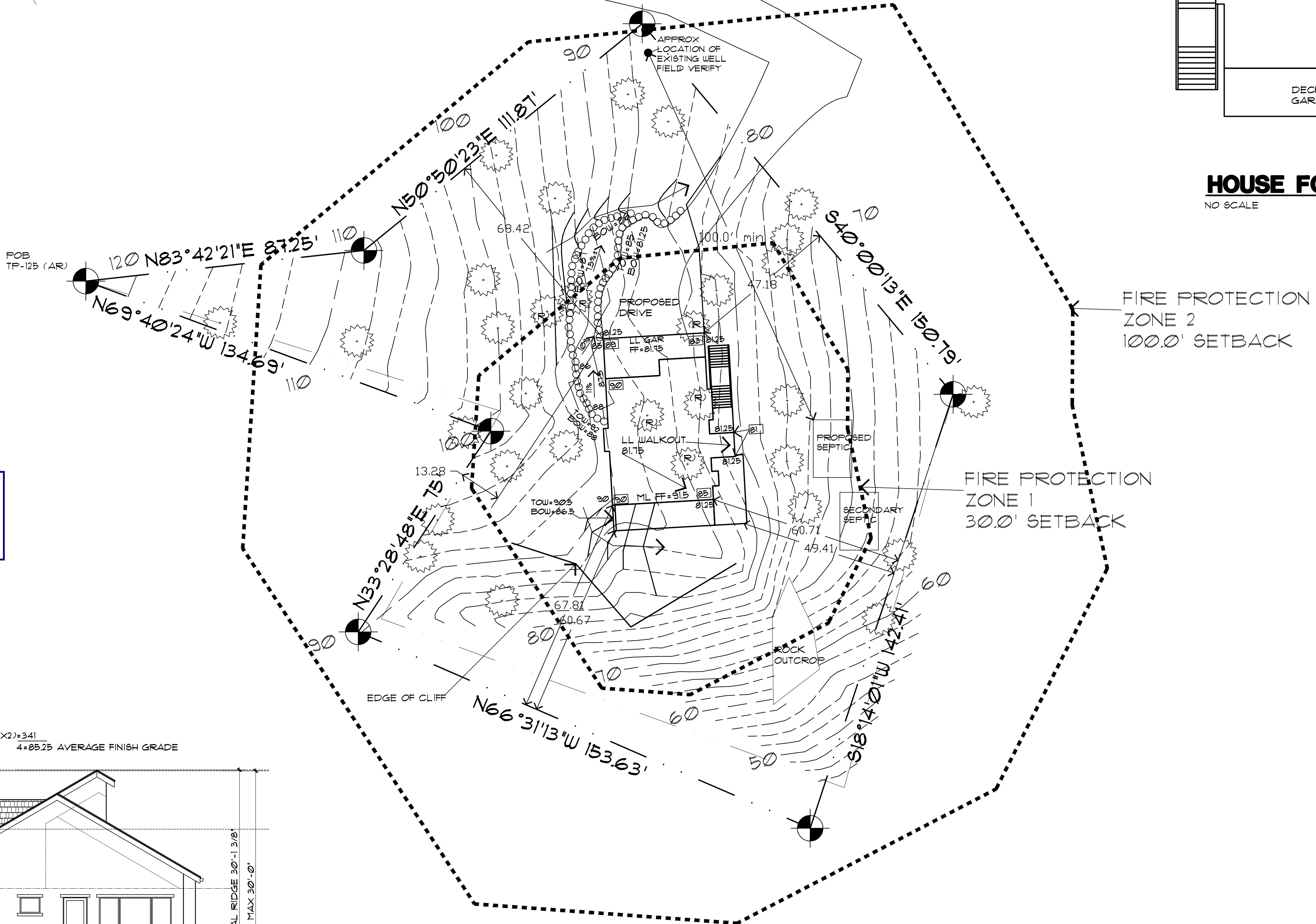
