

SITE DATA:
 Owner: Carin Walden and Mieczyslaw Zylinski, 6217 Covington Drive, Rowlett, TX 75089
 Project Site Address: 1352 Upper Sun Valley Road, Colorado Springs, Colorado 80829
 Legal Address: #228 (R) Site Addition to Crystal Park Filing No.2, El Paso County, Colorado
 Lot Size: 30,478 sq. ft. Lot Coverage = 9.3%
 Building Footprint (Includes porches and decks) = 2,825 sq. ft.

SITE GENERAL NOTES:

- Contractor shall familiarize himself/herself with the Crystal Park Subdivision guidelines and Architect Control Committee. Contractor is responsible to adhere to all of the subdivision and local code department requirements.
- Topography information is supplied by others.
- Contractor to verify all easements, setbacks and no build areas.
- Contractor to minimize all cut and fill areas. Limit all material and vehicle storage area. Contractor to minimize vegetation and site disturbance.
- Landscaping is per contractor/owner.
- For erosion control use hay bales to minimize erosion during construction. As required provide seeded blankets for erosion control.
- Contractor shall provide positive drainage away from structure building, patios, and porches. Drain away from all directions.
- Retaining walls above 48" shall be engineered by a licensed Colorado engineer. All retaining walls shall be per Crystal Park design guidelines.

LEGEND:

