



719.1 G ELEVATION 2 STORY  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{56.3+56.0+55.8+55.4+55.0+54.5}{6} = 55.5$   
 BUILDING HEIGHT = 26.5 + (TF - AFG) =  
 BUILDING HEIGHT = 26.5 + (56.8 - 55.5) = 27.8

Released for Permit

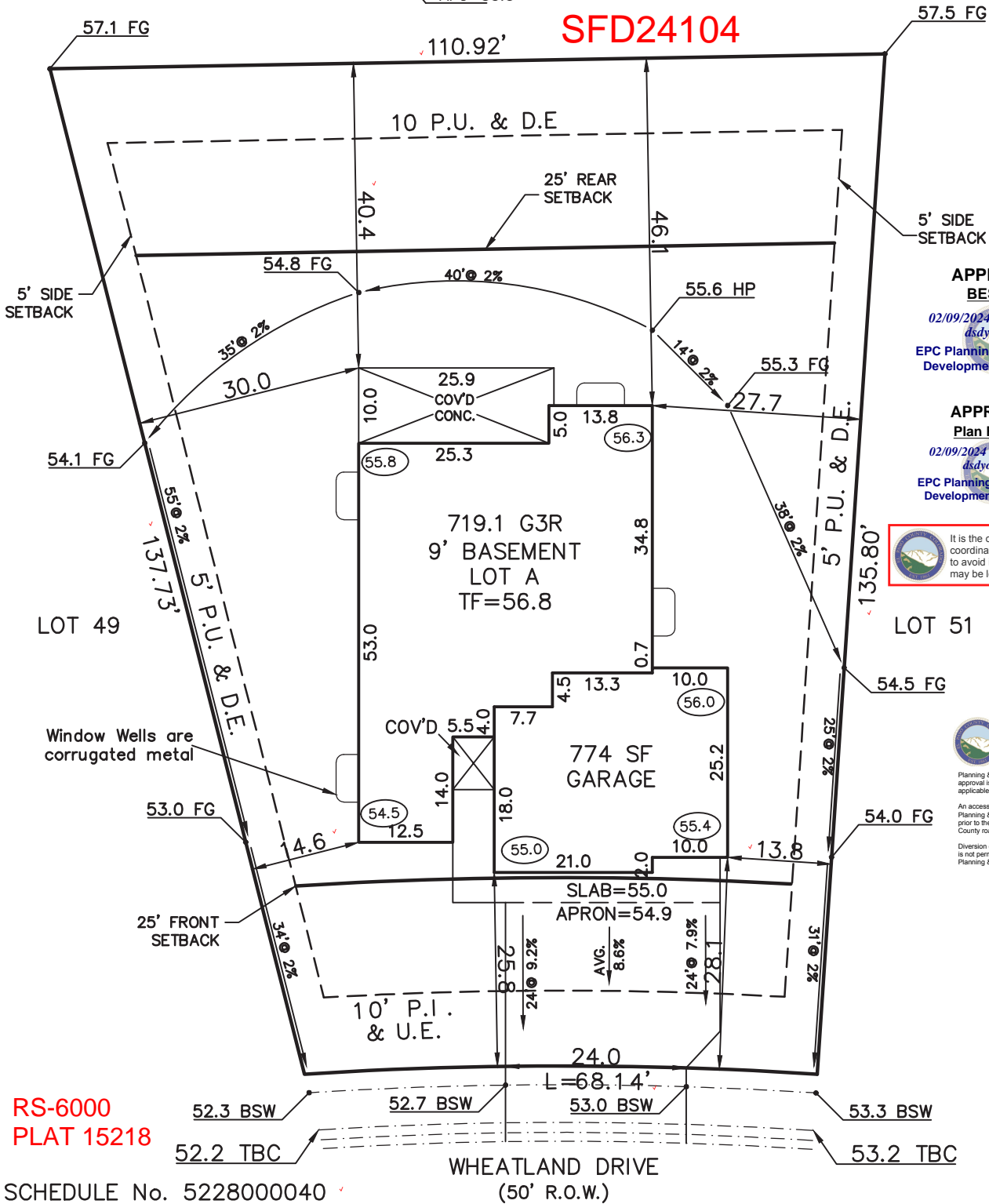
02/08/2024 3:48:42 PM



Becky A  
 ENUMERATION



**SFD24104**



**APPROVED  
 BESQCP**

02/09/2024 11:39:50 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

**APPROVED  
 Plan Review**

02/09/2024 11:39:55 AM  
 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.

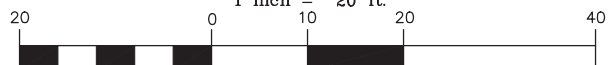
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION.

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.

**RS-6000  
 PLAT 15218**

SCHEDULE No. 5228000040

<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	<b>SITE DATA</b> LOT SQ. FT.= 12001 HOUSE SQ. FT.= 2689 COVERAGE = 22.4% BLDG. HEIGHT = 27.8	<b>PLOT PLAN</b>	
	<b>LEGAL DESCRIPTION</b> LOT 50 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 EL PASO COUNTY, COLORADO		
<b>NOTES:</b> 1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE. 2. DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE. 3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE. 4. 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. 5. 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. 6. 16" EAVES	<b>ADDRESS</b> 9718 WHEATLAND DRIVE		
	<b>SCALE:</b> ...1"=20'	<b>DRAWING NAME</b> HN2-50	<b>DATE</b> 01-23-24
	<b>VANTAGE HOMES</b> 9540 FEDERAL DRIVE, SUITE 100 COLORADO SPRINGS, COLORADO 80921 PHONE 719-534-0984 FAX 719-534-0998 1 inch = 20 ft.		



# SITE



2023 PPRBC  
2021 IECC Amended

Address: 9718 WHEATLAND DR, COLORADO SPRINGS

Parcel: 5228000040

Plan Track #: 186133  Received: 08-Feb-2024 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	772	
Lower Level 2	1624	
Main Level	1623	
Upper Level 1	912	
	4931	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**2/8/2024 3:49:03 PM**

**Floodplain**

**N/A**

**02/08/2024 3:49:56 PM**

Pikes Peak REGIONAL Building Department

**Becky A**

**FLOODPLAIN**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

**02/09/2024 11:04:20 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.