



EMK CONSULTANTS, INC.
ENGINEERING SURVEYING

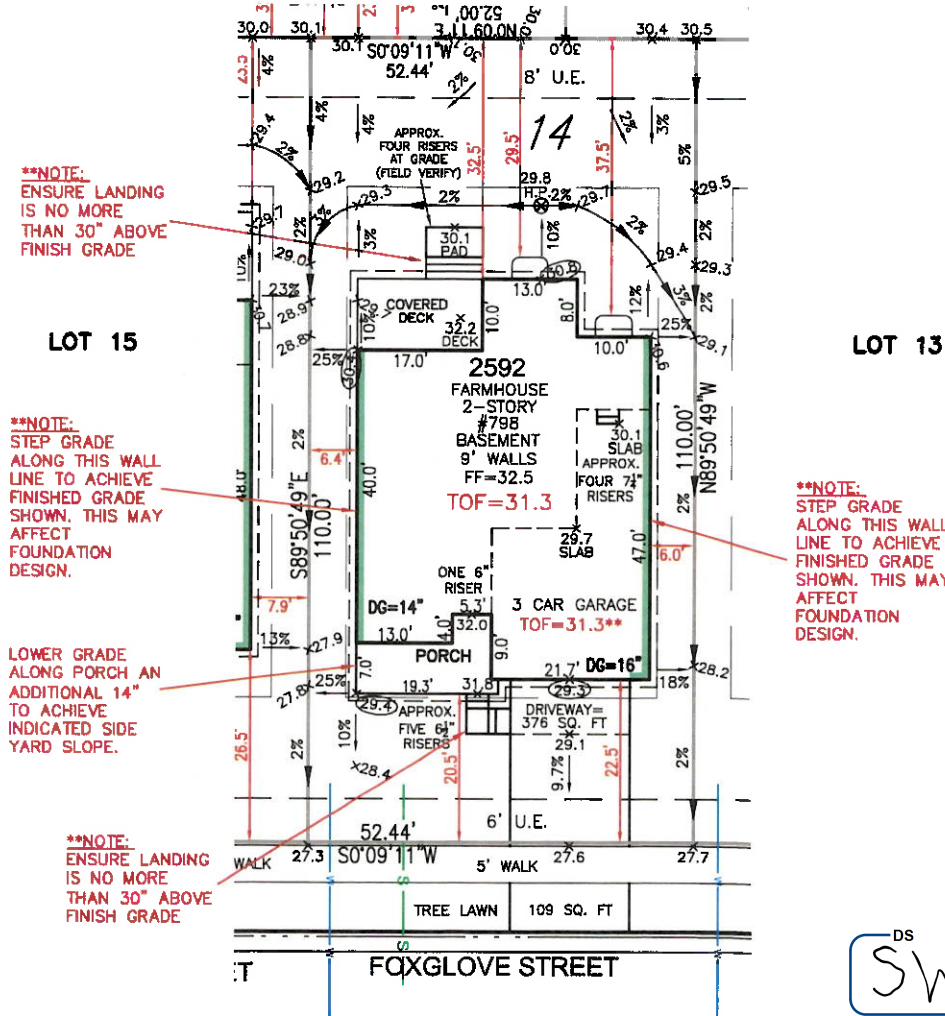
LAND DEVELOPMENT SERVICES AND SOLUTIONS

www.EMKC.com

7006 SOUTH ALTON WAY, BLDG. F CENTENNIAL, COLORADO 80112-2019 (303)694-1520

PLOT PLAN
LENNAR HOMES

JOB NO.: 13232
 DRAWN BY: NNW
 DATE: 08/04/2021



LOT AREA: 5,768 SQUARE FEET

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.
- RETAINING WALLS 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 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.

****NOTE:**
 DROP GARAGE FLOOR AN
 ADDITIONAL 16" (24" TOTAL)

U.E.=UTILITY EASEMENT
 S.E.=SIDEWALK EASEMENT
 DS=DROP SIDING/GRADE

NOTE: LOWER SIDING OR VENEER ALONG THIS WALL LINE.

NOTE: ADJUST GRADE AS SHOWN TO ACHIEVE INDICATED SLOPE.

LEGAL DESCRIPTION

798 FOXGLOVE STREET,
 LOT 14, BLOCK 3,
 WILDROSE-FINAL PLAT
 TOWN OF ERIE, COUNTY OF BOULDER,
 STATE OF COLORADO

SETBACKS

FRONT: 20' BLDG, 14' COV. PORCH
 REAR: 20' SIDE: 5'

