

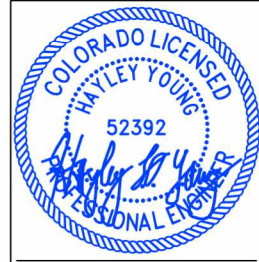
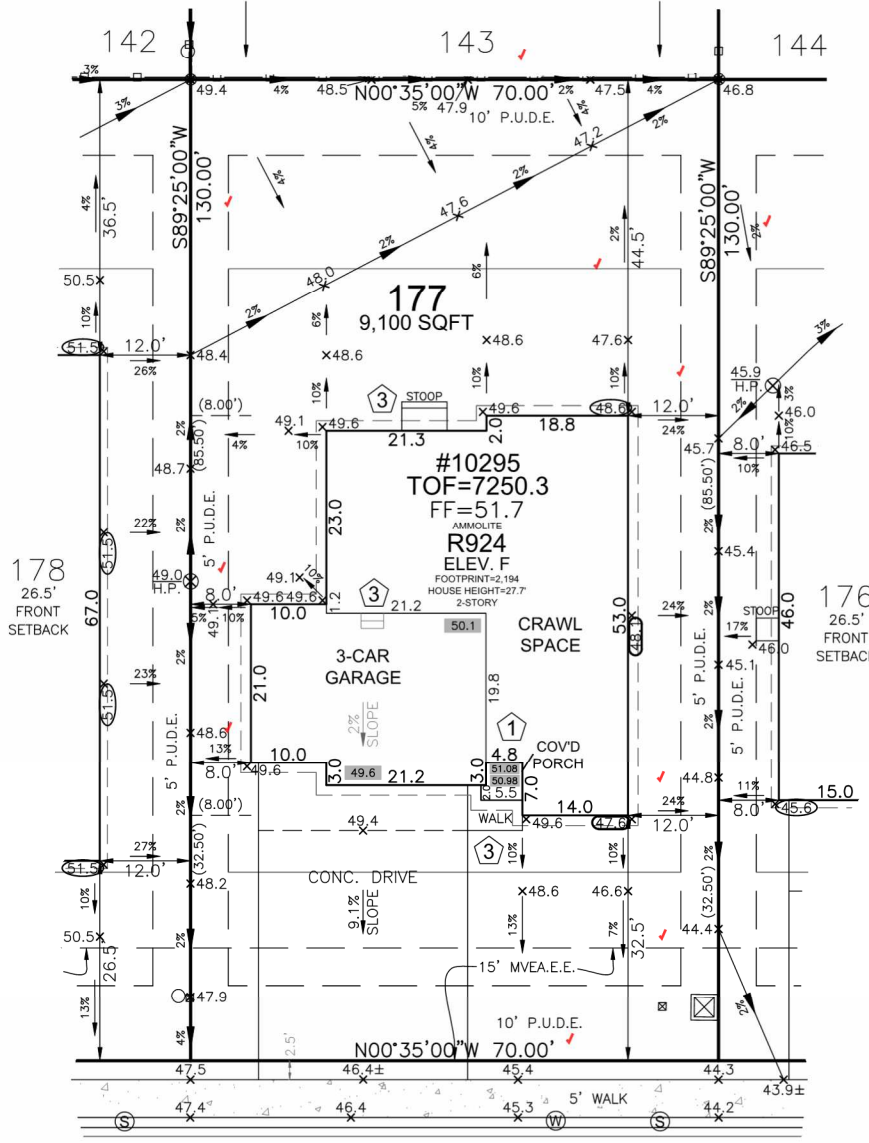
RICHMOND AMERICAN HOMES

LOT 177

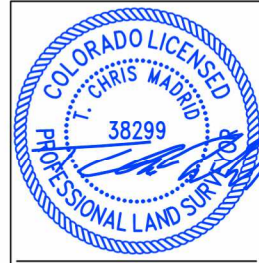
PLOT PLAN

JOB#33990042

SCHEDULE NUMBER 5226114040



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 %

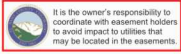
LEGEND

- LOWERED FINISH GRADE:
- (XX) 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

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 50.3
- GARAGE SLAB = 49.6
- GRADE BEAM = 12" (50.3 - 49.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

SFD24989
PLAT 14943
ZONE RS-6000



APPROVED Plan Review
10/17/2024 4:07:37 PM
didarchulela
EPC Planning & Community Development Department

APPROVED BESQP
10/17/2024 4:07:43 PM
didarchulela
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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.

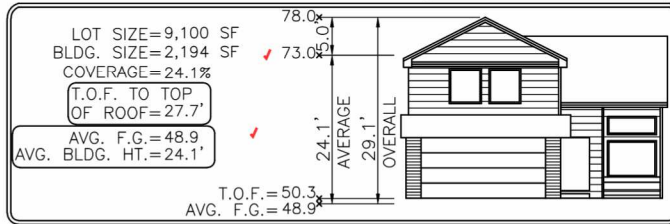
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

Released for Permit
10/16/2024 2:08:03 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: R924-F/3-CAR/CRAWL SPACE		GENERAL NOTES:	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14		<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 	
COUNTY: EL PASO		DRAWN BY: DV	
ADDRESS: 10295 KINGSBURY DRIVE		DATE: 09.11.24	
MINIMUM SETBACKS:		<p>FRONT: 25'</p> <p>REAR: 25'</p> <p>CORNER: 15'</p> <p>SIDE: 5'</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: 5226114040

Address: 10295 KINGSBURY DR, PEYTON

Plan Track #: 195251

Received: 16-Oct-2024 (AMY)

Description:

Required PPRBD Departments (2)

RESIDENCE

Type of Unit:

Garage	687
Main Level	1481
Upper Level 1	1628
Total Square Feet	3796

Enumeration

APPROVED

AMY

10/16/2024 2:08:24 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

10/17/2024 4:08:57 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.