



715.3 ELEVATION F 2 STORY
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{67.9+67.5+67.1(2)+65.9}{5} = 67.1$
 BUILDING HEIGHT = 22.9 + (TF - AFG) =
 BUILDING HEIGHT = 22.9 + (68.4 - 67.1) = 24.2



SFD26380
 PLAT-15459
 RS 5000

APPROVED
 Plan Review

04/28/2026 12:09:22 PM
 dsdhills

EPC Planning & Community
 Development Department

APPROVED
 BESQCP

04/28/2026 12:09:32 PM
 dsdhills

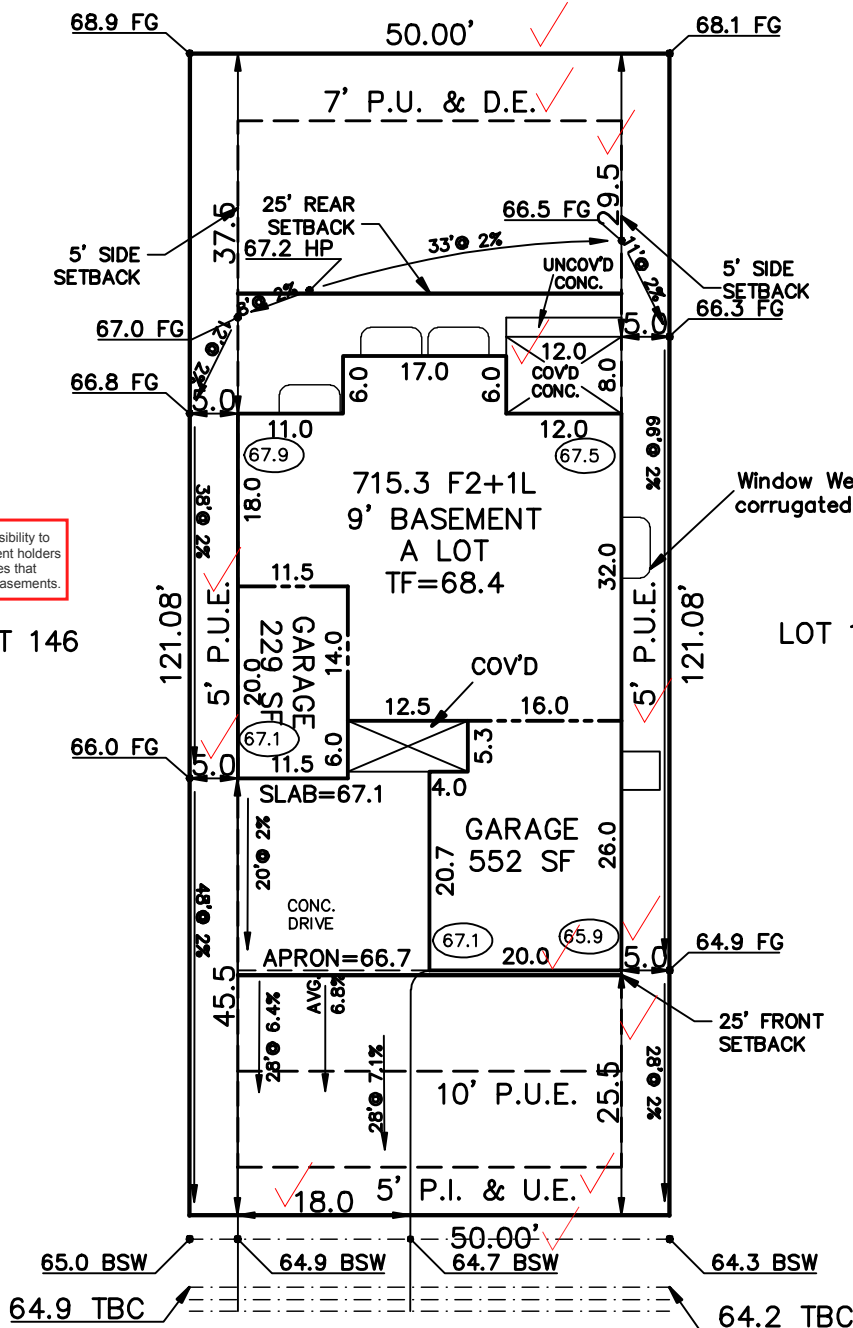
EPC Planning & Community
 Development Department

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

LOT 146

LOT 144



LONG BEACH TERRACE
 (50' PUBLIC R.O.W.)

SCHEDULE No. 5233407005

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.=6050
 HOUSE SQ. FT.= 2112
 COVERAGE = 34.9%
 BLDG. HEIGHT = 24.2

PLOT PLAN

LEGAL DESCRIPTION
 LOT 145
 STERLING RANCH EAST FILING NO. 1
 EL PASO COUNTY, COLORADO

NOTES:

- ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.
- DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.
- DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.
- 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.
- 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.
- 12" EAVES

ADDRESS

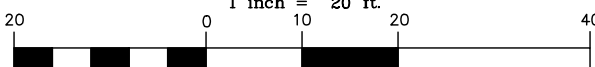
8673 LONG BEACH TERRACE

SCALE: ...1"=20'

DRAWING NAME
 SRE1-145

DATE
 04-23-26

VANTAGE HOMES
 9540 FEDERAL DRIVE, SUITE 100
 COLORADO SPRINGS, COLORADO 80921
 PHONE 719-534-0984
 FAX 719-534-0998
 1 inch = 20 ft.



Released for Permit
 04/23/2026 9:51:08 AM
 REGIONAL Building Department
 amy
 ENUMERATION

SITE



2023 PPRBC
2021 IECC Amended

Address: 8673 LONG BEACH TER, COLORADO SPRINGS

Parcel: 5233407005

Plan Track #: 212430 

Received: 23-Apr-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	972	
Lower Level 2	1231	
Main Level	1228	
Upper Level 1	1305	
	4736	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

4/23/2026 9:52:02 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit

04/23/2026 2:13:30 PM



CONSTRUCTION


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/28/2026 12:11:09 PM



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.