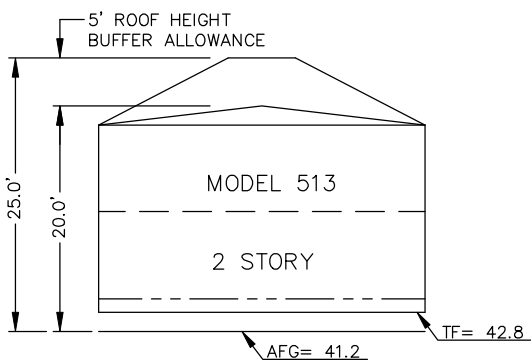


PLOT PLAN



AVERAGE FINISH GRADE = (AFG)
AFG= $\frac{41.8+41.8+40.7+40.5}{4}$ = 41.2
BUILDING HEIGHT = 18.4 (TF - AFG)
BUILDING HEIGHT = 18.4 + (42.8 - 41.2) = 20.0

Released for Permit
08/19/2026 7:04:39 AM

SFD26738
ASQ - 2623

ENUMERATION



SCALE: 1" = 20'



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.

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Plan Review

08/20/2026 2:36:25 PM

dsdmaes
EPC Planning & Community
Development Department

LEGEND:

- = CONCRETE
- TBM = TEMPORARY BENCH MARK
- TF = TOP OF FOUNDATION ELEVATION
- FF = FINISH FLOOR ELEVATION
- TG = GARAGE FLOOR ELEVATION
- TC = TOP OF CURB
- (40.1) + = PROPOSED GRADING SPOT ELEVATION
- 01.0 + = EXISTING GRADING SPOT ELEVATION
- = PROPOSED DRAINAGE FLOW DIRECTION
- 60 --- = GRADING PLAN CONTOUR

SITE DATA:

- 1) ZONING = PUD
- 2) TAX SCHEDULE NO. = 42204-04-034
- 3) LOT SQ. FT. = 9907.05
- 4) HOUSE SQ. FT. = 1421.56 (INCLUDES COVERED PORCH AND GARAGE)
- 5) COVERAGE = 14.35%
- 6) BUILDING HEIGHT = 25.0' (30' MAX.)

PROPERTY DESCRIPTION:

