

LOT 337

SCHEDULE NUMBER 4220402009

SFD241040



PLOT PLAN

APPROVED  
BESQCP

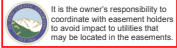
11/08/2024 9:37:55 AM  
dsdyoung

EPC Planning & Community  
Development Department

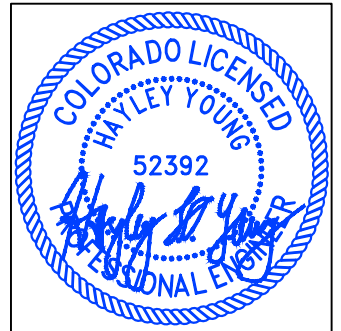
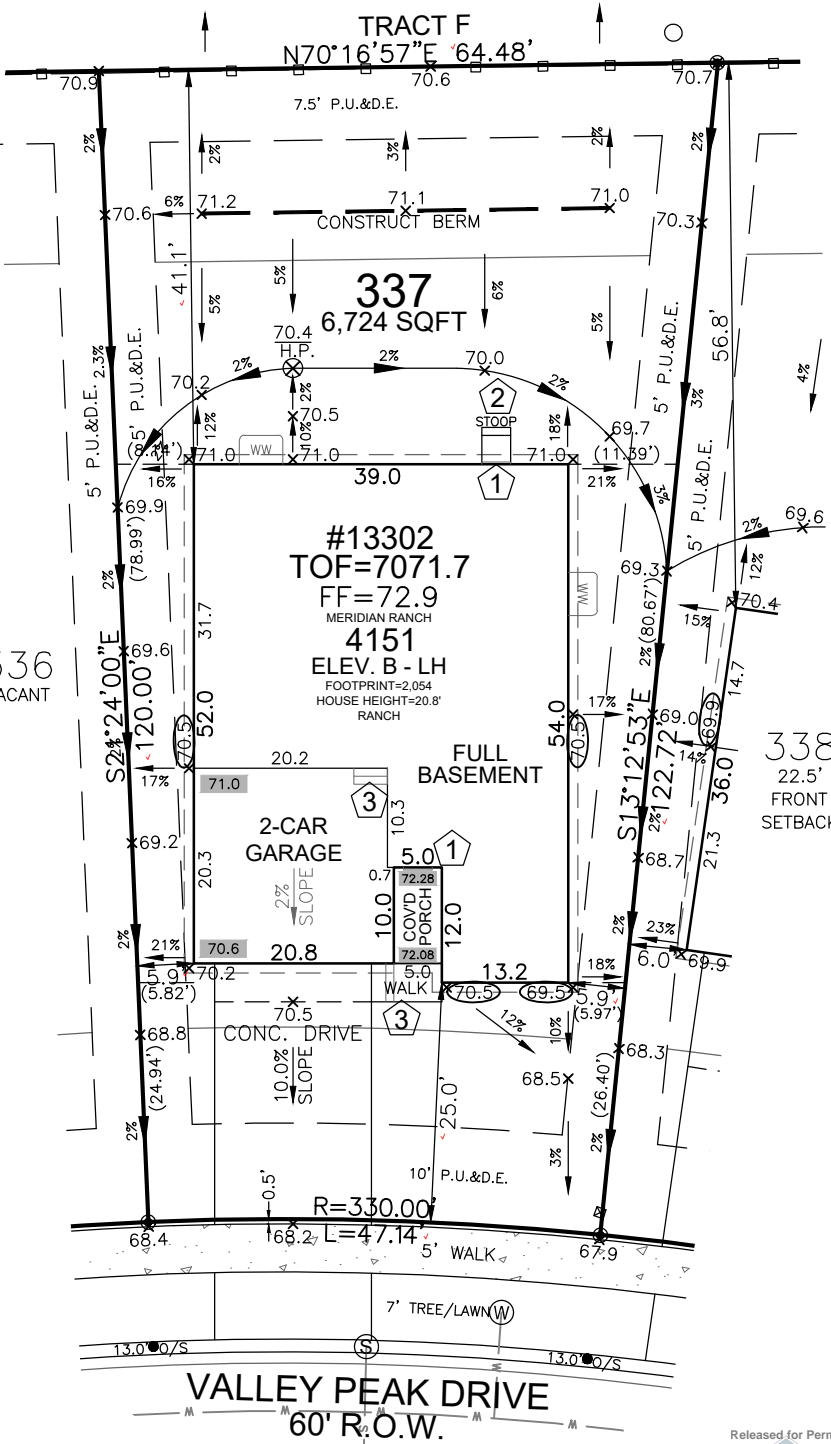
APPROVED  
Plan Review

11/08/2024 9:38:00 AM  
dsdyoung

EPC Planning & Community  
Development Department



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



HAYLEY YOUNG, P.E.  
DATE: 10.09.24

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: 10.09.24

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

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 71.7
- GARAGE SLAB = 70.6
- GRADE BEAM = 17"
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- CONSTRUCT BERM AS SHOWN TO PROVIDE FOR ADEQUATE DRAINAGE

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.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 971 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=33.7 %

LOT SIZE=6,724 SF ✓  
BLDG. SIZE=2,054 SF ✓  
COVERAGE=30.5% ✓

T.O.F. TO TOP OF ROOF=20.8'

AVG. F.G.=70.4  
AVG. BLDG. HT.=17.1'

T.O.F.=71.7  
AVG. F.G.=70.4

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

SCALE: 1"=20'

MODEL OPTIONS: 4151-B/2-CAR/FULL BSMT/9' WALLS

SUBDIVISION: ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH

COUNTY: EL PASO PUD PLAT 14831

ADDRESS: 13302 VALLEY PEAK DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: MM

DATE: 10.09.24



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: 03.20.24

Woodmen Road Metropolitan District  
614 N. Tejon St  
Colorado Springs, CO 80903  
7194471777

# INVOICE



<b>Invoice #:</b>	90216
<b>Invoice Date:</b>	10/09/24
<b>Amount Due:</b>	\$0.00

Meritage Homes  
18655 N. Claret Dr. Ste 400  
Scottsdale, AZ 85255

Item	Description	Price	Amount
Fees	LOT 338 -13314 Valley Peak Dr- lot 338- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 322-13279 Valley Peak Dr- lot 322- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 337 - 13302 VALLEY PEAK DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00
Fees	LOT 323 -13267 VALLEY PEAK DR- ROLLING HILLS RANCH FIL 2 AT MERIDIAN RANCH	\$550.00	\$550.00

<b>Total:</b>	\$2,200.00
<b>Payments:</b>	\$2,200.00
<b>Amount Due:</b>	\$0.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>

# SITE



2023 PPRBC  
2021 IECC

Parcel: 4220312009

Address: 13302 VALLEY PEAK DR, PEYTON

Plan Track #: 195931 

Received: 06-Nov-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	439	
Lower Level 2	807	
Main Level	1565	
	2811	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BRENT</b></p> <p><b>11/6/2024 3:32:24 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>11/08/2024 9:39:59 AM</i></p> <p><i>dsdyounger</i></p> <p><b>EPC Planning &amp; Community Development Department</b></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.