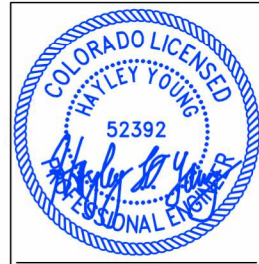
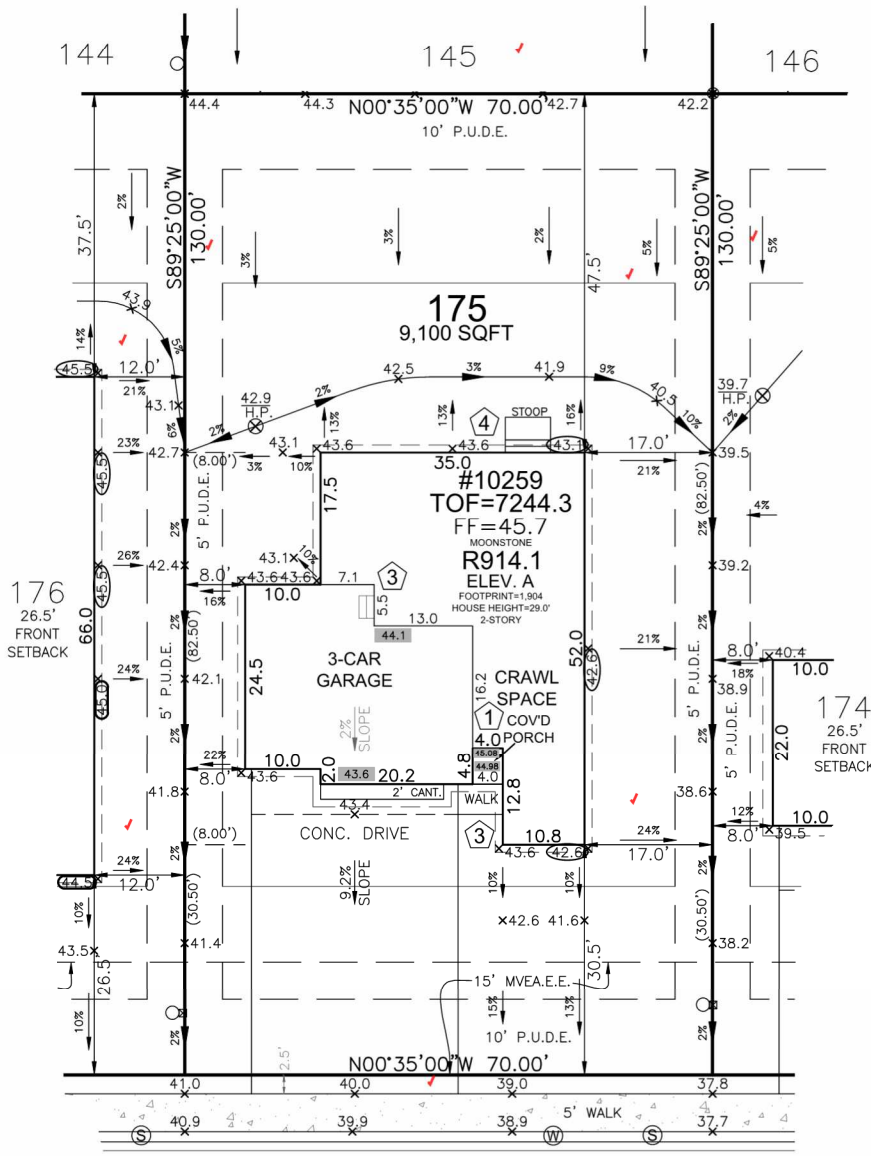


RICHMOND AMERICAN HOMES

LOT 175, PLOT PLAN

JOB#33990040

SCHEDULE NUMBER 5226114038

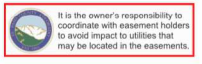


HAYLEY YOUNG, P.E.
DATE: 09.11.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



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.

SFD24987
PLAT 14943
ZONE RS-6000



APPROVED
Plan Review
10/17/2024 3:56:45 PM
didorchula
EPC Planning & Community Development Department

APPROVED
BSQCP
10/17/2024 3:55:13 PM
didorchula
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIGATE 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 rules 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 Storkage of any drainage way is not permitted without approval of the Planning & Community Development Department.

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 44.3
GARAGE SLAB = 43.6
GRADE BEAM = 12"
(44.3 - 43.6 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

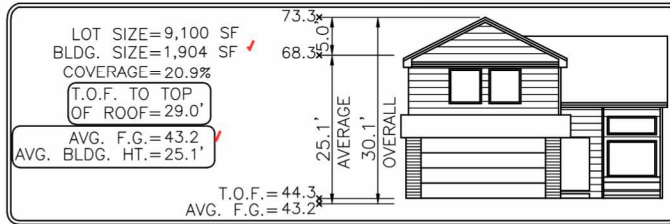
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 1,750 SF
DRIVE COVERAGE IN
FRONT SETBACK = 685 SF
COVERAGE = 39.0 %

LEGEND

- LOWERED FINISH GRADE:
- (XX) HOUSE
 - (XX) PORCH
 - (XX) GARAGE/CRAWL SPACE
 - (XX) FOUNDATION STEP
 - (XX) CONCRETE
 - (X) RISER COUNT
 - (XX.XX) CONCRETE ELEVATION
 - (XX.X) GRADING PLAN ELEVATION
 - OVEREX LIMITS

Released for Permit
10/16/2024 1:58:43 PM
Amy
ENUMERATION

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-A/3-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14 ✓	
COUNTY: EL PASO	
ADDRESS: 10259 KINGSBURY DRIVE ✓	
MINIMUM SETBACKS:	DATE: 09.11.24
FRONT: 25'	<p>GENERAL NOTES:</p> <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
REAR: 25'	
CORNER: 15'	
SIDE: 5'	
<p>BJS Surveying, Inc. Specializing in Home Builder Services Since 1985</p>	<p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net</p>

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 5226114038

Address: 10259 KINGSBURY DR, PEYTON

Plan Track #: 195249

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 1:59:03 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
10/17/2024 3:55:44 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.