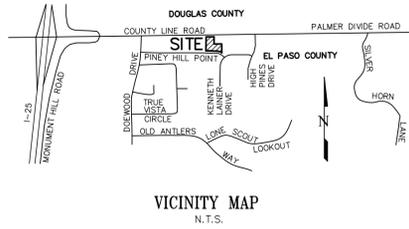


# "HIGH PINES PATIO HOMES PHASE 2E" SITE DEVELOPMENT PLAN AND AS-BUILT EXHIBIT

1404, 1432 AND 1446 PINEY HILL POINT, EL PASO COUNTY, COLORADO



**PROPERTY DESCRIPTION:** 1404, 1432 and 1446 Piney Hill Point  
A portion of the Northeast Quarter of Section 2, Township 11 South, Range 67 West of the 6th P.M., situate in El Paso County, Colorado, described as follows:

That portion of Lot 66, Block 2, "HIGH PINES FILING NO. 2" (Reception No. 205037097, El Paso County, Colorado records), EXCEPT "HIGH PINES PATIO HOMES PHASE 2C" (Reception No. 207712608, said El Paso County, Colorado records);

Containing 0.728 acres, more or less.

**NOTES:**

- Establish top of foundation of new structures in field within indicated building envelopes . . . adjacent lot "as graded" conditions could require top of foundation elevation adjustment, retaining walls along side/rear unit lines and/or erosion control protection.
- This is not a land survey plat . . . for general construction purposes only.
- Tract A, PASE 2E Private Open Space (existing and to be created) and Private Detention Basins (Existing . . . Reception Numbers 200111558 and 200154181) are to be owned by El Paso County and maintained by the HIGH PINES PATIO HOME ASSOCIATION, INC. and HIGH PINES OWNERS ASSOCIATION, INC., respectively, as created under Reception Numbers 202130491 and 202130493 with any subsequent amendments.
- Phased construction: three (3) phases anticipated, one (1) structure per phase based on sales for Units 16, 17 and 19.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map, Map Number 08041C0756 G effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- SITE BENCHMARK: Control point spike located in the Southwesterly portion of the site; Elevation = 7329.88.
- Date of topographic/improvement survey: December 8, 2021
- This parcel exists with native grasses, bushes, grass, landscape rock, coniferous trees and feeder trees, and asphalt-paved common driveway.

**PREPARED FOR:**

Brent W and Sandra L Cowell d.b.a. COWELL CONSTRUCTION  
P.O. Box 661  
Elizabeth CO 80107-0661  
Phone: (719) 260-0031

**SITE DATA:**

Proposed Use: Single-Family Patio Homes/Patios and Decks  
A maximum of four(4) single-family patio homes are allowed within the area designated as Lot 66.  
Existing fencing in excess of 6' is permitted within the setbacks.  
Maximum Proposed Building Height: 30'  
Proposed Density: 4.12 du/ac  
Parking: 2/Unit - Garages  
Proposed Setbacks: 20' zone district boundary except as noted  
10' Adjacent to Private Streets  
25' Adjacent to Public Streets  
10' Minimum between units  
Units sizes: 2,100 to 2,860 footprint square feet  
Total Proposed Private Open Space (GCE): 0.531 acres

**STATEMENT OF COMPLIANCE:**

- THE LAND OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING PLAN AS ORIGINALLY APPROVED BY THE PLANNING DEPARTMENT OR SUBSEQUENTLY AMENDED.
- THE LAND OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
- REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.
- SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.

**NATIVE VEGETATION PRESERVATION NOTES**

ALL TREES/TREE AREAS SHOWN ON THIS PLAN ARE NATIVE/TRANSPLANTED PONDEROSA PINES, A MINIMUM OF 6' IN HEIGHT, OR AS NOTED BELOW FOR TREES SHOWN ON THE NORTHERN PROPERTY LINES OF THE HEIGHTS SUBDIVISION. TRANSPLANTATION SHALL FOLLOW RECOMMENDATIONS IN THE NOTES BELOW. PRESERVATION OF TREES AND GAMBOL'S OAK ON-SITE SHALL BE OF THE UTMOST CONCERN TO ANY CONSTRUCTION ACTIVITY, USING A 10' CLEAR ENVELOPE AROUND THE STRUCTURE AS THE MAXIMUM REMOVAL FOR ANY PONDEROSA PINE OR GAMBOL'S OAK.

