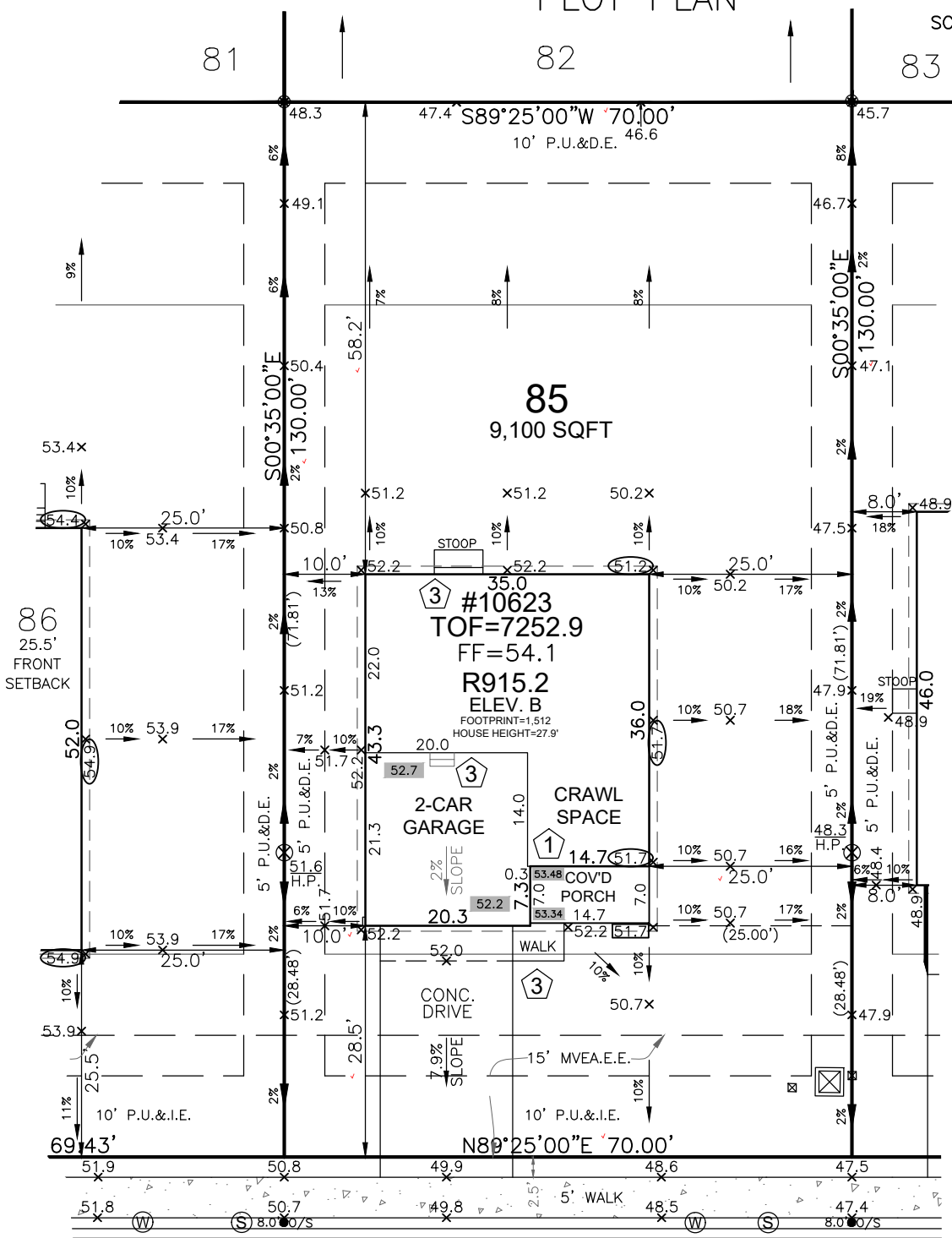


# RICHMOND AMERICAN HOMES

JOB#33990072  
LOT 85

## PLOT PLAN

SCHEDULE NUMBER 5226111011



**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.

**84**  
25.5'  
FRONT  
SETBACK

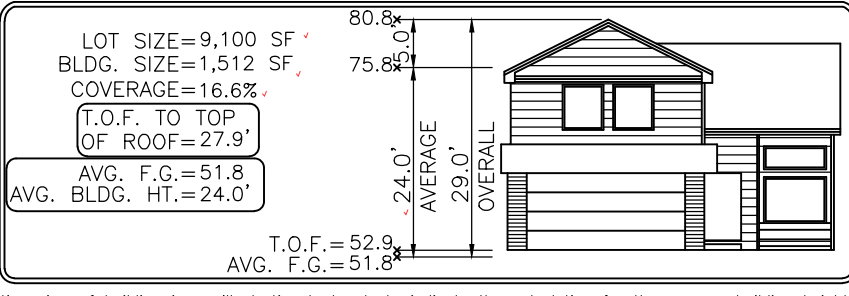
FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,750 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 408 SF  
COVERAGE=23.3 %

### 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 = 52.9
- GARAGE SLAB = 52.2
- GRADE BEAM = 12"
- (52.9 - 52.2 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"



**Released for Permit**  
**01/16/2025 7:16:52 AM**  
**REGIONAL Building Department**  
**amy ENUMERATION**

**APPROVED BESQCP**  
01/17/2025 2:59:30 PM  
dyoung  
EPC Planning & Community Development Department

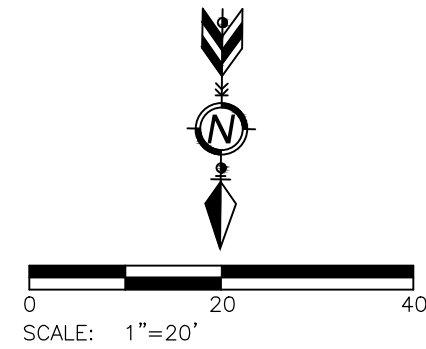
**APPROVED Plan Review**  
01/17/2025 2:59:38 PM  
dyoung  
EPC Planning & Community Development Department

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

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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



MODEL OPTIONS: R915.2-B/2-CAR/CRAWL SPACE	
SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14	
COUNTY: EL PASO <b>RS-6000 PLAT 14943</b>	
ADDRESS: 10623 WATERLOO DRIVE	
<b>MINIMUM SETBACKS:</b> 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
<b>GENERAL NOTES:</b> <ul style="list-style-type: none"> <li>• PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.</li> <li>• PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.</li> <li>• EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.</li> <li>• PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.</li> <li>• LOT CORNER ELEVATION CHECK: 10.03.24</li> </ul>	


# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5226111011

Address: 10623 WATERLOO DR, PEYTON

Plan Track #: 197748 

Received: 16-Jan-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	414	
Main Level	986	
Upper Level 1	1202	
	2602	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
<p><b>APPROVED</b></p> <p>AMY</p> <p>1/16/2025 7:17:22 AM</p>	<p>(N/A) RBD GIS</p>

## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><u>Plan Review</u></p> <p><i>01/17/2025 3:02:00 PM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning &amp; 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.