

LEGAL DESCRIPTION

TO BE PLATTED AS "GILLIGANS ISLAND FILING NO. 1".

LOT 3, BLOCK 1, OF REPLAT OF A PORTION OF LOT 9, BLOCK 1 IN SIERRA VISTA ESTATES, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 52,090 SQUARE FEET (1.196 ACRES).

TOGETHER WITH:

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36 IN TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 241.2 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 5 IN BLOCK 7 IN COUNT POURTALES ADDITION TO BROADMOOR; THENCE NORTH ON THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 300 FEET TO THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 7; THENCE ANGLE RIGHT 90 DEGREES EASTERLY ON THE SOUTH LINE OF THE TRACT CONVEYED TO FRED B. TROSTEL AND HELEN C. TROSTEL BY WARRANTY DEED RECORDED FEBRUARY 15, 1949 IN BOOK 1202 AT PAGE 260 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND ON THE SOUTH LINE OF THE TRACT CONVEYED TO ANNE C. TROSTEL BY WARRANTY DEED RECORDED FEBRUARY 15, 1949 IN BOOK 1202 AT PAGE 262 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 600 FEET TO THE SOUTHWEST CORNER OF THE LAST MENTIONED TRACT; THENCE ANGLE RIGHT 90 DEGREES SOUTHERLY 253.36 FEET TO THE INTERSECTION OF THE NORTHERLY LINE OF THE TRACT CONVEYED TO WILLIAM J. KIRN BY WARRANTY DEED RECORDED NOVEMBER 16, 1948 IN BOOK 1193 AT PAGE 469 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE SOUTH 81 DEGREES 10 MINUTES WEST ON THE NORTHERLY LINE OF SAID KIRN TRACT 607.2 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 152,633 SQUARE FEET (3.504 ACRES).

CONTAINING A TOTAL CALCULATED AREA OF 204,724 SQUARE FEET (4.700 ACRES).

ADA STATEMENT:

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.

GEOLOGIC HAZARD DISCLOSURE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 16, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: SEASONALLY SHALLOW GROUNDWATER. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CUDP-24-0008 OR WITHIN THE SUBDIVISION FILE GILLIGANS ISLAND FIL. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

GENERAL NOTES:

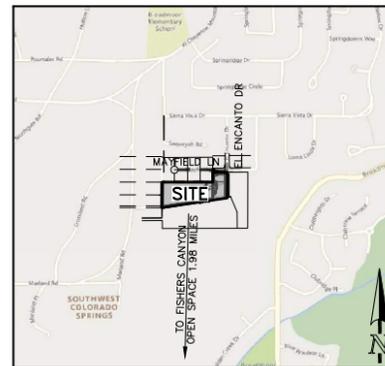
- ALL ON-SITE UTILITIES ARE PRIVATE.
- ALL INTERNAL DRIVEWAYS TO BE ASPHALT OR CONCRETE UNLESS OTHERWISE SHOWN.
- ON-SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY ADJUTING PROPERTY OWNER.
- NO VARIANCES HAVE BEEN REQUESTED AS PART OF THIS DEVELOPMENT.
- ALL EXISTING CURB AND GUTTER POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE 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 719-385-5977.
- THE PARCEL(S) WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE BROADMOOR IMPROVEMENT SOCIETY HOMEOWNERS ASSOCIATION.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATIONS AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
- 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.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CUDP-24-0008. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- ALL DEVELOPMENT PLANS AND SUBDIVISION PLATS WITHIN THE WILDLAND URBAN INTERFACE APPROVED ON OR AFTER APRIL 1, 1993, AND WILDLAND URBAN INTERFACE SITE PLAN/LOT GRADING PLANS SHALL CONTAIN THE FOLLOWING DISCLOSURE STATEMENTS:
 - RESIDING IN OR NEAR WILDLAND URBAN INTERFACE OR INTERMIX AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
 - ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUELS MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT FUELS MANAGEMENT REQUIREMENTS IN SECTION 103 OF THIS APPENDIX. AN APPROVED INSPECTION MUST BE OBTAINED FROM THE FIRE CODE OFFICIAL PRIOR TO FINAL INSPECTION BY THE BUILDING CODE OFFICIAL AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUELS MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO THE FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED BEFORE BUILDING FINAL.

