

# RICHMOND AMERICAN HOMES

JOB#33990051  
LOT 64 ✓

## PLOT PLAN

**SFD258**  
**PLAT 14943**  
**ZONE RS-6000**

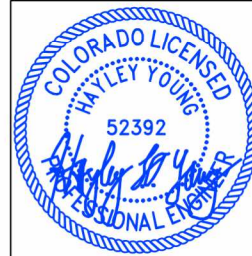
**APPROVED**  
**Plan Review**  
01/07/2025 8:26:19 AM  
*didarchulela*  
EPC Planning & Community  
Development Department

**APPROVED**  
**BESQCP**  
01/07/2025 8:26:27 AM  
*didarchulela*  
EPC Planning & Community  
Development Department

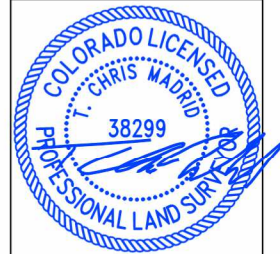
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.  
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted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

SCHEDULE NUMBER 5226111005

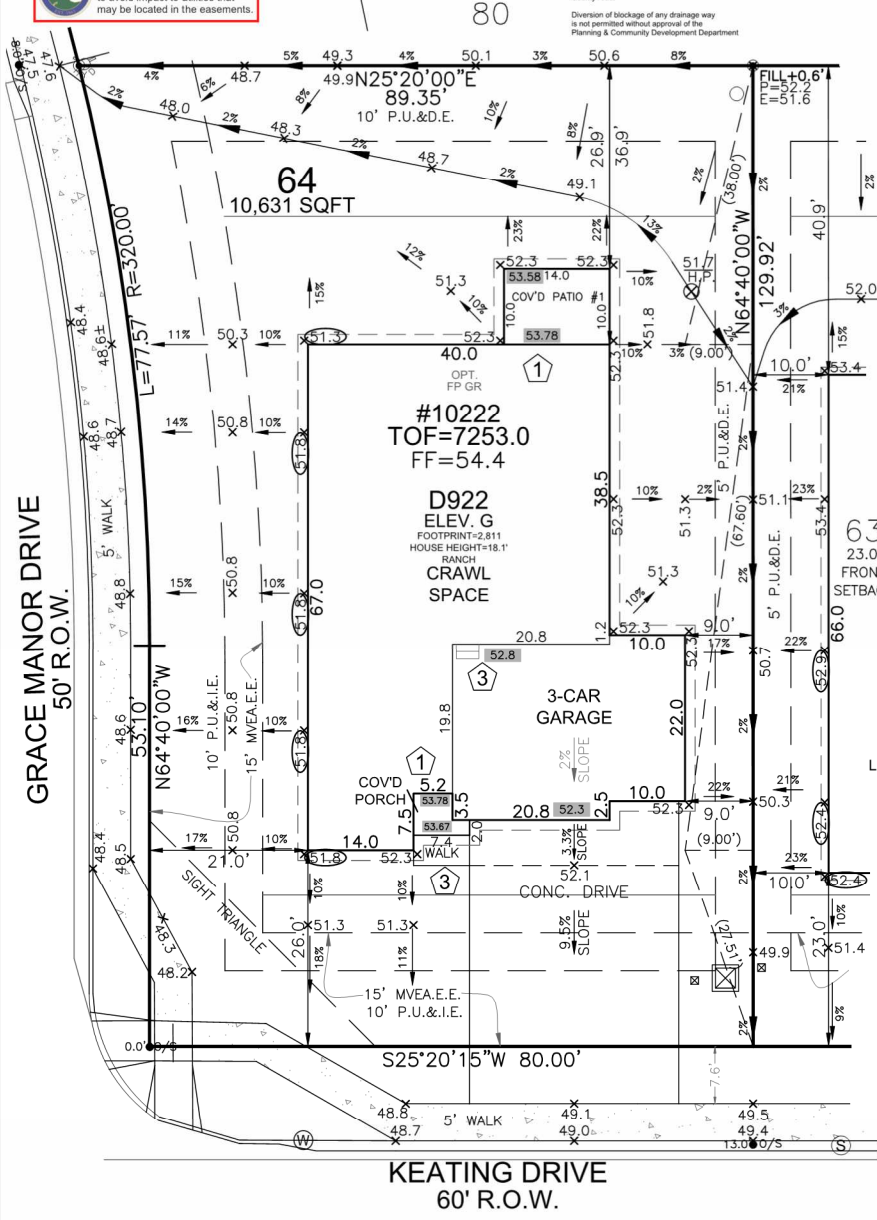
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



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:**

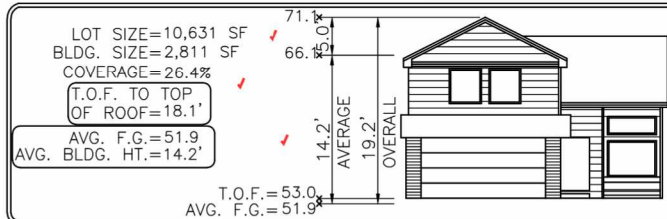
- TOF = 53.0
- GARAGE SLAB = 52.3
- GRADE BEAM = 12" (53.0 - 52.3 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 1,601 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 555 SF  
COVERAGE = 34 %

**LEGEND**

- LOWERED FINISH GRADE:**
- (XX) HOUSE
  - (XX) PORCH
  - (XX) GARAGE/CRAWL SPACE
  - (XX) FOUNDATION STEP
  - (XX) CONCRETE
  - (X) RISER COUNT
  - (XX.XX) CONCRETE ELEVATION
  - [XX.X] GRADING PLAN ELEVATION
  - OVEREX LIMITS

Released for Permit  
12/12/2024 9:17:03 AM



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

MODEL OPTIONS: D922-G/3-CAR/CRAWL SPACE/COVERED PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14 ✓

COUNTY: EL PASO

ADDRESS: 10222 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@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: 10.03.24

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5226111005

Address: 10222 KEATING DR, PEYTON

Plan Track #: 197399

Received: 03-Jan-2025 (BECKYA)

Description:

Required PPRBD Departments (2)

## RESIDENCE

Type of Unit:

Garage	696	
Main Level	2129	
	2825	Total Square Feet

Enumeration  
**APPROVED**  
BECKYA  
1/3/2025 12:24:20 PM

Floodplain  
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
01/07/2025 8:27:18 AM  
dsdarchuleta  
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.