

**SITE SURVEY**  
 LOT 3, CATHEDRAL PINES SUBDIVISION FILING NO. 6  
 3798 FOXCHASE WAY  
 County of El Paso, State of Colorado

Average Finished Grade = 7339.82

EXISTING GRADE	FINISHED GRADE
1. 7342.5	7343.5
2. 7342.5	7343.5
3. 7341.5	7343.5
4. 7339	7343.5
5. 7335.5	7336
6. 7334.5	7334
7. 7336.75	7334
8. 7336.5	7334
9. 7337.5	7339
10. 7339	7343.5
11. 7339.5	7343.5

80,738/11= 7339.82

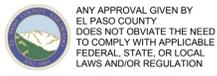
**SFD20865**  
**PLAT 13811**  
**ZONE PUD**  
**BDA 130354**

**APPROVED**  
**Plan Review**

07/13/2020 10:09:48 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department

**APPROVED**  
**BESQCP**

07/13/2020 10:10:07 AM  
 dsdarchuleta  
 EPC Planning & Community  
 Development Department



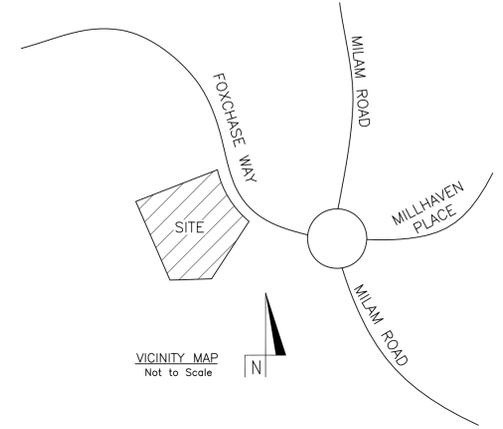
ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT OBLIVATE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION

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.

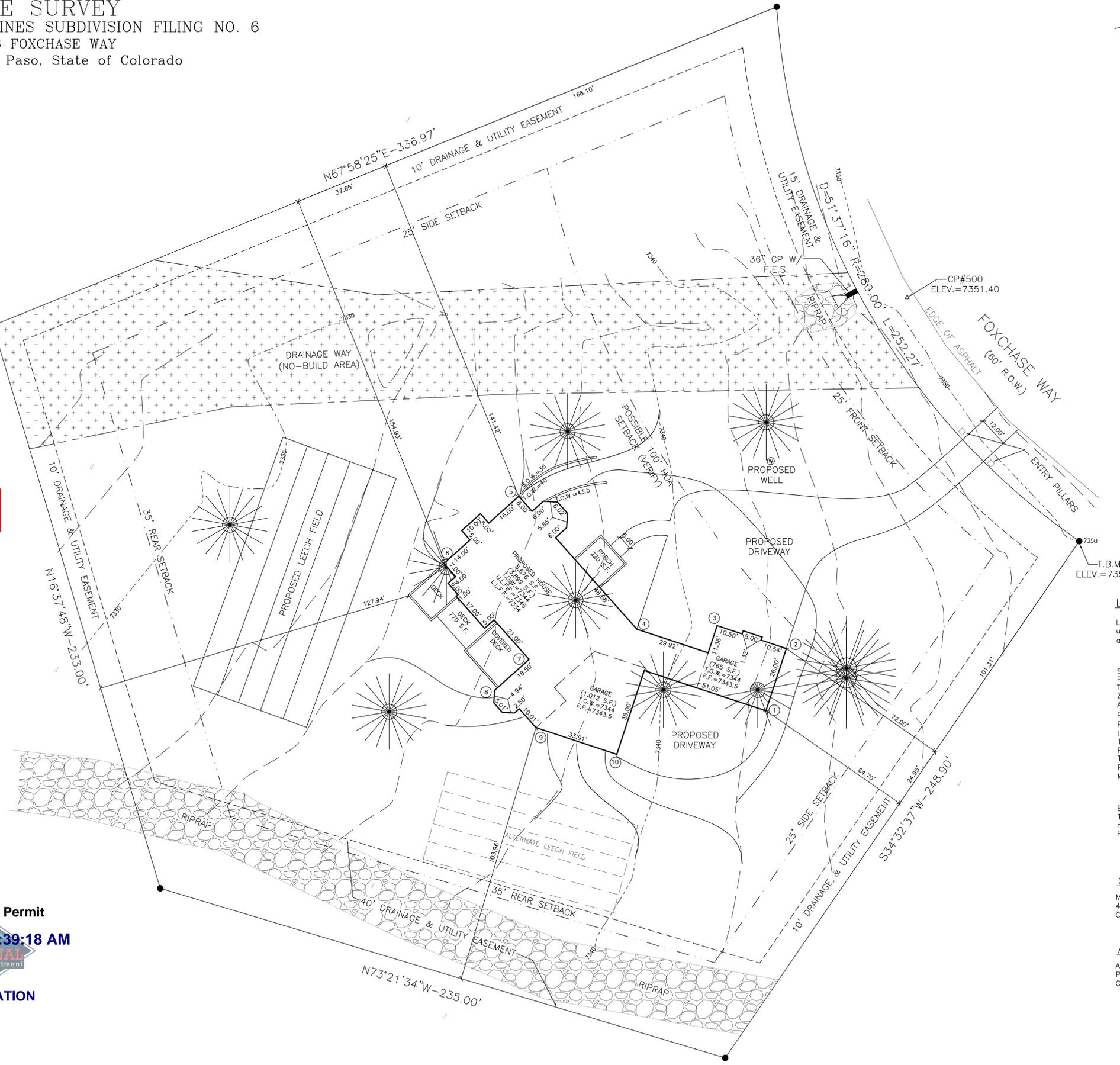
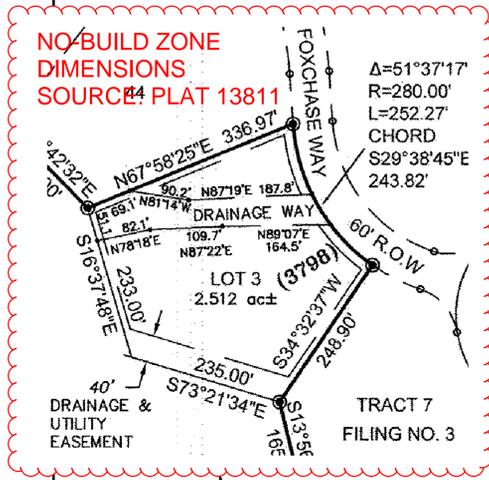
Division of blockage of any drainage way is not permitted without approval of the Planning & Community Development Department

