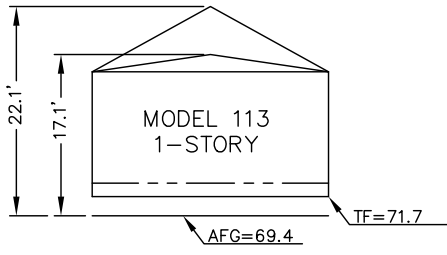
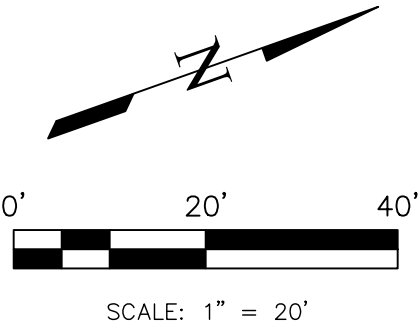


PLOT PLAN



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{70.6 + 70.4 + 68.6 + 68.1}{4} = 69.4$
 BUILDING HEIGHT = 14.8 + (TF - AFG)
 BUILDING HEIGHT = 14.8 + (71.7 - 69.4) = 17.1

Released for Permit
 04/24/2024 10:50:05 AM
 REGIONAL Building Department
 ENUMERATION



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

SITE DATA:

PLAT 14831

- 1) ZONING = PUD ✓
- 2) TAX SCHEDULE NO. = 42204-03-025 ✓
- 3) LOT SQ. FT. = 9399 ✓
- 4) HOUSE SQ. FT. = 2877 ✓ (INCLUDES COVERED PORCH AND PATIO)
- 5) COVERAGE = 30.1% ✓
- 6) BUILDING HEIGHT = 17.1' ✓ (30' MAX.)

PROPERTY DESCRIPTION:

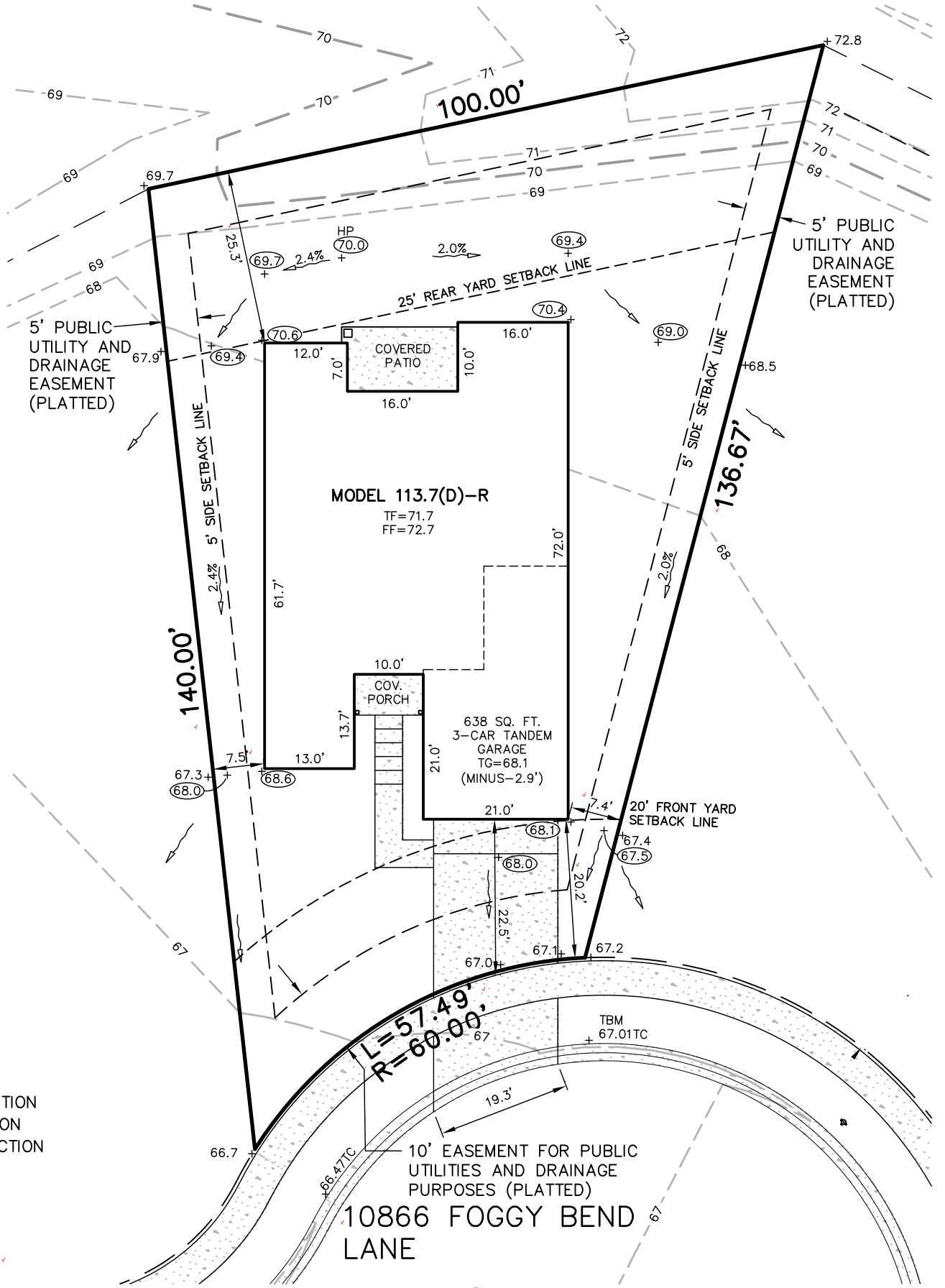
Lot 395, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH ✓
 (Reception No. 221714831, El Paso County, Colorado records), in El Paso County, Colorado.

