

DEVELOPMENT PLAN

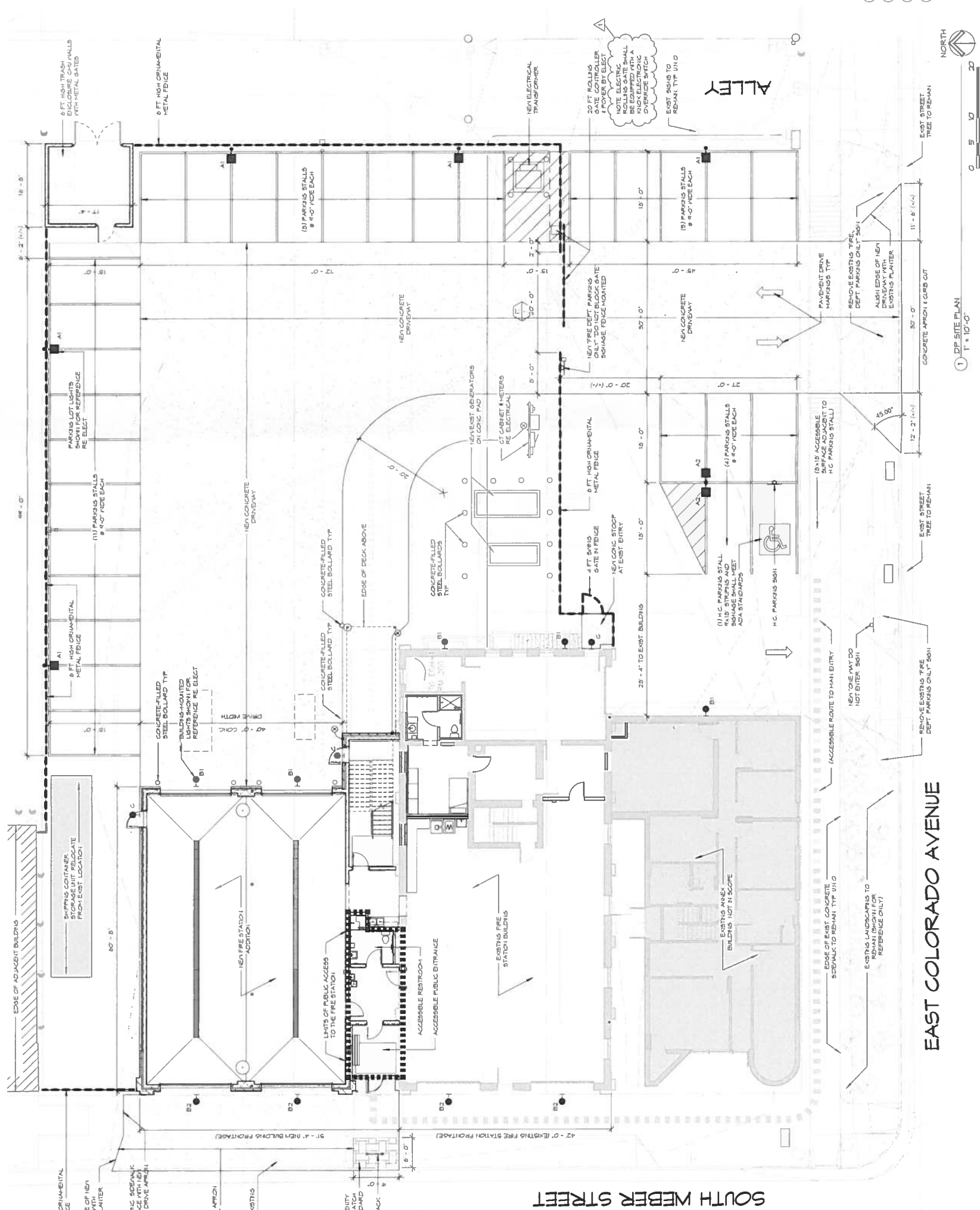


FIGURE 2

DP SHEET INDEX	
FBI DP 10	- DEVELOPMENT SITE PLAN
FBI DP 20	- BUILDING ELEVATIONS
FBI DP 21	- BUILDING ELEVATIONS
FBI DP 30	- PRELIMINARY GRADING AND EROSION CONTROL PLAN
FBI DP 40	- PRELIMINARY UTILITY PLAN