GILLIGANS ISLAND FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

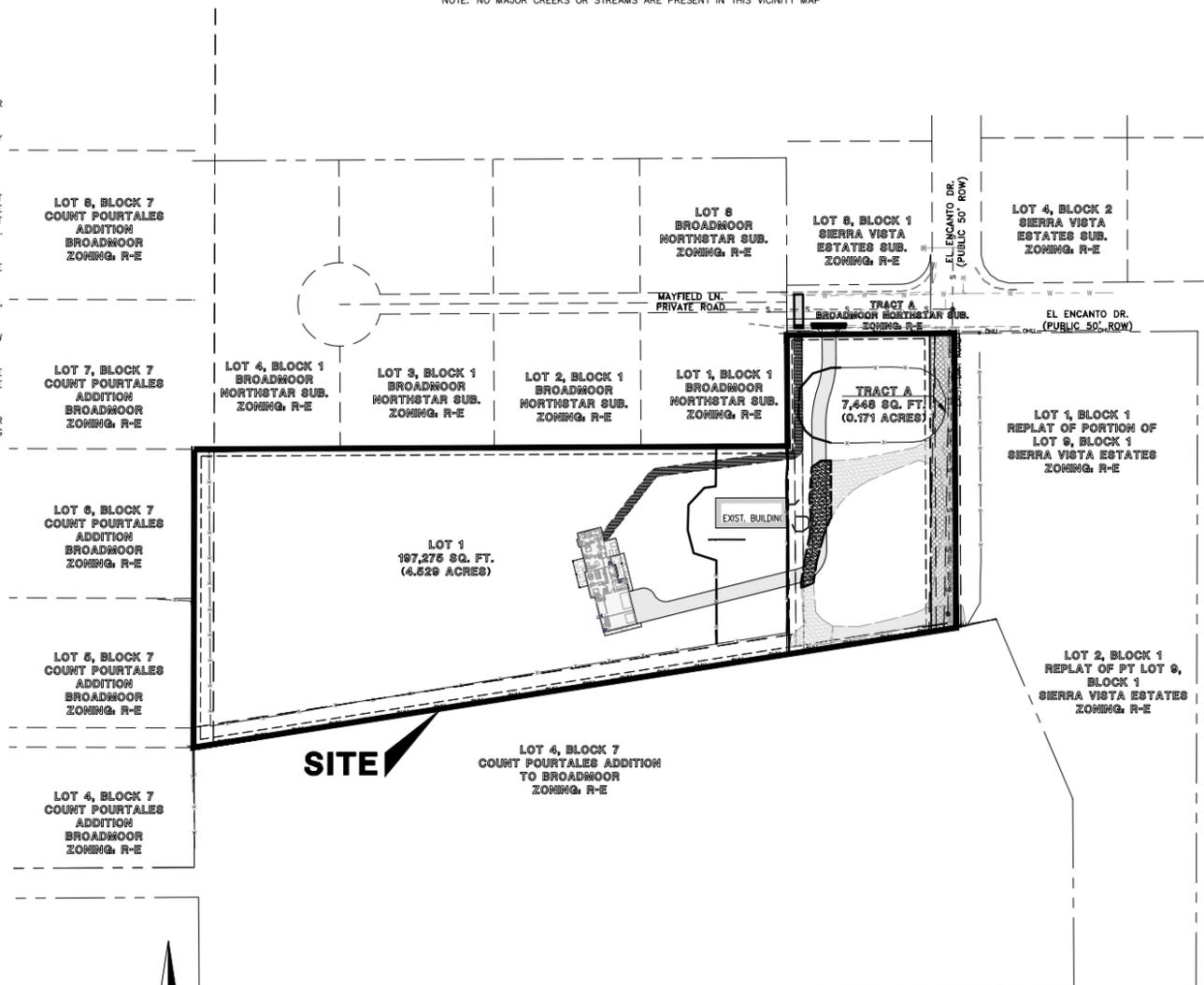
COVER PAGE
MAY 2024



VICINITY MAP
1" = 1,000'
NOTE: NO MAJOR CREEKS OR STREAMS ARE PRESENT IN THIS VICINITY MAP

SHEET INDEX

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ELEVATIONS	SHEET 7 OF 7



KEY MAP
SCALE: 1"=80'

PROJECT TEAM:

CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785-0790

DEVELOPER

COLARELLI CUSTOM HOMES
111 S TEJON ST STE 112
COLORADO SPRINGS, CO 80903
MR. MARTY BRINEGAR
(719) 243-1952

ARCHITECT

COLARELLI CUSTOM HOMES
111 S TEJON ST STE 112
COLORADO SPRINGS, CO 80903
MR. MARTY BRINEGAR
(719) 243-1952

OWNER

MICHAEL J CANNIZZO
BARBARA CANNIZZO
MR. SEAN CLARK
(970) 819-0825

SITE DATA:

TAX SCHEDULE NO.:	7436401021
ADDRESS:	10 EL ENCANTO DR
AREA:	197,275 SF / 4.529 ACRES
LIMITS OF DISTURBANCE:	13,998 SF / 0.321 ACRES
EXISTING ZONING:	R-E (SINGLE-FAMILY - ESTATE) W/ WUI-0
MASTER PLAN:	N/A
CONCEPT PLAN:	N/A
EXISTING USE:	VACANT RESIDENTIAL WITH EXISTING BARN
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL WITH INTEGRATED ADU (CUDP-24-0008)
PROPOSED DENSITY:	0.221 DU/ACRE
DEVELOPMENT SCHEDULE:	SUMMER 2024
MAXIMUM BUILDING HEIGHT ALLOWED:	35'
PROPOSED BUILDING HEIGHT:	SEE ELEVATION SHEETS
PROPOSED DRIVEWAY:	14' WIDE
MAXIMUM LOT COVERAGE:	30%
PROPOSED LOT COVERAGE:	RESIDENCE & BARN (5,521 SF) 2.70%
	ASPHALT/CONCRETE (8,848 SF) 4.32%
	LANDSCAPING AREA (190,421 SF) 92.98%
BUILDING SETBACKS:	
ALONG EL ENCANTO DR.:	25' MINIMUM
SIDE:	10' MINIMUM
REAR:	25' MINIMUM
PARKING REQUIREMENTS:	
2 PER D.U.	= 2 SPACES
1 PER A.D.U.	= 1 SPACE
1 TOTAL DENSITY UNIT (WITH ADU)	= 3 SPACES REQUIRED

HC SPACES REQUIRED = 0 SPACES

PARKING PROVIDED:
ON-SITE PARKING SPACES PROVIDED: 3 CAR GARAGE

FLOODPLAIN STATEMENT:
THIS SITE FALLS WITHIN FLOOD ZONE "X". NO PORTION OF THIS SITE (4.701 ACRES) IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041 C0737G, EFFECTIVE DATE, DECEMBER 7, 2018.

