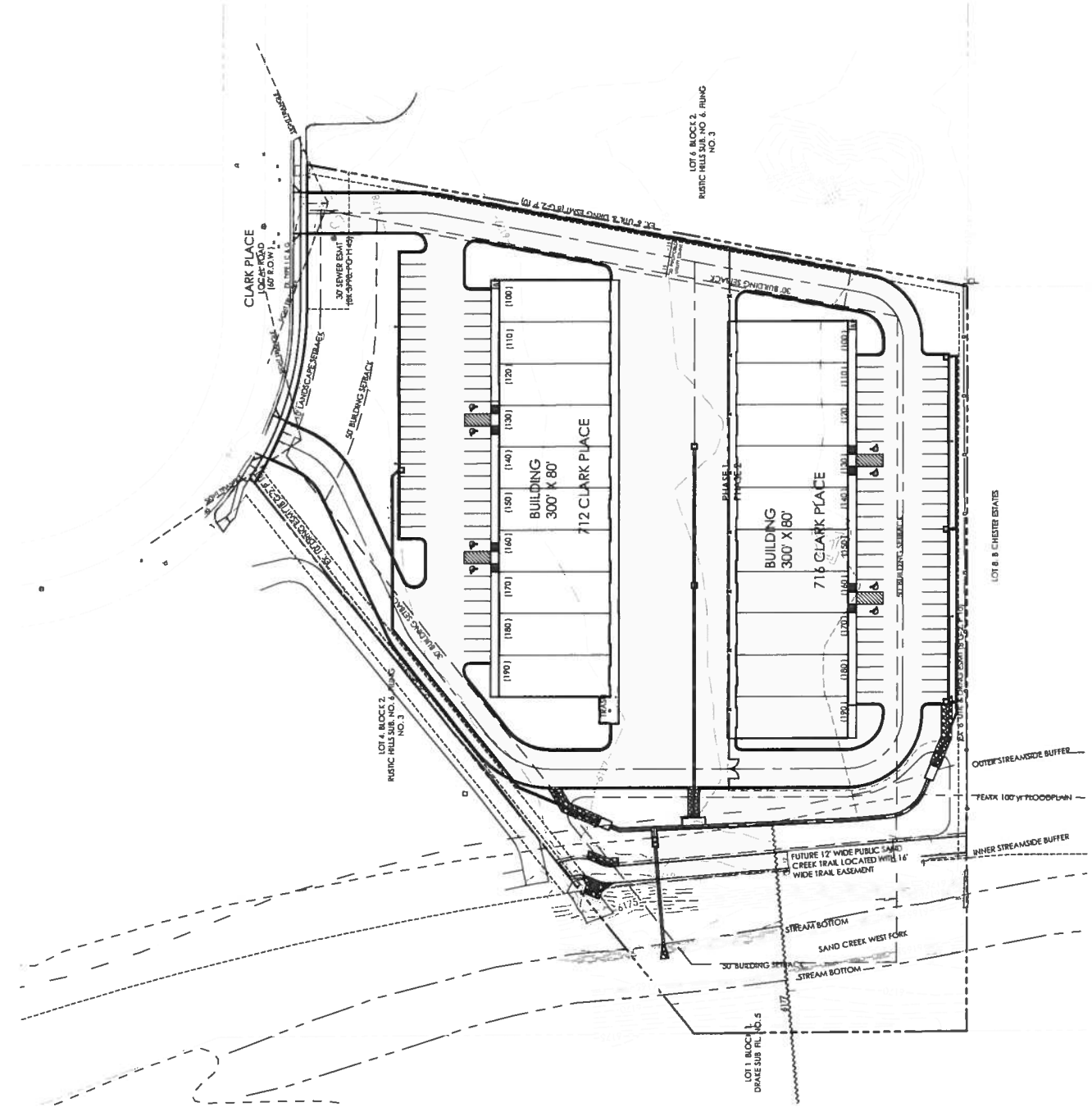


# 712 CLARK PLACE - DEVELOPMENT PLAN

LOT 5, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3,  
712 CLARK PLACE, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



**NOT A CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

FIGURE 1 - Clark Place

**OWNER**  
712 CLARK PLACE LLC  
5350 TOPAZ DRIVE  
COLORADO SPRINGS, CO 80918  
(719) 491-2589

**APPLICANT**  
M.V.E., INC.  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 655-5726

**CONSULTANT/ENGINEER**  
M.V.E., INC.  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 655-5726

**ZONING**  
CURRENT & PROPOSED ZONING: PIP-1, A.O. APTZ, S5

**COVERAGE / SETBACKS**  
MAX BUILDING COVERAGE = 30%  
FRONT SETBACK = 30'  
SIDE SETBACKS = 30'

**BUILDING USE**  
OFFICE / WAREHOUSE

**CONSTRUCTION SCHEDULE**  
PHASE 1: SUMMER 2017 TO SUMMER 2018  
PHASE 2: SUMMER 2018 TO SUMMER 2019

**TAX SCHEDULE NO.**  
4411403008

**PROPERTY ADDRESS**  
712 CLARK PLACE  
COLORADO SPRINGS, CO 80903

**PHASING**

PHASE 1 TO INCLUDE PUBLIC SAND CREEK TRAIL, ENTIRE DITCH BASIN, NORTH BUILDING AND ALL DRIVES / PARKING NORTH OF THE SOUTH BUILDING

PHASE 2 TO INCLUDE THE SOUTH BUILDING AND ALL DRIVES / PARKING SOUTH OF THE NORTH LINE OF THE SOUTH BUILDING.

**NOTES**

- THIS IS A CONDITIONAL USE TO ALLOW WAREHOUSE IN PROPERTY WITH A STRAIGHTWAY OVERLAY.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS, SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).
- ALL CURB AND GUTTER PAVING A SHIRT TAILED, DAMAGED, EXISTING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING DEPARTMENT (CITY) STANDARDS SHALL BE REPAIRED OR REPLACED. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT HAVE BEEN LOCATED. BELOW-GROUND UTILITY LOCATIONS WERE NOT DETERMINED.
- STREAM BOTTOM AND BUFFER LINES APPROXIMATED FROM THE CITY OF COLORADO SPRINGS SPRINGVIEW GIS MAPPING.
- FEMA 100 YEAR FLOODPLAIN LINE APPROXIMATED FROM LATEST FEMA MAP.

