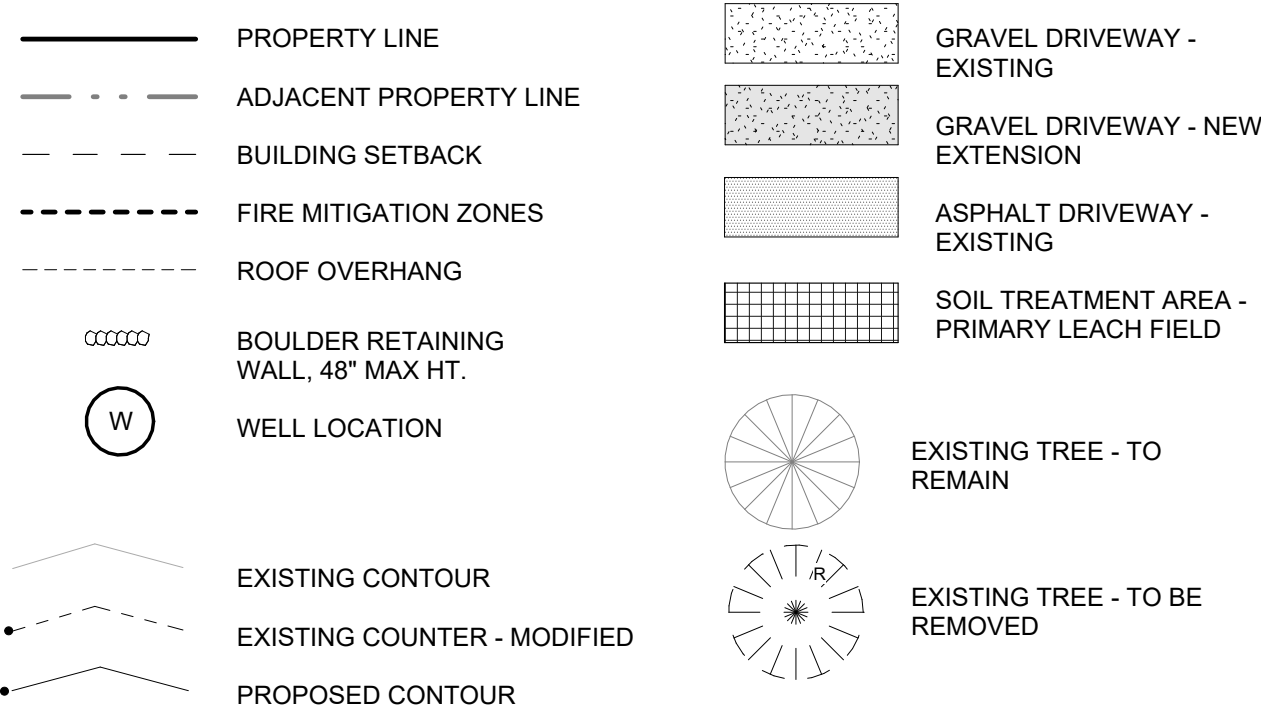
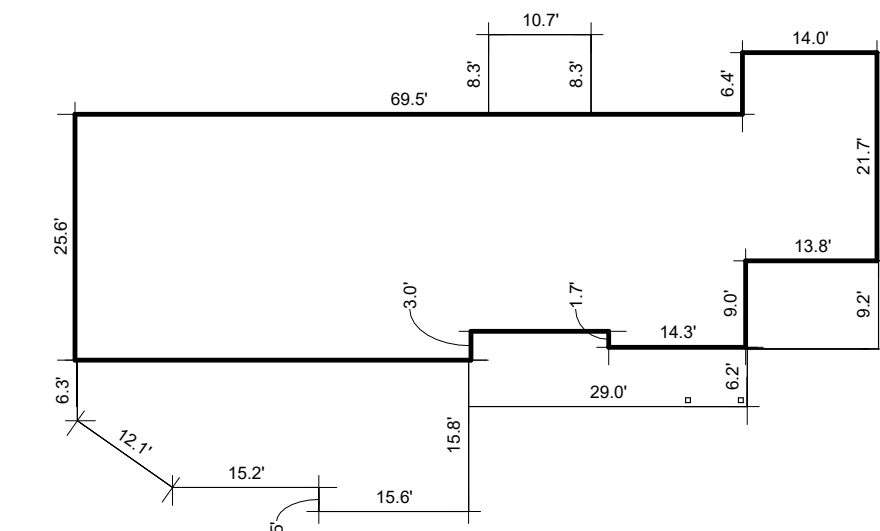