CITY WIDE DEVELOPMENT IMPACT FEE:

HOUSING TYPE	EXISTING USE NO. OF UNITS	NEW USE NO. OF UNITS			
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	0	2			
OVERALL PARK LAND DEDICATION REQUIREMENTS					
HOUSING TYPE	NO. OF UNITS	ACRES OF DEDICATION PER UNIT (NEIGHBORHOOD)	ACRES OF DEDICATION PER UNIT (COMMUNITY)	TOTAL NEIGHBORHOOD PARK REQUIRED	TOTAL COMMUNITY PARK REQUIRED
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	2	0.0053	0.0064	0.0106	0.0128

NOTE: PARK FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION

FOR CITY USE:

CITY FILE NUMBER

CUDP-24-0008

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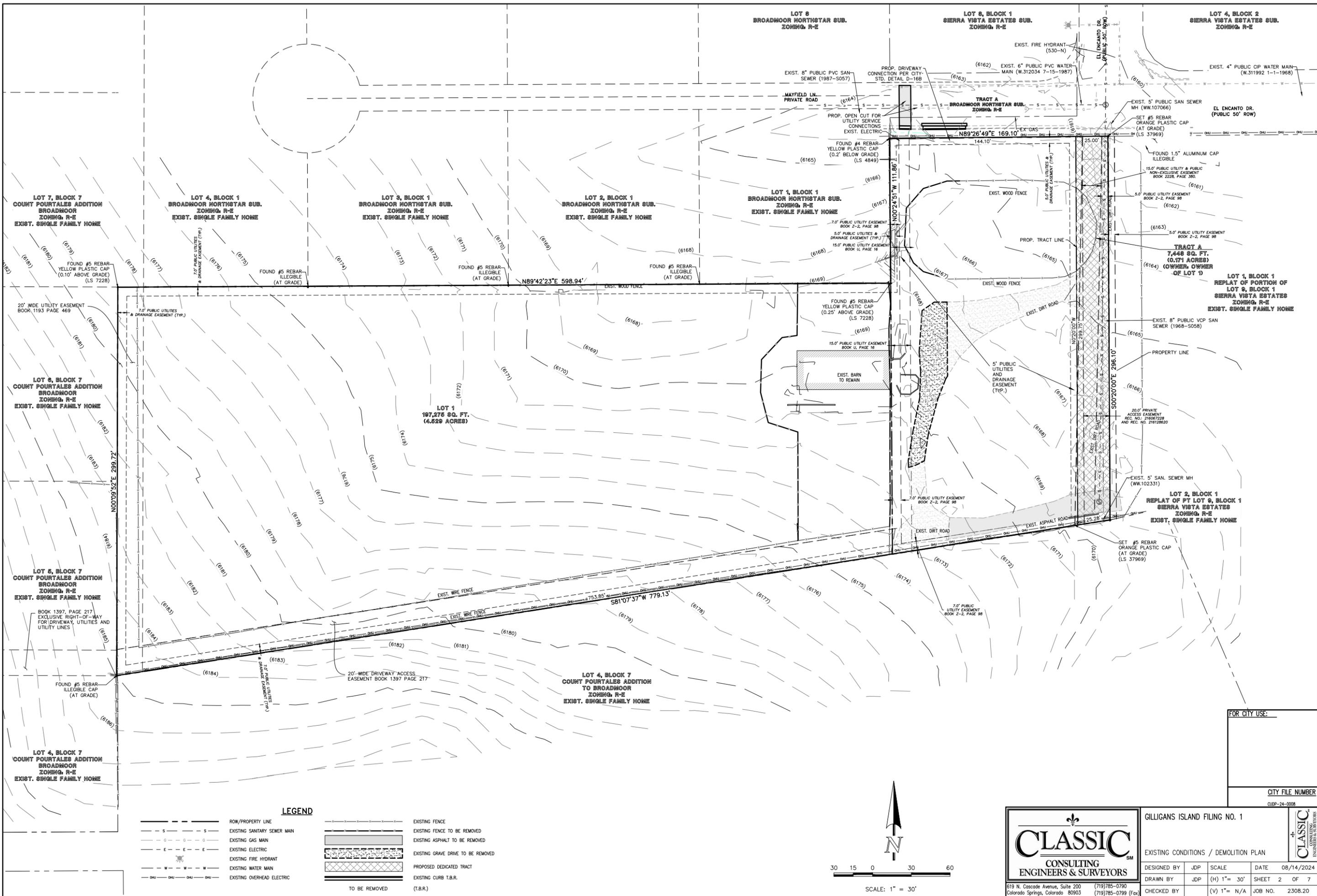
COVER PAGE

DESIGNED BY	JDP	SCALE	DATE	08/14/2024
DRAWN BY	JDP	(H) 1"= N/A	SHEET	1 OF 7
CHECKED BY		(V) 1"= N/A	JOB NO.	2.308.20

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

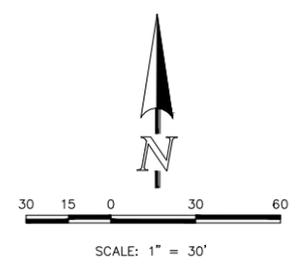
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LEGEND

---	ROW/PROPERTY LINE	---	EXISTING FENCE
-S-S-	EXISTING SANITARY SEWER MAIN	---	EXISTING FENCE TO BE REMOVED
-G-G-	EXISTING GAS MAIN	---	EXISTING ASPHALT TO BE REMOVED
-E-E-	EXISTING ELECTRIC	---	EXISTING GRAVE DRIVE TO BE REMOVED
⊕	EXISTING FIRE HYDRANT	---	PROPOSED DEDICATED TRACT
-W-W-	EXISTING WATER MAIN	---	EXISTING CURB T.B.R.
-OH-OH-	EXISTING OVERHEAD ELECTRIC	---	TO BE REMOVED (T.B.R.)



