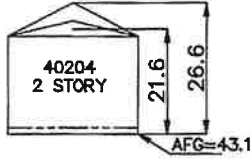


ADD23588
 PLAT 14474
 PUD
 560 SQ FT COVERED DECK



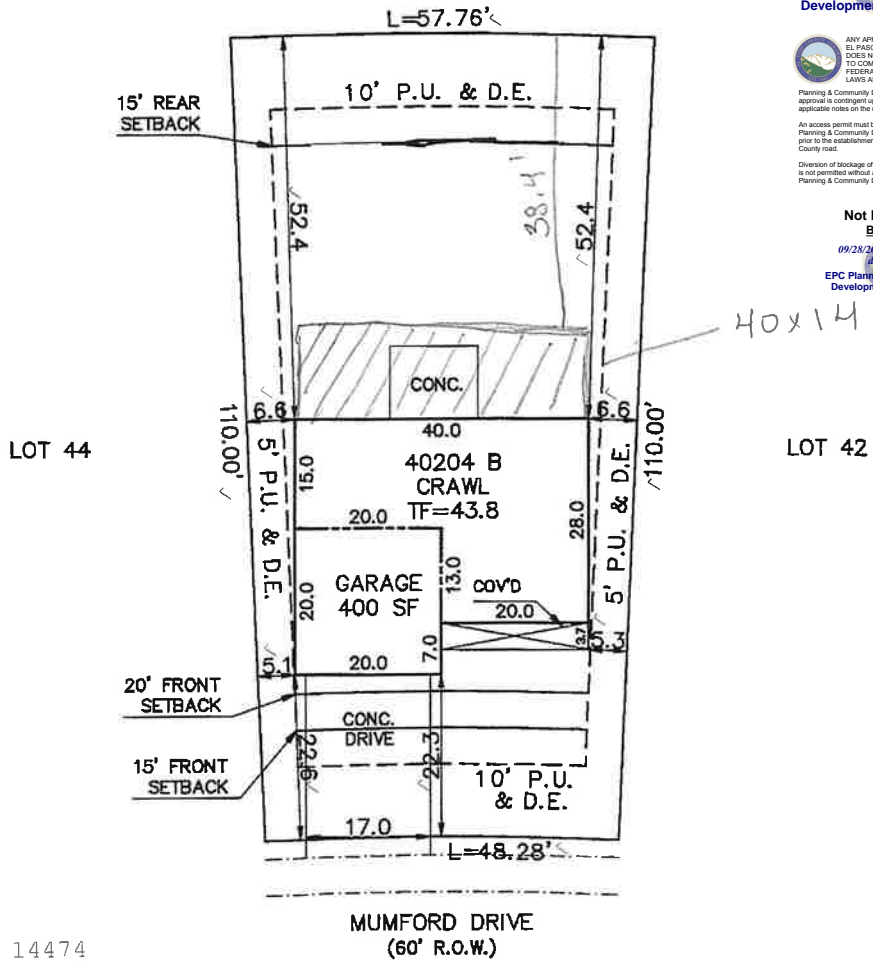
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(43.1 \times 5)}{5} = 43.1$
 BUILDING HEIGHT = 20.9 + (TS - AFG) =
 BUILDING HEIGHT = 20.9 + (43.8 - 43.1) =

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

APPROVED
 Plan Review
 09/28/2023 9:22:04 AM
 dsdrangel
 EPC Planning & Community
 Development Department

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.

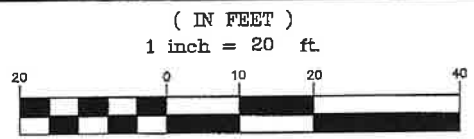
Not Required
 BESQCP
 09/28/2023 9:22:18 AM
 dsdrangel
 EPC Planning & Community
 Development Department



PUD
 PLAT 14474

MUMFORD DRIVE
 (60' R.O.W.)

SCHEDULE No. 5513310065



SITE DATA
 LOT SQ. FT. = 5832
 HOUSE SQ. FT. = 1334
 COVERAGE = 22.9%
 BLDG. HEIGHT = 21.6

SCALE: ... 1" = 20'
 DRAWN BY: TAP

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

PLOT PLAN
LEGAL DESCRIPTION
 LOT 43 <
 LORSON RANCH EAST NO.3 <
 EL PASO COUNTY, COLORADO

Century Communities
 9475 BRIAR VILLAGE POINT, STE 125
 COLORADO SPRINGS, COLORADO 8020

ADDRESS
 5987 MUMFORD DRIVE <

TITLE CO. FILE NO.	DATE
DRAWING NAME	PROJECT NO.
LRE3-43	06-09-20