



2659.5 B ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(20.6)(4)}{4} = 20.6$

BUILDING HEIGHT = 20.3 + (SLAB - AFG) =  
 BUILDING HEIGHT = 20.3 + (21.3 - 20.6) = 21.0 ✓

TS=20.6 AFG=21.3

FILE - SFD23446  
 ZONING - RS-5000  
 CAD-O  
 PLAT - 14894  
 AREA - 6250 SQ FT

Released for Permit  
 06/06/2023 2:21:16 PM  
 REGIONAL Building Department  
 ENUMERATION

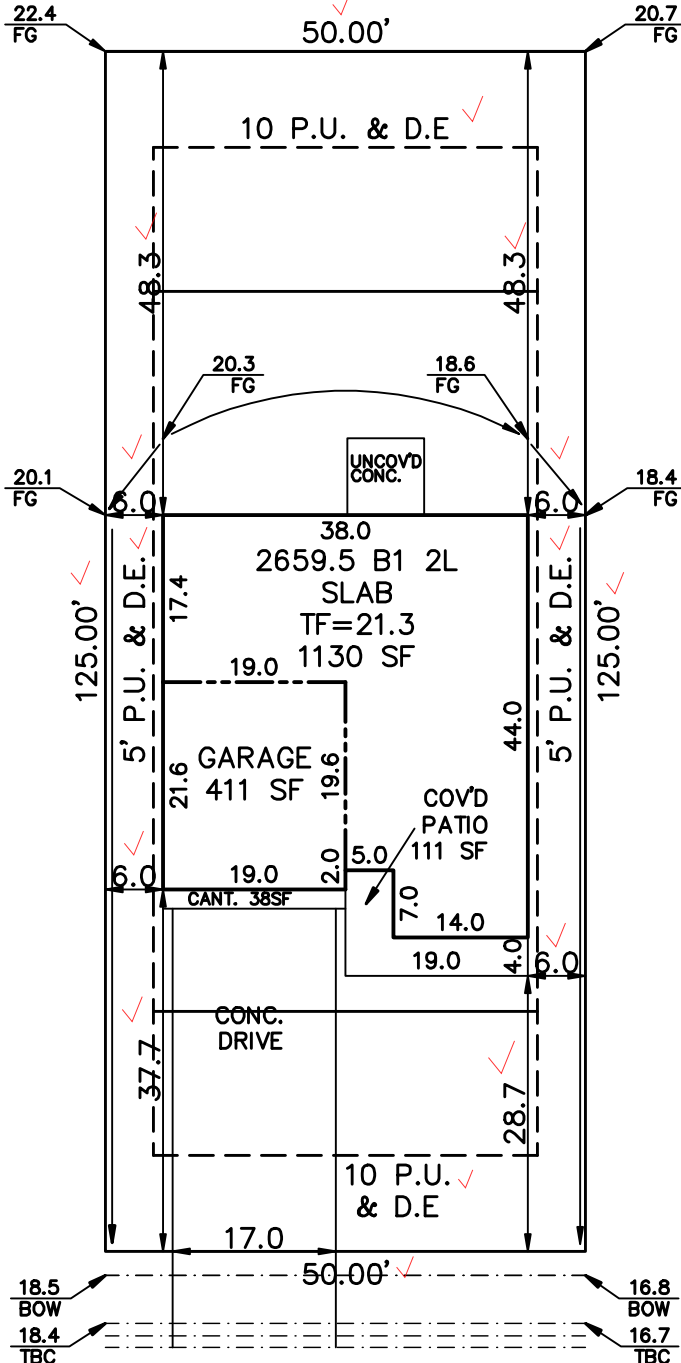
APPROVED  
 Plan Review  
 06/09/2023 1:45:51 PM  
 dsdmas  
 EPC Planning & Community  
 Development Department

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

APPROVED  
 BESQCP  
 06/09/2023 1:46:18 PM  
 dsdmas  
 EPC Planning & Community  
 Development Department

LOT 22

For accessory structures 10 years old or older,  
 Site Plan approval DOES NOT CONSTITUTE  
 approval/compliance with the Building Code.  
 A building permit may be required by PPRBD.



LOT 24

ZONING RS-5000  
 SCHEDULE No. 5233306002 ✓

BYNUM DRIVE  
 (50' R.O.W.)

**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.= 6250  
 HOUSE SQ. FT.= 1690  
 COVERAGE = 27.0% ✓  
 BLDG. HEIGHT = 21.0

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

ASPEN LAND CONSULTANTS, LLC  
 11670 SILVER CHARM WAY  
 COLORADO SPRINGS, COLORADO 80921

( IN FEET )  
 1 inch = 20 ft.



**PLOT PLAN**

**LEGAL DESCRIPTION**

LOT 23  
 STERLING RANCH FILING No.2  
 EL PASO COUNTY, COLORADO

**ADDRESS**

8747 BYNUM DRIVE

PREPARED FOR  
 CHALLENGER  
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

SR2-23

DATE

06-05-23

PROJECT NO.

# SITE



2017 PPRBC

Address: 8747 BYNUM DR, COLORADO SPRINGS

Parcel: 5233306002

Plan Track #: 177039 

Received: 06-Jun-2023 (AMY)

## Description:

### RESIDENCE


Type of Unit:

Garage	393	
Lower Level 2	1152	
Main Level	1148	
Upper Level 1	1511	
	4204	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>6/6/2023 2:41:37 PM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>06/09/2023 1:48:06 PM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.