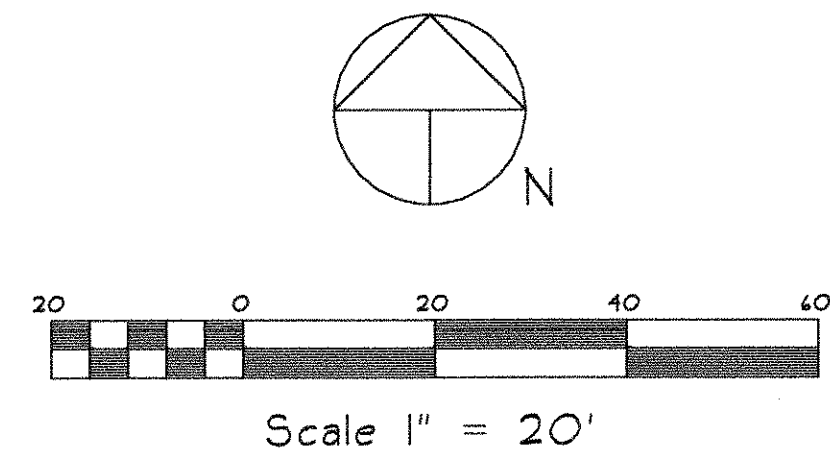
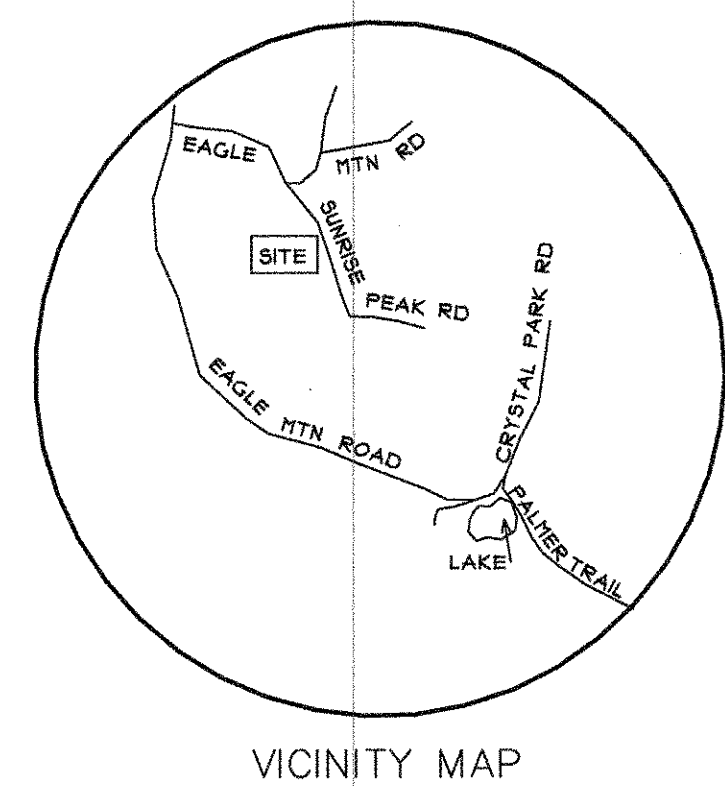
