

SFD2520

RICHMOND AMERICAN HOMES

JOB#33990054

PLOT PLAN

LOT 67

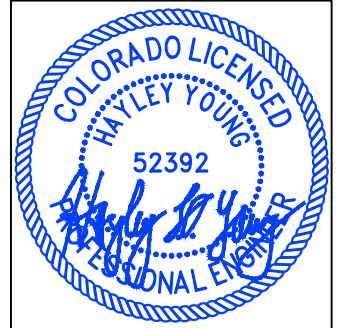
SCHEDULE NUMBER 5226112003

APPROVED
Plan Review
01/08/2025 8:39:17 AM
dsdyoung@epcplanning.com
EPC Planning & Community
Development Department

LEGEND

LOWERED FINISH GRADE:

- (XX) HOUSE
- (XX) PORCH
- (XX) GARAGE/CRAWL SPACE
- (XX) FOUNDATION STEP
- (X) CONCRETE
- (X) RISER COUNT
- (XX) CONCRETE ELEVATION
- (XX) GRADING PLAN ELEVATION



HAYLEY YOUNG, P.E.
DATE: 11.21.24
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: 11.21.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

SITE SPECIFIC PLOT PLAN NOTES:

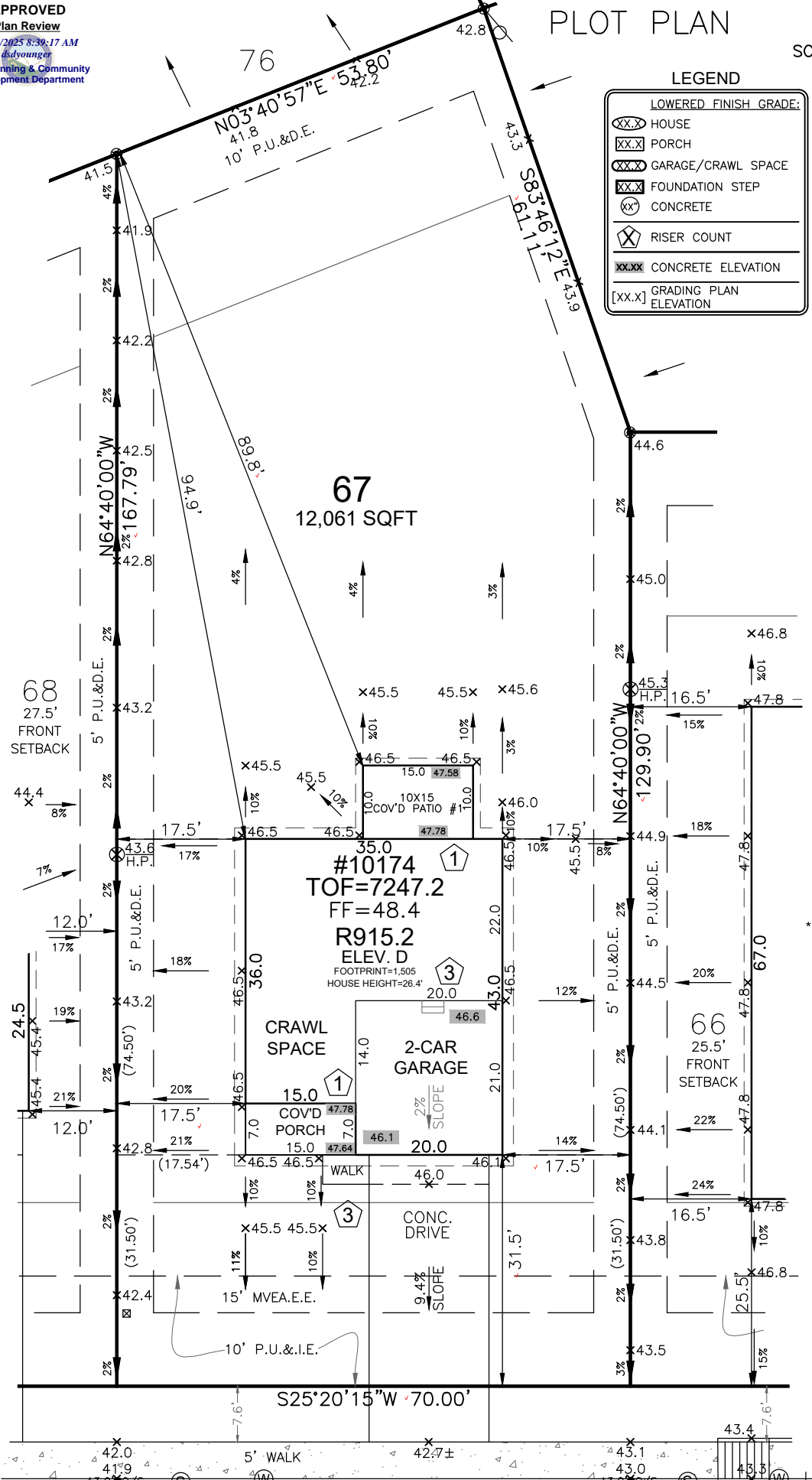
- TOF = 47.2
- GARAGE SLAB = 46.1
- GRADE BEAM = 17"
- (47.2 - 46.1 = 01.1 * 12 = 13" + 4" = 17")
- *FROST DEPTH MUST BE MAINTAINED

LOT SIZE = 12,061 SF
BLDG. SIZE = 1,505 SF
COVERAGE = 12.5%
T.O.F. TO TOP OF ROOF = 26.4'
AVG. F.G. = 46.4
AVG. BLDG. HT. = 22.2'

OVERALL: 27.2'
AVERAGE: 22.2'

T.O.F. = 47.2'
AVG. F.G. = 46.4'

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



SCALE: 1"=20'

APPROVED
BESQCP
01/08/2025 8:39:17 AM
dsdyoung@epcplanning.com
EPC Planning & Community
Development Department

Released for Permit
01/03/2025 11:47 PM
BESQCP
ENUMERATION

It is the owner's responsibility to coordinate with adjacent parties to avoid impacts to utilities that may be located in the easements.

Any approvals, permits or other documents required by the City of El Paso shall be obtained by the applicant and shall be submitted to the Planning & Community Development Department for review and approval.

Intentional misrepresentation of any information provided to the City for the preparation of any public utility map is prohibited.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,748 SF
DRIVE COVERAGE IN FRONT SETBACK= 410 SF
COVERAGE=23%

MODEL OPTIONS: R915.2-D/2-CAR/CRAWL SPACE/COVERED PATIO #1	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO RS-6000 PLAT 14943	
ADDRESS: 10174 KEATING DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: BL DATE: 11.21.24 6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.net
GENERAL NOTES: <ul style="list-style-type: none"> • 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: 10.03.24 	

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5226112003

Address: 10174 KEATING DR, PEYTON

Plan Track #: 197401 

Received: 03-Jan-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>1/3/2025 12:28:11 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/08/2025 8:40:47 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.