

RICHMOND AMERICAN HOMES

PLOT PLAN

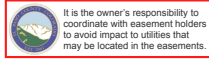
JOB#33990049
LOT 62

SFD241147

SCHEDULE NUMBER 5226111003

APPROVED BESQCP
12/16/2024 10:14:32 AM
dsdyounger
EPC Planning & Community Development Department

APPROVED Plan Review
12/16/2024 10:14:37 AM
dsdyounger
EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.

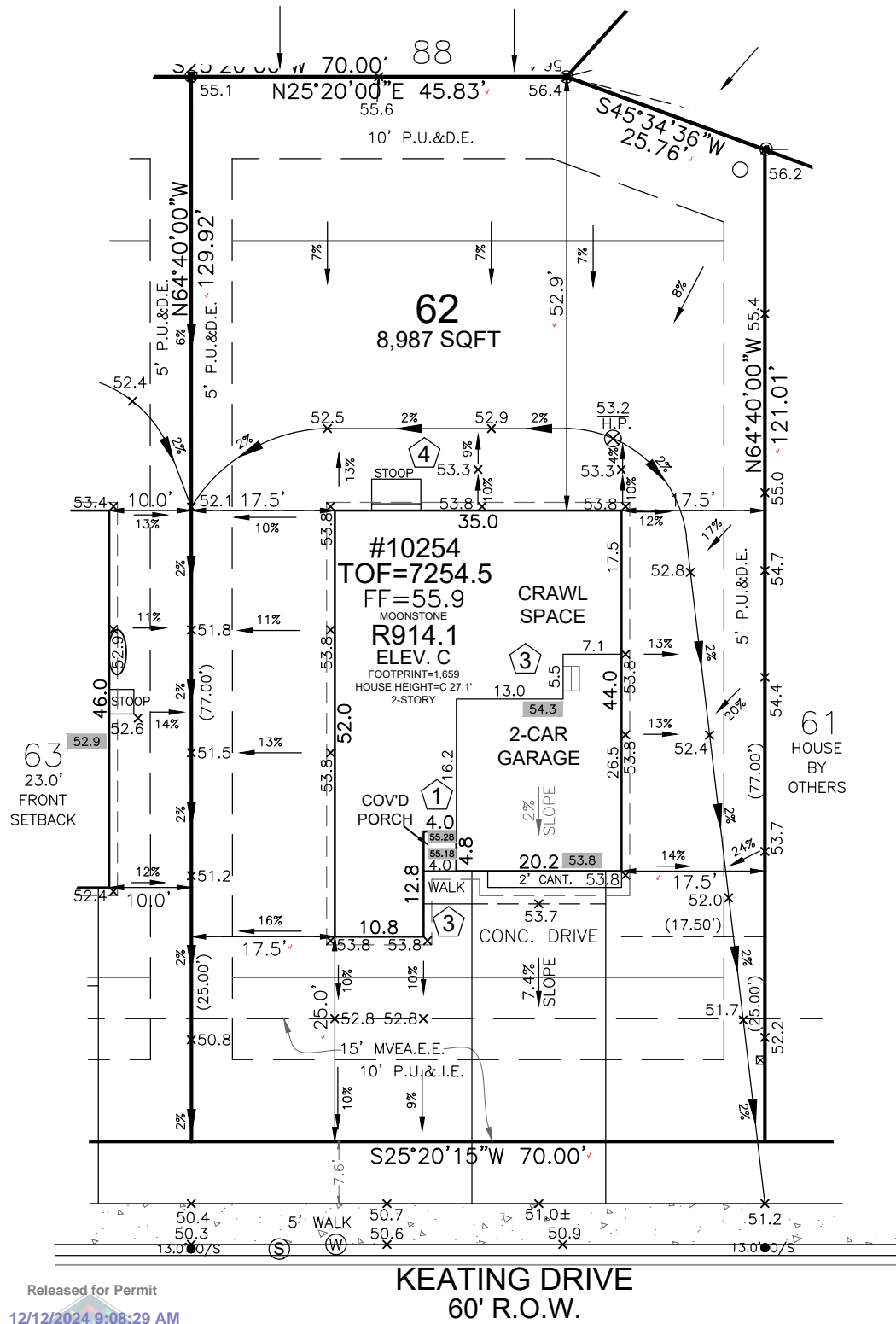
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



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.



SITE SPECIFIC PLOT PLAN NOTES:

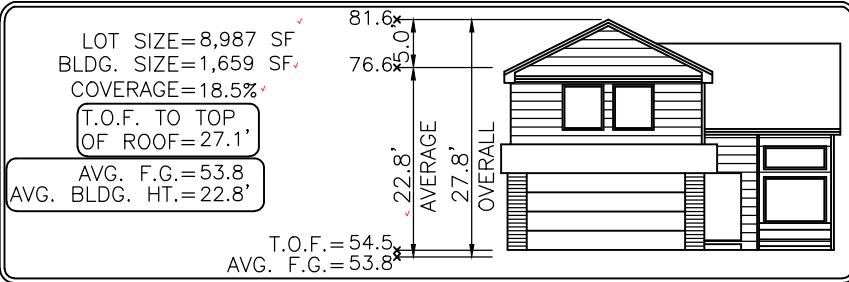
- TOF = 54.5
- GARAGE SLAB = 53.8
- GRADE BEAM = 12"
- (54.5 - 53.8 = 0.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,400 SF
DRIVE COVERAGE IN
FRONT SETBACK= 326 SF
COVERAGE=23 %

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



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

Released for Permit
12/12/2024 9:08:29 AM
REGIONAL Building Department
ENUMERATION



0 20 40
SCALE: 1"=20'

MODEL OPTIONS: R914.1-C/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

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

ADDRESS: 10254 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: 5226111003

Address: 10254 KEATING DR, PEYTON

Plan Track #: 196929 

Received: 12-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	688	
Main Level	1164	
Upper Level 1	1574	
	3426	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/12/2024 9:09:04 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p>12/16/2024 12:12:39 PM</p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
--

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.