

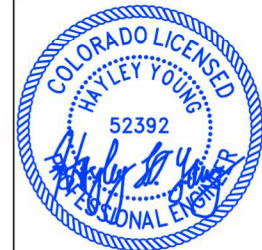
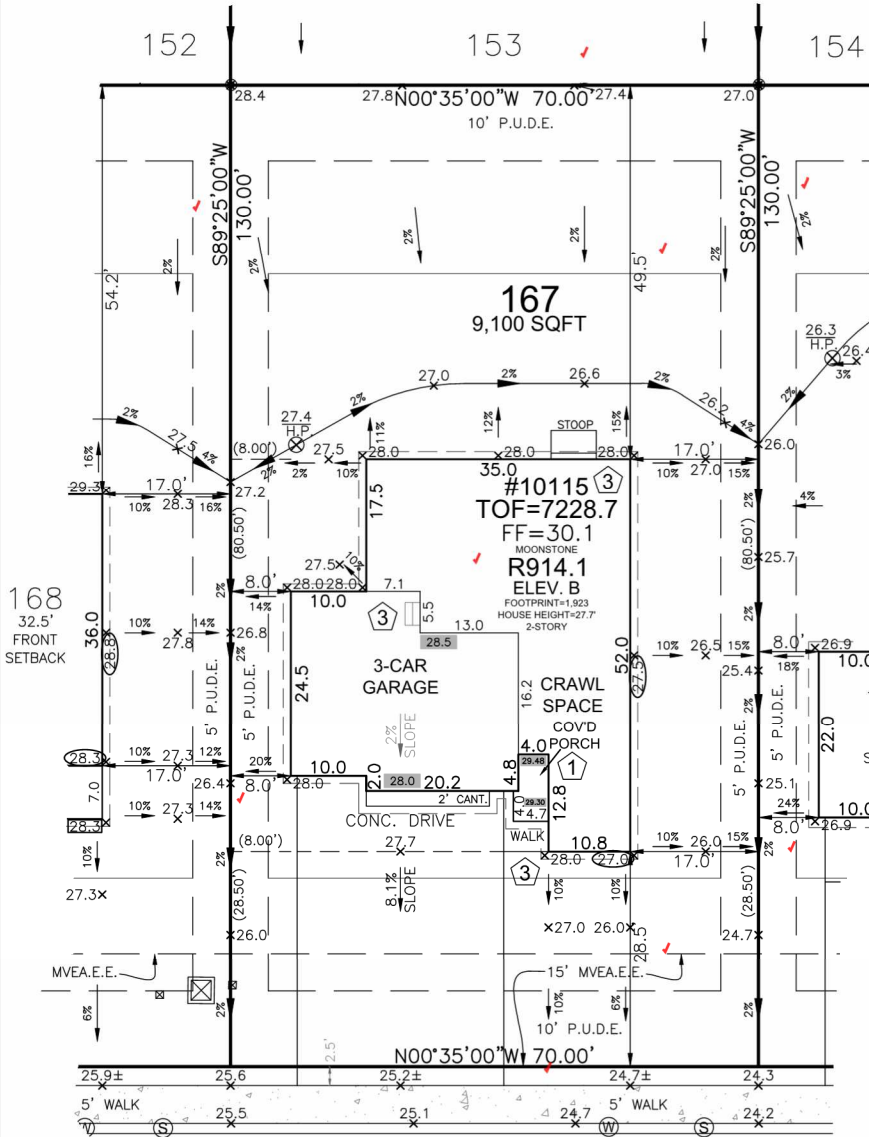
RICHMOND AMERICAN HOMES

LOT 167

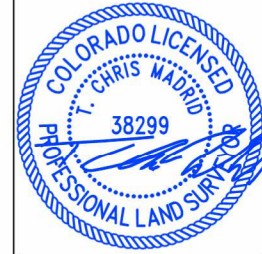
PLOT PLAN

JOB#33990032

SCHEDULE NUMBER 5226114030/



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.

168
32.5' FRONT SETBACK

166
26.5' FRONT SETBACK

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,750 SF
DRIVE COVERAGE IN FRONT SETBACK = 685 SF
COVERAGE = 39.1 %

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

SFD24985
PLAT 14943
ZONE RS-6000

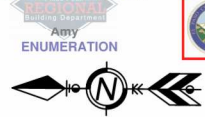
APPROVED
Plan Review
10/17/2024 3:48:18 PM
didarchuleta
EPC Planning & Community Development Department

APPROVED
BESQCP
10/17/2024 3:48:22 PM
didarchuleta
EPC Planning & Community Development Department

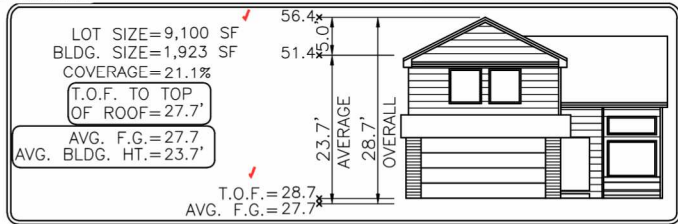
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.

SITE SPECIFIC PLOT PLAN NOTES:
TOF = 28.7
GARAGE SLAB = 28.0
GRADE BEAM = 12"
(28.7 - 28.0 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

Released for Permit
10/16/2024 1:43:20 PM



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



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

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10115 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 PLAN 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: 5226114030

Address: 10115 KINGSBURY DR, PEYTON

Plan Track #: 195245

Received: 16-Oct-2024 (AMY)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

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

Enumeration
APPROVED
AMY
10/16/2024 1:43:50 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
10/17/2024 3:19:12 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.