

PROPERTY DESCRIPTION:

LOT 40 THE SPIRES BROADMOOR FILING NO 1 in the City of Colorado Springs, El Paso County, Colorado.

APPLICANT/FIELD INSPECTIONS CONTACT:

High Country Homes
Jeryl Godshall (719) 243-3834
5580 Darien Way, Colorado Springs, CO 80919
hictryhome@comcast.net

PROPERTY OWNER:

Brently & Jerrico Grimard
4747 Bella Collina Court, Colorado Springs, CO 80906

ADDRESS:

5767 Wellfleet Street, Colorado Springs, CO 80906

BENCHMARK:

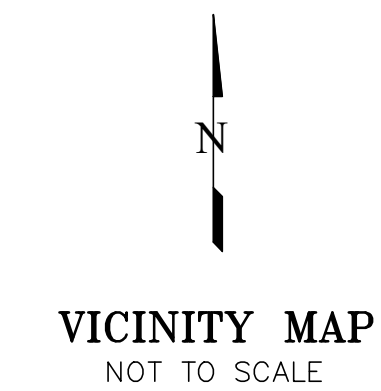
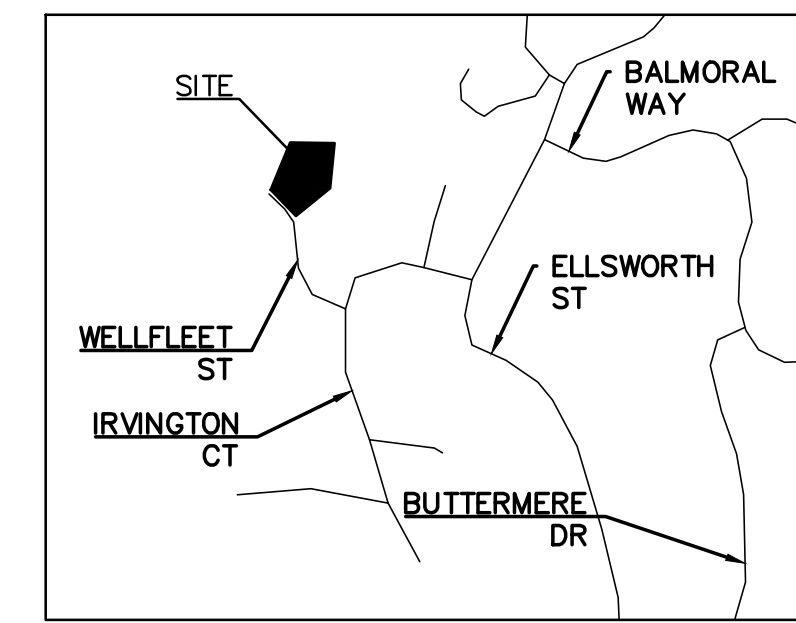
SITE BENCHMARK: Top of cap as shown,
Elevation = 6715.15.

SURVEY:

Survey was completed by LWA Land Surveying, Inc on June 17, 2022.

SITE DATA:

- 1) ZONING = R1-9 DF HS
- 2) TAX SCHEDULE NO.: 75132-01-002
- 3) TOTAL LOT SQ. FT.=23,973
- 4) UNIT SQ. FT.: 4,418
- 5) GARAGE SQ. FT.: 1,292
- 6) UNIT COVERAGE: 18.4%
- 7) DRIVEWAY % WITHIN FRONT SETBACK: 35%
SETBACKS: FRONT: 25', SIDE: 10'

