

CONTRACTOR
TBD

THE JOLLY GARAGE
6065 WATERFALL LOOP
COMPUTER FILE # 25-2548

Checked by: LGA
PLOT 03/13/26 12:30A PM
DRAWN BY: RMB
SHEET #
SP1
OF 1 SHEETS

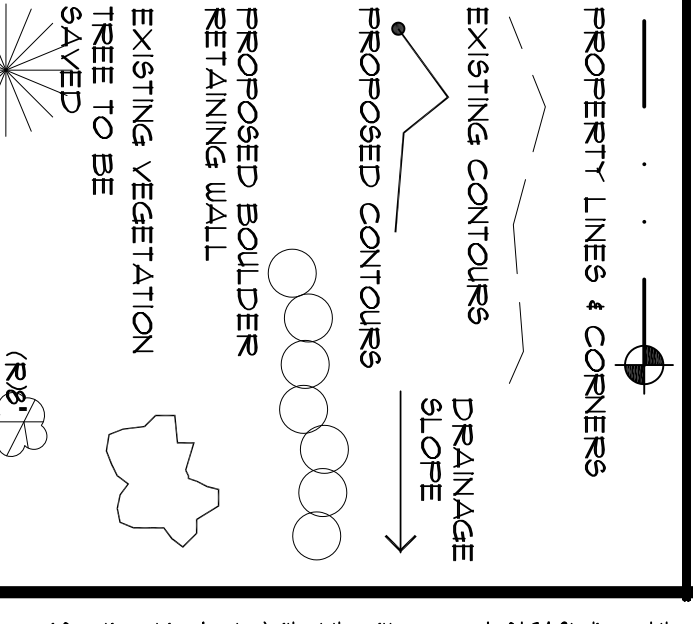
SITE INFO:

ADDRESS: 6065 WATERFALL LOOP
LEGAL: SITE 5-160 (V/R) SITE ADD TO CRYSTAL PARK SUB NO 2 UNINCORPORATED EL PASO COUNTY, COLORADO
SITE DATA:
LOT SIZE = 3,0251 SQFT
BUILDING FOOTPRINT = (E) HOUSE = 860 SQFT (N) GARAGE = 1,058 SQFT
LOT COVERED = 8.5%
FLAT = R1615
TAX SCHEDULE = 14800013
BUILDING HEIGHT = SEE ELEVATIONS
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 assessments, and limit material and vehicle storage to the building areas in order to minimize erosion during construction. And also stabilize areas with seeded blankets for erosion control as necessary.
- 4) Contractor to limit cut, and fill areas and limit material and vehicle storage to the building areas in order to minimize erosion during construction. And also stabilize areas with seeded blankets for erosion control as necessary.
- 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 utilities and sit fencing to minimize erosion during construction. And also stabilize areas with seeded blankets for erosion control as necessary.
- 7) Erosion control is required to provide positive drainage away from and around the building.
- 8) 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 designed per 9 (Colorado CO 901a) engineer.
- 9) General Contractor, subcontractors, suppliers, and Owner(s) shall familiarize themselves (1) verify all notes, directions and start construction. It shall be the responsibility of those parties to report any changes and/or other discrepancies to the Designer. Questions regarding these dimensions, notes, scales and other similar information shall be brought to the attention of the Designer immediately in writing. Failure to do so any of the above information shall not be responsible for any changes not included in writing to this plan.

SITE LEGEND:



SITE TERMS:

ABBREVIATIONS:
BOU= BOTTOM OF RETAINING WALL
EX= EXISTING TO REMAIN
LL= LOWER LEVEL
NL= MAIN LEVEL
NL= NEW CONSTRUCTION
FOU= FOOTING OF WALL
S= SETBACK
SQ. FT. OR SF= SQUARE FEET
TO= TOP OF FOUNDATION
TU= TOP OF RETAINING WALL
UN= UNLAKED

CLIENT INFO:

COLE JOLLY
6065 WATERFALL LOOP
HANTOU SPRINGS, CO 80829
PHONE: (435) 478-3178
EMAIL: COLEJOLLY@GMAIL.COM

SURVEY INFO:

RAMPART SURVEYS LLC
PO BOX 5101
DELAWARE, CO 80846
PHONE: (719) 681-0930
EMAIL: JANE@RAMPARTSURVEYS.COM

NOTES TO SITE:

- REVEGETATION/ANDSCAPE PLAN: ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES, INCLUDING AREAS ADJACENT TO FOUNDATION AND SPECIFICALLY OVER LEACH FIELD.
- REMOVE VEGETATION (EXISTING) TO BE REACHED FROM WITHIN FOOTPRINT OF HOUSE AND SEPTIC ONLY. PER WILDFIRE MITIGATION PLAN.
- PROPOSED RESIDENCE (S) NOT WITHIN ANY ACTIVE DRAINAGE.
- PROPOSED RESIDENCE/GARAGE (S) 300' FEET OR MORE AWAY FROM ADJACENT HOMES OR STRUCTURES.

EROSION CONTROL:

EROSION CONTROL MEASURES TO INCLUDE:
- BUT FIRST STABILIZED OR 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 MIXES NOTATIVE TO EL PASO COUNTY MAY BE APPLIED ON THE WEBSITE AT FLOOD ONE.

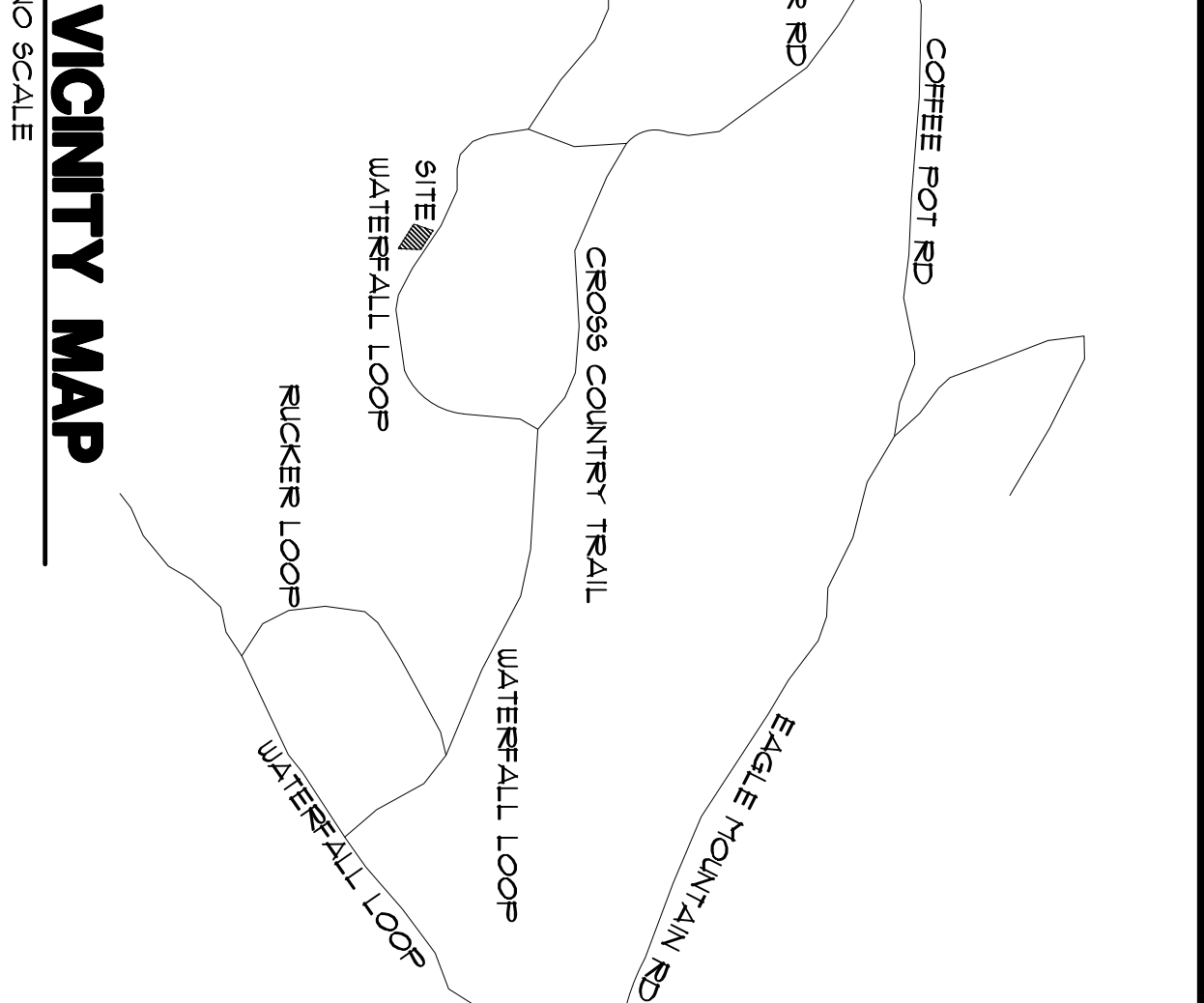
NOTE:

THE ADJACENT AND/OR ADJACENT AREAS ARE SUBJECT TO ANY POTENTIAL CHALLENGES REGARDING ANY IDENTIFIED GEOLOGIC CONSTRAINTS, HAZARDS, AND FOR MITIGATION OF THE ON-SITE HAZARDS AND CONSTRAINTS.

