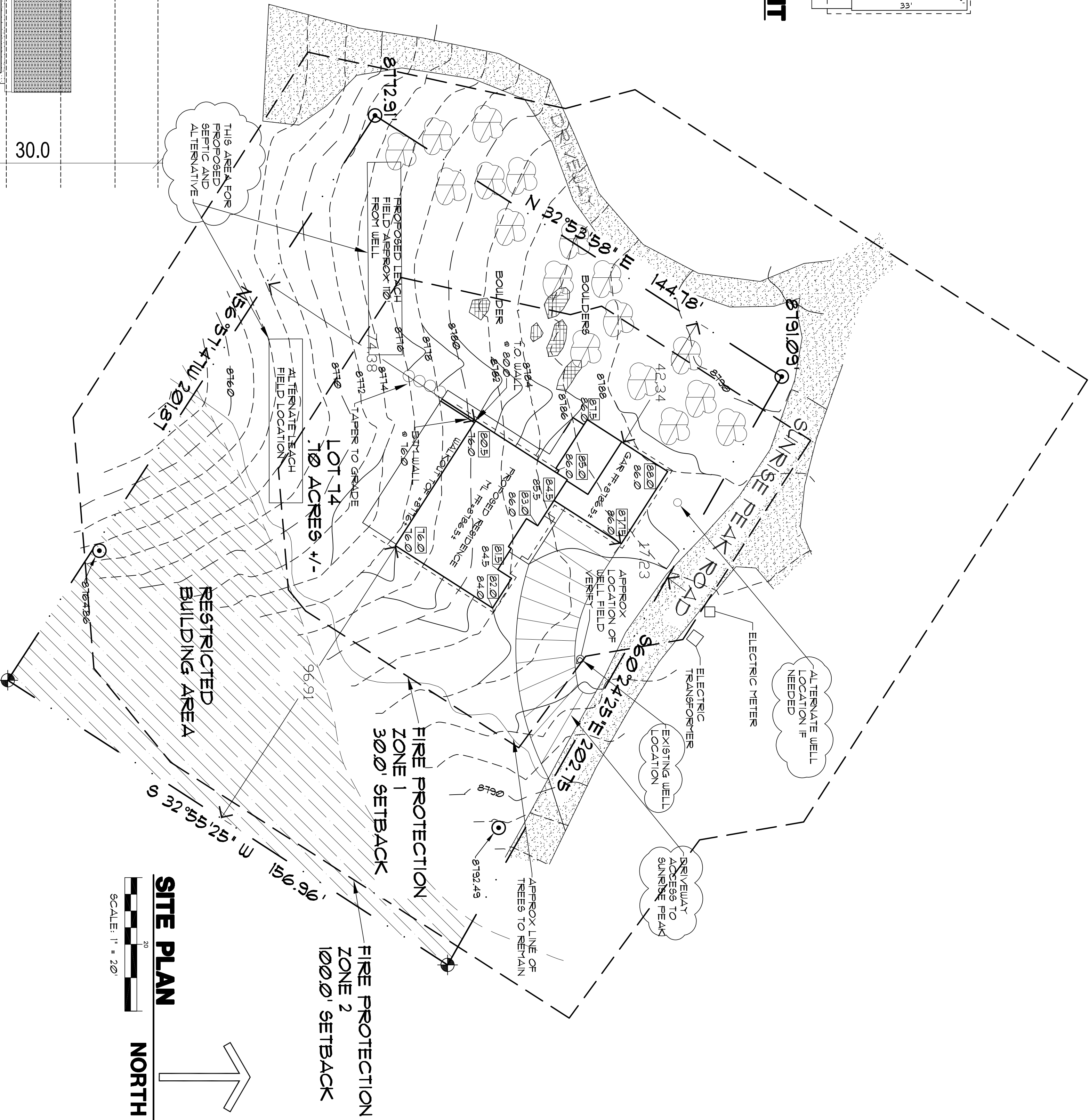
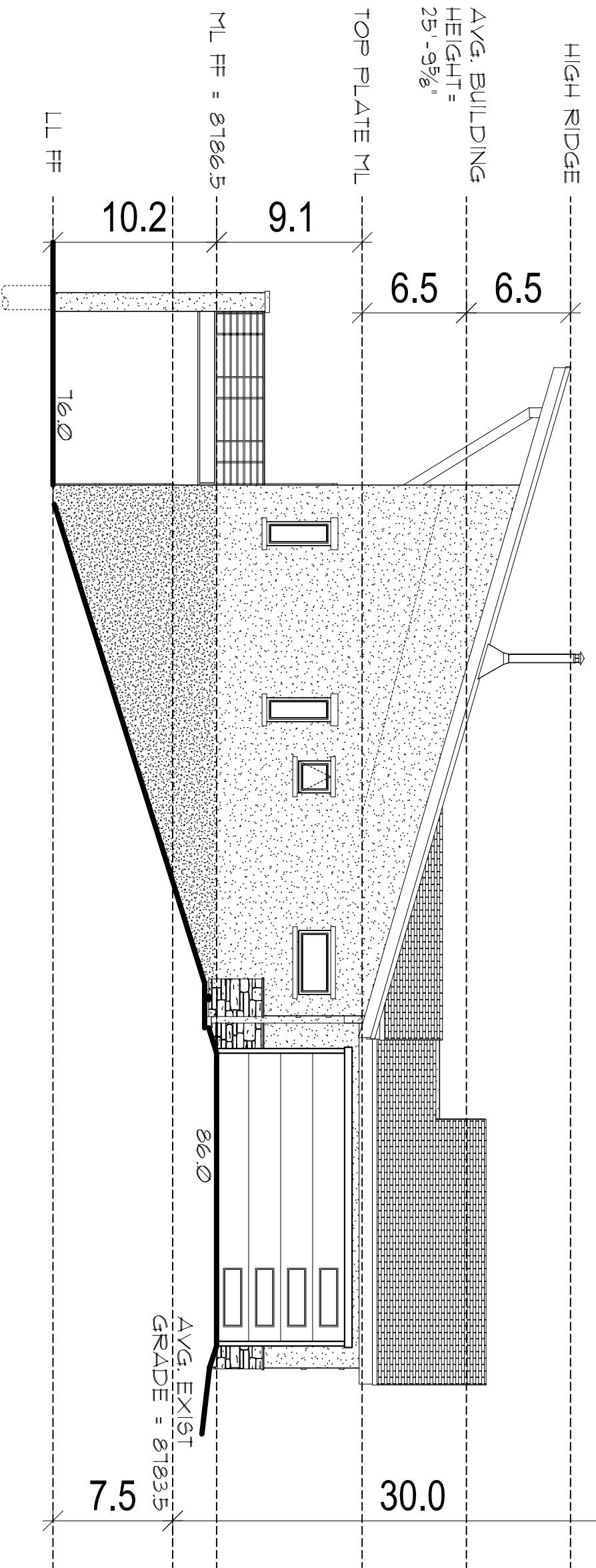


RETAINING WALL SECTION
NTS

HEIGHT CALCULATIONS
 $16.82 + 2.15 + 0.53 + 0.45 + 0.17 + 0.02 + 0.15 + 0.05 + 0.25 = 23.57$
 23.5 AVERAGE FINISH GRADE
 30.0' MAX BUILDING HEIGHT



NOTES:

NOTES TO SITE:
 - ALL EXISTING STRUCTURES ARE MORE THAN 300' AWAY AND THEREFORE ARE NOT SHOWN.

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.

REFERENCE INFO:	TOPO INFO: KAMPFERT SURVEY'S, L.L.C. WOODLAND PARK CO. PHONE 719-697-0920 DRAWING FILE: 19342 TOPO.DWG
SITE TERMS:	<ul style="list-style-type: none"> ① NATURAL / EXISTING GRADE ② FINISH GRADE NO ROCK OUT CROPPING EXIST AT SITE ⊙ FOUND 5" REBAR WITH W/3-ER STAMPED 19391
ABBREVIATIONS:	<ul style="list-style-type: none"> BOULDER BOTTOM OF RETAINING WALL EXISTING TO RETAIN LL=LOWER LEVEL ML=MAIN LEVEL NV=NEW CONSTRUCTION RS=REMOVE ROU=RIGHT OF WAY 50 FT OR 50+ SQUARE FEET TOU=TOP OF FOUNDATION LL=UPPER LEVEL WO=WALKOUT

SITE INFO:

ADDRESS:
550 SUNRISE PEAK

LEGAL:
LOT 574 SITE ADDITION TO CRYSTAL PARK IN THE NORTH 1/2 OF SECTION 18 T4S, R64W OF THE 6th PM, EL, PASEO COUNTY, COLORADO.

SITE DATA:
 LOT SIZE = 30.499 SQFT
 BUILDING FOOTPRINT = HOUSE = 189 SQFT
 GARAGE = 624 SQFT
 PORCH = 91 SQFT
 DECK = 248 SQFT
 TOTAL = 1152 SQFT
 LOT COVERAGE = 8%
 ZONING = RUD
 TAX SCHEDULE = 14180-00-195
 BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:

- 1) Topographic information is as supplied by the client. LGA Studios is not responsible for errors or omissions.
- 2) Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- 3) Contractor to verify easements and limit material and vehicle storage to the building areas in order to minimize vegetation and site disturbance.
- 4) Final landscaping to be determined by the client. All landscaping to be completed by the Contractor/Owner(s).
- 5) Use walls to hold silt, fencing to minimize erosion control and silt blankets for erosion control as necessary.
- 6) Earth materials are not to be stockpiled on site or elsewhere, but structure in all directions as shown.
- 7) Any contractor retaining walls shall laterally, if 2' or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
- 8) General Contractor, Subcontractors, Suppliers, & Owner(s) shall familiarize themselves & verify all notes, dimensions and information on drawing(s) prior to starting construction. It shall be the responsibility of the Contractor to report any changes and/or discrepancies to the Designer. Questions regarding these drawings such as: drawing interpretation, dimensions, notes, scale and other similar items, must be directed to the Designer immediately in writing. Failure to do any of the above, Designer will not be responsible for any changes not noted in writing to the plan.

SITE LEGEND:

PROPERTY LINES & CORNERS

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED BOULDER RETAINING WALL

TREE

BOULDER

DRAINAGE SLOPE

CONTRACTOR
BALANCED BUILDERS
 808 ARCADIA PLACE
 COLORADO SPRINGS, CO. 80903
 PHONE: 719-251-6921
 EMAIL: dmsayne@bam.com

LGA STUDIOS
 201 E. Los Animas Street
 Colorado Springs, CO 80903
 Suite 113
 Phone: (719) 635-0880
 Fax: (719) 399-8310
 LGAstudiosmblive@gmail.com
 www.lgastudios.com

THE ESTES-REYERO RESIDENCE
 LOT 74 CRYSTAL PARK
 COMPUTER FILE # 19-T748

DRAWN BY: MP
CHECKED BY: LQ, DS
PLOT: 10/24/20 9:50 AM

SITE PLAN
 VICINITY MAP
 SITE NOTES

Sheet #
SP1
 Of 1 Sheets

REVISIONS
 1/24/20 EDGAR COMMENTS

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