

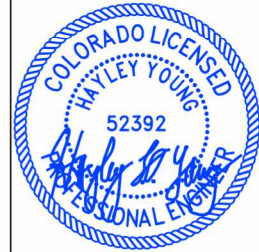
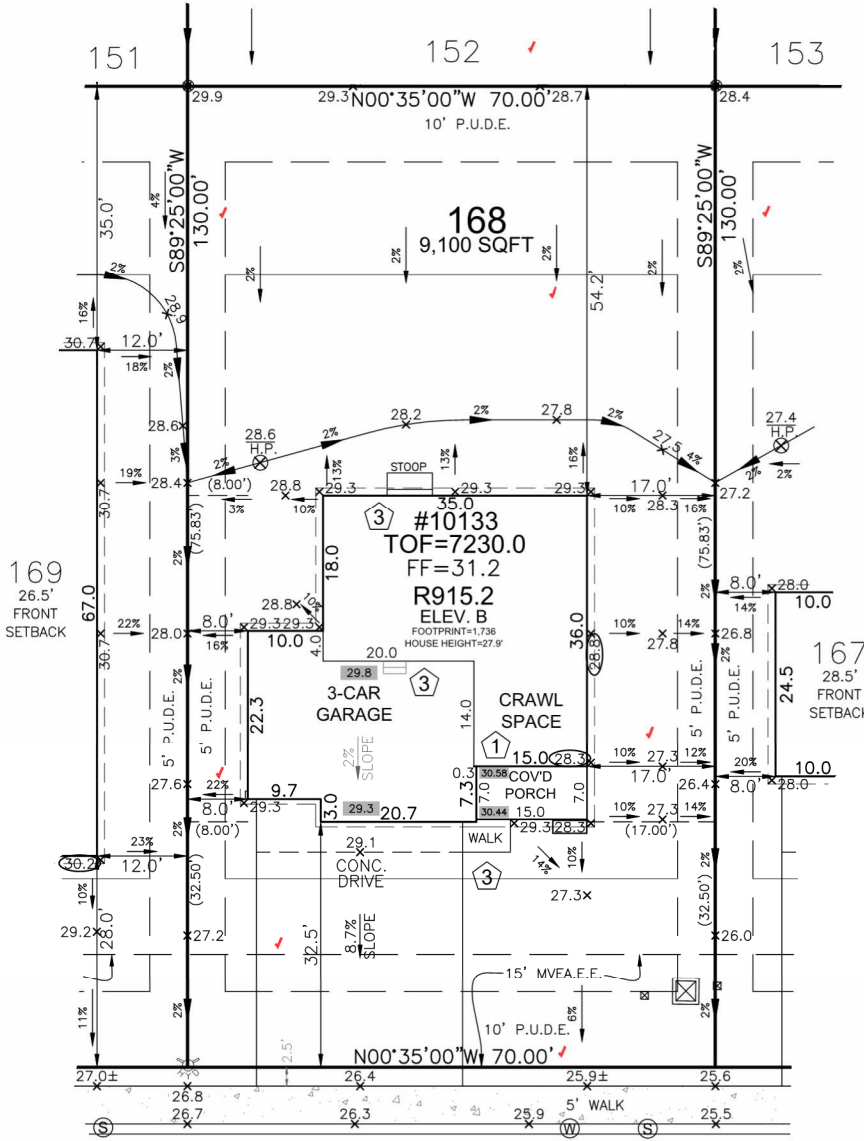
# RICHMOND AMERICAN HOMES

## LOT 168

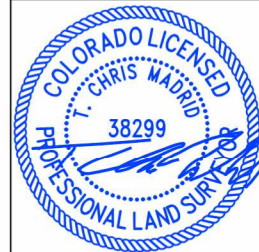
### PLOT PLAN

JOB#33990033

SCHEDULE NUMBER 5226114031



HAYLEY YOUNG, P.E.  
DATE: 08.19.24  
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: 08.19.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 683 SF  
COVERAGE = 39.0 %

#### 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

#### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 30.0
- GARAGE SLAB = 29.3
- GRADE BEAM = 12" (30.0 - 29.3 = 00.7" 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE  
LOWERED FINISH GRADE AT PORCH 20"

**SFD24984**  
**PLAT 14943**  
**ZONE RS-20000**

APPROVED  
Plan Review  
10/17/2024 7:46:11 PM  
EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CONSTITUTE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.

APPROVED  
BESDCP  
10/17/2024 7:46:11 PM  
EPC Planning & Community Development Department

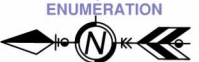
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

Released for Permit

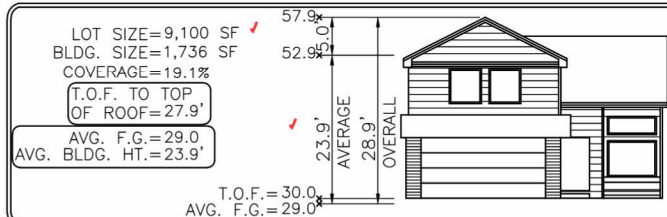
10/16/2024 1:40:42 PM

Regional Building Department

Amy ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: R915.2-B/3-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10133 KINGSBURY DRIVE

MINIMUM SETBACKS:

FRONT: 25'  
REAR: 25'  
CORNER: 15'  
SIDE: 5'

DRAWN BY: DV

DATE: 08.19.24



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: 05.06.24

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5226114031

Address: 10133 KINGSBURY DR, PEYTON

Plan Track #: 195244

Received: 16-Oct-2024 (AMY)

Description:

Required PPRBD Departments (2)

## RESIDENCE

Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
<b>Total Square Feet</b>	<b>2602</b>

Enumeration  
**APPROVED**  
AMY  
10/16/2024 1:41:12 PM

Floodplain  
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
10/17/2024 1:45:53 PM  
*dsdarchuleta*  
EPC Planning & Community  
Development Department

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.