PROJECT INFORMATION

General Project Description: Colorado Springs Fire Station 1, located at 2nd South Weber Street was constructed in 1925. The building is a two-story brick structure that has been deteriorating over time due to aging and exposure to the elements. An addition to the building referred to as "The Annex" will be constructed on the south side of FS 1 in order to house administrative functions for the station. This new addition will consist of approximately 6,000 square feet. The proposed project will construct a new two-story addition to the north of FS 1 providing new apparatus bays and a new entryway on the first floor with new stairs leading up to the second floor. The existing fire engine bay and existing fire station will be extensively remodeled to provide improved living quarters for firefighters. The remodeling will include new kitchen and dining areas, a new bathroom, a new laundry room, and new offices. The Annex is a new addition to the station and will be used for administrative purposes. A new fire alarm system will be installed in the new addition and extended into both existing Fire Station 1 and the Annex. As three major components (the original Fire Station 1, the Annex, and the new addition) are being constructed, the entire project is classified as a single project under the International Building Code.

VICINITY MAP



SITE LEGEND

Building Address:
24 South Weber Street
Colorado Springs, CO 80903

Owner:
City of Colorado Springs
Kenneth E Raritan, City Facility Administrator
375 Printers Parkway
Colorado Springs, CO 80910

Applicant:

Site Data:

Site Area	Total Bldg	Lot Coverage	Lot	Uncovered
First Floor Building Area (Footprint):				
Proposed Addition	3272.5F		28,500.9A (0.85 Acre)	4935.5F (33% of Lot)
Existing Footprint	2259.5F			
Existing Addition	2259.5F			
Existing Acreage				
Total Bldg. 1st Floor Gross Area (Footprint)	4935.5F			
Second Floor Building Area				
Proposed Addition	3041.5F			
Existing 2nd Floor Addition	5767.5F			
Existing 2nd Floor Footprint	5767.5F			
Existing 2nd Floor Addition	4935.5F			
Total Bldg. 2nd Floor Gross Area				
Total Gross Building Square Footage	18,426.9F			
FBZ Standard 2.3 Building Type				
FBZ Standard 2.3 Building Type	Civic Building			
FBZ Standard 2.4 Frontage	Central Sector			
FBZ Standard 2.4 Frontage	500' front			

FBZ Standard 25 Uses

Ground Floor
Apparatus Bays Entry/Lobby Station Chief's Dorm
Offices

2nd Floor
Fire Station Dorm Rooms Kitchen Dining Area Day
Room Rest Rooms Showers Offices

FBZ Standard 26 Parking

Parking Required 0 spaces per FBZ Standard 2 b 2 Parking Exemptions
Parking Provided 25 parking spaces plus 1 HC parking space

FBZ Standard 2 T Block Standards:

Legal Description:
Parcel A, Lot 6 and the north 10 feet of Lot 7 Block as City of Colorado
Springs County of El Paso State of Colorado
Parcel B, Lot 6 and the south 40 feet of Lot 7 Block as City of Colorado
Springs County of El Paso State of Colorado

Note: A Waiver of Replat is being processed in conjunction with this Development Plan under provisions of Chapter 7, Article 7, Section 909 of the City Code to consider Lots 6-9 as one lot for the applicable provisions of the City Code including applicable codes, rules and regulations adopted pursuant to the City Code.

FBZ Standard 2.B Public Spaces

FBZ Standard 2.9 Signage.