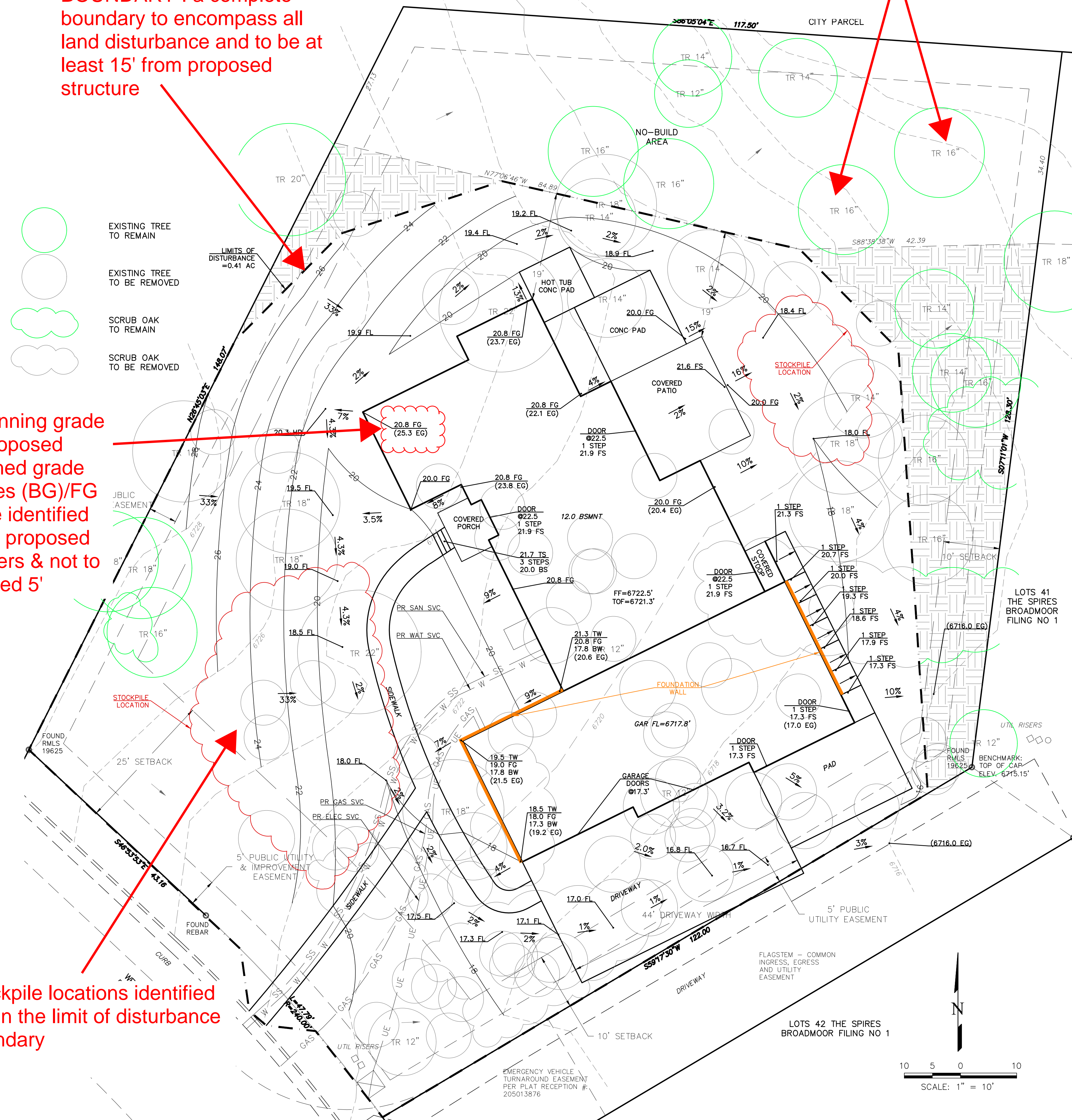


Trees identified to be preserved and included in the "Vegetation Analysis" Table below

LIMIT OF DISTURBANCE BOUNDARY : a complete boundary to encompass all land disturbance and to be at least 15' from proposed structure

Beginning grade & Proposed finished grade values (BG)/FG to be identified at all proposed corners & not to exceed 5'

