

222.1 ELEVATION C 1 STORY  
 AVERAGE FINISH GRADE = (AFG)  
 AFG =  $94.2 + 93.8 + 92.7(2) + 91.1 + 89.0$  = 92.3  
 BUILDING HEIGHT =  $17.3 + (TS - AFG)$  =  
 BUILDING HEIGHT =  $17.3 + (94.7 - 92.3)$  = 19.7

SFD 19944

**APPROVED**

**DENIED**

BY *VP* 94 AFG 7/29/19  
 FOR *SFD w/ covered porch and patio*

TF=94.7

78.14' ✓

91.6 FG

19.7

24.7

AFG=92.3

EL PASO COUNTY  
 PLANNING AND COMMUNITY DEVELOPMENT

LOT 58

Planning and Community Development approval is contingent upon compliance with all applicable notes on **SIDE** covered plat. An access permit must be granted by the Planning and Community Development Engineering Division prior to the establishment of any driveway onto a County Road.

Division of blockage of any drainage way is not permitted without the approval of the Planning and Community Development Engineering Division.

An approval given by El Paso County does not obviate the need to comply with applicable Federal, State or Local laws and/or regulations.

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

NOTICE: Approval of this site plan, which includes County authorization of the associated building permit, shall only be valid until October 10, 2019, unless the developer has successfully connected the wastewater infrastructure serving this lot and the associated subdivision to a central wastewater treatment system. The determination of whether the infrastructure has been "successfully connected" shall be made by the El Paso County Planning and Community Development Department Director, at his or her sole discretion. If such connection has not been successfully made by October 10, 2019, then the County will request that the associated building permit be placed on locked status by the Pikes Peak Regional Building Department.

N/A  
 5336  
 JUL 11 2019  
 BJ  
 RBD Floodplain

APPROVED  
 118754  
 JUL 11 2019  
 BJ  
 RBD Enumeration

**BESQCP APPROVED/DENIED**  
 by *VP* 91.8 BSW ON 7/29/19

*plat 14279*  
*RS-5000*

SCHEDULE No. 5233204006 ✓

RYEGATE WAY  
 (50' R.O.W.)

**WARNING!**

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

**SITE DATA**

LOT SQ. FT. = 10,663  
 HOUSE SQ. FT. = 3502  
 COVERAGE = 32.8%  
 BLDG. HEIGHT = 19.7

**PLOT PLAN**

**LEGAL DESCRIPTION**

LOT 56  
 HOMESTEAD AT STERLING RANCH FILING No. 1 ✓  
 EL PASO COUNTY, COLORADO

**NOTES:**

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. 12" EAVES

**ADDRESS**

8236 RYEGATE WAY ✓

**SCALE:** "1" = 20'

**DRAWING NAME**  
 HSR1-56

**DATE**  
 07-02-19

**VANTAGE HOMES**

1710 JET STREAM DR.  
 COLORADO SPRINGS, COLORADO 80921  
 PHONE 719-534-0984  
 FAX 719-534-0998

1 inch = 20 ft.

