



SCHEDULE No. 5228410045

<p><b>WARNING!</b></p> <ol style="list-style-type: none"> <li>LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.</li> <li>DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.</li> <li>DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.</li> <li>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.</li> <li>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.</li> <li>12" EAVES</li> </ol>	<p><b>SITE DATA</b></p> <p>LOT SQ. FT. = 9696          HOUSE SQ. FT. = 2832          COVERAGE = 29.2%          BLDG. HEIGHT = 22.4</p>	<p><b>PLOT PLAN</b></p> <p><b>LEGAL DESCRIPTION</b></p> <p>LOT 43          HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2          EL PASO COUNTY, COLORADO</p>					
<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.</li> <li>DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.</li> <li>DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.</li> <li>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.</li> <li>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.</li> <li>12" EAVES</li> </ol>	<p><b>ADDRESS</b></p> <p>8119 PERRY OWENS DRIVE</p> <table border="1"> <tr> <td><b>SCALE:</b> ...1"=20'</td> <td><b>DRAWING NAME</b></td> <td><b>DATE</b></td> </tr> <tr> <td></td> <td>HN2-43</td> <td>11-19-24</td> </tr> </table> <p><b>VANTAGE HOMES</b>          9540 FEDERAL DRIVE, SUITE 100          COLORADO SPRINGS, COLORADO 80921          PHONE 719-534-0984          FAX 719-534-0988          1 inch = 20 ft.</p>	<b>SCALE:</b> ...1"=20'	<b>DRAWING NAME</b>	<b>DATE</b>		HN2-43	11-19-24
<b>SCALE:</b> ...1"=20'	<b>DRAWING NAME</b>	<b>DATE</b>					
	HN2-43	11-19-24					

# SITE

2023 PPRBC  
2021 IECC Amended



Parcel: 5228410045

Address: 8119 PERRY OWENS DR, COLORADO SPRINGS

Plan Track #: 196416  Received: 22-Nov-2024 (BECKYA)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	866	
Lower Level 2	1952	
Main Level	1943	
	4761	Total Square Feet

Enumeration  
**APPROVED**  
BECKYA  
11/22/2024 8:59:25 AM

Floodplain  
(N/A) RBD GIS

## Required Outside Departments (1)

County Zoning  
**APPROVED**  
Plan Review  
11/26/2024 10:21:30 AM  
*dsdarchuleta*  
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.