

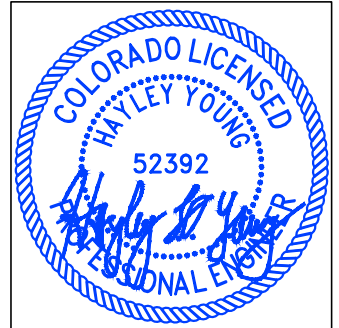
SFD241139
 PLAT 14943
 RS-6000



LOT 203
 SCHEDULE NUMBER 5226115021

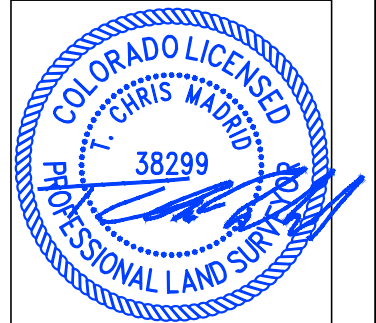
PLOT PLAN

PARTIAL LOT INVENTORY AVAILABLE AT TIME OF PLOT PLAN DESIGN; GRADES SHOWN AT CORNERS ARE FROM THE GRADING PLAN AND SUBJECT TO CHANGE AFTER FIELD VERIFICATION.



HAYLEY YOUNG, P.E.
 DATE: 12.03.24

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: 12.03.24

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
 12/13/2024 9:05:10 AM
 brent
 ENUMERATION

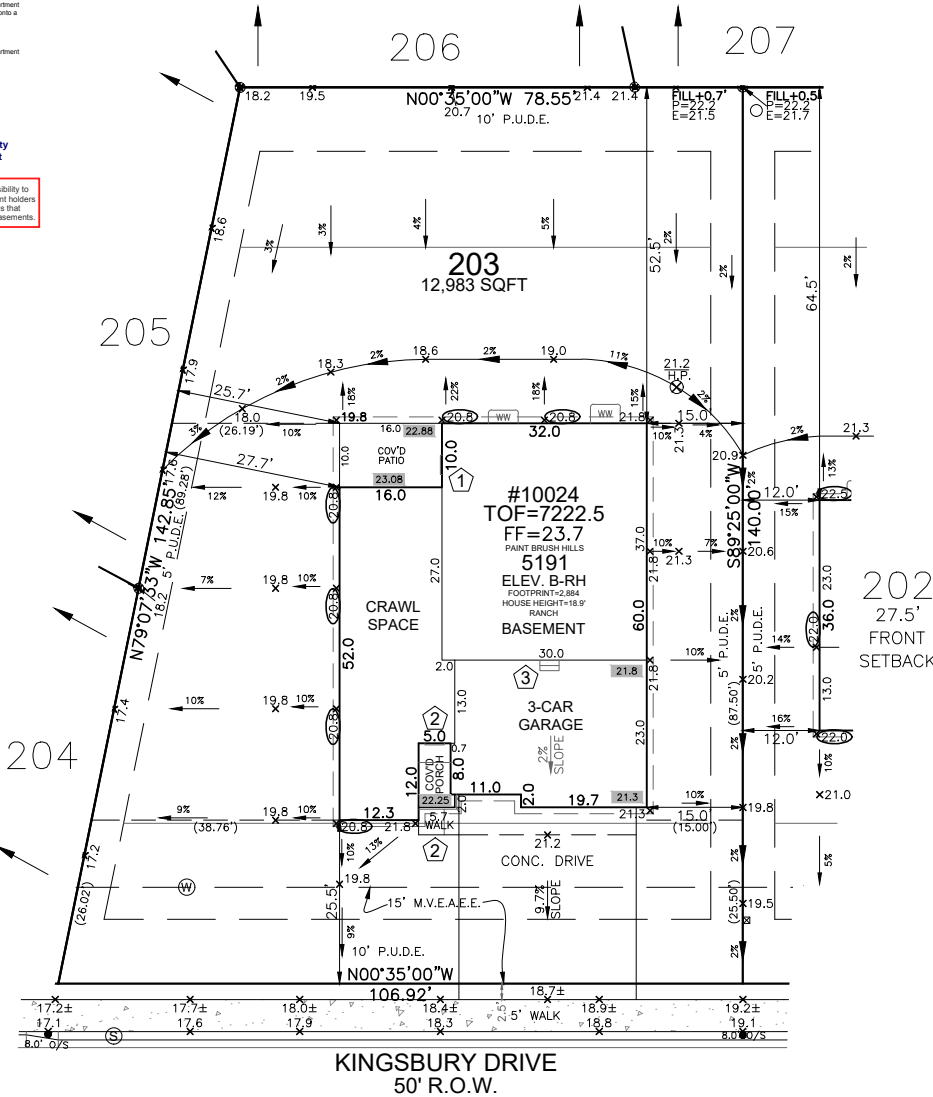
APPROVED
 Plan Review
 12/13/2024 12:20:37 PM
 dsdrangel
 EPC Planning & Community
 Development Department

