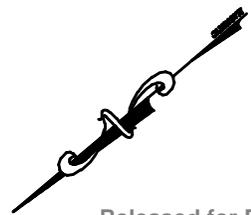


1840.1 T1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(16.7)(4)}{(4)} = 16.7$   
 BUILDING HEIGHT = 21.5 + (17.2 - 16.7) = 22.0



Released for Permit

07/02/2025 7:51:47 AM



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.

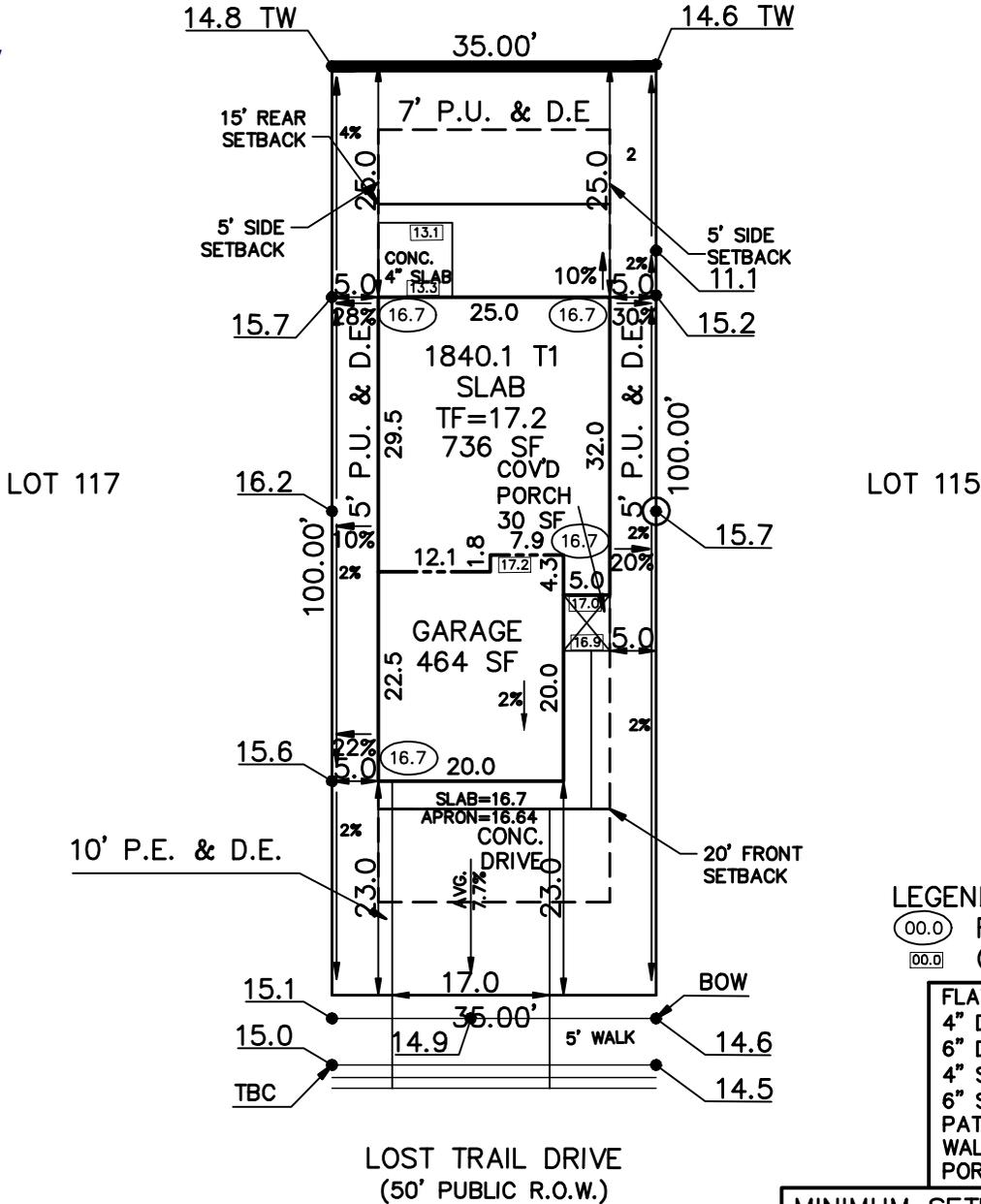
An access permit must be granted by the  
 Planning & Community Development Department  
 prior to the establishment of any driveway onto a  
 County road.

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\" DRIVEWAY 434 SF  
 6\" DRIVEWAY SF  
 4\" SIDEWALK 90 SF  
 6\" SIDEWALK 85 SF  
 PATIO 64 SF,  
 WALK 56 SF,  
 PORCH 30 SF

MINIMUM SETBACKS

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

ZONING PUD  
 SCHEDULE No. 5232413021

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"=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 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.

DATE

06-26-25

DRAWING NAME

PROJECT NO.

CC1-116

# 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)

<b>Enumeration</b>  <b>APPROVED</b>  <b>AMY</b>  <b>7/2/2025 7:52:04 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <b>Plan Review</b> <i>07/02/2025 9:01:37 AM</i>  <b>EPC Planning &amp; Community Development Department</b>
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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.