GENERAL SITE PLAN NOTES:

1. FINISHED FLOOR ELEVATION TO BE DETERMINED BY CONTRACTOR. ASSUMED FFE'S SHOWN ON SITE PLAN ARE SCHEMATIC.
2. CIVIL XXXX.0' = ARCHITECTURAL 0'-0"
3. FINAL DRIVEWAY LAYOUT TO BE DETERMINED BY CONTRACTOR AND LANDSCAPE DESIGNER.

PROPERTY LINE
ADJACENT PROPERTY LINE
BUILDING SETBACK
FIRE MITIGATION ZONES
ROOF OVERHANG
BOULDER RETAINING WALL, 48" MAX HT.
W — WELL LOCATION
EXISTING CONTOUR
EXISTING COUNTER - MODIFIED
PROPOSED CONTOUR
62 / 68 — GRADE AT BUILDING CORNERS PROPOSED (BOLD) GRADE AT BUILDING CORNERS EXISTING (GRAY)
GRAVEL DRIVEWAY - EXISTING
GRAVEL DRIVEWAY - NEW EXTENSION
ASPHALT DRIVEWAY - EXISTING
SOIL TREATMENT AREA - PRIMARY LEACH FIELD
EXISTING TREE - TO REMAIN
EXISTING TREE - TO BE REMOVED

PROJECT COLORS:

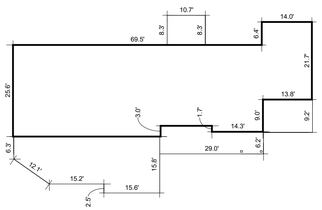
ROOFING	DEEP BLACK
SIDING	BENJAMIN MOORE - SALAMANDER
TRIM	BENJAMIN MOORE - MIDNIGHT DREAM
WINDOWS	BLACK
GARAGE DOOR	MISSION OAK

VEGETATION NOTES:

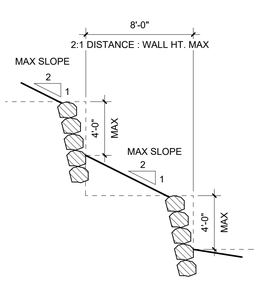
1. ENTIRE PROPERTY IS COVERED IN VEGETATION. VEGETATION CONSISTS OF ASPEN AND FIR TREES OF MISCELLANEOUS CALIPERS RANGING FROM 2' - 12', NATIVE GRASSES, AND MOUNTAIN MAHOGANY GROUND COVER.
2. REVEGETATION/LANDSCAPE PLAN: ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES, INCLUDING AREAS ADJACENT TO FOUNDATION AND SPECIFICALLY OVER LEACH FIELD. TREES AND EXISTING VEGETATION TO BE REMOVED FROM WITHIN THE FOOTPRINT OF THE HOUSE AND SEPTIC ONLY OR PER WILD FIRE MITIGATION PLAN.
3. PROPOSED RESIDENCE IS NOT WITHIN ANY ACTIVE DRAINAGE.

*** BUILDING HEIGHT:** THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE ADJOINING THE BUILDING TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGES FOR GABLE ROOFS