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EXISTING CONDITIONS / DEMOLITION PLAN

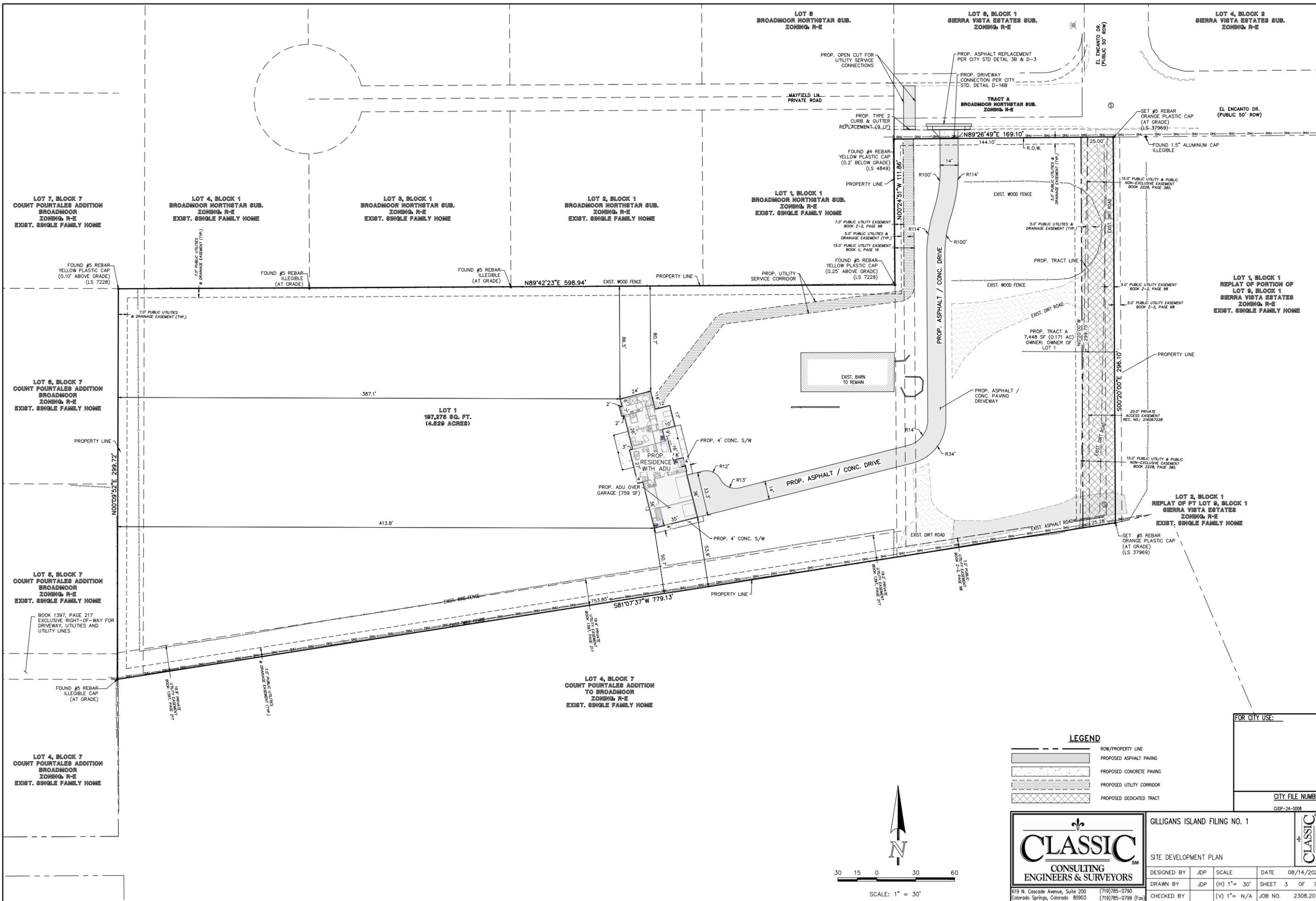
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FOR CITY USE:

CITY FILE NUMBER

CLIP-24-0008

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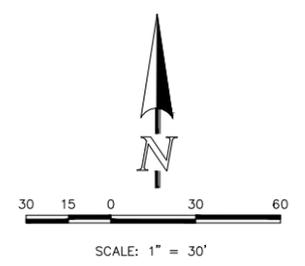


