

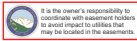
SFD25683

LOT 82

SCHEDULE NUMBER 4220406003

APPROVED  
BESQCP  
07/10/2025 11:59:44 AM  
duyyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
07/10/2025 11:59:50 AM  
duyyounger  
EPC Planning & Community  
Development Department

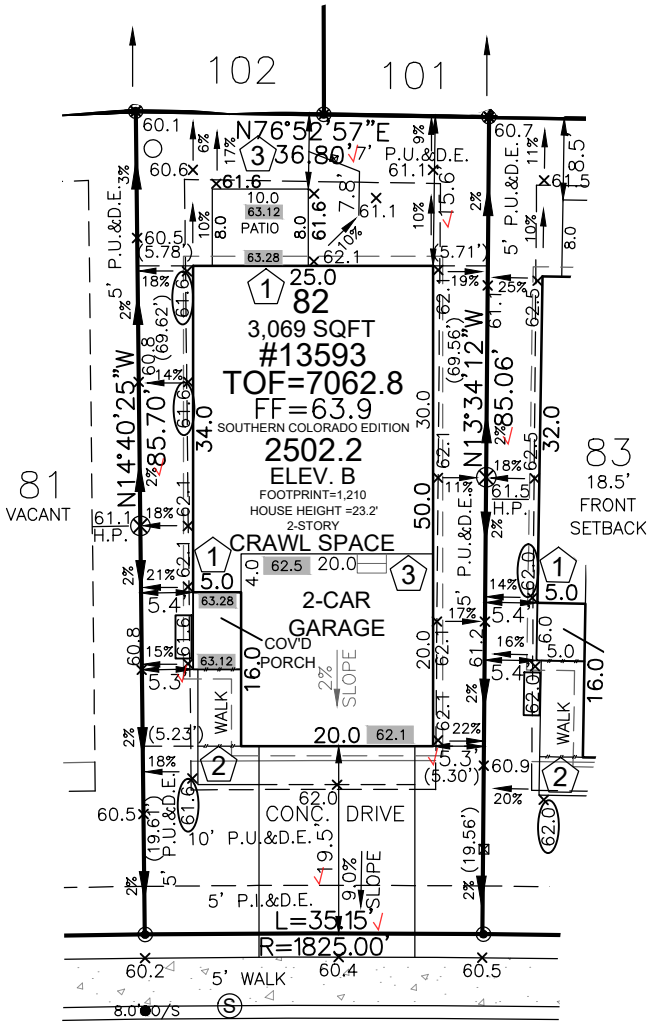


ALL APPLICABLE ORDINANCES  
SHOWN ON THIS PLAN ARE BASED ON THE  
LATEST EDITIONS OF THE  
PLANNING AND COMMUNITY DEVELOPMENT  
DEPARTMENT'S ZONING ORDINANCE AND ALL  
APPLICABLE ORDINANCES.

Any changes to the plan must be approved by the  
Planning and Community Development  
Department prior to construction.

Division of Engineering and Planning  
Planning and Community Development Department

TRALON  
HOMES  
PLOT PLAN



HAYLEY YOUNG, P.E.  
DATE: 07.08.25  
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: 07.08.25  
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 = 62.8
- GARAGE SLAB = 62.1
- GRADE BEAM = 12"  
(62.8 - 62.1 = 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

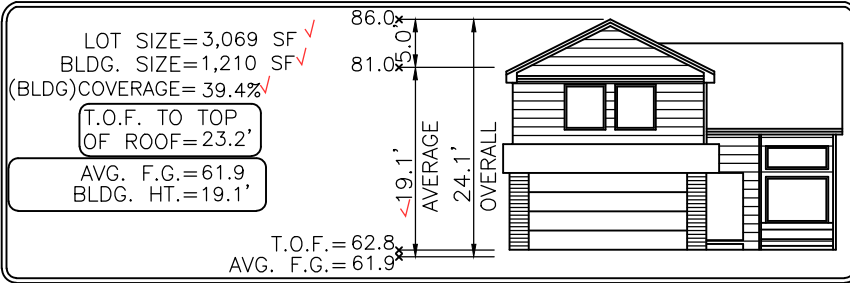
- LOWERED FINISH GRADE:
- XX.X HOUSE
  - XX.X PORCH
  - XX.X GARAGE/CRAWL SPACE
  - XX.X FOUNDATION STEP
  - XX\* CONCRETE
  - X RISER COUNT
  - XX.XX CONCRETE ELEVATION
  - [XX.X] GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 786 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 357 SF  
COVERAGE=45.4 %



Released for Permit  
07/09/2025 3:55:46 PM  
REGIONAL  
Building Department  
amy  
ENUMERATION

0 20 40  
SCALE: 1"=20'



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

MODEL OPTIONS: 2502.2-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH

COUNTY: EL PASO PUD PLAT 15140

ADDRESS: 13593 ARRIBA DRIVE

07.08.25 / RIGHT / NAIL TO NAIL=70.00'  
Front 10': N=19343.1973 E=15668.4516  
Rear 10': N=19275.2884 E=15685.4334

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 07.08.25



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: 08.08.24


# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 4220406003

Address: 13593 ARRIBA DR, PEYTON

Plan Track #: 203572 

Received: 09-Jul-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	1482	
Main Level	698	
Upper Level 1	1121	
	3680	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED AMY 7/9/2025 3:57:33 PM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning
APPROVED Plan Review 07/10/2025 12:01:15 PM dsdyounger 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.