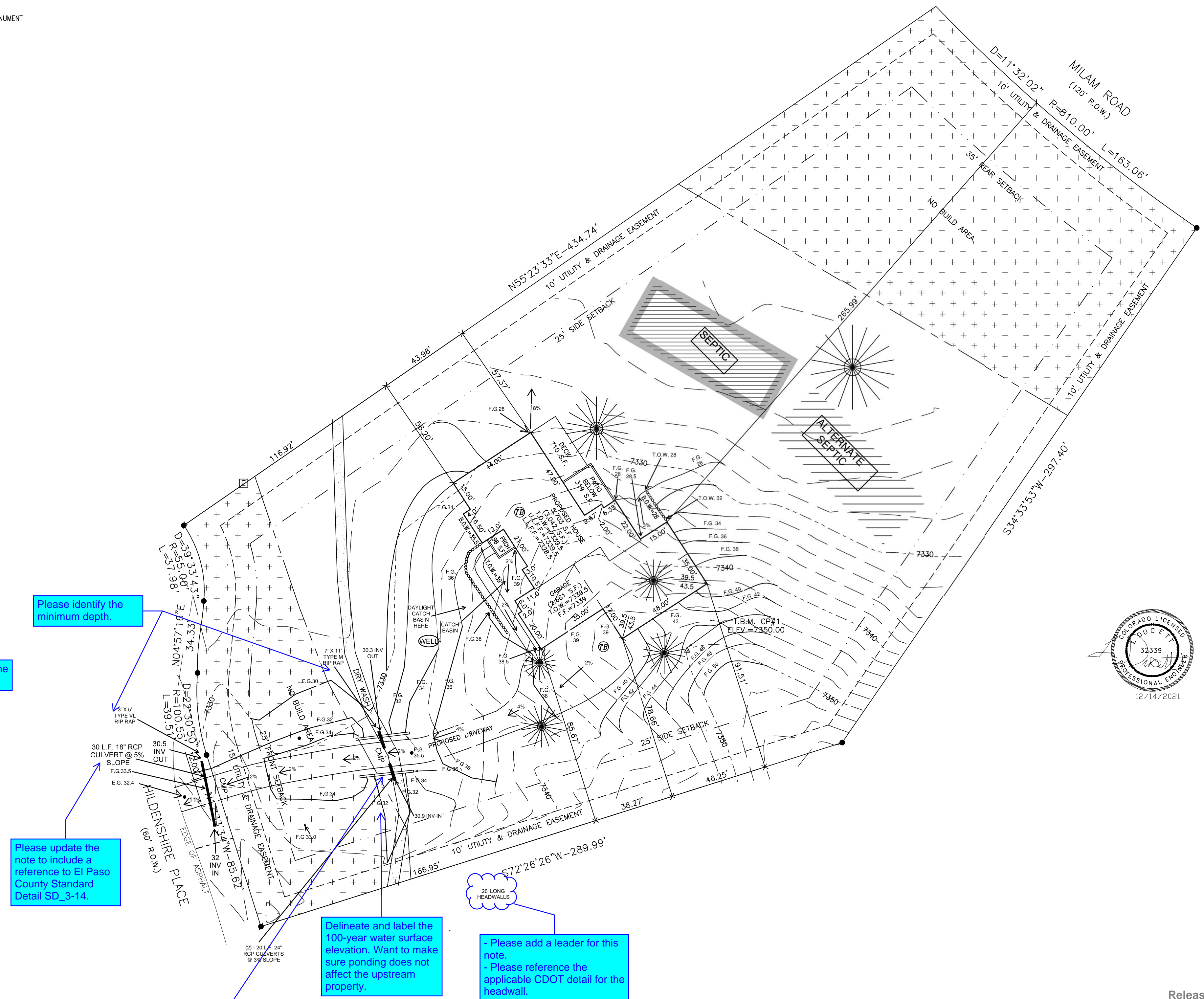
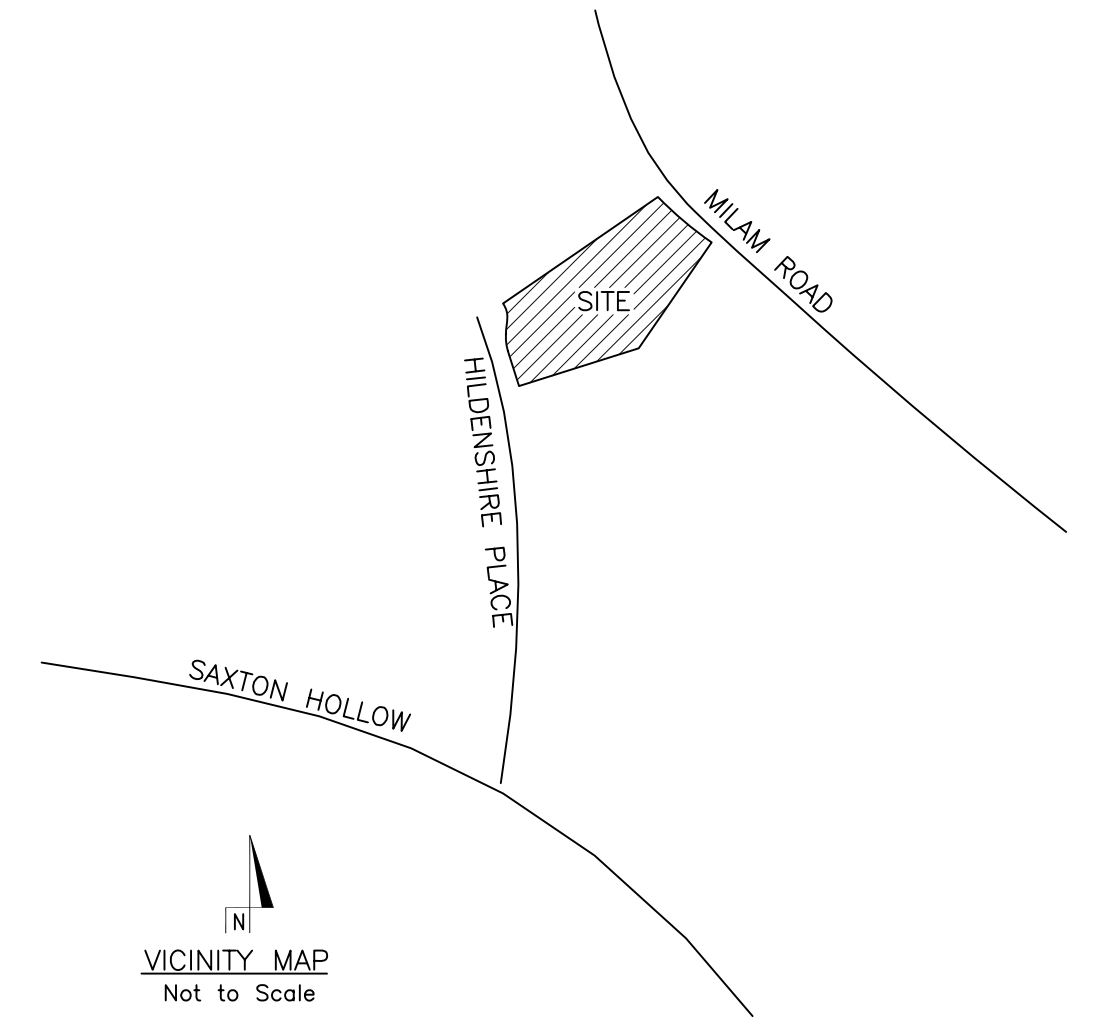


