

SFD241032  
 PLAT 14943  
 RS-6000



LOT 100  
 SCHEDULE NUMBER 522611306

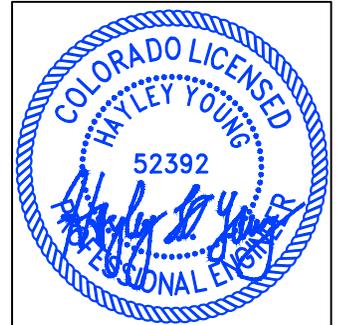
PLOT PLAN

APPROVED  
 Plan Review

11/07/2024 1:24:47 PM

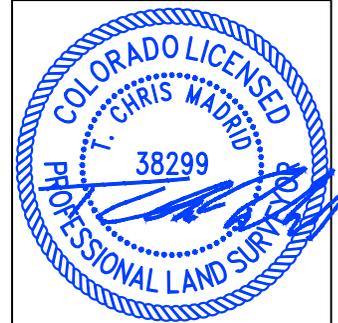
dsdrangel

EPC Planning & Community  
 Development Department



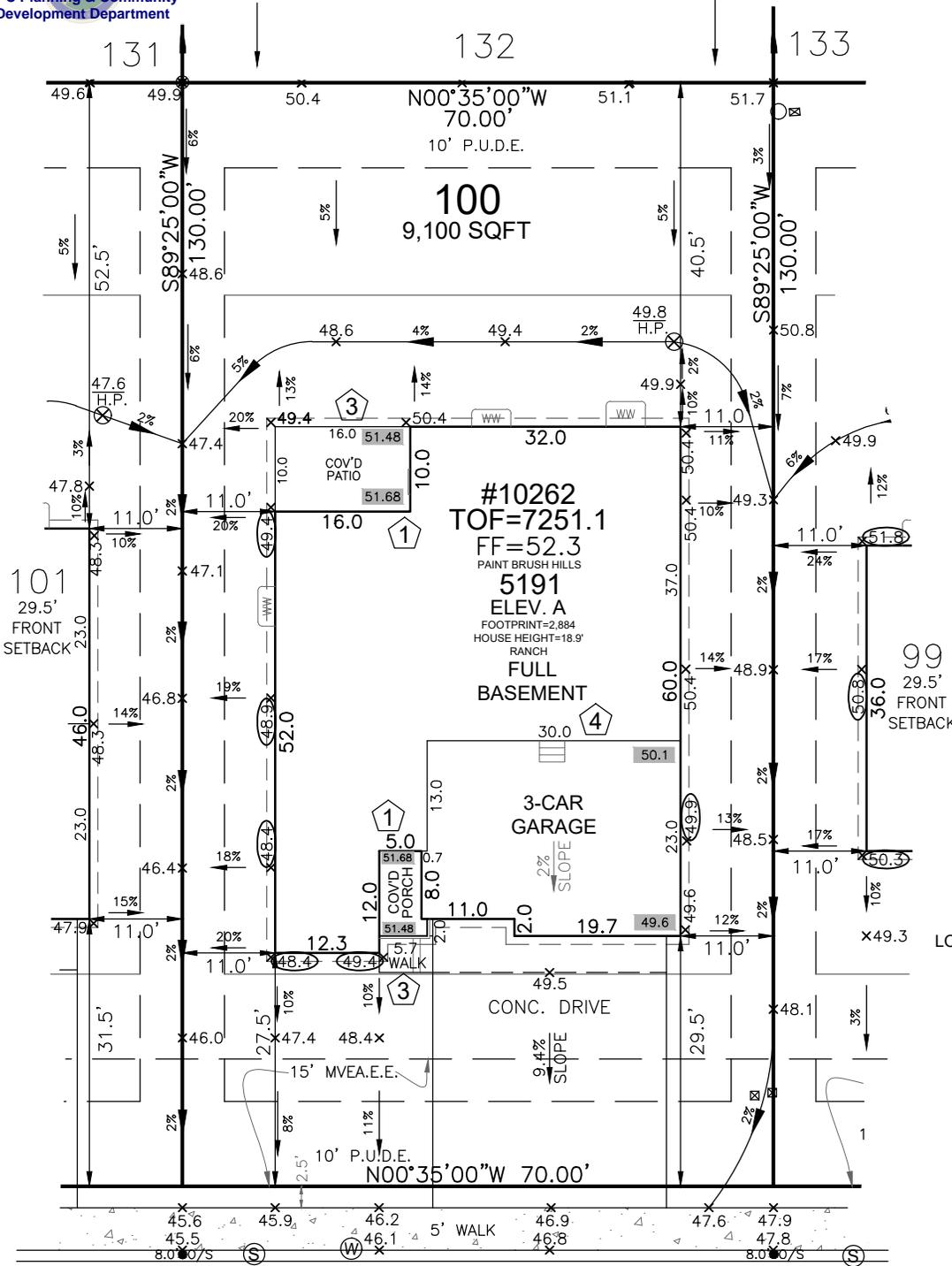
HAYLEY YOUNG, P.E.  
 DATE: 10.16.24

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: 10.16.24

I HEREBY CERTIFY ONLY THE ELEMENTS  
 OF THIS DOCUMENT THAT FALL WITHIN  
 THE SCOPE OF MY DUTIES AS A P.L.S.



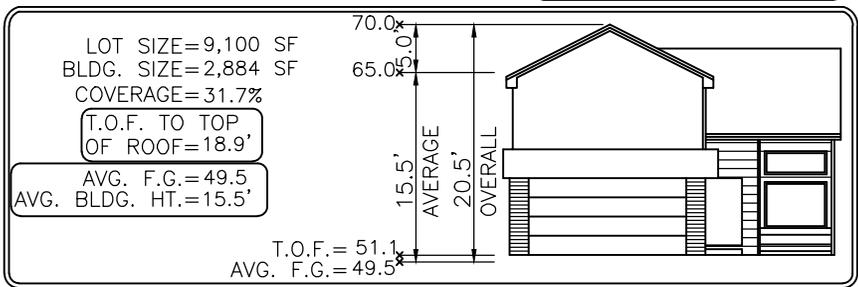
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 51.1
- GARAGE SLAB = 49.6
- GRADE BEAM = 22"
- (51.1 - 49.6) = 0.15 \* 12 = 1.8" + 4" = 22"
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO

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

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,748 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 689 SF  
 COVERAGE=39%



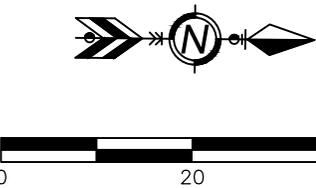
Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT OBTAIN 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 notes on the record plan.

APPROVED  
 BESQCP  
 11/07/2024 1:24:58 PM  
 dsdrangel  
 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.

Released for Permit  
 11/04/2024 3:41:28 PM  
 Building Department  
 amym  
 ENUMERATION



MODEL OPTIONS: 5191-A/3-CAR/FULL BASEMENT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10262 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@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: 07.10.24

# SITE



2023 PPRBC  
2021 IECC

Parcel: 5226113006

Address: 10262 HARTWOOD DR, PEYTON

Plan Track #: 195832 

Received: 04-Nov-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	680	
Lower Level 2	1891	
Main Level	1993	
	4564	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>11/4/2024 3:42:44 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>11/07/2024 1:25:19 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.