RICHMOND AMERICAN HOMES LOT 141

PLOT PLAN

SCHEDULE NUMBER 4220113015

SFD26869
PLAT-15644
PUD

APPROVED
Plan Review
11/19/2026 10:31:53 AM
dsdhills
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 OBVIATE 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

This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.

COLORADO LICENSED HAYLEY YOUNG 52392 PROFESSIONAL ENGINEER

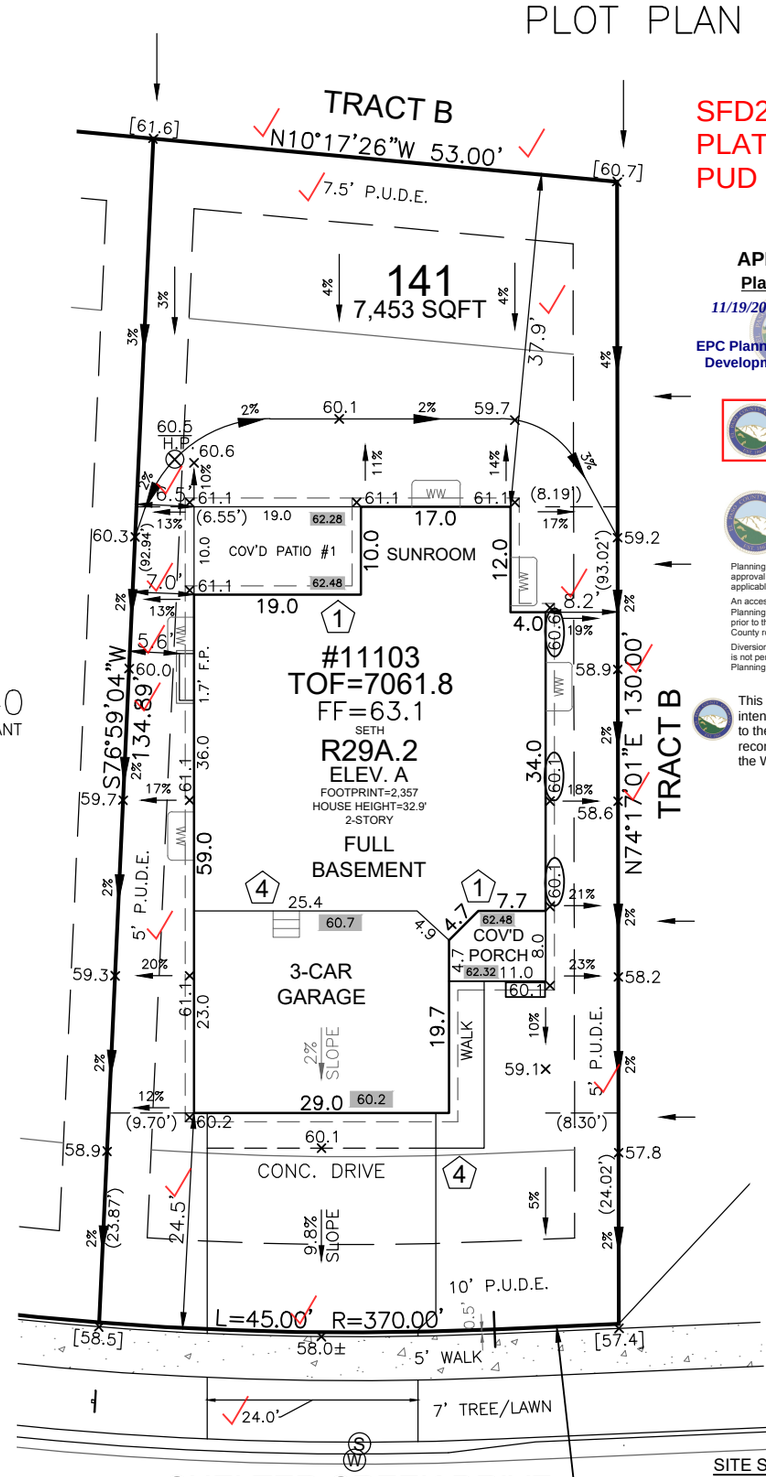
HAYLEY YOUNG, P.E.
DATE: 10.27.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

COLORADO LICENSED T. CHRIS MADRID 38299 PROFESSIONAL LAND SURVEYOR

T. CHRIS MADRID, P.L.S.
DATE: 10.27.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 1,173 SF
DRIVE COVERAGE IN FRONT SETBACK= 518 SF
COVERAGE=44.1 %

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

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 61.8

GARAGE SLAB = 60.2

GRADE BEAM = 23"
(61.8 - 60.2 = 01.6 * 12 = 19" + 4" = 23")
*FROST DEPTH MUST BE MAINTAINED

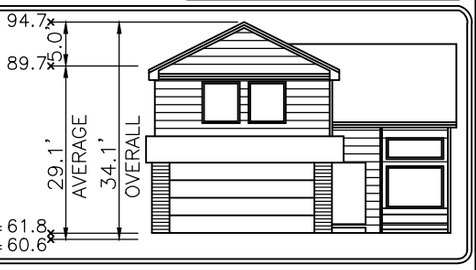
LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 20"

Released for Permit
11/19/2026 9:05:55 AM
REGIONAL Building Department
amy
ENUMERATION

0 20 40
SCALE: 1"=20'

LOT SIZE=7,453 SF
BLDG. SIZE=2,357 SF
COVERAGE=31.6%
T.O.F. TO TOP OF ROOF=32.9'
AVG. F.G.=60.6
AVG. BLDG. HT.=29.1'



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

MODEL OPTIONS: R29A.2-A/3-CAR/FULL BSMT/SUNROOM/COV'D PATIO/FP FR

SUBDIVISION: ROLLING HILLS RANCH NORTH FILING NO.1 AT MERIDIAN RANCH

COUNTY: EL PASO

ADDRESS: 11103 SHELTER CREEK DRIVE

10.27.26 / LEFT / NAIL TO NAIL=99.00'
Front 15': N=19962.9521 E=16362.9159
Rear 15': N=19989.6163 E=16458.2575

MINIMUM SETBACKS:
FRONT: 20'
REAR: 20'
CORNER: 10'
SIDE: 5'

DRAWN BY: DV DATE: 10.27.26

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@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: NOT TAKEN

SITE

2023 PPRBC
2021 IECC and CO MERSRC

Address: 11103 SHELTER CREEK DR, PEYTON

Parcel: 4220113015

Plan Track #: 218488 Received: 11-Nov-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	660	
Lower Level 2	2404	
Main Level	1410	
Upper Level 1	1634	
	6108	Total Square Feet

Required PPRBD Departments (3)

Enumeration

Released for Permit

11/11/2026 11:29:57 AM

Pikes Peak REGIONAL Building Department

Becky A

ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

11/12/2026 3:16:51 PM

Pikes Peak REGIONAL Building Department

shelley

CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

11/19/2026 10:37:35 AM

dsdhills

EPC Planning & Community Development Department

Falcon Fire (CSFD)

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.