

**VICINITY MAP**  
NO SCALE

**SITE INFO:**

**ADDRESS:**  
5320 LOST CABIN ROAD

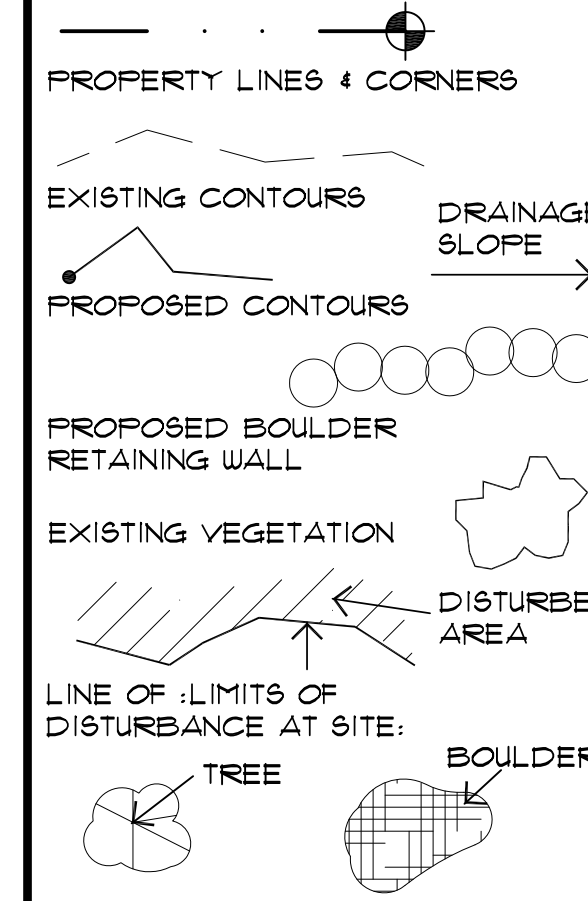
**LEGAL:**  
5320 LOST CABIN ROAD  
SITE# 231 (R)  
CRYSTAL PARK FILING NO. 2  
EL PASO COUNTY, COLORADO.

**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-1-60000  
TAX SCHEDULE # = 741000039  
DEVELOPMENT PLAN =  
BUILDING HEIGHT = 24.73'  
SEE ELEVATIONS SHEET A41

**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 retaining walls 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.
- 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:**



**SITE TERMS:**

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

TORO INFO IS BASED ON:  
 CROSSED PATHS SURVEYING  
 SERVICES, INC  
 P.O. BOX 49142  
 COLORADO SPRINGS, CO 80949  
 PHONE: 719-661-2349  
 EMAIL: jimp@xpathinc.com  
 PROJECT NO: 1102061P.02

**REVISIONS**

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EMAIL: gordon@palacehomesinc.com

