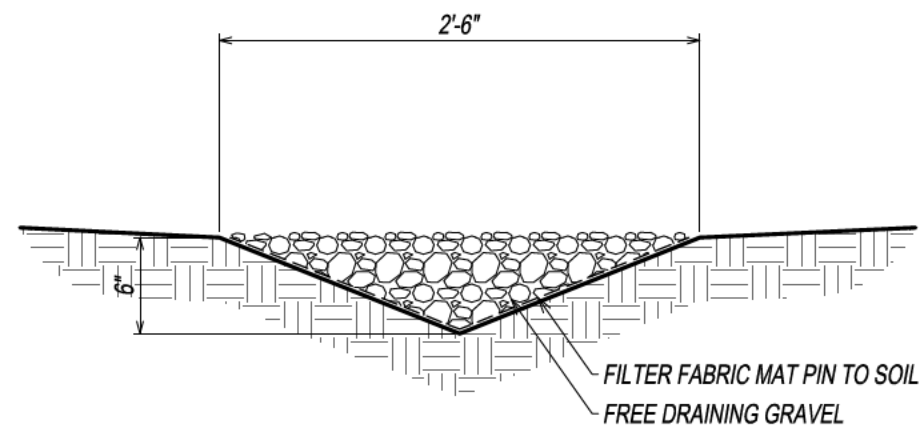
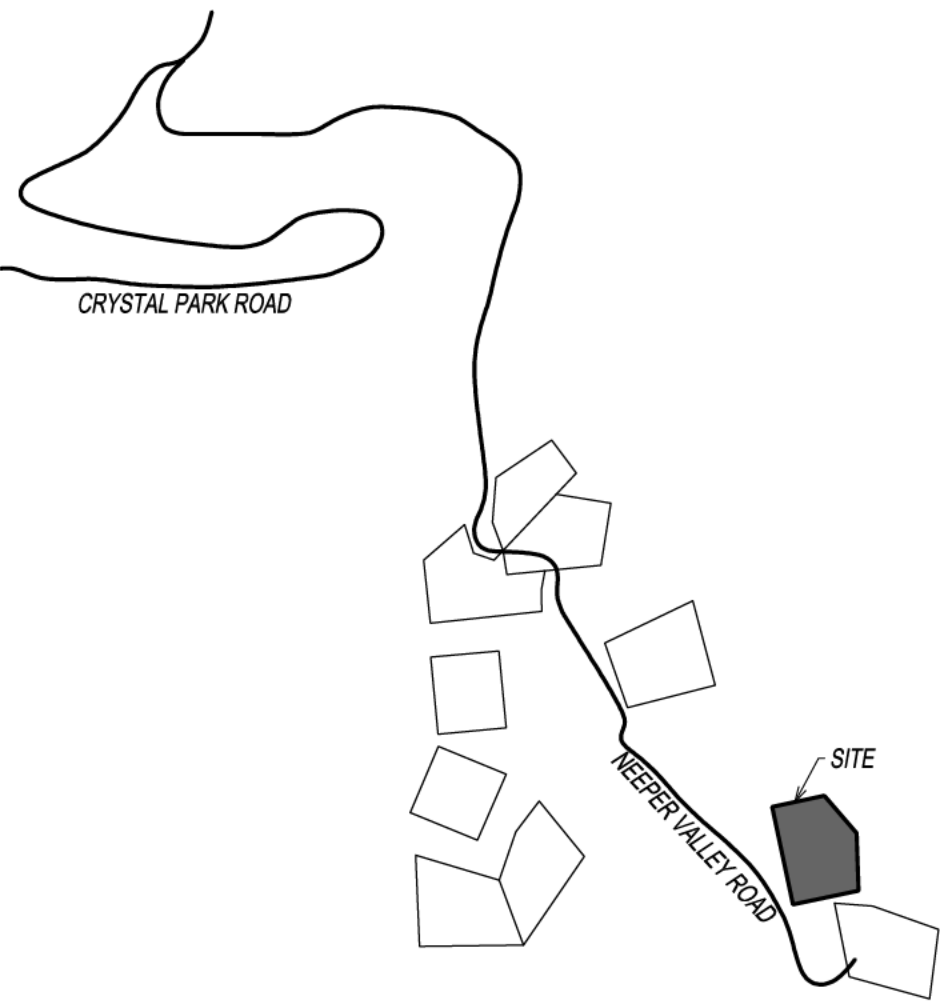


Please revise / add notes per comment from Colorado Geologic Survey (on EDARP), as well as per the recommendations within the soils & geology report submitted.



