

SFD26745
PLAT-14943
RS-6000



LOT 46

SCHEDULE NUMBER 5226101055

PLOT PLAN

Released for Permit
08/21/2026 3:22:19 PM
Brent
ENUMERATION

APPROVED
Plan Review
08/25/2026 11:41:52 AM
dsdhills
EPC 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 codes.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OPERATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department requests compliance with all applicable codes and regulations. 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 Storage of any storage unit is not permitted without approval of the Planning & Community Development Department.

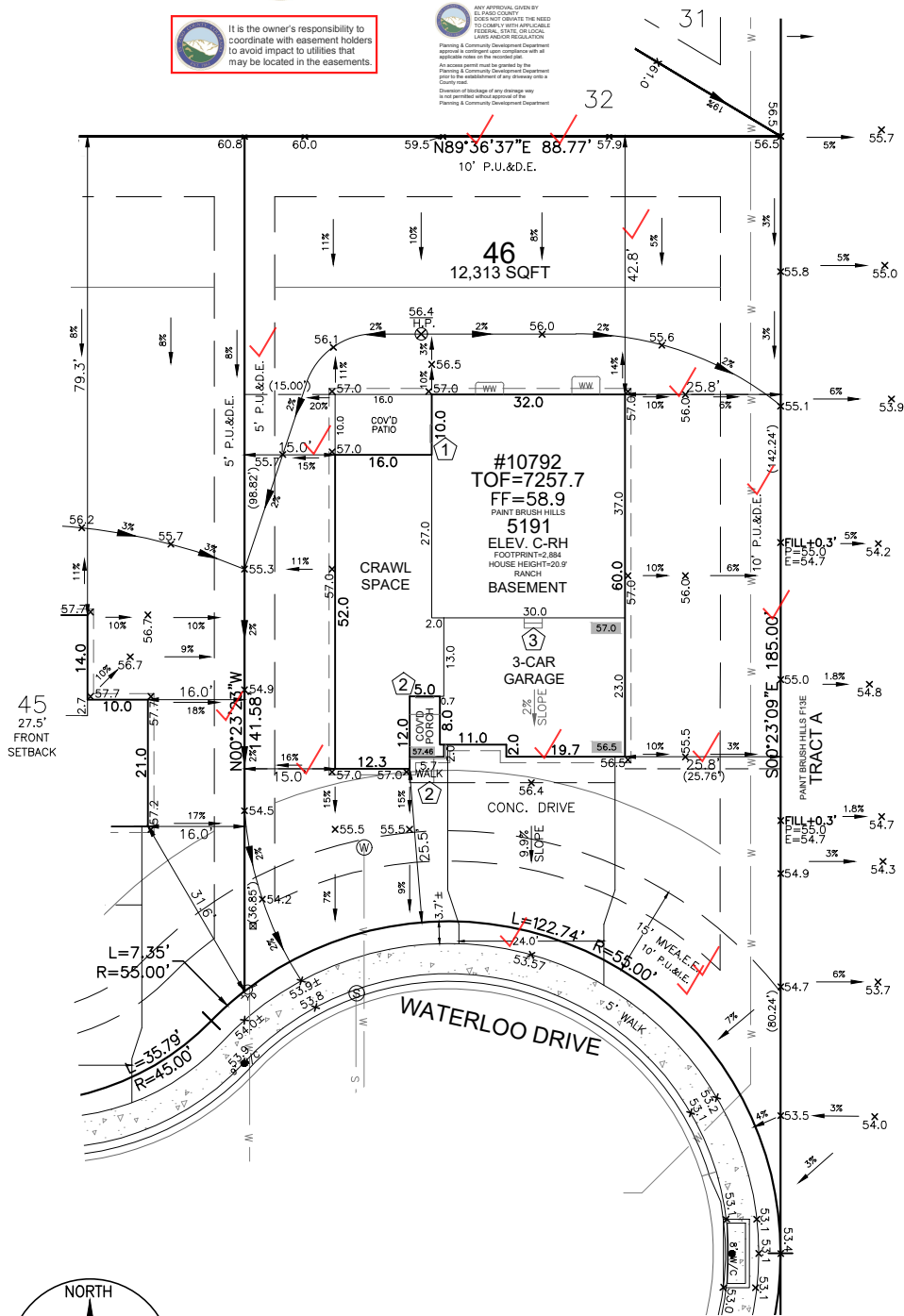
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



HAYLEY YOUNG, P.E.
DATE: 08.10.26
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: 08.10.26
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.



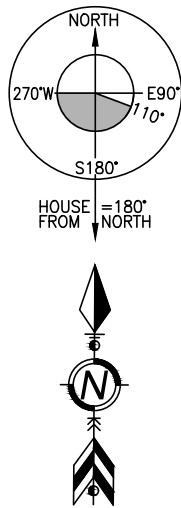
SITE SPECIFIC PLOT PLAN NOTES:

TOF = 57.7
GARAGE SLAB = 56.5
GRADE BEAM = 18"
(57.7 - 56.5 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

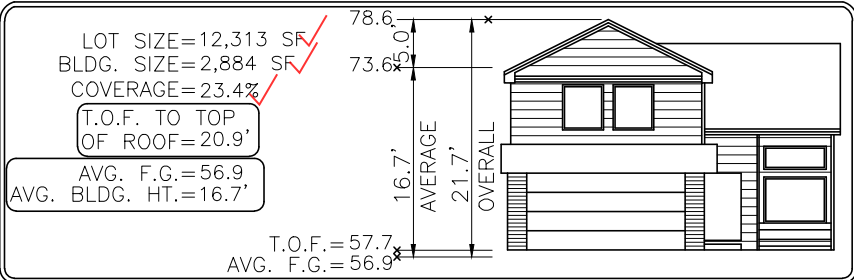
LEGEND

LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- X RISER COUNT
- XX.XX CONCRETE ELEVATION
- [XX.X] GRADING PLAN ELEVATION



FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,536 SF
DRIVE COVERAGE IN
FRONT SETBACK= 693 SF
COVERAGE=27.3 %



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

MODEL OPTIONS: 5191-C/3-CAR/PARTIAL BSMT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10792 WATERLOO DRIVE

08.10.26 / RIGHT / NAIL TO NAIL=82.00'
Front 10': N=24754.5558 E=19600.2869
Rear 10': N=24836.5539 E=19599.7291

- 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: 05.31.24

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: MM

DATE: 08.10.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 10792 WATERLOO DR, PEYTON

Parcel: 5226101055

Plan Track #: 216194

Received: 21-Aug-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	680	
Lower Level 2	1891	
Main Level	1993	
	4564	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

8/21/2026 3:22:42 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/24/2026 9:11:28 AM



CONSTRUCTION

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/25/2026 11:46:33 AM



**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.**