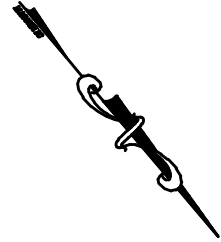


2066.1 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(97.8)(4)}{4} = 97.8$
 BUILDING HEIGHT = 18.8 + (SLAB - AFG) =
 BUILDING HEIGHT = 18.8 + (98.3 - 97.8) = 19.3



SFD241081
 PLAT 15342
 PUD

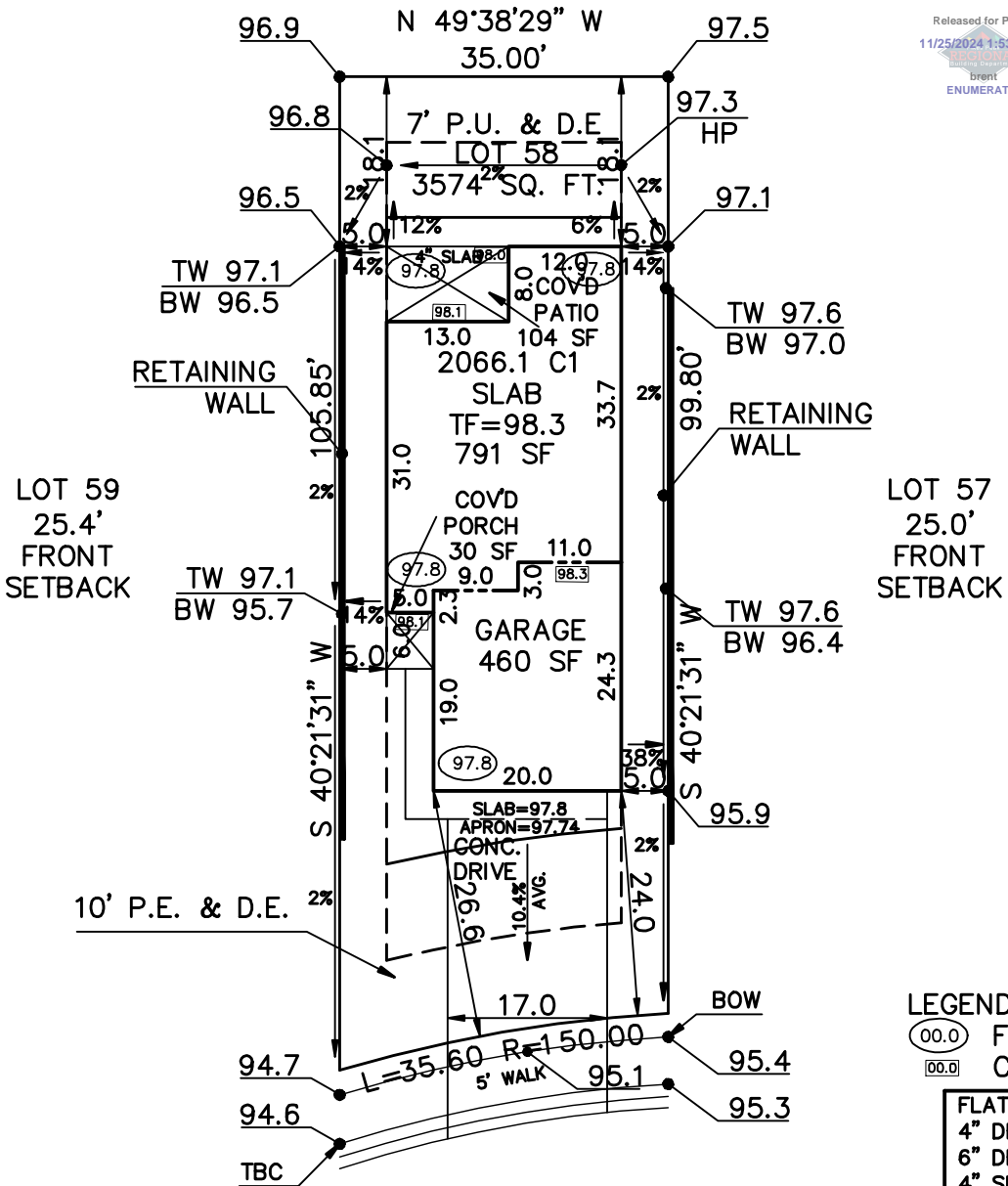
APPROVED
Plan Review
 11/26/2024 12:17:45 PM
 dsdrangel
 EPC Planning & Community
 Development Department

ANY APPROVAL GIVEN BY
 EL PASO COUNTY
 DOES NOT OVIATE 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.
 Diversion of blockage of any drainage way
 is not permitted without approval of the
 Planning & Community Development Department

APPROVED
BESQCP
 11/26/2024 12:17:54 PM
 dsdrangel
 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.

Released for Permit
 11/25/2024 1:53:43 PM
 Brent
 ENUMERATION



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

FLAT WORK:
 4" DRIVEWAY 474 SF
 6" DRIVEWAY SF
 4" SIDEWALK 92 SF
 6" SIDEWALK 86 SF
 PATIO 104 SF,
 WALK 53 SF,
 PORCH 30 SF

BLUE FEATHER LOOP
 (50' PUBLIC R.O.W.)

ZONING PUD
 SCHEDULE No. 5232410052

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

WARNING!

- LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- THIS PLOT PLAN SHOWS IMPROVEMENTS AT GRADE ONLY. SEE FOUNDATION PLANS FOR STRUCTURAL INFORMATION

SITE DATA

LOT SQ. FT. = 3574
 HOUSE SQ. FT. = 1385
 COVERAGE = 38.7%
 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 58
 COPPER CHASE AT STERLING RANCH FILING No. 1
 EL PASO COUNTY, COLORADO

ADDRESS

8618 BLUE FEATHER LOOP

PREPARED FOR
 CHALLENGER
 HOMES

TITLE CO. FILE NO.

DRAWING NAME

CC1-058

DATE

11-21-24

PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5232410052

Address: 8618 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 196462  Received: 25-Nov-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>11/25/2024 1:54:25 PM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>11/26/2024 12:19:39 PM</i></p> <p><i>dsdrangel</i></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.