GENERAL SITE PLAN NOTES:

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

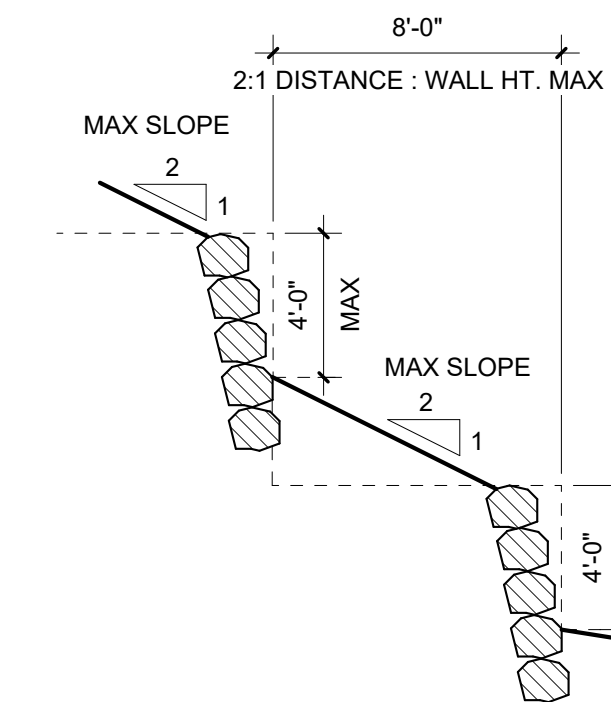


GRADE AT BUILDING CORNERS PROPOSED (BOLD)
GRADE AT BUILDING CORNERS EXISTING (GRAY)



