



EMK CONSULTANTS, INC.  
ENGINEERING SURVEYING

LAND DEVELOPMENT  
SERVICES AND SOLUTIONS  
www.EMKC.com

7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520

# PLOT PLAN

LENNAR HOMES

SFD25672  
PLAT 15342  
PUD

APPROVED  
Plan Review

07/09/2025 1:59:19 PM  
dsd hills

EPC Planning & Community  
Development Department

APPROVED  
BESQCP

07/09/2025 1:59:27 PM  
dsd hills

EPC Planning & Community  
Development Department



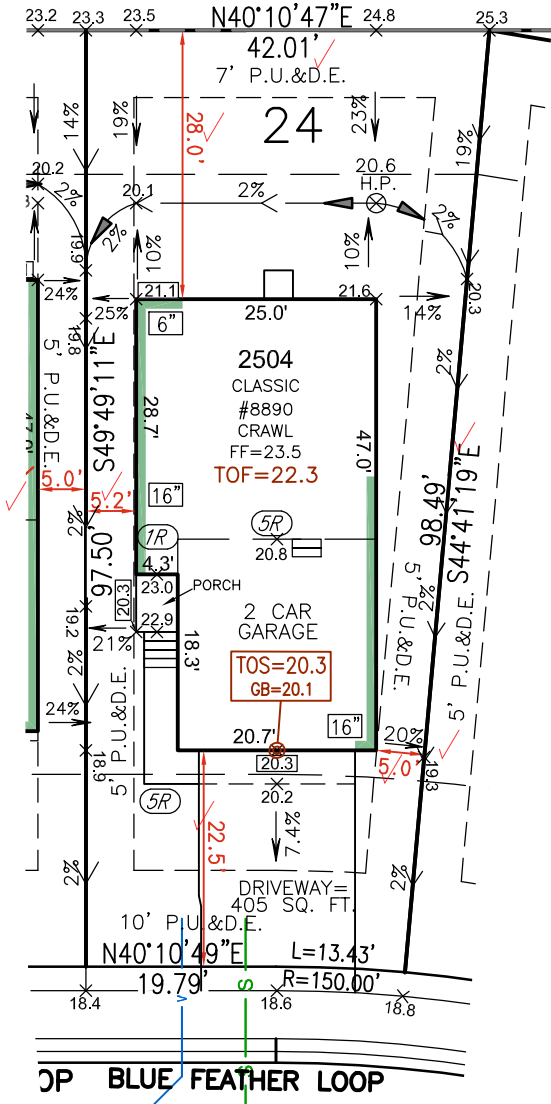
ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT OBTAIN THE NEED  
TO COMPLY WITH APPLICABLE  
FEDERAL, STATE, OR LOCAL  
LAWS AND/OR REGULATION.  
Planning & Community Development Department  
approval is contingent upon compliance with all  
applicable notes on the recorded plat.  
An easement permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway onto a  
County road.  
Division of Easements of any drainage way  
is not permitted without approval of the  
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 25

LOT 23



P.U.E.=PUBLIC UTILITIES EASEMENT  
P.U.E. & D.E.=PUBLIC UTILITIES &  
DRAINAGE EASEMENT  
P.U.E. & I.E.=PUBLIC UTILITIES &  
IMPROVEMENT EASEMENT

Released for Permit  
07/09/2025 11:01:35 AM  
REGIONAL  
Building Department  
amy  
ENUMERATION

LEGEND	DROP SIDING	DROP DISTANCE	RETAINING WALL	CONTOUR	SPOT ELEVATION	FLOW DIRECTION	GRADE %	JOB NO.: 13470 DRAWN BY: GA DATE: 12/20/2024  BUILDER INFORMATION: LENNAR HOMES
	BERM	SWALE	EASEMENT	OVEREXCAVATION	WATER SERVICE	SEWER SERVICE	SETBACK	
	LIGHT POLE	FIRE HYDRANT	INLET	TOS=TOP OF SLAB	GB=GRADE BEAM			

## NOTES

- EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
- THIS DOCUMENT REPRESENTS A PROPOSED BUILDING LAYOUT FOR APPROVAL BY ZONING AND BUILDING AUTHORITIES. ANY OTHER INFORMATION SHOWN IS INCLUDED BY THE CLIENT'S REQUEST AND IS FOR INFORMATIONAL PURPOSES ONLY.
- NOT TO BE RELIED UPON FOR BUILDING CONSTRUCTION. PLEASE REFER TO LOT SPECIFIC STRUCTURAL AND ARCHITECTURAL PLANS BY OTHERS.
- RETAINING WALLS, IF SHOWN ON THIS PLAN, ARE DESIGNED HORIZONTALLY AND VERTICALLY ONLY TO THE EXTENT NECESSARY TO FLATTEN STEEP SIDE OR REAR SLOPES AND NEED TO BE DESIGNED AND CONSTRUCTED PER STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS BY OTHERS.
- LOT AREA TAKEN FROM RECORDED PLAT.
- SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM THE SUBDIVISION CONSTRUCTION PLANS AND SHOULD BE FIELD VERIFIED BY THE BUILDER PRIOR TO HOUSE CONSTRUCTION.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.

PREPARED UNDER MY SUPERVISION  
FOR AND ON BEHALF OF  
EMK CONSULTANTS, INC.

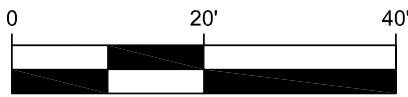
## LEGAL DESCRIPTION

8890 BLUE FEATHER LOOP,  
LOT 24,  
COPPER CHASE AT STERLING RANCH,  
FILING NO. 1, COUNTY OF EL PASO,  
STATE OF COLORADO

LOT AREA: 3,672 S.F.  
PARCEL# 5232410018

## SETBACKS

FRONT: 20'  
SIDE: 5'  
REAR: 15'  
CORNER: 15'




# SITE



2023 PPRBC  
2021 IECC

Address: 8890 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232410018

Plan Track #: 203543 

Received: 09-Jul-2025 (AMY)

## Description:

### RESIDENCE

Type of Unit:

Garage	453	
Main Level	643	
Upper Level 1	929	
2025	Total Square Feet	

## Required PPRBD Departments (2)

### Enumeration

APPROVED

AMY

7/9/2025 11:02:09 AM

### Floodplain

(N/A) RBD GIS

## Required Outside Departments (1)

### County Zoning

APPROVED

Plan Review

07/09/2025 2:00:52 PM

dsdhill

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.