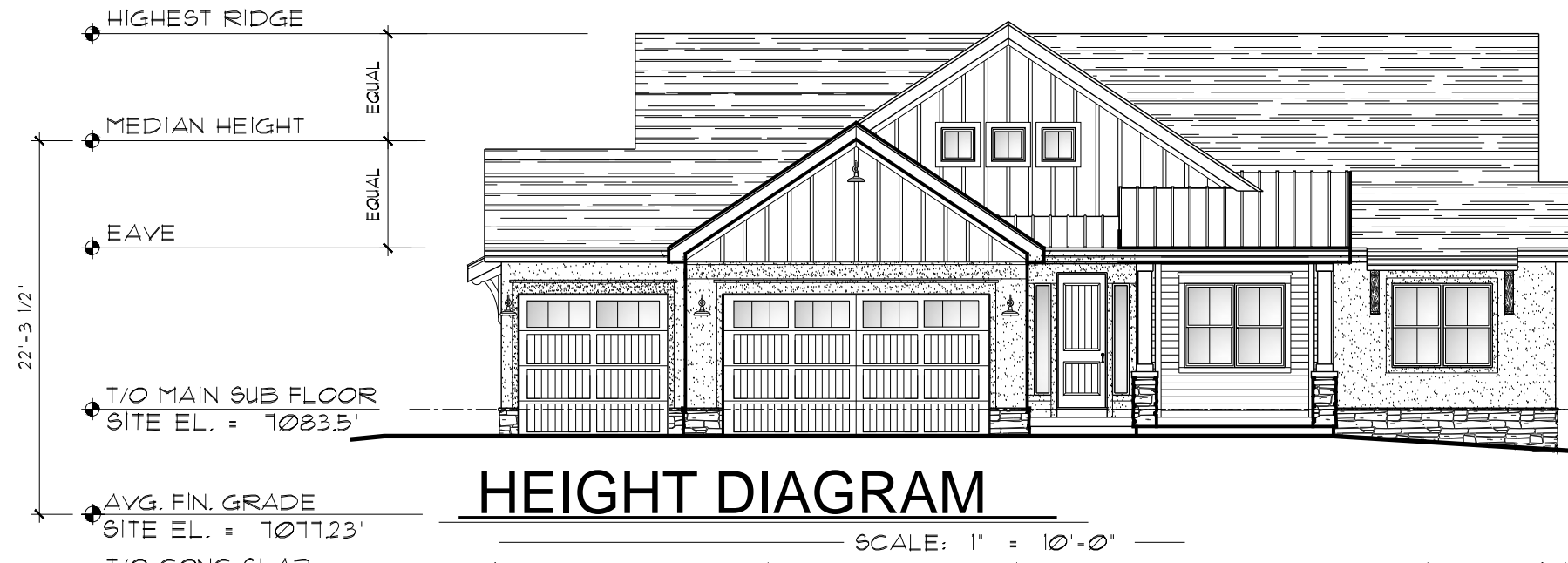


STRUCTURAL ELEVATIONS:	
T.O. FINISHED FLOOR	SITE EL. = 7242.0
T.O. BASEMENT SLAB	SITE EL. = 7231.8
T.O. SLAB O.H. DOOR	SITE EL. = 7235.1
T.O. SLAB @ COMMON WALL	SITE EL. = 7240.1
T.O. FOUNDATION	SITE EL. = 7240.65
T.O. ENTRY STOOP	SITE EL. = 7241.35
T.O. DRIVE APRON	SITE EL. = 7239.1
T.O. DRIVE 20' SETBACK	SITE EL. = 7235.8
T.O. BACK OF WALK	SITE EL. = 7235.0
DRIVEWAY SLOPE CALCULATION	
SLOPE OF DRIVEWAY (FIRST 20 FT.) = 4%	
DRIVEWAY RISE (20' SETBACK TO APRON) = 3"	
DRIVEWAY RUN (20' SETBACK TO APRON) = 59'-11"	
SLOPE OF DRIVEWAY = 6.38%	

