



SFD2586 PLAT 15342 PUD

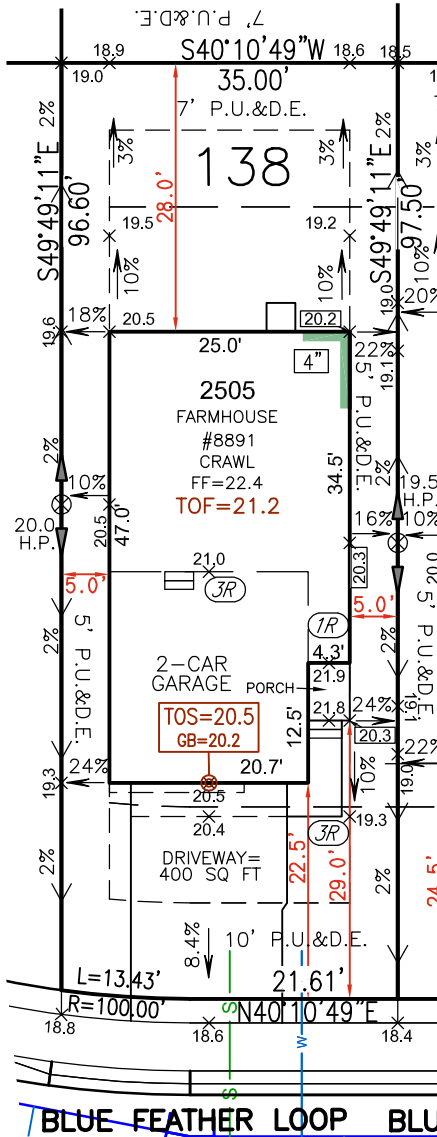
PLOT PLAN LENNAR HOMES

APPROVED Plan Review 01/22/2025 9:12:14 AM dsdrangel EPC Planning & Community Development Department

APPROVED BESQCP 01/22/2025 9:12:22 AM dsdrangel EPC Planning & Community Development Department

TRACT J

LOT 137



Released for Permit

01/21/2025 11:28:09 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

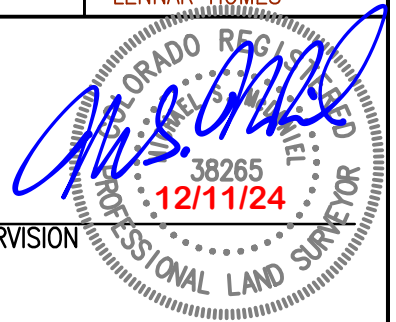
Table with 7 columns: LEGEND, DROP SIDING, DROP DISTANCE, RETAINING WALL, CONTOUR, SPOT ELEVATION, FLOW DIRECTION, GRADE %, BERM, SWALE, EASEMENT, OVEREXCAVATION, WATER SERVICE, SEWER SERVICE, SETBACK, LIGHT POLE, FIRE HYDRANT, INLET, TOS=TOP OF SLAB, GB=GRADE BEAM

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.

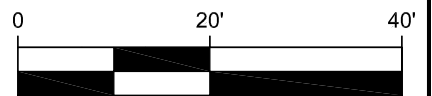


PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

LEGAL DESCRIPTION 8891 BLUE FEATHER LOOP, LOT 138, COPPER CHASE AT STERLING RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

LOT AREA: 3,408 S.F. PARCEL# 5232414019

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



1 inch = 20 ft.

# SITE



2023 PPRBC  
2021 IECC

Address: 8891 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232414019

Plan Track #: 197856  Received: 21-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)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>1/21/2025 10:28:23 AM</b>	<b>Floodplain</b>  <b>(N/A) RBD GIS</b>
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## Required Outside Departments (1)

<b>County Zoning</b>  <b>APPROVED</b> <u>Plan Review</u> <i>01/22/2025 9:12:41 AM</i> <i>dsdrangel</i> <b>EPC Planning &amp; Community Development Department</b>
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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.