

- NOTES:**
- 1.) Removal of existing trees, if any to be as minimal as possible.
 - 2.) All disturbed areas shall be reseeded with native grasses, or landscaped and sodded within 2 weeks after completion of grading.
 - 3.) This building shall conform to the Wildfire Mitigation and Forest Management requirements as outlined in the Development Plan.
 - 4.) Driveway and parking areas to be gravel or pavement.
 - 5.) DRIVEWAY SLOPE IS <2% (+/-)
 - 6.) RIP-RAP IS TO BE PLACED IN ALL AREAS STEEPER THAN 30% IF ANY
 - 7.) THIS DRAINAGE PLAN BASED ON TOPOGRAPHICAL DATA SUPPLIED BY OTHERS. ACCURACY OF THIS DATA HAS NOT BEEN VERIFIED. USE OF THIS DRAINAGE PLAN IMPLIES THE OWNER AND/OR DEVELOPER ACCEPTS THIS SUPPLIED TOPOGRAPHICAL DATA AS ACCURATE.

THE DRAINAGE, GRADING AND EROSION CONTROL PLANS REFLECTED ON THIS SITE PLAN HAVE BEEN DESIGNED TO SAFELY CONVEY ON-SITE STORMWATER RUNOFF, INCLUDING THE SIZING OF ROADSIDE CULVERTS AND/OR ANY NECESSARY MODIFICATIONS TO THE ADJACENT ROADSIDE DITCH WHICH MIGHT BE AFFECTED BY HOME AND/OR DRIVEWAY CONSTRUCTION. ADDITIONALLY, THE GRADING, DRAINAGE, AND EROSION PLAN HAVE BEEN DESIGNED TO BE CONSISTENT WITH THE APPROVED FINAL DRAINAGE REPORT FOR HIGH FOREST RANCH FILING NO. 3.

IF CONSTRUCTION IS PERFORMED IN ACCORDANCE WITH THIS SITE PLAN, SAID CONSTRUCTION WILL NOT BECOME A HAZARD TO LIFE AND LIMB, ENDANGER PROPERTY, OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC WAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

LAND DESCRIPTION

Lot 43, High Forest Ranch Filing No. 3, as recorded under Reception No. 204170639 of the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

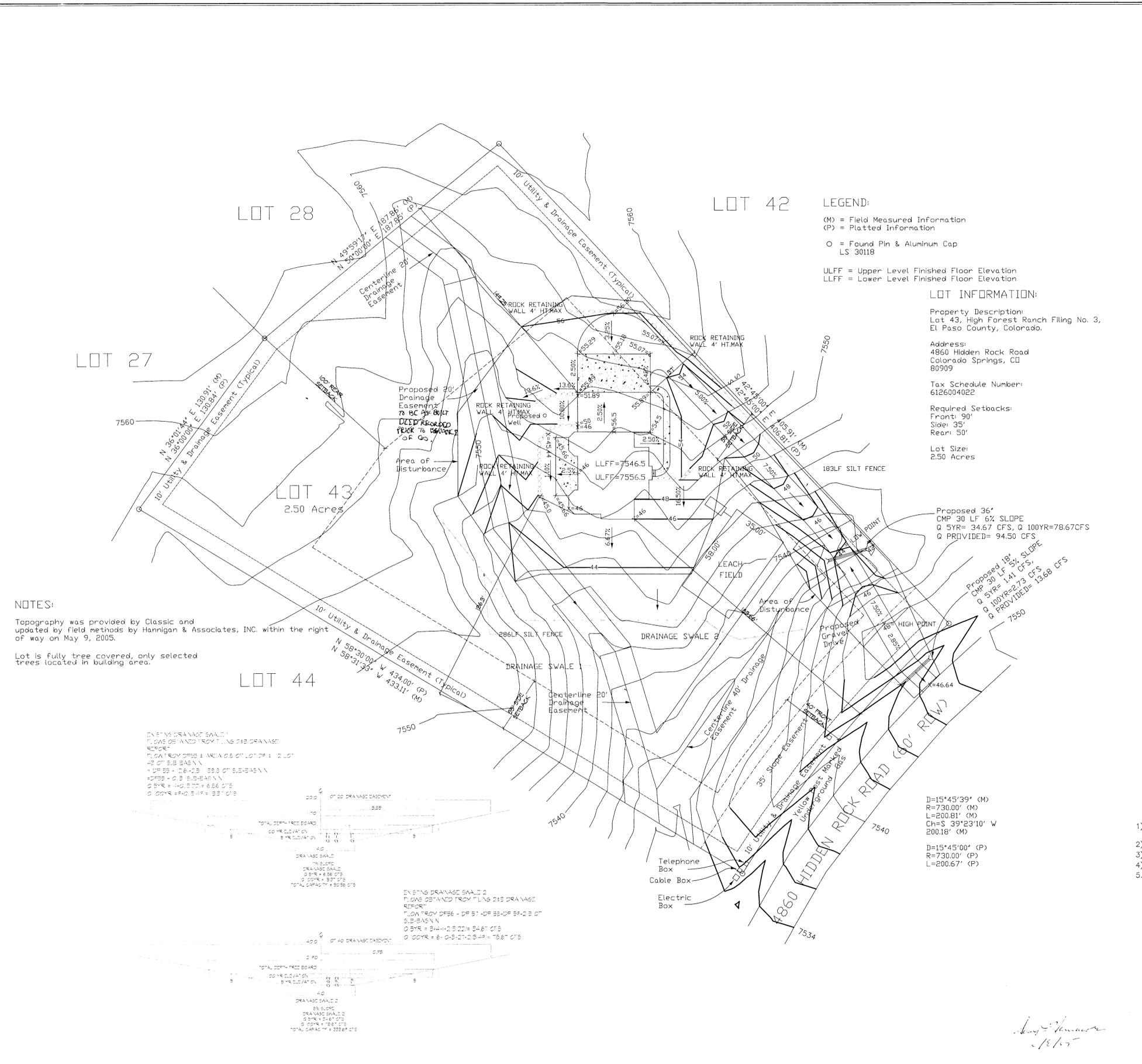
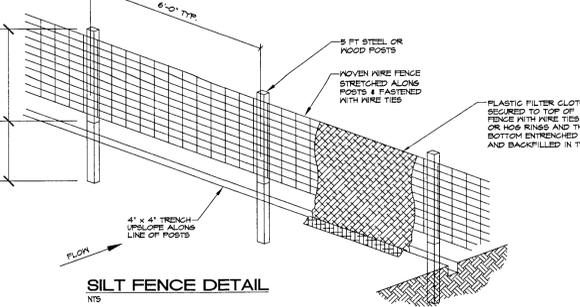
Site Address: 4860 HIDDEN ROCK ROAD
 Project Name: Plot Plan
 Zone: PUD
 Development Plan Name: _____

