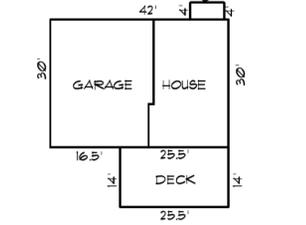
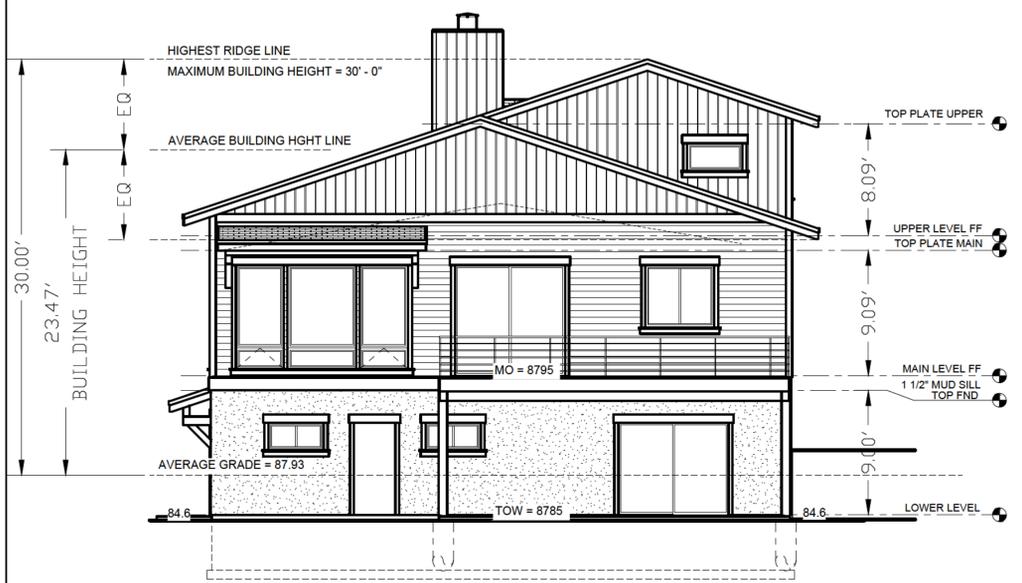


