

SFD25687



LOT 86

APPROVED
BESQCP
07/10/2025 12:56:39 PM
Hayley Young
EPC Planning & Community
Development Department

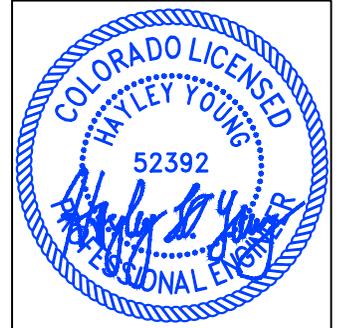
APPROVED
Plan Review
07/10/2025 12:56:46 PM
Hayley Young
EPC Planning & Community
Development Department

SCHEDULE NUMBER 4220406007 ✓



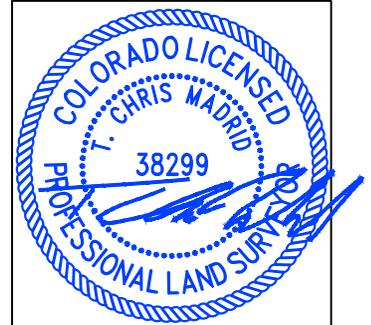
ANY APPROVAL GIVEN BY
BESQCP OR EPCPL
IS SUBJECT TO THE NECESSARY
CONCORDANCE WITH APPLICABLE
FEDERAL, STATE, LOCAL
LAWS AND/OR REGULATION.
Planning & Community Development Department
assumes no liability for compliance with all
applicable laws and regulations.
An access permit must be granted by the
Planning & Community Development Department
prior to the commencement of any survey work
on any property within a
County, Utah.
Division of Strategic Planning
is not permitted without approval of the
Planning & Community Development Department.

TRALON HOMES PLOT PLAN



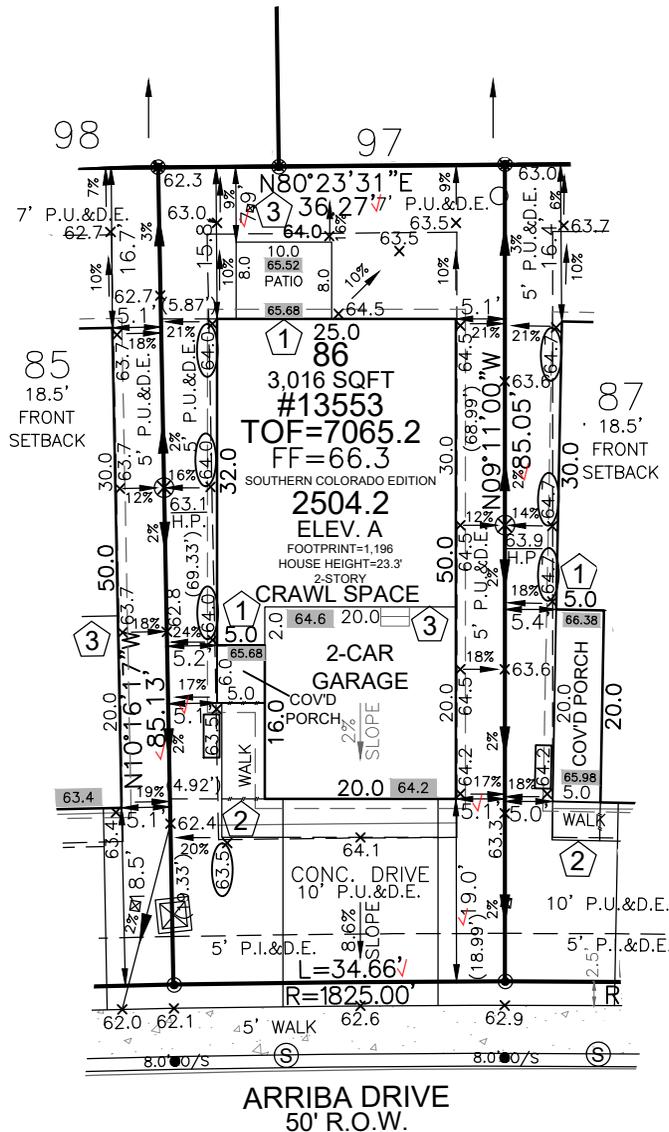
HAYLEY YOUNG, P.E.
DATE: 07.08.25

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 = 65.2
- GARAGE SLAB = 64.2
- GRADE BEAM = 16"
(65.2 - 64.2 = 01.0 * 12 = 12" + 4" = 16")
- *FROST DEPTH MUST BE MAINTAINED
- LOWERED FINISH GRADE ALONG HOUSE
- LOWERED FINISH GRADE AT PORCH 20"
- LOWERED FINISH GRADE AT PATIO

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= 753 SF
DRIVE COVERAGE IN
FRONT SETBACK= 350 SF
COVERAGE=46.5 %



Released for Permit

07/09/2025 4:05:28 PM

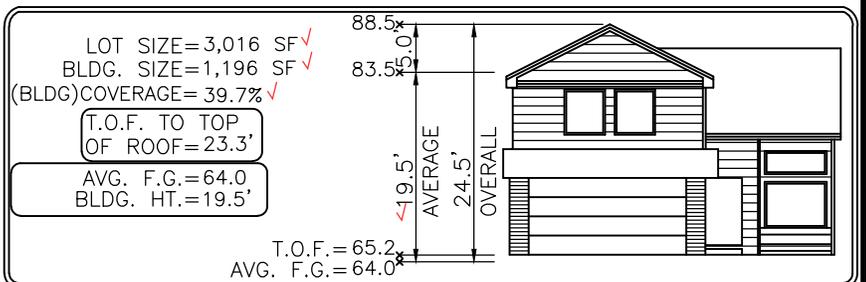


Becky A

ENUMERATION



SCALE: 1"=20'



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

MODEL OPTIONS: 2504.2-A/2-CAR/CRAWL SPACE

SUBDIVISION: THE SANCTUARY FILING NO. 1 AT MERIDIAN RANCH ✓

COUNTY: EL PASO PUD PLAT 15140

07.08.25 / RIGHT / NAIL TO NAIL=70.00'
Front 10': N=19315.6073 E=15530.6701
Rear 10': N=19246.5045 E=15541.8417

ADDRESS: 13553 ARRIBA DRIVE ✓

MINIMUM SETBACKS:

DRAWN BY: KP

DATE: 07.08.25

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



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

Address: 13553 ARRIBA DR, PEYTON

Parcel: 4220406007

Plan Track #: 203581 

Received: 10-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	379	
Lower Level 2	773	
Main Level	728	
Upper Level 1	1151	
	3031	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 7/10/2025 8:56:40 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>07/10/2025 12:57:54 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.