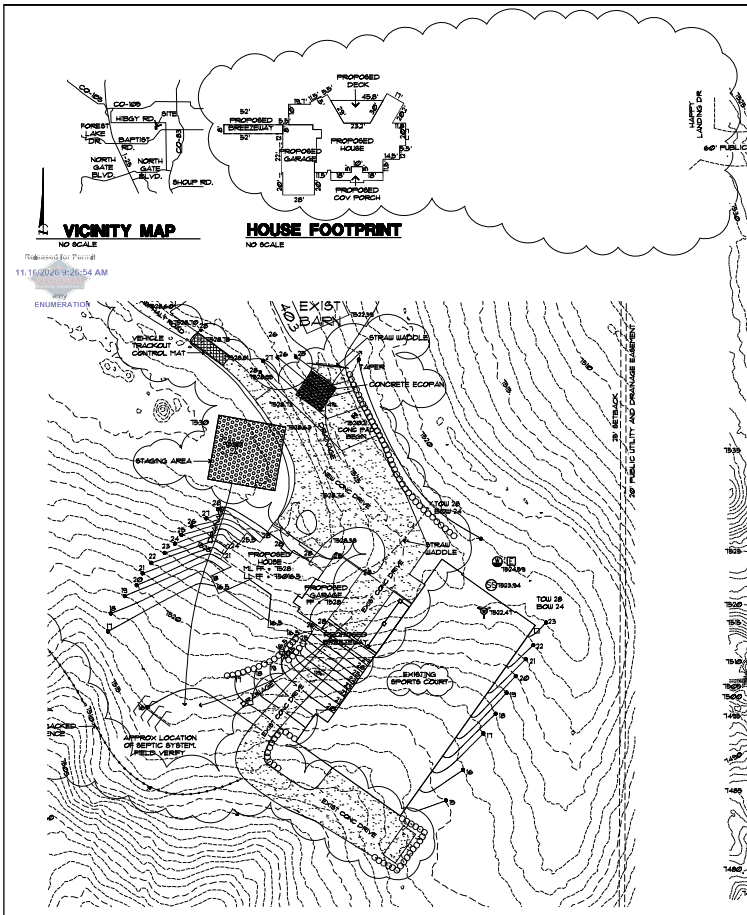
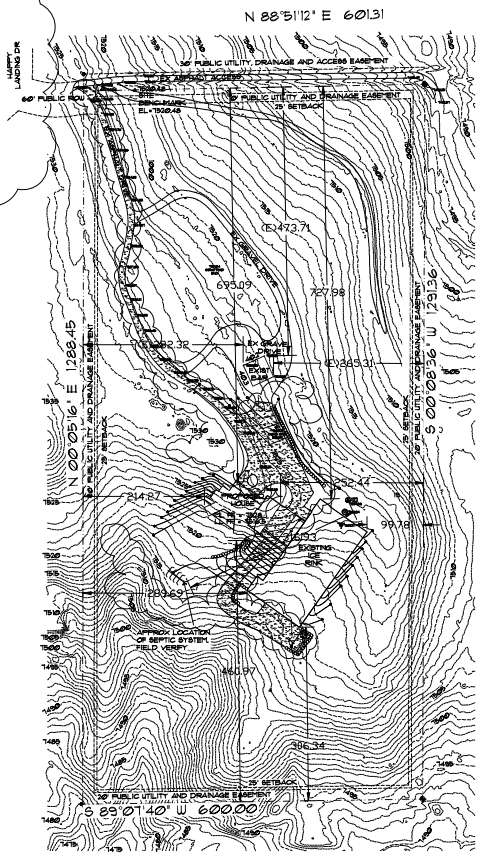


Released for Permit
11.16.2026 9:26:54 AM
ENUMERATION



SFD26858

APPROVED
Plan Review
11/17/2026 10:10:41 AM
Approved by:
EPC Planning & Community Development Department

This parcel is in a location with high intensity fire risk area. Please reach out to fire local fire district regarding recommendations for compliance with the WRC code.

SITE PLAN
SCALE: 1" = 40'

NORTH

NOTE: THE CONTOURS SHOWN HEREON ARE AT A ONE-FOOT INTERVAL (NAVD88) AND WERE ACQUIRED FROM THE 2018 AERIAL LIDAR SURVEY FOR ECRP AND ARE NOT GUARANTEED TO MEET CURRENT ASPRS, CDOT OR FGDC CONTOUR SPECIFICATIONS FOR A ONE-FOOT INTERVAL

SITE PLAN
SCALE: 1" = 80'

NORTH

SITE INFO:

ADDRESS:
16135 HAPPY LANDING DR

LEGAL:
LOT 61, HAPPYLAND ESTATES, FILING NO. 1
EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE =1.36 ACRE= 59,265 SQFT
BUILDING FOOTPRINT =

