



# PLOT PLAN

## LENNAR HOMES

FILE - SFD25162  
ZONING - RS-5000  
PLAT 15342  
AREA - 3387 SQ FT

APPROVED  
Plan Review

02/20/2025 11:05:26 AM  
dsdmas

EPC Planning & Community  
Development Department



ANY APPROVAL GIVEN BY  
EL PASO COUNTY  
DOES NOT IMPLICATE 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.

An access permit must be granted by the  
Planning & Community Development Department  
prior to the establishment of any driveway or a  
County road.  
Disposal of blockage of any drainage way  
is not permitted without approval of the  
Planning & Community Development Department

APPROVED  
BESQCP

02/20/2025 11:05:52 AM  
dsdmas

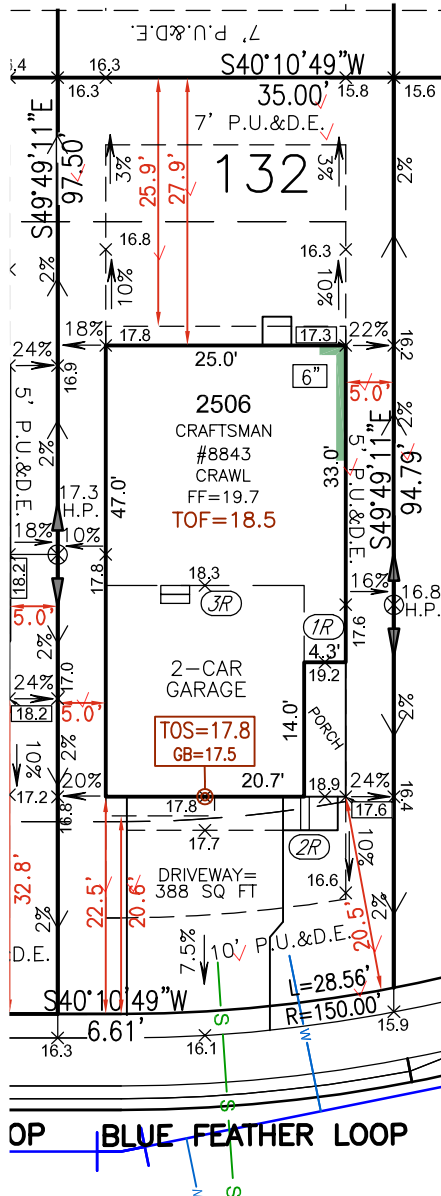
EPC Planning & Community  
Development Department

~~LOT 133~~

TRACT I



It is the owner's responsibility to  
coordinate with easement holders  
to avoid impact to utilities that  
may be located in the easements.



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 %
	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: SAM  
DATE: 12/05/2024  
  
BUILDER INFORMATION:  
LENNAR HOMES

### 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 3:54:55 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  
8843 BLUE FEATHER LOOP,  
LOT 132,  
COPPER CHASE AT STERLING RANCH  
FILING NO. 1, COUNTY OF EL PASO,  
STATE OF COLORADO

LOT AREA: 3,387 S.F. ✓  
PARCEL# 5232414013

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

0 20' 40'  
1 inch = 20 ft.

# SITE



2023 PPRBC  
2021 IECC

Address: 8843 BLUE FEATHER LOOP, COLORADO SPRINGS

Parcel: 5232414013

Plan Track #: 198675 

Received: 18-Feb-2025 (BECKYA)

## Description:

### RESIDENCE

Type of Unit:

Garage	451	
Main Level	663	
Upper Level 1	1799	
	2913	Total Square Feet

## Required PPRBD Departments (2)

**Enumeration**

**APPROVED**

**BECKYA**

**2/18/2025 3:55:24 PM**

**Floodplain**

**(N/A) RBD GIS**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

*02/20/2025 11:06:32 AM*

*dsdmaes*

**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.