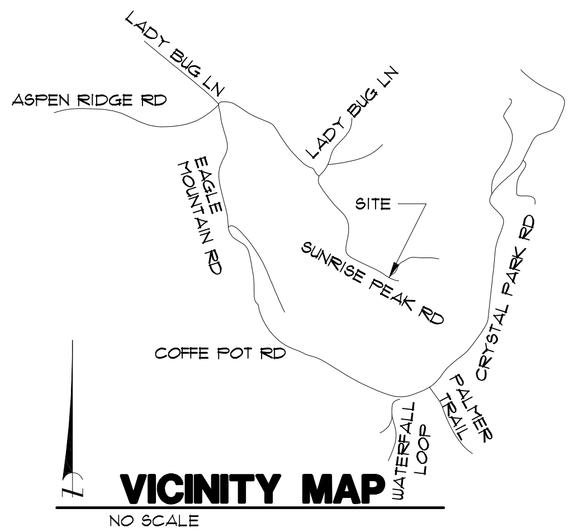
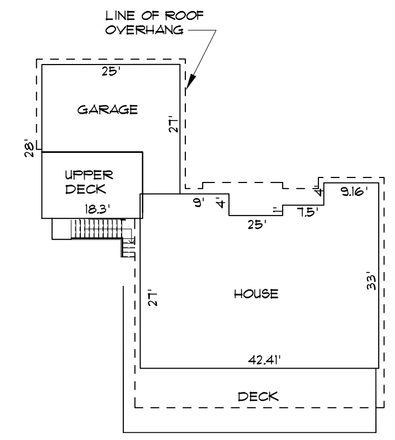
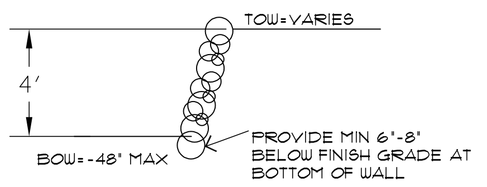


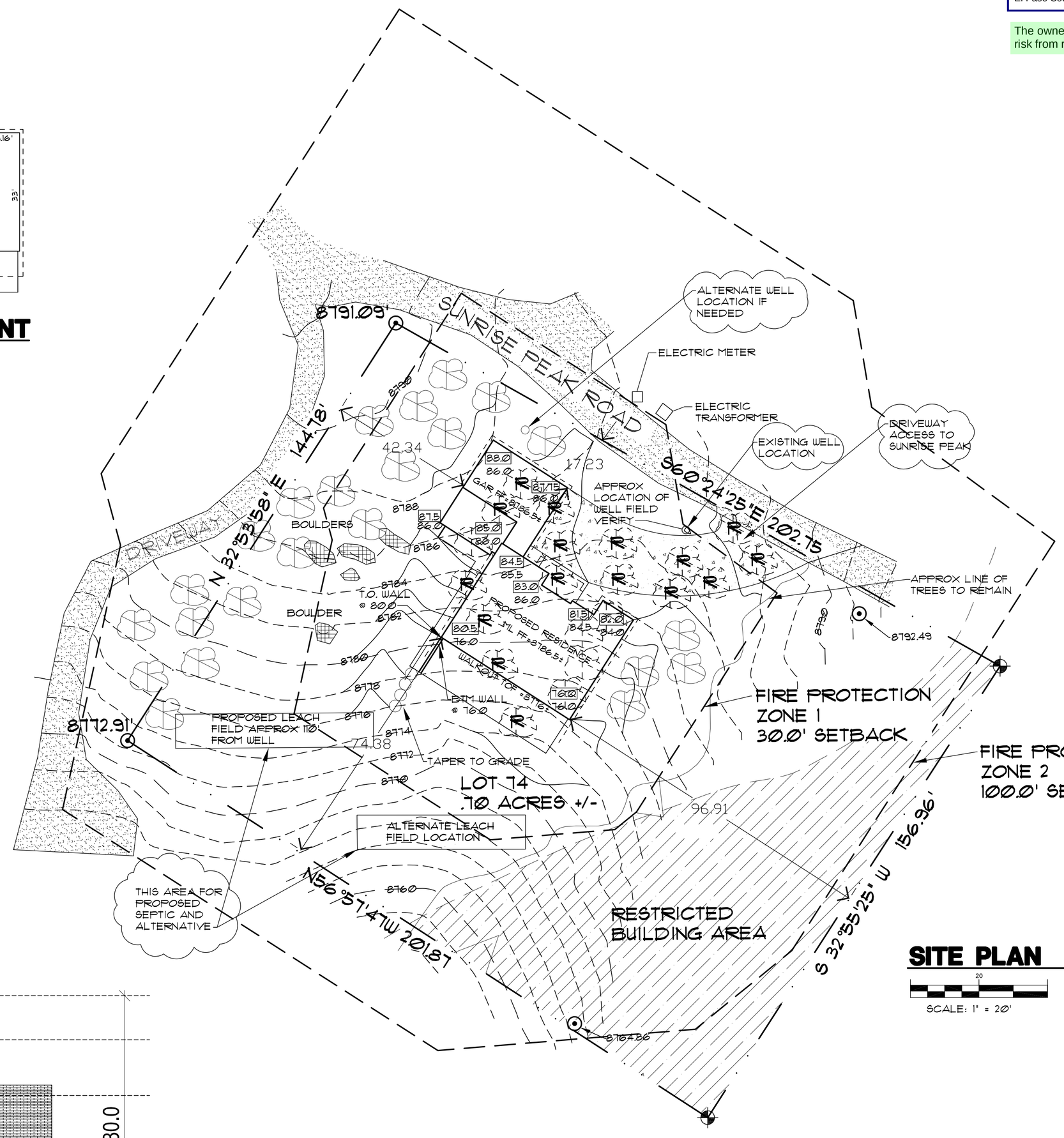

## VICINITY MAP
NO SCALE




## HOUSE FOOTPRINT
NO SCALE




## RETAINING WALL SECTION
NTS

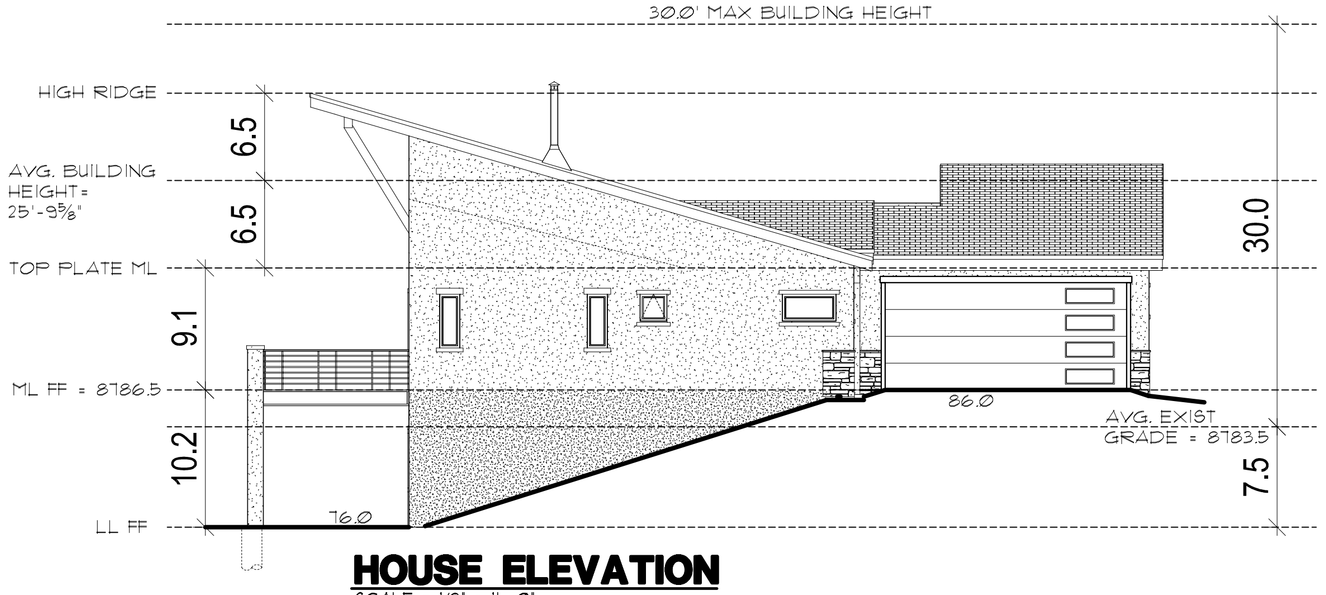



## SITE PLAN
SCALE: 1" = 20'

NORTH

## HEIGHT CALCULATIONS

(76+82+81.5+83+84.5+87.75+88+87.5+85+80.5) / 10 = 835.75 / 10 = 83.5 AVERAGE FINISH GRADE




## HOUSE ELEVATION
SCALE = 1/8" = 1'- 0"

## 12-01-20 NOTES

(R) NOTES TO SITE:
DENOTES TREES APPROXIMATE LOCATION TO BE REMOVED ALL WITHIN THE BUILDING FOOTPRINT.

THE OWNER IS CHOOSING NOT TO EVALUATE THE RISK FROM ROCK FALL AND ASSUMES ALL LIABILITY

## NOTES:

NOTES TO SITE:
-ALL EXISTING STRUCTURES ARE MORE THAN 3000' AWAY AND THERFORE ARE NOT SHOWN.

REVEGATATION/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

Approved
By:Ryan Howser
Date:12/04/2020
El Paso County Planning & Community Development

The owner is choosing not to evaluate the risk from rockfall and assumes all liability.

## SITE INFO:

**ADDRESS:**
550 SUNRISE PEAK

**LEGAL:**
LOT 574 SITE ADDITION TO CRYSTAL PARK IN THE NORTH ½ OF SECTION 18 T14S, R64W OF THE 6th P.M. EL PASO COUNTY, COLORADO.

**SITE DATA:**
LOT SIZE = 30,493 SQFT
BUILDING FOOTPRINT =
HOUSE = 1189 SQFT
GARAGE = 624 SQFT
PORCH = 91 SQFT
DECK = 546 SQFT
TOTAL = 2451 SQFT
LOT COVERAGE = 8%
ZONING = PUD
TAX SCHEDULE #= 74180-00-195
BUILDING HEIGHT = SEE ELEVATIONS

## SITE NOTES:

1) Topographic information is as 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 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.
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.

## SITE LEGEND:

PROPERTY LINES & CORNERS
EXISTING CONTOURS
DRAINAGE SLOPE
PROPOSED CONTOURS
PROPOSED BOULDER RETAINING WALL
TREE
BOULDER
FOUND #3 REBAR WITH WASHER STAMPED 18991
= NATURAL / EXISTING GRADE
= FINISH GRADE
NO ROCK OUT CROPPING EXIST AT SITE

## REFERENCE INFO:

**TOPO INFO:**
RAMPART SURVEYS LLC.
WOODLAND PARK, CO.
PHONE 719-687-0920
DRAWING FILE: 19342 TOPO DWG

## SITE TERMS:

**ABBREVIATONS:**
BOW=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
TOF=TOP OF FOUNDATION
TOW=TOW OF RETAINING WALL
UL=UPPER LEVEL
WO=WALKOUT

REVISIONS
11/24/20 EDARP COMMENTS
12/01/20 EDARP COMMENTS

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EMAIL: dmeyne@msn.com

THE ESTES-REYERO RESIDENCE
LOT 74 CRYSTAL PARK
COMPUTER FILE # 19-1748

DRAWN BY: MP
CHECKED BY: LG, DS
PLOT: 12/02/20 8:52 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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

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