

DEVELOPMENT PLAN

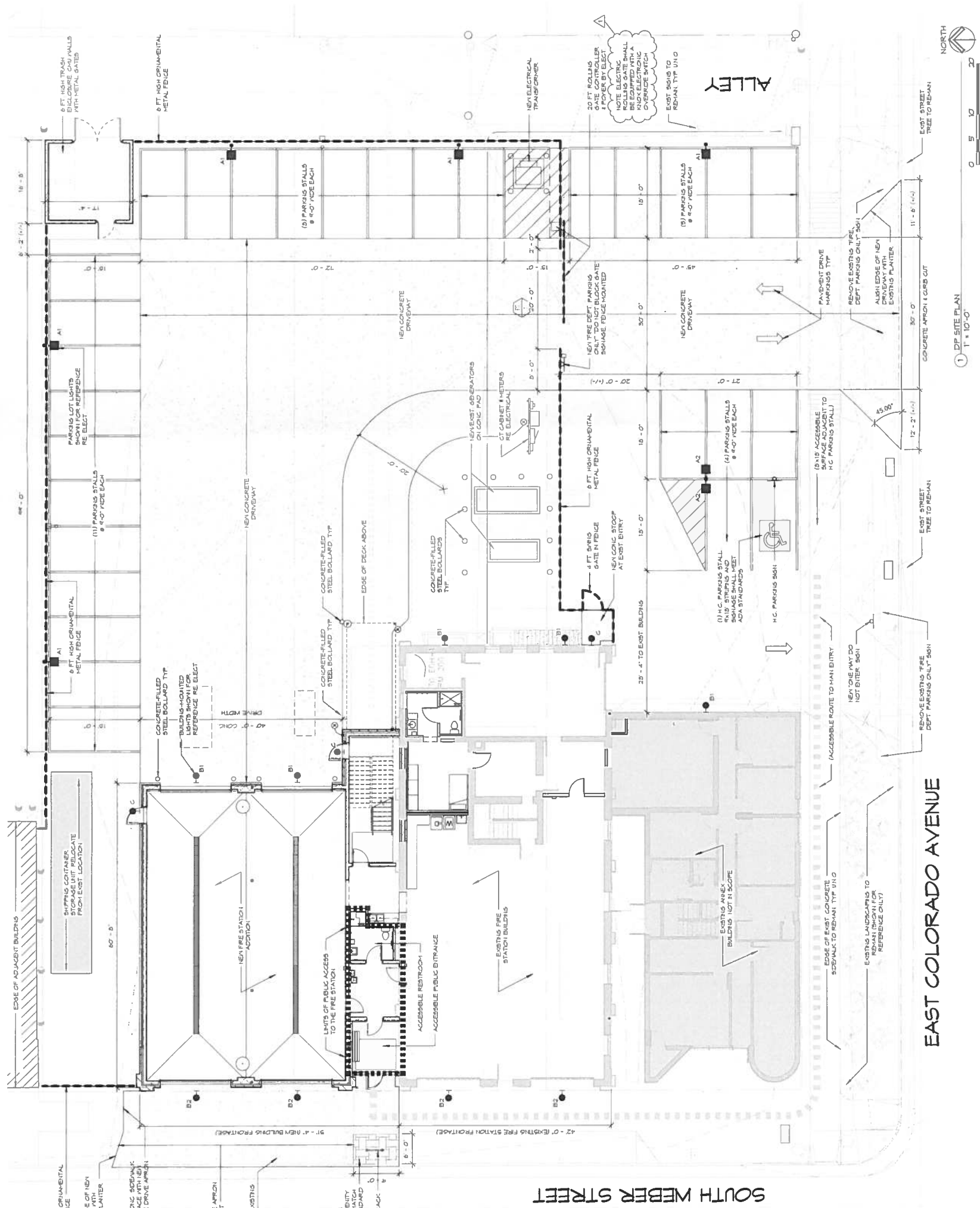


FIGURE 2

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

PROJECT INFORMATION

[illegible]

