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THE DAVIDSON RESIDENCE
6910 EAGLE MOUNTAIN RD
MANITOU SPRINGS, COLORADO 80829
COMPUTER FILE # 26-2532

DRAWN BY: EAH

CHECKED BY: DARRS
PLOT 02/10/23 2:58 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 2 Sheets

SITE INFO:

ADDRESS:
6910 EAGLE MOUNTAIN RD

LEGAL:
SITE S-89R CRYSTAL PARK SUB NO 2 IN THE CITY OF MANITOU SPRINGS, EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE = 30492 SQFT
BUILDING FOOTPRINT =
HOUSE = 2026 SQFT
GARAGE = 925 SQFT
PORCH = 54 SQFT
DECK = 390 SQFT
COV DECK = 469 SQFT
DECK = 180 SQFT
TOTAL = 4024 SQFT
LOT COVERAGE = 13.2%
ZONING = RUD
TAX SCHEDULE # = 14180-00-168
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) 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).
- 5) Use wattles and silt fencing to minimize erosion during construction. And also stabilize areas with seeded blankets for erosion control as necessary.
- 6) Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- 7) Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 8) Any boulder retaining walls shown shall be 48" max high and 48"-60" min apart laterally if 12" or more retaining walls exist. Or retaining walls shall be engineered by a licensed CO soils engineer.
- 9) 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 BOLDER RETAINING WALL
- FOUND 1-1/2" ALUMINUM CAP STAMPED 'JACK L KIRBY PLS 1899'
- FOUND 2-1/2" ALUMINUM CAP STAMPED 'DB & CO PLS 22513'
- SURVEY CONTROL POINT
- FOUND 3" BRASS CAP STAMPED 'B.L.M. 1915' (SECTION CORNER)
- WELL
- 12" VERTICAL HDPE
- SEPTIC LID
- ELECTRIC TRANSFORMER
- GRAVEL
- NATURAL GRADE
- FINISH GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

ADD THE FOLLOWING NOTE:
The Applicant and/or Homeowner is liable for any potential challenges regarding any identified geologic constraints or hazards and is responsible for all mitigation of the on-site constraints or hazards.

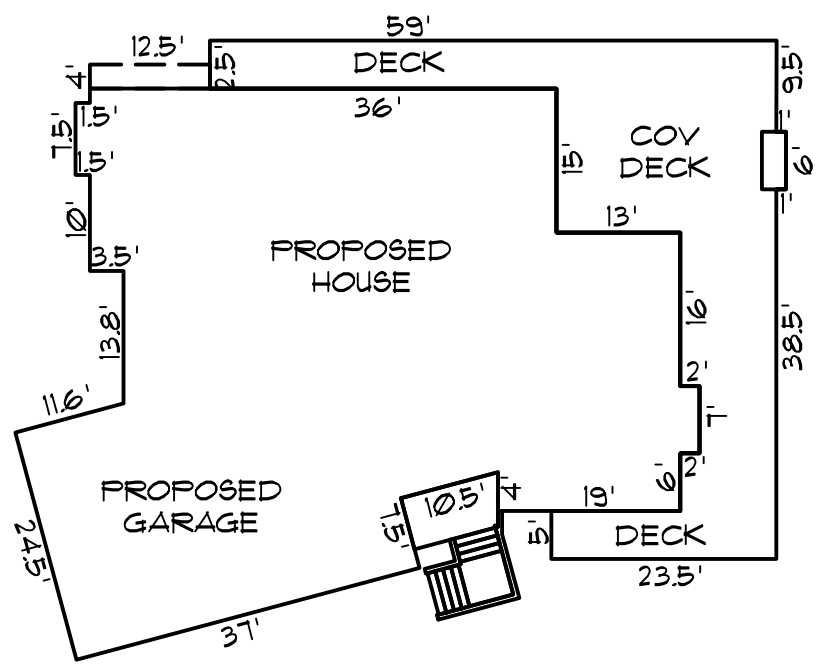
PROJECT BENCHMARK: RAMPART'S SURVEY CONTROL POINT 44 DERIVED FROM AN OPUS SOLUTION. ELEVATION = 8816.91'
SITE BENCHMARK: FOUND MONUMENTS AS SHOWN HEREON.
ALL ELEVATIONS NOTED AT MONUMENTS ARE THE ELEVATION AT THE TOP OF THE MONUMENT.
ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.
THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC MAP ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED ON THE SURVEY PREPARED BY MONUMENT VALLEY ENGINEERS INC. OF SITE S-10 R SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 RECORDED UNDER RECEPTION NO. 21113122 ON MAY 18, 2011 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.
NOTE: ALL LINEAL UNITS DEPICTED ON THIS TOPOGRAPHIC MAP ARE U.S. SURVEY FEET.

