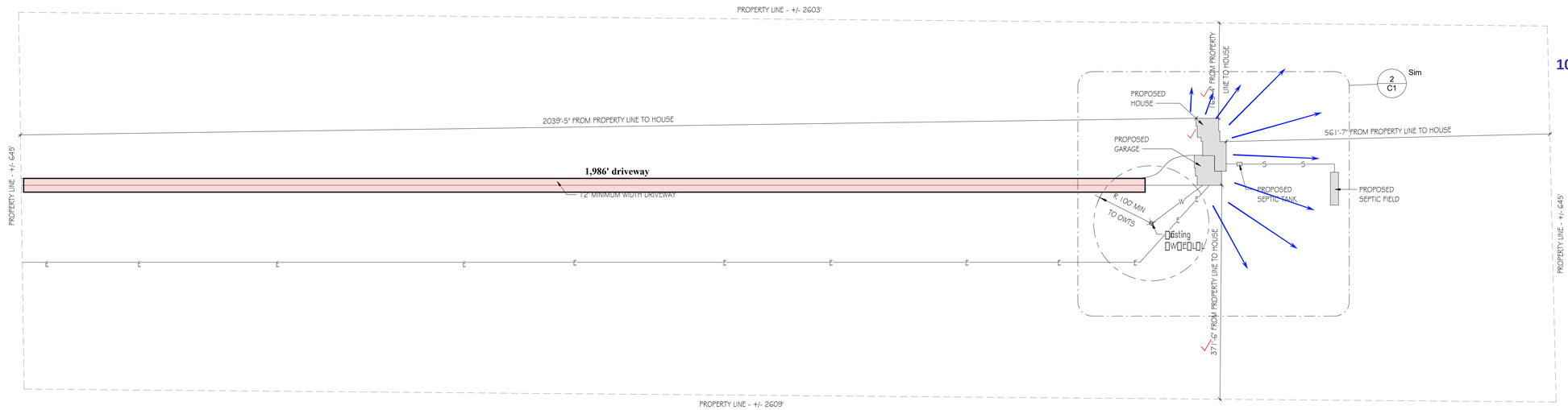
During construction, the Builder will implement the necessary construction control measures to prevent the discharge of pollutants, including sediment, to adjacent properties or County right-of-way. Any pollutants discharged off-site will be removed by the Builder.



N PEYTON HWY

N

SITE PLAN

SCALE 1" = 100'-0"

0 50' 100' 200'

SCALE: 1" = 100'-0"

Released for Permit

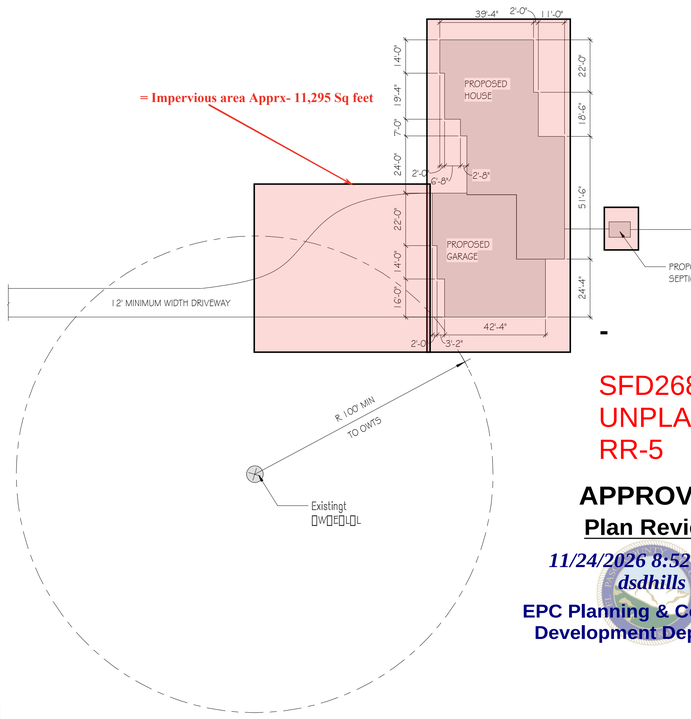
10/29/2026 11:32:45 AM

Building Department

Becky A

ENUMERATION

"Proposed Limits of Disturbance = 1.5 acres +-
Disturbance can be kept at under 1 acre if all margins are kept tight with excavation, and driveway construction, I have allowed approximately 15,000–25,000 sq. ft. around the house/garage, septic, utilities and construction staging.



= Impervious area Apprx- 11,295 Sq feet

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.