BLDG. CORNER ELEVATIONS:		
NO.	EXISTING	FINISH
(1)	7238.5	7239.1
(2)	7238.2	7239.1
(3)	7239.0	7239.1
(4)	7232.1	7239.8
(5)	7234.1	7236.8
(6)	7230.1	7234.0
(7)	7230.1	7232.5
(8)	7230.0	7230.0
(9)	7232.1	7231.0
(10)	7234.1	7234.0
(11)	7236.1	7236.5
(12)	7236.5	7236.5
AVERAGE FINISH GRADE = 7235.85'		

BLDG CODES:	
JURISDICTIONS SERVED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT HAVE ADOPTED THE FOLLOWING CODES PERTAINING TO RESIDENTIAL:	
2023	PIKES PEAK REGIONAL BUILDING CODE
2021	IRC (INTERNATIONAL RESIDENTIAL CODE)



SFD24364

APPROVED BESQCP
04/19/2024 9:58:27 AM
dsyoungee
EPC Planning & Community Development Department

APPROVED Plan Review
04/19/2024 9:58:32 AM
dsyoungee
EPC Planning & Community Development Department

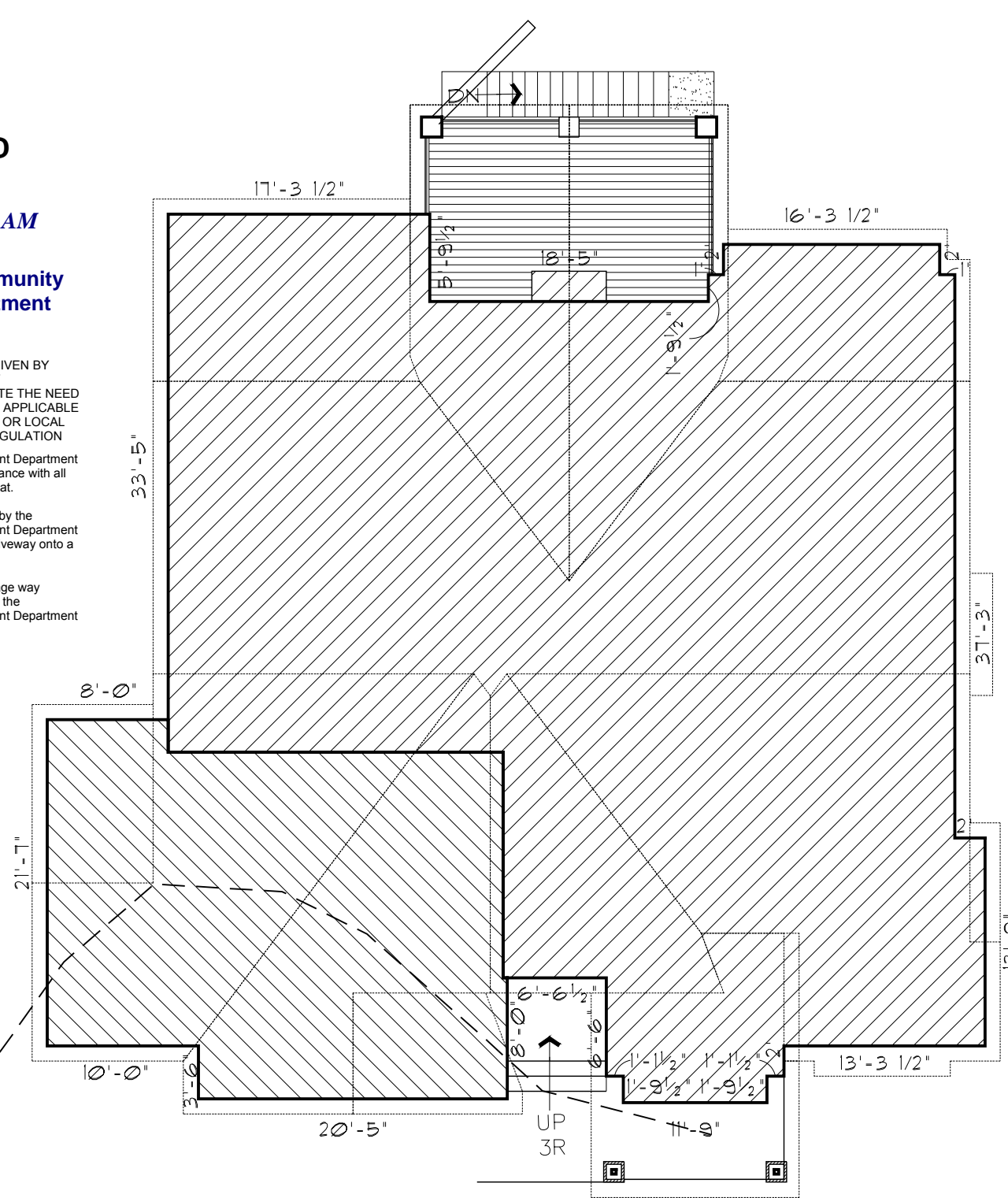
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easement.

