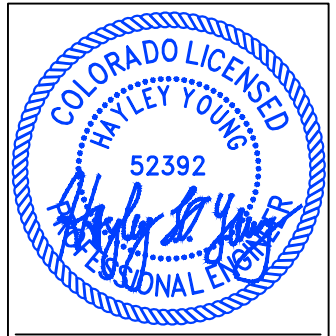
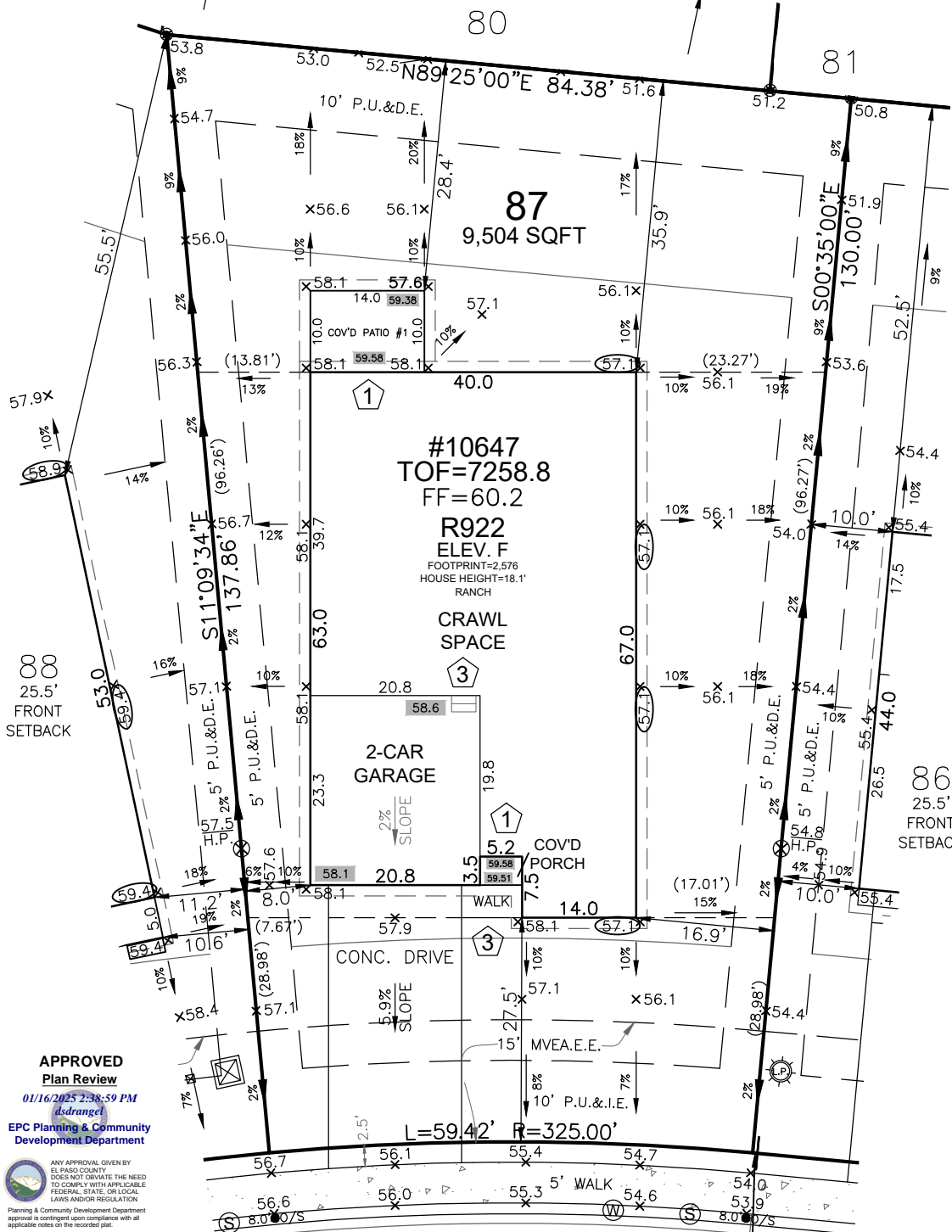


SFD2565  
 PLAT 14943  
 RS-6000

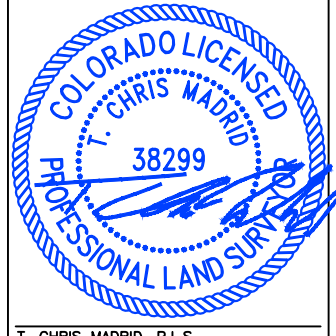
# RICHMOND AMERICAN HOMES

JOB#33990074  
 LOT 87  
 PLOT PLAN

SCHEDULE NUMBER 5226111013



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.

**APPROVED Plan Review**  
 01/16/2025 2:38:59 PM  
 dsdrangel  
 EPC Planning & Community Development Department

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 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.  
 Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

**APPROVED BESQCP**  
 01/16/2025 7:22:05 AM  
 dsdrangel  
 EPC Planning & Community Development Department

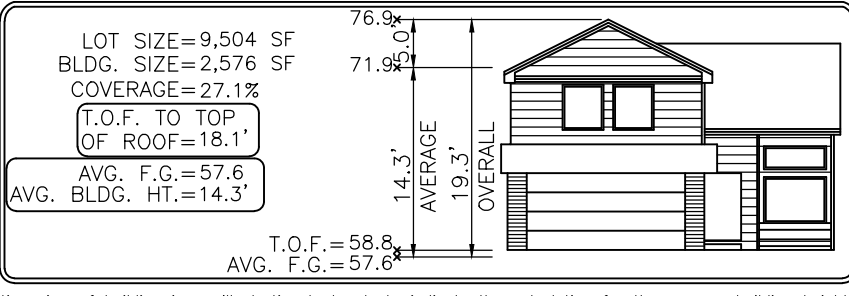
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

FRONT SETBACK DRIVE COVERAGE  
 FRONT SETBACK= 1,550 SF  
 DRIVE COVERAGE IN  
 FRONT SETBACK= 408 SF  
 COVERAGE=26.3 %

**LEGEND**

(XX.X)	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 = 58.8  
 GARAGE SLAB = 58.1  
 GRADE BEAM = 12"  
 (58.8 - 58.1 = 00.7 \* 12 = 8" + 4" = 12")  
 \*FROST DEPTH MUST BE MAINTAINED  
 LOWERED FINISH GRADE ALONG HOUSE  
 LOWERED FINISH GRADE AT PATIO



Released for Permit  
 01/16/2025 7:22:05 AM  
 Building Department  
 am  
 ENUMERATION

SCALE: 1"=20'

MODEL OPTIONS: R922-F/2-CAR/CRAWL SPACE/COV'D PATIO #1

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10647 WATERLOO DRIVE

**MINIMUM SETBACKS:**  
 FRONT: 25'  
 REAR: 25'  
 CORNER: 15'  
 SIDE: 5'

**DRAWN BY: DV**      **DATE: 11.25.24**

**B&J Surveying, Inc.**  
 Specializing in Home Builder Services Since 1985.  
 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: 5226111013

Address: 10647 WATERLOO DR, PEYTON

Plan Track #: 197750 

Received: 16-Jan-2025 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	696	
Main Level	2129	
	2825	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>1/16/2025 7:23:59 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>01/16/2025 2:39:28 PM</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.