VICINITY MAP



SITE LEGEND

Building Address:
24 South Weber Street
Colorado Springs, CO 80904

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

Applicant:

HB1A (Gene Levine)
102 East Moreno Avenue
Colorado Springs CO 80903
Site Data:

Site Area	20,500 SF (0.65 Acre)
Total Bldg Lot Coverage	4335 SF (33% of Lot)
First Floor Building Area (Footprint)- Proposed Addition	3225 SF

Existing Fire Station No. 1	3511 SF
<u>Existing Area</u>	<u>4296 SF</u>
Total Blag 1st Floor Gross Area (Footprint)	4296 SF
 Second Floor Building Area	 3501 SF

Existing Fire Station No. 1	37,671 SF
<u>Existing Area</u>	<u>2,235 SF</u>
Total Bldg. and Floor Gross Area	40,906 SF
Total Gross Building Square Footage	18,426 SF

Building Type	Civic Building	Central Sector	Streetfront
FBI Standard 2-3 Building Type			
FBI Standard 2-3 Sector			
FBI Standard 2-4 Frontage			

FBZ Standard 25 Uses
Apparatus Bays Entry/Lobby Stat on Chief's Dorm
Ground Floor
Offices

FBZ Standard 2.6 Parking: 0 spaces per FBZ Standard 2.6.2 Parking Exemptions

Parking Provided: 25 parking spaces plus 1 HC parking space

FBZ Standard 2 T Block Standards:

Legal Description:
Parcel A, Lots 6 and the north 10 feet of Lot 7, Block 44, City of Colorado

Spring County of El Paso State of Colorado
Parcel B Lot 5-and the south 40 feet of Lot 1 Block 44 City of Colorado
Spring County of El Paso State of Colorado

City Code to consider Lots 6-5 as one lot for the applicable provisions of the City Code including applicable codes rules and regulations adopted pursuant to the City Code

EEZ Standard 2.5 Public Spaces:

Existing landscaping within the Amenity Zone along South Weber Street are indicated on the Development Plan and are retained with the proposed project. No additional new landscaping is proposed due to limitations associated with the fire station apparatus bay access requirements. New pedestrian elements are illustrated on the Development Plan.

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

FBZ Warrant Requests:
 Two warrants from the FBI* standards are requested as follows:

1. A request to permit a side setback at the north end of the property on the water frontage to be 19'-6" where a 10' minimum side setback is stipulated under PBZ standard 2.3.4 Corner Lot Side Setback.

2. A request to permit a glazing percentage of 10% or more on one or more glazing units on the frontage of FSI No. 1 were 60% of shopfront frontage glazing is recommended under FZ standard 2.4.1 Percentage of glazing

HB&A[illegible]

DEVELOPMENT SITE PLAN

FBZ
DP 1.0
SHEET 1 OF 5

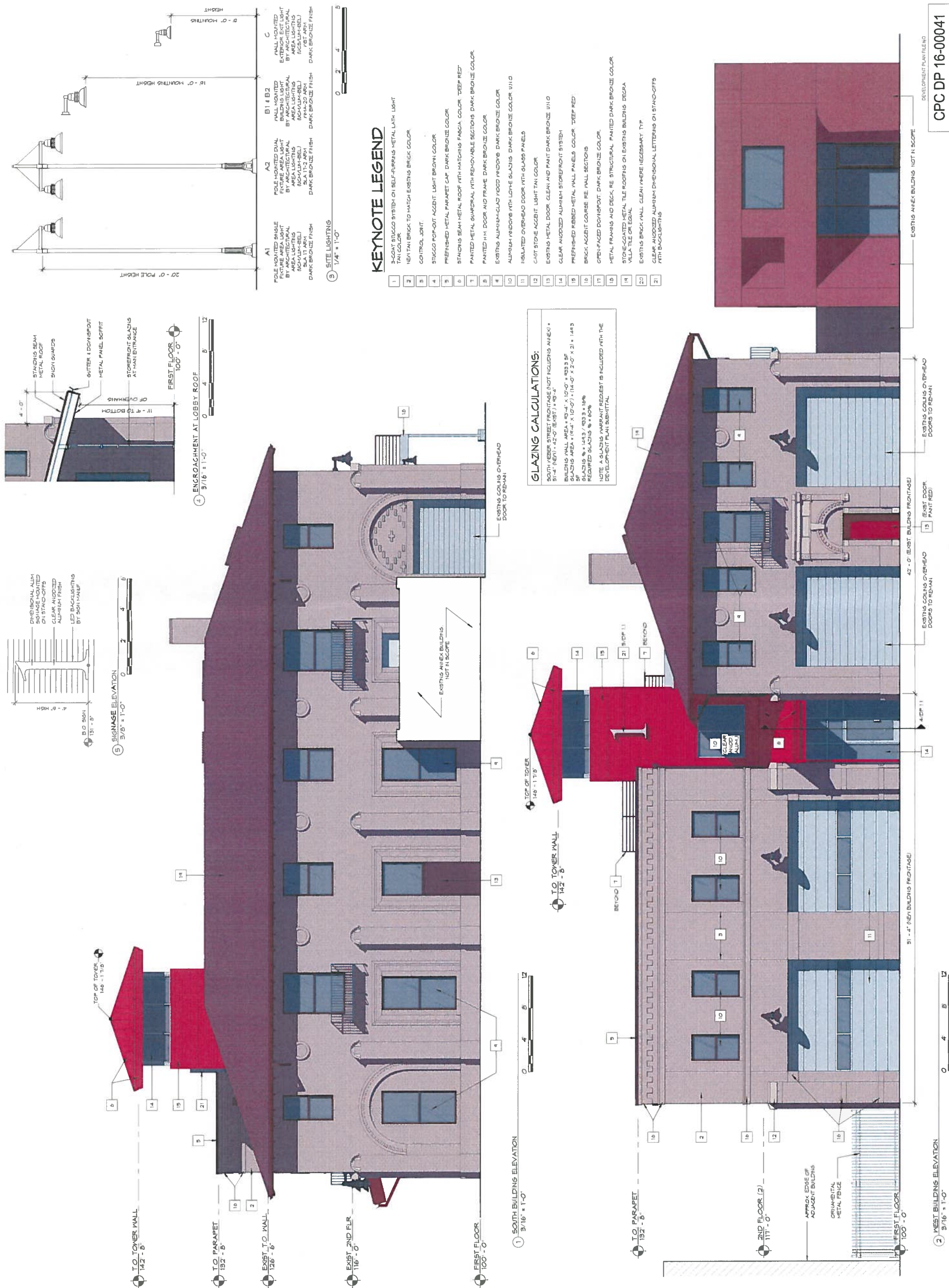
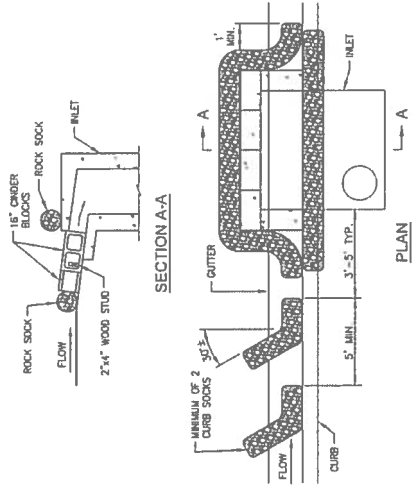


FIGURE 2

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.

