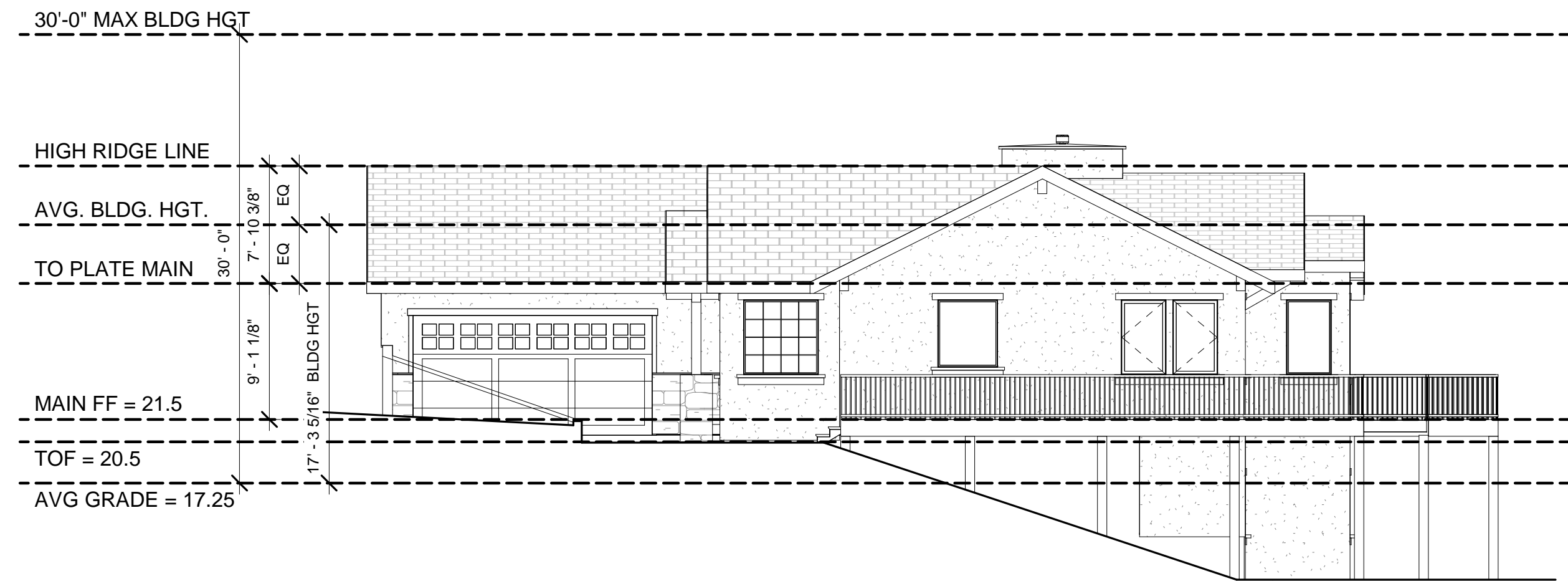


3 VICINITY MAP

6" = 1'-0"

NORTH



4 AVERAGE BUILDING HEIGHT

1/8" = 1'-0"

2 HOUSE FOOTPRINT

1/16" = 1'-0"

1 SITE PLAN

1" = 20'-0"



AVG GRADE =
28x2=56
20x1=20
21x1=21
19x1=19
08x2=16
06x1=6
138 / 8 = 17.25

300-foot distance to to other structures not shown.

Show existing vegetation and vegetation proposed for removal.
No landscaping / revegetation plan provided.

Provide alternative well site.

Provide alternative septic location.

Adjust fire protection zone boundary line to reflect 30 ft. setback from structure eaves and deck location.

SITE INFORMATION:

ADDRESS

484 PONDEROSA VIEW MANITOU SPRINGS, CO 80829

LEGAL

SITE ADDITION TO CRYSTAL PARK SUBDIVISION NO. 2 A PORTION OF THE SOUTH HALF OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

SITE DATA

LOT SIZE = 30492 SQ FT

BUILDING FOOTPRINT:
HOUSE - 1345 SF
GARAGE - 629 SF
DECK - 693 SF
COVERED PORCH - 30 SF

TOTAL: 2697 SF

LOT COVERAGE = 8.8% +/-

ZONING = PUD

TAX SCHEDULE # = #####

BUILDING HEIGHT = SEE ELEVATIONS

SITE INFORMATION:

- 1) Topographic information is as supplied by others. See info below.
- 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 hay bales 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 retaining 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.

SITE LEGEND:

PROPERTY LINES & CORNERS

EXISTING CONTOURS

PROPOSED CONTOURS

PROPOSED BOULDER RETAINING WALL

NO ROCK OUT CROPPING EXIST AT SITE

DRAINAGE SLOPE

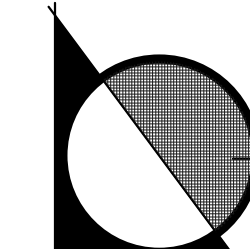
HOUSE CORNER

20 = EXIST GRADE
20 = FINISH GRADE

MISC. TERMS:
BOW=BOTTOM OF RETAINING WALL
(E)=EXISTING TO REMAIN
LL=LOWER LEVEL
ML=MAIN LEVEL
(N)=NEWCONSTRUCTION
(R)=REMOVE
SQ. FT. OR SF=SQUARE FEET
TOF=TOP OF FOUNDATION
TOW=TOW OF RETAINING WALL
UL=UPPER LEVEL
WO=WALKOUT

NOTE: TOPO INFO IS BASED ON:
JACK L. KIRBY LAND SURVEYOR
PO BOX 178
LAKE GEORGE, CO 80827
(719) 748-3144

REVISIONS



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COLORADO SPRINGS, CO 80904
(719) 632-9635

THE
COLEMAN RESIDENCE
LOT 334 CRYSTAL PARK
Project Number: 19-1763

DRAWN BY: CDGGS
CHECKED BY: LGA

PLOT: 2/4/2020

Sheet #

SP1

OF 9 SHEETS

SITE PLAN

SCALE: AS INDICATED