Stockpile locations identified within the limit of disturbance boundary



GEOLOGIC HAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY & CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED OCTOBER 29, 2003 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: AREAS OF EXPANSIVE MATERIALS, DEBRIS FLOWS, DOWNSLOPE CREEP, SEASONAL SHALLOW GROUNDWATER, POTENTIAL FOR HIGH RADON LEVELS & AREAS OF SHALLOW BEDROCK. THE FOLLOWING MITIGATIONS WILL BE IMPLEMENTED: DETENTION OF FLOWS IN DETENTION BASINS LOCATED WEST OF THE SITE AND DEEP SUB-EXCAVATION WITH PLACEMENT OF MOISTURE TREATED OR CHEMICALLY TREATED FILL DEVELOPED USING THE EXCAVATED SOILS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING & DEVELOPMENT TEAM. CONTACT THE PLANNING DEPARTMENT, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

HILLSIDE CERTIFICATION STATEMENT:

HILLSIDE CERTIFICATION STATEMENT: I, J. Keith Godshall, AS APPLICANT AND DULY REPRESENTATIVE OF THE OWNER, HEREBY CERTIFY THAT THE INFORMATION INCLUDED UPON THE ATTACHED HILLSIDE SITE/LOT GRADING PLAN IS TRUE AND ACCURATE, AND THE DEVELOPMENT OF THE SITE WILL OCCUR IN ACCORDANCE WITH THE PLAN. AS THE APPLICANT, I UNDERSTAND AND AGREE TO THE FOLLOWING:

- 1) NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURE/VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE AS SHOWN ON THIS PLAN.
- 2) THE "LIMIT OF DISTURBANCE" BOUNDARY AND ANY TREES TO BE RETAINED WITHIN THE LIMIT OF DISTURBANCE AREA SHALL BE DELINEATED WITH A 4' TALL CONSTRUCTION FENCE. THE PRESERVATION EASEMENT AREA SHALL BE DELINEATED WITH 4' TALL STAKES WITH ROPE CONNECTING THE STAKES OR A 4' TALL CONSTRUCTION FENCE.
- 3) STOCKPILING SHALL ONLY OCCUR WITHIN THE "LIMIT OF DISTURBANCE BOUNDARY" ACCORDING TO THE APPROVED SITE PLAN.
- 4) PURSUANT TO CITY CODE SECTION 7.5.1004, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF ENFORCING THE CITY CODE.
- 5) FAILURE TO COMPLY WITH THE APPROVED HILLSIDE SITE/LOT GRADING PLAN MAY RESULT IN CODE ENFORCEMENT ACTION.

SIGNATURE J. Keith Godshall DATE 10/25/22

VEGETATION ANALYSIS

SYMBOL	TREE TYPE	# OR SF	FEE
	SCRUB OAK	521	\$5,210
	TREE	13	\$13,000
	OTHER LARGE VEG.	0	\$0
	NATIVE SEED	2,155 SF	\$431

