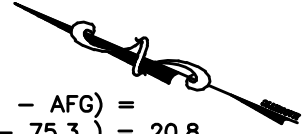




2659.6 C2 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(75.3)(4)}{(4)} = 75.3$

BUILDING HEIGHT = 20.3 + (SLAB - AFG) =
 BUILDING HEIGHT = 20.3 + (75.8 - 75.3) = 20.8



Released for Permit

12/19/2024 10:04:25 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION

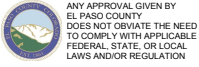
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

SFD241161
 PLAT 15349
 PUD

APPROVED
 Plan Review

12/20/2024 10:36:28 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.

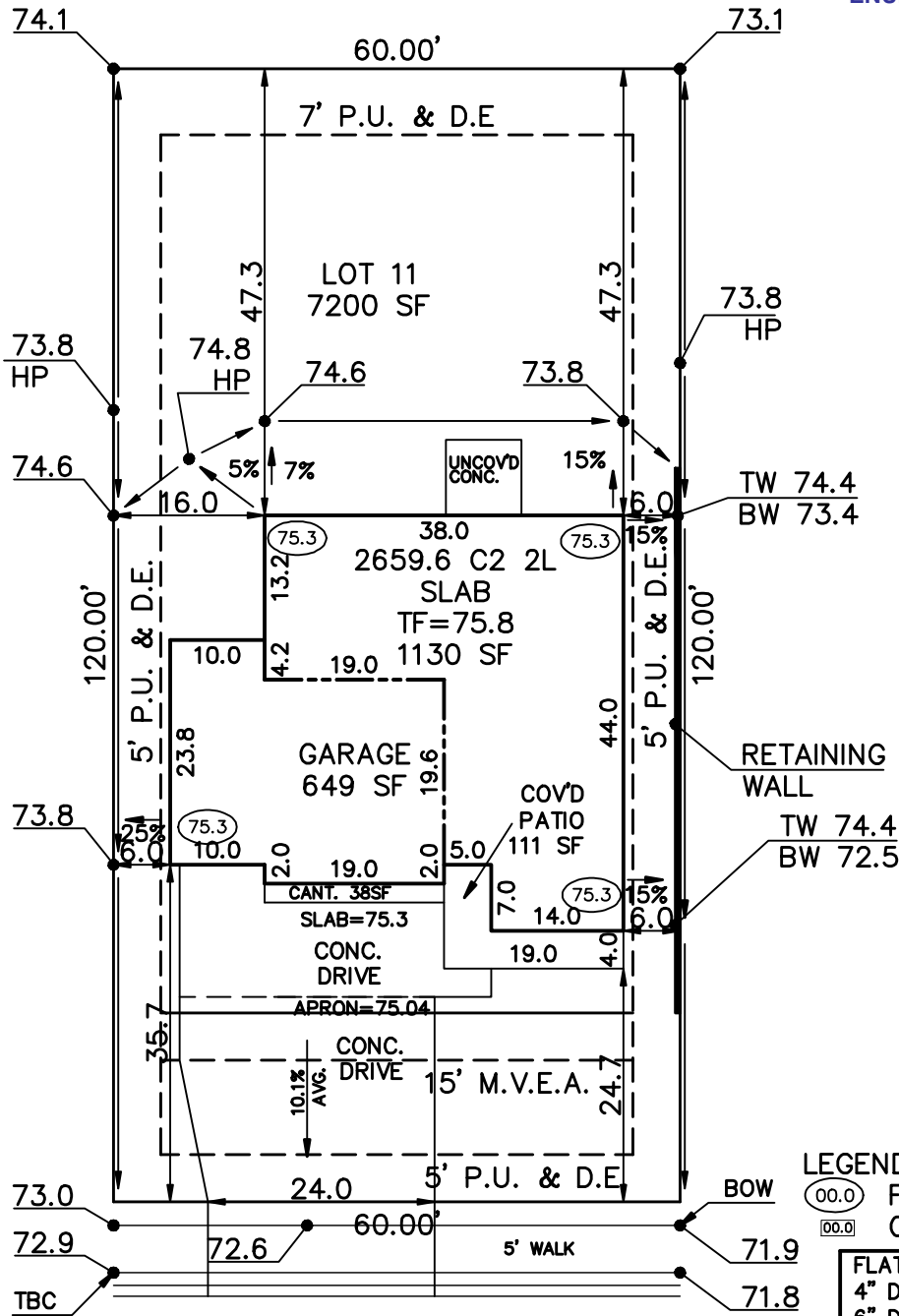
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

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

APPROVED
 BESQCP

12/20/2024 10:36:38 AM
 dsdrangel

EPC Planning & Community
 Development Department



LOT 12
 27.0'
 FRONT
 SETBACK

LOT 10
 24.2'
 FRONT
 SETBACK

LEGEND
 (00.0) FINISH GRADE
 (00.0) CONC. GRADE

FLAT WORK:
 4" DRIVEWAY 977 SF
 6" DRIVEWAY SF
 4" SIDEWALK 180 SF
 6" SIDEWALK 120 SF
 PATIO 64 SF
 WALK 15 SF
 PORCH 111 SF

ZONING PUD 5301210023
 SCHEDULE No. ~~5301210011~~

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

WARNING!

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

SITE DATA

LOT SQ. FT. = 7200
 HOUSE SQ. FT. = 1928
 COVERAGE = 26.8%
 BLDG. HEIGHT = 20.8

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 11
 FALCON MEADOWS AT BENT GRASS FILING NO. 3
 EL PASO COUNTY, COLORADO

ADDRESS

8241 ISABEL PLACE

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

FMBG3-11

DATE

12-18-24

PROJECT NO.


SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5301210023

Address: 8241 ISABEL PL, PEYTON

Plan Track #: 197133 

Received: 19-Dec-2024 (BECKYA)

Description:

RESIDENCE


Type of Unit:

Garage	400	
Lower Level 2	1152	
Main Level	1148	
Upper Level 1	1511	
	4211	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 12/19/2024 8:04:44 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>12/20/2024 10:36:54 AM</i>  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.