



2659.6 E1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(66.3)(5)}{(5)} = 66.3$
BUILDING HEIGHT = 20.3 + (SLAB - AFG) =
BUILDING HEIGHT = 20.3 + (66.8 - 66.3) = 20.8

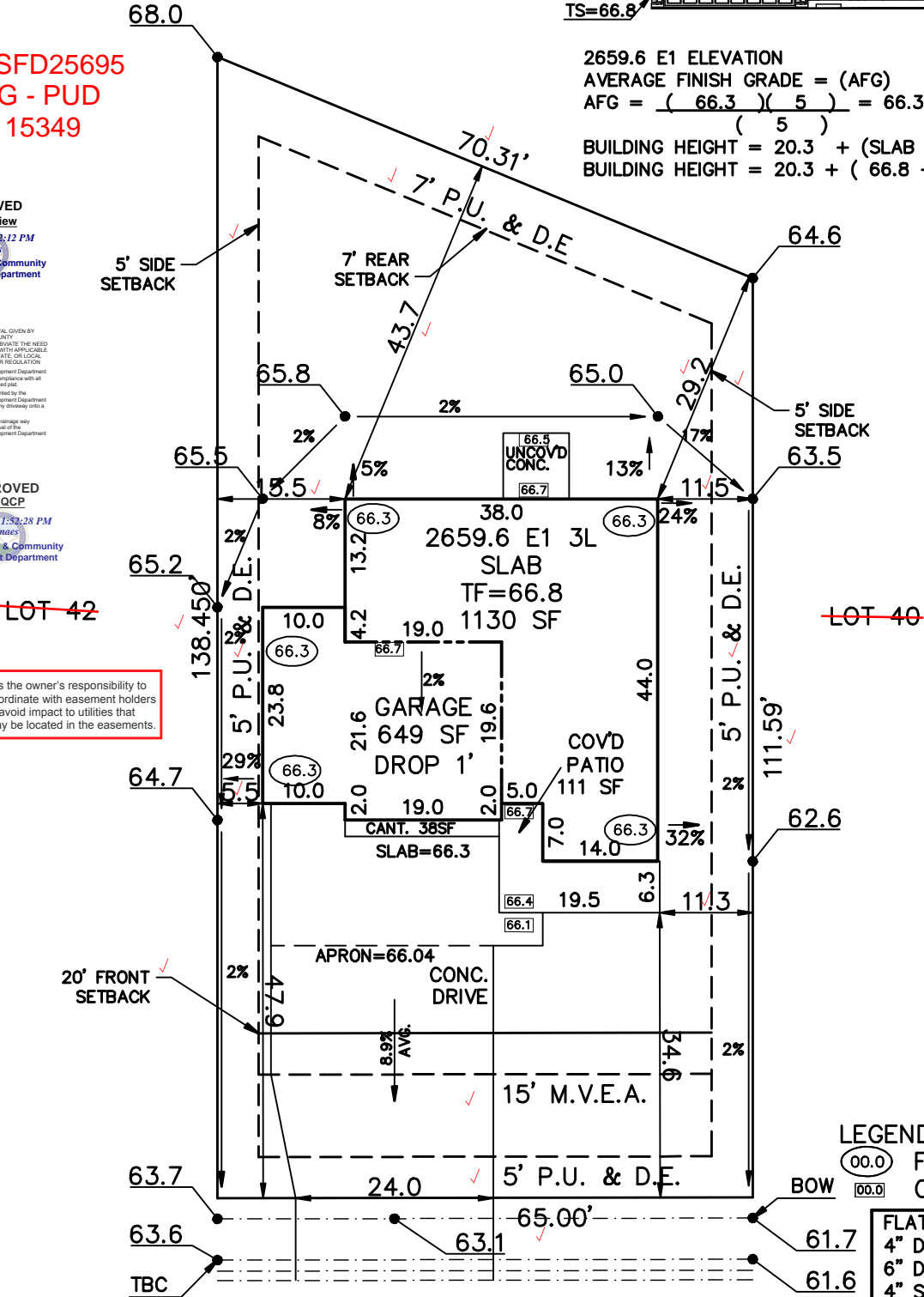
FILE - SFD25695
ZONING - PUD
PLAT - 15349

APPROVED
Plan Review
07/11/2025 1:52:12 PM
dsdmaes
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 rules on the record plan.
Any necessary permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County road.
Diversion of discharge of any drainage way
is not permitted without approval of the
Planning & Community Development Department

APPROVED
BESQCP
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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.



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

FLAT WORK:
4" DRIVEWAY 1294 SF
6" DRIVEWAY SF
4" SIDEWALK 205 SF
6" SIDEWALK 120 SF
PATIO 64 SF
WALK 32 SF
PORCH 111 SF

ZONING PUD
SCHEDULE No. 5301210047

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

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.= 8127
HOUSE SQ. FT.= 1974
COVERAGE = 24.3%
BLDG. HEIGHT = 20.8

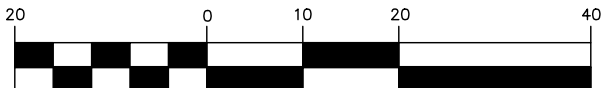
MINIMUM SETBACKS

FRONT HOME 20' CORNER 15'
REAR 7' SIDE 5'

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 41
FALCON MEADOWS AT BENT GRASS FILING NO. 3
EL PASO COUNTY, COLORADO

ADDRESS

8221 SOPHIA LANE

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
FMBG3-41

DATE
07-08-25
PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Address: 8221 SOPHIA LN, COLORADO SPRINGS

Parcel: 5301210047

Plan Track #: 203636 

Received: 11-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	400
Lower Level 2	1152
Main Level	1148
Upper Level 1	1511
4211	Total Square Feet

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/11/2025 9:55:19 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

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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.