

SFD25696
 PLAT 15349
 PUD

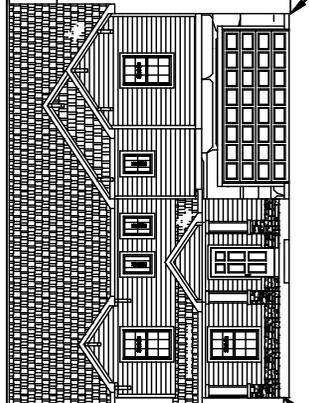
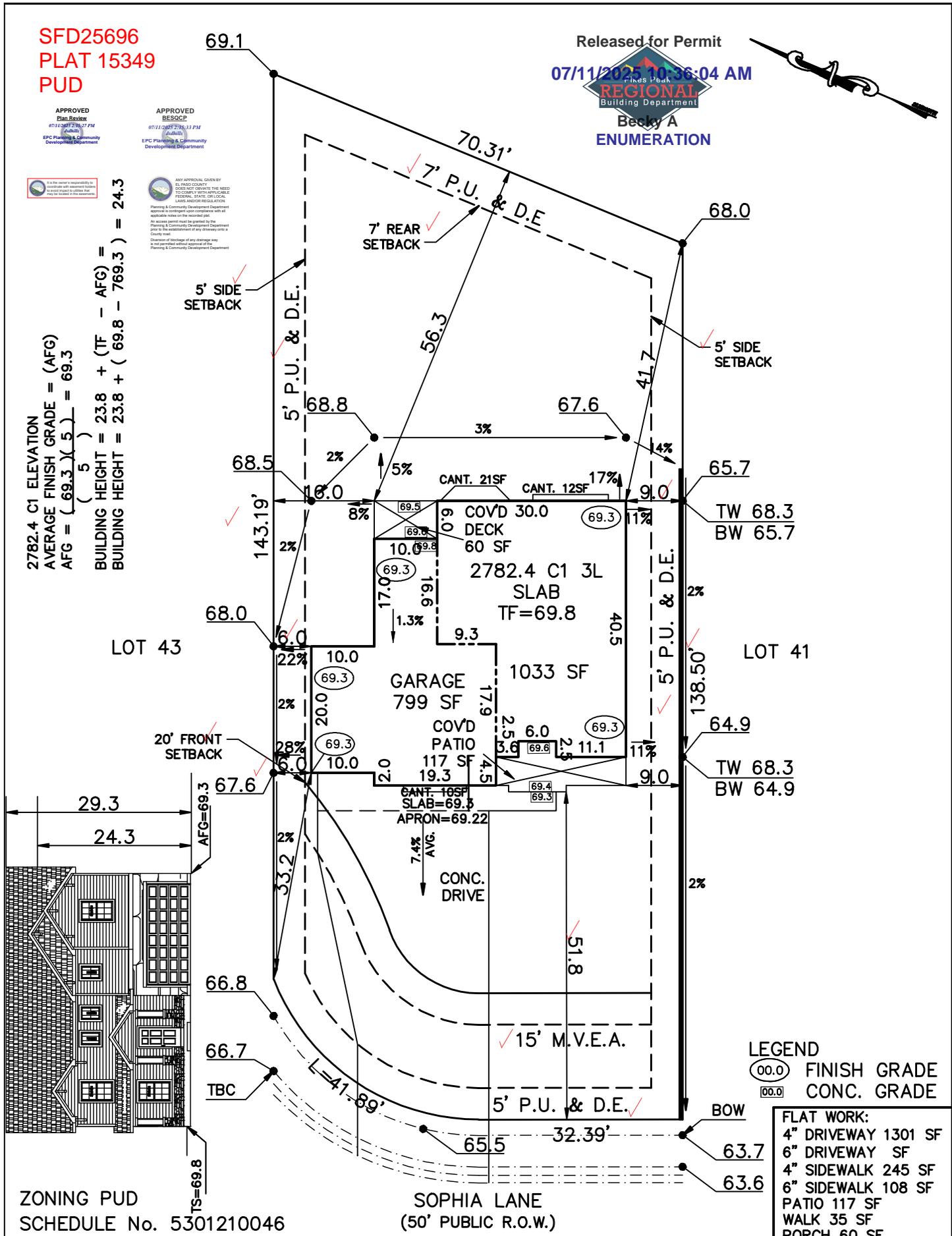
Released for Permit
 07/11/2025 10:36:04 AM
 REGIONAL Building Department
 Becky A
 ENUMERATION



APPROVED Plan Review
 07/11/2025 12:27 PM
 EPC Planning & Community Development Department

APPROVED BESQCP
 07/11/2025 12:33 PM
 EPC Planning & Community Development Department

2782.4 C1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = (.69.3)(5) = 69.3$
 BUILDING HEIGHT = $23.8 + (TF - AFG) = 24.3$
 BUILDING HEIGHT = $23.8 + (69.8 - 769.3) = 24.3$



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

FLAT WORK:
 4" DRIVEWAY 1301 SF
 6" DRIVEWAY SF
 4" SIDEWALK 245 SF
 6" SIDEWALK 108 SF
 PATIO 117 SF
 WALK 35 SF
 PORCH 60 SF

ZONING PUD
 SCHEDULE No. 5301210046

SOPHIA LANE
 (50' PUBLIC R.O.W.)

<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. = 9677 ✓ HOUSE SQ. FT. = 2052 ✓ COVERAGE = 21.2% ✓ BLDG. HEIGHT = 24.3 ✓</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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<p>ASPEN LAND CONSULTANTS, LLC 11670 SILVER CHARM WAY COLORADO SPRINGS, COLORADO 80921</p> <p>(IN FEET) 1 inch = 20 ft.</p>	<p>PLOT PLAN</p>					
	<p>LEGAL DESCRIPTION LOT 42 FALCON MEADOWS AT BENT GRASS FILING NO. 3 EL PASO COUNTY, COLORADO</p>					
<p>ADDRESS 8237 SOPHIA LANE</p>			<table border="1"> <tr> <td data-bbox="706 2486 966 2607"> <p>PREPARED FOR CHALLENGER HOMES</p> </td> <td data-bbox="966 2486 1226 2607"> <p>TITLE CO. FILE NO. _____</p> <p>DRAWING NAME FMBG3-42</p> </td> <td data-bbox="1226 2486 1485 2607"> <p>DATE 07-08-25</p> <p>PROJECT NO. _____</p> </td> </tr> </table>	<p>PREPARED FOR CHALLENGER HOMES</p>	<p>TITLE CO. FILE NO. _____</p> <p>DRAWING NAME FMBG3-42</p>	<p>DATE 07-08-25</p> <p>PROJECT NO. _____</p>
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SITE



2023 PPRBC
2021 IECC Amended

Address: 8237 SOPHIA LN, COLORADO SPRINGS

Parcel: 5301210046

Plan Track #: 203647 

Received: 11-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	557	
Lower Level 2	1045	
Main Level	1041	
Upper Level 1	1741	
	4384	Total Square Feet

Required PPRBD Departments (2)

Enumeration APPROVED BECKYA 7/11/2025 10:36:18 AM	Floodplain (N/A) RBD GIS
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Required Outside Departments (1)

County Zoning APPROVED <u>Plan Review</u> <i>07/11/2025 2:16:44 PM</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.