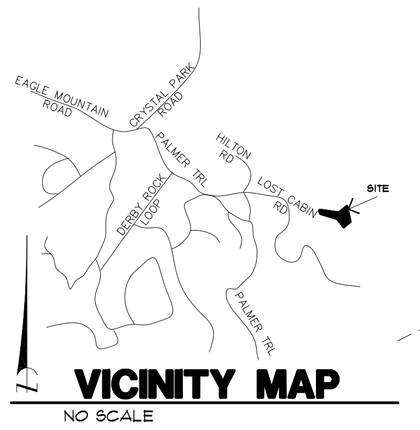
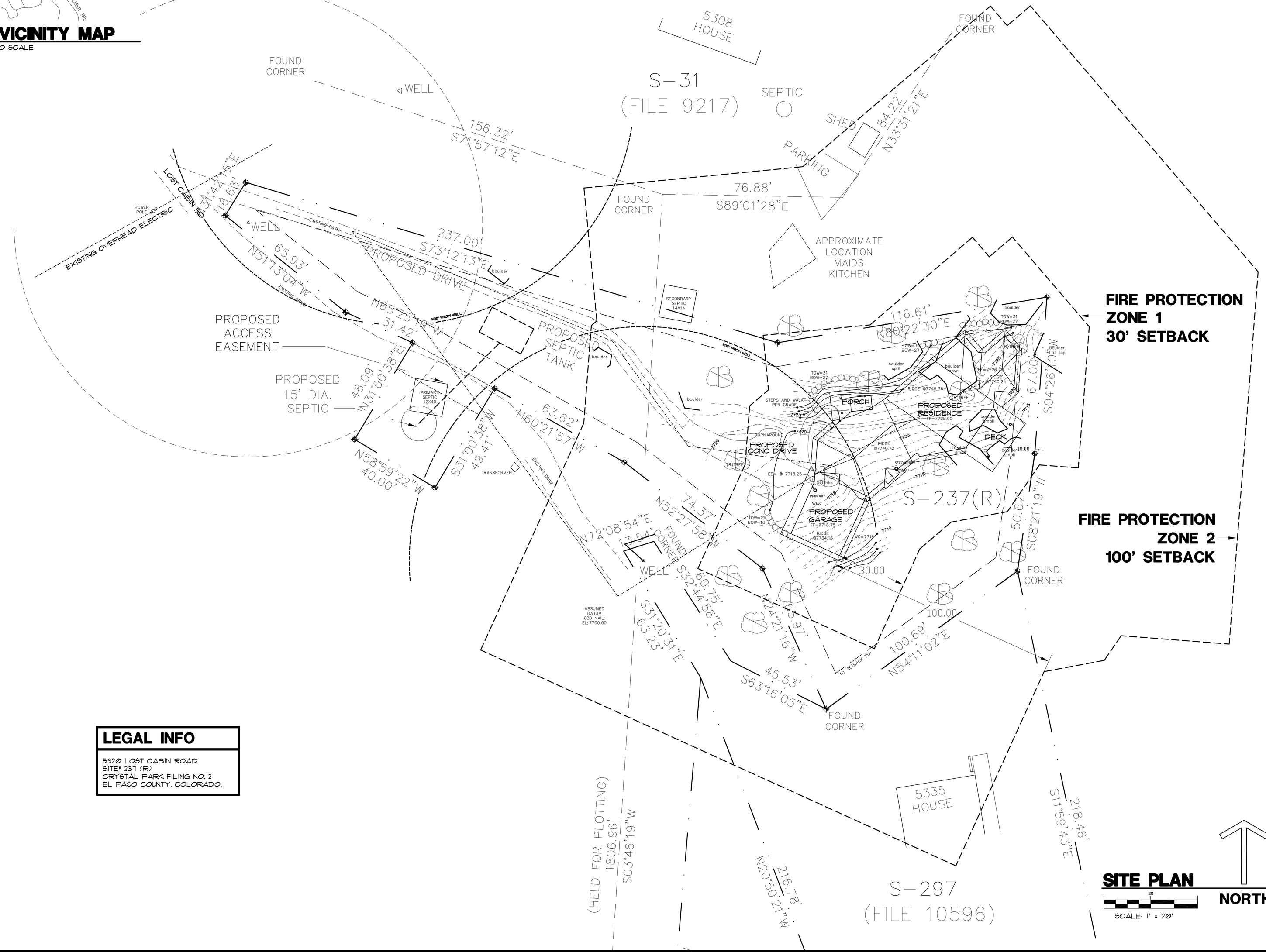


VICINITY MAP

NO SCALE



SITE PLAN

SCALE: 1" = 20'

NORTH

LEGAL INFO

5320 LOST CABIN ROAD
SITE# 237 (R)
CRYSTAL PARK FILING NO. 2
EL PASO COUNTY, COLORADO.

SITE INFO:

ADDRESS:
5320 LOST CABIN ROAD

LEGAL:
5320 LOST CABIN ROAD
SITE# 237 (R)
CRYSTAL PARK FILING NO. 2
EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 30,492 SQFT
BUILDING FOOTPRINT =
HOUSE= 2,767 SQFT
GARAGE= 669 SQFT
PORCH= 84 SQFT
DECK= 815 SQFT
TOTAL= 4,335 SQFT
LOT COVERAGE = 14.2%
ZONING = R-1-6000
TAX SCHEDULE #= 7417000038
DEVELOPMENT PLAN =
BUILDING HEIGHT = 24.73'
SEE ELEVATIONS SHEET A4.1

SITE NOTES:

1) Topographic information is supplied by others.
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) No disturbance, grading or significant natural features/vegetation removal will occur beyond the 'Limit of Disturbance' line, as shown on this plan.
6) The 'Limit of Disturbance' line shall be delineated during construction with flags, roping, and/or 4'-0" tall orange construction fencing.
7) Flag 'Limits of Disturbance' prior to excavation.
8) 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).
9) Use hay bales to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
10) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
11) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
12) Any boulder retainage 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 licenced CO soils engineer.
13) 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
DISTURBED AREA
LINE OF :LIMITS OF DISTURBANCE AT SITE:
TREE
BOULDER

SITE TERMS:

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

TOPO INFO IS BASED ON:
CROSSED PATHS SURVEYING SERVICES, INC
P.O. BOX 49742
COLORADO SPRINGS, CO 80949
PHONE: 719-661-2349
EMAIL: jimpls@xpathinc.com
PROJECT NO.: 1706061P02

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THE
BOMGAARS RESIDENCE
5320 LOST CABIN ROAD
COMPUTER FILE #17-622 SP

DRAWN BY: LGA

CHECKED BY: LGA

PLOT 10/19/18 11:03 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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PLOTTED @ 1"=20'-0" SCALE ON 36"X24" SHEETS