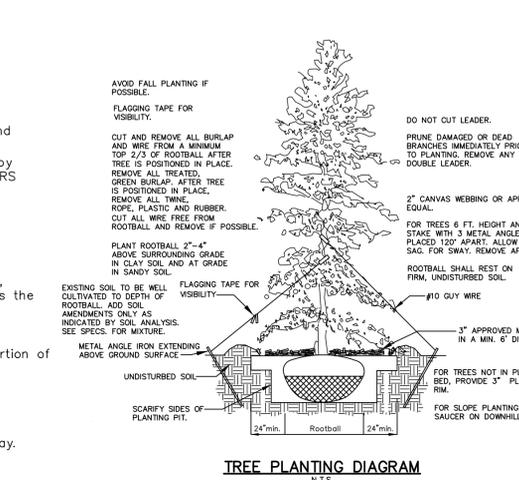
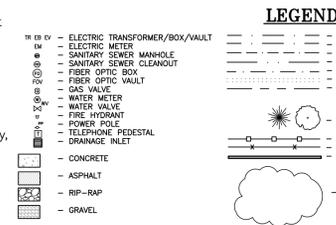
TO ENSURE PRESERVATION OF DESIGNATED VEGETATION, WRAP OR ENIRCLE CLUMPS OR INDIVIDUAL TREES WITH DAYLIGHT ORANGE VINYL BARRIER FENCE, SECURELY STAKED, AT A MINIMUM OF 5' OUTSIDE OF DRIPLINE OF TREE OR SHRUB/CLUMP TO AVOID POSSIBLE COMPACTION/CONTAMINATION OF ROOT AREA.

TREES/TREE AREAS SHOWN ARE NATIVE PONDEROSA PINES TO BE RETAINED IN PLACE WHEREVER POSSIBLE. THESE TREES, IF NOT RETAINED IN PLACE, SHALL BE TRANSPLANTED TO ANOTHER POSITION ON THE SAME LOT, (PREFERRED) OR ALTERNATIVELY, TO LOCATIONS NEARBY, BUT APPROPRIATELY BUFFERED FROM RESIDENTIAL STRUCTURES.

NATIVE GRASSES SHALL BE PRESERVED WHERE FEASIBLE. GRADING SHALL BE CAREFUL AND PRECISE, WITH A MINIMUM NUMBER OF STOCKPILE LOCATIONS TO AVOID KILLING NATIVE SOD BY SUFFOCATION. IN AREAS WHICH MUST BE DISTURBED, RESEED AS SOON AS POSSIBLE WITH THE NATIVE GRASS MIXTURE SPECIFIED ON THIS PLAN. THE SEEDING SHALL BE DONE VIA GRASS DRILL WHEREVER POSSIBLE, USING AN EXTRA MIXING BIN TO ENSURE EVEN DISTRIBUTION OF SEED MIX. THE GOAL OF THE SEEDING IS TO HAVE NO MORE THAN 6 SQUARE INCHES OF BARE GROUND IN ANY GIVEN REVEGETATED AREA, AFTER 3 YEARS. RESEEDED AREAS MUST BE KEPT FREE OF WEEDS AT ALL TIMES TO ALLOW GRASSES TO FILL IN. IN THE EVENT THAT ANY RESEEDED AREA BECOMES INFESTED WITH WEEDS, INCLUDING BUT NOT LIMITED TO RAGWEED, RUSSIAN THISTLE, OR KNAPWEED, IMMEDIATE MEASURES SHALL BE TAKEN TO REMOVE THE WEEDS FROM THE AREA PERMANENTLY, AND RESEED AS NEEDED WITH GRASS MIX.