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT GUARANTEE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

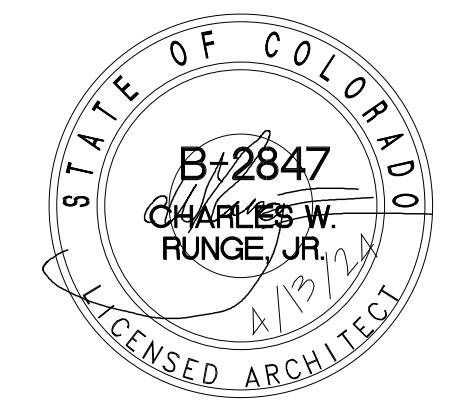
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on the recorded plat.

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.



FOOTPRINT
SCALE: 1" = 10'-0"



GENERAL NOTES:

1. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH NATIVE GRASSES AS SOON AS POSSIBLE.
2. FINAL GRADING OF SITE SHALL BE SUCH THAT SURFACE WATER SHALL DRAIN AWAY FROM STRUCTURE IN A POSITIVE MANNER.
3. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM WITH DEVELOPER LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION.
4. LANDSCAPING SHALL BE PROVIDED BY OTHERS.
5. FIELD VERIFY ALL DIMENSIONS.
6. CONTRACTOR SHALL FIELD VERIFY AND CONFIRM STAKE OUT OF BUILDING CORNERS PRIOR TO EXCAVATION AND CONSTRUCTION.
7. LOCATION OF NEW AND EXISTING UTILITIES TO BE FIELD VERIFIED.
8. ALL EASEMENTS, SETBACKS, GRADES AND HEIGHTS SHALL BE FIELD VERIFIED BY TITLE SEARCH AND CONTRACTOR.
9. ALL GRADES SHALL SLOPE AWAY FROM STRUCTURE A MINIMUM OF 10' CONFORM TO ALL REQUIREMENTS INDICATED ON SOILS REPORT. SOILS REPORT SHALL GOVERN ALL SLAB DESIGN AND FOUNDATION DRAINAGE.
10. USE EROSION CONTROL FENCE DURING EXCAVATION TO STABILIZE AND PREVENT THE EROSION OF SOILS.

EL PASO COUNTY NOTES

DEVELOPMENT SERVICES APPROVAL IS CONTINGENT UPON COMPLIANCE WITH ALL APPLICABLE NOTES ON THE RECORDED PLAT.

CULVERT REQUIREMENTS TO BE CONFIRMED BY PLANNING DEPT. AT TIME OF DRIVEWAY ACCESS PERMIT.

NOTE: CONTRACTOR SHALL APPLY FOR DRIVEWAY ACCESS PERMIT OR WAIVER AND CONFORM TO BESQC (BUILDER'S EROSION & STORMWATER QUALITY CONTROL PERMIT) REQUIREMENTS. CONTRACTOR SHALL CALL FOR RE-INSPECTION OF COMPLETED DRIVEWAY AND APPLICABLE CULVERT INSTALLATION (520-6819).

