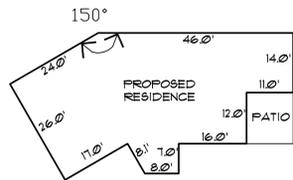
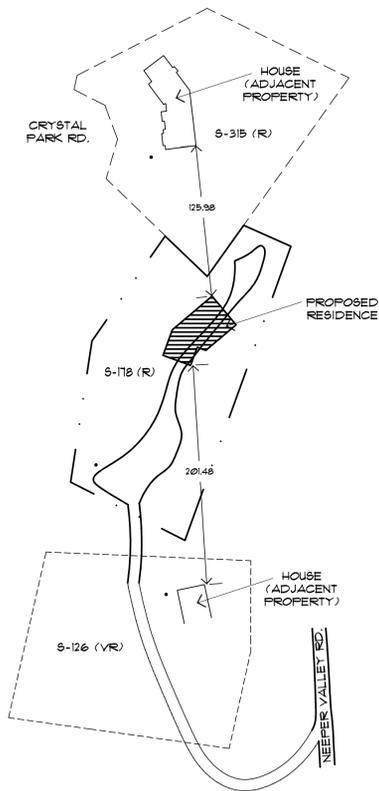


VICINITY MAP
NO SCALE



HOUSE FOOTPRINT
NO SCALE

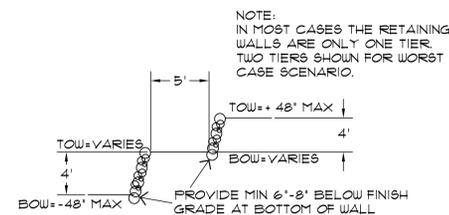


ADJACENT PROPERTIES
NO SCALE

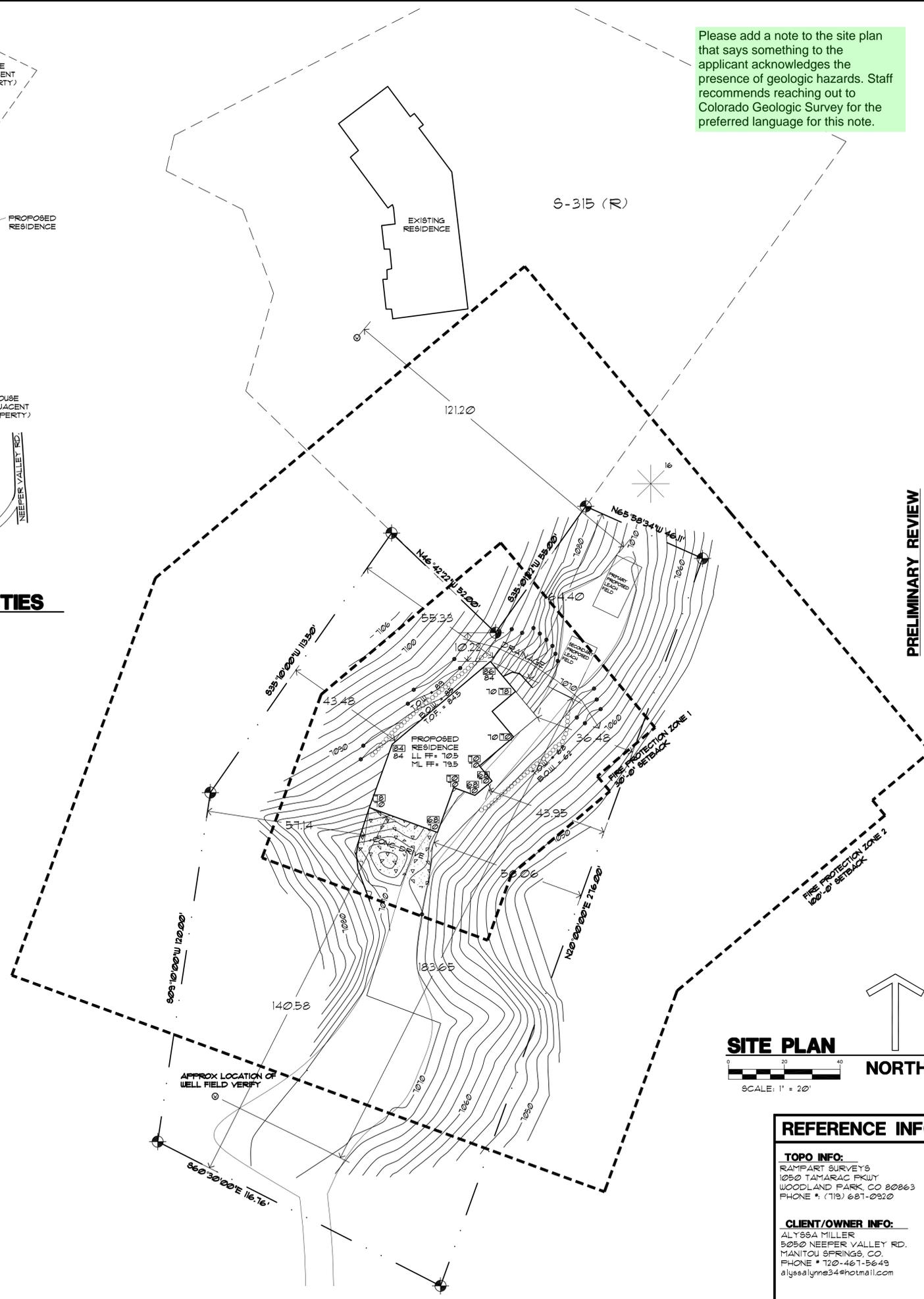


HOUSE ELEVATION
SCALE: 1" = 10'

AVERAGE GRADE:
10' x 8' = 500
84' x 2' = 168
TOTAL = 128/10 = 12.8



RETAINING WALL SECTION
NTS



Please add a note to the site plan that says something to the applicant acknowledges the presence of geologic hazards. Staff recommends reaching out to Colorado Geologic Survey for the preferred language for this note.

**PRELIMINARY REVIEW
NOT FOR CONSTRUCTION**

SITE PLAN
SCALE: 1" = 20'
NORTH

SITE INFO:
ADDRESS:
5050 NEEPER VALLEY RD
LEGAL:
SITE ADDITION S-118 (R),
TO CRYSTAL PARK SUBDIVISION,
EL PASO COUNTY, COLORADO.
SITE DATA:
LOT SIZE = 30,648 SQFT
BUILDING FOOTPRINT =
HOUSE = 361 SQFT
GARAGE = 611 SQFT
PATIO = 132 SQFT
TOTAL = 1104 SQFT
LOT COVERAGE = 5.6%
ZONING = RUD
TAX SCHEDULE # = 00000-00-000
BUILDING HEIGHT =
SEE ELEVATIONS

