



SFD241036
PLAT 15342
PUD

PLOT PLAN

LENNAR HOMES

TRACT H

**APPROVED
Plan Review**

11/07/2024 1:35:47 PM
dsdrangel

EPC Planning & Community
Development Department



ANY APPROVAL GIVEN BY
EL PASO COUNTY
DOES NOT OBLIVATE 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**

11/07/2024 1:35:58 PM
dsdrangel

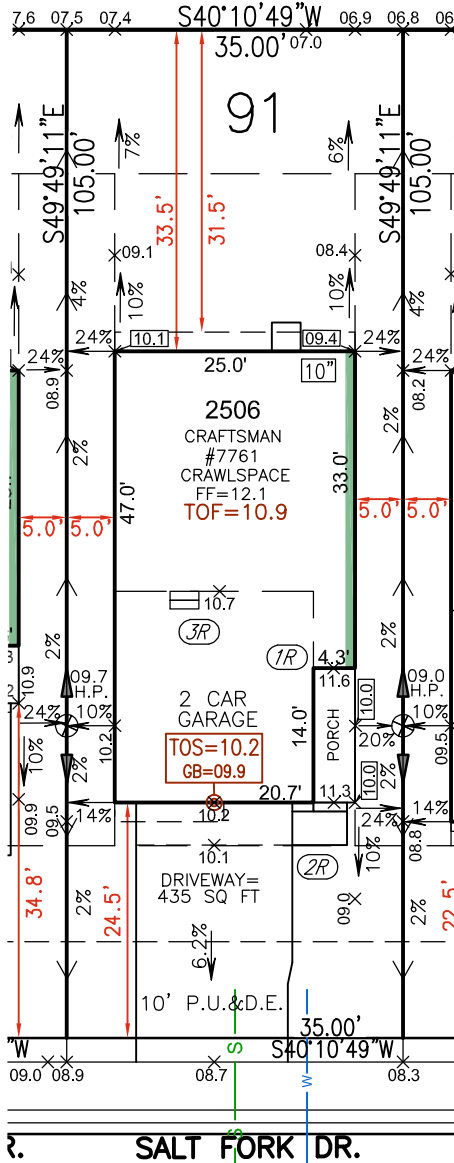
EPC Planning & Community
Development Department



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

LOT 92

LOT 90



Released for Permit
11/06/2024 9:25:26 AM
Brent
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

LEGEND	DROP SIDING	DROP DISTANCE	RETAINING WALL	CONTOUR	SPOT ELEVATION	FLOW DIRECTION	GRADE %	JOB NO.: 13470 DRAWN BY: GWR DATE: 10/15/2024 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 LOT AREA: 3,675 S.F.
7761 SALT FORK DRIVE,
LOT 91,
COPPER CHASE AT STERLING RANCH
FILING NO. 1, COUNTY OF EL PASO,
STATE OF COLORADO

SETBACKS

FRONT: 20'	REAR: 15'
SIDE: 5'	CORNER: 10'

1 inch = 20 ft.

SITE



2023 PPRBC
2021 IECC

Parcel: 5232412019

Address: 7761 SALT FORK DR, COLORADO SPRINGS

Plan Track #: 195898  Received: 06-Nov-2024 (BRENT)

Description:

RESIDENCE

Type of Unit:

Garage	451	
Main Level	663	
Upper Level 1	1799	
	2913	Total Square Feet

Required PPRBD Departments (2)

<p>Enumeration</p> <p>APPROVED</p> <p>BRENT</p> <p>11/6/2024 9:25:40 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>11/07/2024 1:36:24 PM</i></p> <p><i>dsdrangel</i></p> <p>EPC Planning & Community Development Department</p>
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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.