



284.2 F ELEVATION 1 STORY
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{83.3+83.2+83.1(2)+82.9+74.3(2)}{7} = 80.6$
 BUILDING HEIGHT = 18.6 + (TF - AFG) =
 BUILDING HEIGHT = 18.6 + (83.8 - 80.6) = 21.8

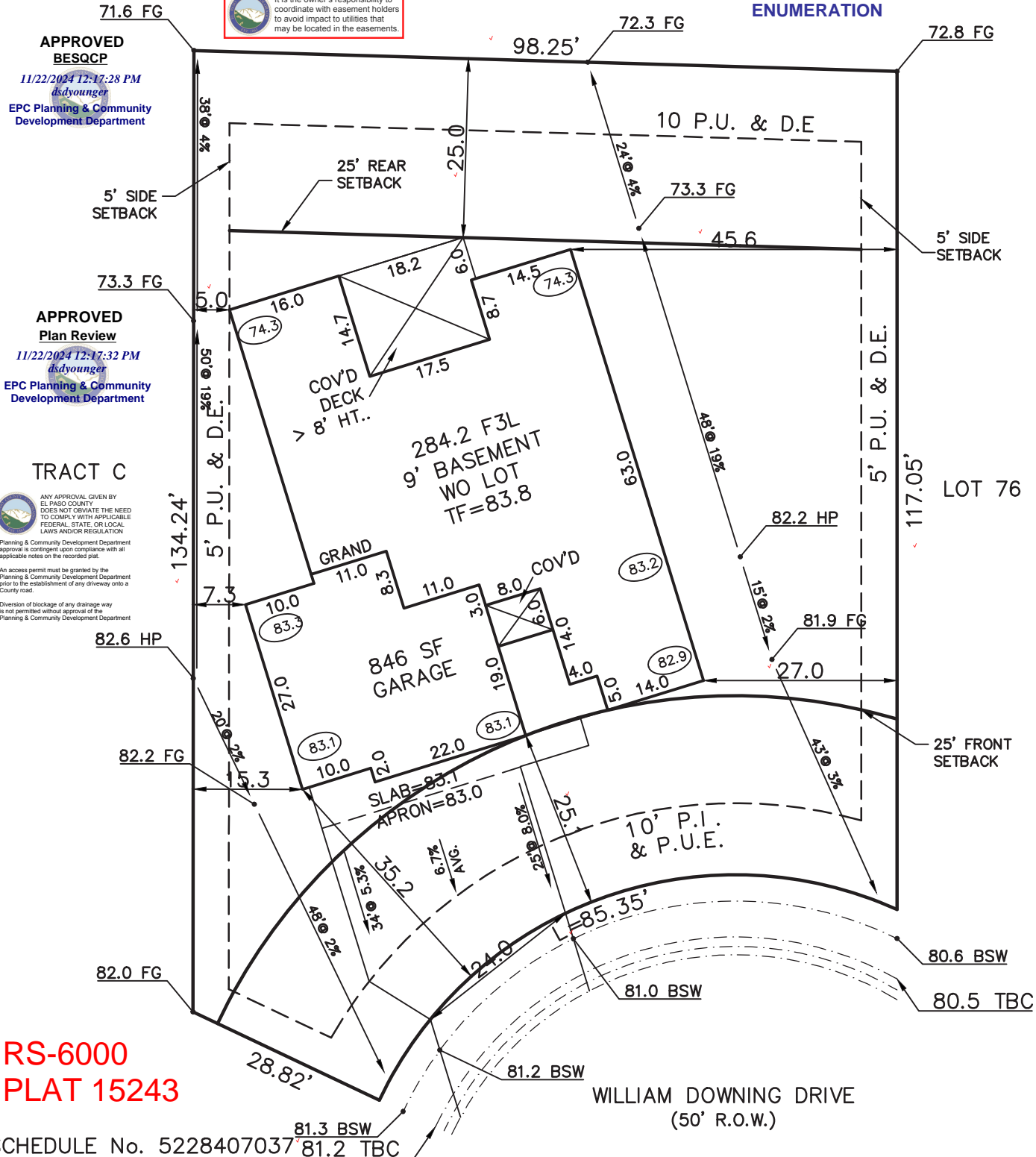
Released for Permit

11/22/2024 9:03:35 AM



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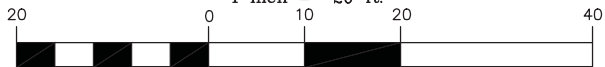
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



RS-6000
 PLAT 15243

SCHEDULE No. 5228407037

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.= 12305 ✓ HOUSE SQ. FT.= 3375 ✓ COVERAGE = 27.4% ✓ BLDG. HEIGHT = 21.8 ✓	PLOT PLAN	
	LEGAL DESCRIPTION LOT 77 ✓ 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. 16" EAVES	ADDRESS 8437 WILLIAM DOWNING DRIVE ✓		
	SCALE: ...1"=20'	DRAWING NAME HN3-77	DATE 11-22-24
	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: 5228407037

Address: 8437 WILLIAM DOWNING DR, COLORADO SPRINGS

Plan Track #: 196418  Received: 22-Nov-2024 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	907	
Lower Level 2	2234	
Main Level	2233	
	5374	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>BECKYA</p> <p>11/22/2024 9:03:46 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>11/22/2024 12:19:07 PM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</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.