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.

APPROVED
 BESQCP
 12/13/2024 12:30:47 PM
 dsdrangel
 EPC 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.



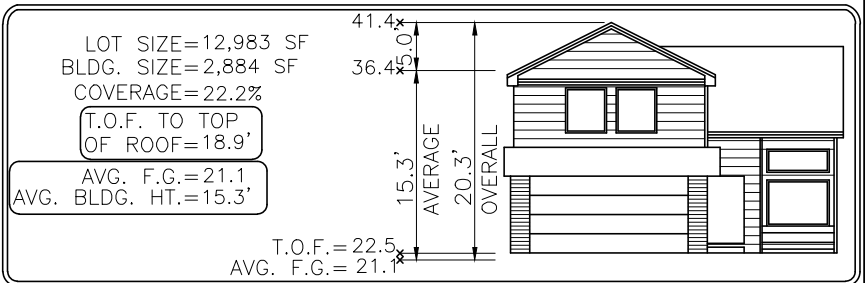
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 22.5
- GARAGE SLAB = 21.3
- GRADE BEAM = 18" (22.5 - 21.3 = 01.2 * 12 = 14" + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

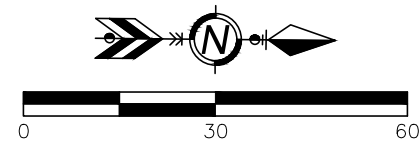
LOWERED FINISH GRADE:	
(XX) HOUSE	
(XX.X) PORCH	
(XX.X) GARAGE/CRAWL SPACE	
(XX.X) FOUNDATION STEP	
(XX) CONCRETE	
(X) RISER COUNT	
(XX.XX) CONCRETE ELEVATION	
(XX.X) GRADING PLAN ELEVATION	

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK = 2,610 SF
 DRIVE COVERAGE IN
 FRONT SETBACK = 692 SF
 COVERAGE = 26.5 %



LOT SIZE = 12,983 SF
 BLDG. SIZE = 2,884 SF
 COVERAGE = 22.2 %
 T.O.F. TO TOP OF ROOF = 18.9'
 AVG. F.G. = 21.1
 AVG. BLDG. HT. = 15.3'

T.O.F. = 22.5
 AVG. F.G. = 21.1



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

MODEL OPTIONS: 5191-B/3-CAR/PARTIAL BSMT/8' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10024 KINGSBURY DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: KM

DATE: 12.03.24



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: 09.18.24


SITE



2023 PPRBC
2021 IECC

Parcel: 5226115021

Address: 10024 KINGSBURY DR, PEYTON

Plan Track #: 196973 

Received: 13-Dec-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

Garage	680	
Lower Level 2	1891	
Main Level	1993	
	4564	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 12/13/2024 9:05:22 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/13/2024 12:21:05 PM</i>  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.