

RICHMOND AMERICAN HOMES

PLOT PLAN

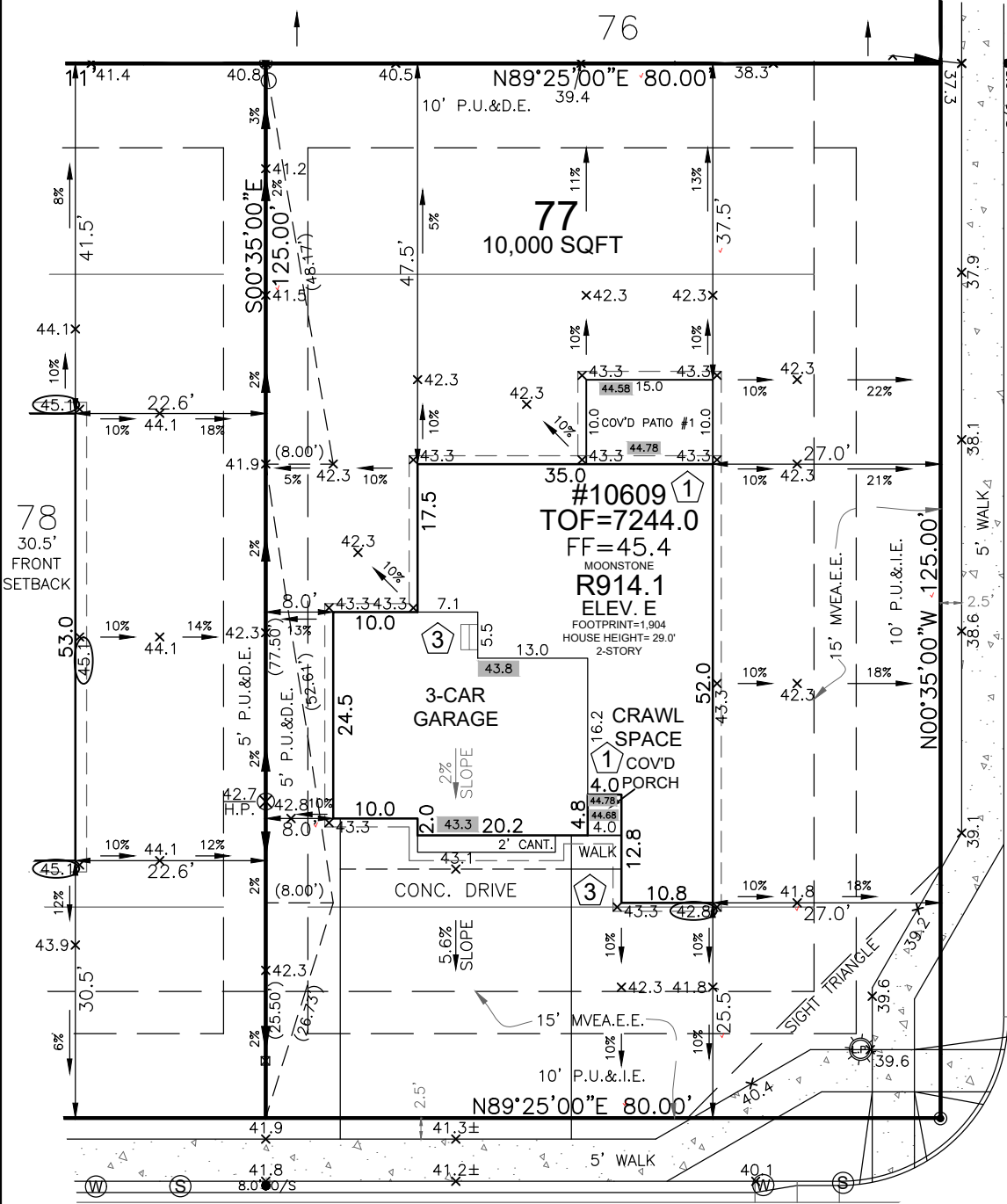
JOB#33990064

LOT 77

SCHEDULE NUMBER 5226112013

76

SFD2560



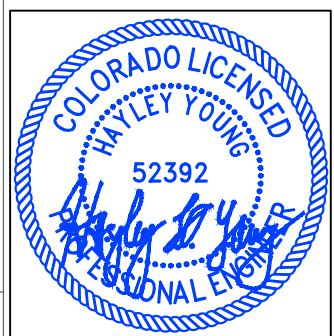
APPROVED
BESQCP
01/15/2025 1:33:25 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
01/15/2025 1:33:32 PM
dsdyounger
EPC 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

HARTWOOD DRIVE
50' R.O.W.



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.

GRACE MANOR DRIVE
50' R.O.W.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 685 SF
COVERAGE=34.2 %

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 44.0

GARAGE SLAB = 43.3

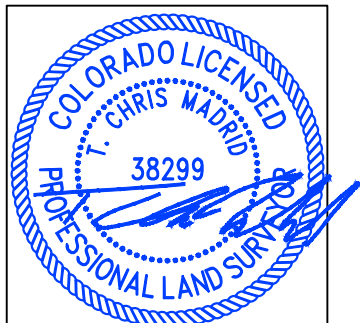
GRADE BEAM = 12"

(44.0 - 43.3 = 00.7 * 12 = 8" + 4" = 12")

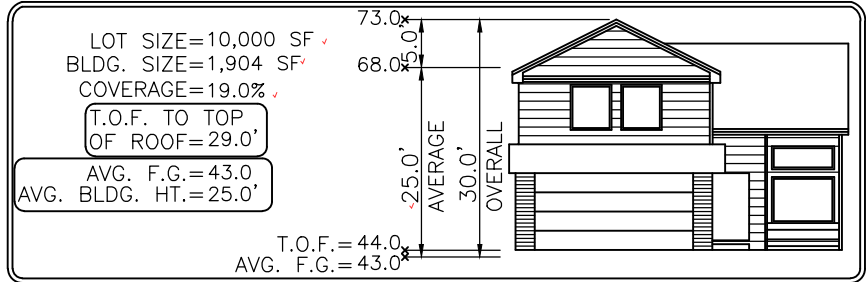
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

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

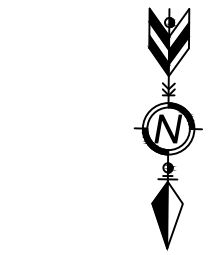


T. CHRIS MADRID, P.L.S.
DATE: 11.25.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



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

Released for Permit
01/15/2025 7:59:58 AM
Regional Building Department
amy
ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: R914.1-E/3-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO RS-6000 PLAT 14943

ADDRESS: 10609 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: 5226112013

Address: 10609 GRACE MANOR DR, PEYTON

Plan Track #: 197707 

Received: 15-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	688	
Main Level	1164	
Upper Level 1	1574	
	3426	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/15/2025 8:01:09 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>01/15/2025 1:34:41 PM</p> <p><i>dsdyounger</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.