

SFD241030  
 PLAT 14943  
 RS-6000



LOT 36  
 SCHEDULE NUMBER 5226101045

PLOT PLAN

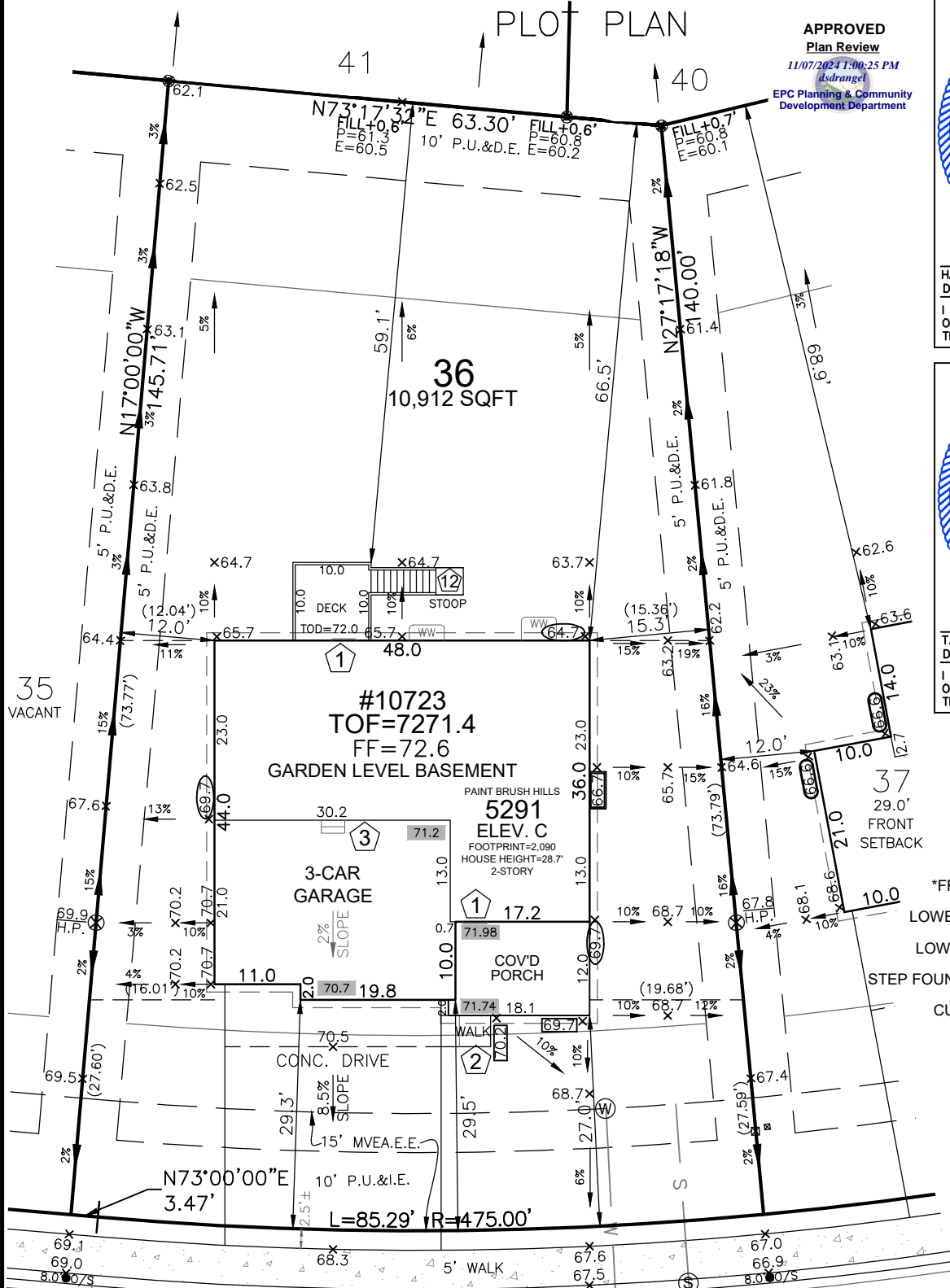
APPROVED  
 Plan Review  
 11/07/2024 1:00:25 PM  
 dsdrangel  
 EPC Planning & Community  
 Development Department



HAYLEY YOUNG, P.E.  
 DATE: 10.15.24  
 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: 10.15.24  
 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 = 71.4
- GARAGE SLAB = 70.7
- GRADE BEAM = 12"  
 (71.4 - 70.7 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- STEP FOUNDATION AT LOCATIONS INDICATED
- CUT/FILL AT LOCATIONS SHOWN FOR  
 ADEQUATE DRAINAGE

LEGEND

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

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK = 2,668 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK = 884 SF  
 COVERAGE = 30.1 %

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

FINSBURY COURT  
 50' ROW

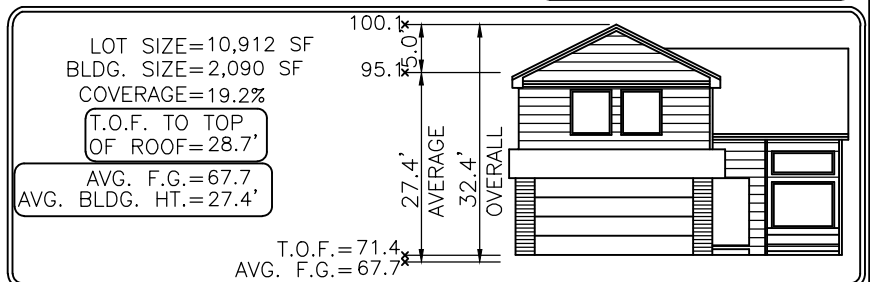
Released for Permit  
 11/04/2024 2:58:04 PM  
 Brent  
 ENUMERATION

APPROVED  
 BESQCP  
 11/07/2024 1:00:39 PM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT REMOVE THE NEED  
 TO COMPLY WITH ALL APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATIONS.  
 Planning & Community Development Department  
 approval is required for any development with all  
 applicable rules of the jurisdiction.  
 An access permit must be provided by the  
 Planning & Community Development Department  
 prior to the construction of any driveway on a  
 County road.  
 Owner's acknowledgment of any drainage notes  
 is not permitted without approval of the  
 Planning & Community Development Department.



SCALE: 1"=20'  
 0 20 40



MODEL OPTIONS: 5291-C/3-CAR/GARDEN LEVEL BSMT/9' WALLS/AC

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10723 FINSBURY COURT

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 10.15.24



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: 05.31.24


# SITE



2023 PPRBC  
2021 IECC

Parcel: 5226101045

Address: 10723 FINSBURY CT, PEYTON

Plan Track #: 195823 

Received: 04-Nov-2024 (BRENT)

## Description:

### RESIDENCE


Type of Unit:

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

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>11/4/2024 2:58:18 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 1:01:00 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.