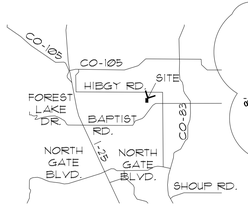
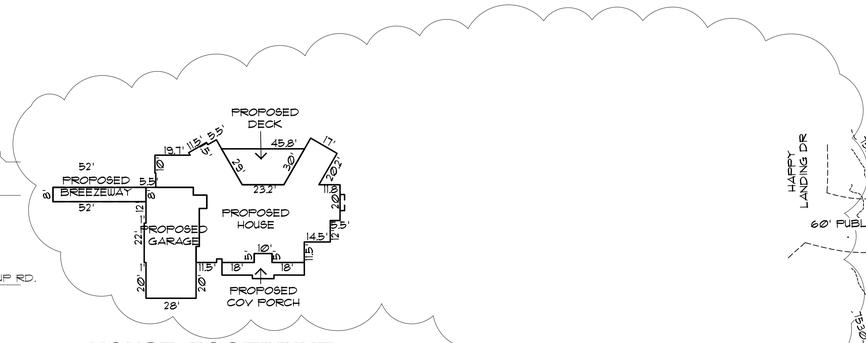


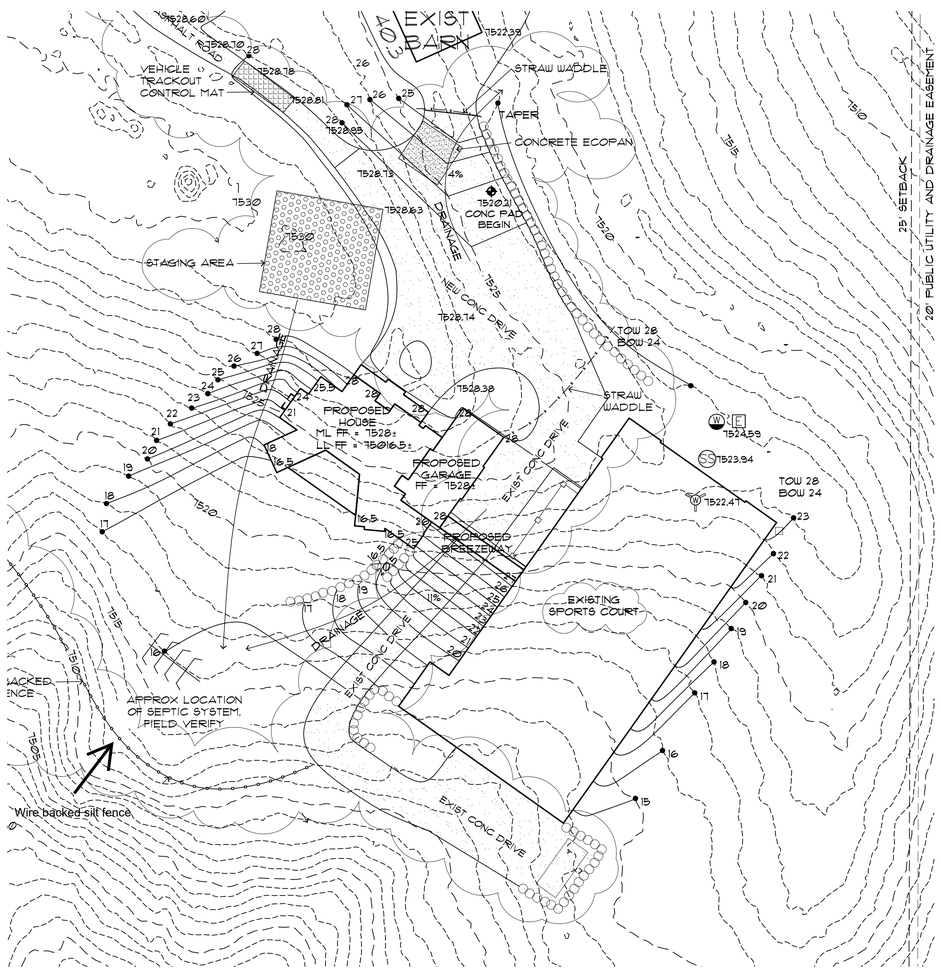
VICINITY MAP

NO SCALE



HOUSE FOOTPRINT

NO SCALE



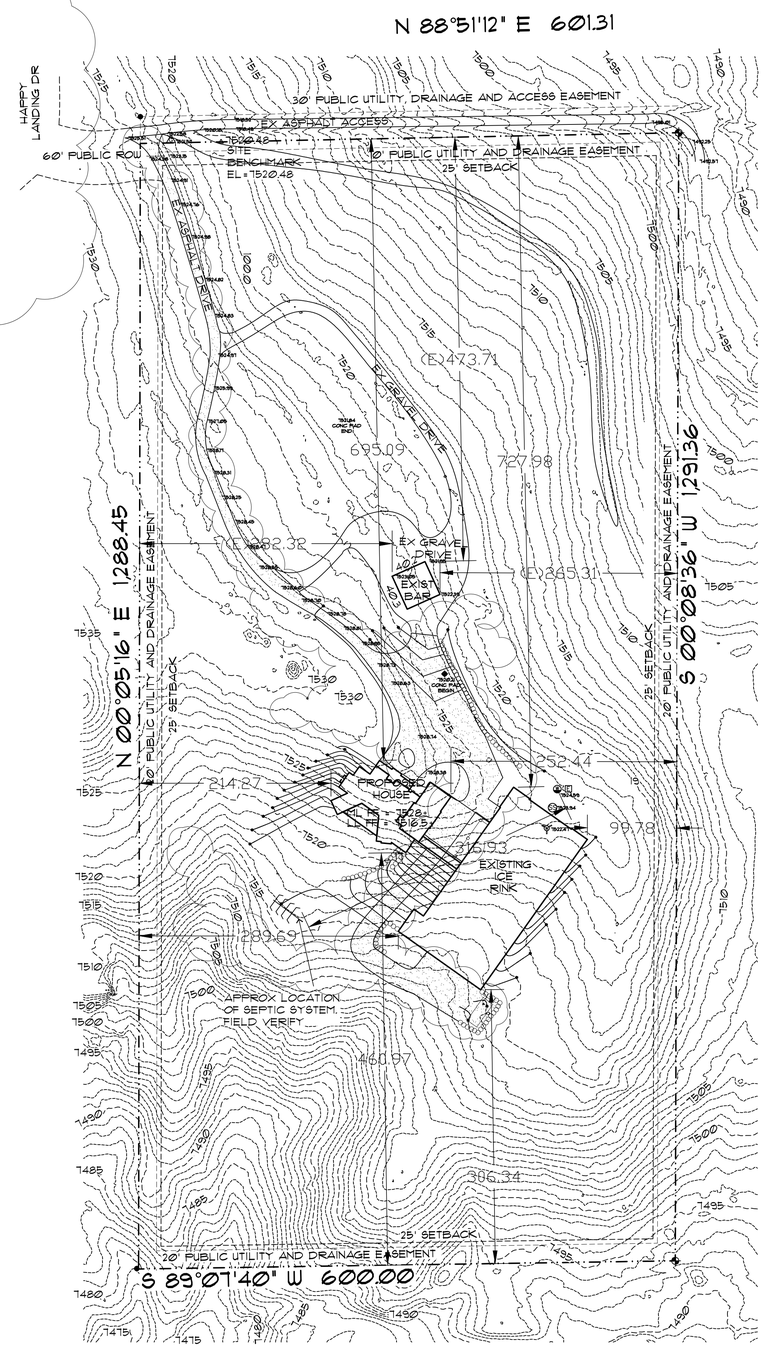
SITE PLAN

0 40 80

SCALE: 1" = 40'

NORTH

NOTE: THE CONTOURS SHOWN HEREON ARE AT A ONE-FOOT INTERVAL (NAVD88) AND WERE ACQUIRED FROM THE 2018 AERIAL LIDAR SURVEY FOR 3DEP AND ARE NOT GUARANTEED TO MEET CURRENT ASPRS, CDOT OR FGDC CONTOUR SPECIFICATIONS FOR A ONE-FOOT INTERVAL



SITE PLAN

0 80 160

SCALE: 1" = 80'

NORTH

SITE INFO:

ADDRESS:
16735 HAPPY LANDING DR

LEGAL:
LOT 01, HAPPYLAND ESTATES, FILING NO. 1, EL PASO COUNTY, COLORADO.

SITE DATA:
LOT SIZE =17.36 ACRE=756,201.6 SQFT
BUILDING FOOTPRINT =

(N) HOUSE=	4,178 SQFT
(N) GARAGE=	1,823 SQFT
(N) COV PORCH=	400 SQFT
(N) DECK=	695 SQFT
(E) ICE RINK=	20,913 SQFT
(E) COV PORCH =	500 SQFT
(N) BREEZEWAY=	416 SQFT
TOTAL=	28,985 SQFT

LOT COVERAGE = 3.8%
ZONING = RR-5
PLAT NO. = R13968
TAX SCHEDULE # 61200-01-053
BUILDING HEIGHT = SEE ELEVATIONS
IMPERVIOUS % FOR THE LOT= 4.4%

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
FOUND MONUMENT
ELECTRIC PEDESTAL
GAS METER
SANITARY SEWER MANHOLE
WELL HEAD
YARD HYDRANT
STORM DRAIN - 18" CMP
WIRE FENCE
WIRE BACKED SILT FENCE
STRAW WADDLE
VEHICLE TRACKOUT CONTROL MAT
STAGING AREA
CONCRETE ECOPAN
HARD SURFACES DRIVEWAYS AND PARKING
00 = FINISH GRADE

NO ROCK OUT CROPPING EXIST AT SITE

SITE TERMS:

ABBREVIATONS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
FF=FINISH FLOOR
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

REFERENCE INFO:

TOPO INFO:
TERRA NOVA ENGINEERING INC.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
PHONE # (719) 635 - 6422
WWW.TNE
JOB # 2344.00

CONTRACTOR INFO:
DAVID HAMMER
HAMMER CUSTOM HOMES
20 COYOTE WILLOW DR
COLORADO SPRINGS, CO 80921
PHONE # (719) 332 - 3578

REVISIONS
1 10/20/2026

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CONTRACTOR
NEWERA CONSTRUCTION LLC
3394 ADOBE CT
Colorado Springs, CO 80907
Phone: (719) 388 - 4307

THE CREPS SPORTS COURT

16735 HAPPY LANDING DR
COMPUTER FILE # 24-20025

DRAWN BY: EAH

CHECKED BY: LGA

PLOT 10/20/26 2:12 PM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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