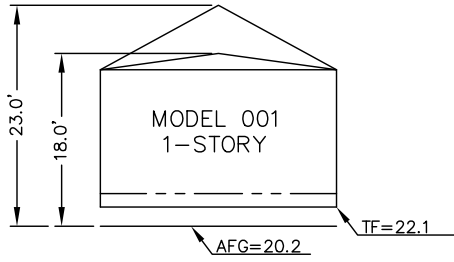


PLOT PLAN



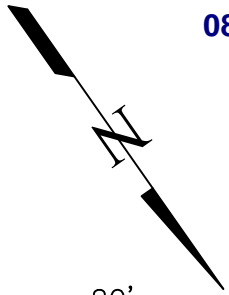
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{21.4 + 20.9 + 19.6 + 18.8}{4} = 20.2$
 BUILDING HEIGHT = 16.1 + (TF - AFG)
 BUILDING HEIGHT = 16.1 + (22.1 - 20.2) = 18.0'

Released for Permit

08/21/2019 4:10:13 PM



amy
ENUMERATION



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
- 00.1+ = PROPOSED GRADING SPOT ELEVATION
- 01.0+ = EXISTING GRADING SPOT ELEVATION
- = PROPOSED DRAINAGE FLOW DIRECTION
- 60 = GRADING PLAN CONTOUR
- oooooo = ROCK WALL (4' HIGH MAXIMUM)

SITE DATA:

- 1) ZONING = PUD ✓
- 2) TAX SCHEDULE NO. = 42293-06-010 ✓
- 3) LOT SQ. FT. = 9,276 ✓
- 4) HOUSE SQ. FT. = 2,636 (INCLUDES COVERED PORCH/PATIO)
- 5) COVERAGE = 28.4% ✓
- 6) BUILDING HEIGHT = 18.0' (30' MAX.) ✓

PROPERTY DESCRIPTION:

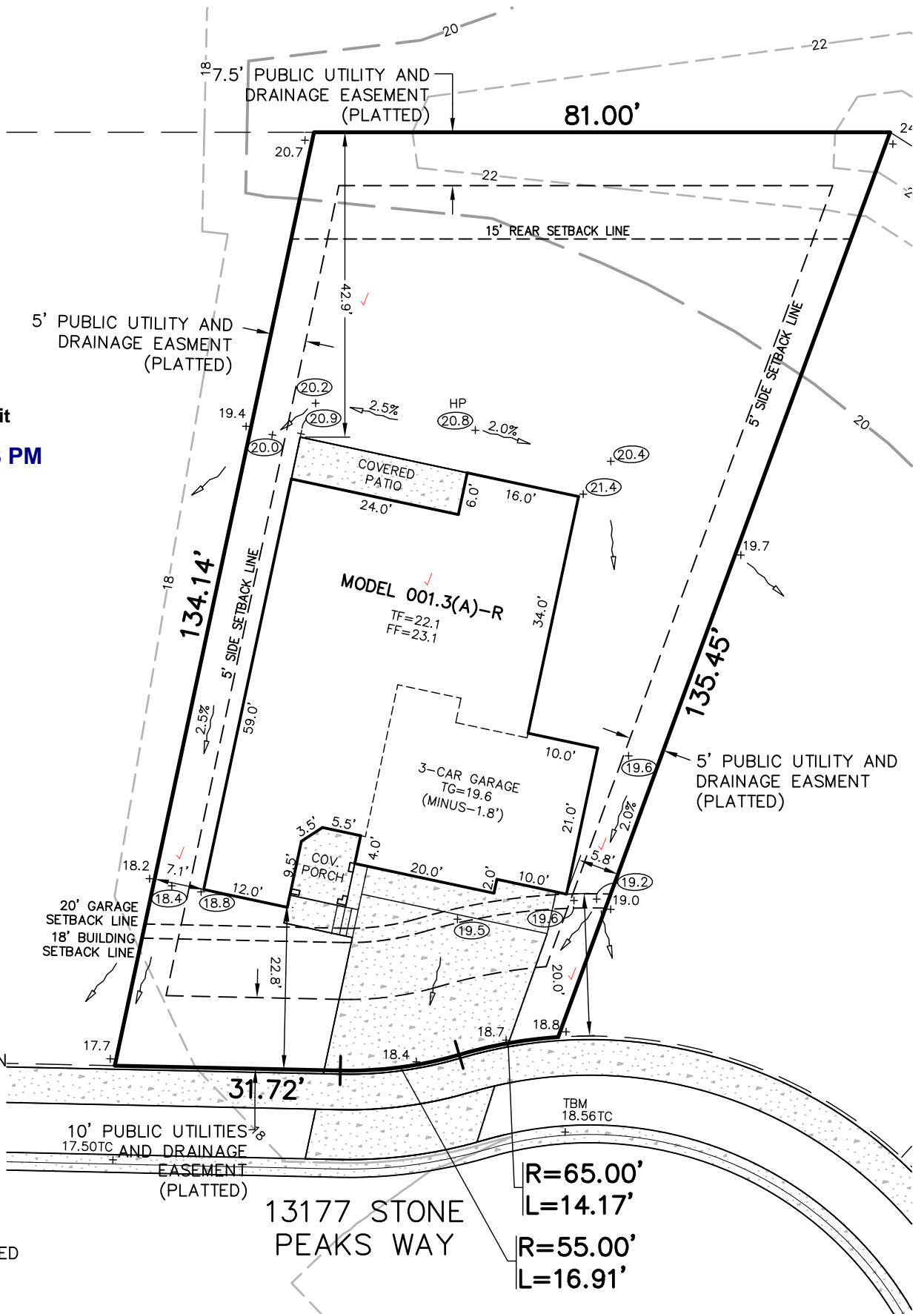
✓ Lot 127, STONEBRIDGE FILING NO. 3 AT MERIDIAN RANCH (Reception No. 217714053, El Paso County, Colorado records), El Paso County, Colorado.