New signage associated with the project is limited to the Fire Station One building identification indicated on the lower elevations. Handicap Parking identification signage and incidental directional signage noted on the

FBZ Warrant Requests:

- 1 A request to permit a side setback at the north end of the property on the Meador frontage to be 14'-0" where a 10' minimum side setback is stipulated under PB-2; Standard 2.3.3.4 Corner Lot Side Setback
- 2 A request to permit a glazing percentage of 10% of storefront frontage on the Meador frontage of F3a lot 1 where 80% of storefront frontage glazing is stipulated under PB-2; Standard 2.3.3.4 Corner Lot Side Setback

is recommended under FBI standard 2.4.7 Percentage of Blazing

HB&A

[illegible]

DEVELOPMENT SITE PLAN

FBZ
DP 1.0
SHEET 1 OF 5

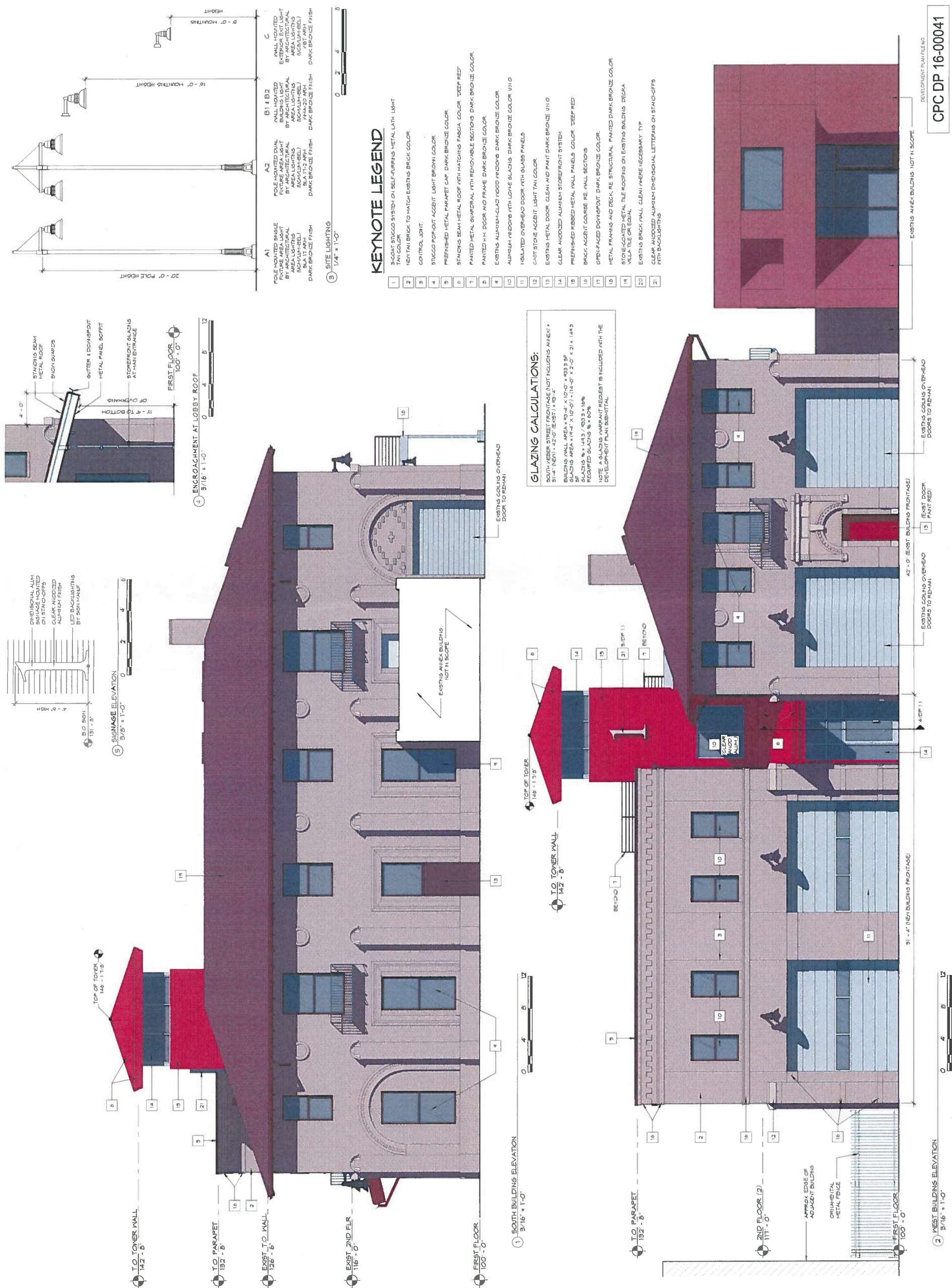
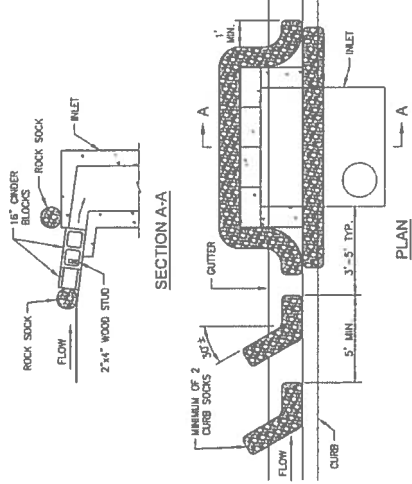


