

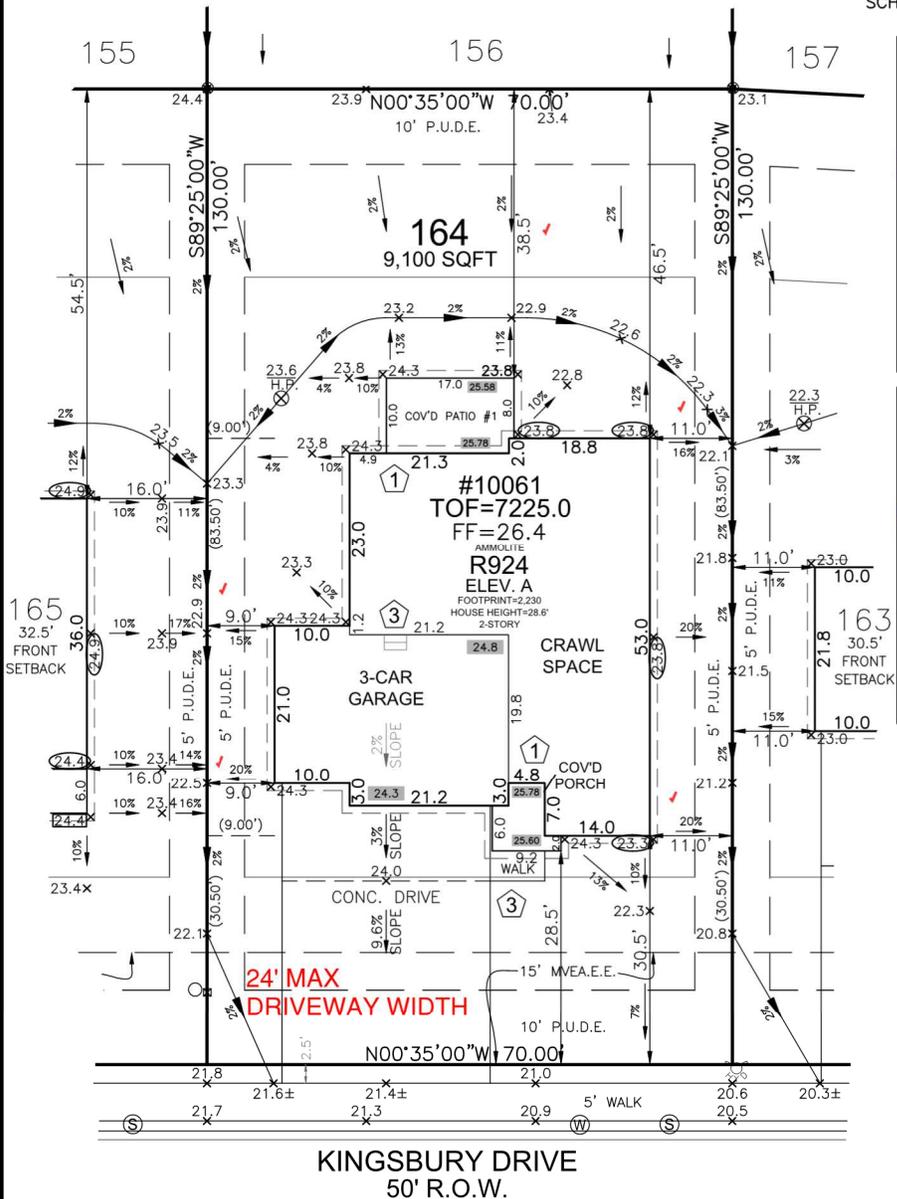
# RICHMOND AMERICAN HOMES

## LOT 164

### PLOT PLAN

JOB#33990029

SCHEDULE NUMBER 5226114027



HAYLEY YOUNG, P.E.  
DATE: 07.25.24  
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: 07.25.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit  
08/05/2024 3:47:33 PM  
brent  
ENUMERATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 693 SF  
COVERAGE = 39.6 %

#### LEGEND

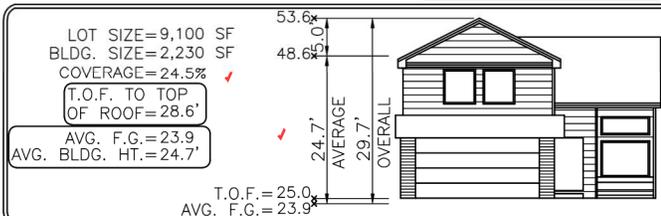
- LOWERED FINISH GRADE:
- (XX.X) HOUSE
  - (XX.X) PORCH
  - (XX.X) GARAGE/CRAWL SPACE
  - (XX.X) FOUNDATION STEP
  - (XX) CONCRETE
  - (X) RISER COUNT
  - (XX.XX) CONCRETE ELEVATION
  - (XX.X) GRADING PLAN ELEVATION
  - OVEREX LIMITS

#### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 25.0
- GARAGE SLAB = 24.3
- GRADE BEAM = 12" (25.0 - 24.3 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PATIO



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

SFD24758  
PLAT 14943  
ZONE RS-6000  
RS-20000

APPROVED  
Plan Review  
08/07/2024 8:27:29 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
08/07/2024 8:27:37 AM  
dsdarchuleta  
EPC Planning & Community  
Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION. 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 into a City lot.

Division of discharge of any drainage way is 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.



SCALE: 1"=20'

MODEL OPTIONS: R924-A/3-CAR/CRAWL SPACE/COVD PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10061 KINGSBURY DRIVE

MINIMUM SETBACKS:

FRONT: 25'  
REAR: 25'  
CORNER: 15'  
SIDE: 5'

DRAWN BY: DV

DATE: 07.25.24



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 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: 5226114027

**Address: 10061 KINGSBURY DR, PEYTON**

**Plan Track #: 192755**  **Received: 05-Aug-2024 (BRENT)**

**Description: RESIDENCE** **Required PPRBD Departments (2)**

Type of Unit:

Garage	687
Main Level	1481
Upper Level 1	1628
<b>Total Square Feet</b>	<b>3796</b>

**Required PPRBD Departments (2)**

**Enumeration**  
**APPROVED**  
**BRENT**  
8/5/2024 3:47:47 PM

**Floodplain**  
**(N/A) RBD GIS**

**Required Outside Departments (1)**

**County Zoning**  
**APPROVED**  
**Plan Review**  
08/07/2024 8:28:03 AM  
*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.