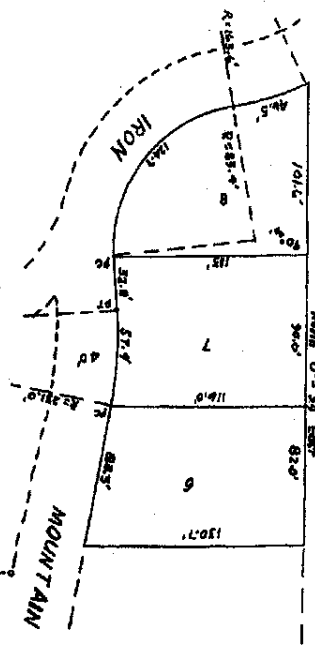


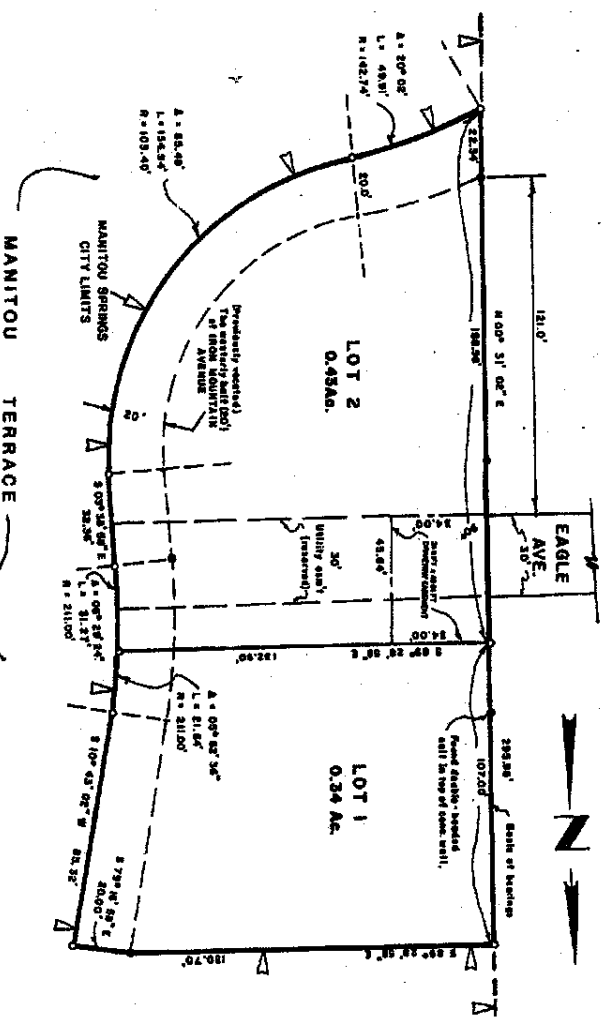
MEESE SUBDIVISION NO. 2
A VACATION AND REPLAT OF A PORTION OF BLOCK 'A' OF SHIFFER & FREDRICKS
RESUBDIVISION OF A PORTION OF MANITOU TERRACE
 In the City of Manitou Springs, El Paso County, Colorado

10348



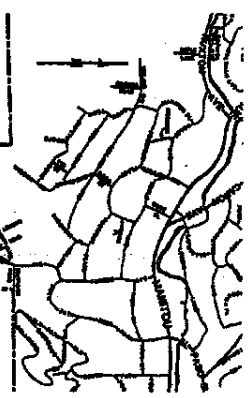
AS PREVIOUSLY PLATTED
 Scale 1" = 50 ft.

NOTICE
 This 746 PLATTED portion of the plat was approved by the City of Manitou Springs on March 14, 1988.



AS REPLATTED
 Scale 1" = 30'

- NOTES:**
- The basis of bearings is the West Line of Lots 1 and 2 as platted assumed to be N 00° 31' 02" E.
 - This plat was accomplished with the aid of a Title Commitment as furnished by Commissioner Land Title, #123549N, 09/11/20, 1992.



