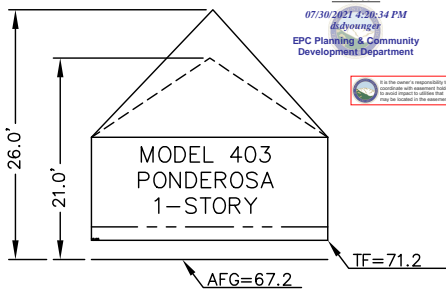


SFD211265

# PLOT PLAN

APPROVED  
BESQCP  
07/30/2021 4:26:34 PM  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
07/30/2021 4:28:43 PM  
advouner  
EPC Planning & Community  
Development Department



AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{70.5 + 68.6 + 65.7 + 64.2}{4} = 67.2$

BUILDING HEIGHT =  $17.0 + (TF - AFG)$   
 $BUILDING HEIGHT = 17.0 + (71.2 - 67.2) = 21.0$

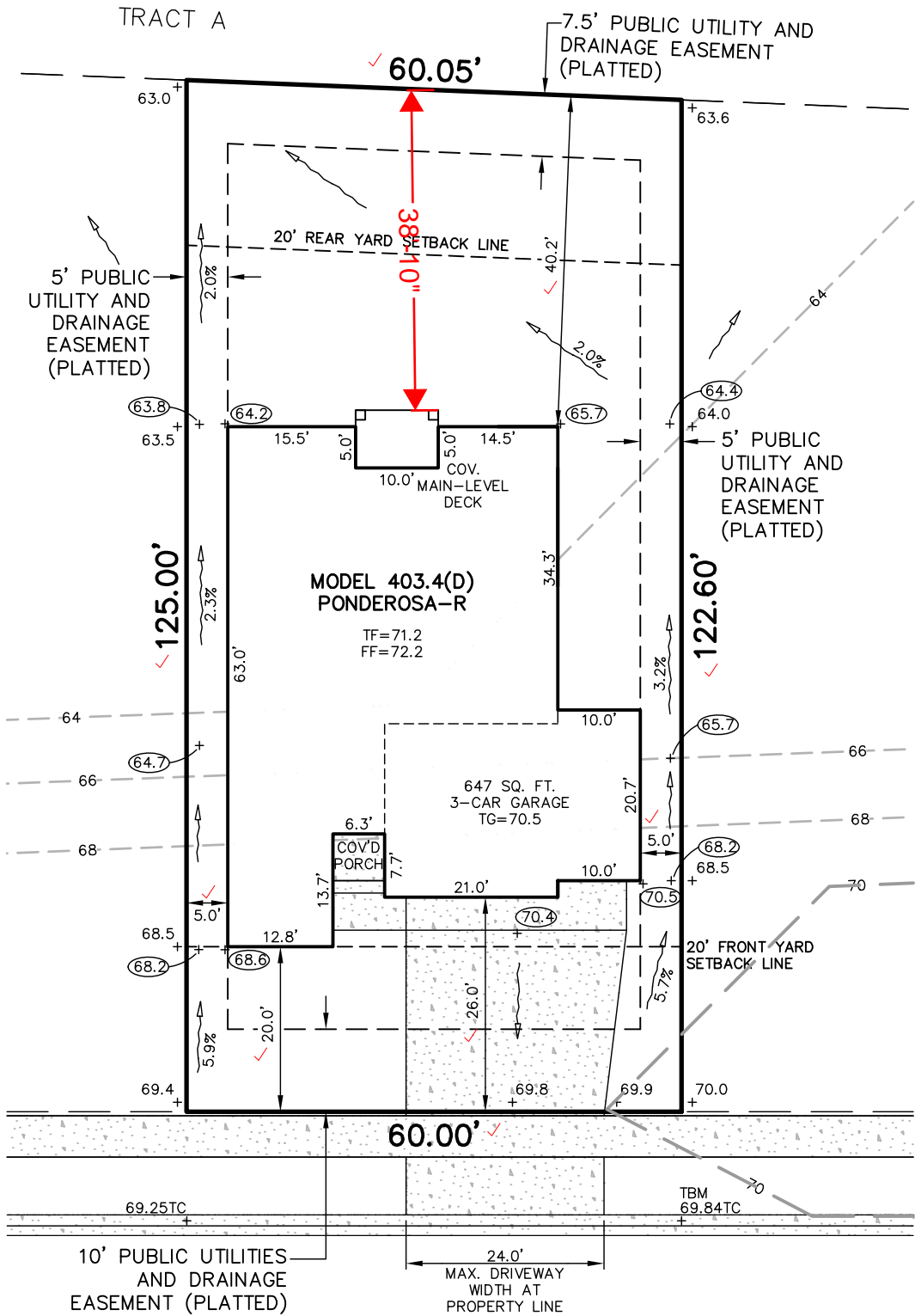


SCALE: 1" = 20'

**LEGEND:**

- 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

Released for Permit  
07/30/2021 4:26:26 AM  
REGIONAL  
Building Department  
Bench A  
ENUMERATION



**SITE DATA:**

- 1) ZONING = PUD ✓
- 2) TAX SCHEDULE NO. = 42304-05-080 ✓
- 3) LOT SQ. FT. = 7,428 ✓
- 4) HOUSE SQ. FT. = 2,571 (INCLUDES COVERED PORCH AND MAIN-LEVEL DECK)
- 5) COVERAGE = 34.6% ✓
- 6) BUILDING HEIGHT = 21.0' (30' MAX.) ✓

**PROPERTY DESCRIPTION:**

Lot 63, STONEBRIDGE FILING NO. 4 AT MERIDIAN RANCH ✓  
 (Reception No. 220714501, 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: \_\_\_\_\_



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3898 MAIZELAND ROAD · COLORADO SPRINGS, CO 80909

DWN BY: BRH

DATE: 07/21/21

CK'D BY: DVH

REF. NO.: 12716ENCLAVESC

**REVISIONS**

NO.	DESCRIPTION	DATE	BY

PROJECT NUMBER

08013

# Invoice

## Woodmen Road Metropolitan District

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

Date	Invoice #
7/7/2021	693

**PAID**  
07/07/2021

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

Due Date
7/7/2021

Description	Qty	Rate	Amount
LOT 63 - 12716 Enclave Scenic Drive - Stonebridge Fil No 4 at Meridian Ranch	1	550.00	550.00
<b>Total</b>			\$550.00

Phone #	E-mail
(719) 447-1777	rebecca.h@wsdistricts.co




# SITE



2017 PPRBC

Address: 12716 ENCLAVE SCENIC DR, PEYTON

Parcel: 4230405080

Plan Track #: 149411 

Received: 30-Jul-2021 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	434	
Lower Level 2	1826	
Main Level	1823	
	4083	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**7/30/2021 9:02:37 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*07/30/2021 4:21:12 PM*

*dsdyounger*

**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.