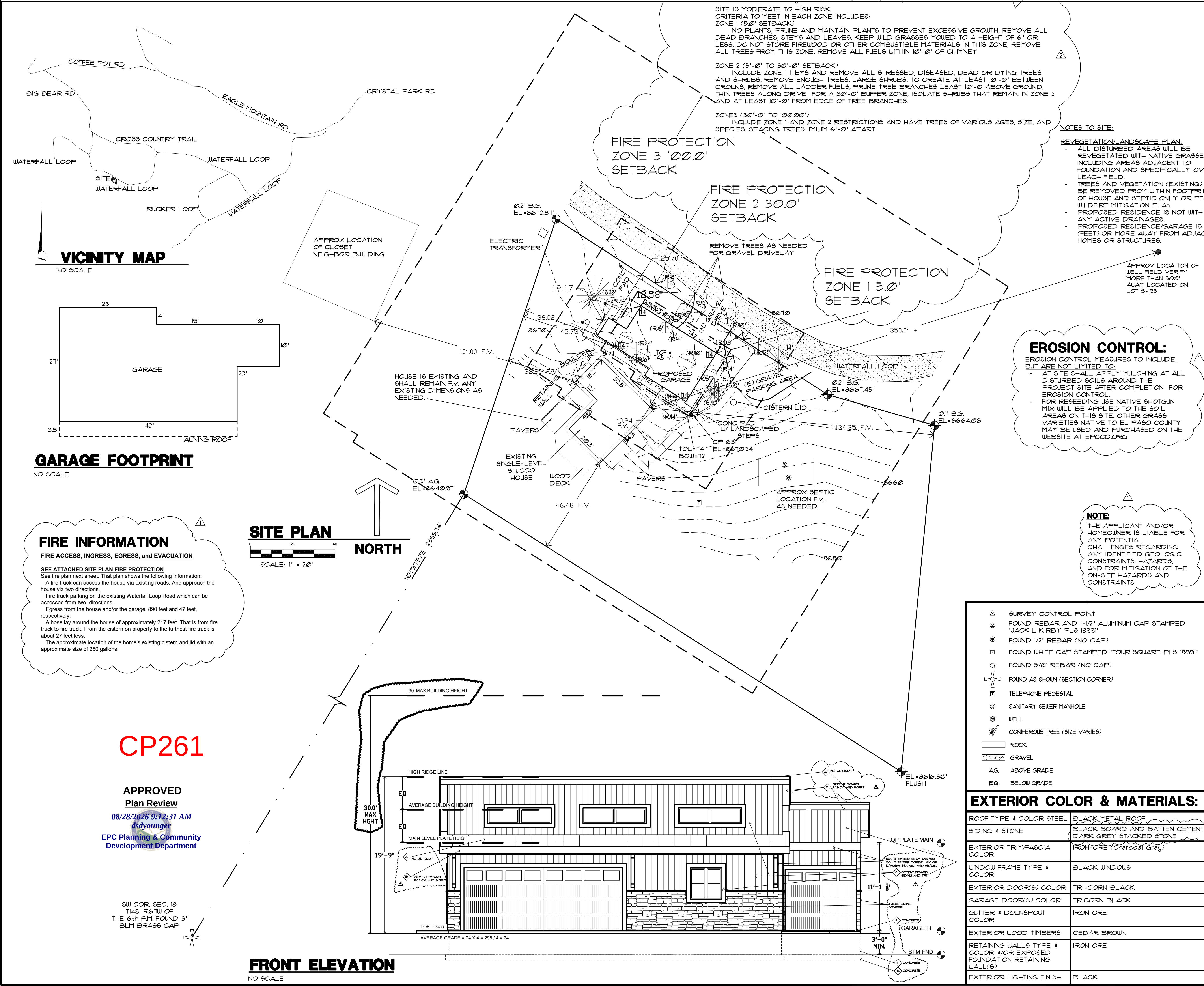




SITE INFO:	
ADDRESS: 6065 WATERFALL LOOP	
LEGAL: SITE 5-160 (VR) SITE ADD TO CRYSTAL PARK SUB NO 2 UNINCORPORATED EL PASO COUNTY COLORADO	
SITE DATA: LOT SIZE = 30,521 SQFT BUILDING FOOTPRINT = (E) HOUSE = 860 SQFT (N) GARAGE = 1,058 SQFT TOTAL = 1,918 SQFT LOT COVERAGE = 6.3% ZONING = RUD PLAT = R1615 TAX SCHEDULE # = 1418000113 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 TREE TO BE REMOVED [20] = 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 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) 429-9178 EMAIL: COLE.JOLLY@GMAIL.COM	
SURVEY INFO:	
RAMPART SURVEYS LLC P.O. BOX 5101 WOODLAND PARK, CO 80866 DRAWING # 25318 PHONE: (719) 681-0930 EMAIL: JANET@RAMPARTLS.COM	

REVISIONS

03/13/26 EDARF

08/17/26 FIRE

LGA STUDIOS

201 E. Las Animas Street Suite 113
Colorado Springs, CO. 80903
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Email: Office@LGAstudios.com
Website: www.lgastudios.com

CONTRACTOR

TBD

THE JOLLY GARAGE

6065 WATERFALL LOOP
COMPUTER FILE # 25-2549

DRAWN BY: RM

CHECKED BY: LGA
PLOT 08/28/26 12:00 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #

SP1

OF 1 Sheets

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