

SFD24972  
 PLAT 14943  
 RS-6000

# RICHMOND AMERICAN HOMES

JOB#33990035  
 LOT 170

## PLOT PLAN

SCHEDULE NUMBER 5226114033

**APPROVED**  
 Plan Review  
 10/17/2024 12:39:53 PM  
 EPC Planning & Community  
 Development Department

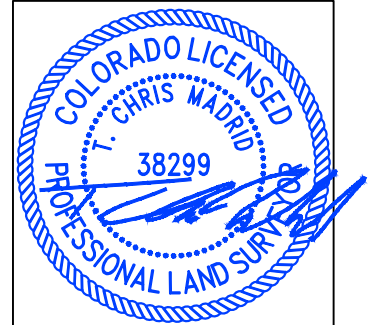
NEW PROVISIONS CREATED BY  
 COLORADO COUNTY OF EL PASO  
 TO COMPLY WITH APPLICABLE  
 ORDINANCES AND REGULATIONS  
 CONCERNING THE DEVELOPMENT  
 OF LAND.  
 Planning & Community Development Department  
 Approval is contingent upon compliance with all  
 applicable rules or the local jurisdiction.  
 An urban general plan of any jurisdiction  
 Planning & Community Development Department  
 prior to the implementation of any driveway into a  
 County road.  
 Construction of any drainage  
 is not permitted without approval of the  
 Planning & Community Development Department.

**APPROVED**  
 BESQCP  
 10/17/2024 12:39:59 PM  
 EPC Planning & Community  
 Development Department

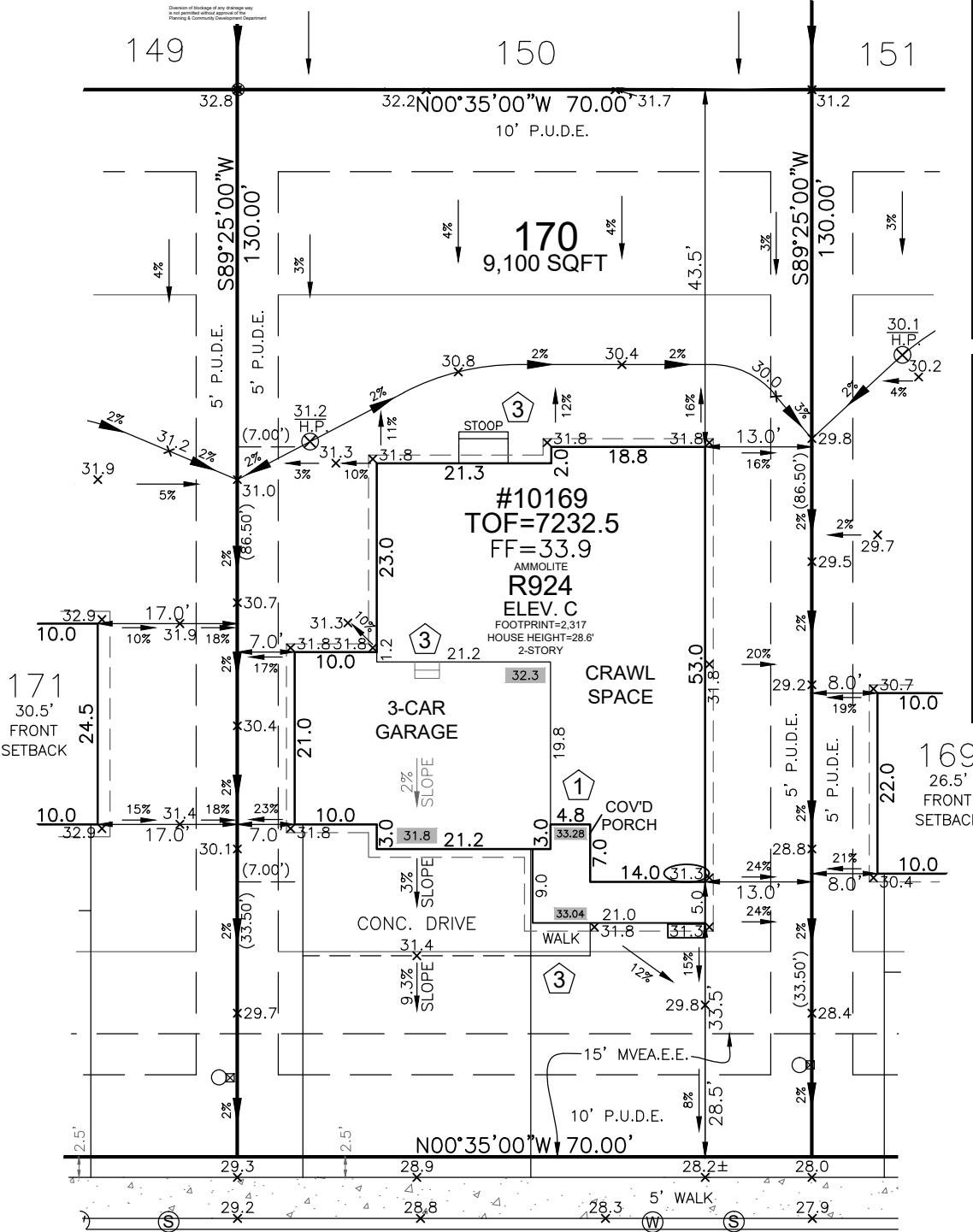
It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.



