

SFD26399
 PLAT: 14831
 ZONE: PUD

APPROVED
 BESQCP
 05/04/2026 8:47:18 AM
 dschambers
 EPC Planning & Community
 Development Department



LOT 328

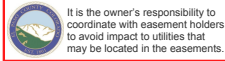
SCHEDULE NUMBER 42203110015

PLOT PLAN

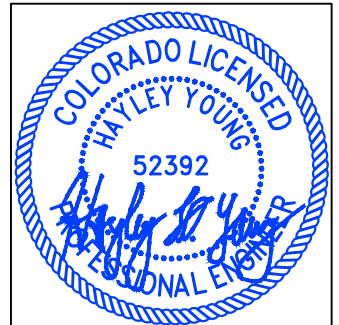
APPROVED
 Plan Review

05/04/2026 8:47:15 AM
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EPC Planning & Community
 Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE 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. Division of Blockage of any driveway way is not permitted without approval of the Planning & Community Development Department.



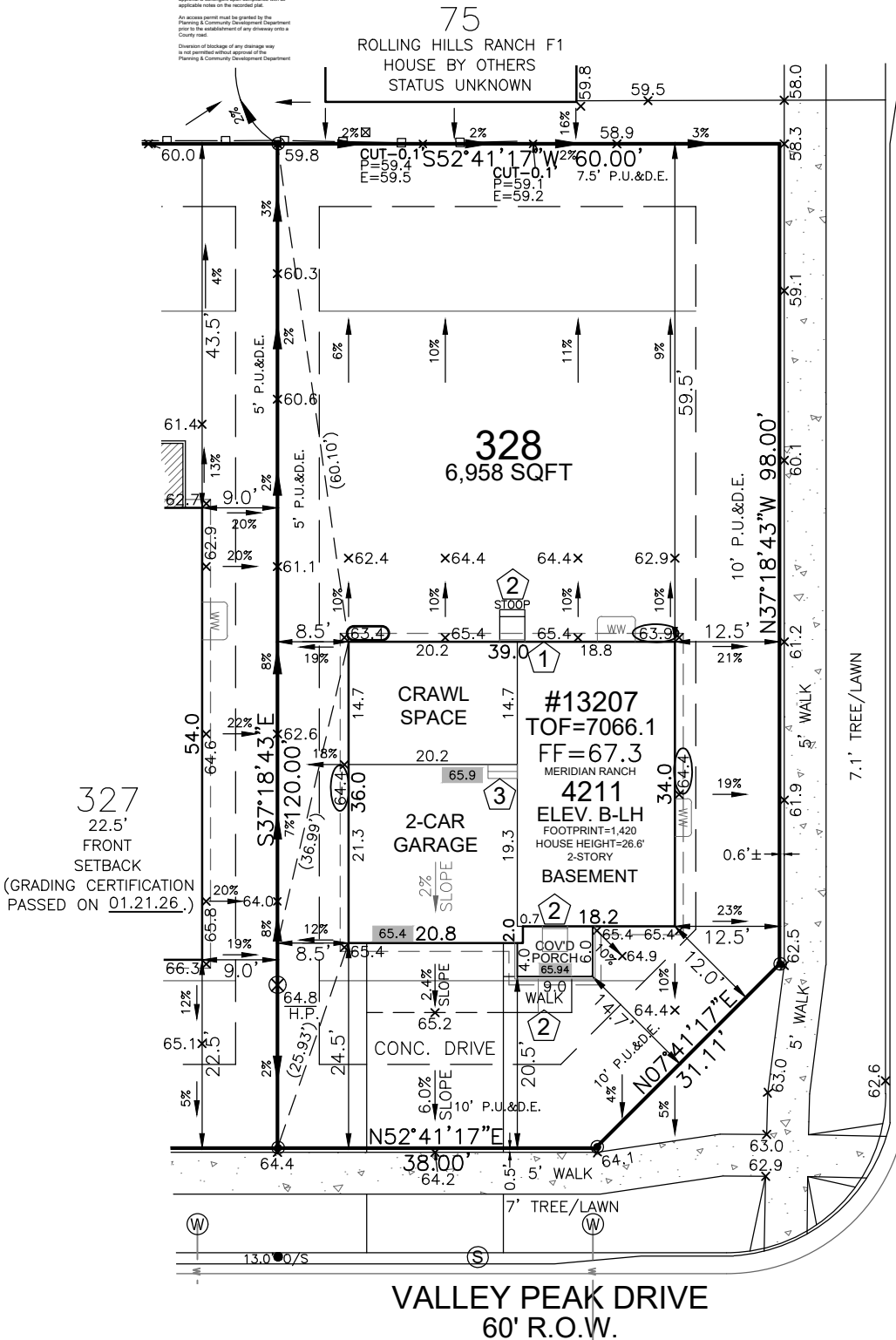
HAYLEY YOUNG, P.E.
 DATE: 04.28.26

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.



ROLLING PEAKS DRIVE
 60' R.O.W.

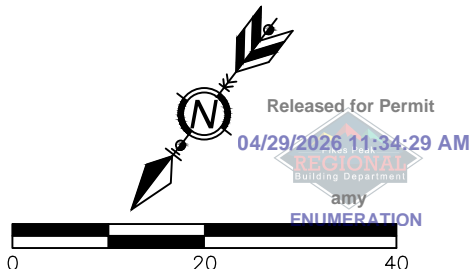
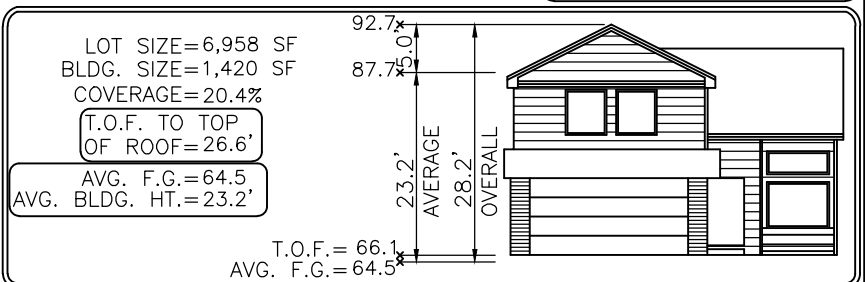
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 66.1
- GARAGE SLAB = 65.4
- GRADE BEAM = 12"
- (66.1 - 65.4 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- POUR TALLER WALL IN CRAWL SPACE TO MAINTAIN FROST PROTECTION
- 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
(X)	CONCRETE
(X)	RISER COUNT
(XX.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 960 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=34.1 %



SCALE: 1"=20' Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

MODEL OPTIONS: 4211-B/2-CAR/PARTIAL BSMT/8' WALLS

SUBDIVISION: ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH

COUNTY: EL PASO 04.28.26 / LEFT / NAIL TO NAIL=56.00'

ADDRESS: 13207 VALLEY PEAK DRIVE Front 10': N=20124.4933 E=9355.2153

REAR 10': N=20079.9539 E=9389.1600

MINIMUM SETBACKS: DRAWN BY: MM DATE: 04.28.26

FRONT: 20'
 REAR: 20'
 CORNER: 10'
 SIDE: 5'



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

- 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: 03.05.24

SITE



2023 PPRBC
2021 IECC

Address: 13207 VALLEY PEAK DR, PEYTON

Parcel: 4220311015

Plan Track #: 212629 

Received: 29-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	436	
Lower Level 2	572	
Main Level	932	
Upper Level 1	1194	
	3134	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/29/2026 11:35:17 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/01/2026 1:57:09 PM



CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/04/2026 8:48:42 AM

dsdchambers

**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.