

APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcos.com

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

SFD23948
 PLAT 15005
 RR-5

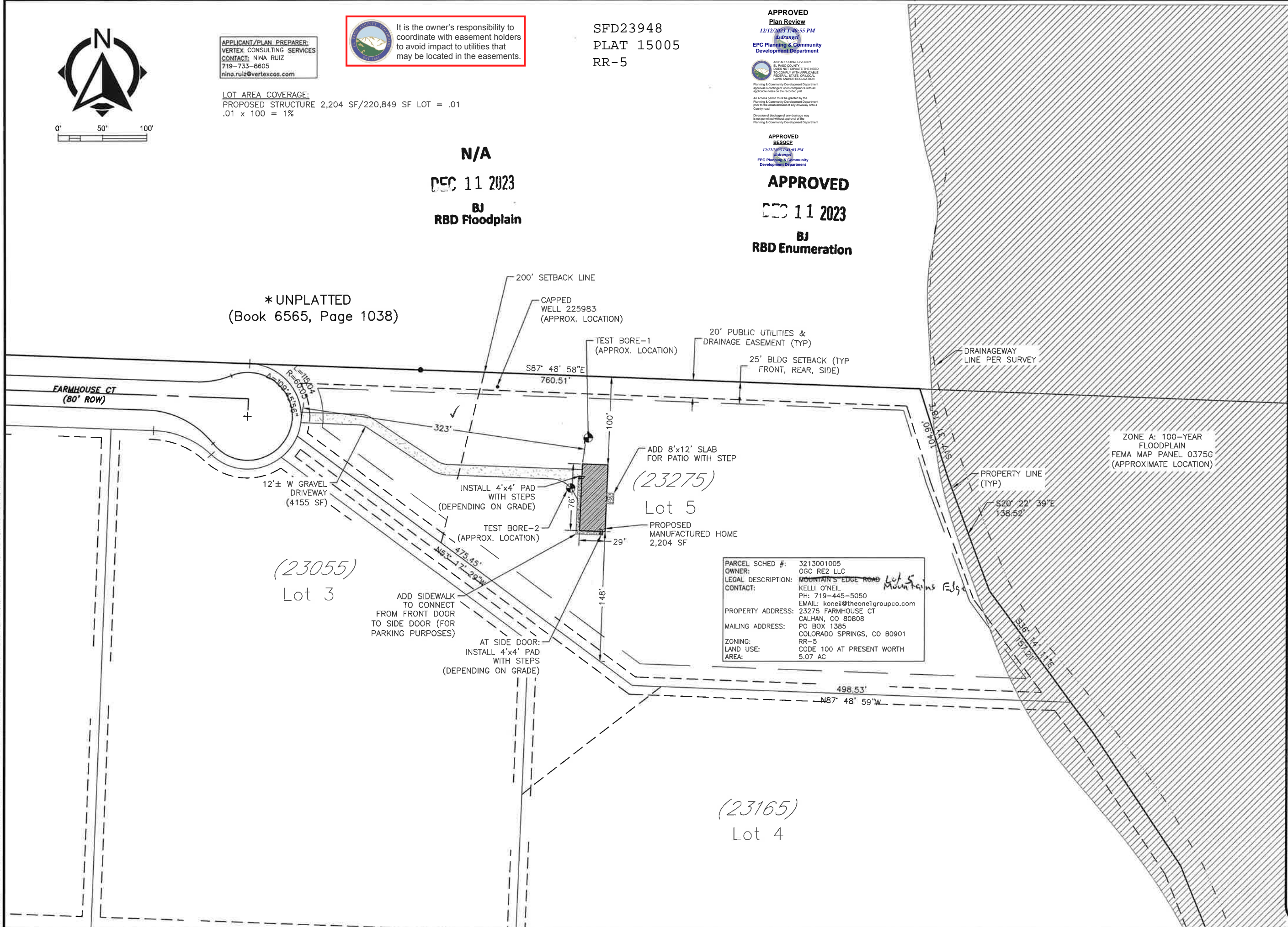
APPROVED
 Plan Review
 12/12/2023 1:40:55 PM
 EPC Planning & Community
 Development Department

LOT AREA COVERAGE:
 PROPOSED STRUCTURE 2,204 SF/220,849 SF LOT = .01
 .01 x 100 = 1%

N/A
 DEC 11 2023
 BJ
 RBD Floodplain

APPROVED
 RESOC
 12/12/2023 1:40:55 PM
 EPC Planning & Community
 Development Department

* UNPLATTED
 (Book 6565, Page 1038)



PARCEL SCHED #: 3213001005
 OWNER: OGC RE2 LLC
 LEGAL DESCRIPTION: MOUNTAIN'S EDGE ROAD
 CONTACT: KELLI O'NEIL
 PH: 719-445-5050
 EMAIL: koneil@theoneilgroupco.com
 PROPERTY ADDRESS: 23275 FARMHOUSE CT
 CALHAN, CO 80808
 MAILING ADDRESS: PO BOX 1385
 COLORADO SPRINGS, CO 80901
 RR-5
 ZONING: CODE 100 AT PRESENT WORTH
 LAND USE: AREA:
 AREA: 5.07 AC

ZONE A: 100-YEAR
 FLOODPLAIN
 FEMA MAP PANEL 0375G
 (APPROXIMATE LOCATION)

GENERAL NOTES

FOR REVIEW

NO.	REVISION/ISSUE	DATE

THE O'NEIL GROUP CO.
 MOUNTAIN'S EDGE
 RESIDENTIAL SITE PLAN

VERTEX
 Consulting Services
 455 E. Pikes Peak Avenue, Suite 101
 Colorado Springs, Colorado 80903
 719-733-8605

PROJECT NO.	SHEET
DATE 12/07/23	C1
PREPARED GGM	
APPROVED CAD	