

EAVE PROTECTION REQUIRED



This parcel is in a low/moderate/high intensity fire risk area. Please reach out to the local fire district regarding recommendations for compliance with the WRC code.



LOT 208

SCHEDULE NUMBER 4220408028

APPROVED
Plan Review

09/24/2026 4:13:34 PM
dsdmoes

EPC Planning & Community
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 REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat. No access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of Stages of any drainage way is not permitted without approval of the 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.



HAYLEY YOUNG, P.E.
DATE: 08.12.26

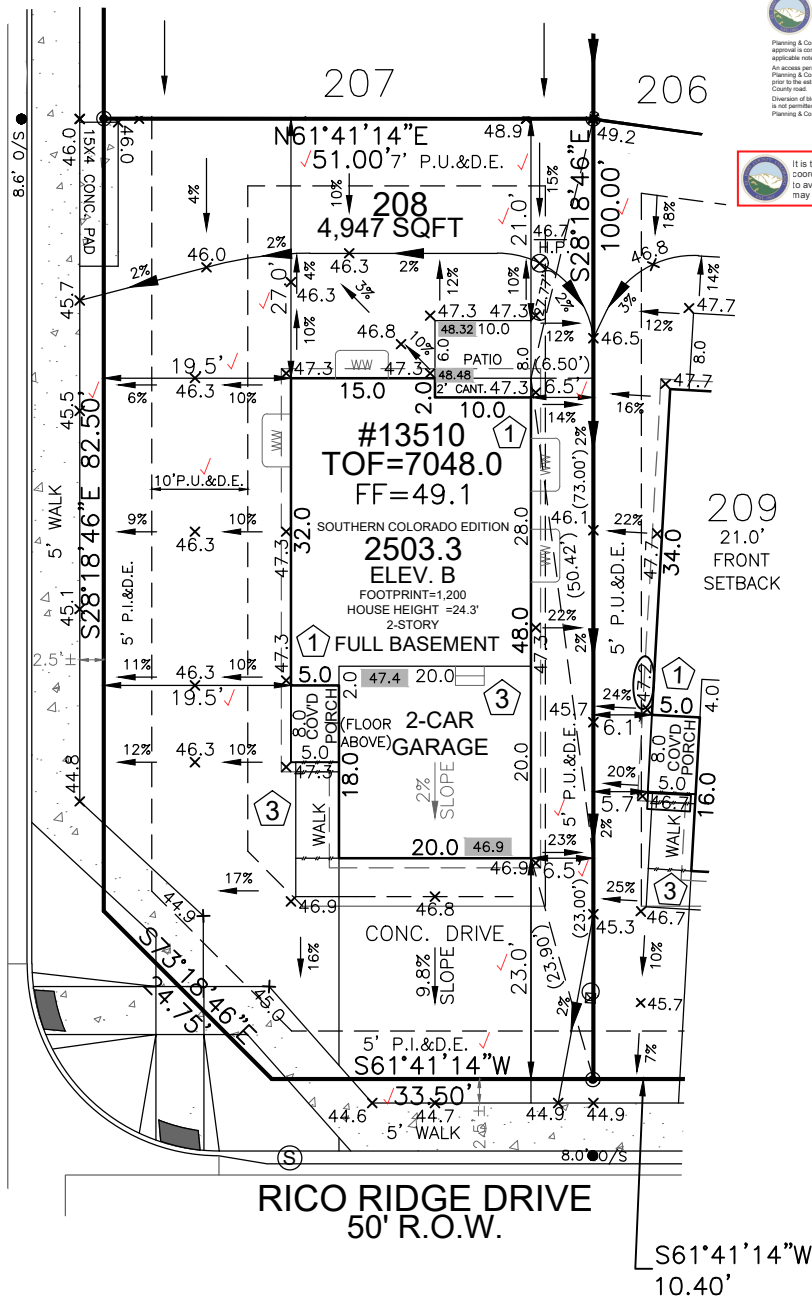
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 08.12.26

I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

RETREAT PEAK DRIVE
50' R.O.W.



RICO RIDGE DRIVE
50' R.O.W.

SITE SPECIFIC PLOT PLAN NOTES:

TOF = 48.0

GARAGE SLAB = 46.9

GRADE BEAM = 17"
(48.0 - 46.9 = 01.1 * 12 = 13' + 4" = 17")
*FROST DEPTH MUST BE MAINTAINED

CUT/FILL AT LOCATIONS SHOWN FOR
ADEQUATE DRAINAGE

LEGEND

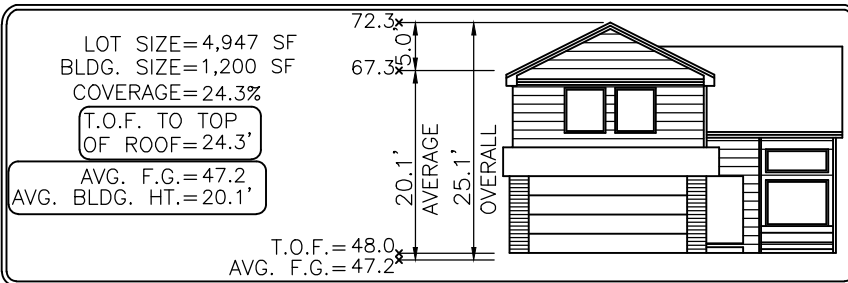
LOWERED FINISH GRADE:

- (XX.X) HOUSE
- (XX.X) PORCH
- (XX.X) GARAGE/CRAWL SPACE
- (XX.X) FOUNDATION STEP
- (XX) CONCRETE
- (X) RISER COUNT
- (XX.XX) CONCRETE ELEVATION
- (XX.X) GRADING PLAN ELEVATION

Released for Permit
09/23/2026 9:06:58 AM
Becky A
ENUMERATION



0 20 40
SCALE: 1"=20'



MODEL OPTIONS: 2503.3-B/2-CAR/FULL BSMT

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH

COUNTY: EL PASO

08.12.26 / RIGHT / NAIL TO NAIL=75.00'
Front 10': N=18671.4873 E=15536.7174
Rear 15': N=18737.5151 E=15501.1461

ADDRESS: 13510 RICO RIDGE DRIVE

MINIMUM SETBACKS:

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

DRAWN BY: DV

DATE: 08.12.26



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: 09.16.25

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 13510 RICO RIDGE DR, PEYTON

Parcel: 4220408028

Plan Track #: 217097

Received: 23-Sep-2026 (BECKYA)

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 (3)

Enumeration

APPROVED

BECKYA

9/23/2026 9:07:36 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

09/23/2026 10:59:30 AM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/24/2026 4:15:44 PM



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.