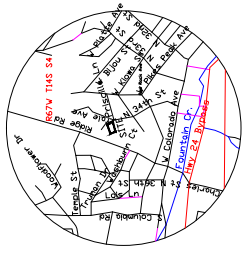




Scale 1" = 20'
 Contour Interval: 2'
 CONTIGES BASED ON CITY FIRE MAPPING

- LEGEND:**
- SET YELLOW #9953 CAP ON #4 REBAR
 - FOUND 1/2" IRON PIPE
 - FOUND #5 REBAR
 - POWER POLE
 - ▲ WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - ★ GAS VALVE



VICINITY MAP
 1"=1000'

Owner: Daniel and Kacie Thomas
 Colorado Springs, CO 80904-1419

Legal Description:
 LOTS 17, 18, 19, 20, AND 21 IN BLOCK 21 IN THE ASSEMBLY GROUNDS OF THE NATIONAL CHAUTAUQU ASSOCIATION, RESUBDIVISION PLAT, RECORDED SEPTEMBER 18, 1979 PER THE COUNTY ASSASSOR'S RECORDS. THE ABOVE DESCRIBED LOTS ARE PART OF THE THOMAS FAMILY SUBDIVISION, PLAT, RECORDED SEPTEMBER 18, 1979 PER THE COUNTY ASSASSOR'S RECORDS. THE ABOVE DESCRIBED LOTS ARE PART OF THE THOMAS FAMILY SUBDIVISION, PLAT, RECORDED SEPTEMBER 18, 1979 PER THE COUNTY ASSASSOR'S RECORDS. THE ABOVE DESCRIBED LOTS ARE PART OF THE THOMAS FAMILY SUBDIVISION, PLAT, RECORDED SEPTEMBER 18, 1979 PER THE COUNTY ASSASSOR'S RECORDS. THE ABOVE DESCRIBED LOTS ARE PART OF THE THOMAS FAMILY SUBDIVISION, PLAT, RECORDED SEPTEMBER 18, 1979 PER THE COUNTY ASSASSOR'S RECORDS.

Units of measurement: US Survey Feet

Address: North 34th Street
 Lot 18, North 34th Street
 Zone: R1-e HS

Setbacks:
 Rear: 25'
 Side: 5'
 Front: 25'

Max Lot Width = 50'
 Max Lot Coverage = 30%

Non-building height (Hillside Zone) within the hillside overlay, the height of any building elevation shall be measured vertically from the building grade to the corresponding highest point of the roof. The proposed floor, lot or parcel prior to the approved development plan approved by the City.

Assessor's Parcel No.: 74032-14-040

This parcel is not within the limits of the 100 year flood plain as identified on FEMA Mapping Panel no.8804C0707 G. dated December 7, 2008.

Use(s): residential
 Single residential

Development time table:
 Summer, 2021

Area:
 Overall: 10,800 sq. ft. (207 x 523)
 Existing building: 6,643 sq. ft. (106 x 623)
 House gross floor area: 1,536 sq. ft. (141 x 109)
 Landscape / natural lot: 8,407 sq. ft. (792 x 106)
 Driveway lot: 807 sq. ft. (28 x 29)
 Percent of driveway coverage in front yard setback lot: 690 sq. ft. (24 x 29)

Site drainage will conform to the City approved drainage letter for the Thomas Family Subdivision

No disturbance will occur on property with this plan. When Lot 2 is built on, a Hillside Site Plan will need to be submitted to and approved by the City

A Revocable License for use of City Property, allowing the existing home on Lot 1 to access 34th Street, was recorded in the City's records on September 18, 1979 per the County Assessor's records. The above described license shall only apply to Lot 1 and not to Lot 2. Access for Lot 2 was approved through a subdivision waiver to allow access from alley on the south side of Lot 2. No access to Lot 2 can be gained from 34th Street.

