



PGT PROJECT NUMBER: 50008-21

BUILDER:
ON SITE :
TO BE DETERMINED.

OFF SITE:
BONNAVILLA HOMES
111 GRANT ST.
P.O. BOX 127
AURORA, NE 68818
PH. 402-694-5250

STRUCTURAL ENGINEER:
STEPHEN C. WERNSMAN

WERNSMAN ENGINEERING, INC.
1011 42ND ST.
EVANS, CO 80620
PHONE: 970-353-4463
970-820-0010

OWNERS:
COLORADO LOOKOUT LYONS, LLC.
RONALD LEIGH WILLIAMS, MEMBER

ADDRESS : HOME: 600 INDIAN
LOOKOUT RD., LYONS,
CO 80540
MAILING: 1550 LARIMER ST., #637,
DENVER, CO 80202
PHONE: 202-207-8744

317 EVANS ST.
LYONS, CO 80540



 DRAWING ISSUE

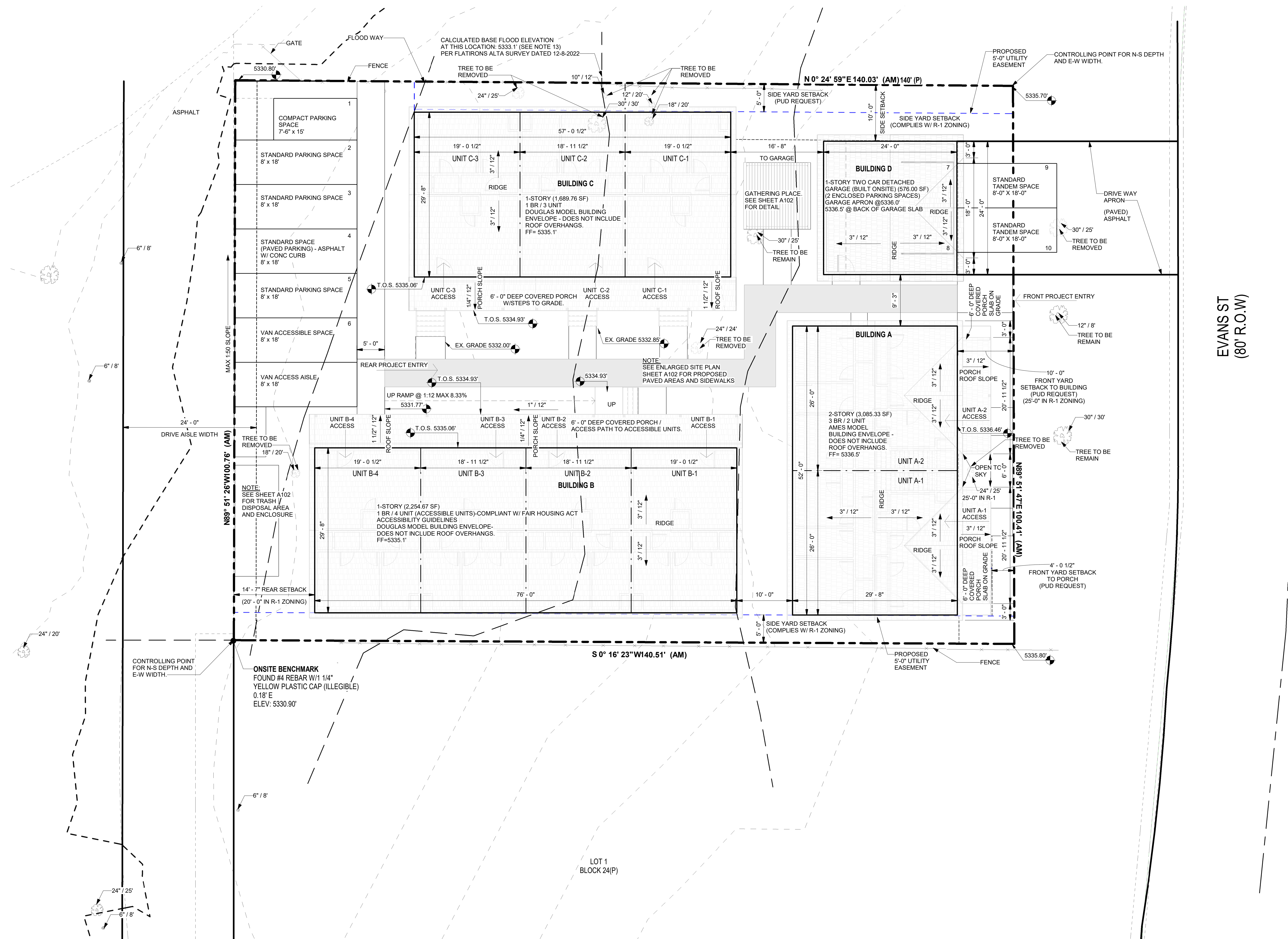
01 12/07/2022 SITE / DEV. PLAN

[illegible]

SITE PLAN

A101

COPYRIGHT © 2021 Art of Construct



NOTES:

2. CUMULATIVE GROSS FLOOR AREA = 7,605.76 SF
 3. BUILDING HEIGHTS:
 AMES MODEL - UNIT A = 23'-0" AFF (ABOVE FINISH FLOOR)
 DOUGLAS MODEL - UNIT B&C = 13'-0" (ABOVE FINISH FLOOR)
 TWO-CAR DETACHED GARAGE= 12'-0" 1/2" (ABOVE GARAGE APRON)
 3. MULTIPLE OCCUPANCY UNIT TYPES:
 BLDG A - 2 UNITS @ 3 BEDROOMS
 BLDG B - 4 UNITS @ 3 BEDROOM
 BLDG C - 3 UNITS @ 1 BEDROOM
 TOTAL: 9 UNITS 13 BEDROOMS
 4. FLOODPLAIN INFORMATION:
 BFE = 5333.1' PER PLATIRONS ALTA SURVEY DATED 12-8-2022
 FFE = 5333.1' - 2 = 5335.1'
 5. SITE ACCESSIBILITY
 A. OVERALL SITE SLOPE: 5335.8' - 5330.8' = 5' / 140.03' = 3.57%
 (ENTIRE LOT IS ACCESSIBLE AT NATURAL GRADE)
 HANDRAILS ARE REQUIRED @ WALKS >5%
 B. ACCESSIBLE ROUTES:
 36" MIN. WIDTH
 1:20 MAX SLOPE; IF NOT A RAMP OR 5% SLOPE.
 1:50 (1/4") MAX. CROSS SLOPE