FIGURE 2



FIGURE 2



GENERAL INSTALLATION REQUIREMENTS

1. SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION.
2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST/INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMP's EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMP's SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMP's AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMP's IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMP's HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE COMPLETED PROMPTLY.
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4" OF THE HEIGHT FOR STRAW BALES.
5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN THE LOCAL JURISDICTION.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

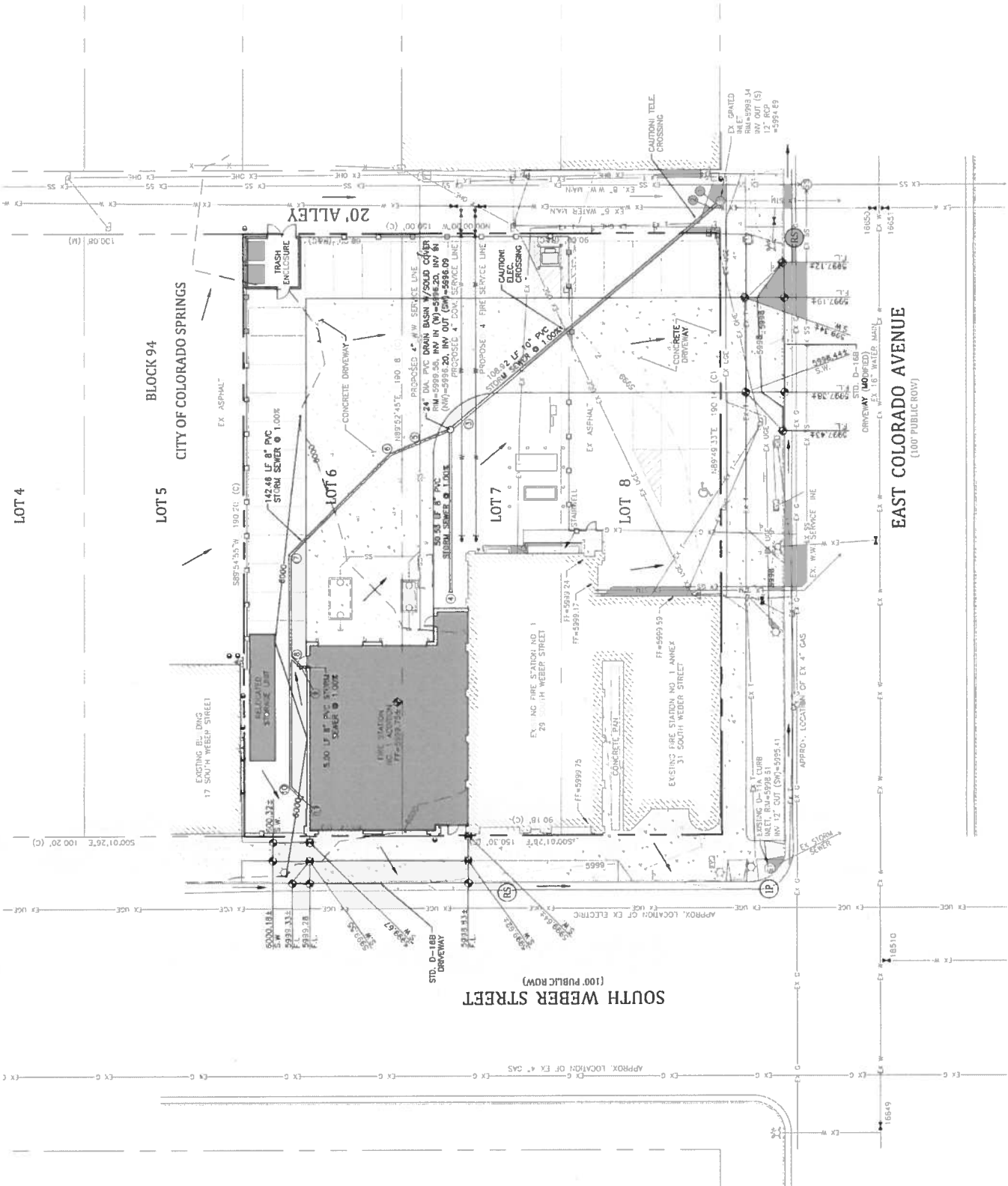
CURB SOCK INLET PROTECTION (P) NTS

STANDARD GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL BE COVERED WITH EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR. GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN. A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO GRADE OR DISTURB ANY UTILITY EASEMENT OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICANT'S EXPENSE.

