

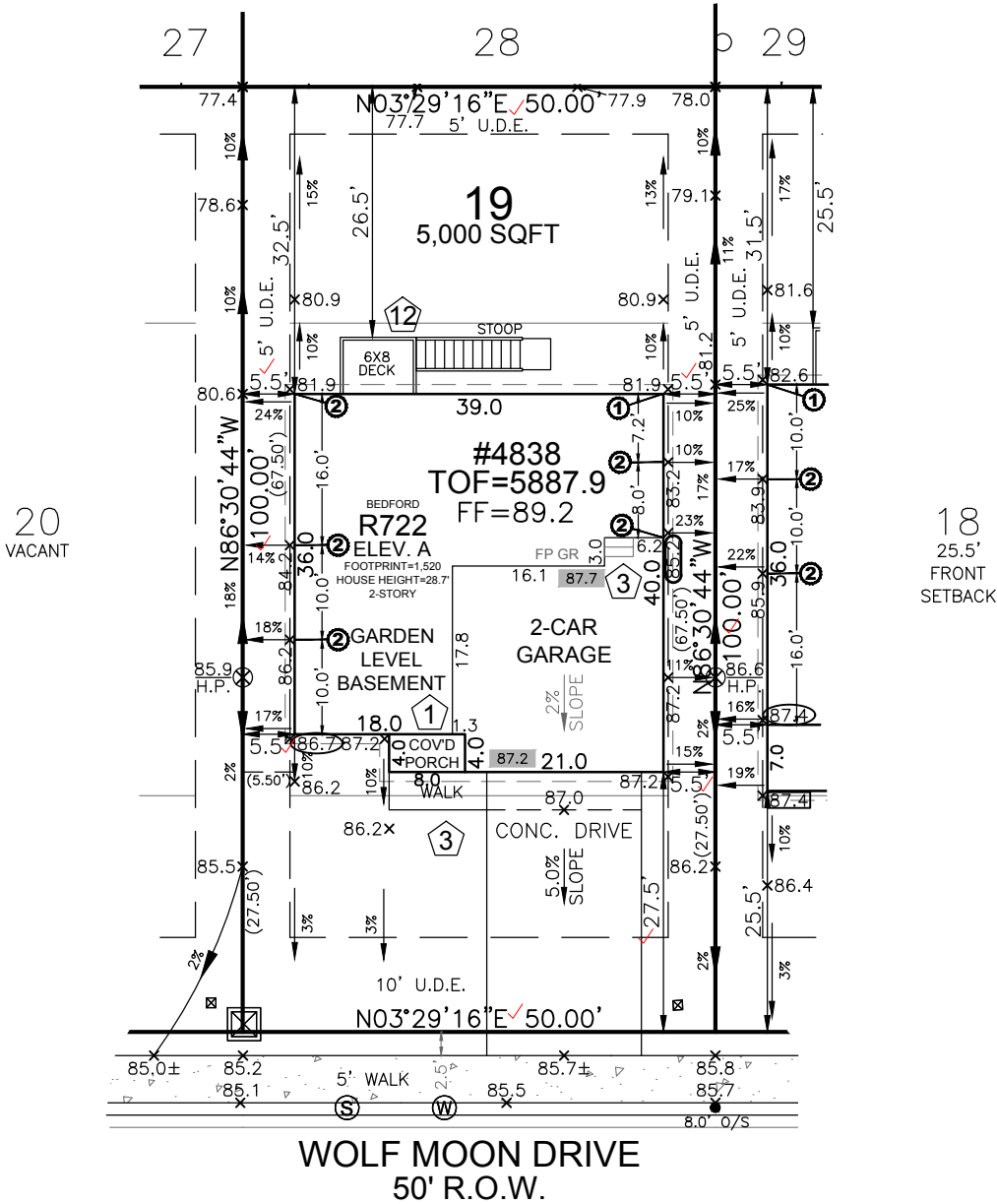
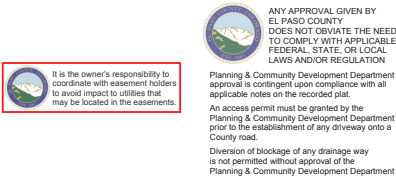
RICHMOND AMERICAN HOMES
 JOB#28520042
 LOT 19
 PLOT PLAN

