

SFD241148

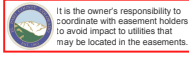
RICHMOND AMERICAN HOMES

JOB#33990050
LOT 63
PLOT PLAN

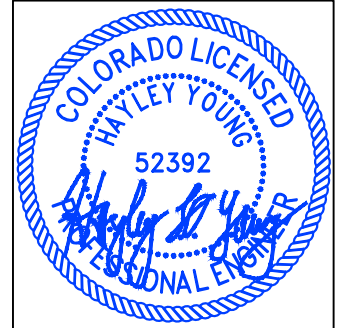
SCHEDULE NUMBER 5226111004

APPROVED
BESQCP
12/16/2024 12:34:43 PM
dsdyounger
EPC Planning & Community
Development Department

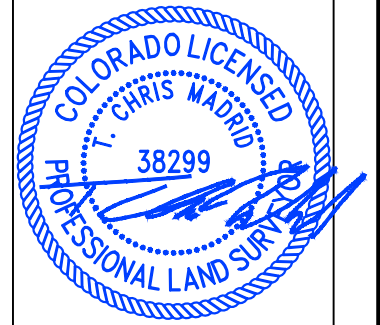
APPROVED
Plan Review
12/16/2024 12:34:50 PM
dsdyounger
EPC Planning & Community
Development Department



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.
Diversion 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:

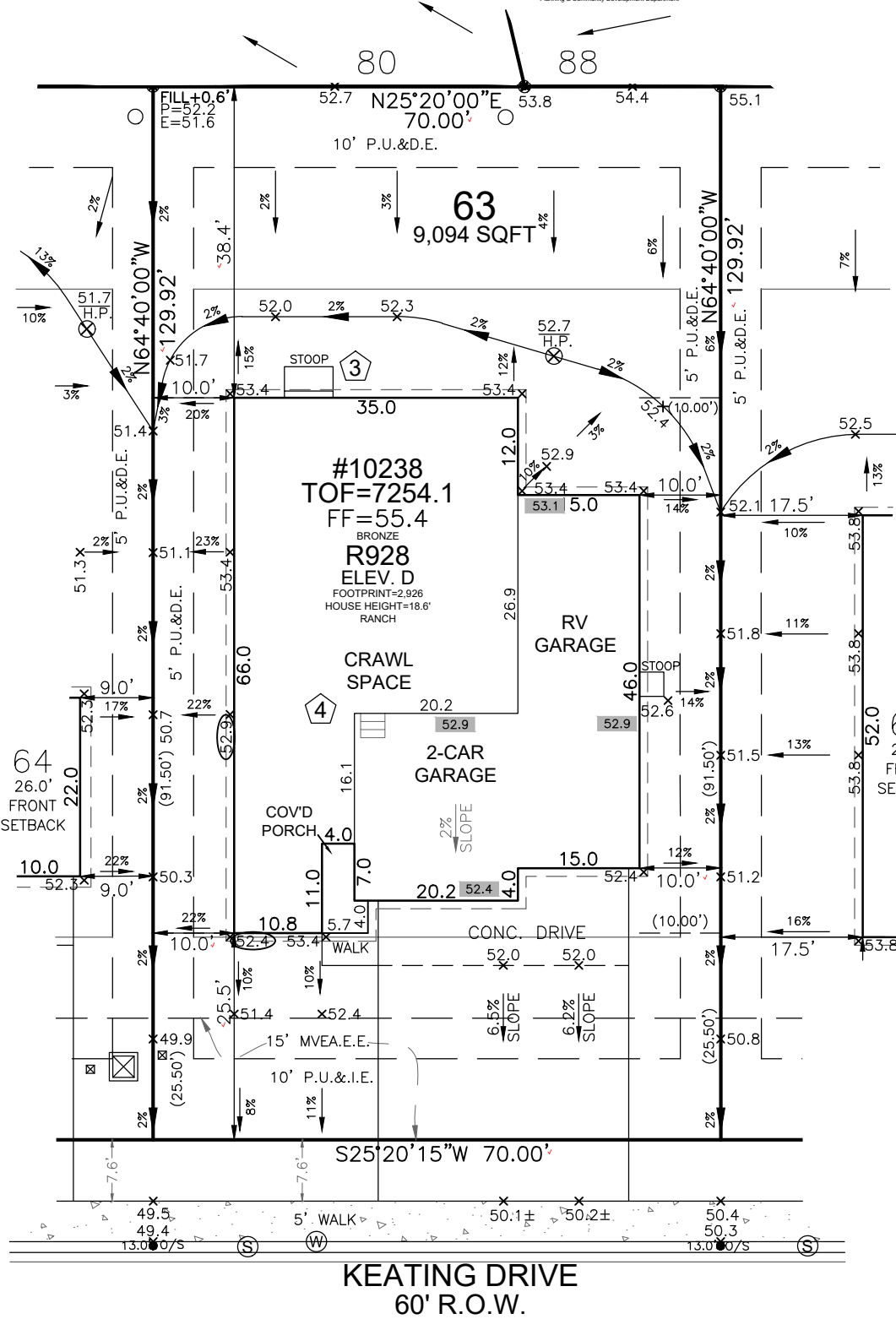
- TOF = 54.1
- GARAGE SLAB = 52.4
- GRADE BEAM = 24"
- FRONT (54.1 - 52.4 = 01.7 * 12 = 20" + 4" = 24")
- SETBACK *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,750 SF
DRIVE COVERAGE IN
FRONT SETBACK= 772 SF
COVERAGE=44 %

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



Released for Permit

12/12/2024 9:14:30 AM



any
ENUMERATION



SCALE: 1"=20'

LOT SIZE = 9,094 SF
BLDG. SIZE = 2,926 SF
COVERAGE = 32.2%

T.O.F. TO TOP OF ROOF = 18.6'

AVG. F.G. = 52.9
AVG. BLDG. HT. = 14.8'

T.O.F. = 54.1
AVG. F.G. = 52.9

AVERAGE 14.8'
OVERALL 19.8'

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

MODEL OPTIONS: R928-D/2-CAR-RV/CRAWL SPACE/GSD

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

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

ADDRESS: 10238 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@bjsurvey.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: 5226111004

Address: 10238 KEATING DR, PEYTON

Plan Track #: 196930 

Received: 12-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/12/2024 9:15:19 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/16/2024 12:35:56 PM</i></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.