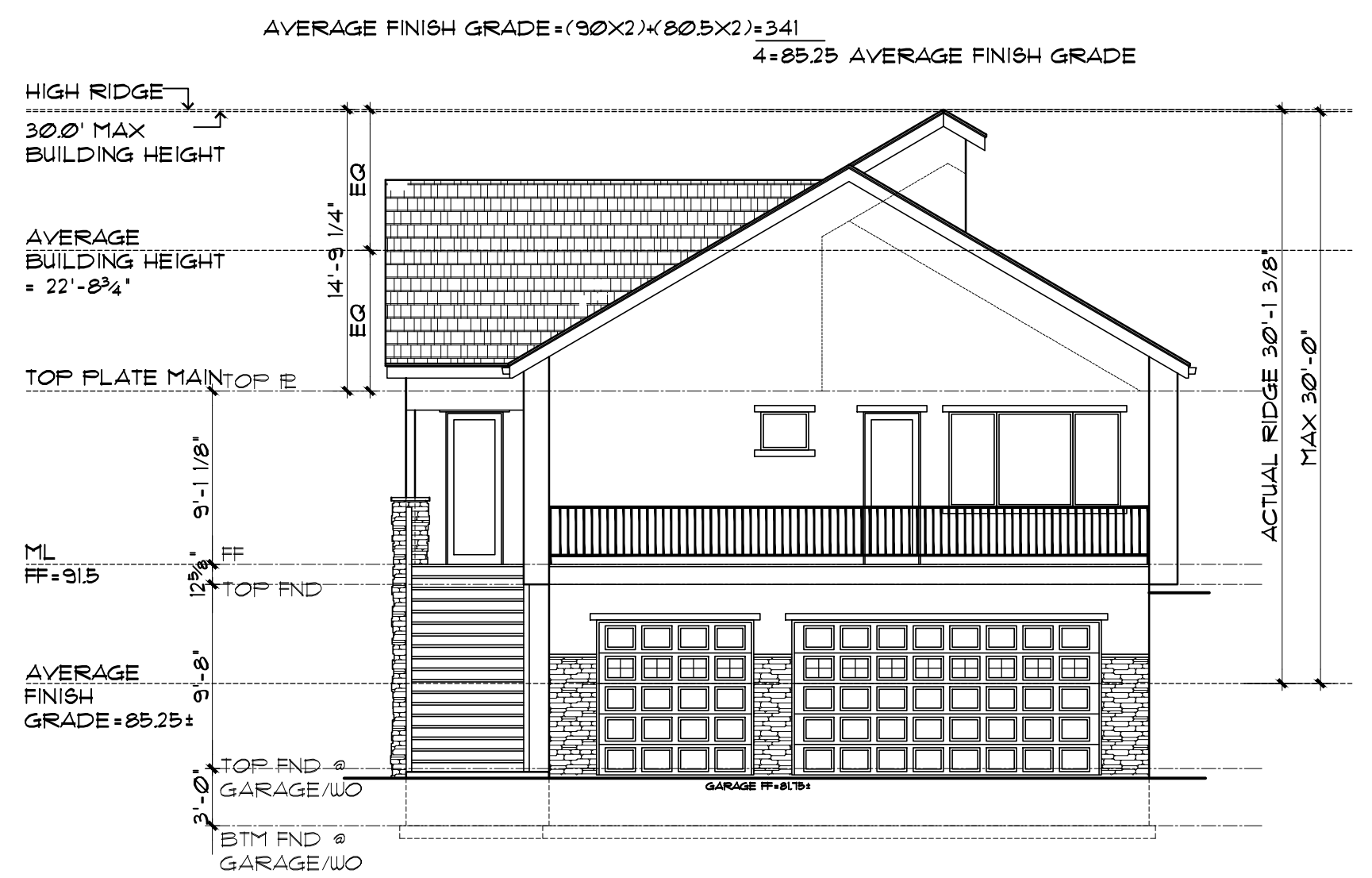
