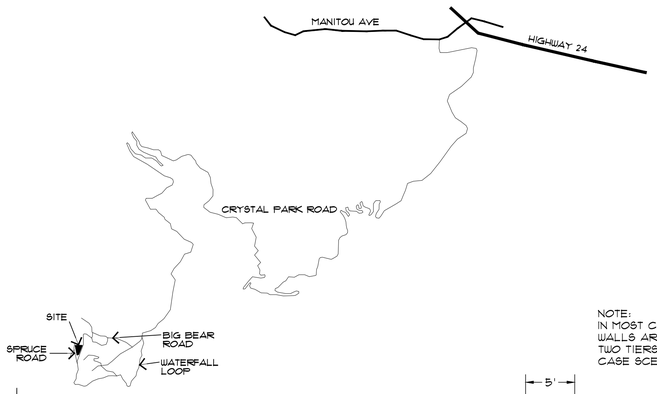
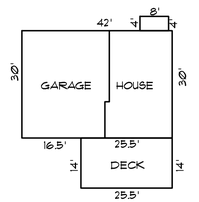
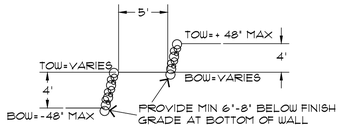


VICINITY MAP
NO SCALE



HOUSE FOOTPRINT
NO SCALE

NOTE:
IN MOST CASES THE RETAINING WALLS ARE ONLY ONE TIER. TWO TIERS SHOWN FOR WORST CASE SCENARIO.



