

RICHMOND AMERICAN HOMES JOB#28520042

PLOT PLAN LOT 19

SFD201376

SCHEDULE NUMBER 5507206056

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

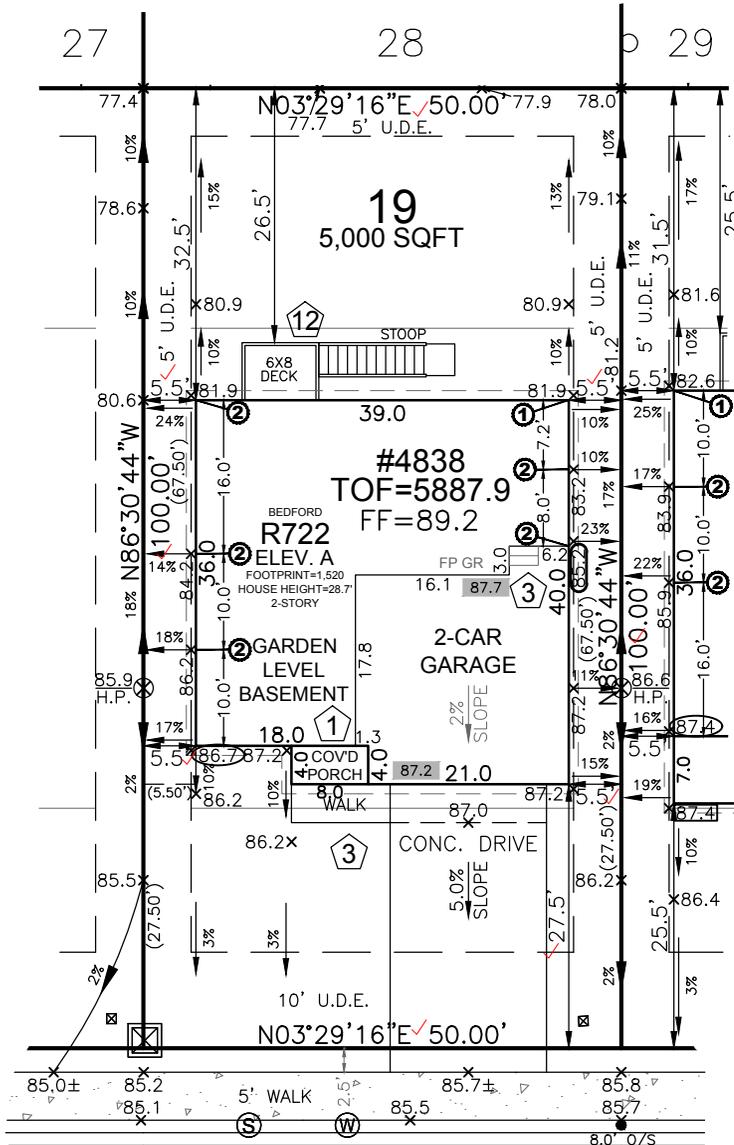
APPROVED
Plan Review
10/02/2020 11:04:56 AM
dsdyounger
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

20
VACANT

18
25.5'
FRONT
SETBACK



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

LEGEND

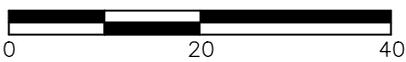
LOWERED FINISH GRADE:

- (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'

LOT SIZE=5,000 SF ✓
BLDG. SIZE=1,520 SF ✓
COVERAGE=30.4% ✓
T.O.F. TO TOP OF ROOF=28.7'
AVG. F.G.=84.4
AVG. BLDG. HT.=27.2'

T.O.F. = 87.9
AVG. F.G. = 84.4

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
Fax: (303) 850-0711
E-mail: info@bjsurveying.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
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>10/02/2020 11:05:48 AM</i> <i>dsdyounger</i> 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.