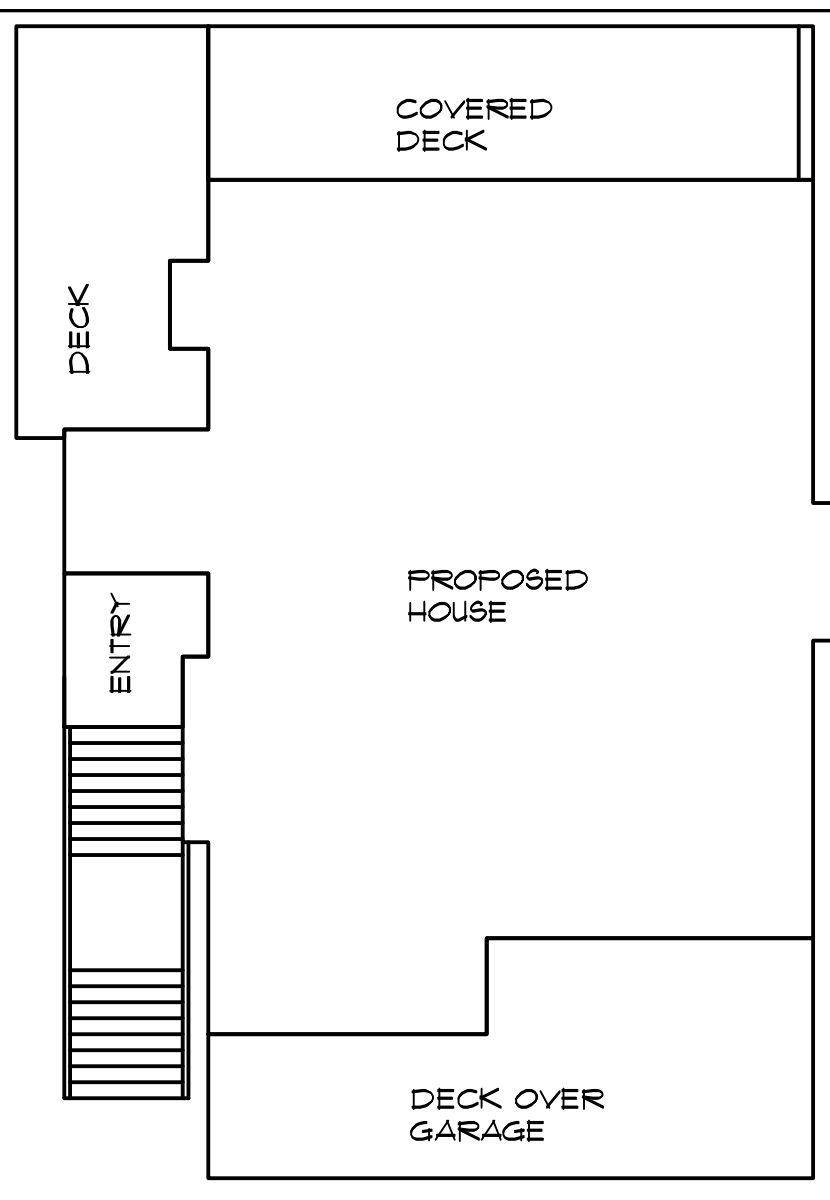


