



251.2 F ELEVATION 1 STORY
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{46.1 + 45.9 + 45.6 + 44.8(2) + 44.5}{6} = 45.3$
 BUILDING HEIGHT = 17.5 + (TF - AFG) =
 BUILDING HEIGHT = 17.5 + (46.8 - 45.3) = 19.0



Released for Permit
 05/10/2024 1:29:17 PM
 REGIONAL Building Department
 Becky A
 ENUMERATION

SFD24454
 PLAT 14981
 ZONE PUD

APPROVED
 Plan Review
 05/13/2024 2:02:05 PM
 didarchulela
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 05/13/2024 2:02:13 PM
 didarchulela
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OBLIVATE THE NEED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE, 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 discharge of any drainage way
 is not permitted without approval of the
 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.

SCHEDULE No. 7129401052

<p>WARNING!</p> <ol style="list-style-type: none"> LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION. 	<p>SITE DATA</p> <p>LOT SQ. FT. = 9219 HOUSE SQ. FT. = 2582 COVERAGE = 28.0% BLDG. HEIGHT = 19.0</p>	<p align="center">PLOT PLAN</p>	
<p>NOTES:</p> <ol style="list-style-type: none"> 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 		<p>LEGAL DESCRIPTION</p> <p>LOT 31 FOREST LAKES FILING NO. 7 EL PASO COUNTY, COLORADO</p>	
<p>ADDRESS</p> <p>4712 FOOTHILLS FLASH COURT</p>		<p>SCALE: ...1" = 20'</p>	<p>DRAWING NAME FL7-31</p> <p>DATE 05-09-24</p>
<p align="center">VANTAGE HOMES 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998</p> <p align="center">1 inch = 20 ft.</p>			

SITE

2023 PPRBC
2021 IECC Amended



Parcel: 7129401052

Address: 4712 FOOTHILLS FLASH CT, MONUMENT

Plan Track #: 189603  Received: 10-May-2024 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

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

Enumeration
APPROVED
BECKYA
5/10/2024 1:20:33 PM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/13/2024 2:07:47 PM
dsdarchnlela
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.