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	INDEX CONTOUR
EASEMENT LINE	INTERMEDIATE CONTOUR
LOT LINE	CONCRETE AREA
BUILDING SETBACK LINE	ASPHALT AREA
ADJACENT PROPERTY LINE	CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG
	DECK
	RETAINING WALL - SOLID/ ROCK
	SIGN
	BOLLARD
	WOOD FENCE
	CHAIN LINK FENCE
	BARBED WIRE FENCE
	TREE (EVERGREEN/DECIDUOUS)
	SHRUB
	ROCK

**MAP NOTES**

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF CLARK PLACE AS PLATTED IN RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3, AS SHOWN HEREIN, BEARING N89°55'54"E.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY M.V.E. SURVEYING INC. BENCHMARK FOR THIS SURVEY IS A FOUNDATION ALUMINUM CAP AT THE NW CORNER AND HAS AN ELEVATION OF 6178.92 (FAS DATA).
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW-GROUND UTILITY LOCATIONS WERE NOT DETERMINED.
- STREAM BOTTOM AND BUFFER LINES APPROXIMATED FROM THE CITY OF COLORADO SPRINGS SPRINGVIEW GIS MAPPING.
- FEMA 100 YEAR FLOODPLAIN LINE APPROXIMATED FROM LATEST FEMA MAP.

**FLOODPLAIN STATEMENT**

PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED INTO A MAP NUMBER 68040C051, EFFECTIVE MARCH 17, 1997.

**COVERAGE DATA**  
OFFICE / WAREHOUSE BUILDINGS 48,800 SF ( 21.0%)  
PAVEMENT (PARKING/WALK) 100,052 SF ( 43.7%)  
LANDSCAPING 80,218 SF ( 35.3%)  
TOTAL AREA 228,970 SF (100.0%)  
= 5.242 ACRES

**BUILDING TYPE & USE**

BUILDINGS 2 @ 24,000 SF = 48,000 SF  
(OFFICE - 20 @ 750 SF) = 15,000 SF  
(WAREHOUSE - 20 @ 1,650 SF) = 33,000 SF  
ONE STORY - TYPE I-B FIRE SPRINKLED

**BUILDING HEIGHT**

24 FT MAX. (ONE STORY)

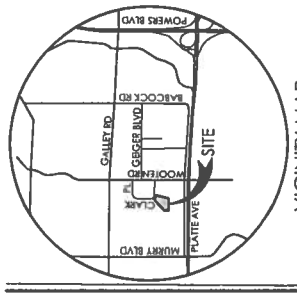
**PARKING DATA**

**REQUIRED PARKING**  
OFFICE 38 SPACES  
WAREHOUSE 33 SPACES  
TOTAL = 71 SPACES

**PROVIDED PARKING**  
97 STANDARD SPACES  
8 HANDICAP SPACES  
TOTAL = 105 SPACES PROVIDED

**LEGAL DESCRIPTION**

LOT 5, BLOCK 2, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3



**BENCHMARK**  
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF CLARK PLACE AS PLATTED IN RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3, AS SHOWN HEREIN, BEARING N89°55'54"E.

**BENCHMARK\*** NORTHWEST PROPERTY CORNER, TOP OF FOUND ALUMINUM CAP, ELEV=6178.92'



1" = 50' 1:600



REVISIONS

DESIGNED BY  
CHECKED BY  
AS BUILT BY  
CHECKED BY

712 CLARK PLACE

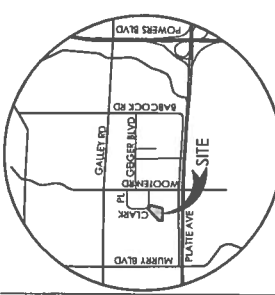
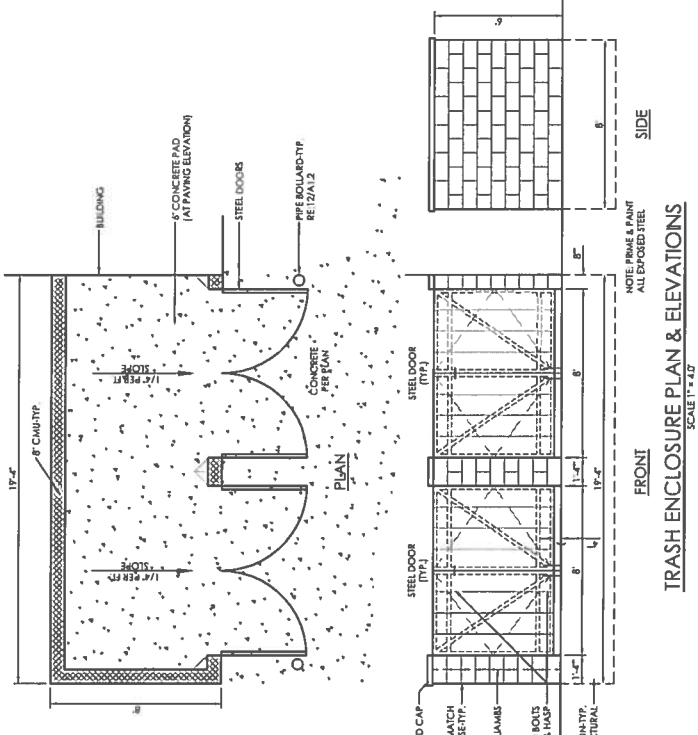
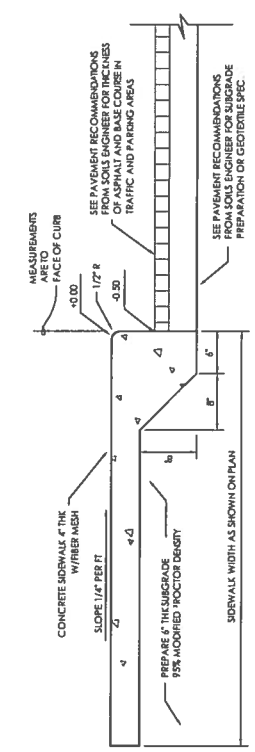
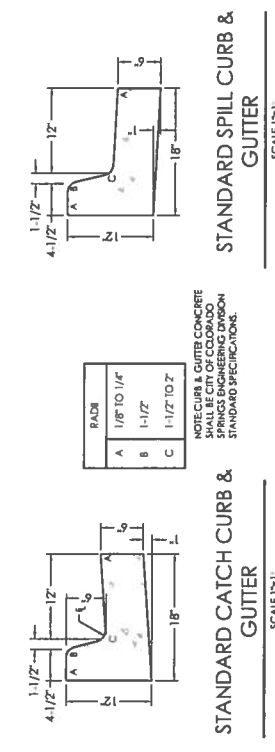
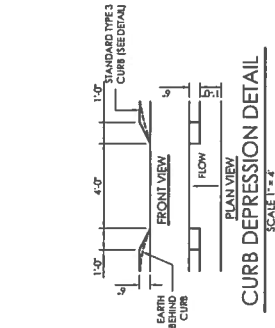
Development Plan  
Cover Sheet

