

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{19.2(2)+19.0(3)+18.9(2)+18.2}{(8)} = 18.9$
BUILDING HEIGHT = 24.0 + (TS − AFG) =
BUILDING HEIGHT = 24.0 + (19.8 − 18.9) = 24.9

Released for Permit
11/09/2026 12:55:01 PM
REGIONAL Building Department
amy
ENUMERATION

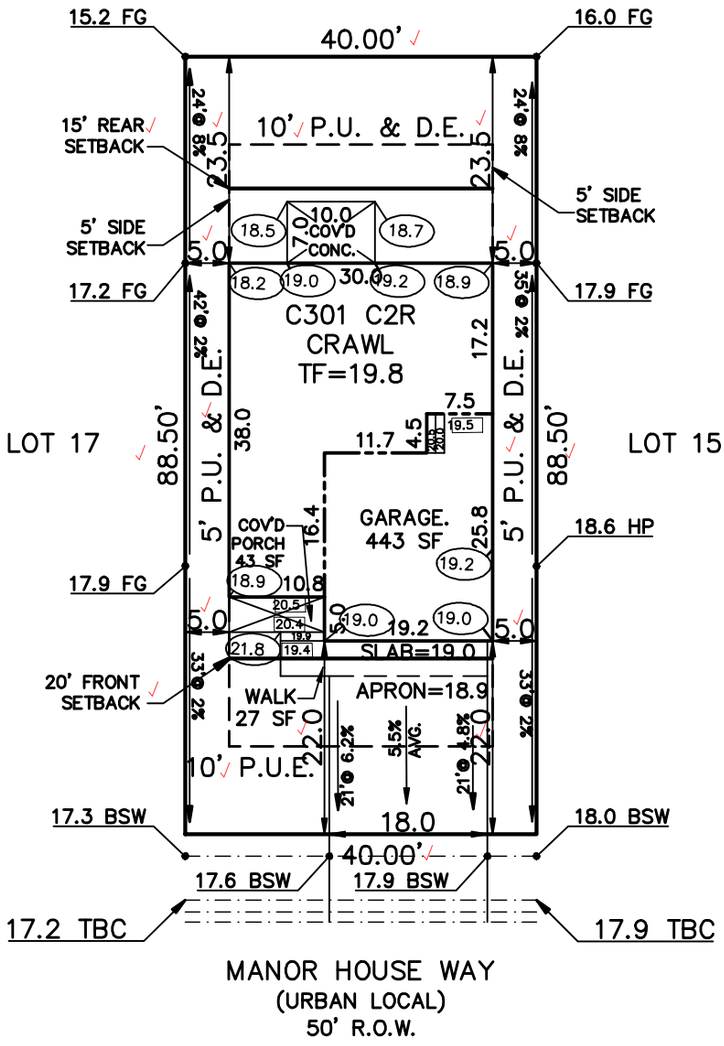
SFD26851
PUD
PLAT - 15398
" NOT IN WUI"

APPROVED
Plan Review
11/12/2026 2:12:05 PM
dsdmaes
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

It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.

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11/10/2026 10:56:58 AM
REGIONAL Building Department
justinf
CONSTRUCTION



MANOR HOUSE WAY
(URBAN LOCAL)
50' R.O.W.

FLAT WORK:
4" DRIVEWAY 441 SF
6" DRIVEWAY SF
4" SIDEWALK 110 SF
6" SIDEWALK 90 SF
PATIO 70 SF,
WALK 25 SF,
PORCH 43 SF

SCHEDULE No. 5233302066

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.= 1349
COVERAGE = 38.1%
BLDG. HEIGHT = 24.9

PLOT PLAN

LEGAL DESCRIPTION
LOT 16
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
8052 MANOR HOUSE WAY

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

TITLE CO. FILE NO.	DATE
	10−22−26
DRAWING NAME	PROJECT NO.
SR5−16	

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 8052 MANOR HOUSE WAY, COLORADO SPRINGS **Parcel: 5233302066**

Plan Track #: 218410 **Received: 09-Nov-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	420	
Main Level	816	
Upper Level 1	1139	
	2375	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

11/9/2026 12:55:28 PM

Floodplain

(N/A) RBD GIS

Construction

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11/10/2026 10:57:00 AM

Pikes Peak REGIONAL Building Department

justinl

CONSTRUCTION

Required Outside Departments (2)

County Zoning

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Plan Review

11/12/2026 2:13:18 PM

dsdmaes

EPC Planning & Community Development Department

Black Forest Fire (CSFD)

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.