

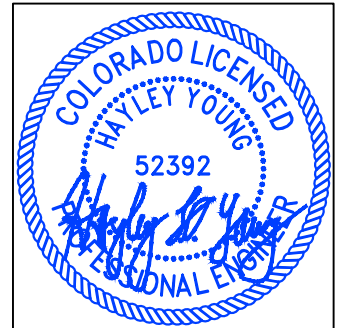
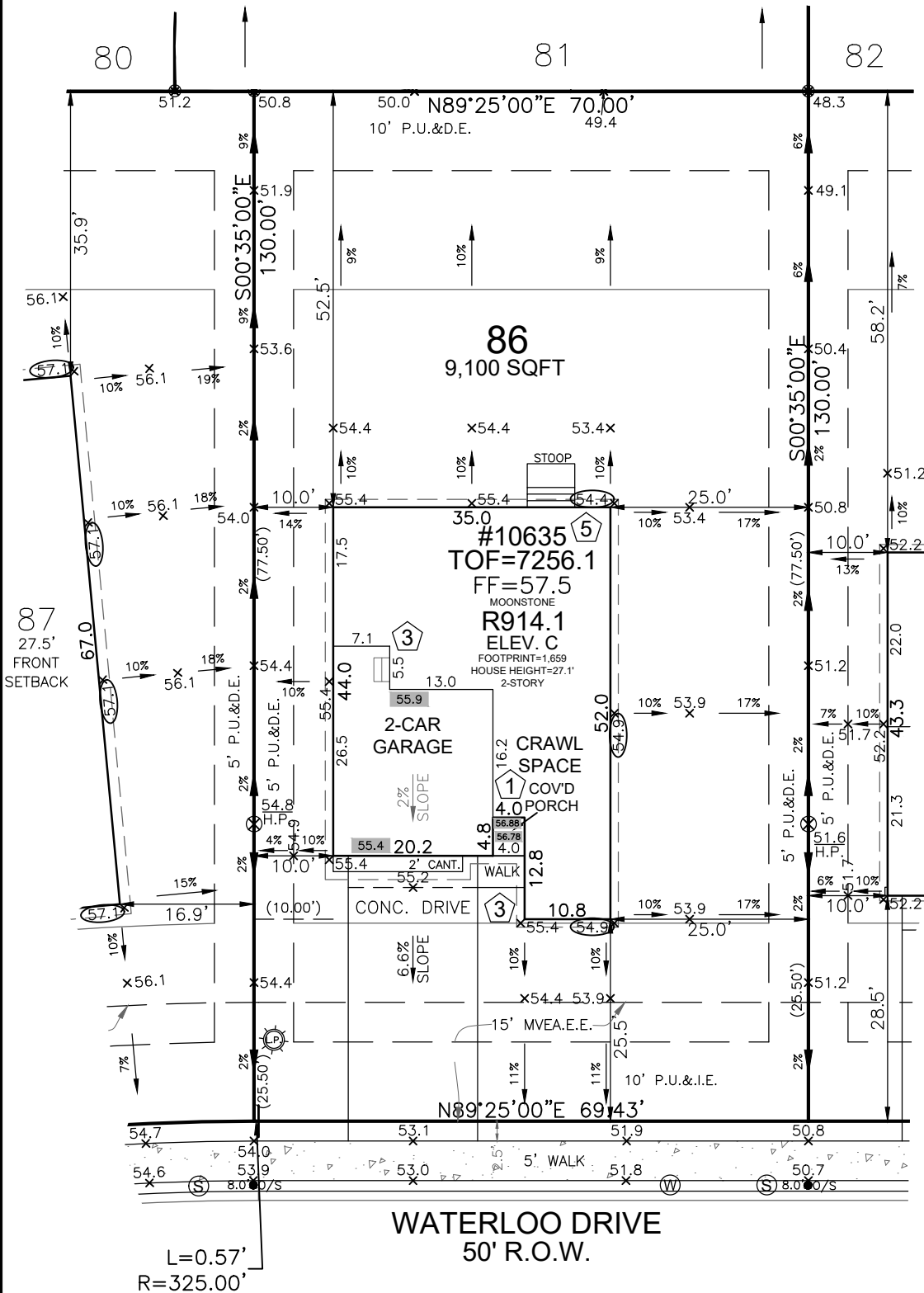
SFD2564
 PLAT 14943
 RS-6000

RICHMOND AMERICAN HOMES

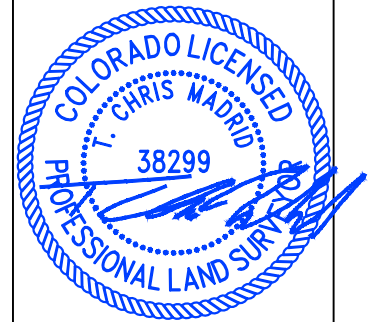
JOB#33990073
 LOT 86

PLOT PLAN

SCHEDULE NUMBER 5226111012



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.

85
 28.5'
 FRONT
 SETBACK

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,750 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 408 SF
 COVERAGE=23.3 %

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 = 56.1
- GARAGE SLAB = 55.4
- GRADE BEAM = 12"
 (56.1 - 55.4 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

APPROVED
 Plan Review
 01/16/2025 2:33:41 PM
 dsdrangel
 EPC Planning & Community
 Development Department

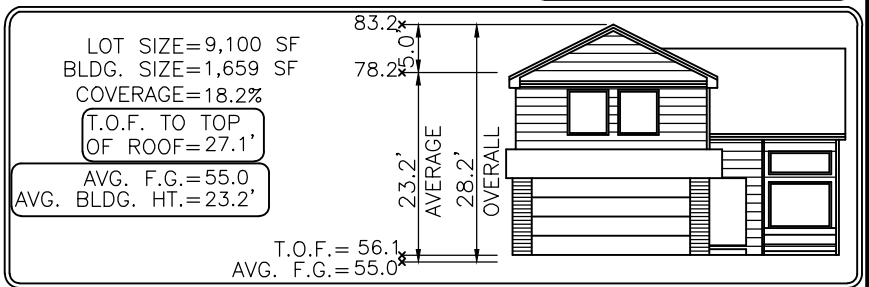
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS approval is contingent upon compliance with all applicable rules on the recorded plan.
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
 Division of knowledge of any change may be required for approval of the Planning & Community Development Department.

APPROVED
 BESQCP
 01/16/2025 2:33:51 PM
 dsdrangel
 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.

Released for Permit
 01/16/2025 7:19:34 AM
 REGIONAL Building Department
 amy
 ENUMERATION

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: R914.1-C/2-CAR/CRAWL SPACE

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10635 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: 5226111012

Address: 10635 WATERLOO DR, PEYTON

Plan Track #: 197749 

Received: 16-Jan-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	688	
Main Level	1164	
Upper Level 1	1574	
	3426	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 1/16/2025 7:20:16 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>01/16/2025 2:34:05 PM</i> <i>dsdrangel</i> EPC Planning & Community Development Department

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.