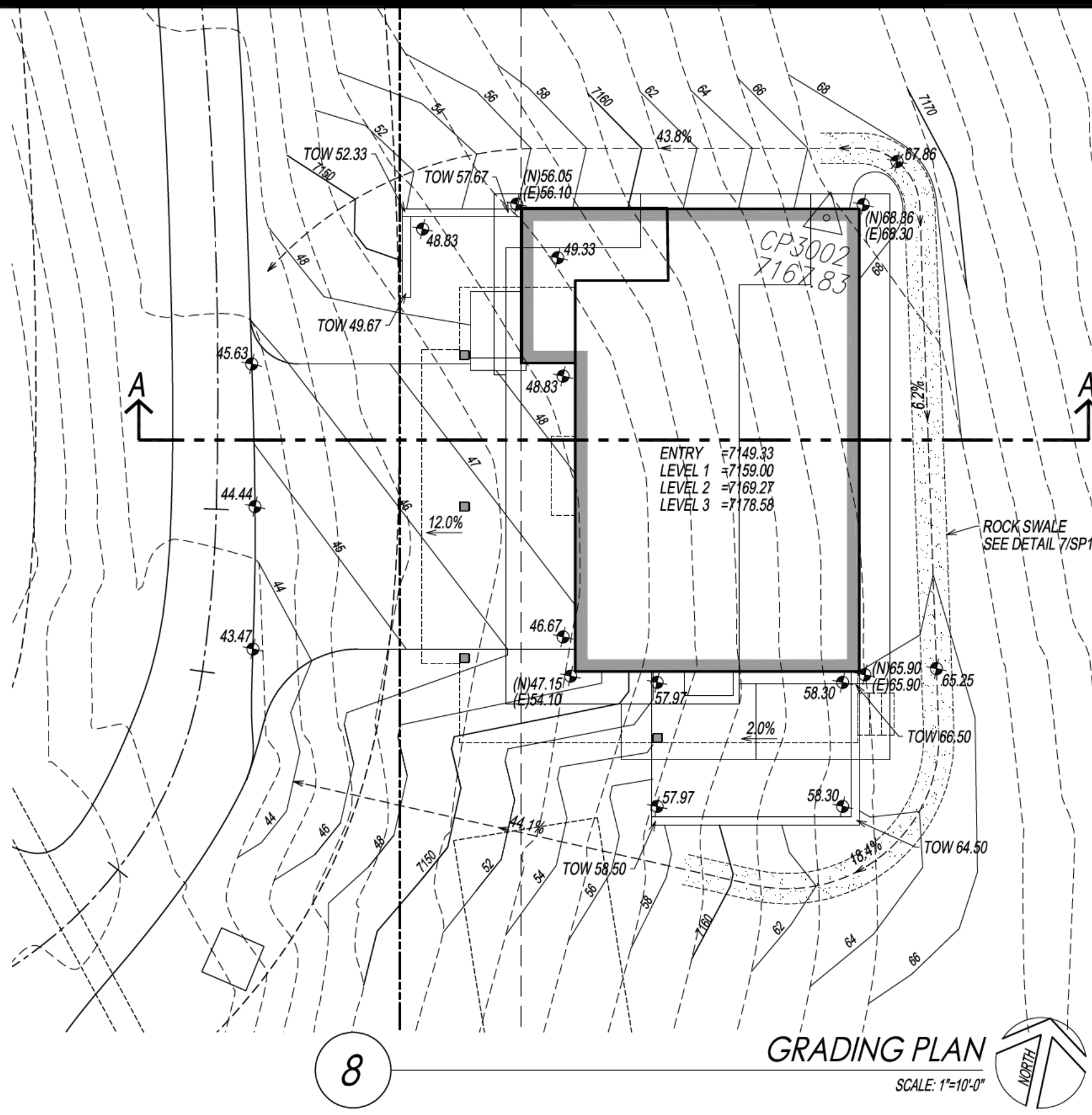
SWALE DETAIL
SCALE: 1"=1'-0"