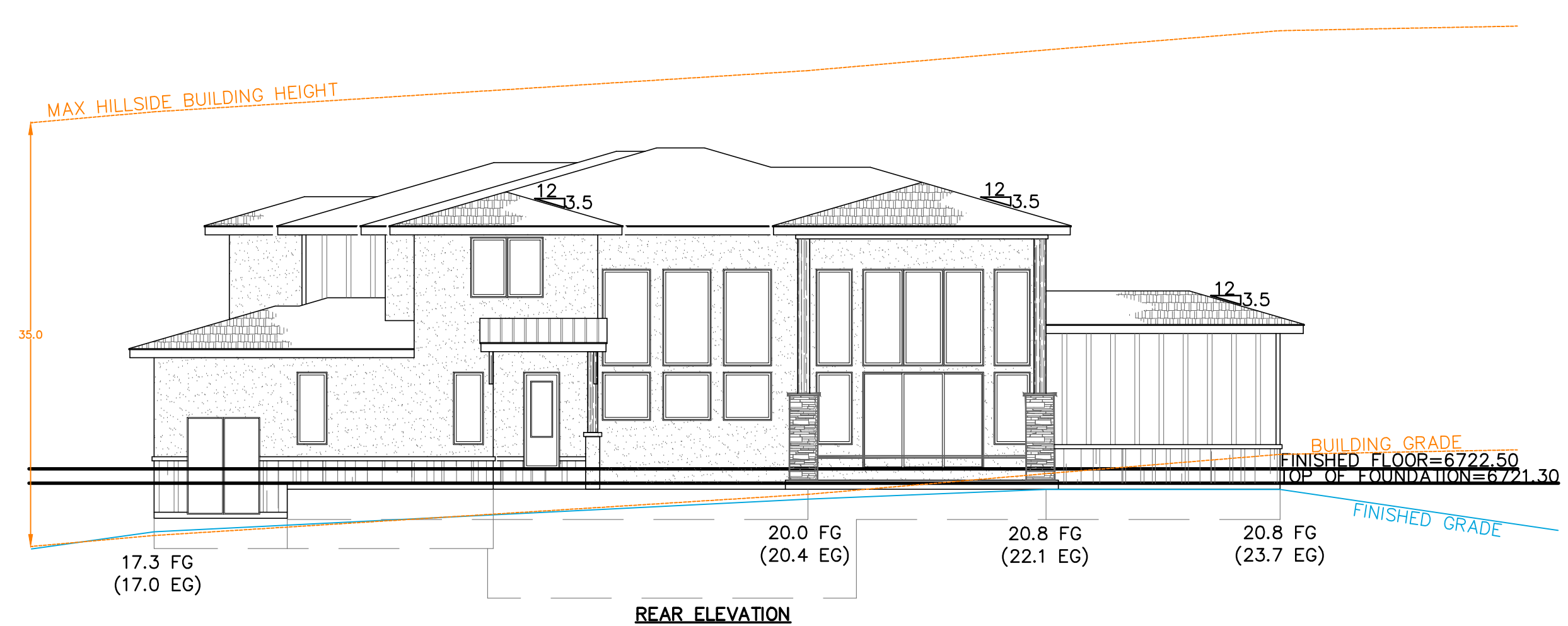
