

SFD241169



APPROVED
BESQCP
12/20/2024 9:43:35 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
12/20/2024 9:43:39 AM
dsdyounger
EPC Planning & Community
Development Department

Released for Permit
12/19/2024 9:16:45 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.

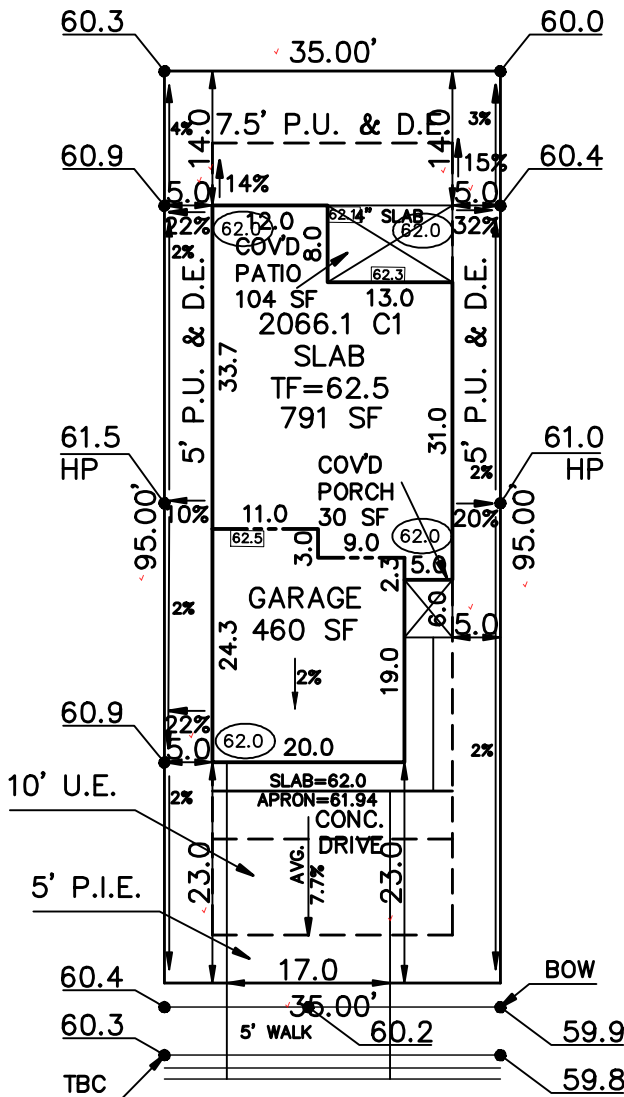
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.
Planning & Community Development Department approval is contingent upon compliance with all applicable laws on the record plan.
An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.
Division of package of any drainage way is not permitted without approval of the Planning & Community Development Department.

2066.1 C1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{(62.5)(4)}{4} = 62.0$

BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
BUILDING HEIGHT = 18.8 + (62.5 - 62.0) = 19.3

LOT 32
23'
FRONT
SETBACK

LOT 30
25.2'
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

PLAT 15087

ZONING PUD
SCHEDULE No. 5301212002

RAYLAN WAY
(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. = 3325
 HOUSE SQ. FT. = 1385
 COVERAGE = 41.7%
 BLDG. HEIGHT = 19.3

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 31
 FALCON MEADOWS AT BENT GRASS FILING NO.2
 EL PASO COUNTY, COLORADO

ADDRESS

10823 RAYLAN WAY

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

FMBG2-031

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: 5301212002

Address: 10823 RAYLAN WAY, PEYTON

Plan Track #: 197151 

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 9:16:58 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 9:42:42 AM</i></p> <p><i>dsdyounger</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.