CONCEPT PLAN

GENERAL NOTES

1. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.
2. Notice: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.
3. An avigation easement to the Unites States Air Force Academy is to be established by separate recorded instrument prior to final approval of development plan for this site
4. The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file CPC CP 21-00030. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken
5. This project will comply with Parkland and School Dedication Ordinance.
6. This concept plan will not be used for preliminary platting purposes.
7. Signage is not approved per this plan. A separate sign permit is required. Contact the development Review Enterprise at 719-385-5982 to begin a sign permit application.
8. Parking for proposed project will be calculated based on city standards.
9. Prior to any development, including grading, vegetation removal, or any other improvements within the streamside overlay area, a development plan must be approved and the inner buffer zone must be fenced or appropriately flagged by the property owner or developer to denote the stream corridor. No heavy equipment or other potentially damaging activities are permitted in the protected area. The flags are to remain in place until construction activities are complete.
10. This property is subject to the findings summary and conclusions of a geologic hazard report prepared by RMG ENGINEERS dated 01/29/21, which identified the following specific geologic hazard on the property: 6550 MARK DABLING BLVD. LOTS 1 AND 2, CORPORATE CENTRE, FILING NO. 3. IN COLORADO SPRINGS, CO. A copy of said report has been placed within file # __________ or within the subdivision file __________ of the city of Colorado Springs planning and development team. Contact the Planning and Development team, 30 South Nevada Avenue. Colorado Springs, CO, if you would like to review said report." ; File number will be noted at final dp.
11. Streamside Development requirements shall be clarified and met as part of Final DP.
12. Hillside requirements shall be fully enforced in final construction documents.
13. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041c0512G, effective date December 7, 2018, indicates the subject parcels to be located in Zone X (areas determined outside the 500-year floodplain), Zone X-shaded (areas determined to be within the 500-year floodplain and outside the 100-year floodplain) and Zone AE (base flood elevations determined). the limits of said AE Zone and Zone X-shaded areas are shown approximately hereon. Additional hydrologic studies may be needed to determine the exact flood zone limits on the subject parcels.
14. The project is contained within the dry creek drainage basin.
15. The developer will be responsible to improve Mark Dabling Blvd adjacent to the subject property to a 34' roadway section and responsible for construction of curb, gutter, and sidewalk along its frontage.
16. All streets within this development are private and will be owned and maintained by the owner.
17. See Conditions of Record for this site attached.
18. LSC Transportation INC. shall conduct a full noise mitigation analysis at the final Development Plan phase to better reflect the final site layout, landscape, and architectural proposal as per the memo dated June 3, 2021 from Kristin Day Ferrin, P.E. Final architecture and landscaping shall include mitigation recommendations per this report.
19. BNSF PROPERTY NOTES

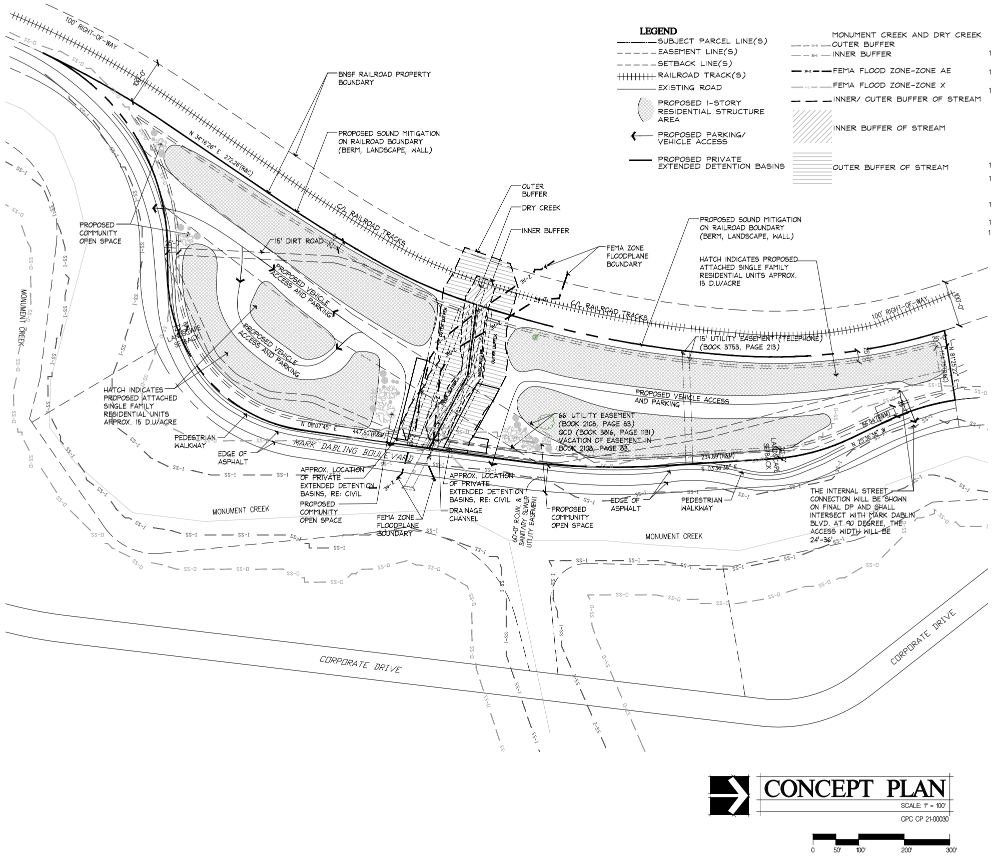
    BNSF will review drainage plan as current drainage might be altered near tracks.

    Fencing plan will be reviewed by BNSF to ensure it complies with BNSF standards. Standard language plus fence for entire length with gate at RDM discretion.

    Grading plan will be reviewed by BNSF and permits will be required to occupy the property. A BNSF supplied flagger will be required and paid for by agency or contractor. The UPRR owns the property so any requested ROW questions or easements will go through UPRR.

    If access to railroad property is required, an agreement with BNSF will be required as well as safety badging for all employees on BNSF property.

20. The proposed detention pond location is within the outer streamside buffer. Per City code, proposed grading from the toe of a slope adjacent to a stream to the top of the graded slope may not exceed three to one (3:1) unless retaining walls are utilized. Retaining walls of up to six feet (6') in height (maximum) may be permitted. The walls will require appropriate landscape screening, and the linear extent of any one section of wall may not exceed two-thirds (2///3) of the length of the stream frontage or three hundred feet (300'), whichever is less. Breaks in wall sections required by this section shall be no less than thirty feet (30') in width. Detailed plans for the proposed detention pond, including topographic contour information provided on grading plans at the two foot (2') contour interval, shall be provided as part of the development plan review and included as part of the Streamside Development Plan. Location of proposed structures, improvements, and impervious surfaces may be impacted if the above slope limitations cannot be met.


