

SFD26401
 PLAT: 14831
 ZONE: PUD

APPROVED
 BESQCP
 05/04/2026 8:58:17 AM
 dsdchambers
 EPC Planning & Community
 Development Department



LOT 329

SCHEDULE NUMBER 4220312001

PLOT PLAN

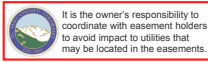


HAYLEY YOUNG, P.E.
 DATE: 04.28.26
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.

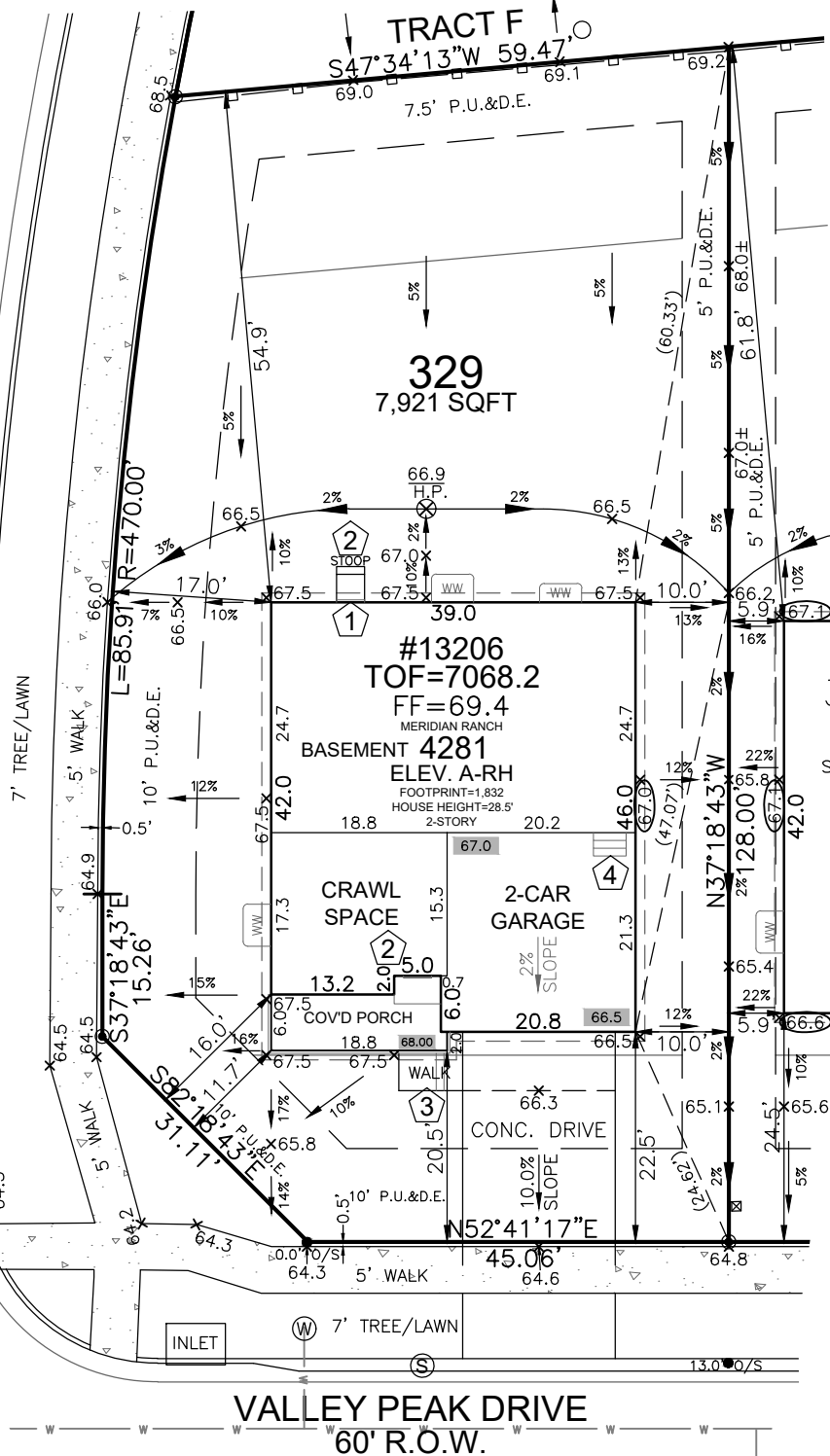


T. CHRIS MADRID, P.L.S.
 DATE: 04.28.26
 I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

APPROVED
 Plan Review
 05/04/2026 8:58:14 AM
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 Development Department



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



330
 22.5'
 FRONT
 SETBACK

SITE SPECIFIC PLOT PLAN NOTES:

- TOF = 68.2
- GARAGE SLAB = 66.5
- GRADE BEAM = 24" (68.2 - 66.5 = 01.7 * 12 = 20" + 4" = 24")
- *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.X)	CONCRETE ELEVATION
[XX.X]	GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
 FRONT SETBACK= 1,101 SF
 DRIVE COVERAGE IN
 FRONT SETBACK= 327 SF
 COVERAGE=29.7 %

LOT SIZE=7,921 SF
 BLDG. SIZE=1,832 SF
 COVERAGE=23.1%
 T.O.F. TO TOP OF ROOF=28.5'
 AVG. F.G.=67.3
 AVG. BLDG. HT.=24.4'

96.7'

91.7'

24.4'

29.4'

AVERAGE

OVERALL

Released for Permit
 04/29/2026 11:38:29 AM
 REGIONAL Building Department
 amy
 ENUMERATION

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

MODEL OPTIONS: 4281-A/2-CAR/PARTIAL BSMT/8' WALLS

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

COUNTY: EL PASO

04.28.26 / RIGHT / NAIL TO NAIL=66.00'
 Front 10': N=20197.0578 E=9306.9008
 Rear 10': N=20249.5507 E=9266.8945

ADDRESS: 13206 VALLEY PEAK 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: 03.20.24

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: 13206 VALLEY PEAK DR, PEYTON

Parcel: 4220312001

Plan Track #: 212630 

Received: 29-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	442	
Lower Level 2	879	
Main Level	1270	
Upper Level 1	1510	
	4101	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/29/2026 11:38:57 AM

Floodplain

(N/A) RBD GIS

Construction

N/A

05/01/2026 1:57:58 PM

REGIONAL Building Department

Shelley

CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/04/2026 8:58:32 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.