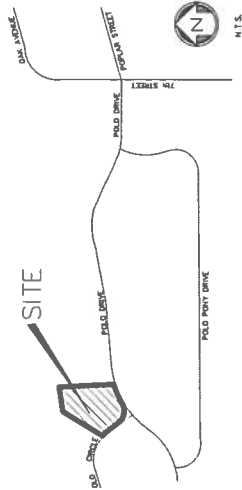


# 28 POLO FILING NO. 1

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'

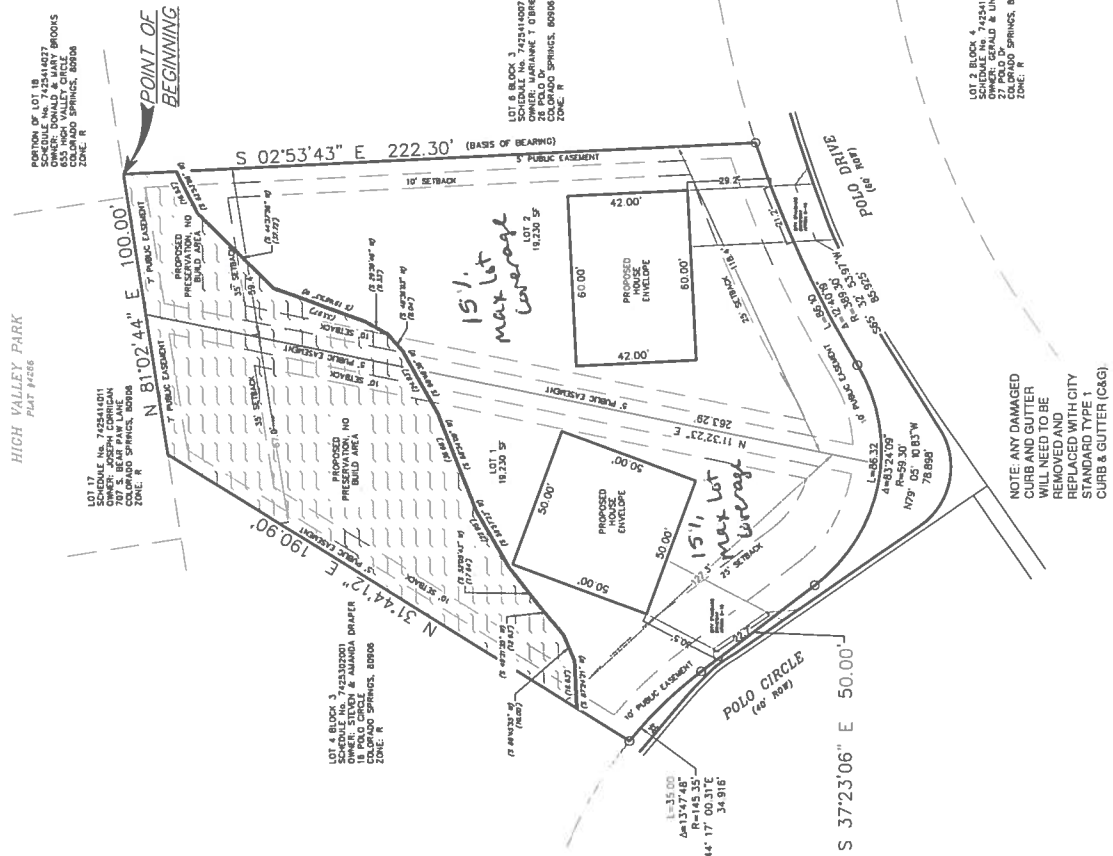
DATE OF PREPARATION  
 JANUARY 10, 2017

#### 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 work in the R.O.W., and any other work that requires 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-pan 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 Eniech 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 Development, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report.

**LEGEND**

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



**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%

**APPLICANT:**  
 BRUCE FALLOWE  
 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. 102  
 1900 JEFFERSON ST. 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 Eniech 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 Development, 30 South Nevada Avenue, Suite 105, 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						12-12-16
	2	5-10-17	2nd City Review Comments						12-12-16