100' RIGHT-OF-WAY
BNSF RAILROAD PROPERTY BOUNDARY
PROPOSED SOUND MITIGATION ON RAILROAD BOUNDARY (BERM, LANDSCAPE, WALL)
N 34°16'26" E 272.26'(R&C)
C/L RAILROAD TRACKS
PROPOSED COMMUNITY OPEN SPACE
15' DIRT ROAD
PROPOSED VEHICLE ACCESS AND PARKING
25'-0"
20'-0" LANDSCAPE SETBACK
HATCH INDICATES PROPOSED ATTACHED SINGLE FAMILY RESIDENTIAL UNITS APPROX. 15 D.U/ACRE
PEDESTRIAN WALKWAY
EDGE OF ASPHALT
N 08°07'45" E 447.60'(R&M)
MARK DABLING BOULEVARD
APPROX. LOCATION OF PRIVATE EXTENDED DETENTION BASINS, RE: CIVIL
FEMA ZONE FLOODPLANE BOUNDARY
DRAINAGE CHANNEL
60'-0" R.O.W. & SANITARY SEWER UTILITY EASEMENT
MONUMENT CREEK
OUTER BUFFER
DRY CREEK
INNER BUFFER
Z-AE
SS-I
SS-O
15' UTILITY EASEMENT (TELEPHONE) (BOOK 3753, PAGE 213)
66' UTILITY EASEMENT (BOOK 2108, PAGE 83) QCD (BOOK 3816, PAGE 1131) VACATION OF EASEMENT IN BOOK 2108, PAGE 83.
100'-0"
N 81°25'22" E
254.89'(R&M)
S 03°36'38" E
86.94'(R&M)
N 25°36'38" W
THE INTERNAL STREET CONNECTION WILL BE SHOWN ON FINAL DP AND SHALL INTERSECT WITH MARK DABLIN BLVD. AT 90 DEGREE, THE ACCESS WIDTH WILL BE 24'-36'
CORPORATE DRIVE
0 50' 100' 200' 300'

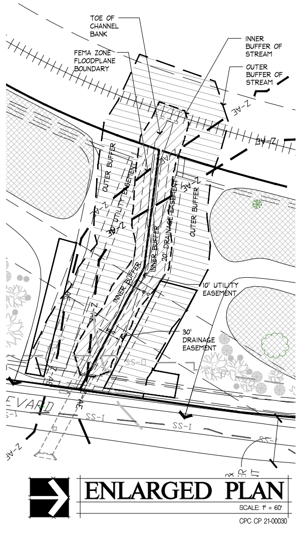
LEGEND

- SUBJECT PARCEL LINE(S)
- EASEMENT LINE(S)
- SETBACK LINE(S)
- RAILROAD TRACK(S)
- EXISTING ROAD
- PROPOSED 1-STORY RESIDENTIAL STRUCTURE AREA
- PROPOSED PARKING/ VEHICLE ACCESS
- PROPOSED PRIVATE EXTENDED DETENTION BASINS
- MONUMENT CREEK AND DRY CREEK OUTER BUFFER
- INNER BUFFER
- FEMA FLOOD ZONE-ZONE AE
- FEMA FLOOD ZONE-ZONE X
- INNER/ OUTER BUFFER OF STREAM
- INNER BUFFER OF STREAM
- OUTER BUFFER OF STREAM

CONCEPT PLAN

SCALE: 1" = 100'

CPC CP 21-00030


TOE OF CHANNEL BANK
FEMA ZONE FLOODPLANE BOUNDARY
INNER BUFFER OF STREAM
OUTER BUFFER OF STREAM
Z-AE
OUTER BUFFER
30' UTILITY EASEMENT
INNER BUFFER
20' DRAINAGE EASEMENT
10' UTILITY EASEMENT
30' DRAINAGE EASEMENT
SS-I
EVARD

ENLARGED PLAN

SCALE: 1" = 60'

CPC CP 21-00030

PROJECT TEAM

OWNER
BRIAN & CODY SCHUMANN
150 WUTHERING HEIGHTS DR.
COLORADO SPRINGS, CO 80921
(719) 330-1334
bccbuilders.co@gmail.com

GEOHAZARD
ROCKY MOUNTAIN GROUP
2910 AUSTIN BLUFFS PKWY
SUITE 100
COLORADO SPRINGS, CO 80918
(719) 548-0600

ARCHITECT
BUCHER DESIGN STUDIO, INC.
BRIAN K. BUCHER, AIA, NCARB
12325 ORACLE BLVD. SUITE 111
COLORADO SPRINGS, CO 80921
(719) 484-0480

TRANSPORTATION
LSC TRANSPORTATION CONSULTANT, INC.
JEFFREY C. HODSO, P.E.
2504 E. PIKES PEAK, STE. 304
COLORADO SPRINGS, CO 80909
(719) 627-5756

CIVIL
CATAMOUNT ENGINEERING
DAVID MIJARES, PE (PRESIDENT)
321 W. HENRIETTA AVE SUITE 'A'
WOODLAND PARK, CO 80863
(719) 426-2124

PROJECT DATA

PROJECT DESCRIPTION:	CONCEPT PLAN FOR REZONING FOR ATTACHED SINGLE-FAMILY DWELLINGS	
PROJECT ADDRESS:	6550 & 6650 MARK DABLING BLVD. COLORADO SPRINGS, CO 80919	
TAX SCHEDULE NOS:	6307405007 & 6307405008	
LEGAL DESCRIPTIONS:	6307405007: LOT 1 CORPORATE CENTRE FIL NO 3 COLO SPGS 6307405008: LOT 2 CORPORATE CENTRE FIL NO 3 COLO SPGS	
CITY FILE NUMBER:	CPC CP 21-00030	
CURRENT ZONING:	PIP-2 (PLANNED INDUSTRIAL PARK-2)/ CR (CONDITIONS OF RECORD) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY) PER ORDINANCE NO. 82-95 EXISTING CONDITIONS OF RECORD FOR THIS PIP-2 SITE 1. COMMERCIAL LAUNDRIES, MEAT PACKING AND PROCESSING, TRUCK, TRACTOR, TRAILER, BUS STORAGE YARDS OR MOTOR FREIGHT TERMINALS AND MINI-WAREHOUSES NOT BE PERMITTED AS ALLOWED USES. 2. OUTSIDE STORAGE NOT BE ALLOWED AS AN ACCESSORY USE.	
PROPOSED ZONING:	R-5 (RESIDENTIAL) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY) NO CONDITIONS OF RECORD ARE BEING PROPOSED FOR THE NEW PROPOSED R-5 ZONE	
LOT SIZE:	6307405007: 6.02 ACRES 6307405008: 6.76 ACRES TOTAL: 12.78 ACRES	
LOT COVERAGE:	BUILDING FOOTPRINT:	132,761 S.F. 23% COVERAGE
	DRIVES AND PARKING LOTS:	114,988 S.F.
	TOTAL:	247,749 S.F

PROPOSED HEIGHTS AND SETBACKS

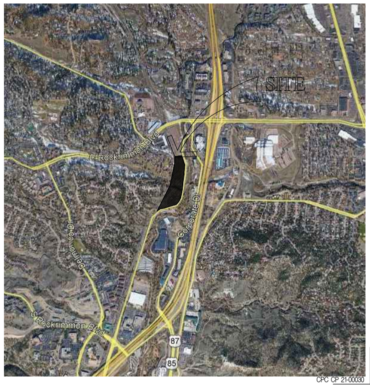
MAX. NUMBER OF UNITS:	80-90 DUPLEXES PER LOT
MAXIMUM BUILDING HEIGHT: (PER CITY CODE FOR R-5)	45'
PROPOSED BUILDING HEIGHT:	LESS THAN 20'
BUILDING SETBACK:	FRONT- 25' BACK- 25' SIDE- 25'
LANDSCAPE SETBACK:	20'

SHEET INDEX

SHT. #	DESCRIPTION
A0	CONCEPT PLAN / COVER SHEET
E.A	ZONE CHANGE EXHIBIT
LSA	LSA EXHIBIT
C1	PRELIMINARY UTILITY/ PUBLIC FACILITIES PLAN

