

SFD211867  
 PLAT 11895  
 PUD

**DISAPPROVED**  
 Plan Review  
 12/06/2021 9:42:17 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

**ENGINEERED STAMPED SITE PLAN REQUIRED**

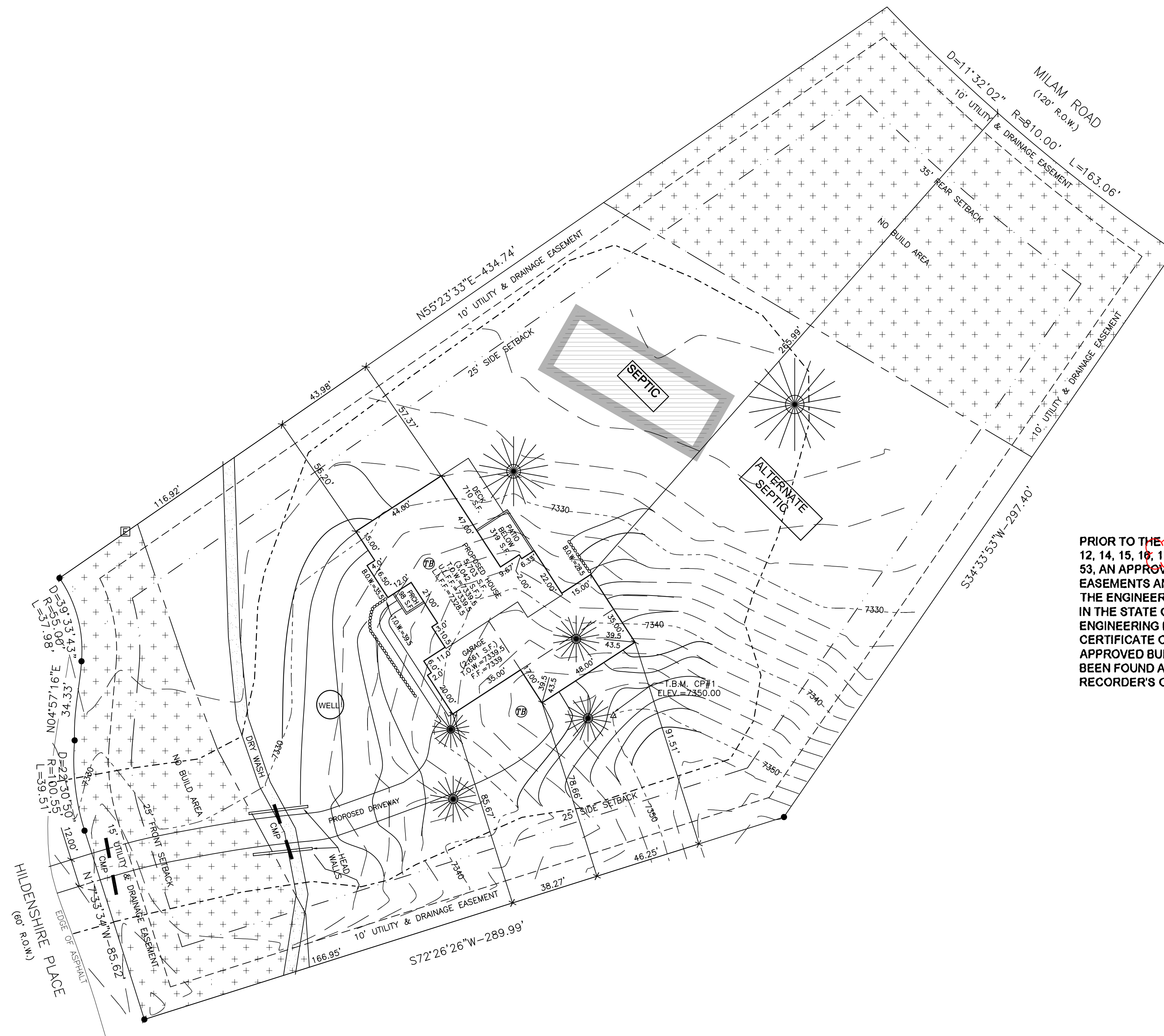
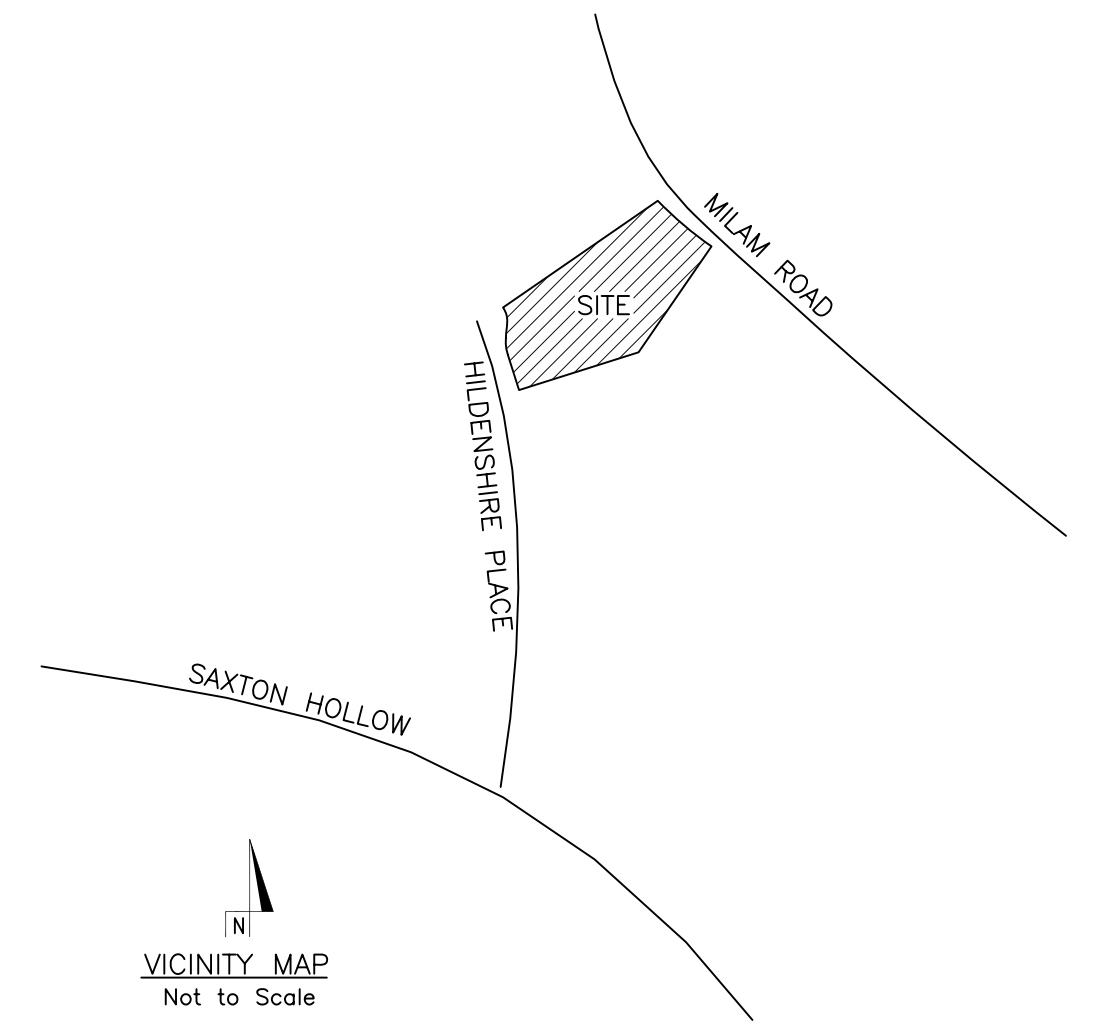
# SITE PLAN

