

RICHMOND AMERICAN HOMES JOB#28520014 LOT 24

AN APPLICATION HAS BEEN MADE FOR ADMINISTRATIVE RELIEF TO ADJUST THE STREET SIDE YARD SETBACK TO 10' FROM THE REQUIRED 15' (SEE ADR205)

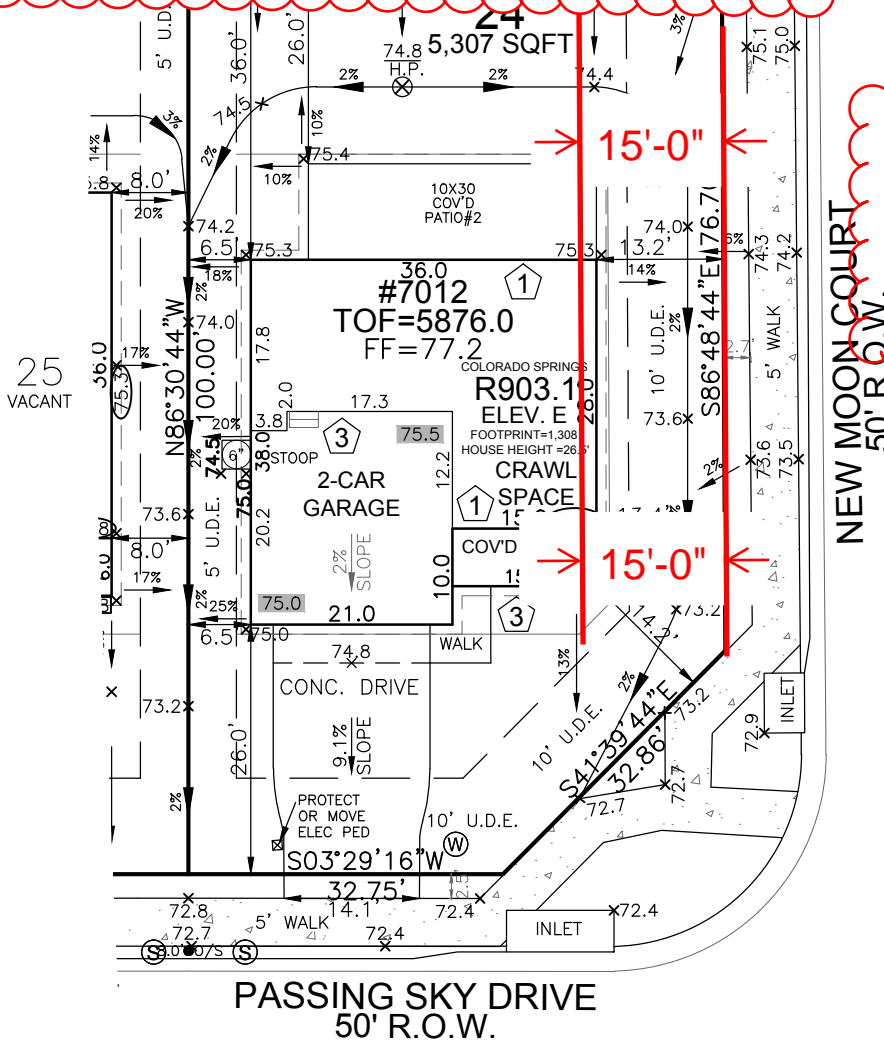
THE PROCESS IS AT THE INITIAL STAGE SO IT IS PREMATURE TO SUBMIT ANY SITE PLAN UNTIL APPROVAL FOR ADMINISTRATIVE RELIEF IS MADE. UNTIL THEN THE 15' SETBACK APPLIES AND ANY ENCROACHMENT WILL RESULT IN IMMEDIATE DISAPPROVAL.

REVISIONS: 05-18-20 - REVISE PER COMMENTS/ ADMIN RELIEF. HY

DISAPPROVED
Plan Review

05/28/2020 12:23:31 PM
dsdarchuleta

EPC Planning & Community Development Department



house encroaching into street side yard setback

SFD20538
PLAT 14485
RS-5000 CAD-O

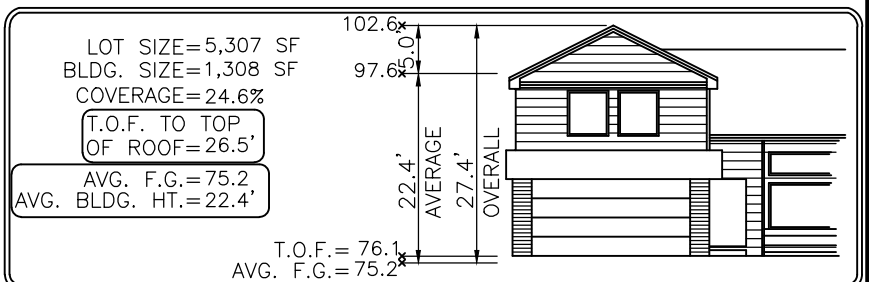
FRONT SETBACK DRIVE COVERAGE FRONT SETBACK= 1,128SF DRIVE COVERAGE IN FRONT SETBACK= 385SF COVERAGE=34.1 %
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LEGEND

LOWERED FINISH GRADE:	
(XX.X) HOUSE	
(XX.X) PORCH	
(XX.X) GARAGE/CRAWL SPACE	
(XX.X) FOUNDATION STEP	
(XX) CONCRETE	
(X) RISER COUNT	
(6) NAIL STRIPS	
(XX.XX) CONCRETE ELEVATION	
[XX.X] GRADING PLAN ELEVATION	
— — — OVEREX LIMITS	
■ ■ ■ EROSION CONTROL	

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 76.0
- GARAGE SLAB = 75.0
- GRADE BEAM = 16"
(76.0 - 75.0 = 01.0 * 12 = 12" + 4" = 16")
*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 13"
- LOWERED FINISH GRADE AT STOOP
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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



SCALE: 1"=20'

MODEL OPTIONS: R903.1-E/2-CAR/CRAWL SPACE/COV'D PATIO #2/GSD

SUBDIVISION: SPRINGS AT WATERVIEW FILING NO.1

COUNTY: EL PASO

ADDRESS: 7012 PASSING SKY DRIVE

MINIMUM SETBACKS:

FRONT: 25' SEP.: 10'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV

DATE: 04-21-20



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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: 04-09-20