THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT 'GEOLOGIC HAZARD STUDY BY KELLI ZIGLER FROM RMG DATED MAY 03, 2024, JOB NUMBER 196397 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING ITEMS:DOUNSLOPE CREEP, ROCKFALL SOURCE, ROCKFALL RUNOUT ZONE, POTENTIALLY SEASONALLY HIGH GROUNDWATER, OR OTHER HAZARDS ARE ALL AS FOUND ON LOT 8-221R SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, EL PASO COUNTY COLORADO. IN AREAS OF HIGH GROUNDWATER AND DUE TO HIGH GROUNDWATER IN THE AREA ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

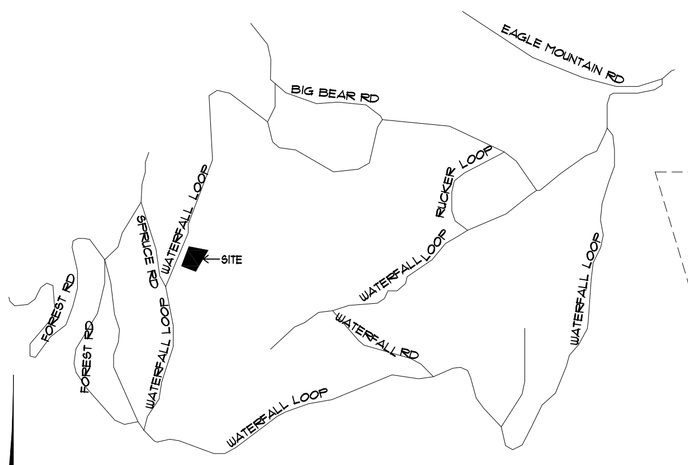
A ROCKFALL HAZARD IS MAPPED WEST OF THE SITE AND A LARGE BOULDER EXISTS SOUTH OF THE BUILDING AREA. AS PREVIOUSLY STATED, THE BEDROCK AT THE SITE IS THE PIKES PEAK GRANITE, FORMING OUTCROPS UPSLOPE TO THE WEST OF THE PROPOSED PROJECT SITE. THE EXISTING ROCK OUTCROPS SHOULD BE EXAMINED AND MONITORED BEFORE AND DURING CONSTRUCTION. ANY LOOSE ROCKS SHOULD BE REMOVED DURING CONSTRUCTION.

CGS RECOMMENDS THAT ALL PLANNED CUTS EXCEEDING FOUR FEET IN HEIGHT BE EVALUATED FOR SLOPE STABILITY USING PROPOSED SLOPE GEOMETRY AND CONSIDERING ALL FOUNDATION AND PROPOSED CUTS THAT WILL AFFECT THE SLOPE. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED WITH THE CONSTRUCTION PLANS AND GRADING INFORMATION TO VERIFY THE PROPOSED SLOPES.

RETAINING WALLS, BUILDING FOUNDATIONS, AND UPSLOPE FOUNDATION WALLS THAT WILL FUNCTION AS RETAINING WALLS MUST BE DESIGNED BY A QUALIFIED GEOTECHNICAL, STRUCTURAL, OR CIVIL ENGINEER AND INCLUDE ADEQUATE BEHIND THE WALL DRAINAGE.

THE SITE PLAN INDICATES A LEACH FIELD IS PLANNED TO THE SOUTH OF THE PROPOSED RESIDENCE. ENGINEERED SEPTIC SYSTEMS ARE COMMONLY USED IN THE CRYSTAL PARK AREA DUE TO THE STEEP SLOPES AND GEOLOGY.

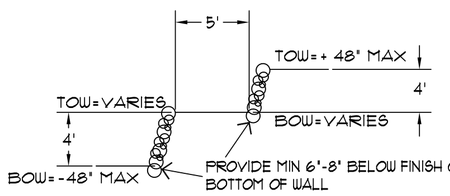
RMG STATES (PAGE 7) 'CARE SHOULD BE TAKEN (BOTH DURING CONSTRUCTION AND IN THE FINAL GRADING OF THE LOT) IN REDIRECTING SURFACE DRAINAGE (AND ANY RESULTING DEBRIS) AROUND THE STRUCTURE.' SITE DRAINAGE SHOULD BE DESIGNED AND CONSTRUCTED TO PREVENT CONCENTRATED FLOWS FROM BEING DEVELOPED WITHIN THE SITE. IT IS IMPERATIVE THAT WATER IS ALLOWED TO DRAIN QUICKLY AND NOT POND ANYWHERE WITHIN OR NEAR DEVELOPED AREAS. CGS AGREES WITH RMG THAT 'THE NEW DRAINAGE FLOW PATH SHOULD MAINTAIN A MINIMUM 10'-0" FOOT SEPARATION FROM THE STRUCTURE.' PROPER MAINTENANCE AND EROSION PROTECTION OF THE SLOPE FACE WITHIN THE SUBJECT PROPERTY IS CRITICAL TO THE LONG-TERM STRUCTURAL INTEGRITY OF THE PROPOSED STRUCTURES.