NOTE: AN ACCESS PERMIT MUST BE GRANTED BY THE DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD. CONTRACTOR SHALL APPLY FOR PERMIT AND MAKE ADJUSTMENTS AS REQUIRED.

DIVERSION OF BLOCKAGE ON ANY DRIVEWAY IS NOT PERMITTED WITHOUT THE APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING DIVISION.

NO SECOND STOVE CONNECTIONS, SECOND KITCHEN, ACCESSORY DWELLING QUARTERS ALLOWED WITHOUT APPROVED AFFIDAVIT PROCESS WITH EPC PCD.

FOREST LAKES NOTES:

1. CONSTRUCT THE CURB CUT FOR THE DRIVE IN ACCORDANCE WITH APPENDIX 'A' OF THE DESIGN GUIDELINES AND WITH EL PASO COUNTY ENGINEERING GUIDELINES.
2. DRAINAGE SHALL CONFORM TO THE MASTER DRAINAGE PLAN AVAILABLE FROM THE DECLARANT AND SHALL CONFORM WITH ALL OTHER APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO ANY EL PASO COUNTY REGULATIONS TO ENSURE THAT THE LOT HAS PROPER DRAINAGE. ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPED IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
3. SURFACE DRAINAGE UPON AND ACROSS ANY LOT MUST BE ADDRESSED THROUGH THE IMPLEMENTATION OF SOUND CONSTRUCTION, GRADING AND EROSION CONTROL PRACTICES. EXISTING POINTS OF ENTRY TO AND FROM A LOT BY HISTORIC SURFACE DRAINAGE MUST BE RESPECTED. ANY IMPROVEMENT WHICH CREATES AN OBSTRUCTION TO SURFACE FLOWS RESULTING IN A BACKUP OF WATER ONTO A NEIGHBORING LOT OR TRACT, IS STRICTLY PROHIBITED. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT PROPER DRAINAGE & EROSION CONTROL AROUND AND THROUGH THE LOT IS PROVIDED AND MAINTAINED. THE OWNER IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO ADJACENT PROPERTIES THAT IS THE RESULT OF THEIR FAILURE TO PROPERLY INSTALL EROSION CONTROL, MAINTAIN THE FINAL GRADE OR PROPERLY INSTALL THEIR LANDSCAPING. THE OWNER WILL BE RESPONSIBLE FOR ANY FINES ASSOCIATED WITH FAILURE TO PROPERLY INSTALL AND MAINTAIN PROPER EROSION CONTROL.
4. SLOPES ON THE LOT REQUIRE TERRACING OF RETAINING WALLS. THERE SHALL BE A MINIMUM OF FOUR (4) FEET BETWEEN WALLS. ANY RETAINING WALLS VISIBLE FROM A PUBLIC OR PRIVATE STREET OR WITHIN FIFTEEN (15) FEET OF A RIGHT-OF-WAY LINE SHALL BE NO MORE THAN SIX (6) FEET TALL AND SHALL BE CONSTRUCTED FROM MATERIALS APPROVED BY THE ACC. IF ADDITIONAL HEIGHT IS REQUIRED, WALLS SHALL BE TERRACED WITH A MINIMUM OF FOUR (4) FEET BETWEEN WALLS. THIS FOUR-FOOT AREA SHALL BE LANDSCAPED TO SOFTEN THE APPEARANCE OF THE WALLS.
5. FENCING IS NOT ALLOWED.
6. LANDSCAPING IS NOT PART OF THIS CONTRACT. THE OWNER SHALL HAVE A LANDSCAPE PLAN PREPARED AND APPROVED IN ACCORDANCE WITH THE GUIDELINES OF THE FOREST LAKES DESIGN GUIDELINES.

SITE DATA:

ADDRESS: 5105 MESA TOP DRIVE MONUMENT, CO

LEGAL DESCRIPTION: LOT 22, FOREST LAKES FIL. NO. 6

TAX SCHEDULE No.: 71294-01-018

PLAT 14770

ZONE: COUNTY - RUD

LOT SIZE: 1.64 ACRES (71,615 SF.)

TOTAL BUILDING FOOTPRINT: 3,410 SF.