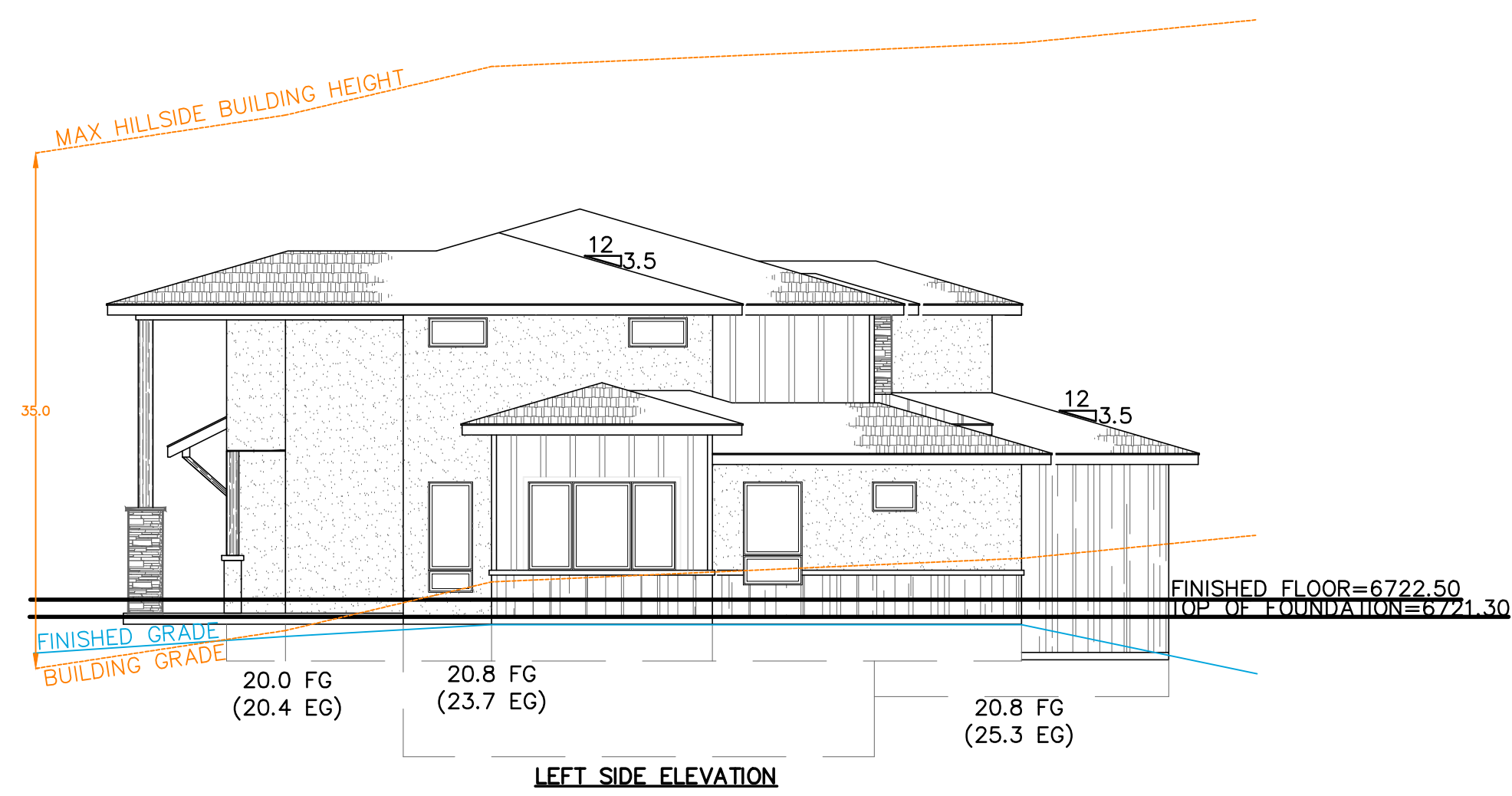
NOTES:

