

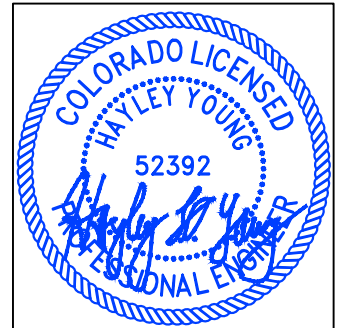
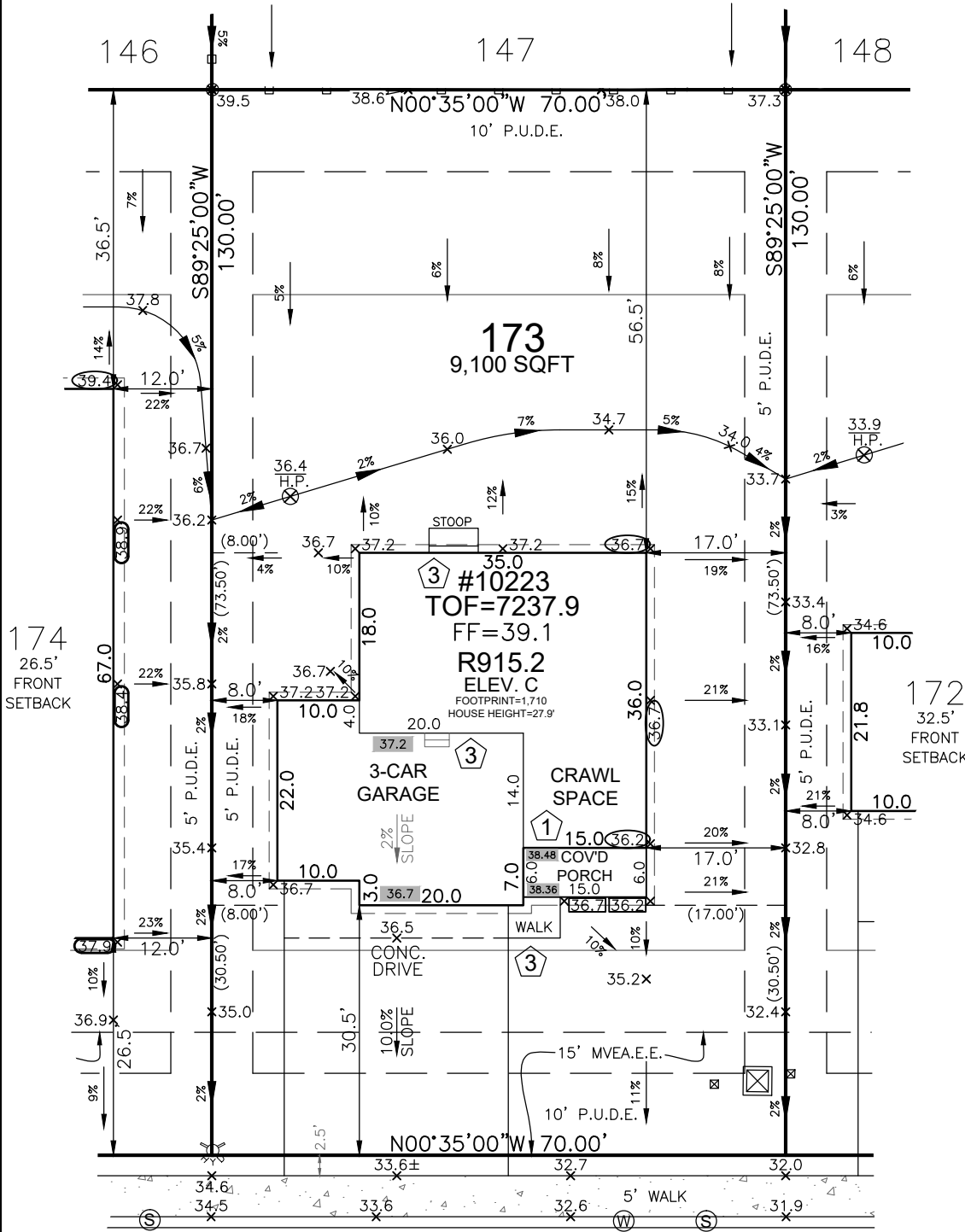
SFD24977
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33990038
 LOT 173

SCHEDULE NUMBER 5226114036



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= 683 SF
 COVERAGE=39.0 %

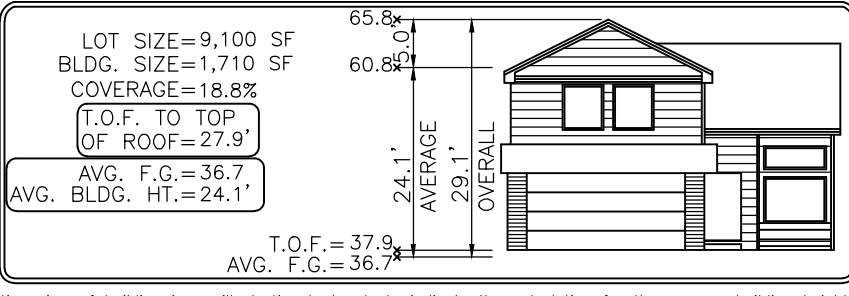
LEGEND

- 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 = 37.9
 GARAGE SLAB = 36.7
 GRADE BEAM = 18"
 (37.9 - 36.7 = 01.2 * 12 = 14" + 4" = 18")
 *FROST DEPTH MUST BE MAINTAINED

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



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

APPROVED Plan Review
 10/17/2024 3:01:34 PM
 dsdrange
 EPC Planning & Community Development Department

APPROVED BESQCP
 10/17/2024 3:01:43 PM
 dsdrange
 EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE 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 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 discharge of any drainage may be 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 1:51:58 PM
 REGIONAL Building Department
 Amy ENUMERATION

MODEL OPTIONS: R915.2-C/3-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10223 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.com
GENERAL NOTES: <ul style="list-style-type: none"> • 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: 5226114036

Address: 10223 KINGSBURY DR, PEYTON

Plan Track #: 195247 

Received: 16-Oct-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>10/16/2024 1:52:21 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>10/17/2024 3:02:00 PM</p> <p></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.