A MONUMENTED SURVEY
MEESE SUBDIVISION NO. 2
 In the City of Manitou Springs,
 El Paso County, Colorado
 Date of preparation: September 14, 1988

LEGEND:

- Indicates set & laid by 15' rebar with plastic cap stamped Norman L. Postern L.S. 9471.
- Fund 3/4" pipe unless otherwise shown.

WALL MEN BY THESE PRESENTS:

That David A. Meese and Barbara L. Meese being the owners, to the simple of a tract of land described as Block 'A' of the Shiffer & Fredricks Resubdivision of a portion of Manitou Terrace more particularly described as follows:
 Beginning at the northwest corner of the herein described tract thence S 89° 20' 58" E. 130.70 ft. to the westerly right-of-way of the vacated Iron Mountain Avenue thence S 10° 41' 02" E. 83.32 ft. to the centerline of said Iron Mountain Avenue thence S 21° 00' 00" E. 211.00 ft. with a central angle of 14° 22' for a distance of 52.31 ft., thence S 07° 38' 58" E. 32.38 ft.; thence along a curve to the right, radius = 103.40 ft., with a central angle of 85° 48' for a distance of 154.98 ft.; thence along a curve to the left, radius = 162.74 ft., with a central angle of 20° 02' for a distance of 107.05 ft. to the southerly extension of the west line of the site of the Shiffer & Fredricks Resubdivision of a portion of Manitou Terrace thence S 10° 41' 02" E. along the aforementioned extension of the west line of the site of the Shiffer & Fredricks Resubdivision of a portion of Manitou Terrace a distance of 261.98 ft. to the point of beginning. The above described tract contains 0.77 acres.

REDUCTION:

Said owners have caused said tract of land to be surveyed, subdivided and replatted as shown on the attached plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundary and dimensions of said tract, which tract so replatted shall be known as MEESE SUBDIVISION NO. 2 A VACATION AND REPLAT OF A PORTION OF BLOCK 'A' OF SHIFFER & FREDRICKS RESUBDIVISION OF A PORTION OF MANITOU TERRACE in the Town of Manitou Springs, El Paso County, Colorado.

Wall Men
 David A. Meese
 Barbara L. Meese

STATE OF COLORADO)
 COUNTY OF EL PASO)
 The foregoing statement was acknowledged before me this 24th day of June 1988 A.D.

WITNESS BY HAND AND OFFICIAL SEAL:
 By commission expires 4/1/2000
Michelle M. Outeney
 Notary Public, State of Colorado
 Address: 200 80204

APPROVAL:
 The attached plat is hereby approved for filing this 10th day of March 1988 A.D.
 By the Planning Commission Chairman of the Town of Manitou Springs, Colorado.

The accompanying plat of the MEESE SUBDIVISION NO. 2 A VACATION AND REPLAT OF A PORTION OF BLOCK 'A' OF SHIFFER & FREDRICKS RESUBDIVISION OF A PORTION OF MANITOU TERRACE to the Town of Manitou Springs, El Paso County, Colorado is hereby approved for filing this 10th day of March 1988 A.D.
 Chairman: *[Signature]*

IN WITNESS WHEREOF:
 The undersigned being associated these presents:
 Attested: *[Signature]*
 Councilman: *[Signature]*
 Councilman: *[Signature]*
 Councilman: *[Signature]*

STATE OF COLORADO)
 COUNTY OF EL PASO)
 I hereby state that this statement was filed for record in my office at 10:15 o'clock P.M. on this 24th day of June 1988 A.D. and that the same is true, accurate and complete and that the provisions of this survey are in full compliance with the provisions of the laws of the State of Colorado.
 at my office under reception number 091115 of the records of El Paso County.

