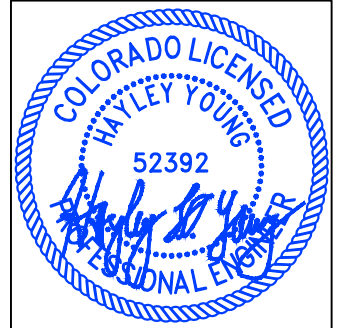
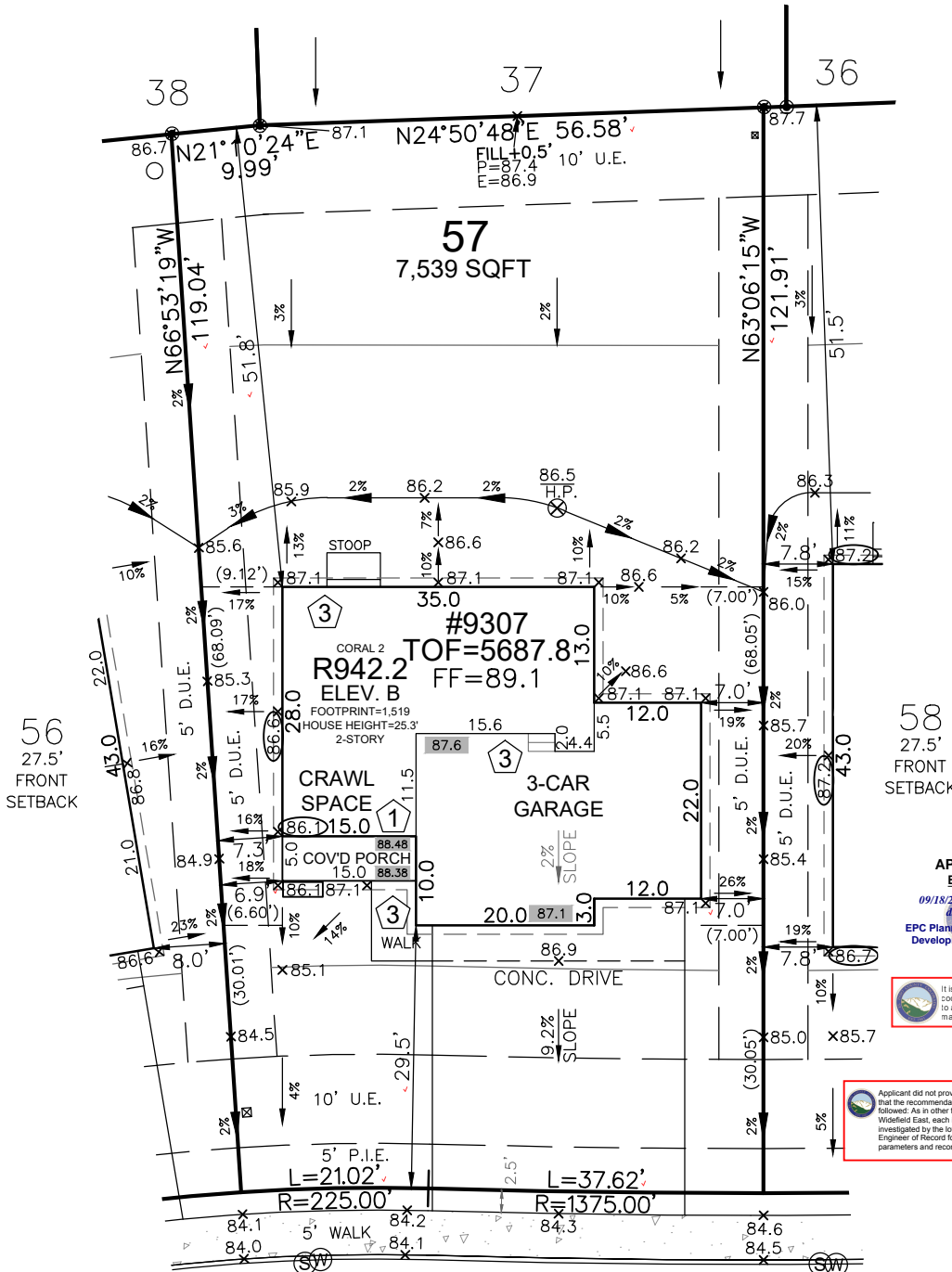


RICHMOND AMERICAN HOMES

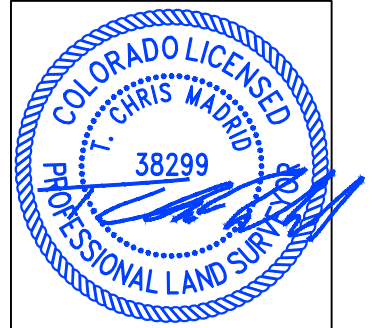
PLOT PLAN

JOB#33060035
LOT 57

SCHEDULE NUMBER 5522316028



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.

SFD24896

APPROVED BESQCP
09/18/2024 3:37:11 PM
dsyounger
EPC Planning & Community Development Department

APPROVED Plan Review
09/18/2024 3:37:16 PM
dsyounger
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED FOR RECORDING IN THE PUBLIC RECORDS UNLESS OTHERWISE SPECIFIED BY THE APPLICANT. APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. An access permit must be granted by the Planning & Community Development Department prior to the installation of any driveway or site. 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 did not provide evidence to show that the recommendation below has been followed: As in other filings of The Glen at Widefield East, each individual lot is to be investigated by the lot owner's Geotechnical Engineer of Record for final foundation parameters and recommendations.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,486 SF
DRIVE COVERAGE IN FRONT SETBACK= 707 SF
COVERAGE=47.5 %

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

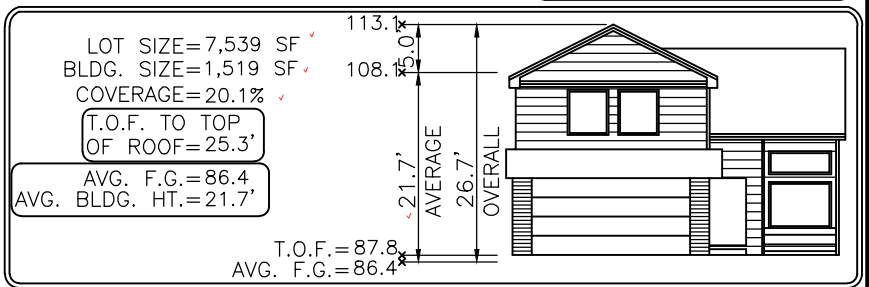
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 87.8
- GARAGE SLAB = 87.1
- GRADE BEAM = 12"
(87.8 - 87.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

Released for Permit
09/16/2024 12:25 PM
REGIONAL Building Department
Becky A
ENUMERATION



0 20 40
SCALE: 1"=20'



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

MODEL OPTIONS: R942.2-B/3-CAR/CRAWL SPACE

SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11

COUNTY: EL PASO **RS-6000 CAD-O PLAT 15196**

ADDRESS: 9307 GOLDEN BUFFS DRIVE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 09.13.24



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- 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: 05.30.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5522316028

Address: 9307 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194173  Received: 16-Sep-2024 (BECKYA)

Description:

RESIDENCE


Type of Unit:

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

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 9/16/2024 2:24:45 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>09/18/2024 3:38:29 PM</i> <i>dsdyounger</i>  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.