

SFD26746
RS-6000
PLAT - 14943

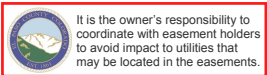
ASQ 264



LOT 48

SCHEDULE NUMBER 5226107020

PLOT PLAN



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 code.



APPROVED
Plan Review
08/26/2026 9:02:10 AM
(dmdmac)
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE 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



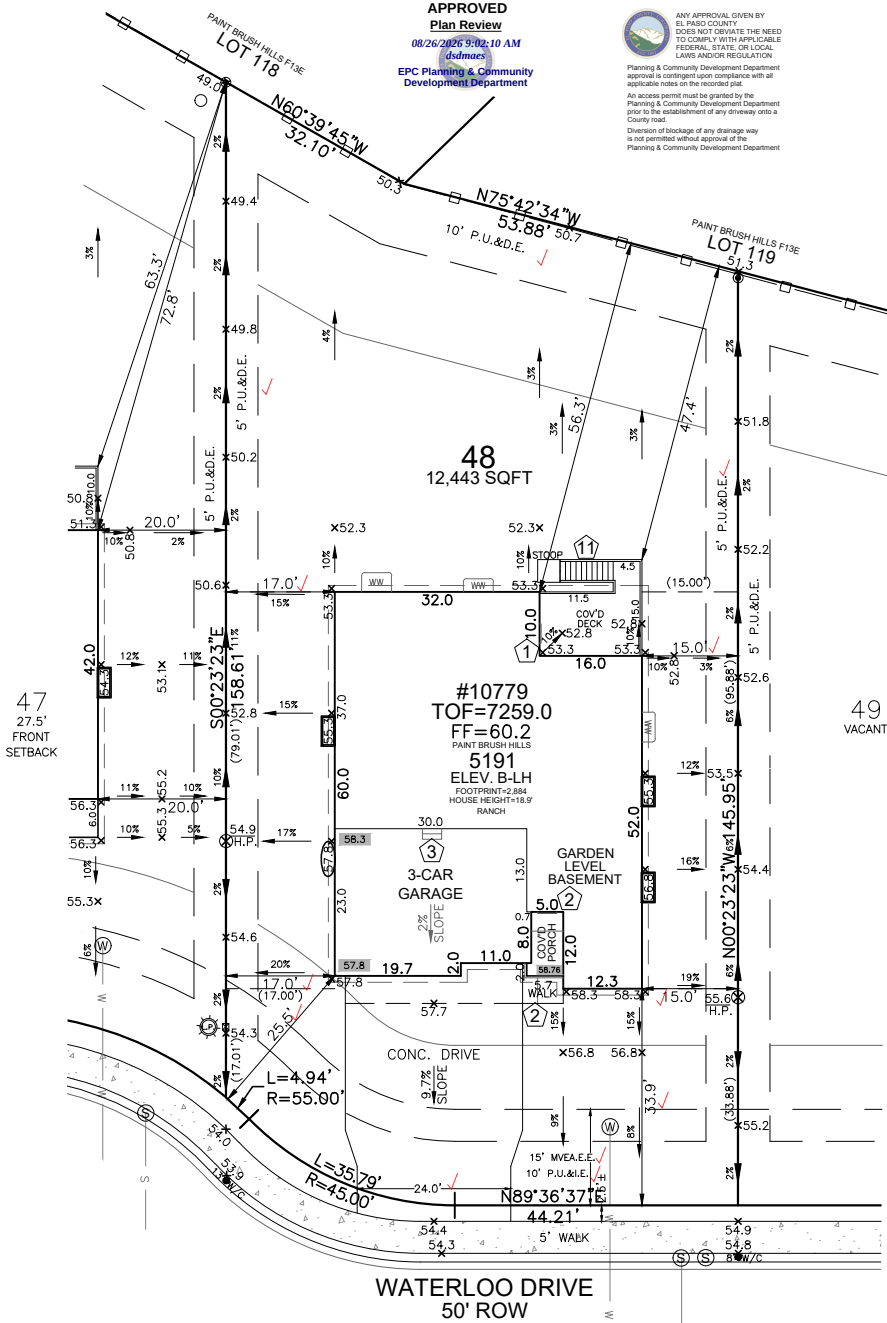
HAYLEY YOUNG, P.E.
DATE: 08.10.26

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 = 59.0

GARAGE SLAB = 57.8

GRADE BEAM = 18"
(59.0 - 57.8 = 01.2 * 12 = 14" + 4" = 18")
*FROST DEPTH MUST BE MAINTAINED

LOWERED FINISH GRADE ALONG HOUSE
STEP FOUNDATION AT LOCATIONS INDICATED

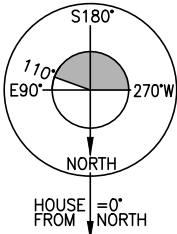
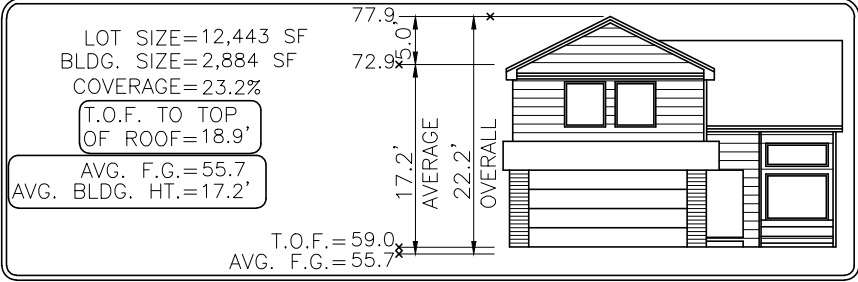
Released for Permit
08/21/2026 4:09:40 PM
Brent
ENUMERATION

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= 2,152 SF
DRIVE COVERAGE IN
FRONT SETBACK= 694 SF
COVERAGE=32.2 %



HOUSE FROM NORTH

0 30 60
SCALE: 1"=30'

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

MODEL OPTIONS: 5191-B/3-CAR/GARDEN LEVEL BSMT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

ADDRESS: 10779 WATERLOO DRIVE

08.10.26 / LEFT / NAIL TO NAIL=82.00'
Front 10': N=24634.8805 E=19519.2333
Rear 10': N=24552.8824 E=19519.7911

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: 09.18.24

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: 10779 WATERLOO DR, PEYTON

Parcel: 5226107020

Plan Track #: 216201

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 4:09:53 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/24/2026 9:20:24 AM



Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

08/26/2026 9:03:48 AM

dsdmaes

**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.**