

SITE PLAN
THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 14 SOUTH
RANGE 61 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

ADD22881
ZONING - A35
160.00 ACRES
APPROVED
865 SQ FT
PORCH

APPROVED
Plan Review
12/01/2021 1:34:05 PM
dsdmas
EPC Planning & Community
Development Department

Not Required
BESQCP
12/01/2021 1:34:42 PM
dsdmas
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.

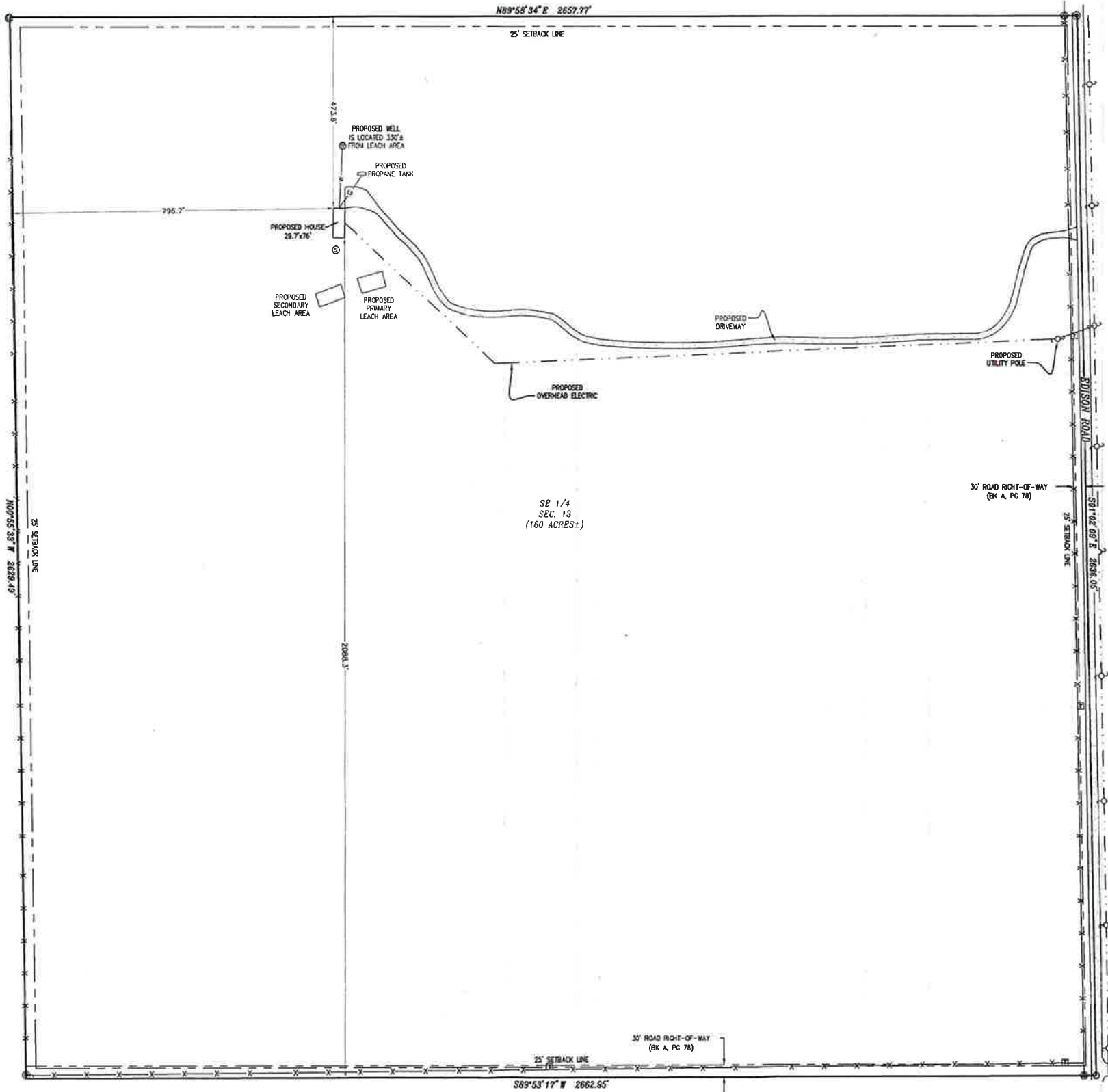
LEGEND:

- ① FOUND REBAR AND 2" ALUMINUM CAP STAMPED "PLS 38390"
- ② FOUND REBAR AND ORANGE CAP STAMPED "PLS 38390"
- ③ FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "ALESSI PLS 30130"
- ④ FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED "PLS 38390"
- ⊕ POWER/UTILITY POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ PROPOSED SEPTIC TANK
- — — OVERHEAD ELECTRIC / O.H. UTILITY LINE
- — — PROPOSED GAS LINE
- — — PROPOSED WATERLINE
- ⊕ PROPOSED WELL
- — — BARBED WIRE FENCE
- GRAVEL

Released for Permit
03/29/2021 2:38:35 PM
REGIONAL
Sealing Department
Bucky A
ENUMERATION



0' 150' 300'
SCALE: 1" = 150'
JOB NO.: 21020
JANUARY 29, 2021



SFD21671
A-35
160 ACRES

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LEGAL DESCRIPTION:
THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP
14 SOUTH, RANGE 61 WEST OF THE 6th P.M.,
COUNTY OF EL PASO, STATE OF COLORADO

ADDRESS:
220 EDISON ROAD NORTH
YODER, COLORADO 80864

PARCEL ID:
1400000503

OWNER:
LOGAN AND ALEXANDREA DILLON
7245 RM BLUFF LANE
COLORADO SPRINGS, COLORADO 80927

BUILDER:
SEGER HOMES, INC.
(719) 632-9085

PROPOSED BUILDING AREA:
2,280 SQUARE FEET

LOT AREA:
6,969,600 SQUARE FEET±
160 ACRES±

ZONING:
A-35

MAXIMUM BUILDING HEIGHT:
30 FEET

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

NOTE: ALL LINEAL UNITS DEPICTED ON THIS SITE
PLAN ARE U.S. SURVEY FEET.

THE PROPERTY LINES AS DEPICTED ON THIS SITE
PLAN ARE TO BE CONSIDERED AS APPROXIMATE
ONLY.

NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS
COMPLETED AS PART OF THIS SERVICE.

BEARINGS AND DISTANCES SHOWN ON THIS SITE
PLAN ARE BASED ON A LAND SURVEY PLAT
PREPARED BY FORTH LAND SURVEYING, INC. DATED
5-21-2020

