

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 = 2,390 SQ FT
LOT AREA = 30,492 SQ FT
LOT COVERAGE 2390/30492 = 8%

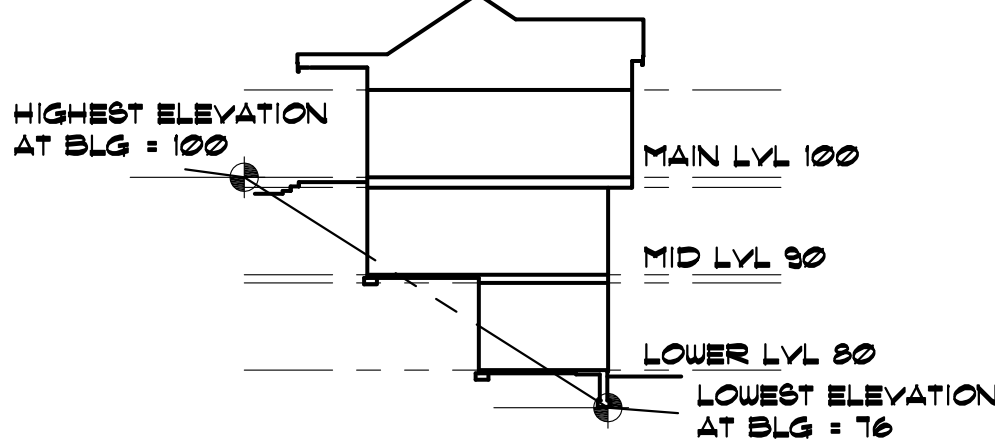
SITE DATA:

ZONE FUD
TOTAL SITE AREA 30,492 SQ FT
MINIMUM SETBACKS
FRONT 10'
LEFT SIDE 10'
RIGHT SIDE 10'
REAR 10'
MAX. BUILDING HEIGHT 30.0'

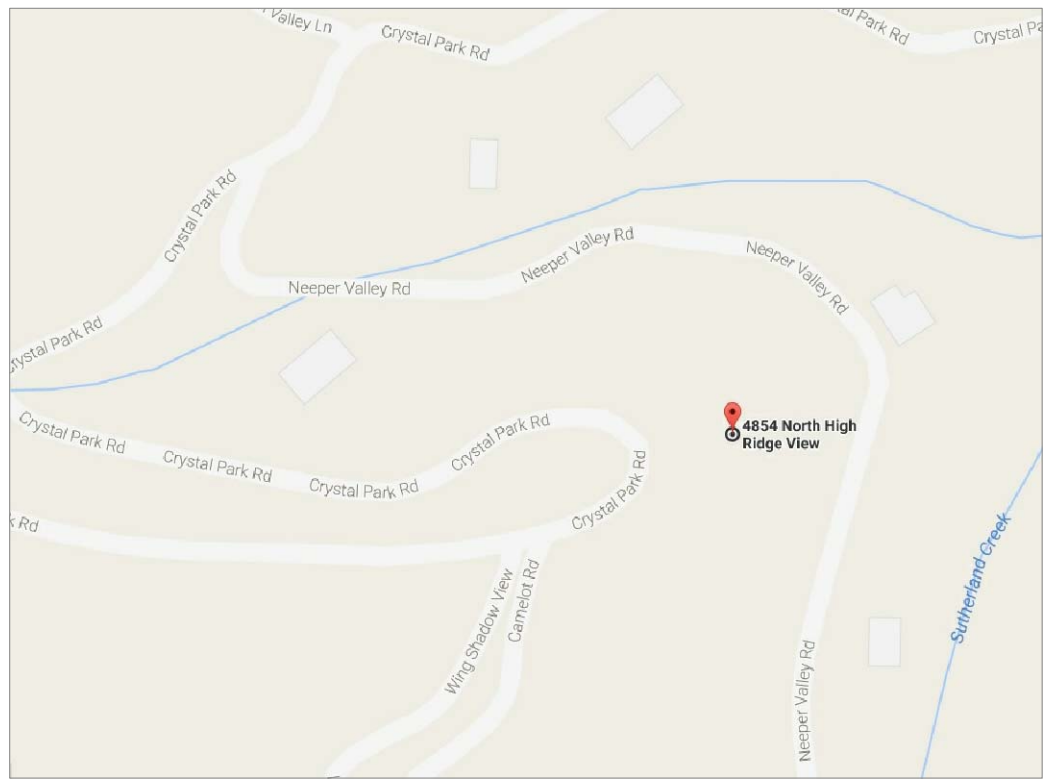
LEGAL DESCRIPTION:
SITE-315(R) SITE ADD TO CRYSTAL PARK SUB NO 2
EL PASO COUNTY, MANITOU SPRINGS, COLORADO
TAX SCHEDULE NUMBER: 74170-00-049

