

SFD241142
 PLAT 14943
 RS-6000

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBTAIN 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 notices 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



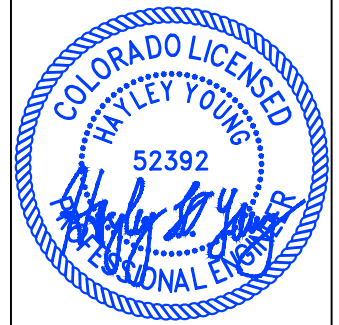
LOT 206

SCHEDULE NUMBER 5226115024

PLOT PLAN

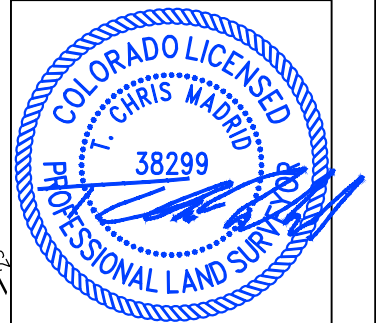
PARTIAL LOT INVENTORY AVAILABLE AT TIME OF
 PLOT PLAN DESIGN; GRADES SHOWN AT
 CORNERS ARE FROM THE GRADING PLAN AND
 SUBJECT TO CHANGE AFTER FIELD VERIFICATION.

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



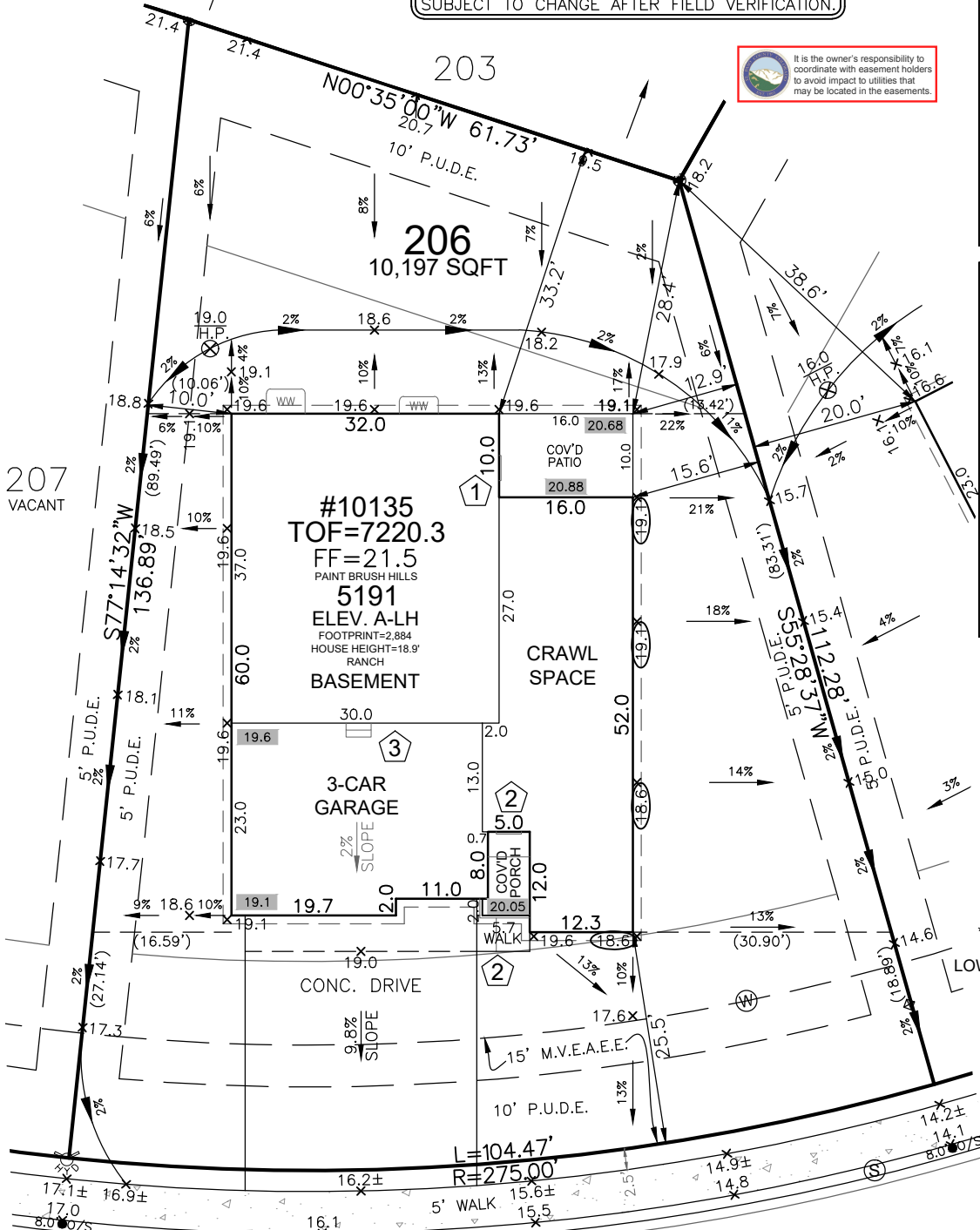
HAYLEY YOUNG, P.E.
 DATE: 12.03.24

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: 12.03.24

I HEREBY CERTIFY ONLY THE ELEMENTS
 OF THIS DOCUMENT THAT FALL WITHIN
 THE SCOPE OF MY DUTIES AS A P.L.S.



205
 29.5'
 FRONT
 SETBACK

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 20.3
- GARAGE SLAB = 19.1
- GRADE BEAM = 18"
 (20.3 - 19.1 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO

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

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK = 2,493 SF
 DRIVE COVERAGE IN
 FRONT SETBACK = 692 SF
 COVERAGE = 27.8 %

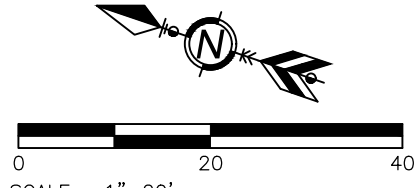
LOT SIZE = 10,197 SF
 BLDG. SIZE = 2,884 SF
 COVERAGE = 28.3%

T.O.F. TO TOP
 OF ROOF = 18.9'

AVG. F.G. = 19.3
 AVG. BLDG. HT. = 14.9'

AVERAGE: 14.9'
 OVERALL: 19.9'

T.O.F. = 20.3
 AVG. F.G. = 19.3



SCALE: 1"=20' Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 5191-A/3-CAR/PARTIAL BSMT/8' WALLS	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10135 KEYNES DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: KM DATE: 12.03.24 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: 09.18.24 	

SITE



2023 PPRBC
2021 IECC

Parcel: 5226115024

Address: 10135 KEYNES DR, PEYTON

Plan Track #: 196976 

Received: 13-Dec-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	680	
Lower Level 2	1891	
Main Level	1993	
	4564	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/13/2024 9:16:39 AM	Floodplain (N/A) RBD GIS
---	---

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/13/2024 12:35:58 PM</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.