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LEGEND

- ROW/PROPERTY LINE
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED UTILITY CORRIDOR
- PROPOSED DEDICATED TRACT



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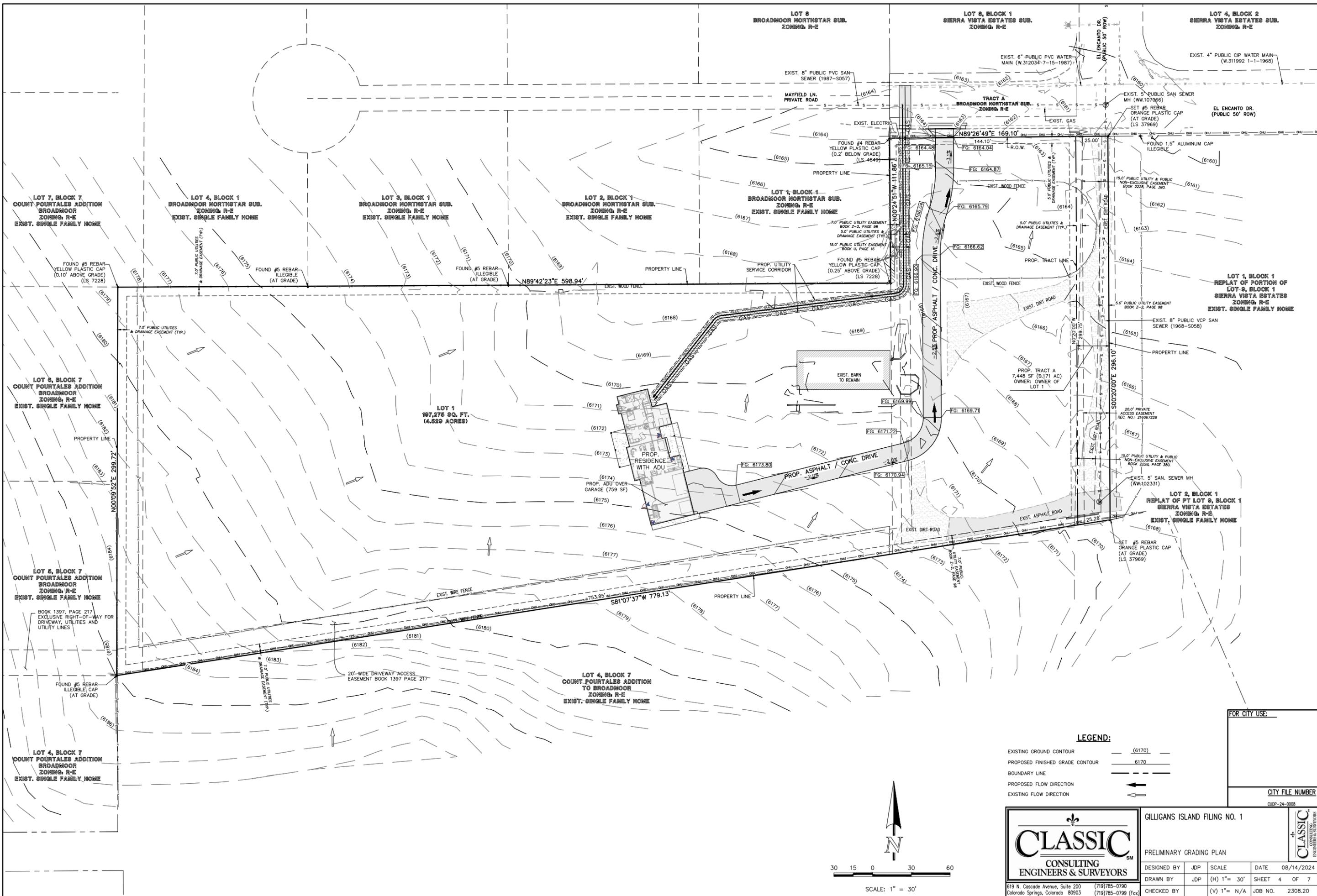
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GILLIGANS ISLAND FILING NO. 1

SITE DEVELOPMENT PLAN

DESIGNED BY	JDP	SCALE	DATE	08/14/2024
DRAWN BY	JDP	(H) 1" = 30'	SHEET	3 OF 7
CHECKED BY		(V) 1" = N/A	JOB NO.	2.308.20

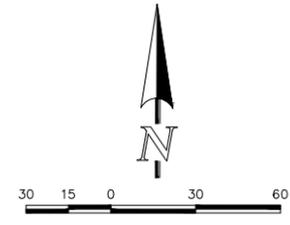
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CJOP-24-0008

LEGEND:

- EXISTING GROUND CONTOUR (6170)
- PROPOSED FINISHED GRADE CONTOUR (6170)
- BOUNDARY LINE
- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION



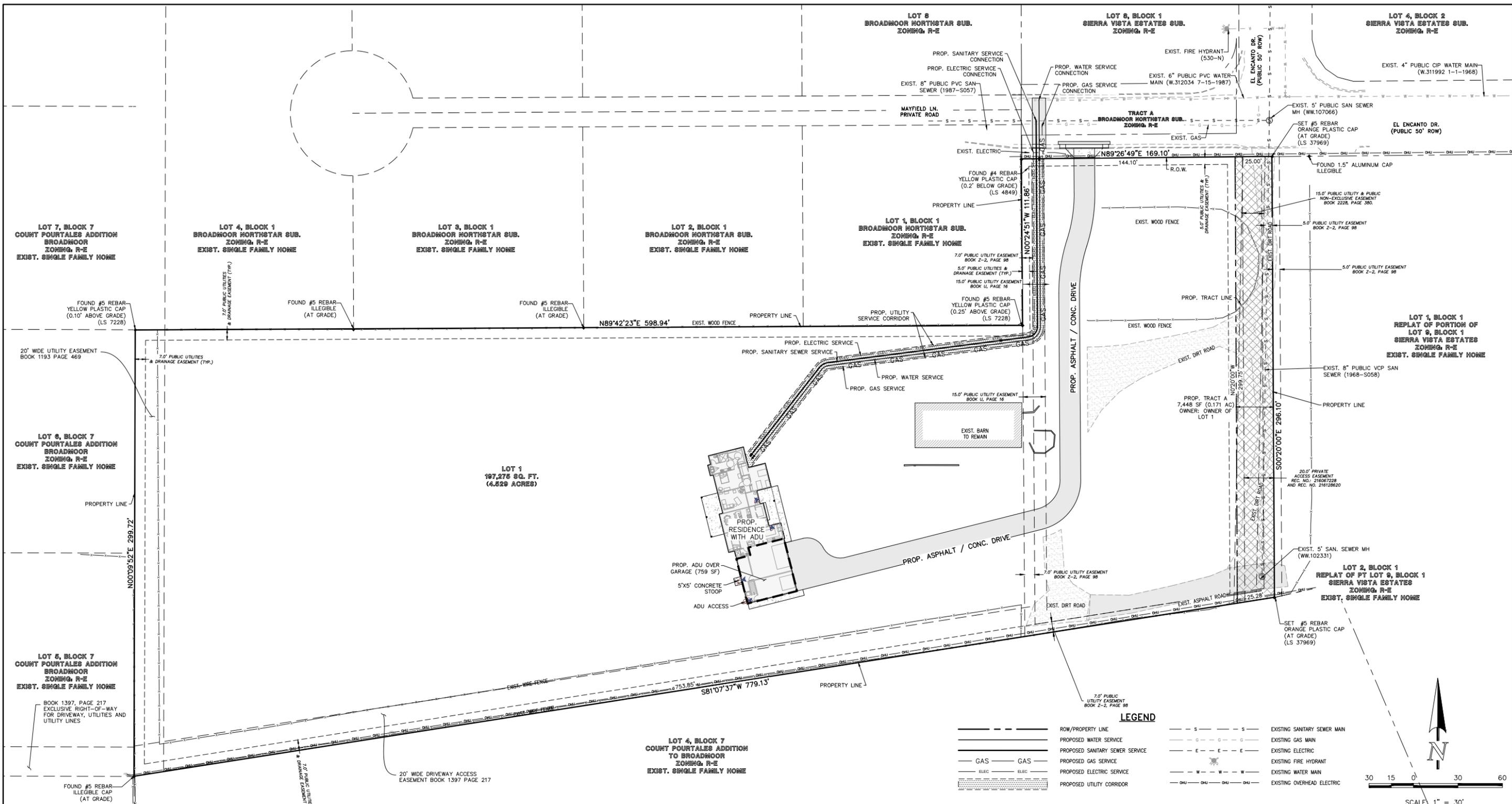
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PRELIMINARY GRADING PLAN

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PRELIMINARY UTILITY PLAN NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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).
- 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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.

GAS NOTE:
NEW CONSTRUCTION REQUIRES APPROVAL FROM CSU FIELD SERVICES AT 719-668-7350. GAS REGULATOR WILL BE REQUIRED TO HAVE 3' DIAMETER CLEARANCE FROM ANY DOOR OR OPENING WINDOWS, AND NO ROOF IS ALLOWED OVER THE GAS METER LOCATION.
GAS METERS MUST BE A MINIMUM OF 3- FEET AWAY FROM ANY OPENING IN WALLS.

GENERAL NOTE:
TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

LEGEND

--- S --- S ---	EXISTING SANITARY SEWER MAIN
--- G --- G ---	EXISTING GAS MAIN
--- E --- E --- E ---	EXISTING ELECTRIC
--- W --- W --- W ---	EXISTING WATER MAIN
--- OHU --- OHU --- OHU ---	EXISTING OVERHEAD ELECTRIC
---	ROW/PROPERTY LINE
---	PROPOSED WATER SERVICE
---	PROPOSED SANITARY SEWER SERVICE
---	PROPOSED GAS SERVICE
---	PROPOSED ELECTRIC SERVICE
---	PROPOSED UTILITY CORRIDOR

RESIDENTIAL BUILDING (2-STORY)

GROSS SQ FOOTAGE:	4,109 S.F.
TYPE CONSTRUCTION:	V-B
REQ. GPM FIRE FLOW:	= 1,750 gpm
REQ. MIN. NUMBER HYDRANTS:	= 1
AVG. DIST. BETWEEN HYDRANTS:	= 500'
MAX. HOSE LENGTH:	= 250'

FOR CITY USE:

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CUEP-24-0008

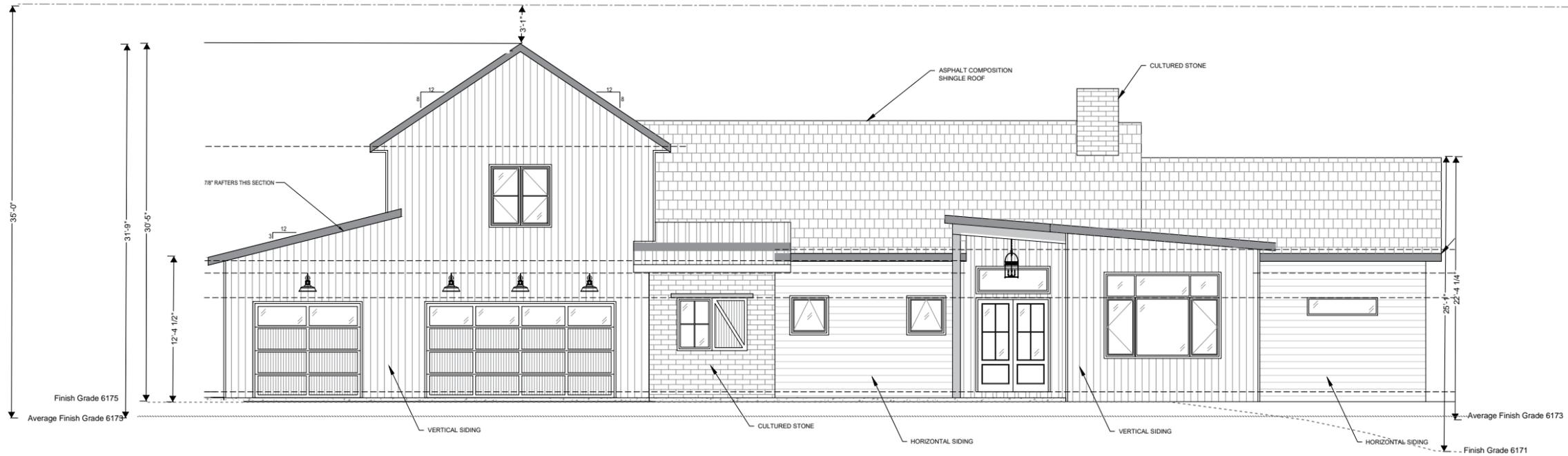
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Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