- COORDINATION WILL OCCUR WITH PLANNING & SWENT PRIOR TO ANY STOCKPILING RELOCATIONS TO ENSURE NO ENCROACHMENTS OR TREE REMOVAL ON OTHER LOTS
- STOCKPILES WILL NOT EFFECT ANY EXISTING VEGETATION EXCEPT NATIVE GRASS WITHIN LOD
- ACCESS EASEMENT GRANTED BY PLAT RECEPTION # 205013876
- NO TREES TO BE REMOVED WITHIN "NO BUILD AREA"

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

L. DUCETTI, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 32339
10/25/2022

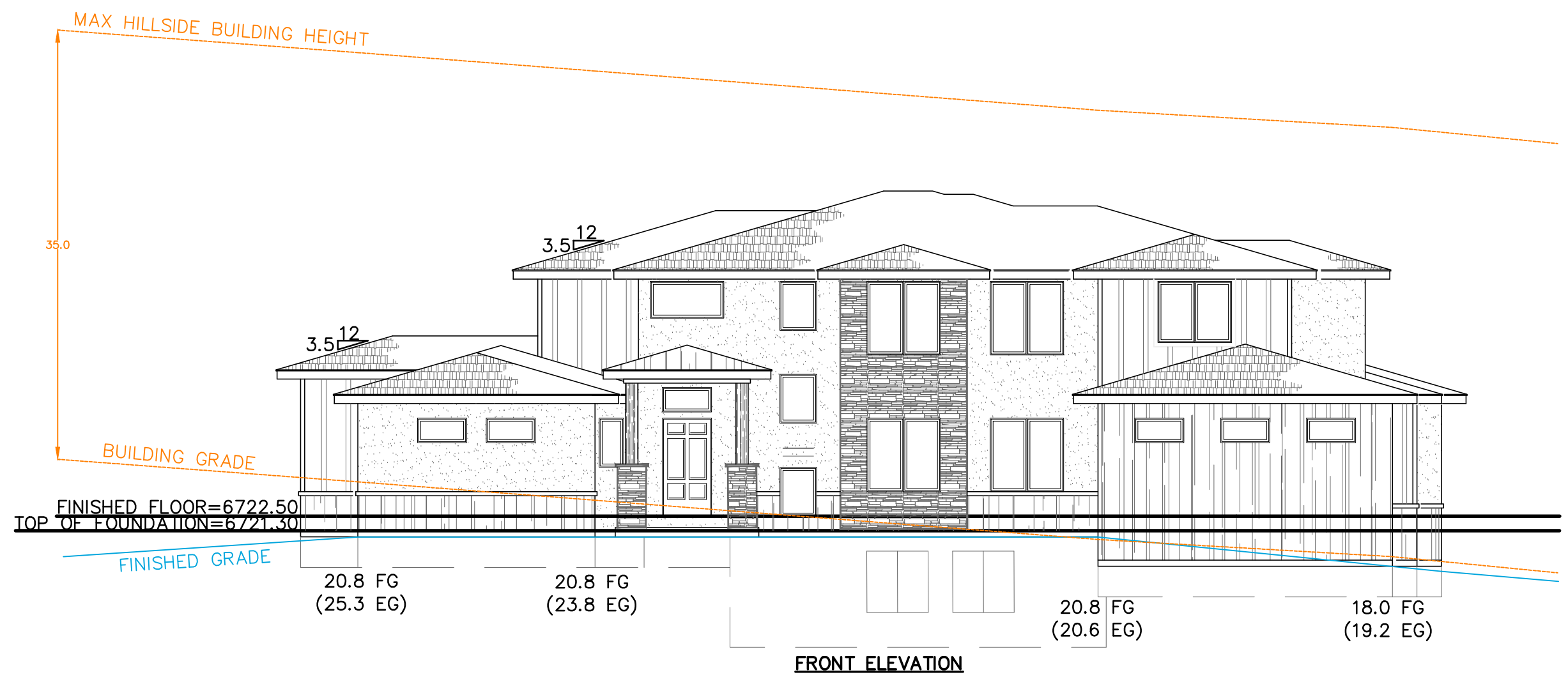
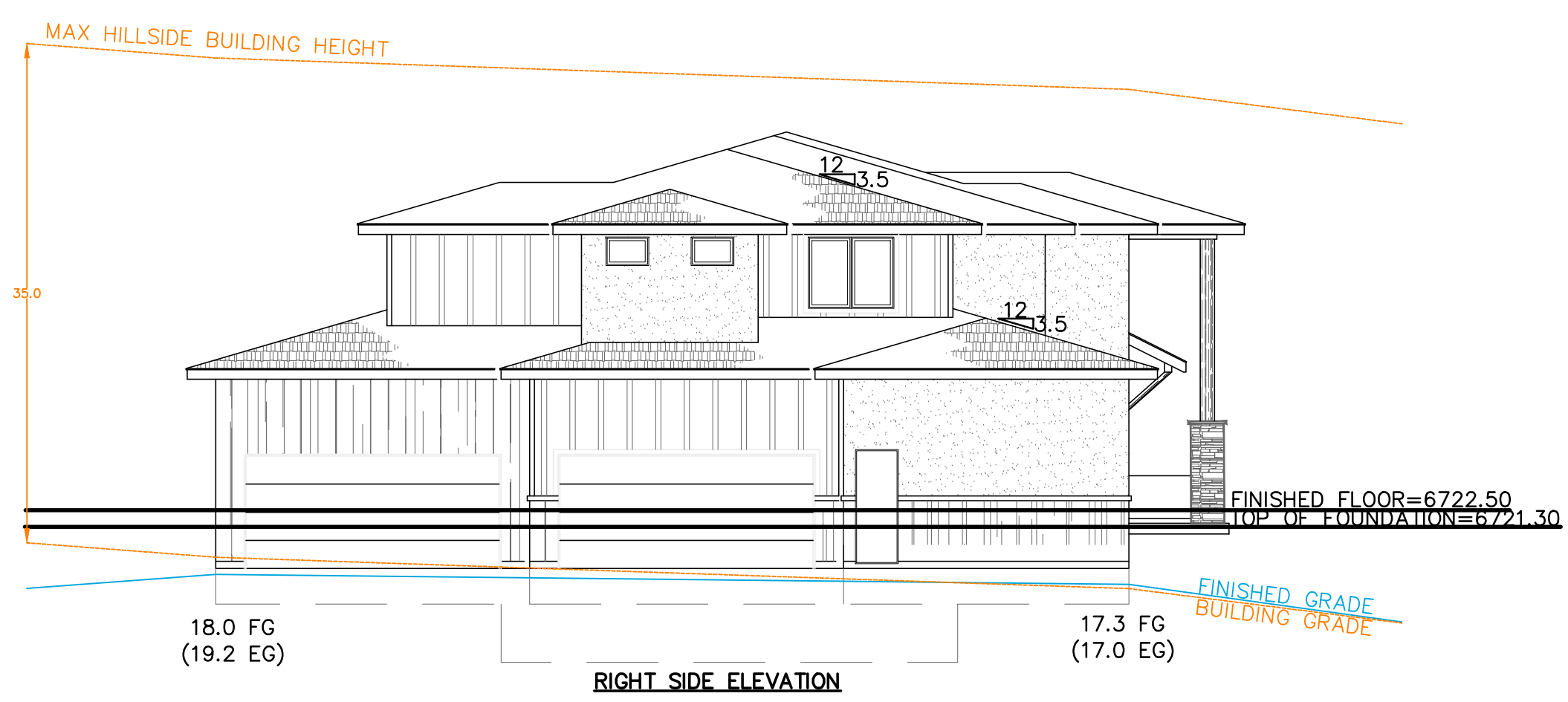
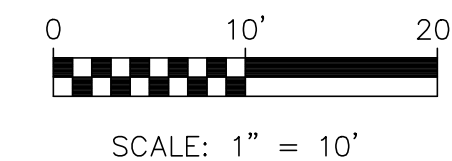
REVISIONS	NO.	DESCRIPTION	DATE
<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>			
<p>PREPARED FOR: HIGH COUNTRY HOMES ATTN: JERYL GODSHALL</p>			
<p>(719) 243-3834</p>			
<p>721 S. 29RD STREET COLORADO SPRINGS, CO 80904 OFFICE: 719-635-6422 FAX: 719-635-6426 www.tneng.com</p>			