**DP1.0** AVE PROJECT 51368  
AVE DRAWING -DEV-CS

JULY 11, 2017  
SHEET 1 OF 9

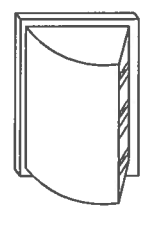
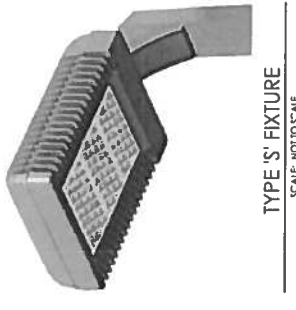
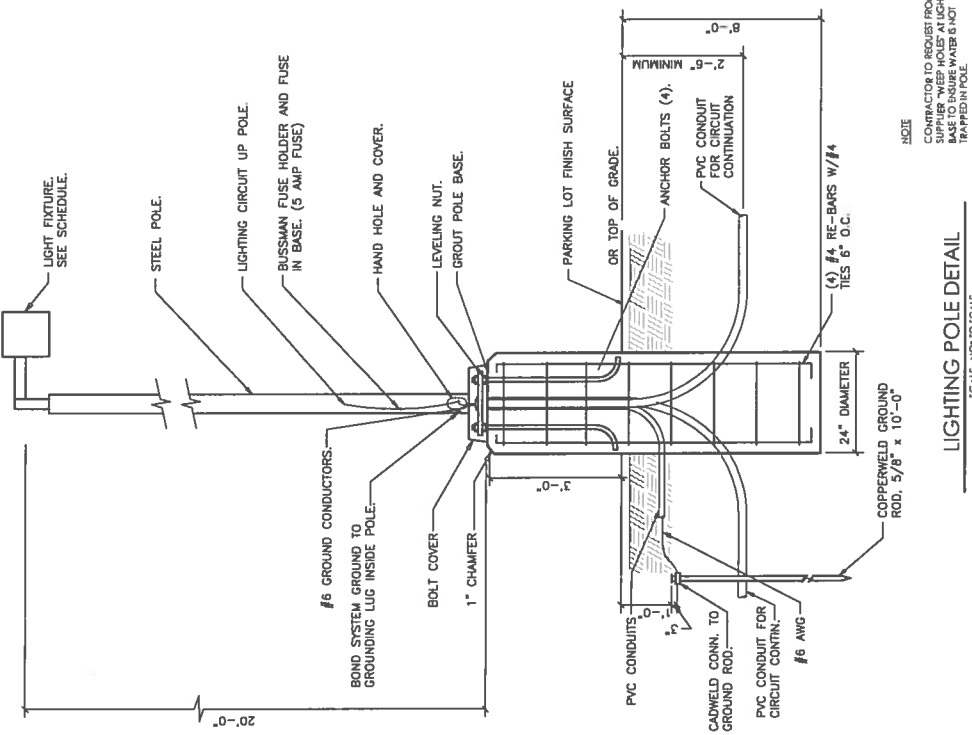
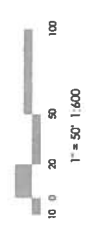
Development Plan  
CPC CU 17-00057





BENCHMARK BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTHWEST CORNER OF CLARK PLACE AS PLATTED IN RUSTIC HILLS SUBDIVISION NO. 6 PLUNG NO. 3, AS SHOWN HEREIN, BEARING N89°55'54"E.

BENCHMARK = NORTHWEST PROPERTY CORNER, TOP OF FOUND ALUMINUM CAP, ELEV = 4170.75



FULL CUT OFF LIGHT FIXTURE:  
LITHONIA LIGHTING # TWACS  
32 TRT WATT, COMPACT FLUORESCENT

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**MVE INC.**  
ENGINEERS & SURVEYORS  
1903 Kelsey Street, Suite 900 Colorado Springs CO 80909 719.435.5736

REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS BUILT BY  
CHECKED BY

**712 CLARK PLACE**  
Development Plan  
SITE DETAILS

LOT 5, RUSTIC HILLS SUBDIVISION NO. 6 PLUNG NO. 3, COLORADO SPRINGS, COLORADO

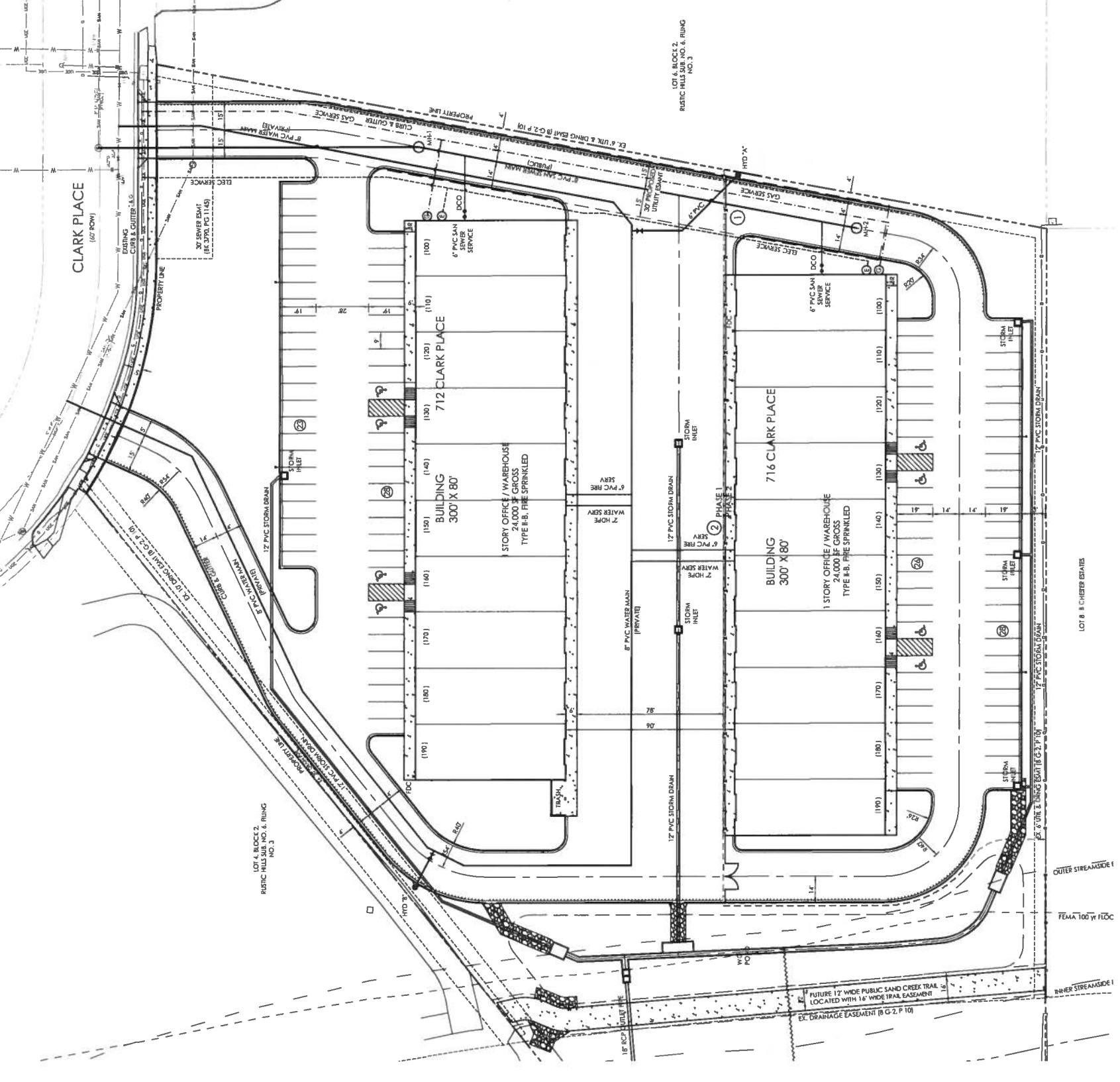
**DP1.2**  
AVE PROJECT 51368  
AVE DRAWING - DEV-SD

**Development Plan**  
CPC CU 17-00057

JULY 11, 2017  
SHEET 3 OF 9

**FIGURE 1 - Clark Place**





**PRELIMINARY FIRE FLOW REQUIREMENTS**

OFFICE / WAREHOUSE  
 NUMBER OF BUILDINGS = 3  
 GROSS BUILDING AREA (EACH) = 24,000 SF  
 OFFICE = 7,500 SF (EACH)  
 WAREHOUSE = 16,500 SF (EACH)  
 IFC BUILDING CONSTRUCTION TYPE: TYPE I-B (SPRINKLED)  
 FIRE WALLS: YES

RED FIRE FLOW = 3,250 GPM  
 50% REDUCTION DUE TO SPRINKLING  
 RED FIRE FLOW = 1,625 GPM  
 RED NO. OF HYDRANTS = 1  
 MAX. HOSE LAY DISTANCE = 250 FT

**MAP NOTES**

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF CLARK PLACE AS PLATTED IN RUSTIC HILLS SUBDIVISION NO. 6 PLING NO. 3, AS SHOWN HEREBY, BEARING N89°55'54"E.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY AVE, INC. USING DATA PROVIDED BY POLAR SURVEYING INC. FOR THE SURVEY OF A FOUND ALUMINUM CAP AT THE NW CORNER AND THE ELEVATION OF 6193.12 (PINS SHOWN).
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE SHOWN ON THE PRELIMINARY UTILITY PLAN. THE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES SHOWN ON THIS MAP ARE NOT GUARANTEED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

**NOTES:**

- ALL PROPOSED UTILITIES SHOWN ON THE PRELIMINARY UTILITY PLAN ARE SUBJECT TO THE CITY OF COLORADO SPRINGS UTILITIES FINAL DESIGN AND APPROVED BY COLORADO SPRINGS UTILITIES. THE LOCATION OF ALL PROPOSED GAS AND ELECTRIC UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE SUBJECT TO THE CITY OF COLORADO SPRINGS UTILITIES FINAL DETERMINATION. COLORADO SPRINGS UTILITIES PROVIDES SERVICE PLANS FOR THE SITE. FINAL LOCATION OF GAS AND ELECTRIC UTILITIES SHALL BE IN ACCORDANCE WITH THOSE SHOWN ON THE PRELIMINARY UTILITY PLAN.
- THE LOCATION OF ALL PROPOSED UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITIES FINAL DESIGN AND APPROVED BY COLORADO SPRINGS UTILITIES. THE LOCATION OF ALL PROPOSED GAS AND ELECTRIC UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE SUBJECT TO THE CITY OF COLORADO SPRINGS UTILITIES FINAL DETERMINATION. COLORADO SPRINGS UTILITIES PROVIDES SERVICE PLANS FOR THE SITE. FINAL LOCATION OF GAS AND ELECTRIC UTILITIES SHALL BE IN ACCORDANCE WITH THOSE SHOWN ON THE PRELIMINARY UTILITY PLAN.

