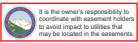


SFD25687

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

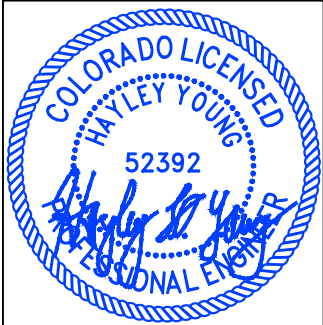


ANY APPROVAL GIVEN BY  
THIS COUNTY  
DOES NOT IMPLY THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATIONS  
IN REGARDS TO COMPLIANCE WITH ALL  
APPLICABLE LAWS AND/OR REGULATIONS.  
An access permit must be granted by the  
Planning & Community Development  
Department prior to the installation of any driveway into a  
County Road.

TRALON  
HOMES  
PLOT PLAN

LOT 86

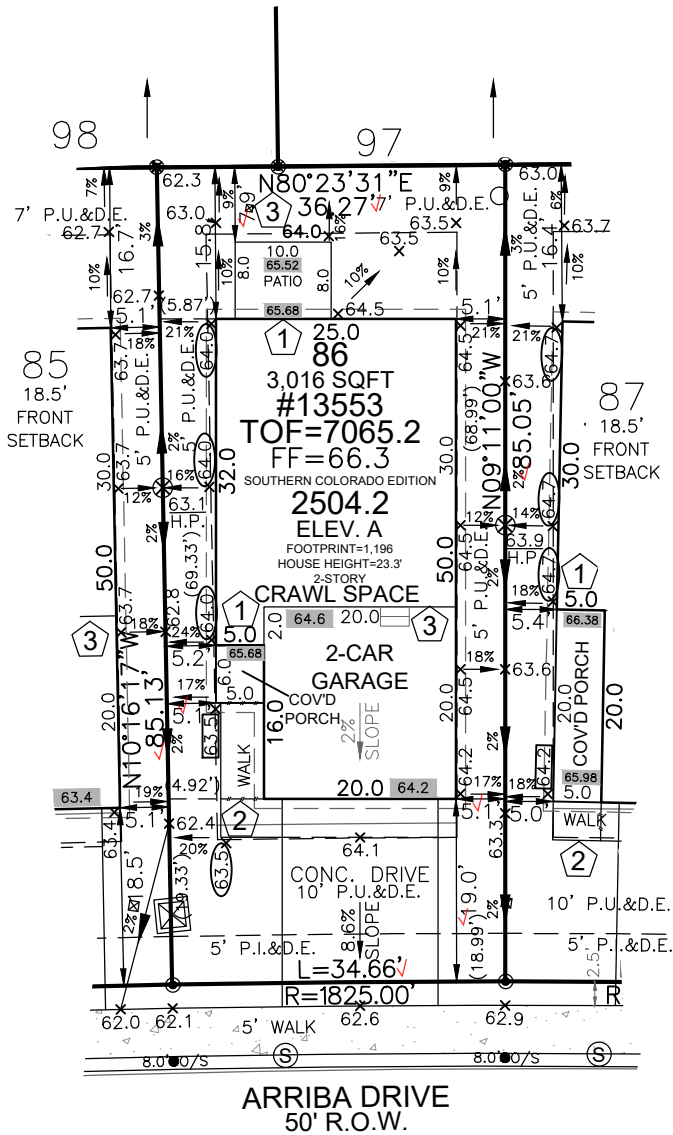
SCHEDULE NUMBER 4220406007 ✓



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

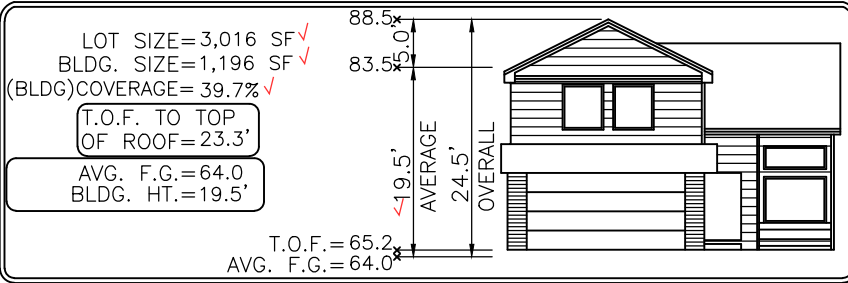
- LOWERED FINISH GRADE:
- XX.X HOUSE
  - XX.X PORCH
  - XX.X GARAGE/CRAWL SPACE
  - XX.X FOUNDATION STEP
  - XX\* CONCRETE
  - X RISER COUNT
  - XX.XX CONCRETE ELEVATION
  - [XX.X] GRADING PLAN ELEVATION

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  
Regional Building Department  
Becky A  
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: 2504.2-A/2-CAR/CRAWL SPACE

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

COUNTY: EL PASO PUD PLAT 15140

ADDRESS: 13553 ARRIBA DRIVE ✓

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

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

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	Floodplain
APPROVED BECKYA 7/10/2025 8:56:40 AM	(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning
APPROVED Plan Review 07/10/2025 12:57:54 PM dsdyounger 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.