

SFD22800
 PLAT 14712
 ZONE PUD

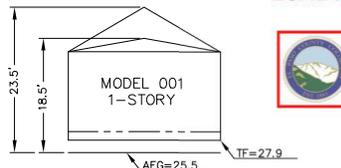
PLOT PLAN

APPROVED
 Plan Review
 05/19/2022 8:37:47 AM
Edlerchulpa
 EPC Planning & Community
 Development Department

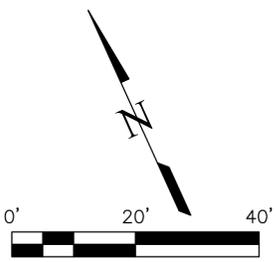
APPROVED
 BESOCP
 05/19/2022 8:37:57 AM
Edlerchulpa
 EPC Planning & Community
 Development Department

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 record 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 leakage of any drainage way
 is not permitted without approval of the
 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.



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{27.2 + 25.9 + 25.8 + 23.0}{4} = 25.5$
 BUILDING HEIGHT = $16.1 + (TF - AFG)$
 BUILDING HEIGHT = $16.1 + (27.9 - 25.5) = 18.5$



Released for Permit
 05/12/2022 11:52 AM
 REGIONAL
 Building Department
 Becky A
 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:

- 1) ZONING = PUD
- 2) TAX SCHEDULE NO. = 42203-04-001
- 3) LOT SQ. FT. = 9,000
- 4) HOUSE SQ. FT. = 2,618 (INCLUDES COVERED PORCH, COVERED PATIO AND GARAGE)
- 5) COVERAGE = 29.1%
- 6) BUILDING HEIGHT = 18.5' (30' MAX.)

PROPERTY DESCRIPTION:

Lot 148, ROLLING HILLS RANCH FILING NO. 1 AT MERIDIAN RANCH
 (Reception No. 221714712, 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/DRIVEWAY TO BE DETERMINED BY BUILDER PER STRUCTURAL DESIGN/BACKFILL COMPACTION RECOMMENDATIONS AND/OR SITE CONDITIONS.

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

APPROVED BY: _____

Land Development Consultants, Inc.
 PLANNING · SURVEYING
 www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-8848
 3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

DWN BY: DAS DATE: 04/28/2022
 CK'D BY: DVH REF. NO.: 11157ROLLINGMES

REVISIONS			
NO.	DESCRIPTION	DATE	BY
PROJECT NUMBER			
08013			

SITE

2017 PPRBC



Parcel: 4220304001

Address: 11157 ROLLING MESA DR, PEYTON

Plan Track #: 162058  **Received: 12-May-2022 (BECKYA)**

Description: **RESIDENCE** **Required PPRBD Departments (2)**

Type of Unit:

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

Enumeration
APPROVED
BECKYA
5/12/2022 7:42:05 AM

Floodplain
 (N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/19/2022 8:18:15 AM

EPC Planning & Community Development Department

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.

Invoice

Woodmen Road Metropolitan District

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

PAID
04/22/2022

Date	Invoice #
4/22/2022	977

Bill To
Covington Homes 9240 Explorer Drive Ste 115 Colorado Springs, CO 80920

Due Date
4/22/2022

Description	Qty	Rate	Amount
LOT 457 - 13452 New Ranch Drive - Rolling Hills Ranch Fil No 2 at Meridian Ranch	1	550.00	550.00
LOT 458 - 13438 New Ranch Drive - Rolling Hills Ranch Fil No 2 at Meridian Ranch	1	550.00	550.00
LOT 148 - 11157 Rolling Mesa Drive - Rolling Hills Ranch Fil No 1 at Meridian Ranch	1	550.00	550.00
Total			\$1,650.00

Phone #	E-mail
(719) 447-1777	sue.g@wsdistricts.co

