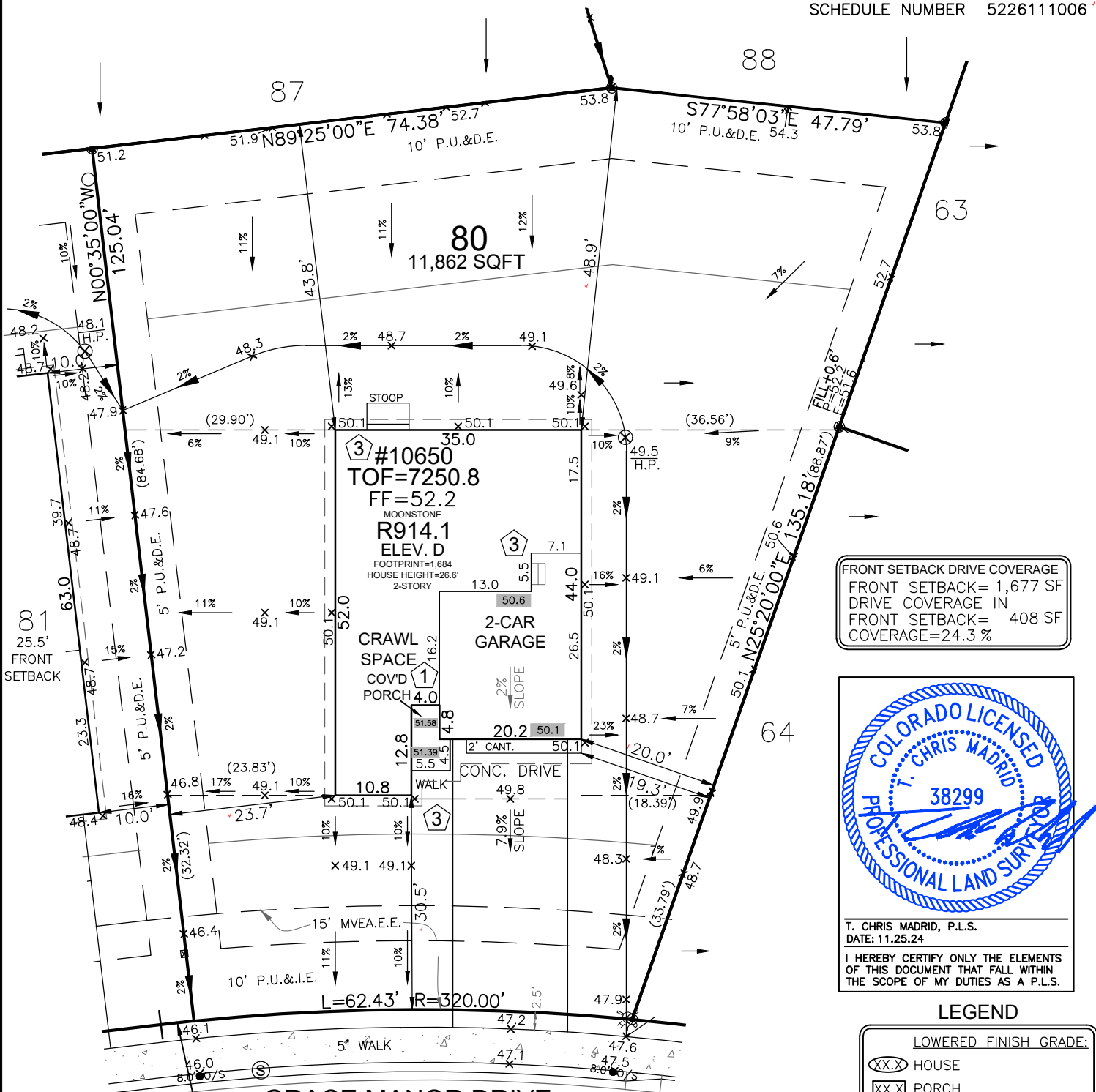


# RICHMOND AMERICAN HOMES

JOB#33990067  
LOT 80

## PLOT PLAN

SCHEDULE NUMBER 5226111006



FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,677 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 408 SF  
COVERAGE=24.3 %

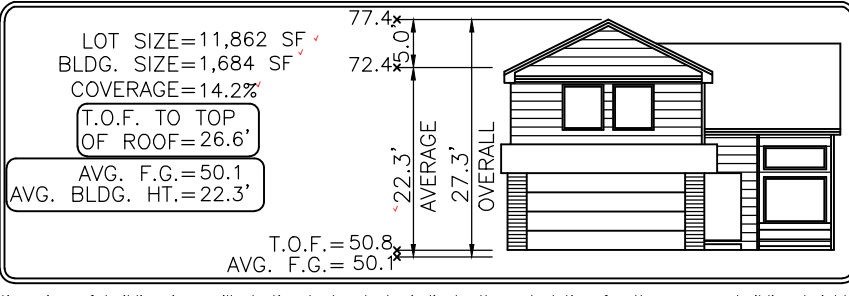


T. CHRIS MADRID, P.L.S.  
DATE: 11.25.24  
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

### 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 = 50.8  
GARAGE SLAB = 50.1  
GRADE BEAM = 12"  
(50.8 - 50.1 = 00.7 \* 12 = 8" + 4" = 12")  
\*FROST DEPTH MUST BE MAINTAINED  
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



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

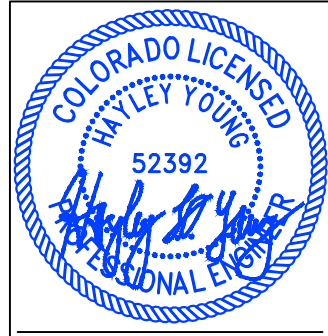
**SFD2573**

**GRACE MANOR DRIVE**  
L=4.75' R=320.00'  
50' R.O.W.

**APPROVED BESOPC**  
01/17/2025 8:23:03 AM  
dkwagner  
EPC Planning & Community Development Department

**APPROVED Plan Review**  
01/17/2025 8:33:11 AM  
dkwagner  
EPC Planning & Community Development Department

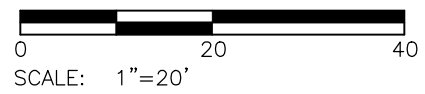
Released for Permit  
01/15/2025 8:11:29 AM  
REGIONAL BUILDING DEPARTMENT  
any ENUMERATION



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.

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 AN ENGINEER DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway or easement. Creation of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



MODEL OPTIONS: R914.1-D/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

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

ADDRESS: 10650 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: 5226111006

Address: 10650 GRACE MANOR DR, PEYTON

Plan Track #: 197710 

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)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>1/15/2025 8:11:49 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>01/17/2025 8:24:14 AM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community Development Department</b>
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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.