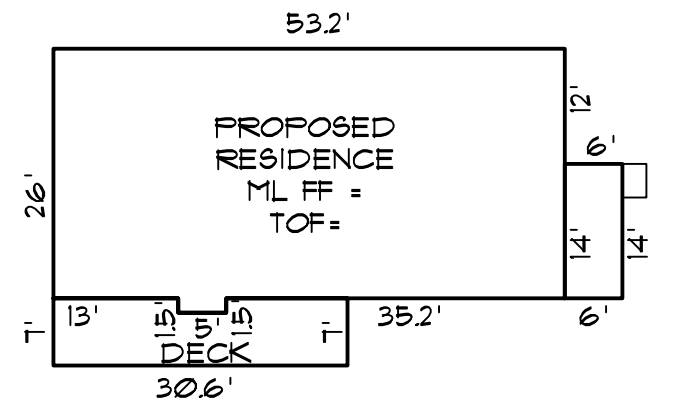


**VICINITY MAP**

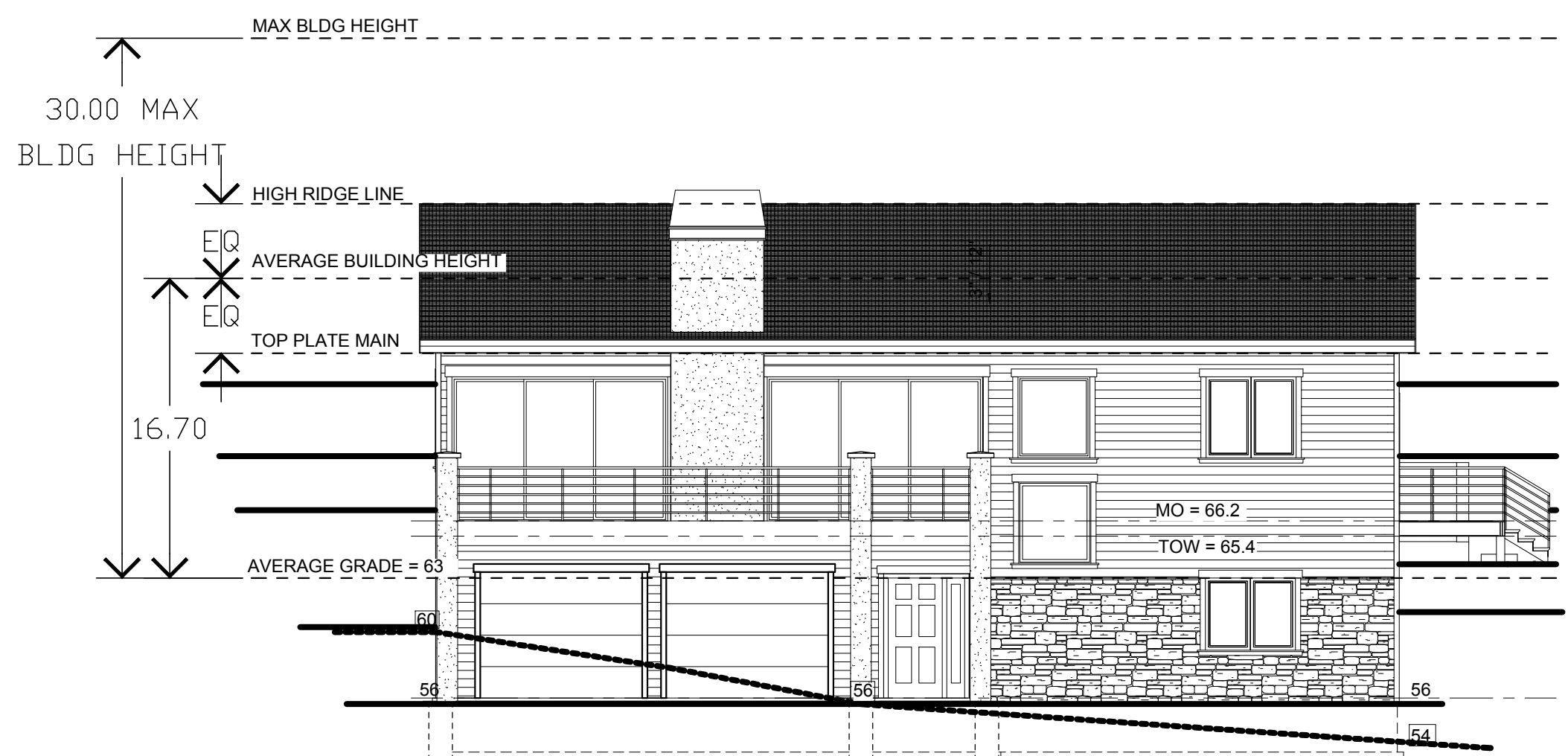
NO SCALE



**HOUSE FOOTPRINT**

NO SCALE

