

SFD2538  
 PLAT 14943  
 RS-6000

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#33990060  
 LOT 73

SCHEDULE NUMBER 5226112009

**APPROVED**  
**Plan Review**  
 01/14/2025 10:17:55 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**BESQCP**  
 01/14/2025 10:18:03 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

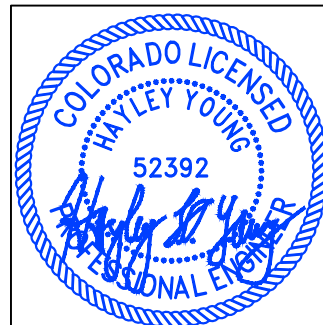
ANY APPROVAL GIVEN BY  
 EL PASO COUNTY  
 DOES NOT CREATE THE NEED  
 TO COMPLY WITH APPLICABLE  
 FEDERAL, STATE, OR LOCAL  
 LAWS AND/OR REGULATION

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 blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

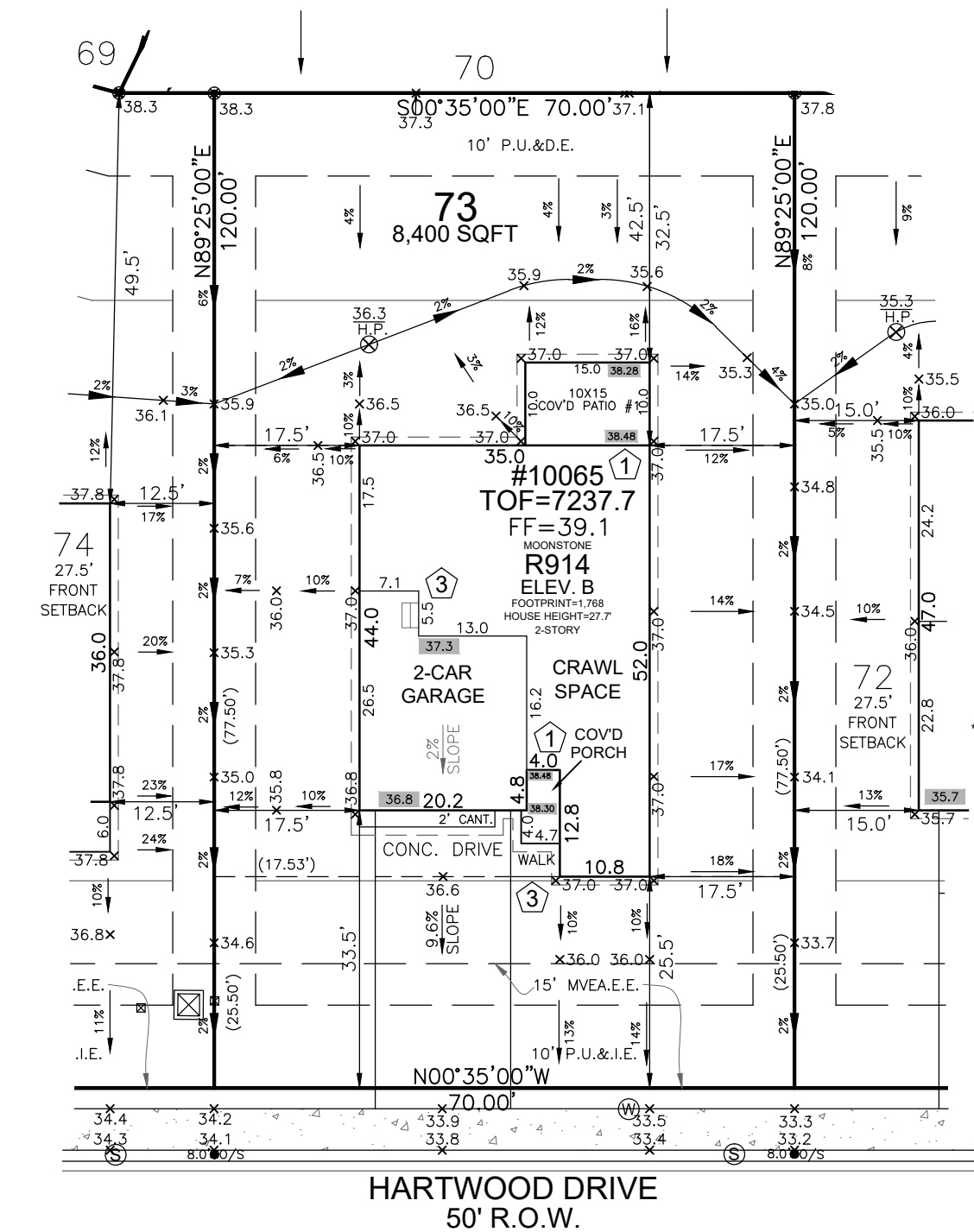
It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.



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 = 37.7  
 GARAGE SLAB = 36.8  
 GRADE BEAM = 15"  
 (37.7 - 36.8 = 00.9 \* 12 = 11" + 4" = 15")  
 \*FROST DEPTH MUST BE MAINTAINED

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,748 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 490 SF  
 COVERAGE=23 %

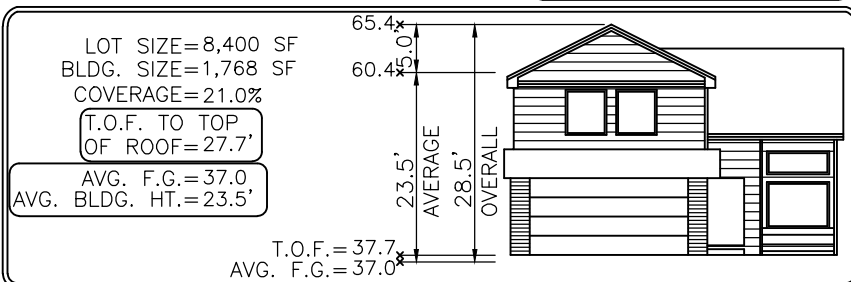
**LEGEND**

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

Released for Permit  
 01/10/2025 11:17:14 AM  
 REGIONAL  
 Building Department  
 amy  
 ENUMERATION

0 20 40  
 SCALE: 1"=20'



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

MODEL OPTIONS: R914.1-B/2-CAR/CRAWL SPACE/COVERED PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10065 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@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