

SFD25685

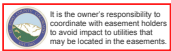
LOT 84

APPROVED
BESQCP
07/10/2025 12:48:12 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
07/10/2025 12:48:17 PM
dsdyounger
EPC Planning & Community
Development Department

TRALON
HOMES
PLOT PLAN

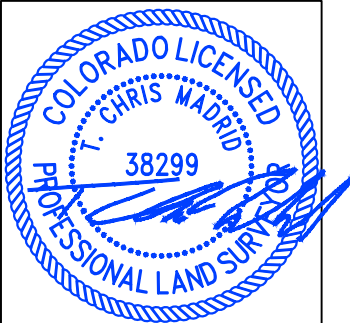
SCHEDULE NUMBER 4220406005



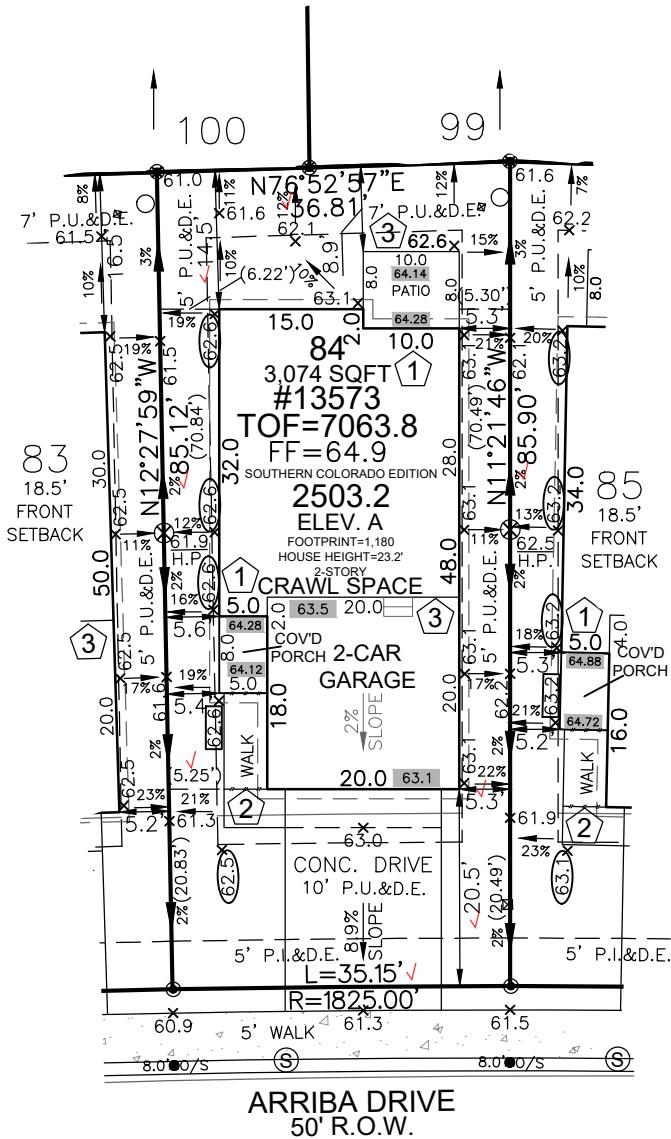
ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OVIATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAWS AND/OR REGULATION.
Planning & Community Development Department
approval is contingent upon compliance with all
applicable codes on the recorded plat.
An access permit must be granted by the
Planning & Community Development Department
prior to the installation of any driveway onto a
County road.
Diversion of storage of any drainage way
is not permitted without approval of the
Planning & Community Development Department



HAYLEY YOUNG, P.E.
DATE: 07.08.25
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: 07.08.25
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 = 63.8
- GARAGE SLAB = 63.1
- GRADE BEAM = 12"
- (63.8 - 63.1 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 14"
- LOWERED FINISH GRADE AT PATIO

LEGEND

LOWERED FINISH GRADE:

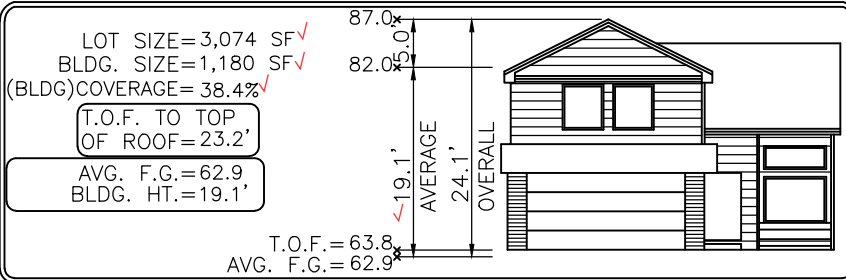
- HOUSE
- PORCH
- GARAGE/CRAWL SPACE
- FOUNDATION STEP
- CONCRETE
- RISER COUNT
- CONCRETE ELEVATION
- GRADING PLAN ELEVATION

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 818 SF
DRIVE COVERAGE IN
FRONT SETBACK= 374 SF
COVERAGE=45.7 %



Released for Permit
07/09/2025 4:03:42 PM
Regional Building Department
any
ENUMERATION

0 20 40
SCALE: 1"=20'



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

MODEL OPTIONS: 2503.2-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH

COUNTY: EL PASO

07.08.25 / RIGHT / NAIL TO NAIL=70.00'
Front 10': N=19326.8077 E=15599.7645
Rear 10': N=19258.1798 E=15613.5559

ADDRESS: 13573 ARRIBA DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: KP

DATE: 07.08.25



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

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

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 4220406005

Address: 13573 ARRIBA DR, PEYTON

Plan Track #: 203574

Received: 09-Jul-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	379
Lower Level 2	741
Main Level	698
Upper Level 1	1121
2939	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
APPROVED	(N/A) RBD GIS
AMY	
7/9/2025 4:04:19 PM	

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
<i>07/10/2025 12:49:23 PM</i>
<i>dsdyounger</i>
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.**