**THE BOMGAARS RESIDENCE**  
5320 LOST CABIN ROAD  
COMPUTERS FILE 977-8622 SP

**DRAWN BY: LGA**

**CHECKED BY: LGA**  
PLOT 10/18/18 1503 AM

**SITE PLAN**  
VICINITY MAP  
SITE NOTES

Sheet #  
**SP1**  
OF 1 Sheets

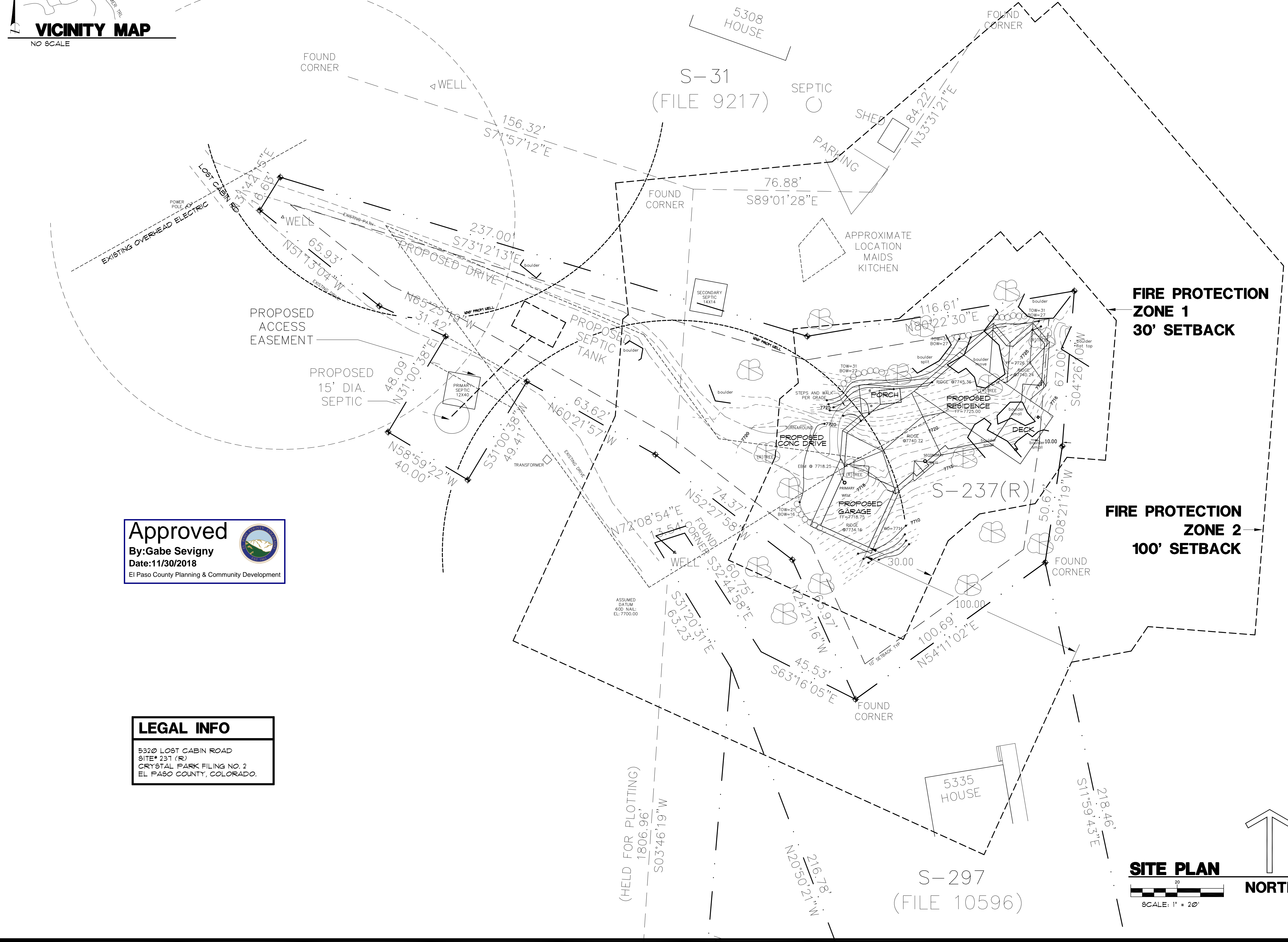
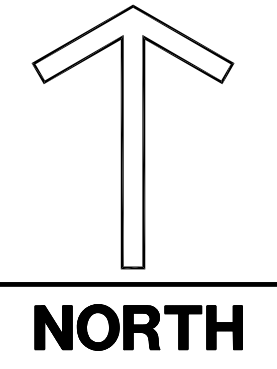
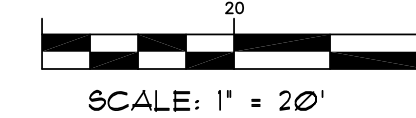
**Approved**  
By: Gabe Sevigny  
Date: 11/30/2018  
El Paso County Planning & Community Development

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**FIRE PROTECTION  
ZONE 1  
30' SETBACK**

**FIRE PROTECTION  
ZONE 2  
100' SETBACK**

**SITE PLAN**



PLOTTED @ 11:20 - 01 SCALE ON 36"x24" SHEETS

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