



SFD2595

PLOT PLAN

LENNAR HOMES

TRACT E

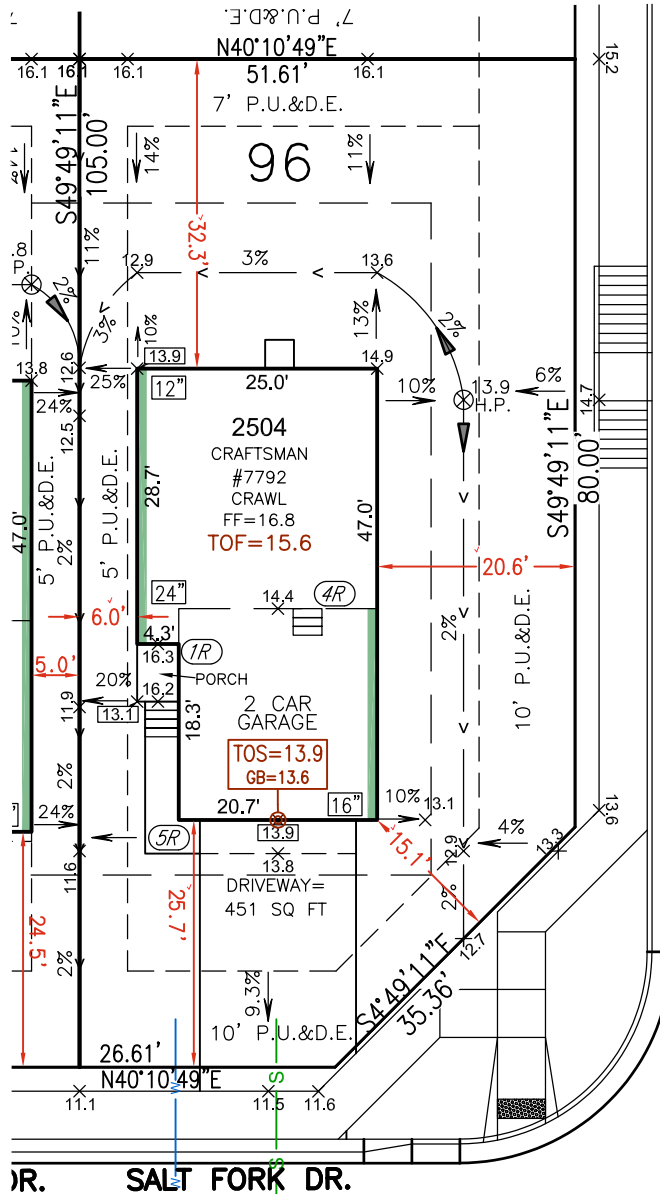
APPROVED BESQCP 01/28/2025 12:59:13 PM dsdyounger EPC Planning & Community Development Department

APPROVED Plan Review 01/28/2025 12:59:25 PM 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 DOES NOT OBTAIN 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.

LOT 97



BLUE FEATHER LOOP

Released for Permit 01/28/2025 12:41:43 PM REGIONAL Building Department Amy 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

REV.1: REVIEW COMMENTS DATE: 01/28/2025

LEGEND table with symbols for DROP SIDING, 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: NNW 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 PLAT 15342 PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF EMK CONSULTANTS, INC. [Professional Land Surveyor Seal: COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 38265 01/28/2025]

LEGAL DESCRIPTION LOT AREA: 5,107 S.F. PARCEL# 5232413001 7792 SALT FORK DRIVE, LOT 96, COPPER CHASE AT STERLING RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

SETBACKS FRONT: 20' REAR: 15' SIDE: 5' CORNER: 15' 1 inch = 30 ft. [Scale bar]

# SITE



2023 PPRBC  
2021 IECC

Address: 7792 SALT FORK DR, COLORADO SPRINGS

Parcel: 5232413001

Plan Track #: 197923 

Received: 22-Jan-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	453	
Main Level	643	
Upper Level 1	929	
	2025	Total Square Feet

## Required PPRBD Departments (2)

<b>Enumeration</b>  <b>APPROVED</b>  <b>BECKYA</b>  <b>1/22/2025 11:35:41 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>01/28/2025 1:01:39 PM</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.