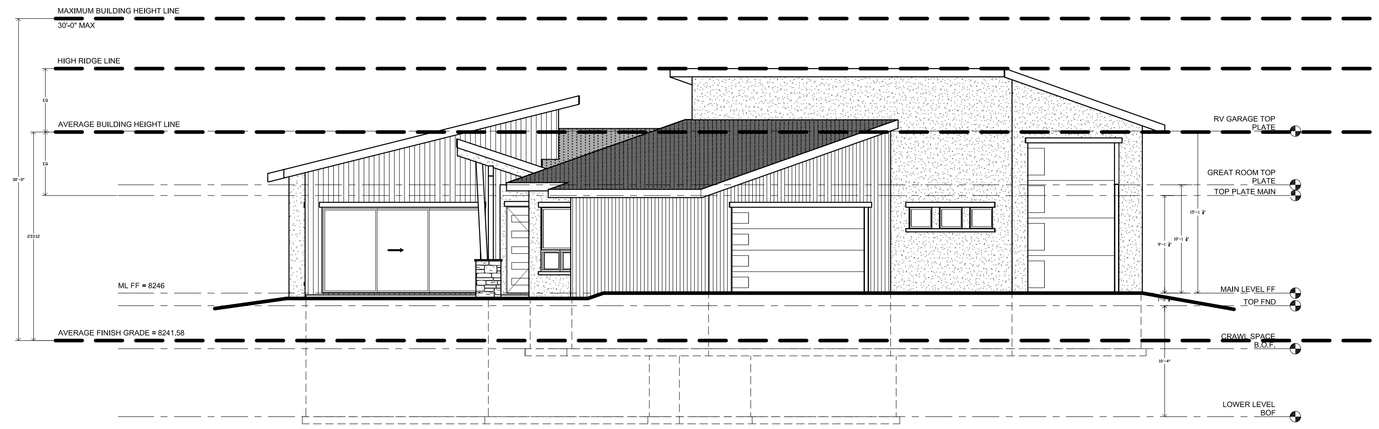


HOUSE ELEVATION

SCALE: 1/8" = 12"

AVERAGE FINISH GRADE:	
46 X 7 =	322
34 X 4 =	136
41 X 1 =	41
TOTAL =	499/12 = 41.58

EXTERIOR MATERIAL COLORS:

ROOF TYPE AND COLOR:
Malarky Shingles Black Oak

SIDING TYPE AND COLOR: Stucco primary Body SW 740 Smoke house Medium Shot Blast.
NO POPOUTS

SOFFIT & FACIA: SW7069 Iron Ore

WINDOW FRAME TYPE & COLOR: Marvin Fiberglass-Ebony

DECK & RAIL COLORS: Concrete decking. Fortress Railing Black Sand Metal Posts.

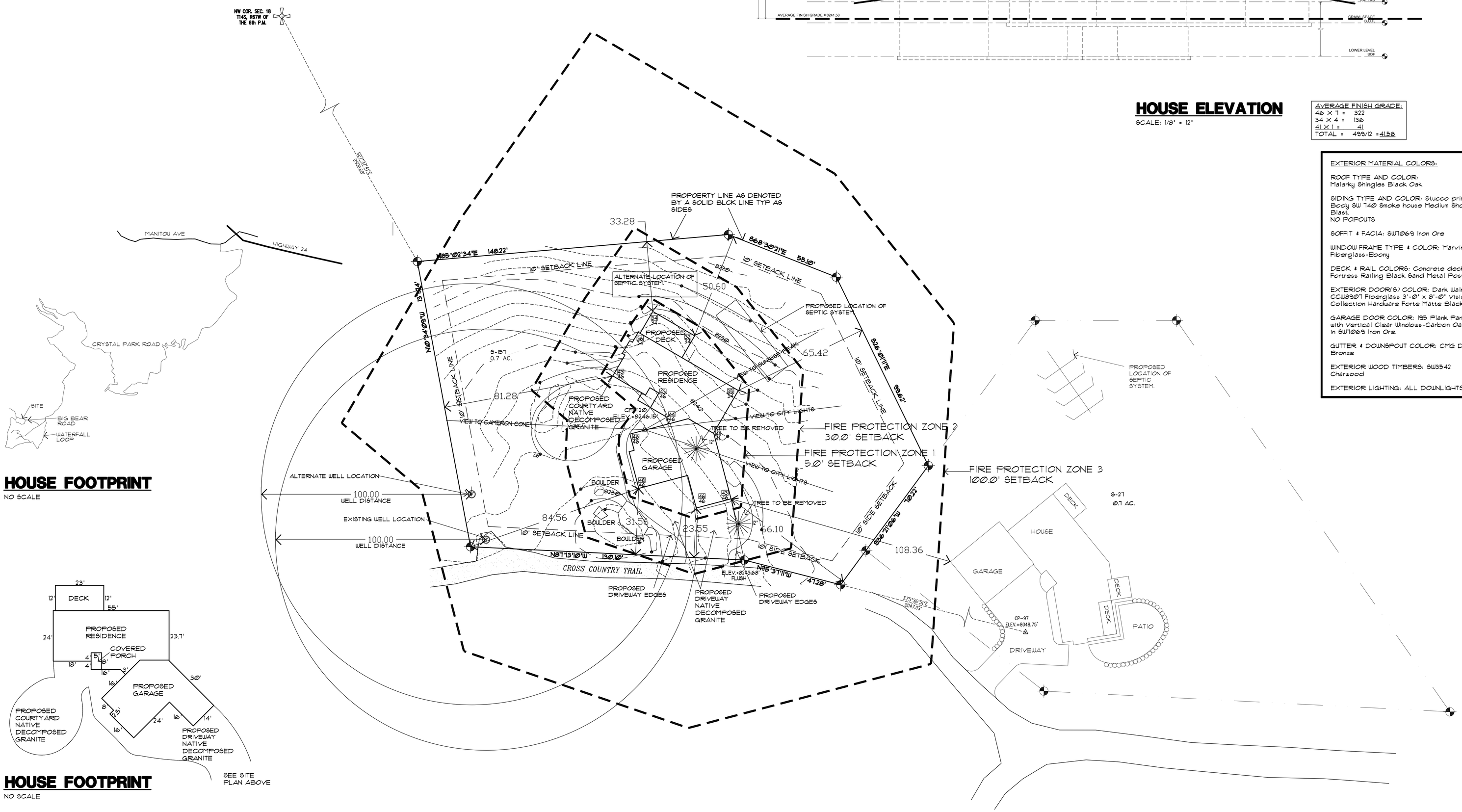
EXTERIOR DOOR(S) COLOR: Dark Walnut CGU8901 Fiberglass 3'-0" x 8'-0" Visionary Collection Hardware Forte Matte Black

