

SFD26821
PLAT-15398
PUD
NOT IN WUI

Released for Permit

10/05/2026 2:59:19 PM

REGIONAL Building Department

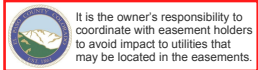
amy

ENUMERATION

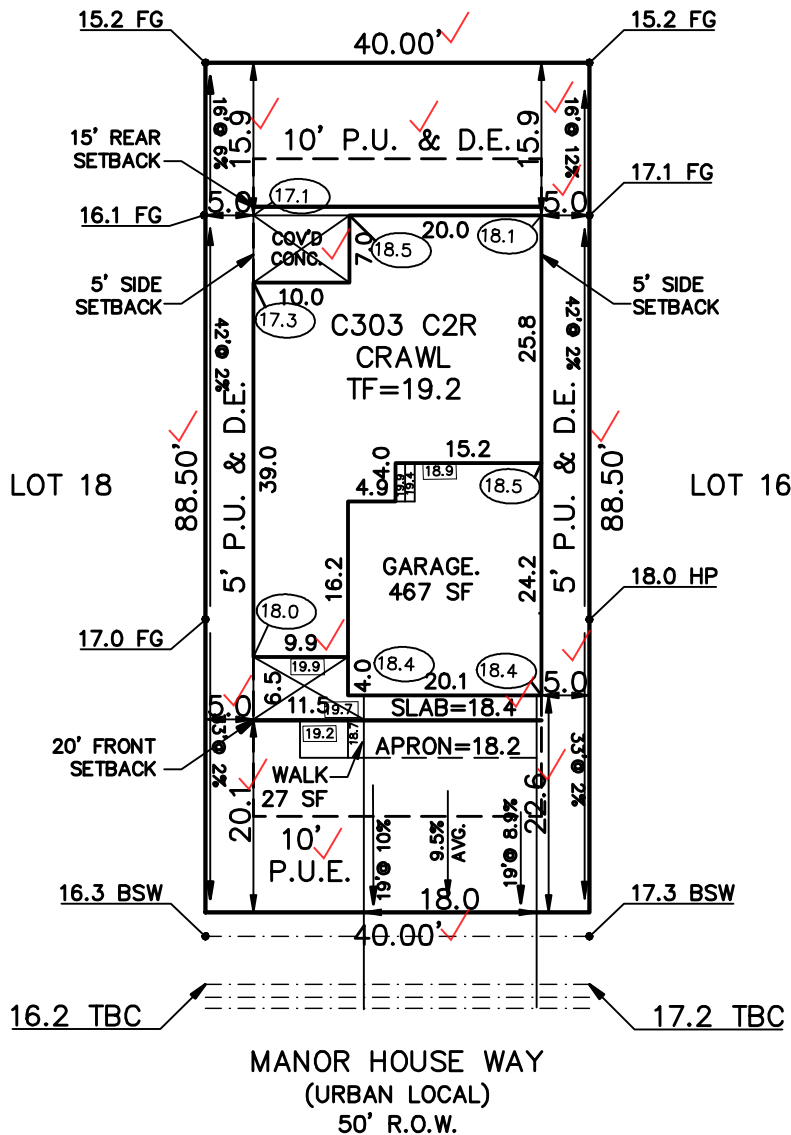
AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{18.5(2)+18.4(2)+18.1+18.0+17.3+17.1}{(8)} = 18.0$
BUILDING HEIGHT = 25.9 + (TS - AFG) =
BUILDING HEIGHT = 25.9 + (19.0 - 18.0) = 26.9

EAVE PROTECTION REQUIRED

APPROVED
Plan Review
10/06/2026 3:19:26 PM
dsdhills
EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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.
Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department



FLAT WORK:
4" DRIVEWAY 452 SF
6" DRIVEWAY SF
4" SIDEWALK 110 SF
6" SIDEWALK 90 SF
PATIO 70 SF,
WALK 27 SF,
PORCH 69 SF

SCHEDULE No. 5233302067

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.= 3540✓ HOUSE SQ. FT.= 1529✓ COVERAGE = 43.2%✓ BLDG. HEIGHT = 26.9✓	PLOT PLAN		
		LEGAL DESCRIPTION LOT 17 ✓ 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 8044 MANOR HOUSE WAY ✓		
		SCALE: ...1"=20' DRAWN BY: TAP	TITLE CO. FILE NO.	DATE 06-24-26
			DRAWING NAME SR5-17	PROJECT NO.

SITE



2023 PPRBC
2024 IECC and CO MERSRC

Address: 8044 MANOR HOUSE WAY, COLORADO SPRINGS

Parcel: 5233302067

Plan Track #: 217422  **Received: 05-Oct-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	460	
Main Level	931	
Upper Level 1	1405	
	2796	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

10/5/2026 2:59:33 PM

Floodplain

(N/A) RBD GIS

Construction

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Melissa F
CONSTRUCTION

Required Outside Departments (1)

County Zoning

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Plan Review

10/06/2026 3:28:46 PM


**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.**