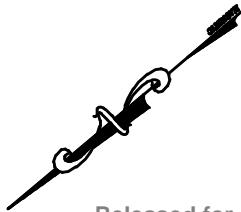




1840.1 T1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(16.7)(4)}{(4)} = 16.7$
BUILDING HEIGHT = 21.5 + (17.2 - 16.7) = 22.0



Released for Permit

07/02/2025 7:51:47 AM

REGIONAL
Building Department
amy
ENUMERATION

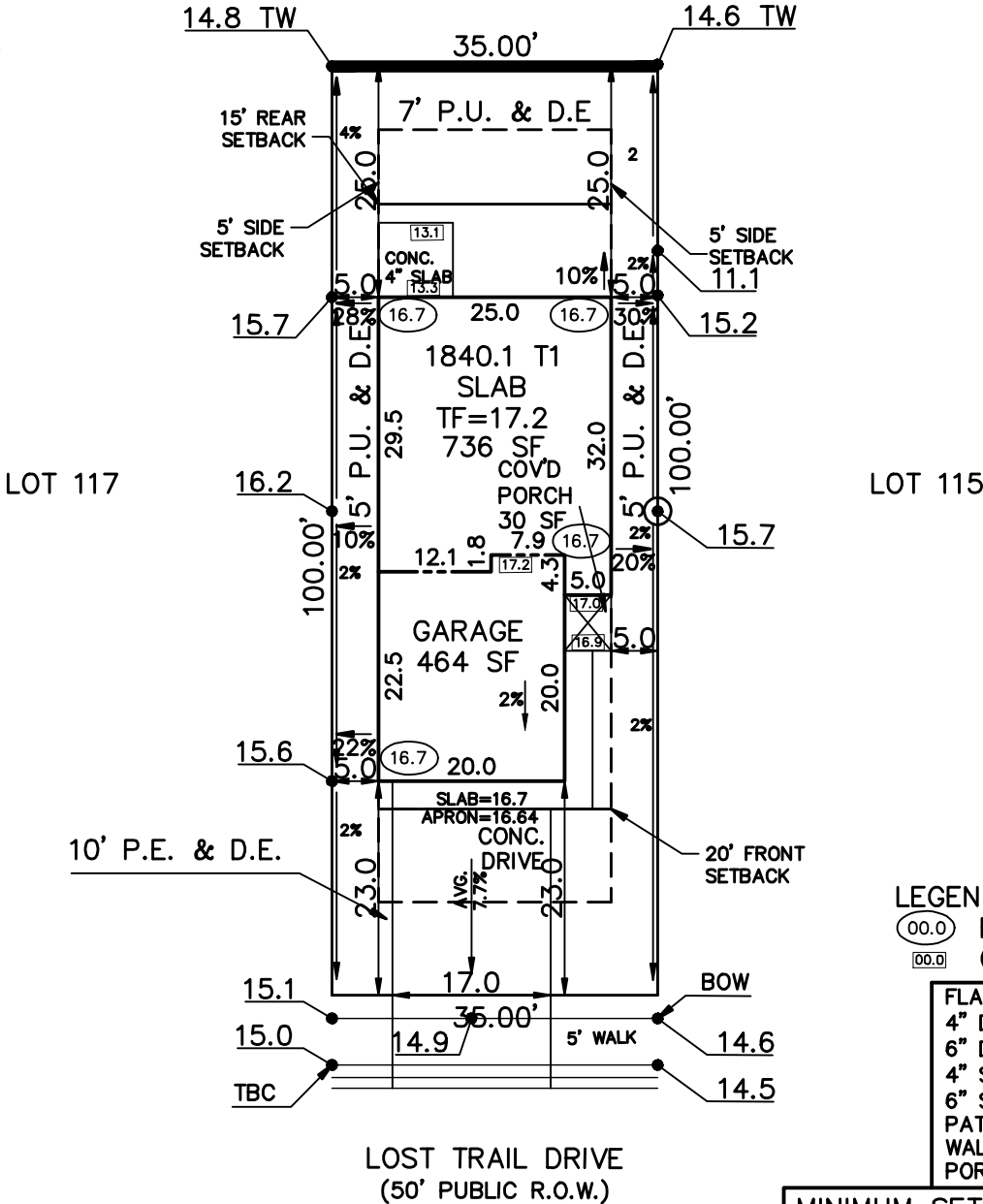
SFD25651
PLAT 15342
PUD

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
07/02/2025 9:01:09 AM
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.
Division of blockage of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
07/02/2025 9:01:20 AM
dsdrangel
EPC Planning & Community
Development Department



LEGEND
00.0 FINISH GRADE
00.0 CONC. GRADE

FLAT WORK:
4\"/>

ZONING PUD
SCHEDULE No. 5232413021

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.= 3500
HOUSE SQ. FT.= 1230
COVERAGE = 35.1%
BLDG. HEIGHT = 22.0

SCALE: ...1\"/>

ASPEN LAND CONSULTANTS, LLC
11670 SILVER CHARM WAY
COLORADO SPRINGS, COLORADO 80921

(IN FEET)
1 inch = 20 ft.



PLOT PLAN

LEGAL DESCRIPTION
LOT 116
COPPER CHASE AT STERLING RANCH FILING No. 1
EL PASO COUNTY, COLORADO

ADDRESS
7767 LOST TRAIL DRIVE

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
CC1-116

DATE
06-26-25
PROJECT NO.

SITE

2023 PPRBC
2021 IECC Amended

Address: 7767 LOST TRAIL DR, COLORADO SPRINGS

Parcel: 5232413021

Plan Track #: 203322

Received: 02-Jul-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

Garage	431	
Main Level	739	
Upper Level 1	1101	
	2271	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

7/2/2025 7:52:04 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/02/2025 9:01:37 AM

dsdrangel

**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.**