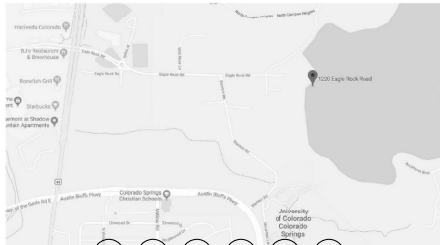


FERNANDEZ RESIDENCE

COLORADO SPRINGS, CO



LOCATION MAP:



SHEET INDEX:

SHEET INDEX	
SHEET NUMBER	SHEET NAME
T0.0	TITLE SHEET
A0.0	PROPOSED SITE PLAN
A0.1	HELICOPTER/CRANE/FIX PLAN
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION KEY PLAN
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.0	SCHEDULES FOR CALLS
VB.0	3D VIEWS
VB.1	3D VIEWS

SITE INFORMATION:

LEGAL DESCRIPTION:
LOT 2, RILEY SUBDIVISION

SCHEDULE NO.:
6320003003

ZONING DISTRICT:
R HS

PARCEL SIZE:
1.64 ACRES (71,925 SQ. FT)

SITE ADDRESS:
1220 EAGLE ROCK ROAD, COLORADO SPRINGS, COLORADO 80918

LOT INFORMATION:

LOT SIZE: 71,925 SQ. FT.

BUILDING FOOTPRINT: 4,883 SQ. FT.

LOT COVERAGE: 6.7%

SQUARE FOOTAGE CALCULATIONS:

LOWER LEVEL FLOOR PLAN-FINISHED: 1574 SQ FT
MAIN LEVEL FLOOR PLAN-FINISHED: 1780 SQ FT

TOTAL SQUARE FOOTAGE-FINISHED AREA: **3,354 SQ FT**

CODE COMPLIANCE:

2011 PIKES PEAK REGIONAL CODE (PPRBS)
2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2014 NATIONAL ELECTRIC CODE (NEC)

OWNER:

JOHN AND JAMI FERNANDEZ
2482 NORWICH DRIVE,
COLORADO SPRINGS, CO
80920-5337

DESIGN FIRM:

REMWHIRL
2276 MANATT COURT, B10
CASTLE ROCK CO 80104
303.968.8124

BUILDER:

COPPERLEAF HOMES
2172 RED EDGE HEIGHTS
COLORADO SPRINGS CO 80921
719.596.8900

STRUCTURAL ENGINEER:

ROCKY MOUNTAIN GROUP
2910 AUSTIN BLUFFS PKWY, STE 100
COLORADO SPRINGS CO 80918
719.548.0600

TRUSS ENGINEER:

FOXWORTH-GALBRIATH TRUSS
4005 INTERPARK DR BLDG B
COLORADO SPRINGS, CO 80907
719.596.4500

Released for Permit
11/15/2018 2:43:22 PM
RECOGNIZED
MICHAELA
CONSTRUCTION



303-968-8124

7-10-18

DESIGNER: _____ DATE: _____
LICENSE NO. _____

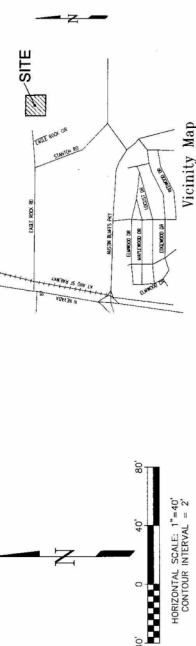
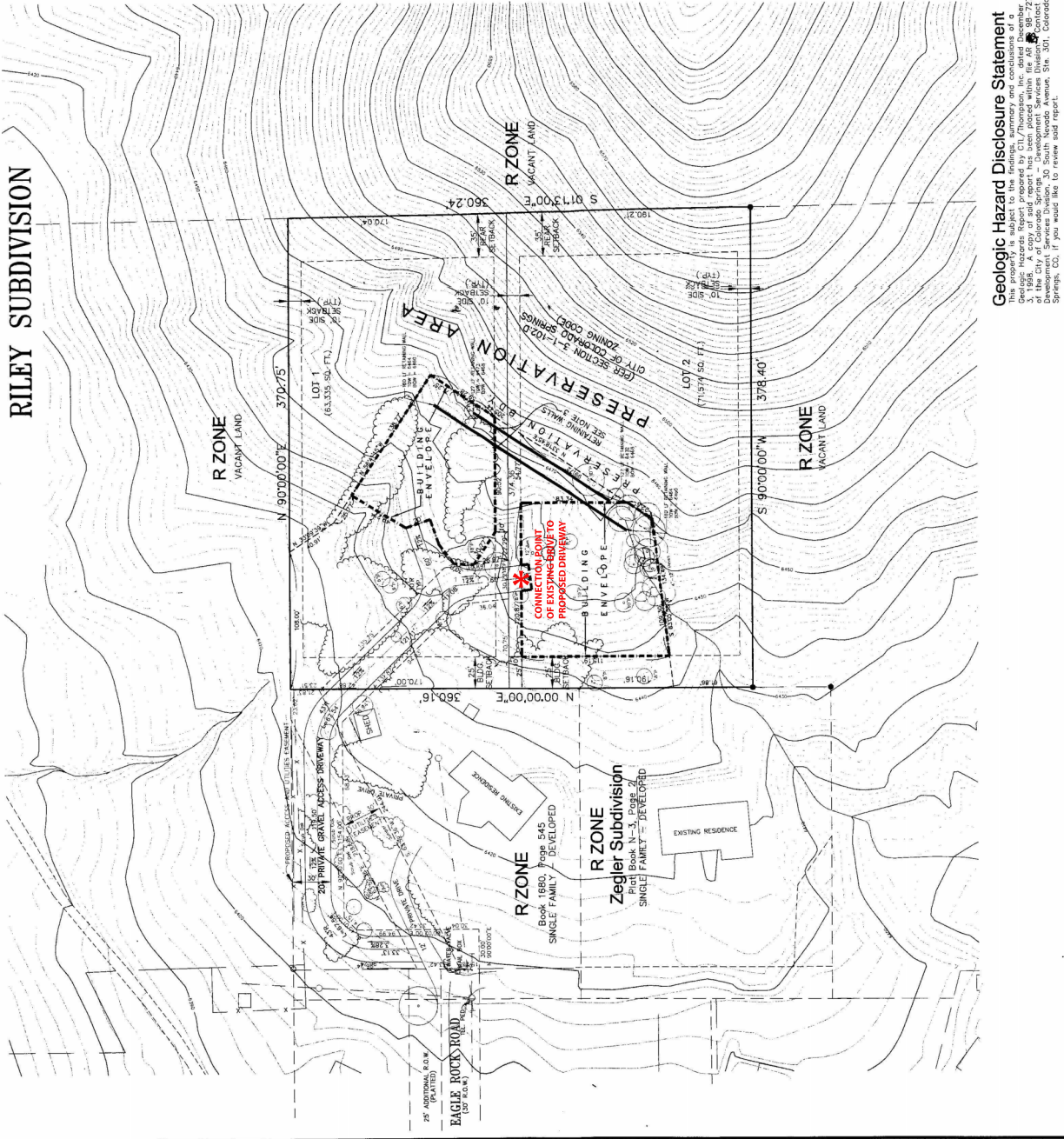
REVISIONS
1. _____ DATE: _____
2. _____ DATE: _____

FERNANDEZ RESIDENCE
COLORADO SPRINGS, CO

DRAWN BY: GJS

T0.0
TITLE SHEET

RILEY SUBDIVISION



Legal Description

Parcel 3 of the Riley Subdivision, Block 6, 01113007E, along the North-South Center line of said Section 30, Township 6, 01113007E, along the North-South Center line of said Section 20, a distance of 2984.54 feet (Record 2989.85 feet), to the Northeast corner of a parcel described in Book 2221 at Page 888, and the East-Southwest corner of said Section 20, a distance of 374.40 feet, to the Northeast corner of a parcel recorded under Recitation Number 98121403, thence along the North line of said parcel a distance of 374.40 feet, to the East-Southwest corner of said Section 20, the line of said ZEGLER SUBDIVISION (Plat Book N-3, Page 22), thence N 07°00'00" E along the East line of said ZEGLER SUBDIVISION and along a parcel described in Book 1680, Page 545 of the Zegler Subdivision, a distance of 374.40 feet, to the Northeast corner of said parcel described in Book 2221, Page 888, thence N 90°00'00" E, a distance of 372.32 feet to the Point of Beginning.