SFD26875
UNPLATTED
RR-5

APPROVED
Plan Review
11/24/2026 8:52:23 AM
dsdhills
EPC 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.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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

N

SITE PLAN - HOUSE DIMENSIONS

SCALE 1" = 30'-0"

0 15' 30' 60'

SCALE: 1" = 30'-0"

= Total Impervious area Apprx- 30,360 Sq feet +-

Compacted road base Driveway - 23,832 +- Sq feet = 19,065+- sq feet Impervious

= Storm water flow

NOTE:
Site plan is based on preliminary information provided by the home owner. The intent of the Site Plan is to depict the approximate location of the proposed building and are shown for general reference only. This is not intended to illustrate grading, erosion control, site access, waste water treatment systems, or drainage conditions. This is not a surveyed document and should not be considered as such.

ELECTRIC E
WATER W
SEPTIC S
GAS G
EXISTING TOPOGRAPHY
PROPOSED GRADING
T.O.S. = TOP OF SLAB
T.O.F. = TOP OF FLOOR

SITE PLAN LEGEND

SCALE 1" = 20'-0"

Owner:TEYECHEA FAMILY TRUST

Mailing Address:15648 LUCY LN PEYTON CO 80831-6102

Location: 2625 N PEYTON HWY ✓

Tax Status:Taxable

Zoning:RR-5 ✓

Plat No:-

✓ Legal Description:A TR OF LAND BEING IN THE NW4 OF SEC 4-14-63 DESC AS FOLS: COM AT THE NW COR OF SD SEC, TH N89-51-25E 30.01 FT, TH S01-11-33E 644.49 FT TO POB; TH N89-52-21E 2603.23 FT, TH S01-46-08E 645.35 FT, TH S89-53-17W 2609.74 FT, TH N01-11-33W 644.49 FT TO THE POB.

✓TSN 3400000468

GENERAL SITE NOTES:

1. The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
2. The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
5. The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
6. The builder and/or owner shall determine and coordinate all required final landscaping.
7. The builder shall keep the premises free from accumulation of waste materials and debris.
8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
9. All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
10. Refer to applicable building code and the Local Home Owners Association requirements for specifications not stated in the plans.
11. All native vegetaion is to remain as practical.
12. The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.

Allegro Design Co.

Design, with family in mind

(719) 641-2095

1760 S. Highway 24
Woodland Park, CO 80863

allegrodesignco.com

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NEW RESIDENCE

2325 N Peyton Highway, Calhan, CO

ARCHITECTURAL

CS Cover Sheet & General Notes
C1 Site Plan
A1 Basement Floor Plan
A1a Basement Floor Plan Finished
A2 Main Floor Plan
A3 Front & Right Side Elevations
A4 Rear & Left Side Elevations
A5 Building Sections
A6 Building Sections
A7 Roof Plan
A8 Electrical Location Plan Bsmt. Level
A9 Electrical Location Plan Main Floor
A10 Plumbing Location Plan Bsmt. Level
A11 Plumbing Location Plan Main Level

FOUNDATION

F1 Foundation Plan
F2 Foundation Details

STRUCTURAL

S1 STR Framing Details
S2 STR Framing Details
S3 Main Floor & Deck Framing Plans
S4 Roof Framing Plans

Rev. #	Date	Description
3	Date 3	Revision 3

PROJECT No.	26-0096
DATE	9/22/26
DRAWN BY	BLD
CHECKED BY	BLD

C1

Site Plan

RESIDENTIAL

2023 PPRBC
2021 IECC and CO MERSRC

Address: 2325 N PEYTON HWY, CALHAN

Parcel: 3400000468

Plan Track #: 216939 **Received: 16-Sep-2026** **(TREYW)**

Description:

RESIDENCE

Contractor: HOMEOWNER

Type of Unit:

Garage	1950	
Lower Level 1	2650	
Lower Level 2	225	
Main Level	2900	
	7725	Total Square Feet

Required PPRBD Departments (6)

Enumeration

Released for Permit
10/29/2026 11:35:11 AM
Becky A
ENUMERATION

Floodplain

(N/A) RBD GIS

Construction

Electrical

Released for Permit
11/24/2026 7:55:39 AM
ConnerM
ELECTRICAL

Mechanical

Released for Permit
09/23/2026 2:38:53 PM
tcrippen
MECHANICAL

Plumbing

Released for Permit
09/24/2026 8:50:59 AM
shanen
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 (2)

County Zoning

APPROVED

Plan Review

11/24/2026 9:13:24 AM
dsdhills

EPC Planning & Community Development Department

Ellicott Fire