



LOT 322

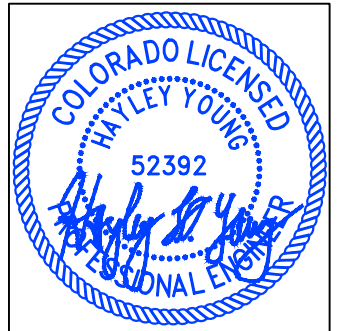
SCHEDULE NUMBER 4220311009

PLOT PLAN

REVISIONS:

10.11.24 - CHG. TO 3-CAR AS PER ORIGINAL ORDER.
KP

SFD241043



HAYLEY YOUNG, P.E.
DATE: 10.11.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 10.11.24

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

Released for Permit
11/06/2024 3:43:43 PM
brent
ENUMERATION

APPROVED
BESQCP

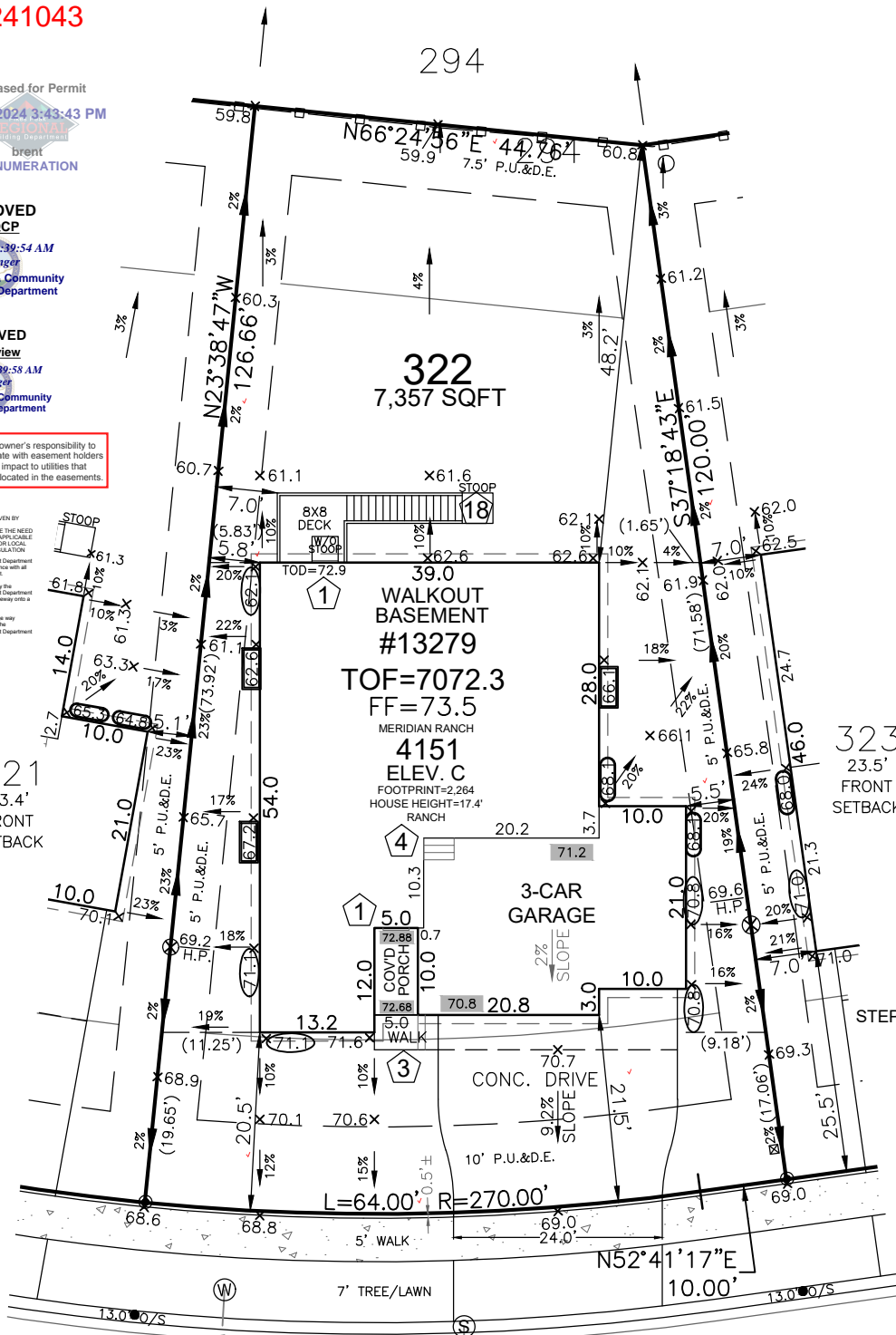
11/08/2024 10:39:54 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review

11/08/2024 10:39:58 AM
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 CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.
Planning & Community Development Department
Approval is contingent upon compliance with all applicable codes 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 court or road.
Division of drainage of any drainage way is not permitted without approval of the Planning & Community Development Department



SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 72.3
- GARAGE SLAB = 70.8
- GRADE BEAM = 22"
(72.3 - 70.8 = 01.5 * 12 = 18" + 4" = 22")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

LEGEND

LOWERED FINISH GRADE:

- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,432 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=22.8%

LOT SIZE = 7,357 SF
BLDG. SIZE = 2,054 SF
COVERAGE = 27.9%
T.O.F. TO TOP OF ROOF = 17.4'
AVG. F.G. = 66.7
AVG. BLDG. HT. = 18.0'
T.O.F. = 72.3
AVG. F.G. = 66.7

SCALE: 1"=20'

MODEL OPTIONS: 4151-C/3-CAR/WALKOUT BSMT/9' WALLS
SUBDIVISION: ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH
COUNTY: EL PASO PUD PLAT 14831
ADDRESS: 13279 VALLEY PEAK DRIVE
MINIMUM SETBACKS:
FRONT: 20'
REAR: 20'
CORNER: 10'
SIDE: 5'
DRAWN BY: MM DATE: 10.09.24
6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.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: 03.05.24

Woodmen Road Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903
7194471777

INVOICE



Invoice #: 90216
Invoice Date: 10/09/24
Amount Due: \$0.00

Meritage Homes
18655 N. Claret Dr. Ste 400
Scottsdale, AZ 85255

Item	Description	Price	Amount
Fees	LOT 338 -13314 Valley Peak Dr- lot 338- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 322-13279 Valley Peak Dr- lot 322- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 337 - 13302 VALLEY PEAK DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 323 -13267 VALLEY PEAK DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00

Total: \$2,200.00
Payments: \$2,200.00
Amount Due: \$0.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>

SITE



2023 PPRBC
2021 IECC

Parcel: 4220311009

Address: 13279 VALLEY PEAK DR, PEYTON

Plan Track #: 195934 

Received: 06-Nov-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	439	
Lower Level 2	807	
Main Level	1565	
	2811	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>11/6/2024 3:43:56 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p><u>Plan Review</u></p> <p><i>11/08/2024 10:41:47 AM</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.