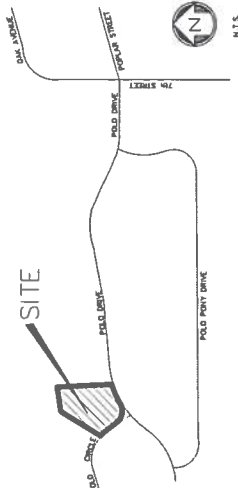


28 POLO FILING NO. 1

A REPLAT OF LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, COLORADO
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25,
 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PRELIMINARY PLAT

PROPOSED CONDITIONS



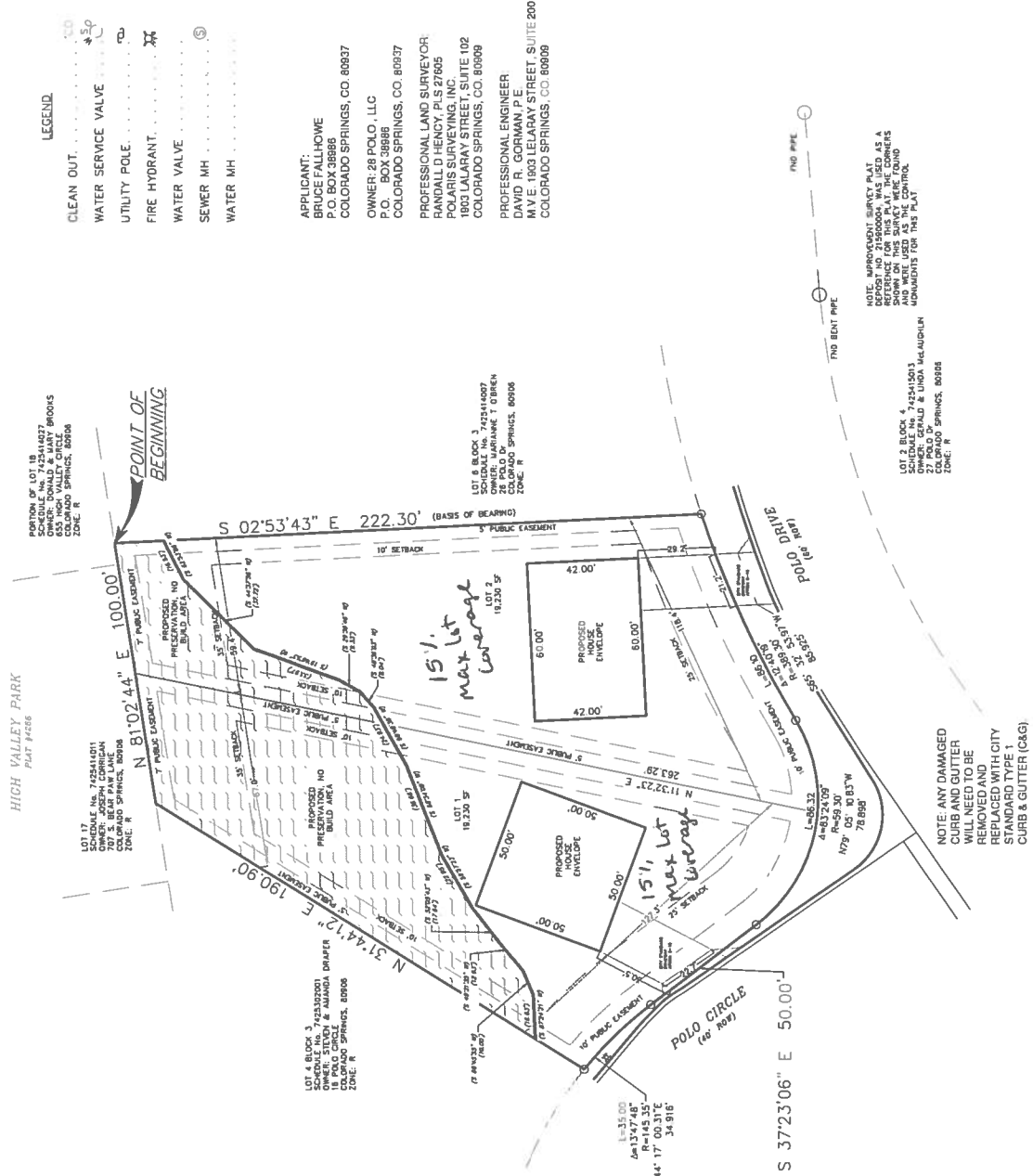
VICINITY MAP

SCALE: 1" = 30'