OR BETTER KNOWN AS:
4854 CRYSTAL PARK ROAD
MANITOU SPRINGS, COLORADO 80829

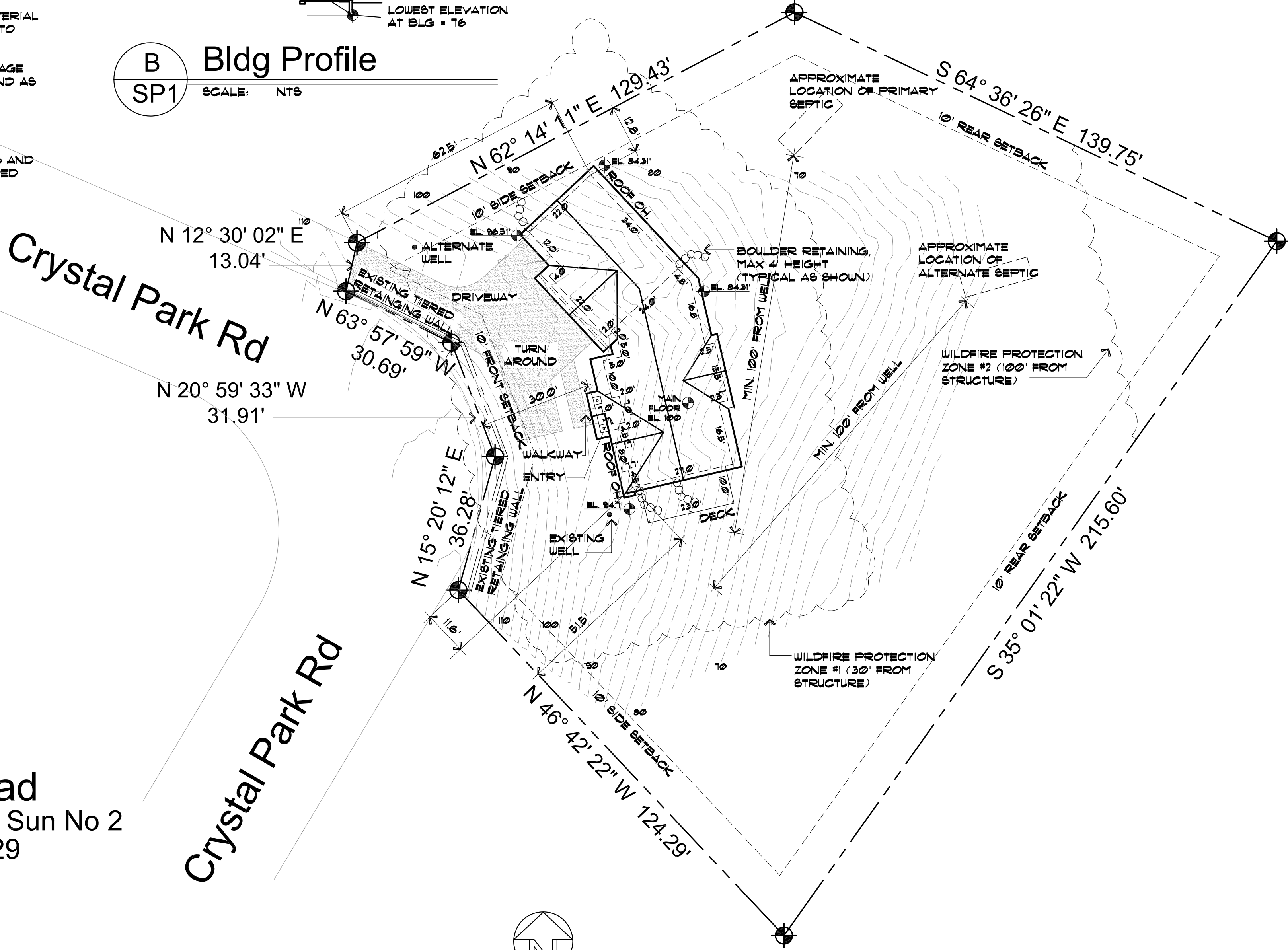
4854 Crystal Park Road
Site S-315(R) Site Add to Crystal Park Sun No 2
Manitou Springs, Colorado 80829
Tax Schedule Number: 74170-00-049



B Bldg Profile
SP1 SCALE: NTS



C Vicinity Map
SP1 SCALE: NTS



A Site Plan
SP1 SCALE: 1" = 20'-0"

Approved
By: Raimere Fitzpatrick
Date: 11/16/2017



El Paso County Planning & Community Development

Square Footage:	
Main Level	1,060 sf
Mid Level	1,840 sf
Lower Level	575 sf
Total Living (Fin.)	3,475 sf
Garage	880 sf
Unfinished LL	869 sf
Porch	168 sf
Deck	829 sf

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S-3 Roof Framing	

BBKernDESIGNS LLC
DESIGNER: Jeff and Patty Goldhammer
PROJECT: 4854 Crystal Park Road
MANITOU SPRINGS, COLORADO 80829
719.375.4956
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Revisions:	

Plan Number: R-20170202
Sheet Title: SITE PLAN
Date: 06.09.2017
Sheet No: SP1
Of 1 Sheets