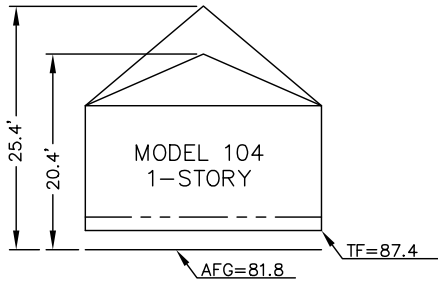
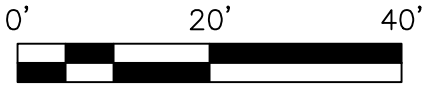
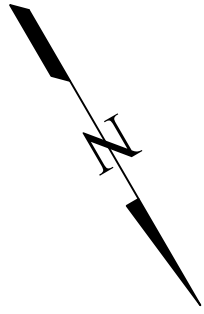


PLOT PLAN



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{86.7 + 85.0 + 78.0 + 77.6}{4} = 81.8$
 BUILDING HEIGHT = $14.8 + (TF - AFG)$
 BUILDING HEIGHT = $14.8 + (87.4 - 81.8) = 20.4$



SCALE: 1" = 20'

LEGEND:

- FL = FLOW LINE
- TBM = TEMPORARY BENCH MARK
- TF = TOP OF FOUNDATION ELEVATION
- FF = FINISH FLOOR ELEVATION
- TG = GARAGE FLOOR ELEVATION
- WW = WINDOW WELL
- TC = TOP OF CURB
- HP = HIGH POINT ELEVATION
- ① = PROPOSED GRADING SPOT ELEVATION
- 01.0 + = EXISTING GRADING SPOT ELEVATION
- = PROPOSED DRAINAGE FLOW DIRECTION
- 60 --- = GRADING PLAN CONTOUR
- ⊗ = ROCK WALL (4' HIGH MAXIMUM)

SITE DATA:

- 1) ZONING = PUD
- 2) TAX SCHEDULE NO. = 42301-12-002
- 3) LOT SQ. FT. = 7,445
- 4) HOUSE SQ. FT. = 3,224 (INCLUDES COVERED PORCH AND MAIN-LEVEL DECK)
- 5) COVERAGE = 43.3%
- 6) BUILDING HEIGHT = 20.4' (30' MAX.)

PROPERTY DESCRIPTION:

