

SFD26332
 PLAT: 15398
 ZONE: PUD

APPROVED
 Plan Review
 04/13/2026 9:23:48 AM
 dschambers
 EPC Planning & Community
 Development Department

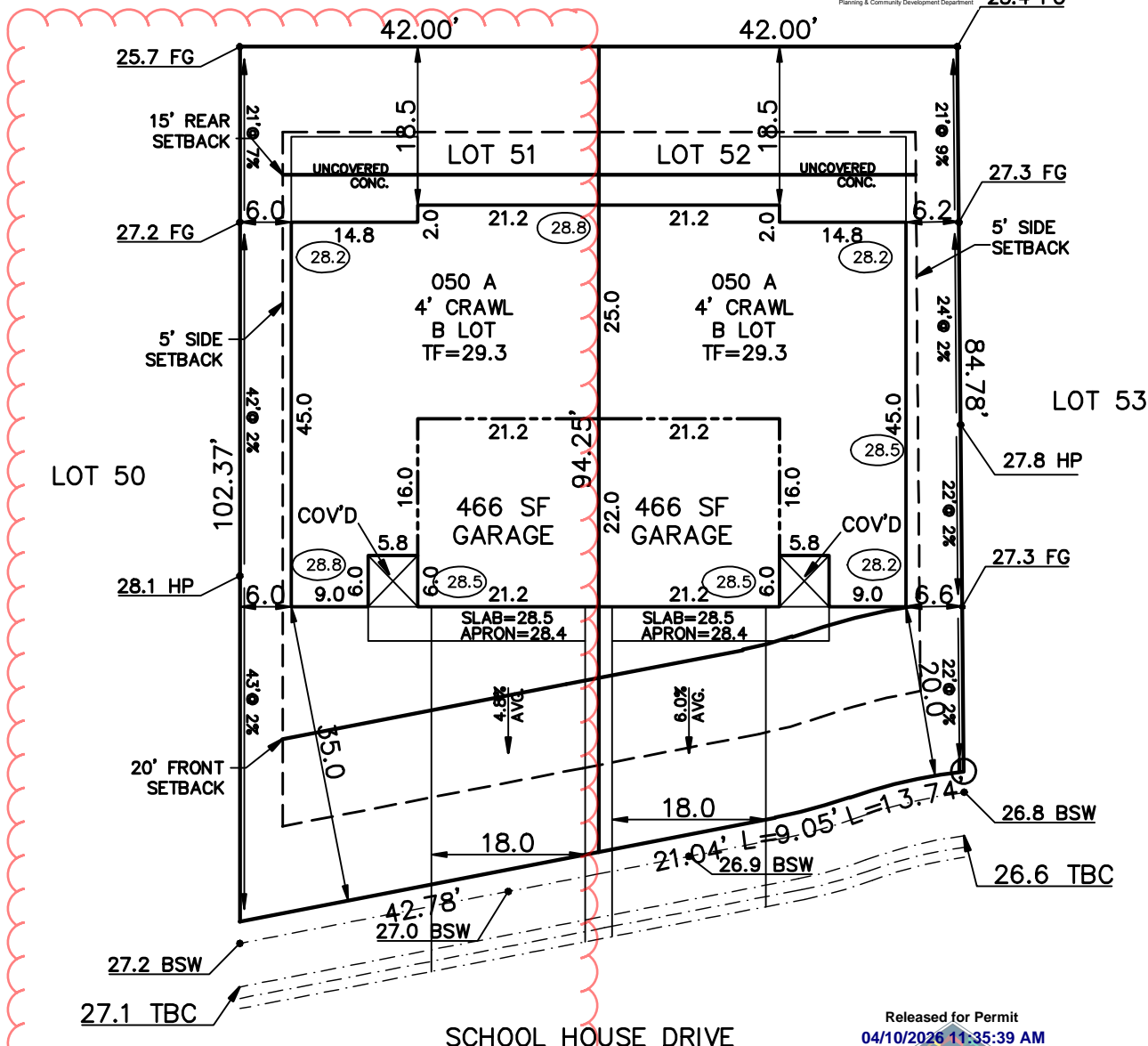
APPROVED
 BESQCP
 04/13/2026 9:23:45 AM
 dschambers
 EPC Planning & Community
 Development Department

Released for Permit
 04/10/2026 10:14:30 AM
 Grant
 ENUMERATION

050 A ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{28.6(2) + 28.5(3) + 28.2(2)}{7} = 28.5$
 BUILDING HEIGHT = 24.2 + (TF - AFG) =
 BUILDING HEIGHT = 24.2 + (29.3 - 28.5) = 25.0

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



SCHOOL HOUSE DRIVE
 (URBAN LOCAL)
 (50' R.O.W.)

LOT 51 SCHEDULE No. 5233314005
 LOT 52 SCHEDULE No. 5233314006

Released for Permit
 04/10/2026 11:35:39 AM
 Pikes Peak
 REGIONAL
 Building Department
 danm
 CONSTRUCTION

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 51
 LOT SQ. FT.= 4129
 HOUSE SQ. FT.= 1662
 COVERAGE = 40.3%
 BLDG. HEIGHT = 25.0

SITE DATA LOT 52
 LOT SQ. FT.= 3801
 HOUSE SQ. FT.= 1662
 COVERAGE = 43.7%
 BLDG. HEIGHT = 25.0

PLOT PLAN
LEGAL DESCRIPTION
 LOTS 51/52
 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. 12" EAVES

ADDRESS
 8047/8039 SCHOOL HOUSE DRIVE

SCALE: ...1"=20'	DRAWING NAME SR5-51-52	DATE 03-20-26
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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: 8047 SCHOOL HOUSE DR, COLORADO SPRINGS

Parcel: 5233314005

Plan Track #: 211996 

Received: 10-Apr-2026 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	458	
Main Level	1169	
Upper Level 1	529	
	2156	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BRENT

4/10/2026 10:14:45 AM

Floodplain

(N/A) RBD GIS

Construction

Released for Permit
04/10/2026 11:35:46 AM



CONSTRUCTION


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

04/13/2026 9:24:10 AM
dsdchambers



**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.