When lot 2 develops then the water and wastewater main will need to be extended to the furthest (west) property line of Lot 2

- Sheet Index:
 1 of 4
 2 of 4 Notes
 3 of 4 Land Suitability and Public Facilities Plan
 4 of 4 Land Suitability

Prepared by the office of:
 Oliver E. Watts
 614 E. Hixson Drive
 Colorado Springs, CO 80907
 Dilettante@aol.com
 (303) 593-0773

City File No: CPC DP 21-0055

DEVELOPMENT PLAN

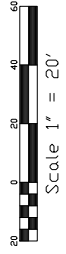
THOMAS FAMILY SUBDIVISION
 CHAUTAUQU ASSOCIATION REPLAT
 COLORADO SPRINGS

OLIVER E. WATTS
 CONSULTING ENGINEER
 COLORADO SPRINGS

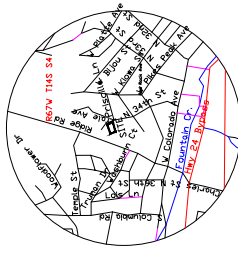
REVISIONS:	7-27-21	REVISED PER CITY REVIEW COMMENTS	REV
	8-18-21	ADDED EXTERIOR WALL COMMENTS	ESP
	9-1-21	REVISED PER CITY REVIEW COMMENTS	REV / ESP
	9-2-21	REVISED PER CITY REVIEW COMMENTS	REV / ESP

APPROVED BY:	DATE:	PROJECT NO.:	SHEET NO.:
OLIVER E. WATTS	JUNE 3-2021	21-0055	16
PROJECT NO.:	CITY FILE NO.:	SHEET NO.:	TOTAL SHEETS:
21-0055	CPC DP 21-0055	16	4

DATE: 06/03/2021 10:47 AM
 DRAWN BY: J. WATTS
 CHECKED BY: J. WATTS

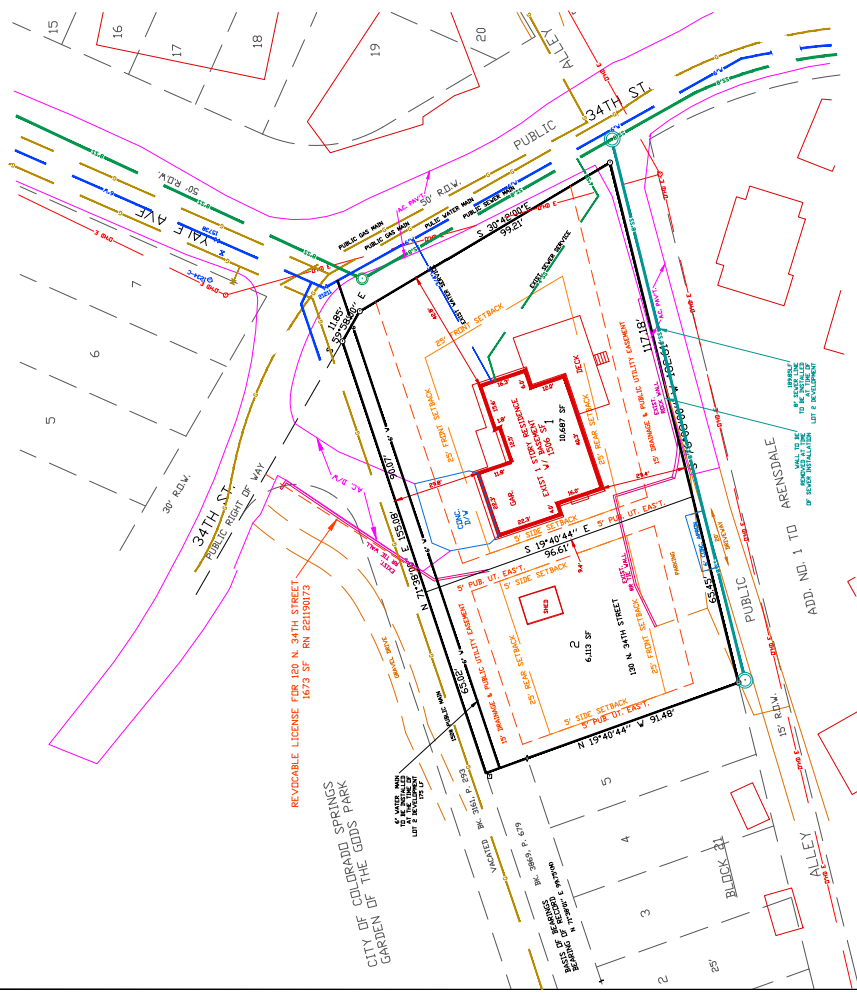


- LEGEND:**
- SET YELLOW #8983 C&M DN #4 REBAR
 - FOUND 1/2" IRON PIPE
 - FOUND #5 REBAR
 - POWER POLE
 - ★ WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - ★ GAS VALVE



