

SFD26470

LOT 204 ✓

SCHEDULE NUMBER 4220408024 ✓



**APPROVED**  
Plan Review  
05/29/2026 7:59:00 AM  
dsdyounger  
EPC Planning & Community  
Development Department

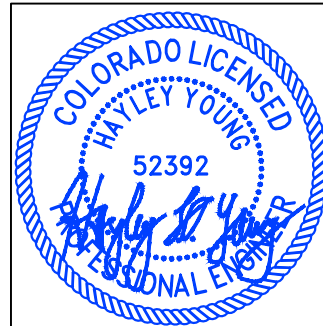
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable rules 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 discharge of any drainage may not be permitted without approval of the Planning & Community Development Department.



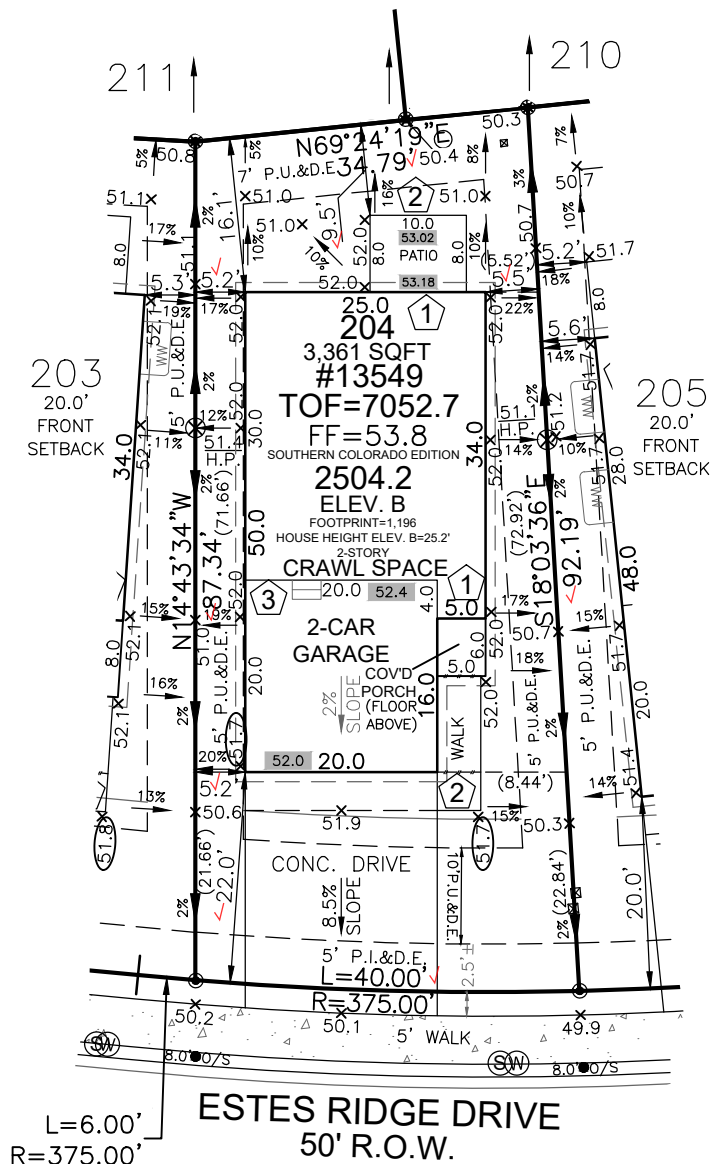
HAYLEY YOUNG, P.E.  
DATE: 05.18.26

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: 05.18.26

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 = 52.7
- GARAGE SLAB = 52.0
- GRADE BEAM = 12" (52.7 - 52.0 = 00.7 \* 12 = 8" + 4" = 12")
- \*FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE

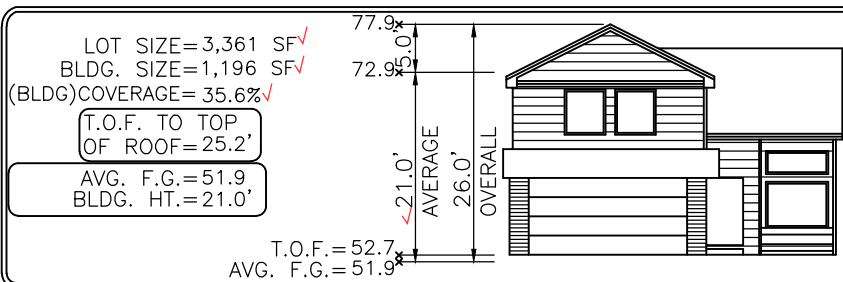
**LEGEND**

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

Released for Permit  
05/29/2026 7:45:20 AM  
REGIONAL Building Department  
matthewa CONSTRUCTION

FRONT SETBACK DRIVE COVERAGE  
FRONT SETBACK= 974 SF  
DRIVE COVERAGE IN  
FRONT SETBACK= 500 SF  
COVERAGE=51.3 %

Released for Permit  
05/28/2026 3:26:10 PM  
REGIONAL Building Department  
Becky A ENUMERATION



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

MODEL OPTIONS: 2504.2-B/2-CAR/CRAWL SPACE

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH ✓

COUNTY: EL PASO PUD PLAT 15140

05.18.26 / LEFT / NAIL TO NAIL=70.00'  
Front 10': N=18859.1829 E=15573.1142  
Rear 10': N=18791.4823 E=15590.9081

ADDRESS: 13549 ESTES RIDGE 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: 08.08.24

**MINIMUM SETBACKS:**

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

DRAWN BY: KP

DATE: 05.18.26



6841 South Yosemite Street #100  
Centennial, CO 80112 USA  
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E-mail: info@bjsurvey.net


# SITE



2023 PPRBC  
2021 IECC

Address: 13549 ESTES RIDGE DR, PEYTON

Parcel: 4220408024

Plan Track #: 213679 

Received: 28-May-2026 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	728	
Upper Level 1	1151	
	3031	Total Square Feet

## Required PPRBD Departments (3)

**Enumeration**

**APPROVED**

**BECKYA**

**5/28/2026 3:26:41 PM**

**Floodplain**

**(N/A) RBD GIS**

**Construction**  
Released for Permit

**05/29/2026 7:45:24 AM**

Pikes Peak  
**REGIONAL**  
Building Department

**matthewa**

**CONSTRUCTION**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**05/29/2026 8:00:31 AM**

**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.