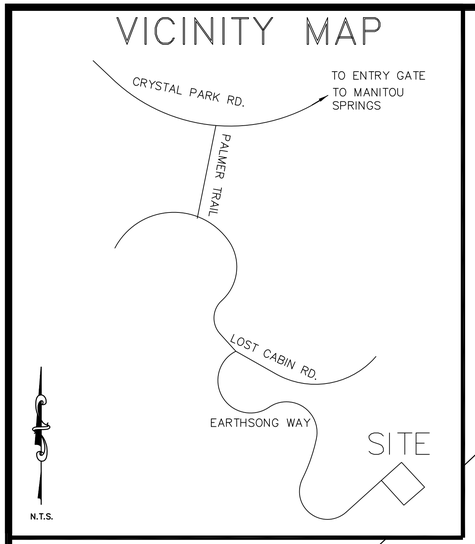
plot plan

345 EARTHSONG WAY
SITE S-306 (R), MEMBERSHIP NO. 182, CRYSTAL PARK SUBDIVISION FILING NO. 2
EL PASO COUNTY, COLORADO



NOTES:

1. THE SITE HAS A MODERATELY DENSE STANDS OF CONIFERS AND SCATTERED MOUNTAIN MAHOGANY WITH NUMEROUS LARGE BOULDER OUTCROPPINGS.
2. SEE ACCOMPANYING "WIDFIRE PROTECTION PLAN" FOR ADDITIONAL REQUIREMENTS.
3. FOUNDATION DESIGN TO BE COMPLETED BY A REGISTERED COLORADO PROFESSIONAL ENGINEER.

GEO-HAZARD NOTES:

1. ALL LARGE BOULDERS TO THE NORTH OF THE PROPOSED STRUCTURE TO BE REMOVED PER THE GEOLOGIC HAZARD STUDY DATED OCTOBER 29, 2021
2. ALL PLANNED CUTS EXCEEDING FOUR FEET IN HEIGHT TO BE EVALUATED FOR SLOPE STABILITY, AND RETAINING WALLS DESIGNED BY A QUALIFIED GEO-TECHNICAL, STRUCTURAL OR CIVIL ENGINEER.
3. LONG TERM SLOPES SHOULD NOT BE STEEPER THAN 3:1 IN CUT AND FILL AREAS.
4. BUILDER TO INCORPORATE ALL RECOMMENDATIONS FOUND WITHIN THE GEOLOGIC HAZARD STUDY DATED OCTOBER 29, 2021.
5. BUILDER TO INCORPORATE ALL RECOMMENDATIONS FOUND WITHIN THE CGS REVIEW OF THE GEOLOGIC HAZARD STUDY DATED NOVEMBER 30, 2021.

ADDRESS:
345 EARTHSONG WAY
MANITOU SPRINGS, COLORADO

LEGAL DESCRIPTION:

"SITE S-306(R") AS RECORDED UNDER RECEPTION NUMBER 221180742 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

A TRACT OF LAND LOCATED WITHIN CRYSTAL PARK SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK F5 AT PAGE 37 UNDER RECEPTION NUMBER 2393361 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO CLERK AND RECORDER AND LOCATED WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6th P.M., COUNTY OF EL PASO, STATE OF COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE N 04° 22' 13" E, A DISTANCE OF 1199.81 FEET TO THE SOUTHWEST CORNER OF SITE S-314 AS DEPICTED ON THE PLAT RECORDED UNDER RECEPTION NUMBER 201106310 OF SAID COUNTY RECORDS; THENCE N 83° 33' 50" E, A DISTANCE OF 427.41 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N 39° 52' 00" E, A DISTANCE OF 184.00 FEET; THENCE S 50° 08' 00" E, A DISTANCE OF 166.00 FEET; THENCE S 39° 52' 00" W, A DISTANCE OF 184.00 FEET; THENCE N 50° 08' 00" W, A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.70 ACRES, MORE OR LESS.

TAX SCHEDULE NUMBER:
74170-00-069

ZONING:
PUD

LOT AREA:
30,545 SF, 0.70 ACRES, MORE OR LESS.

BUILDING PLAN NO:
CUSTOM

PROPOSED BUILDING FOOTPRINT:
HOUSE=1,949 SQUARE FEET
GARAGE=1,350 SQUARE FEET
COVERED CONCRETE PATIO=437 SQUARE FEET
FRONT PORCH=324 SQUARE FEET
TOTAL = 4,060 SQUARE FEET

MAXIMUM BUILDING HEIGHT:
30'

BUILDER:
PARAMOUNT HOMES
MIKE RICE
1905 DIAMOND CREEK DRIVE
COLORADO SPRINGS, CO. 80921
(719) 331-4116

OWNER / APPLICANT:
JESSIE AND SHERRIE TIX
COLORADO SPRINGS, COLORADO 80907-4425

DEFENSIBLE SPACE MANAGEMENT NOTES:

1. ZONE 1: 30' FROM STRUCTURE
2. ZONE 2: 100' FROM STRUCTURE
3. ZONE 3: REMAINDER OF SITE.

0' 20' 40'

SCALE: 1" = 20'
JOB NO.: 42027
DECEMBER 3, 2021

ROCKY MOUNTAIN LAND SERVICES
4465 NORTHPARK DRIVE, SUITE 303
COLORADO SPRINGS, COLORADO
719-630-0559