

REVISIONS:
 10.30.24 - FROM 2-CAR TO 3-CAR/MOVED HOUSE/
 COMPLETE RE-GRADE, MM

LOT 98

SCHEDULE NUMBER 5226113004

SFD241031
 PLAT 14943
 RS-6000

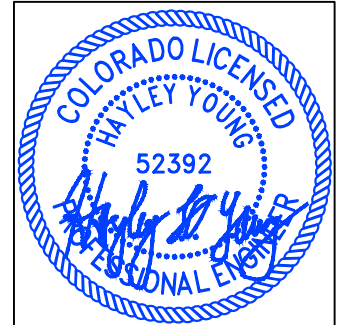
**APPROVED
 Plan Review**

11/07/2024 1:08:04 PM
 dsdrangel

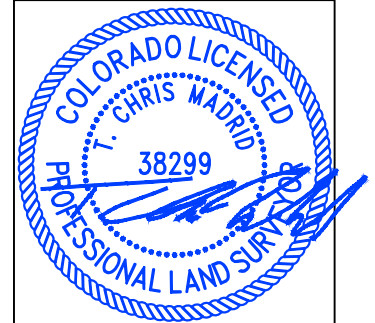
EPC Planning & Community
 Development Department



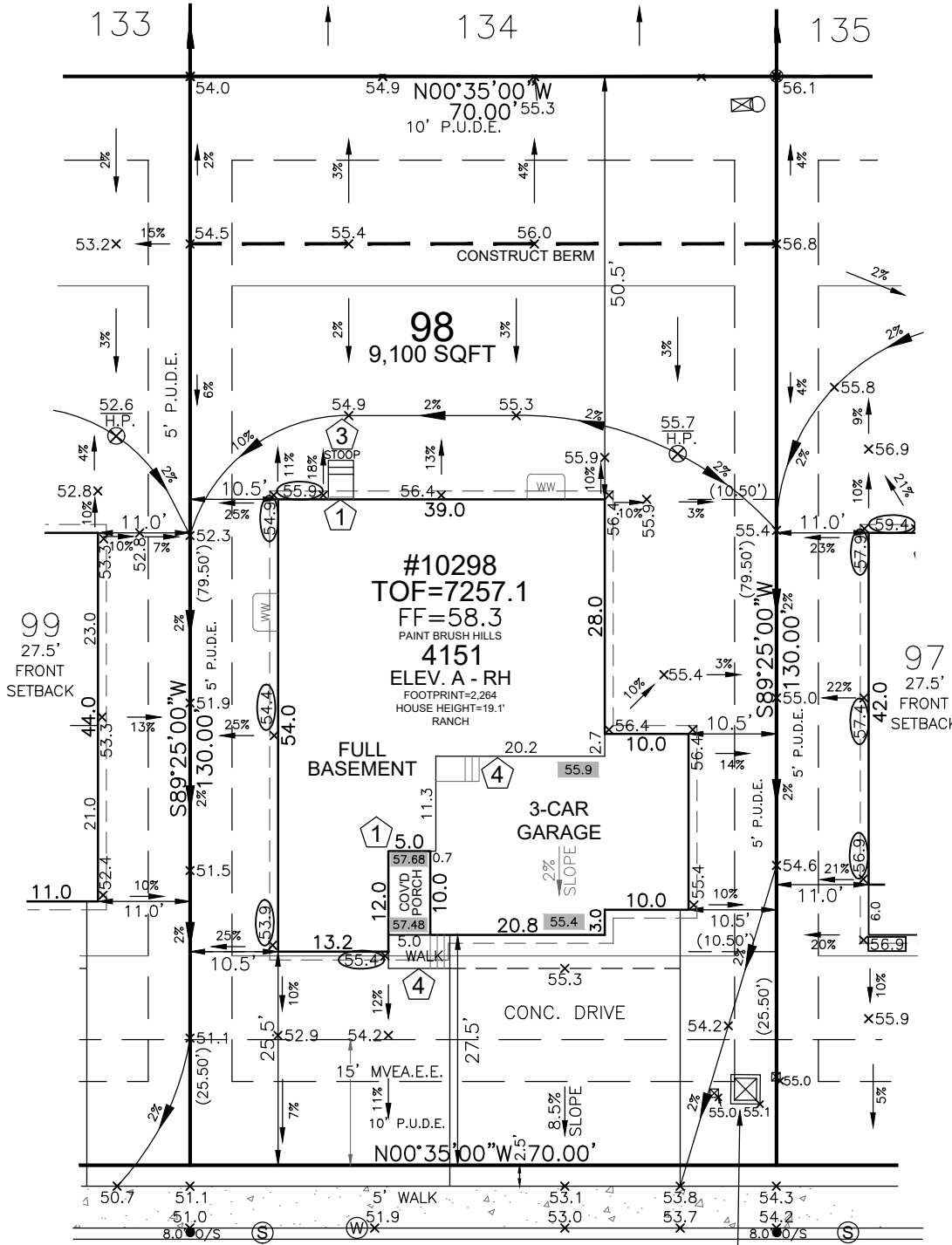
PLOT PLAN



HAYLEY YOUNG, P.E.
 DATE: 10.30.24
 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: 10.30.24
 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 = 57.1
- GARAGE SLAB = 55.4
- GRADE BEAM = 24"
- (57.1 - 55.4 = 01.7 * 12 = 20" + 4" = 24")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

LEGEND

LOWERED FINISH GRADE:	
(XX) 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	

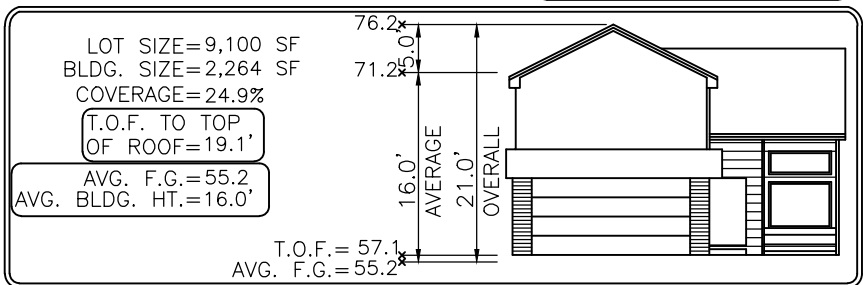
FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,750 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 688 SF
 COVERAGE=39.3%

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBVIATE 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 rules 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 Biological and Air Drainage may
 be required without approval of the
 Planning & Community Development Department.

Released for Permit
 11/04/2024 3:02:38 PM
 brent
 ENUMERATION

**APPROVED
 BESQCP**
 11/07/2024 1:08:17 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.



SCALE: 1"=20'

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

MODEL OPTIONS: 4151-A/3-CAR/FULL BSMT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10298 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

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: 5226113004

Address: 10298 HARTWOOD DR, PEYTON

Plan Track #: 195824 

Received: 04-Nov-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	439	
Lower Level 2	807	
Main Level	1565	
	2811	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>11/4/2024 3:02:48 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
---	--

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>11/07/2024 1:08:37 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>
--

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.