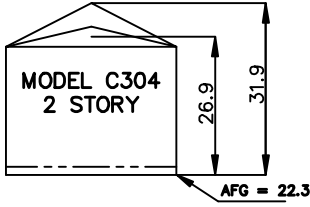


SFD241156



APPROVED
BESQCP
12/18/2024 4:04:08 PM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
12/18/2024 4:04:11 PM
dsdyounger
EPC Planning & Community
Development Department

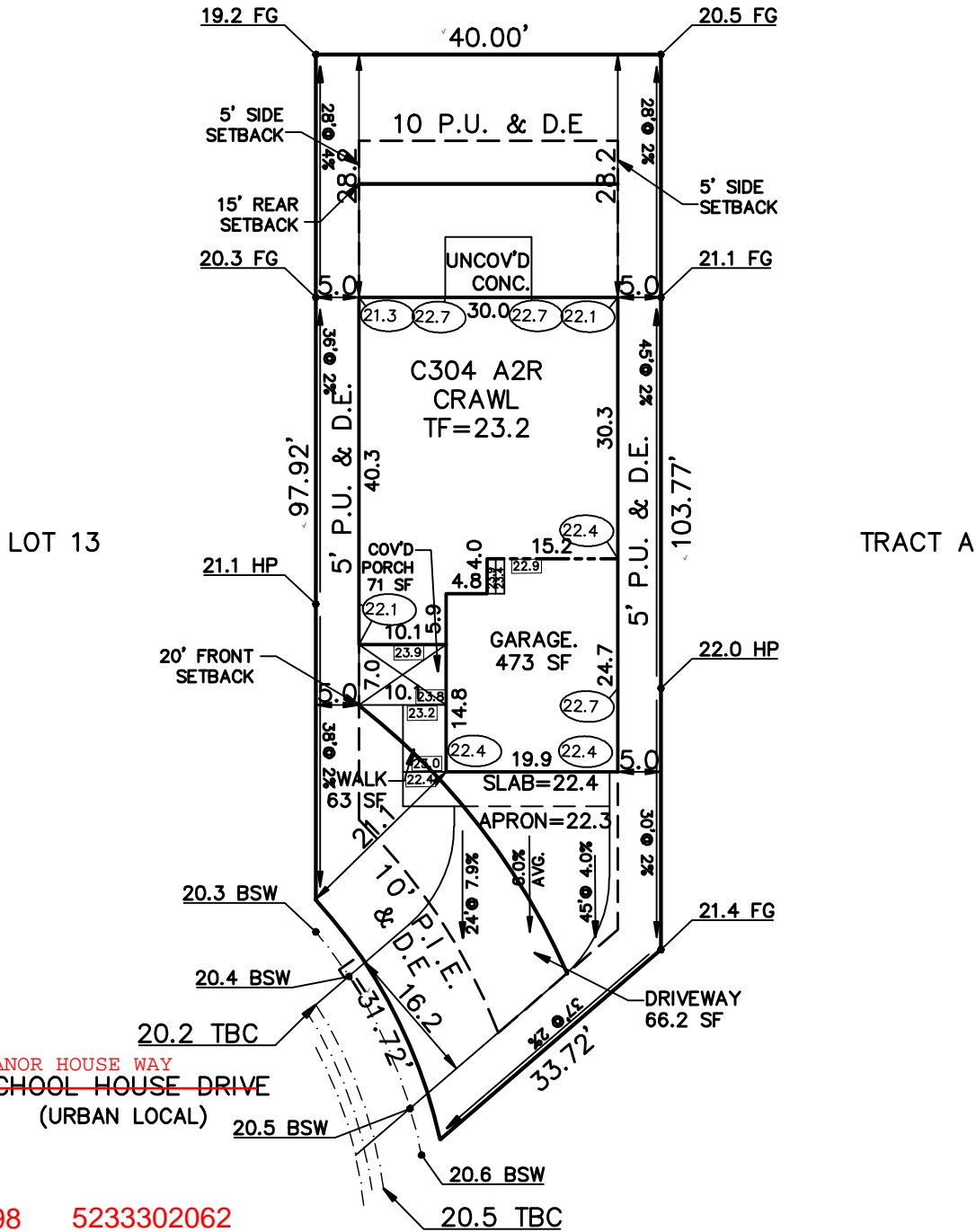


Released for Permit
12/17/2024 2:50:18 PM
REGIONAL
Building Department
Amy
ENUMERATION

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 CREATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS (EXCEPT REGULATION). Planning & Community Development Department approval is contingent upon compliance with all applicable rules 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 discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{22.7(3)+22.4(3)+22.1(2)+21.3}{(9)} = 22.3$
 BUILDING HEIGHT = 26.0 + (TS - AFG) =
 BUILDING HEIGHT = 26.0 + (23.2 - 22.3) = 26.9



PUD
 PLAT 15398 5233302062
 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. = 4505 ✓ HOUSE SQ. FT. = 1572 ✓ COVERAGE = 34.9% ✓ BLDG. HEIGHT = 26.9 ✓</p>	<p>PLOT PLAN</p>		
	<p>LEGAL DESCRIPTION</p> <p>LOT 12 ✓ STERLING RANCH FILING No. 5 ✓ EL PASO COUNTY, COLORADO</p>		<p>ADDRESS</p> <p>8084 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>SR5-12</p>	<p>DATE</p> <p>11-11-24</p> <p>PROJECT NO.</p>

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233302062

Address: 8084 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 197079  Received: 17-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	468	
Main Level	1034	
Upper Level 1	1497	
	2999	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
<p>APPROVED <u>Plan Review</u> 12/18/2024 4:05:06 PM dsdyounger 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.