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PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

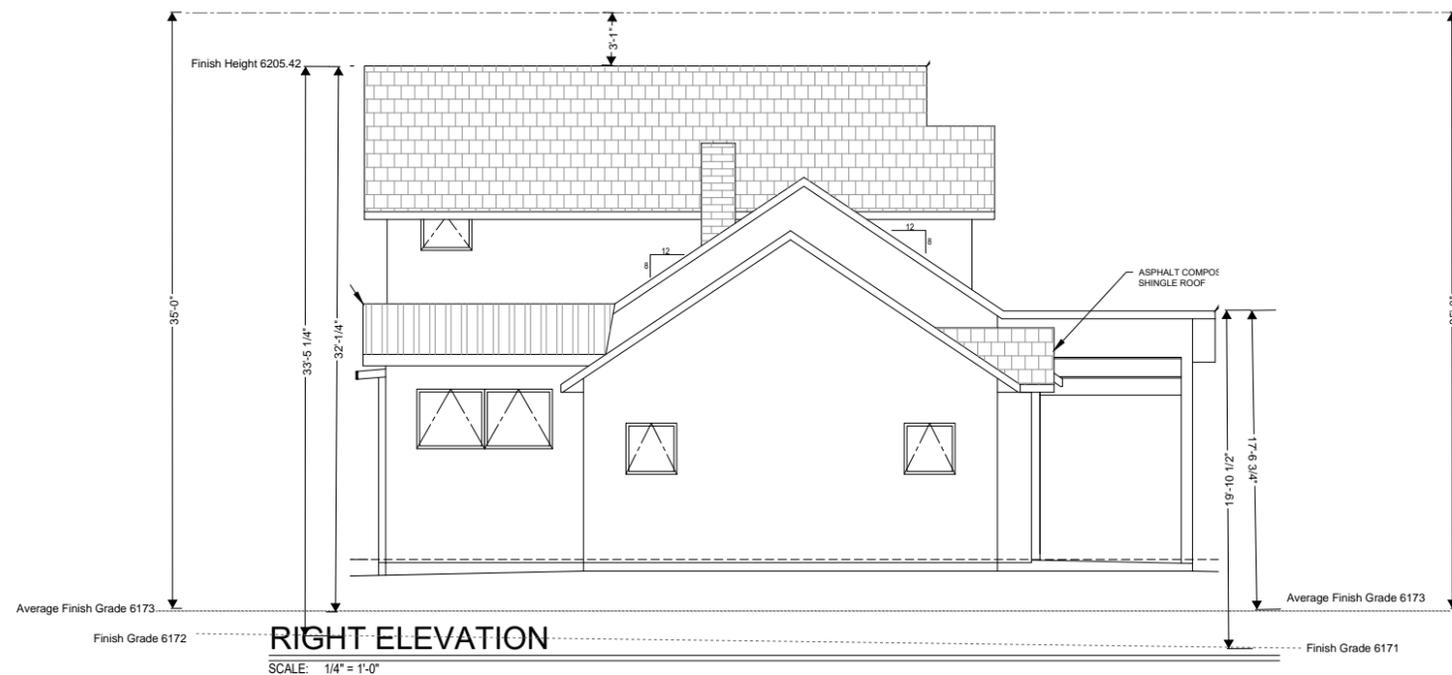
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CHECKED BY		(V) 1" = N/A	JOB NO.	2.308.20

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FRONT ELEVATION

SCALE: 1/4" = 1'-0"



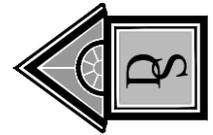
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

CITY FILE NO.: CUDP-24-0008

SHEET 6 OF 7

Benis Swenson
 Home Designer
 1411 Harrison Ave. Canon City, CO 81212
 (719) 239-0582
 E-Mail: denis_swenson@hotmail.com



CONTRACTOR:
Colarelli Custom Homes
 111 S Tejon St, Suite 112
 Colorado Springs, CO 80903
 colarellcustomhomes.com
 719-475-7997 office