VICINITY MAP

NOT TO SCALE



CPC CP 21-00030

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architecture • planning

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Colorado Springs, CO 80921

(719) 484-0480

Brian K. Bucher, AIA
Architect

CO license no. C-4889
CA license no. C 23506

A PROPOSED CONCEPT PLAN FOR

MARK DABLING COTTAGES

6550 & 6650 MARK DABLING
COLORADO SPRINGS, CO

Sheet Title:
CONCEPT SITE PLAN

Drawing Status:
REZONE

Revisions:

No.	Description	By	Date

Date: 6/25/21

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:
A0
1 Of 4

File Name: P:\SchumannBrian\cottages-Mark-Dabling\Cottages-A0R.dwg
June 25, 2021 - 11:33am

PROJECT INFORMATION

CITY FILE NUMBER:	CPC CP 21-00030
CURRENT ZONING:	PIP-2 (PLANNED INDUSTRIAL PARK-2)/ CR (CONDITIONS OF RECORD) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY) PER ORDINANCE NO. 82-95 EXISTING CONDITIONS OF RECORD FOR THIS PIP-2 SITE 1. COMMERCIAL LAUNDRIES, MEAT PACKING AND PROCESSING, TRUCK, TRACTOR, TRAILER, BUS STORAGE YARDS OR MOTOR FREIGHT TERMINALS AND MINI-WAREHOUSES NOT BE PERMITTED AS ALLOWED USES. 2. OUTSIDE STORAGE NOT BE ALLOWED AS AN ACCESSORY USE.
PROPOSED ZONE:	R-5 (RESIDENTIAL- SINGLE FAMILY DETACHED) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY)
PROPOSED DENSITY:	15 DU/AC

LEGAL DESCRIPTION

LOTS 1 AND 2, CORPORATE CENTRE FILING NO. 3, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

(Per the Title Commitment Order No. SC55082749-2)

Address of Record: 6550, 6650 Mark Dabling Blvd.

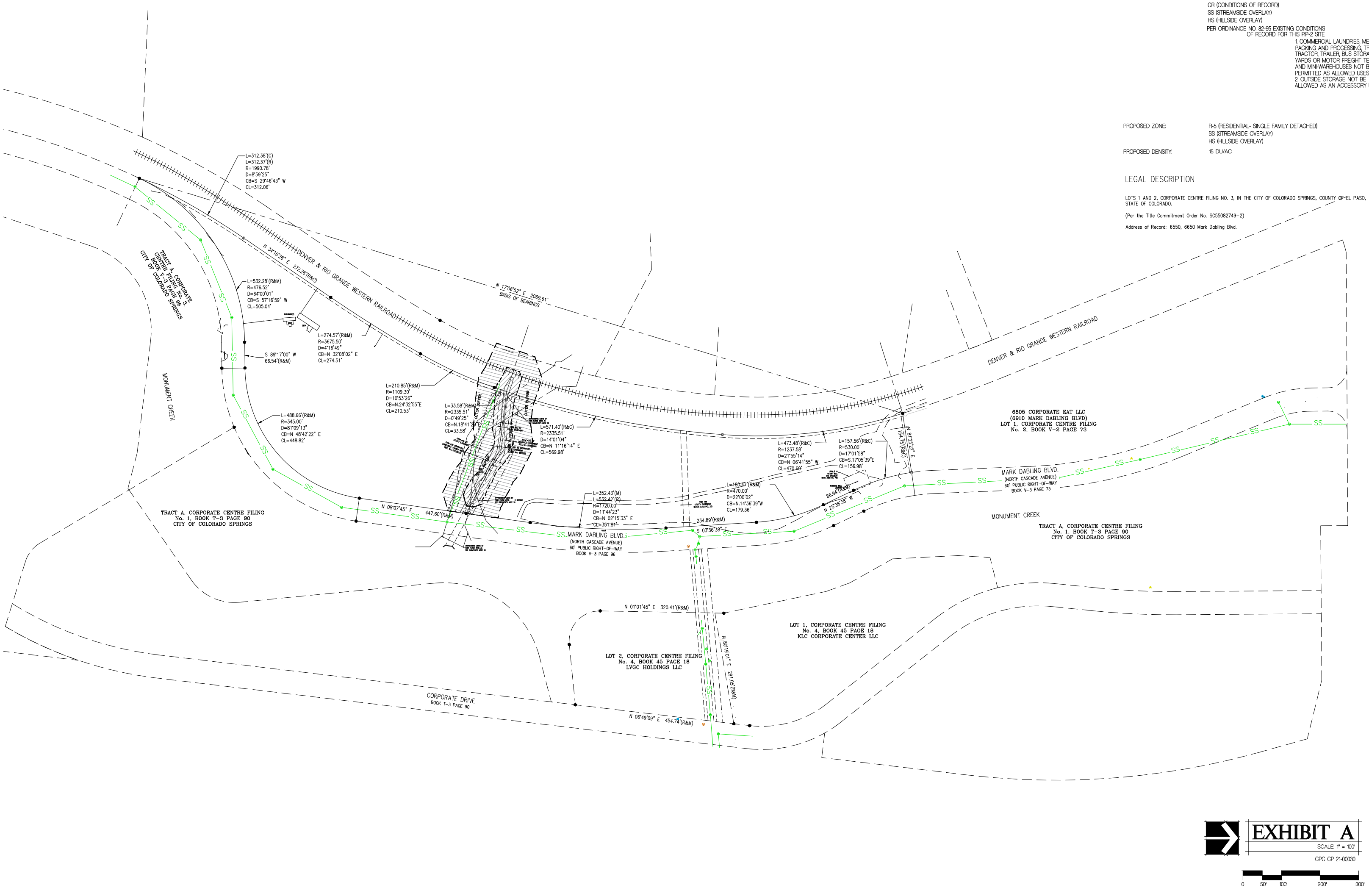
L=312.38'(C)
L=312.37'(R)
R=1990.78'
D=8°59'25"
CB=S 29°46'43" W
CL=312.06'
DENVER & RIO GRANDE WESTERN RAILROAD
N 34°16'26" E 272.26'(R&C)
N 17°06'52" E 2069.61'
BASIS OF BEARINGS
TRACT A, CORPORATE CENTRE FILING No. 3, BOOK V-3 PAGE 96 CITY OF COLORADO SPRINGS
L=532.28'(R&M)
R=476.52'
D=64°00'01"
CB=S 57°16'59" W
CL=505.04'
L=274.57'(R&M)
R=3675.50'
D=4°16'49"
CB=N 32°08'02" E
CL=274.51'
S 89°17'00" W
66.54'(R&M)
MONUMENT CREEK
L=488.66'(R&M)
R=345.00'
D=81°09'13"
CB=N 48°42'22" E
CL=448.82'
L=210.85'(R&M)
R=1109.30'
D=10°53'26"
CB=N.24°32'55"E
CL=210.53'
L=33.58'(R&M)
R=2335.51'
D=0°49'25"
CB=N.18°41'29"E
CL=33.58'
OUTER BUFFER
INNER BUFFER
L=571.40'(R&C)
R=2335.51'
D=14°01'04"
CB=N 11°16'14" E
CL=569.98'
TRACT A, CORPORATE CENTRE FILING No. 1, BOOK T-3 PAGE 90 CITY OF COLORADO SPRINGS
N 08°07'45" E
447.60'(R&M)
SS
L=352.43'(M)
L=532.42'(R)
R=1720.00'
D=11°44'23"
CB=N 02°15'33" E
CL=351.81'
MARK DABLING BLVD.
(NORTH CASCADE AVENUE)
60' PUBLIC RIGHT-OF-WAY
BOOK V-3 PAGE 96
234.89'(R&M)
S 03°36'38" E
L=180.47'(R&M)
R=470.00'
D=22°00'02"
CB=N.14°36'39"W
CL=179.36'
L=473.48'(R&C)
R=1237.58'
D=21°55'14"
CB=N 06°41'55" W
CL=470.60'
L=157.56'(R&C)
R=530.00'
D=17°01'58"
CB=S.17°05'39"E
CL=156.98'
86.94'(R&M)
N 25°36'38" W
N 81°25'22" E
154.75'(R&C)
6805 CORPORATE EAT LLC
(6910 MARK DABLING BLVD)
LOT 1, CORPORATE CENTRE FILING
No. 2, BOOK V-2 PAGE 73
DENVER & RIO GRANDE WESTERN RAILROAD
MARK DABLING BLVD.
(NORTH CASCADE AVENUE)
60' PUBLIC RIGHT-OF-WAY
BOOK V-3 PAGE 73
MONUMENT CREEK
TRACT A, CORPORATE CENTRE FILING
No. 1, BOOK T-3 PAGE 90
CITY OF COLORADO SPRINGS
N 01°01'45" E 320.41'(R&M)
LOT 2, CORPORATE CENTRE FILING
No. 4, BOOK 45 PAGE 18
LVGC HOLDINGS LLC
LOT 1, CORPORATE CENTRE FILING
No. 4, BOOK 45 PAGE 18
KLC CORPORATE CENTER LLC
N 80°19'01" E 291.05'(R&M)
CORPORATE DRIVE
BOOK T-3 PAGE 90
N 06°49'09" E 454.74'(R&M)
0
50'
100'
200'
300'