LOT 17, CATHEDRAL PINES SUBDIVISION FILING NO. 1  
 13795 HILDENSHIRE PLACE  
 COUNTY OF EL PASO, STATE OF COLORADO

**LEGEND**

---	LOT LINE
- - - -	EASEMENT LINE
---	NO BUILD LINE
----	NO-BUILD AREA
----	SETBACK LINE
- - - -	2H. EXISTING CONTOUR
- - - -	10H. EXISTING CONTOUR
- - - -	2H. PROPOSED CONTOUR
- - - -	10H. PROPOSED CONTOUR
●	FOUND PROPERTY CORNER MONUMENT
☼	CONIFER TREE
⊠	ELECTRIC PEDESTAL
⊗	TEST BORE LOCATION
○	ROCK RETAINING WALL
----	LIMIT OF DISTURBANCE

Released for Permit  
 11/22/2021 9:03:50 AM  
 REGIONAL Building Department  
 brent  
 ENUMERATION

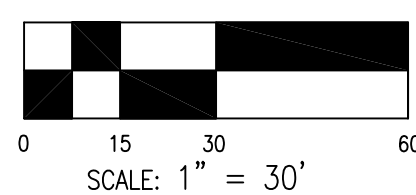
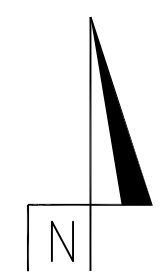


