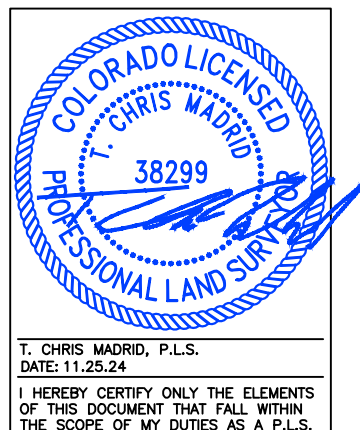
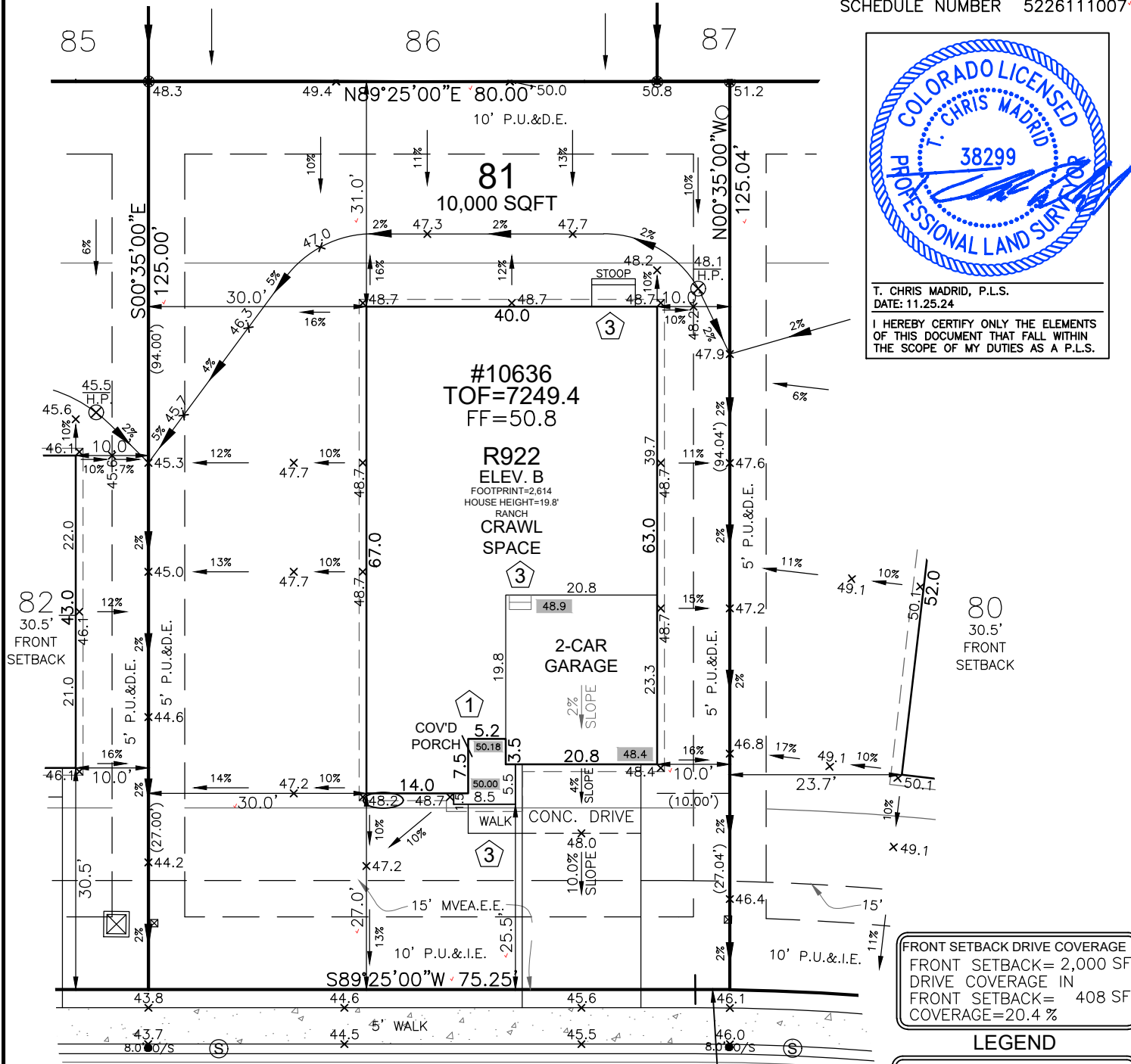


# RICHMOND AMERICAN HOMES

JOB#33990068  
LOT 81

## PLOT PLAN

SCHEDULE NUMBER 5226111007



**FRONT SETBACK DRIVE COVERAGE**  
FRONT SETBACK= 2,000 SF  
DRIVE COVERAGE IN FRONT SETBACK= 408 SF  
COVERAGE=20.4 %

**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 = 49.4  
GARAGE SLAB = 48.4  
GRADE BEAM = 16"  
(49.4 - 48.4 = 01.0 \* 12 = 12" + 4" = 16")  
\*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

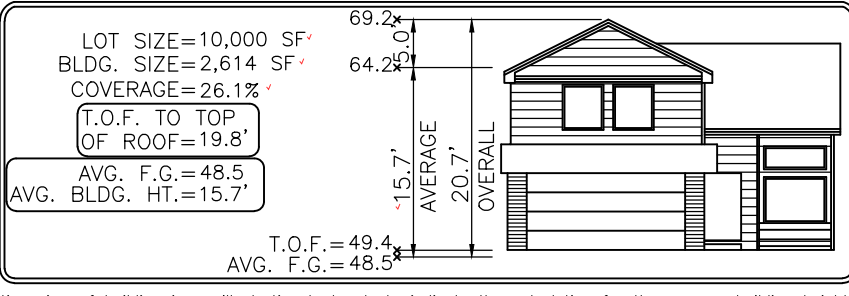
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY THE JURISDICTION DOES NOT WAIVE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable laws on the record plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a City street.

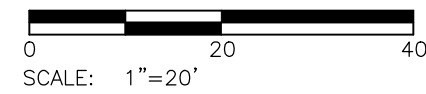
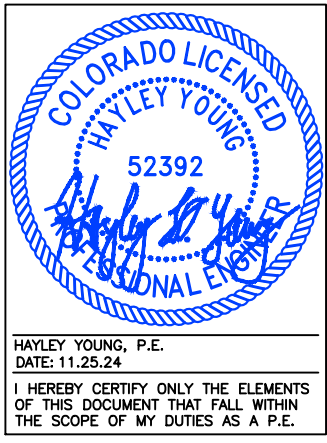
Division of Storage of any storage unit is not permitted without approval of the Planning & Community Development Department.



**APPROVED BESQCP**  
01/17/2025 8:47:43 AM  
dsdyounger  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
01/17/2025 8:47:48 AM  
dsdyounger  
EPC Planning & Community Development Department

Released for Permit  
01/15/2025 8:13:27 AM  
Building Department  
amy  
ENUMERATION



MODEL OPTIONS: R922-B/2-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO <b>RS-6000 PLAT 14943</b>	
ADDRESS: 10636 GRACE MANOR 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@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: 5226111007

Address: 10636 GRACE MANOR DR, PEYTON

Plan Track #: 197711 

Received: 15-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>1/15/2025 8:13:50 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

County Zoning
<p>APPROVED</p> <p>Plan Review</p> <p>01/17/2025 8:48:46 AM</p> <p><i>dsdyounger</i></p> <p>EPC Planning &amp; Community Development Department</p>

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.