

**REVISIONS:**  
 10.21.24 - REVISED DRIVE IN FRONT SETBACK INFORMATION. MM  
 11.04.24 - FROM FULL BSMT TO PARTIAL BSMT PER BUILDER REQUEST. MM



LOT 99  
 SCHEDULE NUMBER 5226113005

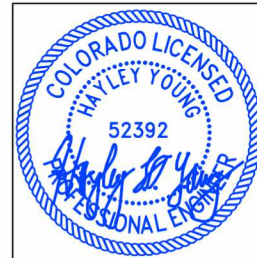
**SFD241051**  
**PLAT 14943**  
**ZONE RS-6000**

**APPROVED**  
**Plan Review**  
 11/13/2024 2:01:25 PM  
 dsarchuleta  
 EPC Planning & Community Development Department

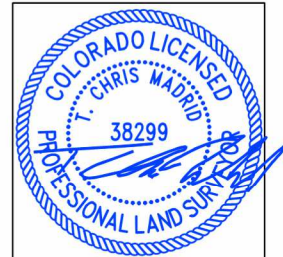
**APPROVED**  
**BESQCP**  
 11/13/2024 2:01:32 PM  
 dsarchuleta  
 EPC Planning & Community Development Department

**IT PLAN**

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



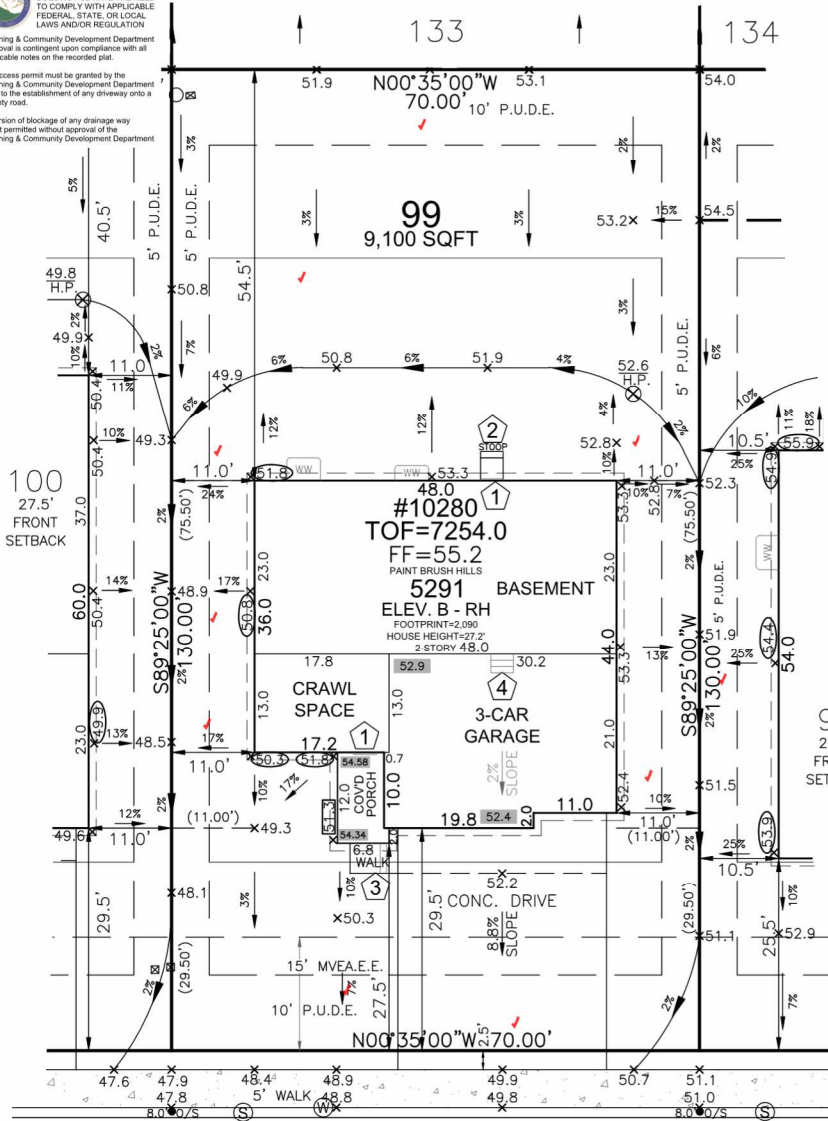
HAYLEY YOUNG, P.E.  
 DATE: 11.04.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.  
 DATE: 11.04.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

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



**SITE SPECIFIC PLOT PLAN NOTES:**  
 TOF = 54.0  
 GARAGE SLAB = 52.4  
 GRADE BEAM = 23"  
 (54.0 - 52.4 = 01.6 \* 12 = 19" + 4" = 23")  
 \*FROST DEPTH MUST BE MAINTAINED  
 LOWERED FINISH GRADE ALONG HOUSE  
 LOWERED FINISH GRADE AT PORCH 32"  
 CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

**LEGEND**

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

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,750 SF  
 DRIVE COVERAGE IN FRONT SETBACK= 692 SF  
 COVERAGE=39.5 %

Released for Permit  
 11/11/2024 4:10:23 PM  
 Building Department  
 amy  
 ENUMERATION

SCALE: 1"=20'

LOT SIZE=9,100 SF  
 BLDG. SIZE=2,090 SF  
 COVERAGE=23.0%  
 T.O.F. TO TOP OF ROOF=27.2'  
 AVG. F.G.=52.0  
 AVG. BLDG. HT.=24.2'

T.O.F. = 54.0  
 AVG. F.G. = 52.0

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

MODEL OPTIONS: 5291-B/3-CAR/PARTIAL BSMT/8' WALLS	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10280 HARTWOOD DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: BL DATE: 10.16.24
6841 South Yosemite Street #100 Centennial, CO 80112 USA Phone: (303) 850-0559 Fax: (303) 850-0711 E-mail: info@bjsurvey.net	
<b>GENERAL NOTES:</b> • 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: 07.10.24	

# SITE

2023 PPRBC  
2021 IECC



Parcel: 5226113005

Address: 10280 HARTWOOD DR, PEYTON

Plan Track #: 196051

Received: 11-Nov-2024 (AMY)

Description:

Required PPRBD Departments (2)

## RESIDENCE

Type of Unit:

Garage	681
Lower Level 2	1226
Main Level	1333
Upper Level 1	1668
Total Square Feet	
	4908

Enumeration

APPROVED

AMY

11/11/2024 4:10:45 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

11/13/2024 2:02:06 PM

*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.