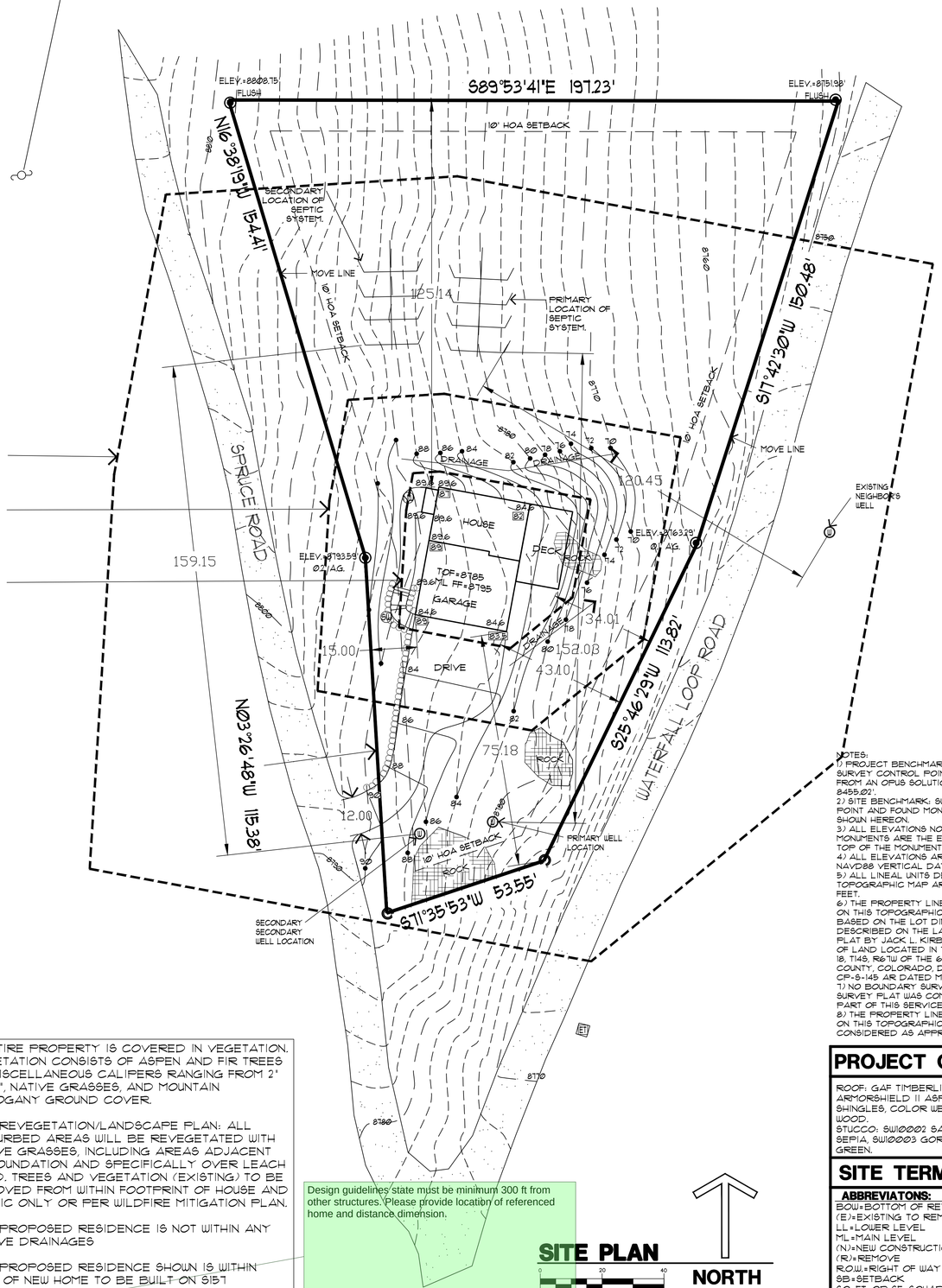
RETAINING WALL SECTION
NTS

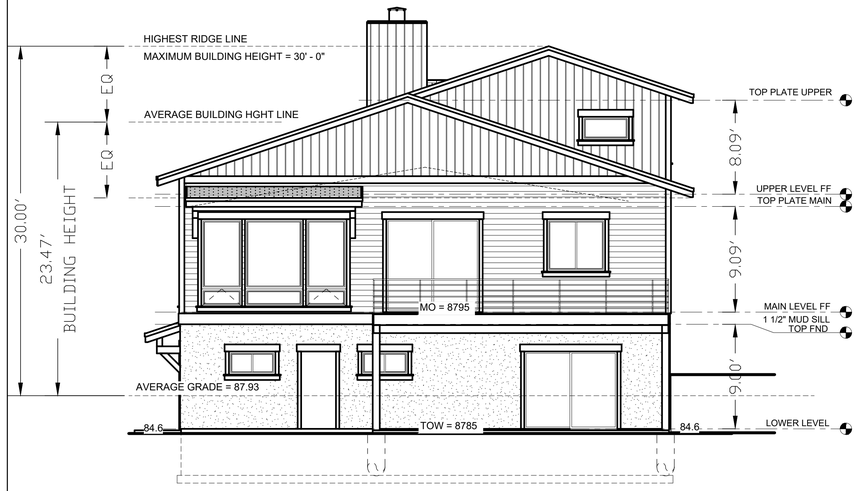
FIRE PROTECTION ZONE 3
100.0' SETBACK

FIRE PROTECTION ZONE 2
30.0' SETBACK

FIRE PROTECTION ZONE 1
5.0' SETBACK

NOTE: TREES WITHIN FIRE ZONE 1 TO BE REMOVED





HOUSE ELEVATION/HEIGHT
NO SCALE

AVERAGE GRADE:
89.6X6=537.6
84.6X3=253.8
791.4/9=87.93

1) ENTIRE PROPERTY IS COVERED IN VEGETATION. VEGETATION CONSISTS OF ASPEN AND FIR TREES OF MISCELLANEOUS CALIPERS RANGING FROM 2" TO 12", NATIVE GRASSES, AND MOUNTAIN MAHOGANY GROUND COVER.

2) 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.

3) PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGES

4) PROPOSED RESIDENCE SHOWN IS WITHIN 300' OF NEW HOME TO BE BUILT ON 5157

Design guidelines state must be minimum 300 ft from other structures. Please provide location of referenced home and distance dimension.

