

LAND DEVELOPMENT SERVICES AND SOLUTIONS

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7006 SOUTH ALTON WAY, BLDG. F

CENTENNIAL, COLORADO 80112-2019

(303)694 - 1520

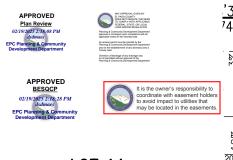
FILE - SFD25158 ZONING - RS-5000 PLAT - 15342

LENNAR HOMES

TRACT B

S49°48'37"E 35.00





LOT 12

LOT 14

H.P 20.3 T199 25.0 2505 **FARMHOUSE** #8978 TOF=21.0 16" <u>8"</u> = (4R) \sim 2 CAR (1R) GARAGE 4.3 22.2 TOS=19.3 12 GB=19.0 19.3 20.7' 19.3 19.2 18.3 23 2% J.&D.E. ~ ¥ 10'√ P U.&D.E N49 49'11 W $\frac{35.00}{17.4}$ 17.6 BLUE FEATHER BLL

P.U.E.=PUBLIC UTILITIES EASEMENT P.U.E. & D.E.=PUBLIC UTILITIES & DRAINAGE EASEMENT P.U.E. & I.E.=PUBLIC UTILITIES & IMPROVEMENT FASEMENT

DROP DISTANCE SPOT ELEVATION XX,X DROP SIDING RETAINING WALL CONTOUR FLOW DIRECTION GRADE % -5770 -BERM **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

3,503 S.F.

5232410007

<u>NOTES</u>

- 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.
- 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.

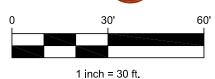


ENUMERATION

PREPARED UNDER MY SUPERVISION ON BEHALF OF

LEGAL DESCRIPTION 8978 BLUE FEATHER LOOP, LOT 13.

COPPER CHASE AT STERLING RANCH FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO



LOT AREA:

PARCEL#



FRONT: 20' RFAR: 15' 5' SIDE: CORNER: 15'

SITE



2023 PPRBC 2021 IECC

Parcel: 5232410007

Address: 8978 BLUE FEATHER LOOP, COLORADO SPRINGS

Received: 18-Feb-2025 (BECKYA)

Description:

RESIDENCE

Type of Unit:

Garage	450
Main Level	670
Upper Level 1	1082

Total Square Feet 2202

Required PPRBD Departments (2)

Enumeration

APPROVED BECKYA

2/18/2025 3:43:03 PM

Floodplain

RBD GIS (N/A)

Required Outside Departments (1)

County Zoning

APPROVED Plan Review

02/19/2025 2:19:25 PM 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.