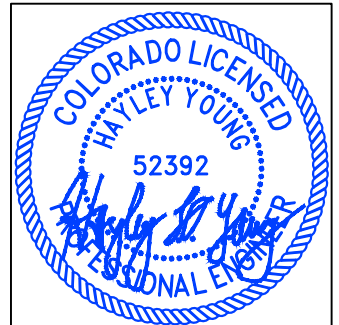




LOT 471

SCHEDULE NUMBER 4220404011

PLOT PLAN



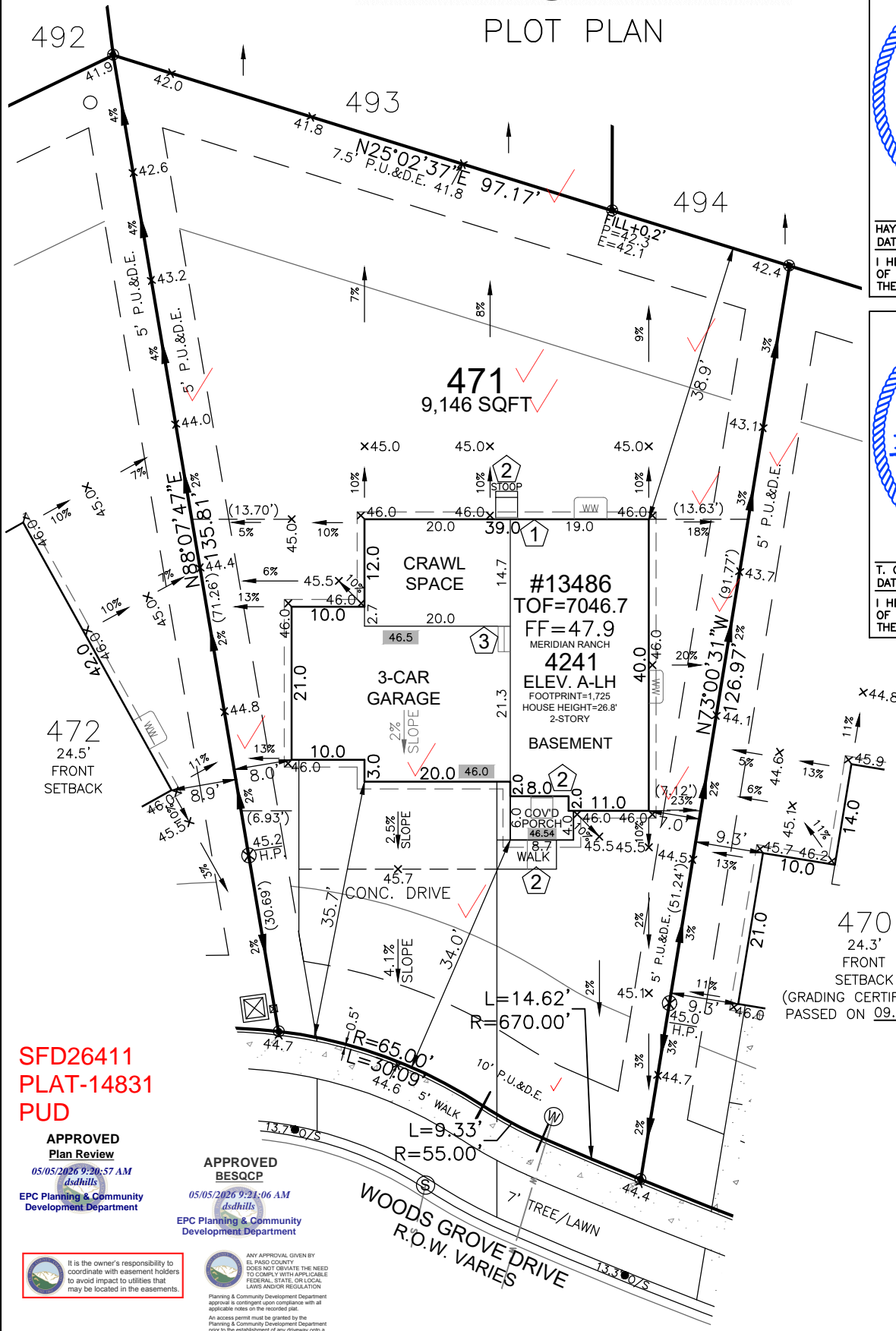
HAYLEY YOUNG, P.E.  
DATE: 04.28.26

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.



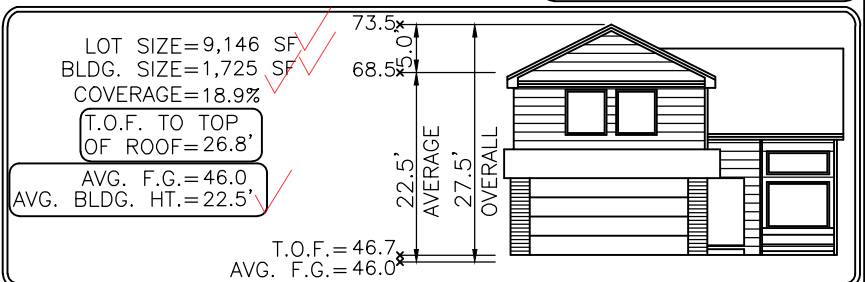
SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 46.7
- GARAGE SLAB = 46.0
- GRADE BEAM = 12" (46.7 - 46.0 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- 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
(XX)	CONCRETE
(X)	RISER COUNT
(XX.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 1,146 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 566 SF  
COVERAGE=49.4 %



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

SFD26411  
PLAT-14831  
PUD

APPROVED  
Plan Review  
05/05/2026 9:20:57 AM  
dsd/hills

EPC Planning & Community  
Development Department

APPROVED  
BESQCP  
05/05/2026 9:21:06 AM  
dsd/hills

EPC 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CRIMINATE 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 notes 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.

Released for Permit  
04/29/2026 11:50:09 AM  
B&J Surveying, Inc.  
Building Department

ENUMERATION



SCALE: 1"=20'

MODEL OPTIONS: 4241-A/3-CAR/PARTIAL BSMT/8' WALLS

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

COUNTY: EL PASO

ADDRESS: 13486 WOODS GROVE DRIVE

04.28.26 / LEFT / NAIL TO NAIL=60.00'  
Front 10': N=20479.2666 E=10591.4371  
Rear 10': N=20471.1841 E=10650.8902

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: 13486 WOODS GROVE DR, PEYTON

Parcel: 4220404011

Plan Track #: 212633 

Received: 29-Apr-2026 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	427	
Lower Level 2	667	
Main Level	1037	
Upper Level 1	1334	
	3465	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**AMY**

**4/29/2026 11:50:36 AM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**

**N/A**

**05/01/2026 2:02:26 PM**

**REGIONAL Building Department shelley CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/05/2026 9:22:15 AM**

**dsdhillis**

**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.