

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

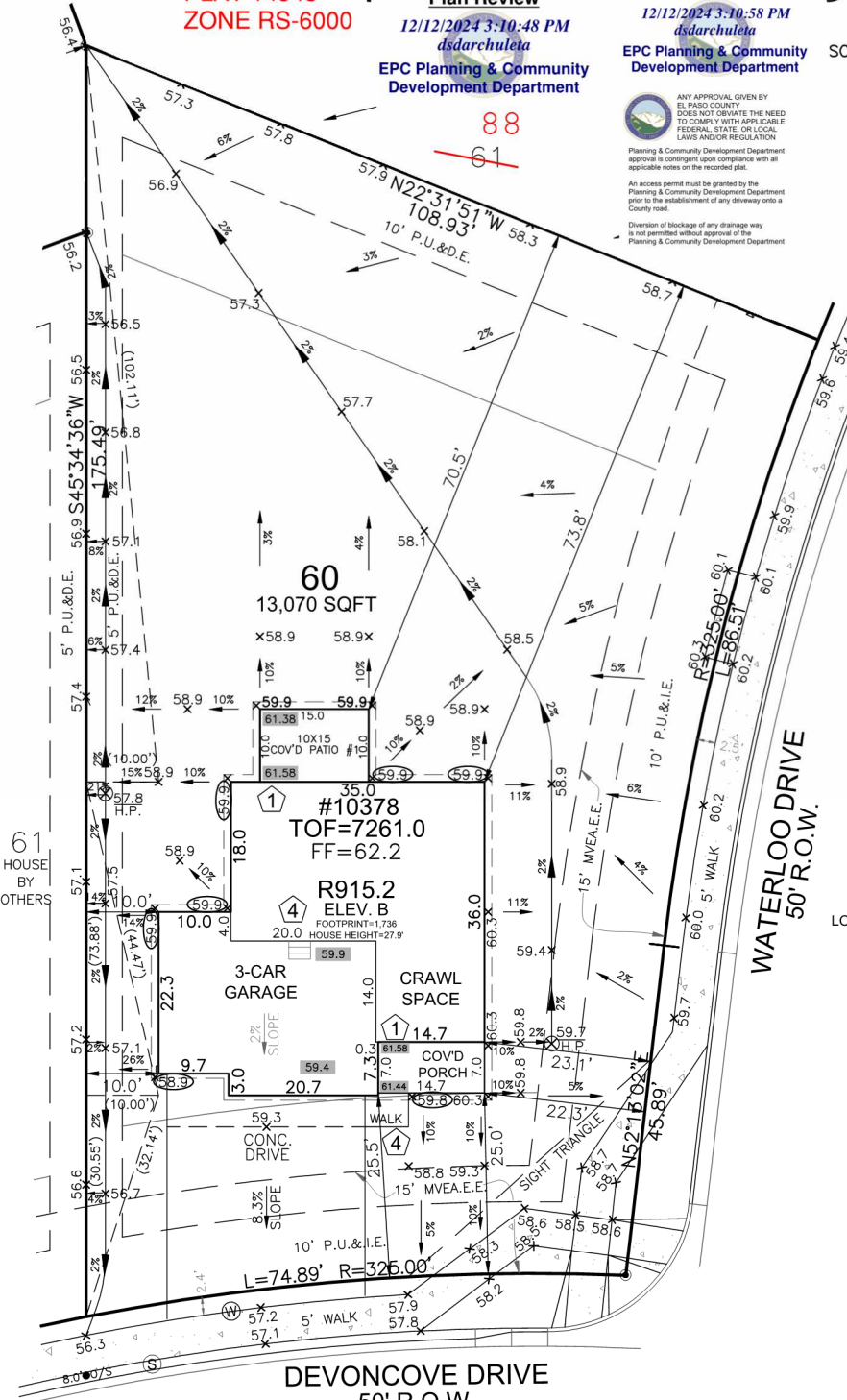
**SFD241134**  
**PLAT 14943**  
**ZONE RS-6000**

**APPROVED**  
**Plan Review**  
12/12/2024 3:10:48 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

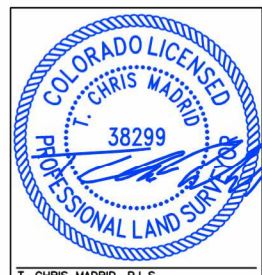
**APPROVED**  
**BESQCP**  
12/12/2024 3:10:58 PM  
dsdarchuleta  
EPC Planning & Community  
Development Department

**JMES** JOB#33990047  
LOT 60

SCHEDULE NUMBER 522611001



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.

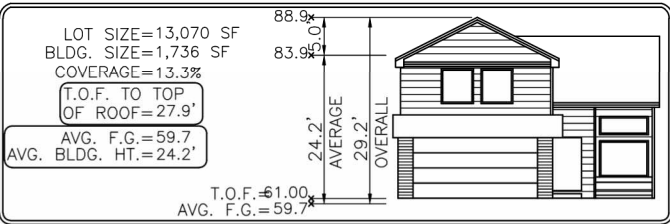
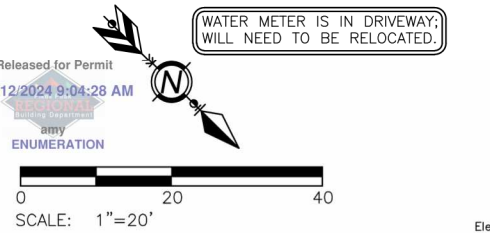
**SITE SPECIFIC PLOT PLAN NOTES:**

- TOF = 61.0
- GARAGE SLAB = 59.4
- GRADE BEAM = 23"
- (61.0 - 59.4) = 01.6 \* 12 = 19" + 4" = 23"
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PATIO

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK = 1,526 SF  
DRIVE COVERAGE IN  
FRONT SETBACK = 821 SF  
COVERAGE = 53%

**LEGEND**

- LOWERED FINISH GRADE:
- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION
- OVEREX LIMITS



MODEL OPTIONS: R915.2-B/3-CAR/CRAWL SPACE/COVERED PATIO #1	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO	
ADDRESS: 10378 DEVONCOVE 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: 5226111001

Address: 10378 DEVONCOVE DR, PEYTON

Plan Track #: 196927 Received: 12-Dec-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

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

Enumeration  
**APPROVED**  
AMY  
12/12/2024 9:06:31 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
12/12/2024 3:08:31 PM  
*dsdarehuleta*  
EPC Planning & Community  
Development Department

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.