

Released for Permit  
01/14/2023 10:28:58 AM  
REGIONAL  
Building Department  
Becky A  
ENUMERATION

SFD2294

APPROVED  
BESQCP  
02/17/2022 3:00:17 PM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
02/17/2022 3:00:23 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 OBLVIATE 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.

PUD  
PLAT 14770

SCHEDULE No. 7129403010 ✓

**WARNING!**

- LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.

**NOTES:**

- ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.
- DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.
- DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.
- 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.
- 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.
- 16" EAVES

**SITE DATA**

LOT SQ. FT. = 11,986 ✓  
HOUSE SQ. FT. = 3688 ✓  
COVERAGE = 30.8% ✓  
BLDG. HEIGHT = 22.1 ✓

**PLOT PLAN**

**LEGAL DESCRIPTION**

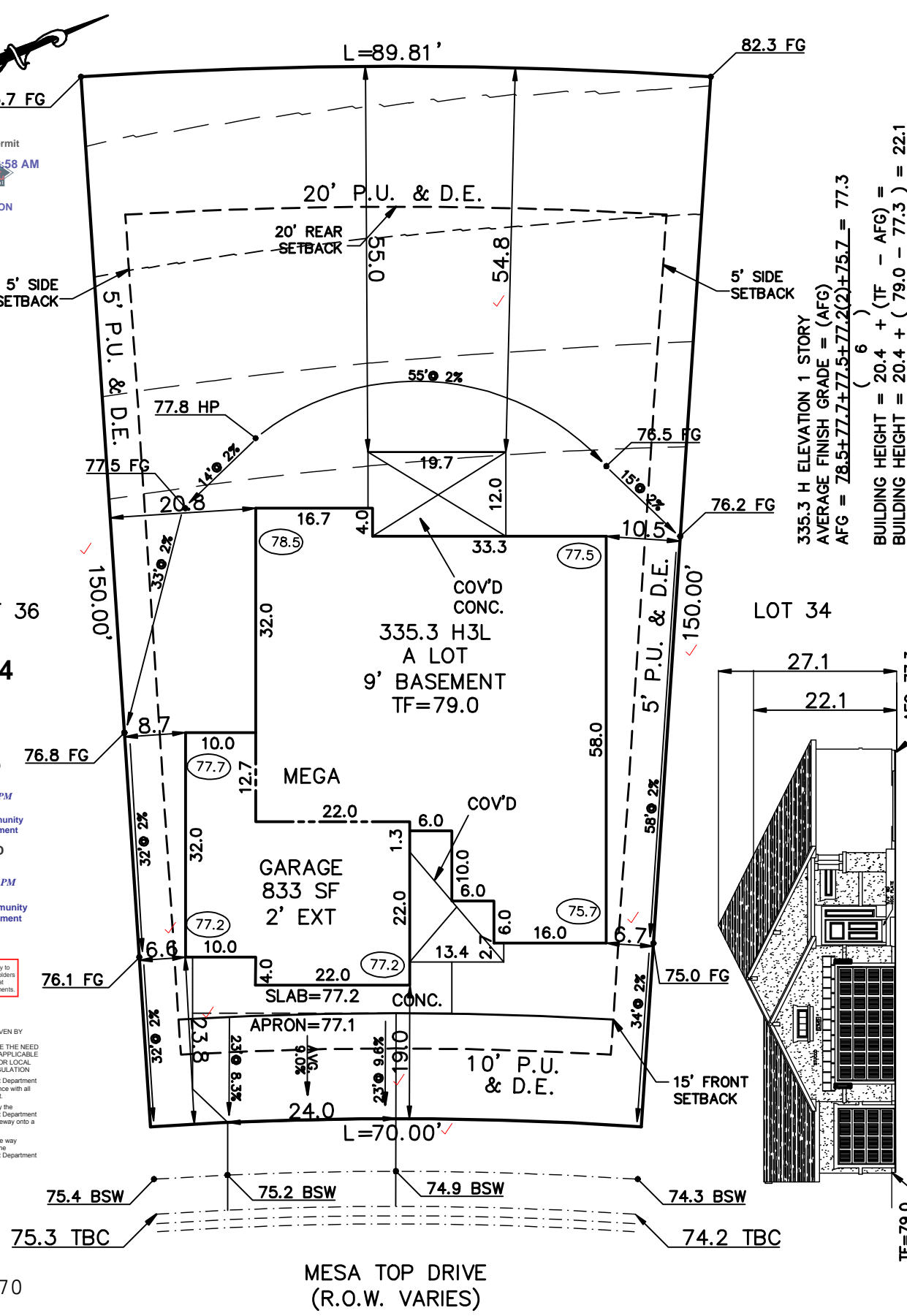
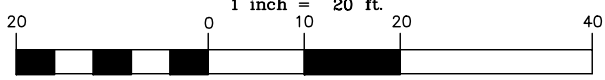
LOT 35 ✓  
FOREST LAKES FILING NO. 6 ✓  
EL PASO COUNTY, COLORADO ✓

**ADDRESS**

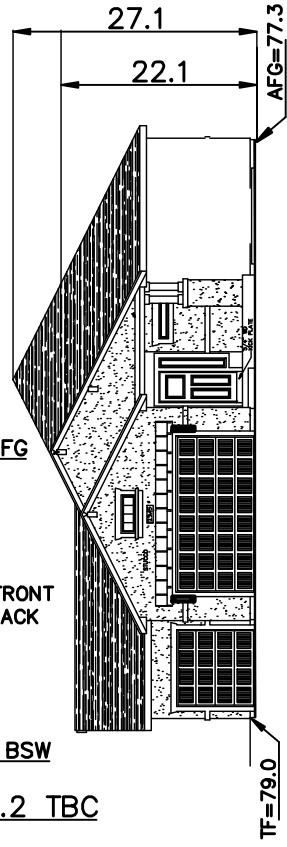
4486 MESA TOP DRIVE ✓

SCALE: ...1"=20'	<b>DRAWING NAME</b> FL6-35	<b>DATE</b> 01-13-21
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**VANTAGE HOMES**  
9540 FEDERAL DRIVE, SUITE 100  
COLORADO SPRINGS, COLORADO 80921  
PHONE 719-534-0984  
FAX 719-534-0998



335.3 H ELEVATION 1 STORY  
AVERAGE FINISH GRADE = (AFG)  
AFG =  $78.5 + 77.7 + 77.5 + 77.2(2) + 75.7 = 77.3$   
(6)  
BUILDING HEIGHT =  $20.4 + (TF - AFG) =$   
BUILDING HEIGHT =  $20.4 + (79.0 - 77.3) = 22.1$



# SITE



2017 PPRBC

Address: 4486 MESA TOP DR, MONUMENT

Parcel: 7129403010

Plan Track #: 156764 

Received: 14-Jan-2022 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	605	
Lower Level 2	2306	
Main Level	2446	
	5357	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p><b>1/14/2022 10:29:20 AM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>02/17/2022 3:02:26 PM</i></p> <p><i>dsdyounger</i></p> <p><b>EPC Planning &amp; Community Development Department</b></p>
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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.