**LANDSCAPE NOTES:**

- UPON APPROVAL OF REZONE, A DETAILED TREE PRESERVATION AND TRANSPLANTATION PLAN SHALL BE INCORPORATED INTO THIS PUD PLAN. EVERY EFFORT SHALL BE MADE TO SALVAGE EXISTING HEALTHY PONDEROSA PINES ON THIS SITE. UNFORTUNATELY, GAMBOL'S OAK HAS A LOW SURVIVABILITY RATE WHEN TRANSPLANTATION IS ATTEMPTED, THEREFORE WILL BE REPLACED WITH OTHER NEW OR SALVAGED PLANT MATERIALS. A 10' DISTANCE MUST BE MAINTAINED BETWEEN THE EDGE OF NATIVE TREES AND THE STRUCTURES, INCLUDING DECKS AND OUTBUILDINGS.
- ALL GENERAL COMMON ELEMENTS OF THIS PROPERTY TO BE MAINTAINED BY HOA TO BE ESTABLISHED UPON PLATTING. THIS INCLUDES SNOW REMOVAL, OUTDOOR GROUNDS MAINTENANCE, MAINTENANCE OF PRIVATE DRIVE MAINTENANCE AND EXTERIOR BUILDING MAINTENANCE.
- 15' TO 25' NATIVE LANDSCAPE BUFFER SHALL BE MAINTAINED ON THE PERIMETER OF THIS SITE. CONCRETE PATIOS MAY BE ALLOWED WITHIN THE BUFFER AREA WHERE NOTED. A MINIMUM RATIO OF 1 TREE PER 30 LINEAR FEET SHALL BE INSTALLED ALONG THE SOUTHERN BOUNDARIES OF THIS SUBDIVISION. THE TREES TO BE PLANTED SHALL COME FROM AREAS OF THE SITE WHICH ARE TO BE GRADED. USE A PROFESSIONAL TREE TRANSPLANTER. MINIMUM SIZE TRANSPLANTED TREE FOR THESE BUFFERS SHALL BE 6', HOWEVER, MATURE PONDEROSAS OF A MINIMUM SIZE OF 12' SHALL BE PLANTED ADJACENT TO THE HEIGHTS FILING NO. 2. TREES SHOWN IN PRIVATE PROPERTY SHALL BE PLANTED WITHIN 15' OF THIS PROPERTY'S BOUNDARY ON THE PRIVATELY OWNED LOTS WHERE SHOWN. THIS IS TO BE AT THE LOT OWNER'S CONVENIENCE. LOT OWNER SHALL HENCEFORTH BE RESPONSIBLE FOR IRRIGATION AND MAINTENANCE. COORDINATE ALL PRIVATE LOT PLANTING WITH OWNERS IN ADVANCE. VERIFY LOCATIONS OF ANY UG SERVICES OR PRIVATELY OWNED IRRIGATION SYSTEMS BEFORE TRANSPLANTING.
- WHERE NECESSARY TO FILL IN (I.E. GAPS IN NATIVE TREES), PONDEROSA PINES FROM THIS SITE SHALL BE TRANSPLANTED INTO A 25' STREET SETBACK FROM COUNTY LINE ROAD AT A RATE OF 1 TREE FOR EVERY 20 LINEAR FEET OF GAP.
- EXISTING TREES ARE SHOWN SCHEMATICALLY. ACTUAL FIELD POSITION MAY VARY.
- THE BUFFER TREES AND THE STREET SETBACK TREES SHALL BE IRRIGATED USING A TEMPORARY (3 YEAR) DRIP SYSTEM. DRIP SYSTEM MAY BE ABANDONED IN PLACE AFTER ESTABLISHMENT PERIOD.
- APPROXIMATE PRESERVATION OF EXISTING VEGETATION IS SHOWN ON THIS PLAN. IN MOST CASES THE VEGETATION NOTED IS PONDEROSA PINE IN VARIOUS STAGES OF GROWTH, FROM 4' HIGH TO MATURE. GAMBOL'S OAK SHALL ALSO BE PRESERVED WHEREVER POSSIBLE.
- NATIVE GRASSES TO BE DRILLED WHEREVER NATIVE SOD IS DISTURBED BY CONSTRUCTION ACTIVITIES.
- A PUBLIC TRAIL MAY BE CONSTRUCTED WITHIN THE 25' LANDSCAPE SETBACK ALONG COUNTY LINE ROAD.



