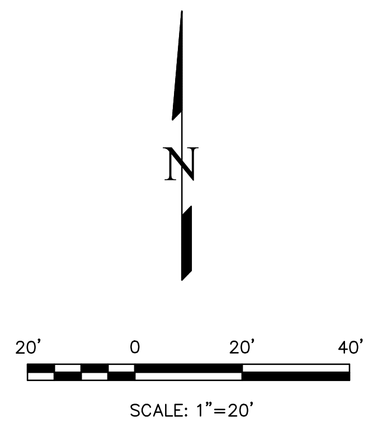
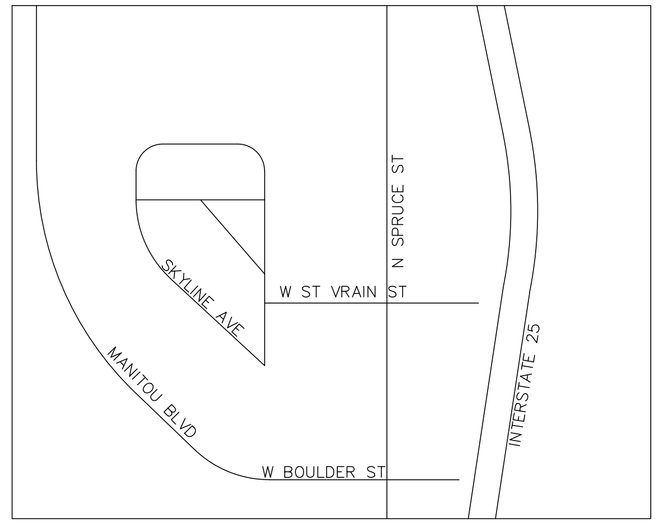
ROBBIN PLACE
COLORADO SPRINGS, CO
SITE PLAN
JUNE 2017



SCALE: 1"=20'



VICINITY MAP
N.T.S.

PROJECT NOTES

EXISTING OWNERSHIP: TARA INVESTMENTS, LLC
MR. PAUL RISING
15770 PINEYCOVE CT.
COLORADO SPRINGS, CO 80921
719-499-0272

SITE AREA: 0.54 AC.
ADDRESS: 543 ROBBIN PLACE
TSN: 7412421035
EXISTING SITE ZONING: R2
PROPOSED ZONING: NO CHANGE

PROPOSED USE: DUPLEX

PROPOSED BUILDING SIZE: 2200 (SQ.FT. EACH)

PARKING SPACES: EACH UNIT HAS 2 CAR GARAGE
+ 2 SPACES IN THE DRIVEWAY

MAXIMUM BLDG. HEIGHT: 30' FEET PROPOSED HEIGHT

AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 08041C0729F, EFFECTIVE DATE MARCH 17, 1997. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.

THE SCHEDULE FOR CONSTRUCTION OF THE PROPOSED BUILDING WILL PROCEED IMMEDIATELY AFTER ALL GOVERNMENTAL APPROVALS ARE OBTAINED.

OWNER AGREES TO FILL POTHOLES NORTH OF THE SITE

CONTOURS FOR THIS DOCUMENT ARE 1.0' INTERVALS.

SITE DRAINS TO FOUNTAIN CREEK

THE OWNER OF 543 ROBBIN PLACE WILL REBUILD THE ALLEY AND THE CROSS PLAN ALONG BOULDER TO CITY STANDARDS PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE.

NONUSE VARIANCE AR NV 17-00141 HAS BEEN APPROVED TO ALLOW A MINIMUM LOT WIDTH OF 49+ FEET WHERE 50 FEET IS REQUIRED.

CONCRETE CROSS-PANS AT THE NORTH AND SOUTH ENDS OF THE ALLEY SHALL BE REMOVED AND REPLACED.

THE ALLEY FROM ST. VRAIN TO BOULDER SHALL BE RECONSTRUCTED.

LEGAL DESCRIPTION

BEGINNING at the southeast corner of said Lot 3, thence S00°16'10"E, a distance of 5.11 feet to a point that is the center line of the vacated 10 foot alley; thence along said center line S89°31'34"W, a distance of 157.66 feet to a point on the east line of Levad Subdivision, recorded August 28, 1978 in the office of the Clerk & Recorder of El Paso County, State of Colorado, plat book H-3, page 25; thence along said east line N00°48'00"E, a distance of 149.91 feet to a point on the center line of vacated Robbin Place; thence along said center line N89°41'35"E, a distance of 155.64 feet to a point on the west line of an existing 20' alley; thence along said west line S00°13'45"W, a distance of 24.39 feet to the north east corner of said Lot 3; thence along the east line of said Lot 3 S00°00'00"E, a distance of 119.94 feet to the point of BEGINNING.

Containing a calculated area of 23,436 square feet, or 0.538 acres, more or less.
Total area of vacated rights of way included in this description: 8,976 square feet, 0.206 acres.

NOTES:

1. This property is located within Zone X (Areas determined to be outside of the 500-year floodplain) as established by FEMA per FIRM panel 08041C0729F, effective date 3/17/1997.
1. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
2. The lineal units used in this drawing are U.S. Survey Feet.
3. No direct access to Chestnut Street along the easterly line of the subject property.
4. The property lies within an identified Landslide Susceptibility Area, per the Colorado Geological Survey.
5. This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering, dated Mat 29, 2016 which identified the following specific geologic hazards on the property: slope stability; creeping soils and expansive soils. A copy of said report has been placed within subdivision file CPC PFP 16-00156 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report

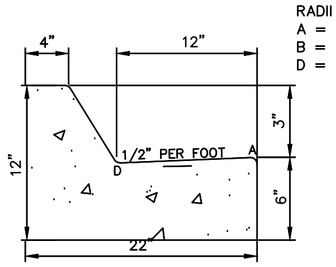
   a. The Recommendations made by Entech shall be followed, including restrictions on landscaping and grading.

   i. Two rows of drilled 24-inch diameter pier caissons to a minimum depth of 35 feet shall be installed below ground surface on the slope above the building area to provided stabilization to building locations

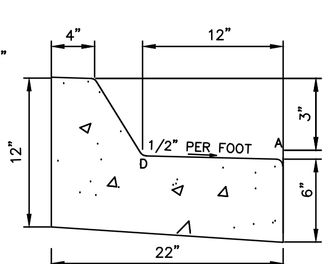
   ii. Structures shall be placed on spread footing foundations with structural floors on over-excavated fill soils, and final foundation design recommendations shall be determined on a site specific basis with further subsurface investigation. Subsurface foundation drainage shall be included for the structures to reduce expansive soils and help preserve slope stability.
6. Prior to building permit approval street signs signifying a one-way alley at the termini of the alley at the intersections of W. St. Vrain Street and W. Boulder Street shall be installed. The existing address sign at the intersection of W. St. Vrain Street and the alley shall be updated to indicate the revised address range, per Enumerations, and the new residences shall include the respective addresses on both sides of the building.
7. The structures will face east towards the alley with access from West Boulder Street. Signage with addresses shall be posted at the Boulder access point.
8. All dwellings shall include Colorado Springs City Fire Department approved fire sprinkler systems unless any of the following are met:

   a. Approved fire apparatus access roads are provided for every structure constructed or moved into or within the jurisdiction.

   b. Colorado Springs Fire apparatus roads shall be extended to within 150-feet of all exterior portions of the first story of any building (2009 IFC §503.1.1), and shall have an unobstructed width of not less than 20-feet, exclusive of shoulders, except for approved security gates (2009 IFC §503.2.1).
9. Colorado springs fire apparatus access roads shall be designed and maintained to support the imposed loads of Colorado Springs fire apparatus, and shall be surfaced so as to provide all weather driving capabilities. (2009 IFC §503.2.3).
10. The entire length of the alley from St. Vrain Street to Boulder Street identified as "Robbin Place" shall be improved. From St. Vrain to the northern property line, the improvements will include, but not be limited to reconstructing the asphalt, subgrade and concrete repair to City Engineering and Fire Department standards. Construction plans and profiles for the public improvements will be submitted to City Engineering for review and approval prior to installing public improvements. These improvements will comply with Entech's letter dated June 5, 2017 relating to 75,000 lb. load limit. The alley from the northern property line to Boulder St. will be reconstructed per typical proposed alley section shown on this page.
11. Entrances to the alley from West Boulder Street and West St. Vrain Street must be mitigated to the Colorado Springs Fire Department's satisfaction and meet current City Engineering Standard to allow access to approved Colorado Springs fire apparatus. See detail on page 3.
12. The property is subject to the findings, summary, conclusion and recommendations of the Drainage Report prepared by Terra Nova Engineering dated April 3, 2017 and approved by City Engineering.
13. Prior to the first certificate of occupancy, all alleyway improvements must be completed and accepted by the City, including all alleyway potholes, cross pan improvements at W. Boulder Street and other deteriorated sections.
14. Prior to the final Certificate of Occupancy all alley way improvements and cross pan improvements at W. Boulder Street adjoining the alley must be inspected to ensure compliance with required improvements and if damaged during construction repaired to the original condition.
15. All dwellings are to be constructed with approved fire sprinkler systems.



TYPE 4 MODIFIED 3" SPILL CURB & GUTTER
NOT TO SCALE



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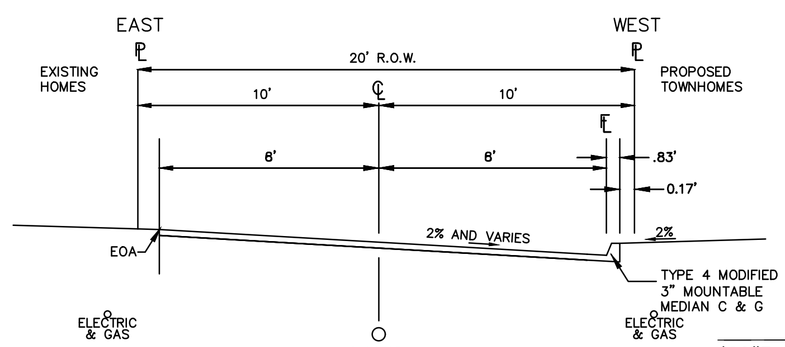
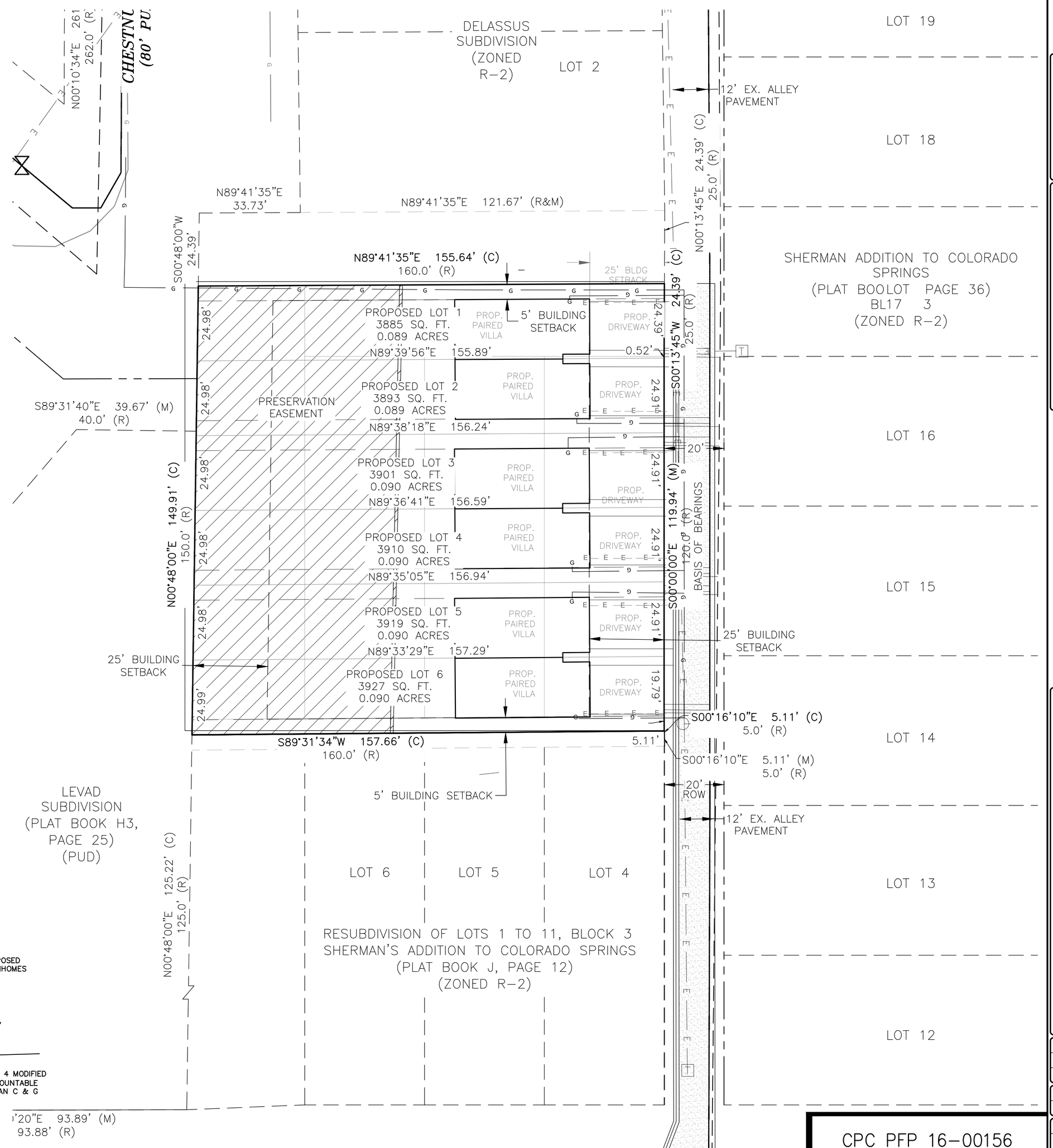


TYPICAL PROPOSED 20' ALLEY SECTION



REVISIONS		
NO.	DESCRIPTION	DATE

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PREPARED FOR:
TARA INVESTMENTS LLC
ATTN: PAUL RISING
15770 PINEYCOVE COURT
COLORADO SPRINGS, CO 80921
719.499.0272

Terra Nova Engineering, Inc. "Creative Civil Engineering"
815 S. 25TH STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneainc.com

ROBBIN PLACE

SITE PLAN

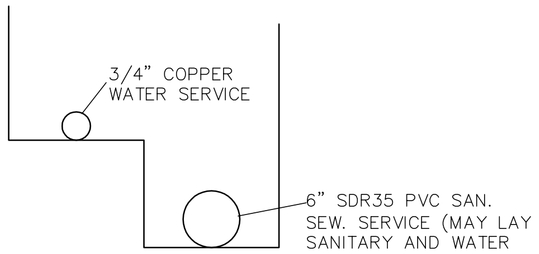
DESIGNED BY	LD
DRAWN BY	NMS
CHECKED BY	LD
H-SCALE	1"=20'
V-SCALE	N/A
JOB NO.	1517.00
DATE ISSUED	6/23/17
SHEET NO.	1 OF 3

CPC PFP 16-00156

FIGURE 1A

N:\Jobs\1517.00\Drawings\1517X00 - PP.dwg, 6/27/2017 9:05:33 AM, DWG To PDF.pc3

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER



WATER, SANITARY IN COMMON TRENCH

UTILITY LEGEND

- EXISTING GAS MAIN
- EXISTING SANITARY SEWER MAIN & MANHOLE
- EXISTING WATER MAIN & FIRE HYDRANT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER MAIN & FIRE HYDRANT
- PROPOSED STORM PIPE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE OR VAULT
- EXISTING OVERHEAD ELECTRIC LINE OR POLE
- EXISTING TELEPHONE LINE OR PEDESTAL

FIRE COVERAGE

BUILDING TYPE	VN
SQUARE FOOTAGE	2200 SF
SPRINKLED	YES
FIRE FLOW REQ'D.	1500 GPM
FIRE FLOW PROV'D.	TBD
FIRE BARRIER WALL	YES 2 HR

General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.

2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.

3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.

4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.

5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.

6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.

7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).

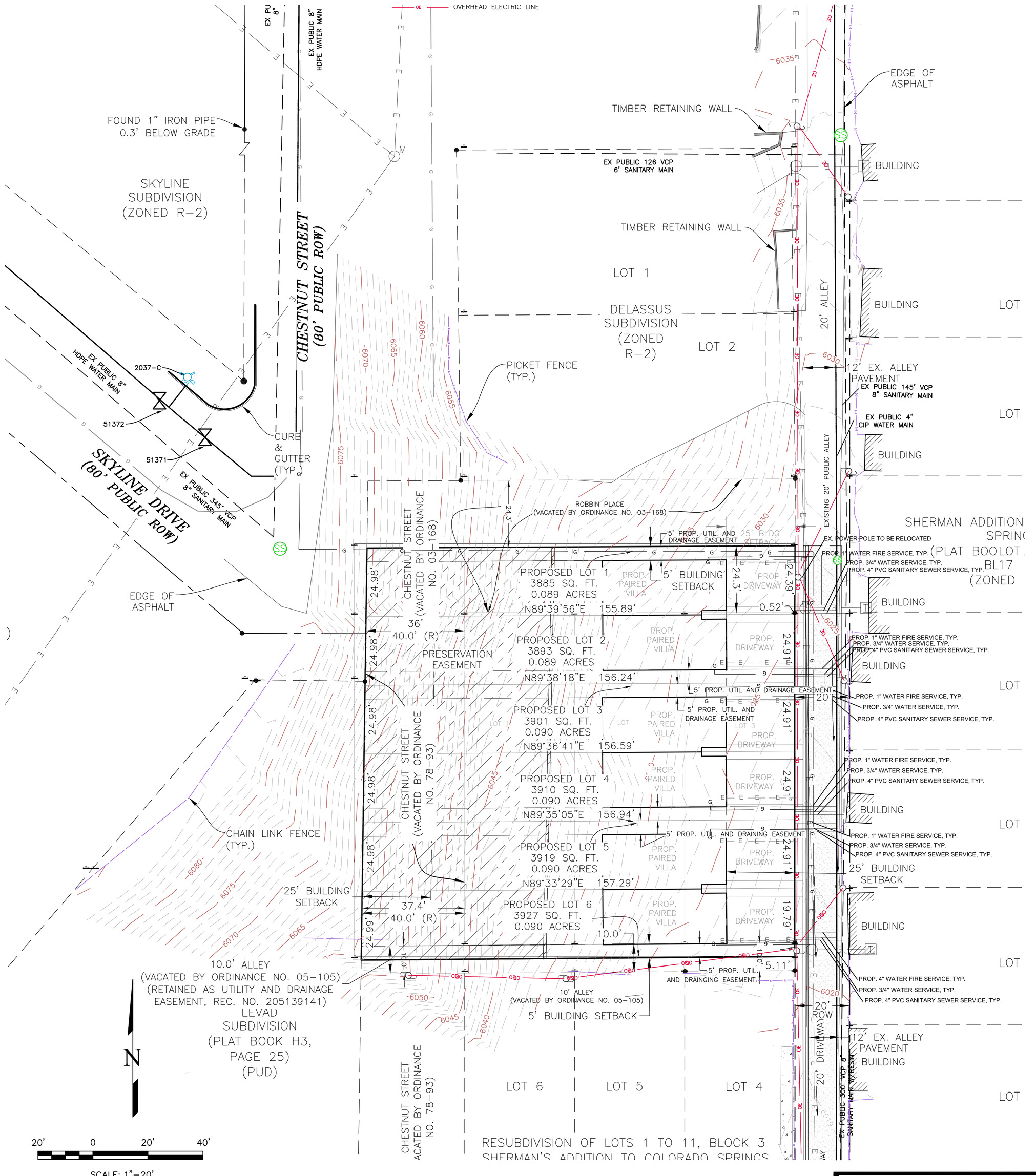
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.

9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).

10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.

11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities

FIGURE 1A



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719.499.0272

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Transportation Civil Engineering Surveying
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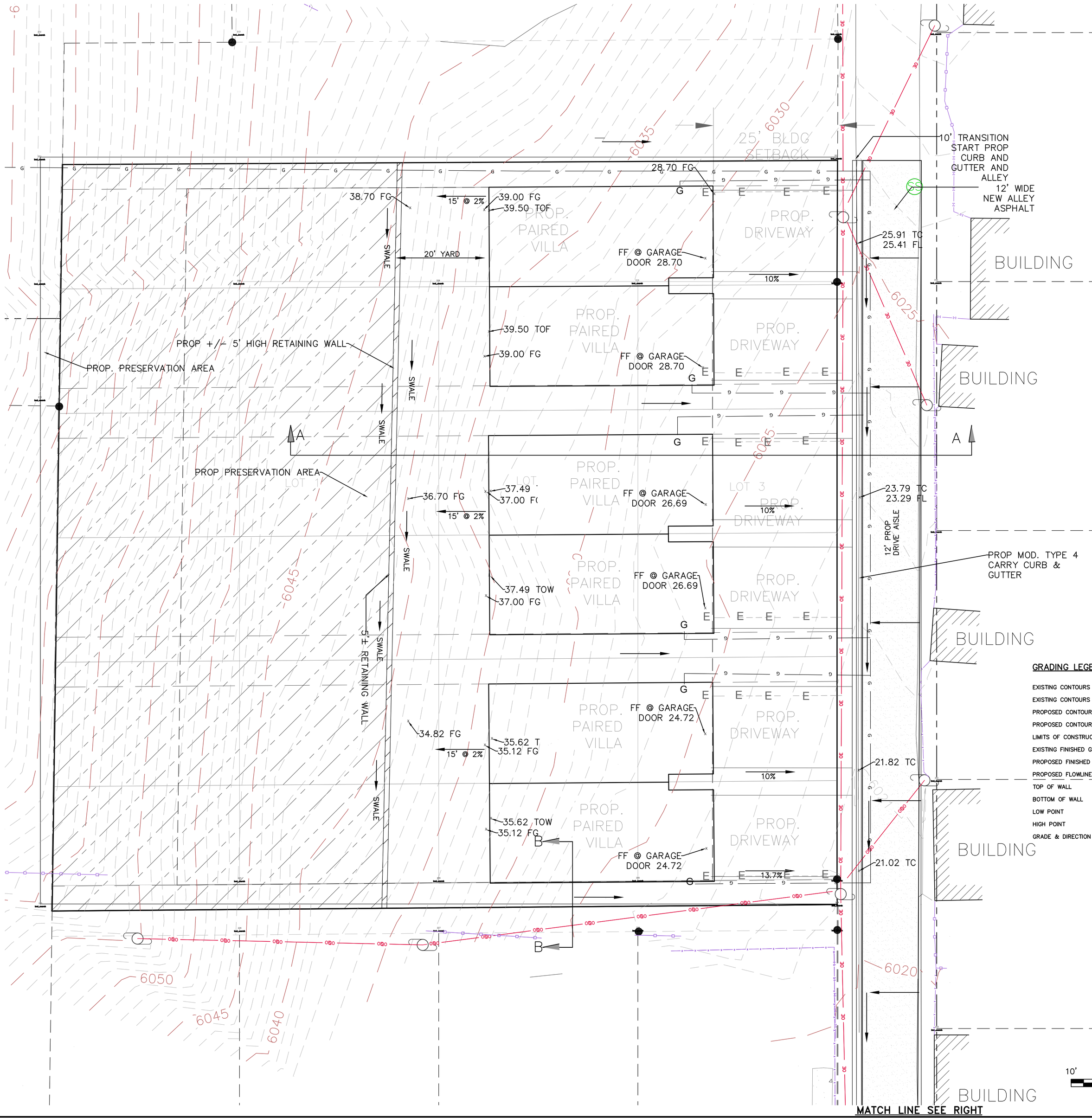
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tnsinc.com

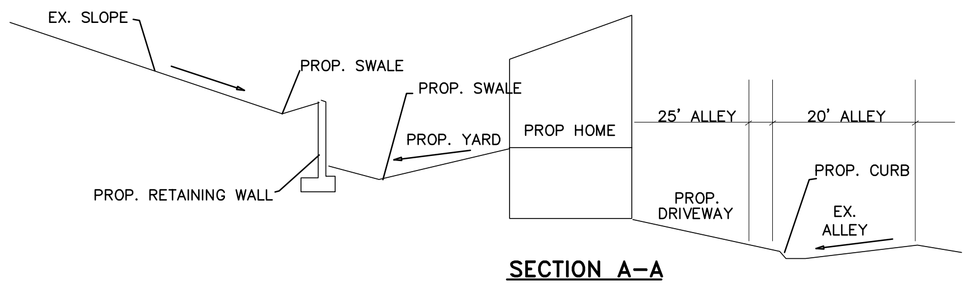
ROBBIN PLACE

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

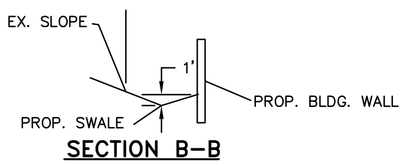
DESIGNED BY	LD
DRAWN BY	NMS
CHECKED BY	LD
H-SCALE	1"=20'
V-SCALE	N/A
JOB NO.	1517.00
DATE ISSUED	6/23/17
SHEET NO.	2 OF 3

CPC PFP 16-00156

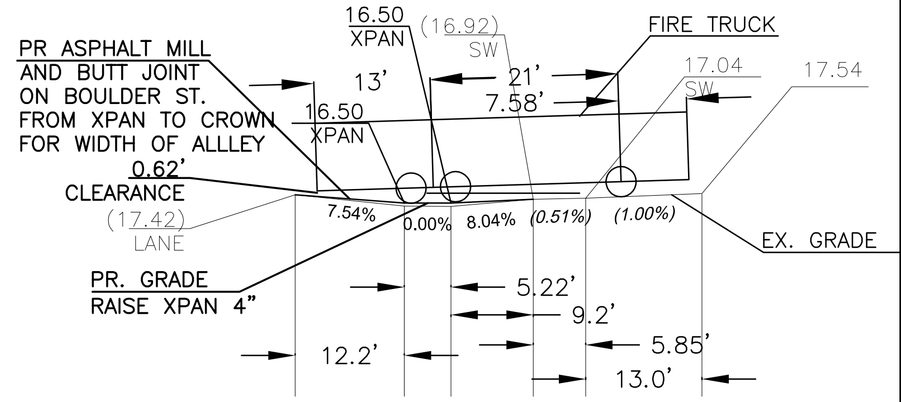




SECTION A–A



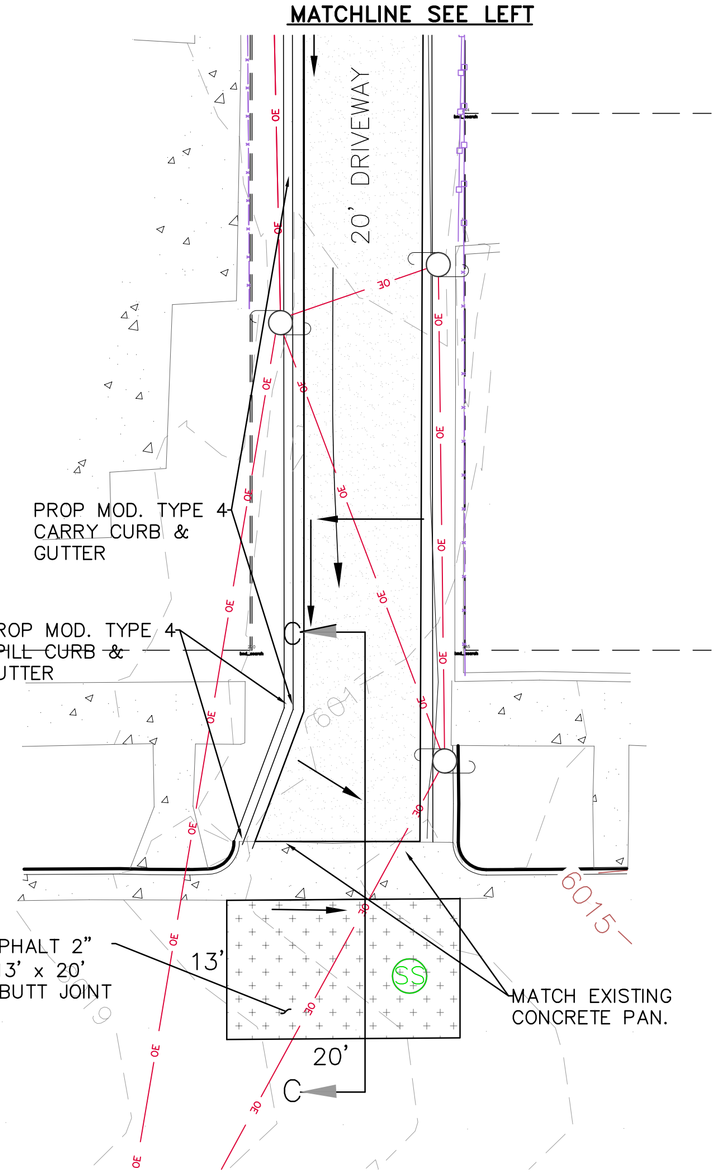
SECTION B–B



8" ANGLE OF APPROACH & DEPATURE
= 14.05% SLOPE THEREFORE OK.

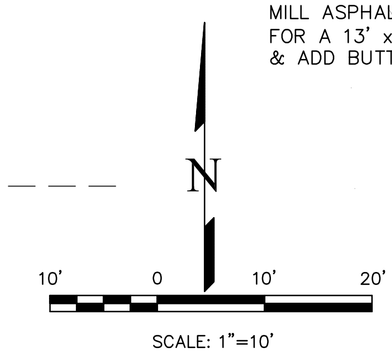
SECTION C–C

MATCHLINE SEE LEFT



GRADING LEGEND

EXISTING CONTOURS – MINOR	6132	
EXISTING CONTOURS – MAJOR	6130	
PROPOSED CONTOURS – MAJOR	6132	
PROPOSED CONTOURS – MAJOR	6130	
LIMITS OF CONSTRUCTION		
EXISTING FINISHED GROUND	EX–FG	
PROPOSED FINISHED GROUND	FG	
PROPOSED FLOWLINE	FL	
TOP OF WALL	TW	
BOTTOM OF WALL	BW	
LOW POINT	LP	
HIGH POINT	HP	
GRADE & DIRECTION	2.2%	



SCALE: 1"=10'

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PRELIMINARY GRADING PLAN

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DATE ISSUED	7/18/17
SHEET NO.	3 OF 3

CPC PFP 16–00156

FIGURE 1A-pg3.rev