By *[Signature]*
 Patrick Kelly, Clerk and Recorder

FEES \$10.00

NOTICE:
 According to Colorado law you must commence any legal action based upon any defect in this survey within six years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of declaration shown hereon. (13-60-1127.3)

CERTIFICATION:
 I, Norman E. Postern, a Registered Land Surveyor in the state of Colorado, do hereby certify that this survey and plat was done by me, and that the same is true, accurate and complete and that the provisions of this survey be commenced more than ten years from the date of declaration shown hereon. (13-60-1127.3)

[Signature]

GENERAL NOTES

- GENERAL**
- CONTRACTOR, SUBCONTRACTORS, SUPPLIERS, AND OTHERS 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 INCONSISTENCIES ARE FOUND PRIOR TO THE BEGINNING OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND DIMENSIONS IN THE PLANS.
 - ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
 - ALL WORK IS TO BE PERFORMED IN A THOROUGH AND SOON WORKMANLIKE MANNER BY SKILLED WORKERS IN CONFORMANCE WITH THE BEST PRACTICES OF THE TRADE.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL, COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS.
 - THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY AND SAFE MANNER. DEBRIS SHALL BE PLACED IN TRASH RECEPTACLES OR BINS. EXCESS MATERIALS, EXCESS MATERIALS, STORED MATERIALS, TOOLS, SUPPLIES OR EQUIPMENT SHALL BE KEPT OFF THE SITE.
 - ALL FEDERAL AND STATE SAFETY AND HEALTH REGULATIONS SHALL BE ENFORCED FOR ALL WORK, EQUIPMENT AND CONSTRUCTION METHODS.
 - IF ASBESTOS OR ASBESTOS-CONTAINING MATERIALS ARE ENCOUNTERED DURING DEMOLITION OR CONSTRUCTION STOP WORK AND DO NOT DISTURB THE MATERIALS. CONSULT WITH A LICENSED ASBESTOS ABATEMENT PROFESSIONAL TO REMOVE THE MATERIALS PRIOR TO PROCEEDING.
 - PROVIDE TEMPORARY SHORING FOR THE EXISTING STRUCTURE DURING DEMOLITION UNTIL THE NEW SUPPORTING STRUCTURE IS IN PLACE.
 - LOCATE AND STAKE ALL EXISTING UNDERGROUND UTILITY LINES PRIOR TO EXCAVATION, TRENCHING OR DIGGING. REPLACE OR REPAIR ANY DAMAGE FOR ADDITIONS AND REPAIRS. HIDDEN CONDITIONS EXIST AT THE TIME OF PREPARATION OF THESE DRAWINGS. IF EXPOSURE OF THESE CONDITIONS RESULT IN CONFLICTS WITH THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL GLASS WITHIN 18" OF FLOOR AND WITHIN A 24" ARC OF DOOR JAMBS TO BE TEMPERED GLASS. ALL GLASS WITHIN DOORS ALSO SHALL BE TEMPERED GLASS.
 - ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE, MANUALLY OPERATED EDGE OR SURFACE-MOUNTED PUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.

