

2066.1 F1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(13.6)(4)}{(4)} = 13.6$
 BUILDING HEIGHT = 22.0 + (SLAB - AFG) =
 BUILDING HEIGHT = 22.0 + (14.1 - 13.6) = 22.5

Released for Permit
 12/18/2024 10:29:45 AM
 REGIONAL Building Department
 Amy
 ENUMERATION

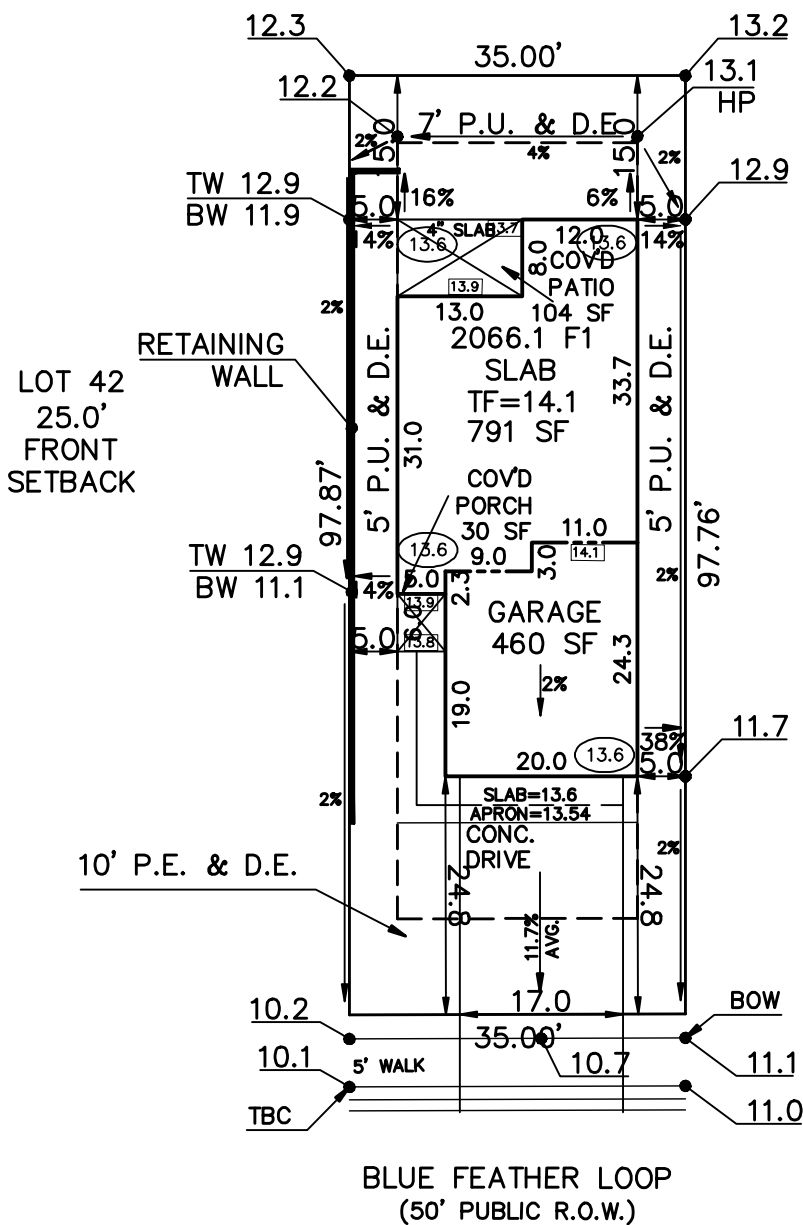
SFD241153
 PLAT 15342
 PUD

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
 12/20/2024 10:08:50 AM
 dsdrangel
 EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBVIATE 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
 12/20/2024 10:09:00 AM
 dsdrangel
 EPC Planning & Community Development Department



TRACT D

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

FLAT WORK:
 4" DRIVEWAY 464 SF
 6" DRIVEWAY SF
 4" SIDEWALK 90 SF
 6" SIDEWALK 85 SF
 PATIO 104 SF,
 WALK 53 SF,
 PORCH 30 SF

ZONING PUD
 SCHEDULE No. 5232410035

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. = 3424
 HOUSE SQ. FT. = 1385
 COVERAGE = 40.4%
 BLDG. HEIGHT = 22.5

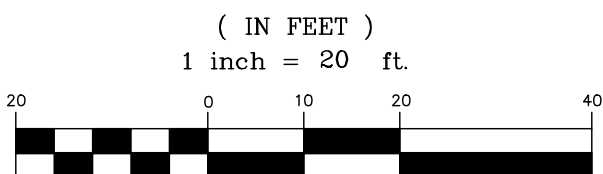
SCALE: ...1"=20'
 DRAWN BY: TAP

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

PLOT PLAN

LEGAL DESCRIPTION
 LOT 41
 COPPER CHASE AT STERLING RANCH FILING No. 1
 EL PASO COUNTY, COLORADO

ADDRESS
 8754 BLUE FEATHER LOOP



PREPARED FOR CHALLENGER HOMES	TITLE CO. FILE NO.	DATE 12-13-24
	DRAWING NAME CC1-041	PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5232410035

Address: 8754 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 197116  Received: 18-Dec-2024 (AMY)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration	Floodplain
<p>APPROVED</p> <p>AMY</p> <p>12/18/2024 10:30:13 AM</p>	<p>(N/A) RBD GIS</p>

Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p>12/20/2024 10:09:21 AM</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.