

LOT 202

SCHEDULE NUMBER 4220408022



**TRALON
HOMES
PLOT PLAN**

REVISIONS:

05.28.26 - FIX TYPO UNDER COVERAGE CALCULATIONS.
KP

**SFD26486
PUD
15140**

ASQ 267

**APPROVED
Plan Review**

06/01/2026 10:13:37 AM
dsdmaes

EPC Planning & Community
Development Department

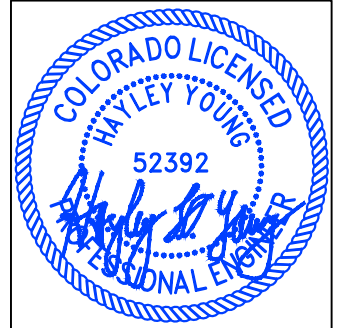
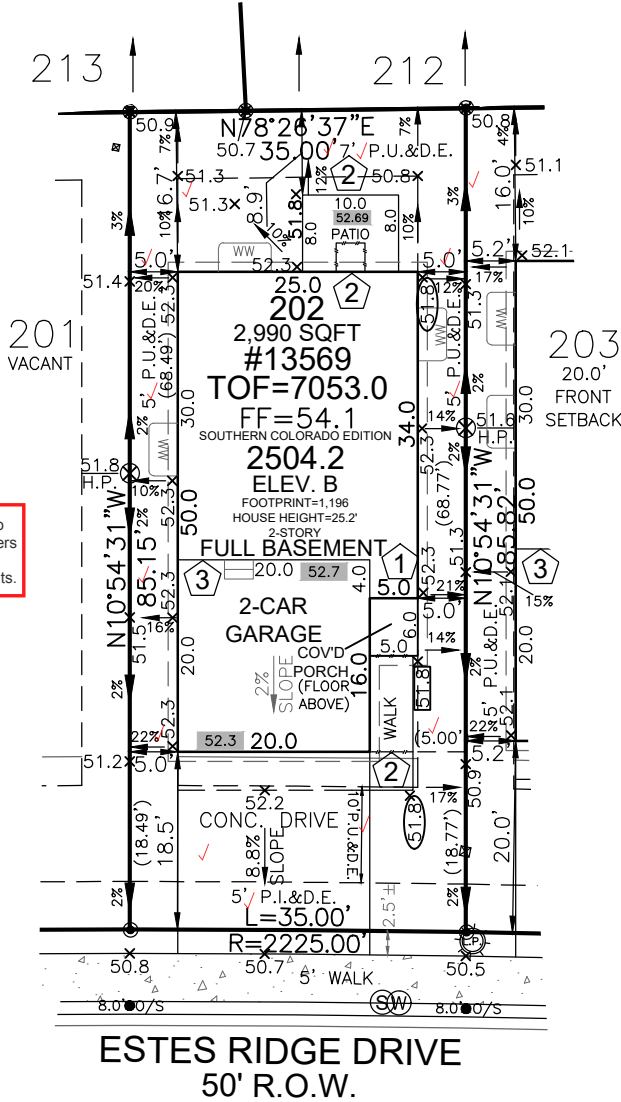


ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLVATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAWS AND/OR REGULATION

Planning & Community Development Department
approval is contingent upon compliance with all
applicable codes 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

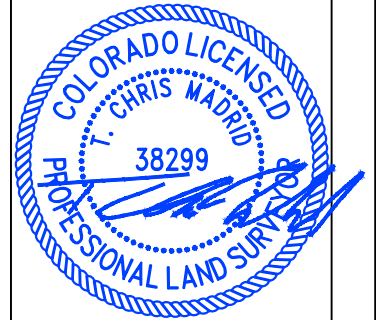


It is the owner's responsibility to
coordinate with easement holders
to avoid impact to utilities that
may be located in the easements.



HAYLEY YOUNG, P.E.
DATE: 05.18.26

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: 05.18.26

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 = 53.0

GARAGE SLAB = 52.3

GRADE BEAM = 12"
(53.0 - 52.3 = 00.7 * 12 = 8" + 4" = 12")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE

LOWERED FINISH GRADE AT PORCH 14"

LOWERED FINISH GRADE AT PATIO

LEGEND

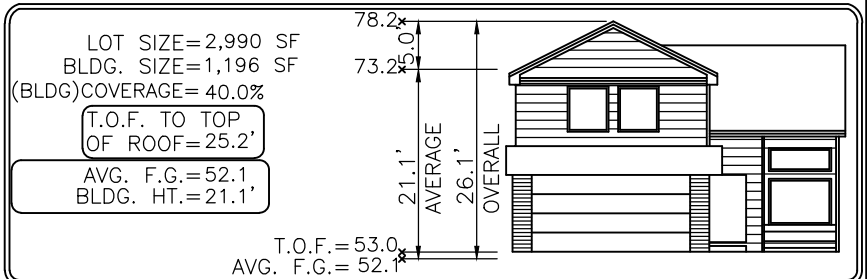
LOWERED FINISH GRADE:

- (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

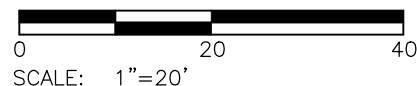
FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 740 SF
DRIVE COVERAGE IN
FRONT SETBACK= 421 SF
COVERAGE=56.9 %

Released for Permit
05/29/2026 7:42:39 AM
matthewa
CONSTRUCTION

Released for Permit
05/28/2026 3:28:38 PM
REGIONAL Building Department
Becky A
ENUMERATION



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



MODEL OPTIONS: 2504.2-B/2-CAR/FULL BSMT

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH

COUNTY: EL PASO

05.18.26 / LEFT / NAIL TO NAIL=70.00'
Front 10': N=18875.5389 E=15645.9621
Rear 10': N=18806.8037 E=15659.2090

ADDRESS: 13569 ESTES RIDGE DRIVE

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: 08.08.24

MINIMUM SETBACKS:

FRONT: 18'
REAR: 7'
CORNER: 15'
SIDE: 5.0'

DRAWN BY: KP

DATE: 05.18.26



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

SITE



2023 PPRBC
2021 IECC

Address: 13569 ESTES RIDGE DR, PEYTON

Parcel: 4220408022

Plan Track #: 213677 

Received: 28-May-2026 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	728	
Upper Level 1	1151	
	3031	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

5/28/2026 3:23:49 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

05/29/2026 7:42:49 AM

Pikes Peak
REGIONAL
Building Department

matthewa

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/01/2026 10:14:44 AM

dsdmaes

**EPC Planning & Community
Development Department**

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.