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS:**

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN: COLORADO SPRINGS UTILITIES (CSU) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS UTILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY DESCRIBED IN THIS PRELIMINARY UTILITY PLAN SHALL BE IN ACCORD WITH ALL APPLICABLE CODES, AND CITY CODES, REGULATIONS, ORDINANCES, AND POLICES, AND SHALL BE IN ACCORD WITH THE CITY UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF CONNECTIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITIES WITHIN THE PROPERTY AND AREAS OUTSIDE THE PROPERTY INCLUDING THE COSTS TO DESIGN, DEVELOP, AND INSTALL AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRING UTILITIES' THIS CURRENT EASEMENT DOCUMENT AS A BASIS.
- 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. A NO APPLICATION FOR PERMITS/SERVICES IS APPROVED BY SPRINGS UTILITIES.
- THE LOCATION OF ALL EXISTING UTILITIES WITHIN THE PROPERTY, AT THE OWNER'S SOLE COST AND EXPENSE, SHALL BE DETERMINED BY SPRINGS UTILITIES. SPRINGS UTILITIES RESERVES THE RIGHT TO RELOCATE OR ADJUST THE EASEMENTS. OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATION OF ANY EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY FOR ALL UTILITY SYSTEMS NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRING UTILITIES' THIS CURRENT EASEMENT DOCUMENT AS A BASIS.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RESILIENCY AND PRESSURE INCLUDING LOOPING REQUIREMENTS FOR SPRINGS UTILITIES' THE DESIGN AND SERVICE STANDARDS.
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEMS. SPRINGS UTILITIES RESERVES THE RIGHT TO REQUIRE THE OWNER TO PROVIDE WATER QUALITY MONITORING AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERS TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSMISSIONS AND TO SECURE APPROVAL OF GAS SERVICE LINE PRESSURES IN EXCESS OF SPRING UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 688-9851 OR SOUTH 688-5564).
- IT SHALL NOT BE FERRISABLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR TO CONDUCT ANY WORK WITHIN ANY SPRINGS UTILITIES EASEMENT, INCLUDING STRUCTURES AND TRENCHES SHALL NOT BE CONDUCTED WITHIN ANY SPRINGS UTILITIES EASEMENT WITHOUT THE WRITTEN PERMISSION OF SPRINGS UTILITIES. CLEARANCES AND SHALL NOT IMPAIR ACCESS OF THE UTILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONTRADICTIONS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISIONS OF STANDARDS OF THE CITY CODE, THEN THE STANDARDS OF CITY CODE SHALL APPLY.
- THIS PRELIMINARY UTILITY PLAN IS PREPARED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS UTILITIES' STANDARDS, REGULATIONS, ORDINANCES, POLICES, AND POLICES. ANY CHANGES TO THESE STANDARDS, REGULATIONS, ORDINANCES, POLICES OR ANY OTHER PROVISIONS OF THE STANDARDS, REGULATIONS, ORDINANCES, POLICES OR ANY OTHER PROVISIONS OF SPRINGS UTILITIES SHALL BE IN ACCORD WITH THE HIGH-CURRENT TEMPLATES, RULES, REGULATIONS AND POLICES OF SPRINGS UTILITIES.

**LEGEND**

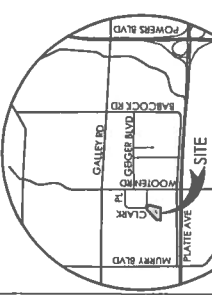
PROPERTY LINE  
 EASEMENT LINE  
 LOT LINE  
 BUILDING SETBACK LINE  
 ADJACENT PROPERTY LINE

**EXISTING**  
 12" PVC WATER MAIN (PUBLIC)  
 1" HDPE WATER SERVICE  
 12" PVC SANITARY SEWER (PUBLIC)  
 6" PVC SANITARY SEWER (PRIVATE)  
 2" GAS (PRIVATE)  
 12" PVC WATER MAIN (PUBLIC)  
 1" HDPE WATER SERVICE  
 12" PVC SANITARY SEWER (PUBLIC)  
 6" PVC SANITARY SEWER (PRIVATE)  
 2" GAS (PRIVATE)

**PROPOSED**  
 12" PVC WATER MAIN (PUBLIC)  
 1" HDPE WATER SERVICE  
 12" PVC SANITARY SEWER (PUBLIC)  
 6" PVC SANITARY SEWER (PRIVATE)  
 2" GAS (PRIVATE)  
 12" PVC WATER MAIN (PUBLIC)  
 1" HDPE WATER SERVICE  
 12" PVC SANITARY SEWER (PUBLIC)  
 6" PVC SANITARY SEWER (PRIVATE)  
 2" GAS (PRIVATE)

**DEVELOPMENT UTILITY KEYNOTES**

- EXTEND SANITARY SERVICE TO PHASE LINE AND INSTALL TEMPORARY PLUG IN PHASE 1
- EXTEND WATER AND FIRE SERVICES TO PHASE BOUNDARY IN PHASE 1



