

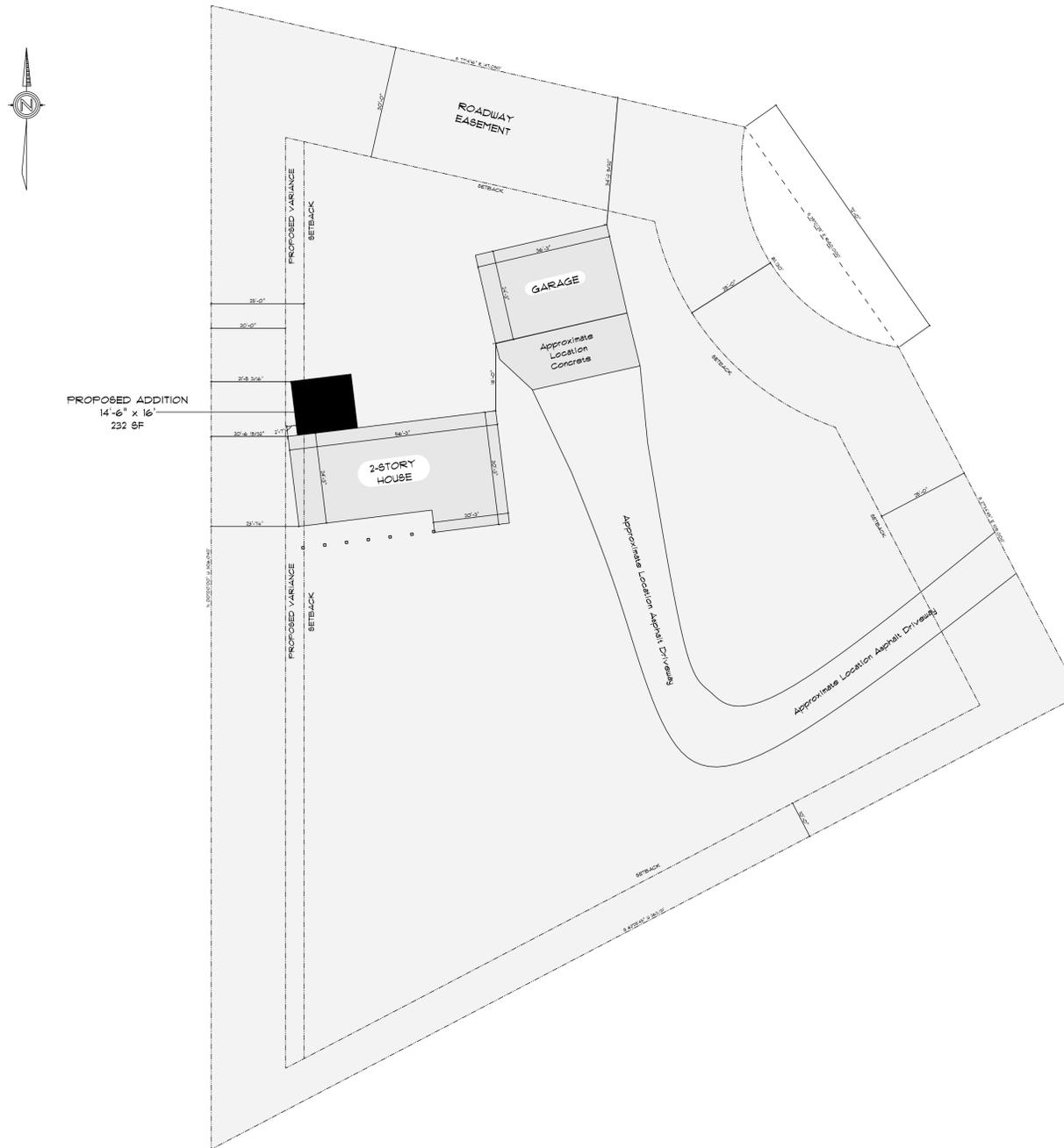
Any modifications to this plan must go through Innovative Building Solutions. The contractor and/or homeowner is responsible for verification of all aspects of the plan(s) prior to construction.

CONTRACTOR

Innovative Building Solutions
Gary Sparrow (ID# 21174)
6572 Bull Hill Ct
Colorado Springs, CO 80919
(719) 210-6177

GENERAL SITE NOTES:

1. The builder shall become familiar with the project site and all existing site conditions with might impact the proposed scope of work prior to beginning any constructions related activities.
2. The builder shall be responsible for verifying existing site grades and natural land formations, existing trees and shrubbery and proposed building location. The builder may obtain a licensed surveyor for the purpose of recording accurate site conditions.
3. All easements, setbacks, building heights and footprint requirements shall be verified by the builder prior to construction.
4. The builder shall confirm the location of any existing utility services and meters and coordinate any required extensions with the utility companies.
5. The builder shall be responsible for coordinating final grading and paving of walks, driveways and patios. Finished grades shall slope away from the building a minimum of 10%, or one (1) foot per every ten (10) feet.
6. The builder and/or owner shall determine and coordinate all required final landscaping.
7. The builder shall keep the premises free from accumulation of waste materials and debris.
8. All retaining walls greater than 4'-0" high, to be designed by a licensed Colorado engineer.
9. All concrete foundation walls, pads, piers and concrete retaining walls shall be designed by a licensed Colorado Professional Engineer or Architect.



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

Wylie Addition
Mark Wylie
2875 Hunter's Glen Road
Monument, CO 80132

LEGAL DESC.

SCHEDULE NO: 1110004085
TRACT 124
WAKONDA HILLS SUB NO 3
PLAT NO: 18711

SCALE: 1/4" = 1'-0" (UNO)

PLAN DATE	REVISION
8/28/2017	

PAGE INFO

SITE PLAN

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SHEET NUMBER