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. WINDOW WELL NEED AND/OR TWW ELEVATIONS TO BE VERIFIED IN FIELD BY BUILDER.
- 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: _____



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

SFD191072
PLAT 14053
PUD

APPROVED Plan Review

08/23/2019 2:59:20 PM
dsdarchuleta
EPC Planning & Community Development Department

APPROVED BESQCP

08/23/2019 2:59:29 PM
dsdarchuleta
EPC Planning & Community Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBIVATE 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

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER
08013



PLANNING SURVEYING

www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848

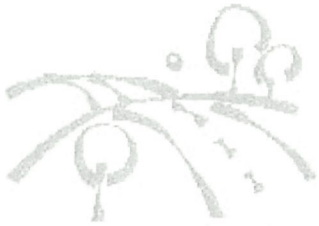
3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

DWN BY: BRH

DATE: 08/09/19

CK'D BY: DVH

REF. NO.: 13177STONEPEAK



Woodmen Road Metropolitan District

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

Receipt

DATE	RECEIPT NO.
8/12/2019	3838

SOLD TO
Covington Homes 9240 Explorer Drive Ste 115 Colorado Springs, CO 80920

CHECK NO.	PAYMENT METHOD
10009	Check

DESCRIPTION	FILING	QTY	RATE	AMOUNT
Lot 127 - 13177 Stone Peaks Way	Stonebridge 3 @ MR		550.00	550.00

dsdarchubeta
08/23/2019 2:58:15 PM

AUTHORIZED SIGNATURE: <i>Kathleen Anderson</i>	Total	\$550.00
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Phone #
(719) 447-1777


SITE



2017 PPRBC

Address: 13177 STONE PEAKS WAY, PEYTON

Parcel: 4229306010
Map #: 552G

Plan Track #: 120033 

Received: 21-Aug-2019 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	474	
Lower Level 2	1736	
Main Level	1724	
	3934	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>8/21/2019 4:10:32 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>08/23/2019 2:58:34 PM</i></p> <p><i>dsdarchuleta</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.