7



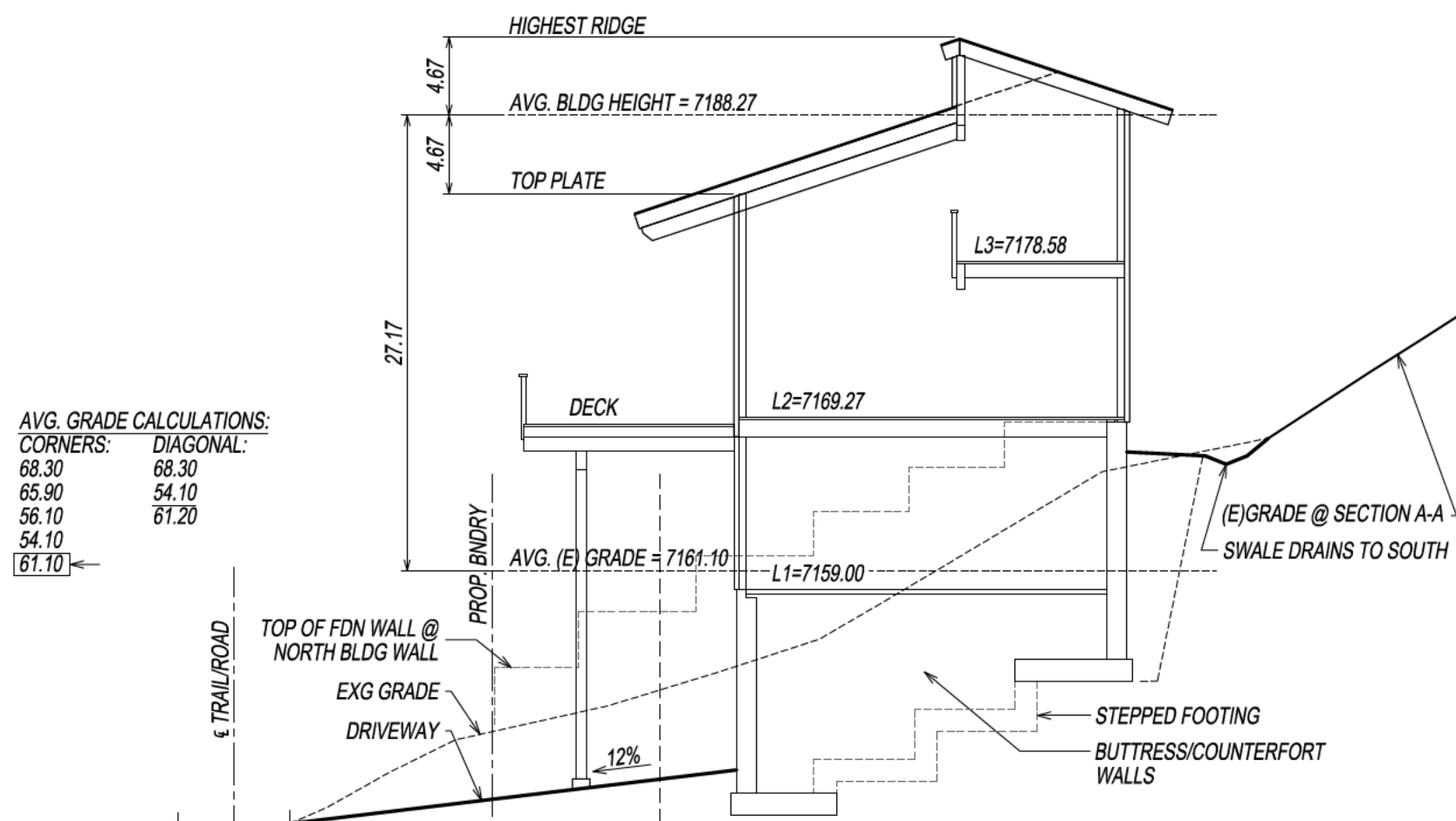
VICINITY MAP
NO SCALE

19



