

SITE INFO:

LOT 6, THE RESERVE AT CORRAL BLUFFS, FILING NO. 3, IN THE CITY OF PEYTON,

EL PASO COUNTY, COLORADO.

SITE DATA:

LOT SIZE =5 ACRES = 217,800 SQ.FT BUILDING FOOTPRINT = HOUSE = GARAGE = 2,471 SQFT 881 SQFT PORCH= 80 SQFT DECK= TOTAL= 318 SQFT 3,750 SQFT LOT COVERAGE = 1.7% ZONING = RR-5

PLAT NO. = 14755 TAX SCHEDULE #= 43310-04-017 BUILDING HEIGHT = 21' - 3%"

LGA STUDIOS

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E. Las Animas Street

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 3) Contractor to verify easements. 4) Contractor to limit cut and fill areas and limit 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 wattles 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 retainage walls shown sha be 48" max high and 48"-60" min apart laterally if (2) or more retaining walls exist. Or retaining walls shall be

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 those parties to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar questions shall be brought to the attention of the Designer immediately, in writing. Failure to do any of the above shall relieve the designer of any errors. Designer shall not be responsible for any changes not noted in writing to this plan.

SITE LEGEND:

PROPERTY LINES & CORNERS EXISTING CONTOURS DRAINAGE SLOPE PROPOSED CONTOURS PROPOSED BOULDER RETAINING WALL

EXISTING VEGETATION

00 = NATURAL GRADE 00 = FINISH GRADE

SITE TERMS:

ABBREVIATONS:

BOW=BOTTOM OF RETAINING WALL

(E)=EXISTING TO REMAIN

LL=LOWER LEVEL

ML=MAIN LEVEL

(N)=NEW CONSTRUCTION

(B)=BEMOVE (R)=REMOVE RO.W.=RIGHT OF WAY SB=SETBACK SB=SETBACK
SQ. FT. OR SF=SQUARE FEET
TOF=TOP OF FOUNDATION
TOW=TOW OF RETAINING WALL
UL=UPPER LEVEL
WO=WALKOUT

REFERENCE INFO:

CLIENT/OWNER INFO:

JULIO BUSTAMANTE 2150 FARNSWORTH DR COLORADO SPRINGS, CO. 80906 PHONE: #719-491-6180

OF 1 Sheets

Drawn by: eah

SITE PLAN VICINITY MAP SITE NOTES

CHECKED BY: DMNS

PLOT 12/18/23 12:34 PN