

SFD25655
PLAT 15349
PUD

APPROVED
Plan Review
 07/02/2025 2:25:08 PM
dsdhills
 EPC Planning & Community
 Development Department

APPROVED
BESQCP
 07/02/2025 2:24:35 PM
dsdhills
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT CONSTITUTE 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 rules on the recorded plat.

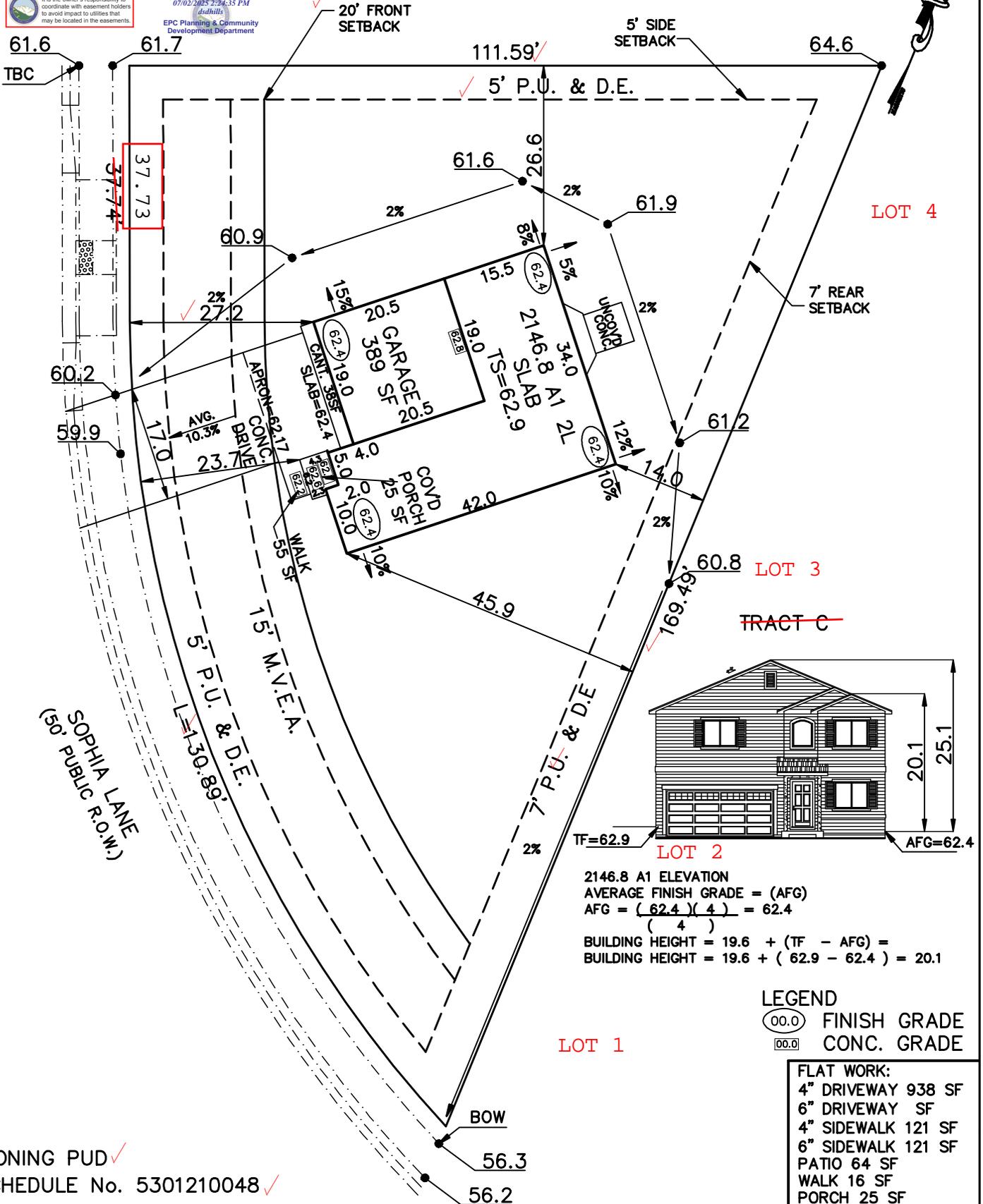
An accuracy permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

Division of Drainage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

Released for Permit
 07/02/2025 7:30:04 AM
 REGULAR
 Building Department
 amy
 ENUMERATION

It is the owner's responsibility to
 coordinate with easement holders
 to avoid impact to utilities that
 may be located in the easements.

LOT 41



2146.8 A1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(62.4)(4)}{4} = 62.4$
 BUILDING HEIGHT = 19.6 + (TF - AFG) =
 BUILDING HEIGHT = 19.6 + (62.9 - 62.4) = 20.1

LEGEND
 (00.0) FINISH GRADE
 (00.0) CONC. GRADE

FLAT WORK:
 4" DRIVEWAY 938 SF
 6" DRIVEWAY SF
 4" SIDEWALK 121 SF
 6" SIDEWALK 121 SF
 PATIO 64 SF
 WALK 16 SF
 PORCH 25 SF

ZONING PUD ✓
 SCHEDULE No. 5301210048 ✓

<p>WARNING!</p> <ol style="list-style-type: none"> LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION. THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION 	<p>SITE DATA</p> <p>LOT SQ. FT.= 10661 HOUSE SQ. FT.= 1388 COVERAGE = 13.0% ✓ BLDG. HEIGHT = 20.1 ✓</p>	<p>MINIMUM SETBACKS</p> <p>FRONT HOME 20' CORNER 15' REAR 7' SIDE 5'</p>	<p>SCALE: ...1"=20' DRAWN BY: TAP</p>
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ASPEN LAND CONSULTANTS, LLC
 11670 SILVER CHARM WAY
 COLORADO SPRINGS, COLORADO 80921

(IN FEET)
 1 inch = 20 ft.

PLOT PLAN		
<p>LEGAL DESCRIPTION</p> <p>LOT 40 ✓ FALCON MEADOWS AT BENT GRASS FILING NO. 3 ✓ EL PASO COUNTY, COLORADO</p>		
<p>ADDRESS</p> <p>8189 SOPHIA LANE ✓</p>		
<p>PREPARED FOR</p> <p>CHALLENGER HOMES</p>	<p>TITLE CO. FILE NO.</p> <p>DRAWING NAME</p> <p>FMBG3-40</p>	<p>DATE</p> <p>06-17-25</p> <p>PROJECT NO.</p>

SITE

2023 PPRBC
2021 IECC Amended

Address: 8189 SOPHIA LN, COLORADO SPRINGS

Parcel: 5301210048

Plan Track #: 203316

Received: 02-Jul-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	362	
Lower Level 2	924	
Main Level	924	
Upper Level 1	1275	
	3485	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED AMY 7/2/2025 7:31:04 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED Plan Review <i>07/02/2025 2:27:20 PM</i> <i>dsdhills</i> EPC Planning & Community Development Department
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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.