

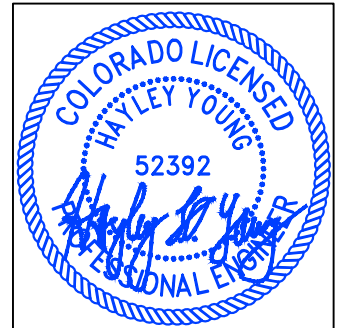
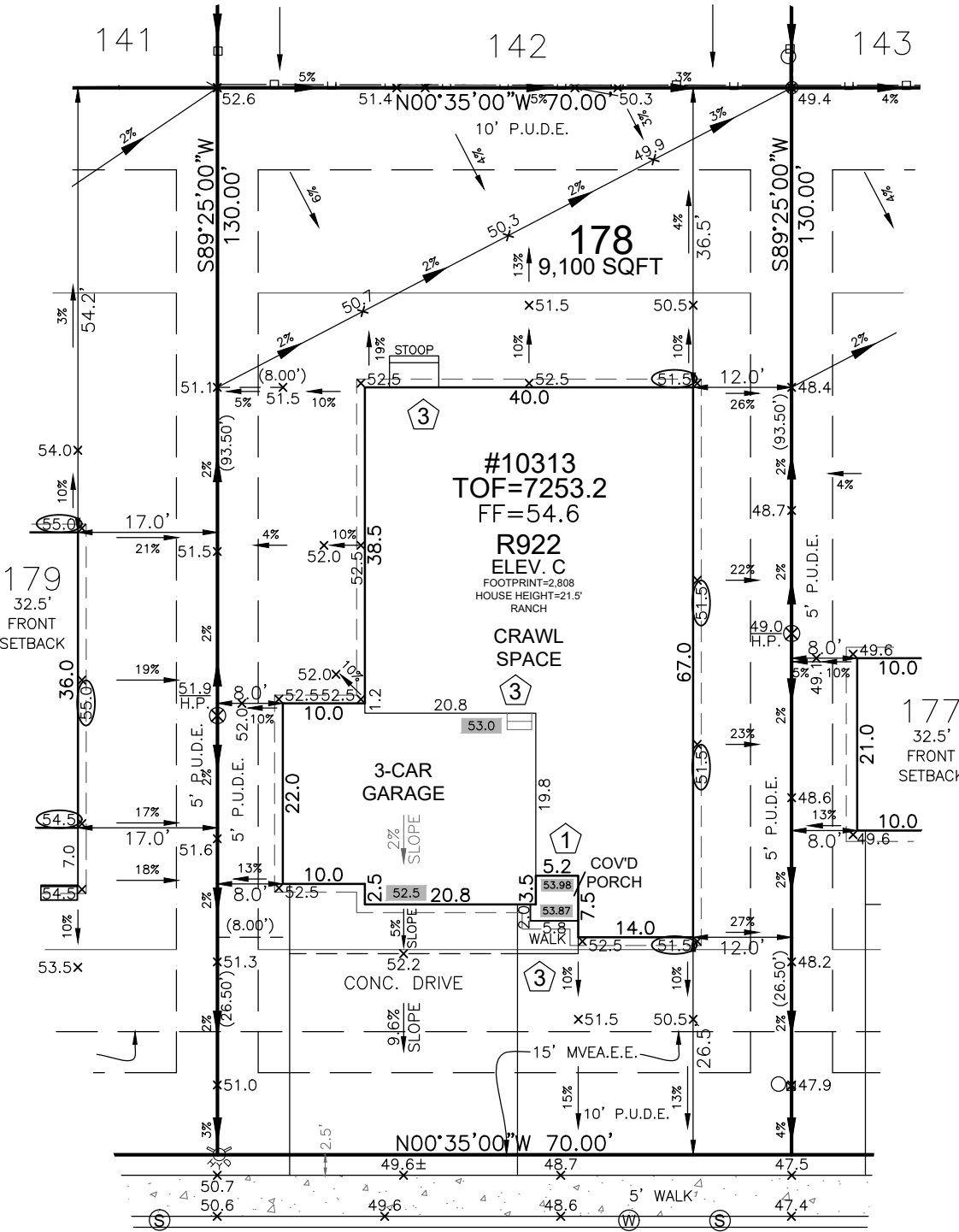
SFD24990  
 PLAT 14943  
 RS-6000

# RICHMOND AMERICAN HOMES

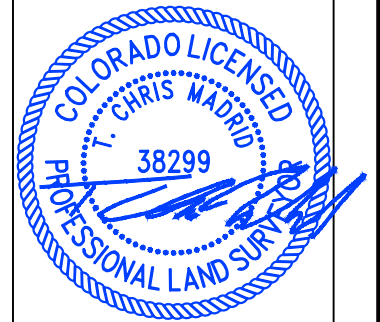
## PLOT PLAN

JOB#33990043  
 LOT 178

SCHEDULE NUMBER 5226114041



HAYLEY YOUNG, P.E.  
 DATE: 09.11.24  
 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: 09.11.24  
 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= 693 SF  
 COVERAGE=39.5 %

### 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 = 53.2  
 GARAGE SLAB = 52.5  
 GRADE BEAM = 12"  
 (53.2 - 52.5 = 00.7 \* 12" = 8" + 4" = 12")  
 \*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

**APPROVED Plan Review**  
 10/18/2024 8:58:10 AM  
 dsdrangel  
 EPC Planning & Community Development Department

**APPROVED BESQCP**  
 10/18/2024 8:58:21 AM  
 dsdrangel  
 EPC Planning & Community Development Department

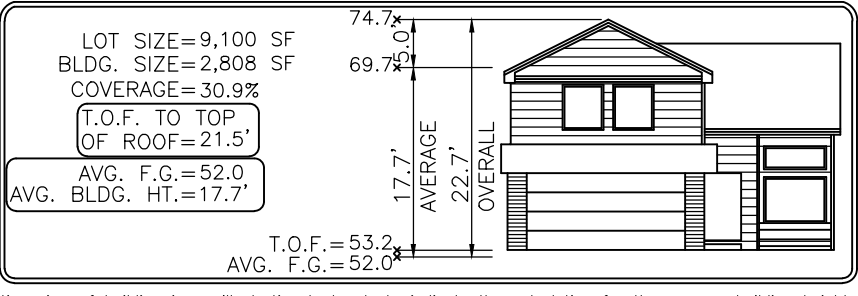
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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 backflow 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.

Released for Permit  
 10/16/2024 2:10:02 PM  
 REGIONAL Building Department  
 Amy ENUMERATION



MODEL OPTIONS: R922-C/3-CAR/CRAWL SPACE  
 SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14  
 COUNTY: EL PASO  
 ADDRESS: 10313 KINGSBURY DRIVE

**MINIMUM SETBACKS:**  
 FRONT: 25'  
 REAR: 25'  
 CORNER: 15'  
 SIDE: 5'

**DRAWN BY:** DV      **DATE:** 09.11.24

**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: 05.06.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226114041

Address: 10313 KINGSBURY DR, PEYTON

Plan Track #: 195252 

Received: 16-Oct-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	696	
Main Level	2129	
	2825	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>10/16/2024 2:10:21 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
---	---

## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b> <i>10/18/2024 8:58:38 AM</i>  <b>EPC Planning &amp; Community Development Department</b>
--

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.