

SITE PLAN

570 DAY SPRING ROAD
SITE S-309 ADDITION TO CRYSTAL PARK
SUBDIVISION NO. 2

LEGAL DESCRIPTION:

SITE No. S-309, SITE ADDITION to CRYSTAL PARK SUBDIVISION No. 2, (Reception no. 204174680), situate in the SOUTHWEST ONE-QUARTER of the SOUTHWEST ONE-QUARTER of Section 8, TOWNSHIP 14 SOUTH, RANGE 67 WEST of the 6th P.M. EL PASO County, Colorado

Notes:

1: TOPOGRAPHY SHOWN HEREON BASED ON DOCUMENTS OF RECORD PROVIDED BY OTHERS.

Rockfall:

The majority of the potential source areas are stable in their present condition with only smaller 3 to 4-inch sized loose rocks observed on the slope and do not pose a significant rockfall hazard." The existing rocks and boulders are likely to be disturbed during construction activities and/or freeze/thaw, resulting in an increased potential for a rockfall hazard. It may be prudent to remove such rocks during construction. Entech's recommends "stabilization by removal of smaller loose rocks, often referred to as scaling. Any scaling should be performed under existing conditions prior to any earthwork that would remove existing vegetation and change soil characteristics that could alter where the rocks roll. Temporary barriers should be used to protect existing buildings during scaling operations.

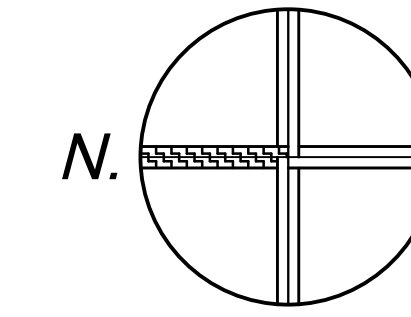
Entech should be contacted to make observations to determine what rocks should be stabilized prior to construction.

Entech recommends that a well-defined swale should be created to direct surface flow and debris around the structure.

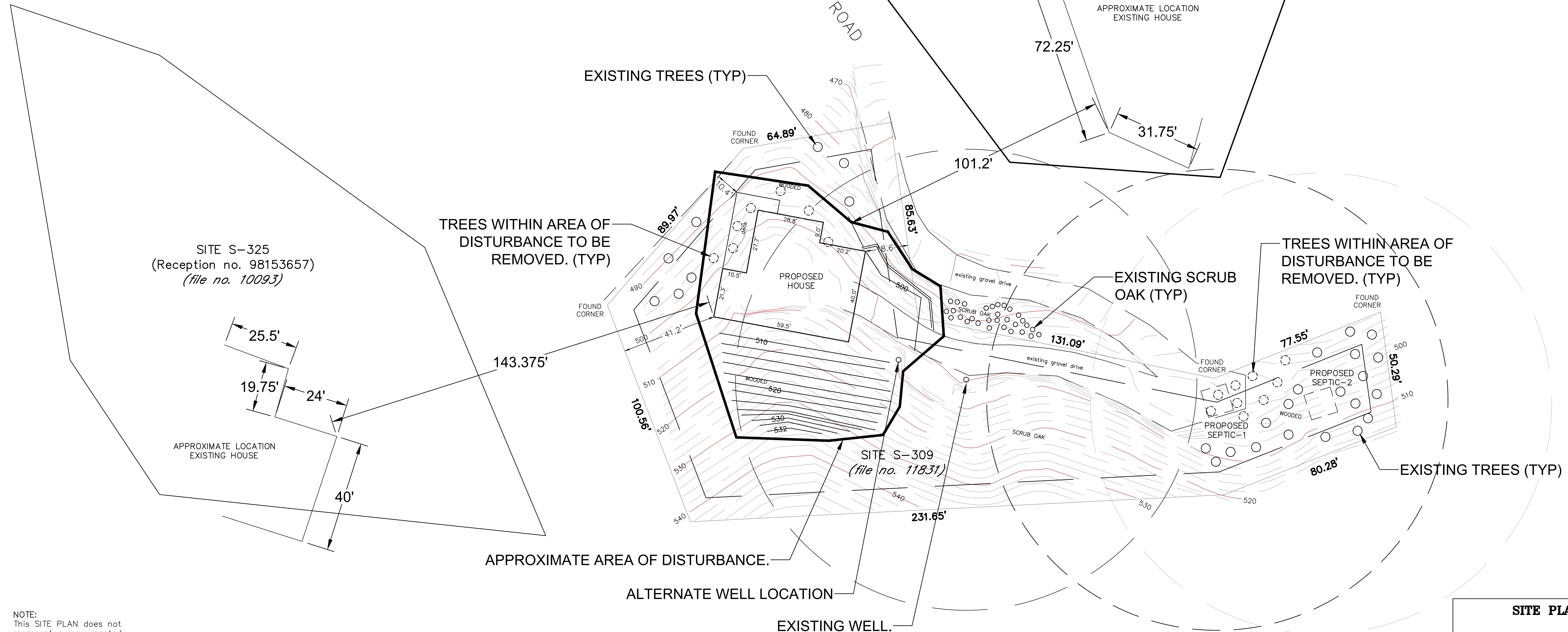
Steep Slopes and Construction-Related Slope Instability:

The design of foundations in these areas should account for this additional pressure and Tie beams and buttresses are recommended to stiffen the foundation system. Entech's recommends FDN immediately upgradient of slope must be embedded a minimum of 8'-0" below exist. grade and 14'-0" max. cut into exist. slope.

See Entech's Geological Hazard Report for more details.



SCALE: 1" = 20'



NOTE:
This SITE PLAN does not represent a monumented Land Survey, and is only intended to depict the attached Legal Description.

RE-VEGETATED PER CRYSTAL PARK REQUIREMENTS. CONTRACTOR TO VERIFY REQUIREMENTS WITH CRYSTAL PARK PRIOR TO COMMENCING WORK.

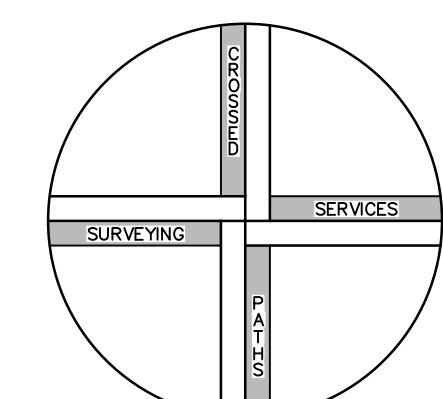
NO SEPTICS OR WELLS WITHIN 100' OF THE WELL AND SEPTIC LOCATED ON THIS PROPERTY

BENCHMARK:
TOP OF WELL HEAD
assumed elevation=500.00

no.	date	revisions	scale	by
1.			1" = 20'	JPB
2.	August 21, 2021		1" = 20'	JPB
3.				

dwg. file: 1211090T68.dwg
project no. 1211090T.68
sheet 1 of 1

SITE PLAN



CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
COLORADO SPRINGS, CO 80949
PHONE: 719-661-2349
EMAIL: jmpis@cpssurvc.com

NO.	DATE	REVISIONS

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NEW RESIDENCE:
CUELLAR RESIDENCE
570 DAY SPRING VIEW
COLORADO SPRINGS, CO 80829

TUSCANY HOMES
1825 AUSTIN BLUFFS PARKWAY
COLORADO SPRINGS, COLORADO 80918
(719) 388-7272

DRAWN BY:
ATB
DATE:
10/26/20
SCALE:
AS NOTED
PROJECT NO:
?
SHEET:
ST-1
OF 27