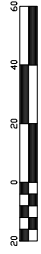
General Notices for all engineering utility plans required for an development plan submission:

- 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 facilities, which may not be the same location as shown on this Preliminary Utility Plan.
 - The location of all utility facilities on this Preliminary Utility Plan (Property) shall be in accordance with applicable codes and regulations: Springs Utilities' Line Extension and 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.
 - Downer acknowledges responsibility for the cost of extensions or utility system improvements that Springs Utilities determines necessary to provide utility service to 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. Downer may be eligible for a cost recovery agreement as provided in Utilities Rules and Regulations.
 - Spring Utilities' utility services are available on a first-come, first-served basis, and therefore no specific allocations or amounts of utility service until such time as an application for permanent service is approved by Springs Utilities.
 - The relocation or alteration of any existing utility facilities within the Property will be at the Downer's sole cost and expense. If Springs Utilities determines that Downer's relocation or alteration requires new or updated easements, Downer shall convey those easements prior to relocating or altering the existing utility facilities.
 - 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).
 - Downer recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water service is a result of Downer's water system extensions, Downer may be required to submit a Water Quality Plan for the project.
 - Downer 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 668-4995 or South 668-5584).
 - 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. All easements and clearances, and shall not repair access or the ability to maintain utility facilities.
 - Spring 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 prevail. Springs Utilities reserves the right to modify its Standards, 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.



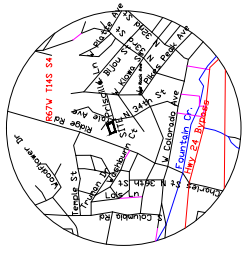
Prepared by the office of:
 Oliver E. Watts Consulting Engineer, Inc.
 64 Elton Drive
 Colorado Springs, CO 80907
 (719) 593-0773
 Dilettante@aol.com
 Celebrating 75 Years in Business

JOURNAL NO. DE. WATTS DATE: 3-22-21 PROJECT NO. 19 SHEET NO. 1 OF 1 REVISIONS PER CITY REVIEW COMMENTS	APPROVED BY: PROJECT NO. 19 SHEET NO. 1 OF 1 REVISIONS PER CITY REVIEW COMMENTS	THOMAS FAMILY SUBDIVISION CHAUTAQUA ASSOCIATION REPLAT COLORADO SPRINGS	SHEET NO. 1 OF 1	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN



Scale 1" = 20'
 Contour Interval: 2'
 Contours Based on City File Mapping

- LEGEND:
- SET YELLOW #8983 CAP ON #4 REBAR
 - FOUND 1/2" IRON PIPE
 - ◊ FOUND #5 REBAR



VICINITY MAP
 1"=1000'



LIMIT OF EXISTING VEGETATION

Size drainage: Drainage will conform to the City approved drainage letter, approved

NOTES: Placement or redevelopment of a lot requires the installation and/or repair of public improvements adjacent to the site and are required prior to Certificate of Occupancy (C/O) issuance. Contractors must have a concrete license and the work inspected and approved by the Engineering Development Inspection Team 719-385-5977.

Geologic Hazard Single-Residence Statement: The above referenced geologic hazard on the property, 120 N 34th Street. A copy of said report has been placed within file # CPC 21-0025 of the City of Colorado Springs Planning and Development Team, 30 South Nevada Avenue, Suite 102, Colorado Springs, CO. If geo-hazard mitigations that may need to be performed for ND hazards were identified in the above referenced Geologic Hazard Valuer