EXHIBIT A

SCALE: 1" = 100'

CPC CP 21-00030

CONCEPT PLAN

File Name: P:\SchumannBrian\cottages-Mark-Dabling\Cottages-A0R.dwg
June 23, 2021 - 9:37am

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(719) 484-0480

Brian K. Bucher, AIA
Architect

CO license no. C-4889
CA license no. C 23506

A PROPOSED
REZONE
FOR

MARK
DABLING
COTTAGES

6550 & 6650 MARK DABLING
COLORADO SPRINGS, CO

Sheet Title:
REZONE
EXHIBIT A

Drawing Status:
REZONE

Revisions:

No.	Description	By	Date
△	-	.	-

Date: 6/23/21

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:
E.A.
2 Of 4

PROJECT INFORMATION

CITY FILE NUMBER:	CPC CP 21-00030	
CURRENT ZONING:	PIP-2 (PLANNED INDUSTRIAL PARK-2)/ CR (CONDITIONS OF RECORD) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY) PER ORDINANCE NO. 82-95 EXISTING CONDITIONS OF RECORD FOR THIS PIP-2 SITE	1. COMMERCIAL LAUNDRIES, MEAT PACKING AND PROCESSING, TRUCK, TRACTOR, TRAILER, BUS STORAGE YARDS OR MOTOR FREIGHT TERMINALS AND MINI-WAREHOUSES NOT BE PERMITTED AS ALLOWED USES. 2. OUTSIDE STORAGE NOT BE ALLOWED AS AN ACCESSORY USE.
PROPOSED ZONING:	R-5 (RESIDENTIAL) SS (STREAMSIDE OVERLAY) HS (HILLSIDE OVERLAY)	
LOT SIZE:	6307405007: 6.02 ACRES 6307405008: 6.76 ACRES TOTAL: 12.78 ACRES	
LOT COVERAGE:	BUILDING FOOTPRINT: DRIVES AND PARKING LOTS: TOTAL AREA:	132,761 S.F. 23% COVERAGE 114,988 S.F. 247,749 S.F

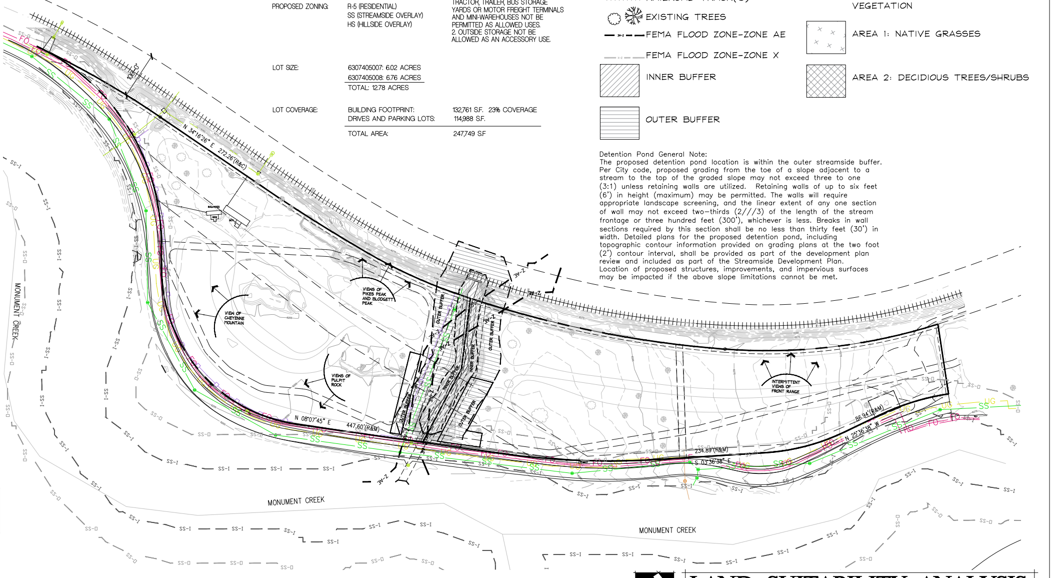
LEGEND

SUBJECT PARCEL LINE(S)
EASEMENT LINE(S)
EXISTING DIRT ROAD
VIEWS
RAILROAD TRACK(S)
EXISTING TREES
FEMA FLOOD ZONE-ZONE AE
FEMA FLOOD ZONE-ZONE X
▨ INNER BUFFER
▤ OUTER BUFFER
MONUMENT CREEK AND DRY CREEK
OUTER BUFFER
INNER BUFFER
PROPOSED PRIVATE EXTENDED DETENTION BASINS

VEGETATION

AREA 1: NATIVE GRASSES
▩ AREA 2: DECIDIOUS TREES/SHRUBS

Detention Pond General Note:
The proposed detention pond location is within the outer streamside buffer. Per City code, proposed grading from the toe of a slope adjacent to a stream to the top of the graded slope may not exceed three to one (3:1) unless retaining walls are utilized. Retaining walls of up to six feet (6') in height (maximum) may be permitted. The walls will require appropriate landscape screening, and the linear extent of any one section of wall may not exceed two-thirds (2///3) of the length of the stream frontage or three hundred feet (300'), whichever is less. Breaks in wall sections required by this section shall be no less than thirty feet (30') in width. Detailed plans for the proposed detention pond, including topographic contour information provided on grading plans at the two foot (2') contour interval, shall be provided as part of the development plan review and included as part of the Streamside Development Plan. Location of proposed structures, improvements, and impervious surfaces may be impacted if the above slope limitations cannot be met.


