



Released for Permit  
 03/05/2025 9:34:02 AM  
**REGIONAL**  
 Building Department  
 Becky A  
 ENUMERATION

**SFD25176**

058 C ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(29.0)(5)}{(5)} = 29.0$

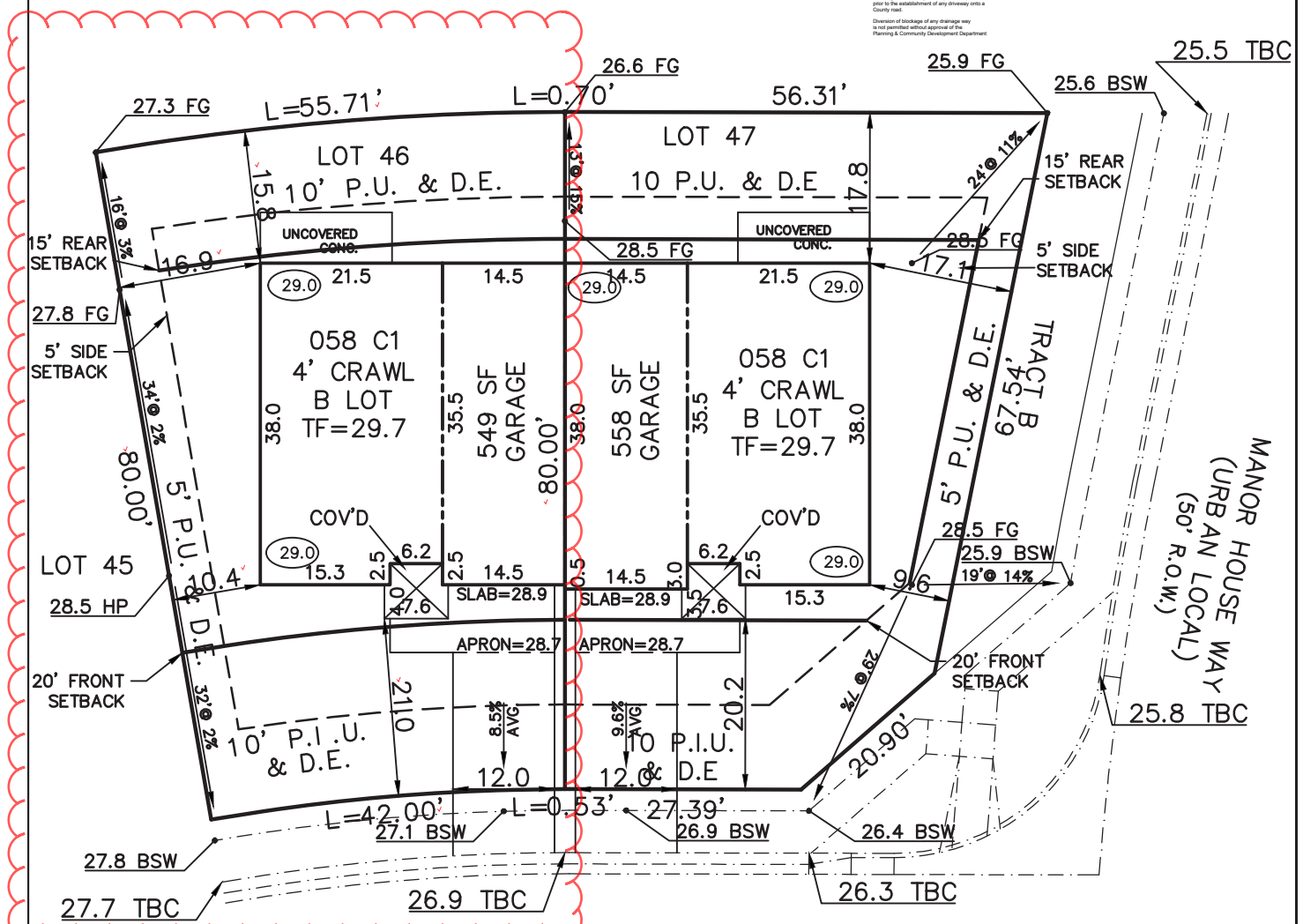
APPROVED  
**BESQCP**  
 03/05/2025 9:34:33 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

APPROVED  
**Plan Review**  
 03/05/2025 9:34:41 AM  
 dsdyounger  
 EPC Planning & Community  
 Development Department

BUILDING HEIGHT = 22.8 + (TF - AFG) =  
 BUILDING HEIGHT = 22.8 + (29.7 - 29.0) = 23.5

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 REGULATIONS. 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 Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



**PLAT 15398**

SCHEDULE No. 5233313012 / 5233313013

**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 46**  
 LOT SQ. FT. = 3909'  
 HOUSE SQ. FT. = 1398'  
 COVERAGE = 35.8%  
 BLDG. HEIGHT = 23.5'

**SITE DATA LOT 47**  
 LOT SQ. FT. = 3827  
 HOUSE SQ. FT. = 1405  
 COVERAGE = 36.7%  
 BLDG. HEIGHT = 23.5

**PLOT PLAN**  
**LEGAL DESCRIPTION**  
 LOTS 46 & 47  
 STERLING RANCH FILING NO. 5  
 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. 24" EAVES

**ADDRESS**  
 8064/8072 SCHOOL HOUSE DRIVE

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

<b>DRAWING NAME</b>	<b>DATE</b>
SR5-46-47	03-04-25

**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

Address: 8064 SCHOOL HOUSE DR, COLORADO SPRINGS

Parcel: 5233313012

Plan Track #: 199078 

Received: 05-Mar-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	533	
Lower Level 2	827	
Main Level	819	
Upper Level 1	1343	
	3522	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**3/5/2025 7:41:15 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*03/05/2025 9:35:15 AM*

*dsdyounger*

**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.