

2066.1 T1 ELEVATION
AVERAGE FINISH GRADE = (AFG)
 $AFG = \frac{(18.0)(4)}{(4)} = 18.0$
BUILDING HEIGHT = 21.7 + (SLAB - AFG) =
BUILDING HEIGHT = 21.7 + (18.5 - 18.0) = 22.2

Released for Permit
07/02/2025 7:38:58 AM
REGIONAL
Building Department
Becky A
ENUMERATION

SFD25659
PLAT 15342
PUD

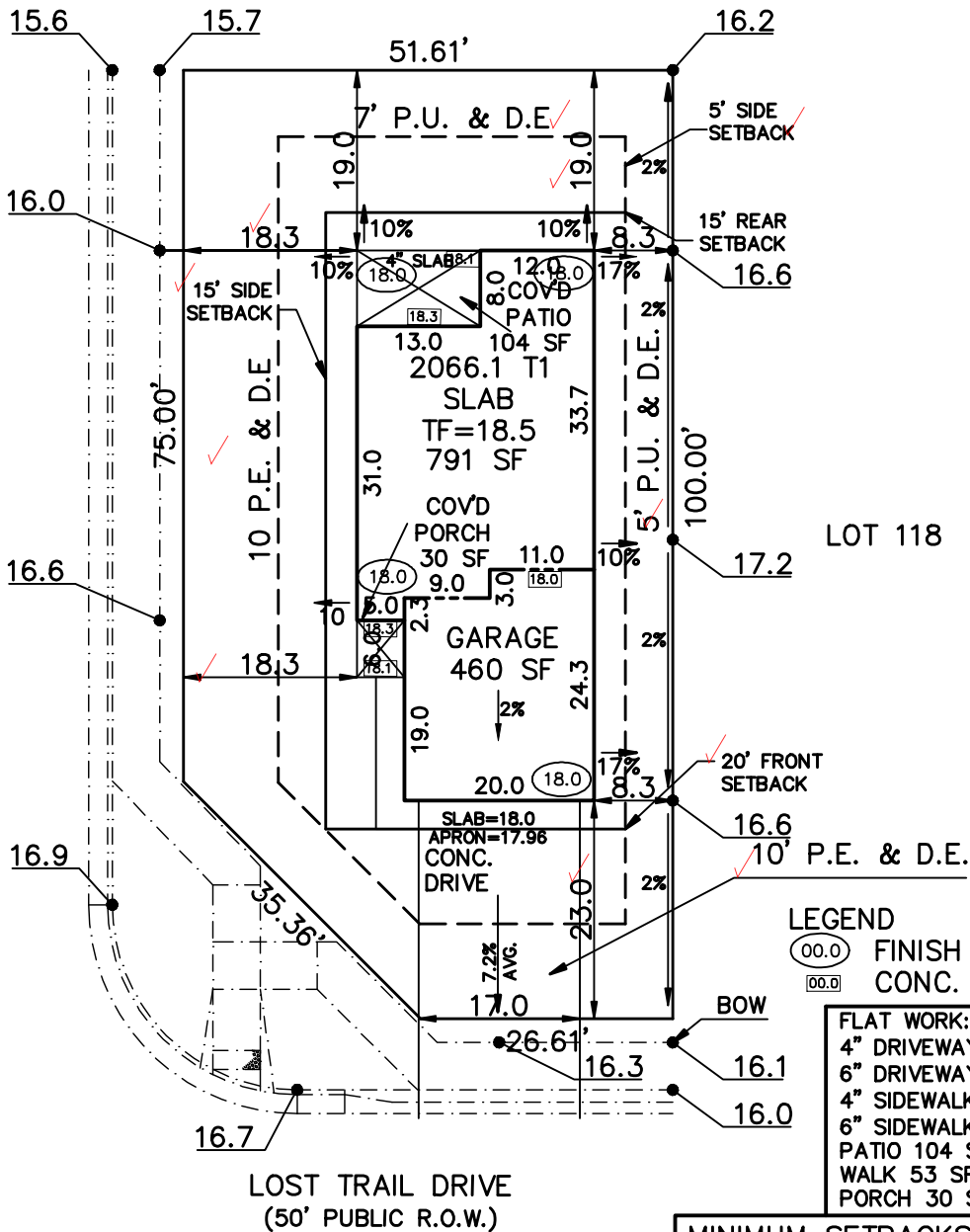
APPROVED
Plan Review
07/02/2025 3:15:56 PM
(Initials)
EPC Planning & Community
Development Department

APPROVED
BESQCP
07/02/2025 3:16:03 PM
(Initials)
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.

ANY APPROVAL GIVEN BY
AN OFFICIAL 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 rules in the respective jurisdiction.
No access permit must be granted by the
Planning & Community Development Department
prior to the establishment of any driveway onto a
County Road.
Operation of a vehicle on any drainage way
is prohibited without approval of the
Planning & Community Development Department.

BLUE FEATHER LOOP
(50' PUBLIC R.O.W.)



LEGEND
00.0 FINISH GRADE
00.0 CONC. GRADE

FLAT WORK:
4" DRIVEWAY 432 SF
6" DRIVEWAY SF
4" SIDEWALK 720 SF
6" SIDEWALK 87 SF
PATIO 104 SF,
WALK 53 SF,
PORCH 30 SF

ZONING PUD
SCHEDULE No. 5232413024

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.= 3500
HOUSE SQ. FT.= 1385
COVERAGE = 39.6%
BLDG. HEIGHT = 22.2

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 119
COPPER CHASE AT STERLING RANCH FILING No. 1
EL PASO COUNTY, COLORADO

ADDRESS

7791 LOST TRAIL DRIVE

PREPARED FOR
CHALLENGER
HOMES

TITLE CO. FILE NO.
DRAWING NAME
CC1-119

DATE
06-26-25
PROJECT NO.


SITE



2023 PPRBC
2021 IECC Amended

Address: 7791 LOST TRAIL DR, COLORADO SPRINGS

Parcel: 5232413024

Plan Track #: 203317 

Received: 02-Jul-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration

APPROVED

BECKYA

7/2/2025 7:31:12 AM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

07/02/2025 3:23:52 PM

dsdhillis

**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.**