...SITE S-89 R, PCD FILE NO. CP114, ...



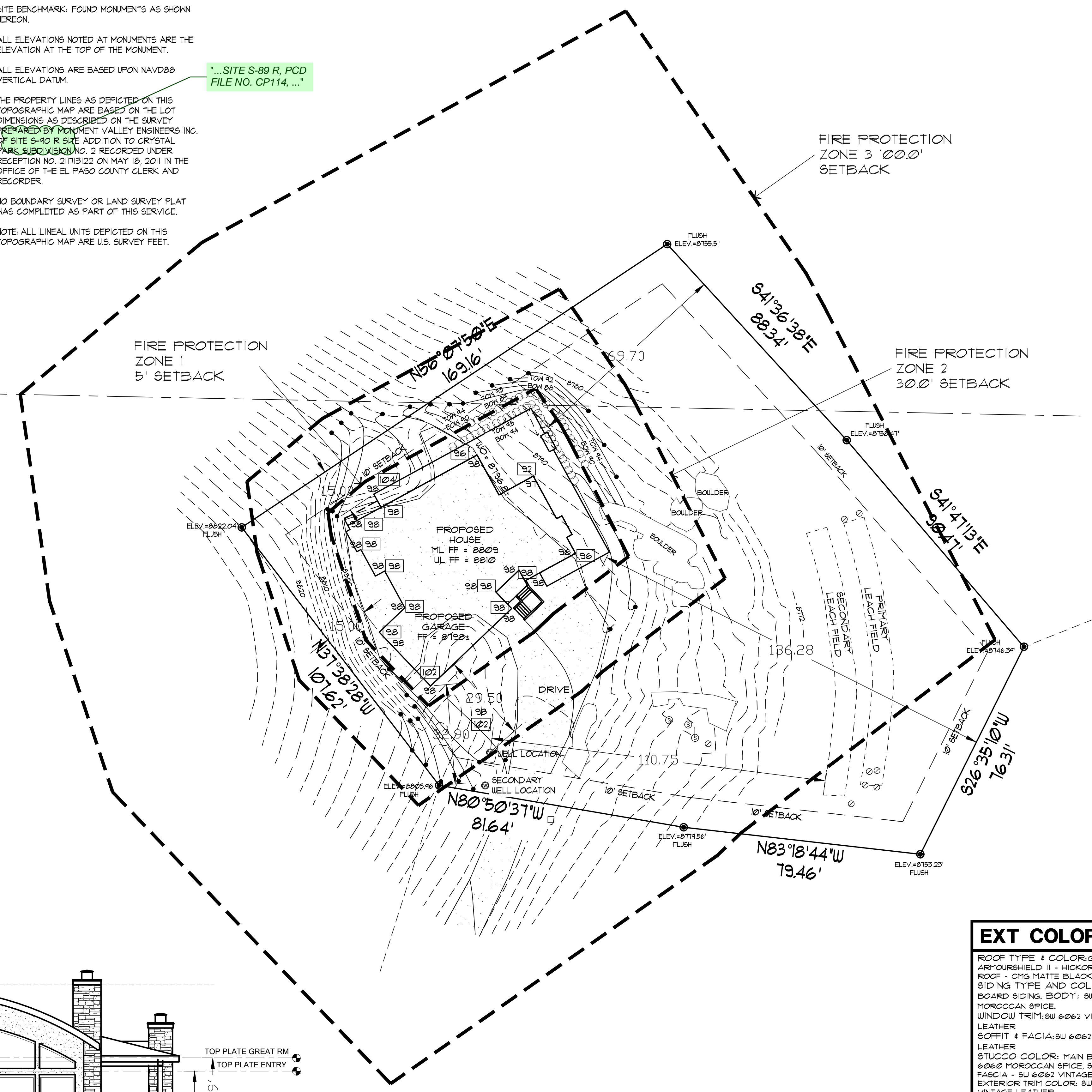
VICINITY MAP
NO SCALE

ASSUMED BASIS OF BEARINGS
688°49'58"E 5084.53'