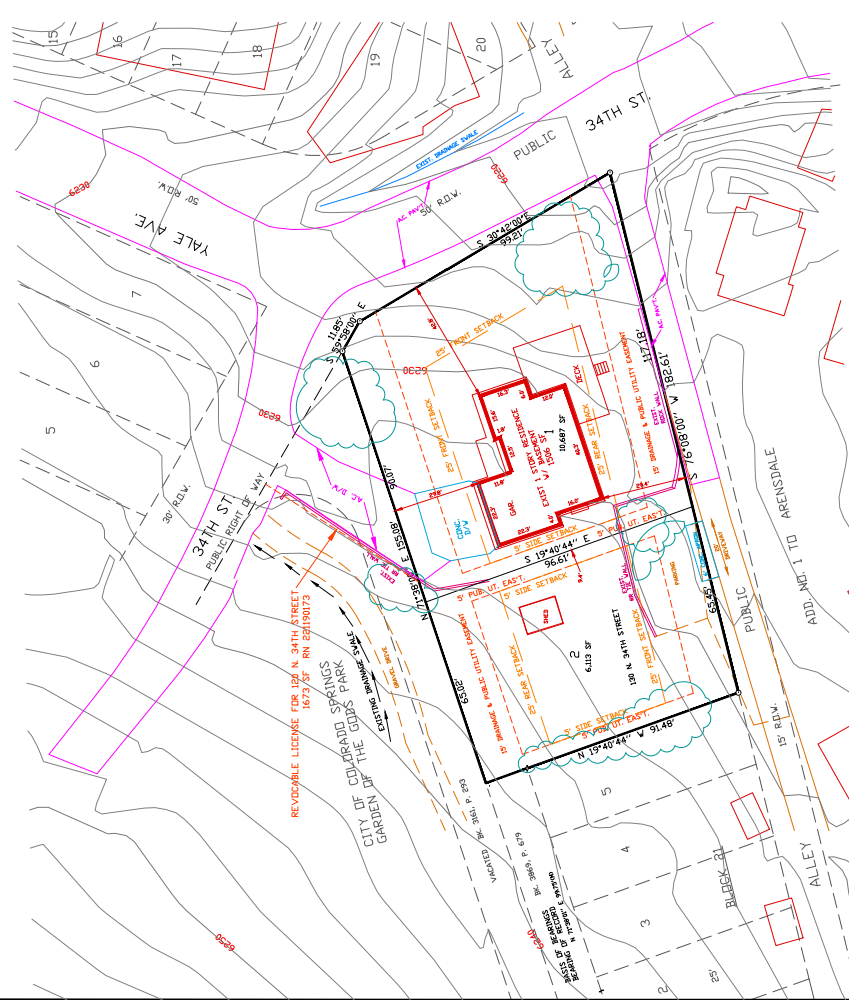
3. Geologic Conditions: Based upon our reconnaissance, review of the Colorado Springs Subsidence Investigation and State of Colorado Mine Land Reclamation, by Dunes and Hazard Valuer, we believe the site exhibits the following characteristics with regard to the requirements specified in the referenced Application Form for a Geologic Hazard Valuer. The site is located within a known area of underground mining and does have a history of undocumented fill activity (see Note below), but does not have a history of known landfill activity.

4. Existing Site Conditions: per the above referenced Ertch Engineering Geologic Hazard Valuer. The lot is currently zoned to the residential single-family residence - hillside. An existing one-story home with basement currently resides east portion of the lot. An additional hillside slope plan is required prior to building permit for Lot 2.

5. Additional Information: some native grasses, scrub oak and pine trees, outside of the existing developed areas) house areas disturbed during construction will be retained, outside of the house / driveway areas.

7. Slope Grades: (D) Zero to eight percent (8%) generally suitable for development; (E) Nine to fifteen percent (15%) increased potential for engineering difficulties; moderate potential for activating site hazards; (F) Sixteen to twenty percent (20%) very high potential for development difficulty and severe hazard potential. The above referenced Ertch Engineering Geologic Hazard Valuer has the following: (1) The site is located within a known area of underground mining and does have a history of undocumented fill activity (see Note below), but does not have a history of known landfill activity. The site is located within a known area of underground mining and does have a history of undocumented fill activity (see Note below), but does not have a history of known landfill activity. The site is located within a known area of underground mining and does have a history of undocumented fill activity (see Note below), but does not have a history of known landfill activity.

EXISTING SWALE
 N.T.S.



Prepared by the office of
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 Consulting Engineer, Inc.
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 Dlewatts@comcast.net
 Celebrating 42 Years in Business

CITY File No: CPC 21-0025

LAND SUITABILITY

THOMAS FAMILY SUBDIVISION
 CHAUTAQUA ASSOCIATION REPLAT
 COLORADO SPRINGS

OLIVER E. WATTS
 CONSULTING ENGINEER
 COLORADO SPRINGS

APPROVED BY:	REVISION: 7-27-21 REVISED PER CITY REVIEW COMMENTS
JDATE:	DATE:
PROJECT NO.:	SCALE:
DATE OF PREPARED BY:	DATE OF PLOTTING: