



SFD25154

PLOT PLAN

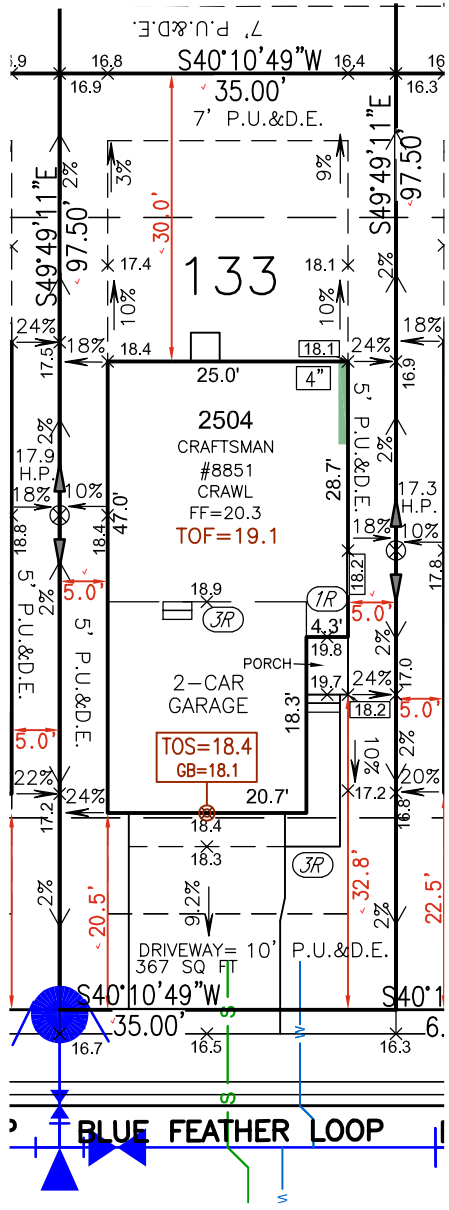
LENNAR HOMES

APPROVED BESQCP 02/19/2025 9:41:29 AM dsdyounger EPC Planning & Community Development Department

APPROVED Plan Review 02/19/2025 9:41:34 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... AN ACCESS PERMIT MUST BE GRANTED BY THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A CHURCH ROAD.



LOT 134

LOT 132

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

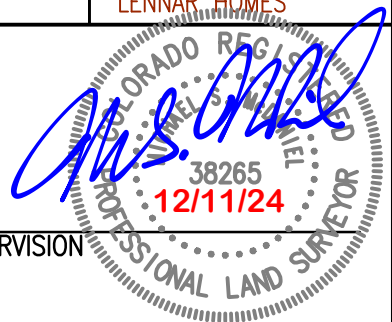
Released for Permit 02/19/2025 7:00:43 AM REGIONAL Building Department amy ENUMERATION

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

JOB NO.: 13470 DRAWN BY: SAM DATE: 12/05/2024 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. 3. NOT TO BE RELIED UPON FOR BUILDING CONSTRUCTION. 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.

PUD CAD-O PLAT 15342 PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF EMK CONSULTANTS, INC.



LEGAL DESCRIPTION: 8851 BLUE FEATHER LOOP, LOT 133, COPPER CHASE AT STERLING RANCH, FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO. LOT AREA: 3,413 S.F. PARCEL# 5232414014. SETBACKS: FRONT: 20', REAR: 15', SIDE: 5', CORNER: 15'. Scale: 1 inch = 20 ft.


# SITE



2023 PPRBC  
2021 IECC

Address: 8851 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232414014

Plan Track #: 198679 

Received: 19-Feb-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**

**2/19/2025 7:01:01 AM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/19/2025 9:42:52 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.