

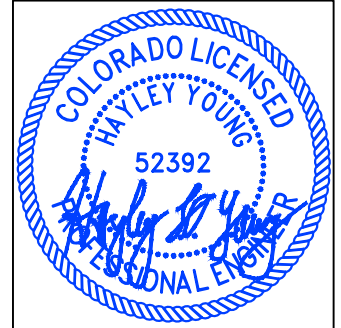
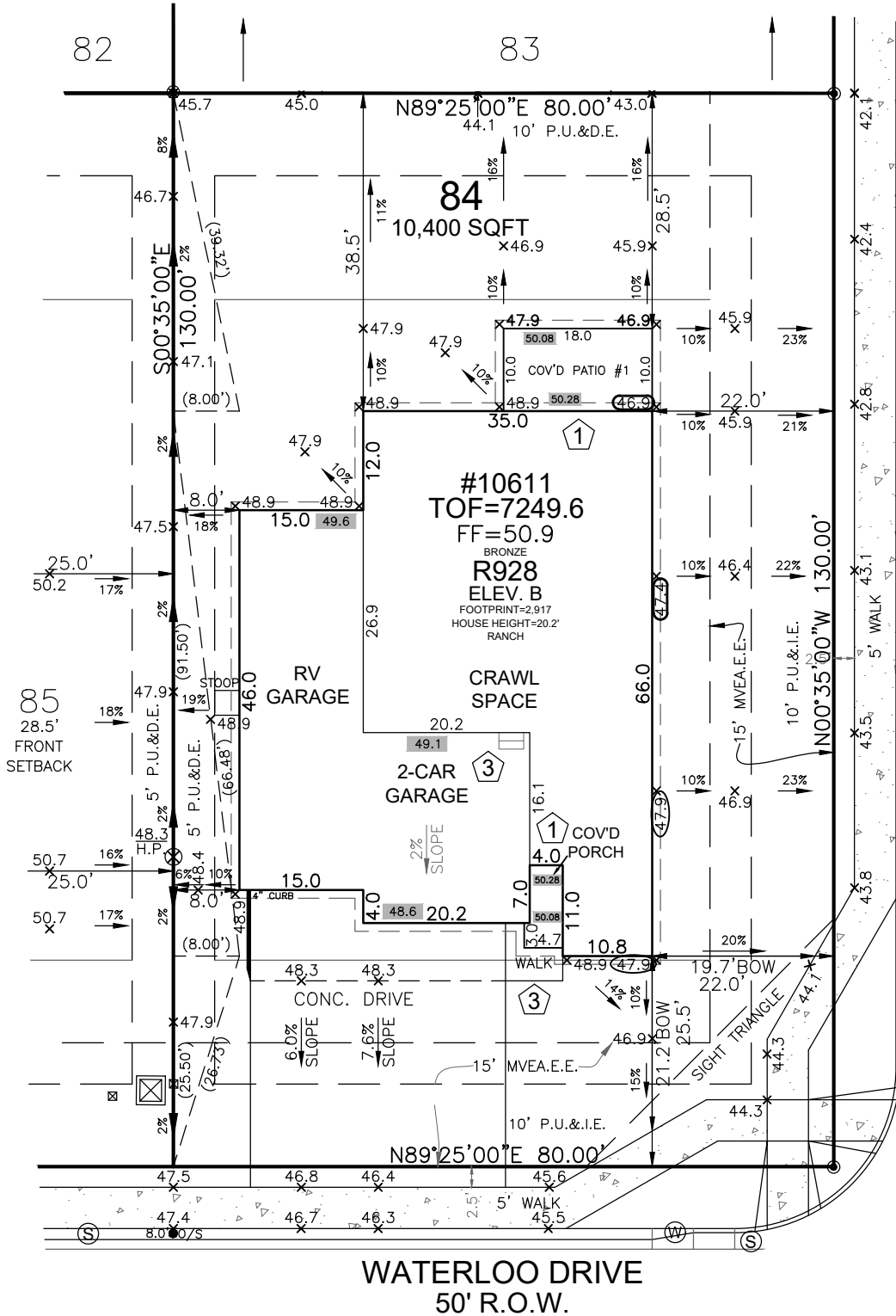
SFD2567  
 PLAT 14943  
 RS-6000

# RICHMOND AMERICAN HOMES

## PLOT PLAN

JOB#33990071  
 LOT 84

SCHEDULE NUMBER 5226111010



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.

APPROVED  
 Plan Review  
 01/17/2025 9:42:09 AM  
 (dstrandg)  
 EPC Planning & Community  
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE THE NEED TO COMPLY WITH APPLICABLE LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules 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. Division of Recharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED  
 BESQCP  
 01/17/2025 9:42:02 AM  
 (dstrandg)  
 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.

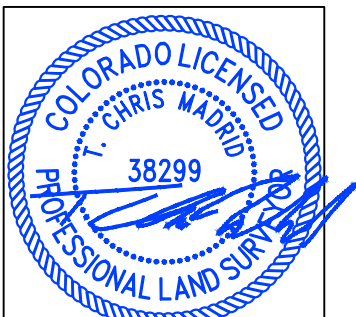
FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 2,000 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 772 SF  
 COVERAGE=38.6 %

### LEGEND

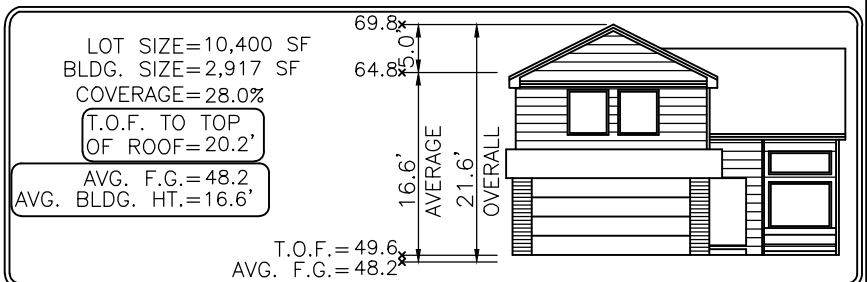
- LOWERED FINISH GRADE:
- (XX.X) HOUSE
  - (XX.X) PORCH
  - (XX.X) GARAGE/CRAWL SPACE
  - (XX.X) FOUNDATION STEP
  - (XX) CONCRETE
  - (X) RISER COUNT
  - (XX.XX) CONCRETE ELEVATION
  - [XX.X] GRADING PLAN ELEVATION
  - OVEREX LIMITS

### SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 49.6
- GARAGE SLAB = 48.6
- GRADE BEAM = 16"  
 (49.6 - 48.6 = 01.0 \* 12 = 12" + 4" = 16")  
 \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- LOWERED FINISH GRADE AT PATIO
- POUR 4" CURB ALONG SIDE OF DRIVE TO PROVIDE POSITIVE DRAINAGE

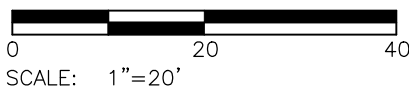


T. CHRIS MADRID, P.L.S.  
 DATE: 11.25.24  
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



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

Released for Permit  
 01/16/2025 7:29:01 AM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



MODEL OPTIONS: R928-B/2-CAR + RV/GSD/COV'D PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10611 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@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: 10.03.24

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226111010

Address: 10611 WATERLOO DR, PEYTON

Plan Track #: 197752 

Received: 16-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	462	
Main Level	1723	
	2185	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>1/16/2025 7:29:33 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>01/17/2025 9:43:18 AM</i> <i>dsdrangel</i> <b>EPC Planning &amp; Community Development Department</b>
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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.