

~~R142803~~  
~~SFD21648~~  
~~PLAT~~  
~~14708~~  
~~ZONE~~

R142803  
 SFD21648  
 PLAT 14708  
 ZONE RR-2.5  
 DIST 1

APPROVED  
 Plan Review  
 05/17/2021 11:42:50 AM  
 dsdespinoz  
 EPC Planning & Community  
 Development Department

APPROVED  
 BESQCP  
 05/17/2021 11:42:58 AM  
 dsdespinoz  
 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

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.

Division of blockage of any drainage way  
 is not permitted without approval of the  
 Planning & Community Development Department

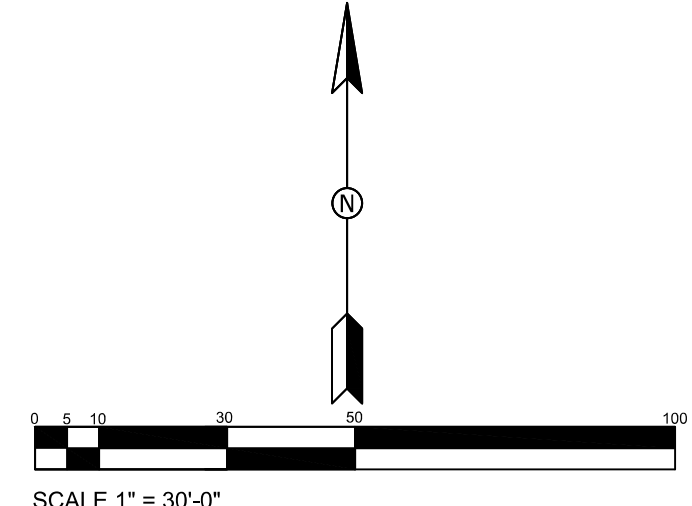
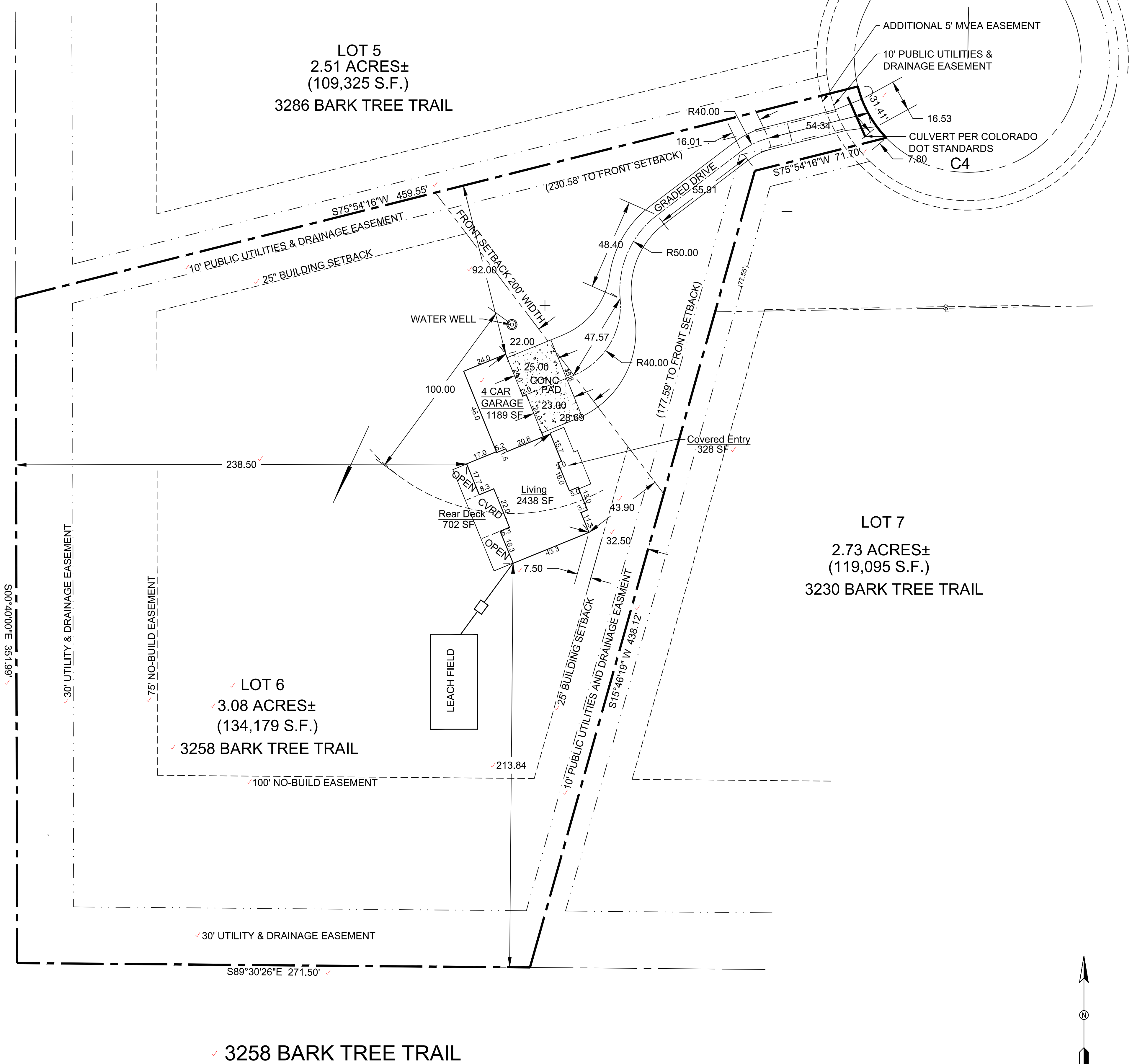
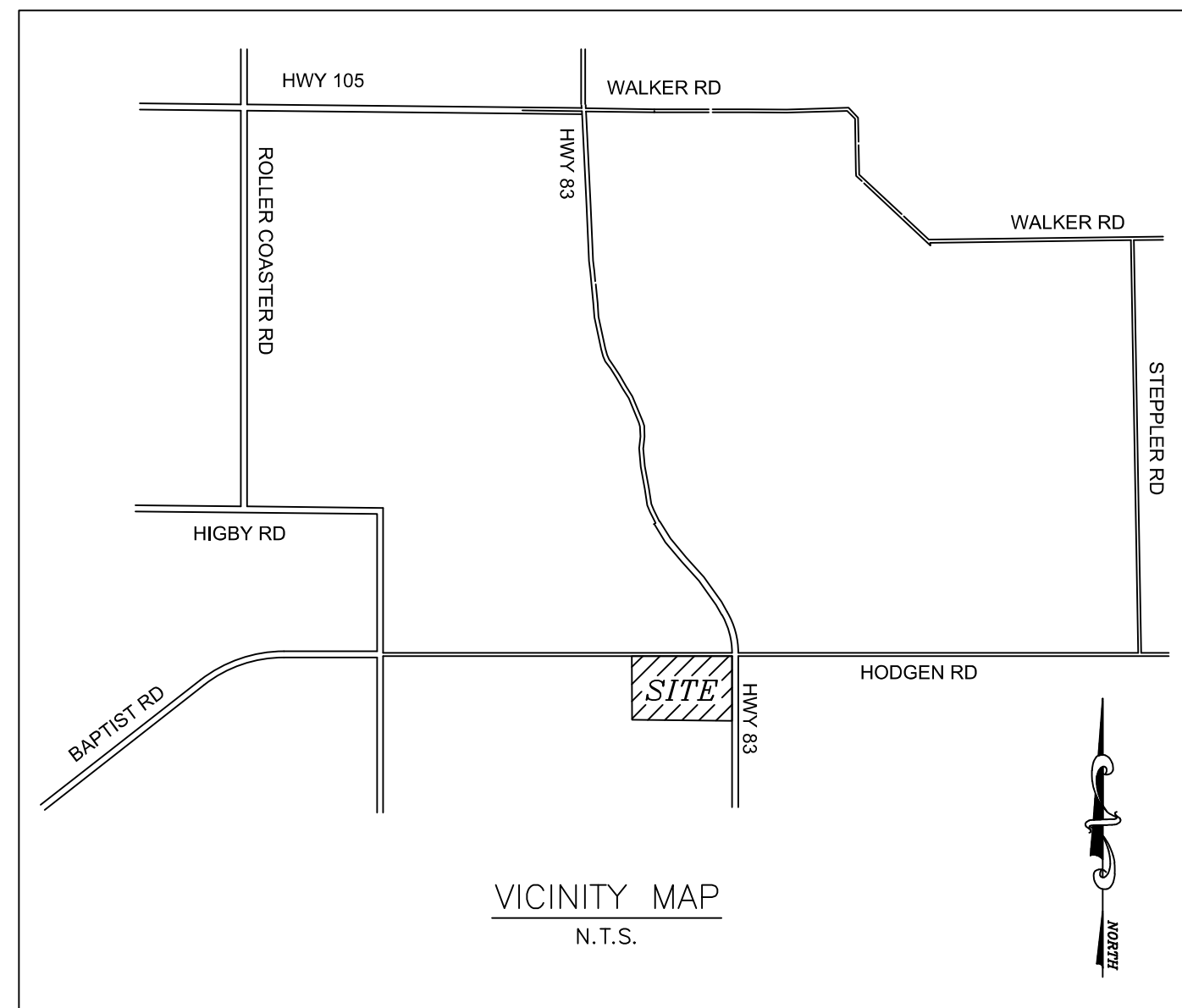