(N) HOUSE=	4,738 SQFT
(N) GARAGE=	1,823 SQFT
(N) COV PORCH=	400 SQFT
(N) DECK=	648 SQFT
(E) ICE RINK=	20,913 SQFT
(E) COV PORCH =	500 SQFT
(N) BREEZEWAY=	416 SQFT
TOTAL=	29,589 SQFT

LOT COVERAGE = 3.8%
ZONING = RR-5
PLAT NO. = 183368
TAX SCHEDULE No. 6200001083
BUILDING HEIGHT = SEE ELEVATIONS
IMPERVIOUS % FOR THE LOT= 4.4%

SITE NOTES:

1) Topographic information is to be supplied by others. See below for info.
2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
3) Contractor to verify easements.
4) Contractor to trim cut and fill areas and trim material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
5) Final landscaping to be determined by the Contractor/Owner(s). It shall minimize impact to the site. All landscaping to be completed by the Contractor/Owner(s).
6) Use saddles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
7) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
8) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
9) Any boulder retaining walls shown shall be 48" max high and 48"-60" on apart laterally. If (2) or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
10) General Contractor, Subcontractors, Suppliers, and Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of these parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as drawing interpretation, dimensions, and the like shall be directed to the Designer and not the Contractor. Notification of the Designer immediately in writing, failure to do so as above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE TERMS:

ABBREVIATIONS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
FF=FINISH FLOOR
LL=LOWER LEVEL
UL=MAIN LEVEL
(N)=NEW CONSTRUCTION
(R)=REMOVE
ROW=RIGHT OF WAY
SB=SETBACK
SQ. FT. OR SF=SQUARE FEET
TOF=TOP OF FOUNDATION
TOW=TOU OF RETAINING WALL
UL=UPPER LEVEL
W/O=WALKOUT

REFERENCE INFO:

TOPO INFO:
TERRA NOVA ENGINEERING INC.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
PHONE #: (719) 635 - 0422
BENCHMARK:
XXX = 2344.00

CONTRACTOR INFO:
DAVID HAMPER
HAMPER CUSTOM HOMES
30 COYOTE WILLOW DR
COLORADO SPRINGS, CO 80921
PHONE #: (719) 332 - 3578

SITE LEGEND:

- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE SLOPE
- PROPOSED BOULDER RETAINING WALL
- FOUND MONUMENT
- ELECTRIC PEDESTAL
- GAS METER
- SANITARY SEWER MANHOLE
- WELL HEAD
- YARD HYDRANT
- STORM DRAIN - 18" CMP
- WIRE FENCE
- WIRE BACKED SILT FENCE
- STRAW WADDLE
- VEHICLE TRACKOUT CONTROL MAT
- STAGING AREA
- CONCRETE ECOPAN
- HARD SURFACES DRIVEWAYS AND PARKING
- FINISH GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

REVISIONS
1 10/12/2026

LGA STUDIOS
201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
Email: Office@LGAStudios.com
Website: www.lgastudios.com

CONTRACTOR
NEWERA CONSTRUCTION LLC
9574 LOCKE CT
Colorado Springs, CO 80907
Phone: (719) 888 - 4907

THE CREPS SPORTS COURT
16135 HAPPY LANDING DR
COMPUTER FILE # 26-0435

DRAWN BY: EAH
CHECKED BY: LGA
PLOT 10/20/26 2:12 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

RESIDENTIAL

2023 PPRBC
2021 IECC and CO MERSRC

Address: 16735 HAPPY LANDING DR, MONUMENT

Parcel: 6120001053

Plan Track #: 216855 **Received: 14-Sep-2026** **(TREYW)**

Description:

RESIDENCE

Contractor:

Type of Unit:

Garage	1823	
Lower Level 1	3393	
Lower Level 2	1401	
Main Level	4178	
Upper Level 3	1095	
	11890	Total Square Feet

Required PPRBD Departments (7)

Enumeration
Released for Permit
09/15/2026 7:47:37 AM
amy
ENUMERATION

Floodplain
(N/A) RBD GIS

Construction
Released for Permit
09/18/2026 10:03:17 AM
bphillips
CONSTRUCTION

Elevators
N/A
10/22/2026 2:00:41 PM
robertv
ELEVATOR

Electrical
Released for Permit
10/23/2026 9:16:35 AM
Connerm
ELECTRICAL

Mechanical

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.

Required PPRBD Departments -- CONT

Plumbing
Released for Permit
09/18/2026 2:52:24 PM
Pikes Peak REGIONAL Building Department
shanen
PLUMBING

Required Outside Departments (2)

County Zoning

APPROVED
Plan Review
11/17/2026 10:30:48 AM
dxdyounger
EPC Planning & Community Development Department

Monument Fire