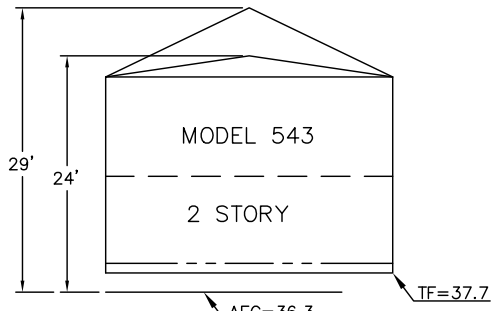
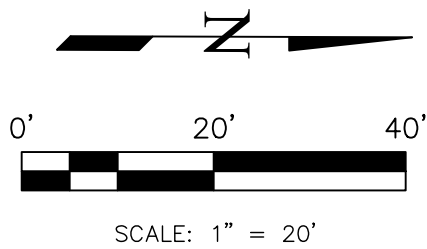


PLOT PLAN



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{36.6 + 36.6 + 36.6 + 35.3}{4} = 36.3$
 BUILDING HEIGHT = $22.6 + (TF - AFG)$
 BUILDING HEIGHT = $22.6 + (37.7 - 36.3) = 24.0$



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
- ①.1+ = 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. = 42204-04-042
- 3) LOT SQ. FT. = 9092'
- 4) HOUSE SQ. FT. = 1961.9' (INCLUDES COVERED PORCH AND OUTDOOR ROOM)
- 5) COVERAGE = 21.6%'
- 6) BUILDING HEIGHT = 24.0' (30' MAX.)

PROPERTY DESCRIPTION:

Lot 502, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH (Reception No. 221714831, El Paso County, Colorado records), in El Paso County, Colorado.

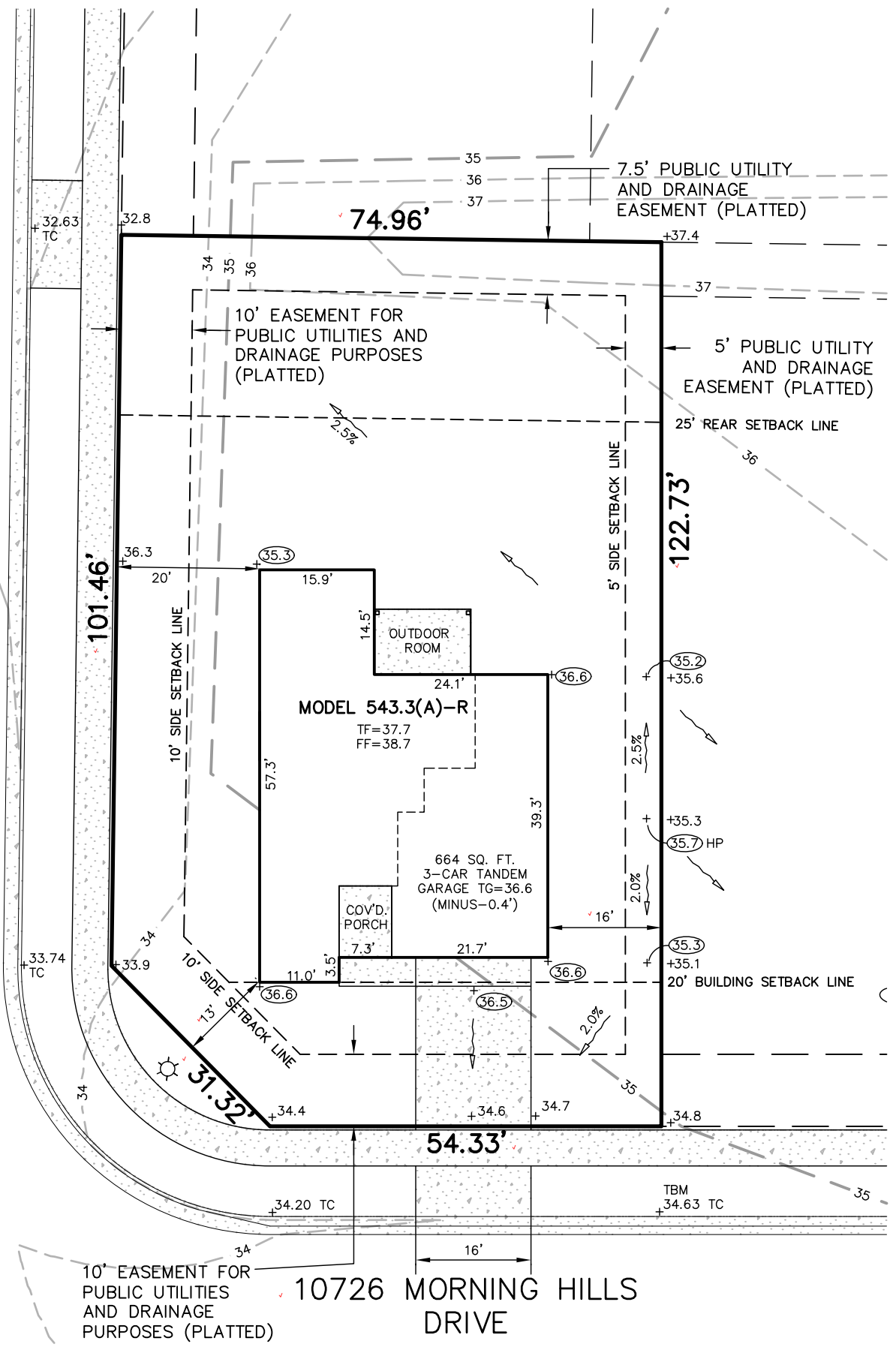
NOTES:

- 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: _____

NEW RANCH DRIVE



APPROVED BESQCP
 06/07/2023 1:05:59 PM
 ddyounger
 EPC Planning & Community Development Department

APPROVED Plan Review
 06/12/2023 12:15:20 PM
 ddyounger
 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 OBTAIN 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.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

Land Development Consultants, Inc.
 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: 5/31/2023
 CK'D BY: DVH REF. NO.: 10726MORNINGHIL

REVISIONS			
NO.	DESCRIPTION	DATE	BY
PROJECT NUMBER			
08013			

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

INVOICE



Invoice #:	1136
Invoice Date:	05/26/23
Amount Due:	\$0.00

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

Terms

Due upon receipt

Item	Description	Price	Amount
Fees	LOT 502 - 10726 Morning Hills Drive - Rolling Hills Ranch Fil 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



2017 PPRBC

Address: 10726 MORNING HILLS DR, PEYTON

Parcel: 4220404042

Plan Track #: 177064 

Received: 07-Jun-2023 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	673	
Lower Level 2	984	
Main Level	1089	
Upper Level 1	1032	
	3778	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 6/7/2023 9:34:14 AM	Floodplain (N/A) RBD GIS
---	---

Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>06/12/2023 12:15:34 PM</i> <i>dsdyounger</i> 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.