

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33990061
LOT 74

SFD2545

SCHEDULE NUMBER 5226112010

APPROVED
BESQCP
01/13/2025 1:29:51 PM
dyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
01/13/2025 1:29:57 PM
dyounger
EPC Planning & Community
Development Department

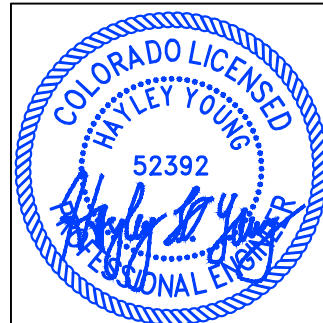
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable laws.

An easement permit must be obtained by the Planning & Community Development Department prior to the establishment of any driveway onto a County Road.

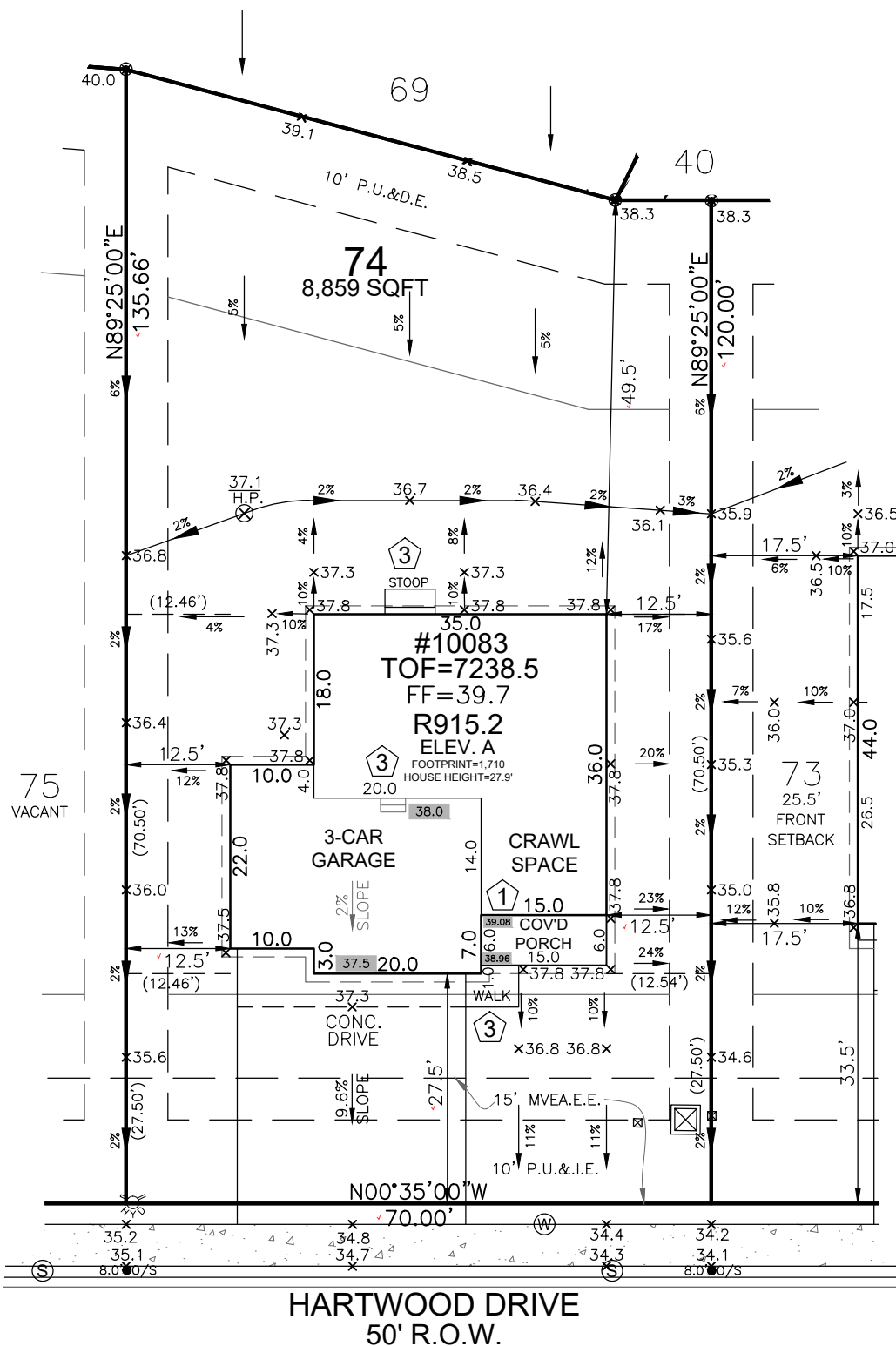
Division of Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 11.21.24
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: 11.21.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



SITE SPECIFIC PLOT PLAN NOTES:

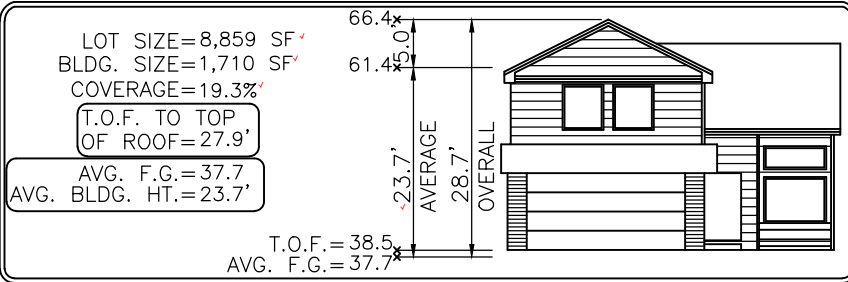
- TOF = 38.5
- GARAGE SLAB = 37.5
- GRADE BEAM = 16"
- (38.5 - 37.5 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,750 SF
DRIVE COVERAGE IN
FRONT SETBACK= 683 SF
COVERAGE=39 %

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.

Released for Permit
01/10/2025 11:19:27 AM
EPC Planning & Community Development Department
ENUMERATION

SCALE: 1"=20'

MODEL OPTIONS: R915.2-A/3-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO RS-6000 PLAT 14943	
ADDRESS: 10083 HARTWOOD DRIVE	
<p>MINIMUM SETBACKS:</p> <p>FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'</p>	<p>DRAWN BY: BL DATE: 11.21.24</p> <p style="text-align: center;">B&J Surveying, Inc. Specializing in Home Builder Services Since 1985.</p> <p>6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurveying.net</p>
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • 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: 10.03.24 	

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5226112010

Address: 10083 HARTWOOD DR, PEYTON

Plan Track #: 197604 

Received: 10-Jan-2025 (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>1/10/2025 11:19:40 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/13/2025 1:32:08 PM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.