



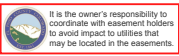
SFD25151

PLOT PLAN

LENNAR HOMES

APPROVED BESQCP 02/19/2025 8:59:32 AM ddyounger EPC Planning & Community Development Department

APPROVED Plan Review 02/19/2025 8:59:38 AM ddyounger 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.



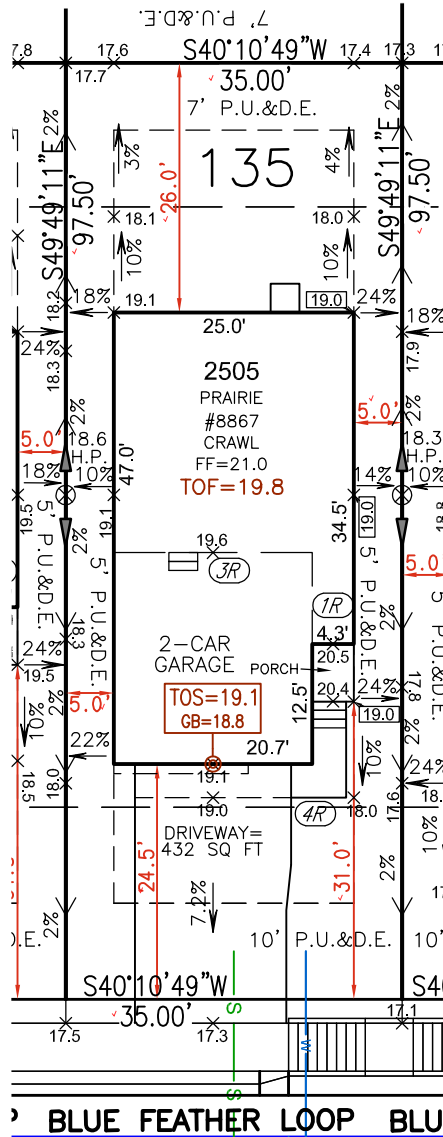
ANY APPROVAL GIVEN BY THIS COUNTY DOES NOT OVIATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATIONS.

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 136

LOT 134



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 02/18/2025 3:55:09 PM REGIONAL Building Department amy ENUMERATION

52324-14-016

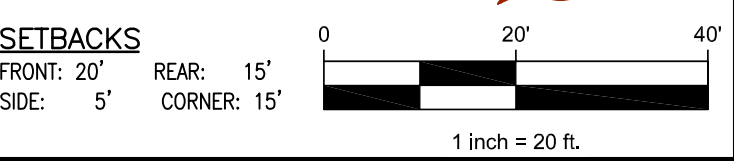
Legend table with symbols for Drop Siding, Berm, Light Pole, Fire Hydrant, Retaining Wall, Overexcavation, Inlet, Contour, Water Service, Sewer Service, Spot Elevation, Sewer Service, Flow Direction, Grade %, Setback, etc.

JOB NO.: 13470
DRAWN BY: SAM
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.
Professional Land Surveyor seal for Amy Enumeration, No. 38265, dated 12/11/24.

LEGAL DESCRIPTION
8867 BLUE FEATHER LOOP, LOT 135, COPPER CHASE AT STERLING RANCH, FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO
LOT AREA: 3,412 S.F.
PARCEL# 5232414016



SITE



2023 PPRBC
2021 IECC

Address: 8867 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232414016

Plan Track #: 198676 

Received: 18-Feb-2025 (AMY)

Description:

RESIDENCE

Type of Unit:

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

Required PPRBD Departments (2)

Enumeration

APPROVED

AMY

2/18/2025 3:55:50 PM

Floodplain

(N/A) RBD GIS

Required Outside Departments (1)

County Zoning

APPROVED

Plan Review

02/19/2025 9:00:43 AM

dsdyounger

**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.