

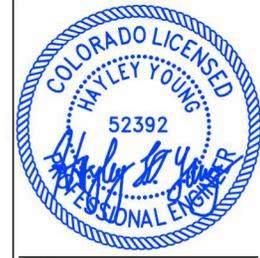
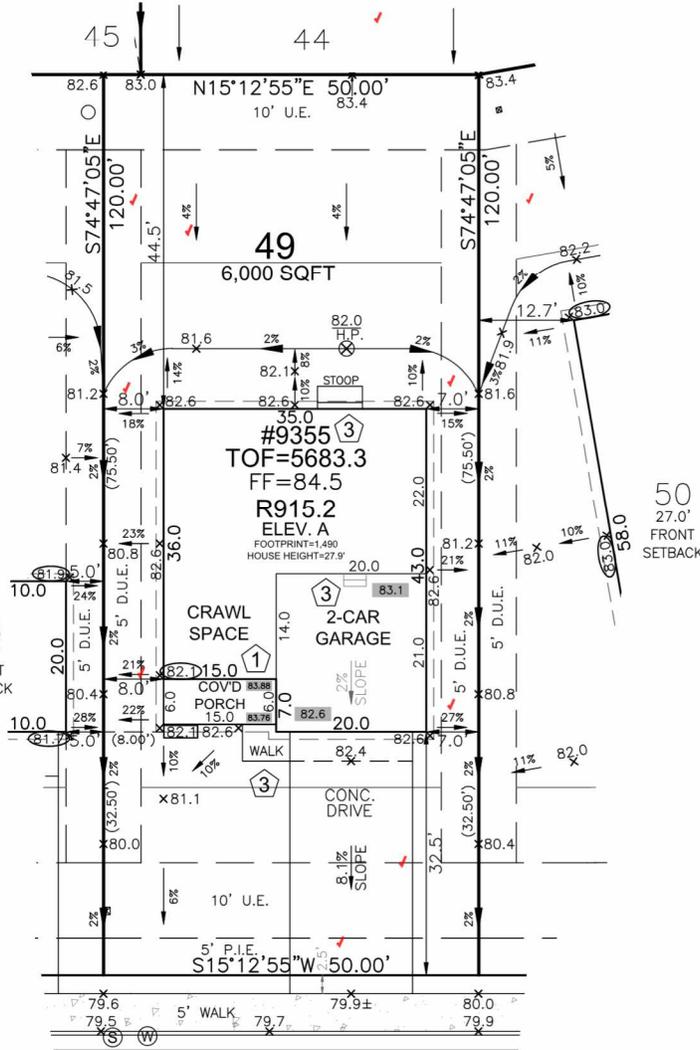
# RICHMOND AMERICAN HOMES

## LOT 49

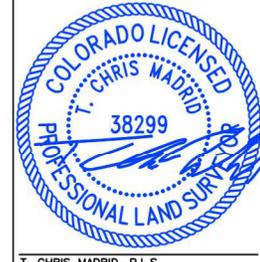
### PLOT PLAN

JOB#33060027  
LOT 49

SCHEDULE NUMBER 5522402002



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.

Released for Permit  
09/16/2024 11:47:39 AM  
brent  
ENUMERATION

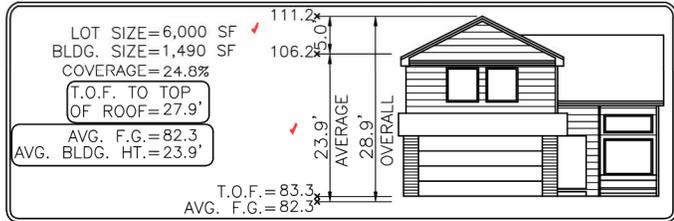
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,250 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 408 SF  
COVERAGE=32.6 %

#### 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 = 83.3
- GARAGE SLAB = 82.6
- GRADE BEAM = 12" (83.3 - 82.6 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"



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

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.

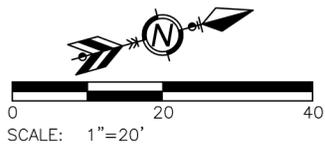
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.  
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

**APPROVED Plan Review**  
09/16/2024 4:16:18 PM  
dsdarchuleta  
EPC Planning & Community Development Department

**SFD24884  
PLAT 15196  
ZONE RS-6000,  
CAD-O**

**APPROVED BESQCP**  
09/16/2024 4:16:27 PM  
dsdarchuleta  
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.



MODEL OPTIONS: R915.2-A/2-CAR/CRAWL SPACE	
SUBDIVISION: THE GLEN AT WIDEFIELD FILING NO. 11	
COUNTY: EL PASO	
ADDRESS: 9355 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>	
<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: 04.01.24</li> </ul>	

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5522402002

Address: 9355 GOLDEN BUFFS DR, COLORADO SPRINGS

Plan Track #: 194153  Received: 16-Sep-2024 (BRENT)

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

Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
2602 Total Square Feet	

Enumeration  
**APPROVED**  
BRENT  
9/16/2024 11:48:09 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
09/16/2024 4:17:14 PM  
*dsdarachuleta*  
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.