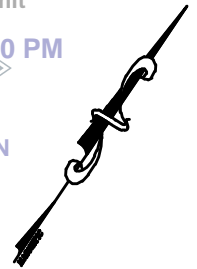


FILE - SFD24382
ZONING - RS-6000
PLAT - 15218
AREA - 10532 SQ FT

Released for Permit
 04/23/2024 13:16:40 PM
 REGIONAL Building Department
 amy
 ENUMERATION



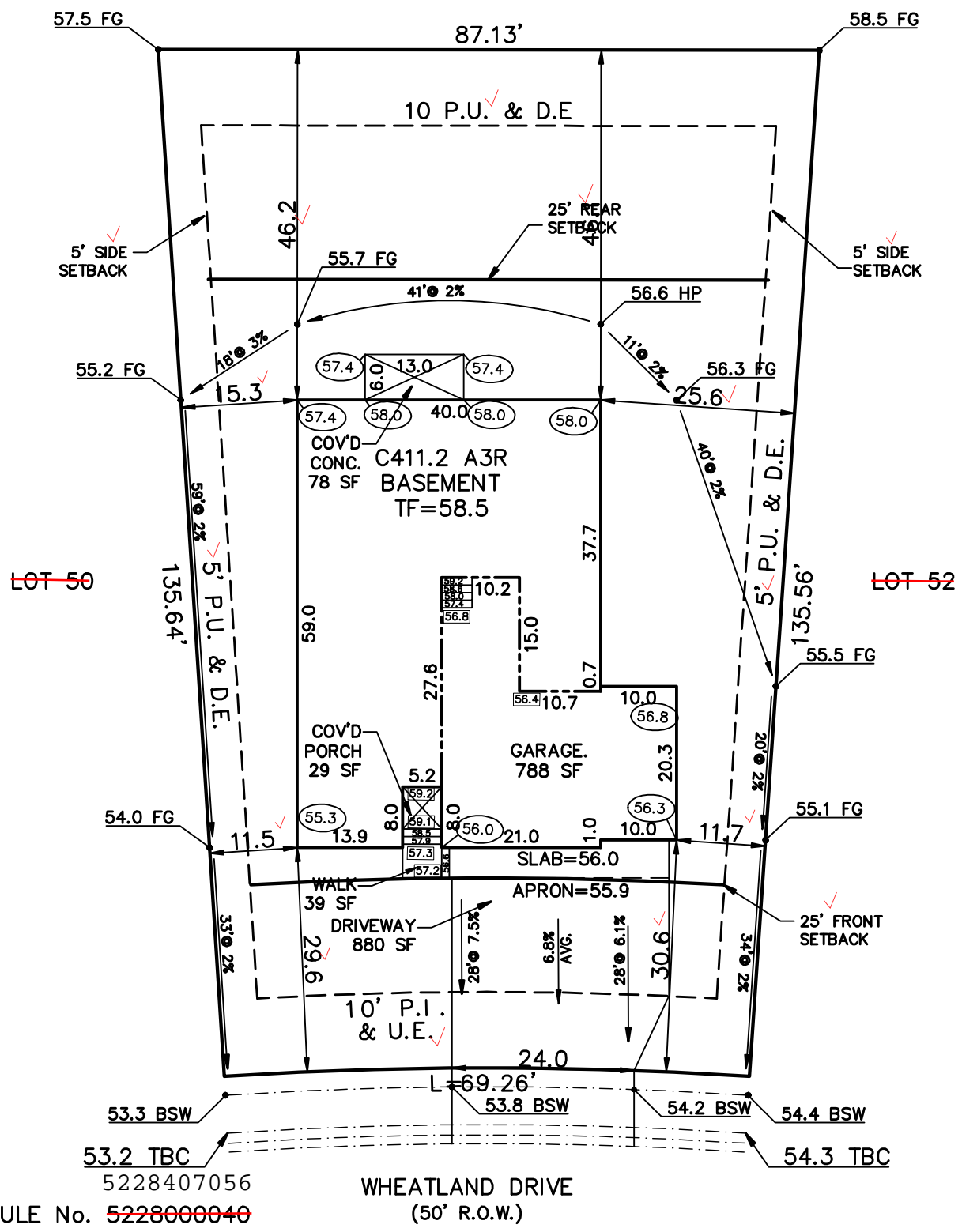
APPROVED
 Plan Review
 04/24/2024 3:53:02 PM
 dsdmas
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY IS NOT INTENDED
 TO COMPLY WITH APPLICABLE
 FEDERAL, STATE OR LOCAL
 LAWS AND/OR REGULATION.
 Planning & Community Development Department
 approved in contingent upon compliance with all
 applicable rules and the successful 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)
 $AFG = \frac{58.0(3)+56.8+57.4+56.2+56.0+55.3}{(8)} = 57.0$
 BUILDING HEIGHT = $15.3 + (TS - AFG) =$
 BUILDING HEIGHT = $15.3 + (58.5 - 57.0) = 16.8$

APPROVED
 BE9GCP
 04/24/2024 3:58:14 PM
 dsdmas
 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.



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. = 10532
 HOUSE SQ. FT. = 2628
 COVERAGE = 25.0%
 BLDG. HEIGHT = 16.8

PLOT PLAN
LEGAL DESCRIPTION
 LOT 51
 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
 EL PASO COUNTY, COLORADO

AMERICAN LEGEND HOMES
 1635 GARDEN OF THE GODS ROAD STE 2130
 COLORADO SPRINGS, COLORADO 80907
 719-884-0088

ADDRESS
 9724 WHEATLAND DRIVE

SCALE: ...1" = 20'	TITLE CO. FILE NO. HN2-51	DATE 04-11-24
DRAWN BY: TAP	DRAWING NAME	PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5228407056

Address: 9724 WHEATLAND DR, COLORADO SPRINGS

Plan Track #: 188902  Received: 23-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	576	
Lower Level 2	1751	
Main Level	1698	
Upper Level 1	29	
	4054	Total Square Feet

Required PPRBD Departments (2)

Enumeration

Floodplain

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review
04/24/2024 3:53:47 PM
dsdmaes
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.