DATE OF PREPARATION
 JANUARY 10, 2017

NOTES

- The approval of this replat vacates all prior plats for the area described by this replat.
- Basis of bearing statement per policies concerning the practice of land surveying, section 601.2.4 -- East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E; monuments described on plat.
- Set #5 rebar with aluminum cap marked "POLARS - PLS 27805" at all corners unless shown otherwise.
- This survey does not constitute a title search by Polaris Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, Polaris Surveying, Inc. relied upon the recorded plat.
- This property is located within Zone X (Area determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 8041C0737F, effective date 3/17/1987.
- All existing building, landscaping and parking areas will be removed in conjunction with this replat.
- Existing Zoning is "R" (Single Family Residential (Estate)).
- Proposed access for vehicular access is Polo Circle for Lot 1 and Polo Drive for Lot 2.
- All existing curb, gutter, driveway aprons, cross-pans, pedestrian ramps and sidewalks posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City standards shall be removed and replaced prior to approval of the Certificate of Occupancy (C.O.). An on-site inspection meeting can be set up with the Engineering Development Review Inspector to determine what, if any improvements are required. The inspector can be reached at 719-385-5799.
- Permits are required for all new curb-cuts/driveway access, and concrete work in the City's Right-of-Way (R.O.W.), repair of existing concrete sidewalks, and any other improvements to public improvements adjacent to the site and are required prior to Certificate of Occupancy (C.O.) issuance. Contractors must be licensed and the work inspected and approved by the Engineering Development Review Inspection Team (719-385-5977).
- The development of either Lot 1 or Lot 2 will require the removal of the existing driveway/cross-pav at the corner of Polo Circle and Polo Drive, and replaced with City Std Type 1 C&G.
- This property is subject to the findings summary and conclusion of a geologic hazard report prepared by Entech Engineering, Inc. dated April 5, 2017, a copy of said report has been placed within file 3AR PFP 17-00122, of the City of Colorado Springs Community Development Department. Contact Colorado Springs, CO. If you would like to review said report.



SITE DATA NOTES
 LEGAL DESCRIPTION
 LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR

ZONE DISTRICT:
 SINGLE FAMILY RESIDENTIAL (ESTATE)
 MINIMUM LOT AREA: 20,000 SQ.FT.
 MINIMUM LOT WIDTH: 100 FT.

SETBACKS:
 FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 35 FT.

MAXIMUM BUILDING HEIGHT: 30 FT.

NONUSE VARIANCE:

AR NV 17-00123 - A NONUSE VARIANCE REQUEST FOR 19,230 SQ.FT. WHERE 20,000 SQ.FT. IS REQUIRED
 AR NV 17-00124 - A NONUSE VARIANCE REQUEST FOR 67 FT. REAR YARD FOR LOT 1 AND 59 FT. REAR YARD LOT WIDTH FOR LOT 2 WHERE 100 FT. IS REQUIRED.

MAXIMUM LOT COVERAGE: 15%

LOT 1=13.0%
LOT 2=13.1%

- LEGEND**
- CLEAN OUT
 - WATER SERVICE VALVE
 - UTILITY POLE
 - FIRE HYDRANT
 - WATER VALVE
 - SEWER MH
 - WATER MH

APPLICANT:
 BRUCE FALLHOWE
 P.O. BOX 38888
 COLORADO SPRINGS, CO. 80937

OWNER:
 28 POLO, LLC
 P.O. BOX 38888
 COLORADO SPRINGS, CO. 80937

PROFESSIONAL LAND SURVEYOR:
 RANDALL D HENRY, P.S. 27605
 POLARIS SURVEYING, INC.
 1900 LAFAYETTE SUITE 102
 COLORADO SPRINGS, CO. 80909

PROFESSIONAL ENGINEER:
 DAVID R. GORMAN, P.E.
 M.V.E. 1903 LELARAY STREET, SUITE 200
 COLORADO SPRINGS, CO. 80909

This property is subject to the findings summary and conclusion of a geologic hazard report prepared by Entech Engineering, Inc. dated April 5, 2017, a copy of said report has been placed within file 3AR PFP 17-00122, of the City of Colorado Springs Community Development Department. Contact Colorado Springs, CO. If you would like to review said report.

