

# RICHMOND AMERICAN HOMES JOB#33990047

## LOT 182

**FILE - SFD24994**  
**ZONING - RS-6000**  
**PLAT - 14943**  
**AREA - 10,400 SQ FT**

### PLOT PLAN

SCHEDULE NUMBER 5226114045

APPROVED  
Plan Review  
10/18/2024 2:26:01 PM  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT CONSTITUTE THE NEED  
TO OBTAIN ANY OTHER  
NECESSARY PERMITS OR  
REGULATORY AGENCIES  
APPROVALS. APPROVALS ARE  
FOR INFORMATION ONLY AND  
DO NOT CONSTITUTE A  
GUARANTEE OF THE  
ACCURACY OF THE  
INFORMATION.  
An access permit must be granted by the  
Planning & Community Development  
Department prior to the establishment of any  
new driveway or utility.  
Division of discharge of any drainage  
into any waterway requires approval of the  
Planning & Community Development  
Department.

APPROVED  
BESQCP  
10/18/2024 3:28:17 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.



HAYLEY YOUNG, P.E.  
DATE: 09.11.24

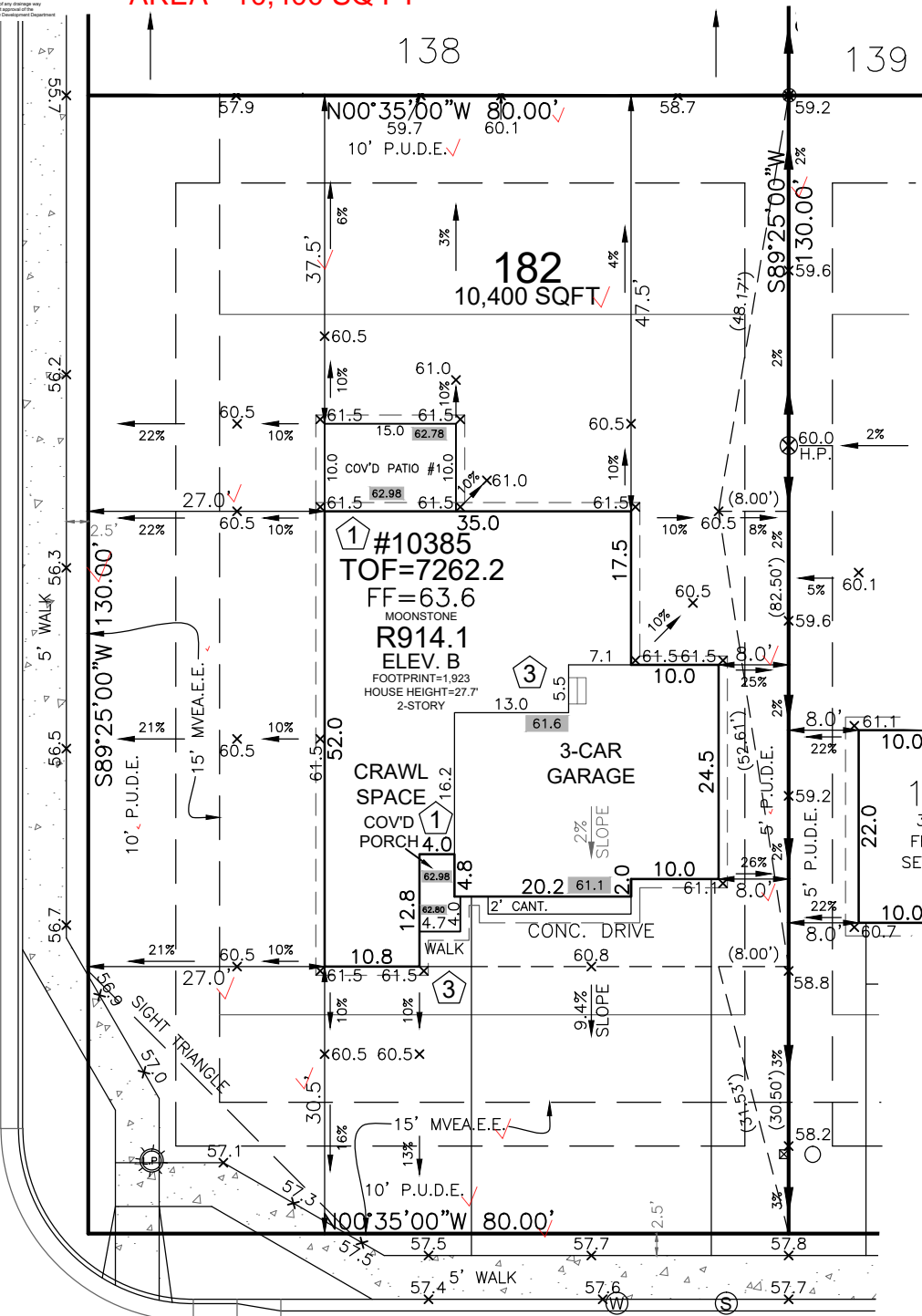
I HEREBY CERTIFY ONLY THE ELEMENTS  
OF THIS DOCUMENT THAT FALL WITHIN  
THE SCOPE OF MY DUTIES AS A P.E.



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.

DEVONCOVE DRIVE  
50' R.O.W.



KINGSBURY DRIVE  
50' R.O.W.

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,625 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 685 SF  
COVERAGE=42.1 %

#### 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 = 62.2

GARAGE SLAB = 61.1

GRADE BEAM = 17"

(62.2 - 61.1 = 01.1 \* 12 = 13" + 4" = 17")  
\*FROST DEPTH MUST BE MAINTAINED

LOT SIZE=10,400 SF  
BLDG. SIZE=1,923 SF  
COVERAGE=18.5% ✓

T.O.F. TO TOP OF ROOF= 27.7'

AVG. F.G.=61.4  
AVG. BLDG. HT.=23.5'

AVERAGE: 23.5'  
OVERALL: 28.5'

T.O.F. = 62.2  
AVG. F.G. = 61.4

Released for Permit

10/16/2024 2:26:20 PM

REGIONAL  
Building Department  
Amy  
ENUMERATION



0 20 40  
SCALE: 1"=20'

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

MODEL OPTIONS: R914.1-B/3-CAR/CRAWL SPACE/COV'D PATIO

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10385 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@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: 5226114045

Address: 10385 KINGSBURY DR, PEYTON

Plan Track #: 195257 

Received: 16-Oct-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>AMY</b></p> <p><b>10/16/2024 2:27:58 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
--	--

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>10/18/2024 3:29:06 PM</i></p> <p><i>dsdmaes</i></p> <p><b>EPC Planning &amp; Community Development Department</b></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.