

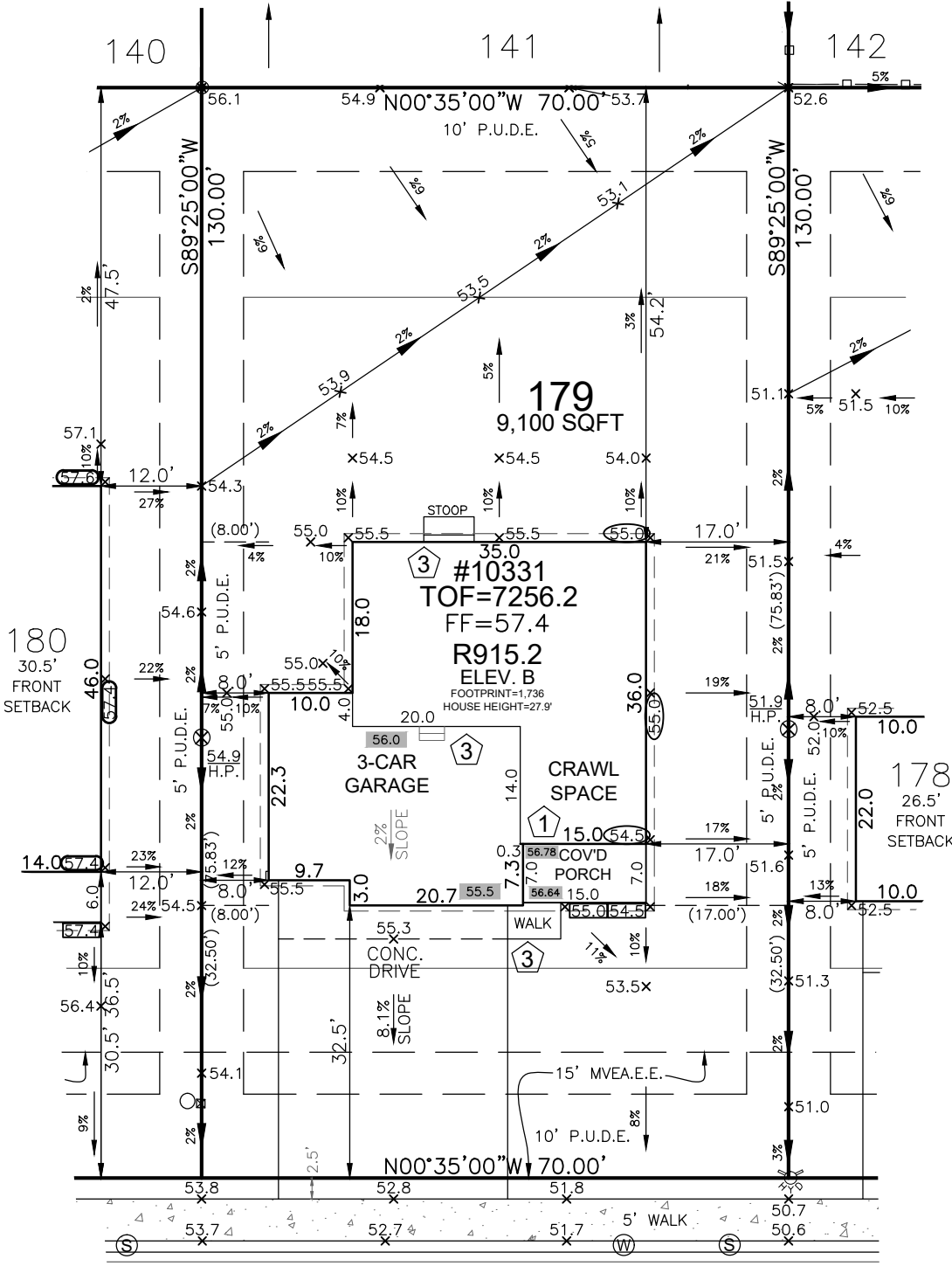
SFD24991
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33990044
 LOT 179

SCHEDULE NUMBER 5226114042



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= 686 SF
 COVERAGE=39.0 %

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 = 56.2
- GARAGE SLAB = 55.5
- GRADE BEAM = 12"
- (56.2 - 55.5 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"

APPROVED Plan Review
 10/18/2024 9:11:40 AM
 dsdrangel
 EPC Planning & Community Development Department

APPROVED BESQCP
 10/18/2024 9:12:00 AM
 dsdrangel
 EPC Planning & Community Development Department

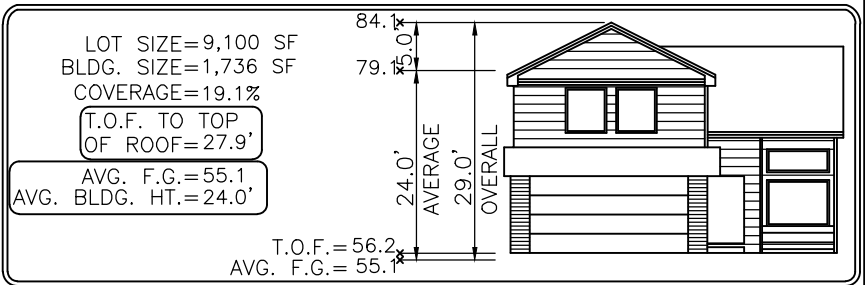
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.

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

Released for Permit
 10/16/2024 2:12:35 PM
 Regional Building Department
 Amy ENUMERATION

SCALE: 1"=20'



MODEL OPTIONS: R915.2-B/3-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10331 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@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: 05.06.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5226114042

Address: 10331 KINGSBURY DR, PEYTON

Plan Track #: 195253 

Received: 16-Oct-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>10/16/2024 2:13:04 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>10/18/2024 9:12:22 AM</p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</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.