

TOPOGRAPHIC – SITE PLAN
LOT 1A, ROMENS SUBDIVISION FILING NO. 1A
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 24, T11S, R64W
OF THE 6th P.M., EL PASO COUNTY, COLORADO

SFD26664
PLAT-15519
RR-5

BSQ-2626
AP25499
VR252

APPROVED

Plan Review

07/20/2026 11:29:14 AM

dsdhills

EPC Planning & Community
Development Department

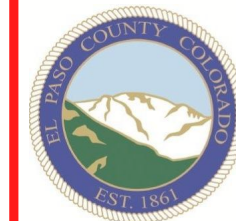


ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBTAIN THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE, OR LOCAL
LAWS AND/OR REGULATION

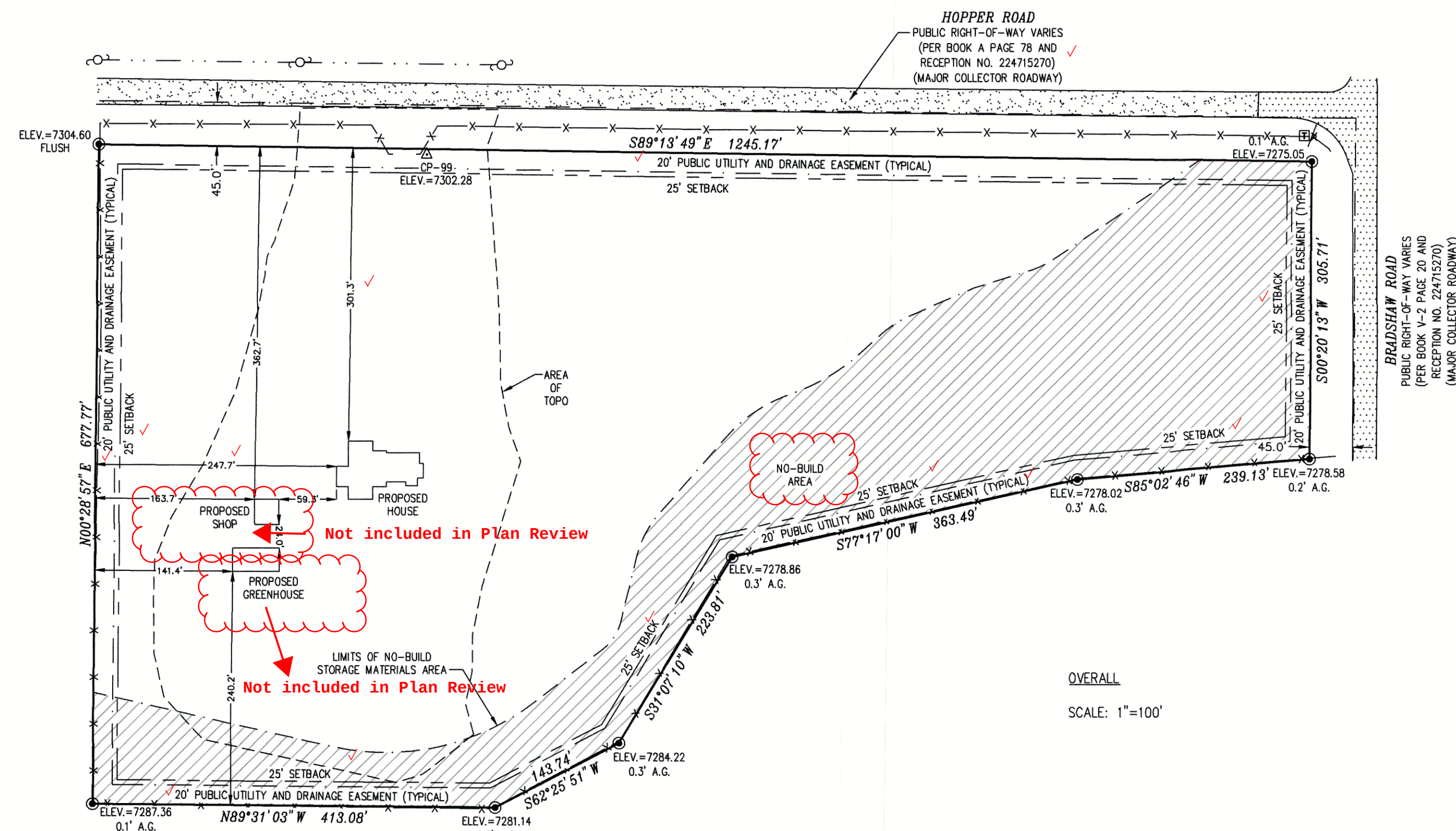
Planning & Community Development Department
approval is contingent upon compliance with all
applicable notes on the recorded plat.