APPROVED
 CITY OF COLORADO SPRINGS

JUN 05 2017

BY CITY PLANNING

FILE NUMBER: AR PFP 17-00122
 AR NV 17-00123
 AR NV 17-00124

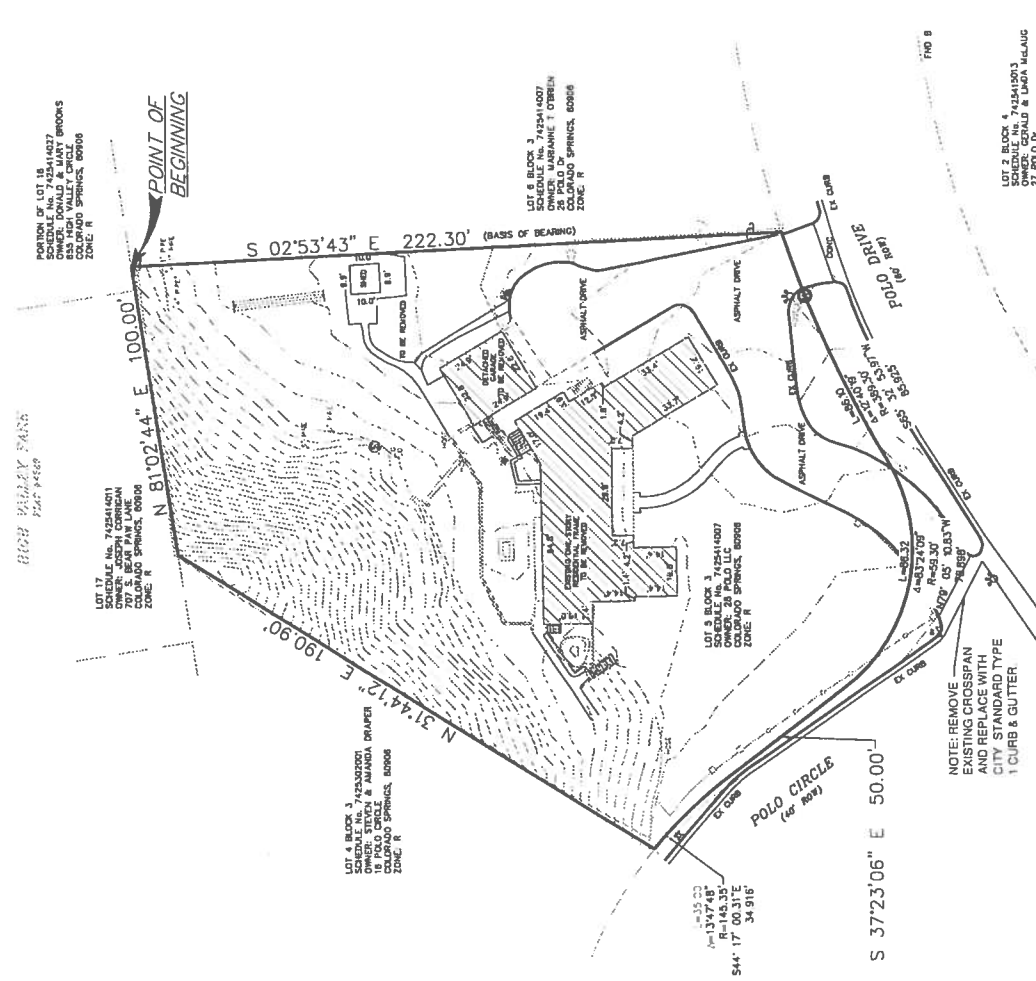
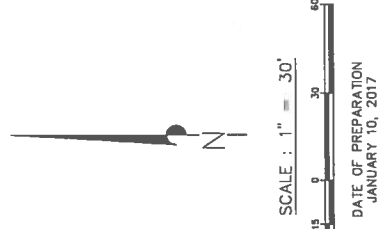
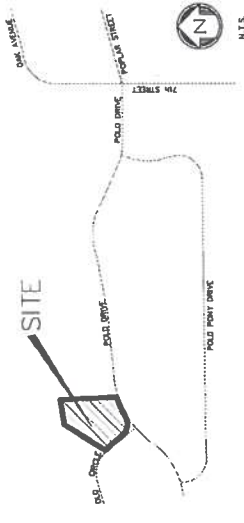
ZONE	REV	DATE	DESCRIPTION	REVISIONS	DATE	APPROVED	DRAWN BY	TITLE	DATE
	1	4-05-17	City Review Comments						
	2	5-10-17	2nd City Review Comments						

28 POLO DRIVE PRELIMINARY PLAT	DATE: 12-12-16	DRAWING NO: NA	SHEET: 1 of 2
POLARIS SURVEYING, INC. 1903 Lefaray Street, Suite 102 COLORADO SPRINGS, CO 80909 (719)446-0814 FAX (719)446-9225			
For: Bruce Fallhowe			

FIGURE 1

28 POLO FILING NO. 1
A REPLAT OF LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, COLORADO
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 25,
 TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

PRELIMINARY PLAT
 EXISTING CONDITIONS



- NOTES
- The approval of this replat vacates all prior plats for the area described by this replat.
 - Basis of bearing, statement per policies concerning the practice of land surveying, section 601.2.4 - East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E; monuments described on plat.
 - Set #5 rebar with aluminum cap marked "POLARIS - PLS 27605" at all corners unless shown otherwise.
 - This survey does not constitute a title search by Polaris Surveying, Inc. to determine ownership or easements or record for all liens, mortgages, judgments, or other encumbrances of record. Polaris Surveying, Inc. relied upon the recorded plat.
 - This property is located within Zone X (Area determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 8041C0737E, effective date 3/17/1997.
 - All existing building, landscaping and parking areas will be removed in conjunction with this replat.
 - Existing Zoning is "R" (Single Family Residential (Estate)) and Polo Drive for Lot 2.
 - Proposed access for vehicular access is Polo Circle for Lot 1 and Polo Drive for Lot 2.
 - All existing curb, gutter, driveway aprons, cross-pans, pedestrian ramps and sidewalks posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering Standards adjacent to the site will need to be removed and replaced prior to approving the Certificate of Occupancy (C.O.). Any proposed improvements to be determined by the City Engineer and the Department Review Inspector to determine what, if any improvements are required. The inspector can be reached at 719-395-5799.
 - Permits are required for all new curb-cuts/driveway access, and concrete work in the City's Right-of-Way (R.O.W.). Development or redevelopment requires installation or repair of public improvements adjacent to the site and are required prior to Certificate of Occupancy (CO) issuance. Contractors must be licensed and the work inspected and approved by the Engineering Development Review Inspection Team (719-385-5977).
 - The development of either Lot 1 or Lot 2 will require the removal of the existing driveway/cross-pav at the corner of Polo Circle and Polo Drive, and replaced with City Std Type 1 C&G.
 - This property is subject to the findings summary and conclusion of a geologic hazard report prepared by Entech Engineering, Inc. dated April 3, 2017. A copy of said report has been placed within file SAR PFP 17-00122, or the City of Colorado Springs Community Development Department, Suite 105, Colorado Springs, CO. If you would like to review said report, CERTIFICATION SHOWN HEREON.

ZONE	REV	DESCRIPTION	DATE	APPROVED
	1	City Review Comments	4-05-17	
	2	2nd City Review Comments	5-10-17	

DRAWN BY:	TJW	DATE	12-12-16
CHECKED BY:	RDH	DRAWING NO.	NA
JOB NO.	161008	SHEET	2 of 2

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, US ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER OR SHOULD DISCOVER THE DEFECT. COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.	POLARIS SURVEYING, INC. 1903 Lalaray Street, Suite 102 Colorado Springs, CO 80909 (719) 448-0844 FAX (719) 448-9225	28 POLO DRIVE PRELIMINARY PLAT For: Bruce Fallhower
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FIGURE 1