

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{26.0(2)+25.3+25.2(2)+24.8+24.5}{7} = 25.3$
 BUILDING HEIGHT = 24.7 + (TS - AFG) =
 BUILDING HEIGHT = 24.7 + (26.5 - 25.3) = 25.9

Released for Permit
 12/17/2024 3:30:58 PM
 REGIONAL Building Department
 Amy
 ENUMERATION

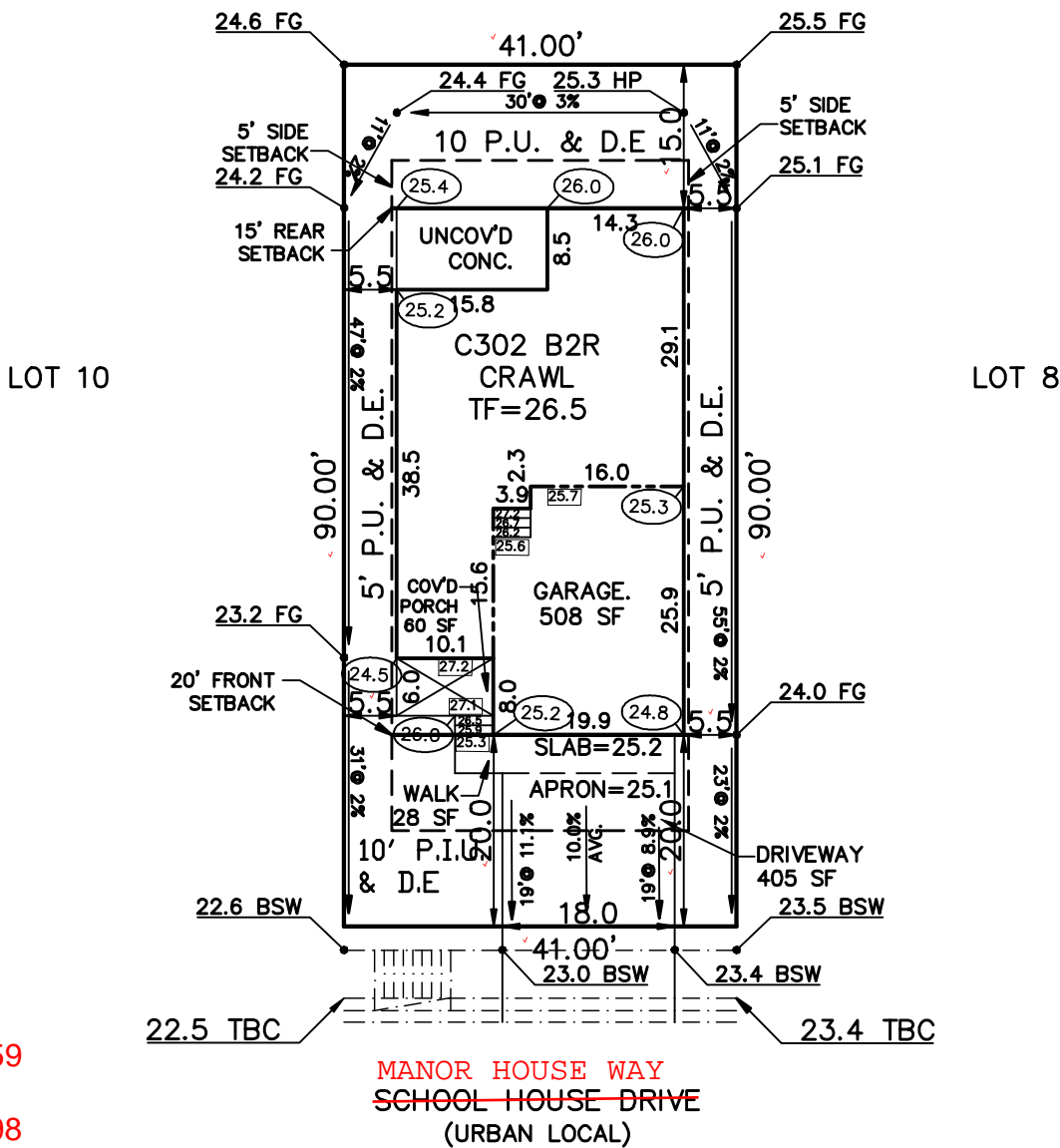
SFD241158

APPROVED BESQCP 12/19/2024 12:30:32 PM dsdyounger EPC Planning & Community Development Department
 APPROVED Plan Review 12/19/2024 12:30:37 PM dsdyounger 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 APPROVALS GRANTED BY EL PASO COUNTY ARE SUBJECT TO COMPLIANCE WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS.

Planning & Community Development Department approval is contingent upon compliance with all applicable codes and 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.



5233302059
 PUD
 PLAT 15398

SCHEDULE No. ~~5233302049~~

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 SQ. FT. = 3690 HOUSE SQ. FT. = 1496 COVERAGE = 40.5% BLDG. HEIGHT = 25.9	PLOT PLAN	
	LEGAL DESCRIPTION LOT 9 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		ADDRESS 8116 MANOR HOUSE WAY	
SCALE: ...1"=20' DRAWN BY: TAP		TITLE CO. FILE NO. SR5-09	DATE 11-08-24 PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233302059

Address: 8116 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 197085 

Received: 17-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	486	
Main Level	949	
Upper Level 1	1306	
	2741	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/17/2024 3:31:15 PM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>12/19/2024 12:32:36 PM</i></p> <p><i>dsdyounger</i></p> <p>EPC Planning & Community Development Department</p>

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.