

FILE - SFD24988
 ZONING - RS6000
 PLAT - 14943
 AREA - 9100 SQ FT

RICHMOND AMERICAN HOMES

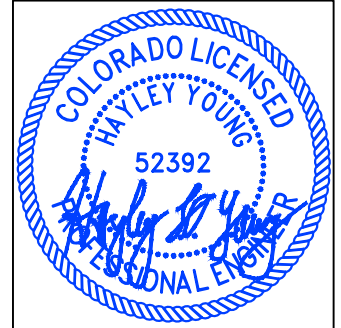
JOB#33990041
 LOT 176
 PLOT PLAN

SCHEDULE NUMBER 5226114039

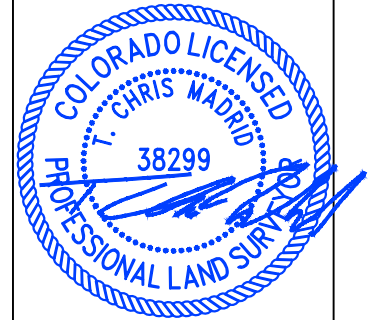
APPROVED
 Plan Review
 10/16/2024 1:03:39 PM
 (Andrew)
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 10/18/2024 1:03:39 PM
 (Andrew)
 EPC Planning & Community
 Development Department

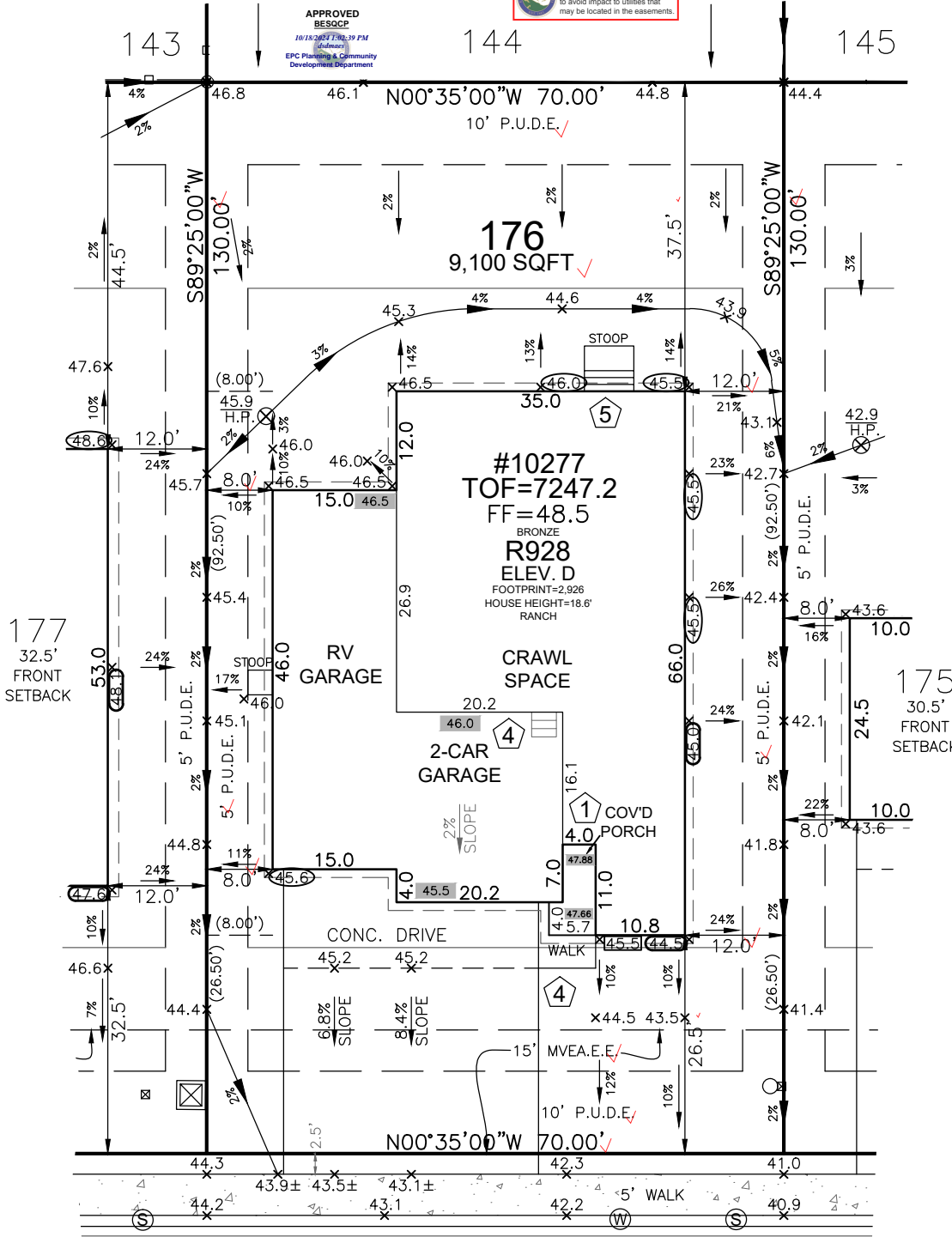
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located on the easements.



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.



KINGSBURY DRIVE
 50' R.O.W.

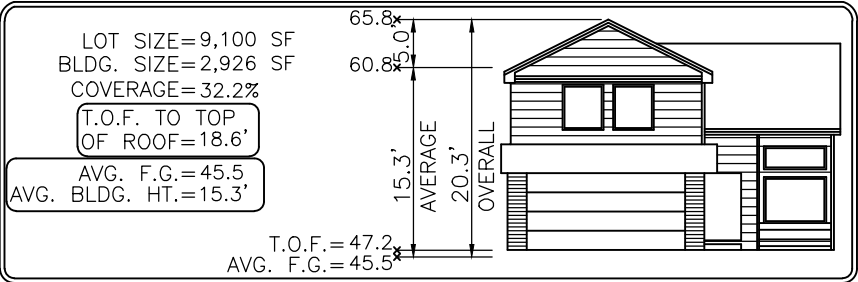
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 47.2
- GARAGE SLAB = 45.5
- GRADE BEAM = 24"
 (47.2 - 45.5 = 01.7 * 12 = 20" + 4" = 24")
 *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION

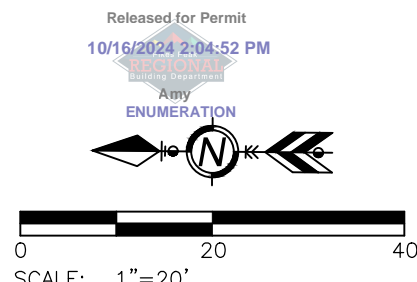
FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,750 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 772 SF
 COVERAGE=44.1 %

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



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



MODEL OPTIONS: R928-D/2-CAR + RV/CRAWL SPACE/GSD

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10277 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@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: 5226114039

Address: 10277 KINGSBURY DR, PEYTON

Plan Track #: 195250 

Received: 16-Oct-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 10/16/2024 2:05:28 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>10/18/2024 1:03:37 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.