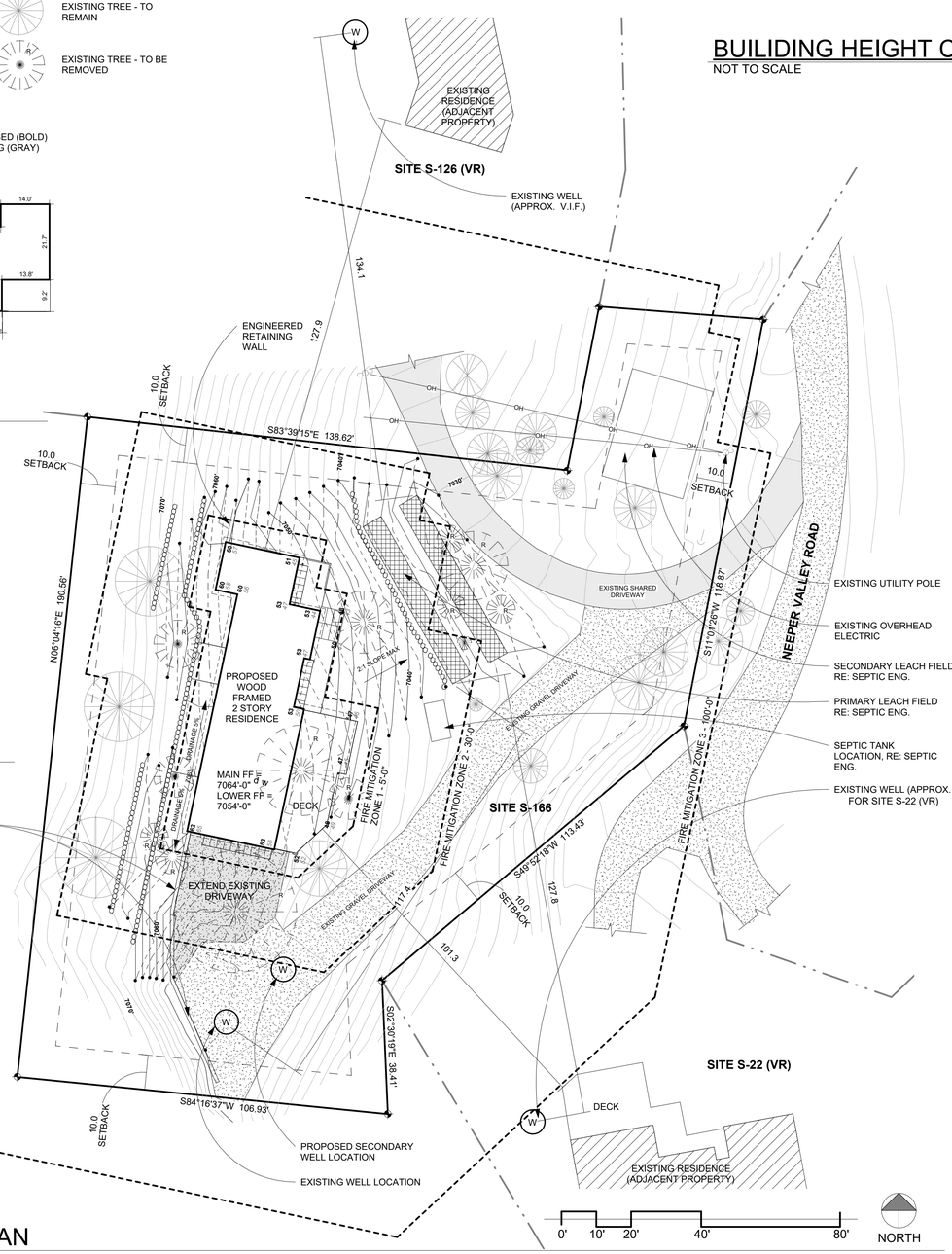
BUILIDING HEIGHT CALCULATION
NOT TO SCALE



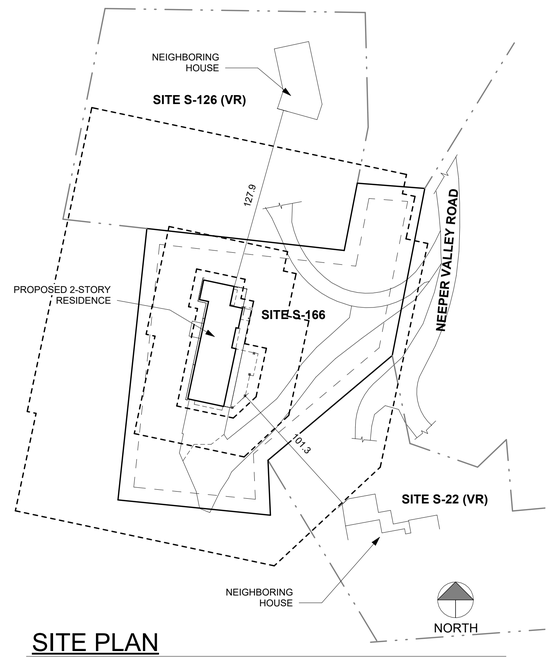
BUILDING FOOTPRINT
NOT TO SCALE



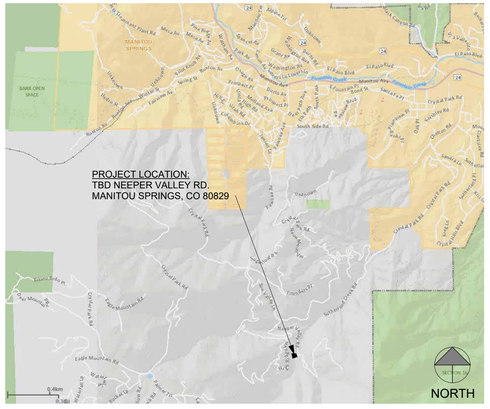
TYP. RETAINING WALL
NOT TO SCALE



1 ENLARGED SITE PLAN
1" = 20'-0"



SITE PLAN
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

OWNER:
DAVID BURROUGHS & RENEE DANIELSON
5060 NEEPER VALLEY ROAD
MANITOU SPRINGS, COLORADO 80829

ARCHITECT / INTERIOR DESIGN:
TDG ARCHITECTURE
201 E. LAS ANIMAS STREET, SUITE 113
COLORADO SPRINGS, CO 80903
PHONE: 719-623-5641
MARK TREMMEL
ELIZABETH LADUKE