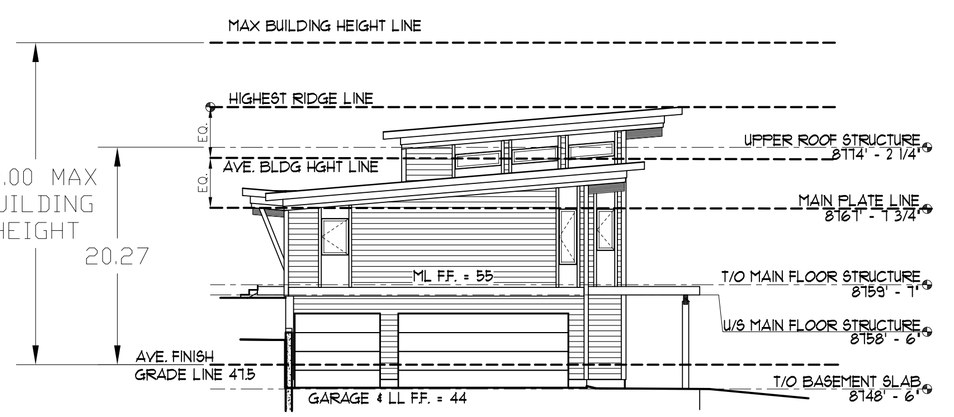
VICINITY MAP
NO SCALE

HOUSE FOOTPRINT
NO SCALE

NOTE:
IN MOST CASES THE RETAINING WALLS ARE ONLY ONE TIER. TWO TIERS SHOWN FOR WORST CASE SCENARIO.



