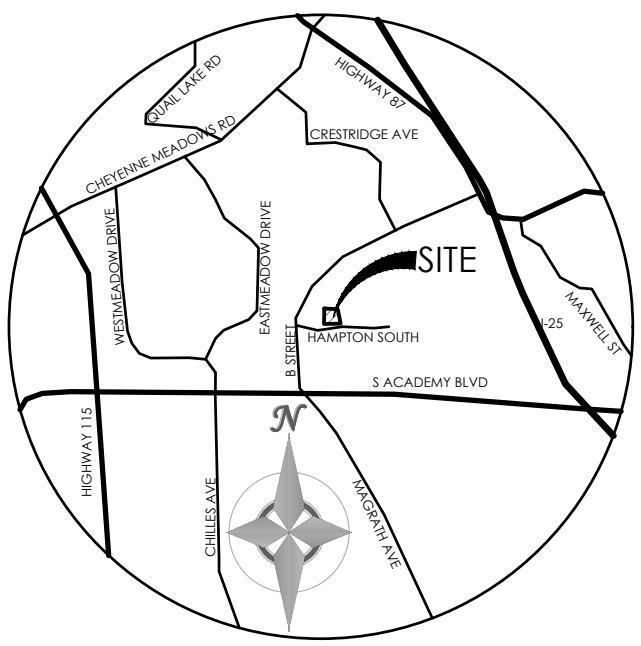


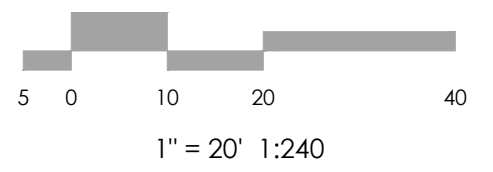
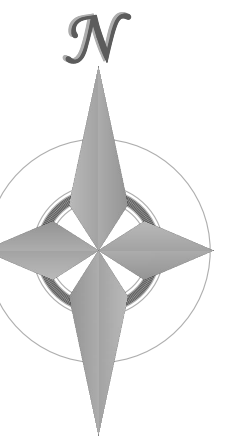
# SITE DEVELOPMENT PLAN

