



SFD2585 PLAT 15342 PUD

PLOT PLAN LENNAR HOMES

APPROVED Plan Review 01/22/2025 9:03:55 AM dsdrangel EPC Planning & Community Development Department

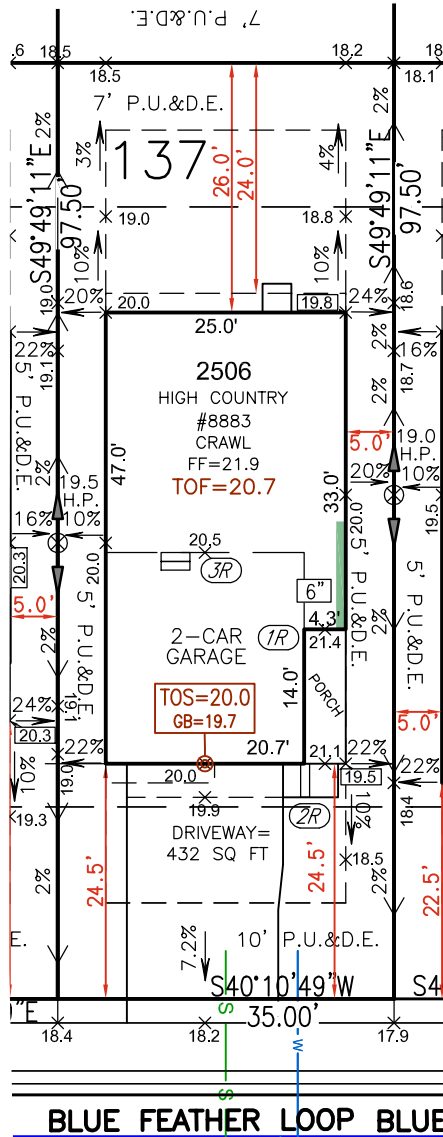
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBTAIN THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE OR LOCAL LAWS AND/OR REGULATION... An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road.

APPROVED BESQCP 01/22/2025 9:04:04 AM dsdrangel 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.

LOT 138

LOT 136



Released for Permit 01/21/2025 10:23:38 AM REGIONAL Building Department 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 %, and JOB NO./DRAWN BY/DATE. Includes symbols for berm, swale, easement, etc.

- 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.

PREPARED UNDER MY SUPERVISION FOR AND ON BEHALF OF EMK CONSULTANTS, INC. Includes professional surveyor seal for Daniel S. Murrell, No. 38265, dated 12/11/24.

LEGAL DESCRIPTION: 8883 BLUE FEATHER LOOP, LOT 137, COPPER CHASE AT STERLING RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO. LOT AREA: 3,413 S.F. PARCEL# 5232414018