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



**LEGEND**

—	LOT LINE
- - -	EASEMENT LINE
- · - · -	SETBACK LINE
- - -	2ft. EXISTING CONTOUR
- - -	10ft. EXISTING CONTOUR
●	FOUND PROPERTY CORNER MONUMENT
☼	CONIFER TREE
⊙	PROPOSED WELL
⊖	DRAINAGE WAY/NO BUILD LINE
⊖	DRAINAGE WAY AREA
- - -	2ft. PROPOSED CONTOUR
- - -	10ft. PROPOSED CONTOUR



**LAND DESCRIPTION**

Lot 3 Cathedral Pines Subdivision Filing No. 6 as recorded under Reception No. 216713811 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado.

Site Address: 3798 Foxchase Way  
 Project Name: Site Plan  
 Tax Schedule No.: 62020-01-079  
 Zone: PUD  
 Area of Property: 109,440 S.F. (2.512 acres)  
 Proposed Total Footprint S.F.: 5,676 S.F.  
 Percent of Footprint Coverage: 5.6%  
 Impervious S.F.: 7,432 S.F.  
 Total Impervious S.F.: 13,108 S.F.  
 Percent of Impervious Coverage: 12.0%  
 Total Disturbed Area: 32,659 S.F. (0.75 acres)  
 Percent of Coverage: 5.2%  
 Maximum Height All Structures: 35'

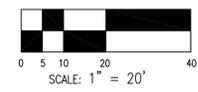
**BENCHMARK:**  
 The T.B.M. indicated on this drawing is a found property corner monument as shown hereon, elevation of 7350.00 was derived from RTK GPS field data.

**OWNER:**  
 Mark and Kelsey Boulware  
 4470 Carriage Drive  
 Colorado Springs, CO, 80906

**APPLICANT:**  
 Alliance Builders INC  
 P.O. Box 25217  
 Colorado Springs, CO, 80962

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

Released for Permit  
 07/08/2020 11:39:18 AM  
  
 amy  
 ENUMERATION



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

SITE PLAN		
TITLE:	LOT 3, CATHEDRAL PINES SUBDIVISION FILING NO. 6	
SCALE: 1"= 20'	DRAWN BY: MWW	FILE: 18003200SP.DWG
DATE: 05/14/20	CHECKED BY: JWT	JOB NO. 18003200

# RESIDENTIAL



2017 PPRBC

Address: 3798 FOXCHASE WAY, COLORADO SPRINGS

Parcel: 6202001079

Plan Track #: 130354 

Received: 24-Jun-2020 (BECKYA)

Map #: 315G

## Description:

## Required PPRBD Departments (4)

### RESIDENCE

Contractor: ALLIANCE HOMES, LLC DBA ALLIANCE BUILDERS

Type of Unit:

Garage	1776	
Lower Level 2	3578	
Main Level	3576	
Upper Level 1	558	
	9488	Total Square Feet

**Enumeration**

Released for Permit

07/08/2020 11:39:55 AM



amy

**ENUMERATION**

**Floodplain**

(N/A) RBD GIS

**Construction**

**Mechanical**

## Required Outside Departments (1)

**County Zoning**

**APPROVED**

**Plan Review**

07/13/2020 10:09:07 AM



dsdarchuleta

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.



June 15, 2020

Alliance Builders  
P.O. Box 25217  
Colorado Springs, CO 80936

RE: Lot 3, filing 6 – 3798 Foxchase Way  
Site, elevations, floor plan, and exterior colors

Dear Alliance Builders:

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 standards of the Design Guidelines: approximately 100' front; 72' east and 141.42 west side and 103.95 rear setbacks.
3. Square footage of 3,576 sf main and 2,578 sf lower level meets the guidelines requirements to be at least 4,500 with 2,300 on the main level.
4. Overall Stone with the architecture detail meets the requirements, coverage of 50% of stone, and 25% on the other elevations. Rear garage elevation stone to be added to meet the guidelines
  - a. The return on outside corners of dissimilar material shall be a minimum of 2 feet.
5. Roof pitch mixed 8:12 and 12:12 approved as submitted.
6. Driveway surfaces shall be treated with concrete, asphalt, or another pre-approved upgraded surface material. The driveway will need to have curvature to it and not be a straight entrance to the garage.
7. Block entry wall approved as submitted
8. The overall plan meets the architectural design for the community.

Exterior colors approved as submitted:

Roof: Concrete Tile- Boral saxony slate- class 4 impact; metal dark bronze

Stone: El Dorado Stone- cypress ridge in orchard/ earth stone caps

Stucco: Senergy Cardamon

Trim: Cardamon

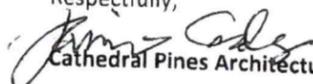
Fascia/gutters: Custom match musket brown

Front door: Dark Bronze

Garage door: Wayne Dalton walnut wood grain Sanoma ranch panel style

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)