Containing 3.10 acres, more or less.

General Notes:

1. All buildings and structures shall be constructed with specified building envelopes, as shown on approved Development Plan. Decks, fences and accessory structures outside of building envelopes are not permitted. Building envelopes are approximate areas available for building.
2. Specific building envelopes to be shown on the Hillside Plat Plans for individual lots to be submitted for review and approval.
3. A Hillside Grading Plan, specific to the lot shall be reviewed and approved prior to issuance of a building permit for the proposed structure.
4. Retaining walls shall be only constructed after the review and approval of the Hillside Site and Grading Plan, and other structures are to be installed by owners of Lots 1 and 2 by agreement to be recorded upon final platting.
5. Private access drive is to be maintained by owners of Lots 1 and 2.

Hillside Development Notes

1. A minimum of Class C roof covering shall be installed on all roofing and reroofing applications on buildings within the Hillside Development Plan.
2. All lots within this development are subject to fire management requirements. Wildfire hazards can be mitigated using fire management techniques. It is the responsibility of the builder to implement the fire management procedures outlined in the Hillside Development Plan. Fire management procedures shall be reviewed and approved by the Building Department prior to final inspection by the Building Department and/or allowing occupancy of the residence.
3. The initial fire management inspection must be requested to the City of Colorado Springs, Fire Department, 1000 North City Center, Suite 100, Colorado Springs, CO 80902.
4. A safety zone within 30' of the main and significant accessory structures, not to extend beyond the property line, is required. This safety zone shall be established by the owner of the lot.
5. A portion of the safety zone may be left in the safety zone, but shall be associated by clear areas of ten (10) feet or more of noncombustible materials or grass grown to not more than four (4) inches in height.
6. The safety zone shall be a minimum of ten (10) feet from the main structure. The safety zone shall be a minimum of ten (10) feet from the main structure in any direction, may be allowed to encroach this zone. This will be allowed upon the condition that the structure is protected with fire-resistant siding and small branch patches are not located within ten (10) feet above the ground. Large trees shall not have overlapping limbs and shall be pruned of dead limbs to a height of ten (10) feet above the ground. Large trees may be allowed to encroach the safety zone, but shall be associated by clear areas of ten (10) feet or more of noncombustible materials or grass grown to not more than four (4) inches in height.
7. Burning appliances shall be installed in accordance with the applicable codes and shall not be within fifteen (15) feet of a wood burning chimney.
8. The Colorado Springs Fire Department shall be contacted for residence built in this development. The Colorado Springs Fire Department shall review all building plans, determine system requirements, and issue appropriate permits. A visual piping inspection must be secured through the Fire Department prior to requesting the final inspection by the Building Department and/or occupancy of the residence.
9. Residing in or near wooded interface or interface areas involves increased risks that may not apply in urban or suburban areas.
10. The Colorado Springs Fire Department cannot assure adequacy of response times for emergency vehicles which will vary based on the location of the residence.
11. Based upon the conclusions of a Geologic Hazard Report prepared by CTL Thompson, Inc. dated December 3, 1998, the geologic hazards present at this site can be mitigated using generally accepted engineering and construction practices.