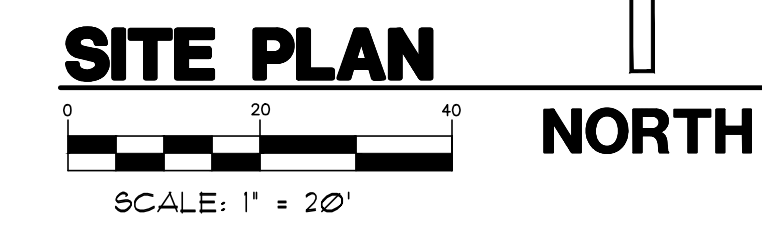


HOUSE FOOTPRINT
NO SCALE

NOTES TO SITE:
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



AVERAGE NATURAL GRADE:
102'x1=102
98'x10=98.0
104'x1=104
96'x2=92
1378/14=98.4

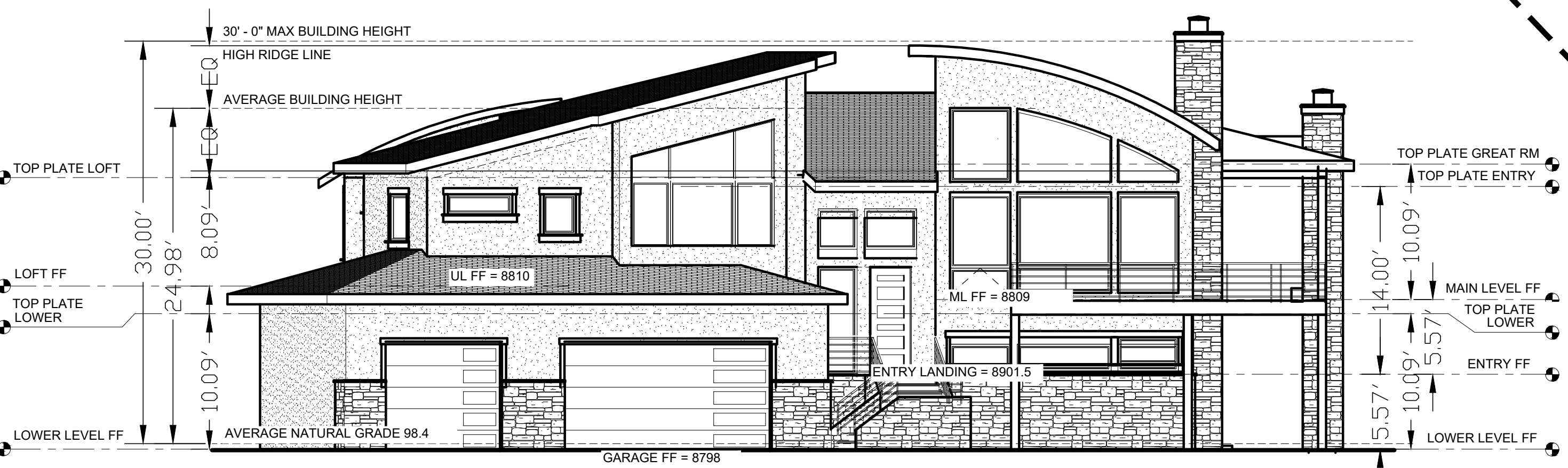


EXT COLORS:

ROOF TYPE & COLOR: GAF ARMOURSHIELD II - HICKORY, METAL ROOF - CHG MATTE BLACK SIDING TYPE AND COLOR: HARDIE BOARD SIDING, BODY: SW 6060 MOROCCAN SPICE. WINDOW TRIM: SW 6062 VINTAGE LEATHER SOFFIT & FACIA: SW 6062 VINTAGE LEATHER STUCCO COLOR: MAIN BODY - SW 6060 MOROCCAN SPICE SOFFIT & FACIA - SW 6062 VINTAGE LEATHER EXTERIOR TRIM COLOR: SW 6062 VINTAGE LEATHER WINDOW FRAME TYPE & COLOR: WINDSOR AND/OR ANDERSON - BLACK DECK 1 RAIL COLORS: DECKING - BUNGALOW RAILING - DECKORATOR CABLE RAILING STONE COLOR: STONE - COUNTRY LEDGESTONE - 50% SKYLINE 50% ECHO RIDGE EXTERIOR WOOD TIMBERS: SW 3559 SUPERDECK - SEMI-TRANSPARENT CANTON BROWN.

REFERENCE INFO:

TOPO INFO:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
PHONE 719-687-0920
PROJECT # 25252



FRONT ELEVATION
NO SCALE