

SFD241150

APPROVED
BESQCP
12/18/2024 9:52:37 AM
dsyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
12/18/2024 9:52:45 AM
dsyounger
EPC Planning & Community
Development Department

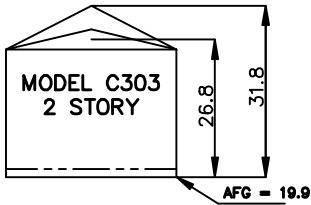


Released for Permit

12/17/2024 2:20:33 PM

REGIONAL
Building Department

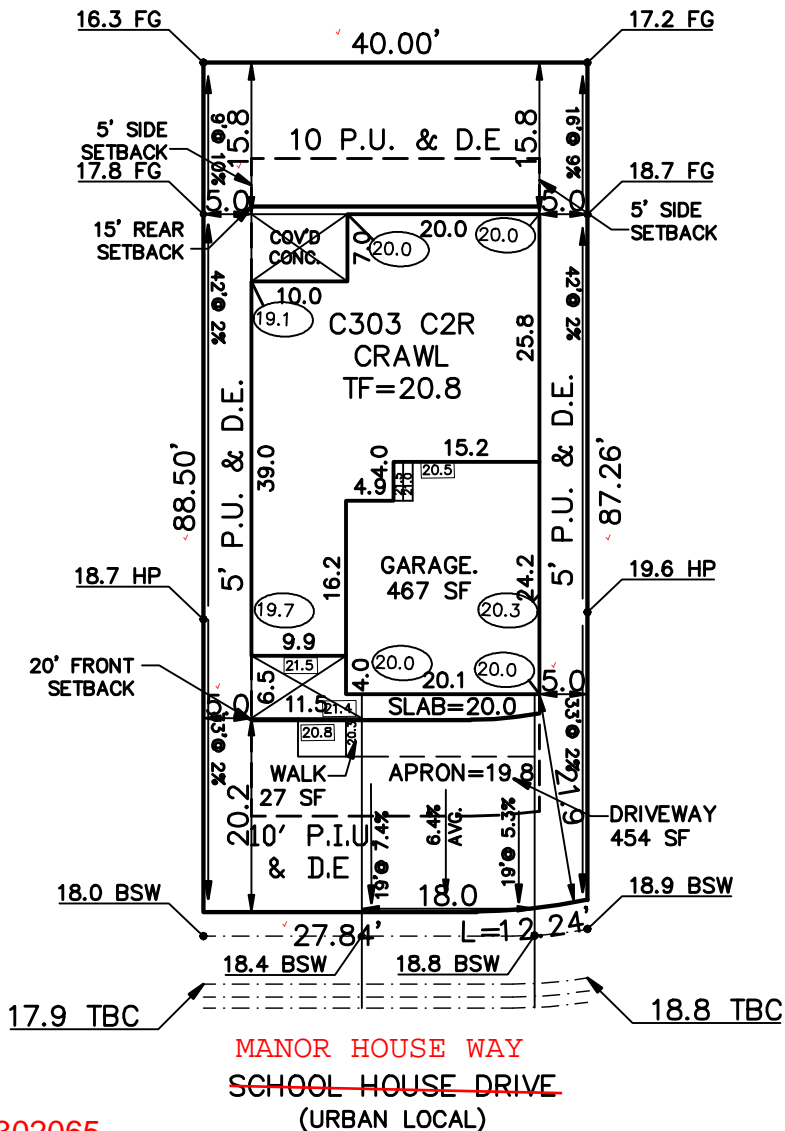
Amy
ENUMERATION



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 OPERATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the record plan. 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 Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.

AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{20.3 + 20.0(4) + 19.7 + 19.1}{7} = 19.9$
 BUILDING HEIGHT = $25.9 + (TS - AFG) =$
 BUILDING HEIGHT = $25.9 + (20.8 - 19.9) = 26.8$



PUD
PLAT 15398

5233302065

SCHEDULE No. 5233302049

<p>WARNING!</p> <p>1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.</p>	<p>SITE DATA</p> <p>LOT SQ. FT. = 3535 HOUSE SQ. FT. = 1529 COVERAGE = 43.3% BLDG. HEIGHT = 26.8</p>	<p>PLOT PLAN</p>		
	<p>LEGAL DESCRIPTION</p> <p>LOT 15 STERLING RANCH FILING No. 5 EL PASO COUNTY, COLORADO</p>		<p>ADDRESS</p> <p>8060 MANOR HOUSE WAY</p>	
<p>AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088</p>		<p>SCALE: ...1" = 20' DRAWN BY: TAP</p>	<p>TITLE CO. FILE NO.</p> <p>SR5-15</p>	<p>DATE</p> <p>12-02-24</p> <p>PROJECT NO.</p>

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233302065

Address: 8060 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 197076  Received: 17-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	460	
Main Level	931	
Upper Level 1	1405	
	2796	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

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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.