

THESE PLANS ARE COPYRIGHTED 2022 BY ALLEGRO DESIGN CO. LLC. ALL RIGHTS RESERVED. ANY SALE, REPRODUCTION, CREATION OF DERIVATIVE WORKS BASED ON THESE PLANS, OR USE OF THESE PLANS FOR ANY PURPOSE WITHOUT PROPER COMPENSATION TO AND THE EXPRESS WRITTEN CONSENT OF ALLEGRO DESIGN CO. LLC., IS STRICTLY PROHIBITED.

AREA CALCULATIONS

ARCHITECTURAL

- CS Cover Sheet & General Notes
- C1 Site Plan
- A1 Proposed Floor Plan
- A2 Elevations & Sections

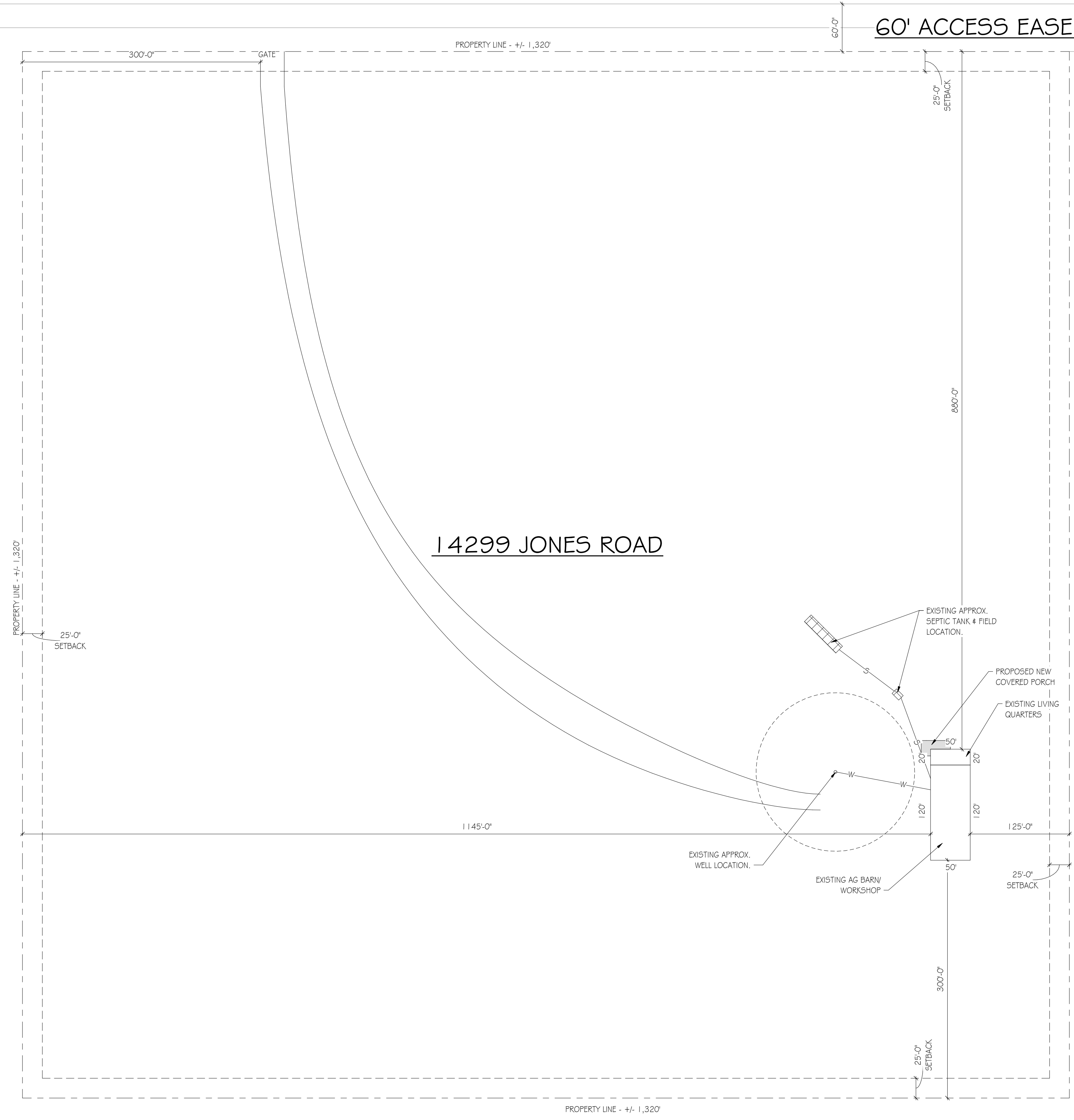
FOUNDATION

- F1 Foundation Plan & Details

STRUCTURAL

PROJECT No.	22-0083
DATE	01-9-2024
DRAWN BY	CN
CHECKED BY	CN

C1
 Site Plan



FILE - ADD2427
 ZONING - A-35
 AREA - 40 ACRES
 APPROVED PATIO COVER

APPROVED
Plan Review
 01/22/2024 1:54:24 PM
 dsdmas
 EPC Planning & Community
 Development Department

Not Required
BESQCP
 01/22/2024 1:54:44 PM
 dsdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLATE 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.

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

- ELECTRIC — E —
- WATER — W —
- SEPTIC — S —
- GAS — G —
- EXISTING TOPOGRAPHY — — — —
- PROPOSED GRADING — — — —
- T.O.S. = TOP OF SLAB
- T.O.F. = TOP OF FLOOR

SITE PLAN LEGEND

SCALE 1" = 20'-0"

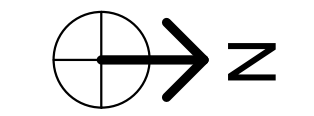
1435 JONES ROAD

14299 JONES ROAD

JONES ROAD

GENERAL SITE NOTES:

1. The builder shall become familiar with the project site and all existing site conditions which might impact the proposed scope of work prior to beginning any construction related activities.
2. The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
5. The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
6. The builder and/or owner shall determine and coordinate all required final landscaping.
7. The builder shall keep the premises free from accumulation of waste materials and debris.
8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
9. All Concrete foundation walls, pads, piers, and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer.
10. Refer to applicable building code and the Flying Horse North Home Owners Association requirements for specifications not stated in the plans.
11. All native vegetation is to remain as practical.
12. The Contractor and all Sub-Contractors shall take careful consideration to construction practices to help insure proper care of native landscape.



NOTE:
 Site plan is based on preliminary information provided by El Paso County. The intent of the Site Plan is to depict the approximate location of the proposed building and are shown for general reference only. This is not intended to illustrate grading, erosion control, site access, waste water treatment systems, or drainage conditions. This is not a surveyed document and should not be considered as such.

LEGAL DESCRIPTION

SW4NE4 OF SEC 28-13-64 TOG WITH PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS OVER E 60.0 FT OF NW4 OF SD SEC BY BK 3810-013, in El Paso County, State of Colorado.

Site Address: 14299 Jones Rd., Peyton, Co 80831
 Plat No.: xxxx Tax District: XXXX
 Account Number: 4328000007 Zone District: A-35
 Acres: 40

SITE PLAN

SCALE 1" = 80'-0"


RESIDENTIAL



2023 PPRBC
IECC: N/A

Parcel: 432800007

Address: 14299 JONES RD, PEYTON

Plan Track #: 185318 

Received: 16-Jan-2024 (SIERRAC)

Description:

PATIO COVER

Contractor:

Type of Unit:

Required PPRBD Departments (2)

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
01/22/2024 10:41:25 AM




CONSTRUCTION

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

01/22/2024 1:57:49 PM
dsdmaes



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.