

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.



2176 ELEVATION (A CRAFTSMAN)  
 AVERAGE FINISH GRADE = (AFG)  
 AFG = (94.6' + 93.9') / 2 = 94.4  
 BUILDING HEIGHT = 22.9 + (TF - AFG) =  
 BUILDING HEIGHT = 22.9 + (95.2 - 94.4) = 23.7

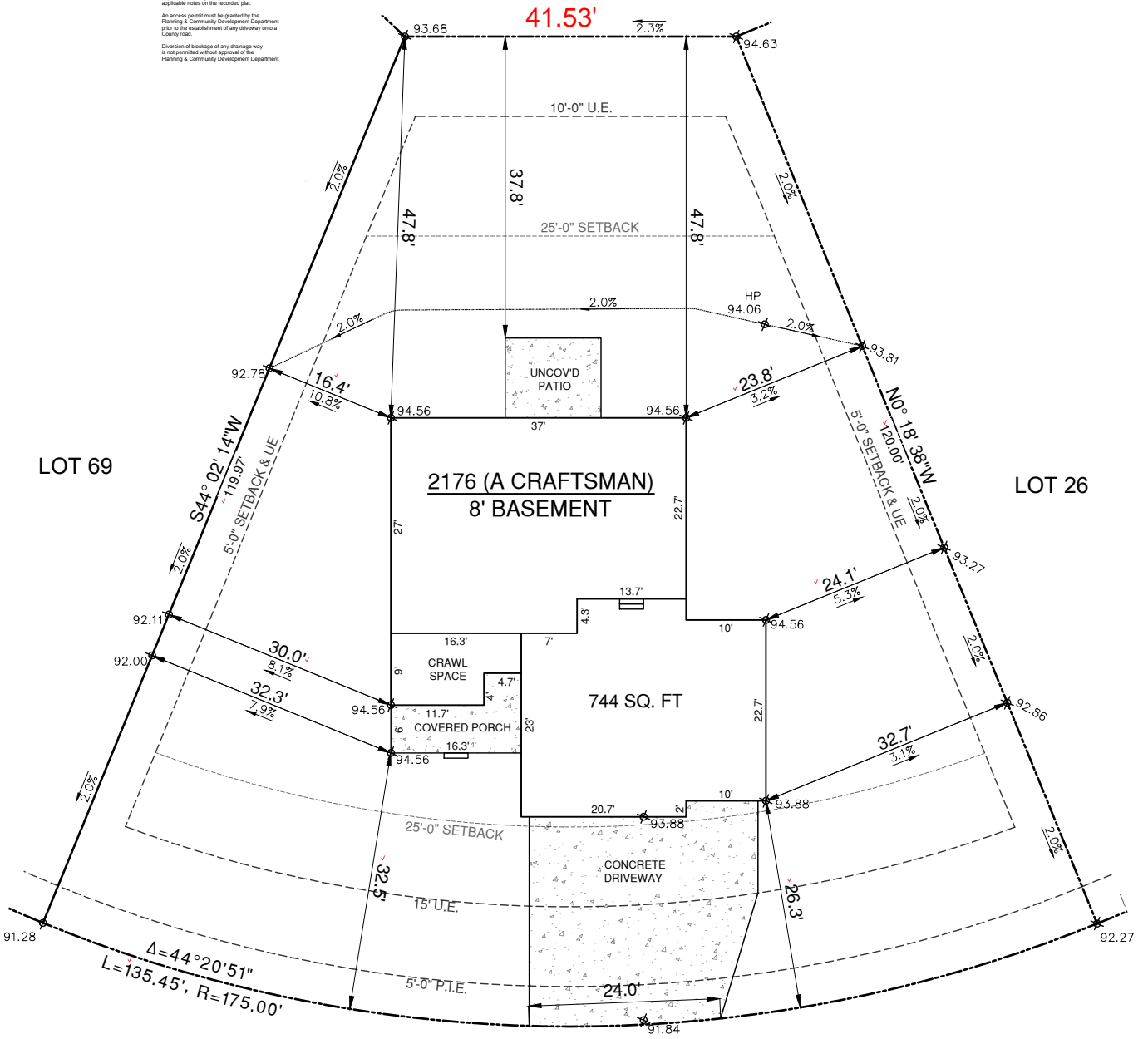
**APPROVED**  
**BESQCP**  
 10/22/2024 4:09:24 PM  
 dsyounger  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**Plan Review**  
 10/22/2024 4:09:30 PM  
 dsyounger  
 EPC Planning & Community  
 Development Department

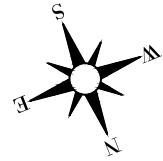
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT REMOVE 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 codes on the recorded plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County Road. Operation of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

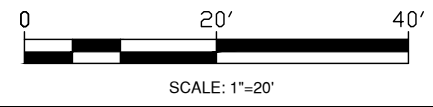
**SFD241002**



Released for Permit  
 10/22/2024 2:19:30 PM  
 REGIONAL ENGINEERING  
 Amy  
 ENUMERATION



**GOLDEN BUFFS DRIVE**  
 (ROW 50')



**SITE & GRADING PLAN**

**ELEVATIONS TABLE**

**LEGEND:**  
 SWALE: .....  
 PROPERTY LINE: ————  
 SETBACK: - - - - -  
 EASEMENT: - - - - -  
 DRAINAGE DIRECTION: ———→  
 ELECTRIC PEDESTAL: [Symbol]  
 RISER: [Symbol]

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

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

TOP OF FOUNDATION	95.23
MAX FINISHED GRADE ELEV @ FOUNDATION WALL	94.56
MAIN FLOOR FINISHED FLOOR	96.41
DRIVEWAY SLOPE	8.0%
FRONT GARAGE FLOOR	93.88
GARAGE FLOOR AT ENTRY DOOR	94.43
GRADE BEAM ELEVATION	93.38

**SITE DATA**  
 TAX SCHEDULE #: 55224-02-017 ✓  
**RS-6000 CAD-O**  
 BUILDING HEIGHT: 23.7' ✓

**HOUSE AND DRIVEWAY COVERAGE**  
 LOT SQ. FT.: 10794 ✓      SETBACK SQ. FT.: 3140  
 HOUSE SQ. FT.: 1947 ✓      DRIVE SQ. FT.: 680  
 COVERAGE: 18% ✓      COVERAGE: 22%

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

**LEGAL DESCRIPTION**  
 LOT 70 THE GLEN AT WILDFIELD FILING NO. 11 ✓  
 9229 GOLDEN BUFFS DRIVE ✓  
 COLORADO SPRINGS, COLORADO  
 EL PASO COUNTY  
 PLAN-ELEV: 2176 (A-CRAFTSMAN)

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

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5522402017

Address: 9229 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 195415  Received: 22-Oct-2024 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	517	
Lower Level 2	1973	
Main Level	1086	
Upper Level 1	1090	
	4666	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>10/22/2024 2:19:54 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 4:10:34 PM</i> <i>dsdyounger</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.