AREA OF DISTURBANCE: 19,003 SF. (0.43 ACRE)

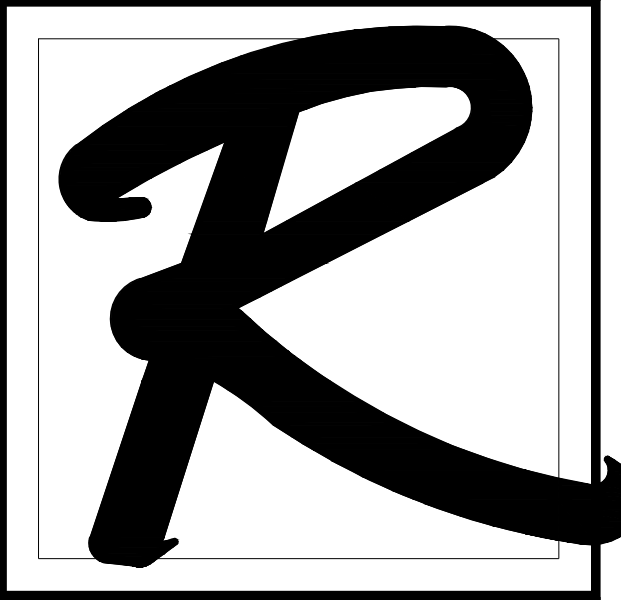
MAX ALLOWABLE HEIGHT: 30' (EL PASO COUNTY)

CALCULATED HEIGHT: 19'-6 1/2"

PRINCIPAL STRUCTURE AREA:
MAIN LEVEL 2,321 SQ.FT.
GARAGE 682 SQ.FT.
ENTRY PORCH 60 SQ.FT.
BASEMENT 2,292 SQ.FT.
COVERED DECK 264 SQ.FT.
COVERAGE 3,333 SQ.FT.
= 4.6%

MAX. # OF BEDROOMS = 5

ALL PLANS, DESIGNS AND CONCEPTS SHOWN IN THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF RUNGE ARCHITECTURE AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED FOR ANY REASON WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. © 2024



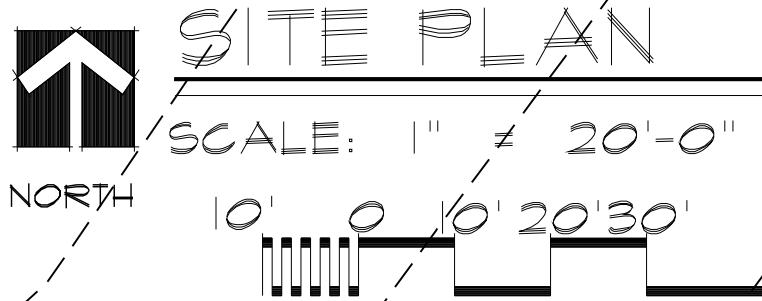
RUNGE ARCHITECTURE

CHARLES W. RUNGE, JR., ARCHITECT
5315 GERMAINE CT.
COLORADO SPRINGS, CO 80919
PHONE: (719) 260-0039
email: chuckrunge@comcast.net

SITE PLAN FOR THE RIDGEWAY
MODEL/ 2320.2
5105 MESA TOP DR. MONUMENT, CO

JOB NO. 2409
DATE: 4/13/24
REVISED:
SHEET NO. SP11

Released for Permit
04/18/2024 11:30:23 PM
REGIONAL Building Department
ENUMERATION



NOTE: GRADE OF DRIVEWAY SHALL NOT EXCEED 4% FOR THE FIRST 20' OF DRIVEWAY AT TIE IN INTO STREET. SEE EPC ENGINEERING CRITERIA MANUAL DRAWING 6D3-14 FOR DETAIL OF CURB CUT.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 7129401018

Address: 5105 MESA TOP DR, MONUMENT

Plan Track #: 188695 

Received: 18-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	675	
Lower Level 2	2251	
Main Level	2335	
	5261	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

4/18/2024 1:30:46 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/19/2024 9:51:40 AM

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.