Data

AREA: 3.10 AC
 ZONE: R/AHS
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ACCESS: SINGLE DRIVE THROUGH ADJACENT LOT TO WEST AND PRIVATE DRIVE TO BE JOINTLY MAINTAINED BY OWNERS OF LOTS 1 AND 2
 NO. OF PROPOSED LOTS: 2
 MINIMUM LOT SIZE: 20,000 SF.
 PROPOSED LOT SIZES: LOT 1: 63,335 SF. (1.46 AC±)
 LOT 2: 71,574 SF. (1.64 AC±)
 MAX. LOT COVERAGE: 20%
 SETBACKS: FRONT: 25'
 SIDE: 10'
 REAR: 35'
 ACCESS: AS SHOWN
 SCHOOL DISTRICT: 11
 DRAINAGE BASIN: TEMPLETON GAP
 MASTER PLAN: EAGLE ROCK
 CITY OF COLORADO SPRINGS
 APR 0 5 1999
 BY CITY PLANNING

INDEX

- SHEET 1 HILLSIDE DEVELOPMENT PLAN
- SHEET 2 LAND SUITABILITY ANALYSIS REPORT AND COMPOSITE MAP
- SHEET 3 DRAINAGE PLAN
- SHEET 4 HILLSIDE GRADING, EROSION CONTROL, RECLAIMATION AND MAINTENANCE PLAN

Owner:

William E. and Phyllis L. Riley
 1190 Eagle Rock Rd.
 Colorado Springs, CO 80918-3906

CITY FILE NO.: AR 98-727

LDC, INC. PLANNING, SURVEYING, LAND SERVICES 3520 Austin Burg Parkway Colorado Springs, CO 80904 (719) 528-6333 FAX (719) 528-6848		REVISIONS		NO. DESCRIPTION		BY DATE	
1	Revised Estimates	1	05-14-98	1	City Comments	DMK	05-22-98
2	Added 1 sheet to set	2	10-29-98	2	City Comments	DMK	02-02-99
3	City Comments	3	02-02-99	3	City Comments	DMK	02-02-99
4	Corrected title block, revised reliability note	4	02-02-99	4	City Comments	DMK	02-02-99

