



① FRONT ELEVATION - 'B'

Released for Permit  
09/13/24 10:19 PM  
REGIONAL Building Department  
Book A  
ENUMERATION

SFD24944  
PLAT 15308  
PUD CAD-0

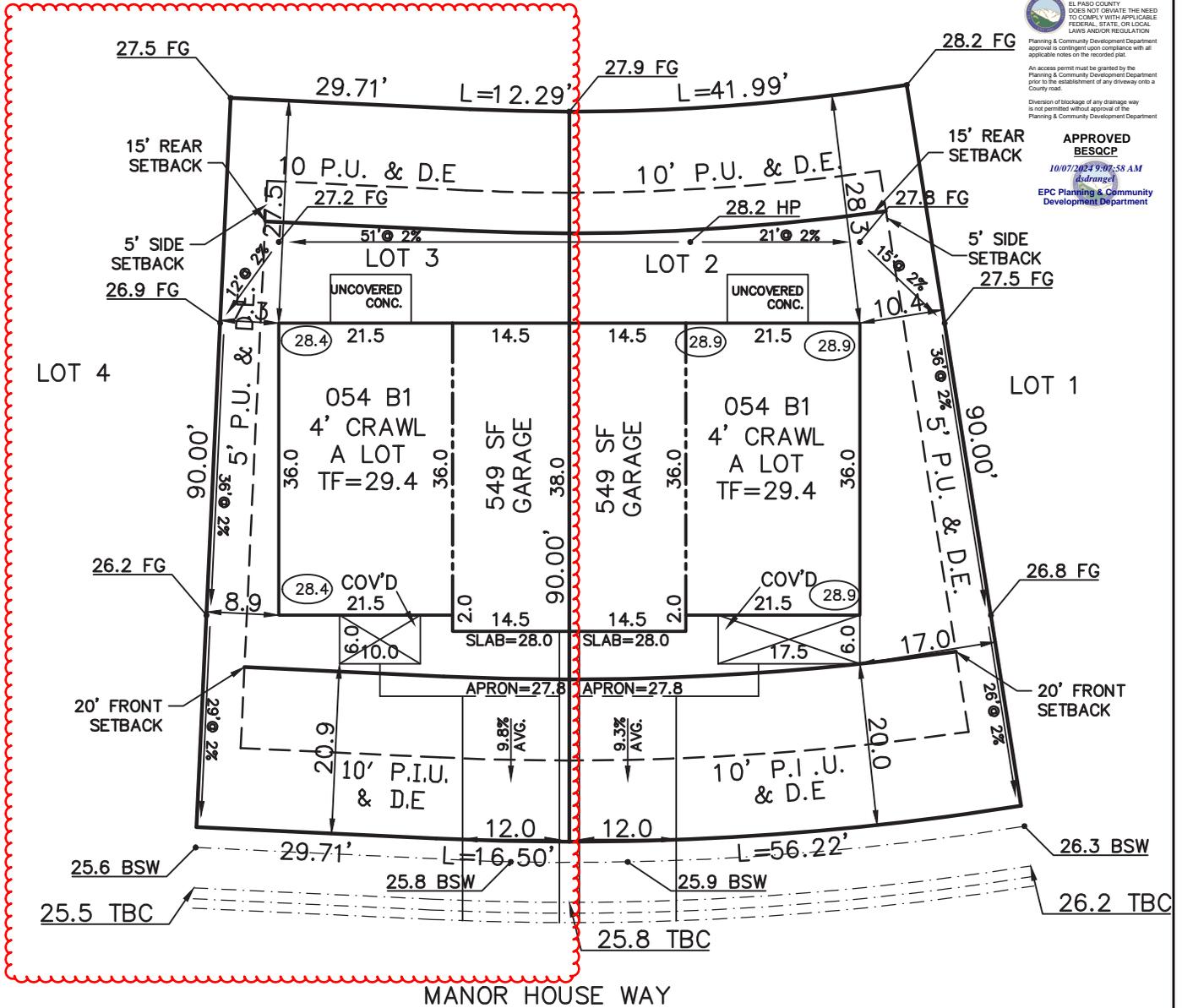
054 B ELEVATION  
AVERAGE FINISH GRADE = (AFG)  
AFG =  $\frac{28.9(3)+28.4(2)}{5} = 28.7$   
BUILDING HEIGHT = 22.4 + (TF - AFG) =  
BUILDING HEIGHT = 22.4 + (29.4 - 28.7) = 23.1

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

APPROVED  
Plan Review  
10/07/24 9:07:41 AM  
d.dranget  
EPC Planning & Community Development Department

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.

APPROVED  
BESQCP  
10/07/24 9:07:58 AM  
d.dranget  
EPC Planning & Community Development Department



MANOR HOUSE WAY  
(50' R.O.W.)

SCHEDULE No. 5233302049

**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 2**

LOT SQ. FT.= 4420  
HOUSE SQ. FT.= 1430  
COVERAGE = 32.4%  
BLDG. HEIGHT = 23.1

**SITE DATA LOT 3**

LOT SQ. FT.= 3969  
HOUSE SQ. FT.= 1385  
COVERAGE = 34.9%  
BLDG. HEIGHT = 23.1

**PLOT PLAN**

**LEGAL DESCRIPTION**

LOTS 2 & 3  
STERLING RANCH FILING NO. 5  
EL PASO COUNTY, COLORADO

**ADDRESS**

8180/8172 MANOR HOUSE WAY

**NOTES:**

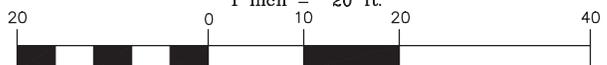
1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.
2. DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.
3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.
4. RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED 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

SCALE: ...1"=20'

DRAWING NAME  
SR5-2-3

DATE  
09-03-24

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: 5233302049

Address: 8172 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 194096 

Received: 13-Sep-2024 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	536	
Lower Level 2	800	
Main Level	792	
Upper Level 1	1034	
	3162	Total Square Feet

## Required PPRBD Departments (2)

<p><b>Enumeration</b></p> <p><b>APPROVED</b></p> <p><b>BECKYA</b></p> <p><b>9/13/2024 1:34:45 PM</b></p>	<p><b>Floodplain</b></p> <p><b>(N/A) RBD GIS</b></p>
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## Required Outside Departments (1)

<p><b>County Zoning</b></p> <p><b>APPROVED</b></p> <p><b>Plan Review</b></p> <p><i>10/07/2024 9:09:15 AM</i></p> <p><i>dsdrangel</i></p> <p><b>EPC Planning &amp; Community Development Department</b></p>
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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.