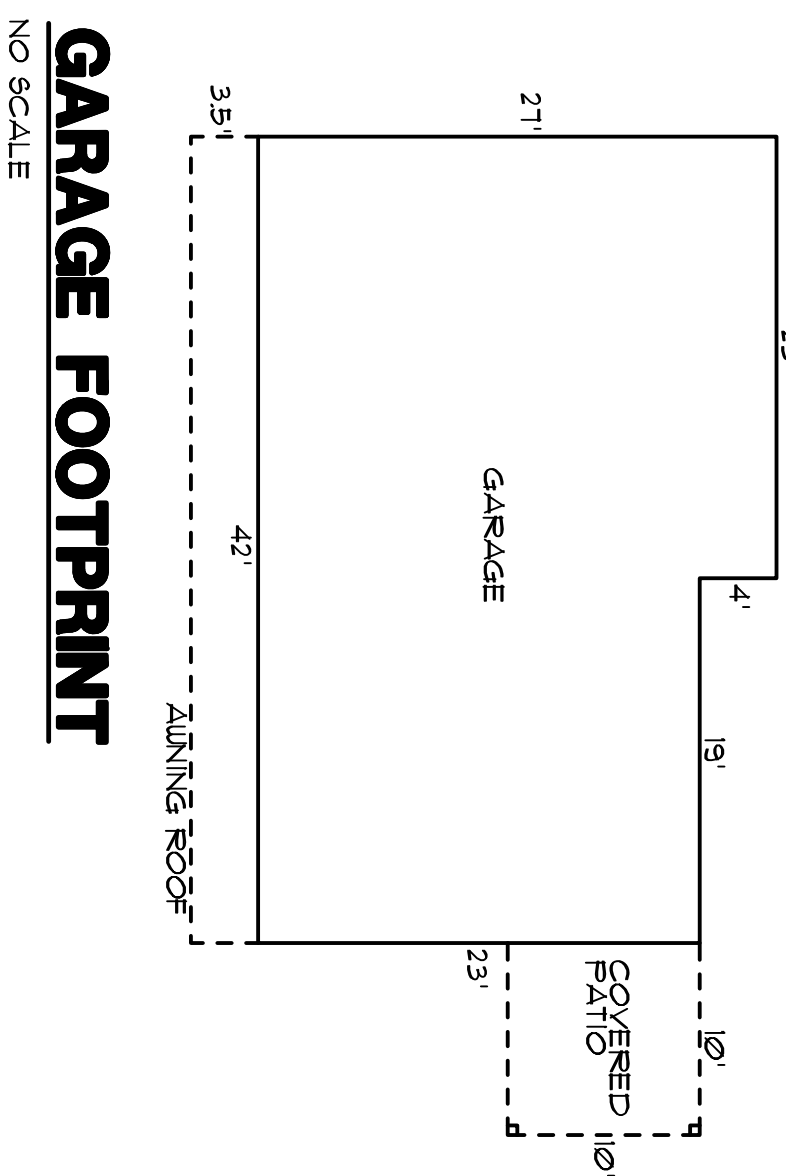
EXTERIOR COLOR & MATERIALS:

SHED TYPE + COLOR	STEEL GREY
SLIDING TYPE + COLOR	CEMENT BOARD SLIDING STEEL GREY
EXTERIOR TRIM/FASCIA	DARK GREY TO MATCH HOUSE
EXTERIOR 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	CHARCOAL GREY TO MATCH HOUSE
EXTERIOR WOOD TRIMBERS	HICKORY BROWN
RETAINING WALLS TYPE + COLOR	DARK GREY
FOUNDATION EXPOSED WALL(S)	OIL RUBBED GREY
EXTERIOR LIGHTING FINISH	OIL RUBBED GREY

VICINITY MAP



GARAGE FOOTPRINT



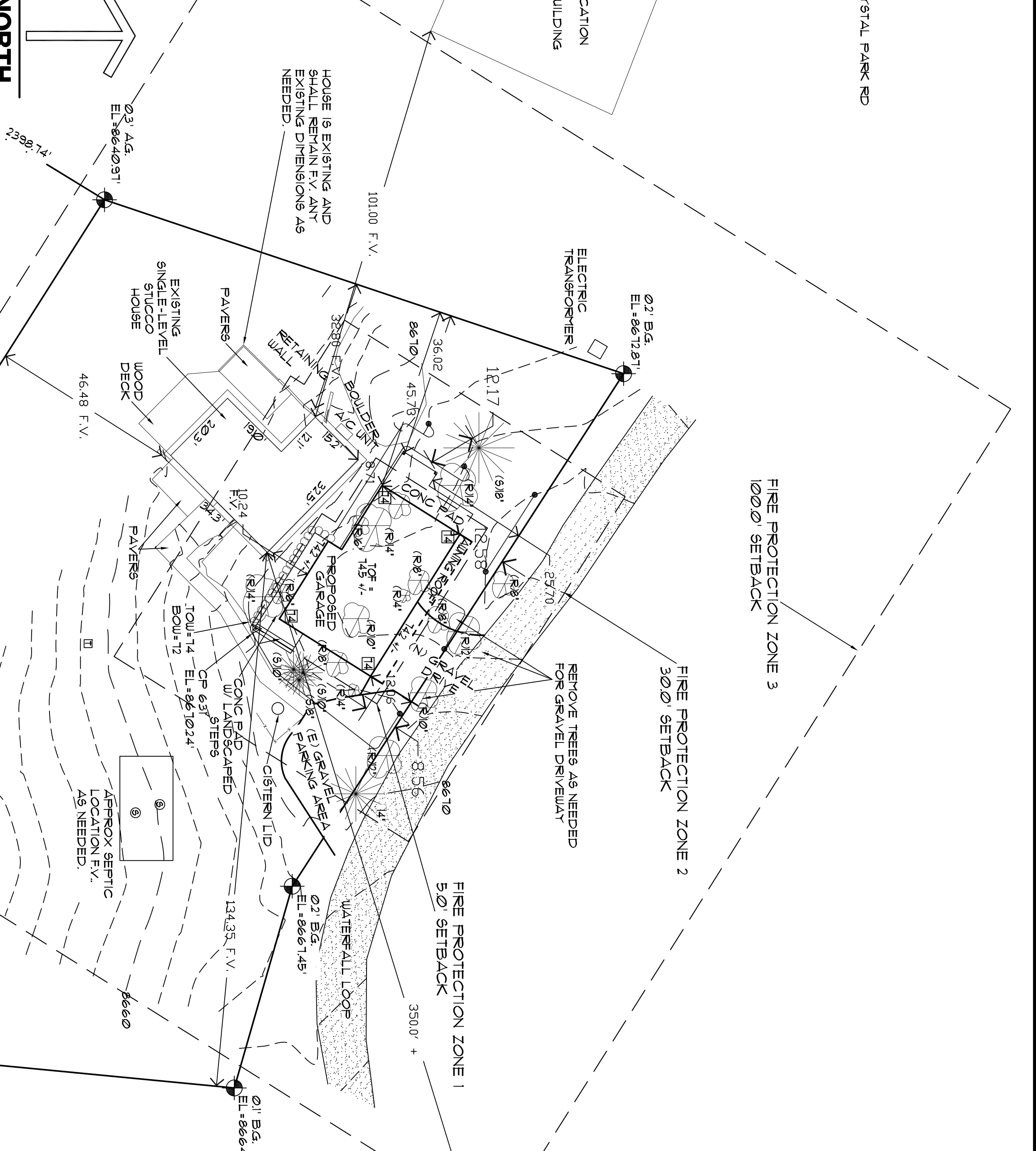
FIRE INFORMATION

FIRE ACCESS, INGRESS, EGRESS, and EVACUATION
SEE ATTACHED SITE PLAN FIRE PROTECTION
See the plan attached to the wildfire protection plan documentation. That site plan shows the following information:
- The location of 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, from the house, around the house, of approximately 217 feet. That is from the truck to fire truck. From the claim on property to the furthest fire truck is about 27 feet less.
- It shows the approximate location of the home's existing system and lid with an approximate size of 250 gallons.

SITE PLAN

SCALE: 1" = 20'

NORTH



FRONT ELEVATION

SCALE: 1" = 20'