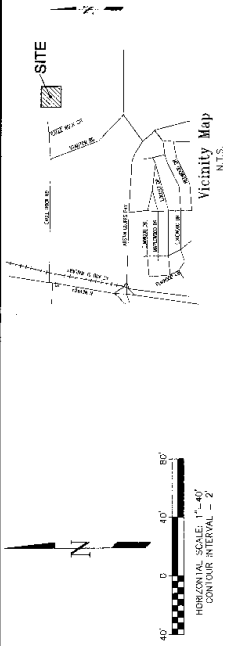
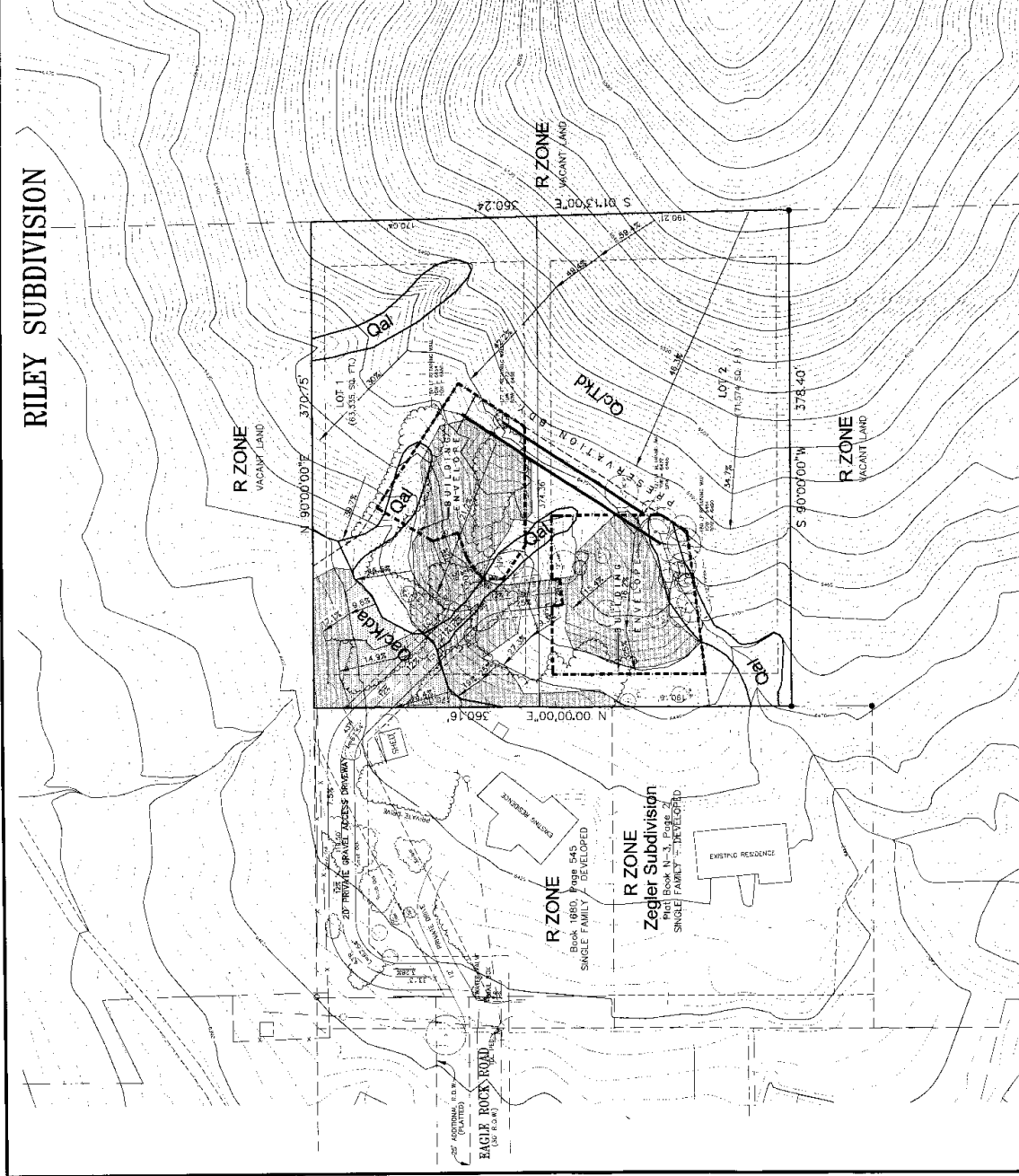
RILEY SUBDIVISION HILLSIDE DEVELOPMENT PLAN		Form By: DMK Date: 07-22-98	
PROJECT NO.: 98057	Checked By: ASI	Sheet: 1 of 5	

Hillside Development Plan

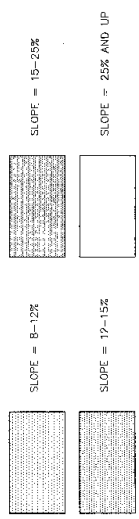
Geologic Hazard Disclosure Statement

This property is subject to the findings, summary and conclusions of a geologic hazard report prepared by CTL Thompson, Inc. dated December 3, 1998. A copy of said report has been placed within file AS 98-727 of the City of Colorado Springs. Development Services Division, Contact: [Name], [Address], [Phone], [Fax], [City, State, Zip].

RILEY SUBDIVISION



SLOPE ANALYSIS



GEOLOGIC LEGEND

Qal MINOR DEPOSITS OF ALLUVIUM IN AREAS OF ACTIVE EROSION
Qc/Tkd LOWER PART OF THE DANFORD FORMATION, COARSE SANDSTONE AND VARIABLE THICKNESS OF CALCAREOUS COLLOIDAL
Qc/Kda LOWER PART OF THE DANFORD FORMATION, ANDESITIC SANDSTONE, SLISTONE, AND CLAYSTONE WITH VARIABLE THICKNESS OF ORGAINIC CALCIUM/COLLOIDAL

WILDLIFE INTERFACE

IMPACT ANALYSIS:
 OVERALL IMPACT: LOW (URBAN DESIGNATION)
RANGES:
 WILE DEER: OVERALL DISTRICT
 OVERALL WINTER RANGE
 MOURNING DOVE: OVERALL DISTRICT
 INTERFACE DATA PROVIDED BY COLORADO DEPT. OF WILDLIFE RISK MAPS

