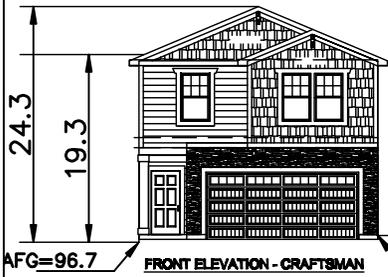


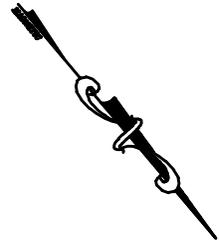
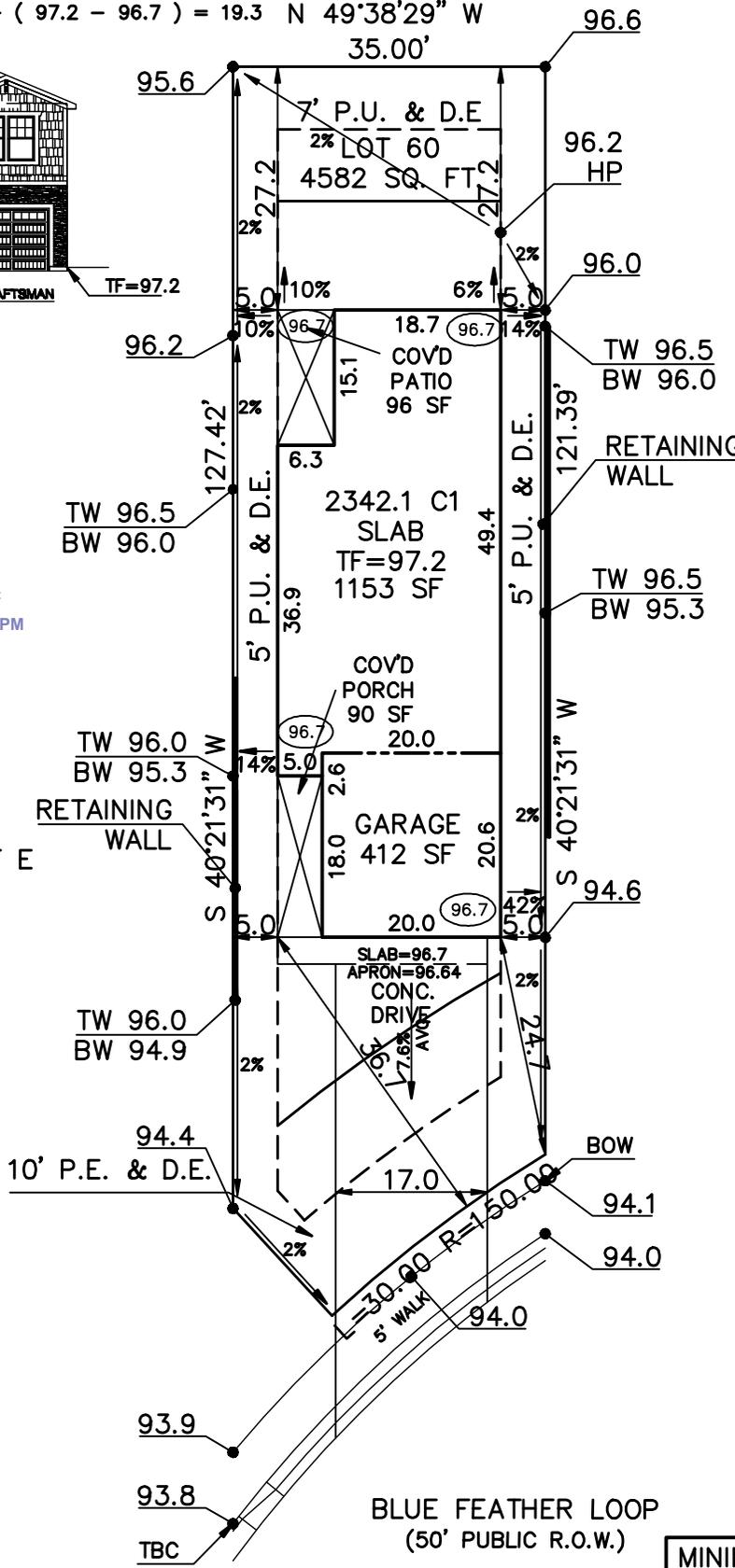
2342.1 C1 ELEVATION  
 AVERAGE FINISH GRADE = (AFG)  
 $AFG = \frac{(96.7)(4)}{(4)} = 96.7$

BUILDING HEIGHT = 18.8 + (SLAB - AFG) =  
 BUILDING HEIGHT = 18.8 + (97.2 - 96.7) = 19.3 N 49°38'29" W  
 35.00'



24.3  
 19.3  
 AFG=96.7 TF=97.2

Released for Permit  
 11/25/2024 2:05:24 PM  
 EPC Planning & Community Development Department  
 brent  
 ENUMERATION



SFD241083  
 PLAT 15342  
 PUD

APPROVED  
 Plan Review  
 11/26/2024 12:37:10 PM  
 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.  
 Diversion of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

APPROVED  
 BESQCP  
 11/26/2024 12:37:21 PM  
 dsdrangel  
 EPC Planning & Community Development Department

It is the owner's responsibility to coordinate with assessment holders to avoid impact to utilities that may be located in the easements.

LOT 59

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

FLAT WORK:  
 4" DRIVEWAY 646 SF  
 6" DRIVEWAY SF  
 4" SIDEWALK 125 SF  
 6" SIDEWALK 111 SF  
 PATIO 96 SF,  
 WALK 19 SF,  
 PORCH 90 SF

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

ZONING PUD  
 SCHEDULE No. 5232410054

**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.= 4582  
 HOUSE SQ. FT.= 1750  
 COVERAGE = 38.2%  
 BLDG. HEIGHT = 19.3

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

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

( IN FEET )  
 1 inch = 20 ft.

<b>PLOT PLAN</b>		
<b>LEGAL DESCRIPTION</b> LOT 60 COPPER CHASE AT STERLING RANCH FILING No. 1 EL PASO COUNTY, COLORADO		
<b>ADDRESS</b> 8602 BLUE FEATHER LOOP		
<b>PREPARED FOR</b> CHALLENGER HOMES	<b>TITLE CO. FILE NO.</b>	<b>DATE</b> 11-21-24
	<b>DRAWING NAME</b> CC1-060	<b>PROJECT NO.</b>

# SITE



2023 PPRBC  
2021 IECC Amended

Parcel: 5232410054

Address: 8602 BLUE FEATHER LOOP, COLORADO SPRINGS

Plan Track #: 196464  Received: 25-Nov-2024 (BRENT)

## Description:

### RESIDENCE

Type of Unit:

Garage	381	
Main Level	1154	
Upper Level 1	1188	
	2723	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BRENT**

**11/25/2024 2:06:10 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*11/26/2024 12:37:39 PM*

*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.