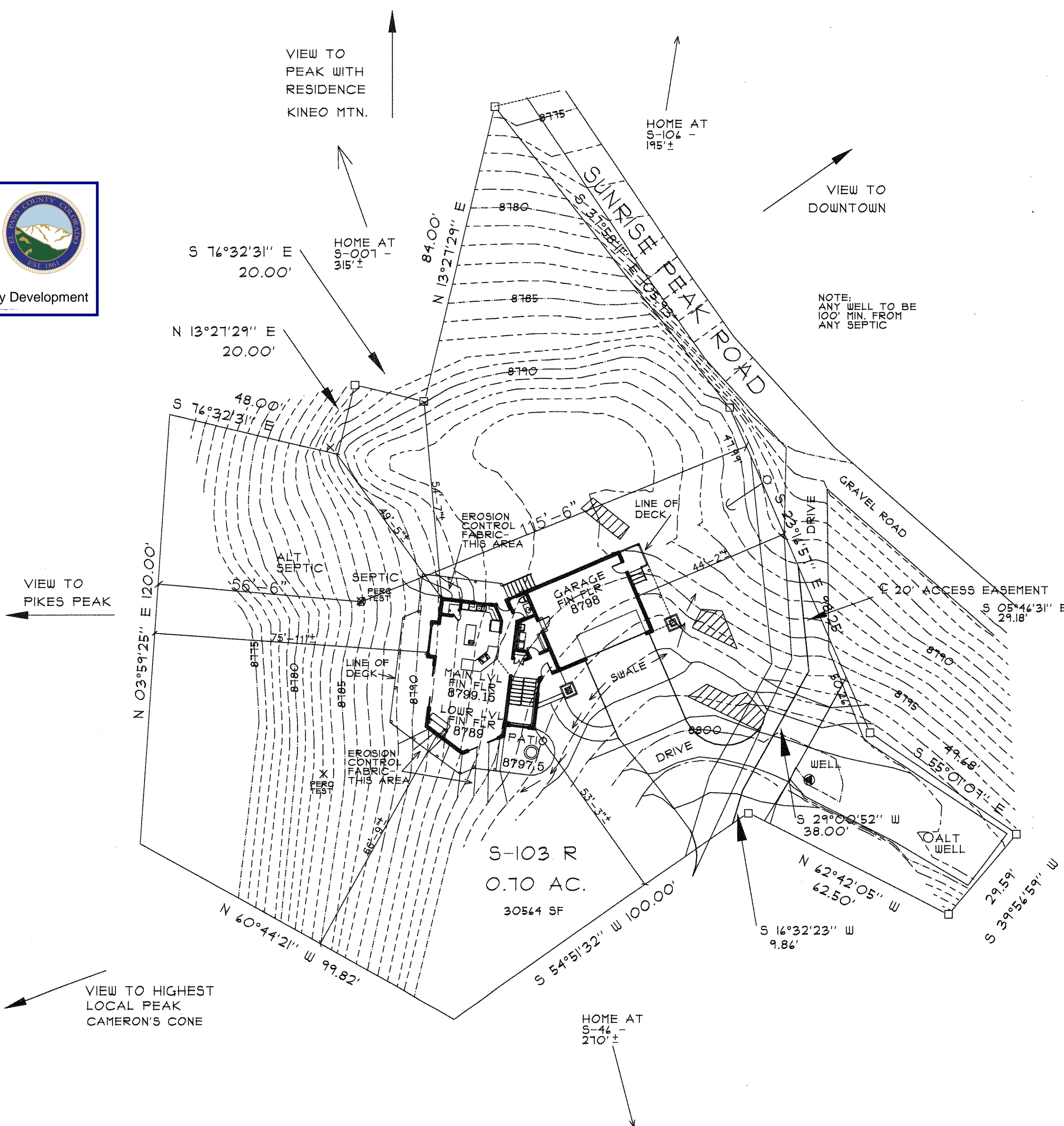


