

SFD241041

LOT 338

SCHEDULE NUMBER 4220402001



PLOT PLAN

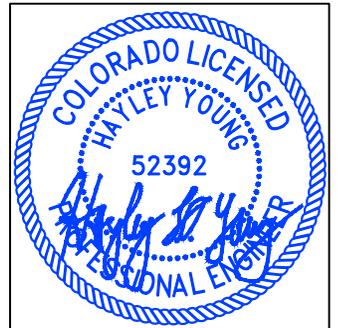
APPROVED
Plan Review
11/08/2024 9:48:43 AM
dsdyounger
EPC Planning & Community
Development Department

Released for Permit
11/06/2024 3:36:21 PM
Brent
ENUMERATION

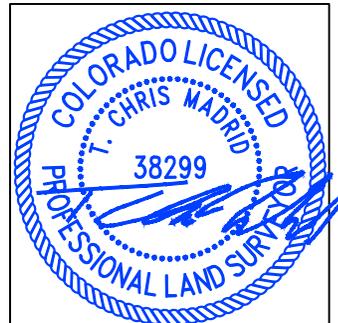
APPROVED
BESQCP
11/08/2024 9:48:58 AM
dsdyounger
EPC Planning & Community
Development Department

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

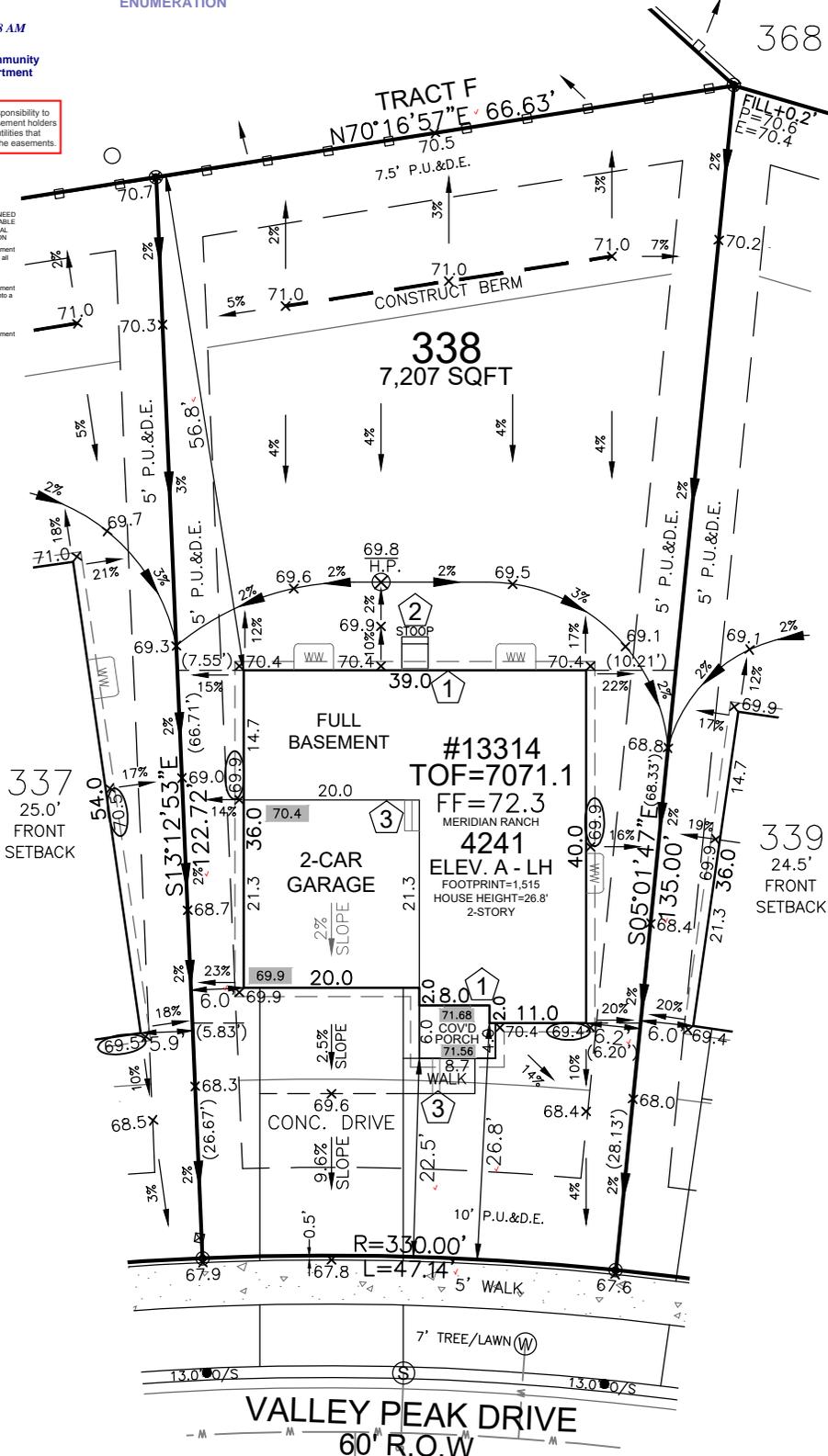
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plat. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Diversion of backage of any drainage way is not permitted without approval of the Planning & Community Development Department.



HAYLEY YOUNG, P.E.
DATE: 10.09.24
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: 10.09.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



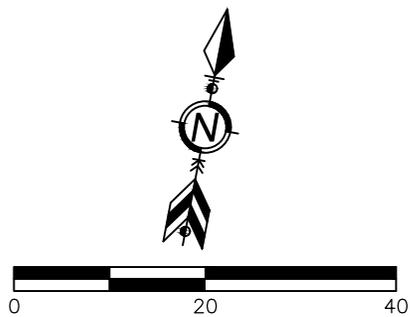
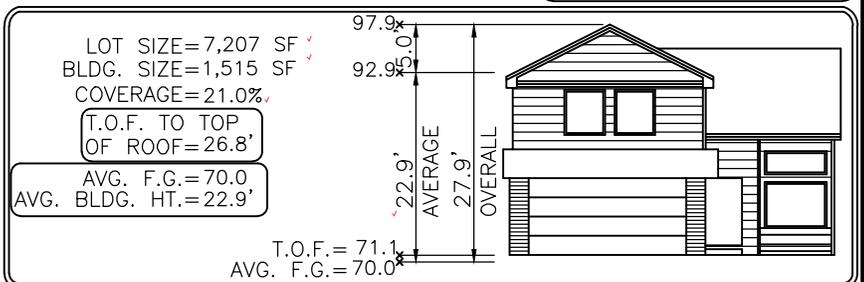
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 71.1
- GARAGE SLAB = 69.9
- GRADE BEAM = 18" (71.1 - 69.9 = 0.12 * 12 = 1.44 + 4" = 18")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

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.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 971 SF
DRIVE COVERAGE IN
FRONT SETBACK= 327 SF
COVERAGE=33.7 %



SCALE: 1"=20' Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 4241-A/2-CAR/FULL BSMT/9' WALLS	
SUBDIVISION: ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH	
COUNTY: EL PASO PUD PLAT 14831	
ADDRESS: 13314 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@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: 03.20.24	

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: 4220402001

Address: 13314 VALLEY PEAK DR, PEYTON

Plan Track #: 195932 

Received: 06-Nov-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	427	
Lower Level 2	667	
Main Level	1037	
Upper Level 1	1334	
	3465	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 11/6/2024 3:36:55 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>11/08/2024 9:50:07 AM</i>  EPC Planning & Community Development Department
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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.