## for BUNTING MULTIFAMILY FILING NO. 1, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

BENCHMARK



REVISIONS

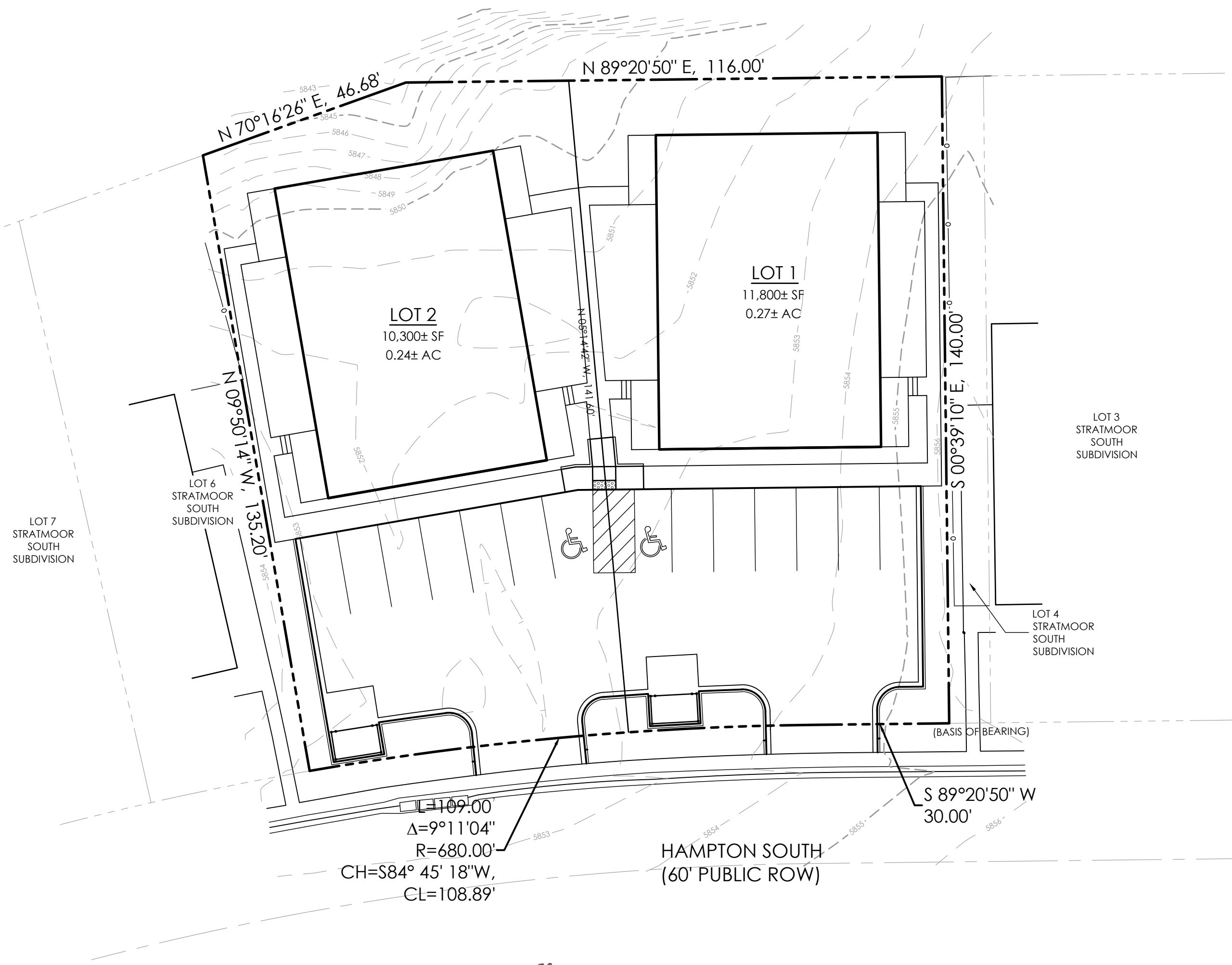
DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILTS BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

BUNTING MULTIFAMILY  
SITE DEVELOPMENT PLAN

COVER SHEET

DP-1 MVE PROJECT 61072  
-DEV-CS MVE DRAWING

AUGUST 22, 2017  
SHEET 1 OF



LOCATION MAP  
SCALE 1" = 20'

Should the request for administrative relief be denied, the plans will need to be revised to meet the setback and parking requirement.

### SITE DATA

**OWNER/DEVELOPER**  
GNC BUNTING LLC  
205 SEDONA DR.  
COLORADO SPRINGS, CO 80921  
(719) 641-5752

### COVERAGE DATA

RESIDENTIAL BUILDING	6,528 SF	( 29.4%)
PAVEMENT (PARKING/WALK)	10,512 SF	( 47.3%)
LANDSCAPING	5,176 SF	( 23.3%)
TOTAL AREA	22,216 SF	(100.0%) = 0.51± ACRES

**APPLICANT**  
M.V.E., INC.  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

### PARKING DATA

MULTI-FAMILY RESIDENTIAL - EIGHT (8) 2 BEDROOM UNITS

REQUIRED: 1.7 SPACES PER UNIT + 1 GUEST SPACE PER 3 UNITS  
8 UNITS x 1.7 SPACES PER UNIT = 14 SPACES + 8 UNITS/3 = 3 GUEST SPACES  
TOTAL REQUIRED SPACES = 14 + 3 = 17 SPACES, INCLUDING 2 HC SPACES (1 PER BUILDING)

PROVIDED: 14 SPACES, INCLUDING 2 HC SPACES (ADMINISTRATIVE RELIEF REQUESTED)

**CONSULTANT/ENGINEER**  
M.V.E., INC.  
1903 LELARAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

### BUILDING TYPE

BUILDING AREA - 3,264 (EACH BUILDING) SF  
ONE STORY - TYPE II-B, FOUR-PLEX  
FIRE SPRINKLED

**ZONING**  
CURRENT & PROPOSED ZONING: RM-30  
(RESIDENTIAL MULTI-DWELLING)

### BUILDING SETBACKS

REQUIRED: FRONT: 25', SIDE: 15', REAR: 15'  
PROVIDED: FRONT: 57.6', SIDE: 12.2', REAR: 12' (SEE PLAN - ADMINISTRATIVE RELIEF REQUESTED)

