



1840.1 F1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(62.7)(4)}{4} = 62.7$   
 BUILDING HEIGHT = 21.5 + (SLAB - AFG) =  
 BUILDING HEIGHT = 21.5 + (63.2 - 62.7) = 22.0

Released for Permit

12/19/2024 8:07:46 AM



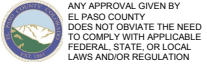
SFD241162  
 PLAT 15087  
 PUD

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

APPROVED  
 Plan Review

12/20/2024 10:50:06 AM  
 dsdrangel

EPC Planning & Community  
 Development Department

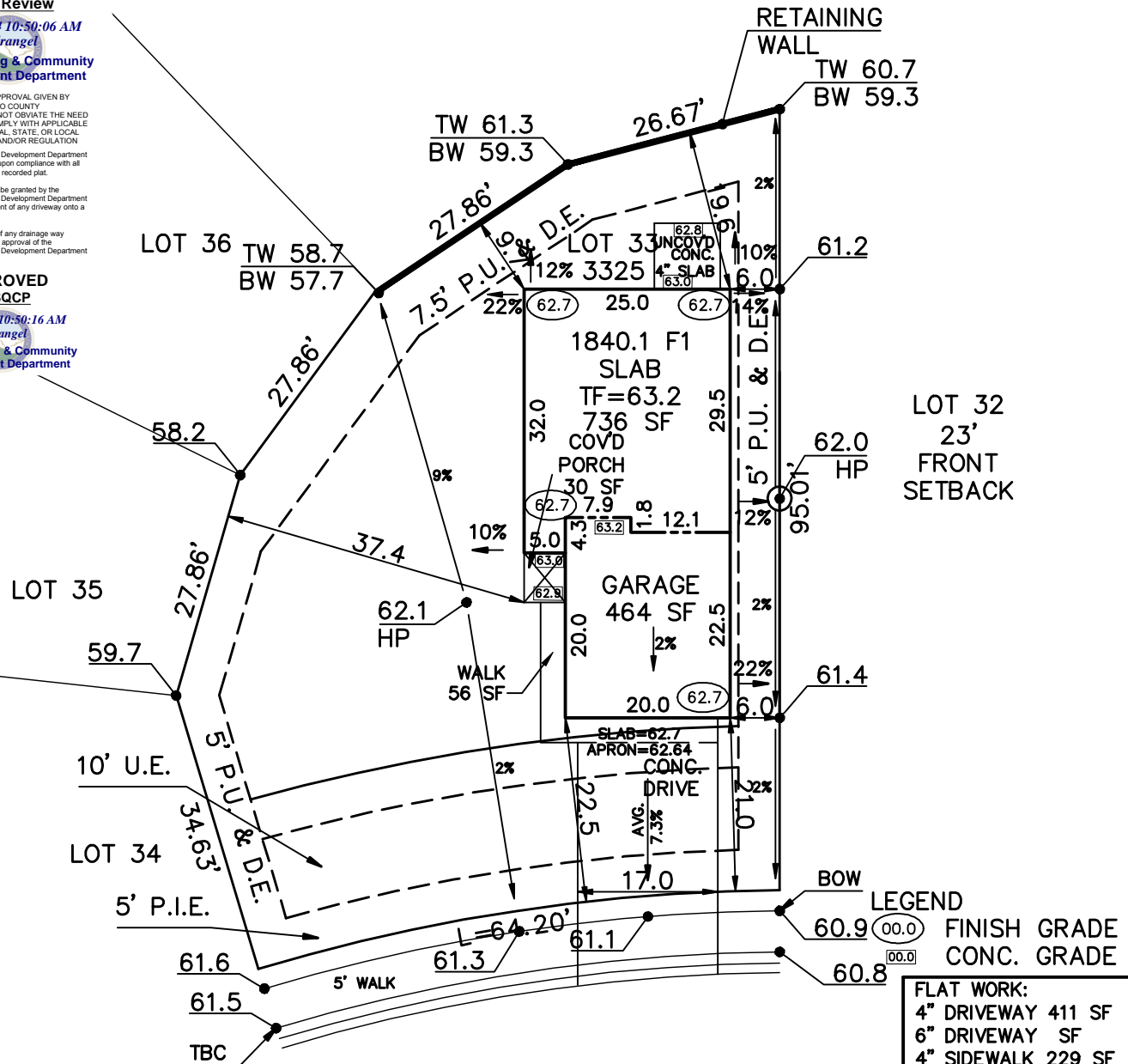


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION  
 Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.  
 An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.  
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

APPROVED  
 BESQCP

12/20/2024 10:50:16 AM  
 dsdrangel

EPC Planning & Community  
 Development Department



LOT 32  
 23'  
 FRONT  
 SETBACK

LEGEND

60.9 (00.0)	FINISH GRADE
60.8 (00.0)	CONC. GRADE

FLAT WORK:  
 4" DRIVEWAY 411 SF  
 6" DRIVEWAY SF  
 4" SIDEWALK 229 SF  
 6" SIDEWALK 85 SF  
 PATIO 64 SF  
 WALK 56 SF  
 PORCH 30 SF

ZONING PUD  
 SCHEDULE No. 5301212004

RAYLAN WAY  
 (50' PUBLIC R.O.W.)

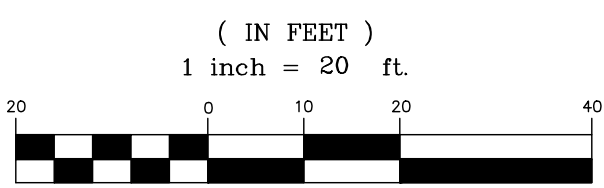
<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION	<b>SITE DATA</b> LOT SQ. FT. = 3325 HOUSE SQ. FT. = 1230 COVERAGE = 37.0% BLDG. HEIGHT = 22.0	<b>MINIMUM SETBACKS</b> FRONT HOME 20' CORNER 15' REAR 7' SIDE 5'	<b>SCALE: ...1"=20'</b> DRAWN BY: TAP
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ASPEN LAND CONSULTANTS, LLC  
 11670 SILVER CHARM WAY  
 COLORADO SPRINGS, COLORADO 80921

PLOT PLAN

**LEGAL DESCRIPTION**  
 LOT 33  
 FALCON MEADOWS AT BENT GRASS FILING NO.2  
 EL PASO COUNTY, COLORADO

**ADDRESS**  
 10847 RAYLAN WAY



<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b>	<b>DATE</b> 12-13-24
	<b>DRAWING NAME</b> FMBG2-033	<b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5301212004

Address: 10847 RAYLAN WAY, PEYTON

Plan Track #: 197135 

Received: 19-Dec-2024 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	431	
Main Level	739	
Upper Level 1	1101	
	2271	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**12/19/2024 8:07:59 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*12/20/2024 10:50:34 AM*

*dsdrangel*

**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.