

RICHMOND AMERICAN HOMES

JOB#33990052
LOT 65

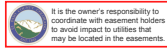
PLOT PLAN

SFD241149

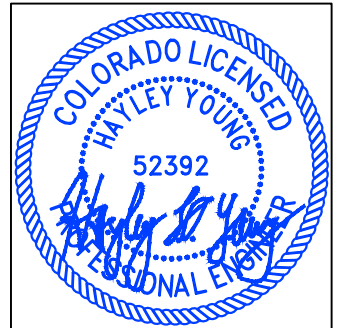
SCHEDULE NUMBER 5226112001

APPROVED
BESQCP
12/16/2024 1:07:49 PM
dsyounger
EPC Planning & Community
Development Department

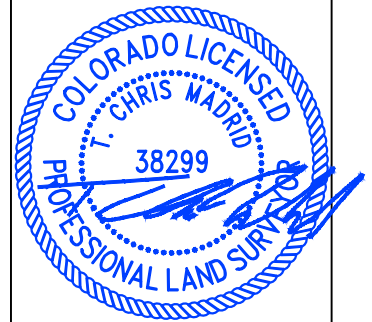
APPROVED
Plan Review
12/16/2024 1:07:56 PM
dsyounger
EPC Planning & Community
Development Department



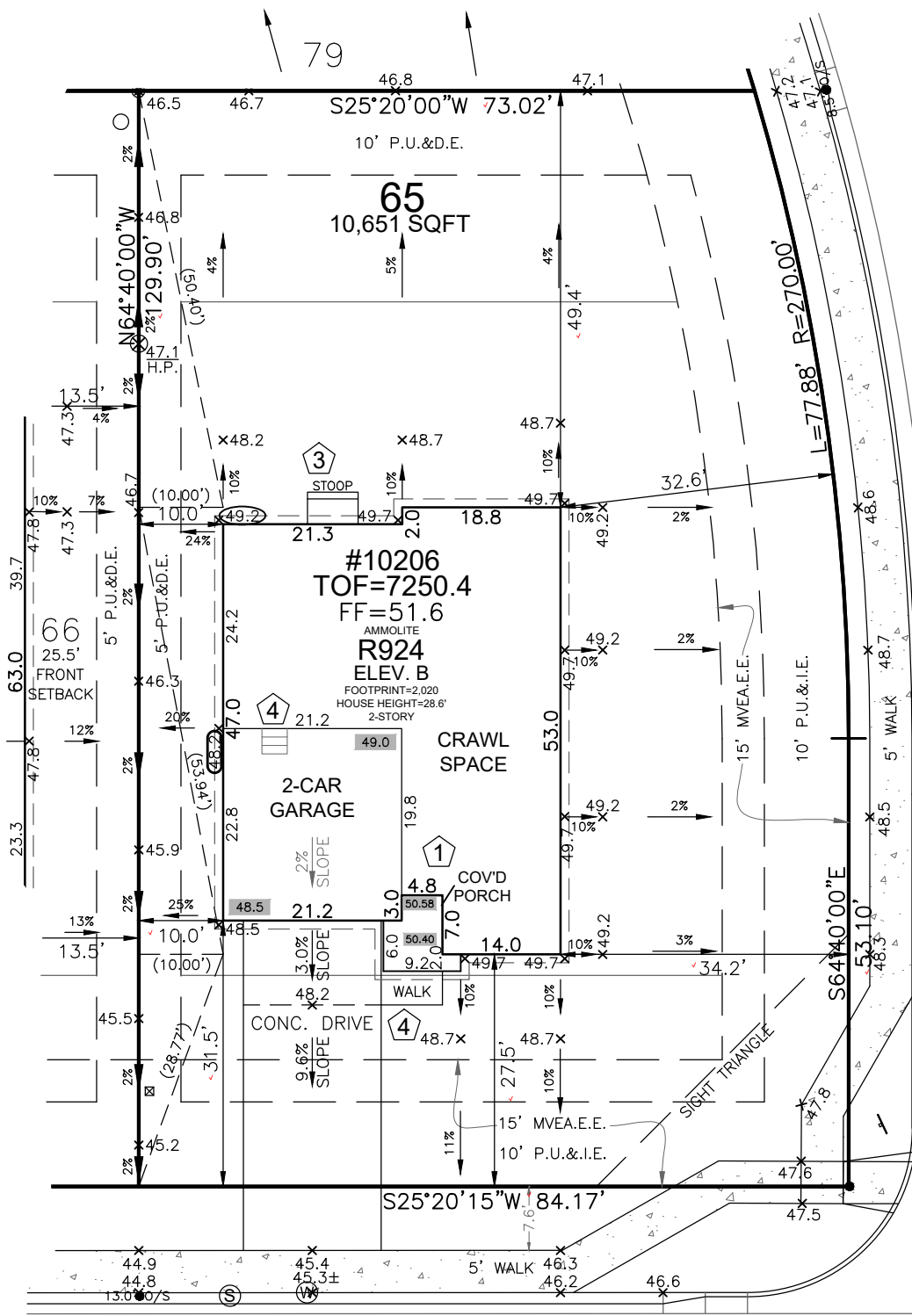
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted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



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.



GRACE MANOR DRIVE
50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 49.8
- GARAGE SLAB = 48.5
- GRADE BEAM = 20"
- (49.8 - 48.5 = 01.3 * 12 = 16" + 4" = 20")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN GARAGE/CRAWL SPACE TO MAINTAIN FROST PROTECTION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2089 SF
DRIVE COVERAGE IN
FRONT SETBACK= 403 SF
COVERAGE=19%

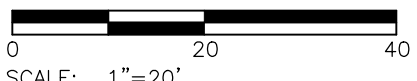
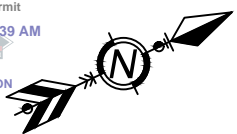
LEGEND

- 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

WATER METER IS IN DRIVEWAY; WILL NEED TO BE RELOCATED.

KEATING DRIVE
60' R.O.W.

Released for Permit
12/12/2024 9:23:39 AM
amy
ENUMERATION



LOT SIZE=10,651 SF ✓
BLDG. SIZE=2,020 SF ✓
COVERAGE=19.0% ✓

T.O.F. TO TOP OF ROOF=28.6'

AVG. F.G.=49.2
AVG. BLDG. HT.=24.8'

AVERAGE
29.8'

OVERALL
24.8'

T.O.F.=50.4
AVG. F.G.=49.2

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

MODEL OPTIONS: R924-B/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO **RS-6000 PLAT 14943**

ADDRESS: 10206 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:**
- 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: 5226112001

Address: 10206 KEATING DR, PEYTON

Plan Track #: 196931 

Received: 12-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	687	
Main Level	1481	
Upper Level 1	1628	
	3796	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/12/2024 9:24:20 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>12/16/2024 1:10:13 PM</p> <p><i>dsyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.