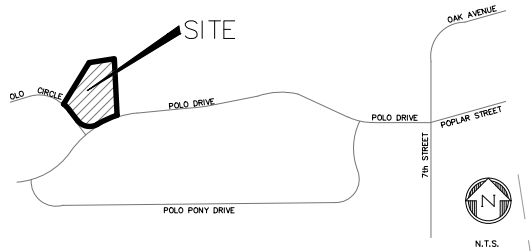
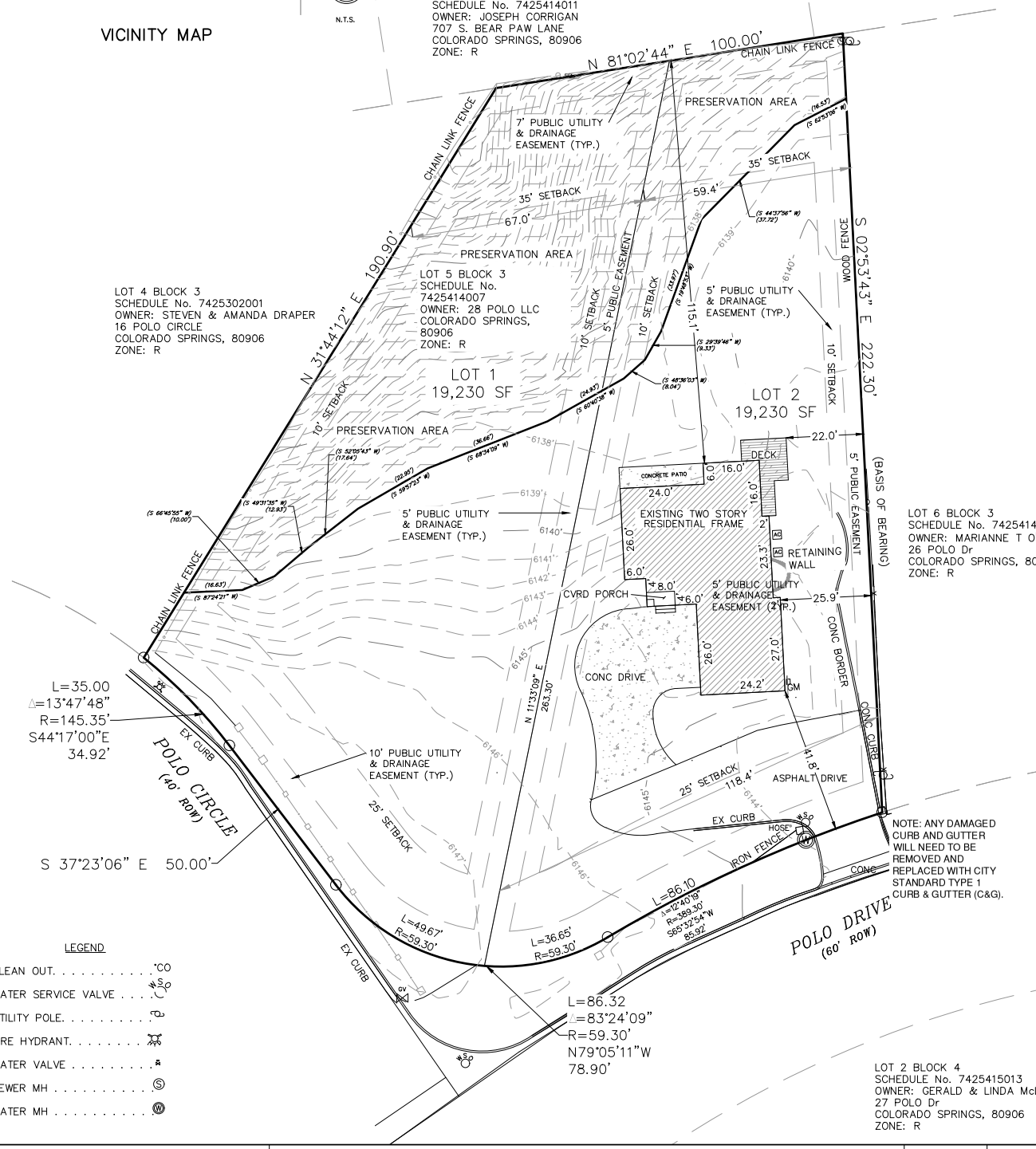
PRELIMINARY PLAT – 28 POLO FILING NO. 1

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



VICINITY MAP



LEGEND

- CLEAN OUT . . . . . CO
- WATER SERVICE VALVE . . . . WSV
- UTILITY POLE . . . . . UP
- FIRE HYDRANT . . . . . FH
- WATER VALVE . . . . . WV
- SEWER MH . . . . . S
- WATER MH . . . . . W

NOTE: IMPROVEMENT SURVEY PLAT DEPOSIT NO. 215900004, WAS USED AS A REFERENCE FOR THIS PLAT. THE CORNERS SHOWN ON THIS SURVEY WERE FOUND AND WERE USED AS THE CONTROL MONUMENTS FOR THIS PLAT.

SCALE : 1" = 20'

20 10 0 20 40

DATE OF PREPARATION
SEPTEMBER 19, 2018

NOTES

1. The approval of this replat vacates all prior plats for the area described by this replat.

2. Basis of bearing statement per policies concerning the practice of land surveying, section 60.1.2.4 –East line of Lot 5, Block 3, Polo Park Addition Broadmoor as bearing S02°53'43"E; monuments described on plat."

3. Set #5 rebar with aluminum cap marked" POLARIS – PLS 27605" at all corners unless shown otherwise.

4. 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.

5. 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 3/17/1997.

6. All existing building, landscaping and parking areas will be removed in conjunction with this replat.

7. Existing Zoning is "R" (Single Family Residential (Estate)).

8. Proposed access for vehicular access is Polo Circle for Lot 1 and Polo Drive for Lot 2.

9. 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.). 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.

10. 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).

11. The development of Lot 1 will require the removal of the existing driveway/cross-pan at the corner of Polo Circle and Polo Drive, and replaced with City Std Type 1 C&G.

12. This property is subject to the findings summary and conclusion of a Geologic Hazard Report prepared by Entech Engineering, Inc. dated April 5, 2017. which identified the following specific geologic hazard on the property:

A copy of said report has been placed within file 3AR PFP 17-00122 of the City of Colorado Springs Community Development Department. Contact Community Development, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.

13. Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.

SITE DATA NOTES:

LEGAL DESCRIPTION:
LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR, TO BE KNOWN AS LOT 1 & 2, 28 POLO FILING NO. 1.

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

Lot 1 – No existing structures, max lot coverage allowed 15%
Lot 2 – 2,082 sf. footprint of existing structure. Lot coverage 10.8% (max lot coverage allowed 15%)

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

MAXIMUM BUILDING HEIGHT: 30 FT. (35 FT TO RIDGE LINE)

NONUSE VARIANCE:

AR NV 18-00679 – A NONUSE VARIANCE REQUEST FOR 19,230 SG.FT. WHERE 20,000 SQ.FT. IS REQUIRED

AR NV 18-00680 – 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.

FILE NUMBER: AR PFP 18-00680
FILE NUMBER: AR PFP 18-00679
FILE NUMBER: AR PFP 18-00678

APPLICANT:
BRUCE FALLHOWE
P.O. BOX 38986
COLORADO SPRINGS, CO. 80937

OWNER:
28 POLO, LLC
P.O. BOX 38986
COLORADO SPRINGS, CO. 80937

PROFESSIONAL LAND SURVEYOR:
RANDALL D HENCY, PLS 27605
POLARIS SURVEYING, INC.
1903 LALARAY STREET, 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

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE 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 CERTIFICATION SHOWN HEREON.

28 POLO FILING NO. 1

SCALE 1" = 30'

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

DRAWN BY:	TJW	DATE:	09-05-18
CHECKED BY:	RDH	DRAWING NO:	NA
JOB NO:	161008	SHEET:	1 OF 1

POLARIS SURVEYING, INC.
1903 Lelaray Street, Suite 102
COLORADO SPRINGS, CO 80909
(719)448-0844 FAX (719)448-9225

28 POLO DRIVE
PRELIMINARY PLAT

For:
Bruce Fallhowe

FIGURE 1