

SFD2537
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33990059
 LOT 72

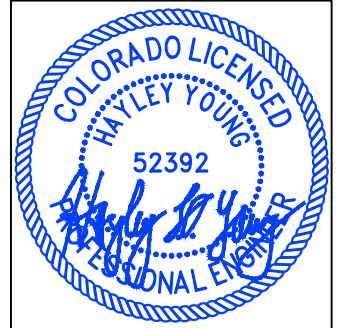
SCHEDULE NUMBER 5226112008

APPROVED
Plan Review
 01/14/2025 10:10:26 AM
 dsdrangel
 EPC Planning & Community
 Development Department

APPROVED
BESQCP
 01/14/2025 10:10:39 AM
 dsdrangel
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION.
 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.
 Diversion of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

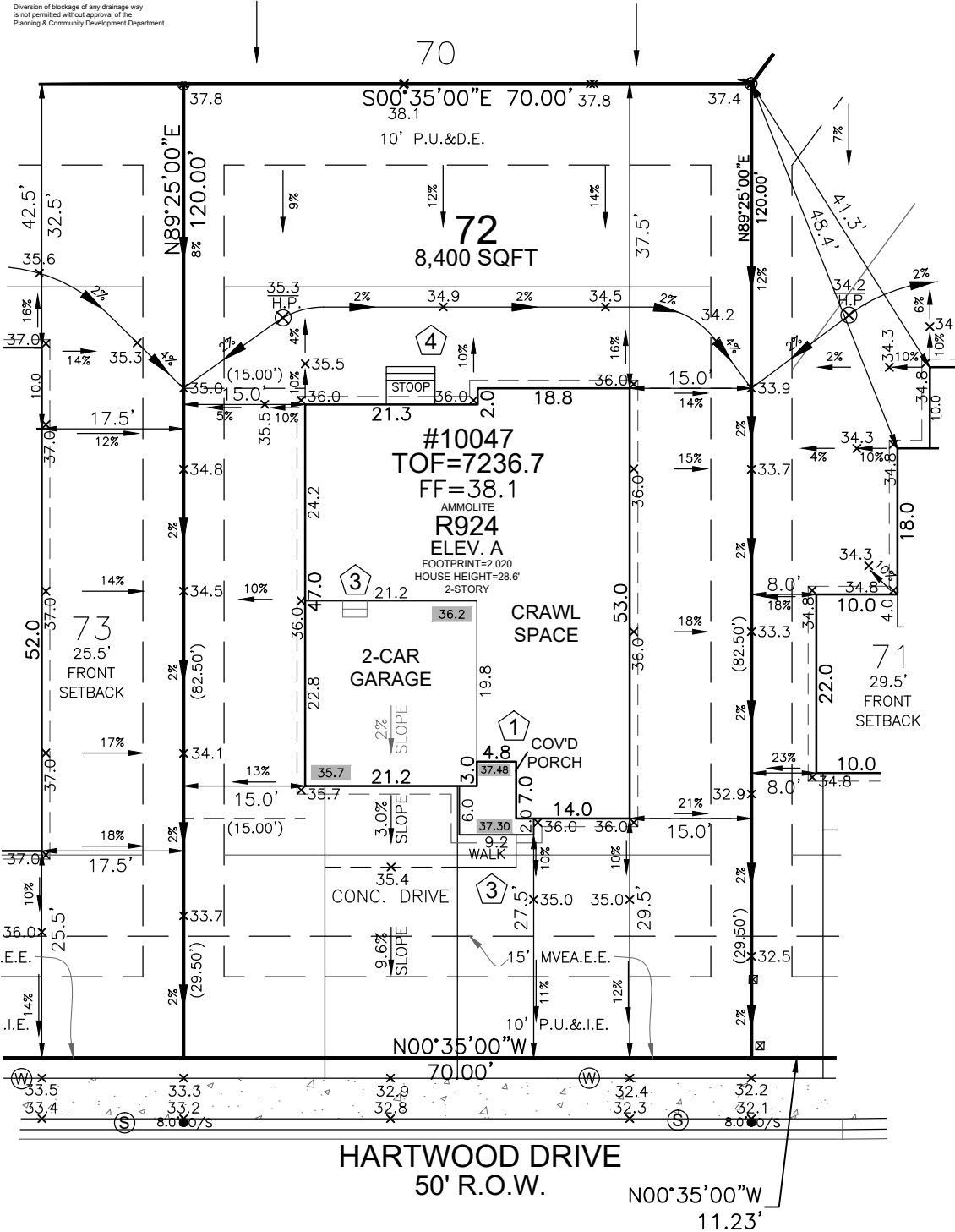
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



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 = 36.7
- GARAGE SLAB = 35.7
- GRADE BEAM = 16"
- (36.7 - 35.7 = 01.0 * 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,751 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 409 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 11:14:51 AM
 REGIONAL Building Department
 amy ENUMERATION

LOT SIZE=8,400 SF
 BLDG. SIZE=2,020 SF
 COVERAGE=24.0%

T.O.F. TO TOP OF ROOF=28.6'

AVG. F.G.=35.9
 AVG. BLDG. HT.=24.4'

T.O.F.=36.7
 AVG. F.G.=35.9

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

MODEL OPTIONS: R924-A/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10047 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

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5226112008

Address: 10047 HARTWOOD DR, PEYTON

Plan Track #: 197602 

Received: 10-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	687	
Main Level	1481	
Upper Level 1	1628	
	3796	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/10/2025 11:15:17 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>01/14/2025 10:11:10 AM</p> <p><i>dsdrangel</i></p> <p>EPC Planning & 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.