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 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 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 leach 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
PROPOSED BOULDER RETAINING WALL
EXISTING CONIFEROUS TREES (SITE VARIES)
EXISTING TREE TO BE REMOVED
WELL LOCATION
[Symbol] = NATURAL GRADE
[Symbol] = FINISH GRADE
NO ROCK OUT CROPPING EXIST AT SITE

REFERENCE INFO:
TOPO INFO:
RAMPART SURVEYS
1050 TAMARAC FWY
WOODLAND PARK, CO 80863
PHONE #: (719) 687-0920
CLIENT/OWNER INFO:
ALYSSA MILLER
5050 NEEPER VALLEY RD.
MANitou SPRINGS, CO.
PHONE #: 120-461-5649
alyssa@alysa34@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
R.O.W.= RIGHT OF WAY
SB= SETBACK
SQ. FT. OR SF= SQUARE FEET
TOP= TOP OF FOUNDATION
T.O.U. OF RETAINING WALL
UL= UPPER LEVEL
W= WALKOUT

REVISIONS

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PHONE: (719) 632-6635
gordon@palacehomesinc.com

THE MILLER RESIDENCE
5050 NEEPER VALLEY RD
COMPUTER FILE # P1800-0000

DRAWN BY: GT
CHECKED BY: LGAstudios
PLOT 04/21/21 3:35 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

PLOTTED @ 11:20:00 AM SCALE ON 36"X24" SHEETS