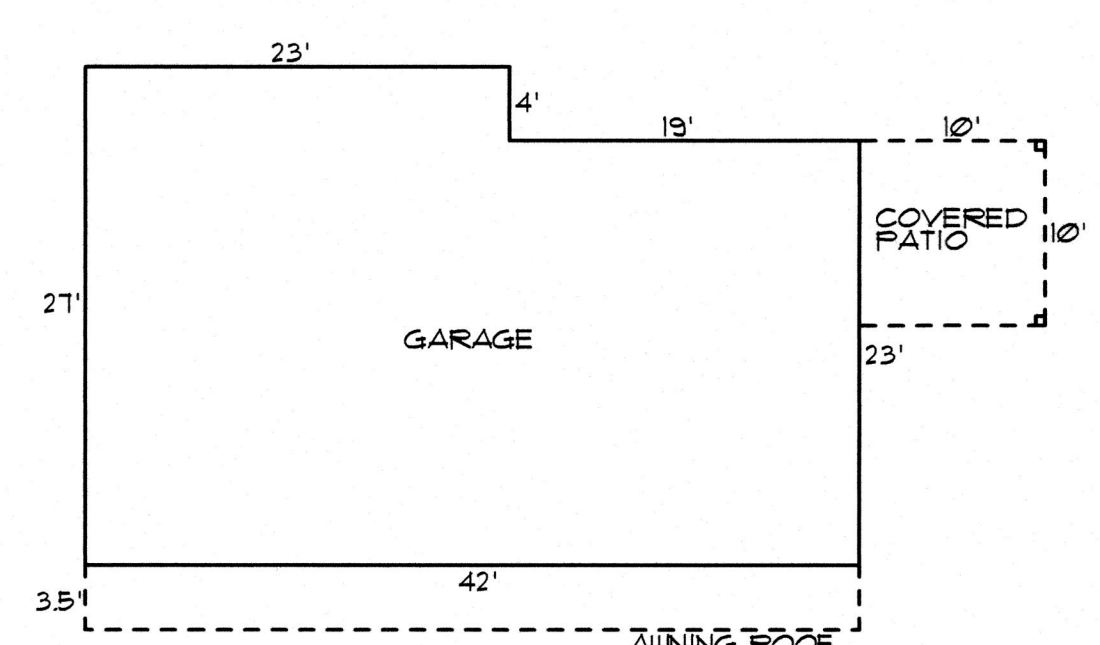
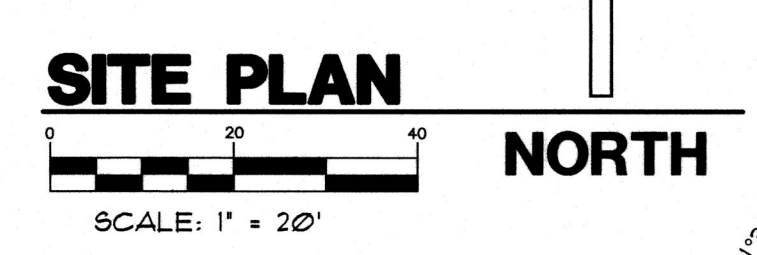


VICINITY MAP
NO SCALE

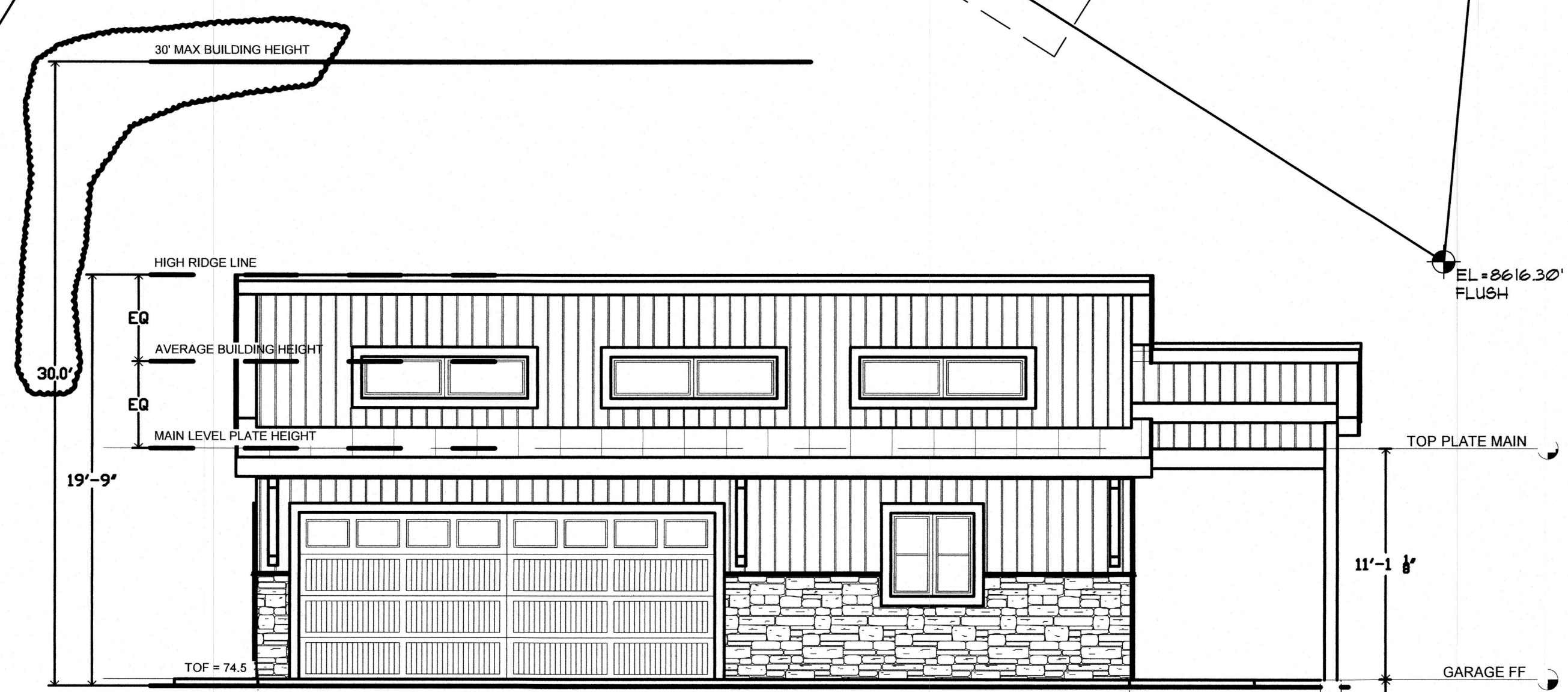


GARAGE FOOTPRINT
NO SCALE

FIRE INFORMATION
FIRE ACCESS, INGRESS, EGRESS, and EVACUATION
SEE ATTACHED SITE PLAN FIRE PROTECTION
See fire plan next sheet. That plan shows the following information:
A fire truck can access the house via existing roads. And approach the house via two directions.
Fire truck parking on the existing Waterfall Loop Road which can be accessed from two directions.
Egress from the house and/or the garage. 890 feet and 47 feet, respectively.
A hose lay around the house of approximately 217 feet. That is from fire truck to fire truck. From the cistern on property to the furthest fire truck is about 27 feet less.
The approximate location of the home's existing cistern and lid with an approximate size of 250 gallons.



SITE PLAN
SCALE: 1" = 20'



FRONT ELEVATION
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.
- PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES.
- PROPOSED RESIDENCE/GARAGE IS 300' (FEET) OR MORE AWAY FROM ADJACENT HOMES OR STRUCTURES.

EROSION CONTROL:
EROSION CONTROL MEASURES TO INCLUDE, BUT ARE NOT LIMITED TO:
- AT SITE SHALL APPLY MULCHING AT ALL DISTURBED SOILS AROUND THE PROJECT SITE AFTER COMPLETION FOR EROSION CONTROL.
- FOR RESEEDING USE NATIVE SHOTGUN MIX WILL BE APPLIED TO THE SOIL AREAS ON THIS SITE. OTHER GRASS VARIETIES NATIVE TO EL PASO COUNTY MAY BE USED AND PURCHASED ON THE WEBSITE AT EPCCD.ORG

NOTE:
THE APPLICANT AND/OR HOMEOWNER IS LIABLE FOR ANY POTENTIAL CHALLENGES REGARDING ANY IDENTIFIED GEOLOGIC CONSTRAINTS, HAZARDS, AND FOR MITIGATION OF THE ON-SITE HAZARDS AND CONSTRAINTS.

