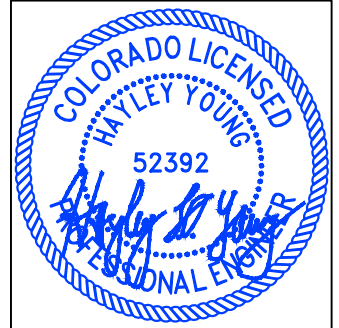
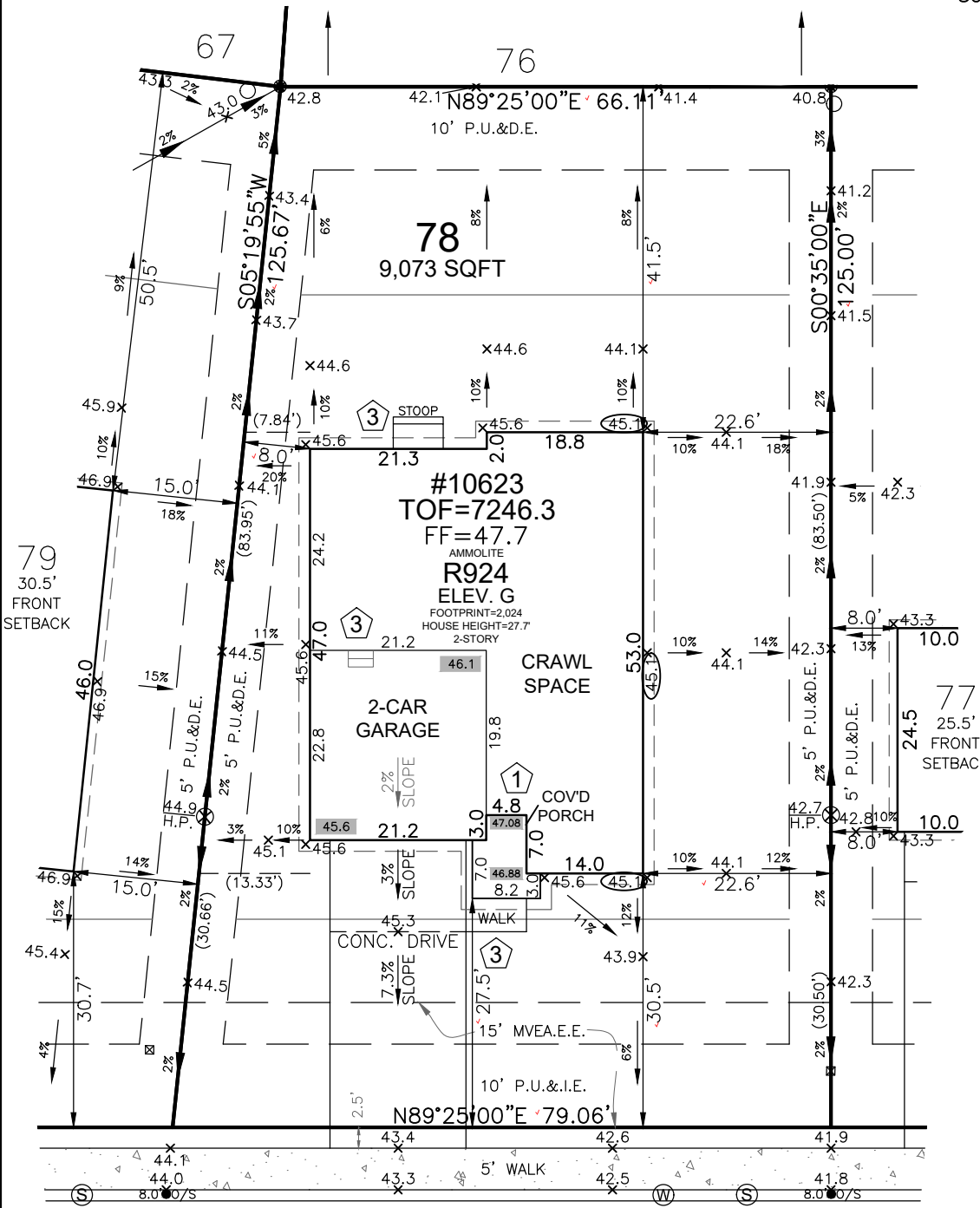


RICHMOND AMERICAN HOMES

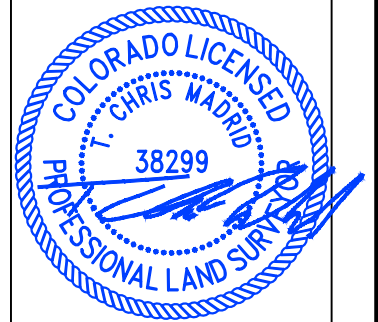
JOB#33990065
LOT 78

PLOT PLAN

SCHEDULE NUMBER 5226112014



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.



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.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,944 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=20.9 %

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 = 46.3
- GARAGE SLAB = 45.6
- GRADE BEAM = 12"
(46.3 - 45.6 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOT SIZE=9,073 SF ✓
BLDG. SIZE=2,024 SF ✓
COVERAGE=22.3% ✓

T.O.F. TO TOP OF ROOF=27.7'

AVG. F.G.=45.4
AVG. BLDG. HT.=23.6'

T.O.F.=46.3
AVG. F.G.=45.4

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

SFD2561

APPROVED BESQCP
01/15/2025 1:50:37 PM
EPC Planning & Community Development Department

APPROVED Plan Review
01/15/2025 1:50:43 PM
EPC Planning & Community Development Department

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

per APPROVAL under the authority of the Planning & Community Development Department.

Released for Permit
01/15/2025 8:03:20 AM
REGIONAL Building Department
amy ENUMERATION

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

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO **RS-6000 PLAT 14943**

ADDRESS: 10623 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: 5226112014

Address: 10623 GRACE MANOR DR, PEYTON

Plan Track #: 197708 

Received: 15-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>1/15/2025 8:03:40 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

County Zoning
<p>APPROVED</p> <p>Plan Review</p> <p>01/15/2025 1:56:55 PM</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.