HAYLEY YOUNG, P.E.  
 DATE: 08.19.24  
 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: 08.19.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS  
 OF THIS DOCUMENT THAT FALL WITHIN  
 THE SCOPE OF MY DUTIES AS A P.L.S.



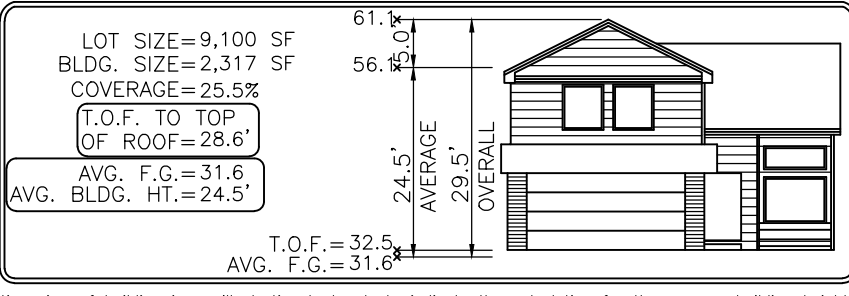
FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,750 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 693 SF  
 COVERAGE=39.6 %

**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 = 32.5  
 GARAGE SLAB = 31.8  
 GRADE BEAM = 12"  
 (32.5 - 31.8 = 00.7 \* 12 = 8" + 4" = 12")  
 \*FROST DEPTH MUST BE MAINTAINED  
 LOWERED FINISH GRADE ALONG HOUSE  
 LOWERED FINISH GRADE AT PORCH 14"

Released for Permit  
 10/16/2024 11:20:55 AM  
 Regional Building Department  
 Becky A  
 ENUMERATION



MODEL OPTIONS: R924-C/3-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10169 KINGSBURY DRIVE	
<b>MINIMUM SETBACKS:</b> FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: DV DATE: 08.19.24  6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.net
<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 05.06.24</li> </ul>	

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226114033

Address: 10169 KINGSBURY DR, PEYTON

Plan Track #: 195230 

Received: 16-Oct-2024 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

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

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p><b>10/16/2024 11:21:20 AM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
--	--

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b><u>Plan Review</u></b></p> <p><i>10/17/2024 12:40:24 PM</i></p>  <p><b>EPC Planning &amp; Community Development Department</b></p>
--

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.