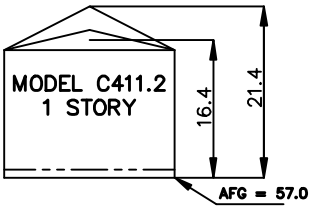


SFD24952



APPROVED
BESQCP
10/07/2024 10:03:27 AM
dsdyounger
EPC Planning & Community
Development Department

APPROVED
Plan Review
10/07/2024 10:03:32 AM
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.

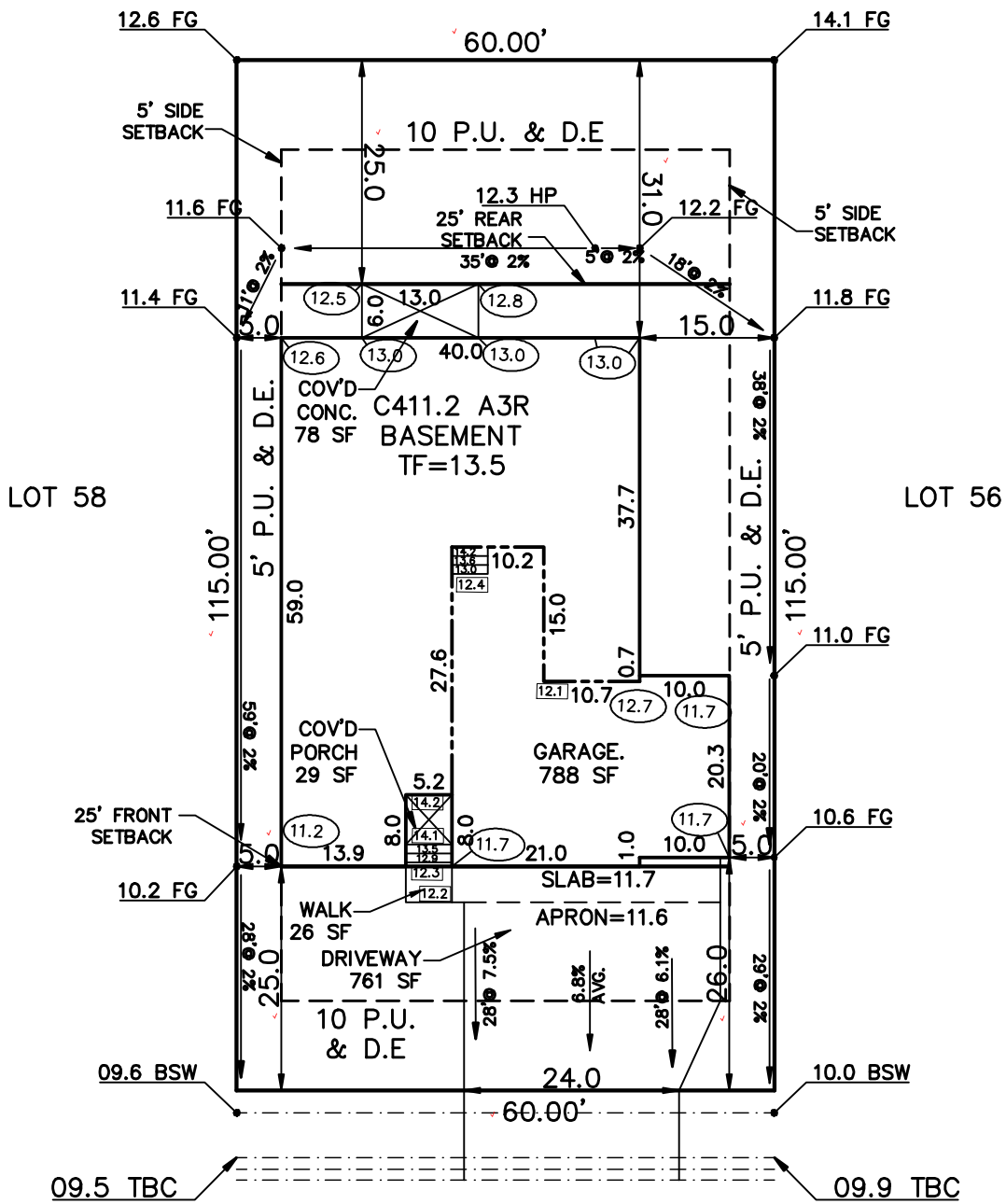
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.
Direction of flowage of any drainage way is not permitted without approval of the Planning & Community Development Department



AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{13.0(4)+12.7+12.6+11.7(3)+11.2}{10} = 12.4$
 BUILDING HEIGHT = $15.3 + (TS - AFG) =$
 BUILDING HEIGHT = $15.3 + (13.5 - 12.4) = 16.4$

Released for Permit
10/07/2024 7:07:12 AM
REGINAL Building Department
amy
ENUMERATION



RS-5000 CAD-O
PLAT 14995

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

SCHEDULE No. 5233308016

<p>WARNING! 1. LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. 2. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION.</p>	<p>SITE DATA LOT SQ. FT. = 6900 HOUSE SQ. FT. = 2628 COVERAGE = 38.1% BLDG. HEIGHT = 16.4</p>	<p>PLOT PLAN</p>		
	<p>LEGAL DESCRIPTION LOT 57 STERLING RANCH FILING No. 3 EL PASO COUNTY, COLORADO</p>		<p>ADDRESS 7918 PENNYDALE DRIVE</p>	
<p>AMERICAN LEGEND HOMES 1635 GARDEN OF THE GODS ROAD STE 2130 COLORADO SPRINGS, COLORADO 80907 719-884-0088</p>		<p>SCALE: ...1" = 20' DRAWN BY: TAP</p>	<p>TITLE CO. FILE NO. SR3-57</p>	<p>DATE 10-04-22 PROJECT NO.</p>

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5233308016

Address: 7918 PENNYDALE DR, COLORADO SPRINGS

Plan Track #: 194861  Received: 07-Oct-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	576	
Lower Level 2	1751	
Main Level	1698	
Upper Level 1	29	
	4054	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 10/7/2024 7:07:31 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>10/07/2024 10:04:28 AM</i>  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.