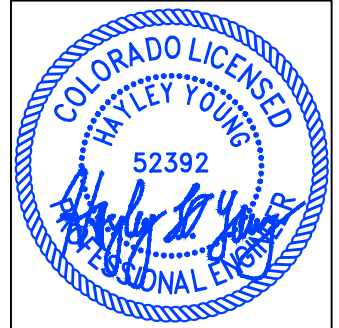
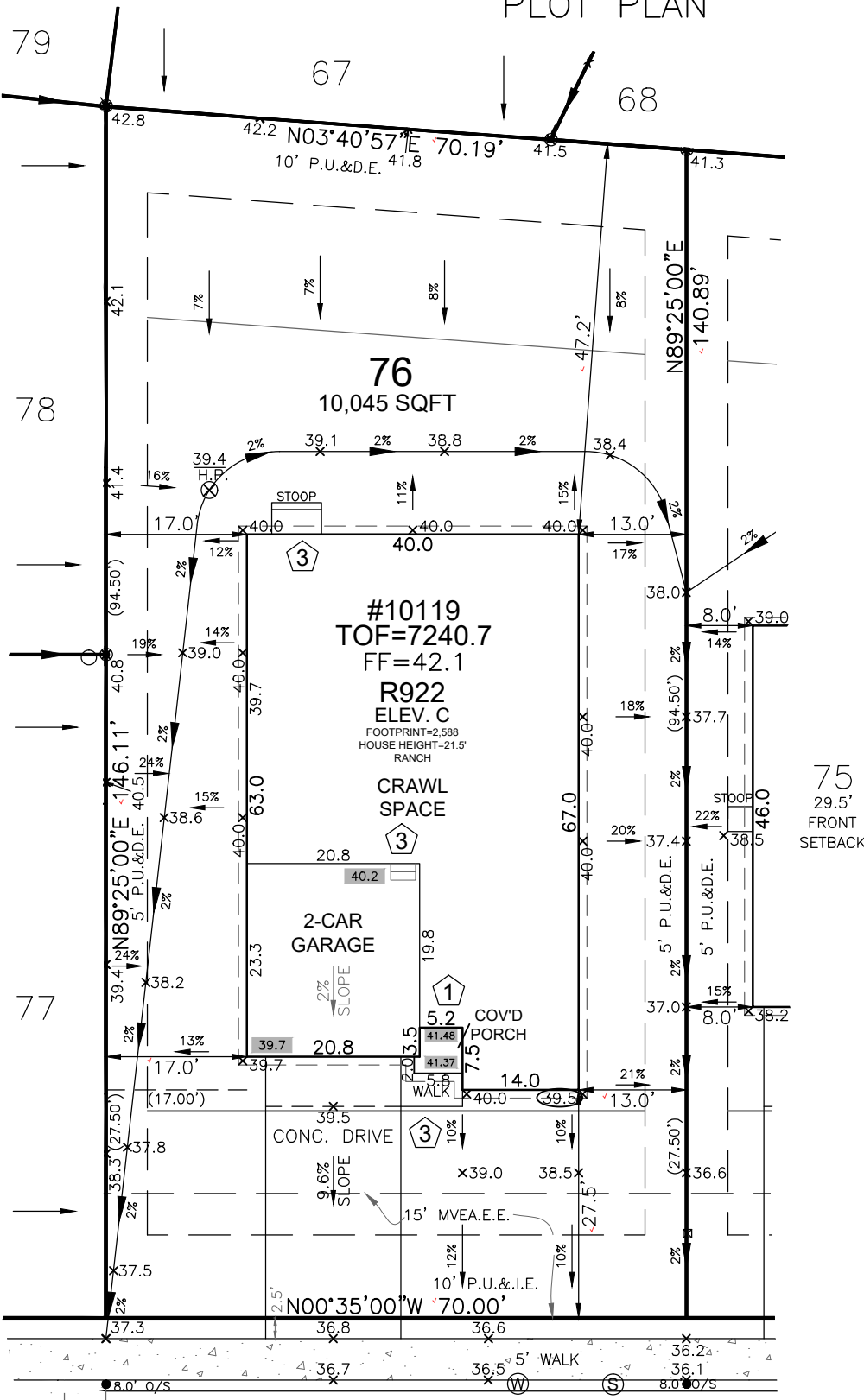


# RICHMOND AMERICAN HOMES JOB#33990063

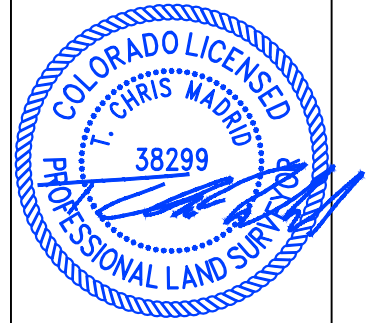
## LOT 76

### PLOT PLAN

SCHEDULE NUMBER 5226112012



HAYLEY YOUNG, P.E.  
DATE: 11.25.24  
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: 11.25.24  
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= 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 408 SF  
COVERAGE=23.3 %

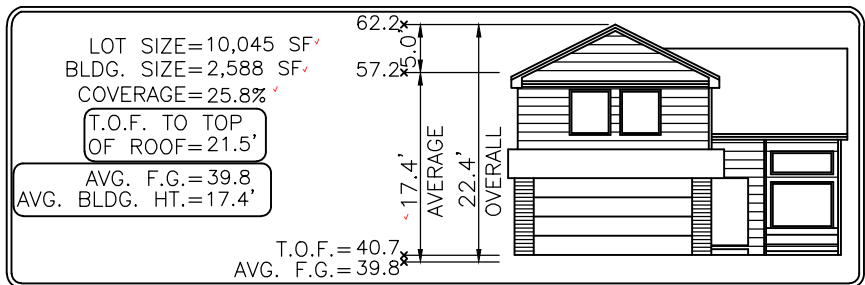
#### LEGEND

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
---	OVEREX LIMITS

#### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 40.7
- GARAGE SLAB = 39.7
- GRADE BEAM = 16"  
(40.7 - 39.7 = 01.0 \* 12 = 12" + 4" = 16")
- \*FROST DEPTH MUST BE MAINTAINED

#### LOWERED FINISH GRADE ALONG HOUSE



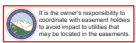
Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

**SFD2551**

**HARTWOOD DRIVE**  
50' R.O.W.

APPROVED BESQCP  
01/14/2025 1:23:04 PM  
EPC Planning & Community Development Department

APPROVED Plan Review  
01/14/2025 1:23:11 PM  
EPC Planning & Community Development Department



ANY APPLICANT OR OWNER WHOSE PROJECT IS REVIEWED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND DEPARTMENTS.

Released for Permit  
01/10/2025 11:23:36 AM

ENumeration



0 20 40  
SCALE: 1"=20'

MODEL OPTIONS: R922-C/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO **RS-6000 PLAT 14943**

ADDRESS: 10119 HARTWOOD DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 11.25.24



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: 10.03.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226112012

Address: 10119 HARTWOOD DR, PEYTON

Plan Track #: 197606 

Received: 10-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	696	
Main Level	2129	
	2825	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/10/2025 11:23:51 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED Plan Review</p> <p>01/14/2025 1:24:36 PM dsdyounger</p> <p>EPC Planning &amp; Community Development Department</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.