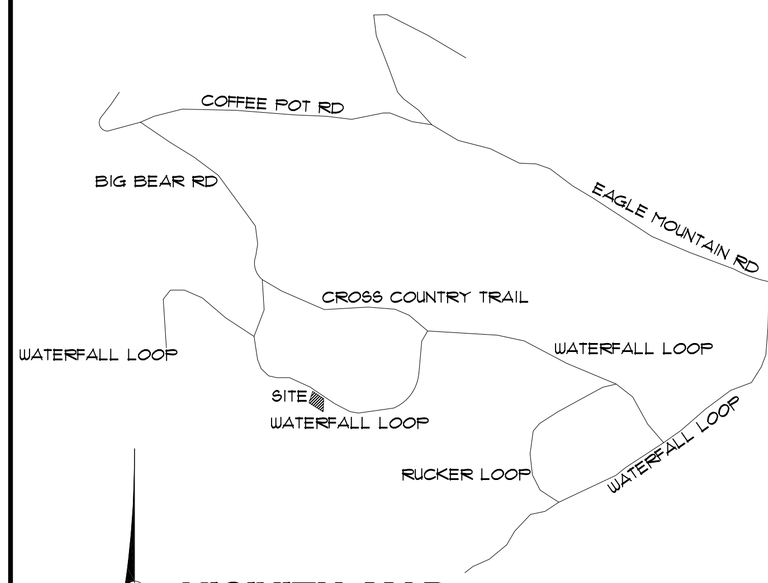
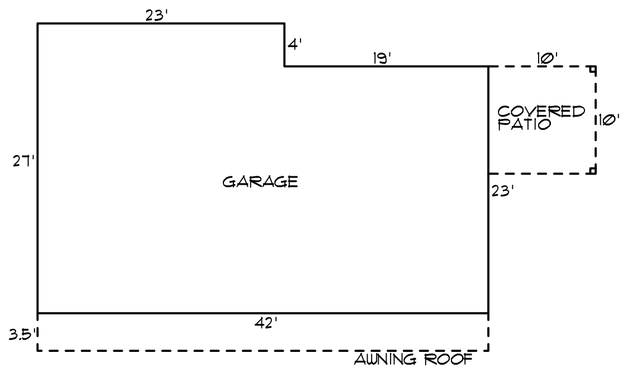


VICINITY MAP

NO SCALE



GARAGE FOOTPRINT

NO SCALE

FIRE INFORMATION

FIRE ACCESS, INGRESS, EGRESS, and EVACUATION

SEE ATTACHED SITE PLAN FIRE PROTECTION

See fire plan attached to the wildfire protection plan documentation. That site plan shows the following information:

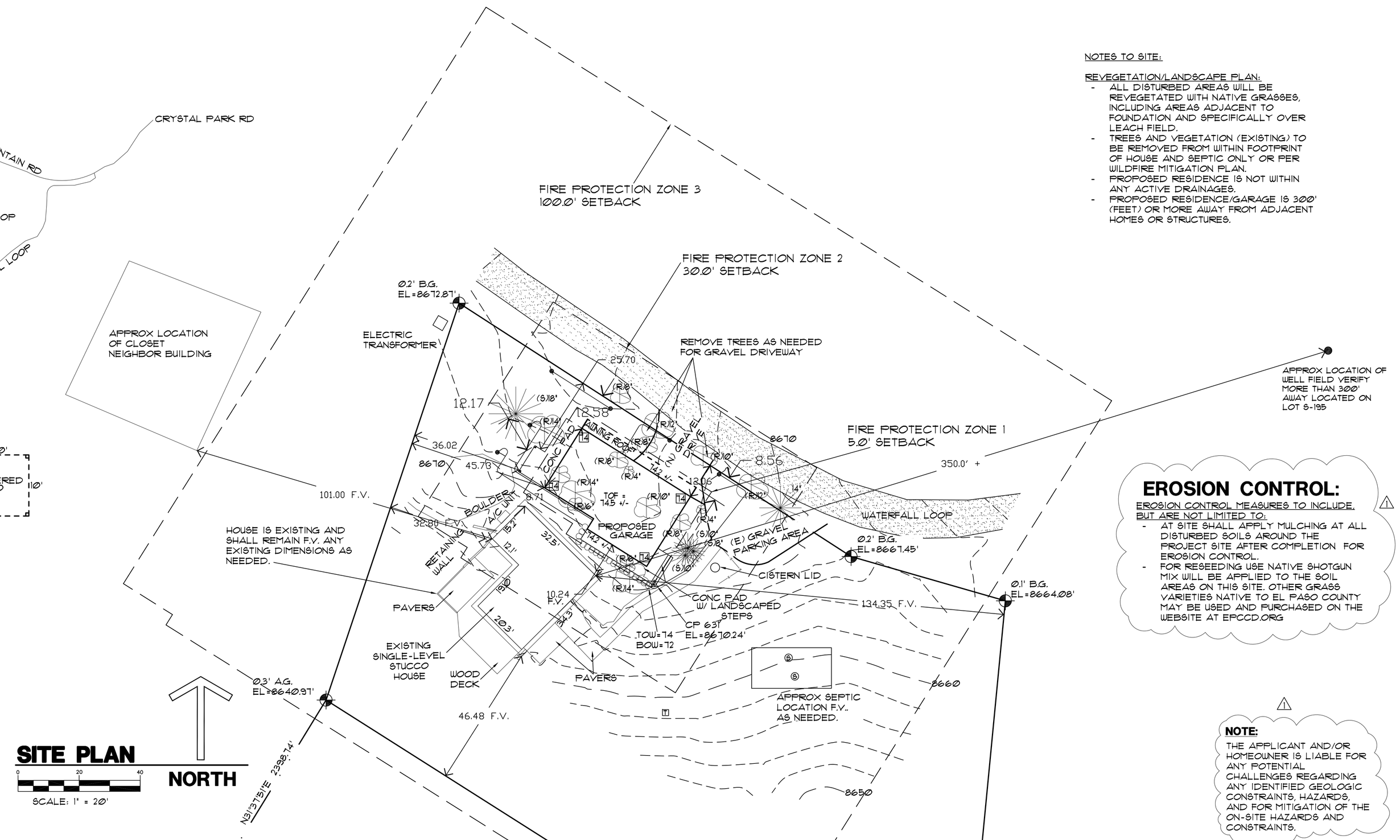
A fire truck can access the house via existing roads. And approach the house via two directions.

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.

It shows 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.

It shows the approximate location of the home's existing cistern and lid with an approximate size of 250 gallons.



SITE PLAN

0 20 40

SCALE: 1" = 20'

NORTH

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.

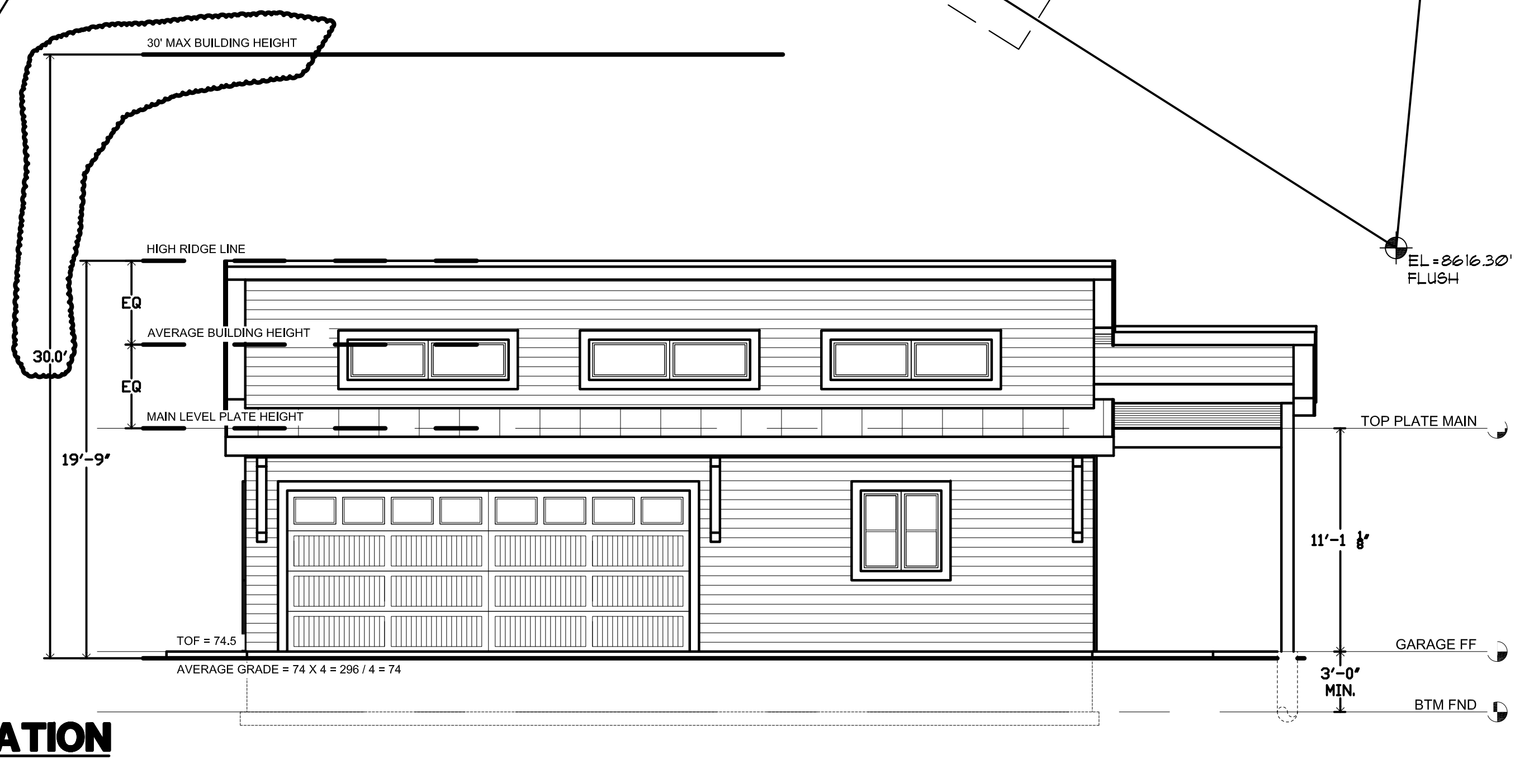
EROSION CONTROL:

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.



FRONT ELEVATION

NO SCALE

SW COR. SEC. 18 T14S, R67W OF THE 6th P.M. FOUND 3" BLM BRASS CAP

APPROVED
Plan Review
&[06/01/26]
&[Joe Letke]
EPC Planning & Community Development Department

- 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
- A.G. ABOVE GRADE
- B.G. BELOW GRADE

EXTERIOR COLOR & MATERIALS:

ROOF TYPE & COLOR STEEL	STEEL GREY
SIDING TYPE & COLOR	CEMENT BOARD SIDING STEEL GREY
EXTERIOR TRIM/FASCIA COLOR	DARK GREY TO MATCH HOUSE
WINDOW FRAME TYPE & COLOR	CHARCOAL GREY TO MATCH HOUSE
EXTERIOR DOOR(S) COLOR	CHARCOAL GREY TO MATCH HOUSE
GARAGE DOOR(S) COLOR	HICKORY BROWN
GUTTER & DOWNSPOUT COLOR	CHARCOAL GREY TO MATCH HOUSE
EXTERIOR WOOD TIMBERS	HICKORY BROWN
RETAINING WALLS TYPE & COLOR AND/OR EXPOSED FOUNDATION RETAINING WALL(S)	DARK GREY
EXTERIOR LIGHTING FINISH	OIL RUBBED GREY

SITE INFO:

ADDRESS:
6065 WATERFALL LOOP

LEGAL:
SITE S-160 (VR) SITE ADD TO CRYSTAL PARK SUB NO 2 UNINCORPORATED EL PASO COUNTY COLORADO

SITE DATA:
LOT SIZE = 30521 SQFT
BUILDING FOOTPRINT =
(E) HOUSE = 860 SQFT
(N) GARAGE = 1,058 SQFT
TOTAL = 1,918 SQFT
LOT COVERAGE = 6.3%
ZONING = PUD
PLAT = #11615
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 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:

- PROPERTY LINES & CORNERS
- EXISTING CONTOURS
- DRAINAGE SLOPE
- PROPOSED CONTOURS
- PROPOSED BOULDER RETAINING WALL
- EXISTING VEGETATION
- TREE TO BE SAVED (5/18")
- TREE TO BE REMOVED (R)
- Ø = NATURAL 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

CLIENT INFO:

COLE JOLLY
6065 WATERFALL LOOP
MANITOU SPRINGS, CO 80829
PHONE: (495) 429-9718
EMAIL: COLEJOLLY@GMAIL.COM

SURVEY INFO:

RAMPART SURVEYS LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
DRAWING #: 25318
PHONE: (719) 687-0920
EMAIL: JANET@RAMPARTLS.COM

REVISIONS
1 Ø3/13/26 EDARP

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Website: www.lgastudios.com

CONTRACTOR
TBD

DRAWN BY: RM

CHECKED BY: LGA

PLOT 03/13/26 12:34 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

THE JOLLY GARAGE

6065 WATERFALL LOOP
COMPTER FILE # 25-2548

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