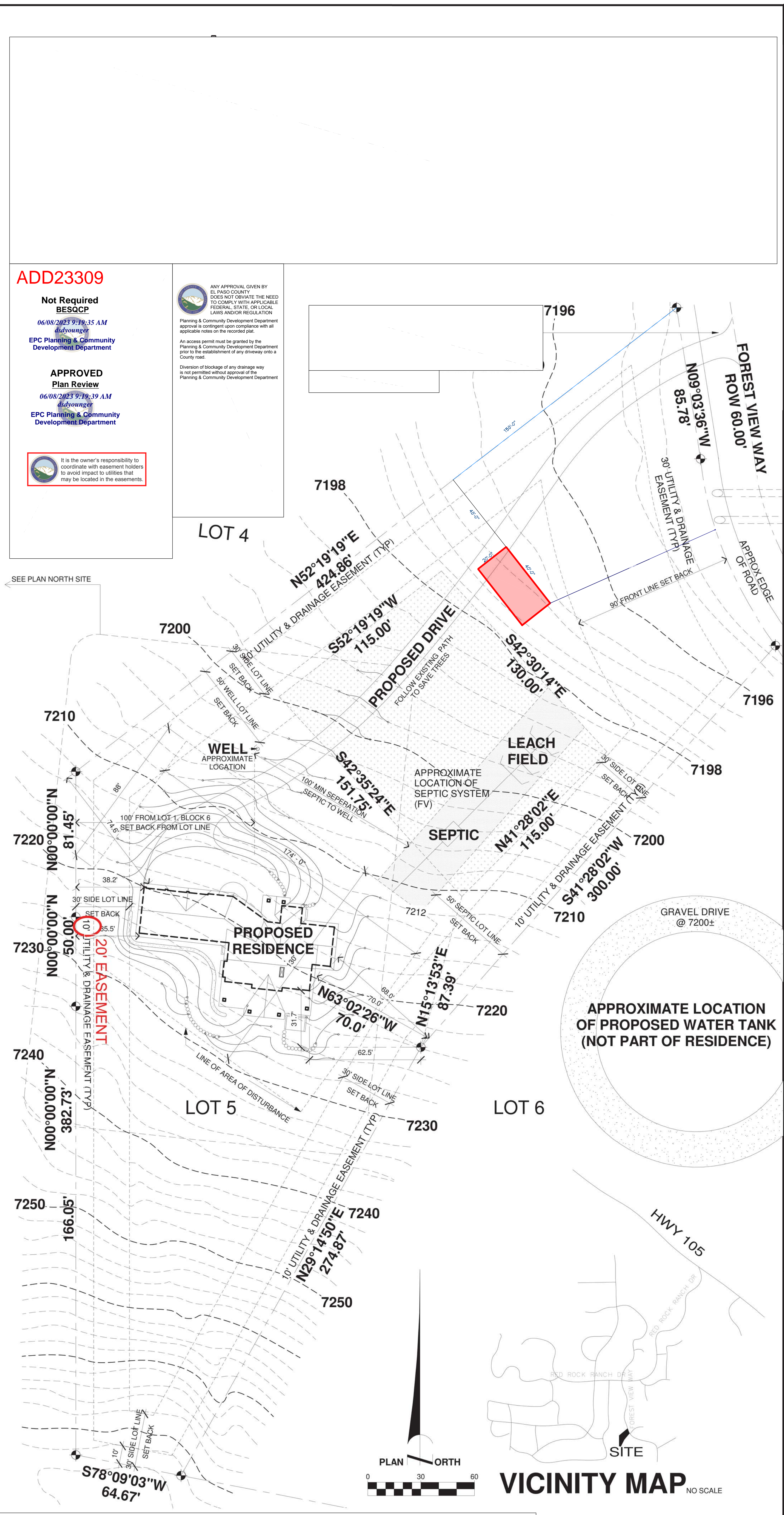


PLAN NORTH SITE

SCALE: 1" = 10'



TRUE NORTH SITE

SCALE: 1" = 30'

SITE INFORMATION:

ADDRESS
738 FOREST VIEW WAY

LEGAL
LOT 5, FOREST VIEW ESTATES, FILING NO. IV,
EL PASO COUNTY, COLORADO

SITE DATA
LOT SIZE = 11735.1 SF

BUILDING FOOTPRINT:
HOUSE = 2206 SF
SHOP = 378 SF
GARAGE = 930 SF
PORCH = 82 SF
PATIO = 608 SF
TOTAL = 4202 SF

LOT COVERAGE = 3.6%
ZONING = RR-2.5
TAX SCHEDULE # = 7163-04-005
BUILDING HEIGHT = SEE ELEVATIONS

SITE INFORMATION:

- 1) Topographic information is supplied by others.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements.
- 4) Contractor to limit cut and fill areas and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
- 5) Final landscaping to be determined by the Contractor/Owner(s).
- 6) Use mulch and soil fencing to minimize erosion during construction. And also stabilize areas with silt blankets for erosion control as necessary.
- 7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 8) Use weights and silt fencing to minimize erosion during construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer.
- 9) Any Boulder retaining walls shown shall be 48" max high and 48-60" min apart laterally if (2) or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
- 10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of those parties to report any changes and/or discrepancies to the Designer.
- 11) Questions regarding these drawings (such as: drawing interpretation, dimensions, notes, scale and other similar questions) shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

PROPERTY LINES & CORNERS

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED RETAINING WALL

NO ROCK OUT CROPPING EXIST AT SITE

DRAINAGE SLOPE

APPROXIMATE LOCATION OF TREE

MISC. TERMS:
BOW = BOTTOM OF RETAINING WALL
CONC = CONCRETE
E.E. = EACH END
LL = LOWER LEVEL
ML = MAIN LEVEL
SF = SQUARE FEET
T.O. = TOP OF
TOW = TOW OF FOUNDATION
UL = UPPER LEVEL
WALK = WALKOUT

NOTE: TOPO INFO IS BASED ON:
CLARK LAND SURVEYING
119 N. WASHATCH COLORADO SPRINGS, COLORADO
80903
PHONE: 8719-633-8533

NOTE:
IN MOST CASES THE RETAINING WALLS ARE ONLY ONE TIER. TWO TIERS SHOWN FOR WORST CASE SCENARIO.

TOW-VARIES
BOW-VARIES
PROVIDE MIN 6"-8" BELOW FINISH GRADE AT BOTTOM OF WALL

(D1) RETAINING WALL DETAIL
NO SCALE

(D2) DRAINAGE SWELL
NO SCALE

SITE PLAN

ADD23309

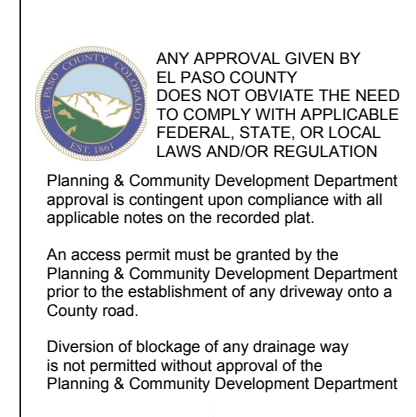
Not Required
BESOP

06/06/2023 9:38:15 AM
EPC Planning & Community Development Department

APPROVED
Plan Review

06/06/2023 9:39:19 AM
EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with easement holders and avoid impacts to utilities that may not appear in the easements.



REVISIONS

THE GOULD RESIDENCE

738 FOREST VIEW WAY
MONUMENT, CO 80132
P.U.F. 16-1438

RESIDENTIAL



2017 PPRBC

Address: 738 FOREST VIEW WAY, MONUMENT

Parcel: 7116204005

Plan Track #: 176625 

Received: 25-May-2023 (KALLISTAJ)

Description:

DETACHED GARAGE

Contractor: RATHERT INC.

Type of Unit:

Required PPRBD Departments (3)

<p>Floodplain</p> <p>(N/A) RBD GIS</p>

<p>Construction</p>

<p>Mechanical</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED Plan Review</p> <p>06/08/2023 9:20:23 AM <i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.