**BUILDING USE**  
MULTIFAMILY RESIDENTIAL

**CONSTRUCTION SCHEDULE**  
START: NOVEMBER 2017  
FINISH: MAY 2018

**TAX SCHEDULE NO.**  
6505408034 AND 6505408035

**PROPERTY ADDRESS**  
1724 AND 1728 HAMPTON SOUTH  
COLORADO SPRINGS, CO 80906

**BUILDING HEIGHT**  
24 FT MAX. (ONE STORY)

### LEGEND

EXISTING	PROPOSED
---5985---	---5985---
INDEX CONTOUR	INDEX CONTOUR
---	---
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
CONCRETE AREA	CONCRETE AREA
ASPHALT AREA	ASPHALT AREA
CURB AND GUTTER	CURB AND GUTTER
BUILDING/ BUILDING OVERHANG	BUILDING/ BUILDING OVERHANG
DECK	DECK
RETAINING WALL - SOLID/ ROCK	4' MAX RETAINING WALL - SOLID ROCK
SIGN	SIGN
BOLLARD	BOLLARD
WOOD FENCE	TOP OF WALL/GRADE AT BOTTOM OF WALL
CHAIN LINK FENCE	TOP OF CURB/FLOWLINE
BARBED WIRE FENCE	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK FF = FINISHED FLOOR ELEVATION
TREE (EVERGREEN/DECIDUOUS)	
SHRUB	

### DEVELOPMENT PLAN SHEET INDEX:

SHEET NUMBER	SHEET TITLE
DP-1	COVER SHEET
DP-2	SITE PLAN
LS-1	LANDSCAPING PLAN
LP-1	SITE LIGHTING MAP
A1-1	BUILDING ELEVATIONS
A1-2	BUILDING FLOOR PLAN

Add a grading plan for the proposed grading.

### LEGAL DESCRIPTION:

THAT GNC BUNTING LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:  
THAT PORTION OF THE SOUTHEAST QUARTER SECTION 5, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT A POINT ON THE NORTH LINE OF HAMPTON SOUTH; THENCE S89°20'50" W ALONG THE NORTH LINE OF SAID HAMPTON SOUTH, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE TO THE LEFT;  
THENCE CONTINUING ALONG THE NORTH LINE OF SAID HAMPTON SOUTH 109.00 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 9°11'04" WHOSE LONG CHORD BEARS N84°45'18"E, A DISTANCE OF 108.89 FEET;  
THENCE N09°50'14" W, A DISTANCE OF 135.20 FEET;  
THENCE N70°16'25"E, A DISTANCE OF 46.68 FEET;  
THENCE N89°20'50" E, A DISTANCE OF 116.00 FEET;  
THENCE S00°39'10" E, A DISTANCE OF 140.00 FEET TO THE **POINT OF BEGINNING**  
(BEARING REFERRED TO HEREIN ARE BASED ON THE NORTH LINE OF SAID HAMPTON SOUTH AS BEARING N89°20'50"W)  
CONTAINING A CALCULATED AREA OF 0.51± ACRES [22,216± SF] MORE OR LESS.

### MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH LINE OF HAMPTON SOUTH, ASSUMED TO BEAR S89°20'50"W.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FIMS DATAM)
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. 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 PERFORMED.

### FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 09041C0745 F, EFFECTIVE MARCH 17, 1997.

Z:\61072\_SitePlan\Drawings\61072DEV-C1.dwg, 8/24/17 2:02:27 PM, DWG

Show proposed grading contours on a separate grading plan.

While an ESQCP is not required, the applicant must obtain a BESQCP prior to construction.

These porches may not be covered, otherwise they do not meet the setback requirements.

This appears to be a fill area. Will there be a retaining wall at the back of the lot. On the grading plan identify the 100yr WSEL.

