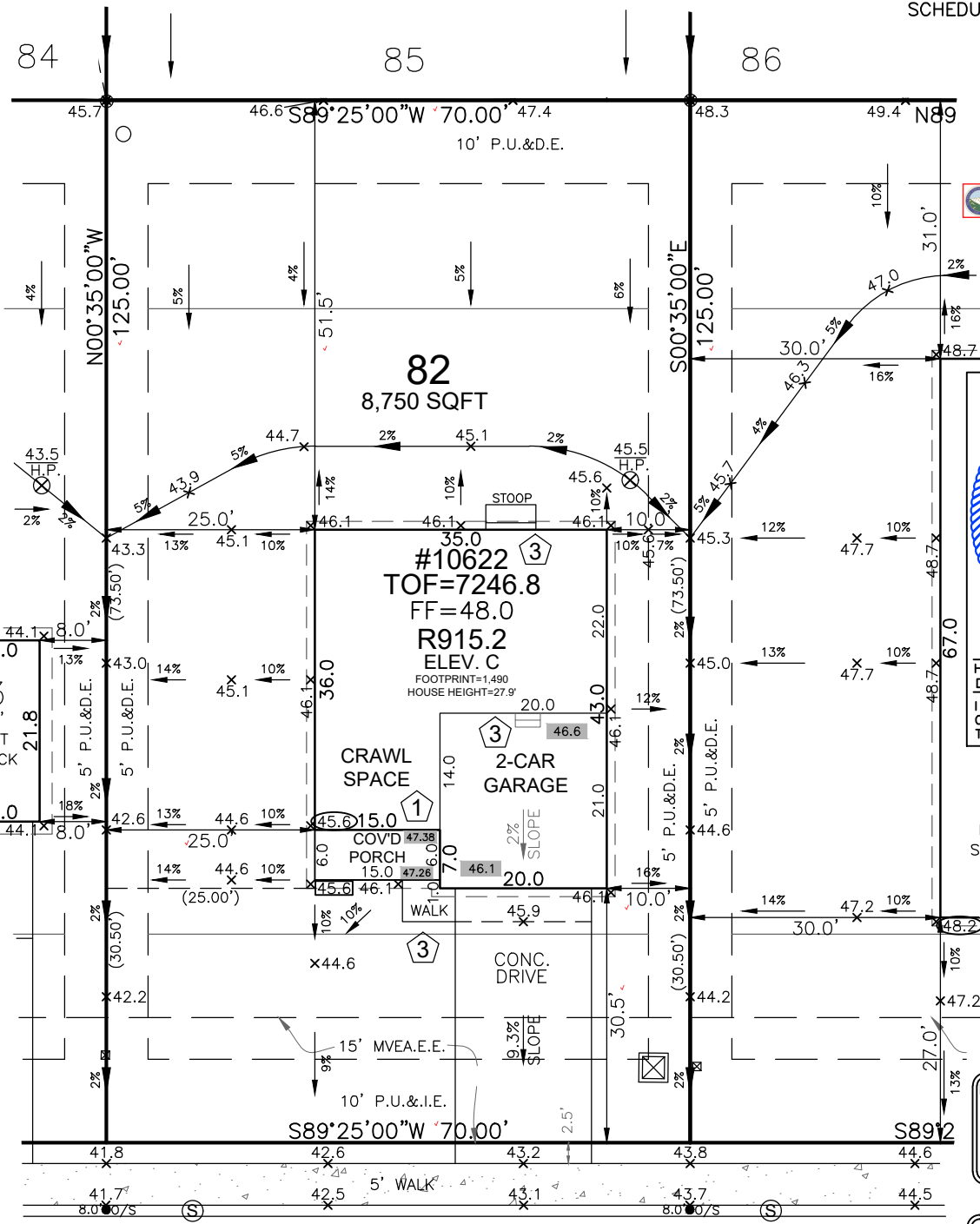


RICHMOND AMERICAN HOMES

PLOT PLAN

JOB#33990069
LOT 82

SCHEDULE NUMBER 5226111008
SFD2577



APPROVED BESQCP
01/17/2025 11:38:39 AM
EPC Planning & Community Development Department

APPROVED Plan Review
01/17/2025 11:38:45 AM
EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with local utilities to avoid impact to utilities that may be located in the department.

ANY APPROVALS GRANTED BY EL PASO COUNTY DOES NOT WAIVE THE NEED TO COMPLY WITH ANY LOCAL ORDINANCES, RULES, REGULATIONS, ORDINANCES, AND/OR CODES. Please check local codes.

Approval is contingent upon compliance with all applicable rules on the recorded plat.

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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.

81
25.5'
FRONT
SETBACK

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

GRACE MANOR DRIVE
50' R.O.W.



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.

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 46.8

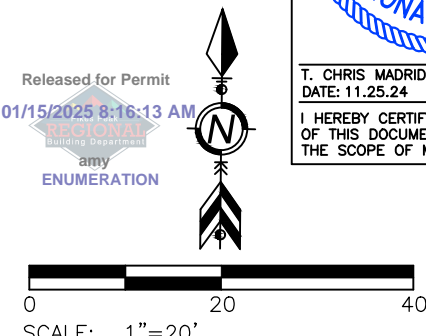
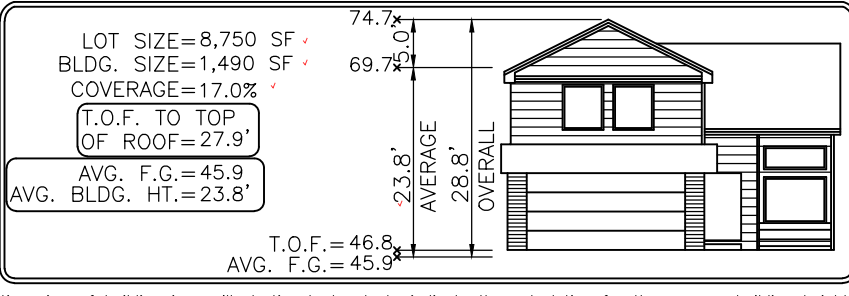
GARAGE SLAB = 46.1

GRADE BEAM = 12"
(46.8 - 46.1 = 00.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 14"



MODEL OPTIONS: R915.2-C/2-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO RS-6000 PLAT 14943	
ADDRESS: 10622 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@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: 5226111008

Address: 10622 GRACE MANOR DR, PEYTON

Plan Track #: 197713 

Received: 15-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/15/2025 8:16:31 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

County Zoning
<p>APPROVED</p> <p><u>Plan Review</u></p> <p>01/17/2025 11:40:54 AM</p> <p><i>dsdyounger</i></p> <p>EPC Planning & 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.