N 34°16'24" E 272.26'(R&C)
VIEW OF CHEYENNE MOUNTAIN
VIEWS OF PIKES PEAK AND BLODGETT PEAK
VIEWS OF PULPIT ROCK
INTERMITTENT VIEWS OF FRONT RANGE
N 08°07'45" E 447.60'(R&M)
MONUMENT CREEK
MONUMENT CREEK
SS-I
SS-O

LAND SUITABILITY ANALYSIS

SCALE: 1" = 100'

0 50' 100' 200' 300'

GEOLOGICAL ANALYSIS HAZARD POTENTIAL

A GEOLOGIC HAZARD EVALUATION WAS PREPARED BY ROCKY MOUNTAIN GROUP (RMG) ON JANUARY 29, 2021, AS REQUIRED BY THE CITY OF COLORADO SPRINGS ZONING CODE SECTION 7.4.5. THE STUDY DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WOULD PRECLUDE THE PROPOSED RESIDENTIAL DEVELOPMENT. CONDITIONS IDENTIFIED INCLUDE :

1. POTENTIAL FILL SOIL
2. EXPANSIVE SOILS/BEDROCK
3. ABANDONED COALMINE SUBSIDENCE
4. RADON
5. SEISMICITY

CONCLUSIONS OF THE STUDY INDICATED THAT THESE CONDITIONS CAN BE MITIGATED WITH TYPICAL CONSTRUCTION PRACTICES. MITIGATION RECOMMENDATIONS INCLUDE OVEREXCAVATION AND REPLACEMENT TO ENSURE A MINIMUM OF 3 TO 4-FOOT SEPARATION WILL EXIST BETWEEN EXPANSIVE SOILS/BEDROCK AND BOTTOM OF PROPOSED FOUNDATION COMPONENTS AND SLABS.

THE RISK OF CAVING OR TROUGH SUBSIDENCE FROM ABANDONED COALMINE AFFECTING THE OVERALL DEVELOPMENT IS "LOW". USE OF SHALLOW FOUNDATION STRUCTURES AND MINIMAL GRADING AS PROPOSED ARE CONSIDERED RELIABLE METHODS TO REDUCE THE EFFECTS OF POTENTIAL SUBSIDENCE MOVEMENTS.

POTENTIAL FILL SOIL, SEISMIC ACTIVITY OR RADON ARE EITHER OF NO SIGNIFICANT CONCERN OR RECOMMENDED FOR TRADITIONAL CONSTRUCTION PRACTICES TO MITIGATE POTENTIAL HAZARDS FOR THE PROPOSED DEVELOPMENT.

A WATER TABLE WAS ENCOUNTERED BETWEEN 5' AND 20' BELOW GRADE, WHICH SHOULD NOT AFFECT THE PROPOSED STRUCTURES USING SHALLOW FOUNDATION WITH NO BASEMENTS PLANNED.

SUBSURFACE SOIL INVESTIGATION

A GEOLOGIC HAZARD EVALUATION WAS PREPARED BY ROCKY MOUNTAIN GROUP (RMG) ON JANUARY 29, 2021. THE REPORT INDICATES THAT THE SITE IS CHARACTERIZED BY SURFICIAL SILTY TO CLAYEY SANDS OF VARYING DEPTHS OVERLYING CLAYSTONE AND SANDSTONE BEDROCK.

FLOORPLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0512G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE SUBJECT PARCELS TO BE LOCATED IN ZONE X (AREAS DETERMINED OUTSIDE THE 500-YEAR FLOODPLAIN), ZONE X-SHADED (AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN AND OUTSIDE THE 100-YEAR FLOODPLAIN) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED). THE LMIITS OF SAID AE ZONE AND ZONE X-SHADED AREAS ARE SHOWN APPROXIMATELY HEREON. ADDITIONAL HYDROLOGIC STUDIES MAY BE NEEDED TO DETERMINE THE EXACT FLOOD ZONE LIMITS ON THE SUBJECT PARCELS.

WILDLIFE HABITAT AND MIGRATION CORRIDORS

HABITAT FOR SMALL MAMMALS AND BIRDS WOULD BE LIMITED TO THE SMALL DRY CREEK CORRIDOR AND SHALL BE PROTECTED PER STREAMSIDE OVERLAY REQUIREMENTS.

NATURAL AND MANMADE FEATURES

THERE ARE NO SIGNIFICANT NATURAL OR MANMADE FEATURES ON THE PROJECT SITE. LIMITED EXISTING MATURE, DECIDUOUS TREES SHALL BE DESIGNED AROUND WHERE POSSIBLE TO CREATE COMMUNITY PARK SPACE.

WILDFIRE ASSESSMENT/ MITIGATION

THE PROPOSED DEVELOPMENT WILL DISTURB THE MAJORITY OF SITE. PROPOSED DEVELOPMENT INCLUDING GRADING AND LANDSCAPE IMPROVEMENTS WILL PROVIDE WILDFIRE MITIGATION. LANDSCAPE AREAS WILL BE LOW MAINTENANCE AND WILL POSE VERY LITTLE WILDFIRE THREAT. THE ADJACENT RAILROAD CORRIDOR ALSO OFFERS A SIGNIFICANT WILDFIRE BUFFER.

SIGNIFICANT VIEWS

INTERMITTENT VIEWS TOWARDS PIKES PEAK, CHEYENNE MOUNTAIN AND THE FRONT RANGE CAN BE SEEN FROM THE PROJECT SITE TO THE WEST; PULPIT ROCK IS ALSO VISIBLE TO THE EAST.

SUMMARY

OPPORTUNITIES AND CONSTRAINTS FOR DEVELOPMENT ARE AS FOLLOWS:

CONSTRAINTS OF THE SITE ARE MINIMAL FOR THE PROPOSED INFILL DEVELOPMENT.

1. SOILS AND GEOLOGIC TEST CONCLUDE THAT THERE ARE EFFECTIVELY NO RISK POSED BY THE PROPOSED SHALLOW FOUNDATION STRUCTURES.
2. NOISE FROM THE ADJACENT RAILROAD CORRIDOR WILL BE MITIGATED BASED ON ENGINEER STUDY AND RECOMMENDATIONS.

OPPORTUNITIES:

1. TO PROVIDE A RESIDENTIAL INFILL DEVELOPMENT THAT MEETS THE REQUESTED R-5 ZONING CODE AND BLENDS IN WITH THE SURROUNDING EXISTING RESIDENTIAL AND COMMERCIAL NEIGHBORHOODS.
2. TAKE ADVANTAGE OF FRONT RANGE VIEWS TO THE WEST. ORIENT DEVELOPMENT TOWARDS THE CREEK WHERE ECONOMICALLY FEASIBLE WHILE MEETING CITY DEVELOPMENT STANDARDS. ADDITIONAL VIEWS TOWARD PULPIT ROCK TO THE EAST SHALL ALSO BE CAPTURED.
3. PROVIDE PEDESTRIAN / RECREATIONAL ACCESS TO CITY TRAIL SYSTEM AND CREEK CORRIDOR.
4. USE AN ARCHITECTURAL STYLE THAT HAS AS LITTLE IMPACT ON THE SITE AS PRACTICAL. ARCHITECTURE SHOULD EMPHASIZE STYLE, MASSING OF FORM WITH A LOW PROFILE, CAREFUL ARTICULATION OF ELEMENTS AND USE OF LOW MAINTENANCE MATERIALS THAT WILL ENHANCE THE SCENIC QUALITIES OF THE SITE.

DEVELOPMENT CONSIDERATIONS

IT IS STRONGLY RECOMMENDED THAT THE - RESIDENTIAL DEVELOPMENT BEING PROPOSED FOR THIS SITE TAKE PRECAUTIONS TO ASSURE PROPER ENGINEERING AND CONSTRUCTION PRACTICES (COMMON TO COLORADO SPRINGS) BE IMPLEMENTED. AS REQUIRED, MITIGATION RECOMMENDATIONS FOR ENGINEERING DESIGN AND CONSTRUCTION, AS OUTLINED IN THE GEOLOGIC HAZARD EVALUATION, AS PREPARED BY RMG (JANUARY 29, 2021) FOR OVEREXCAVATION AND SHALLOW FOUNDATION STRUCTURES BE FOLLOWED.

STREAMSIDE REVIEW CRITERIA

1. HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THIS SECTION AS WELL AS ALL OTHER CITY GRADING AND FILLING REGULATIONS?

THE STREAMSIDE AREA IS RETAINED AS OPEN SPACE. THE GRADING WITHIN THE STREAMSIDE IS ASSOCIATED WITH THE PROPOSED PRIVATE DETENTION PONDS, RE: CIVIL. A GRADING AND EROSION CONTROL PLAN IS PART OF THIS SUBMITTAL PER THE STREAMSIDE REQUIREMENTS AND INCLUDES REVEGETATION OF THE GRADED AREAS.

2. DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAMSIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESSWAYS, CREEK FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STREAM CORRIDOR AS AN AMENITY?

THE MAJORITY OF THE STREAMSIDE AREA IS RETAINED AS NATURAL OPEN SPACE, WHICH PROTECTS THE STREAM ECOSYSTEM. LANDSCAPING, AS WELL AS COMMMUNITY OPEN SPACES ALONG THE STREAMSIDE HELPS TO INCLUDE THE STREAM AS AN AMENITY.

3. HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN?

THERE ARE NO KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN ON THIS PROPERTY. HABITATS FOR SMALL MAMMALS AND BIRDS WOULD BE LIMITED TO THE SMALL DRY CREEK CORRIDOR AND SHALL BE PROTECTED PER STREAMSIDE OVERLAY REQUIREMENTS.

4. HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS AND OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN?

THERE WILL BE PEDESTRIAL / RECRETIONAL ACCESS TO CIY TRAIL SYSTEM AND THE CREEK CORRIDOR. THIS DEVELOPMENT PROPOSES OPEN COMMUNITY SPACES.

5. HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS?

THE PROPOSED PRIVATE EXTENDED DETENTION BASIONS ARE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM EVENT. FLOOD PROTECTION MEASURES ARE INCORPORATED TO PROTECT THE RESIDENTIAL DEVELOPMENT FROM FLOOD DAMAGE.

6. HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STREAMSIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES?

THERE ARE NO SIGNIFICANT NATURAL OR MANMADE FEATURES ON THE PROJECT SITE. LIMITED EXISTING MATURE, DECIDUOUS TREES SHALL BE DESIGNED AROUND WHERE POSSIBLE TO CREATE COMMUNITY PARK SPACE.

7. DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUBAREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN OR A SPECIFIC DRAINAGE BASIN PLANNING STUDY) AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS?

WE KNOW OF NO SPECFIC CITY PLAN THAT IS DICTATING THE DEVELOPMENT OF THIS PROJECT, HOWEVER AT THE DP STAGE THE LANDSCAPE ARCHITECT WILL VERIFY THAT THIS IS THE CASE.

8. DOES THE PROJECT DESIGN:

A. IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NONPOINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY?

THE REQUIRED BUFFERS ARE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE DEVELOPMENT PLAN. THE PROPOSED DEVELOPMENT DOES NOT IMPACT THE INNER OR OUTER STREAMSIDE BUFFER.

B. EXCLUDE IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUSNESS RESTRICTIONS ACROSS THE ENTIRE OVERLAY?

NO IMPERVIOUS SURFACES ARE PROPOSED IN THE INNER AND OUTER BUFFER ZONE OF THE DRY CREEK RUNNING THROUGH THE CENTER OF BOTH LOTS. THE OUTER BUFFER OF MONUMENT CREEK RUNS THROUGH THE LANDSCAPE BUFFER BUT DOES NOT DISRUPT ANY IMPERVIOUS AREAS.

C. INCORPORATE ALL STORMWATER BMPS REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPED SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON SITE FILTRATION OF STORMWATER AND PROTECT WATER QUALITY?

THE DRAINAGE REPORT IDENTIFIES ALL BMPS REQUIRED BY CITY ENGINEERING AND THESE WILL BE IMPLEMENTED WITH THE DEVELOPMENT. ON SITE DETENTION AND WATER QUALITY IS PROPOSED AND MEETS CITY ENGINEERING REQUIREMENTS.

D. INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND/OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM?

ADDITIONAL LANDSCAPING IS PROPOSED BETWEEN BOTH PROPERTIES. THIS WILL PROVIDE A BUFFER TO THE STREAM AND BOTH PROPERTIES ON OPPOSITE SIDES OF THE CREEK.

9. ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL? DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY'S LANDSCAPE CODE?

PROPOSED AND EXISTING TREES TO MEET THE INNER AND OUTER BUFFER ZONE TREE REQUIREMENTS, WILL BE CONSISTENT WITH THE RIPARIAN PLANT COMMUNITIES IDENTIFIED IN THE LANDSCAPE POLICY MANUAL. THE INNER AND OUTER BUFFER LADSCAPING SHALL MEET ALL CITY STANDARDS. LANDSCAPE ARCHITECT SHALL MEET THESE STANDARDS WHERE APPLICABLE.

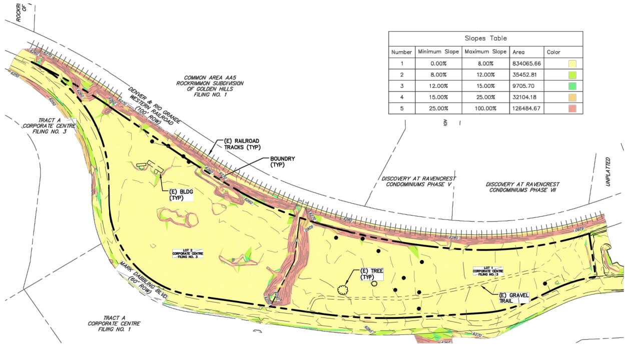
10. HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE OVER 15 PERCENT SLOPE)? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? DOES THE PLAN PROVIDE FOR THE SUITABLE REVEGETATION AND STABILIZATION OF ANY DISTURBED AREAS?

THE SLOPES ARE NOTED ON THE STREAMSIDE PLAN THAT FORMS PART OF THE LAND SUITABILITY ANALYIS. THE MAJORITY OF THE SITE SLOPE IS WITHIN THE 0-8% SLOPE RANGE. THE AREA IN THE STREAMSIDE TO BE DISTURBED IS IN THE VICINITY OF THE PROPOSED DETENTION POND IN THE OUTER STREAMSIDE BUFFER. NATIVE PLANTINGS ARE PROPOSED FOR THE OUTER BUFFER AREA.

11. HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGEWAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICAL? FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGEWAY VISUALLY, FUNCTIONALLY OR RECREATIONALLY, AND BRINGS THAT DRAINAGEWAY INTO A MORE NATURAL CONDITION.