Property Lines & Corners

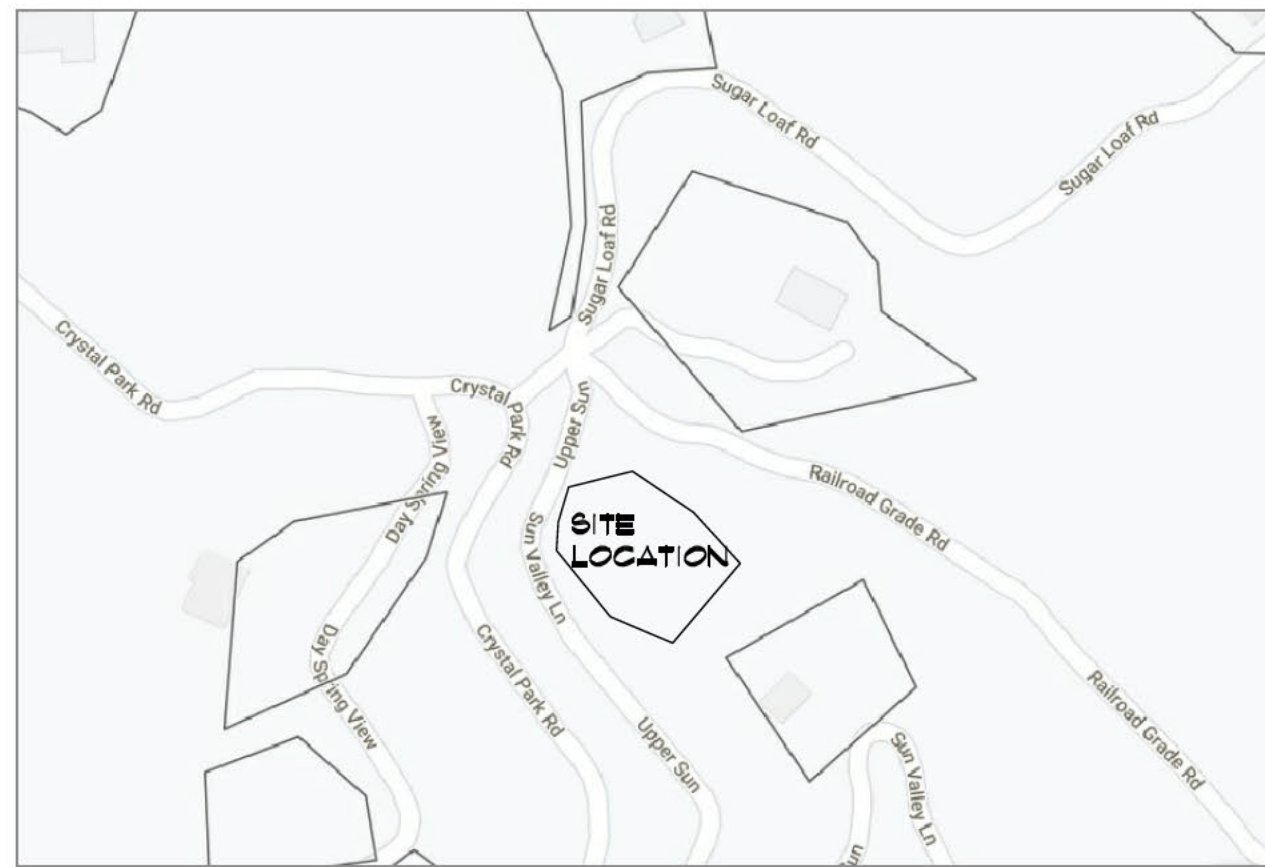
Existing Contours

Proposed Contours

See Site Plan for Retaining Wall Locations

Drainage, Swales and Slope

Existing Grade/Finish Grade



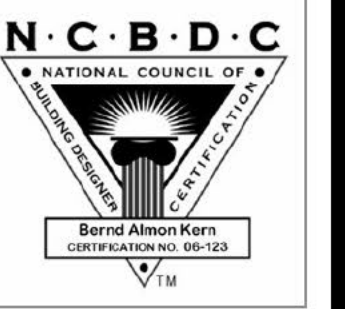
D Vicinity Map
 SCALE: NOT TO SCALE

1352 Upper Sun Valley Road

Site #228 (R) Site Addition to Crystal Park Filing No.2

El Paso County, Colorado 80829

Square Footage:	
Main Level	1,497 sf
Lower Level Fin.	1,441 sf
Total Living (Fin.)	2,938 sf
Garage	575 sf
Open Deck/Stairs	217 sf
Covered Deck	135 sf
Covered Porch	135 sf



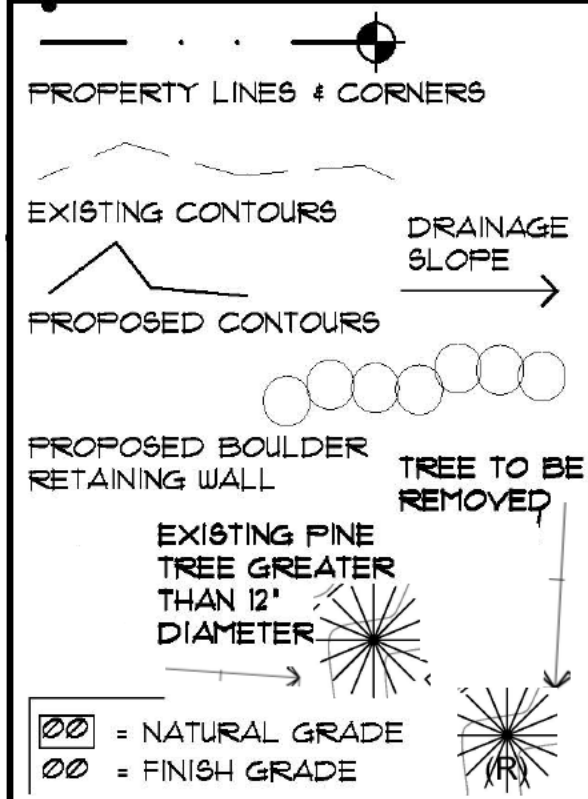
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BBKernDESIGNS LLC
 PRESIDENTIAL BUILDING DESIGNER, AIA/CES
 2018 AIA/CES
 Designer of the Year
 BBKernDESIGNS, LLC
 1352 Upper Sun Valley Lane
 Manitou Springs, CO 80829
 719.375.4956
 bbkerndesigns@gmail.com

SITE NOTES:

- Topographic information is as supplied by others. See below for info.
- Dashed lines indicate existing contours. Solid lines indicate proposed contours.
- Contractor to verify easements.
- 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.
- 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).
- Use wattles and silt fencing to minimize erosion during construction. And also stabilize area with seeded blankets for erosion control as necessary.
- Earth materials are not to be stockpiled on streets or sidewalks, but on site or staging areas.
- Contractor is required to provide positive drainage away from and around structure in all directions as shown.
- 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.
- 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 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.

