



SFD25148

# PLOT PLAN

LENNAR HOMES

TRACT B

APPROVED  
BESQCP

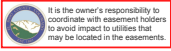
02/19/2025 8:10:16 AM  
dsdyounger

EPC Planning & Community  
Development Department

APPROVED  
Plan Review

02/19/2025 8:10:22 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.

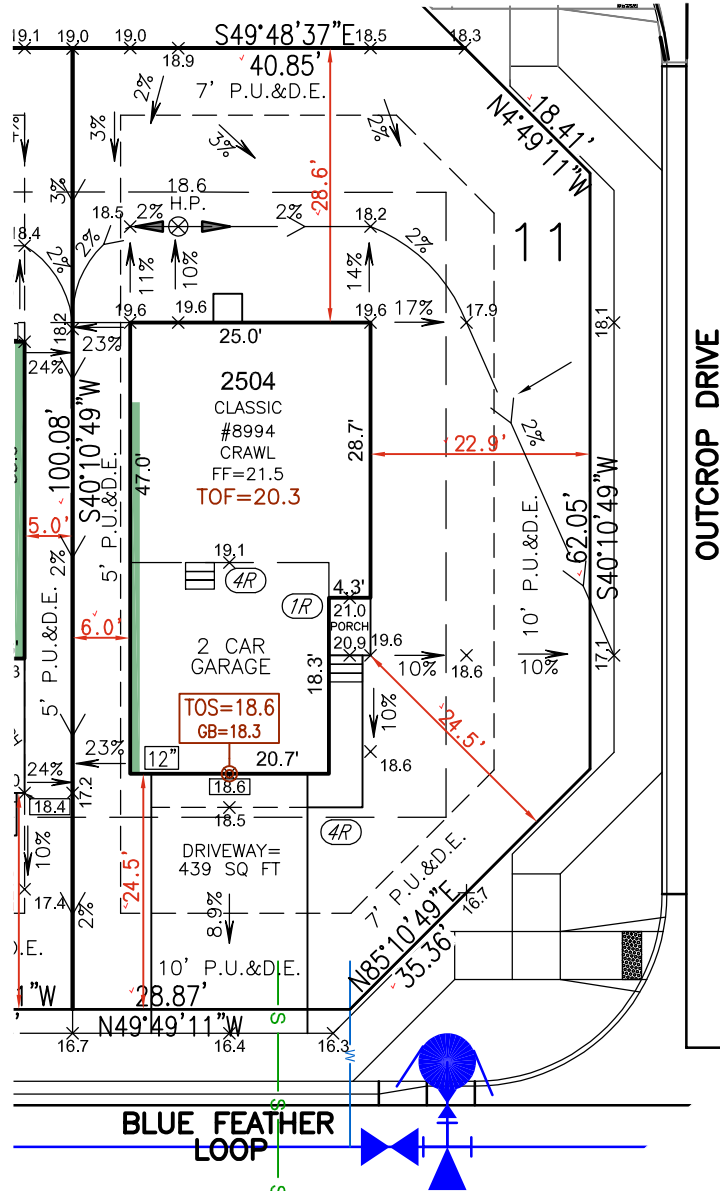


ANY APPROVAL GIVEN BY EMK CONSULTANTS, INC. DOES NOT GUARANTEE THE ACCURACY OR COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATIONS. Planning & Community Development Department approval is contingent upon compliance with all applicable rules on the recorded plat.

An access permit must be granted by the Planning & Community Development Department prior to the installation of any driveway onto a County road.  
Division of blockage of any change may be required and approval of the Planning & Community Development Department.

LOT 12

PUD CAD-O  
PLAT 15342



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: NNW DATE: 12/06/2024  BUILDER INFORMATION: LENNAR HOMES
	BERM	SWALE	EASEMENT	OVEREXCAVATION	WATER SERVICE	SEWER SERVICE	SETBACK	
			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.

Released for Permit  
02/18/2025 3:48:24 PM  
REGIONAL Building Department  
Becky A  
ENUMERATION

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

PROFESSIONAL LAND SURVEYOR  
38265  
12/11/24

**LEGAL DESCRIPTION**  
8994 BLUE FEATHER LOOP,  
LOT 11,  
COPPER CHASE AT STERLING RANCH,  
FILING NO. 1, COUNTY OF EL PASO,  
STATE OF COLORADO

LOT AREA: 4,994 S.F.  
PARCEL# 5232410005

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

1 inch = 30 ft.

# SITE



2023 PPRBC  
2021 IECC

Address: 8994 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232410005

Plan Track #: 198670 

Received: 18-Feb-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

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

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**2/18/2025 3:47:11 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/19/2025 8:13:16 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.