

AVERAGE FINISH GRADE = (AFG)
 AFG = $\frac{78.7+78.4(2)+78.2+78.0(2)+77.7+77.0+76.0}{9} = 77.8$
 BUILDING HEIGHT = $20.3 + (TS - AFG) =$
 BUILDING HEIGHT = $20.3 + (79.2 - 77.8) = 21.7 \checkmark$

Released for Permit
 04/23/2024 1:49:19 PM
 REGIONAL Building Department
 ENUMERATION

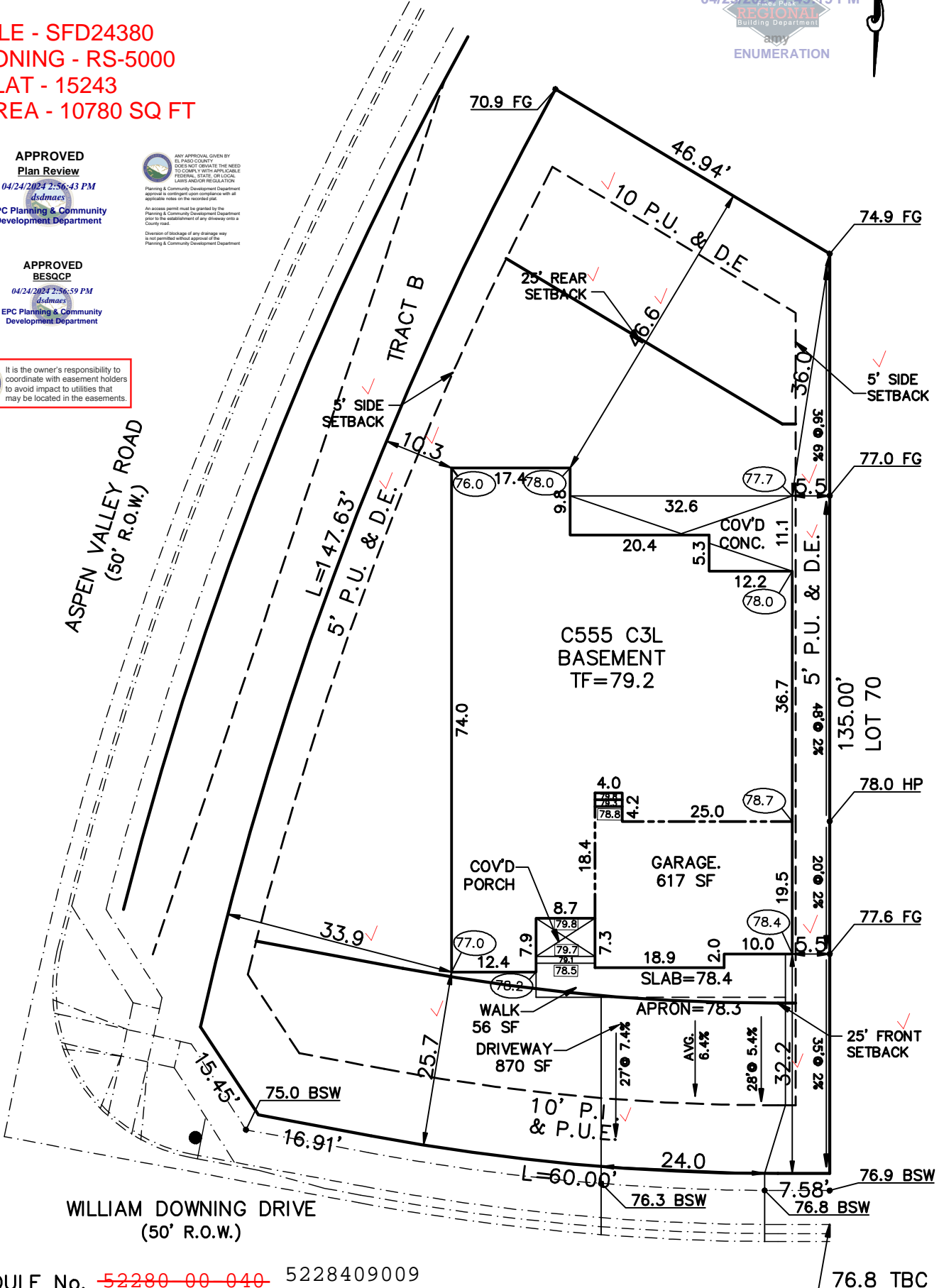
FILE - SFD24380
 ZONING - RS-5000
 PLAT - 15243
 AREA - 10780 SQ FT

APPROVED
 Plan Review
 04/24/2024 2:56:43 PM
 dsdmar
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OVIATE THE NEED
 TO OBTAIN A PERMIT FROM THE
 FEDERAL, STATE, MUNICIPAL,
 LAWS AND/OR REGULATION
 Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.
 An easement owner must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.
 Overrun of backage of any change may
 be not permitted without approval of the
 Planning & Community Development Department

APPROVED
 BESQCP
 04/24/2024 2:56:59 PM
 dsdmar
 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.



SCHEDULE No. ~~52280-00-040~~ 5228409009

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.= 10780 ✓ HOUSE SQ. FT.= 3507 ✓ COVERAGE = 32.5% ✓ BLDG. HEIGHT = 77.8	PLOT PLAN							
	LEGAL DESCRIPTION LOT 71 HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 EL PASO COUNTY, COLORADO								
AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088		ADDRESS 8377 WILLIAM DOWNING DRIVE							
		SCALE: ...1"=20' DRAWN BY: TAP	<table border="1"> <tr> <th>TITLE CO. FILE NO.</th> <th>DATE</th> </tr> <tr> <td>HN3-71</td> <td>02-08-24</td> </tr> <tr> <th>DRAWING NAME</th> <th>PROJECT NO.</th> </tr> <tr> <td></td> <td></td> </tr> </table>	TITLE CO. FILE NO.	DATE	HN3-71	02-08-24	DRAWING NAME	PROJECT NO.
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HN3-71	02-08-24								
DRAWING NAME	PROJECT NO.								

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5228409009

Address: 8377 WILLIAM DOWNING DR, COLORADO SPRINGS

Plan Track #: 188887 

Received: 23-Apr-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	609	
Lower Level 2	2607	
Main Level	2559	
Upper Level 1	168	
	5943	Total Square Feet

Required PPRBD Departments (2)

Enumeration
Released for Permit
04/23/2024 1:51:19 PM
Pikes Peak
REGIONAL
Building Department
amy
ENUMERATION

Floodplain
N/A
04/23/2024 1:51:31 PM
Pikes Peak
REGIONAL
Building Department
amy
FLOODPLAIN

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
04/24/2024 2:57:42 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.