

Applicant did not provide evidence to show that the recommendation below has been followed: As in 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.



2431 ELEVATION (A)  
 AVERAGE FINISH GRADE = (AFG)  
 AFG = (94.2\*5)/(5) = 94.2  
 BUILDING HEIGHT = 22.2 + (TF - AFG) =  
 BUILDING HEIGHT = 22.2 + (94.8-94.2) = 22.9

SFD24999

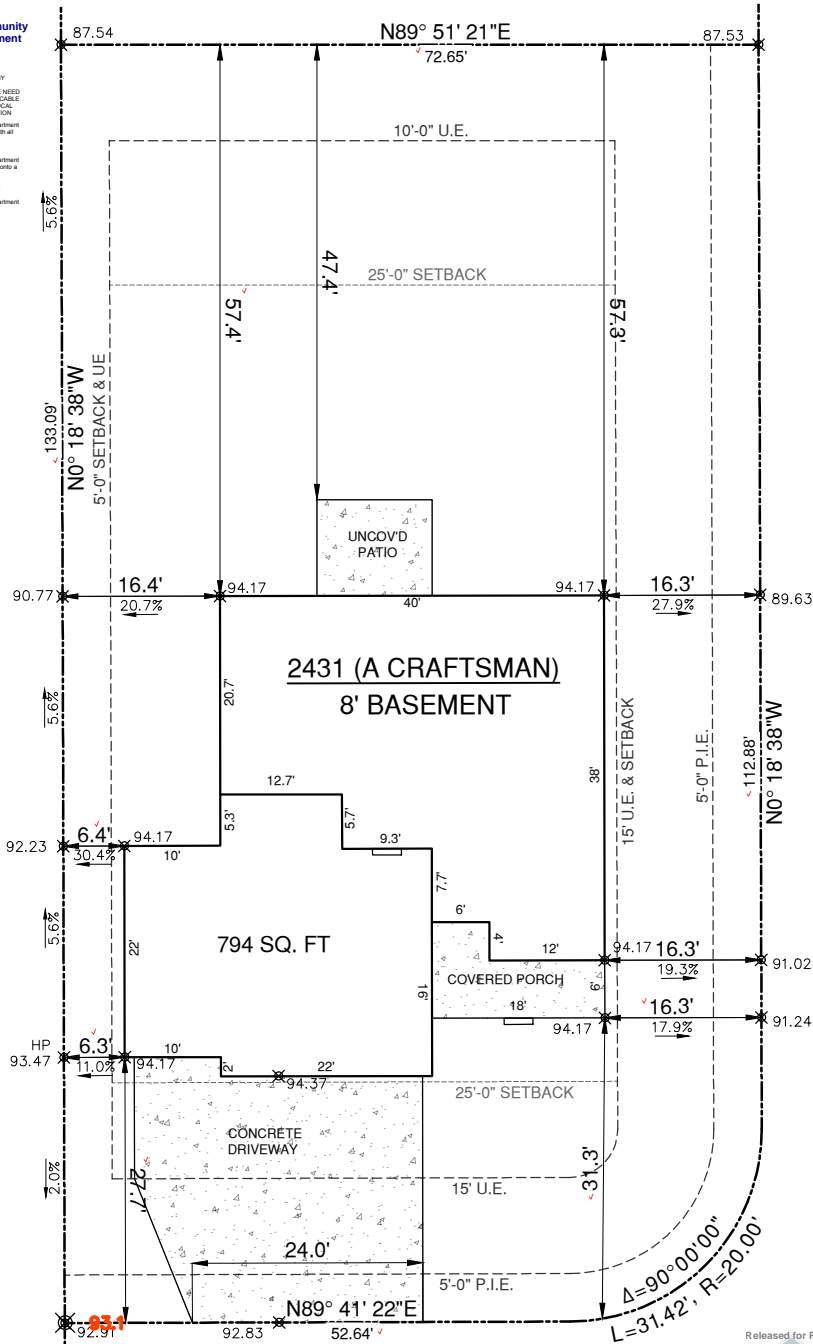
APPROVED  
 BESQCP  
 10/22/2024 3:19:53 PM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

APPROVED  
 Plan Review  
 10/22/2024 3:19:59 PM  
 dsdyounger  
 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 LANDS 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.

TRACT



PENNYCRESS DRIVE  
 (ROW 50')

GOLDEN BUFFS DRIVE  
 (ROW 50')

Released for Permit  
 10/22/2024 12:44:22 PM  
 Army  
 ENUMERATION



SCALE: 1"=20'

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	94.84
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	94.17
MAIN FLOOR FINISHED FLOOR	96.02
DRIVEWAY SLOPE	6.0%
FRONT GARAGE FLOOR	94.37
GARAGE FLOOR AT ENTRY DOOR	94.84
GRADE BEAM ELEVATION	93.87

SITE DATA

TAX SCHEDULE #: 55223-15-001 ✓  
**RS-6000, CAD-O**  
 BUILDING HEIGHT: 22.9 ✓

HOUSE AND DRIVEWAY COVERAGE

LOT SQ. FT.: 9575 ✓      SETBACK SQ. FT.: 1735  
 HOUSE SQ. FT.: 2114 ✓      DRIVE SQ. FT.: 680  
 COVERAGE: 22% ✓      COVERAGE: 39%

PROVIDED FOR:

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

LEGAL DESCRIPTION

LOT 25<sup>A</sup> THE GLEN AT WILDFIELD FILING NO. 11A ✓  
 9174 GOLDEN BUFFS DRIVE ✓  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY  
 PLAN-ELEV: 2431 (A-CRAFTSMAN)



7208 S. TUCSON WAY #225  
 CENTENNIAL, CO 80112  
 720-990-5900

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5522315001

Address: 9174 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 195407  Received: 22-Oct-2024 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	574	
Lower Level 2	1978	
Main Level	1188	
Upper Level 1	1243	
	4983	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>10/22/2024 12:45:57 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>10/22/2024 3:21:25 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.