**DESIGNED BY**  
**DRAWN BY**  
**CHECKED BY**  
**AS-BUILTS BY**  
**CHECKED BY**

**712 CLARK PLACE**

LOT 5, RUSTIC HILLS SUBDIVISION NO. 6 PLING NO. 3, COLORADO SPRINGS, COLORADO

**Development Plan**  
**PRELIMINARY UTILITY**  
**AND PUBLIC FACILITY PLAN**

**DP1.4**  
 AVE PROJECT: 51368  
 -DEV-UP

JULY 11, 2017  
 SHEET 5 OF 9

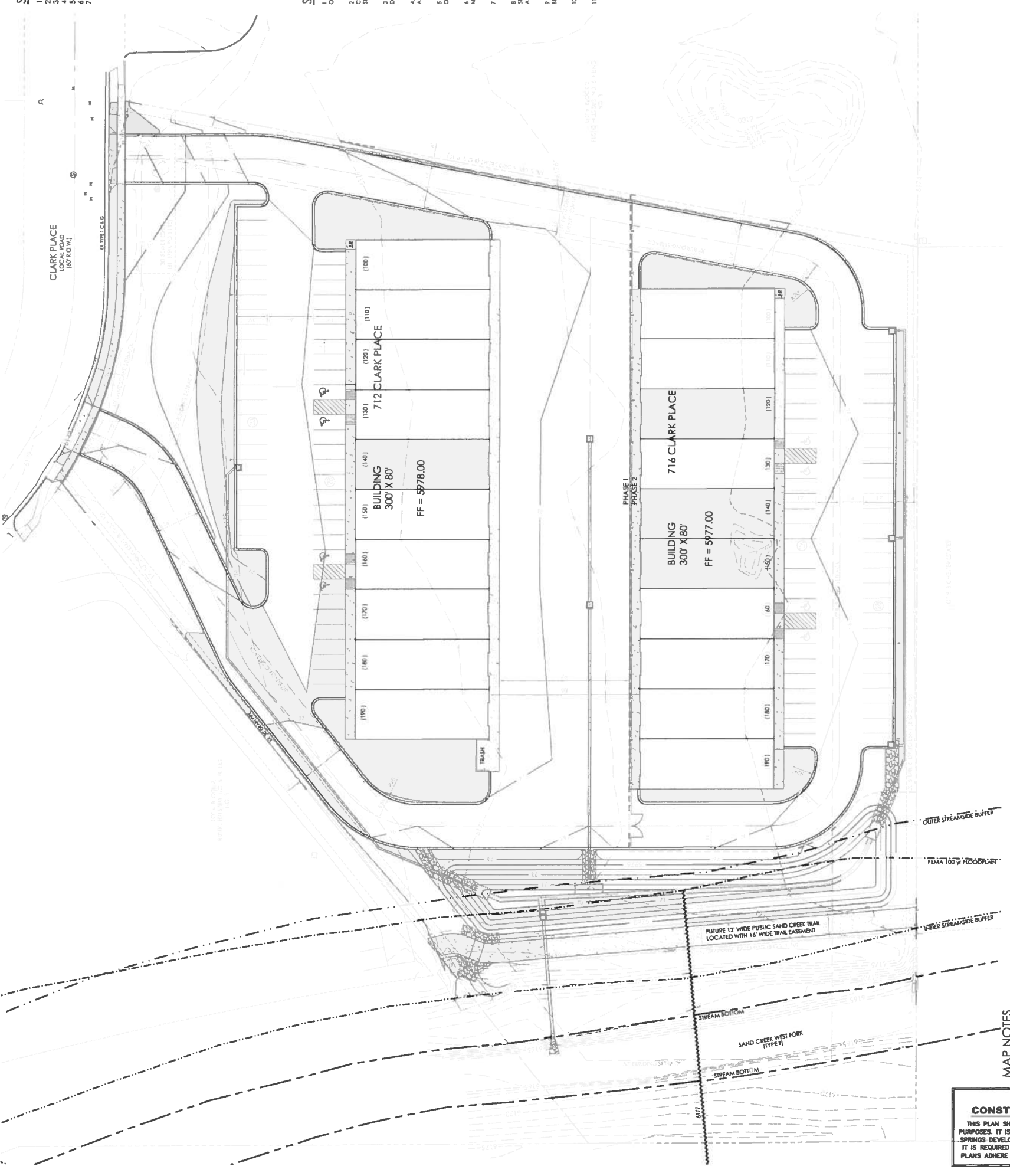


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**FIGURE 1 - Clark Place**



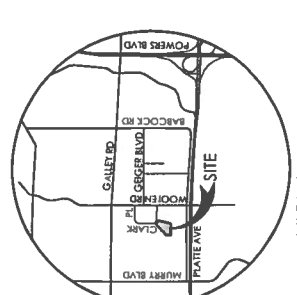


**STREAMSIDE EVALUATION INFORMATION**

1. PROJECT BOUNDARY: LOT 5, BLOCK 2, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3
2. TOTAL AREA OF PROPERTY WITHIN STREAM OVERLAY: 18.5%
3. PERCENT IMPERVIOUS SURFACE WITHIN THE STREAM SIDE OVERLAY: 0%
4. ELEVATIONS FOR THE TOP AND BOTTOM OF WALL MEASUREMENTS: N/A
5. 100 YEAR FLOOD PLAIN: AS SHOWN
6. PROPOSED GRADING WITHIN THE BUFFER AREA: AS SHOWN
7. IMPROVEMENTS PROPOSED FOR THE STREAM: NONE

**STREAMSIDE REVIEW CRITERIA ANALYSIS**

1. GRADING AND LANDFORM: GRADING WITHIN THE STREAMSIDE BUFFER AREA IS RESTRICTED TO THE OUTER BUFFER AREA ONLY. GRADING TO BE PERFORMED IS FOR THE CONSTRUCTION OF AN EXTENDED DETENTION BASIN.
2. SITE DESIGN: THE SITE IS DESIGNED SUCH THAT THE EXISTING STREAMBEDS TO REMAIN AND A PUBLIC TRAIL IS TO BE CONSTRUCTED AT THE EXISTING TOP OF SLOPE. COMBINED WITH THE EXTENDED DETENTION BASIN, THE EXISTING STREAMBEDS SHALL BE PROTECTED AND SEPARATED FROM THE PROPOSED BUILDINGS AND PARKING.
3. WILDLIFE HABITAT PRESERVATION: THE EXISTING WILDLIFE WILL BE UNDISTURBED BY THE PROJECT AND SEPARATED BY THE EXISTING VEGETATION ALONG THE STREAM WHICH SHALL REMAIN.
4. TRAILS AND RECREATION: FUTURE PUBLIC POND AND CREEK TRAIL WILL PASS THROUGH THIS SITE. IT SHALL BE CONSTRUCTED ALONG THE EXISTING TOP OF SLOPE.
5. FLOODPLAIN: THE EXISTING FLOODPLAIN UNCHANGED AND UNDISTURBED ON THIS SITE WITH EXCEPTION OF THE POND AND OUTLET PIPE. ONCE CONSTRUCTION IS COMPLETE, THE DISTURBED AREA SHALL BE RESTORED.
6. USARIC: USARIC FEATURES, THE ONLY SIGNIFICANT FEATURES ON THIS SITE IS THE VEGETATION WHICH SHALL BE ONLY MINORLY DISTURBED AND THEN RESTORED.
7. COMPLEMENTARY PLANS: THIS PROJECT INCORPORATES A SECTION OF THE FUTURE SAND CREEK TRAIL.
8. SPARKAN BUFFERS AND IMPERVIOUS SURFACES: NO IMPERVIOUS SURFACES ARE BEING CONSTRUCTED. WITHIN THE SPARKAN STREAMSIDE BUFFER, THE EXTENDED DETENTION BASIN SHALL PROVIDE WATER QUALITY BETWEEN THE DEVELOPED AREA AND THE EXISTING STREAM.
9. LANDSCAPE AREAS DISTURBED BY THE OUTLET PIPE CONSTRUCTION SHALL BE RESTORED. ALL OTHER CONSTRUCTION IS BEING PERFORMED IN A WAY THAT EROSION AND SEDIMENT IS PREVENTED FROM ENTERING THE STREAM.
10. STREAM BANK STABILIZATION: THE EXISTING CONSTRUCTED STREAM BANKS ARE NOT BEING CHANGED BY THIS PROJECT.
11. STREAM RECLAMATION: THE EXISTING CONSTRUCTED STREAM BANKS ARE NOT BEING CHANGED BY THIS PROJECT.