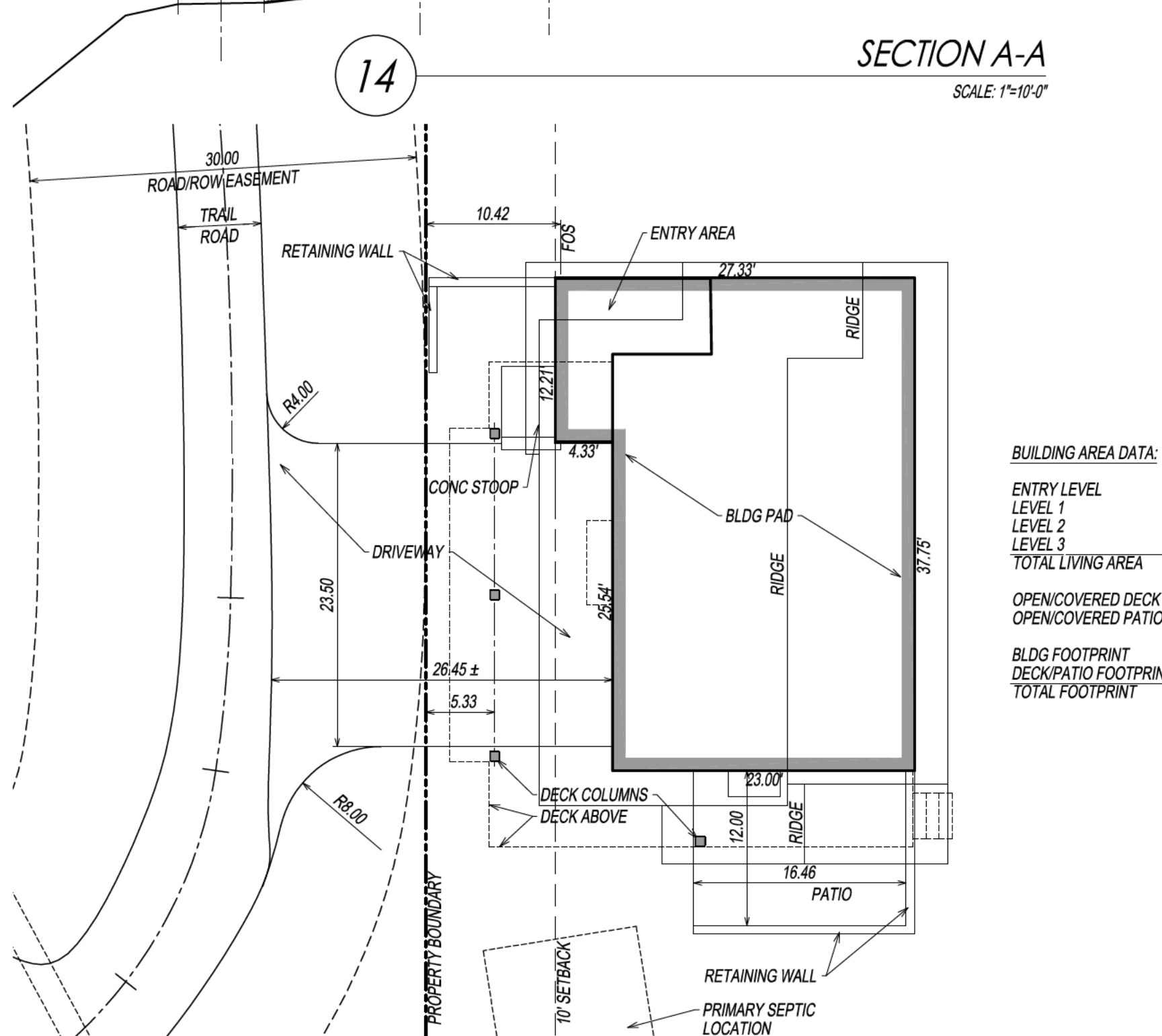
GRADING PLAN
SCALE: 1"=10'-0"

8



SECTION A-A
SCALE: 1"=10'-0"

