

# Site Plan

Scale 1"=40'



**LEGAL DESCRIPTION:** LOT 6, WILDERNESS HEIGHTS 1A SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO

**OWNER:** TIER 6 EYE LAWRENCE  
**PROJECT:** TIER 6 EYE LAWRENCE DRIVE, COLORADO SPRINGS, CO 80916  
**APPLICANT'S NAME:** TIER 6 EYE LAWRENCE  
**ADDRESS:** 719-210-4597  
**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:** 719-210-4597

**9175 HIGH MARK POINT, LOT 6**  
**PLAN REVIEW DATE:** 12/09/2023 4:36:45 PM  
**NOT REQUIRED DATE:** 12/09/2023 4:36:45 PM  
**APPROVED DATE:** 12/09/2023 4:36:36 PM  
**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:** 12/09/2023 4:36:36 PM  
**APPROVED DATE:** 12/09/2023 4:36:36 PM  
**PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT:** 12/09/2023 4:36:36 PM

**9175 high mark pt**

**ADD24723**  
**PLAT 13323**  
**ZONE A-5**  
**8.08 ACRES**

**APPROVED**  
**Plan Review**  
 12/09/2023 4:36:36 PM  
 dclarshubler  
 EPC Planning & Community Development Department

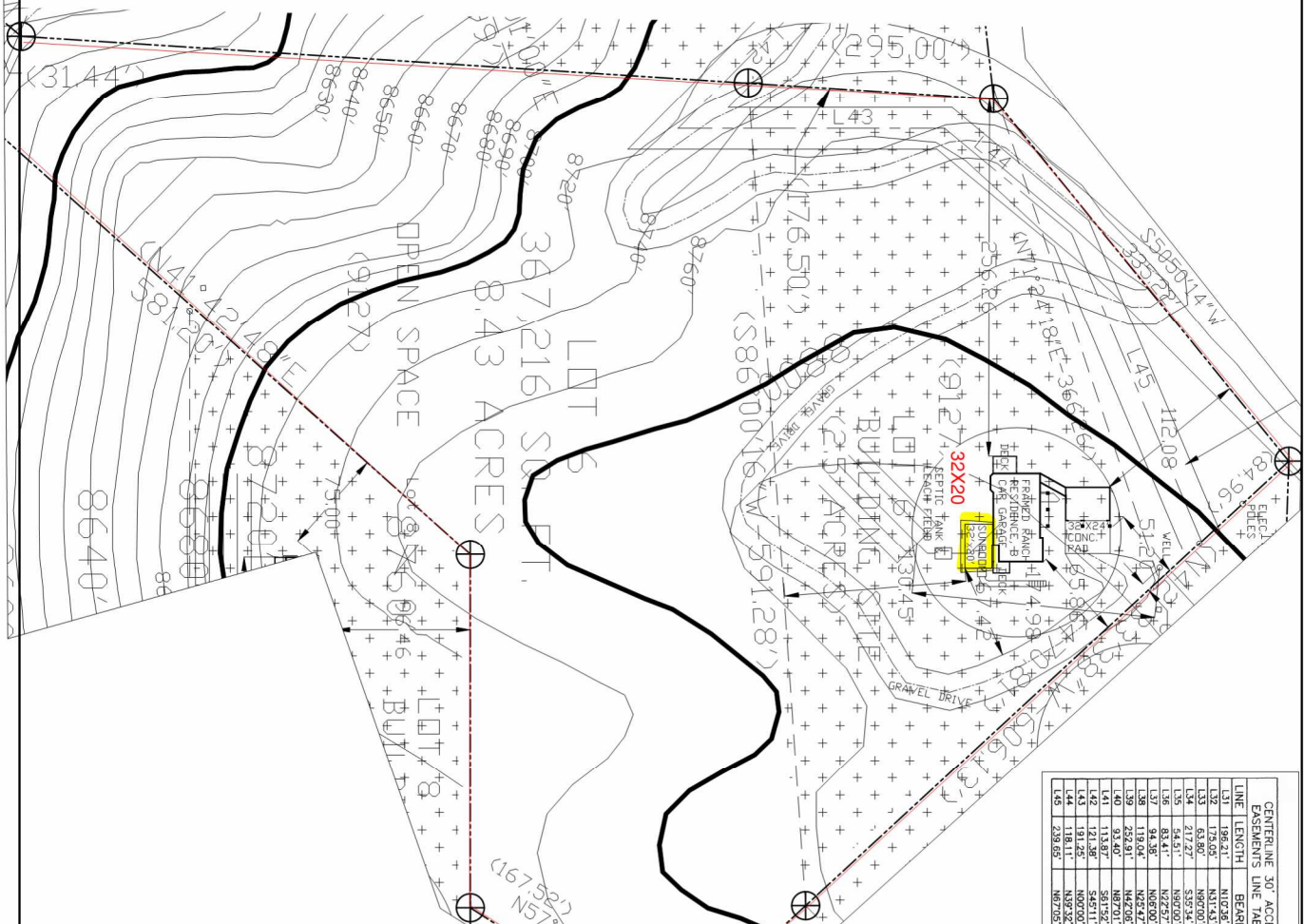
**Not Required**  
**BESDCP**  
 12/09/2023 4:36:45 PM  
 dclarshubler  
 EPC Planning & Community Development Department

ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE 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 onto a County road.