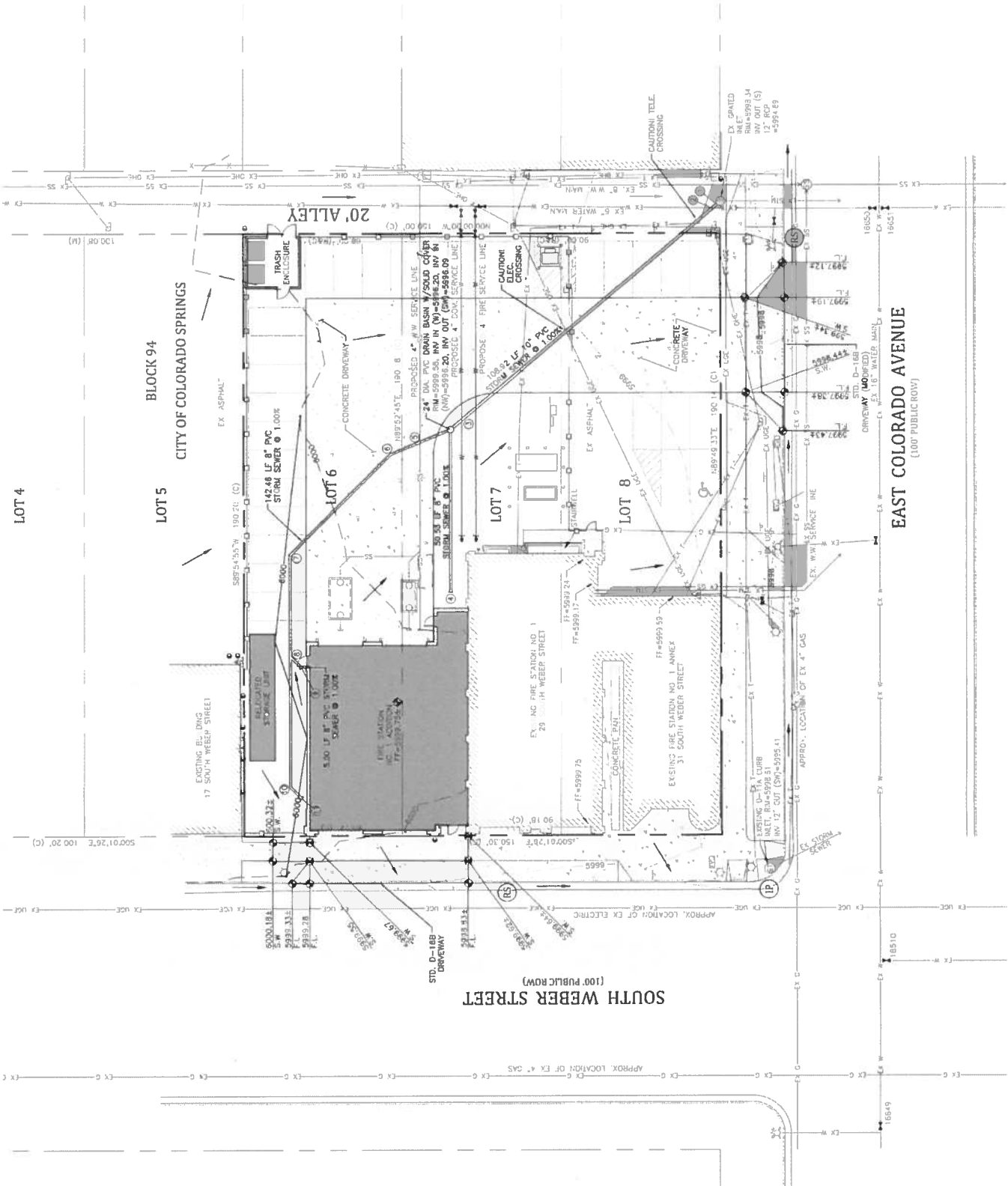
CURB SOCK INLET PROTECTION (P) NTS

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 SIGHOFF 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 PROTECTED 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 EXCAVATE WITHIN AN UTILITY EASEMENT 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



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

Kiowa
1804 South 2nd Street
Colorado Springs, CO 80904
719.520.7342

HB&A

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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.

③ DP PRELIMINARY GRADING AND EROSION CONTROL PLAN
1" = 20'-0"
NORTH

FIGURE 2

