

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{25.1(2)+24.6+24.1+24.0(3)}{7} = 24.4$
 BUILDING HEIGHT = 25.6 + (TS - AFG) =
 BUILDING HEIGHT = 25.6 + (25.6 - 24.4) = 26.8

Released for Permit
 12/17/2024 3:26:52 PM
 REGIONAL Building Department
 Amy
 ENUMERATION

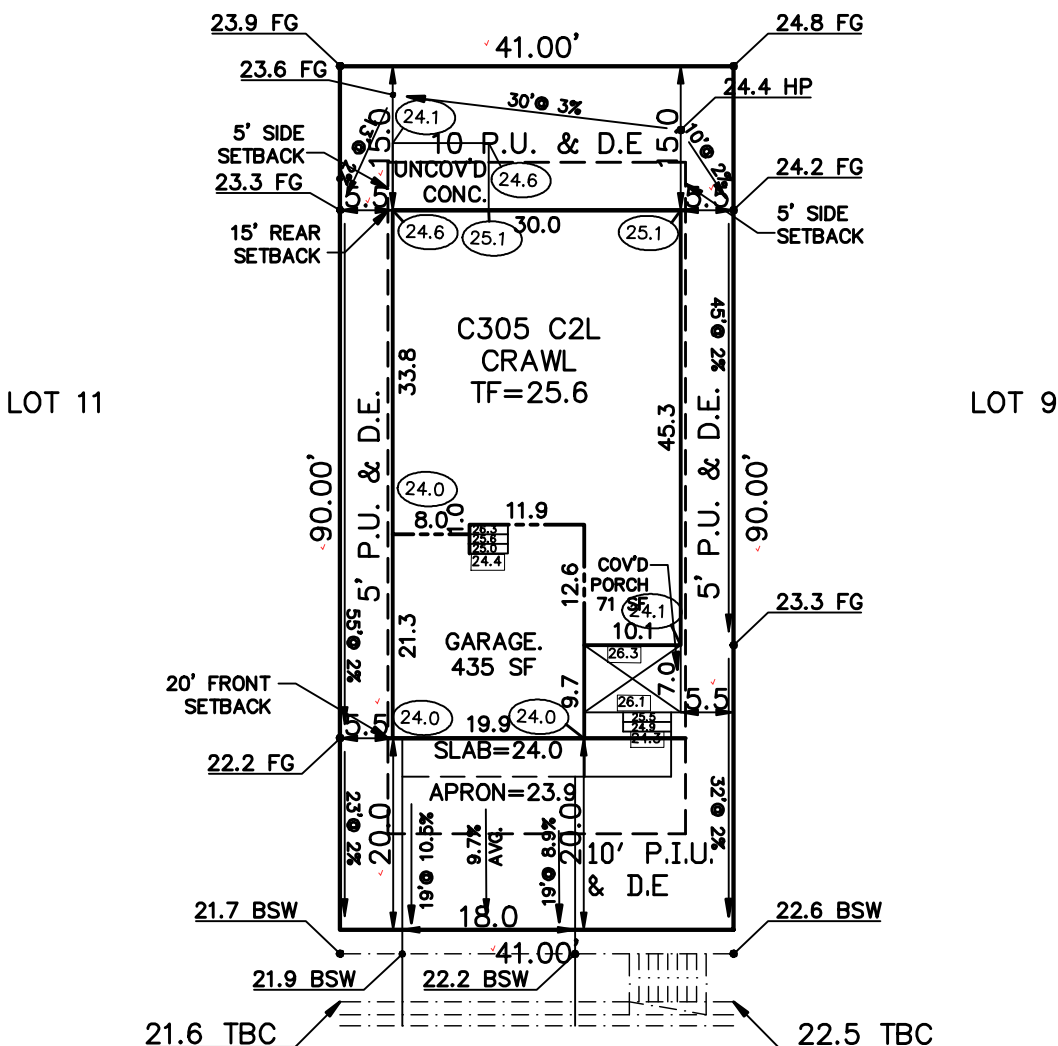
SFD241157

APPROVED
 BESQCP
 12/19/2024 12:11:33 PM
 dsdyounger
 EPC Planning & Community
 Development Department

APPROVED
 Plan Review
 12/19/2024 12:11:37 PM
 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 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.



PUD
 PLAT 15398

MANOR HOUSE WAY
~~SCHOOL HOUSE DRIVE~~
 (URBAN LOCAL)

SCHEDULE No. 5233302049

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.= 3690 ✓ HOUSE SQ. FT.= 1623 ✓ COVERAGE = 44.0% ✓ BLDG. HEIGHT = 26.8 ✓	PLOT PLAN	
	LEGAL DESCRIPTION LOT 10 ✓ 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 8108 MANOR HOUSE WAY ✓	
		SCALE: ...1"=20' DRAWN BY: TAP	TITLE CO. FILE NO. SR5-10

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233302060

Address: 8108 MANOR HOUSE WAY, COLORADO SPRINGS

Plan Track #: 197084 

Received: 17-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	429	
Main Level	1123	
Upper Level 1	1338	
	2890	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
	(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED
Plan Review

12/19/2024 12:12:27 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.