



2782.4 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(84.1)(4)}{(4)} = 84.1$
 BUILDING HEIGHT = 23.8 + (TF - AFG) =
 BUILDING HEIGHT = 23.8 + (84.6 - 84.1) = 24.3

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06/11/2026 2:23:30 PM

REGIONAL Building Department

amy

ENUMERATION



SFD26546
 PLAT - 15653
 RS-6000

APPROVED
 Plan Review

06/12/2026 3:45:58 PM

dsdhills

EPC Planning & Community
 Development Department

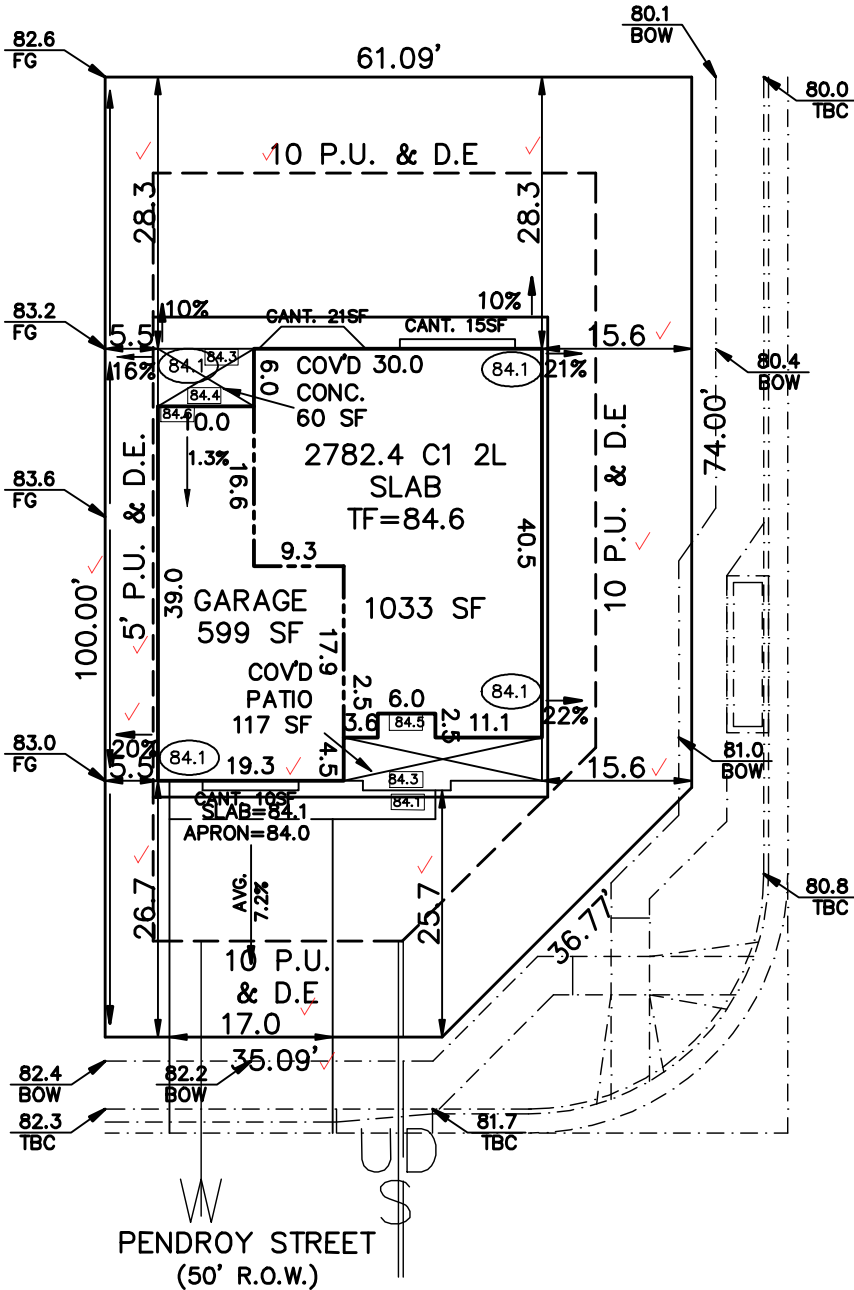
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORVATE 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 42



PENNYDALE DRIVE
 (50' R.O.W.)

ZONING RS-5000
 SCHEDULE No. ~~5233300001~~

WARNING! 53000-00-765 ✓
 MASTER PARCEL

- LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA
 LOT SQ. FT. = 5771 ✓
 HOUSE SQ. FT. = 1852 ✓
 COVERAGE = 32.1% ✓
 BLDG. HEIGHT = 24.3

LEGEND
 (00.0) FINISH GRADE
 (00.0) CONC. GRADE
 SCALE: ...1"=20'
 DRAWN BY: TAP

FLAT WORK:
 4" DRIVEWAY 496 SF
 6" DRIVEWAY SF
 4" SIDEWALK 693 SF
 6" SIDEWALK 85 SF
 PATIO 60 SF,
 WALK 35 SF,
 PORCH 117 SF

CHALLENGER HOMES
 8605 EXPLOYER DRIVE
 COLORADO SPRINGS, COLORADO 80920

(IN FEET)
 1 inch = 20 ft.

PLOT PLAN		
LEGAL DESCRIPTION LOT 43 ✓ STERLING RANCH FILING No.4 ✓ COLORADO SPRINGS, EL PASO COUNTY, COLORADO		
ADDRESS 7809 PENDROY STREET ✓		
PREPARED FOR CHALLENGER HOMES	TITLE CO. FILE NO.	DATE 06-07-26
	DRAWING NAME SR4-43	PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 7809 PENDROY ST, COLORADO SPRINGS

Parcel: 5300000765

Plan Track #: 214191 

Received: 11-Jun-2026 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	557	
Lower Level 2	1045	
Main Level	1041	
Upper Level 1	1741	
	4384	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

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Floodplain

(N/A) RBD GIS

Construction

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CONSTRUCTION


Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

06/12/2026 3:47:01 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.