STORM SEWER INFORMATION:

- ① CONNECT TO EXISTING GRATED INLET, 10" INV=5995.00 (FIELD VERIFY INV. OF EXISTING 12" RCP OUT INV.=5994.89±)
- ② CAUTION! 6" WATER MAIN CROSSING
B.O.P. 10" STM=5995.0, I.O.P. 6" WTR=5993.3, 1.7' CLEAR
- ③ CAUTION! 4" WATER SERVICE CROSSINGS
B.O.P. 10" STM=5995.0, I.O.P. 4" WTR=5993.2, 2.8' CLEAR
- ④ 8" PLUG, INV=5996.71
- ⑤ CAUTION! 4" W.W. SERVICE CROSSING
B.O.P. 8" STM=5996.28, I.O.P. 4" W.W.=5991.88, 4.4' CLEAR
- ⑥ 8" x 22½" BEND INV=5996.39
- ⑦ 8" x 45" BEND INV=5996.84
- ⑧ 8" x 8" WYE INV=5997.16
- ⑨ 6" PLUG, INV=5997.21
- ⑩ 8" x 45" BEND INV=5997.57
- ⑪ 8" PLUG, INV=5997.62



Kiowa
1804 South 2nd Street
Colorado Springs, CO 80903
719.520.7342

Fire Station #1
Renovation & Addition
29 South Weber Street
Colorado Springs, CO 80903

HB&A

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TECHNOLOGY
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FOR DP PLAN APPROVAL ONLY

**PRELIMINARY
GRADING AND
EROSION
CONTROL
PLAN**

FBZ
DP 3.0
SHEET 4 OF 5

CPC DP 16-00041
DEVELOPMENT PLAN FILE NO.

DP - PRELIMINARY GRADING AND EROSION CONTROL PLAN
1" = 20'-0"
NORTH

FIGURE 2

