



1840.1 T1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(61.5)(4)}{(4)} = 61.5$
 BUILDING HEIGHT = 21.5 + (62.0 - 61.5) = 22.0

SFD241173

Released for Permit

12/19/2024 12:43 AM

REGIONAL Building Department

Becky A

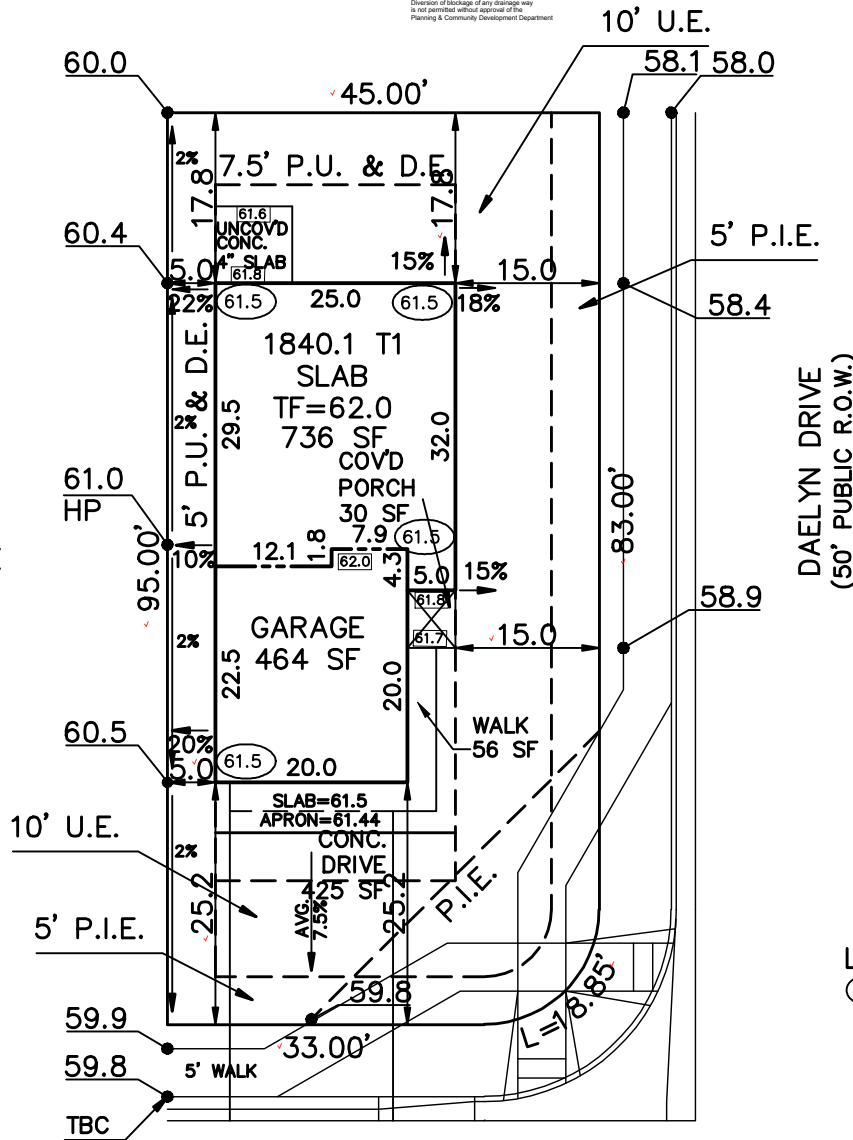
ENUMERATION

APPROVED
 BESQCP
 12/20/2024 10:57:57 AM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 12/20/2024 10:58:01 AM
 dsdyounger
 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 ANY STATE, FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Obstruction of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



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

FLAT WORK:
 4" DRIVEWAY 420 SF
 6" DRIVEWAY 42 SF
 4" SIDEWALK 703 SF
 6" SIDEWALK 95 SF
 PATIO 64 SF
 WALK 56 SF
 PORCH 30 SF

PLAT 15087

ZONING PUD
 SCHEDULE No. 5301212001

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. = 1230 ✓
 COVERAGE = 37.0% ✓
 BLDG. HEIGHT = 22.0 ✓

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 30
 FALCON MEADOWS AT BENT GRASS FILING NO.2
 EL PASO COUNTY, COLORADO

ADDRESS

10811 RAYLAN WAY

PREPARED FOR

CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME
 FMBG2-030

DATE

12-13-24

PROJECT NO.

Woodmen Road Metropolitan District
614 N. Tejon St
Colorado Springs, CO 80903
7194471777

INVOICE



Invoice #:	90236
Invoice Date:	12/13/24
Amount Due:	\$5,500.00

CHALLENGER HOMES
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920
UNITED STATES

Item	Description	Price	Amount
Fees	Lot 9-8249 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	Lot 10-8245 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	Lot 11-8241 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	Lot 12-8237 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	Lot 13-8233 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	Lot 14-8229 Isabel-FALCON MEADOWS AT BENT GRASS FIL NO 3	\$550.00	\$550.00
Fees	LOT 30-10811 RAYLAN WAY- FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 31-10823 RAYLAN WAY-FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 32-10835 RAYLAN WAY-FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
Fees	LOT 33-10847 RAYLAN WAY-FALCON MEADOWS AT BENT GRASS FIL NO 2	\$550.00	\$550.00
		Total:	\$5,500.00
		Payments:	\$0.00
		Amount Due:	\$5,500.00

Thank you! If you have questions please call 719-447-1777.

To pay online, go to <https://app02.us.bill.com/p/woodmenroadmetrodistrict>

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5301212001

Address: 10811 RAYLAN WAY, PEYTON

Plan Track #: 197139 

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)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>12/19/2024 8:12:56 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 10:58:43 AM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>
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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.