

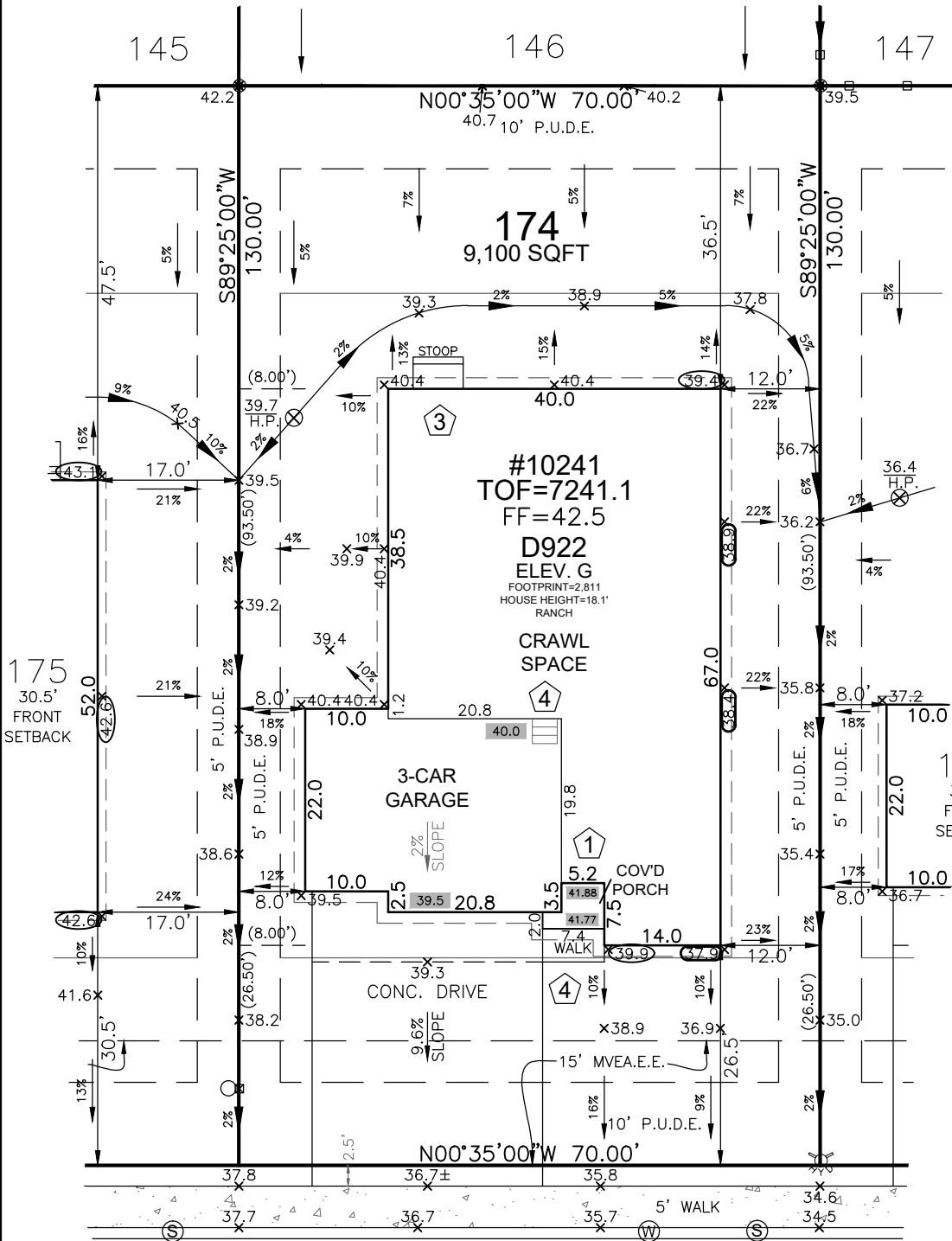
SFD24978
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

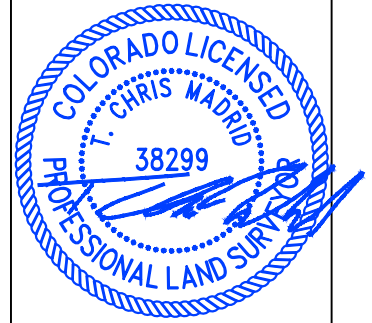
JOB#33990039
 LOT 174

PLOT PLAN

SCHEDULE NUMBER 5226114037



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

APPROVED Plan Review
 10/17/2024 3:06:25 PM
 dsdrangel
 EPC Planning & Community Development Department

APPROVED BESOPC
 10/17/2024 3:06:36 PM
 dsdrangel
 EPC Planning & Community Development Department

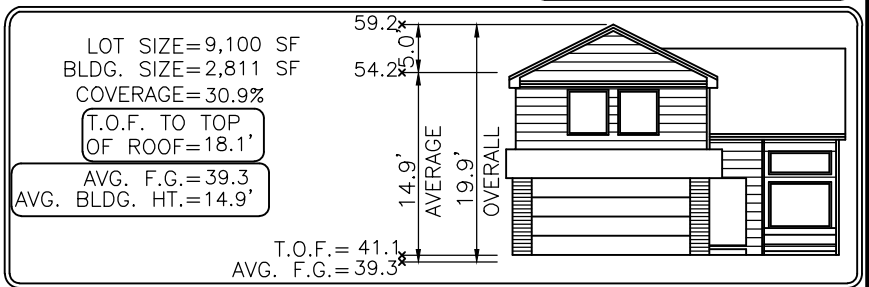
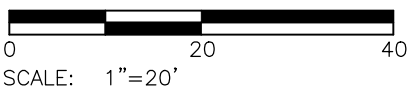
KINGSBURY DRIVE
 50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 41.1
- GARAGE SLAB = 39.5
- GRADE BEAM = 23"
 (41.1 - 39.5 = 01.6 * 12 = 19" + 4" = 23")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

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 1:54:53 PM
 Rocio Vazquez
 Building Department
 Amy
 ENUMERATION



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

MODEL OPTIONS: R922-G/3-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10241 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: 5226114037

Address: 10241 KINGSBURY DR, PEYTON

Plan Track #: 195248 

Received: 16-Oct-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	696	
Main Level	2129	
	2825	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 10/16/2024 1:55:23 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>10/17/2024 3:06:54 PM</i>  EPC Planning & Community Development Department
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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.