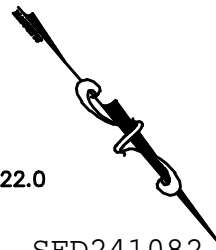




1840.1 F1 ELEVATION
 AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(97.2)(4)}{4} = 97.2$
 BUILDING HEIGHT = 21.5 + (SLAB - AFG) =
 BUILDING HEIGHT = 21.5 + (97.7 - 97.2) = 22.0



SFD241082
 PLAT 15342
 PUD

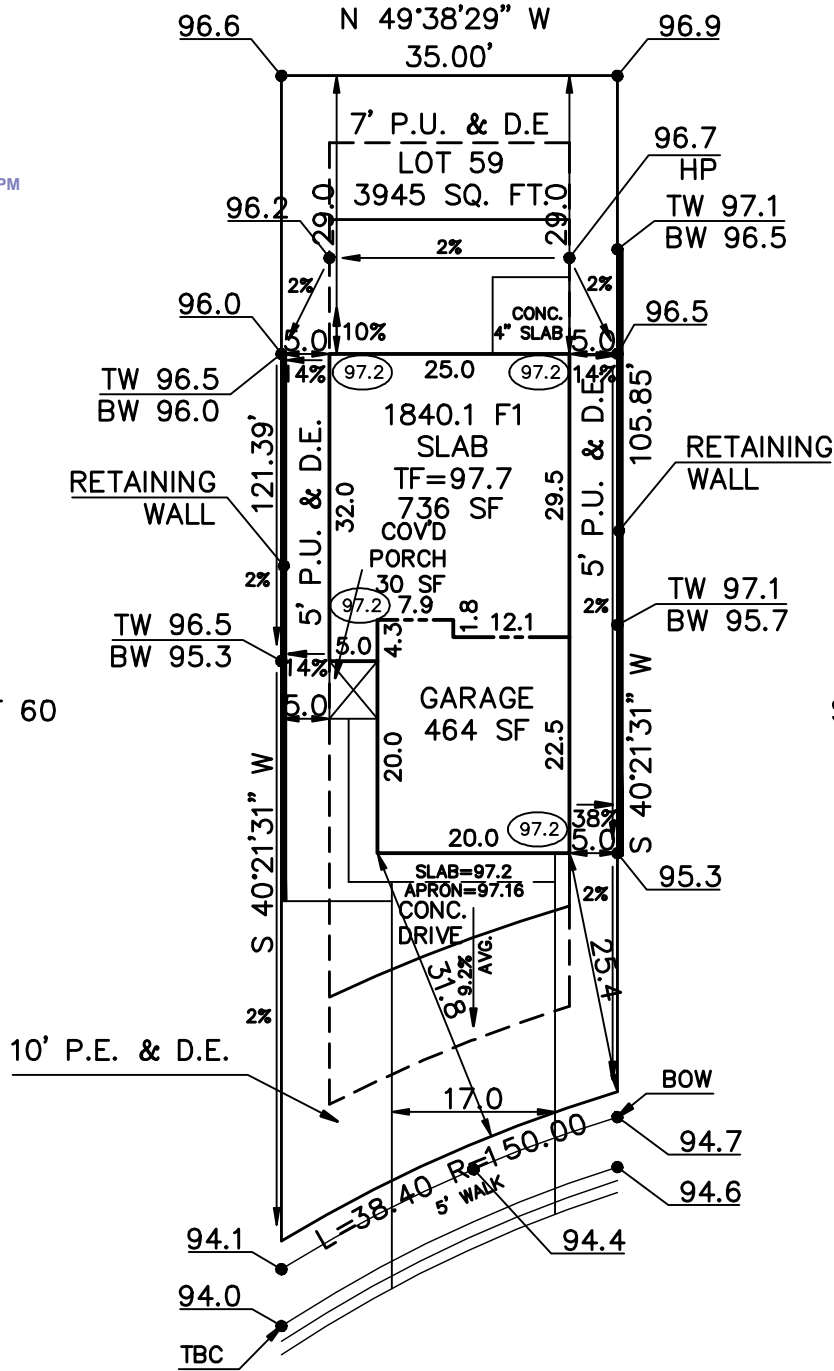
Released for Permit
 11/25/2024 1:58:10 PM
 EL PASO COUNTY
 Building Department
 brent
 ENUMERATION

APPROVED
 Plan Review
 11/26/2024 12:27:50 PM
 dsdrangel
 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 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
 11/26/2024 12:27:50 PM
 dsdrangel
 EPC Planning & Community
 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.



LOT 58
 24.0'
 FRONT
 SETBACK

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

FLAT WORK:
 4" DRIVEWAY 562 SF
 6" DRIVEWAY SF
 4" SIDEWALK 100 SF
 6" SIDEWALK 93 SF
 PATIO 64 SF,
 WALK 56 SF,
 PORCH 30 SF

ZONING PUD
 SCHEDULE No. 5232410053

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

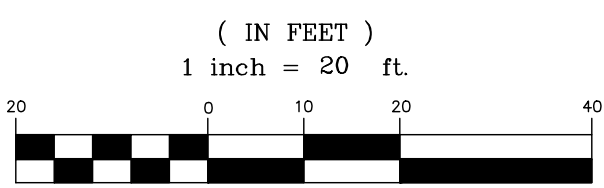
SITE DATA
 LOT SQ. FT. = 3945
 HOUSE SQ. FT. = 1230
 COVERAGE = 31.2%
 BLDG. HEIGHT = 22.0

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

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

PLOT PLAN
LEGAL DESCRIPTION
 LOT 59
 COPPER CHASE AT STERLING RANCH FILING No. 1
 EL PASO COUNTY, COLORADO

ADDRESS
 8610 BLUE FEATHER LOOP



PREPARED FOR CHALLENGER HOMES	TITLE CO. FILE NO.	DATE 11-21-24
	DRAWING NAME CC1-059	PROJECT NO.

SITE



2023 PPRBC
2021 IECC Amended

Parcel: 5232410053

Address: 8610 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 196463  Received: 25-Nov-2024 (BRENT)

Description:

RESIDENCE


Type of Unit:

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

Required PPRBD Departments (2)

Enumeration APPROVED BRENT 11/25/2024 1:58:38 PM	Floodplain (N/A) RBD GIS
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Required Outside Departments (2)

County Zoning APPROVED <u>Plan Review</u> <i>11/26/2024 12:28:19 PM</i>  EPC Planning & Community Development Department	City Engr
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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.