Label Fisher's Canyon and show the 100yr floodplain boundary

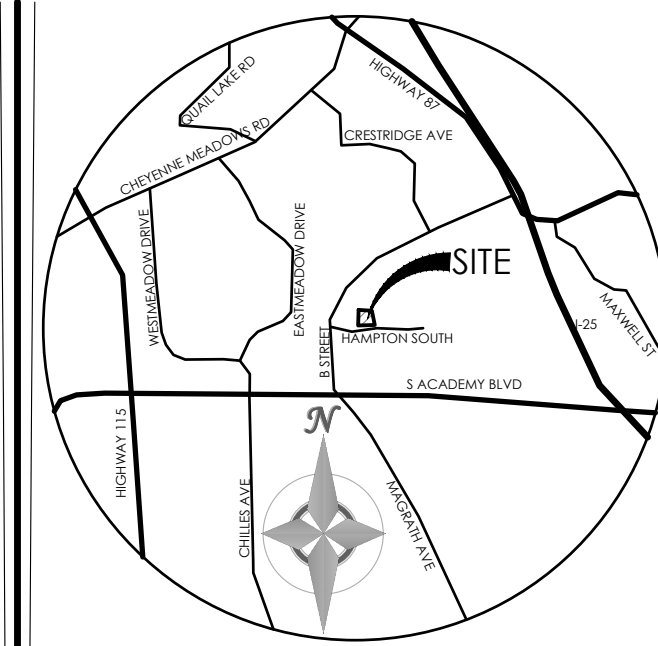
Identify the Finished Floor Elevation for both buildings on the grading plan

Will someone be able to back out of this space with the curb and gutter?

Show the incoming and outgoing pipe for the inlet. According to the County GIS (attached), the stormline goes through Lot 2 and outfalls.

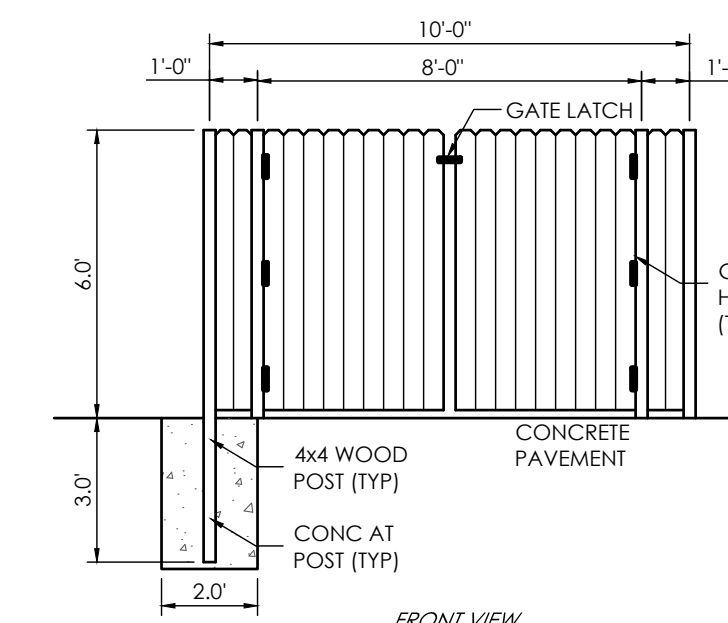
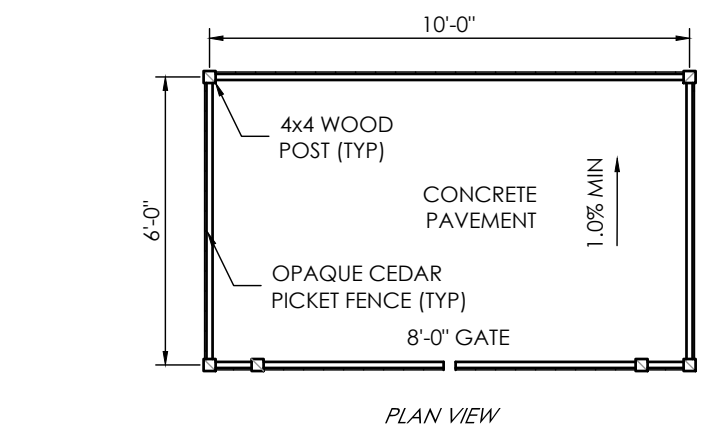
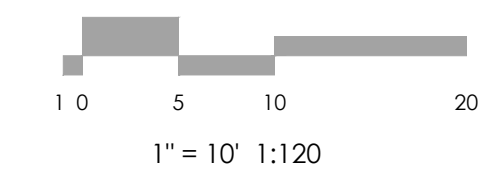
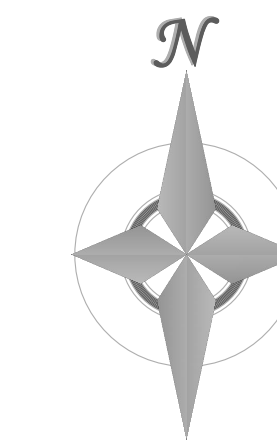
Applicant must field verify the actual storm drain location. The plat must include an easement along the stormdrain line.