ECOSYSTEM

DEFINITION ACCORDING TO COLORADO DIV. OF WILDLIFE IS TRANSITIONAL, FOOTHILLS SHRUBLANDS
BUILDABLE AREA: SANDY POKKY VEGETATED WITH GAMBOL'S OAK, OCCASIONAL CONIFER (PONDEROSA PINE), CLUMPING WILDFLOWERS, WOODY AND HERBACEOUS SAGES, NO AREAS OF STANDING OR FLOWING WATER.
PRESERVATION AREA:
 STEEP ROCKY SLOPES, MODERATE TO HEAVY VEGETATION BY GAMBOL'S OAK, OCCASIONAL CONIFER (PONDEROSA PINE), CLUMPING DRYLAND GRASSES, CACTUS, YUCCA, VARIOUS WILDFLOWERS AND SAGES, NO APPARENT NESTING, INTERMITTENT RUNOFF IN WASHES, NO STANDING WATER OR CONSISTENT WETLANDS.

SIGNIFICANT NATURAL FEATURES

SMALL ROCK CLIFFS, MATURE PONDEROSA PINE, SMALL TO LARGE BOULDERS, SIGNIFICANTLY DENSE STANDS OF GAMBOL'S OAK

SIGNIFICANT VEGETATION REMOVAL

COMMON PRIVATE DRIVE, APPROX. 2,000 SF. OF GAMBOL'S OAK PLUS GRASS COVER IN IMMEDIATE CONSTRUCTION AREA
 APPROX. 2,500 SF. GAMBOL'S OAK, SMALL LOW SHRUBS, LOT 2, 2 PINES (POSSIBLE), SMALL AMOUNTS OF LOW SHRUBBERY, PLUS GRASS COVER IN IMMEDIATE CONSTRUCTION AREA

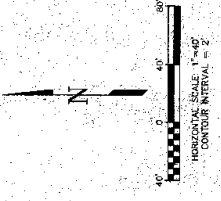
NOTES
 1. WILDLIFE HAZARDS CAN BE MITIGATED USING FUELS MANAGEMENT TECHNIQUES.
 2. BASED UPON THE CONCLUSIONS OF A REPORT DATED DECEMBER 3, 1998, BY C.T. THOMPSON, INC. DATED DECEMBER 3, 1998, THE GEOLOGIC HAZARDS PRESENT AT THIS SITE CAN BE MITIGATED USING CONSTRUCTION TECHNIQUES.

APPROVED
 CITY OF COLORADO SPRINGS
 APR 0 3 1999
 BY CITY PLANNING

CITY FILE NO.: AR PD 98-727

PLANNING, SURVEYING, LAND SERVICES 3225 Austin Bluffs Parkway (719) 528-6133 FAX (719) 528-6846		REVISIONS NO. BY DATE DESCRIPTION 1. Revised Comments 2. Added 1 sheet to set 3. City Comments 4. Revised per City Comments	
51 City Comments Date: 10-27-98 10-28-98 10-29-98 11-02-98		CITY FILE NO.: AR PD 98-727 LAND SUITABILITY ANALYSIS REPORT AND COMPOSITE MAP Drawn By: Desk Date: 07-22-98 No.: 98057 Checked By: ASJ Sheet: 2 of 5	

Land Suitability Analysis Report and Composite Map



OWNER
 WILLARD E. & PHYLLIS L. RILEY
 1000 S. W. 10TH ST.
 COLORADO SPRINGS, CO 80907-3008

BUILDING ENVELOPE - - - - -
PRESERVATION BOUNDARY - - - - -

EROSION CONTROL PLAN NOTES

1. THE SOIL CONSERVATION SERVICE SOIL SURVEY OF EL PASO COUNTY IDENTIFIES THE SOILS ON THIS PROPERTY AS A MEDIUM TO HEAVY CLAY. THE RUNOFF POTENTIAL IS MODERATE AND THE EROSION POTENTIAL OF THE EXISTING SITE VEGETATION CONSISTS OF RANGELAND GRASSES. ALL DISTURBED AREAS ARE TO BE RESEED.
2. SCHEDULE OF GRADING - APPROXIMATE TIME FRAME OF ONE MONTH TO COMPLETE GRADING AND INSTALLATION OF EROSION CONTROL MEASURES.
3. TEMPORARY EROSION BARRIERS SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL THE VEGETATION HAS BEEN REESTABLISHED. REMOVAL OF BARRIERS SHALL BE DONE ONCE IT REACHES HALF THE HEIGHT OF THE HAY BALE.