SITE PLAN AND TOPOGRAPHIC SURVEY

SITE S-103R CRYSTAL PARK



Approved
 By: Raimere Fitzpatrick
 Date: 9/18/2017
 El Paso County Planning & Community Development



- Contour Interval: 1'
 DATUM: GPS ORTHOMETRIC, 1984
- LEGEND:**
- FOUND 1" AL. CAP. #18991 ON #5 REBAR
 - POWER POLE
 - WELL, TOP EL. 8800.31 TBM
 - ▨ ABOVE GROUND BOULDER
 - X MARKED LEACH FIELD LOCATION
 - PROPOSED CONTOUR (1' INTERVAL)

NOTE:
 SITE IS MODERATELY TO DENSELY COVERED WITH PONDEROSA PINE, DOUGLAS FIR, SPRUCE AND ASPEN. AN OPEN AREA ADJACENT TO THE BUILDING SITE THAT IS COVERED WITH KINKIKINNICK. REMAINING GROUND COVER IS NATIVE GRASSES AND JUNIPERS. MEDIUM TO LARGE BOULDERS ARE PRESENT. CONTRACTOR TO RETAIN ALL VEGETATION POSSIBLE. REMOVE ONLY VEGETATION AS NEEDED FOR BUILDING PAD. ANY AREA THAT IS DISTURBED SHALL BE REVEGETATED IMMEDIATELY AFTER EXCAVATION WITH NATIVE PLANTS, OR A 100% SMOOTH BROME GRASS AT THE RATE OF 28 LBS PER ACRE. PROVIDE EROSION CONTROL FABRIC ON ALL DISTURBED AREAS WITH 3:1 SLOPES OR GREATER AS SHOWN ON PLAN. ALL MATTING SHALL BE INSTALLED IMMEDIATELY AFTER EXCAVATION WORK IS COMPLETED. NO SEDIMENT SHALL LEAVE THE SITE, WHICH WILL REQUIRE EROSION CONTROL FEATURES DURING CONSTRUCTION OF DISTURBED AREAS.

NO GRAVEL OR EXCAVATED MATERIAL SHALL BE DUMPED OVER THE SIDE OF ANY ROAD, DRIVEWAY OR OTHERWISE SPREAD OUT ON THE SITE. ANY SURPLUS CUT SHALL BE USED AS ROAD BASE IN CRYSTAL PARK.

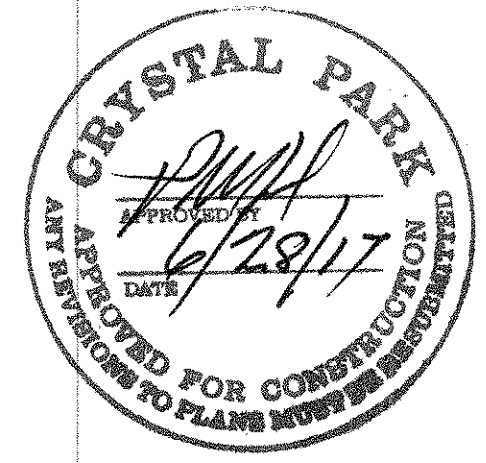
SEE ACCOMPANYING "WILDFIRE PROTECTION PLAN" FOR ADDITIONAL REQUIREMENTS.

FOUNDATION DESIGN TO BE DONE BY A REGISTERED COLORADO PROFESSIONAL ENGINEER.

HOME TO HAVE COLORS HARMONIOUS WITH SURROUNDINGS AND USE FIRE RETARDANT MATERIALS: CLASS "A" ASPHALT SHINGLE ROOF - FOREST GREEN COLOR
 STUCCO SIDING - MEDIUM TAN COLOR
 STONE - BROWN/GRAY

LEGAL DESCRIPTION:
 A "SITE ADDITION SURVEY" IN A PORTION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., SITUATE IN EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTH LINE OF SAID SECTION 18, WHICH BEARS (S 88° 46' 12" E);
 THENCE S 76° 39' 14" W, 3059.35 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
 THENCE S 37° 58' 11" E, 105.93 FEET;
 THENCE S 23° 16' 57" E, 98.25 FEET;
 THENCE S 55° 01' 07" E, 49.68 FEET;
 THENCE S 39° 56' 59" W, 29.59 FEET;
 THENCE N 62° 42' 05" W, 62.50 FEET;
 THENCE S 54° 51' 52" W, 100.00 FEET;
 THENCE N 60° 44' 21" W, 99.82 FEET;
 THENCE N 03° 59' 25" E, 120.00 FEET;
 THENCE S 76° 32' 31" E, 48.00 FEET;
 THENCE N 13° 27' 29" E, 20.00 FEET;
 THENCE S 76° 32' 31" E, 20.00 FEET;
 THENCE N 13° 27' 29" E, 84.00 FEET; TO THE POINT OF BEGINNING AND CONTAINING 0.70 ACRES OF LAND MORE OR LESS.