<p>LOT 40 THE SPIRES BROADMOOR FILING NO 1</p>		<p>HILLSIDE PLAN</p>	
<p>DESIGNED BY JF DRAWN BY JF CHECKED BY LD H-SCALE AS SHOWN V-SCALE N/A JOB NO. 2253.00 DATE ISSUED 10/25/22 SHEET NO. 1 OF 1</p>			



APPROVED
11/10/2022 1:19:24 PM
KSchott
COLORADO SPRINGS
OLYMPIC CITY USA
City Development Review

Building elevation/diagram reviewed for calculated building height and average finished grade only. No architectural features, cantilevers, covers or similar features are reviewed or approved if shown only on the building elevation/diagram.

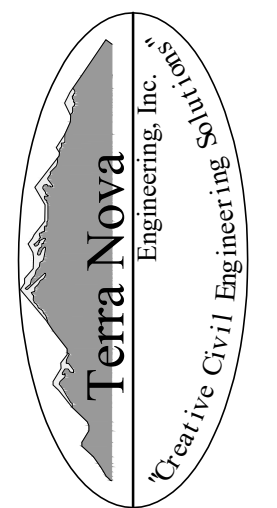
COLORADO SPRINGS
OLYMPIC CITY USA



REVISIONS	NO.	DESCRIPTION	DATE

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ATTN: JERYL GODSHALL
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HILLSIDE PLAN

DESIGNED BY JF
DRAWN BY JF
CHECKED BY LD
H-SCALE AS SHOWN
V-SCALE N/A
JOB NO. 2253.00
DATE ISSUED 10/11/22
SHEET NO. 2 OF 2