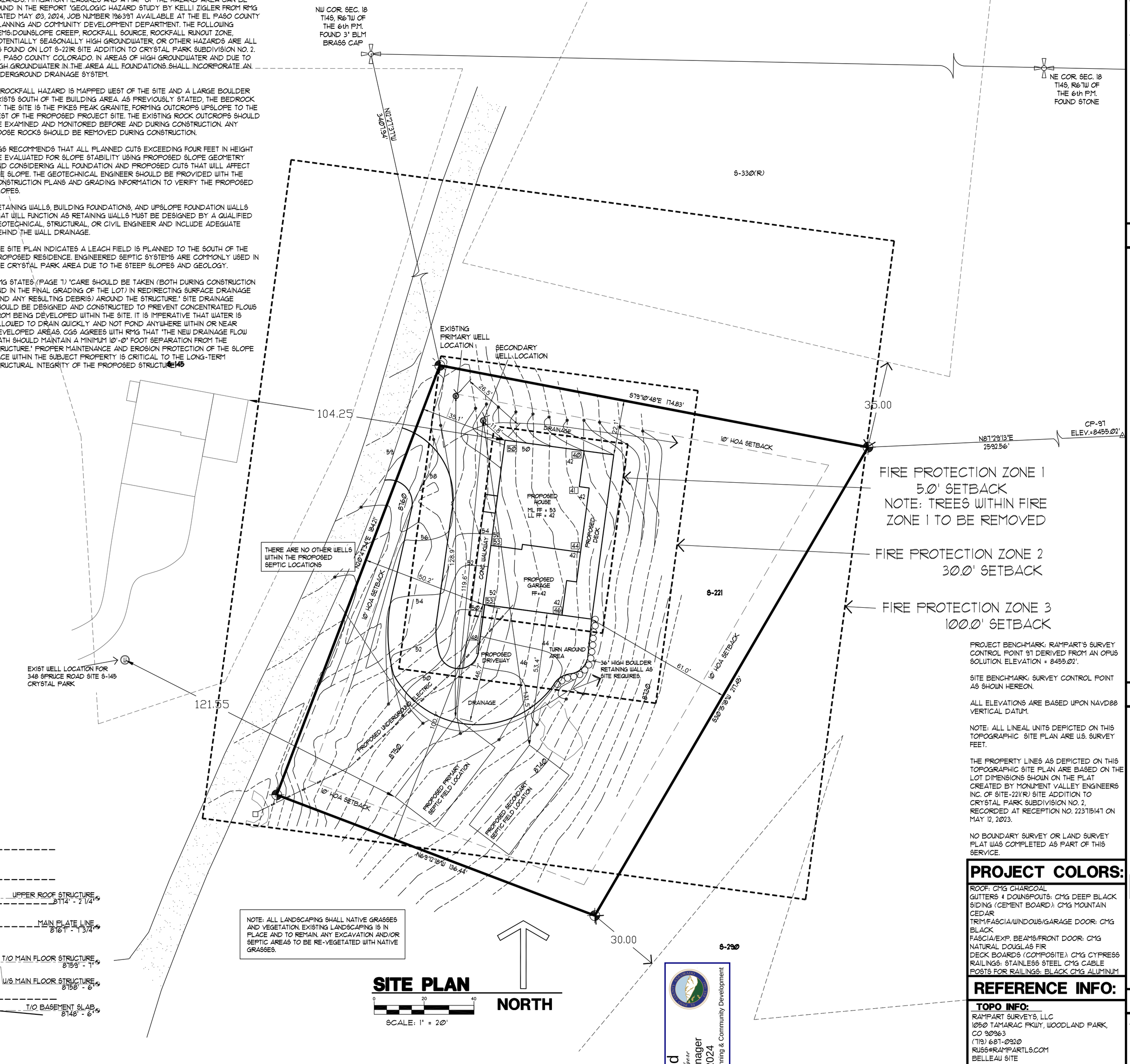
RETAINING WALL SECTION
NTS



AVERAGE GRADE CALCULATION

54X1	= 54
52X1	= 52
50X1	= 50
44X4	= 176
332/7	= 47.4

HOUSE ELEVATION/HEIGHT
SCALE: 1" = 10'



NOTE: ALL LANDSCAPING SHALL NATIVE GRASSES AND VEGETATION. EXISTING LANDSCAPING IS IN PLACE AND TO REMAIN. ANY EXCAVATION AND/OR SEPTIC AREAS TO BE RE-VEGETATED WITH NATIVE GRASSES.

SITE PLAN
0 20 40
SCALE: 1" = 20'
NORTH

Approved
By: Jennifer Kilgore
Planning Manager
Date: 06/11/2024
El Paso County Planning & Community Development

EL PASO COUNTY FILE:
PCD File No. CP244

SITE INFO:

ADDRESS:
6165 SPRUCE ROAD (WATERFALL LOOP)
MANITOU SPRINGS, COLORADO 80829

LEGAL:
S-221R) SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4 SW1/4) OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO.

SITE DATA:
LOT SIZE = 30492 SQFT
BUILDING FOOTPRINT =
HOUSE= 2340 SQFT
GARAGE= 841 SQFT
DECK= 646 SQFT
TOTAL= 00200 SQFT
LOT COVERAGE = 7.6%
ZONING = PUD
TAX SCHEDULE #=
BUILDING HEIGHT = SEE ELEVATIONS

SITE NOTES:

1) Topographic information is to be 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) Flag "Limits of Disturbance" prior to excavation.
6) 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).
7) Use sattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
8) 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.
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 licensed 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
DRAINAGE SLOPE
EXISTING CONTOURS
PROPOSED CONTOURS
TREE
ROCK
EXISTING VEGETATION
00 = NATURAL GRADE
00 = FINISH GRADE

PROJECT COLORS:

ROOF: CMG CHARCOAL
GUTTERS & DOUNSPOUTS: CMG DEEP BLACK
SIDING (CEMENT BOARD): CMG MOUNTAIN CEDAR
TRIM/FASCIA/WINDOWS/GARAGE DOOR: CMG BLACK
FASCIA/EXP. BEAMS/FRONT DOOR: CMG NATURAL DOUGLAS FIR
DECK BOARDS (COMPOSITE): CMG CYPRESS
RAILINGS: STAINLESS STEEL CMG CABLE POSTS FOR RAILINGS: BLACK CMG ALUMINUM

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS, LLC
1050 TAMARAC PKWY, WOODLAND PARK, CO 80863
(719) 687-0920
RUSS@RAMPARTLS.COM
BELLEAU SITE

CLIENT/OWNER INFO:
CLIENT NAME: JON BELLEAU
ADDRESS: 6165 SPRUCE ROAD (WATERFALL LOOP) MANITOU SPRINGS, COLORADO 80829
PHONE: 662-703-1615
EMAIL: JONTB@GMAIL.COM

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

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Phone: (719) 491-2835
EMAIL: GORDON@PALACEHOMESINC.COM

THE BELLEAU RESIDENCE
6165 Waterfall Loop
COMPUTER FILE 24-2405

DRAWN BY: NB
CHECKED BY: LGAStudios
PLOT 06/31/24 5:19 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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