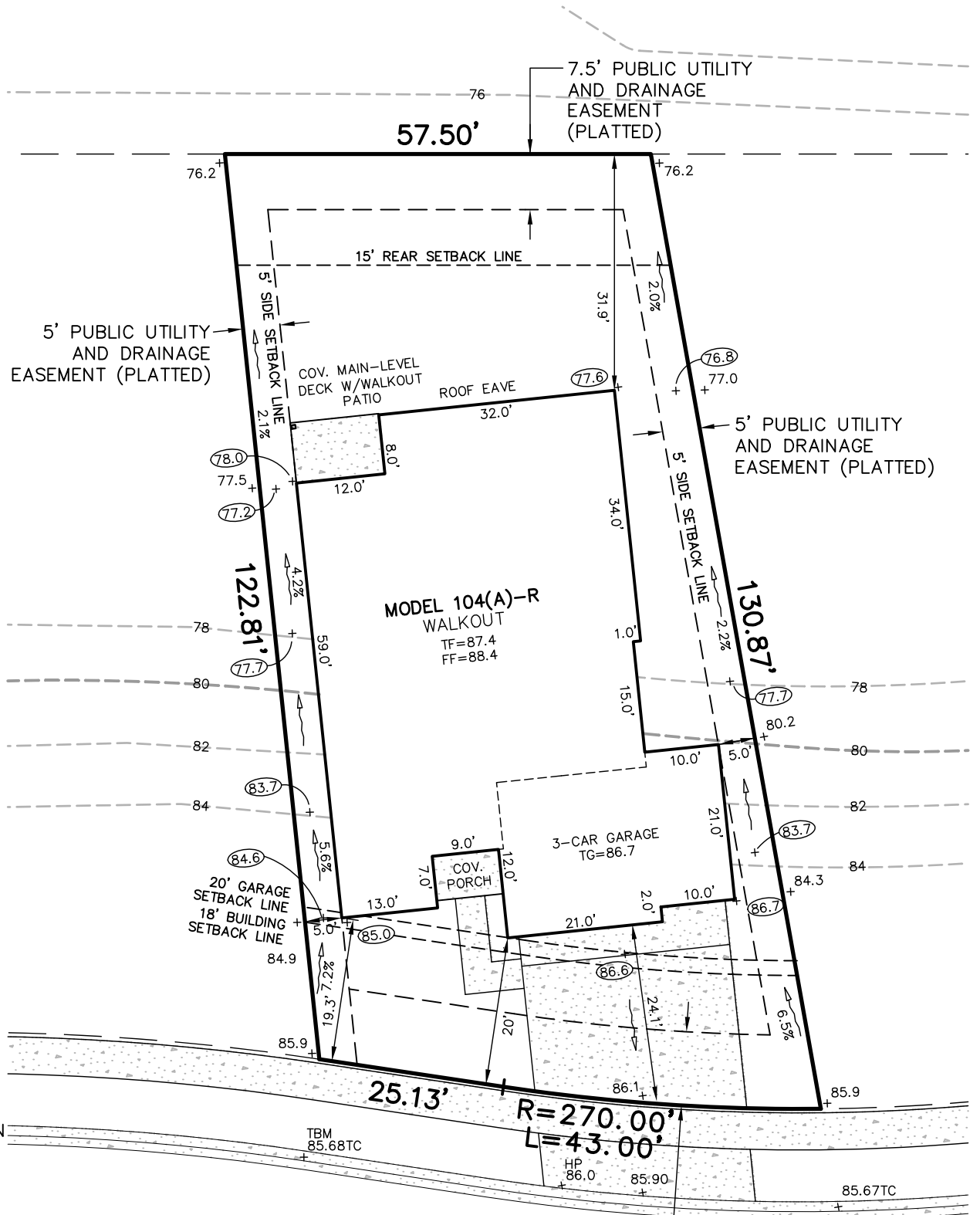
Lot 2, STONEBRIDGE FILING NO. 1 AT MERIDIAN RANCH
 (Reception No. 215173682, El Paso County, Colorado records), in
 El Paso County, Colorado.

NOTES:

- 1) HOME BUILDER TO ESTABLISH TOP OF FOUNDATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS BASED ON APPROVED GRADING PLAN GRADES . . . ADJACENT LOT "AS GRADED" CONDITIONS COULD REQUIRE TOP OF FOUNDATION ELEVATION ADJUSTMENT, RETAINING WALLS ALONG SIDE/REAR LOT LINES AND/OR SPECIFIC EROSION CONTROL PROTECTION.
- 2) TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE GRADE MEETS THE FOUNDATION, AND CANNOT BE THE SAME AS THE TOP OF FOUNDATION.
- 3) THIS IS NOT A LAND SURVEY PLAT . . . FOR CONSTRUCTION PURPOSES ONLY.
- 4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET OR DEVELOPMENT PLANS. PORCH TO DRIVEWAY WALKWAY LOCATION/PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS.

PREPARED FOR: **RON COVINGTON HOMES, INC.**

APPROVED BY: _____



12755 STONE VALLEY DRIVE

10' PUBLIC UTILITIES, IMPROVEMENTS, AND DRAINAGE EASEMENT (PLATTED)



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DWN BY: BRH

DATE: 12/26/18

CK'D BY: DVH

REF. NO.: 12755STONEVALLE

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DATA CLARIFICATION	01/28/19	

PROJECT NUMBER
08013