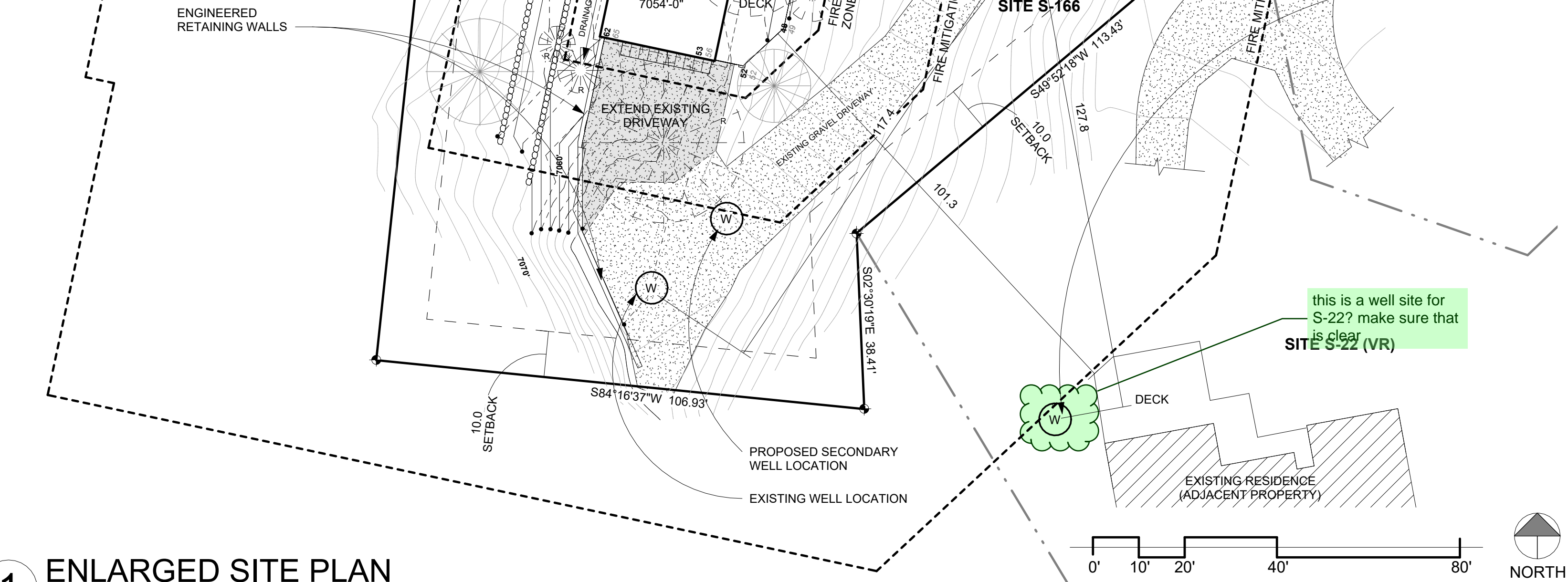
BUILDING FOOTPRINT

NOT TO SCALE



TYP. RETAINING WALL

NOT TO SCALE



1 ENLARGED SITE PLAN

1" = 20'-0"

PROJECT COLORS:

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

VEGETATION NOTES:

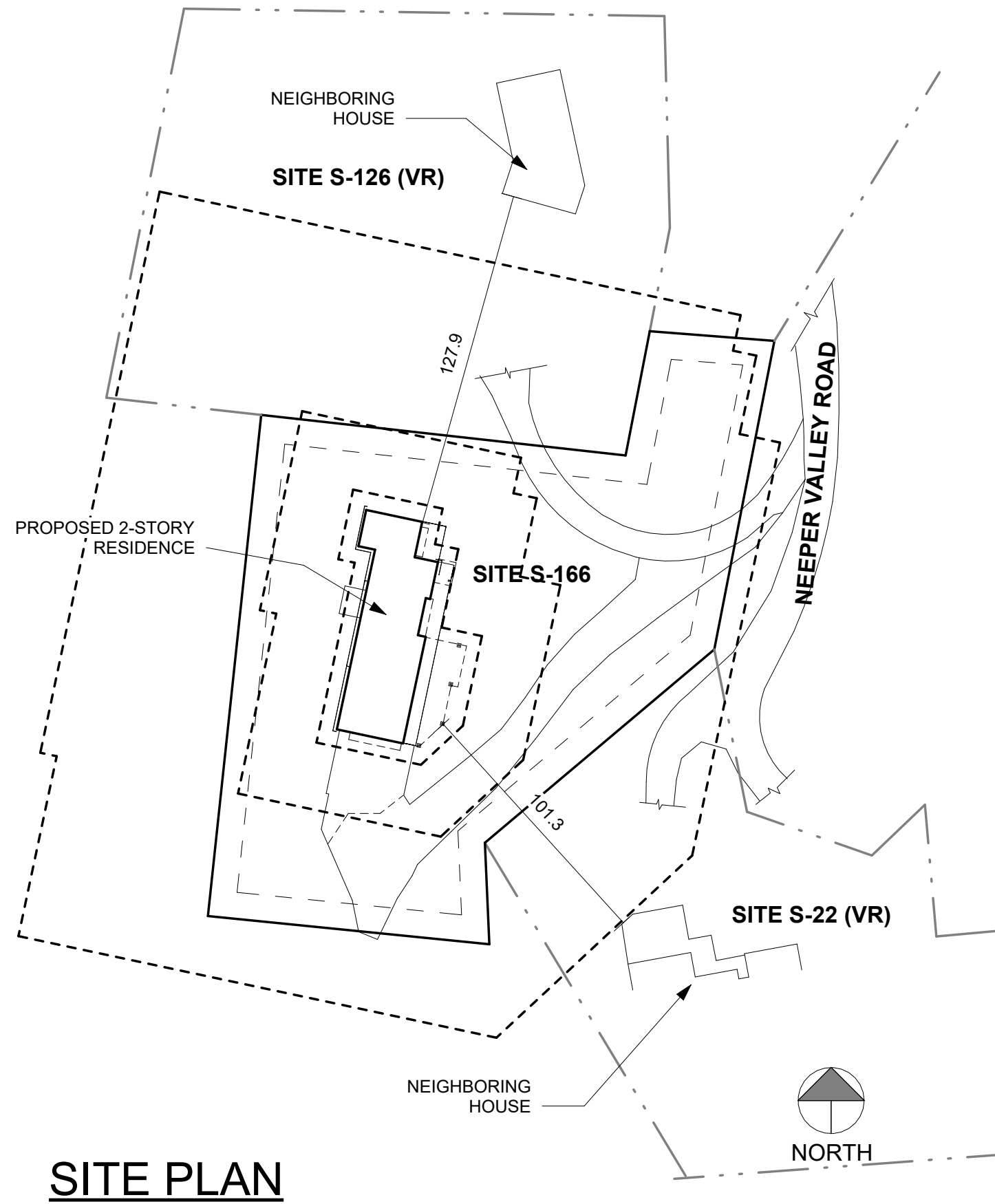
- ENTIRE PROPERTY IS COVERED IN VEGETATION. VEGETATION CONSISTS OF ASPEN AND FIR TREES OF MISCELLANEOUS CALIPERS RANGING FROM 2" - 12", NATIVE GRASSES, AND MOUNTAIN MAHOGANY GROUND COVER.
- REVEGETATION/LANDSCAPE PLAN: ALL DISTURBED AREAS WILL BE REVEGETATED WITH NATIVE GRASSES, INCLUDING AREAS ADJACENT 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.
- 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

