

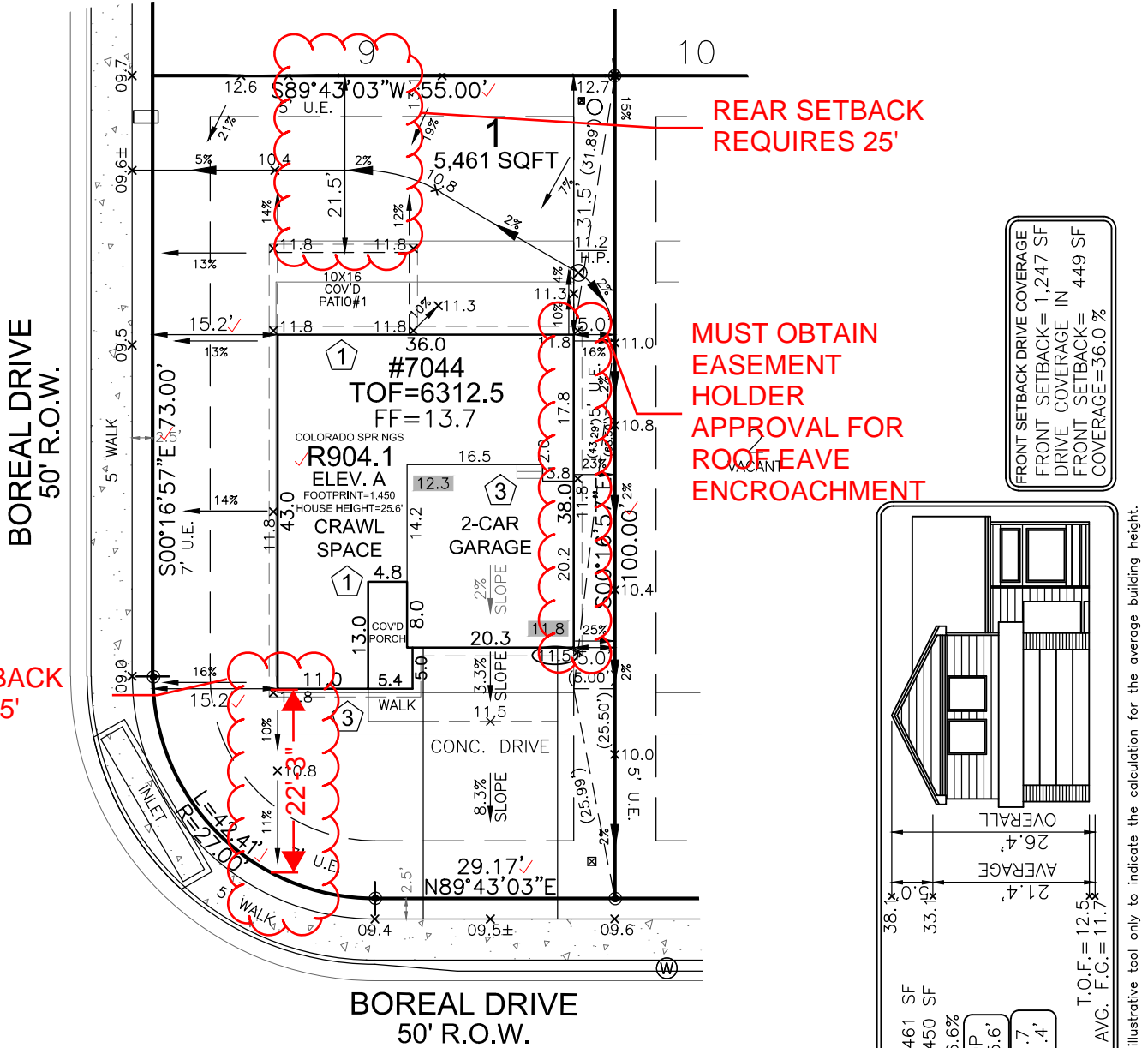
RICHMOND AMERICAN HOMES JOB#26160023

PLOT PLAN LOT 1

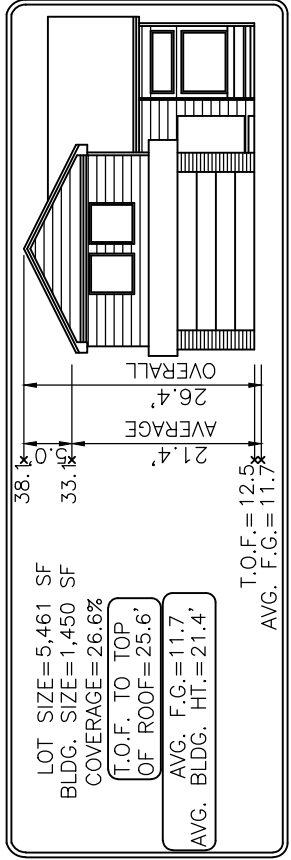
SCHEDULE NUMBER 5408303015



DISAPPROVED
Plan Review
03/26/2019 3:37:44 PM
Kdyounger
EPC Planning & Community
Development Department



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,247 SF
DRIVE COVERAGE IN
FRONT SETBACK= 449 SF
COVERAGE=36.0%



LOT SIZE=5,461 SF
BLDG. SIZE=1,450 SF
COVERAGE=26.6%
T.O.F. TO TOP OF ROOF=25.6'
AVG. BLDG. HT.=21.4'
T.O.F.=12.5'
AVG. F.G.=11.7'

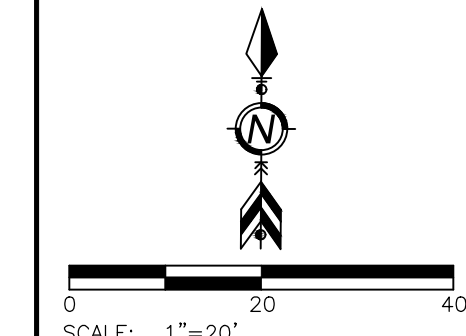
FRONT SETBACK REQUIRES 25'

REAR SETBACK REQUIRES 25'

MUST OBTAIN EASEMENT HOLDER APPROVAL FOR ROOF EAVE ENCROACHMENT

BOREAL DRIVE 50' R.O.W.

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SITE SPECIFIC PLOT PLAN NOTES:
TOF = 12.5
GARAGE SLAB = 11.8
GRADE BEAM = 12"
(12.5 - 11.8 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE

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

MODEL OPTIONS: R904.1-A/2-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: MEADOWBROOK CROSSING FILING NO. 2

COUNTY: EL PASO

ADDRESS: 7044 BOREAL DRIVE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 5'
SIDE: 5'

DRAWN BY: DV

DATE: 03-14-19



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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: 03-22-18