GARAGE DOOR COLOR: 195 Plank Panel with Vertical Clear Windows-Carbon Oak. Trim in SW7069 Iron Ore.

GUTTER & DOWNSPOUT COLOR: CMG Dark Bronze

EXTERIOR WOOD TIMBERS: SW3542 Charwood

EXTERIOR LIGHTING: ALL DOWNLIGHTS



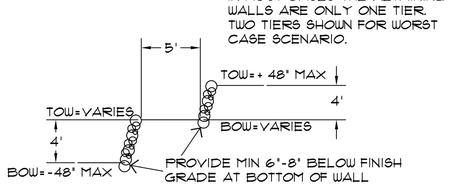
HOUSE FOOTPRINT

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

NOTES TO SITE:

1) 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

2) PROPOSED RESIDENCE IS 300' (FEET) OR MORE AWAY FROM ADJACENT HOMES OR STRUCTURES

3) PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES

SITE PLAN

0 10 20

SCALE: 1" = 20'

NORTH

SITE INFO:

ADDRESS:
5920 CROSS COUNTRY TRAIL

LEGAL:
SITE S-157 (R) SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 14 SOUTH RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY COLORADO

SITE DATA:
LOT SIZE = 30,567 SQFT
BUILDING FOOTPRINT =
HOUSE = 1,371 SQFT
GARAGE = 1,272 SQFT
PORCH+ 48 SQFT
DECK= 276 SQFT
TOTAL = 2,967 SQFT

LOT COVERAGE = 10%
ZONING = PUD
TAX SCHEDULE #= TBD
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) 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 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:

- CONIFEROUS TREE (SIZE VARIES)
- SURVEY CONTROL POINT
- WELL
- GRAVEL
- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- DRAINAGE SLOPE
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- EXISTING VEGETATION
- DISTURBED AREA
- LINE OF LIMITS OF DISTURBANCE AT SITE:
- CONIFEROUS TREE
- BOULDERS
- NATURAL GRADE
- FINISH GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

ABBREVIATONS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
LL=LOWER LEVEL
ML=MAIN LEVEL
(N)=NEW CONSTRUCTION
(R)=REMOVE
R.O.W.=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

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS, LLC
1050 TAMARAC PKWY.
WOODLAND PARK, CO.
PHONE #: (719) 687-0920
EMAIL: JANET@RAMPARTLS.COM
PROJECT #: 22123

CLIENT/OWNER INFO:
ANNE & STEPHEN JEFFCOAT
5171 CROSS COUNTRY WAY
COLORADO SPRINGS, CO.
PHONE #: (719) 282-0280
EMAIL:
ANNEJEFFCOAT@COMCAST.NET

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THE JEFFCOAT RESIDENCE

5920 CROSS COUNTRY TRAIL
COMPUTER FILE # 22-207

DRAWN BY: RMR
CHECKED BY: LGAStudios
PLOT 04/27/24 2:58 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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