It is the owner's responsibility to  
 coordinate with easement holders  
 to avoid impact to utilities that  
 may be located in the easements.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N43°54'09"W	35.36'
C2	37.13'	25.00'	85°05'43"	N30°14'44"E	33.81'
C3	42.44'	100.00'	24°18'57"	N13°36'23"E	42.12'
C4	240.58'	60.00'	229°44'19"	N89°06'18"W	108.87'
C5	45.55'	100.00'	26°05'55"	S10°55'30"E	45.16'
C6	35.17'	25.00'	80°36'14"	N67°29'11"W	32.34'
C7	155.84'	185.00'	48°10'16"	N43°53'34"W	151.00'

### LEGAL DESCRIPTION

- ✓ LOT #6  
 ROLLIN RIDGE FILING NO.1  
 EL PASO COUNTY  
 COLORADO
- ✓ ALSO KNOWN AS:  
 3258 BARK TREE TRAIL  
 MONUMENT, CO. 80132
- ✓ SCH # 612000064 (MASTER PARCEL No.)
- ✓ LOT AREA 134,179 SQFT 3.08 ACRES



Plan Documentation & Drafting Karl Schlueter 4945 Mark Dabing Blvd #48 Colorado Springs, Colorado 80918 719-373-2930 karldraw@gmail.com
Revision History
03/26/21 UPDATED SITE PER EPC - BESQCP 02/27/21 ADJUSTED TO NEW LOCATIONS
Builder/Contractor SIGNATURE HOMES (719) 491-0586
A PROJECT FOR: SIGNATURE HOMES 3258 BARK TREE TRAIL Monument, Colorado 80132
Sheet Title SITE PLAN Scale 1"=30'
Date 02/27/2021
Sheet # C01

# RESIDENTIAL

2017 PPRBC



3258

Address: ~~3235~~ BARK TREE TRL, COLORADO SPRINGS

Plan Track #: 142803 

Received: 18-Mar-2021 (SAVANNAHT) 6127000064

## Description:

### RESIDENCE

Contractor: SIGNATURE HOMES

Type of Unit:

Garage	1189	
Lower Level 2	2438	
Main Level	2438	
	6065	Total Square Feet

## Required PPRBD Departments (4)

<p><b>Enumeration</b></p>	<p><b>Floodplain</b> N/A 03/19/2021 10:25:43 AM Pikes Peak REGIONAL Building Department keith <b>FLOODPLAIN</b></p>
<p><b>Construction</b> Released for Permit 03/25/2021 9:16:37 AM Pikes Peak REGIONAL Building Department michaela <b>CONSTRUCTION</b></p>	<p><b>Mechanical</b> Released for Permit 03/29/2021 9:07:12 AM Pikes Peak REGIONAL Building Department tcrippen <b>MECHANICAL</b></p>

## Required Outside Departments (1)

**County Zoning**  
**APPROVED**  
**Plan Review**  
05/17/2021 11:18:22 AM  
dsdespinoza  
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.