

**B Bldg Profile**  
 SP1 SCALE: NTS

**SITE NOTES:**

- 1) TOPOGRAPHIC INFORMATION (IF REQUIRED) IS SUPPLIED BY OTHERS.
- 2) CONTRACTOR TO VERIFY EASEMENTS.
- 3) CONTRACTOR TO LIMIT CUT AND FILL AREA AND LIMIT MATERIAL AND VEHICLE STORAGE TO THE BUILDING AREAS IN ORDER TO MINIMIZE VEGETATION AND SITE DISTURBANCE.
- 4) CONTRACTOR IS REQUIRED TO PROVIDE POSITIVE DRAINAGE AWAY FROM AND AROUND STRUCTURE IN ALL DIRECTIONS AND AS SHOWN.
- 5) RESEED ALL DISTURBED AREAS.
- 6) WILD FIRE MITIGATION PRACTICES WILL APPLY PER THE CRYSTAL PARK GUIDELINES AND CONSTRUCTION PRACTICES AND THE WILDFIRE PROTECTION PLAN WHICH HAS BEEN DEVELOPED FOR THIS SITE.

**LOT COVERAGE:**

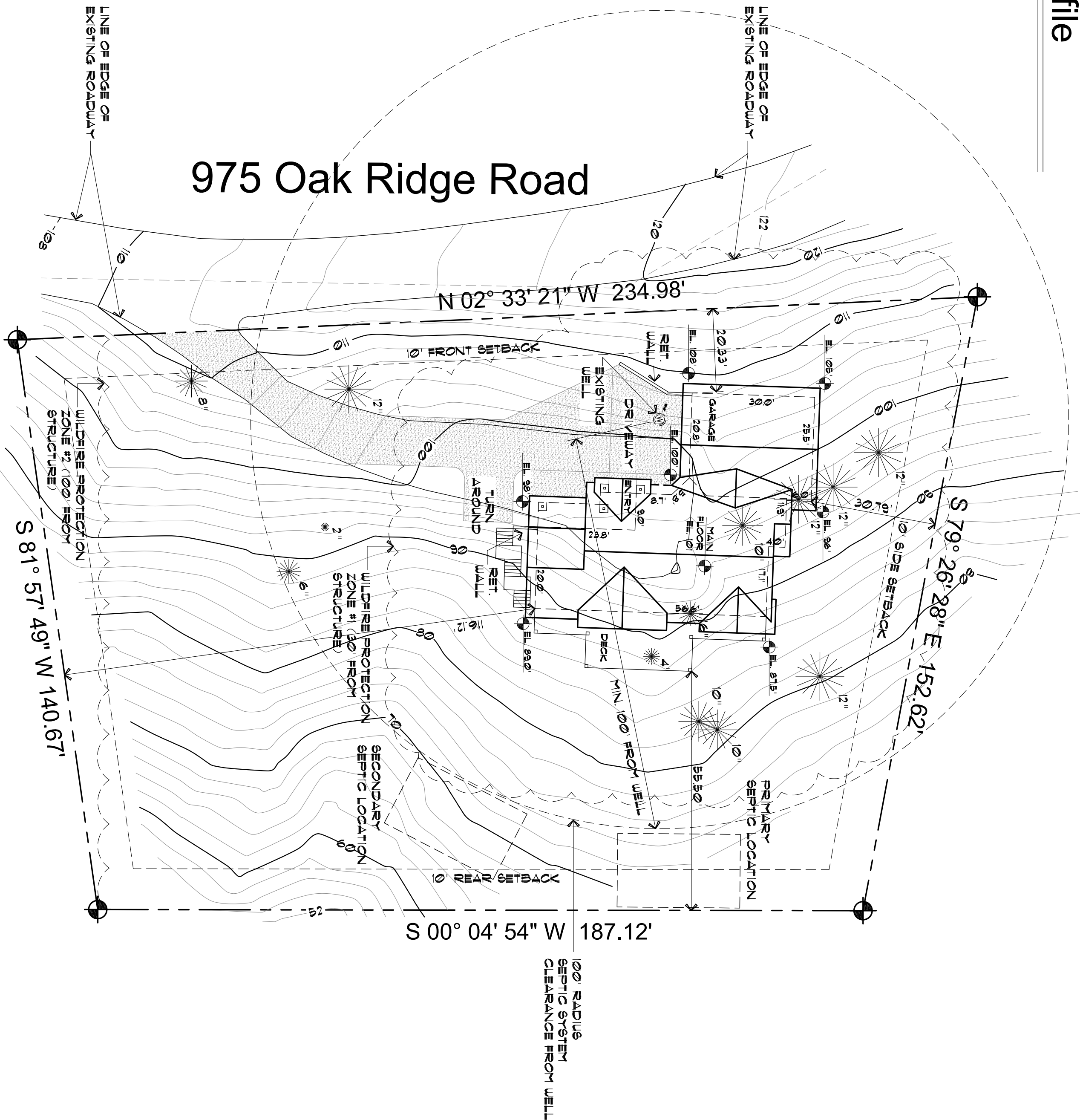
PROPOSED SINGLE FAMILY RESIDENCE = 3970 SQ FT  
 LOT AREA = 30,483 SQ FT  
 LOT COVERAGE 13% (30,483 / 234,981) = 91%

**SITE DATA:**

ZONE FUD  
 TOTAL SITE AREA 30,483 SQ FT  
 MINIMUM SETBACKS  
 FRONT 10'  
 LEFT SIDE 10'  
 RIGHT SIDE 10'  
 REAR 10'  
 MAX BUILDING HEIGHT 30'0"

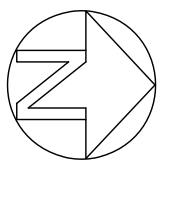
**LEGAL DESCRIPTION:**

CRYSTAL PARK  
 EL PASO COUNTY MANITOU SPRINGS, COLORADO  
 TAX SCHEDULE NUMBER:  
 OR BETTER KNOWN AS:  
 815 OAK RIDGE ROAD  
 MANITOU SPRINGS, COLORADO 80829



**A Site Plan**  
 A-2 SCALE: 1" = 20'-0"

Square Footage:	
Main Level	1,492 sf
Lower Level	1,280 sf
Total Heated	2,772 sf
LL Unfinished	185 sf
Garage	744 sf
Deck/Porch	724 sf



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A-10	Main Level Floor Framing
S-2	Roof Framing

**BBKernDESIGNS LLC**  
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**A-2**

Plan Number: **R-20180601**  
 Sheet Title: **SITE PLAN**  
 Date: **10/12/18**  
 Sheet No: **A-2**

Of 10 Sheets