

RICHMOND AMERICAN HOMES

JOB#33060033

LOT 55 ✓

PLOT PLAN

SFD24870
 PLAT 15196
 ZONE RS-6000,
 CAD-O

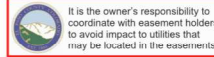
SCHEDULE NUMBER 5522316026 ✓

APPROVED
Plan Review

09/11/2024 11:14:28 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department

APPROVED
BESQCP

09/11/2024 11:44:39 AM
 dsdarchuleta
 EPC Planning & Community
 Development Department



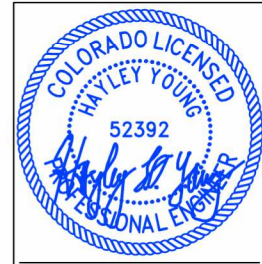
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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.

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



HAYLEY YOUNG, P.E.
 DATE: 08.15.24

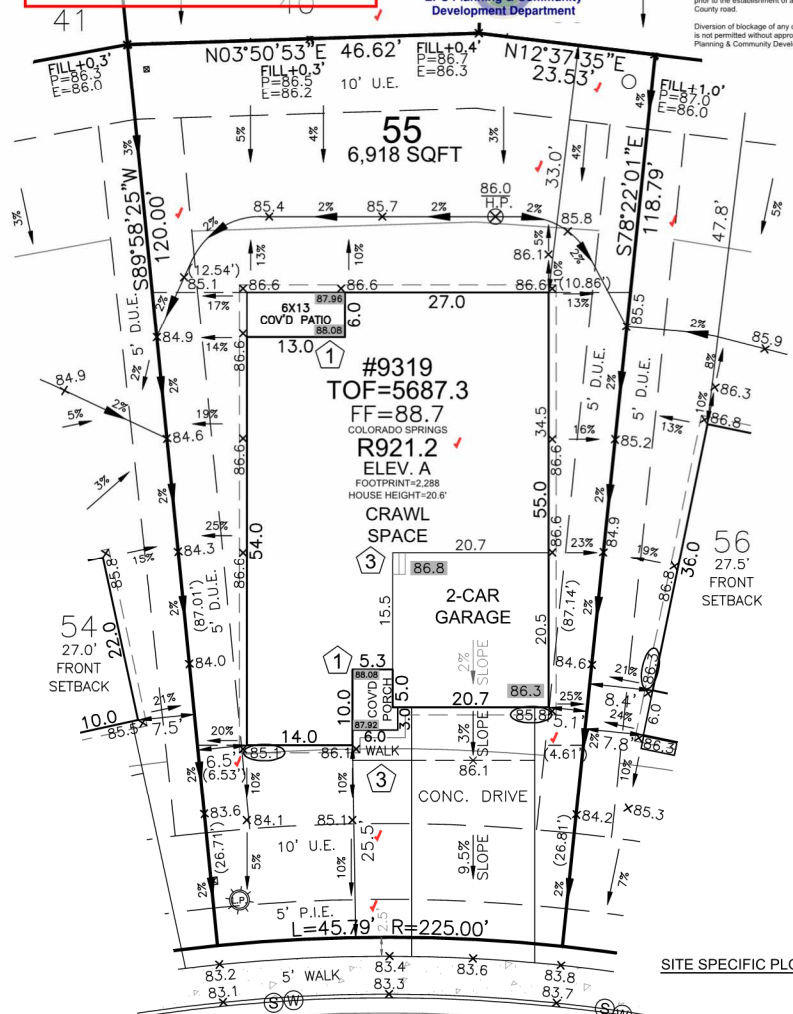
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



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.

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.



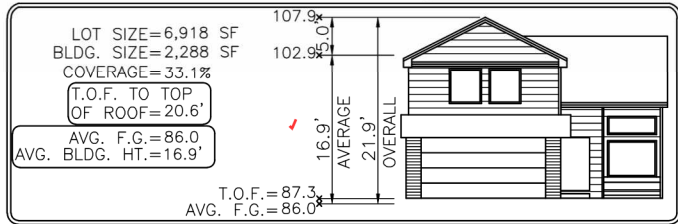
FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,212 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 412 SF
 COVERAGE=33.3%

LEGEND

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

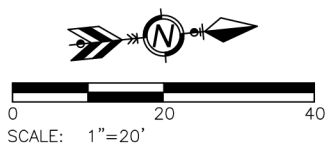
SITE SPECIFIC PLOT PLAN NOTES

- TOF = 87.3
- GARAGE SL AB = 86.3
- GRADE BEAM = 16" (87.3 - 86.3 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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

Released for Permit
 09/09/2024 10:19:32 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION



MODEL OPTIONS: R921.2-A/2-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11 ✓	
COUNTY: EL PASO	
ADDRESS: 9319 GOLDEN BUFFS DRIVE ✓	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: BL DATE: 08.15.24
<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • 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: 5522316026

Address: 9319 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 193940 Received: 09-Sep-2024 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Enumeration
APPROVED
BECKYA
9/9/2024 3:19:58 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
09/11/2024 11:15:17 AM
dsdarchuleta
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.