

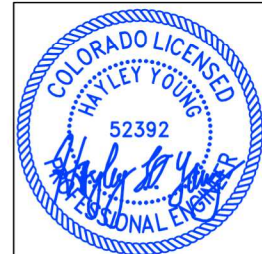
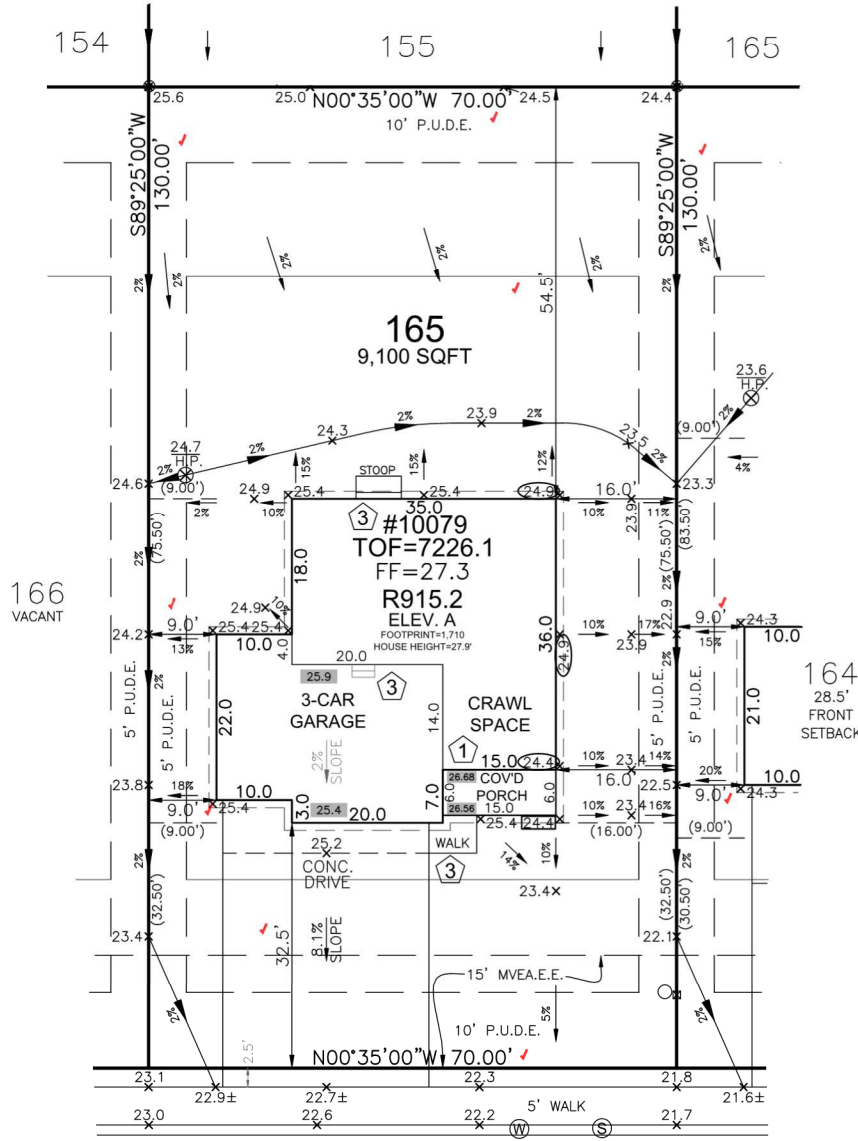
# RICHMOND AMERICAN HOMES

## LOT 165

### PLOT PLAN

JOB#33990030  
LOT 165

SCHEDULE NUMBER 5226114028



HAYLEY YOUNG, P.E.  
DATE: 07.25.24  
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: 07.25.24  
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  
08/05/2024 3:50:54 PM  
brent  
ENUMERATION

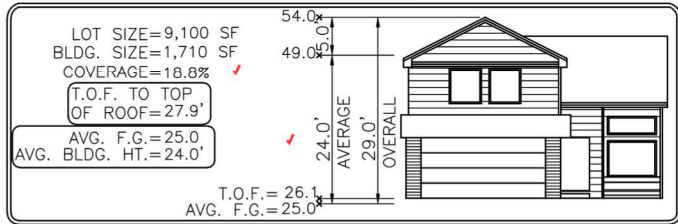
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 683 SF  
COVERAGE=39.0 %

#### LEGEND

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

#### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 26.1
- GARAGE SLAB = 25.4
- GRADE BEAM = 12" (26.1 - 25.4 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"



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

SFD24759  
PLAT 14943  
ZONE RS-6000

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

APPROVED  
Plan Review  
08/07/2024 10:47:33 AM  
didarchuleta  
EPC Planning & Community Development Department

APPROVED  
BESQCP  
08/07/2024 10:47:39 AM  
didarchuleta  
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.



SCALE: 1"=20'

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

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10079 KINGSBURY DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 07.25.24



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: 5226114028

**Address: 10079 KINGSBURY DR, PEYTON**

**Plan Track #: 192759** 

**Received: 05-Aug-2024 (BRENT)**

**Description:**

**Required PPRBD Departments (2)**

## RESIDENCE

Type of Unit:

Garage	414
Main Level	986
Upper Level 1	1202
<b>Total Square Feet</b>	<b>2602</b>

Enumeration

**APPROVED**

**BRENT**

**8/5/2024 3:51:09 PM**

Floodplain

(N/A) RBD GIS

**Required Outside Departments (1)**

County Zoning

**APPROVED**

**Plan Review**

**08/07/2024 10:48:07 AM**

*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.