STRUCTURAL ENGINEER:
PROSPECT BUILDERS
PHONE: 719-332-9050
JOHN HOCKMAN

SURVEYOR:
RAMPART SURVEYS, LLC
1050 TAMARAC PARKWAY
WOODLAND PARK, COLORADO 80863
PHONE: 719-687-0920
RUSS WOOD

CONTRACTOR:
PALACE HOMES, INC.
1216 WEST COLORADO AVE. #110
COLORADO SPRINGS, CO 80904
PHONE: 719-632-9635
GORDON STEGNER

PROJECT DATA

Administrative
Approved Set
Date: 05/30/2025
dsdhowser
EPC Planning & Community Development Department

OWNER:
DAVID BURROUGHS AND RENEE DANIELSON
5060 NEEPER VALLEY ROAD
MANITOU SPRINGS, CO 80829

PROJECT ADDRESS:
5105 NEEPER VALLEY ROAD
MANITOU SPRINGS, CO 80829

PROJECT DESCRIPTION:
2 STORY NEW RESIDENCE

TAX SCHEDULE NO.:
741000210

LEGAL DESCRIPTION:
SITE S-166(RR), SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2

PLAT NO.: TBD
SITE NO.: S-166
ZONING: PUD

LOT SIZE: 0.7 ACRE (30,492 SF)
LOT COVERAGE: 9.86%
BUILDING HEIGHT: 26'-7 3/4"

SQUARE FOOTAGE CALCULATIONS:

NEW LIVABLE:
NEW LOWER LEVEL: 1,294 SF
NEW MAIN LEVEL: 2,021 SF

TOTAL NEW LIVABLE: 3,315 SF

NEW OTHER:
NEW GARAGE: 710 SF
NEW COVERED: 987 SF

TOTAL NEW OTHER: 1,697 SF

LOT COVERAGE (LOT AREA = 30,492 S.F.:

NEW BUILDING FOOTPRINT: 2,021 SF
NEW COVERED: 987 SF

TOTAL LOT COVERAGE: 3,008 SF (9.86%)

MAXIMUM BUILDING HEIGHT: 30'-0"
PROPOSED BUILDING HEIGHT: 26'-7 3/4"

SEE ELEVATIONS FOR BUILDING HEIGHT

SITE NOTES:

1. TOPOGRAPHIC INFORMATION TO BE SUPPLIED BY LICENSED SURVEYOR. SEE PROJECT TEAM ABOVE.
2. CONTRACTOR TO VERIFY EASEMENTS.
3. 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.
4. FINAL LANDSCAPING TO BE DETERMINED BY CONTRACTOR/OWNER(S). IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE CONTRACTOR/OWNER(S).
5. CONTRACTOR TO USE WATTLES AND SILT FENCING TO MINIMIZE EROSION DURING CONSTRUCTION. STABILIZE AREA WITH SEEDED BLANKETS FOR EROSION CONTROL AS NECESSARY.
6. EARTH MATERIALS ARE TO BE STORED ON SITE OR STAGING AREAS, AND SHALL NOT BE STOCKPILED ON STREETS OR SIDEWALKS.
7. CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AS SHOWN.
8. ANY BOULDER RETAINAGE WALLS SHOWN SHALL BE 48" MAX HEIGHT. WHERE TWO (2) OR MORE BOULDER RETAINING WALLS EXIST, THE LATERAL DISTANCE SHALL BE A MINIMUM OF TWICE THE HEIGHT OF THE WALLS. RETAINING WALLS GREATER THAN 48" IN HEIGHT SHALL BE ENGINEERED BY A LICENSED CO SOILS ENGINEER.
9. CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND OWNER(S) SHALL REVIEW AND VERIFY ALL NOTES, DIMENSIONS AND INFORMATION ON THESE DRAWINGS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES, OMISSIONS OR CHANGES TO THE ARCHITECT. IF ERRORS, OMISSIONS, OR QUESTIONS REGARDING THE DRAWINGS BECOME EVIDENT OR ARE SUSPECTED, THE ITEM SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH WORK. FAILURE TO DO SO SHALL RELIEVE THE ARCHITECT OF ANY LIABILITIES FOR ERRORS OR OMISSIONS IN THE PLANS.

TDG ARCH
201 East Las Animas
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COS, CO 80903
719.623.5641
TDGarchitecture.com

STATE OF COLORADO — MARK W. TREMMEL — B-1958 — LICENSED ARCHITECT

REVISIONS		
	DATE	FOR

BURROUGHS-DANIELSON RESIDENCE
5105 NEEPER VALLEY ROAD
MANITOU SPRINGS, CO 80829

PROJECT DATA, SITE PLAN

SITE DEVELOPMENT

DATE:	4/7/2025
DRAWN BY:	TDG
CHECKED BY:	TDG
PROJECT NO.:	21151

SHEET:
A0.1

4/7/2025 3:30:35 PM T:\0-Current Projects\Burroughs-Danielson Residence\03 - Drawings\00 - Revit\Burroughs Danielson_CD Project 1-rev_v23.rvt