222.3 ELEVATION C 1 STORY
AVERAGE FINISH GRADE = (AFG)
AFG = 11.5(2)+11.2(3)+11.0 / ( 6 ) = 11.3
BUILDING HEIGHT = 17.3 + ( TF – AFG ) =
BUILDING HEIGHT = 17.3 + ( 12.1 – 11.3 ) = 18.1

SFD25567
PLAT 15015
PUD

**APPROVED**
**Plan Review**
*06/12/2025 1:58:08 PM*
*dsdhills*
EPC Planning & Community Development Department

**APPROVED**
BESOCP
*06/12/2025 1:58:41 PM*
*dsdhills*
EPC Planning & Community Development Department

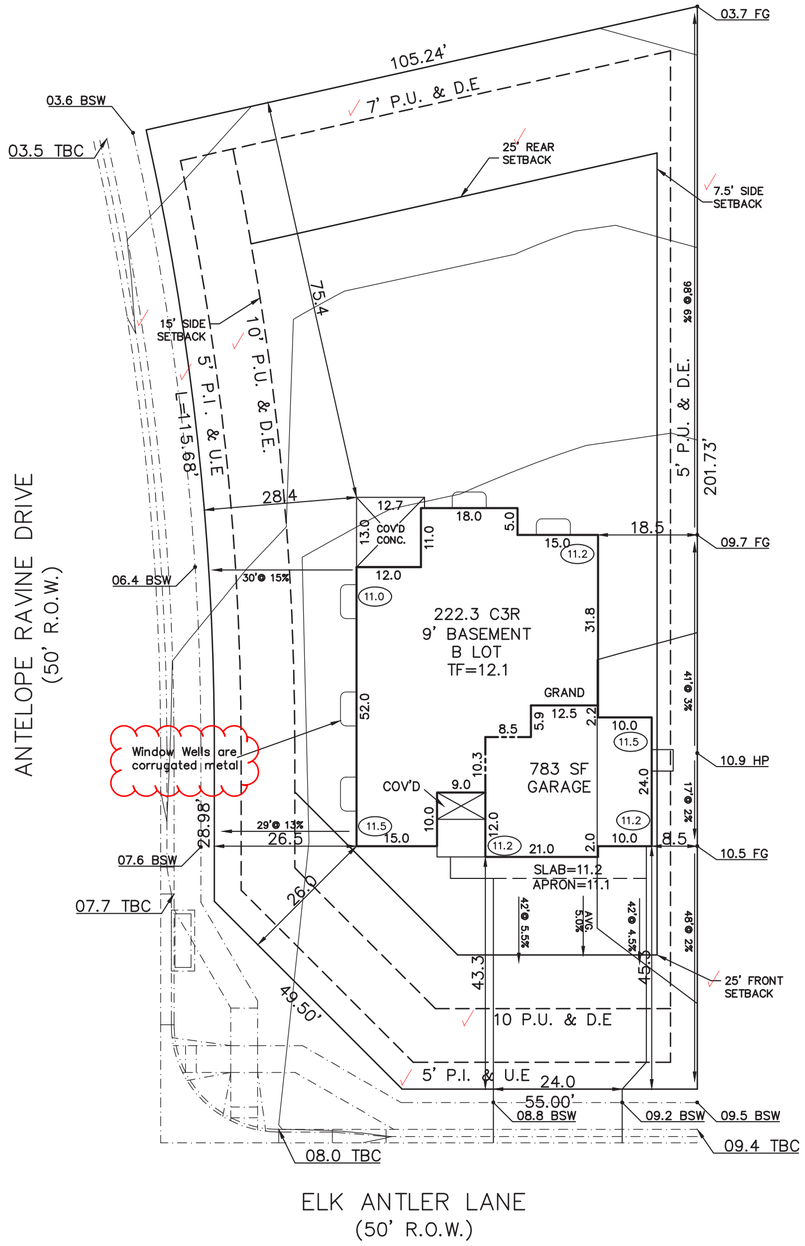
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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




Released for Permit
06/11/2025 2:19:27 PM
Becky A
ENUMERATION

SCHEDULE No. 5227201012

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.= 17137
HOUSE SQ. FT.= 3129
COVERAGE = 18.3%
BLDG. HEIGHT = 18.1

# PLOT PLAN

LEGAL DESCRIPTION
LOT 16
RETREAT AT TIMBERRIDGE FILING NO. 2
EL PASO COUNTY, COLORADO

ADDRESS
8871 ELK ANTLER LANE

| SCALE: ...1"=20' | DRAWING NAME | DATE |
|---|---|---|
| | RT2–16 | 06–10–25 |

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


VANTAGE HOMES
9540 FEDERAL DRIVE, SUITE 100
COLORADO SPRINGS, COLORADO 80921
PHONE 719–534–0984
FAX 719–534–0998


1 inch = 20 ft.
20 0 10 20 40

# SITE

**2023 PPRBC**
**2021 IECC Amended**

## Address: 8871 ELK ANTLER LN, COLORADO SPRINGS

**Parcel: 5227201012**

## Plan Track #: 202597 Received: 11-Jun-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**6/11/2025 2:19:38 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*06/12/2025 2:05:22 PM*
*dsdhills*

**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.**