

# RICHMOND AMERICAN HOMES

## LOT 99

### PLOT PLAN

JOB#33060048

**SFD24623**  
**PLAT 15196**  
**ZONE RS-6000,**  
**CAD-O**

**APPROVED**  
**Plan Review**

06/20/2024 4:08:45 PM  
*dsdarchuleta*  
**EPC Planning & Community**  
**Development Department**



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.

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

SCHEDULE NUMBER 5522403012

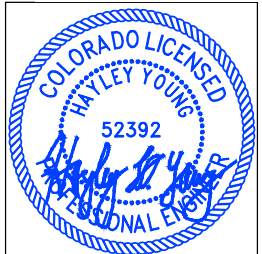
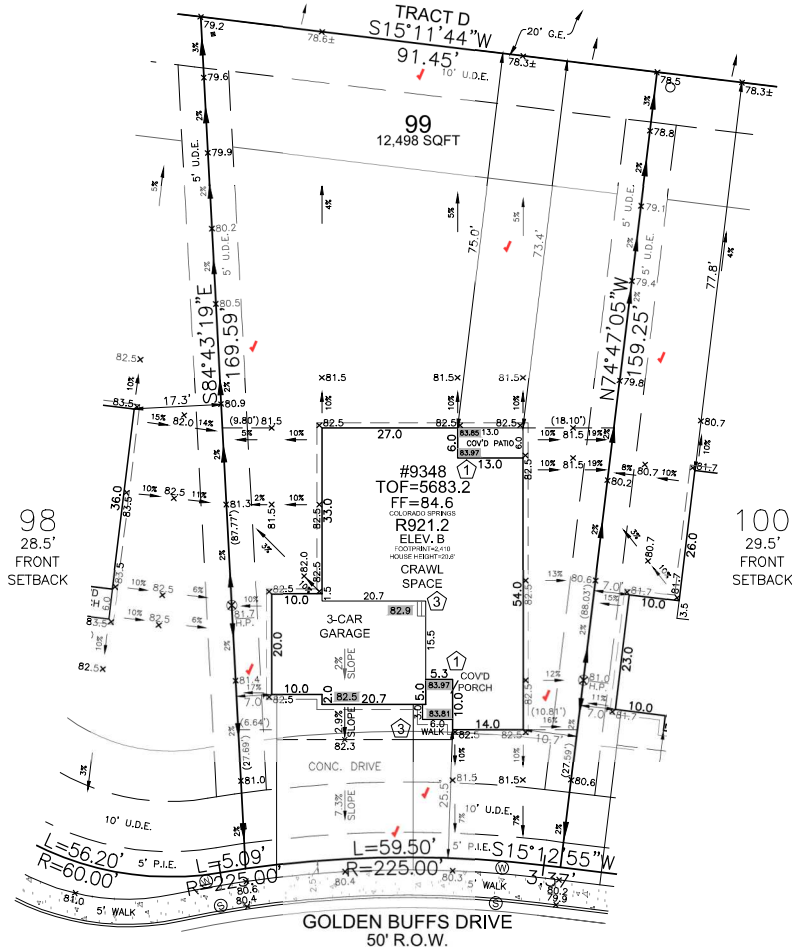


It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

**APPROVED**  
**BESQCP**

06/20/2024 4:08:51 PM  
*dsdarchuleta*  
**EPC Planning & Community**  
**Development Department**

TRACT D  
 15°11'44" N, 20' G.E.



HAYLEY YOUNG, P.E.  
 DATE: 05.30.24  
 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: 05.30.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit  
 06/19/2024 11:18:08 AM  
 Brent  
 ENUMERATION

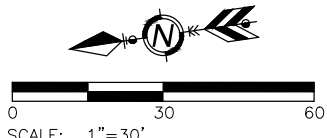
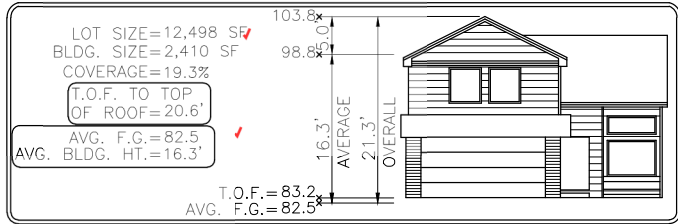
FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,626 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 680 SF  
 COVERAGE=41.8 %

**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

**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 83.2
- GARAGE SLAB = 82.5
- GRADE BEAM = 12"
- (83.2 - 82.5 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED



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

MODEL OPTIONS: R921.2-B/3-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9348 GOLDEN BUFFS DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: AL DATE: 05.30.24  6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net
<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 03.20.24</li> </ul>	

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522403012

Address: 9348 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 191064  Received: 19-Jun-2024 (BRENT)

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

Type of Unit:

Garage	417	
Main Level	1747	
	2164	Total Square Feet

Enumeration  
**APPROVED**  
BRENT  
6/19/2024 11:18:47 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
06/20/2024 4:09:31 PM  
*Asdar Chuleta*  
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.