

RICHMOND AMERICAN HOMES LOT 69

JOB#33990056

LOT 69

PLOT PLAN

SFD2512
PLAT 14943
ZONE RS-6000

APPROVED
Plan Review
01/07/2025 9:28:49 AM
didarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
01/07/2025 9:28:56 AM
didarchuleta
EPC Planning & Community
Development Department

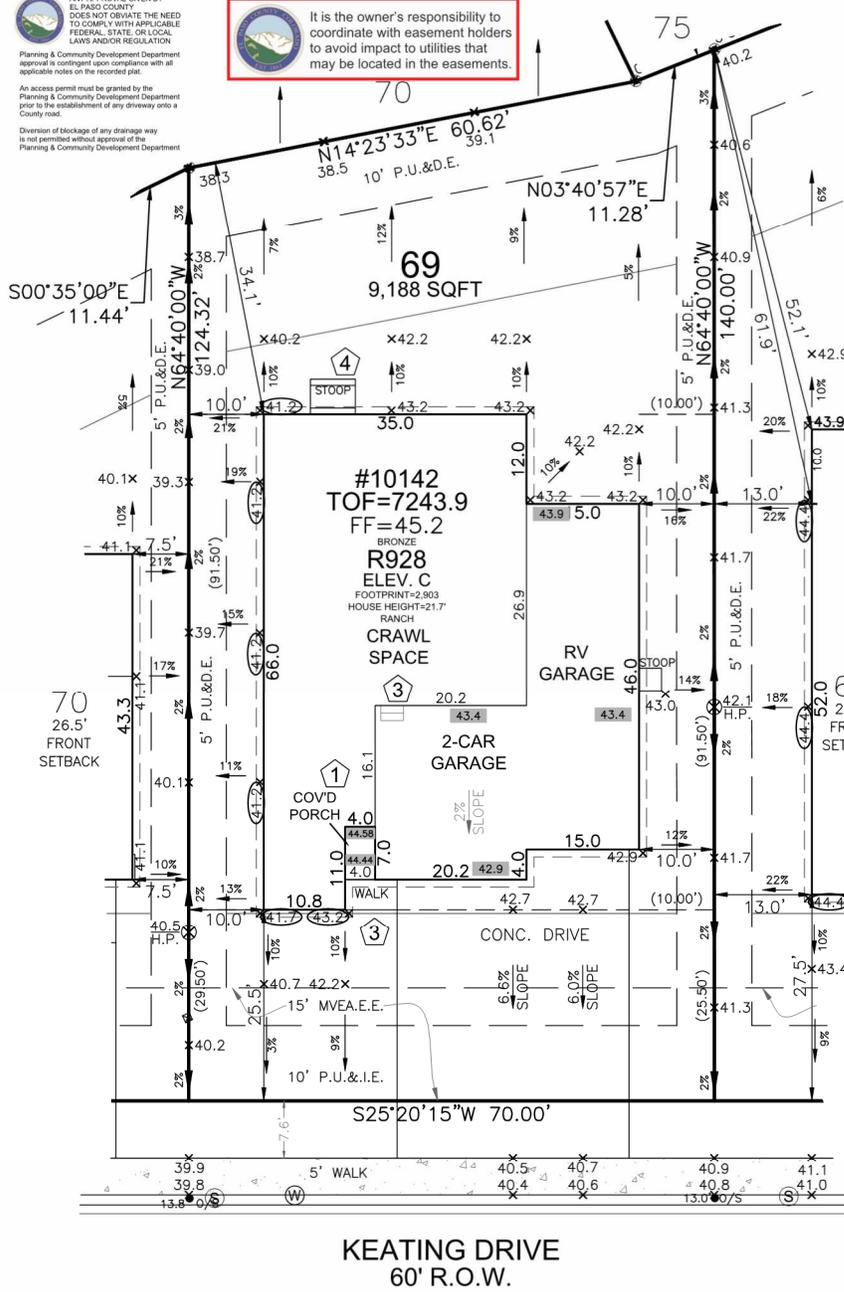
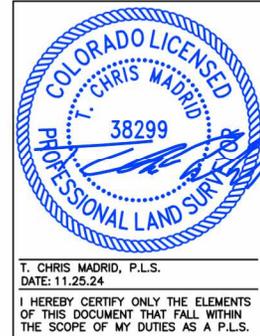
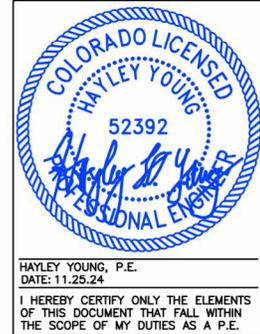
SCHEDULE NUMBER 5226112005

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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

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



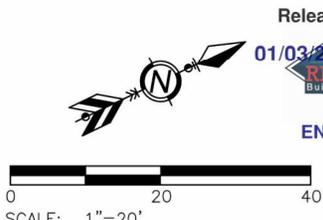
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 43.9
- GARAGE SLAB = 42.9
- GRADE BEAM = 16" (43.9 - 42.9 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

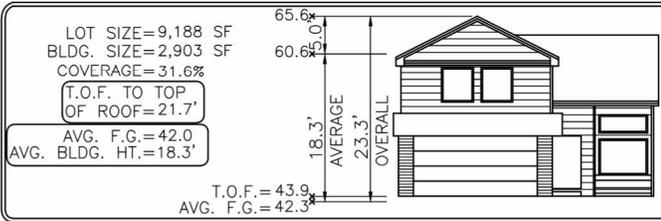
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,749 SF
DRIVE COVERAGE IN
FRONT SETBACK = 771 SF
COVERAGE = 44 %

LEGEND

- LOWERED FINISH GRADE:**
- HOUSE
 - PORCH
 - GARAGE/CRAWL SPACE
 - FOUNDATION STEP
 - CONCRETE
 - RISER COUNT
 - CONCRETE ELEVATION
 - GRADING PLAN ELEVATION
 - OVEREX LIMITS



Released for Permit
01/03/2025 1:04:54 PM
Becky A
ENUMERATION



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

MODEL OPTIONS: R928-C/2-CAR-RV/CRAWL SPACE/GSD		GENERAL NOTES:	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14		<ul style="list-style-type: none"> 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 	
COUNTY: EL PASO		DRAWN BY: BL	
ADDRESS: 10142 KEATING DRIVE		DATE: 11.21.24	
MINIMUM SETBACKS:			
FRONT: 25'		6841 South Yosemite Street #100	
REAR: 25'		Centennial, CO 80112 USA	
CORNER: 15'		Phone: (303) 850-0559	
SIDE: 5'		Fax: (303) 850-0711	
		E-mail: info@bjsurvey.net	