NOTES:

- 1) HOME BUILDER TO ESTABLISH TOP OF FOUNDATION ELEVATION IN FIELD, AFTER REVIEW OF CUT/FILL MEASUREMENTS THAT WERE 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, LOT FINE GRADE CHANGES TO SUITABLE OUTFALL POINT(S), AND/OR SPECIFIC EROSION CONTROL PROTECTION.
- 2) TOP OF WINDOW WELL ELEVATION (TWW) MUST NOT EXCEED 6" ABOVE PROPOSED LOT GRADE WHERE THE HIGHER 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 . . . PLOT PLAN TO BE USED FOR OBTAINING BUILDING PERMIT FOR HOUSE CONSTRUCTION PER APPROVED BUILDING PLANS.
- 4) PUBLIC SIDEWALKS ARE SHOWN IN APPROXIMATE LOCATIONS AND ARE TO BE BUILT ACCORDING TO APPROVED STREET CONSTRUCTION PLANS. PORCH TO DRIVEWAY WALKWAY OR PORCH TO STREET SIDEWALK WALKWAY WIDTH AND/OR LOCATION/ PROXIMITY TO FOUNDATION TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS AND/OR SITE CONDITIONS.

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

APPROVED BY: _____



APPROVED
 BESQCP
 04/25/2024 12:44:16 PM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 04/30/2024 9:48:20 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 OBLIVATE 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.



PLANNING · SURVEYING

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

3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

DWN BY: HFW

DATE: 4/9/2024

CK'D BY: DVH

REF. NO.: 10866FOGGYBEN

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DATA CLARIFICATION	04/15/24	DVH

PROJECT NUMBER

08013

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

INVOICE



Invoice #:	9010
Invoice Date:	04/04/24
Amount Due:	\$0.00

Covington Homes
13737 Struthers Rd
#200
Colorado Springs, CO 8091
UNITED STATES

Item	Description	Price	Amount
Fees	LOT 395 - 10866 Foggy Bend Lane - Rolling Hills Ranch Fil No 2 at Meridian Ranch	\$550.00	\$550.00
		Total:	\$550.00
		Payments:	\$550.00
		Amount Due:	\$0.00

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: 4220403025

Address: 10866 FOGGY BEND LN, PEYTON

Plan Track #: 188926 

Received: 24-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	614	
Lower Level 2	3833	
Main Level	2062	
	6509	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>4/24/2024 8:50:24 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>04/30/2024 9:48:36 AM</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.