

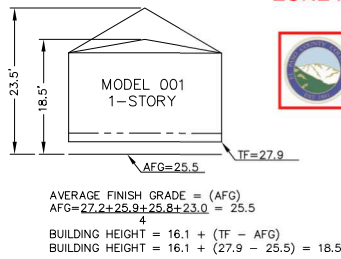
SFD22800
PLAT 14712
ZONE PUD

PLOT PLAN

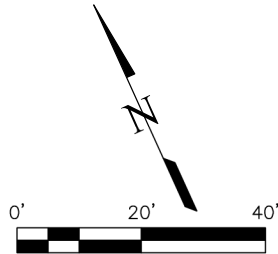
APPROVED
Plan Review
05/19/2022 8:47:47 AM
diderichs
EPC Planning & Community
Development Department

APPROVED
BESOC
05/19/2022 8:47:57 AM
diderichs
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT IMPLY 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 rules 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.
Division of knowledge 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.



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
60 = 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: _____



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: Required PPRBD Departments (2)

RESIDENCE

Type of Unit:		
Garage	474	Enumeration
Lower Level 2	1736	APPROVED
Main Level	1724	BECKYA
	3934	5/12/2022 7:42:05 AM
	Total Square Feet	Floodplain
		(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

05/19/2022 8:18:15 AM

dsdarchuleta

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