**LAND DESCRIPTION**

Lot 17, Cathedral Pines Subdivision Filing No. 1 as recorded under Reception No. 205001738 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Site Address: 13795 Hildenshire Place  
 Project Name: Site Plan  
 Tax Schedule No.: 62020-01-006  
 Zone: PUD  
 Area of Property: 109,522 S.F. (2.514 acres)  
 Proposed House S.F.: 0,000 S.F.  
 Proposed Garage S.F.: 0,000 S.F.  
 Total Structural S.F.: 0,000 S.F.  
 Percent of Coverage: 0.0%  
 Maximum Height All Structures: 35'

**PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF BUILDING PERMITS ON LOTS 6, 7, 8, 9, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 28, 27, 28, 29, 30, 32, 33, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53, AN APPROVED ENGINEERED PLOT PLAN WILL BE REQUIRED, ADDRESSING LEGAL LOCATIONS OF ALL EASEMENTS AND NO-BUILD GEOLOGIC HAZARD AREAS IN ADDITION TO DRAINAGE AND GRADING FOR EACH LOT. THE ENGINEERED PLOT PLAN IS REQUIRED TO BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF COLORADO, AND REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT ENGINEERING DIVISION. PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER SHALL CERTIFY THAT THE BUILDER HAS COMPLIED WITH THE APPROVED BUILDING LOCATION, DRAINAGE AND GRADING PLAN, AND THE RESULTING DRAINAGE EASEMENTS HAS BEEN FOUND ACCEPTABLE BY THE ENGINEERING DIVISION AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF EL PASO COUNTY, COLORADO.**



12/02/2021 9:17:23 AM  
 CONSTRUCTION

**OWNER:**  
 BRAD AUSMUS  
 13090 Tahosa Lane  
 Colorado Springs, CO 80908

**SURVEYOR:**  
 PINNACLE LAND SURVEYING CO., INC.  
 121 County Road 5  
 Divide, CO 80814  
 (719) 687-7360

**PINNACLE LAND SURVEYING, INC.**  
 121 COUNTY ROAD 5, DIVIDE, CO 80814

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SITE PLAN		
TITLE: LOT 17, CATHEDRAL PINES SUBDIVISION FILING NO. 1		
SCALE: 1"=30'	DRAWN BY: MWW	FILE: 20002700-SP.DWG
DATE: 11/30/20	CHECKED BY: JWT	JOB NO. 20002700



November 2, 2021

Bradley Homes  
13795 Hildenshire Place  
Colorado Springs, CO 80908

RE: Lot 17, Filing 1 - 13795 Hildenshire Place  
Site, elevations, floor plan, and exterior colors

Dear Brad:

The Cathedral Pines Architectural Control Committee has reviewed the site and house plan for the aforementioned address. The plan has been approved pending the following conditions and agreements:

1. The County upon filing will determine culvert sizes for your culvert permit application. All culverts must be concrete with flared end extensions with additional stone, rock, brick or other masonry.
2. Site plan meets the requirements with no variances.
3. Square footage of 3,032 SF sf main, 3,044 SF lower level meets the guidelines requirements to be at least 4,500 with 2,300 on the main level.
4. Overall dissimilar material with the architecture detail meets the requirements, coverage of 50% of stone and dissimilar material, and 25% on left, right and rear elevations. Dissimilar material consists of siding and stone.
  - a. The return on outside corners of dissimilar material shall be a minimum of 2 feet.
5. Roof pitch variance approved and meets the architectural style.
6. Driveway surfaces shall be treated with concrete, asphalt, or another pre-approved upgraded surface material.
7. The overall plan meets the architectural design for the community.

Exterior colors approved as submitted:

Roof: Saxony Slate Boral Concrete – Black Canyon  
Stone: Cliffstone; Dry Stacked; Montecto; Smoke  
Stucco: Medium sand with acrylic; Synergy- Revere #3102  
Siding: LP Black Hills  
Trim/ Gutters/Soffits, Gutters SW Urban Bronze  
Accent Shingles: SW 7019 Gauntlet Gray

Thank you for your submittal and if you have any questions or concerns, please feel free to contact Jamie at [jamie@warrenmgmt.com](mailto:jamie@warrenmgmt.com) or (719) 685-7824.

Respectfully,  


Cathedral Pines Architectural Committee



CATHEDRAL PINES HOMEOWNERS ASSOCIATION

Professionally managed by The Warren Management Group, Inc.  
1720 Jet Stream Drive, Suite 200, Colorado Springs, CO 80921  
Tel: 719.685-8716 Fax: 719.534.9177 [www.warrenmgmt.com](http://www.warrenmgmt.com)