

SFD2536  
 PLAT 14943  
 RS-6000

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#33990058  
 LOT 71

SCHEDULE NUMBER 5226112007

**APPROVED**  
**Plan Review**  
 01/14/2025 10:00:28 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

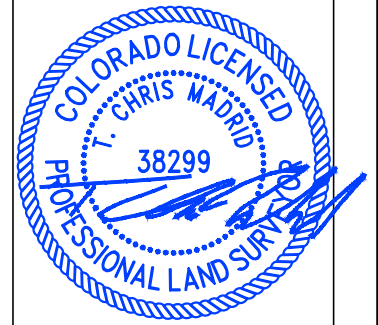
**APPROVED**  
**BESQCP**  
 01/14/2025 10:00:38 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

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

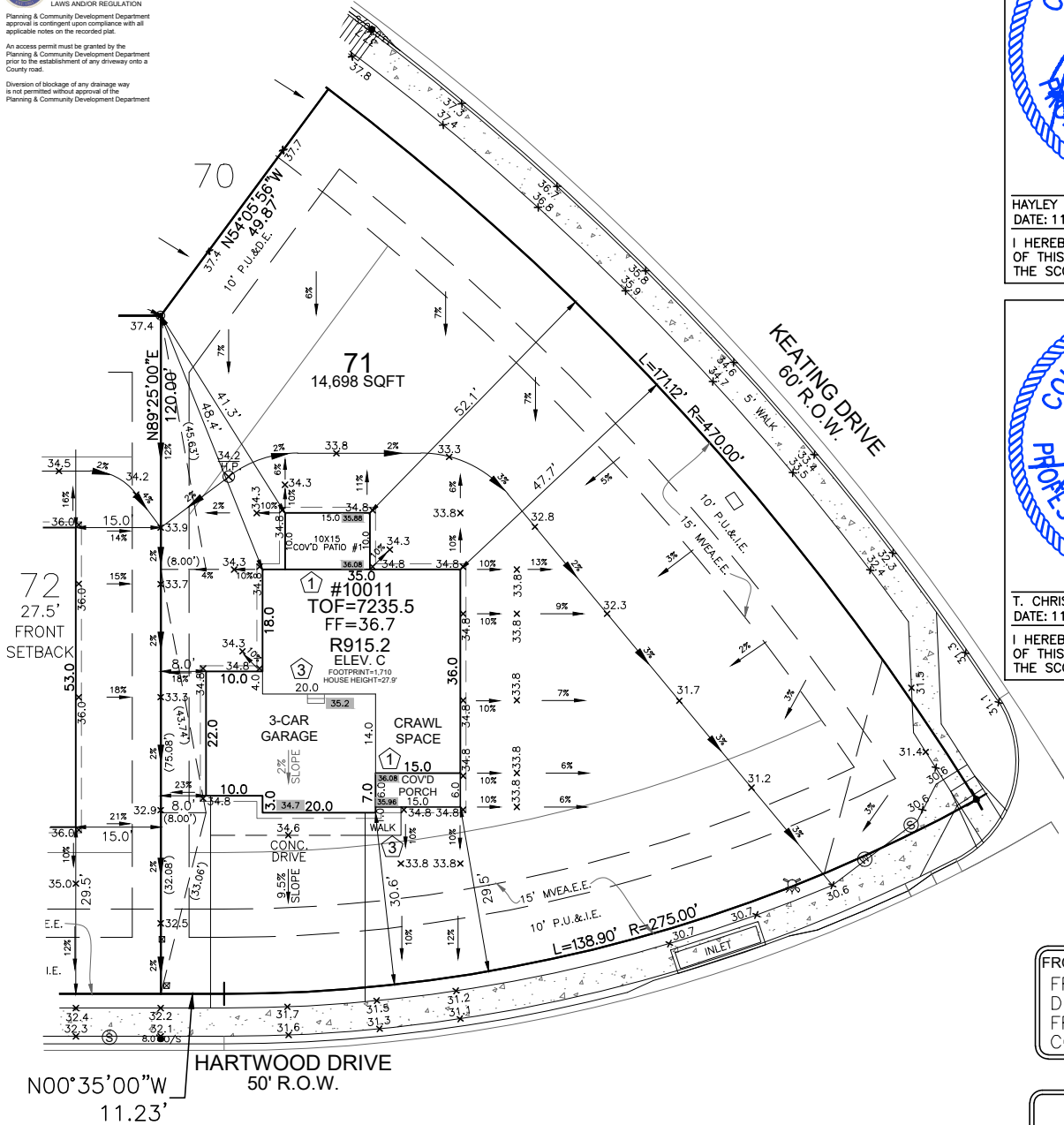
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION  
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
 Division of fee/damage of any drainage way is not permitted without approval of the Planning & Community Development Department



HAYLEY YOUNG, P.E.  
 DATE: 11.21.24  
 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: 11.21.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 3,587 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 685 SF  
 COVERAGE=XX.X %

**LEGEND**

- LOWERED FINISH GRADE:**
- (XX.X) HOUSE
  - (XX.X) PORCH
  - (XX.X) GARAGE/CRAWL SPACE
  - (XX.X) FOUNDATION STEP
  - (XX.X) CONCRETE
  - (X) RISER COUNT
  - (XX.XX) CONCRETE ELEVATION
  - [XX.X] GRADING PLAN ELEVATION
  - OVEREX LIMITS

**SITE SPECIFIC PLOT PLAN NOTES:**  
 TOF = 35.5  
 GARAGE SLAB = 34.7  
 GRADE BEAM = 14"  
 (35.5 - 34.7 = 00.8 \* 12 = 10" + 4" = 14")  
 \*FROST DEPTH MUST BE MAINTAINED

Released for Permit  
 01/10/2025 11:11:57 AM  
 REGIONAL Building Department  
 ENUMERATION

LOT SIZE=14,698 SF  
 BLDG. SIZE=1,710 SF  
 COVERAGE=11.6%  
 T.O.F. TO TOP OF ROOF=27.9'  
 AVG. F.G.=34.8  
 AVG. BLDG. HT.=23.6'

T.O.F. = 35.5  
 AVG. F.G. = 34.8

MODEL OPTIONS: R915.2-C/3-CAR/CRAWL SPACE/COVERED PATIO #1	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10011 HARTWOOD DRIVE	
MINIMUM SETBACKS: FRONT: 25' REAR: 25' CORNER: 15' SIDE: 5'	DRAWN BY: BL DATE: 11.21.24  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> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 10.03.24</li> </ul>	

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226112007

Address: 10011 HARTWOOD DR, PEYTON

Plan Track #: 197600 

Received: 10-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p>AMY</p> <p>1/10/2025 11:12:44 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>01/14/2025 10:00:53 AM</i></p> <p><i>dsdrangel</i></p> <p><b>EPC Planning &amp; Community Development Department</b></p>
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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.