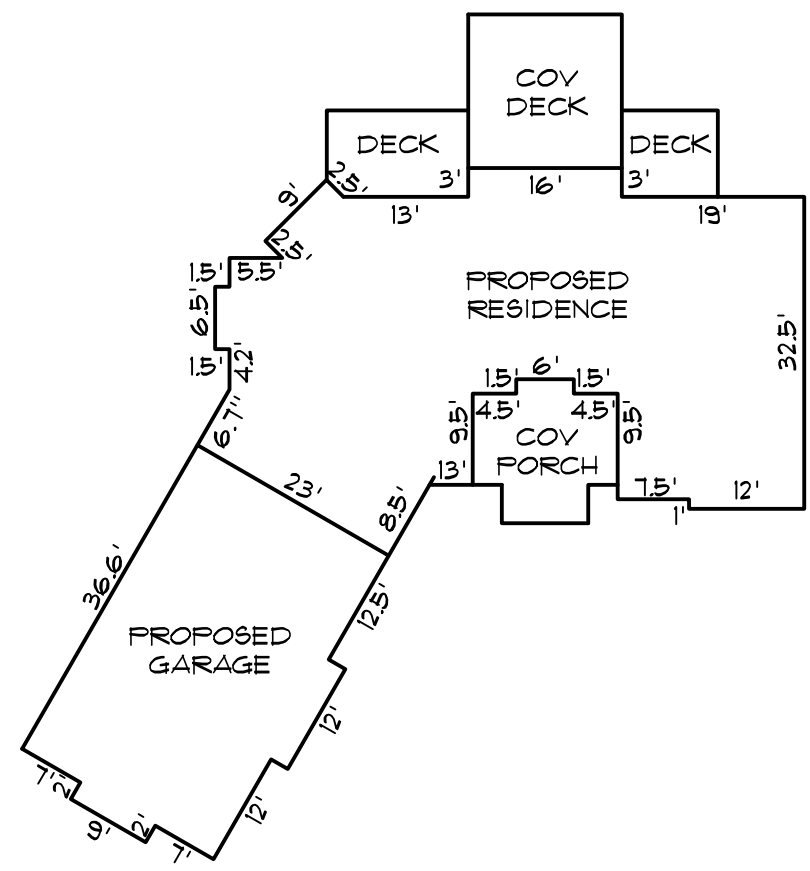


VICINITY MAP

NO SCALE



HOUSE FOOTPRINT

NO SCALE



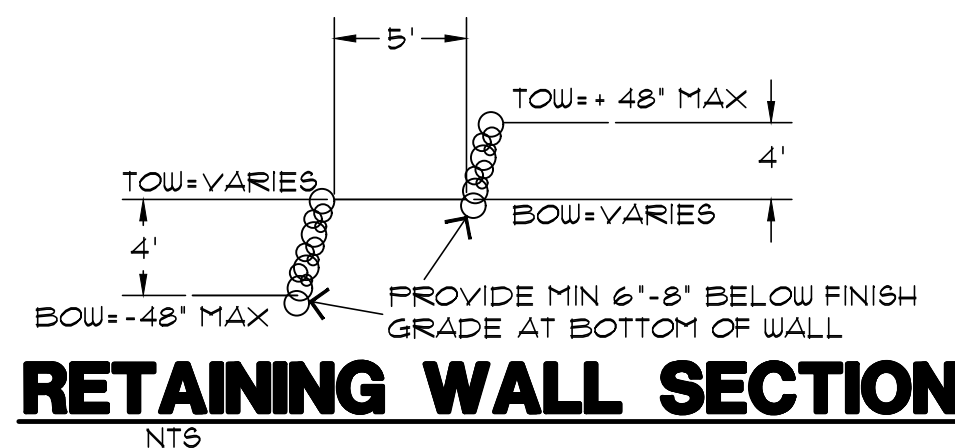
FRONT ELEVATION

NO SCALE

AVERAGE GRADE:

99 x 8 = 792
90 x 6 = 540
92 x 1 = 92
TOTAL = 1424
1424/15 = 94.9 AVERAGE GRADE

NOTE:
IN MOST CASES THE RETAINING WALLS ARE ONLY ONE TIER. TWO TIERS SHOWN FOR WORST CASE SCENARIO.