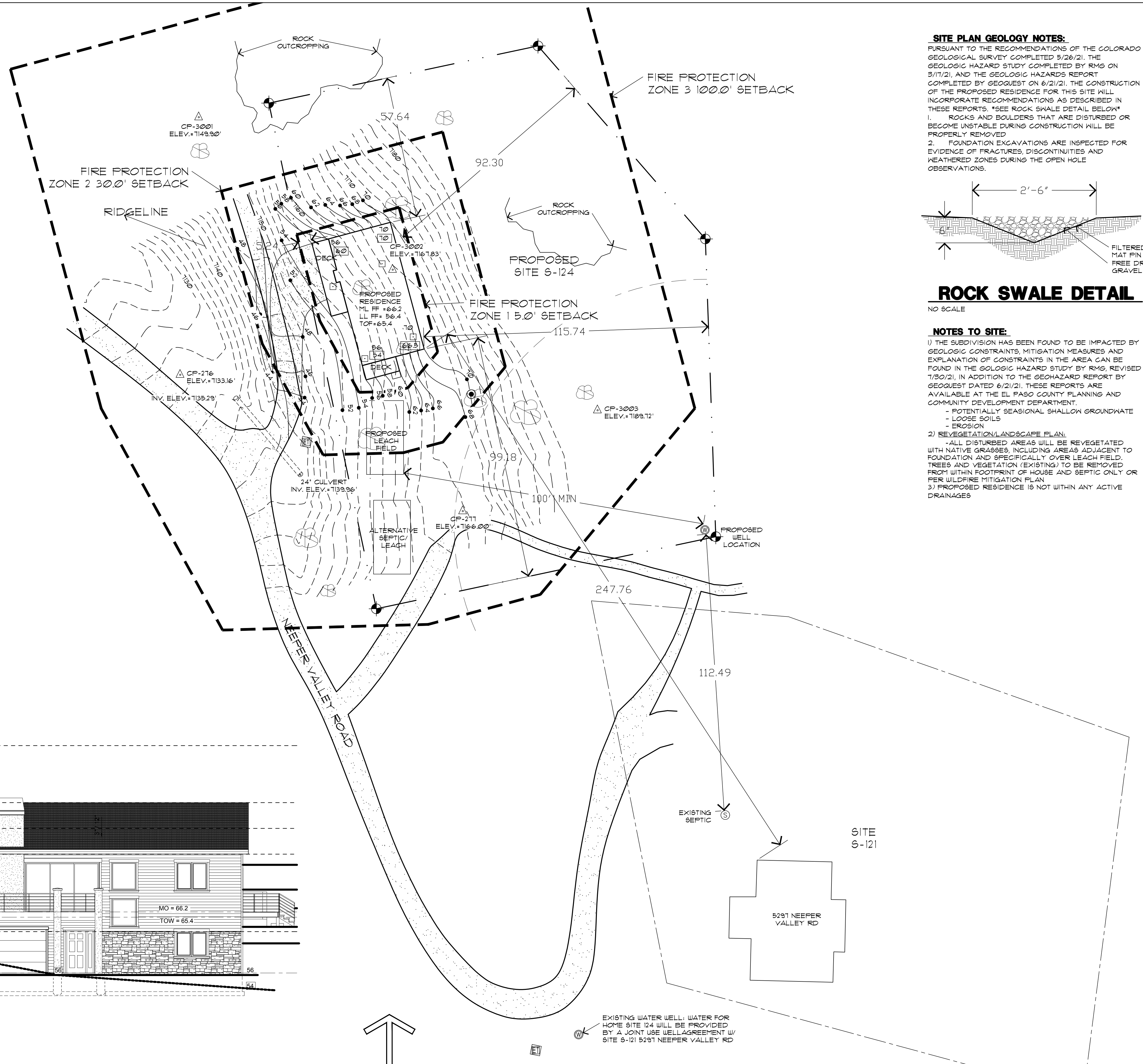
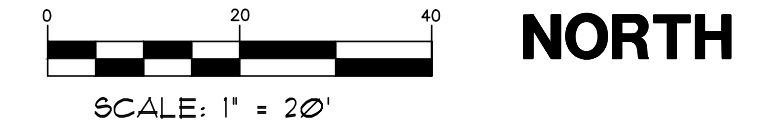
**AVERAGE GRADE:**  
 56x2 = 112  
 10x2 = 140  
 TOTAL = 252  
 252/4 = 63 AVERAGE GRADE



