

REVISIONS:  
10.30.24 - REVISED LEFT SIDE GRADING TO WORK WITH REVISION DONE ON LOT 98, MM  
11.04.24 - FROM FULL BSMT TO PARTIAL BSMT PER BUILDER REQUEST, MM



LOT 97

SCHEDULE NUMBER 5226113003

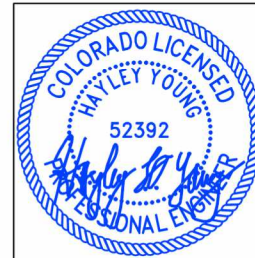
SFD241052  
PLAT 14943  
ZONE RS-6000

APPROVED  
Plan Review  
11/13/2024 2:10:54 PM  
didarchuleta  
EPC Planning & Community  
Development Department

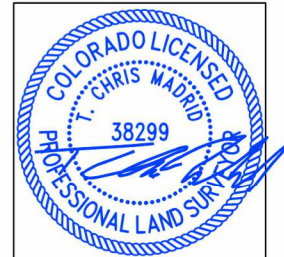
APPROVED  
BESQCP  
11/13/2024 2:10:59 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

PLOT PLAN

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

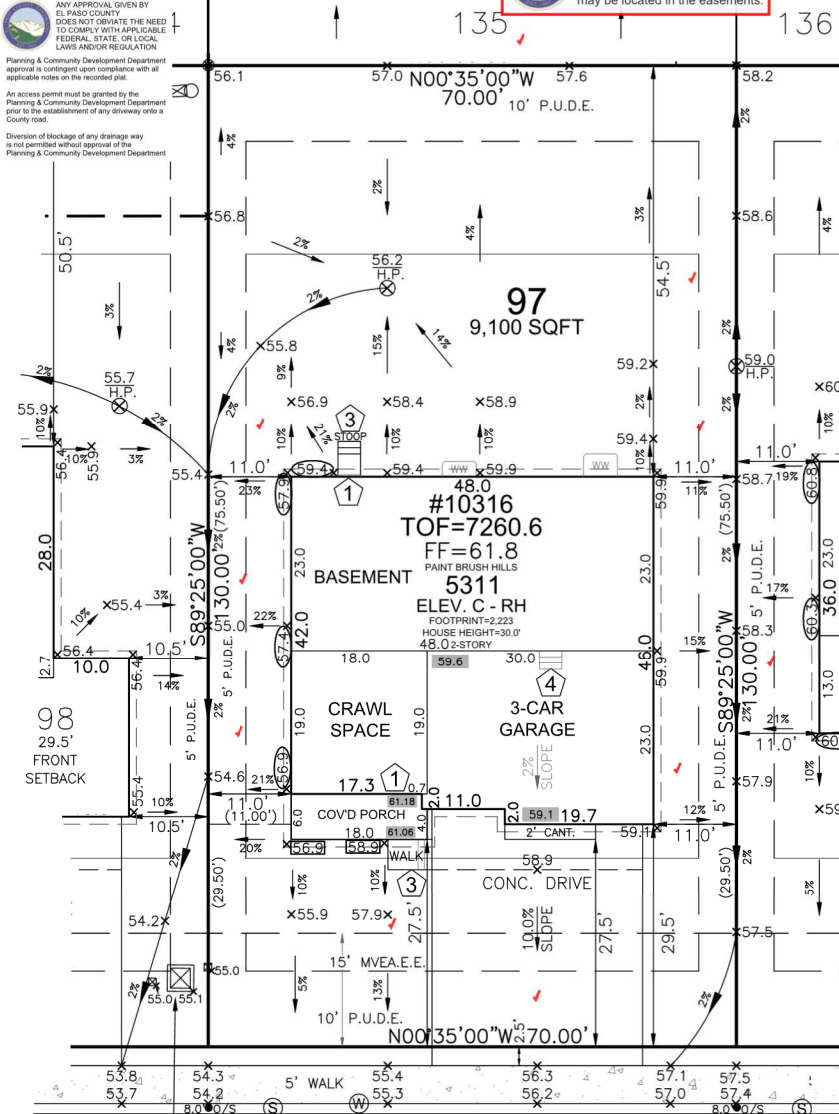


HAYLEY YOUNG, P.E.  
DATE: 11.04.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



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.

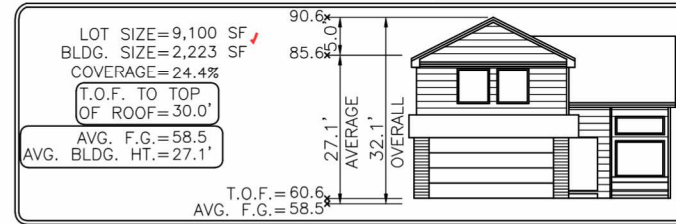
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION  
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
An access permit must be granted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



SITE SPECIFIC PLOT PLAN NOTES:  
TOF = 60.6  
GARAGE SLAB = 59.1  
GRADE BEAM = 22"  
(60.6 - 59.1 = 01.5' \* 12 = 18" + 4" = 22")  
\*FROST DEPTH MUST BE MAINTAINED  
LOWERED FINISH GRADE ALONG HOUSE  
LOWERED FINISH GRADE AT PORCH 38"  
CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

LEGEND table with symbols for lowered finish grade, house, porch, garage/crawl space, foundation step, concrete, riser count, concrete elevation, and grading plan elevation.

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 698 SF  
COVERAGE=39.9%



Released for Permit  
11/11/2024 4:12:31 PM  
Building Department  
ENUMERATION  
SCALE: 1"=20'

MODEL OPTIONS: 5311-C/3-CAR/PARTIAL BSMT/8' WALLS  
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14  
COUNTY: EL PASO  
ADDRESS: 10316 HARTWOOD DRIVE  
MINIMUM SETBACKS: FRONT: 25', REAR: 25', CORNER: 15', SIDE: 5'  
DRAWN BY: BL DATE: 10.16.24  
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: 07.10.24

Surveying, Inc. logo and contact information: 6841 South Yosemite Street #100, Centennial, CO 80112 USA, Phone: (303) 850-0559, Fax: (303) 850-0711, E-mail: info@bjsurvey.net

# SITE

2023 PPRBC  
2021 IECC



Parcel: 5226113003

Address: 10316 HARTWOOD DR, PEYTON

Plan Track #: 196052

Received: 11-Nov-2024 (AMY)

Description:

Required PPRBD Departments (2)

## RESIDENCE

Type of Unit:

Garage	678
Lower Level 2	1328
Main Level	1439
Upper Level 1	1681
Total Square Feet	
	5126

Enumeration

APPROVED

AMY

11/11/2024 4:12:51 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

11/13/2024 2:11:18 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.