

AVERAGE FINISH GRADE = (AFG)
AFG = $\frac{19.8(2)+19.2+18.9+18.8(2)+18.1}{(7)} = 19.1$
BUILDING HEIGHT = 24.7 + (TS – AFG) =
BUILDING HEIGHT = 24.7 + (20.3 – 19.1) = 25.9

SFD26850
PUD
PLAT - 15390
"NOT IN WUI"

Released for Permit
11/09/2026 12:50:52 PM
Pikes Peak REGIONAL Building Department
amy
ENUMERATION

APPROVED
Plan Review
11/12/2026 1:14:28 PM
dsdmaes
EPC Planning & Community Development Department

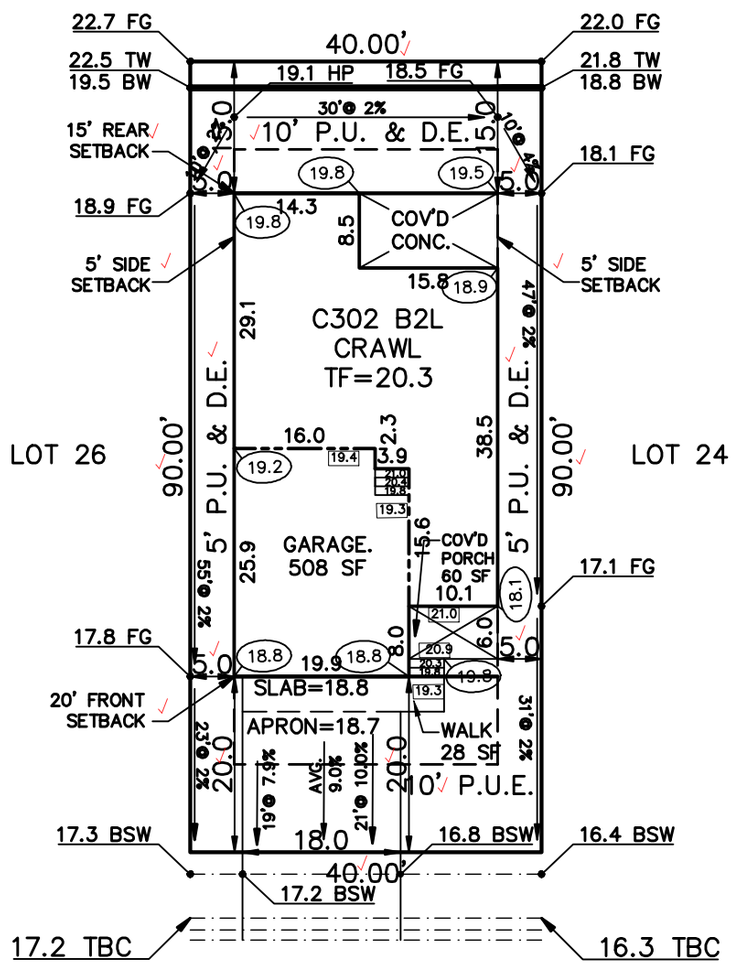
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.



11/10/2026 10:55:01 AM
AMERICAN LEGEND HOMES
CONSTRUCTION

FLAT WORK:
4" DRIVEWAY 405 SF
6" DRIVEWAY SF
4" SIDEWALK 110 SF
6" SIDEWALK 90 SF
PATIO 134 SF,
WALK 28 SF,
PORCH 60 SF

SCHEDULE No. 5233302075

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.= 3600
HOUSE SQ. FT.= 1630
COVERAGE = 45.3%
BLDG. HEIGHT = 25.9

PLOT PLAN

LEGAL DESCRIPTION
LOT 25
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
8043 MANOR HOUSE WAY

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

TITLE CO. FILE NO.	DATE
	10–22–26
DRAWING NAME	PROJECT NO.
SR5–25	

SITE

2023 PPRBC
2024 IECC and CO MERSRC

Address: 8043 MANOR HOUSE WAY, COLORADO SPRINGS **Parcel: 5233302075**

Plan Track #: 218408 **Received: 09-Nov-2026 (AMY)**

Description:

RESIDENCE

Type of Unit:

Garage	486	
Main Level	949	
Upper Level 1	1306	
	2741	Total Square Feet

Required PPRBD Departments (3)

Enumeration

APPROVED

AMY

11/9/2026 12:51:29 PM

Floodplain

(N/A) RBD GIS

Construction

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

11/12/2026 1:15:51 PM
dsdmaes
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.