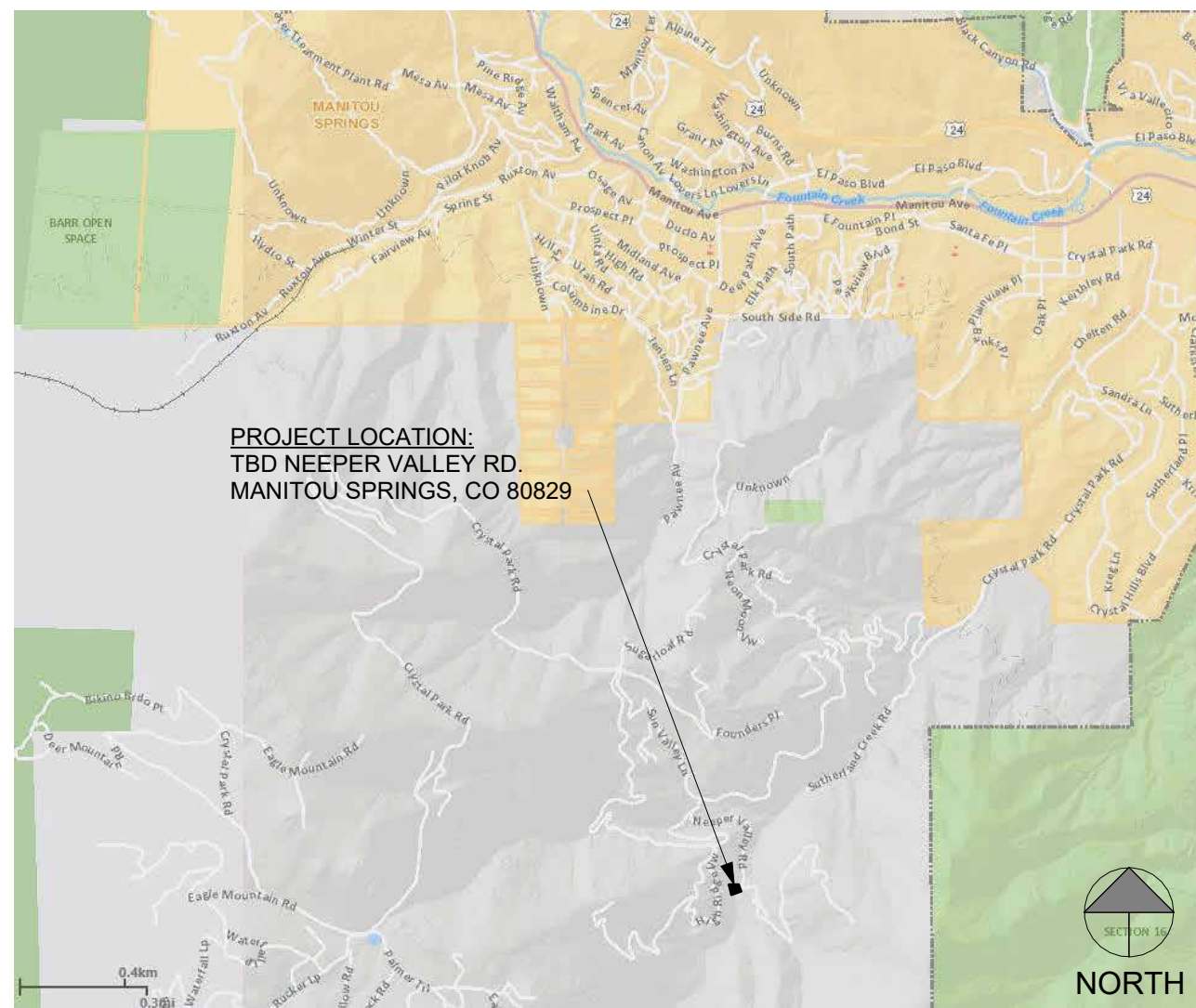
BUILDING HEIGHT CALCULATION

NOT TO SCALE



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

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

PLAY 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

File Number: CP252

SITE NOTES:

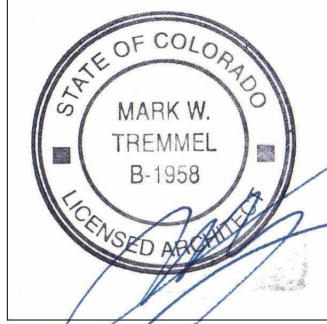
- TOPOGRAPHIC INFORMATION TO BE SUPPLIED BY LICENSED SURVEYOR. SEE PROJECT TEAM ABOVE.
- CONTRACTOR TO VERIFY EASEMENTS.
- CONTRACTOR TO LIMIT CUT AND FILL AREAS AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- FINAL LANDSCAPING TO BE DETERMINED BY CONTRACTOR/OWNER(S). IT SHALL MINIMIZE IMPACT TO THE SITE. ALL LANDSCAPING TO BE COMPLETED BY THE CONTRACTOR/OWNER(S).
- CONTRACTOR TO USE WATTLES AND SILT FENCING TO MINIMIZE EROSION DURING CONSTRUCTION. STABILIZE AREA WITH SEEDED BLANKETS FOR EROSION CONTROL AS NECESSARY.
- EARTH MATERIALS ARE TO BE STORED ON SITE OR STAGING AREAS, AND SHALL NOT BE STOCKPILED ON STREETS OR SIDEWALKS.
- CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AS SHOWN.
- 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.
- 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
Suite 113
COS, CO 80903

719.623.5641

TDGarchitect.com



REVISIONS

	DATE	FOR
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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