Include the manhole in the legend. Show the pipe layout. This appeared to be sanitary sewer with an incoming line from the northwest. An easement may need to be placed along the line if it's a service line for Lot 6 in case it needs to be repaired/replaced.

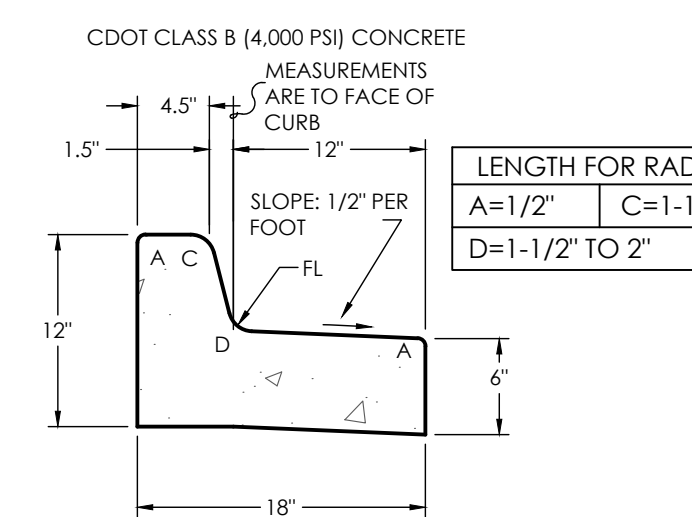


VICINITY MAP  
NOT TO SCALE

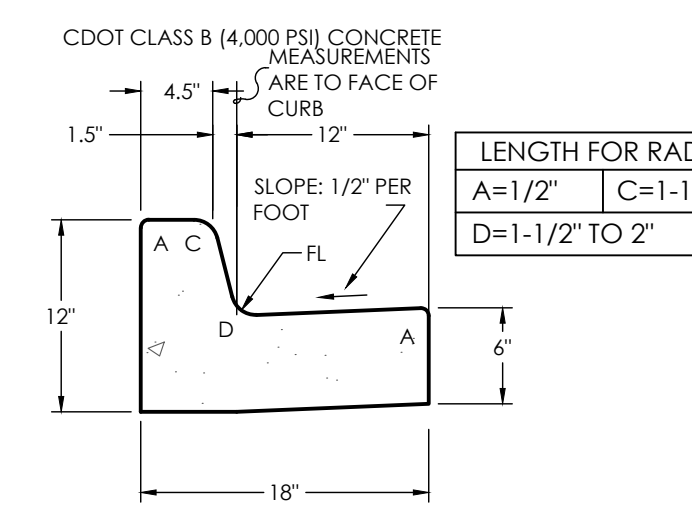
BENCHMARK



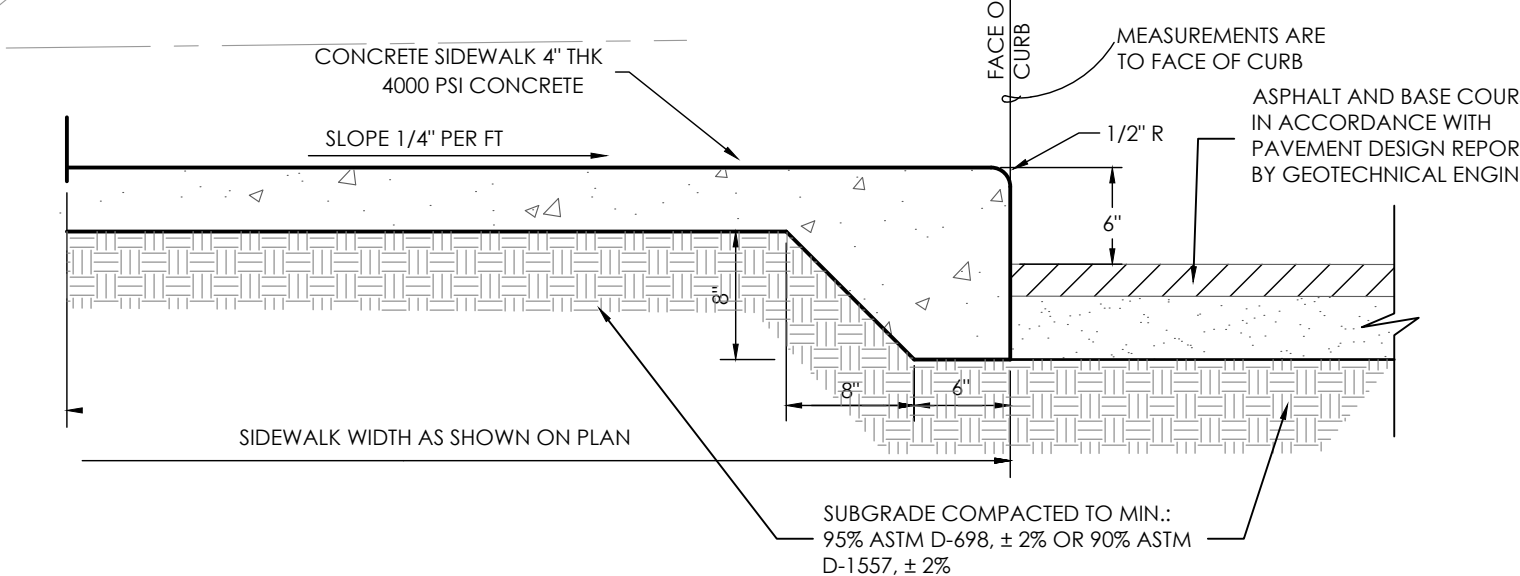
TRASH ENCLOSURE  
SCALE 1" = 4.0'



INTERIOR SITE CURB & GUTTER (SPILL)  
SCALE 1" = 1.0'



INTERIOR SITE CURB & GUTTER (CATCH)  
SCALE 1" = 1.0'



THICKENED EDGE SIDEWALK SECTION  
SCALE: 1" = 1.0'

REVISIONS

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

BUNTING MULTIFAMILY  
SITE DEVELOPMENT PLAN

SITE PLAN

DP-2 MVE PROJECT 61072  
MVE DRAWING -DEV-SP

AUGUST 22, 2017  
SHEET 2 OF

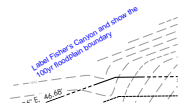
# Markup Summary

dsdlaforce (9)



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdlaforce

Add a grading plan for the proposed grading.



**Subject:** Text Box  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce

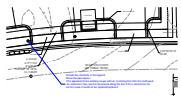
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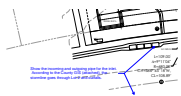
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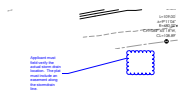


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Identify the Finished Floor Elevation for both buildings on the grading plan



**Subject:** File Attachment  
**Page Label:** 2  
**Lock:** Locked  
**Author:** dsdlaforce



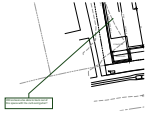
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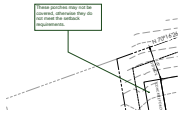
**Subject:** Cloud+  
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