

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{73.6(3)+73.1+72.6+72.2(2)+71.5}{(9)} = 72.8$
BUILDING HEIGHT = 14.0 + (TS - AFG) =
BUILDING HEIGHT = 14.0 + (74.1 - 72.8) = 15.3

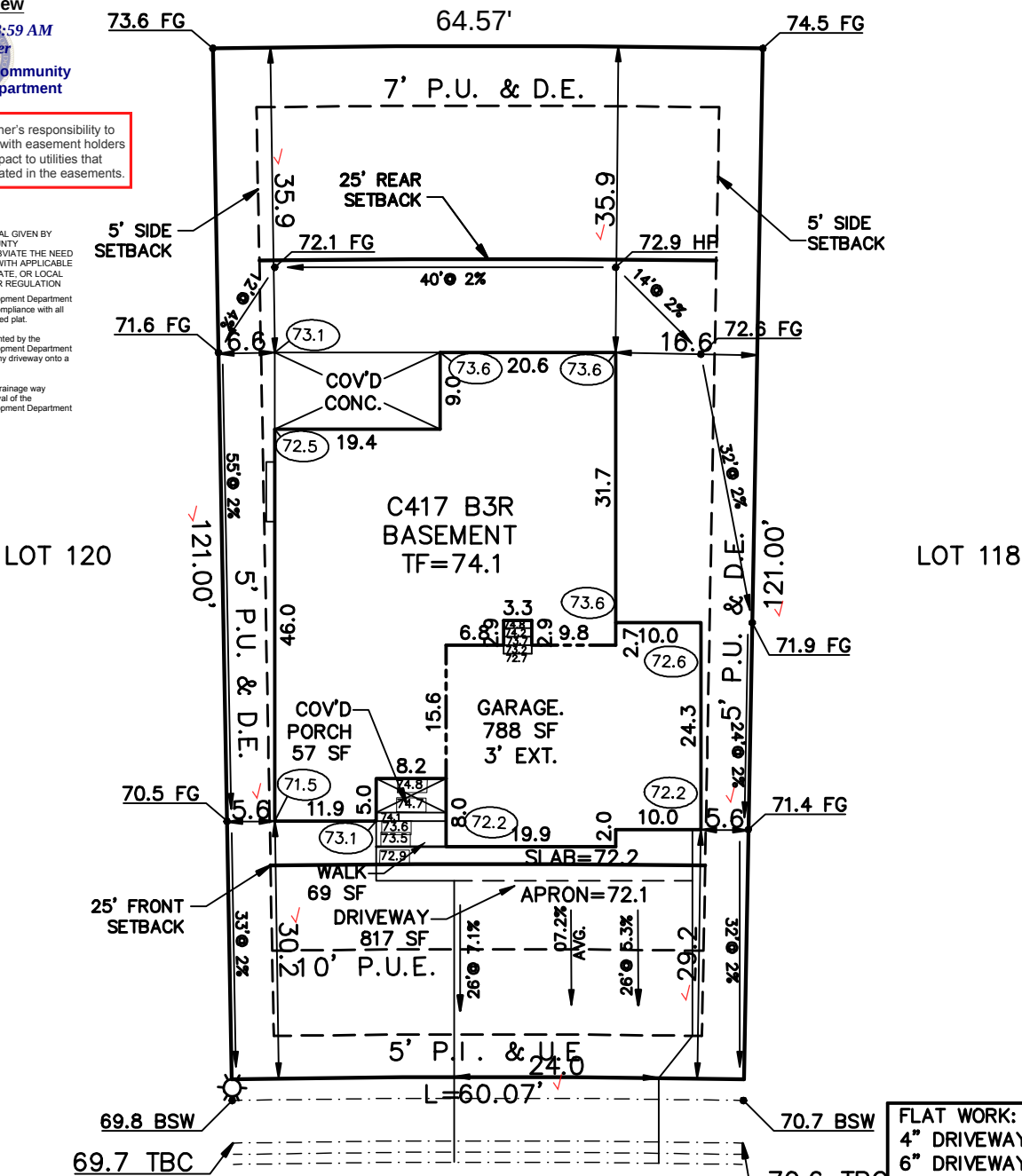
Released for Permit
09/23/2026 3:51:47 PM
REGIONAL
Building Department
Becky A
ENUMERATION

SFD26801
Not within WUI

APPROVED
Plan Review
09/25/2026 7:48:59 AM
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 APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OVIATE 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.
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



RS-5000
PLAT 15459

SCHEDULE No. 5233406009 ✓

LONG BEACH TERRACE
(50' R.O.W.)

FLAT WORK:
4" DRIVEWAY 824 SF
6" DRIVEWAY 179 SF
4" SIDEWALK 120 SF
6" SIDEWALK 179 SF
PATIO 173 SF,
WALK 69 SF,
PORCH 57 SF

WARNING!

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

SITE DATA

LOT SQ. FT.= 7541 ✓
HOUSE SQ. FT.= 2501 ✓
COVERAGE = 33.2% ✓
BLDG. HEIGHT = 15.3 ✓

PLOT PLAN

LEGAL DESCRIPTION

LOT 119 ✓
STERLING RANCH EAST FILING NO. 1 ✓
EL PASO COUNTY, COLORADO

ADDRESS

8954 LONG BEACH TERRACE ✓

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

SCALE: ...1"=20'
DRAWN BY: TAP

TITLE CO. FILE NO.
SRE1-239
DRAWING NAME

DATE
09-15-26
PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8954 LONG BEACH TER, COLORADO SPRINGS

Parcel: 5233406009

Plan Track #: 217131  **Received: 23-Sep-2026 (BECKYA)**

Description:

RESIDENCE

Type of Unit:

Garage	411	
Lower Level 2	1573	
Main Level	1546	
	3530	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

BECKYA

9/23/2026 3:52:08 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

09/25/2026 7:56:50 AM
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.**