

SFD241151

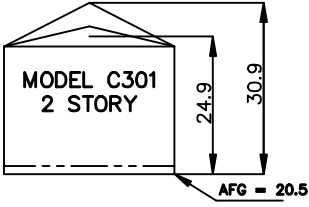
APPROVED  
BESQCP  
12/18/2024 3:08:26 PM  
dsdyounger  
EPC Planning & Community  
Development Department

APPROVED  
Plan Review  
12/18/2024 3:08:32 PM  
dsdyounger  
EPC Planning & Community  
Development Department

Released for Permit

12/17/2024 2:32:46 PM

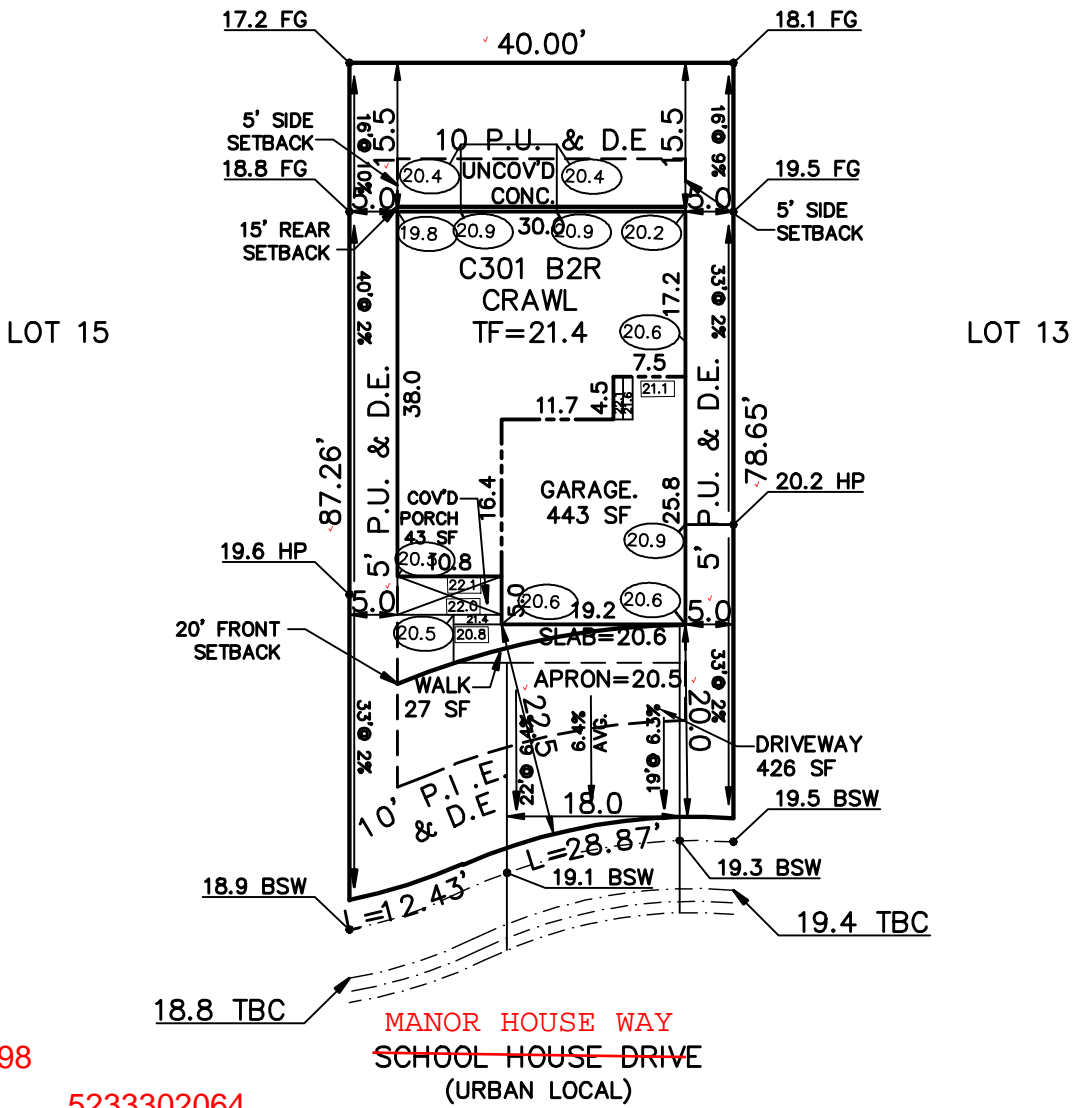
REGIONAL  
Building Department  
Amy  
ENUMERATION



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 ORIMATE 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 application 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.

AVERAGE FINISH GRADE = (AFG)  
AFG =  $\frac{20.9(3)+20.6(3)+20.3+20.2+19.8}{9} = 20.5$   
BUILDING HEIGHT =  $24.0 + (TS - AFG) =$   
BUILDING HEIGHT =  $24.0 + (21.4 - 20.5) = 24.9$



<b>WARNING!</b> 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.	<b>SITE DATA</b> LOT SQ. FT. = 3263 ✓ HOUSE SQ. FT. = 1279 ✓ COVERAGE = 39.2% ✓ BLDG. HEIGHT = 24.9 ✓	<b>PLOT PLAN</b>					
	<b>LEGAL DESCRIPTION</b> LOT 14 ✓ STERLING RANCH FILING No. 5 ✓ EL PASO COUNTY, COLORADO						
AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088		<b>ADDRESS</b> 8068 MANOR HOUSE WAY ✓					
		SCALE: ...1" = 20' DRAWN BY: TAP	<table border="1"> <tr> <td>TITLE CO. FILE NO.</td> <td>DATE</td> </tr> <tr> <td>DRAWING NAME</td> <td>PROJECT NO.</td> </tr> <tr> <td>SR5-14</td> <td>10-08-24</td> </tr> </table>	TITLE CO. FILE NO.	DATE	DRAWING NAME	PROJECT NO.
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SR5-14	10-08-24						

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5233302064

Address: 8068 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 197077 

Received: 17-Dec-2024 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	420	
Main Level	816	
Upper Level 1	1139	
	2375	Total Square Feet

## Required PPRBD Departments (2)

Enumeration	Floodplain
	(N/A) RBD GIS

## Required Outside Departments (1)

**County Zoning**

**APPROVED**  
**Plan Review**

*12/18/2024 3:09:12 PM*  
*dsdyounger*

**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.