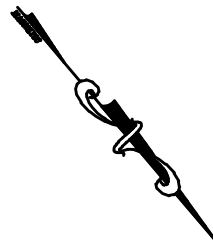




2066.1 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(11.5)(4)}{4} = 11.5$
 BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
 BUILDING HEIGHT = 18.8 + (12.0 - 11.5) = 19.3



Released for Permit

12/18/2024 10:27:10 AM

REGIONAL Building Department

Amy

ENUMERATION

SFD241152
 PLAT 15342
 PUD

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

APPROVED
 Plan Review

12/20/2024 10:04:30 AM
 dsdrangel

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 REGULATION.

Planning & Community Development Department
 approval is contingent upon compliance with all
 applicable notes on the recorded plat.

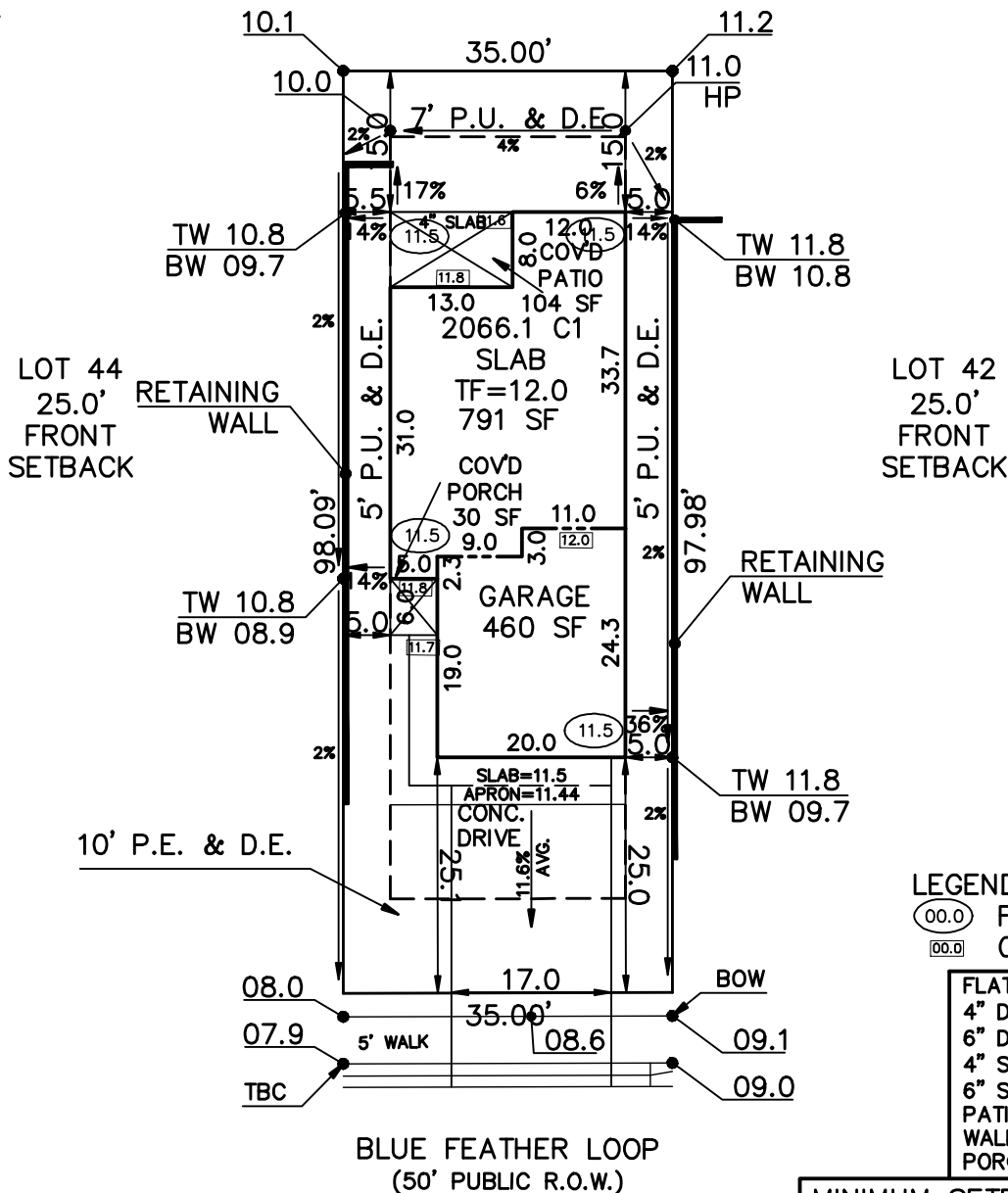
An access permit must be granted by the
 Planning & Community Development Department
 prior to the establishment of any driveway onto a
 County road.

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

APPROVED
 BESQCP

12/20/2024 10:04:39 AM
 dsdrangel

EPC Planning & Community
 Development Department



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

FLAT WORK:
 4" DRIVEWAY 468 SF
 6" DRIVEWAY SF
 4" SIDEWALK 90 SF
 6" SIDEWALK 85 SF
 PATIO 104 SF,
 WALK 53 SF,
 PORCH 30 SF

ZONING PUD
 SCHEDULE No. 5232410037

MINIMUM SETBACKS
 FRONT 20' CORNER 15'
 REAR 15' SIDE 5'

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. = 3431
 HOUSE SQ. FT. = 1385
 COVERAGE = 40.4%
 BLDG. HEIGHT = 19.3

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 43
 COPPER CHASE AT STERLING RANCH FILING No. 1
 EL PASO COUNTY, COLORADO

ADDRESS

8738 BLUE FEATHER LOOP

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DATE

12-13-24

DRAWING NAME

PROJECT NO.

CC1-043

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5232410037

Address: 8738 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 197115  Received: 18-Dec-2024 (AMY)

Description:

RESIDENCE


Type of Unit:

Garage	430	
Main Level	825	
Upper Level 1	1241	
	2496	Total Square Feet

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/18/2024 10:27:27 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

County Zoning
<p>APPROVED</p> <p><u>Plan Review</u></p> <p>12/20/2024 10:05:00 AM</p>  <p>EPC Planning & Community Development Department</p>

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.