COST ESTIMATE

2 EA.	HAYBALE DITCH CHECKS @ \$300/EA.	\$600.00
0.30 AC.	SEEDING @ \$500/ACRE	\$150.00
815 L.F.	SILT FENCE @ \$1.25/L.F.	\$1,018.75
	25% MAINTENANCE	\$254.69
	TOTAL	\$2,473.44

ENGINEER'S STATEMENT

THE GRADING WILL CONSIST OF OVERLOT GRADING TO SHAPE THE PROPERTY BEFORE CONSTRUCTION OF THE BUILDING. THE GRADING WILL BE DONE IN ACCORDANCE WITH THE PROPERTY OR ADVERSELY AFFECT THE SAFETY, USE OR STABILITY OF A PUBLIC HIGHWAY, DRAINAGE CHANNEL OR OTHER PROPERTY.

Michael J. ...

DEVELOPER'S STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN.

Willard E. Riley

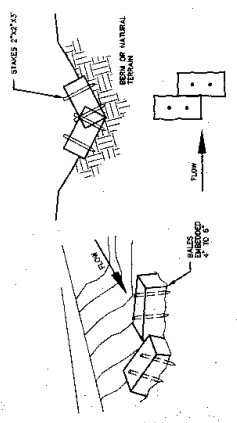
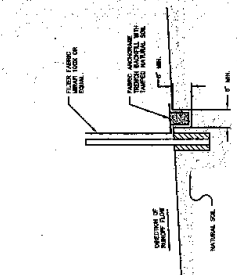
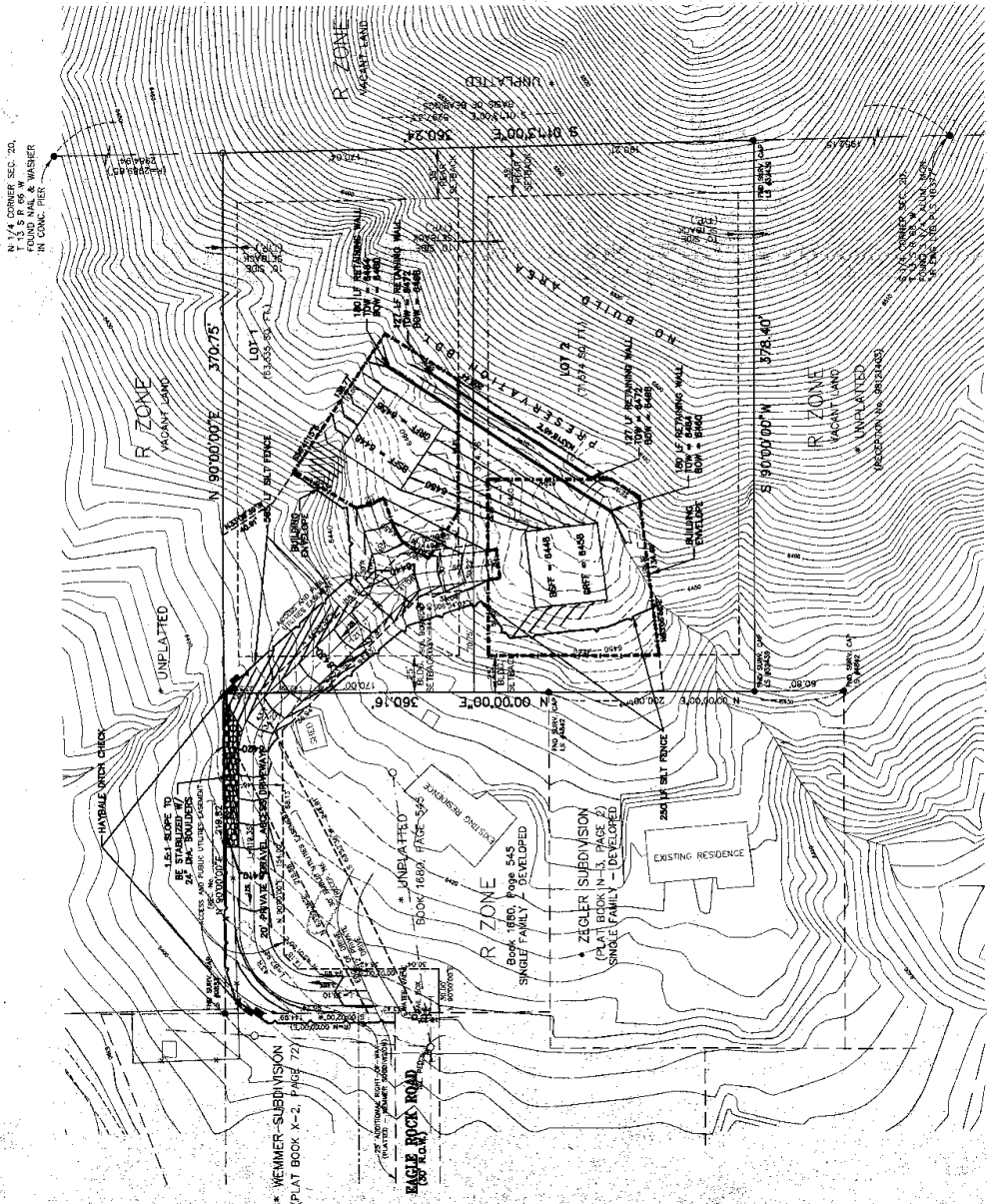
OWNER

HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN: THE CITY ENGINEER REVIEWED THE CITY OF COLORADO SUBDIVISION PLAT NO. 15-1-1403 (CANCELED) AS ORD. 82-56) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED. EROSION CONTROL IS REVIEWED IN ACCORDANCE WITH SECTION 4.8 OF THE DRAINAGE CRITERIA MANUAL, OCTOBER 1987, LATEST REVISION.

FOR THE CITY ENGINEER DATE Feb 16, 1997 PROJECT NUMBER 15-1-1403
 Hillside Grading, Erosion Control, Reclamation and Maintenance Plan
 City of Colorado Springs

NOTES:
 1. SITE GRADING SHALL NOT COMMENCE UNTIL AN APPLICATION AND PERMIT FOR HILLSIDE ZONE GRADING HAS BEEN REVIEWED AND APPROVED.
 2. ALL STRUCTURES ARE TO BE LOCATED WITHIN SPECIFIED BUILDING ENVELOPE, AS SHOWN ON APPROVED DEVELOPMENT PLAN, DECKS, FENCES, AND ACCESSORY STRUCTURES OUTSIDE OF BUILDING ENVELOPE ARE NOT PERMITTED.
 3. SITE CHARACTERISTICS RESTRICT DWELLING DESIGN TO REQUIRE GARAGES TO BE THE DRIVE UNDER TYPE.
 4. BUILDING FOOTPRINTS MUST BE SET IN PLACE AND NOT PERMIT ACTUAL BUILDING LAYOUT AND IS USED FOR ROAD DESIGN PURPOSES ONLY.
 5. NO PORTION OF THE SITE IS CONTAINED WITHIN A FEMA 100-YEAR FLOODPLAIN. APPROVED AS SHOWN ON THE LATEST LOAD INSURANCE RATE MAP NO. 08008-0162-8, CITY OF COLORADO SPRINGS, DECEMBER 18, 1988.

CITY FILE NUMBER: AR 98-727
 BY CITY PLANNING



TYPICAL INSTALLATION FOR SILT FENCE
 N.T.S.

HAYBALE DITCH CHECK
 N.T.S.