- ▲ SURVEY CONTROL POINT
- FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED 'JACK L KIRBY PLS 18991'
- FOUND 1/2" REBAR (NO CAP)
- FOUND WHITE CAP STAMPED 'FOUR SQUARE PLS 18991'
- FOUND 5/8" REBAR (NO CAP)
- ⊕ FOUND AS SHOWN (SECTION CORNER)
- ⊕ TELEPHONE PEDESTAL
- ⊕ SANITARY SEWER MANHOLE
- ⊕ WELL
- ☼ CONIFEROUS TREE (SIZE VARIES)
- ▭ ROCK
- ▭ GRAVEL
- AG. ABOVE GRADE
- B.G. BELOW GRADE

EXTERIOR COLOR & MATERIALS:

| | |
|--|--|
| ROOF TYPE & COLOR STEEL | BLACK METAL ROOF |
| SIDING & STONE | BLACK BOARD AND BATTEN/DARK GREY STACKED STONE |
| EXTERIOR TRIM/FASCIA COLOR | BLACK TO MATCH HOUSE |
| WINDOW FRAME TYPE & COLOR | BUILT-UP STUCCO DARK GREY TO MATCH HOUSE |
| EXTERIOR DOOR(S) COLOR | BLACK TO MATCH HOUSE |
| GARAGE DOOR(S) COLOR | BLACK |
| GUTTER & DOWNSPOUT COLOR | BLACK TO MATCH HOUSE |
| EXTERIOR WOOD TIMBERS | CEDAR BROWN |
| RETAINING WALLS TYPE & COLOR 1/0R EXPOSED FOUNDATION RETAINING WALL(S) | DARK GREY |
| EXTERIOR LIGHTING FINISH | OIL RUBBED GREY |

SITE INFO:

ADDRESS:
6065 WATERFALL LOOP
LEGAL:
SITE 8-160 (VR) SITE ADD TO CRYSTAL PARK SUB NO 2 UNINCORPORATED EL PASO COUNTY COLORADO
SITE DATA:
LOT SIZE = 30,521 SQFT
BUILDING FOOTPRINT = (E) HOUSE = 860 SQFT (N) GARAGE = 1,059 SQFT TOTAL = 1,919 SQFT
LOT COVERAGE = 6.3%
ZONING = FUD
PLAT = R11615
TAX SCHEDULE = 7418000113
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 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 VEGETATION TREE TO BE SAVED
- (R) TREE TO BE REMOVED
- ⊕ = NATURAL GRADE
- NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

ABBREVIATIONS:
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
TOP= TOP OF FOUNDATION
TOU= TOP OF RETAINING WALL
UL= UPPER LEVEL
WQ= WALKOUT

CLIENT INFO:

COLE JOLLY
6065 WATERFALL LOOP
MANitou SPRINGS, CO 80829
PHONE: (495) 429-9118
EMAIL: COLEJOLLY@GMAIL.COM

SURVEY INFO:

RAMPART SURVEYS LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
DRAWING #: 25318
PHONE: (719) 681-0920
EMAIL: JANET@RAMPARTS.COM

REVISIONS
03/13/26 EDARF

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Suite 113
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Phone: (719) 635-0880
Email: Office@LGAstudios.com
Website: www.lgastudios.com

CONTRACTOR
TBD

THE JOLLY GARAGE
6065 WATERFALL LOOP
COMPUTER FILE # 26-26649

DRAWN BY: PM
CHECKED BY: LGA
PLOT 05/15/26 128 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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FIRE ACCESS, INGRESS, EGRESS AND EVACUTATION

FIRE PROTECTION ZONE 3
100.0' SETBACK

FIRE PROTECTION ZONE 2
30.0' SETBACK

FIRE PROTECTION ZONE 1
5.0' SETBACK

PROPOSED
RESIDENCE/GARAGE IS
300 FT OR MORE AWAY
FROM ADJACENT HOMES
OR STRUCTURES.

HEAVY LINE IS THE
APPROX HOSE LAY
FROM FIRE TRUCK
211 FEET

LINE OF FIRETRUCK
PARKING ALONG ROAD

REMOVE TREES AS NEEDED
FOR GRAVEL DRIVEWAY

LINE OF FIRETRUCK
PARKING ALONG ROAD

WATERFALL LOOP

PROPOSED
GARAGE

(E) GRAVEL
PARKING AREA

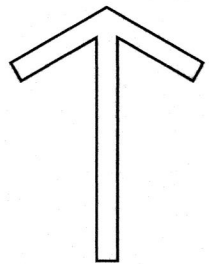
(E)
HOUSE 24
F.V.

CISTERN LID

LINE OF EGRESS
FROM GARAGE
41 FT ±

LINE OF EGRESS
FROM RESIDENCE
89.0 FT ±

APPROX SEPTIC
LOCATION F.V.
AS NEEDED.



NORTH



SCALE: 1" = 20'

FIRE PROTECTION PLAN