THE ABOVE DESCRIBED TRACT S-103 R IS SUBJECT TO A 20' WIDE ACCESS EASEMENT BEING 10' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 COMMENCING AT THE MOST SOUTHEAST CORNER OF SAID TRACT S-103 R
 THENCE N 55° 01' 07" W, ALONG THE EASTERLY PROPERTY LINE 49.68 FEET;
 THENCE N 23° 16' 57" W, ALONG THE EASTERLY PROPERTY LINE 50.26 FEET;
 TO THE POINT OF BEGINNING OF SAID CENTERLINE;
 THENCE S 05° 46' 31" E, ALONG SAID CENTERLINE 29.18 FEET;
 THENCE S 29° 00' 52" W, ALONG SAID CENTERLINE 38.00 FEET;
 THENCE S 16° 32' 23" W, ALONG SAID CENTERLINE 9.86 FEET;
 TO THE POINT OF TERMINUS OF SAID CENTERLINE.



DRAWN BY: O.E. WATTS	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	DESIGN/PLANNING BY VIRGINIA OWNBEY 719-321-3388 vownbey@skybeam.com	OWNER CALEB & MISTY MESCHTER 430 SUNRISE PEAK ROAD MANITOU SPRINGS, CO 80829	PROJECT SITE S-103 R CRYSTAL PARK MANITOU SPRINGS	SHT. NAME TOPOGRAPHIC SURVEY	SHT. NO. 1 OF 1
DATE: 1-19-17							
DWG. NO.: 17-4957-02							
SURVEYED BY: OEW, ESW, I-R-T							



FRONT ELEVATION

REVISIONS	BY

DESIGNER
 VIRGINIA OWNBEY
 (719) 685-4139
 © 2017 Virginia Ownbey

ELEVATIONS

Palace
 HOMES, INC
 1216 W. Colorado Ave. #110
 Colorado Springs, CO 80904
 (719) 632-9635

CALEB & MISTY MESCHTER
 430 SUNRISE PEAK ROAD
 MANITOU SPRINGS, CO 80829

DRAWN : VO	CHECKED :
DATE : JUNE 14, 2017	
SCALE : 1/4" = 1'-0"	
JOB NO. :	
SHEET	
A - 4	
OF	SHEETS





LEFT ELEVATION



REVISIONS	BY

DESIGNER
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ELEVATIONS

Palace
 HOMES, INC.
 1216 W. Colorado Ave. #110
 Colorado Springs, CO 80904
 (719) 632-8655

CALEB & MISTY MESCHTER
 430 SUNRISE PEAK ROAD
 MANITOU SPRINGS, CO 80829

DRAWN : VO
 CHECKED :

DATE : JUNE 14, 2017

SCALE : 1/4" = 1'-0"

JOB NO. :

SHEET

A-5

OF SHEETS

NOTE:
 TOP OF CHIMNEY (NOT INCLUDING TERMINATION CAP) TO BE 24" (MIN) HIGHER THAN NEAREST PORTION OF STRUCTURE WITHIN 10'
 PROVIDE GUTTER AND DOWNSPOUTS AS REQUIRED
 GUTTERS SHALL HAVE 3'-0" MIN. TIP-OUTS
 PROVIDE ROOF VENTILATION AS REQUIRED BY 2009 IRC - 1/150th OF AREA TO BE VENTILATED
 PROVIDE 1" AIR SEPARATION BETWEEN INSULATION AND ROOF SHEATHING IN EAVES
 ASPHALT SHINGLES WEIGHING LESS THAN 240#/100 SQ.FT. MAY ONLY BE INSTALLED BETWEEN MAY 1ST AND OCTOBER 31ST
 ROOF PITCHES VARY - ALL ROOF TRUSSES TO HAVE 12" BLOCKED ENERGY HEELS MIN.
 TYPICAL OVERHANG 16" (UNO)
 ICE & WATER SHIELD REQUIRED FOR ROOFS > 1000' MUST EXTEND FROM LOWEST EDGE OF ROOF TO A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE

NOTE: AVERAGE HEIGHT = 29'-0"



BACK ELEVATION

REVISIONS	BY

DESIGNER
 VIRGINIA OWNBEY
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ELEVATIONS

Palace
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 1216 W. Colorado Ave. #10
 Colorado Springs, CO 80904
 (719) 632-9635

CALEB & MISTY MESCHTER
 430 SUNRISE PEAK ROAD
 MANITOU SPRINGS, CO 80829



DRAWN : VO
 CHECKED :
 DATE : JUNE 14, 2017
 SCALE : 1/4" = 1'-0"
 JOB NO. :
 SHEET
 A-6
 OF SHEETS