

**SFD26412**  
**PLAT-14831**  
**PUD**



LOT 372

SCHEDULE NUMBER 4220403002

PLOT PLAN



HAYLEY YOUNG, P.E.  
DATE: 04.28.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

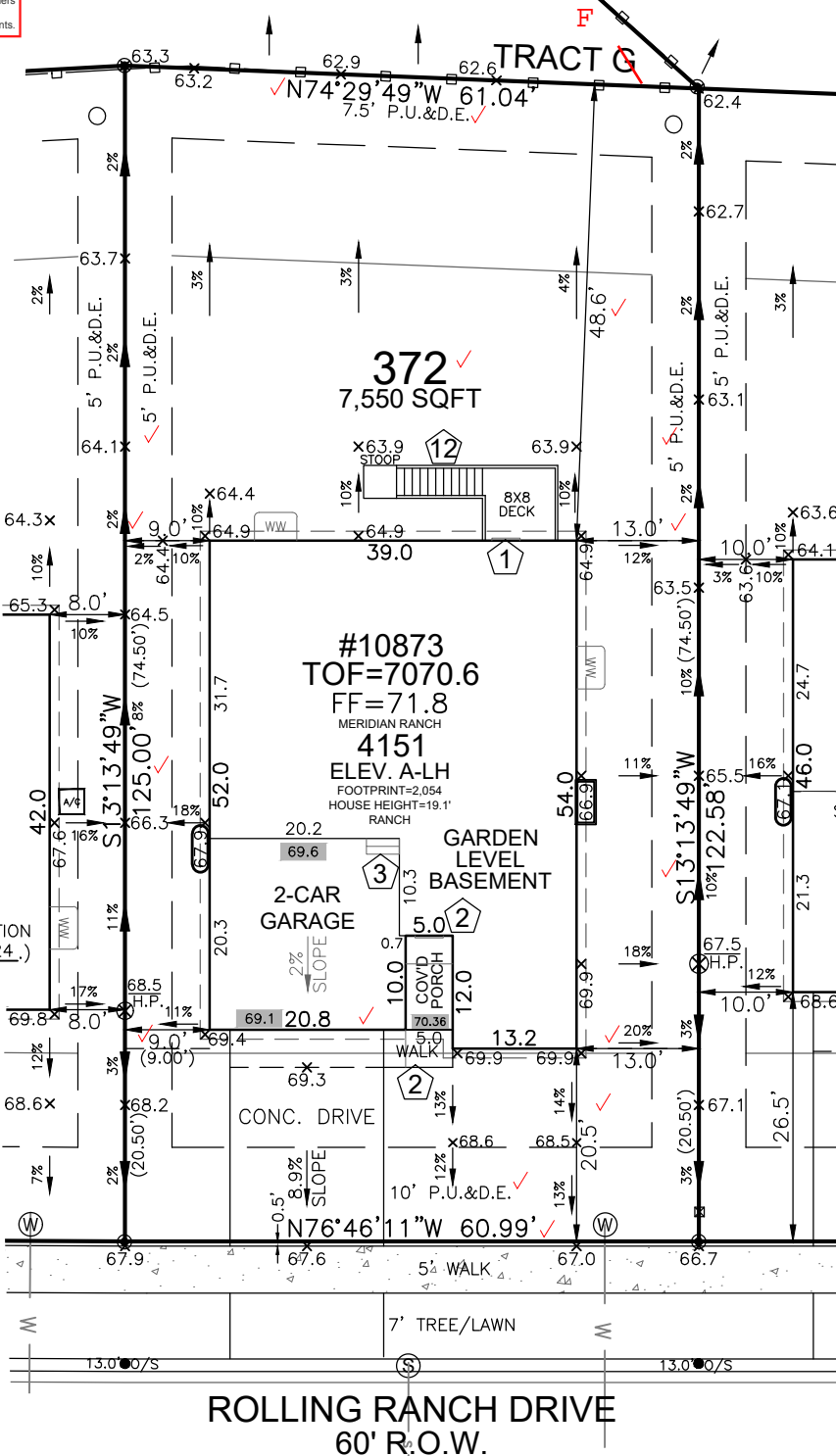


T. CHRIS MADRID, P.L.S.  
DATE: 04.28.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

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 OBVIATE 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.  
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



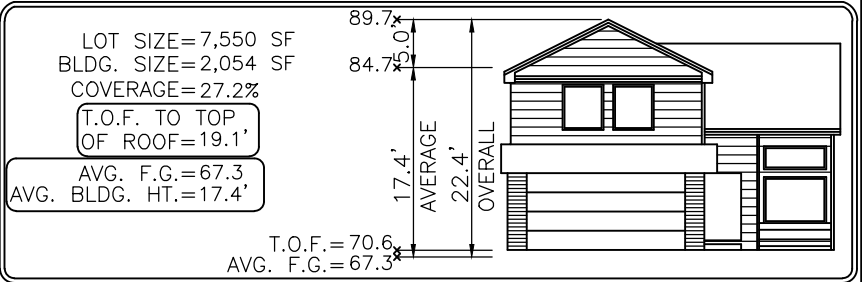
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 70.6
- GARAGE SLAB = 69.1
- GRADE BEAM = 22'  
(70.6 - 69.1 = 01.5' \* 12 = 18" + 4" = 22")  
\*FROST DEPTH MUST BE MAINTAINED
- 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.XX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1.220 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 327 SF  
COVERAGE=26.8 %



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

Released for Permit  
4/29/2026 11:44:10 AM  
REGIONAL Building Department  
ENUMERATION



MODEL OPTIONS: 4151-A/2-CAR/GARDEN LEVEL BSMT/9' WALLS	
SUBDIVISION: ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH	
COUNTY: EL PASO	04.28.26 / LEFT / NAIL TO NAIL=74.00' Front 10': N=20770.3897 E=9680.3094 Rear 10': N=20842.4256 E=9697.2454
ADDRESS: 10873 ROLLING RANCH 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: 02.23.24
MINIMUM SETBACKS: FRONT: 20' REAR: 20' CORNER: 10' SIDE: 5'	DRAWN BY: MM DATE: 04.28.26  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: 10873 ROLLING RANCH DR, PEYTON

Parcel: 4220403002

Plan Track #: 212631 

Received: 29-Apr-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	439	
Lower Level 2	807	
Main Level	1565	
	2811	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**4/29/2026 11:44:49 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**05/01/2026 2:00:21 PM**



**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/05/2026 11:47:30 AM**



**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.