Diversion of backlogs of any drainage way is not permitted without approval of the Planning & Community Development Department

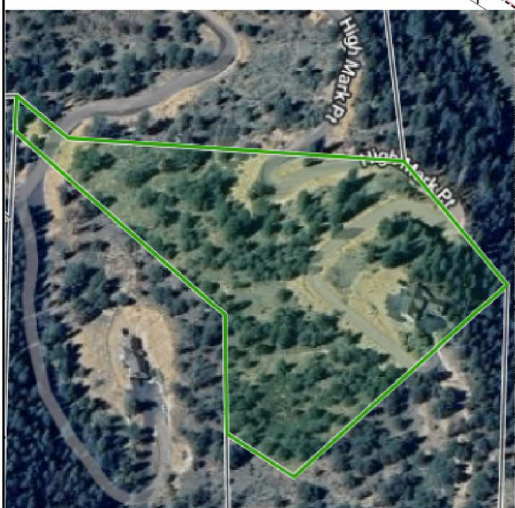
It is the owner's responsibility to coordinate with easement holders to avoid impact to utilities that may be located in the easements.



| CENTERLINE 30' ACCESS EASEMENTS LINE TABLE |        |             |
|--|--------|-------------|
| LINE                                       | LENGTH | BEARING     |
| L31  | 198.21 | N103°14'W   |
| L32  | 175.00 | N41°43'54"W |
| L33  | 63.80  | N67°00'00"W |
| L34  | 217.27 | S35°34'18"W |
| L35  | 83.41  | N59°57'24"W |
| L36  | 94.38  | N60°00'01"W |
| L37  | 19.04  | N25°42'18"E |
| L38  | 452.81 | N42°08'42"E |
| L39  | 113.87 | S81°55'55"E |
| L40  | 121.86 | S48°11'42"E |
| L41  | 191.25 | N07°00'00"E |
| L42  | 118.11 | N82°52'40"E |
| L43  | 159.85 | N01°58'53"E |

| CENTERLINE 60' ACCESS EASEMENTS LINE TABLE |        |              |
|--|--------|--------------|
| LINE                                       | LENGTH | BEARING      |
| L2   | 168.24 | S119°11'33"E |
| L3   | 116.54 | N103°23'33"E |
| L4   | 98.02  | S17°21'46"E  |
| L5   | 181.48 | N01°54'16"E  |
| L6   | 108.80 | N22°32'52"E  |
| L7   | 191.67 | N07°06'04"W  |
| L8   | 288.46 | N23°20'08"E  |
| L9   | 548.44 | N02°09'11"W  |
| L10  | 88.90  | N11°52'53"W  |
| L11  | 73.13  | N7°45'48"E   |
| L12  | 148.94 | N43°33'53"E  |
| L13  | 209.18 | N07°11'30"E  |
| L14  | 154.89 | N02°59'58"E  |
| L15  | 211.69 | N10°35'53"E  |

| CENTERLINE 60' ACCESS EASEMENTS CURVE TABLE |            |        |        |               |
|---|------------|--------|--------|---------------|
| CURVE                                       | DELTA      | LENGTH | RADIUS | CHORD BEARING |
| C1  | 127°02'14" | 110.89 | 50.00  | S85°28'20"E   |
| C2  | 105°29'56" | 182.40 | 63.00  | S98°50'44"E   |
| C3  | 66°21'19"  | 113.81 | 100.00 | N107°21'28"E  |
| C4  | 97°55'15"  | 102.54 | 50.00  | S17°05'11"E   |
| C5  | 66°52'00"  | 72.12  | 50.00  | S31°56'49"W   |
| C6  | 97°48'56"  | 48.51  | 50.00  | S27°12'18"W   |
| C7  | 106°44'56" | 35.83  | 50.00  | N11°52'53"W   |
| C8  | 48°03'27"  | 62.81  | 75.00  | N05°39'30"E   |
| C9  | 84°16'11"  | 73.54  | 50.00  | N23°45'52"E   |
| C10   | 59°08'42"  | 62.81  | 50.00  | N35°44'58"E   |
| C11   | 38°05'03"  | 118.32 | 175.00 | N19°33'19"E   |



**EVE LAWRENCE**

LOT 6, WILDERNESS HEIGHTS 1A SUBDIVISION, COUNTY OF EL PASO COUNTY, STATE OF COLORADO

# RESIDENTIAL

2023 PPRBC  
IECC: N/A



Parcel: 8232001011

Address: 9175 HIGH MARK PT, COLORADO SPRINGS



Plan Track #: 196652  Received: 03-Dec-2024 (BRIANNAM)

Description: ADDITION Required PPRBD Departments (5)

## ADDITION

Contractor: COLGAN BUILDERS, LLC

Type of Unit:

|   |                     |
|---|---------------------|
| <p>Floodplain</p> <p>(N/A) RBD GIS</p>  | <p>Construction</p> |
| <p>Electrical</p> <p>Released for Permit<br/>12/09/2024 12:07:46 PM</p>  <p>danielg<br/>ELECTRICAL</p> | <p>Mechanical</p>   |
| <p>Plumbing</p> <p>N/A</p> <p>12/09/2024 9:43:52 AM</p>  <p>shanen<br/>PLUMBING</p>                    |                     |

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.

## Required Outside Departments (2)

County Zoning  
**APPROVED**  
Plan Review  
12/09/2024 4:37:17 PM  
dsdar@huleka  
EPC Planning & Community  
Development Department

EPC Health Dept