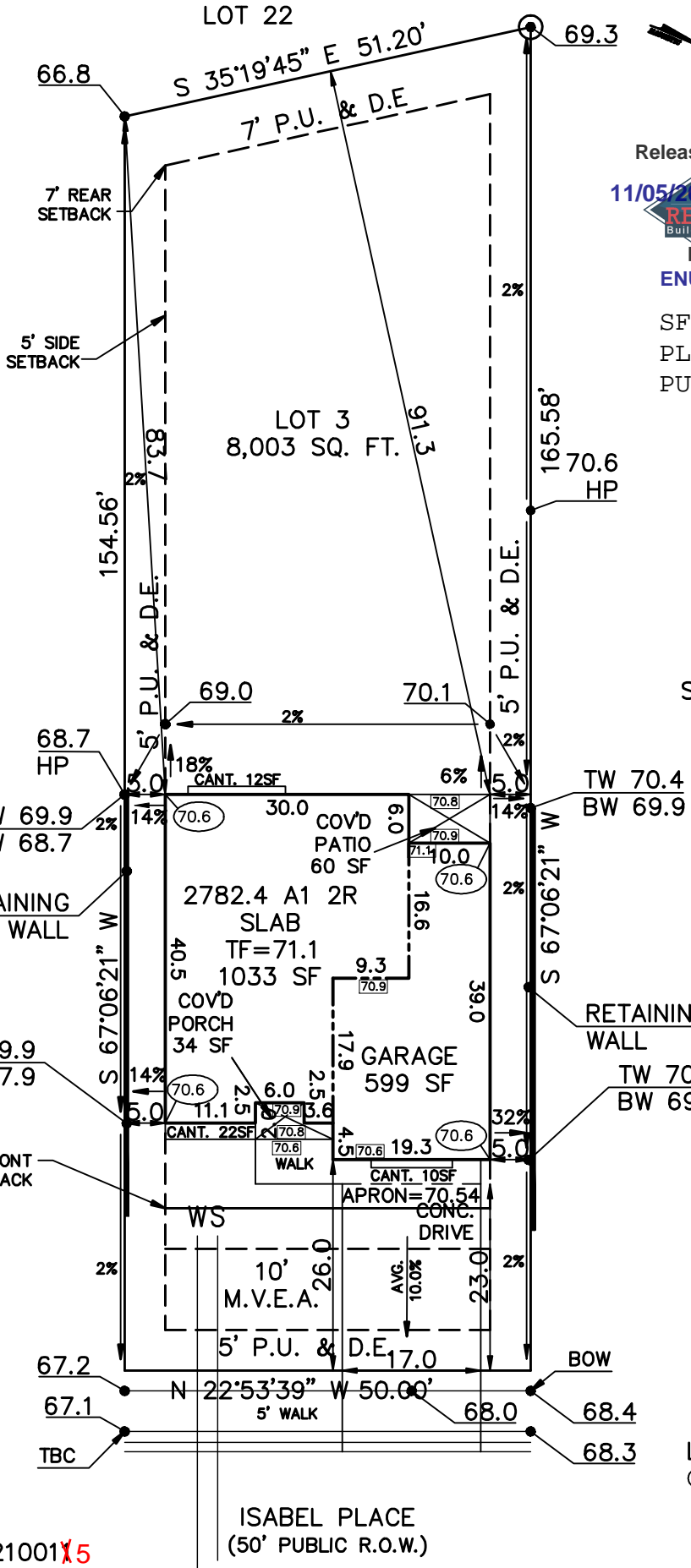


LOT 2  
23.0'  
FRONT  
SETBACK

2782.4 A1 ELEVATION  
AVERAGE FINISH GRADE = (AFG)  
AFG =  $(\frac{70.6 \times 5}{5}) = 70.6$   
BUILDING HEIGHT = 22.5 + (TF - AFG) = 23.0  
BUILDING HEIGHT = 22.5 + (71.1 - 70.6) = 23.0



Released for Permit  
11/05/2024 11:17:16 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION

SFD241046  
PLAT 15349  
PUD

APPROVED  
Plan Review  
11/12/2024 10:11 PM  
(dsdrangel)  
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.  
Division of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

LOT 4  
25'  
FRONT  
SETBACK

APPROVED  
BESQCP  
11/12/2024 10:23 PM  
(dsdrangel)  
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.

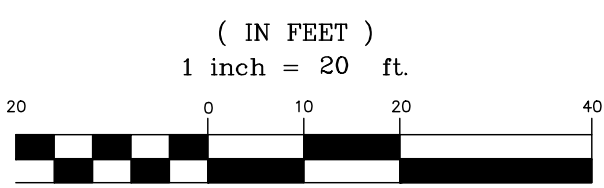
LEGEND  
○ 00.0 FINISH GRADE  
□ 00.0 CONC. GRADE

ZONING PUD  
SCHEDULE No. 530121001X5

ISABEL PLACE  
(50' PUBLIC R.O.W.)

<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION	<b>SITE DATA</b> LOT SQ. FT.= 8003 HOUSE SQ. FT.= 1770 COVERAGE = 22.1% BLDG. HEIGHT = 23.0	<b>MINIMUM SETBACKS</b> FRONT 20' CORNER 15' REAR 7' SIDE 5' FLAT WORK: DRIVEWAY 485 SF, PATIO 60 SF, WALK 56 SF, PORCH 34 SF SIDEWALK ALREADY POURED 250 SF	<b>SCALE: ...1"=20'</b> DRAWN BY: TAP

ASPEN LAND CONSULTANTS, LLC  
11670 SILVER CHARM WAY  
COLORADO SPRINGS, COLORADO 80921



PLOT PLAN

<b>LEGAL DESCRIPTION</b> LOT 3 FALCON MEADOWS AT BENT GRASS FILING NO. 3 EL PASO COUNTY, COLORADO		
<b>ADDRESS</b> 8224 ISABEL PLACE		
<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b> FMBG3-03	<b>DATE</b> 10-15-24 <b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5301210015

Address: 8224 ISABEL PL, PEYTON

Plan Track #: 195867 

Received: 05-Nov-2024 (BECKYA)

## Description:

### RESIDENCE


Type of Unit:

Garage	557	
Lower Level 2	1045	
Main Level	1041	
Upper Level 1	1741	
	4384	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>11/5/2024 1:19:15 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>11/12/2024 1:01:48 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.