

RICHMOND AMERICAN HOMES

JOB#33990037

LOT 172

PLOT PLAN

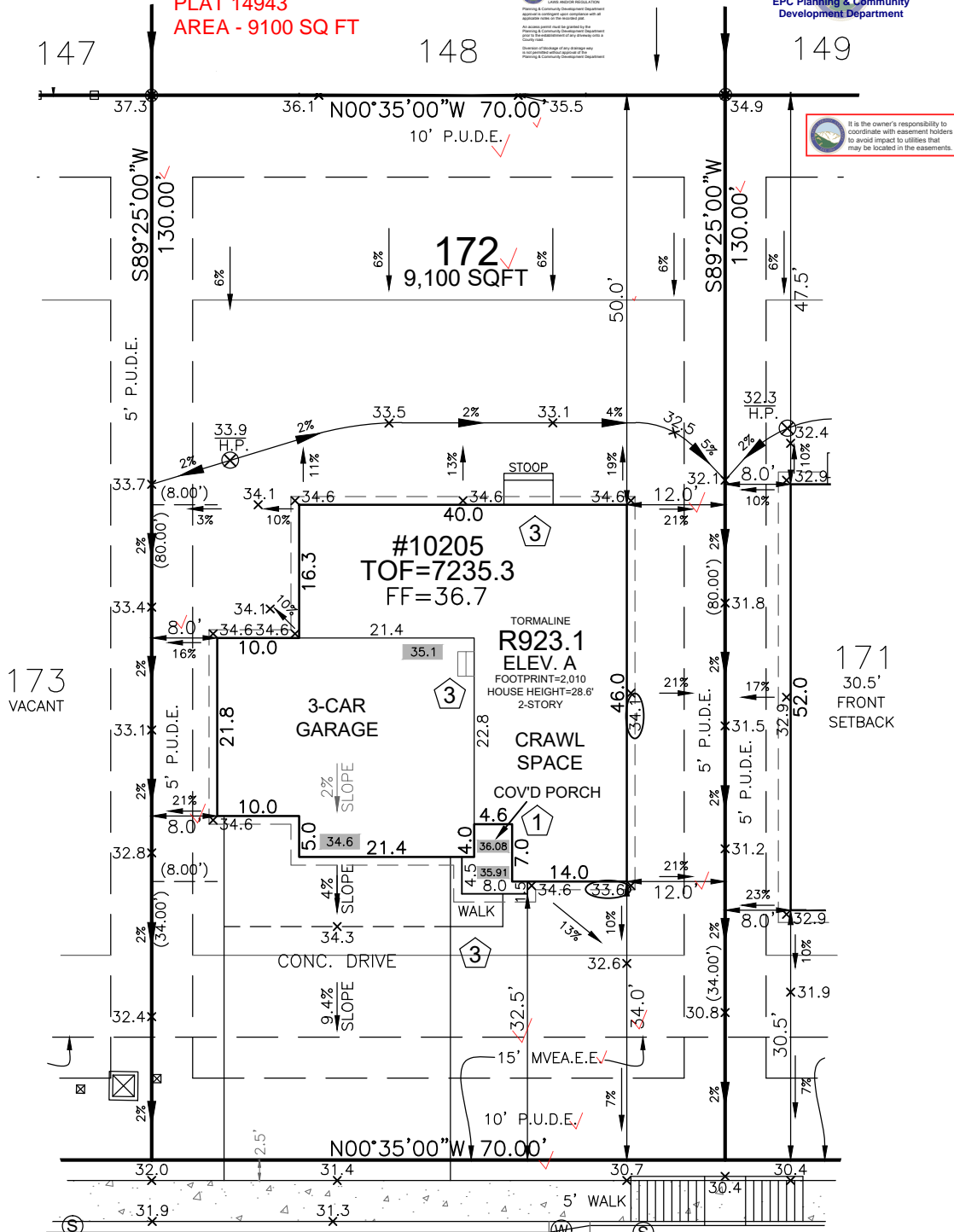
FILE - SFD241011
ZONING - RS-6000
PLAT 14943
AREA - 9100 SQ FT

APPROVED
Plan Review
 10/28/2024 8:32:24 AM
 (Jdmca)
 EPC Planning & Community
 Development Department



APPROVED
BESQCP
 10/28/2024 8:32:35 AM
 (Jdmca)
 EPC Planning & Community
 Development Department

SCHEDULE NUMBER 5226114035



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= 690 SF
 COVERAGE=39.4 %

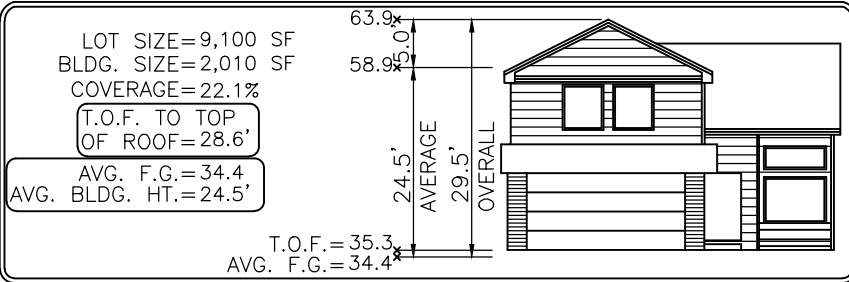
LEGEND

- 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

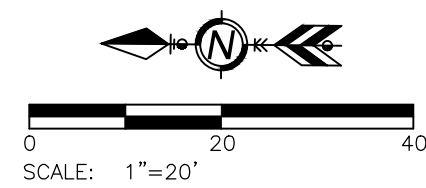
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 35.3
- GARAGE SLAB = 34.6
- GRADE BEAM = 12" (35.3 - 34.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE



Released for Permit
 10/25/2024 9:02:06 AM
 REGIONAL Building Department
 amy
 ENUMERATION



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

MODEL OPTIONS: R923.1-A/3-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10205 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@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: 5226114035

Address: 10205 KINGSBURY DR, PEYTON

Plan Track #: 195520 

Received: 25-Oct-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	770	
Main Level	1192	
Upper Level 1	1518	
	3480	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>10/25/2024 9:02:42 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>10/28/2024 8:15:20 AM</p> <p><i>dsdmaes</i></p> <p>EPC Planning & Community Development Department</p>
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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.