



LOT 323

SCHEDULE NUMBER 4220311010

PLOT PLAN

Released for Permit

11/06/2024 3:40:56 PM



SFD241042

APPROVED  
BESQCP

11/08/2024 10:29:18 AM  
dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review

11/08/2024 10:29:22 AM  
dsdyounger

EPC Planning & Community  
Development Department

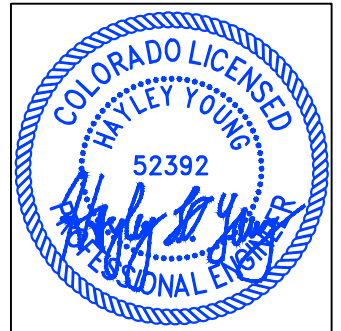
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT 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



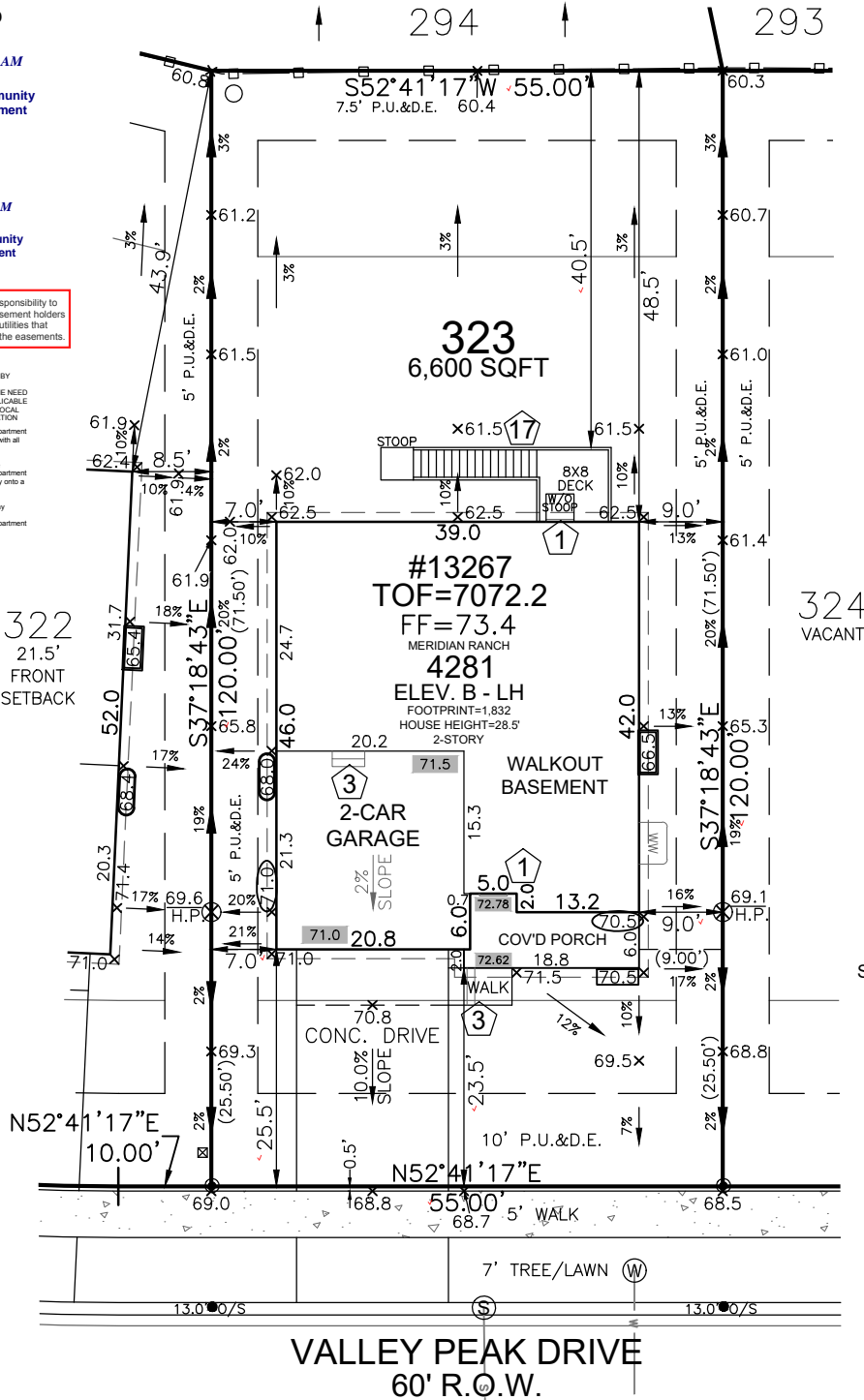
HAYLEY YOUNG, P.E.  
DATE: 10.09.24

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.



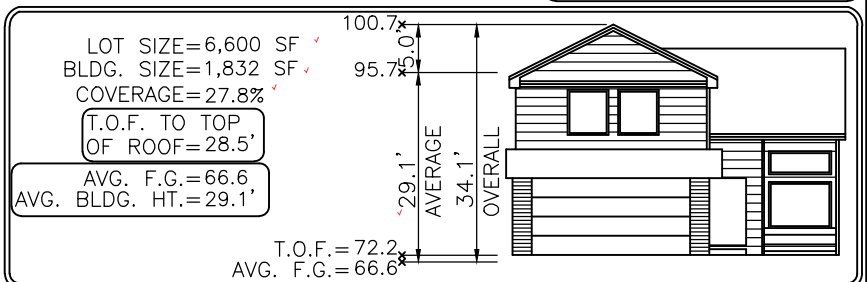
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 72.2
- GARAGE SLAB = 71.0
- GRADE BEAM = 18" (72.2 - 71.0 = 01.2 \* 12 = 14" + 4" = 18")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- STEP FOUNDATION AT LOCATIONS INDICATED
- POUR TALLER WALL IN GARAGE TO MAINTAIN FROST PROTECTION

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= 1,100 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=32.7 %



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

SCALE: 1"=20'

MODEL OPTIONS: 4281-B/2-CAR/WALKOUT BSMT/9' WALLS

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

COUNTY: EL PASO PUD PLAT 14831

ADDRESS: 13267 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@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: 03.05.24

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: 4220311010

Address: 13267 VALLEY PEAK DR, PEYTON

Plan Track #: 195933 

Received: 06-Nov-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	442	
Lower Level 2	879	
Main Level	1270	
Upper Level 1	1510	
	4101	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 3:41:11 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 10:30:11 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.