THE PROPOSED LANDSCAPING/TREES WITHIN THE OUTER BUFFER WILL IMPROVE THE VISUAL QUALITY OF THE CREEK.

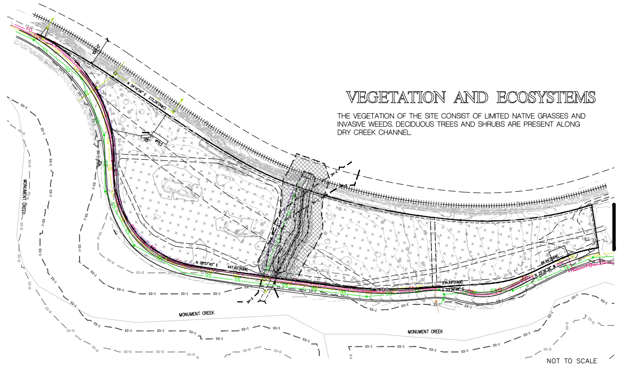
CPC CP 21-00030


COMMON AREA AAS ROCKRIMMON SUBDIVISION OF GOLDEN HILLS FILING NO. 1
DENVER & RIO GRANDE WESTERN RAILROAD
(E) RAILROAD TRACKS (TYP)
BOUNDRY (TYP)
TRACT A CORPORATE CENTRE FILING NO. 3
(E) BLDG (TYP)
DISCOVERY AT RAVENCREST CONDOMINIUMS PHASE V
DISCOVERY AT RAVENCREST CONDOMINIUMS PHASE VII
UNPLATTED
(E) TREE (TYP)
(E) GRAVEL TRAIL
MARK DABLING BLVD
TRACT A CORPORATE CENTRE FILING NO. 1

Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	8.00%	834065.66	🟨
2	8.00%	12.00%	35452.81	🟩
3	12.00%	15.00%	9705.70	🟩
4	15.00%	25.00%	32104.18	🟧
5	25.00%	100.00%	126484.67	🟥

SLOPE ANALYSIS MAP

NOT TO SCALE



VEGETATION AND ECOSYSTEMS

THE VEGETATION OF THE SITE CONSIST OF LIMITED NATIVE GRASSES AND INVASIVE WEEDS. DECIDUOUS TREES AND SHRUBS ARE PRESENT ALONG DRY CREEK CHANNEL.

NOT TO SCALE

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CA license no. C 23506

A PROPOSED CONCEPT PLAN FOR

MARK DABLING COTTAGES

6550 & 6650 MARK DABLING
COLORADO SPRINGS, CO

Sheet Title:
LAND SUITABILITY ANALYSIS

Drawing Status:
REZONE

Revisions:

No.	Description	By	Date
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Date: 6/25/21
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Checked by: .
Scale: AS NOTED
Job No.: .

Sheet No.:
LSA
3 Of 4

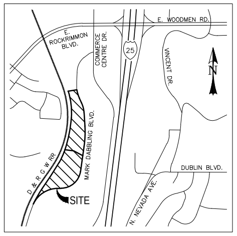
File Name: P:\SchumannBrian\cottages-Mark-Dabling\Cottages-A0R -LSA.dwg
June 25, 2021 - 11:27am

CONCEPT PLAN

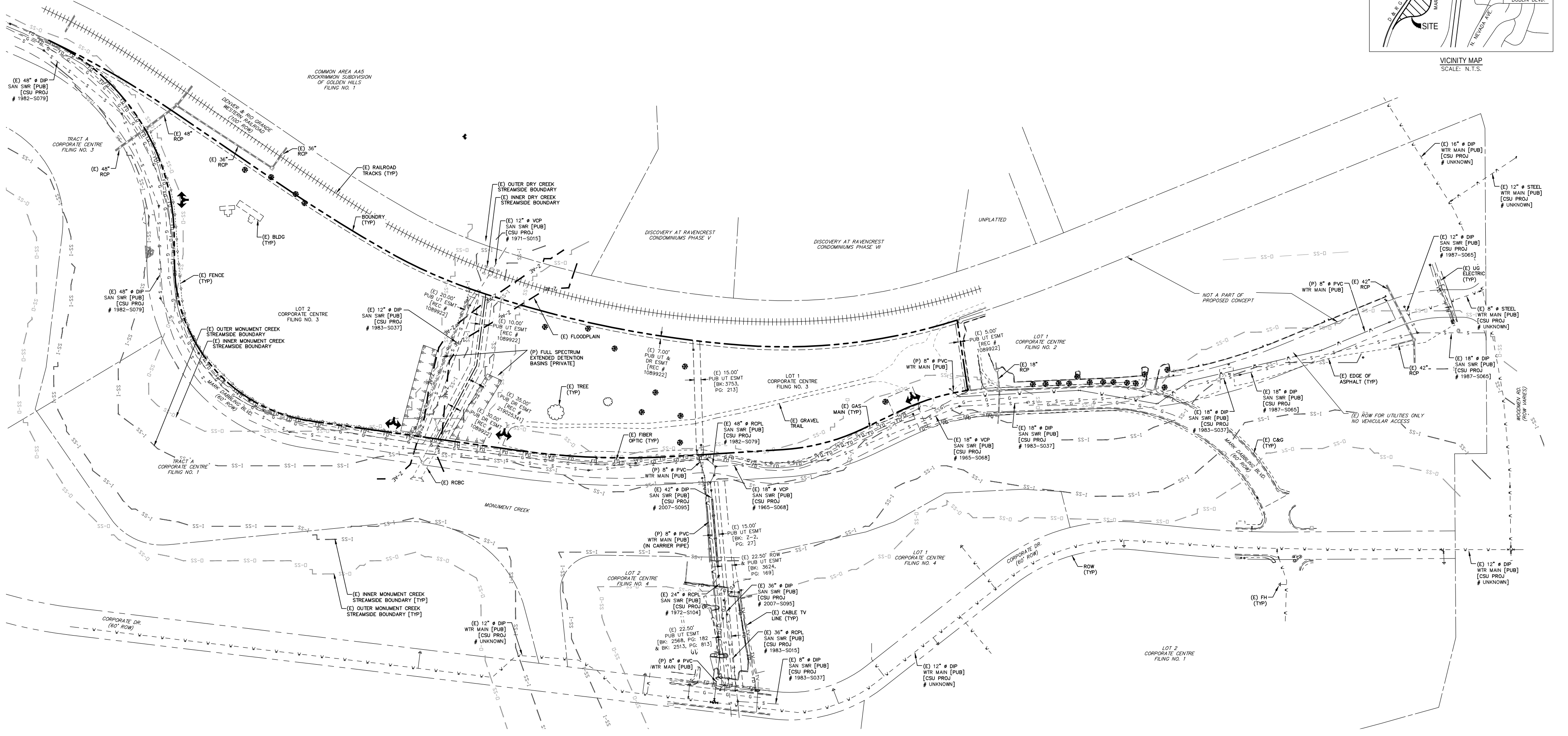
PRELIMINARY UTILITY PLAN GENERAL NOTES:

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF THE 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.


E. WOODMEN RD.
E. ROCKRIMMON BLVD.
COMMERCE CENTRE DR.
25
VINCENT DR.
N
MARK DABBLING BLVD.
D & R G W RR
SITE
DUBLIN BLVD.
N. NEVADA AVE.

VICINITY MAP
SCALE: N.T.S.


