

AVERAGE FINISH GRADE = (AFG)  
 AFG =  $\frac{82.9(4)+82.1(2)+81.7+81.6+80.9+80.4+80.3}{11} = 81.9$   
 BUILDING HEIGHT =  $22.7 + (TS - AFG) =$   
 BUILDING HEIGHT =  $22.7 + (83.4 - 81.9) = 24.2$

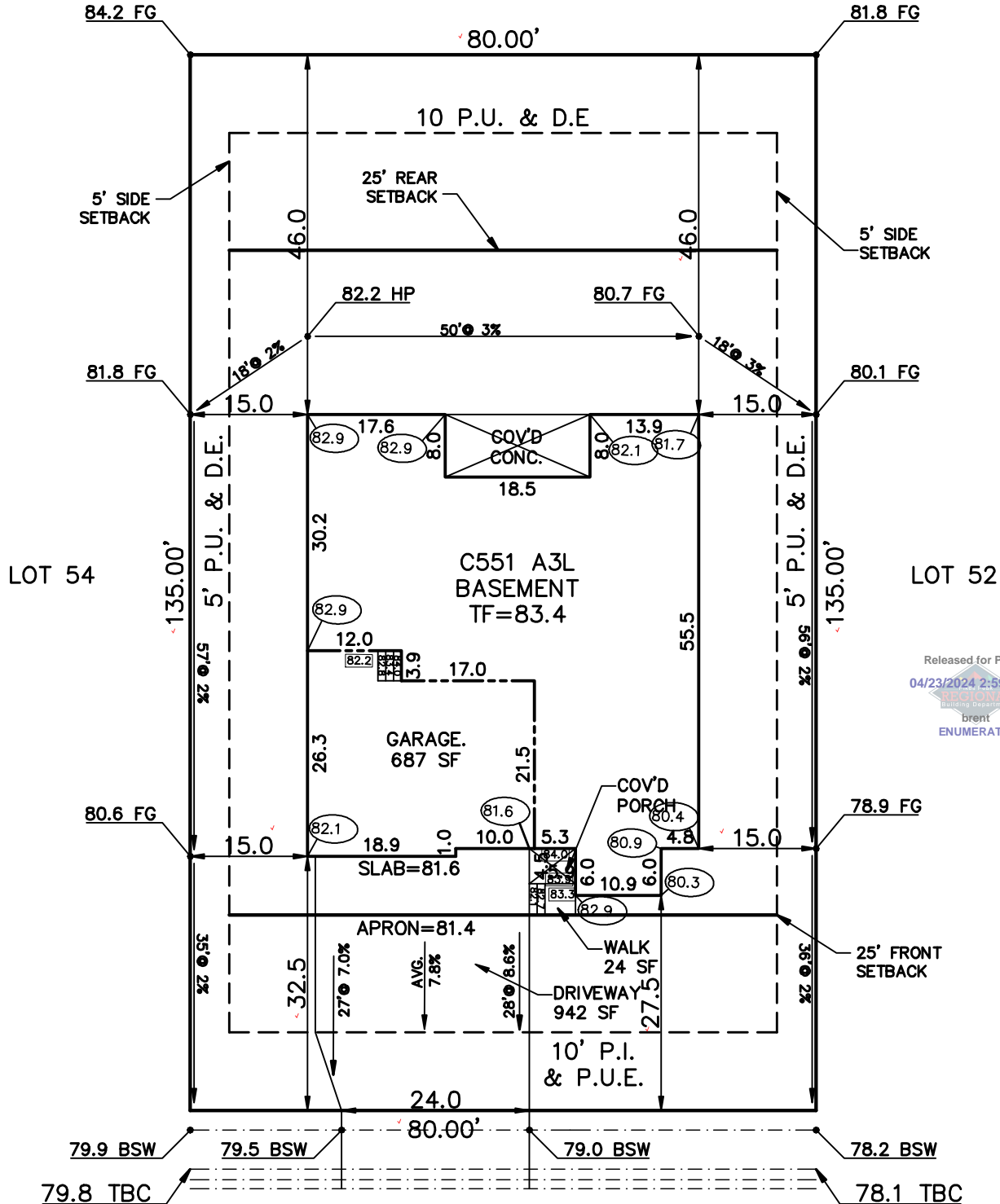
SFD24376

APPROVED  
 BESQCP  
 04/23/2024 3:37:09 PM  
 ddwyonger  
 EPC Planning & Community  
 Development Department

APPROVED  
 Plan Review  
 04/23/2024 3:27:16 PM  
 ddwyonger  
 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 OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS. 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 Storage of any drainage way is not permitted without approval of the Planning & Community Development Department.



Released for Permit  
 04/23/2024 2:59:40 PM  
 Brent  
 ENUMERATION

RS-6000  
 PLAT 15243

WILLIAM DOWNING DRIVE  
 (50' R.O.W.)

SCHEDULE No. 5228410027

**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. = 10800'  
 HOUSE SQ. FT. = 2886'  
 COVERAGE = 26.7%  
 BLDG. HEIGHT = 24.2'

**PLOT PLAN**

**LEGAL DESCRIPTION**

LOT 53  
 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3,  
 EL PASO COUNTY, COLORADO

**ADDRESS**

8364 WILLIAM DOWNING DRIVE

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.  
 HN3-53

DATE  
 01-26-24

DRAWING NAME

PROJECT NO.

# SITE



2023 PPRBC  
2021 IECC Amended

Address: 8364 WILLIAM DOWNING DR, COLORADO SPRINGS

Parcel: 5228410027

Plan Track #: 188899 

Received: 23-Apr-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:


Garage	687	
Lower Level 2	2024	
Main Level	1981	
	4692	Total Square Feet

## Required PPRBD Departments (2)


**Enumeration**

Released for Permit  
04/23/2024 3:01:19 PM  
  
brent  
ENUMERATION

**Floodplain**

N/A  
04/23/2024 3:01:14 PM  
  
brent  
FLOODPLAIN

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
04/23/2024 3:30:12 PM  
*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.