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



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



OVERALL
SCALE: 1"=100'

LEGEND:

- △ SURVEY CONTROL POINT
- FOUND REBAR AND ORANGE CAP STAMPED "PLS 38141"
- POWER/UTILITY POLE
- TELEPHONE PEDESTAL
- PROPOSED WELL
- SIGN
- WIRE FENCE
- OVERHEAD ELECTRIC / O.H. UTILITY LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND WATER LINE
- PROPOSED SANITARY SEWER LINE
- ASPHALT
- GRAVEL
- PROPOSED CONCRETE
- A.G. ABOVE GRADE

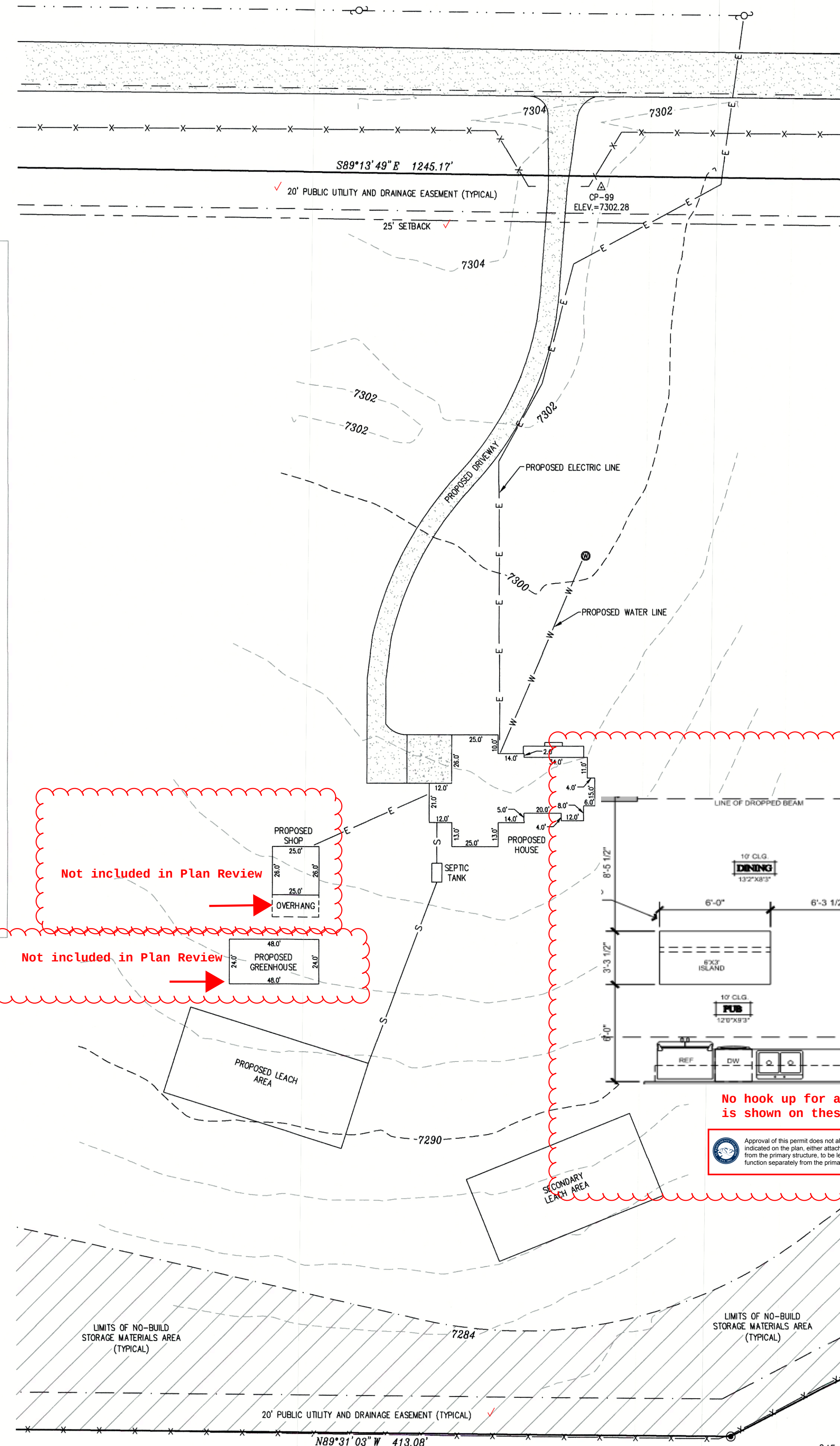
Released for Permit

06/30/2026 9:33:58 AM

REGIONAL
Building Department
amy
ENUMERATION



0' 40' 80'
SCALE: 1" = 40'
JOB NO.: 25187
AUGUST 12, 2025



LEGAL DESCRIPTION:

LOT 1A, ROMENS SUBDIVISION FILING NO. 1A
LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
24, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6th P.M., COUNTY OF EL PASO,
STATE OF COLORADO.

SAID LOTS CONTAIN 14.38 ACRES OF LAND, MORE OR LESS.

ADDRESS:

17733 HOPPER ROAD
PEYTON, COLORADO 80831

PARCEL ID: 41240-06-022 ✓
4124006015, 4124006016, 4124006017

OWNER:

ABERNATHY TERRY A, ABERNATHY AMY C.
4016 NEEDLES DRIVE
COLORADO SPRINGS, COLORADO 80908-1480

BUILDER:

CUSTOM DESIGN BUILDERS
BEN WOODY
PHONE: 719-488-9600
EMAIL: BEN@CUSTOMDESIGNBUILDERS.NET

PROPOSED BUILDING AREA:

HOUSE WITH GARAGE - 3,390 SQUARE FEET
SHOP - 650 SQUARE FEET
GREENHOUSE - 1,152 SQUARE FEET

LOT AREA:

626,393 SQUARE FEET - 14.38 ACRES±

ZONING:

RR-5

MAXIMUM BUILDING HEIGHT:

30 FEET

PROPOSED BUILDING HEIGHT:

22.5 FEET

MAXIMUM LOT COVERAGE:

25%

PROPOSED LOT COVERAGE:

0.7%

MINIMUM SETBACKS:

FRONT - 25 FEET
REAR - 25 FEET
SIDE - 25 FEET

ADJACENT EXISTING AND PROPOSED USES:

SINGLE FAMILY RESIDENTIAL