# SITE PLAN

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

**DISAPPROVED**  
 Engineering Department  
 01/25/2022 9:00:27 AM  
 dsdrangel  
 EPC Planning & Community  
 Development Department

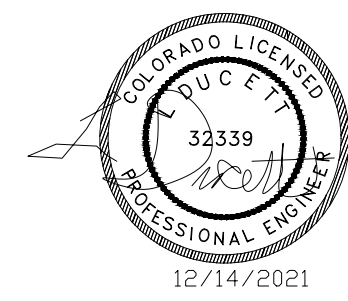
| LEGEND  |                                |
|---------|--------------------------------|
| ---     | LOT LINE                       |
| - - - - | EASEMENT LINE                  |
| ---     | NO BUILD LINE                  |
| ---     | NO-BUILD AREA                  |
| ---     | SETBACK LINE                   |
| ---     | 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           |



### 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.  
 Total Structural S.F.: 0,000 S.F.  
 Percent of Coverage: 0.0%  
 Maximum Height All Structures: 35'



Please identify the minimum depth.

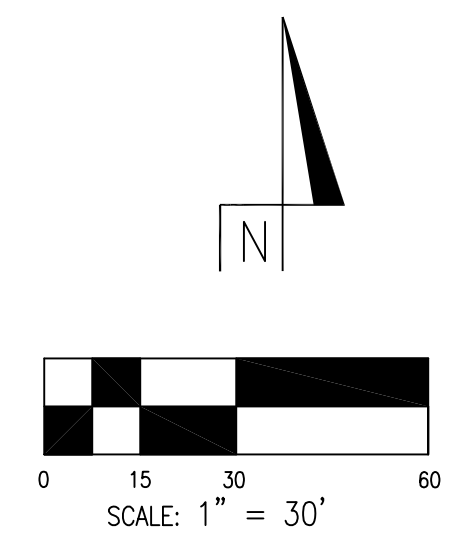
Please include the culvert analysis.

Please update the note to include a reference to El Paso County Standard Detail SD\_3-14.

- Please show the second culvert.  
 - Please identify the spacing between culverts or reference the applicable CDOT detail.

Delineate and label the 100-year water surface elevation. Want to make sure ponding does not affect the upstream property.

26' LONG HEADWALLS  
 - Please add a leader for this note.  
 - Please reference the applicable CDOT detail for the headwall.



Released for Permit  
 01/20/2022 11:07:29 AM  
 brent  
 ENUMERATION

**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.<br>121 COUNTY ROAD 5, DIVIDE, CO 80814 |                 |                       |
|--|-----------------|-----------------------|
| 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      |

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