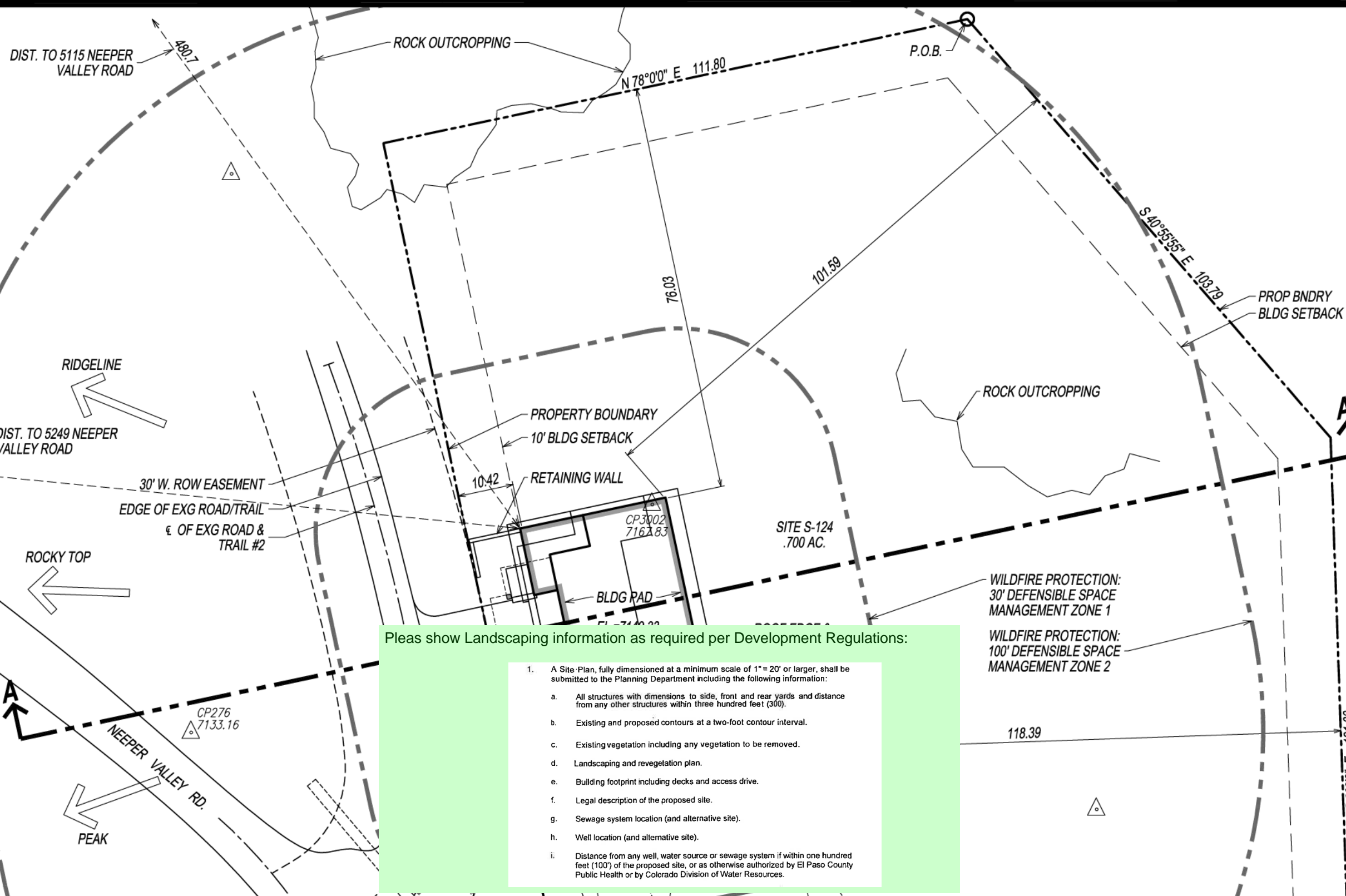
14



SITE DEVELOPMENT PLAN
SCALE: 1"=10'-0"

20

| BUILDING AREA DATA: | |
|----------------------|--------|
| ENTRY LEVEL | = 153 |
| LEVEL 1 | = 836 |
| LEVEL 2 | = 774 |
| LEVEL 3 | = 397 |
| TOTAL LIVING AREA | = 2007 |
| OPENCOVERED DECK | = 584 |
| OPENCOVERED PATIO | = 203 |
| BLDG FOOTPRINT | = 906 |
| DECK/PATIO FOOTPRINT | = 889 |
| TOTAL FOOTPRINT | = 1595 |



SITE PLAN
SCALE: 1"=20'-0"

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WILDFIRE PROTECTION PLAN NOTES:

1. REFER TO "WILDFIRE PROTECTION PLAN" PREPARED FOR THIS SITE, FOR ADDITIONAL REQUIREMENTS.
2. THE SITE IS MODERATELY-TO-DENSELY COVERED IN CONIFEROUS TREES (OVER 50) WITH 4" TO 24" CALIPERS. GROUND COVER CONSISTS OF NATIVE GRASSES AND SCRUB BRUSH.

LEGAL DESCRIPTION:

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2, A PORTION OF THE EAST ONE-HALF (E1/2) OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPLE MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF SAID SECTION 17, AS MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "RAMPART P.L.S. 8897" FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 17, AS MONUMENTED BY A GRANITE STONE BEARS N 88° 03' 33" W, A DISTANCE OF 5195 FEET AND IS THE BASIS OF BEARING USED HEREIN; THENCE S 35° 02' 17" W, A DISTANCE OF 3084.53 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE SITE HEREIN DESCRIBED; THENCE S 40° 55' 55" E, A DISTANCE OF 103.79 FEET; THENCE S 02° 00' 00" E, A DISTANCE OF 121.00 FEET; THENCE S 78° 00' 00" W, A DISTANCE OF 141.00 FEET; THENCE N 12° 00' 00" W, A DISTANCE OF 210.00 FEET; THENCE N 78° 00' 00" E, A DISTANCE OF 111.80 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 30,490 SQUARE FEET (0.70 ACRES) OF LAND, MORE OR LESS.