TRACT 1 ROCKRIMMON SUBDIVISION OF GOLDEN HILLS FILING NO. 2
LOT LINE (TYP)
(E) 48" ø DIP SAN SWR [PUB] [CSU PROJ # 1982–S079]
COMMON AREA AA5 ROCKRIMMON SUBDIVISION OF GOLDEN HILLS FILING NO. 1
DENVER & RIO GRANDE WESTERN RAILROAD (100' ROW)
TRACT A CORPORATE CENTRE FILING NO. 3
(E) 48" RCP
(E) 36" RCP
(E) RAILROAD TRACKS (TYP)
BOUNDRY (TYP)
(E) BLDG (TYP)
(E) FENCE (TYP)
(E) 48" ø DIP SAN SWR [PUB] [CSU PROJ # 1982–S079]
LOT 2 CORPORATE CENTRE FILING NO. 3
(E) OUTER MONUMENT CREEK STREAMSIDE BOUNDARY
(E) INNER MONUMENT CREEK STREAMSIDE BOUNDARY
MARK DABBLING BLVD. (60' ROW)
TRACT A CORPORATE CENTRE FILING NO. 1
(E) OUTER DRY CREEK STREAMSIDE BOUNDARY
(E) INNER DRY CREEK STREAMSIDE BOUNDARY
(E) 12" ø VCP SAN SWR [PUB] [CSU PROJ # 1971–S015]
(E) 20.00' PUB UT ESMT [REC # 1089922]
(E) 10.00' PUB UT ESMT [REC # 1089922]
(E) 12" ø DIP SAN SWR [PUB] [CSU PROJ # 1983–S037]
(E) FLOODPLAIN
(P) FULL SPECTRUM EXTENDED DETENTION BASINS [PRIVATE]
(E) 35.00' PUB DR ESMT [REC # 219025341]
(E) 30.00' PUB DR ESMT [REC # 1089922]
(E) TREE (TYP)
(E) 7.00' PUB UT & DR ESMT [REC # 1089922]
(E) 15.00' PUB UT ESMT [BK: 3753, PG: 213]
(E) RCBC
Z–AE
MONUMENT CREEK
DISCOVERY AT RAVENCREST CONDOMINIUMS PHASE V
DISCOVERY AT RAVENCREST CONDOMINIUMS PHASE VII
UNPLATTED
LOT 1 CORPORATE CENTRE FILING NO. 3
(E) GRAVEL TRAIL
(E) FIBER OPTIC (TYP)
(E) GAS MAIN (TYP)
(E) 48" ø RCPL SAN SWR [PUB] [CSU PROJ # 1982–S079]
(P) 8" ø PVC WTR MAIN [PUB]
(E) 42" ø DIP SAN SWR [PUB] [CSU PROJ # 2007–S095]
(E) 18" ø VCP SAN SWR [PUB] [CSU PROJ # 1965–S068]
(P) 8" ø PVC WTR MAIN [PUB] (IN CARRIER PIPE)
(E) 15.00' PUB UT ESMT [BK: Z–2, PG: 27]
(E) 22.50' ROW & PUB UT ESMT [BK: 3624, PG: 169]
LOT 2 CORPORATE CENTRE FILING NO. 4
(E) 24" ø RCPL SAN SWR [PUB] [CSU PROJ # 1972–S104]
(E) 22.50' PUB UT ESMT [BK: 2568, PG: 182 & BK: 2513, PG: 813]
(E) 36" ø DIP SAN SWR [PUB] [CSU PROJ # 2007–S095]
(E) CABLE TV LINE (TYP)
(E) 36" ø RCPL SAN SWR [PUB] [CSU PROJ # 1983–S015]
(P) 8" ø PVC WTR MAIN [PUB]
(E) 8" ø DIP SAN SWR [PUB] [CSU PROJ # 1983–S037]
(E) INNER MONUMENT CREEK STREAMSIDE BOUNDARY [TYP]
(E) OUTER MONUMENT CREEK STREAMSIDE BOUNDARY [TYP]
(E) 12" ø DIP WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
CORPORATE DR. (60' ROW)
LOT 1 CORPORATE CENTRE FILING NO. 4
(E) 12" ø DIP WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
(E) 5.00' PUB UT ESMT [REC # 1089922]
LOT 1 CORPORATE CENTRE FILING NO. 2
(E) 18" RCP
(E) 18" ø DIP SAN SWR [PUB] [CSU PROJ # 1983–S037]
(E) 18" ø DIP SAN SWR [PUB] [CSU PROJ # 1983–S037]
(E) 18" ø DIP SAN SWR [PUB] [CSU PROJ # 1987–S065]
(E) C&G (TYP)
MARK DABBLING BLVD. (60' ROW)
(E) ROW FOR UTILITIES ONLY NO VEHICULAR ACCESS
(E) EDGE OF ASPHALT (TYP)
NOT A PART OF PROPOSED CONCEPT
(P) 8" ø PVC WTR MAIN [PUB]
(E) 42" RCP
(E) 42" RCP
(E) 12" ø DIP SAN SWR [PUB] [CSU PROJ # 1987–S065]
(E) UG ELECTRIC (TYP)
(E) 8" ø STEEL WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
(E) 18" ø DIP SAN SWR [PUB] [CSU PROJ # 1987–S065]
(E) 16" ø DIP WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
(E) 12" ø STEEL WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
WOODMEN RD. (ROW VARIES)
ROW (TYP)
(E) FH (TYP)
(E) 12" ø DIP WTR MAIN [PUB] [CSU PROJ # UNKNOWN]
LOT 2 CORPORATE CENTRE FILING NO. 1
SS–I
SS–D

LEGEND

EXISTING	(E)	PUBLIC	PUB	BOUNDARY	━ ━ ━	(E) FIBER OPTIC	— FO — FO — FO —
PROPOSED	(P)	PRIVATE	PVT	RIGHT–OF–WAY	━ — — ━	(E) STORM SEWER, INLET, MH	═□═○
FUTURE	(F)	UNDERGROUND	UG	LOT LINE	— – — – —	(E) SANITARY MAIN, MH	— S — S — S —
CURB AND GUTTER	C&G	UTILITY	UT	EASEMENT	– – – – –	(E) WATER MAIN, VALVE, FH	— W — W — W —
EASEMENT	ESMT	SANITARY	SAN	(E) UG CATV	— TV — TV — TV —	(P) SANITARY MAIN, MH	— S —●— S —
DRAINAGE	DR	SEWER	SWR	(E) UG ELECTRIC	— E — E — E —	(P) STORM SEWER, INLET, MH	━□━○
PUBLIC IMPROVEMENT	PI	WATER	WTR	(E) GAS MAIN	— G — G — G —	(P) WATER MAIN, VALVE, FH	— W —⋈— W —

(P) SITE ACCESS POINTS ⇆

N

0 100 200
SCALE: 1" = 100'

CPC CP 21–00030

REV.	DESCRIPTION	DATE

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NOT FOR CONSTRUCTION

CATAMOUNT ENGINEERING
321 W. HENRIETTA AVE
PO BOX 221
WOODLAND PARK, CO 80866
(719)426-2124

MARK DABLING COTTAGES
(LOTS 1 & 2 CORPORATE CENTRE FILING NO. 3)

PRELIMINARY UTILITY AND
PUBLIC FACILITIES PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 100'	DATE:	01/19/21
JOB NUMBER		SHEET	
20–270		4 OF 4	

M:\Catamount Dropbox\Projects\20–270 Mark Dabbling\DWG_CP

CONCEPT PLAN