VICINITY MAP
NO SCALE

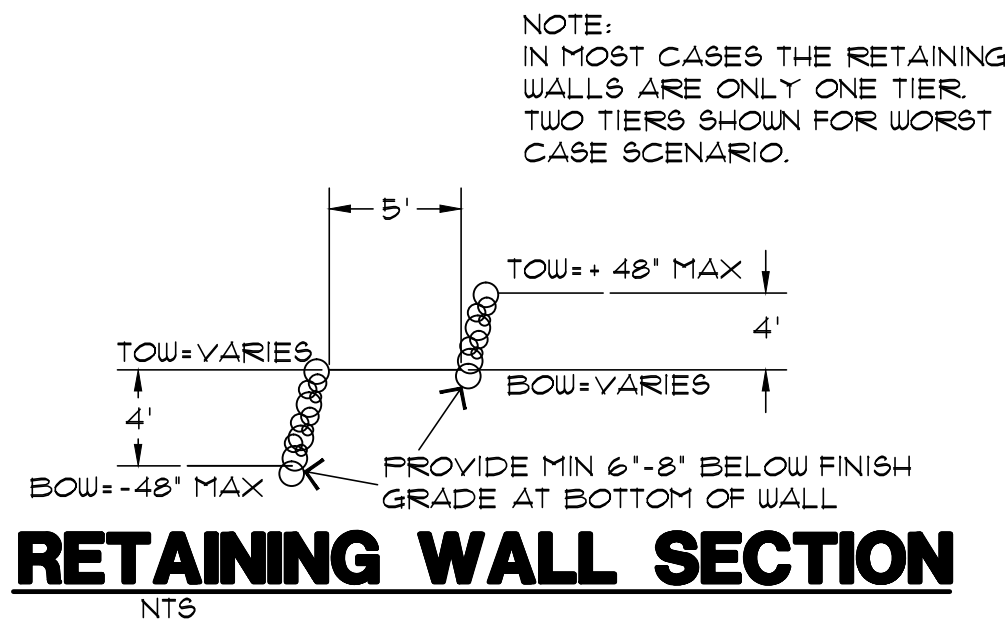
Approved
By: Gabe Sevigny
Date: 02/25/2020
El Paso County Planning & Community Development



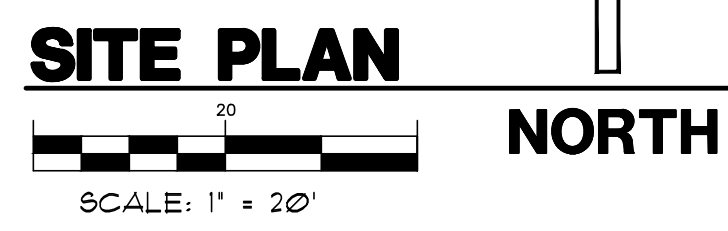
HOUSE FOOTPRINT
NO SCALE



HOUSE ELEVATION
SCALE: 1/8" = 1'-0"



RETAINING WALL SECTION
NTS



SITE PLAN
SCALE: 1" = 20'

SITE INFO:

ADDRESS:
6141 COFFEE POT ROAD

LEGAL:
SITE 2-125 (AR) SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION NORTHWEST ONE QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, EL PASO COUNTY, STATE OF COLORADO.

SITE DATA:
LOT SIZE = 00,000 SQFT
BUILDING FOOTPRINT =
HOUSE = 0000 SQFT
GARAGE = 0000 SQFT
PORCH = 0000 SQFT
DECK = 0000 SQFT
TOTAL = 0000 SQFT
LOT COVERAGE = 00%
ZONING = FUD
TAX SCHEDULE # = 74180-00-161
BUILDING HEIGHT = SEE ELEVATIONS

TOPO INFO:
AS PROVIDED BY JOHN KRATZ
PROFESSIONAL SURVEYOR

SITE NOTES:

- 1) Topographic information is as 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 retaining 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
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- EXISTING PINE TREE GREATER THAN 12" DIAMETER
- TREE TO BE REMOVED
- = NATURAL GRADE
- = FINISH GRADE

SITE TERMS:

- ABBREVIATIONS:**
- 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
 - TOP = TOP OF FOUNDATION
 - TOW = TOP OF RETAINING WALL
 - UL = UPPER LEVEL
 - WO = WALKOUT

REVISIONS

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THE

WALLACE RESIDENCE
6141 COFFEE POT ROAD
COMPUTER FILE #P-1767

DRAWN BY: JP & DMS

CHECKED BY: LGAstudios
PLOT 01/20/20 9:56 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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