

2066.1 T1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(62.5)(4)}{4} = 62.5$
 BUILDING HEIGHT = 21.7 + (SLAB - AFG) =
 BUILDING HEIGHT = 21.7 + (63.0 - 62.5) = 22.2

Released for Permit

12/19/2024 8:09:50 AM



SFD241163
 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 10:54:44 AM
 dsdrangel

EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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.

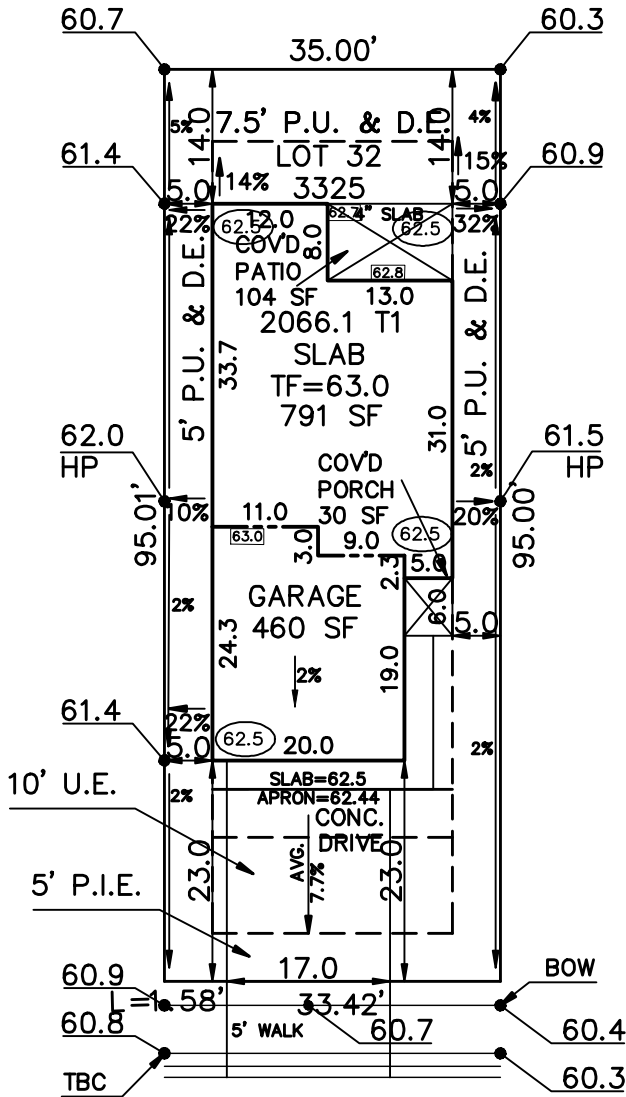
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED
 BESQCP

12/20/2024 10:54:55 AM
 dsdrangel

EPC Planning & Community
 Development Department

LOT 33
 21.0'
 FRONT
 SETBACK



LOT 31
 23.0'
 FRONT
 SETBACK

LEGEND

- (00.0) FINISH GRADE
- (00.0) CONC. GRADE

- FLAT WORK:
- 4" DRIVEWAY 434 SF
 - 6" DRIVEWAY SF
 - 4" SIDEWALK 91 SF
 - 6" SIDEWALK 85 SF
 - PATIO 104 SF
 - WALK 53 SF
 - PORCH 30 SF

ZONING PUD
 SCHEDULE No. 5301212003

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

WARNING!

1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA

LOT SQ. FT. = 3325
 HOUSE SQ. FT. = 1385
 COVERAGE = 41.7%
 BLDG. HEIGHT = 22.2

MINIMUM SETBACKS

FRONT HOME 20' CORNER 15'
 REAR 7' SIDE 5'

SCALE: ...1"=20'

DRAWN BY: TAP

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

(IN FEET)
 1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION

LOT 32
 FALCON MEADOWS AT BENT GRASS FILING NO.2
 EL PASO COUNTY, COLORADO

ADDRESS

10835 RAYLAN WAY

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

FMBG2-032

DATE

12-13-24

PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5301212003

Address: 10835 RAYLAN WAY, PEYTON

Plan Track #: 197138 

Received: 19-Dec-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	430	
Main Level	825	
Upper Level 1	1241	
	2496	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>12/19/2024 8:10:07 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/20/2024 10:55:15 AM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>

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.