SFD201376

SCHEDULE NUMBER 5507206056

APPROVED  
 BESQCP  
 10/02/2020 11:04:49 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

APPROVED  
 Plan Review  
 10/02/2020 11:04:56 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department



FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,250SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 409SF  
 COVERAGE=32.7 %

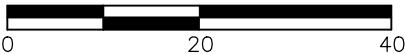
LEGEND

| LOWERED FINISH GRADE: |                        |
|-----------------------|------------------------|
| (XX.X)                | HOUSE                  |
| (XX.X)                | PORCH                  |
| (XX.X)                | GARAGE/CRAWL SPACE     |
| (XX.X)                | FOUNDATION STEP        |
| (XX*)                 | CONCRETE               |
| (X)                   | RISER COUNT            |
| [6]                   | NAIL STRIPS            |
| xx.xx                 | CONCRETE ELEVATION     |
| [xx.x]                | GRADING PLAN ELEVATION |
| ---                   | OVEREX LIMITS          |
| ---                   | EROSION CONTROL        |

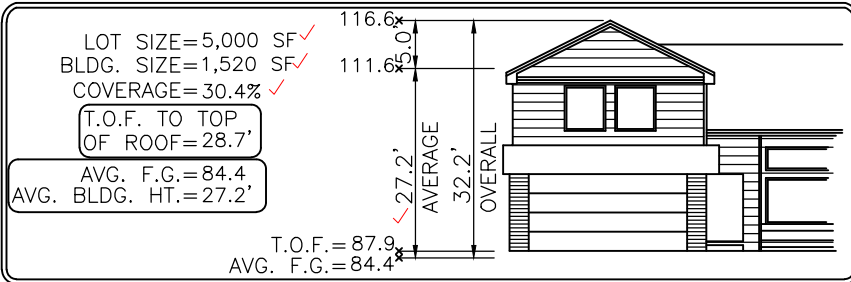
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 87.9  
 GARAGE SLAB = 87.2  
 GRADE BEAM = 12"  
 (87.9 - 87.2 = 00.7 \* 12 = 8" + 4" = 12")  
 \*FROST DEPTH MUST BE MAINTAINED  
 LOWERED FINISH GRADE ALONG HOUSE  
 POUR TALLER WALL IN GARAGE  
 TO MAINTAIN FROST PROTECTION  
 STEP FOUNDATION AT LOCATIONS INDICATED  
 STEPS SHOWN MEET GRADING REQUIREMENTS ONLY  
 NOT A STRUCTURALLY ENGINEERED DESIGN

Released for Permit  
 10/02/2020 10:40:48 AM  
 REGIONAL  
 Building Department  
 Becky A  
 ENUMERATION



SCALE: 1"=20'



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: R722-A/2-CAR/GARDEN LEVEL/9' BSMT/FP FR

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1

COUNTY: EL PASO PUD PLAT 14485

ADDRESS: 4838 WOLF MOON DRIVE

MINIMUM SETBACKS:  
 FRONT: 25' SEP.: 10'  
 REAR: 25'  
 CORNER: 15'  
 SIDE: 5'

DRAWN BY: DV

DATE: 09.29.20



6841 South Yosemite Street #100  
 Centennial, CO 80112 USA  
 Phone: (303) 850-0559  
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 E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 06.01.20

# SITE



2017 PPRBC

Address: 4838 WOLF MOON DR, COLORADO SPRINGS

Parcel: 5507206056

Plan Track #: 135127



Received: 02-Oct-2020 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

|               |      |                   |
|---------------|------|-------------------|
| Garage        | 749  |                   |
| Lower Level 2 | 1035 |                   |
| Main Level    | 1171 |                   |
| Upper Level 1 | 1352 |                   |
|               | 4307 | Total Square Feet |

## Required PPRBD Departments (2)

### Enumeration

APPROVED

BECKYA

10/2/2020 10:41:03 AM

### Floodplain

(N/A) RBD GIS

## Required Outside Departments (1)

### County Zoning

APPROVED  
Plan Review

10/02/2020 11:05:48 AM

*dsdyounger*

EPC Planning & Community  
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.