RETAINING WALL SECTION
N75



HOUSE FOOTPRINT
NO SCALE



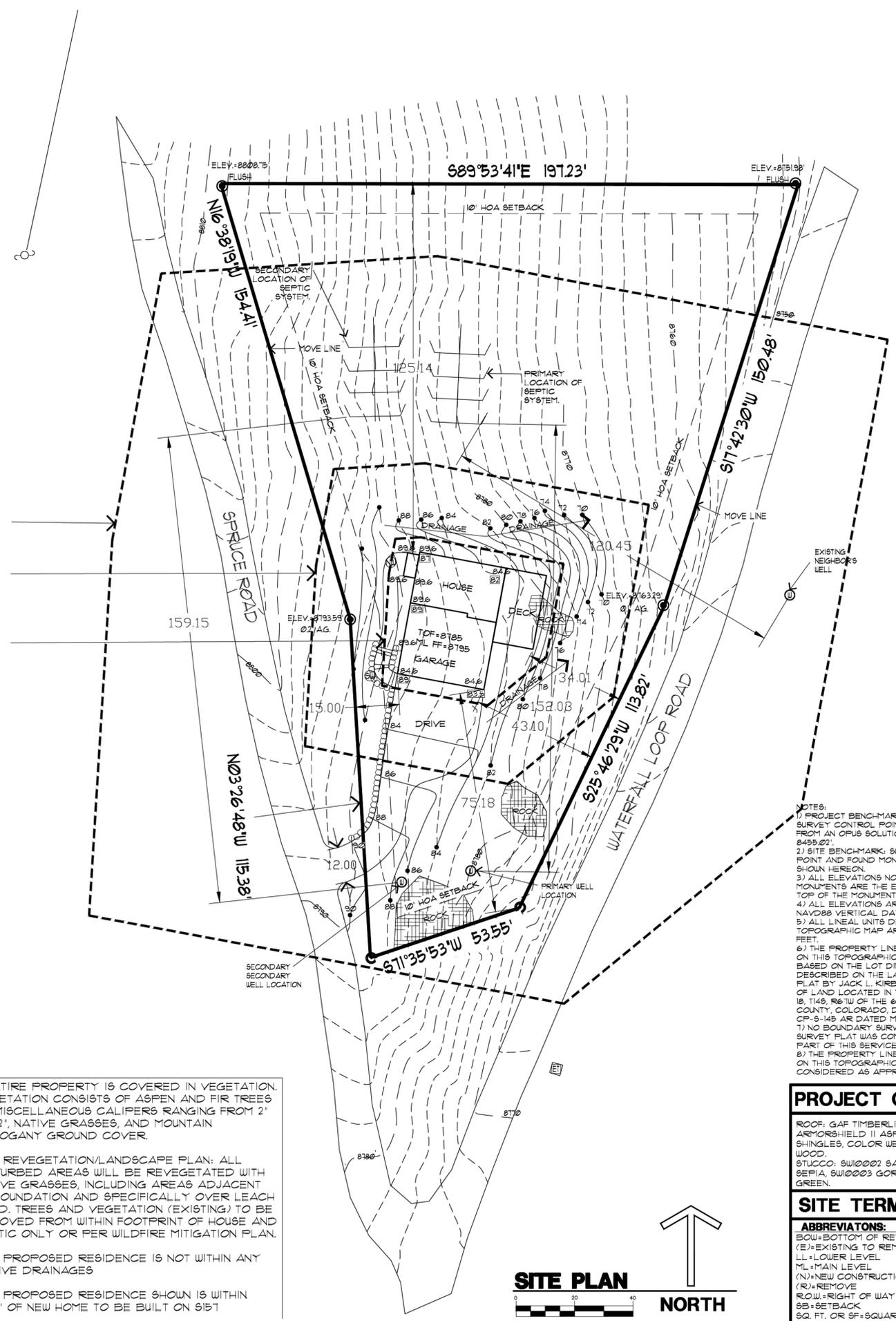
HOUSE ELEVATION/HEIGHT
NO SCALE

AVERAGE GRADE:
89.6 X 6 = 537.6
84.6 X 3 = 253.8
79.4 / 9 = 87.93

APPROVED COLORS:
BODY: SW2846 ROY CROFT BRONZE GREEN
WINDOW TRIM, SOFFIT & FACIA: SW9183 DARK CLOVE
ROOF: WEATHERED WOOD

FIRE PROTECTION ZONE 3
100.0' SETBACK
FIRE PROTECTION ZONE 2
30.0' SETBACK
FIRE PROTECTION ZONE 1
5.0' SETBACK
NOTE: TREES WITHIN FIRE ZONE 1 TO BE REMOVED

- ENTIRE PROPERTY IS COVERED IN VEGETATION. VEGETATION CONSISTS OF ASPEN AND FIR TREES OF MISCELLANEOUS CALIFERS RANGING FROM 2" TO 12", NATIVE GRASSES, AND MOUNTAIN MAHOGANY GROUND COVER.
- 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 NOT WITHIN ANY ACTIVE DRAINAGES
- PROPOSED RESIDENCE SHOWN IS WITHIN 300' OF NEW HOME TO BE BUILT ON 517
- PROPOSED RESIDENCE SHOWN IS 104.25' FROM NEW HOME TO BE BUILT ON 517



SITE PLAN
SCALE: 1" = 20'
NORTH

SITE INFO:
ADDRESS:
348 SPRUCE RD,
MANITOU SPRINGS,
CO 80823
LEGAL:
SITE 6-145, CRYSTAL PARK
SUBDIVISION, EL PASO COUNTY,
COLORADO
SITE DATA:
LOT SIZE = 30,485 SQFT
BUILDING FOOTPRINT =
HOUSE = 460 SQFT
GARAGE = 139 SQFT
PORCH = 12 SQFT
DECK = 355 SQFT
TOTAL = 1566 SQFT
LOT COVERAGE = 5.1%
ZONING = FUD
TAX SCHEDULE =
BUILDING HEIGHT = 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 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 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.
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.

REFERENCE INFO:
TOPO INFO:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
PHONE # (719) 687-0920
DRAWING: 23171 TOPO.DWG

SITE LEGEND:
PROPERTY LINES & CORNERS
EXISTING CONTOURS
PROPOSED CONTOURS
PROPOSED BOLDER RETAINING WALL
SURVEY CONTROL POINT
FOUND 1-1/2" ALUMINUM CAP STAMPED 'JACK L KIRBY PL8 18991'
FOUND 60D NAIL
POWER/UTILITY POLE
ELECTRIC TRANSFORMER
STAKE (NORTHWEST REFERENCE LINE)
STAKE (SOUTHWEST REFERENCE LINE)
WELL
OVERHEAD ELECTRIC / OH UTILITY LINE
GRAVEL
ABOVE GRADE

PROJECT COLORS:
ROOF: GAF TIMBERLINE, ARMORSHIELD II ASPHALT SHINGLES, COLOR WEATHERED WOOD
STUCCO: SW10002 SARAH'S SEPIA, SW10003 GORDON'S GREEN.
SITE TERMS:
ABBREVIATIONS:
BOW= BOTTOM OF RETAINING WALL
(E)= EXISTING TO REMAIN
LL= LOWER LEVEL
ML= MAIN LEVEL
(N)= NEW CONSTRUCTION
(R)= REMOVE
(R/W)= RIGHT OF WAY
SB= SETBACK
SQ. FT. OR SF= SQUARE FEET
TOP= TOP OF FOUNDATION
TOW= TOP OF RETAINING WALL
UL= UPPER LEVEL
W= WALKOUT

REVISIONS

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Website: www.lgastudios.com

PALACE HOMES INC
1216 W COLORADO AVE #110
Colorado Springs, CO 80904
Phone: (719) 487-6635
EMAIL: GORDON@PALACEHOMES.COM

THE BARILE RESIDENCE
348 SPRUCE RD
MANITOU SPRINGS, CO 80823
COMPUTER FILE # 23-2339

DRAWN BY: EAH
CHECKED BY: DARRS
PLOT 01/29/24 9:08 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets