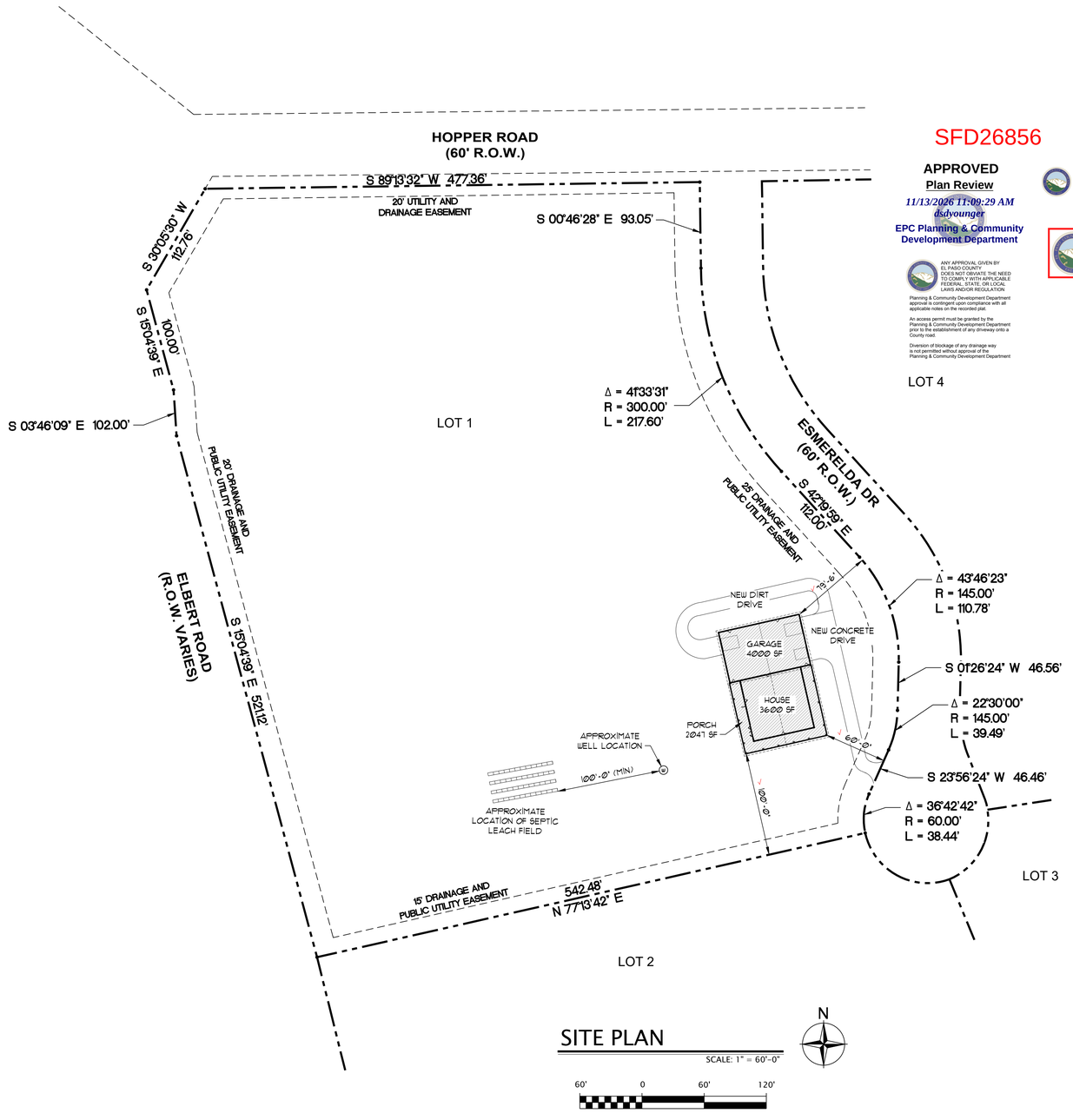


SITE PLAN

SCALE: 1" = 60'-0"

Released for Permit
11/03/2026 4:02:03 PM
brent
ENUMERATION

SFD26856

APPROVED
Plan Review
11/13/2026 11:09:29 AM
dsdyounger
EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.

Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

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.

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

TAX SCHEDULE No.:
4122006001 √

PROPERTY OWNER:
RUCKUS INVESTMENTS LLC
2041 MEADOWBROOK PKWY
COLORADO SPRINGS, CO 80951

PROPERTY ADDRESS:
17430 ESMERALDA DR √
PEYTON, CO 80831

ZONE:
PUD √

PLAT NO:
R13569 √

LEGAL DESCRIPTION:
LOT 1 HOPPER RANCH PRESERVE FIL NO 1 √

LOT SIZE:
394218 SF / 9.05 ACRES

TOTAL BLDG. FOOTPRINT:

PROPOSED HOUSE =	3600 SF
PROPOSED GARAGE =	4000 SF
PROPOSED PORCH =	2047 SF
TOTAL =	9647 SF

NOTES

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.

2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER. (SLOPE 1:12 MINIMUM)

3. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.

4. LANDSCAPING SHALL BE PROVIDED BY OTHERS.

5. FIELD VERIFY ALL DIMENSIONS.

6. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.

7. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED

8. ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.

9. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10 FT AND CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.

10. USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS

DRAWINGS BY:
Arcs & Lines Studio
CUSTOM HOME DESIGN
ArcsAndLinesStudio@gmail.com
719.238.3022

CONTRACTOR:
LIQUID STRUCTURES, INC
719-499-6669 jtravers@liquidstructures.com

Arcs & Lines Studio's liability concerning anything presented on these drawings is limited to correction of the drawings and nothing more. All construction, craftsmanship and/or installation is the sole responsibility of the owner / contractor.

CLIENT:
JASON TRAVERS
17430 ESMERELDA DR
PEYTON, CO 80831

DATE:
4.25.26

JOB NO:
21-JT04

SHEET:
2 of 7

RESIDENTIAL

2023 PPRBC
2021 IECC and CO MERSRC

Address: 17430 ESMERALDA DR, PEYTON

Parcel: 4122006001

Plan Track #: 218277 Received: 03-Nov-2026 (TREYW)

Description:

RESIDENCE

Contractor: LIQUID STRUCTURES, INC.

Type of Unit:

Garage	4000	
Main Level	3600	
	7600	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
11/03/2026 4:02:16 PM
brent
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Mechanical

Plumbing
Released for Permit
11/11/2026 9:19:24 AM
shanen
PLUMBING

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.

Required Outside Departments (2)

County Zoning

APPROVED

Plan Review

11/13/2026 11:11:53 AM
dsdyounger

EPC Planning & Community Development Department

Peyton Fire

N/A

11/12/2026 8:30:00 AM

mgate

Peyton Fire