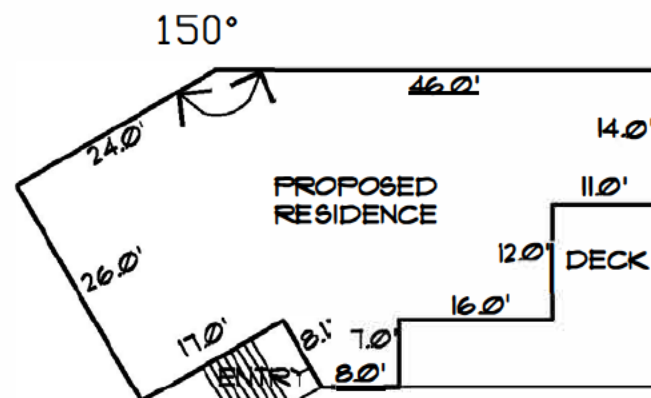


VICINITY MAP
NO SCALE

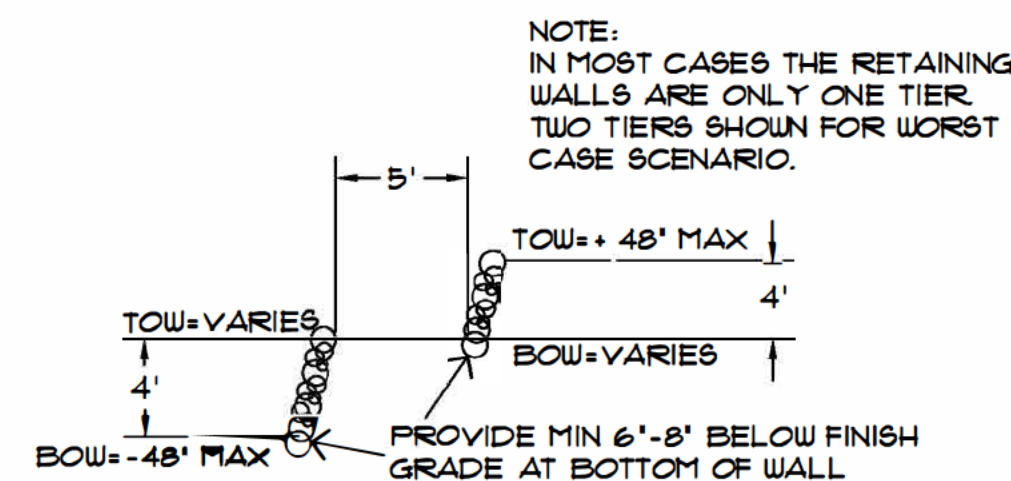


HOUSE FOOTPRINT
NO SCALE



HOUSE ELEVATION
SCALE: 1" = 10'

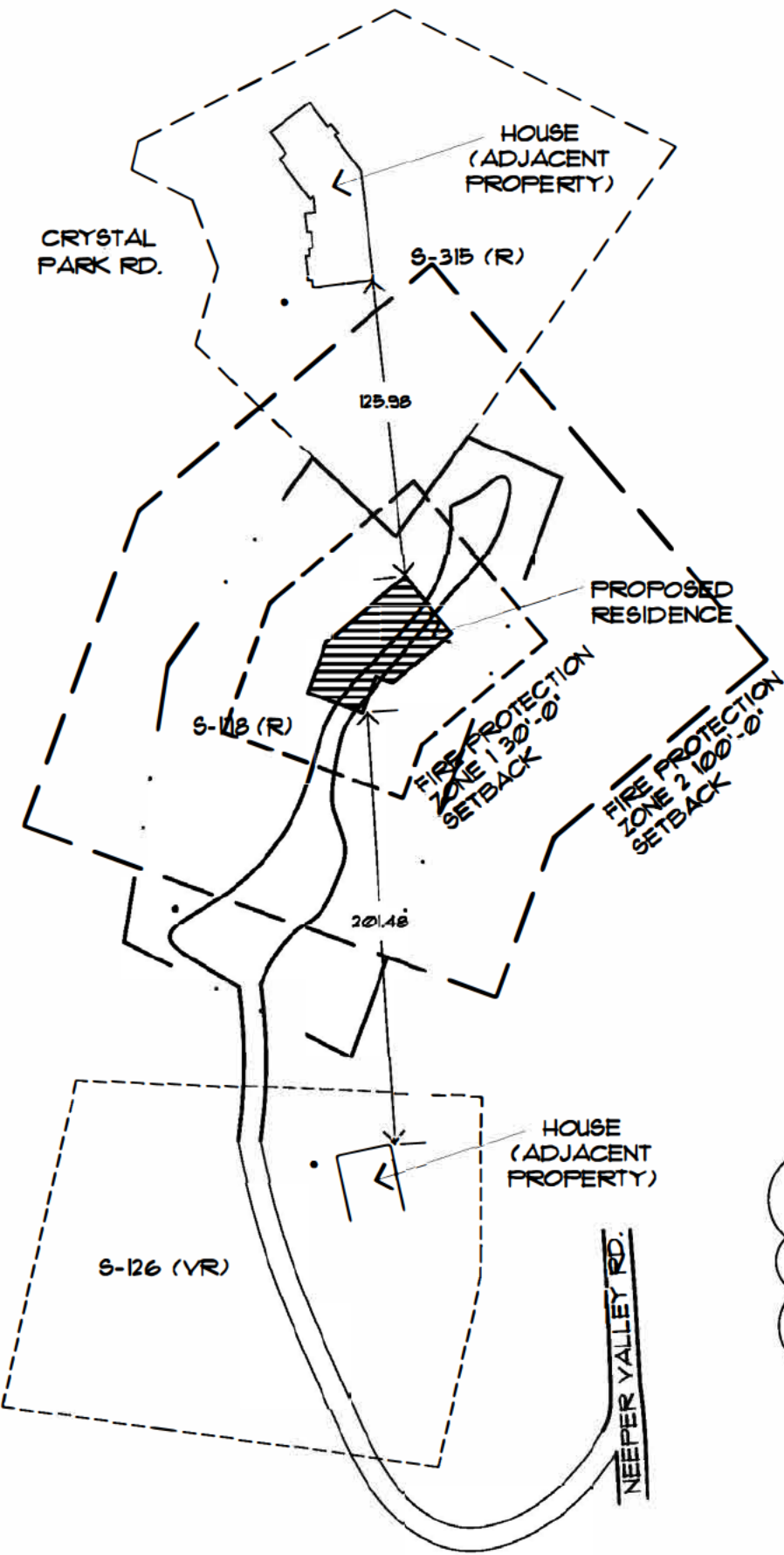
AVERAGE GRADE:
10' X 8' = 80'
24' X 2' = 48'
TOTAL = 128'10" = 12.8