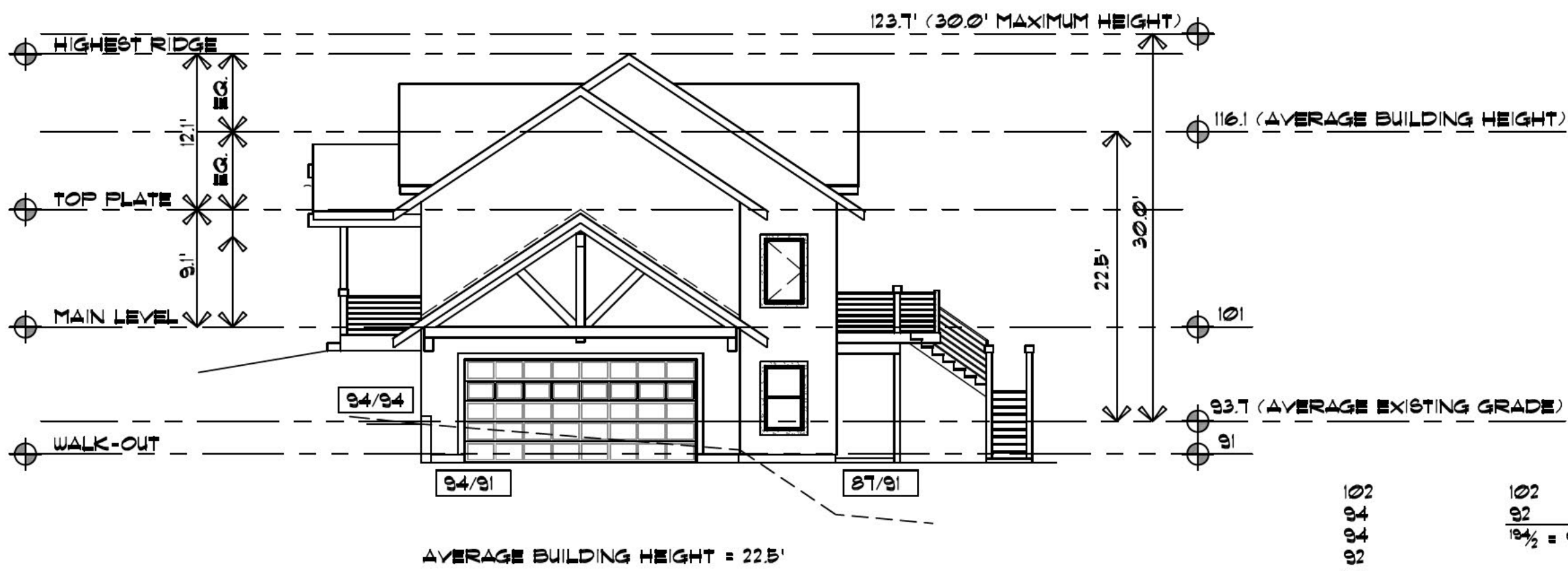
SITE LEGEND:



SITE TERMS:

ABBREVIATIONS:
 BOU= 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= TOP OF RETAINING WALL
 UL= UPPER LEVEL
 WO= WALKOUT

Sheet Index	
A-1	Cover Sheet
A-2	Foundation Plan
A-3	Lower Level Plan
A-4	Main Level Plan
A-5	Roof & Drainage Plan
A-6	Elevations
A-7	Elevations
A-8	Building Profile
A-9	Building Profile
E-1	Lower Plan Electrical
E-2	Main Plan Electrical
S-1	Floor Framing Plan
S-2	Roof Framing Plan



C Building Profile
 SCALE: 1" = 10'-0"

Grade	Height
102	92
94	92
92	91
91	91
90	91
88	91
86	91
84	91
82	91
80	91
78	91
76	91
74	91
72	91
70	91
68	91
66	91
64	91
62	91
60	91
58	91
56	91
54	91
52	91
50	91
48	91
46	91
44	91
42	91
40	91
38	91
36	91
34	91
32	91
30	91
28	91
26	91
24	91
22	91
20	91
18	91
16	91
14	91
12	91
10	91
8	91
6	91
4	91
2	91
0	91

