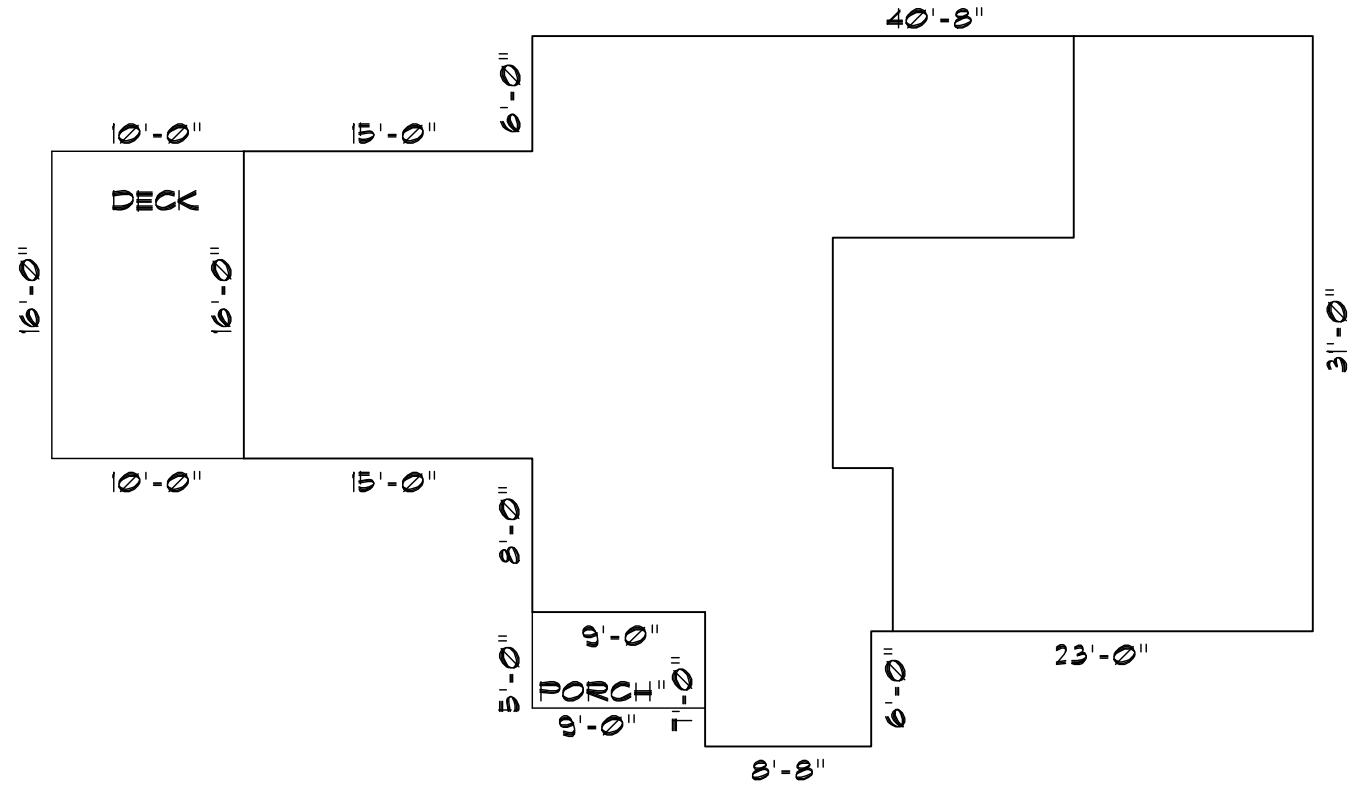




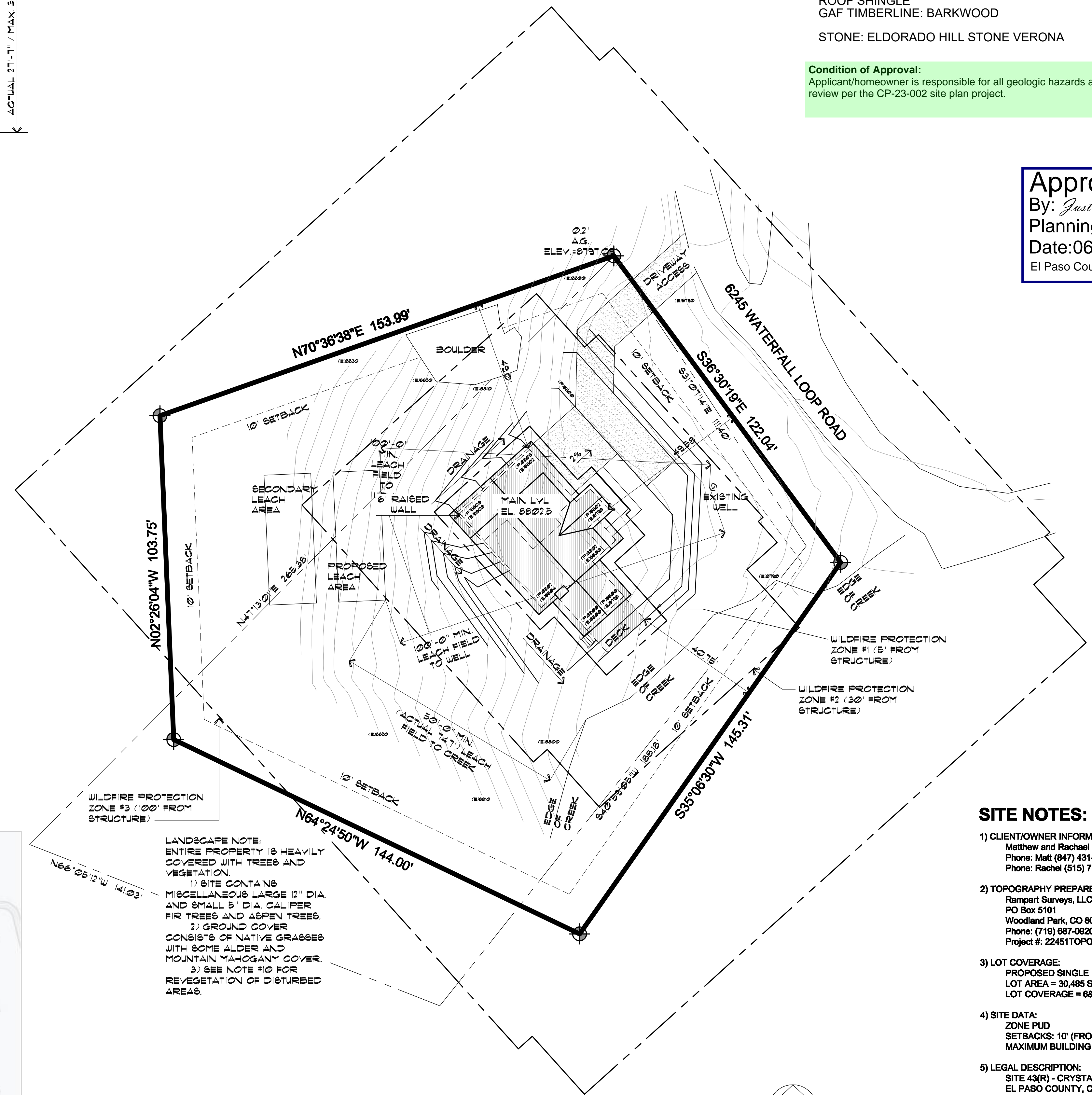
B Building Height Elevation
 SP1 SCALE: 1" = 10'-0"



C Building Footprint
 SP1 SCALE: 1" = 10'-0"



D Vicinity Map
 SP1 SCALE: NOT TO SCALE



A Site Plan
 SP1 SCALE: 1" = 20'-0"

6245 WATERFALL LOOP RD
 Site 43(R) - Crystal Park Filing No.2
 El Paso County, Colorado 80829

EXTERIOR COLORS:
 STUCCO:
 BODY: SW CLARY SAGE
 WINDOW TRIM: SW TURKISH COFFEE
 SOFFITT AND FASCIA: SW TURKISH COFFEE
 ROOF SHINGLE
 GAF TIMBERLINE: BARKWOOD
 STONE: ELDORADO HILL STONE VERONA

Condition of Approval:
 Applicant/homeowner is responsible for all geologic hazards and mitigation of those hazards as depicted in the CGS review per the CP-23-002 site plan project.

Approved
 By: *Justin Kilgore*
 Planning Manager
 Date: 06/20/2023
 El Paso County Planning & Community Development

- SITE NOTES:**
- CLIENT/OWNER INFORMATION:
 Matthew and Rachael Czeszewski
 Phone: Matt (847) 431-6286 eMail: m.czeszewski@gmail.com
 Phone: Rachel (515) 720-3971 eMail: racheldankof@gmail.com
 - TOPOGRAPHY PREPARED BY:
 Rampart Surveys, LLC
 PO Box 5101
 Woodland Park, CO 80866
 Phone: (719) 687-0920
 Project #: 22451TOPO.DWG
 - LOT COVERAGE:
 PROPOSED SINGLE FAMILY RESIDENCE FOOTPRINT = 1,750 SQ FT.
 LOT AREA = 30,485 SQ FT
 LOT COVERAGE = 6%
 - SITE DATA:
 ZONE PUD
 SETBACKS: 10' (FRONT, SIDES AND REAR)
 MAXIMUM BUILDING HEIGHT = 30'-0"
 - LEGAL DESCRIPTION:
 SITE 43(R) - CRYSTAL PARK FILING NO. 3
 EL PASO COUNTY, COLORADO
 - ADDRESS:
 6245 WATERFALL LOOP ROAD
 - CONTRACTOR TO VERIFY EASEMENTS.
 - CONTRACTOR TO LIMIT CUT AND FILL AREA AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
 - CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AND AS SHOWN.
 - ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES, INCLUDING AREAS ADJACENT TO FOUNDATION AND SPECIFICALLY OVER THE LEACH FIELD. TREES AND VEGETATION (EXISTING) TO BE REMOVED FROM WITHIN FOOTPRINT OF HOUSE AND SEPTIC ONLY OR PER WILDFIRE MITIGATION PLAN.
 - WILD FIRE MITIGATION PRACTICES WILL APPLY PER THE CRYSTAL PARK GUIDELINES AND CONSTRUCTION PRACTICES AND THE WILDFIRE PROTECTION PLAN WHICH HAS BEEN DEVELOPED FOR THIS SITE.

N · C · B · D · C
 NATIONAL COUNCIL OF BUILDING DESIGNERS

BBKerMDESIGNS LLC
 2016 AIAA Designer Of The Year
 2016 AIAA Designer Of The Year
 719.375.4956
 bbkermdesigns@q.com

Palace Homes, Inc
 6245 WATERFALL LOOP ROAD
 EL PASO COUNTY, COLORADO

Matthew & Rachel Czeszewski Residence

Contractor:
 GORDON STEGNER
 1218 W Colorado Ave. #110
 Colorado Springs, CO 80904
 (719) 532-9685

Revisions:

Plan Number:
 R-20221012

Sheet Title
 SITE PLAN

Date:
 06.11.2023

Sheet No:
SP1

Of 1 Sheets