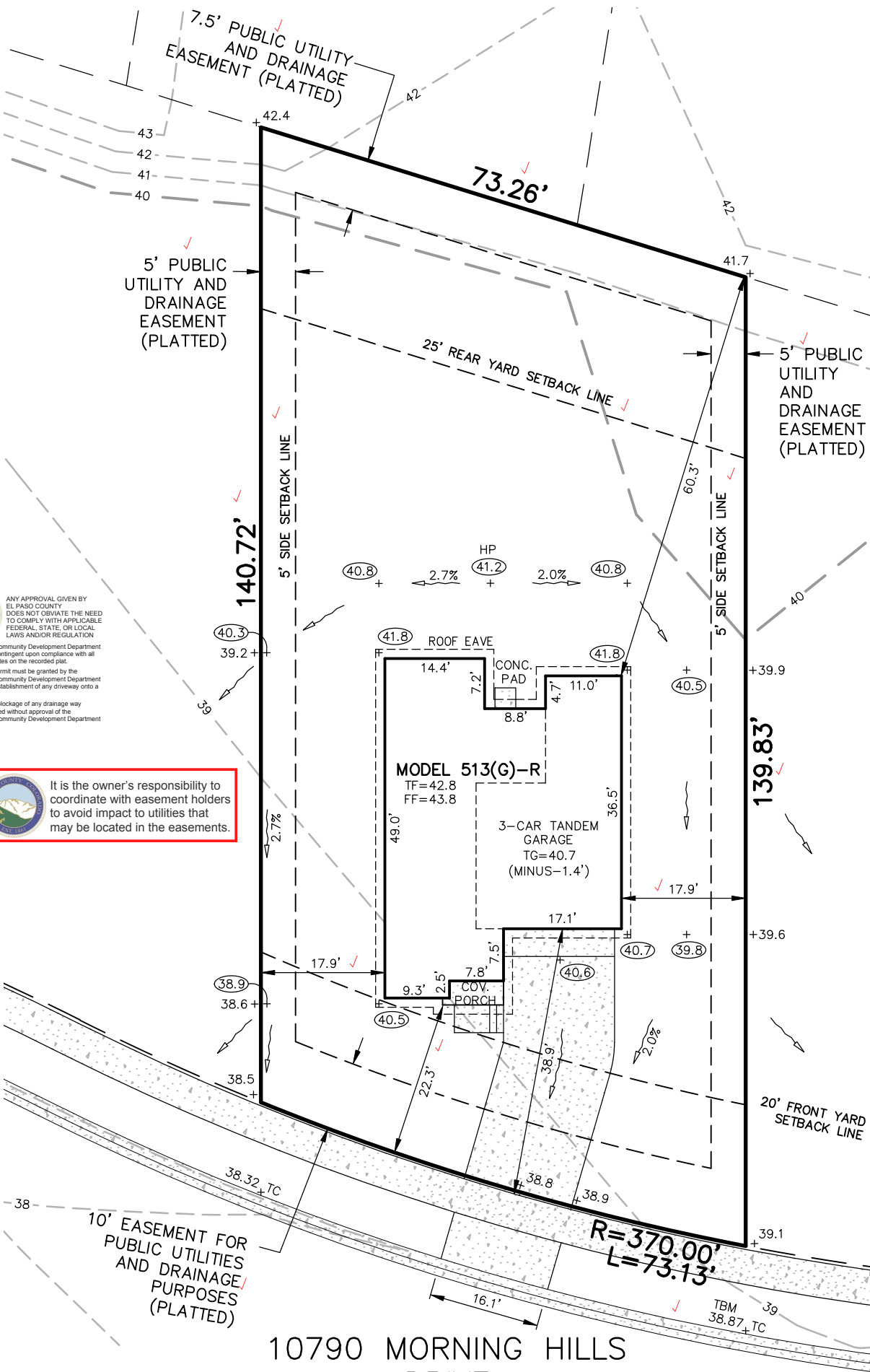
Lot 494, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH
(Reception No. 221714831, El Paso County, Colorado records), in El Paso County, Colorado.

NOTES:

- 1) HOME BUILDER TO ESTABLISH TOP OF FOUNDATION ELEVATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS THAT WERE BASED ON APPROVED GRADING PLAN GRADES . . . ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES, LOT FINE GRADE CHANGES TO SUITABLE OUTFALL POINT(S), AND/OR SPECIFIC EROSION CONTROL PROTECTION.
- 2) TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE THE HIGHER GRADE MEETS THE FOUNDATION, AND CANNOT BE THE SAME AS THE TOP OF FOUNDATION. WINDOW WELL NEED AND/OR TWW ELEVATIONS TO BE VERIFIED IN FIELD BY BUILDER.
- 3) THIS IS NOT A LAND SURVEY PLAT . . . PLOT PLAN TO BE USED FOR OBTAINING BUILDING PERMIT FOR HOUSE CONSTRUCTION PER APPROVED BUILDING PLANS.
- 4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET CONSTRUCTION PLANS. PORCH TO DRIVEWAY WALKWAY OR PORCH TO STREET SIDEWALK WALKWAY WIDTH AND/OR LOCATION/ PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS AND/OR SITE CONDITIONS.

PREPARED FOR: EMPIRE COLORADO HOMES, LP

APPROVED BY: _____



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3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

DWN BY: HFW/ATP

DATE: 5/7/2026

CK'D BY: DVH

REF. NO.: 10774MORNINGHILL

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

08013

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 10790 MORNING HILLS DR, PEYTON

Parcel: 4220404034

Plan Track #: 216070

Received: 19-Aug-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	573	
Lower Level 2	1506	
Main Level	820	
Upper Level 1	1084	
	3983	Total Square Feet

Required PPRBD Departments (3)

Enumeration

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AMY

8/19/2026 7:05:08 AM

Floodplain

(N/A) RBD GIS

Construction

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08/20/2026 9:53:07 AM

CONSTRUCTION

Required Outside Departments (1)

County Zoning

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Plan Review

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**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.**