**BENCHMARK**  
BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF CLARK PLACE AS PLATED IN RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3. AS SHOWN HEREIN, BEARING N89°55'55.4\"/>



1" = 30' 1:360  
0 10 20 30 40



REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILTS BY  
CHECKED BY

**712 CLARK PLACE**  
**Development Plan**  
**STREAMSIDE PLAN**

LOT 5, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3, COLORADO SPRINGS, COLORADO

**DP1.5**  
MVE PROJECT: 51368  
MVE DRAWING: -DEV-SP

**JULY 17, 2017**  
**SHEET 6 OF 9**

**MAP NOTES**

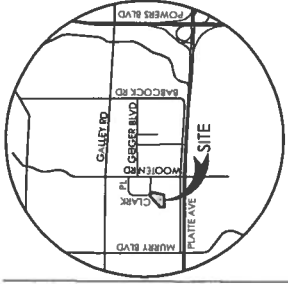
1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF CLARK PLACE AS PLATED IN RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3. AS SHOWN HEREIN, BEARING N89°55'55.4\"/>

**FLOODPLAIN STATEMENT**

PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "AE" (SPRAY) AS IN LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO, AND INCORPORATED AREAS - MAP NUMBER 06041 (02/05) F, EFFECTIVE MARCH 17, 1997.

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**FIGURE 1 - Clark Place**



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE  
CHECKED BY

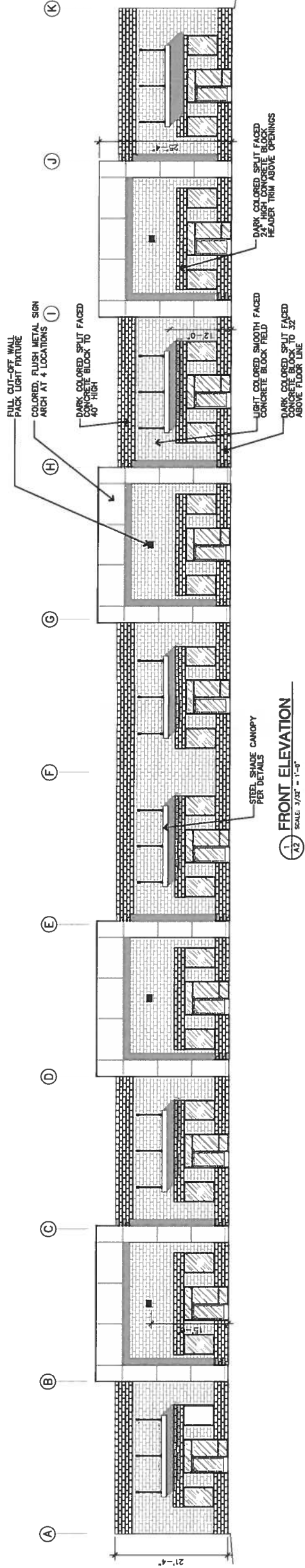
712 CLARK PLACE

Development Plan  
BUILDING ELEVATIONS

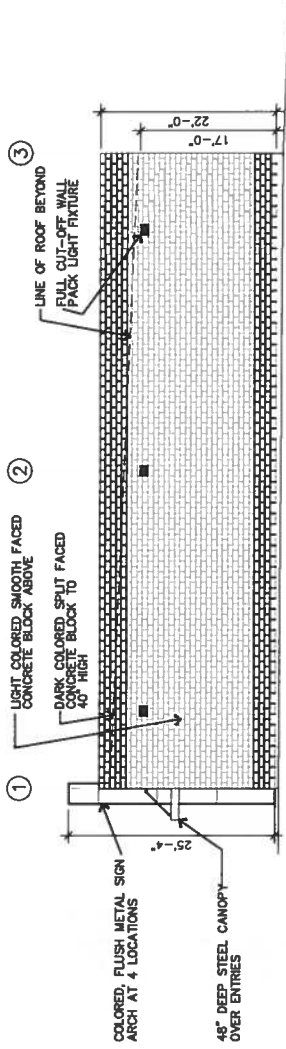
DP1.6  
MVE PROJECT 51368  
AVE DRAWING -DEV-UP

