

RICHMOND AMERICAN HOMES

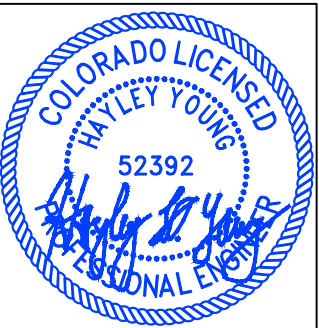
PLOT PLAN

JOB#33990066
LOT 79

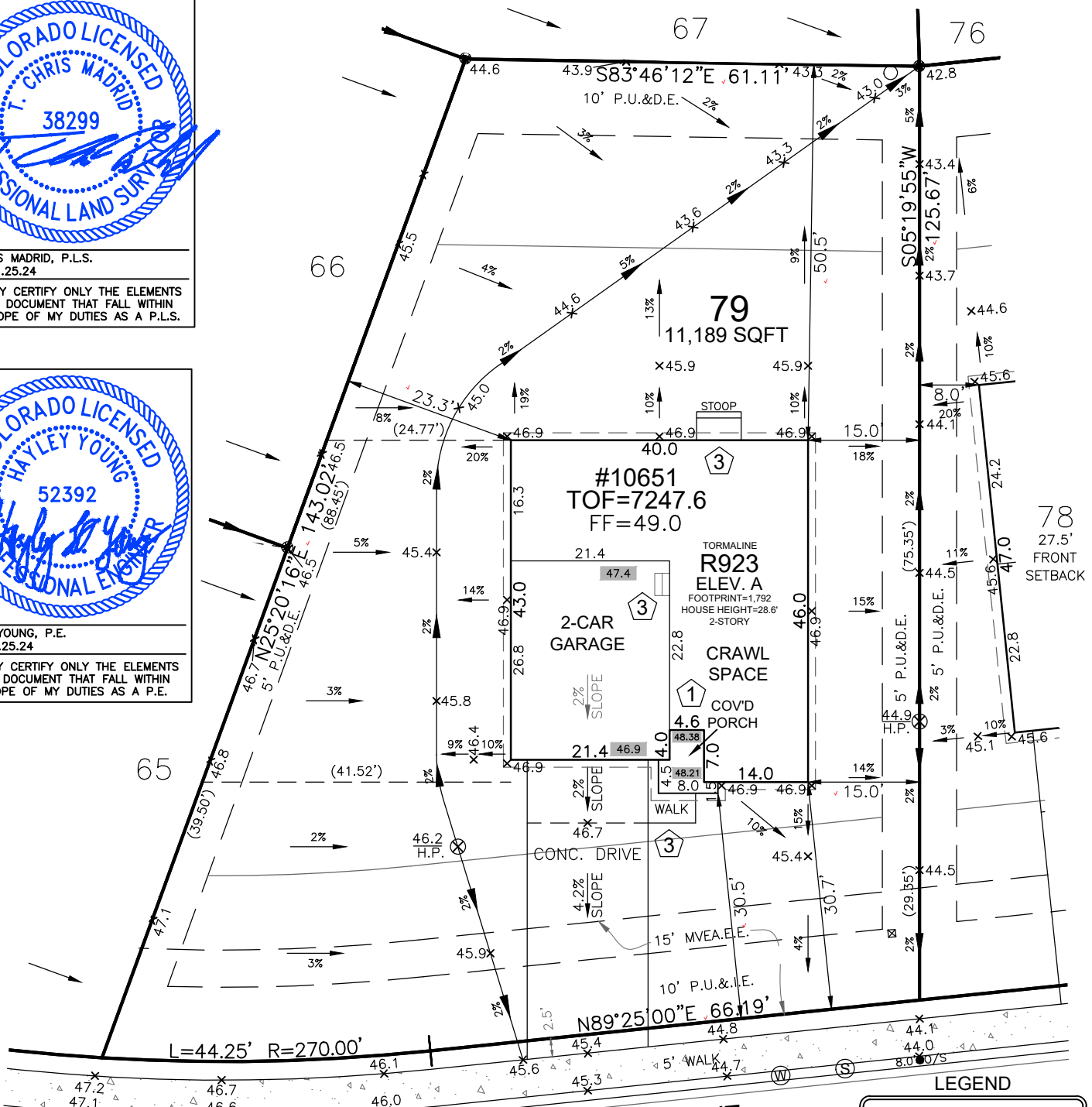
SCHEDULE NUMBER 5226112015



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.



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.



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,628 SF
DRIVE COVERAGE IN
FRONT SETBACK= 408 SF
COVERAGE=15.5 %

SFD2572

APPROVED BESQCP
01/17/2025 8:06:36 AM
dsyounger
EPC Planning & Community Development Department

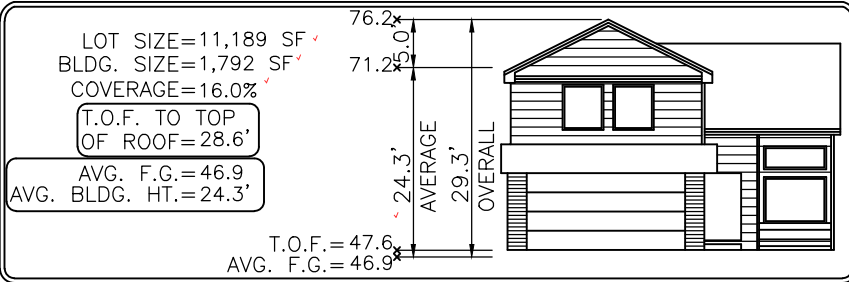
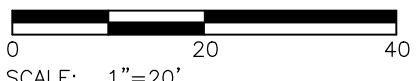
APPROVED Plan Review
01/17/2025 8:06:41 AM
dsyounger
EPC Planning & Community Development Department

SITE SPECIFIC PLOT PLAN NOTES:
TOF = 47.6
GARAGE SLAB = 46.9
GRADE BEAM = 12"
(47.6 - 46.9 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

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



Released for Permit
01/15/2025 8:06:03 AM
Building Department
amy
ENUMERATION



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

MODEL OPTIONS: R923-A/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

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

ADDRESS: 10651 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: 5226112015

Address: 10651 GRACE MANOR DR, PEYTON

Plan Track #: 197709 

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 8:07:26 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>01/17/2025 8:09:13 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.