EXISTING USE: SINGLE FAMILY RESIDENTIAL

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

PROJECT BENCHMARK: ALL ELEVATIONS DERIVED FROM OPUS
SOLUTION IN NAVD88 VERTICAL DATUM, BASE 99 ELEV.=7302.28'

SITE BENCHMARK: SURVEY CONTROL POINT AND FOUND MONUMENTS
AS SHOWN HEREON.

ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.

ALL ELEVATIONS NOTED AT MONUMENTS ARE THE ELEVATION AT THE
TOP OF THE MONUMENT.

ALL LINEAL UNITS DEPICTED ON THIS TOPOGRAPHIC MAP ARE U.S.
SURVEY FEET.

THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC - SITE
PLAN ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED IN THE
FINAL PLAT OF ROMENS SUBDIVISION FILING NO. 1A (NOT YET
RECORDED IN COUNTY RECORDS).

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS
PART OF THIS SERVICE.



FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC

TOPO/SITE PLAN - LOT 1A, ROMENS SUB. FIL. NO. 1A, NE1/4 NE1/4
SEC. 24, T11S, R64W OF THE 6th P.M., EL PASO COUNTY, COLORADO

RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

245/108

DRAWING: 25187 TOPO-SP.DWG

PAGE 1 OF 1

RESIDENTIAL



2023 PPRBC
2021 IECC and CO MERSRC

Address: 17733 HOPPER RD, PEYTON

Parcel: 4124006022

Plan Track #: 214751 

Received: 29-Jun-2026 (NICOLASV)

Description:

RESIDENCE

Contractor: CUSTOM DESIGN BUILDERS, INC

Type of Unit:

Garage	945	
Lower Level 1	2354	
Lower Level 2	95	
Main Level	2445	
	5839	Total Square Feet

Required PPRBD Departments (6)

Enumeration Released for Permit 06/30/2026 9:34:07 AM  ENUMERATION	Floodplain (N/A) RBD GIS
Construction	Electrical
Mechanical	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 (1)

County Zoning

APPROVED

Plan Review

07/20/2026 11:33:52 AM

dsd hills

**EPC Planning & Community
Development Department**