- DOOR AND WINDOW NOTES**
- ALL DOORS SHALL SLIGHTLY RECESSED INTO THE STRUCTURE AT A MINIMUM SLIP OF 1/8" FROM DOOR FOR EASY TO FEEL DISTANCE AND SHALL CONFORM TO ALL REQUIREMENTS OF THE SOLID WOOD OR COMPOSITION WOODEN DOOR SETS REPORT SHALL GOVERN ALL DOOR DESIGN AND CONSTRUCTION.
 - FOUNDATION DESIGN SHALL BE COMPLETED BY A REGISTERED SOLE/FOUNDATION ENGINEER LICENSED IN THE STATE OF COLORADO AND SHALL BE ALLOWED BY CODE. SOILS REPORT TO BE ON HAND AT THE TIME OF FIRST INSTALLATION. IF NO SOILS REPORT HAS BEEN DONE, OBTAIN ASSUMED VALUES.
 - MAINTAIN A MINIMUM OF 20" PROTECT DEPTH FOR ALL FOOTINGS, PADS AND PILES UNLESS OTHERWISE NOTED ON PLANS.
 - ALL CONCRETE SHALL BE FINISHED WITH A TYPICAL FINISH UNLESS OTHERWISE NOTED ON PLANS.
 - MINIMUM CLEARANCE FROM REINFORCING STEEL TO FACE OF CONCRETE SHALL BE 3" WHEN CONCRETE IS PLACED AGAINST EXISTING 2" WHEN CONCRETE IS FORMED AND PLACED AGAINST PARTIAL AND 1 1/2" WHEN CONCRETE IS FORMED AND PLACED AGAINST FULL PART.
 - CONCRETE SHALL BE REINFORCED WITH #4 BARS AT 18" ON CENTER IN COMPLIANCE WITH ACI 318 AND CBS STANDARDS.
 - REINFORCING STEEL SHALL LAY MIN. 30 BAR DIAMETERS IN CONCRETE AND 40 BAR DIAMETERS IN VASCONRY CONCRETE.
 - SOILS SHALL BE REMOVED FROM EXISTING BLOCKS, INERTS, SLURRIES, SANDS, GRAVELS, ETC. AS REQUIRED PRIOR TO POURING CONCRETE. INDICATED WITH OTHER NOTES ON DRAWINGS. FORM ALL GROUNDWORK, SEALS, REINFORCEMENT, ETC. AS REQUIRED TO RECEIVE THE MATERIAL AND EQUIPMENT.
 - PROVIDE CONTROL JOINTS IN SLABS IN STRATEGIC LOCATIONS FOR EVERY 200 SQ FT OF SLAB AREA. EXPANSION JOINTS SHALL BE PROVIDED AT SLAB ADDITIONAL REQUIREMENTS. INCLUDE SLAB PERIMETER UNDER RELATED SPACES AS SHOWN ON PLANS.

PROJECT INFORMATION:

SHEET INDEX:

ARCHITECTURAL AND SITE PLAN

OWNER:
 GERRIL L. AND HEPT E. MENA
 16 EAGLE AVENUE
 MANITOU SPRINGS, CO 80824

PROJECT ADDRESS:
 16 EAGLE AVENUE
 MANITOU SPRINGS, CO 80824

PROJECT DESCRIPTION:
 PARKING ADDITION RETAINING WALLS, WITH STORAGE BELOW

ASSESSOR'S SCHEDULE NO.:
 1408102000

LEGAL DESCRIPTION:
 LOT 2 WESTER SUB NO 2 A VAC & REPLAT OF A PORT OF BLK. N. OF
 SHIFFER & FREDERICKS RESUB OF A PORT OF MANITOU SPRING
 PLAT NO. 108448

CITY ZONING CLASSIFICATION: LDR DENSITY RESIDENTIAL

SOILS REPORT CALCULATIONS:
 LIVABLE: UNCHANGED

OTHER:
 TOPOGRAHY RECONSTRUCTED: 410 SF
 TOTAL OTHER (SCHEDULE): 410 SF

LOT COVERAGES (LOT AREA = 14,781 SF, 770 ACU):
 CHANGED FROM EXISTING = 4,971 SF = 410 SF (28.7%)