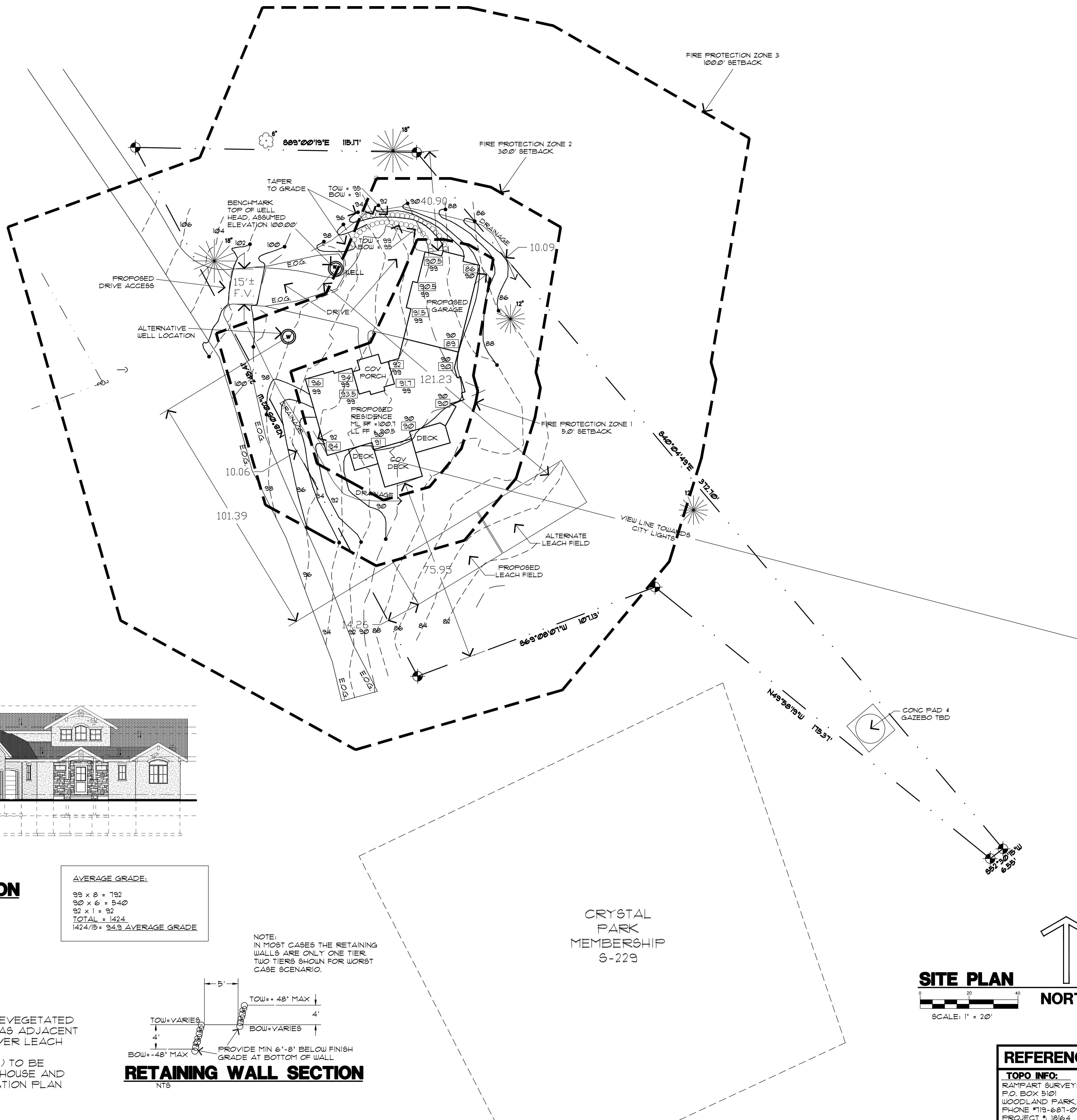
RETAINING WALL SECTION

NTS

NOTES TO SITE:

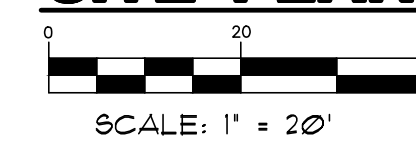
REVEGETATION/LANDSCAPE PLAN:

- 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

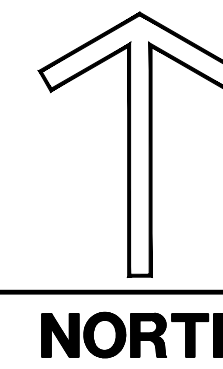


CRYSTAL PARK MEMBERSHIP S-229

SITE PLAN



SCALE: 1" = 20'



NORTH

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
PHONE 719-681-0920
PROJECT # 18164

SITE INFO:

ADDRESS:
439 PONDEROSA VIEW

LEGAL:
SITE S-229 SITE ADDITION TO CRYSTAL PARK SUBDIVISION FILING NO. 2
EL PASO COUNTY, COLORADO

SITE DATA:
LOT SIZE = 30,790 SQFT
BUILDING FOOTPRINT =
HOUSE = 1,715 SQFT
GARAGE = 800 SQFT
PORCH = 188 SQFT
COV DECK = 255 SQFT
UNCOV DECK = 208 SQFT
TOTAL = 3,246 SQFT
LOT COVERAGE = 10.5%
ZONING = FUD
BUILDING HEIGHT = SEE ELEVATIONS
TAX SCHEDULE #:

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 drawings 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) Benchmark: top of well head, assumed elevation 100.00'

SITE LEGEND:

- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- WELL
- FOUND REBAR AND YELLOW CAP STAMPED "FOUR SQUARE PL6 18993"
- GUY WIRE
- UTILITY POLE
- E.O.G. EDGE OF GRAVEL
- OVERHEAD UTILITY LINE
- NATURAL GRADE
- FINISH GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

- ABBREVIATIONS:**
- BOU= BOTTOM OF RETAINING WALL
 - E= EXISTING TO REMAIN
 - LL= LOWER LEVEL
 - ML= MAIN LEVEL
 - NC= NEW CONSTRUCTION
 - RM= 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

REVISIONS

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Email: Office@LGAstudios.com
Website: www.lgastudios.com

CONTRACTOR
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1216 W. COLORADO AVENUE #110
COLORADO SPRINGS, COLORADO 80904
Phone: (719) 632-6635
EMAIL: garcon@palacehomesinc.com

THE BROWNORTH-CLAPPER RESIDENCE
439 PONDEROSA RD
COMPUTER FILE #20-270

DRAWN BY: MDW

CHECKED BY: LGA
PLOT 02/10/22 12:10 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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