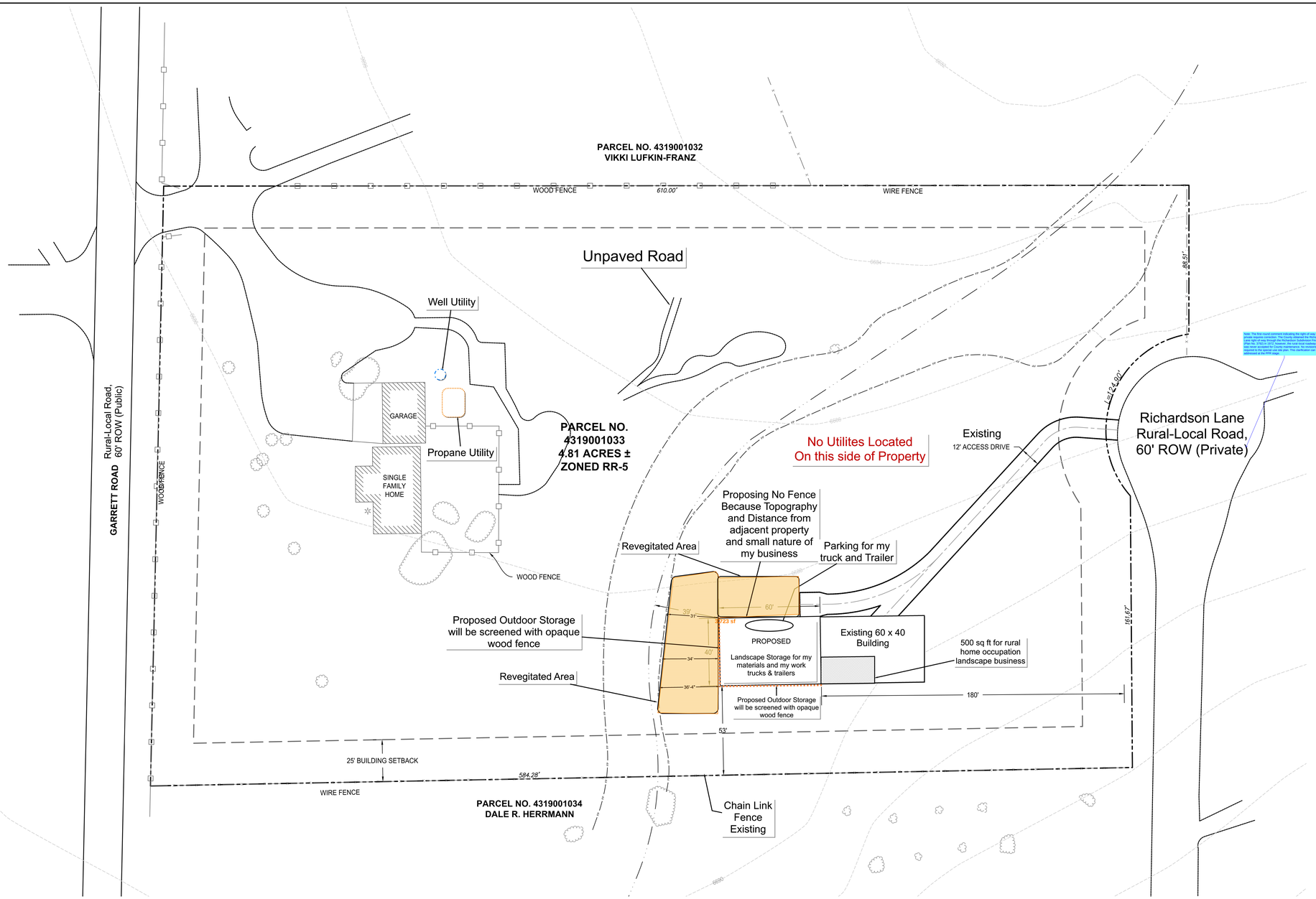


NOTES:

1. EXISTING CONTOURS INTERPOLATED FROM USGS 7.5' QUADRANGLE TITLED, "PEYTON, CO" AND PUBLISHED IN 2019.
2. TOPOGRAPHICAL FEATURES FROM SATELLITE IMAGERY PROVIDED BY BING.
3. SEE ENGINEERING EVALUATION BY STRUKTUREONE DATED 5/10/21 FOR STRUCTURAL INFORMATION. ALSO, SEE BUILDING DESIGN DRAWING SET FOR BUILDING DETAILS. MANUFACTURER PROVIDED DRAWINGS TITLED WHIRLWIND WITH REVISION DATE OF 11/5/20.
4. FLOODPLAIN TAKEN FROM FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE, MAP PANEL 08041C0561G WITH AN EFFECTIVE DATE OF 12/7/2018. THE FIRMETTE WAS GENERATED ON 9/20/21.
5. PROPOSED STRUCTURE AND DRIVE WILL BE USED MAINLY FOR STORAGE OF LANDSCAPING MATERIALS AND EQUIPMENT.
6. AT THIS TIME, NOW SERVICES ARE PLANNED FOR THE PROPOSED BUILDING. ANY WATER AND SEWER REQUIREMENTS WILL BE MET BY THE HOME ON THE PROPERTY.
7. BUILDING PAD WILL BE LEVELED AND SURROUNDING AREA TO 2% OR GREATER AWAY FROM BUILDING. GRADING WILL BE AS MINIMAL AS POSSIBLE.

Previous Review #1 comment for reference:
Since 2008, the unvegetated disturbances + added impervious exceed 1ac (I measured about 1.2ac). As such, you can either stabilize/vegetate enough area to get your post-2008 disturbances to <1ac or submit all documents associated with an ESQCP (which is EPC's stormwater permit) and a PCM (which is water quality treatment pond/facility). Regardless, Miranda is going to set up a Site Development Plan review (PPR project prefix on EDARP) and we can address the need for ESQCP and a PCM then. So no need to modify anything on this Site Plan sheet for this AL review.

Review #2 comment:
I see that you added about 3,700 sqft (<0.1ac) of revegetated area to this Site Map with this submittal. Note that for the PPR, you will need to show >0.2ac of revegetated and/or stabilized (like gravel) areas to get below the 1ac threshold described above. No related revisions are needed to the Site Plan for this AL, I'm just providing this info as an FYI for your PPR review.

PLOT PLAN - PROPOSED CONDITION
12555 GARRETT ROAD
VICTOR AND LUIS CASTANEDA
PEYTON, COLORADO

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DATE	REVISIONS
9/23/21	ISSUED FOR PRE-APPLICATION DESIGN REVIEW

FIGURE 2

DESIGNED BY:	CHECKED BY:
VC	VC
DATE:	DRAWN BY:
9/23/21	DRF
FILE NAME:	SCALE:
10/2/2026	1" = 30'
PROJECT NO.	SHEET NO.
20212101	2 of 3

d: \22\projects by client\victor\building permit\ppr.dwg,9/23/21