LOT 5, RUSTIC HILLS SUBDIVISION NO. 9, PHASE NO. 3  
COLORADO SPRINGS, COLORADO

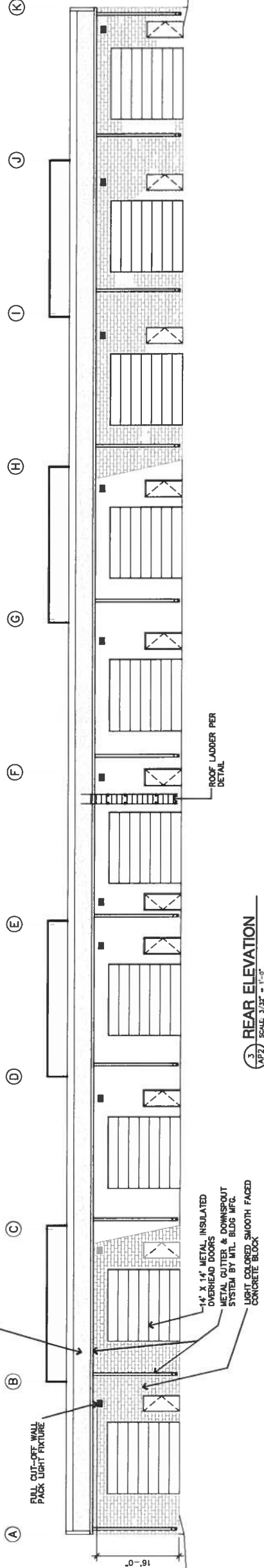
JULY 11, 2017  
SHEET 7 OF 9



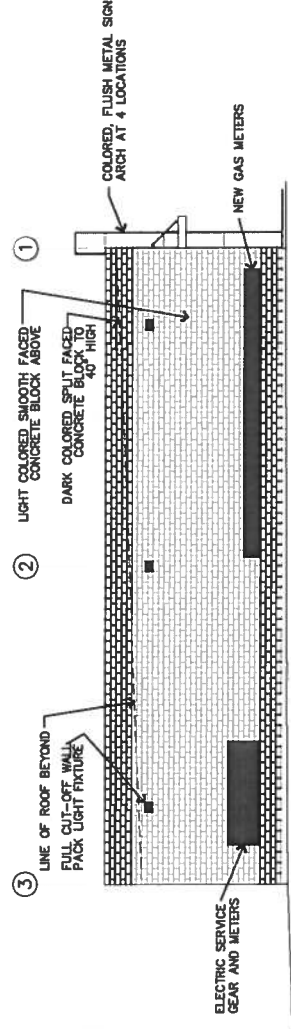
1 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



2 RIGHT ELEVATION  
SCALE: 3/32" = 1'-0"



3 REAR ELEVATION  
SCALE: 3/32" = 1'-0"



4 LEFT ELEVATION  
SCALE: 3/32" = 1'-0"

NOTES

1. ALL FOUR BUILDING ELEVATIONS ARE THE SAME FOR BOTH BUILDINGS.

**NOT A CONSTRUCTION DOCUMENT**  
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

Development Plan  
CPC CU 17-00057

FIGURE 1 - Clark Place

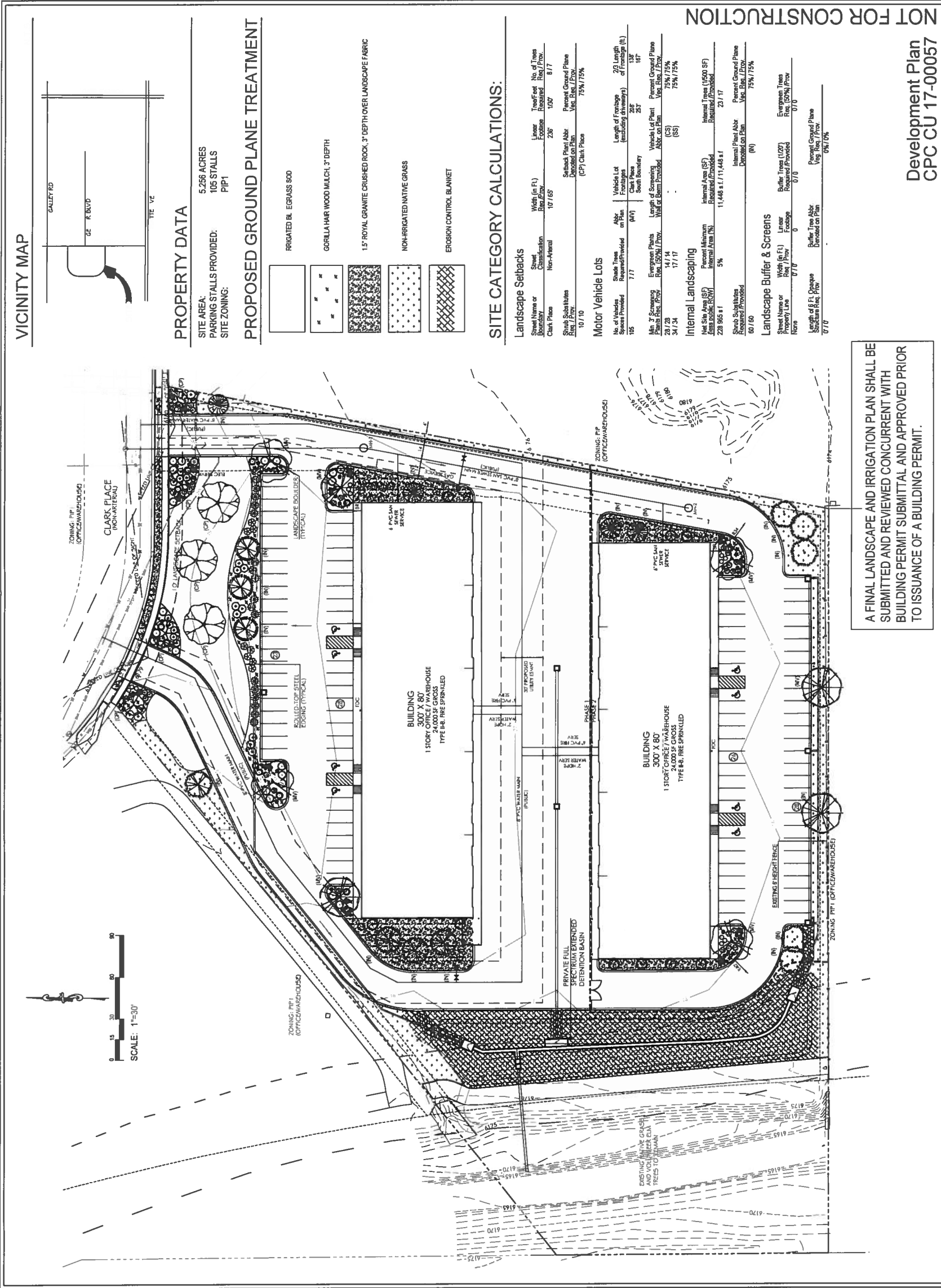


FIGURE 1 - Clark Place