**TREE PLANTING DIAGRAM**  
N.T.S.



**HOA/ARCHITECTURAL CONTROL COMMITTEE COMMENTS:**

- The High Pines Patio Home development is a minimal maintenance development focused on minimum landscape water use. Pursuant to that restriction, the new homes on Lot 66 are to be zero-scaped with rocks and gravel used to create scenery around plants, shrubs, and trees. Landscaping plans shall be included with the new home plans and shall be submitted for review and approval by the ACC. Landscaping costs shall be included in the sale price of each new patio home.
- All references to lot owners means that the homeowner property is limited to the footprint of the foundation of the home to be constructed as per the Covenants, Conditions, and Restrictions (CC&R) of the HPPHA.
- All references to common elements of the property, according to the CC&R of the HPPHA, means that common elements include common areas and Limited Common Elements with definitions of each category as indicated in the document. Common Elements include all property outside of the home footprints.
- The High Pines Patio Home development is a minimal maintenance development focused on minimum landscape water use. Pursuant to that condition, the new homes on Lot 66 are to be zero-scaped with rocks, gravel, and mulch used to create scenery around plants, shrubs and trees. Landscaping plans shall be included with the new home plans and shall be submitted for review and approval by the ACC. Landscaping costs shall be included in the sale price of each new patio home.
- The zero-scaped landscape around each new home shall extend a minimum of twenty-five (25) feet around the home. All land outside this area except paved areas are to be zero-scaped with seeding for plants that are native to the area that are resistant to drought conditions or existing native grasses in areas that are not disturbed by the construction.
- If the new homes are to include sprinklers or drip lines for plants, shrubs, and trees, such sprinklers are to be served from the new home water system. The maintenance of such landscape water systems shall be the responsibility of the homeowner.
- During construction, the contractor shall maintain vehicle access to the existing Unit 18 of Lot 66 at all times. If such access cannot be maintained for brief periods, the homeowners of Unit 18 shall be contacted by the contractor a minimum of 48 hours in advance of the restricted access period.
- The water valve extension to grade for the water service to each home shall be protected from physical damage after construction by strategic placement of large rocks encircling the valve extension. Reference Woodmoor Water & Sanitation District System Specifications for water and sanitary service information.
- A 4" minimum conduit shall be maintained and protected under the common driveway to permit access for internet and cable tv wiring on both sides of the development.
- Existing damaged asphalt driveway to existing Unit 18 of Lot 66 is to be replaced under this project with new asphalt driveway meeting the dimensional and construction requirements for a common access drive for multiple units in Monument, CO. Individual driveways to the new homes are top be extensions of this new common driveway.
- Site plans must be submitted for review and approval by the ACC for stormwater drainage of the improved site including drainage for existing Unit 18.

**APPROVAL STAMP:** PCD Director

According to Colorado law, any legal action based upon any defect in this survey must be filed within one year after the date of the survey. In no event, may any action be based upon any defect in this survey more than ten years from the date of the certification shown hereon.

CALL BEFORE YOU DIG . . .

**811**

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND WASTEWATER.

No.	Date	By	Description
1	05/27/22	DVH	HPHA COMMENTS
2	08/09/22	DVH	COUNTY COMMENTS

H Scale: 1" = 20'  
V Scale: N/A  
Designed By: N/A  
Drawn By: BRHDAS  
Checked By: DVH  
Date: 02/17/2022

**Land Development Consultants, Inc.**

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3888 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

**SITE DEVELOPMENT PLAN AND AS-BUILT EXHIBIT**

"HIGH PINES PATIO HOMES PHASE 2E" - A PORTION OF THE NE4 OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 21053  
Sheet: 1 of 1