RETAINING WALL SECTION
NTS

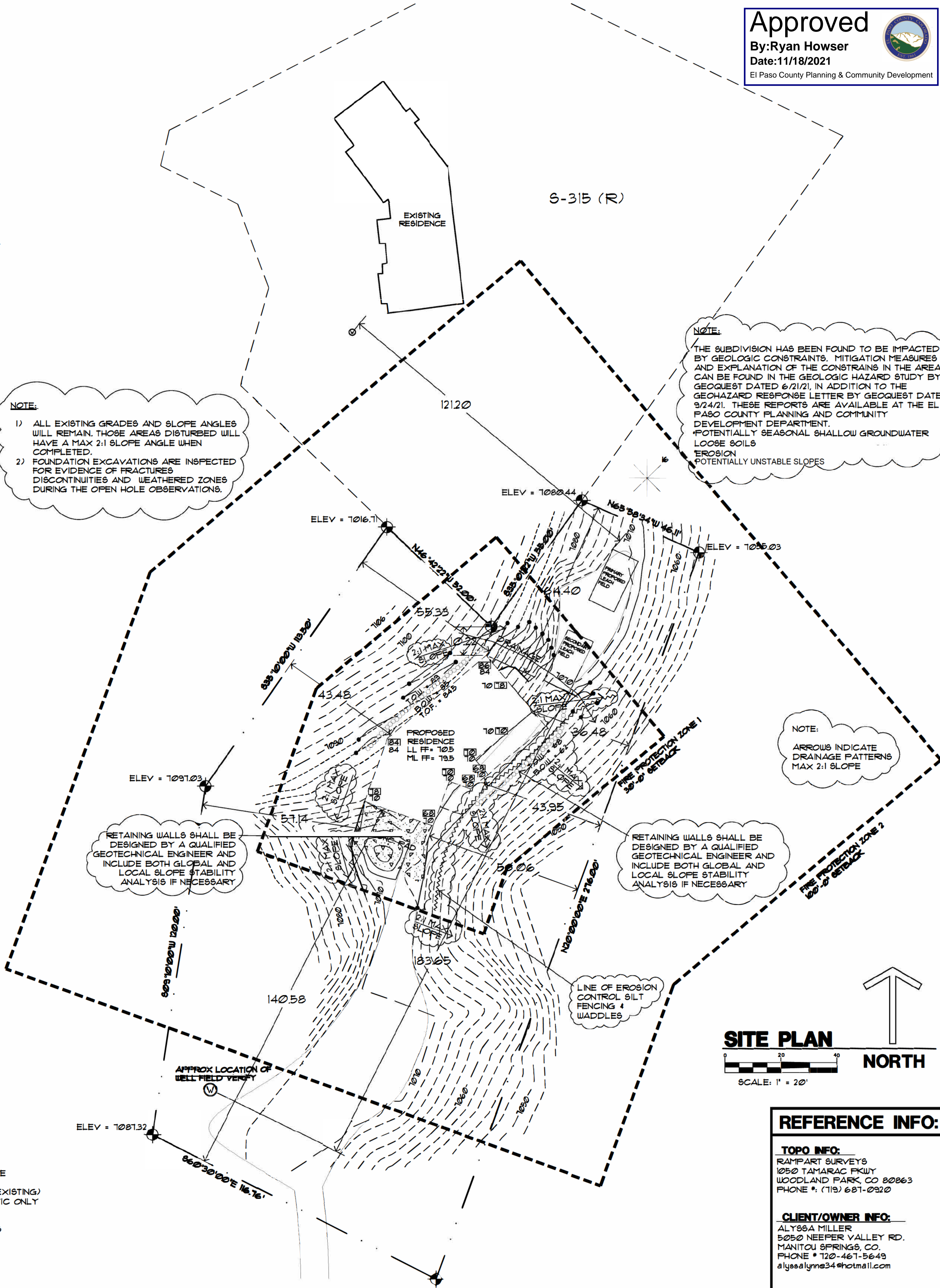
NOTES TO SITE:

- 1) REVEGETATION/LANDSCAPE PLAN:
ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES, INCLUDING AREAS ADJACENT TO FOUNDATION AND SPECIFICALLY OVER LEACH FIELD. TREES AND VEGETATION (EXISTING) TO BE REMOVED FROM WITHIN FOOTPRINT OF HOUSE AND SEPTIC ONLY OR PER WILDFIRE MITIGATION PLAN
- 2) PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES



ADJACENT PROPERTIES
NO SCALE

- NOTE:**
- 1) ALL EXISTING GRADES AND SLOPE ANGLES WILL REMAIN. THOSE AREAS DISTURBED WILL HAVE A MAX 2:1 SLOPE ANGLE WHEN COMPLETED.
 - 2) FOUNDATION EXCAVATIONS ARE INSPECTED FOR EVIDENCE OF FRACTURES, DISCONTINUITIES AND WEATHERED ZONES DURING THE OPEN HOLE OBSERVATIONS.



SITE PLAN
SCALE: 1" = 20'

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS
1050 TAMARAC PKWY
WOODLAND PARK, CO 80863
PHONE #: (719) 681-0920

CLIENT/OWNER INFO:
ALYSSA MILLER
5050 NEEPER VALLEY RD.
MANITOU SPRINGS, CO.
PHONE #: 720-461-5649
alyssaalynne34@hotmail.com

SITE TERMS:

ABBREVIATIONS:
BOU= BOTTOM OF RETAINING WALL
E= EXISTING TO REMAIN
LL= LOWER LEVEL
ML= MAIN LEVEL
(N)= NEW CONSTRUCTION
(R)= REMOVE
ROW= RIGHT OF WAY
SB= SETBACK
SQ. FT. OR SF= SQUARE FEET
TOP= TOP OF FOUNDATION
TOW= TOW OF RETAINING WALL
UL= UPPER LEVEL
WO= WALKOUT

SITE INFO:

ADDRESS:
5050 NEEPER VALLEY RD

LEGAL:
SITE ADDITION S-118 (R),
TO CRYSTAL PARK SUBDIVISION 2,
EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 30,492 SQFT
BUILDING FOOTPRINT =
HOUSE = 967 SQFT
GARAGE = 617 SQFT
DECK = 325 SQFT
TOTAL = 1909 SQFT
LOT COVERAGE = 6.3%
ZONING = FUD
TAX SCHEDULE = 14110-00-067
BUILDING HEIGHT = SEE ELEVATIONS
FLAT No = 14691

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 limit cut and fill areas and limit material and vehicle storage to the building area 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 retaining walls shown shall be 48" max high and 48"-60" min 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 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.
- 11) Re-vegetation/Landscape Plan: All disturbed areas will be re-vegetated with native grasses, including areas adjacent to foundation and specifically over each field. Trees and vegetation (existing) to be removed from within footprint of house and septic only, or per wildfire mitigation plan.
- 12) Proposed residence is not within any active drainages.

SITE LEGEND:

- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCING/WADDLES
- PROPOSED BOULDER RETAINING WALL
- EXISTING CONIFEROUS TREES (SIZE VARIES)
- EXISTING TREE TO BE REMOVED
- WELL LOCATION
- 100' = NATURAL GRADE
100' = FINISH GRADE
NO ROCK OUT CROPPING EXIST AT SITE

REVISIONS
10.08.21

LGA STUDIOS
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Website: www.lgastudios.com

PALACE HOMES INC.
1216 W COLORADO AVE #110
COLORADO SPRINGS, CO 80904
PHONE: (719) 632-2635
gordon@palacehomes.com

MILLER RESIDENCE
5050 NEEPER VALLEY RD
COMPUTER FILE # PH21-2070

DRAWN BY: ST

CHECKED BY: LGAstudios
PLOT 10/08/21 2:21 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets