

SFD26744
PLAT: 14943
ZONE: RS-6000



LOT 47

SCHEDULE NUMBER 5226107019

APPROVED
Plan Review

08/25/2026 8:58:33 AM
dsdchambers

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 OBLIATE 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

PLOT PLAN



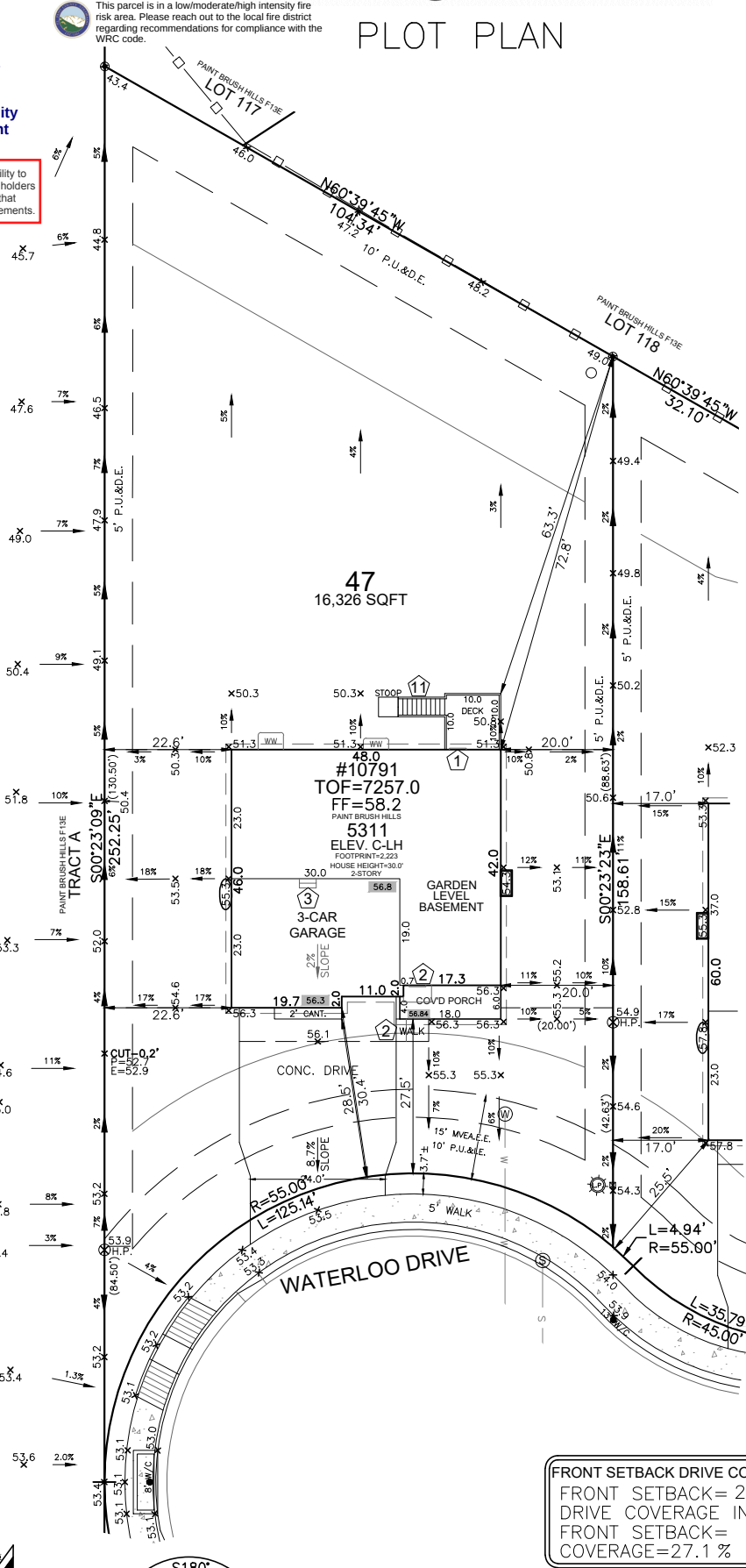
HAYLEY YOUNG, P.E.
DATE: 08.10.26

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: 08.10.26

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:

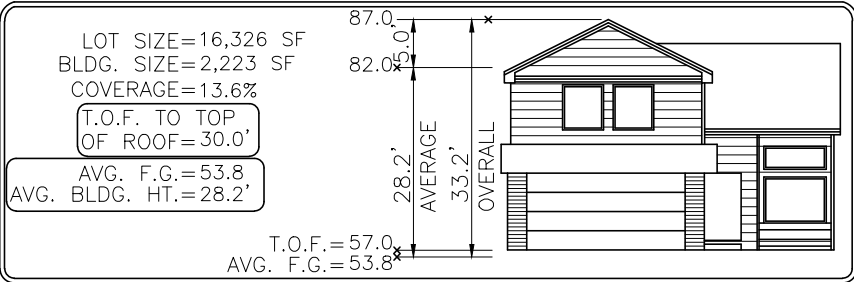
- TOF = 57.0
- GARAGE SLAB = 56.3
- GRADE BEAM = 12"
- (57.0 - 56.3 = 00.7 * 12 = 8" + 4" = 12")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- STEP FOUNDATION AT LOCATIONS INDICATED
- CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE

LEGEND

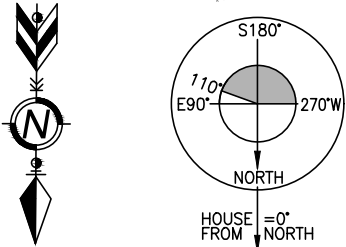
LOWERED FINISH GRADE:

- (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

FRONT SETBACK DRIVE COVERAGE
FRONT SETBACK= 2,593 SF
DRIVE COVERAGE IN
FRONT SETBACK= 702 SF
COVERAGE=27.1 %



Released for Permit
08/21/2026 3:25:14 PM
Brent
ENUMERATION



0 30 60
SCALE: 1"=30'

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

MODEL OPTIONS: 5311-C/3-CAR/GARDEN LEVEL BSMT/9' WALLS

SUBDIVISION: PAINT BRUSH HILLS FILING NO. 14

COUNTY: EL PASO

08.10.26 / LEFT / NAIL TO NAIL=66.00'
Front 10': N=24609.8409 E=19604.4056
Rear 10': N=24543.8425 E=19604.8545

ADDRESS: 10791 WATERLOO DRIVE

MINIMUM SETBACKS:

FRONT: 25'
REAR: 25'
CORNER: 15'
SIDE: 5'

DRAWN BY: MM

DATE: 08.10.26



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurveying.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: 05.31.24

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 10791 WATERLOO DR, PEYTON

Parcel: 5226107019

Plan Track #: 216195

Received: 21-Aug-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	678	
Lower Level 2	1328	
Main Level	1439	
Upper Level 1	1681	
	5126	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

8/21/2026 3:25:28 PM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

08/24/2026 9:12:37 AM



Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

08/25/2026 8:58:57 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.**