

RICHMOND AMERICAN HOMES

JOB#33060029

LOT 51

PLOT PLAN

SCHEDULE NUMBER 5522402004

SFD24885
PLAT 15196
ZONE RS-6000,
CAD-O

APPROVED
Plan Review

09/17/2024 9:51:07 AM

didarchuleta

EPC Planning & Community
 Development Department

APPROVED
BESCCP

09/17/2024 9:51:14 AM

didarchuleta

EPC Planning & Community
 Development Department

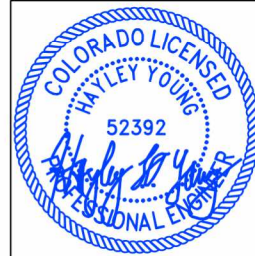
ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT ORBATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION

Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable rules 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.

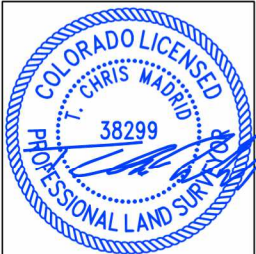
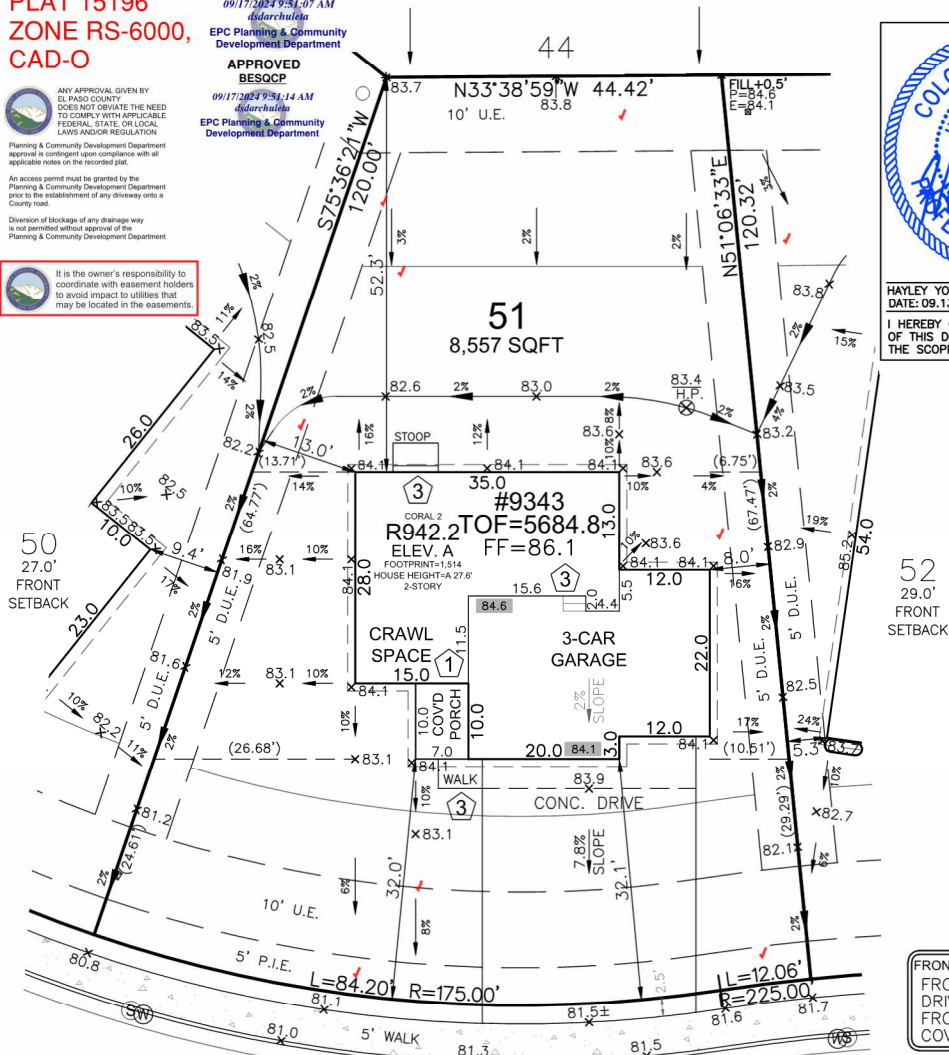
Division of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

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



HAYLEY YOUNG, P.E.
 DATE: 09.13.24

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: 09.13.24

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

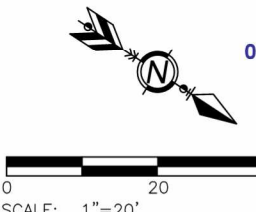
GOLDEN BUFFS DRIVE
50' R.O.W.

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 2,158 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 712 SF
 COVERAGE=32.9 %

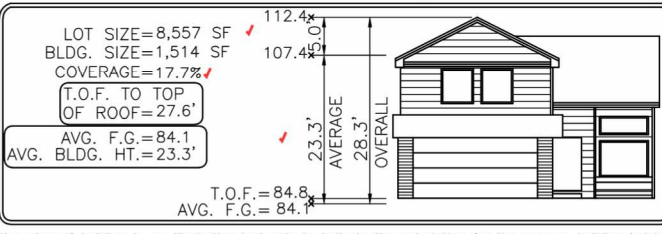
LEGEND

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

SITE SPECIFIC PLOT PLAN NOTES:
 TOF = 84.8
 GARAGE SLAB = 84.1
 GRADE BEAM = 12"
 (84.8 - 84.1 = 00.7 * 12 = 8" + 4" = 12")
 *FROST DEPTH MUST BE MAINTAINED
 CUT/FILL AT LOCATIONS SHOWN FOR
 ADEQUATE DRAINAGE



Released for Permit
 09/16/2024 3:33 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: R942.2-A/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9343 GOLDEN BUFFS DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: DV DATE: 09.13.24
<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>	
GENERAL NOTES: <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: 04.01.24 	

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5522402004

Address: 9343 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194165 Received: 16-Sep-2024 (BECKYA)

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

Type of Unit:

Garage	418	
Main Level	761	
Upper Level 1	1030	
Total Square Feet		2209

Enumeration
APPROVED
BECKYA
9/16/2024 1:32:47 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
09/17/2024 9:51:45 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.