

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33060034
LOT 56

SFD24863

SCHEDULE NUMBER 5522316027

APPROVED BESQCP
09/10/2024 8:19:20 AM
dsyounger
EPC Planning & Community Development Department

APPROVED Plan Review
09/10/2024 8:19:27 AM
dsyounger
EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

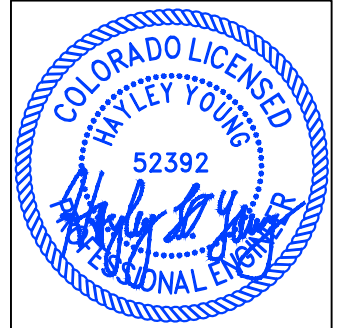
Applicant did not provide evidence to show that the recommendation below has been followed. As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

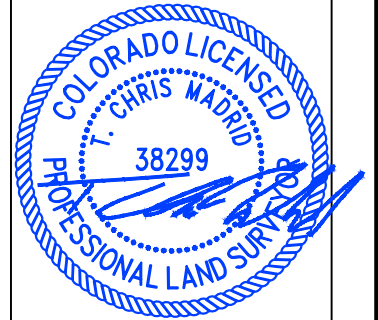
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

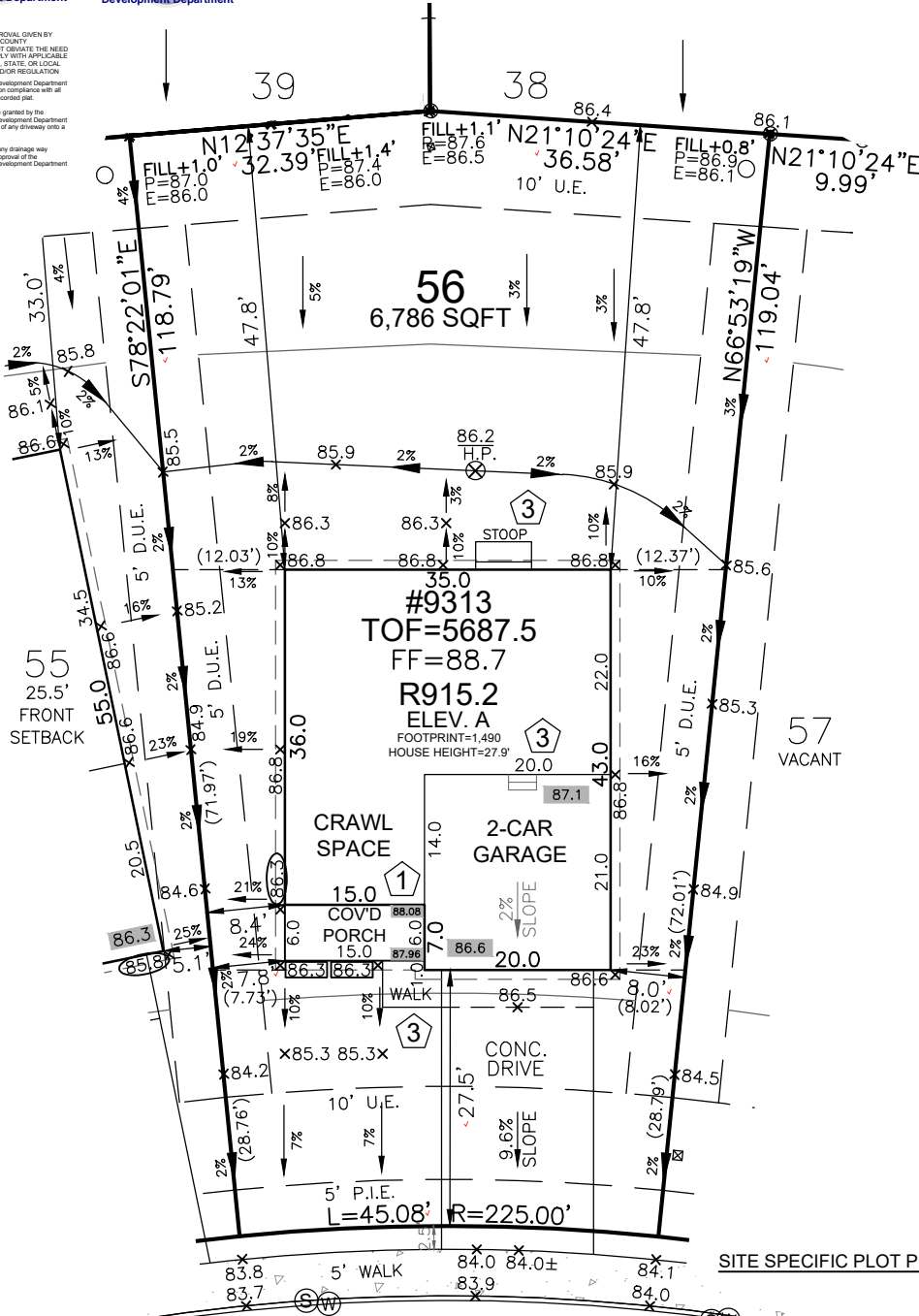
Division of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 08.15.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 08.15.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



GOLDEN BUFFS DRIVE
50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

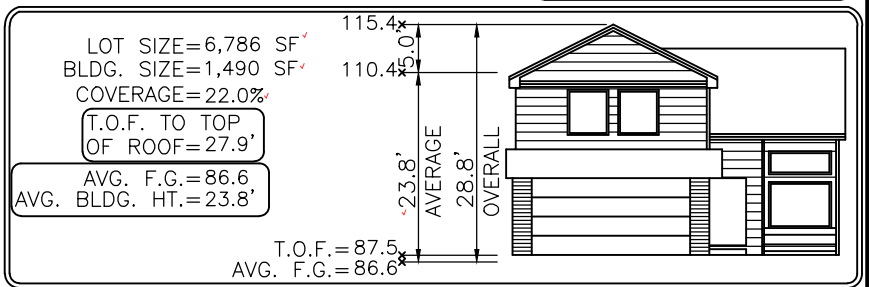
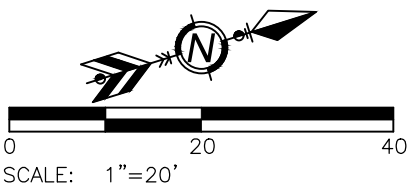
- TOF = 87.5
- GARAGE SLAB = 86.6
- GRADE BEAM = 15"
(87.5 - 86.6 = 00.9 * 12 = 11" + 4" = 15")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,195 SF
DRIVE COVERAGE IN
FRONT SETBACK= 409 SF
COVERAGE=34%

LEGEND

- LOWERED FINISH GRADE:**
- (XX.X) HOUSE
 - (XX.X) PORCH
 - (XX.X) GARAGE/CRAWL SPACE
 - (XX.X) FOUNDATION STEP
 - (XX) CONCRETE
 - (X) RISER COUNT
 - (XX.XX) CONCRETE ELEVATION
 - (XX.X) GRADING PLAN ELEVATION
 - OVEREX LIMITS

Released for Permit
09/09/2024 4:21:33 PM
Regional Building Department
Becky A
ENUMERATION



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

MODEL OPTIONS: D915.2-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO **RS-6000 CAD-O PLAT 15196**

ADDRESS: 9313 GOLDEN BUFFS DRIVE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: BL

DATE: 08.15.24



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: 01.09.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5522316027

Address: 9313 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 193941  Received: 09-Sep-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 9/9/2024 3:21:45 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/10/2024 8:21:27 AM</i> <i>dsdyounger</i> EPC Planning & Community Development Department
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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.