BUILDING HEIGHT CALCULATIONS

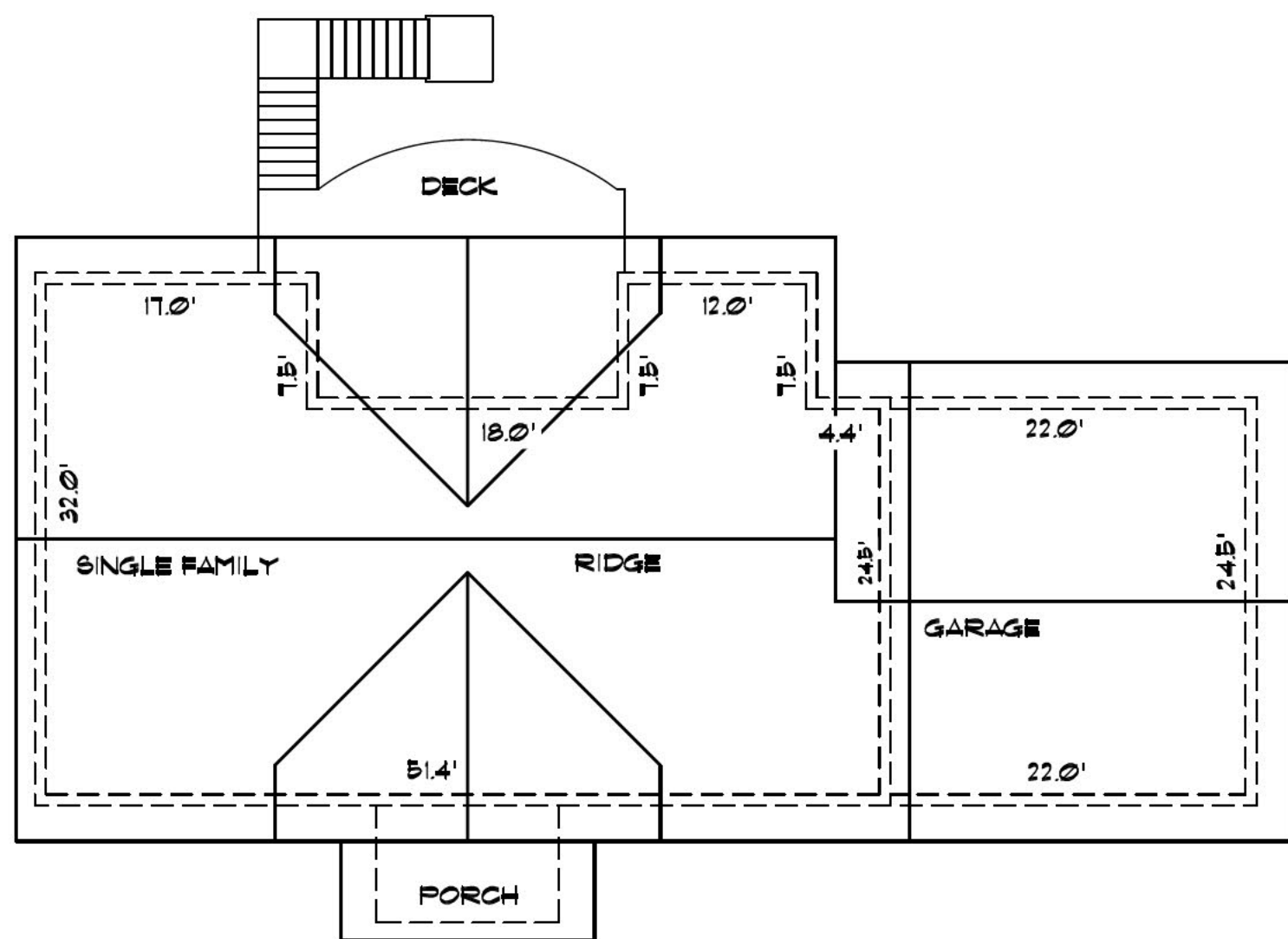
NOTES TO SITE PLAN:

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

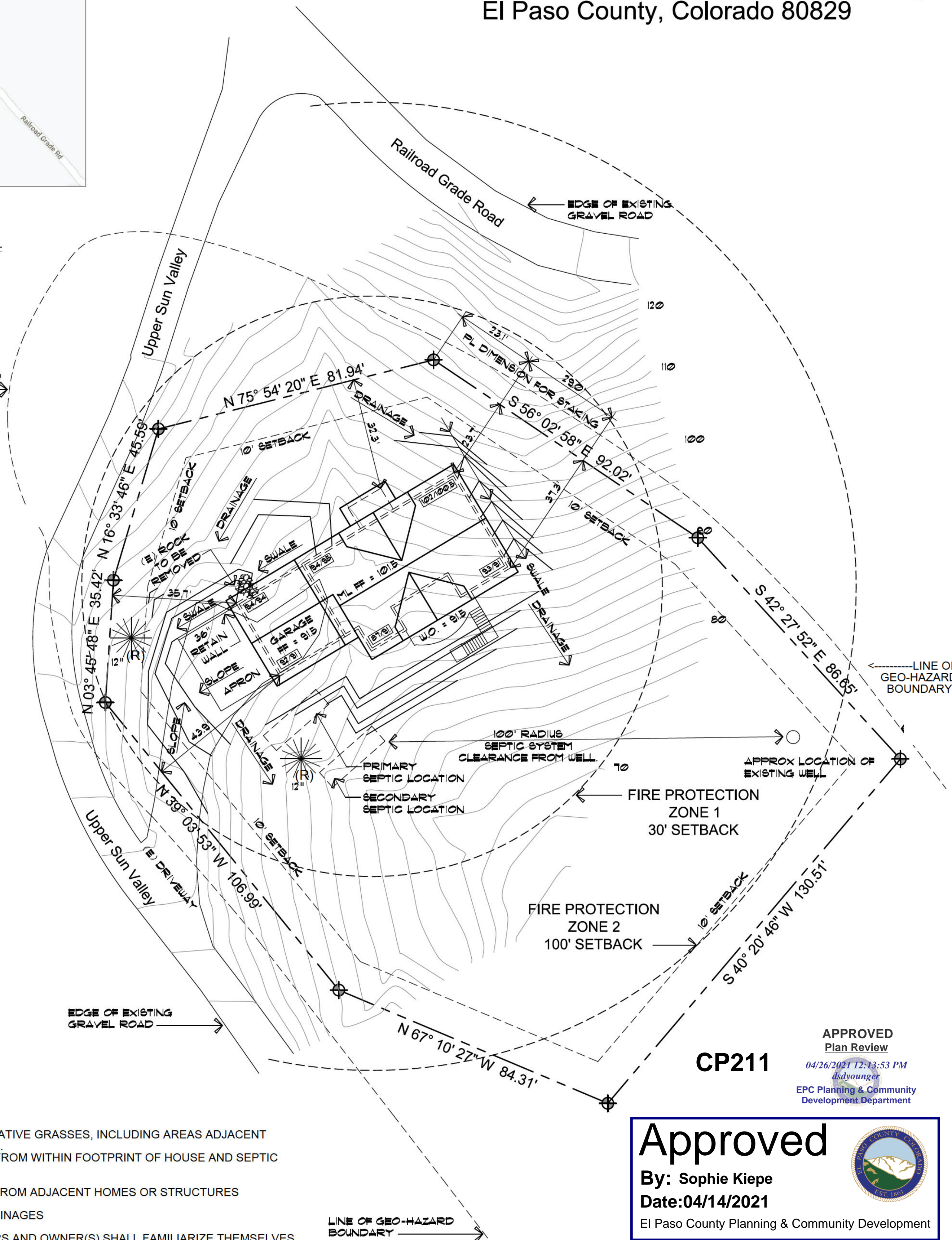
PROPOSED RESIDENCE IS 300' (FEET) OR MORE AWAY FROM ADJACENT HOMES OR STRUCTURES

PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES

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.



B Building Foot Print
 SCALE: 1" = 10'-0"



A Site Plan
 SCALE: 1" = 20'-0"

Approved
 By: Sophie Kiepe
 Date: 04/14/2021
 El Paso County Planning & Community Development

Released for Permit
 04/15/2021 9:47:27 AM
 REGIONAL BUILDING DEPARTMENT
 Becky A
 ENUMERATION

Walden-Zylinski Residence

1352 Upper Sun Valley Lane
 Manitou Springs, CO 80829

Contractor:
Palace Custom Homes
 GORDON STEGNER
 1215 W Colorado Ave. #110
 Colorado Springs, CO 80904
 (719) 532-9835

Plan Number:
R-20190001
 Sheet Title:
COVER
 Date:
03.15.2021
 Sheet No:
A-1
 Of 9 Sheets

RESIDENTIAL



2017 PPRBC

Address: 1352 SUN VALLEY LN, MANITOU SPRINGS

Parcel: 7408000101

Plan Track #: 143082 

Received: 24-Mar-2021 (SAVANNAHT)

Description:

RESIDENCE

Contractor: PALACE HOMES, INC.

Type of Unit:


Garage	575	
Lower Level 2	1441	
Main Level	1497	
	3513	Total Square Feet

Plan-check Fee: \$241.50 (1759260)

Required PPRBD Departments (5)

Enumeration

Released for Permit
03/25/2021 10:44:58 AM




Becky A
ENUMERATION

Floodplain

N/A

03/24/2021 3:49:31 PM



Keith
FLOODPLAIN

Construction

Released for Permit
03/29/2021 11:10:25 AM



Michaela
CONSTRUCTION


Electrical

N/A

03/31/2021 12:00:25 PM

Mechanical

Released for Permit
03/31/2021 8:20:47 AM



tcrippen
MECHANICAL

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

Required Outside Departments (2)

County Zoning
APPROVED
Plan Review
04/26/2021 12:14:10 PM
dsyounger
**EPC Planning & Community
Development Department**

Manitou Fire