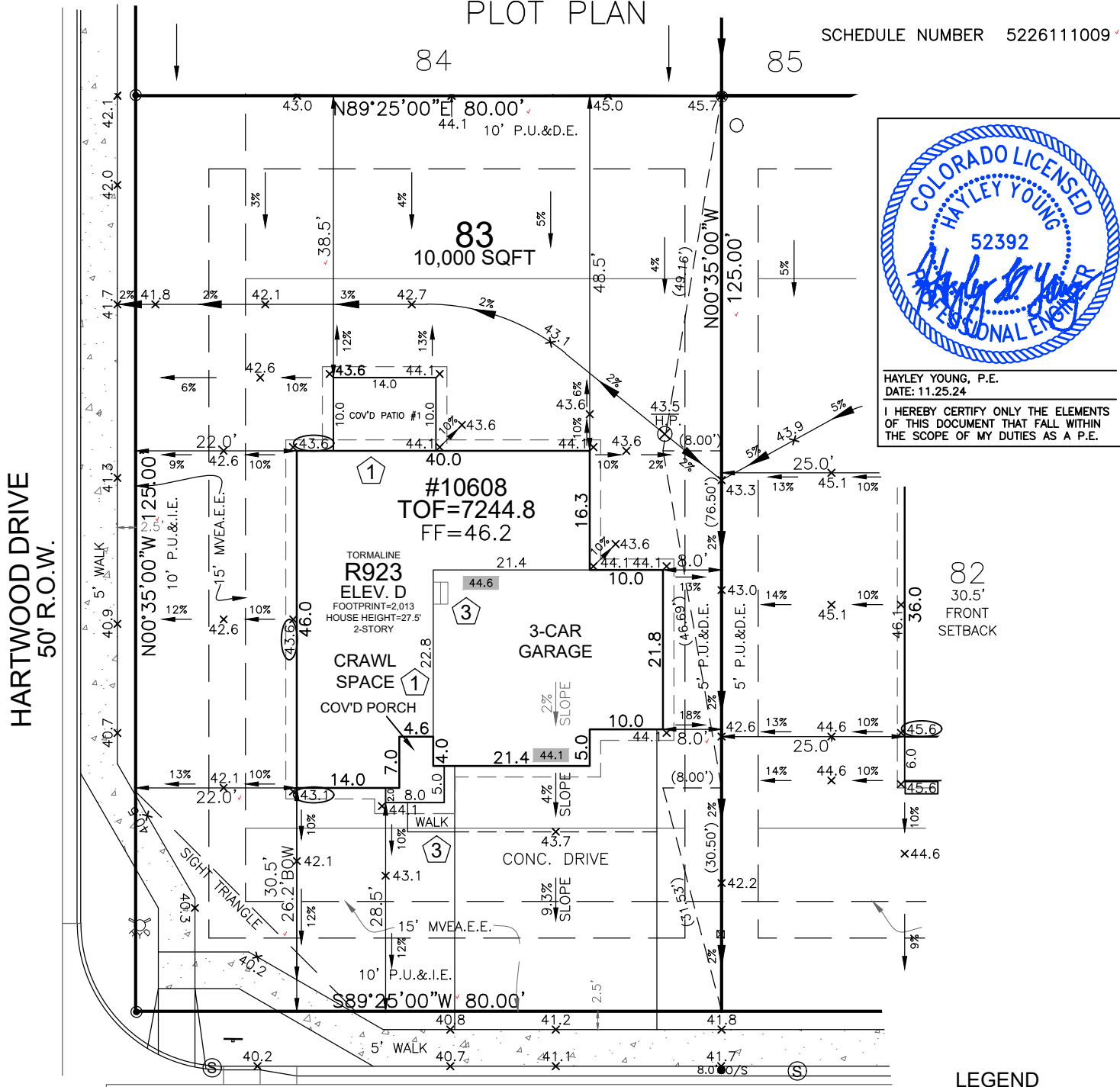


RICHMOND AMERICAN HOMES

JOB#33990070
LOT 83

PLOT PLAN

SCHEDULE NUMBER 5226111009



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.

HARTWOOD DRIVE
50' R.O.W.

GRACE MANOR DRIVE
50' R.O.W.

SFD2578

**APPROVED
BESQCP**

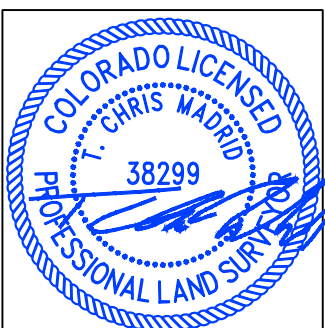
01/17/2025 12:12:47 PM
dsdyounger

EPC Planning & Community
Development Department

**APPROVED
Plan Review**

01/17/2025 12:12:53 PM
dsdyounger

EPC Planning & Community
Development Department



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.

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 CREATE 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 rules 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.

Coverage of lot(s) of any drainage may be not permitted without approval of the Planning & Community Development Department.

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,000 SF
DRIVE COVERAGE IN
FRONT SETBACK= 690 SF
COVERAGE= 34.5%

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 44.8

GARAGE SLAB = 44.1

GRADE BEAM = 12"

(44.8 - 44.1 = 00.7 * 12 = 8" + 4" = 12")

*FROST DEPTH MUST BE MAINTAINED

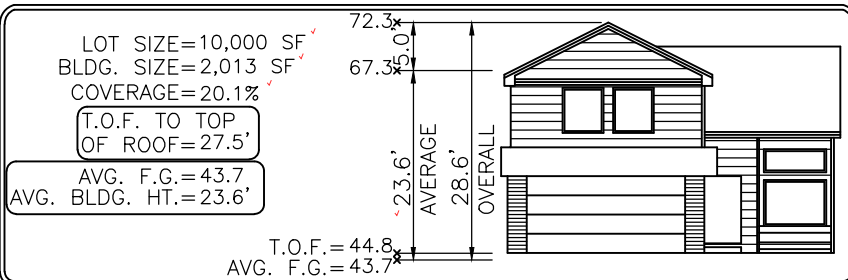
LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PATIO

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



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

MODEL OPTIONS: R923-D/3-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

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

ADDRESS: 10608 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: 5226111009

Address: 10608 GRACE MANOR DR, PEYTON

Plan Track #: 197714 

Received: 15-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	552	
Main Level	1192	
Upper Level 1	1518	
	3262	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/15/2025 8:18:32 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/17/2025 12:14:08 PM</i></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.