SITE PLAN
SCALE: 1" = 20'

NORTH

SITE INFO:

ADDRESS:

348 SPRUCE RD,
MANITOU SPRINGS,
CO 80923

LEGAL:

SITE S-145, CRYSTAL PARK SUBDIVISION, EL PASO COUNTY, COLORADO

SITE DATA:

LOT SIZE =30,485 SQFT
BUILDING FOOTPRINT =
HOUSE= 460 SQFT
GARAGE= 739 SQFT
PORCH= 12 SQFT
DECK= 355 SQFT
TOTAL= 1,566 SQFT
LOT COVERAGE = 5.1%
ZONING = PUD
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 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.

REFERENCE INFO:

TOPO INFO:

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

NOTES:
1) PROJECT BENCHMARK: RAMPART'S SURVEY CONTROL POINT 97 DERIVED FROM AN OPUS SOLUTION. ELEVATION = 8459.22'.
2) SITE BENCHMARK: SURVEY CONTROL POINT AND FOUND MONUMENTS AS SHOWN HEREON.
3) ALL ELEVATIONS NOTED AT MONUMENTS ARE THE ELEVATION AT THE TOP OF THE MONUMENT.
4) ALL ELEVATIONS ARE BASED UPON NAVD88 VERTICAL DATUM.
5) ALL LINEAL UNITS DEPICTED ON THIS TOPOGRAPHIC MAP ARE U.S. SURVEY FEET.
6) THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC MAP ARE BASED ON THE LOT DIMENSIONS AS DESCRIBED ON THE LAND SURVEY PLAT BY JACK L. KIRBY OF A TRACT OF LAND LOCATED IN THE NW1/4 OF SEC. 18, T14S, R67W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DRAWING NO. CP-S-145 AR DATED MAY 20, 2002.
7) NO BOUNDARY SURVEY OR LAND SURVEY PLAT WAS COMPLETED AS PART OF THIS SERVICE.
8) THE PROPERTY LINES AS DEPICTED ON THIS TOPOGRAPHIC MAP ARE TO BE CONSIDERED AS APPROXIMATE ONLY.

PROJECT COLORS:

ROOF: GAF TIMBERLINE, ARMORSHIELD II ASPHALT SHINGLES, COLOR WEATHERED WOOD.
STUCCO: SW0002 SARAH'S SEPIA, SW0003 GORDON'S GREEN.

SITE TERMS:

ABBREVIATONS:

BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
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

SITE LEGEND:

PROPERTY LINES & CORNERS
EXISTING CONTOURS
DRAINAGE SLOPE
PROPOSED CONTOURS
PROPOSED BOULDER RETAINING WALL
ROCK
SURVEY CONTROL POINT
FOUND 1-1/2" ALUMINUM CAP STAMPED "JACK L KIRBY PLS 18991"
FOUND 60D NAIL
POWER/UTILITY POLE
ET ELECTRIC TRANSFORMER
NW STAKE (NORTHWEST REFERENCE LINE)
SW STAKE (SOUTHWEST REFERENCE LINE)
W WELL
E&C OVERHEAD ELECTRIC / O.H. UTILITY LINE
GRAVEL
AG. ABOVE GRADE
= NATURAL GRADE
= FINISH GRADE

NO ROCK OUT CROPPING EXIST AT SITE

REVISIONS

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201 E. Las Animas Street
Suite 113
Colorado Springs, CO. 80903
Phone: (719) 635-0880
Email: Office@LGAStudios.com
Website: www.lgastudios.com

CONTRACTOR
PALACE HOMES INC
2218 W COLORADO AVE #190
Colorado Springs, CO 80904
Phone: (719) 487-8835
EMAIL: GORDON@PALACEHOMESINC.COM

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

DRAWN BY: EAH

CHECKED BY: DMNS

PLOT 01/23/24 9:06 AM

SITE PLAN
VICINITY MAP
SITE NOTES

Sheet #
SP1
OF 1 Sheets

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