

LOT 76

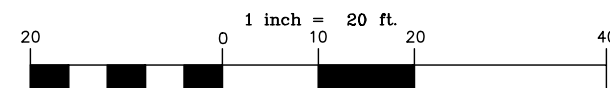
LOT 78

**PUD
PLAT 14981**

MESA TOP DRIVE
(60' R.O.W.)

SCHEDULE No. 7129403036

WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	SITE DATA LOT SQ. FT.= 13219 HOUSE SQ. FT.= 2546 COVERAGE = 19.3% BLDG. HEIGHT = 19.7	PLOT PLAN	
	LEGAL DESCRIPTION LOT 77 FOREST LAKES FILING NO. 7 EL PASO COUNTY, COLORADO		
NOTES: 1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE. 2. DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE. 3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE. 4. RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE MINOR MODIFICATION TO THE DESIGN. 5. DUE TO SITE CONDITIONS, ACTUAL RETAINING WALLS, GRADING AND SLOPES MAY VARY FROM THE APPROVED PLOT PLAN, VANTAGE HOMES RESERVES THE RIGHT TO MODIFY OR CHANGE THE PLOT PLAN WITHOUT PRIOR NOTICE. 6. 16" EAVES	ADDRESS 4746 MESA TOP DRIVE		
	SCALE: ...1"=20'	DRAWING NAME FL7-77	DATE 01-30-24
	VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998		



SFD24105

Released for Permit
02/08/2024 4:53:41 PM
REGIONAL Building Department
Bobby A
ENUMERATION

**APPROVED
BESQCP**
02/09/2024 4:14:57 PM
dsdyounger
EPC Planning & Community
Development Department

**APPROVED
Plan Review**
02/09/2024 4:15:03 PM
dsdyounger
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 OBVIATE 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.



251.2 F ELEVATION 1 STORY
 AVERAGE FINISH GRADE = (AFG)
 AFG = 09.1+07.9+07.8+07.4+07.3+04.7 = 07.4
 BUILDING HEIGHT = 17.5 + (TF - AFG) = 19.7
 BUILDING HEIGHT = 17.5 + (08.6 - 07.4) = 19.7

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 7129403036

Address: 4746 MESA TOP DR, MONUMENT

Plan Track #: 186134 

Received: 08-Feb-2024 (BECKYA)

Description:

RESIDENCE


Type of Unit:

Garage	894	
Lower Level 2	1655	
Main Level	1557	
	4106	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 2/8/2024 3:53:54 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>02/09/2024 4:15:47 PM</i>  EPC Planning & Community Development Department
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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.