

RICHMOND AMERICAN HOMES

JOB#33990066
PLOT PLAN
LOT 79

SCHEDULE NUMBER 5226112015

REVISIONS:

03.27.26 - CHANGED FROM R923 TO R928 03.24.26
ORDER - DV

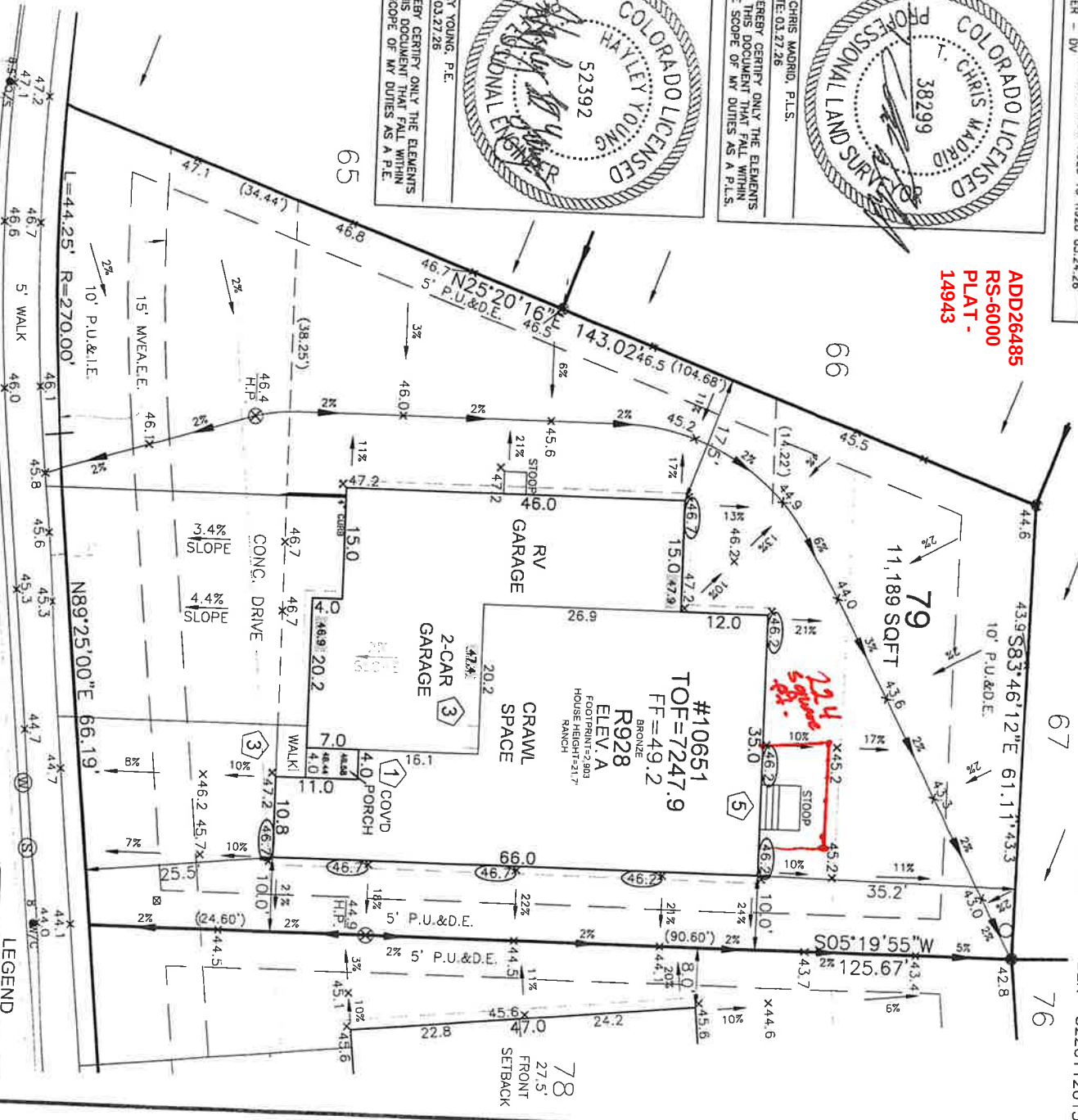


T. CHRIS MADRID, P.L.S.
DATE: 03.27.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



HAYLEY YOUNG, P.E.
DATE: 03.27.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

ADD26485
RS-6000
PLAT -
14943



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK = 2,628 SF
DRIVE COVERAGE IN
FRONT SETBACK = 776 SF
COVERAGE = 29.5 %

This parcel is in a low/moderate/high intensity fire hazard zone. The owner is responsible for coordinating with the fire department regarding recommendations for compliance with the WRC code.



APPROVED
Plan Review
08/13/2025 3:49:49 PM
EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders regarding recommendations for compliance with the WRC code.

FOR RECORDING ONLY
THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR EXCAVATION OR CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE PLAT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLAT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

GRACE MANOR DRIVE
50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

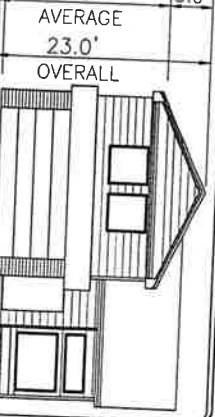
TOF = 47.9
GARAGE SLAB = 46.9

GRADE BEAM = 16'
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE
TO PROVIDE POSITIVE DRAINAGE

LOT SIZE = 11,189 SF
BLDG. SIZE = 2,903 SF
COVERAGE = 25.9%
T.O.F. TO TOP
OF ROOF = 21.7'
AVG. BLDG. HT. = 18.0'

T.O.F. = 47.9
AVG. F.G. = 46.6



LEGEND

- LOWERED FINISH GRADE
- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN
- ELEVATION
- OVEREX LIMITS

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

MODEL OPTIONS: R928-A/2-CAR/CRAWL SPACE/GSD
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14
COUNTY: EL PASO

ADDRESS: 10651 GRACE MANOR DRIVE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: DV



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E-mail: info@bjsurvey.net

DATE: 11.25.24

GENERAL NOTES:

- LOT PLAN NOT TO BE USED FOR EXCAVATION
- PLAN OR FOUNDATION PLAN LAYOUT
- PLAT PLAN SUBJECT TO APPROVAL BY
- ZONING/BUILDING AUTHORITY PRIOR TO
- STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLAT ARE FROM
- THE RECORDED PLAY AND MAY NOT INCLUDE ALL
- EASEMENTS OF RECORD
- LOT CORNER ELEVATION CHECK: 10.03.24