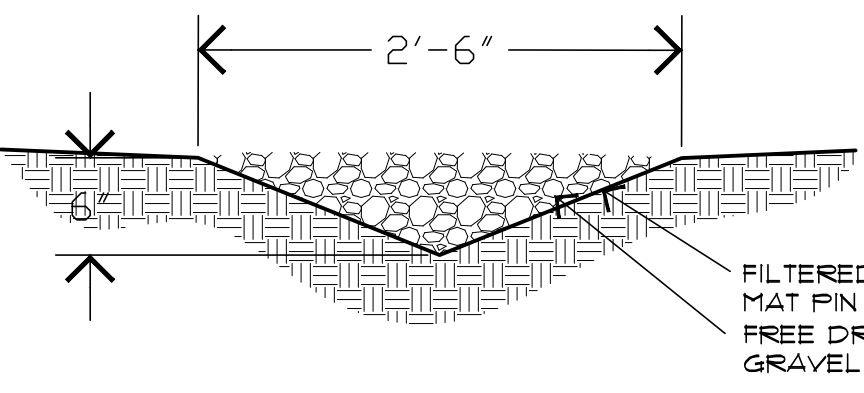
**FRONT ELEVATION**

NO SCALE

**SITE PLAN**



**SITE PLAN GEOLOGY NOTES:**  
 PURSUANT TO THE RECOMMENDATIONS OF THE COLORADO GEOLOGICAL SURVEY COMPLETED 5/26/21, THE GEOLOGIC HAZARD STUDY COMPLETED BY RME ON 8/17/21, AND THE GEOLOGIC HAZARDS REPORT COMPLETED BY GEOQUEST ON 6/21/21, THE CONSTRUCTION OF THE PROPOSED RESIDENCE FOR THIS SITE WILL INCORPORATE RECOMMENDATIONS AS DESCRIBED IN THESE REPORTS. \*SEE ROCK SWALE DETAIL BELOW\*  
 1. ROCKS AND BOULDERS THAT ARE DISTURBED OR BECOME UNSTABLE DURING CONSTRUCTION WILL BE PROPERLY REMOVED  
 2. FOUNDATION EXCAVATIONS ARE INSPECTED FOR EVIDENCE OF FRACTURES, DISCONTINUITIES AND WEATHERED ZONES DURING THE OPEN HOLE OBSERVATIONS.



**ROCK SWALE DETAIL**

NO SCALE

**NOTES TO SITE:**  
 1) THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS, MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE GEOLOGIC HAZARD STUDY BY RME, REVISED 7/30/21, IN ADDITION TO THE GEOHAZARD REPORT BY GEOQUEST DATED 6/21/21. THESE REPORTS ARE AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
 - POTENTIALLY SEASONAL SHALLOW GROUNDWATER  
 - LOOSE SOILS  
 - EROSION  
 2) 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  
 3) PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES

**SITE INFO:**

**ADDRESS:**  
 5291 NEEPER VALLEY ROAD

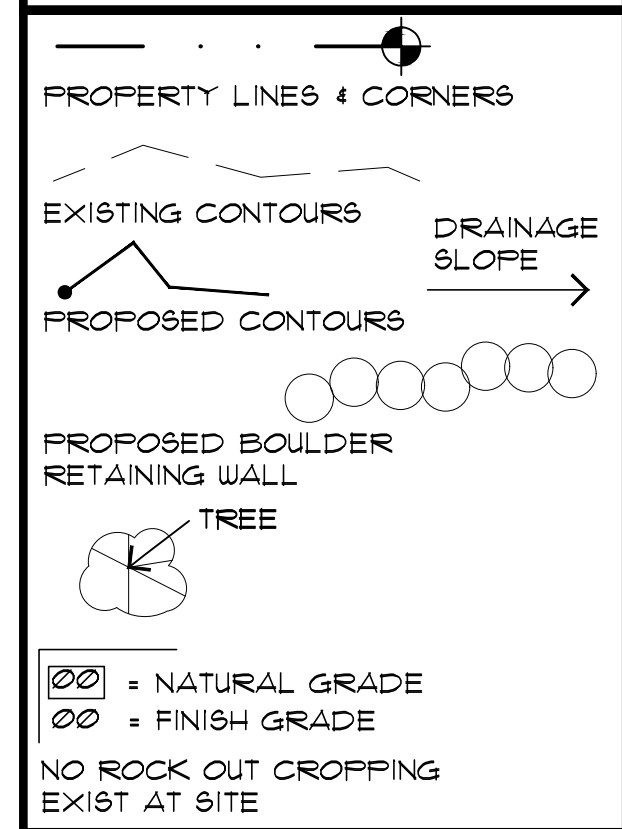
**LEGAL:**  
 SITE S-124, CRYSTAL PARK IN THE CITY OF COLORADO SPRINGS EL PASO COUNTY, COLORADO.

**SITE DATA:**  
 LOT SIZE = 50,499 SQFT  
 BUILDING FOOTPRINT = HOUSE = 1,392 SQFT  
 DECKS = 790 SQFT  
 TOTAL = 1,682 SQFT  
 LOT COVERAGE = 6.5%  
 ZONING = R-1-6000  
 TAX SCHEDULE = 14110-00-066  
 BUILDING HEIGHT = SEE ELEV'S

**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 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.
- 11) Contractor shall be familiar w/ the Crystal Park subdivision guidelines & architectural site committee requirements. contractor shall adhere to all subdivision & local code/departments requirements refer to @2020 CPHOA rules, regulations and policies for additional requirements.
- 12) Revegetate disturbed slopes with compatible grass seed, including a min. of 20% annual rye grass. areas adjacent to foundation & over leach field shall be included.
- 13) Only remove trees & vegetation within bldg footprint & septic area, or per wildlife mitigation plan.
- 14) Proposed residence is not within active drainages.
- 15) See plan for distance to adjacent homes or structures

**SITE LEGEND:**



**SITE TERMS:**

**ABBREVIATIONS:**  
 EQ = EQUIS BOTTOM OF RETAINING WALL  
 EX = 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  
 TOP = TOP OF FOUNDATION  
 TOW = TOW OF RETAINING WALL  
 UL = UPPER LEVEL  
 WO = WALKOUT

**REFERENCE INFO:**

**TOPO INFO:**  
 RAMPART SURVEYS INC.  
 P.O. BOX 5101  
 WOODLAND PARK, CO.  
 PHONE \*719.687.0920  
 PROJECT #: 20425

REVISIONS

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 COLORADO SPRINGS, CO 80904  
 PHONE: (719) 532-9835  
 EMAIL: gordon@palacehomesinc.com

**THE FRINDT RESIDENCE**  
 5291 NEEPER VALLEY ROAD  
 COMPUTER FILE #22-2224

DRAWN BY: MDW  
 CHECKED BY: LGA  
 PLOT 10/11/22 1:18 PM

SITE PLAN  
 VICINITY MAP  
 SITE NOTES

Sheet #  
**SP1**  
 OF 1 Sheets

CONTRACTOR: PALACE HOMES INC. THE CITY OF COLORADO SPRINGS, CO. 80904. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONICALLY OR MECHANICALLY, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION RETRIEVAL SYSTEM, WITHOUT THE WRITTEN APPROVAL OF LGA STUDIOS AND THE OWNER. NO DEFENSIVE WORK FOR THIS PLAN IS TO BE DONE WITHOUT PRIOR WRITTEN PERMISSION. THE CITY OF COLORADO SPRINGS, CO. 80904. APPROVED FOR THE CITY OF COLORADO SPRINGS, CO. 80904.