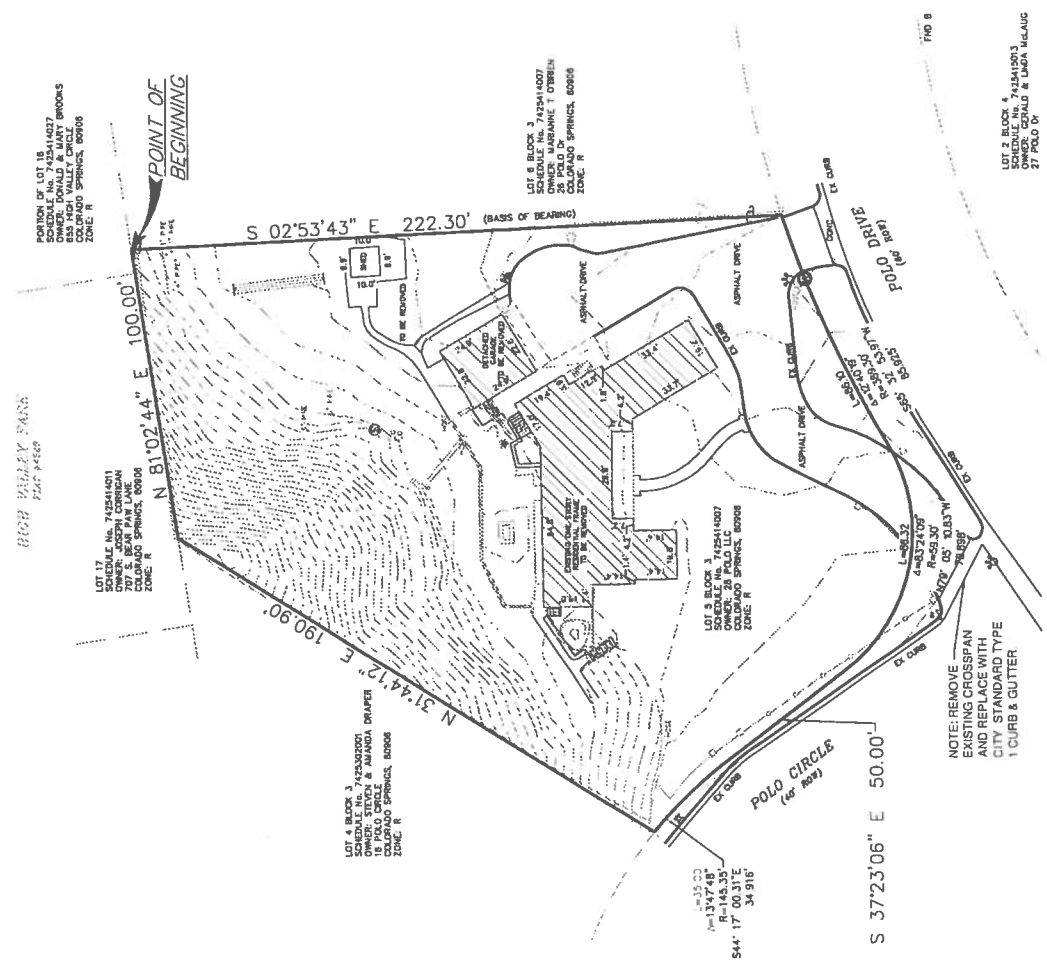
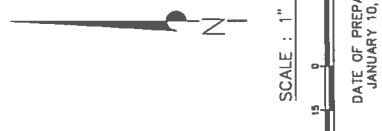
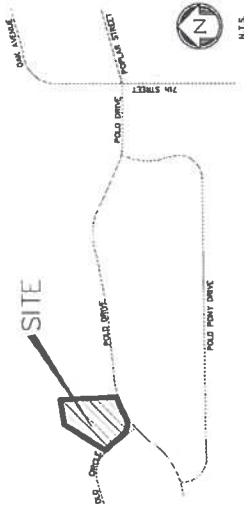
  

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO. 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: THIS SURVEY IS A PRELIMINARY PLAT. IT IS NOT TO BE USED FOR ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE UNLESS THE DEFECT IS DISCOVERED WITHIN TWO YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.	28 POLO DRIVE PRELIMINARY PLAT
POLARIS SURVEYING, INC. 1903 Lelaray Street, Suite 102 Colorado Springs, CO 80909 (719)446-0814 FAX (719)446-9225	For: Bruce Fallowe

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 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.
  - 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 interests 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)).
  - Proposed access for vehicular access is Polo Circle for Lot 1 and Polo Drive for Lot 2.
  - All existing curb, gutter, driveway aprons, cross-panels, 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 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.). 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-pan 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, of the City of Colorado Springs Community Development Department, Suite 105, Colorado Springs, CO. If you would like to review said report, CERTIFICATION SHOWN HEREON.

**SITE DATA NOTES:**  
 LEGAL DESCRIPTION:  
 LOT 5, BLOCK 3, POLO PARK ADDITION TO BROADMOOR,  
 ZONE R  
**ZONE DISTRICT:**  
 R - SINGLE FAMILY RESIDENTIAL ESTATE  
 MINIMUM LOT AREA: 20,000 SQ.FT.  
 MINIMUM LOT WIDTH: 100 FT.  
**SETBACKS:** 25 FT.  
 FRONT: 10 FT.  
 SIDE: 10 FT.  
 REAR: 35 FT.  
 MAXIMUM BUILDING HEIGHT: 30 FT. (35 FT TO RIDGE LINE)

**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: LOT 1=15.0%  
 LOT 2=15.0%

**APPLICANT:**  
 BRUCE FALLHOWER  
 COLORADO SPRINGS, CO. 80937  
**OWNER:** 28 POLO, LLC  
 P.O. BOX 38886  
 COLORADO SPRINGS, CO. 80937  
**PROFESSIONAL LAND SURVEYOR:**  
 POLARIS SURVEYING, INC.  
 1903 LALARY STREET, SUITE 102  
 COLORADO SPRINGS, CO. 80909  
**PROFESSIONAL ENGINEER:**  
 DAVID R. GORMAN, P.E.  
 N.A.V.E. 1903 LALARY STREET, SUITE 200  
 COLORADO SPRINGS, CO. 80909

**APPROVED**  
 CITY OF COLO SPRINGS  
 JUN 05 2017  
 BY CITY PLANNING

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

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.		28 POLO DRIVE PRELIMINARY PLAT	
DATE	12-12-16	DRAWN BY	RDH
DATE	4-05-17	CHECKED BY	RDH
DATE	5-10-17	JOB NO.	161008
DATE		SHEET	2 of 2
POLARIS SURVEYING, INC. 1903 Lalary Street, Suite 102 Colorado Springs, CO 80909 (719) 448-0844 FAX (719) 448-9225		For: Bruce Fallhower	

**28 POLO FILING NO. 1**

**FIGURE 1**