

SFD24485  
 PLAT 15196  
 ZONE RS-6000, CAD-O



**APPROVED**  
**Plan Review**  
 05/16/2024 2:05:03 PM  
 dsarchuleta  
 EPC Planning & Community  
 Development Department



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

1891.1 ELEVATION (A CRAFTSMAN)  
 AVERAGE FINISH GRADE = (AFG)  
 AFG = (96.0x4) + 95.1 / 5 = 95.9  
 BUILDING HEIGHT = 16.4 + (TF - AFG) =  
 BUILDING HEIGHT = 16.4 + (96.7-95.8) = 17.3

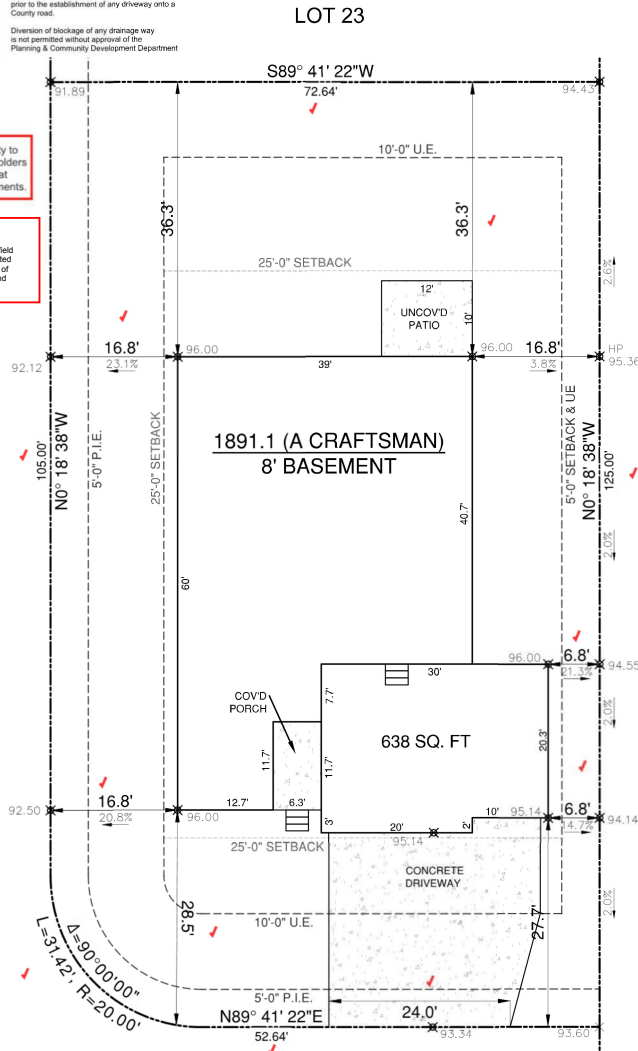
**APPROVED**  
**BESQCP**  
 05/16/2024 2:05:08 PM  
 dsarchuleta  
 EPC Planning & Community  
 Development Department

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

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

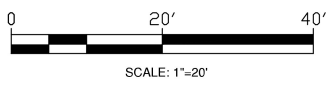
Applicant refused to follow the  
 recommendation below:  
 As in all other filings of The Glen at Wildfield  
 East, each individual lot is to be investigated  
 by the lot owner's Geotechnical Engineer of  
 Record for final foundation parameters and  
 recommendations.

PENNYCRESS DRIVE  
 (ROW 50')



TRACT

GOLDEN BUFFS DRIVE  
 (ROW 50')



**SITE & GRADING PLAN**

**LEGEND:**  
 SWALE:   
 PROPERTY LINE:   
 SETBACK:   
 EASEMENT:   
 DRAINAGE DIRECTION:   
 ELECTRIC PEDESTAL:   
 RISER:

**SETBACK:**  
 FRONT - 25'  
 SIDE - 5'  
 REAR - 25'  
 CORNER SIDE - 15'

**P.U.E.:**  
 FRONT - 10'  
 FRONT P.I.E. - 5'  
 SIDE - 5'  
 REAR - 10'

**ELEVATIONS TABLE**

TOP OF FOUNDATION	96.67
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	96.00
MAIN FLOOR FINISHED FLOOR	97.85
DRIVEWAY SLOPE	7.0%
FRONT GARAGE FLOOR	95.14
GARAGE FLOOR AT ENTRY DOOR	95.59
GRADE BEAM ELEVATION	94.81

**SITE DATA**  
 TAX SCHEDULE #: 55223-14-002  
 ZONING PUD  
 BUILDING HEIGHT: 17.3

**HOUSE AND DRIVEWAY COVERAGE**  
 LOT SQ. FT.: 8995  
 HOUSE SQ. FT.: 2603  
 COVERAGE: 29%

SETBACK SQ. FT.: 1735  
 DRIVE SQ. FT.: 660  
 COVERAGE: 38%

PROVIDED FOR:  
**ASPEN VIEW HOMES**  
 ASPEN VIEW HOMES  
 555 MIDDLE CREEK PKWY STE. 380  
 COLORADO SPRINGS, CO  
 719-659-0859

**LEGAL DESCRIPTION**  
 LOT 24 THE GLEN AT WILDFIELD FILING NO. 11  
 9175 GOLDEN BUFFS DRIVE  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY  
 PLAN-ELEV: 1891.1 (A-CRAFTSMAN)

**York Engineering**  
 7208 S. TUCSON WAY #195  
 CENTENNIAL, CO 80112  
 720-990-5900

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522314002

Address: 9175 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 189747  Received: 14-May-2024 (BRENT)

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

Type of Unit:

Garage	435
Lower Level 2	3131
Main Level	1891
Total Square Feet	
	5457

Enumeration  
**APPROVED**  
BRENT  
5/14/2024 2:03:22 PM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
05/16/2024 2:05:34 PM  
*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.