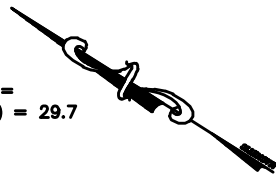




4082.2 C ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(50.0)(4)}{4} = 50.0$   
 BUILDING HEIGHT = 29.0 + (TF - AFG) =  
 BUILDING HEIGHT = 29.0 + (50.7 - 50.0) = 29.7



SFD21715

APPROVED  
 BESQCP  
 04/09/2021 9:27:11 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

APPROVED  
 Plan Review  
 04/09/2021 9:27:15 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

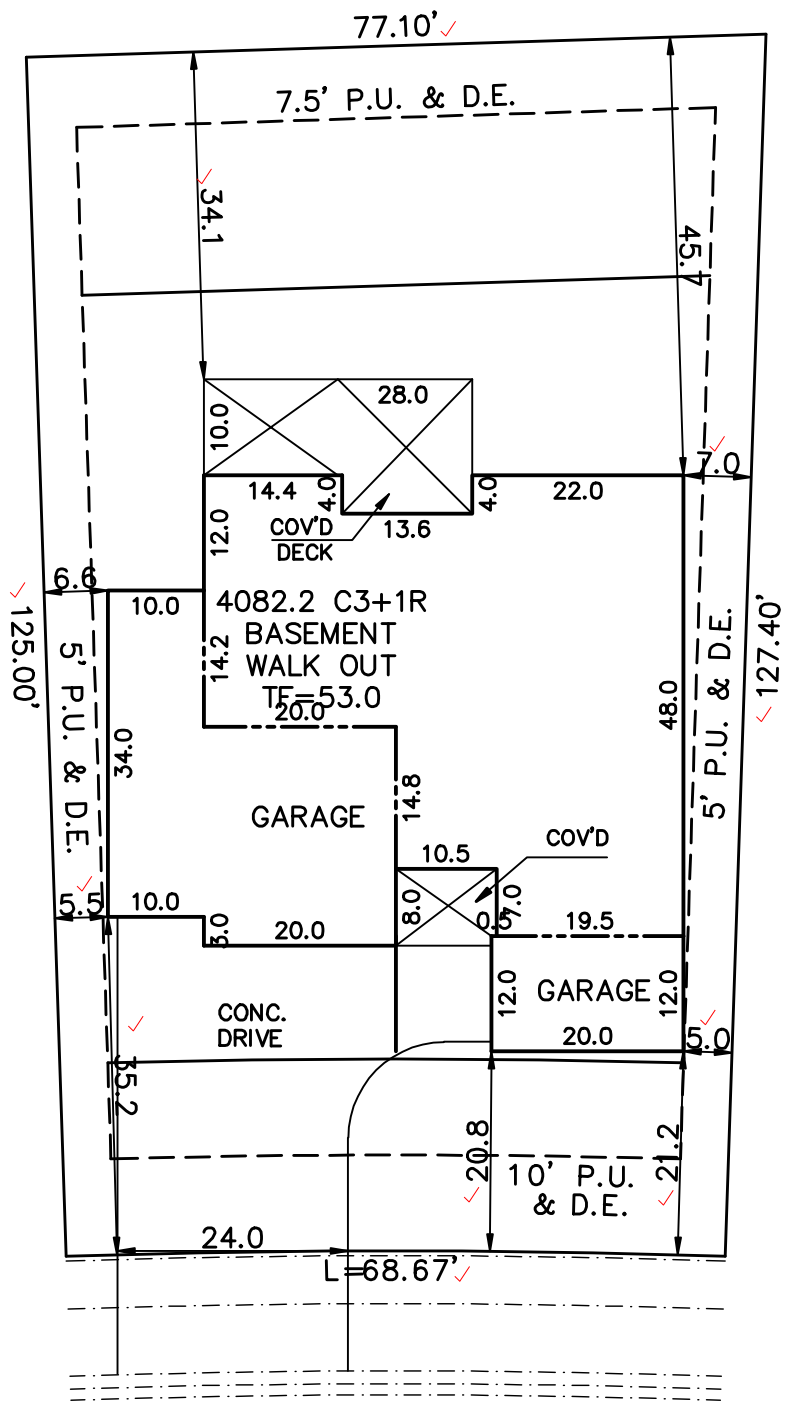
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH 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



LOT 16

LOT 18

Released for Permit  
 04/08/2021 4:35:38 PM  
 Brent  
 ENUMERATION

WINDING BEND LANE  
 (60' R.O.W.)

PUD  
 PLAT 14494

SCHEDULE No. 4229306037 ✓

<b>SITE DATA</b> LOT SQ. FT. = 9164 ✓ HOUSE SQ. FT. = 3298 ✓ COVERAGE = 36.9% ✓ BLDG. HEIGHT = 29.7 ✓	<b>SCALE: ...1"=20'</b> DRAWN BY: TAP
---	--

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

**PLOT PLAN**  
**LEGAL DESCRIPTION**  
 LOT 17 ✓  
 WINDINGWALK FILING No. 2 AT MERIDIAN RANCH ✓  
 EL PASO COUNTY, COLORADO

**ADDRESS**  
 9733 WINDING BEND LANE ✓

<b>PREPARED FOR</b> REUNION HOMES	<b>TITLE CO. FILE NO.</b>	<b>DATE</b> 03-31-21
	<b>DRAWING NAME</b> W2-017	<b>PROJECT NO.</b>

# Invoice

## Woodmen Road Metropolitan District

c/o Walker Schooler District Managers  
614 N. Tejon Street  
Colorado Springs, CO 80903

**PAID**  
01/26/2021

Date	Invoice #
1/26/2021	697

Bill To
Reunion Homes, Inc. PO Box 38939 Colorado Springs, CO 809378271

Due Date
1/26/2021

Description	Qty	Rate	Amount
LOT 32 - 12815 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 31 - 12823 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 22 - 12895 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 23 - 12887 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 24 - 12879 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 25 - 12871 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 26 - 12863 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 27 - 12855 Morning Creek Lane - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 57 - 9726 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 58 - 9742 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 59 - 9750 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 16 - 9741 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 21 - 9701 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 19 - 9717 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 17 - 9733 Winding Bend - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
LOT 6 - 12822 Windingwalk Drive - Windingwalk Fil No 2 @ Meridian Ranch		550.00	550.00
		<b>Total</b>	

Phone #	E-mail
(719) 447-1777	rebecca.h@wsdistricts.co


# SITE



2017 PPRBC

Address: 9733 WINDING BEND LN, PEYTON

Parcel: 4229306037

Plan Track #: 143828 

Received: 08-Apr-2021 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	689	
Lower Level 2	1647	
Main Level	1851	
Upper Level 1	3201	
	7388	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BRENT</b>  <b>4/8/2021 4:35:58 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u>  <i>04/09/2021 9:27:37 AM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community</b> <b>Development Department</b>
--

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.