



210.3 G ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{61.6+60.9+60.7+60.3(2)+59.1}{6} = 60.5$
 BUILDING HEIGHT = 16.3 + (TF - AFG) =
 BUILDING HEIGHT = 16.3 + (62.1 - 60.5) = 17.9



Released for Permit

06/11/2025 2:23:09 PM



Becky A
 ENUMERATION

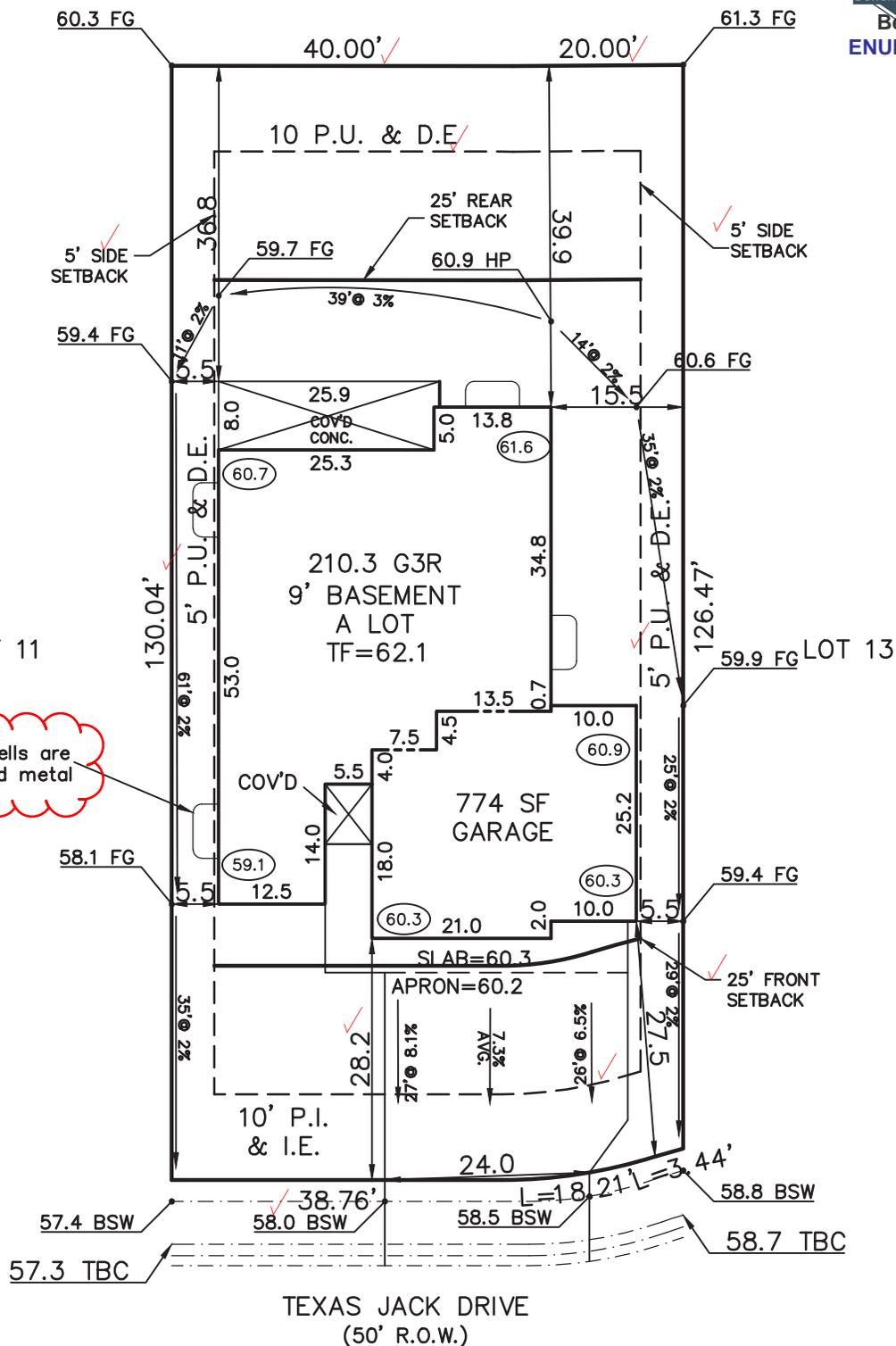
SFD25573
 PLAT15218
 RS6000

APPROVED
 Plan Review
 06/13/2025 2:06:52 PM
 EPC Planning & Community
 Development Department

APPROVED
 RESOCP
 06/13/2025 2:06:19 PM
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 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 or blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.



SCHEDULE No. 5228402010

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.= 7776 ✓ HOUSE SQ. FT.= 2637 COVERAGE = 33.9% BLDG. HEIGHT = 17.9 ✓	PLOT PLAN	
		LEGAL DESCRIPTION LOT 12 ✓ HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 ✓ 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 9660 TEXAS JACK DRIVE ✓		
	SCALE: ...1"=20'	DRAWING NAME HN2-12	DATE 06-10-25
	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: 9660 TEXAS JACK DR, COLORADO SPRINGS

Parcel: 5228402010

Plan Track #: 202599 

Received: 11-Jun-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	772	
Lower Level 2	1624	
Main Level	1623	
	4019	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

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Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

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**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.