SFD26221 (SPLICE)
PLAT14943
RS-20000

APPROVED
Plan Review
05/19/2026 2:53:52 PM
dsdhills
EPC Planning & Community Development Department

APPROVED
BESQCP
05/19/2026 2:54:02 PM
dsdhills
EPC Planning & Community Development Department

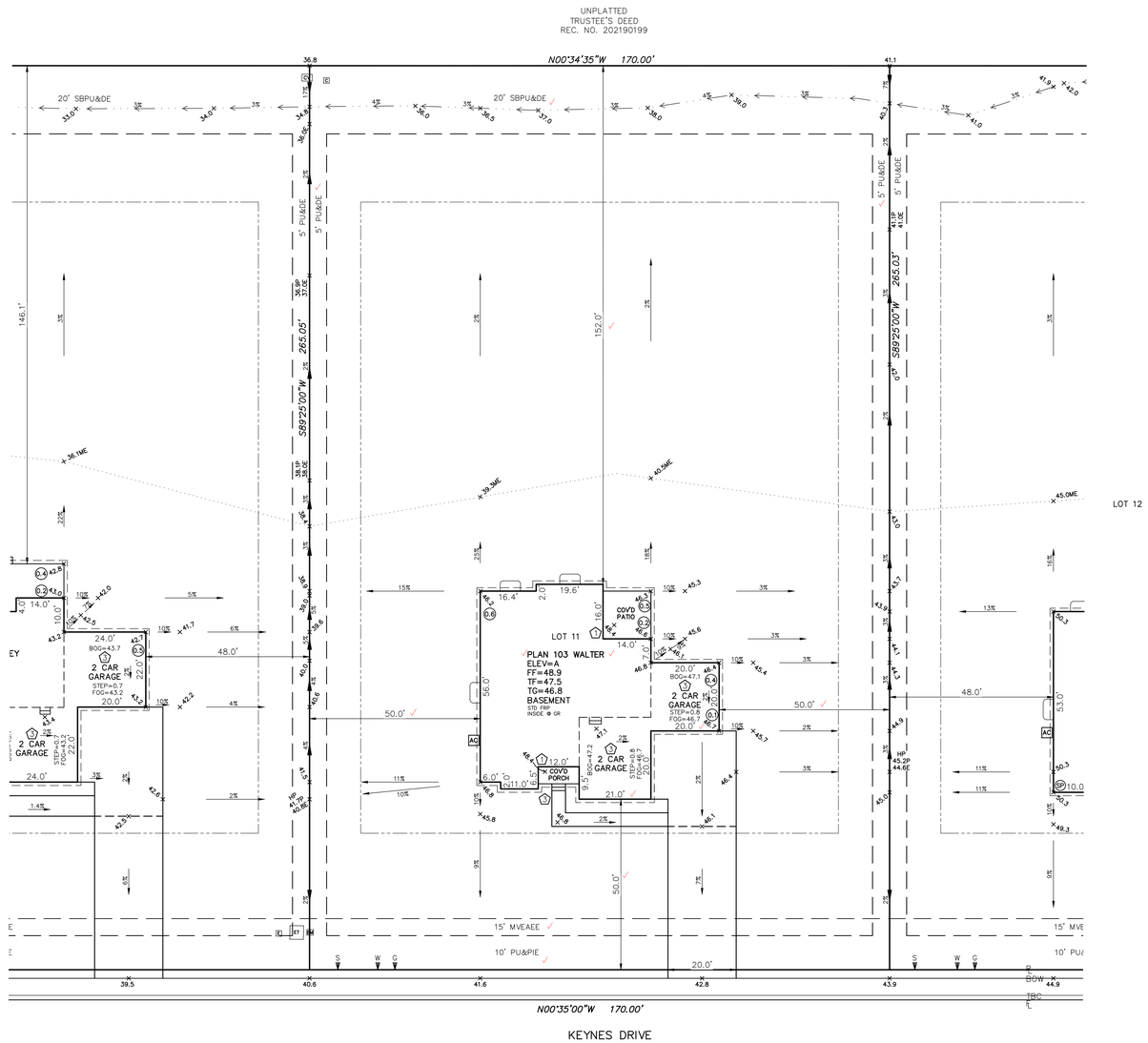
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



SCALE: 1" = 20'

NOTES:

PRELIMINARY ARCHITECTURAL PLAN ONLY

PLOT PLAN PREPARED WITH PRELIMINARY ARCHITECTURAL PLAN ONLY. STRUCTURAL PLAN WERE NOT PROVIDED TO LJA BY CLIENT.

LOT TYPE: B | LOT AREA: 45,056 S.F.

LEGEND:

ME=MATCH EXISTING
F=FINISHED ELEVATION
SW=SIDEWALK ELEVATION
AC =AIR CONDITIONER
←SIGN
W = WATER SERVICE
S = SANITARY SEWER SERVICE
=DRY UTILITIES
SETBACK
EASEMENT
=SIDEWALK CHASE OR PIPE UNDER WALK
=LIGHT POLE
=FIRE HYDRANT
ADDITIONAL AMOUNT TO EXCAVATE AT FOUNDATION INSTALL IS REFERS TO GROW FOUNDATION, IF DIFFERS MORE
NUMBER OF RISERS, 7=3/4" MAXIMUM HEIGHT
G=PROPERTY LINE
BW=TOP OF BLOCK WALL
TC=TOP OF CURB
F=FLOW LINE
FG=FINISHED FLOOR
TF=TOP OF FOUNDATION
TG=TOP OF GARAGE
BGC=BACK OF GARAGE
HP=HIGH POINT
FL=FLOW LINE
PUA&DE=PUBLIC UTILITY AND DRAINAGE EASEMENT
PUA&PIE=PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT
SBPU&DE=SUBDIVISION BOUNDARY PUBLIC UTILITY AND DRAINAGE EASEMENT
MVEAEE=MAINTENANCE VEHICULAR ACCESS ASSOCIATION ELECTRIC EASEMENT

#	REVISIONS:	DATE:	BY:
1	UPDATE DRIVEWAY, FF-IT, REGRADE	03/10/26	ASU
2	UPDATE ENTRY WALK RISERS, PATIO STEPS	03/11/26	ASU
3	CHANGE TO MODEL: WALTER-A	05/08/26	ASU
4			
5			
6			
7			
8			
9			
10			

JOB NUMBER: 4765-0013 | SHEET: 1 OF 1

DRAWN BY: ASU
CHECKED BY: CBD
SCALE: 1"=20'
DATE: 03/09/26
SETBACK DIMENSIONS: FRONT = 40' REAR = 40' SIDE = 15'

PLOT PLAN
LOT: 11 , ADDRESS: 10224 KEYNES DRIVE
SUBDIVISION: PARK RIDGE HILLS FILING NO. 4 ,
COUNTY OF EL PASO , STATE OF COLORADO.

PREPARED FOR:
LOKAL HOMES

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