SITE PLAN GENERAL NOTES:

1. TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY RAMPART SURVEYS, LLC, DRAWING NO. 20425 TOPIC.
2. CONTRACTOR TO VERIFY ALL EASEMENTS, SETBACKS, AND NO-BUILD AREAS.
3. CONTRACTOR TO LIMIT CUT & FILL AREAS, AND LIMIT MATERIAL & VEHICLE STORAGE TO THE BUILDING AREA IN ORDER TO MINIMIZE VEGETATION & SITE DISTURBANCE.
4. FINAL LANDSCAPING TO BE DETERMINED BY THE CONTRACTOR/OWNER. IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE CONTRACTOR/OWNER.
5. USE HAY BALES, WATTLES, AND SILT FENCING TO MINIMIZE EROSION DURING CONSTRUCTION. STABILIZE AREAS w/ SEEDING BLANKETS FOR EROSION CONTROL AS NECESSARY. PROVIDE EROSION CONTROL MATS ON DISTURBED SLOPES STEEPER THAN 1:3 (33%).
6. EARTH MATERIALS ARE NOT TO BE STOCKPILED ON STREETS OR SIDEWALKS, BUT ON SITE OR STAGING AREAS.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AS SHOWN.
8. NATURAL BOULDER RETAINING WALLS SHALL BE 4' HIGH (MAX.), AND SEPARATED 4' TO 5' (MIN.) LATERSALLY AT TIERED LOCATIONS. WALLS ABOVE 4' HIGH SHALL BE ENGINEERED BY A LICENSED CO ENGINEER AND COMPLY w/ CRYSTAL PARK SUBDIVISION GUIDELINES.
9. CONTRACTOR SHALL BE FAMILIAR w/ THE CRYSTAL PARK SUBDIVISION GUIDELINES & ARCHITECTURAL SITE COMMITTEE REQUIREMENTS. CONTRACTOR SHALL ADHERE TO ALL SUBDIVISION & LOCAL CODE/DEPARTMENT REQUIREMENTS. REFER TO "2020 CHDPA RULES, REGULATIONS AND POLICIES" FOR ADDITIONAL REQUIREMENTS.
10. REVEGETATE DISTURBED SLOPES WITH COMPATIBLE GRASS SEED, INCLUDING A MIN. OF 20% ANNUAL RYE GRASS. AREAS ADJACENT TO FOUNDATION & OVER LEACH FIELD SHALL BE INCLUDED.
11. ONLY REMOVE TREES & VEGETATION WITHIN BLDG FOOTPRINT & SEPTIC AREA, OR PER WILDLIFE MITIGATION PLAN.
12. PROPOSED RESIDENCE IS NOT WITHIN ACTIVE DRAINAGES.
13. SEE PLAN FOR DISTANCE TO ADJACENT HOMES OR STRUCTURES.

SITE DATA:

OWNER: MR. & MRS. 5291 PER VALLEY ROAD, MANITOU SPRINGS, CO 80829
PROJECT ADDRESS: SITE #124(R), CRYSTAL PARK FILING NO. 2, EL PASO COUNTY, CO
LEGAL ADDRESS: SITE #124(R), CRYSTAL PARK FILING NO. 2, EL PASO COUNTY, CO
LOT SIZE = 30,490 S.F. (0.70 ACRES)
LOT COVERAGE = 5.2%
BLDG FOOTPRINT (INCL. DECKS/PATIOS) = 1595 S.F.

LEGEND:

EXISTING CONTOURS
NEW CONTOURS
SPOT ELEVATIONS
DRAINAGE SWALE
SLOPE DIRECTION

| | |
|---------------------------|------------|
| Job No: | 2101.01 |
| Drawn: | GH |
| Checked: | |
| Issued: | 08/26/2020 |
| BOUNDARY REV. | 09/03/2020 |
| Concept Design | 02/08/2021 |
| Final Site & Const. Plans | 04/14/2021 |

Description:
Not For Construction
Site Grading &
Development
Plans

Sheet:

SP-1.1