



222.3 ELEVATION C 1 STORY  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{82.6(2)+82.1(2)+81.5(2)+80.9}{7} = 81.9$   
 BUILDING HEIGHT = 17.3 + (TF - AFG) =  
 BUILDING HEIGHT = 17.3 + (83.1 - 81.9) = 18.5

**SFD24954**

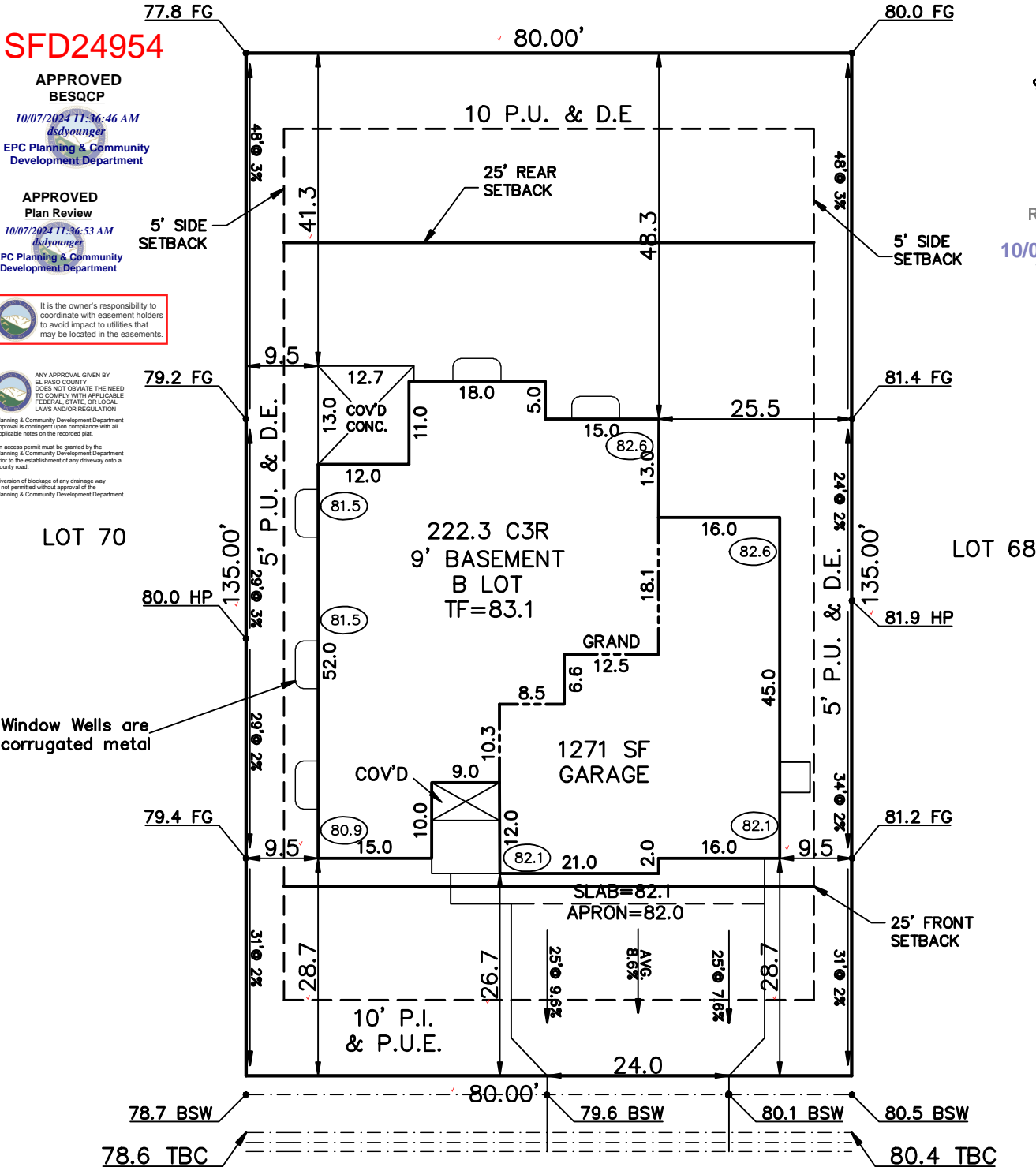
APPROVED  
 BESQCP  
 10/07/2024 11:36:46 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

APPROVED  
 Plan Review  
 10/07/2024 11:36:53 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 OBLIVATE 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.  
 Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

Released for Permit  
 10/07/2024 10:59:30 AM  
 REGIONAL Building Department  
 amy  
 ENUMERATION



**PUD**  
**PLAT 15243**

WILLIAM DOWNING DRIVE  
 (50' R.O.W.)

SCHEDULE No. 5228409007

**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. = 10800  
 HOUSE SQ. FT. = 3502  
 COVERAGE = 32.4%  
 BLDG. HEIGHT = 18.5

**PLOT PLAN**  
**LEGAL DESCRIPTION**  
 LOT 69  
 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3  
 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**  
 8365 WILLIAM DOWNING DRIVE

SCALE: ...1"=20'	DRAWING NAME	DATE
	HN3-69	10-07-24

**VANTAGE HOMES**  
 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

Parcel: 5228409007

Address: 8365 WILLIAM DOWNING DR, COLORADO SPRINGS

Plan Track #: 194884  Received: 07-Oct-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	1350	
Lower Level 2	2065	
Main Level	2042	
	5457	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>10/7/2024 10:59:46 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>10/07/2024 11:38:32 AM</i> <i>dsdyounger</i> <b>EPC Planning &amp; Community Development Department</b>
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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.