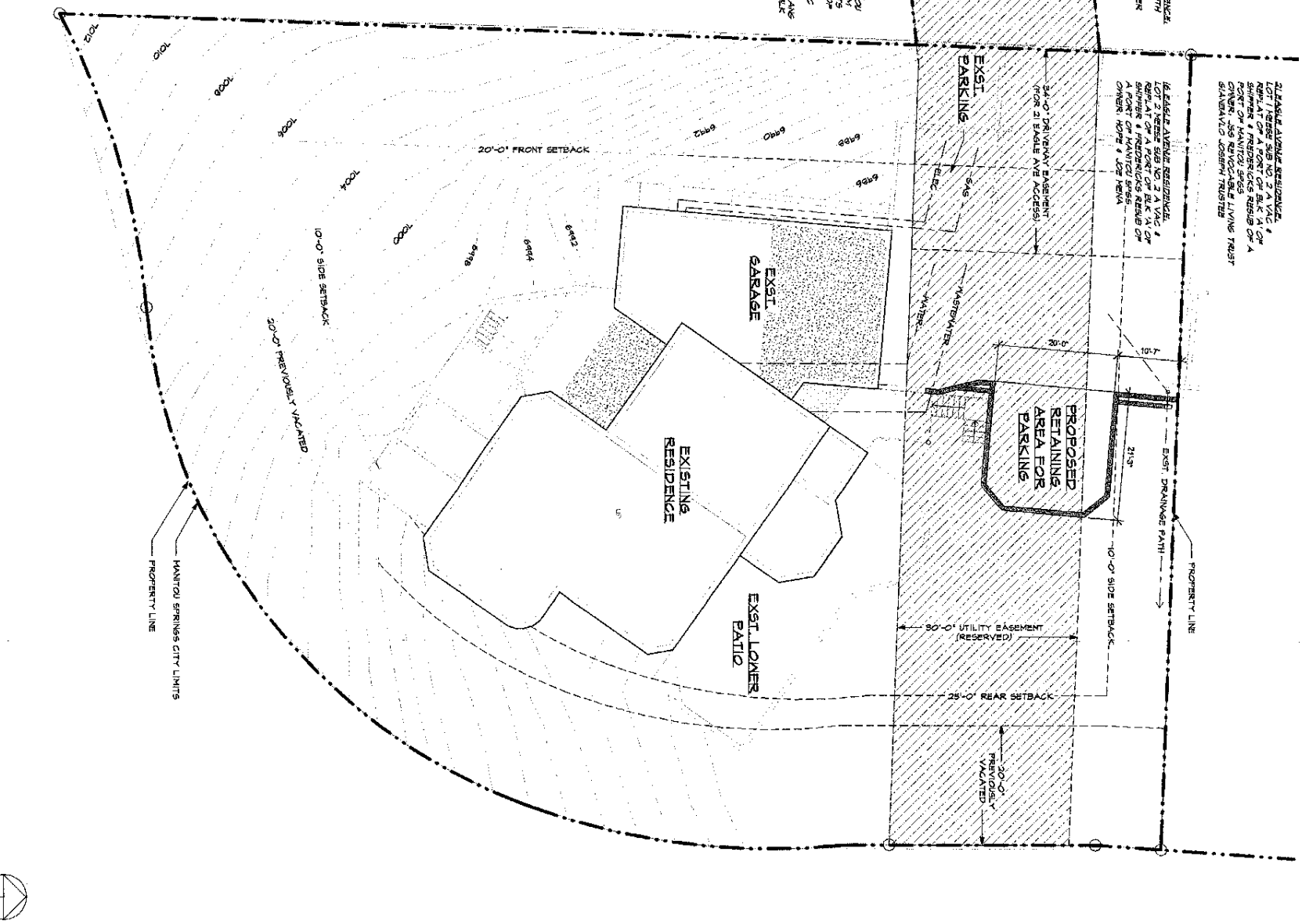
APPLICABLE CODES:

- 2004 IBC
- 2001 IBCS PLUMBING BUILDING CODE
- 2001 IBCS MECHANICAL BUILDING CODE
- 2004 INTERNATIONAL FIRE CODES
- 2004 INTERNATIONAL PLUMBING CODE
- 2004 INTERNATIONAL ENERGY CONSERVATION CODE



VICINITY MAP
 1" = 100'

1 PROPOSED SITE PLAN
 1" = 10'-0"



REVISIONS	DATE	FOR

TremmelDesignGroup, LLC
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
 719.623.5643 (Fax)

MENA RESIDENCE: PARKING ADDITION
 16 Eagle Avenue
 Manitou Springs, CO 80829

GENERAL NOTES

SITE PLAN

DATE: 10/26/14
 DRAWN BY: TDS
 CHECKED BY: TDS
 PROJECT NO.: 4425

SHEET:
A0.0