

SFD2566
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

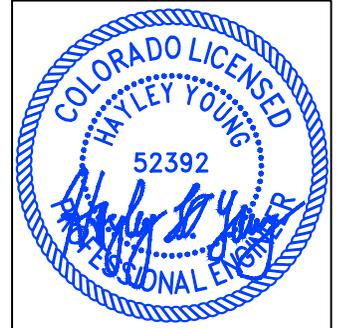
JOB#33990075
 LOT 88
 PLOT PLAN

SCHEDULE NUMBER 5226111014

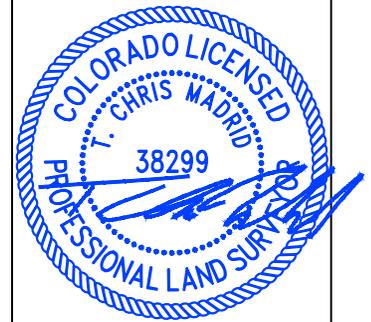
APPROVED
Plan Review
 01/17/2025 9:34:00 AM
 dsdrangel
 EPC Planning & Community
 Development Department

APPROVED
BESQCP
 01/17/2025 9:34:09 AM
 dsdrangel
 EPC Planning & Community
 Development Department

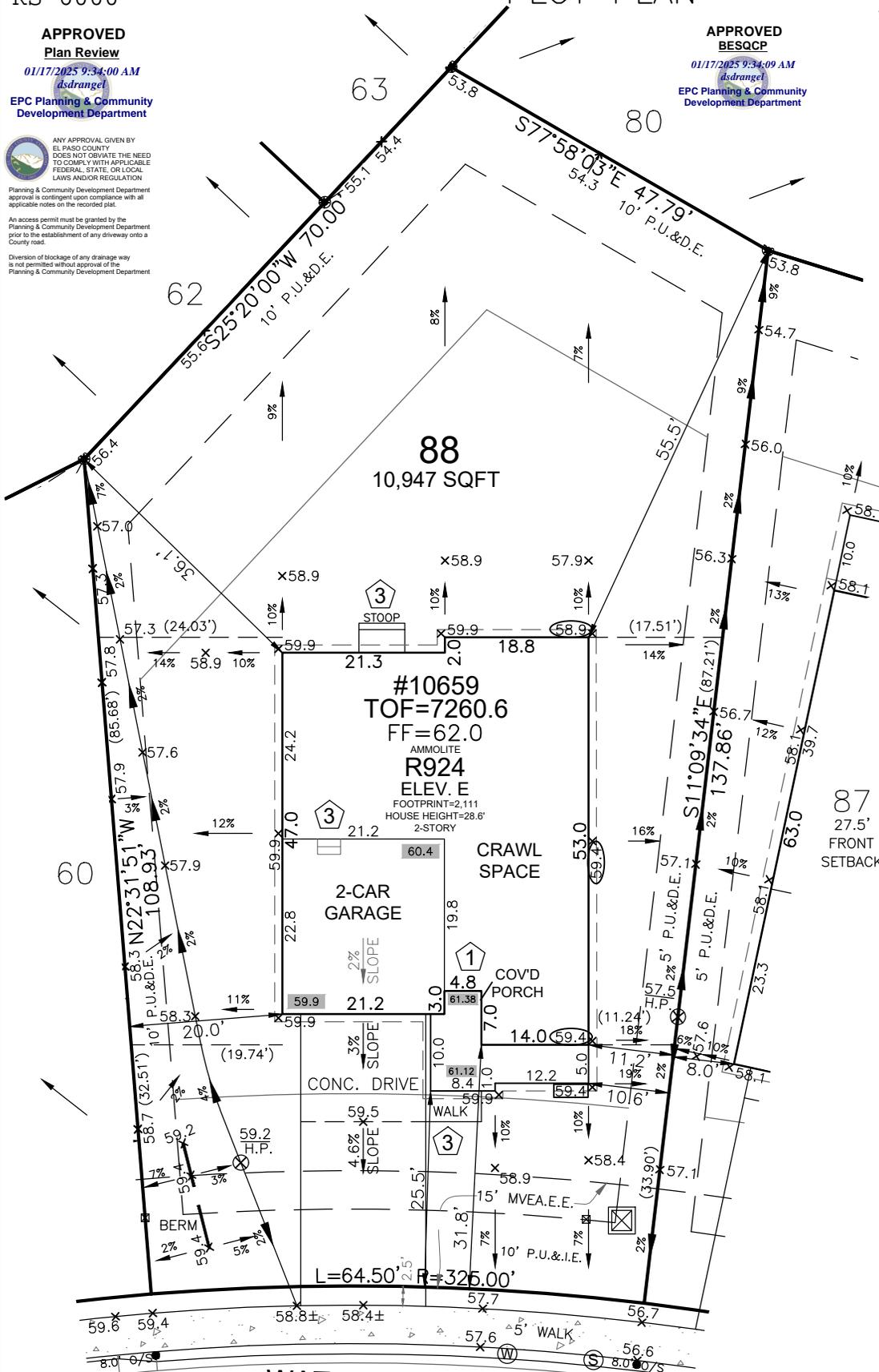
ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBTAIN THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, OR LOCAL
 LAWS AND/OR REGULATION
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.
 An access permit must be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



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.



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.



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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 60.6
 GARAGE SLAB = 59.9
 GRADE BEAM = 12"
 (60.6 - 59.9 = 00.7 * 12 = 8" + 4" = 12")
 *FROST DEPTH MUST BE MAINTAINED
 LOWERED FINISH GRADE ALONG HOUSE
 LOWERED FINISH GRADE AT PORCH 14"
 CONSTRUCT BERM AS SHOWN
 TO PROVIDE FOR ADEQUATE DRAINAGE

Released for Permit
 01/16/2025 7:26:05 AM
 amy
 ENUMERATION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,682 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 408 SF
 COVERAGE=24.2 %

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

LOT SIZE=10,947 SF
 BLDG. SIZE=2,111 SF
 COVERAGE=19.3%
 T.O.F. TO TOP
 OF ROOF=28.6'
 AVG. F.G.=59.5
 AVG. BLDG. HT.=24.7'

T.O.F.=60.6
 AVG. F.G.=59.5

0 20 40
 SCALE: 1"=20'

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

MODEL OPTIONS: R924-E/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10659 WATERLOO 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@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: 10.03.24

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5226111014

Address: 10659 WATERLOO DR, PEYTON

Plan Track #: 197751 

Received: 16-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	687	
Main Level	1481	
Upper Level 1	1628	
	3796	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>1/16/2025 7:26:40 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 9:34:27 AM</p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>
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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.