Area of Property: 109,214 S.F.
 Total Footprint S.F.: 3,399 S.F.
 Percent of Coverage: 3.11 %
 Maximum Height All Structures: 30'

OWNER/APPLICANT:
 ACORDIA HOMES
 P.O. BOX 2330
 MONUMENT, CO 80132

ENGINEER:
 COLORADO ENGINEERING GROUP, INC.
 19375 Beacon lite road
 Monument, CO 80132
 (719) 488-2145

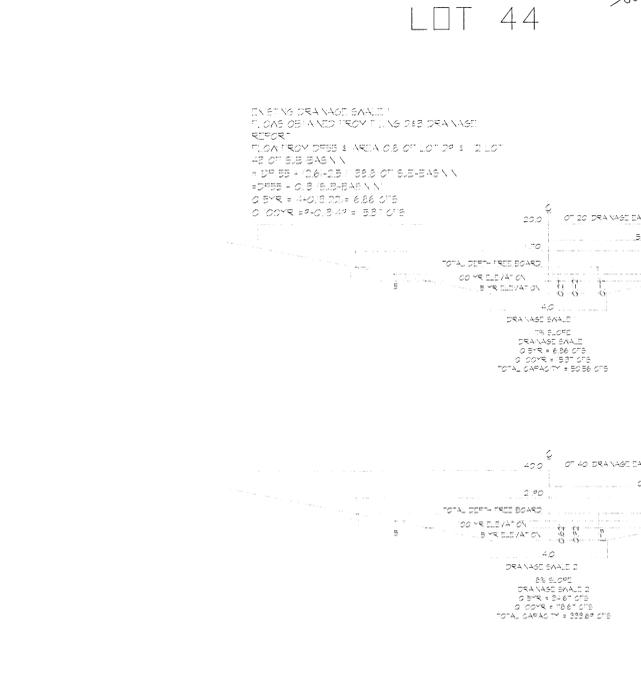
- NOTES:**
- 1) The site will be fenced during construction to protect the existing vegetation with 4 foot tall fencing and appropriate fencing or hay bales will be provided for erosion control.
 - 2) Existing contours will not be disturbed except within the construction area.
 - 3) Building materials will be stored on the driveway during construction.
 - 4) A small bobcat type loader will be used for backfilling.
 - 5) Spray irrigation not to exceed 15% of lot area.



NOTES:

Topography was provided by Classic and updated by field methods by Hannigan & Associates, INC. within the right of way on May 9, 2005.

Lot is fully tree covered, only selected trees located in building area.



LEGEND:

(M) = Field Measured Information
 (P) = Platted Information

○ = Found Pin & Aluminum Cap
 LS 30118

ULFF = Upper Level Finished Floor Elevation
 LLFF = Lower Level Finished Floor Elevation

LOT INFORMATION:

Property Description:
 Lot 43, High Forest Ranch Filing No. 3,
 El Paso County, Colorado.

Address:
 4860 Hidden Rock Road
 Colorado Springs, CO
 80909

Tax Schedule Number:
 6126004022

Required Setbacks:
 Front: 90'
 Side: 35'
 Rear: 50'

Lot Size:
 2.50 Acres

D=15°45'39" (M)
 R=730.00' (M)
 L=200.81' (M)
 Ch=S 39°23'10" W
 200.18' (M)

D=15°45'00" (P)
 R=730.00' (P)
 L=200.67' (P)

ACORDIA HOMES
 4860 HIDDEN ROCK ROAD
 LOT 43 HIGH FOREST RANCH FILING NO.3
 EL PASO COUNTY, COLORADO

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-SOILS TESTING
 -FOUNDATION DESIGNS
 -RESIDENTIAL & LIGHT COMMERCIAL DESIGN
 -SEPTIC SYSTEM DESIGNS
 -HOME INSPECTIONS
 -GEHAZARD SURVEYS
 -DRAINAGE REPORTS



PROJECT NO.: 052-0308
SCALE: 1"=30'
DATE: 2 JUNE 2005
DRAWN BY: TY
REVIEWED BY: JJD
APPROVED BY: JJD

REVISED:

C1
 PLOT PLAN

SF-04-007