

Released for Permit
11/25/2024 4:19:53 PM
Regional Building Department
amy
ENUMERATION

SFD241094
PLAT 15398
PUD



052.0 C ELEVATION
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{27.8+27.7+27.0+26.8+26.6+26.1}{6} = 27.0$
BUILDING HEIGHT = 20.6 + (TF - AFG) =
BUILDING HEIGHT = 20.6 + (28.3 - 27.0) = 21.9

APPROVED
Plan Review
11/26/2024 3:01:40 PM
[Signature]

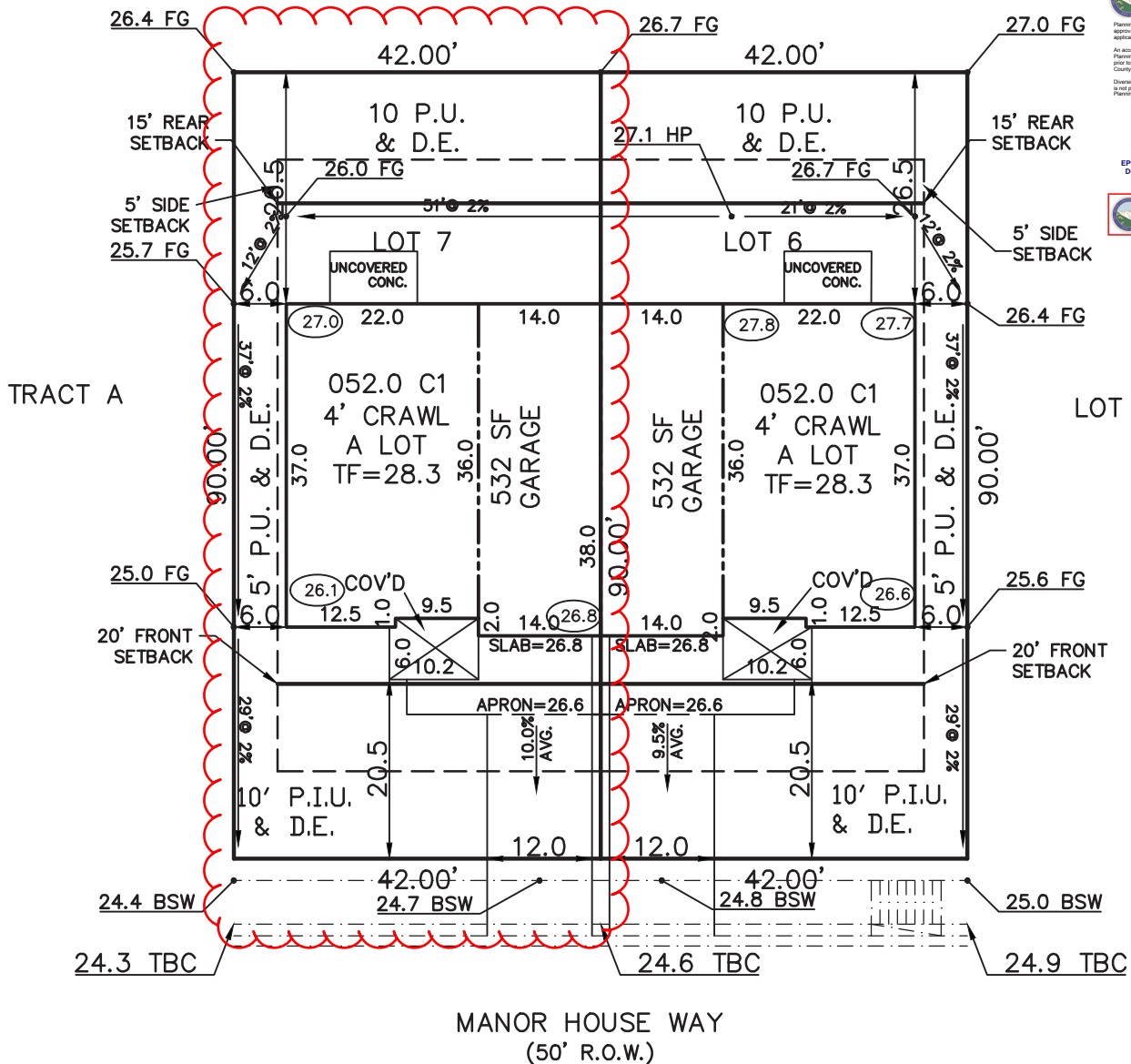
EPC Planning & Community
Development Department

ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT CREATE THE NEED
TO COMPLY WITH APPLICABLE
FEDERAL, STATE OR LOCAL
LAWS AND/OR REGULATIONS.
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 blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
11/26/2024 3:01:48 PM
[Signature]

EPC Planning & Community
Development Department

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



SCHEDULE No. 5233302056 / 5233302057

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 6

LOT SQ. FT.= 3780
HOUSE SQ. FT.= 1407
COVERAGE = 37.2%
BLDG. HEIGHT = 21.9

SITE DATA LOT 7

LOT SQ. FT.= 3780
HOUSE SQ. FT.= 1407
COVERAGE = 37.2%
BLDG. HEIGHT = 21.9

PLOT PLAN

LEGAL DESCRIPTION

LOTS 6/7
STERLING RANCH FILING NO. 5
EL PASO COUNTY, COLORADO

ADDRESS

~~8148~~/8140 MANOR HOUSE WAY

NOTES:

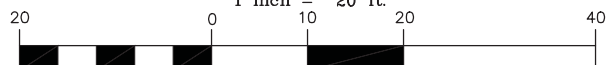
1. ALL COVERED AREAS ARE INCLUDED IN LOT COVERAGE.
2. DECK 8'+ ABOVE GRADE ARE INCLUDED IN LOT COVERAGE.
3. DECK STAIRS SHOWN MAY NOT BE ACCURATE TO NUMBER OF STEPS NEEDED TO REACH GRADE.
4. RETAINING WALL(S) SHOWN ARE DESIGNED PER INFORMATION PROVIDED BY THE DEVELOPER. ACTUAL FIELD CONDITIONS ENCOUNTERED 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

SCALE: ...1"=20'

DRAWING NAME
SR5-6-7

DATE
11-05-24

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

Address: 8140 MANOR HOUSE WAY, COLORADO SPRINGS

Parcel: 5233302057

Plan Track #: 196482 

Received: 25-Nov-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	533	
Lower Level 2	805	
Main Level	805	
Upper Level 1	805	
	2948	Total Square Feet

Required PPRBD Departments (2)

Enumeration
Released for Permit
11/26/2024 12:46:54 PM


amy
ENUMERATION

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

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Plan Review
11/26/2024 3:02:04 PM

dsdrangel
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.