



SFD2594

PLOT PLAN

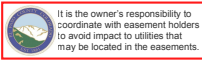
LENNAR HOMES

LOT 118

TRACT E

APPROVED BESQCP 01/24/2025 8:10:28 AM dsdyounger EPC Planning & Community Development Department

APPROVED Plan Review 01/24/2025 8:10:35 AM dsdyounger 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 EL PASO COUNTY DOES NOT OBVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

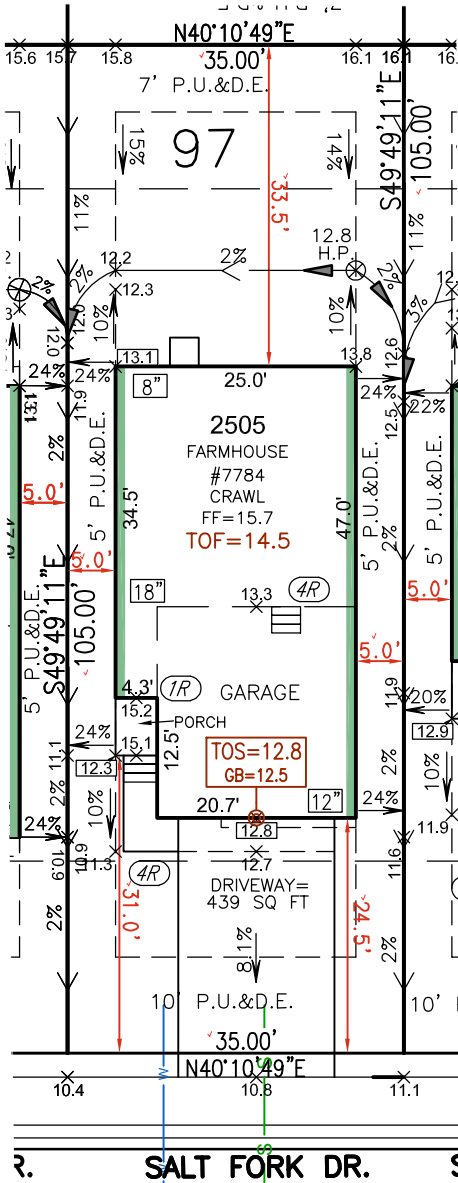
Planning & Community Development Department approval is contingent upon compliance with all applicable notes on this recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department.

LOT 98

LOT 96



Released for Permit

01/22/2025 11:18:09 AM



Becky A

ENUMERATION

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

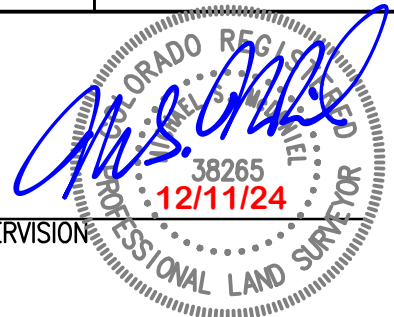
Table with 7 columns: LEGEND, DROP SIDING, DROP DISTANCE, RETAINING WALL, CONTOUR, SPOT ELEVATION, FLOW DIRECTION, GRADE %, BERM, SWALE, EASEMENT, OVEREXCAVATION, WATER SERVICE, SEWER SERVICE, SETBACK, LIGHT POLE, FIRE HYDRANT, INLET, TOS=TOP OF SLAB, GB=GRADE BEAM. Includes symbols and values like 4", 5770, 2%, etc.

JOB NO.: 13470 DRAWN BY: NNW DATE: 12/06/2024 BUILDER INFORMATION: LENNAR HOMES

NOTES

- 1. EASEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM THE RECORDED PLAT AND MAY NOT SHOW ALL EASEMENTS OF RECORD.
2. 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.
3. NOT TO BE RELIED UPON FOR BUILDING CONSTRUCTION. PLEASE REFER TO LOT SPECIFIC STRUCTURAL AND ARCHITECTURAL PLANS BY OTHERS.
4. 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.
5. LOT AREA TAKEN FROM RECORDED PLAT.
6. SEWER AND WATER SERVICE LOCATIONS ARE TAKEN FROM THE SUBDIVISION CONSTRUCTION PLANS AND SHOULD BE FIELD VERIFIED BY THE BUILDER PRIOR TO HOUSE CONSTRUCTION.
7. 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.

PUD CAD-O PLAT 15342



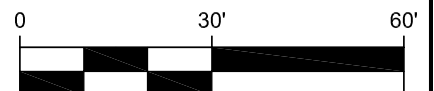
PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

LEGAL DESCRIPTION 7784 SALT FORK DRIVE, LOT 97, COPPER CHASE AT STERLING RANCH, FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

LOT AREA: 3,675 S.F. PARCEL# 5232413002

SETBACKS

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



1 inch = 30 ft.

SITE



2023 PPRBC
2021 IECC

Address: 7784 SALT FORK DR, COLORADO SPRINGS

Parcel: 5232413002

Plan Track #: 197920 

Received: 22-Jan-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	450	
Main Level	670	
Upper Level 1	1082	
	2202	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BECKYA</p> <p>1/22/2025 11:18:31 AM</p>	<p>Floodplain</p> <p>(N/A) RBD GIS</p>
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Required Outside Departments (1)

<p>County Zoning</p> <p>APPROVED</p> <p>Plan Review</p> <p><i>01/24/2025 8:13:06 AM</i></p> <p><i>dsdyounger</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.