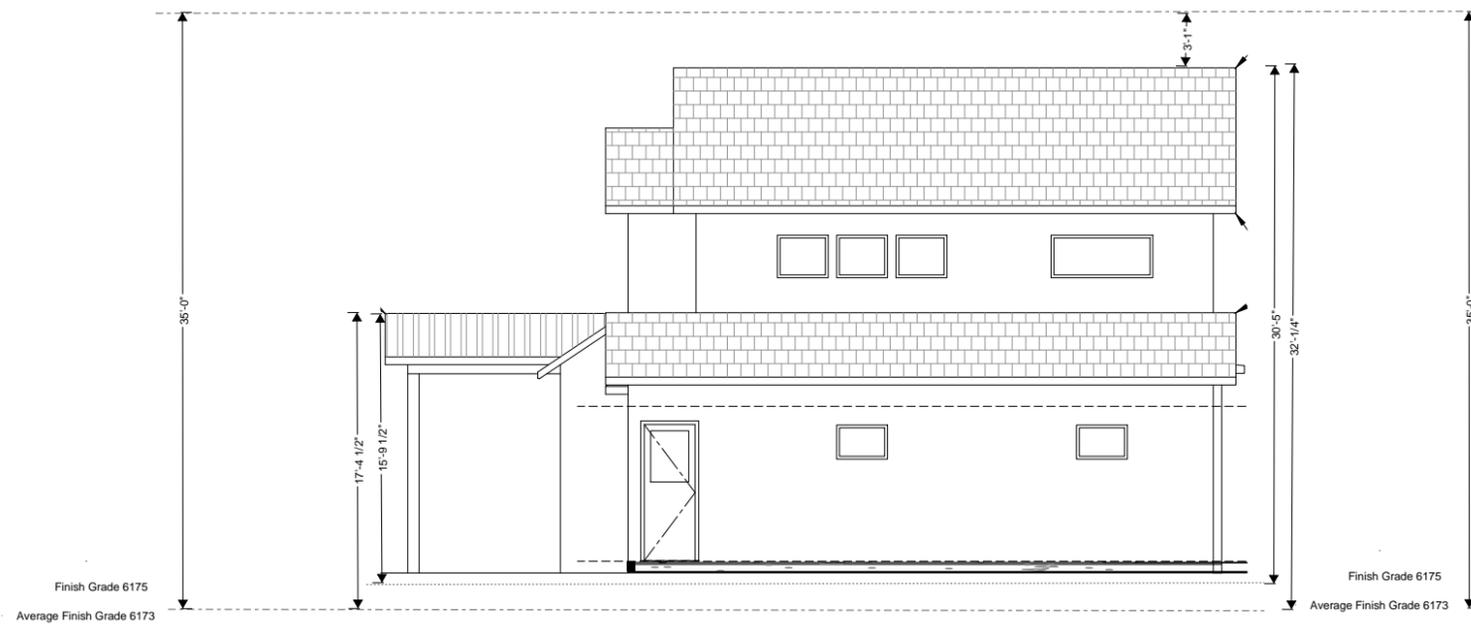
EXTERIOR ELEVATIONS
Colarelli Custom Homes
 BARBARA CANNIZZO RESIDENCE
 10, EL ENCANTO DRIVE
 COLORADO SPRINGS, EL PASO COUNTY, CO

REVISIONS:

 SIGNED BY:

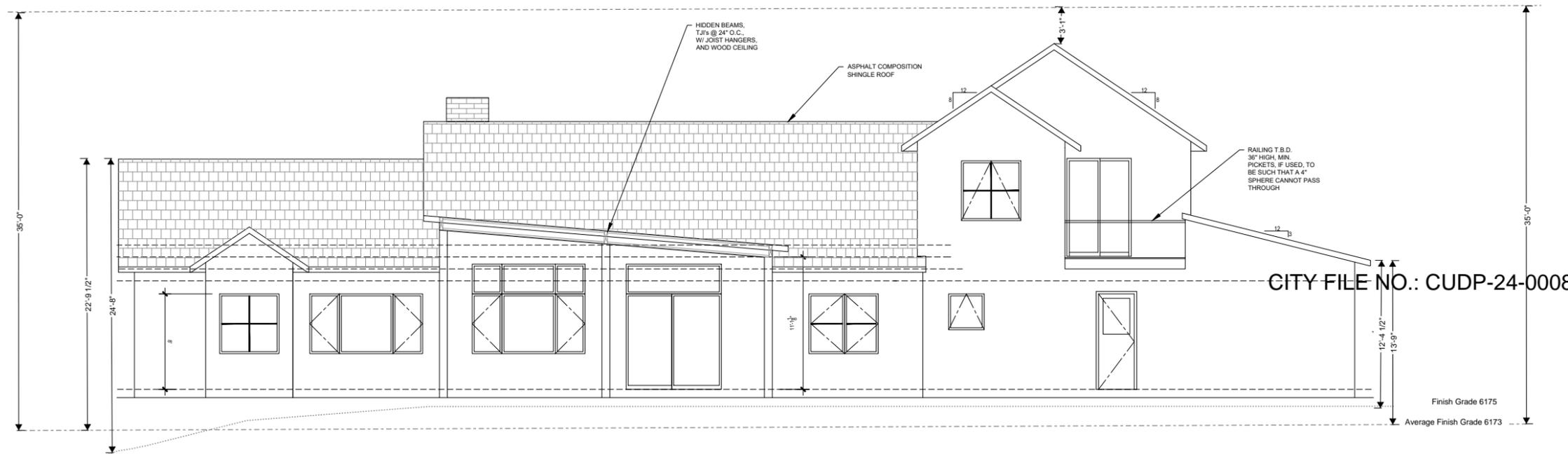
 SIGN DATE:
 PLOT DATE: 5/11/2024
 JOB NO.: Corelli-5

SHEET #
A-5.0



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CITY FILE NO.: CUDP-24-0008

Denis Swenson
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Colarelli Custom Homes
 BARBARA CANNIZZO RESIDENCE
 10, EL ENCANTO DRIVE
 COLORADO SPRINGS, EL PASO COUNTY, CO

REVISIONS:

△	9/19/2023
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SIGNED BY: _____

SIGN DATE: _____

PLOT DATE: 5/11/2024

JOB NO.: Corelli-5

SHEET #

A-5.1