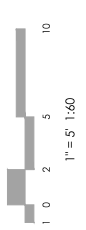
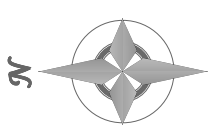


VICINITY MAP
NOT TO SCALE



MVE, INC.
ENGINEERS & SURVEYORS
1903 Leary Street, Suite 200 Colorado Springs CO 80909 719.635.5736

REVISIONS

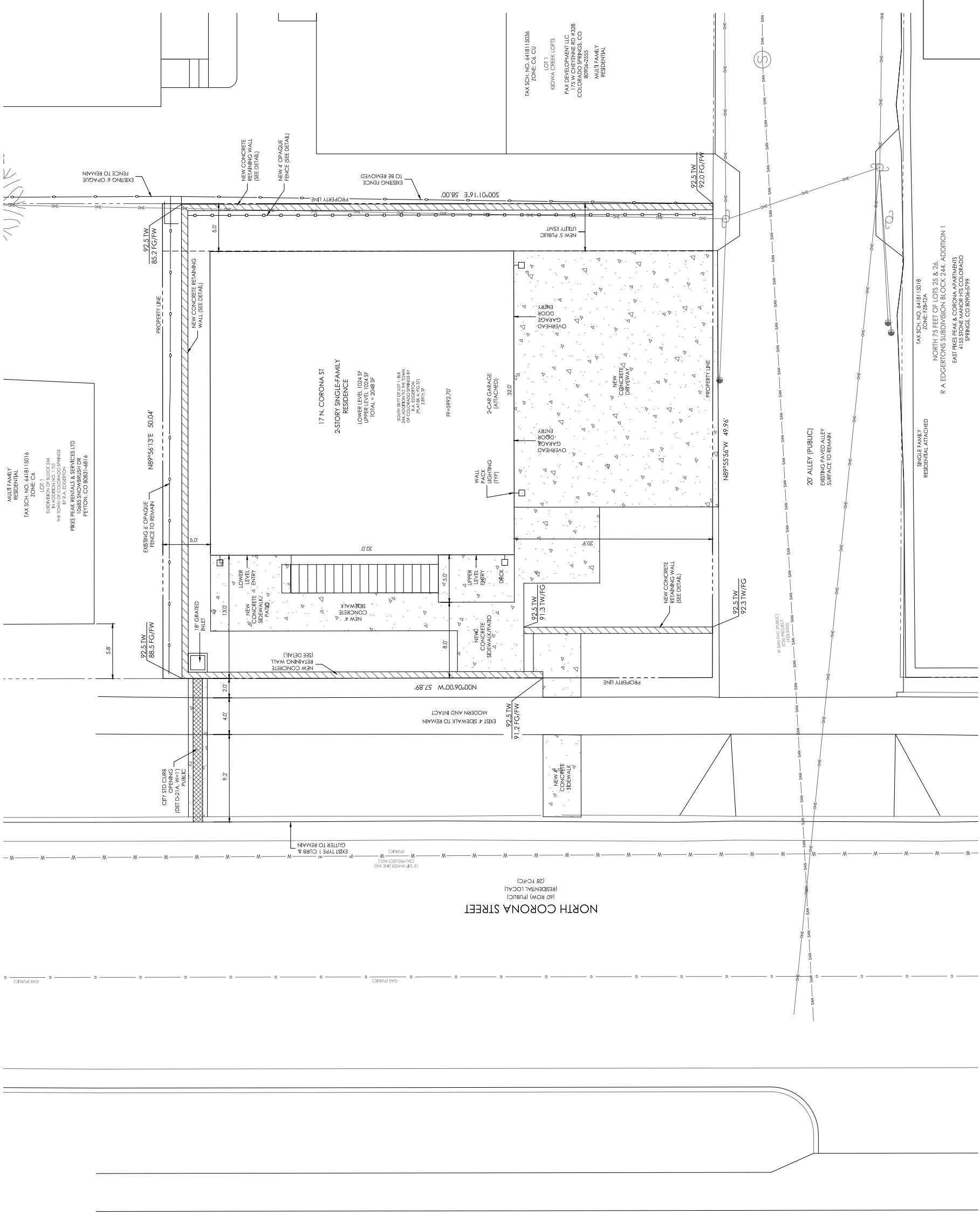
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

17 N. CORONA ST
SINGLE FAMILY RESIDENCE
PORTION OF LOT 1, BLOCK 244, R.A. EDGERTON SUBDIVISION, ADDITION NO. 1, TO THE TOWN OF COLORADO SPRINGS

Conditional Use Development Plan
DP-2
SITE PLAN

MVE PROJECT **51436**
MVE DRAWING **-DEV-SP**

January 18, 2019
SHEET 2 OF 5



MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

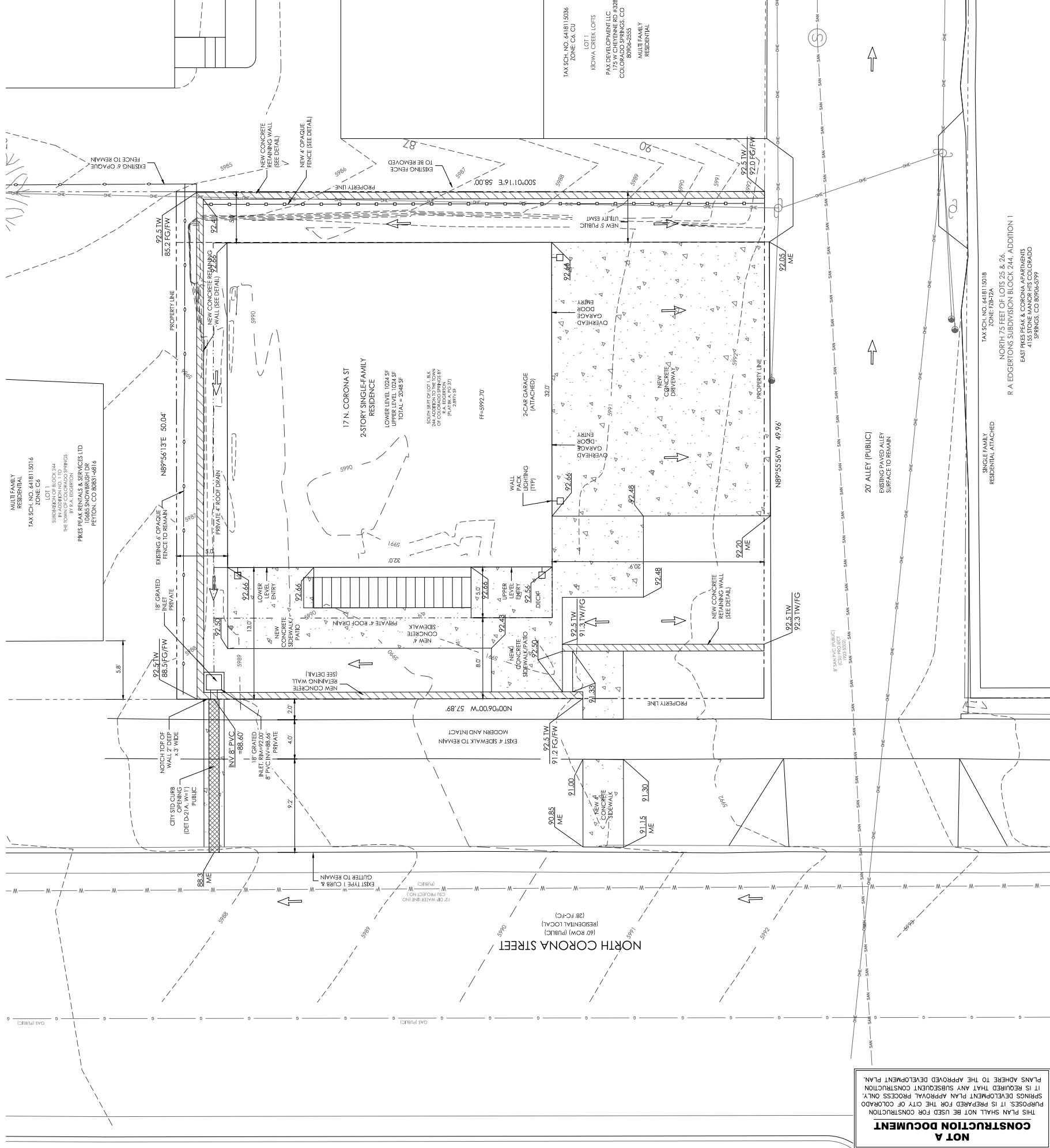
MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

MULTI FAMILY RESIDENTIAL
TAX SCH. NO. 4418113016
ZONE C-4
LOT 1
SOUTH 100 FEET OF LOT 12, BLOCK 243, COLBURN SUBDIVISION OF BLOCK 241 PLUS NORTH HALF OF BLOCK 243, R.A. EDGERTON SUBDIVISION, ADDITION 1, TO THE TOWN OF COLORADO SPRINGS
MARK H LOWENHERZ
3 WINEFELD AVE
COLORADO SPRINGS, CO 80904

CPC CU 18-00167

FIGURE 1

Conditional Use Development Plan for 17 N. Corona Street A Single-Family Residential Development



NOT A CONSTRUCTION DOCUMENT
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

FIGURE 1

LEGEND

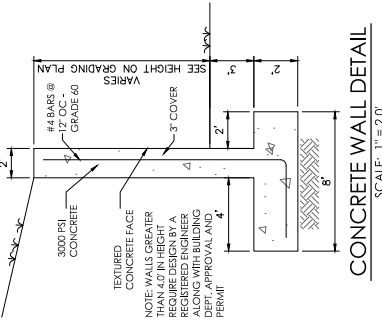
- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

- 12" W (PVC) (PUBLIC) WATER MAIN
- 8" W (PVC) (PUBLIC) WATER SERVICE LINE
- 10" W (PVC) (PUBLIC) FIRE HYDRANT
- 10" W (PVC) (PUBLIC) SANITARY SEWER MAIN
- 8" W (PVC) (PUBLIC) SANITARY SEWER SERVICE LINE
- 6" W (PVC) (PUBLIC) SANITARY SEWER MANHOLE
- 6" W (PVC) (PUBLIC) SANITARY SEWER CLEANOUT
- 2" GAS (PLASTIC) (PUBLIC) GAS MAIN
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE/ MANHOLE
- UTILITY POLE/OUT WIRE
- WATER SHUTOFF VALVE/ SPRINKLER BOX
- ELECTRIC TRANSFORMER/VAULT
- TELEPHONE PEDISTAL
- LIGHT POLE

NEW

- 12" PVC WATER MAIN (PUBLIC)
- 1" HDPE WATER SERVICE LINE
- 10" PVC SANITARY SEWER (PUBLIC)
- 4" PVC SANITARY SEWER SERVICE LINE
- 8" W (PVC) (PUBLIC) SANITARY SEWER MAIN
- 6" W (PVC) (PUBLIC) SANITARY SEWER SERVICE LINE
- 6" W (PVC) (PUBLIC) SANITARY SEWER MANHOLE
- 6" W (PVC) (PUBLIC) SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT
- 2" W (PVC) (PUBLIC) WATER METER PIT
- ELECTRIC METER & SERVICE LINE
- GAS METER & SERVICE LINE



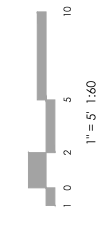
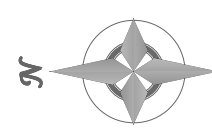
EDRD NOTE:
ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY AREAS SHOWING AS SAFETY HAZARD, DAMAGED, EXHIBING EXCESSIVE DETRIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG N. CORONA ST. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-585-9777.

MAP NOTES
1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. (PIRDS DATA).
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY MAPS. THE EXACT LOCATION OF UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

FLOODPLAIN STATEMENT
THIS PROPERTY IS NOT LOCATED IN WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" (SPHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF COLORADO SPRINGS. MAP NUMBER 080410279 G, EFFECTIVE DECEMBER 7, 2018.



VICINITY MAP
NOT TO SCALE



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

17 N. CORONA ST
SINGLE FAMILY RESIDENCE
PORTION OF LOT 1, BLOCK 244, R.A. EDGERTON
ADDITION NO. 1, TO THE TOWN OF COLORADO SPRINGS

Conditional Use
Development Plan
PRELIMINARY GRADING PLAN

DP-3
MVE PROJECT **51436**
MVE DRAWING **-DEV-PG**

January 18, 2019
SHEET 3 OF 5

CPC CU 18-00167

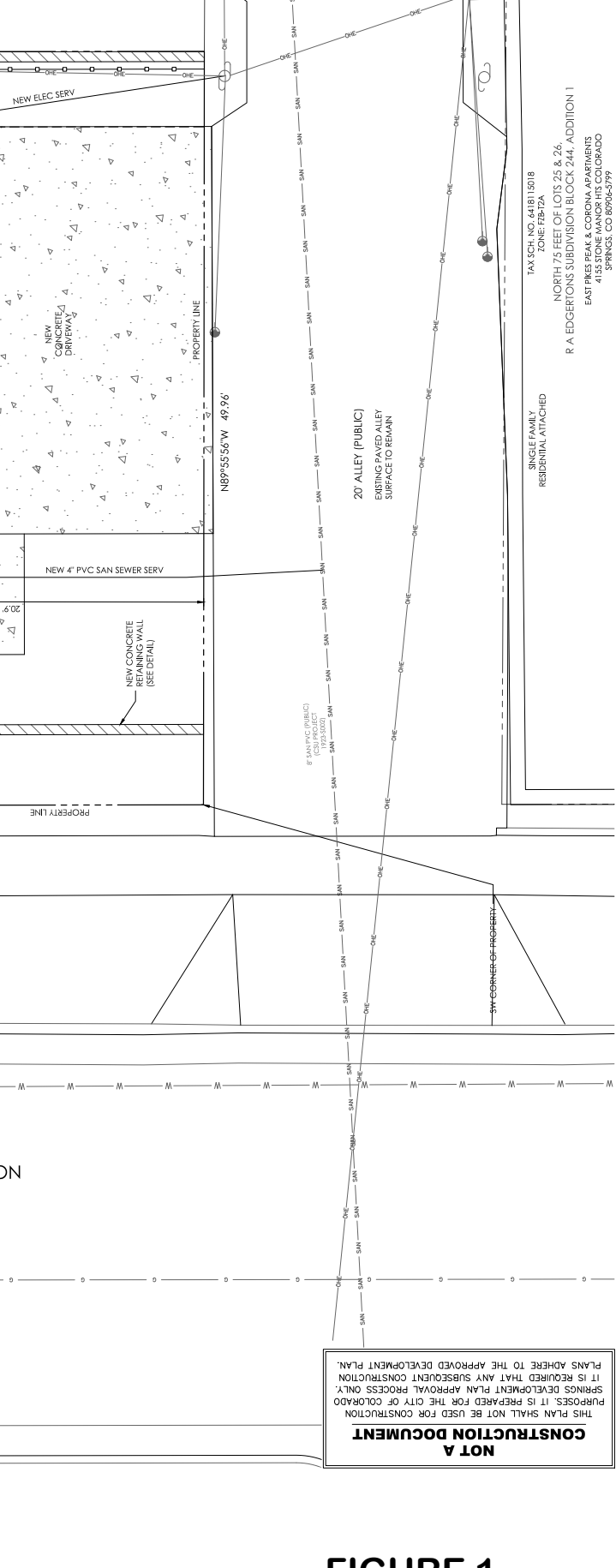
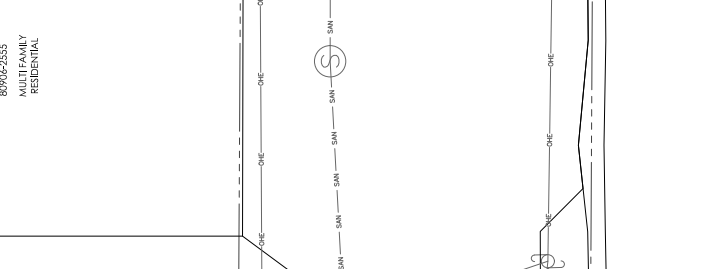
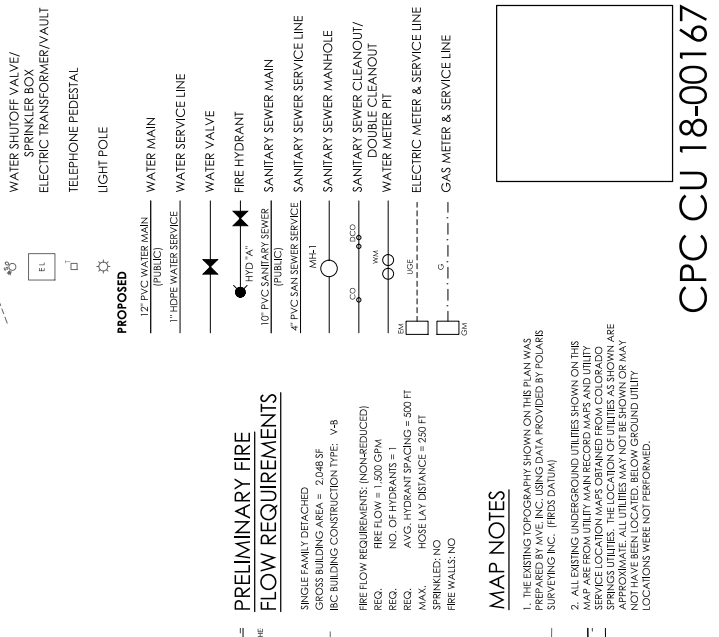
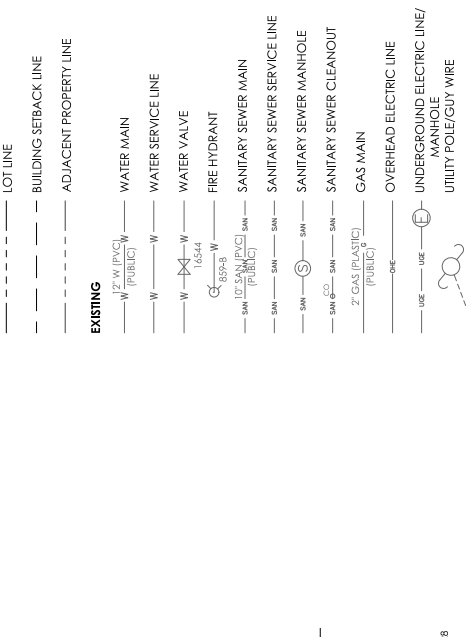
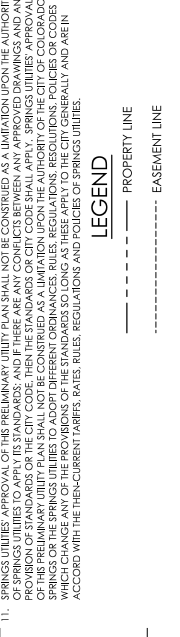
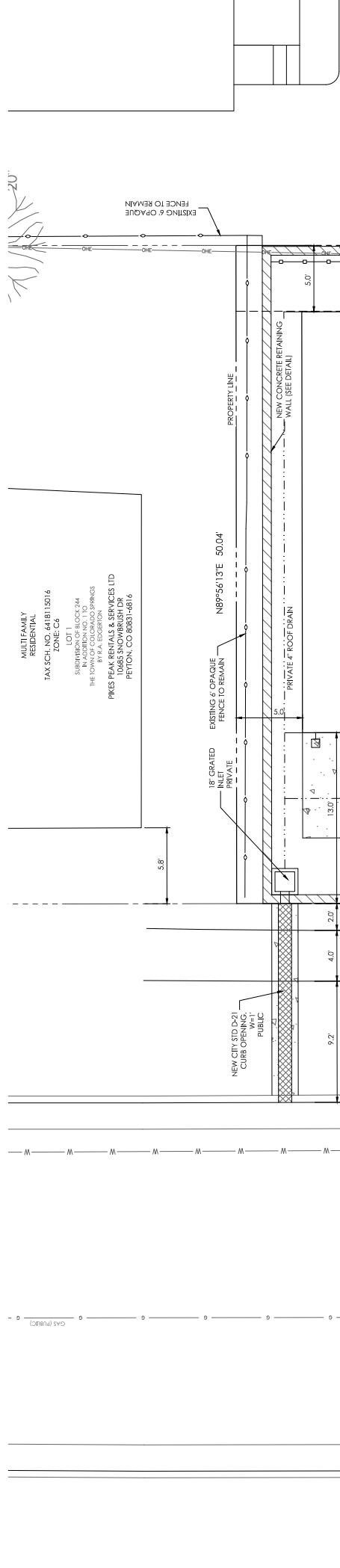
Conditional Use Development Plan for 17 N. Corona Street A Single-Family Residential Development

**COLORADO SPRINGS UTILITIES
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS:**

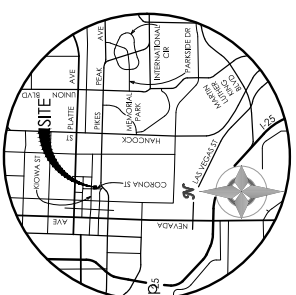
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- 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 THE PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE DEVELOPMENT IS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF THE PROPERTY. SPRINGS UTILITIES (LINE EXTENSION AND SERVICE STANDARDS) (STANDARDS) APPLIES TO COLORADO SPRINGS CITY REGULATIONS, ORDINANCES, 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 THE PROPERTY. SPRINGS UTILITIES (LINE EXTENSION AND SERVICE STANDARDS) (STANDARDS) APPLIES TO COLORADO SPRINGS CITY REGULATIONS, ORDINANCES, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "BEST-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 UNLESS 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 AT THE OWNER'S SOLE COST AND RISK IS NECESSARY TO ACCOMMODATE THE DEVELOPMENT OF THE PROPERTY AND TO MAINTAIN THE EXISTING UTILITY FACILITIES. OWNER SHALL CONVEY THESE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL PROVIDE AND/OR CONVEY BY RECORDED DOCUMENT ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO DEVELOP AND MAINTAIN THE UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT 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 SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY 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 STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH: 688-6985 OR SOUTH: 688-5554). IF IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEEC) 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 PROVISIONS OF STANDARDS OF THE CITY CODE, THEN THE STANDARDS OF CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF 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, FEES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

- LEGEND**
- PROPERTY LINE
--- EASEMENT LINE
--- LOT LINE
--- BUILDING SETBACK LINE
--- ADJACENT PROPERTY LINE
- EXISTING**
- W 2" W (PVC) (PUBLIC) WATER MAIN
W WATER SERVICE LINE
W 1/2" W (PVC) WATER VALVE
W 1/2" W (PVC) FIRE HYDRANT
SAN 12" SAN (PVC) (PUBLIC) SANITARY SEWER MAIN
SAN SANITARY SEWER SERVICE LINE
SAN SANITARY SEWER MANHOLE
SAN 2" GAS (PLASTIC) SANITARY SEWER CLEANOUT
GAS MAIN
OEH OVERHEAD ELECTRIC LINE
UOE UNDERGROUND ELECTRIC LINE/
MANHOLE
UOE UTILITY POLE/OUT WIRE
WATER SHUTOFF VALVE/
SPRINKLER BOX
ELECTRIC TRANSFORMER/Vault
TELEPHONE PEDestal
LIGHT POLE
- PROPOSED**
- 12" PVC WATER MAIN (PUBLIC)
1" HDPE WATER SERVICE
WATER VALVE
FIRE HYDRANT
10" PVC SANITARY SEWER (PUBLIC)
4" PVC SAN SEWER SERVICE
SANITARY SEWER MAIN
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT/
DOUBLE CLEANOUT
WATER METER PIT
ELECTRIC METER & SERVICE LINE
GAS METER & SERVICE LINE

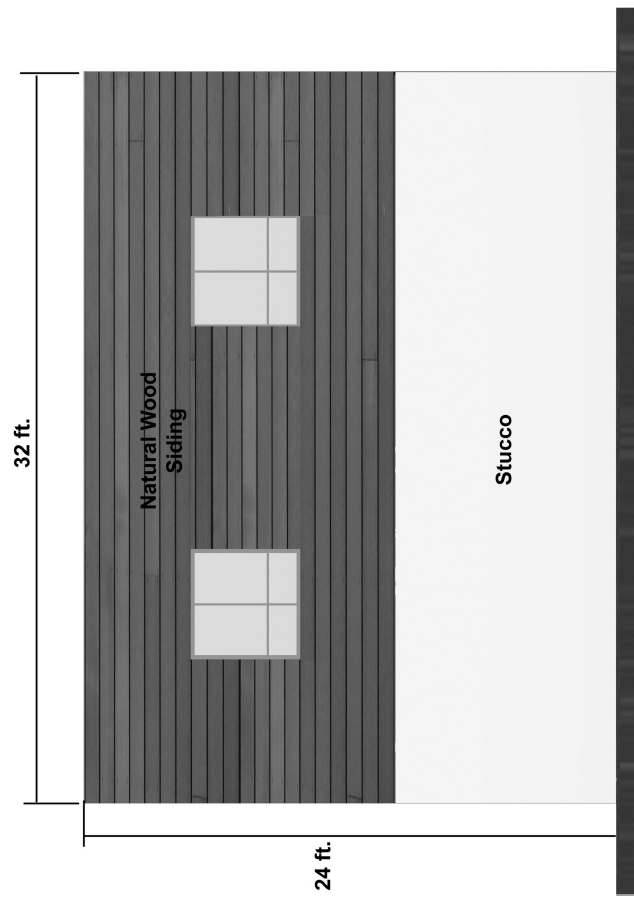


Conditional Use Development Plan for 17 N. Corona Street A Single-Family Residential Development



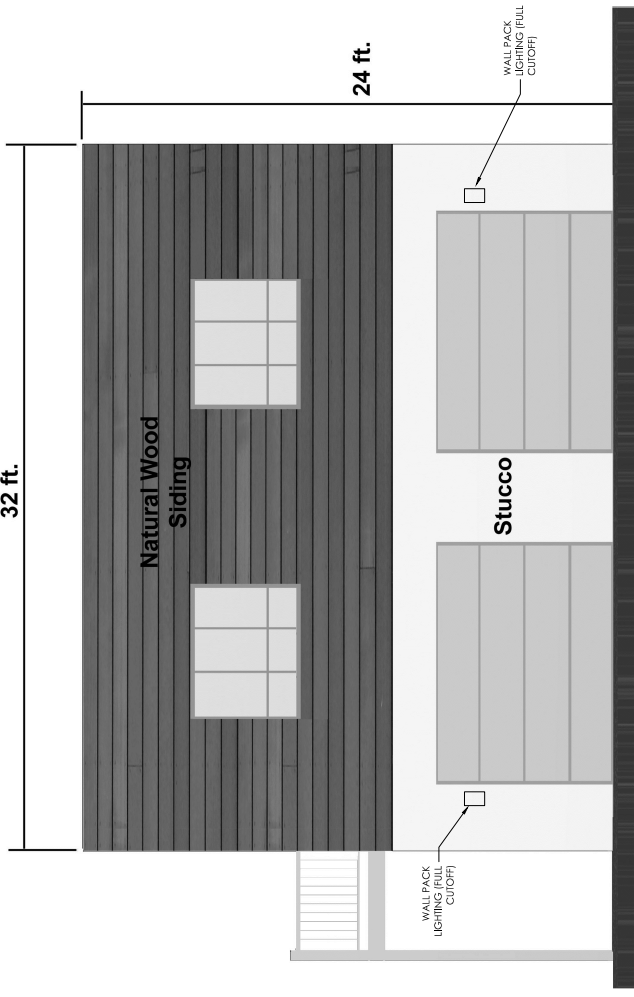
VICINITY MAP
NOT TO SCALE

BENCHMARK



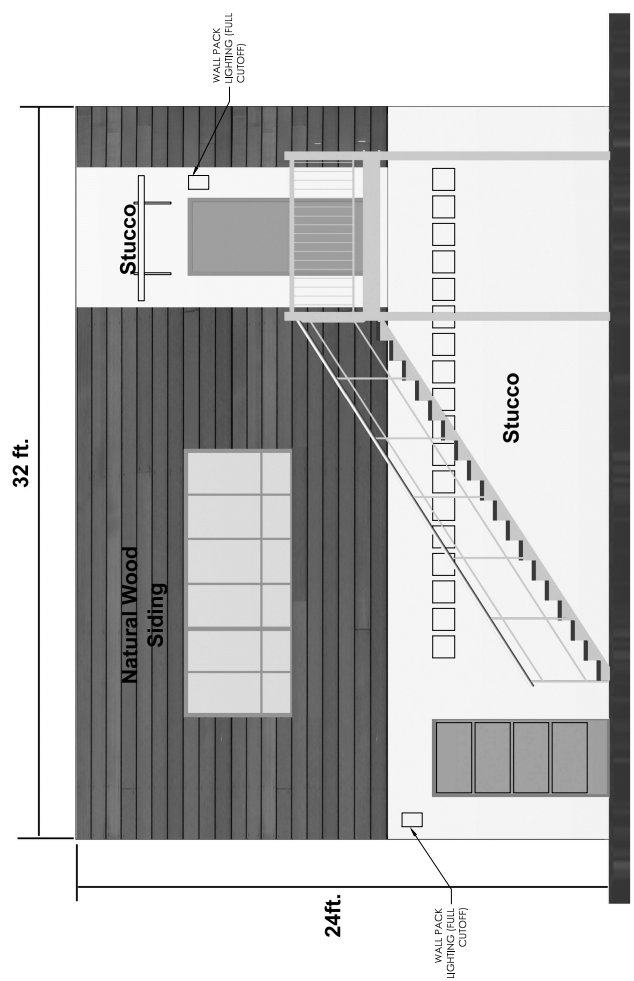
East Elevation

SCALE 1/4" = 1'



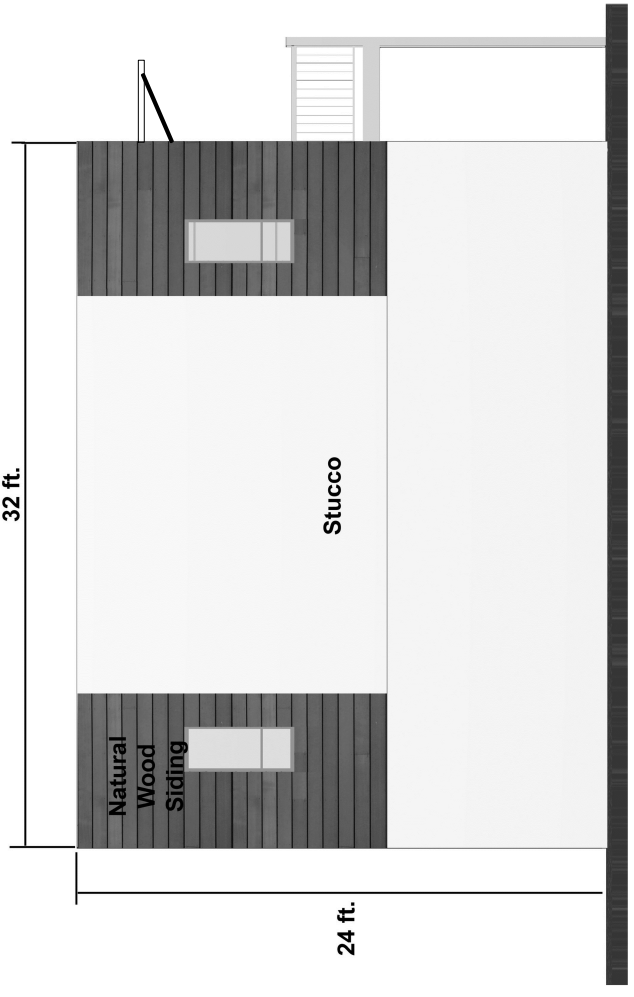
South Elevation

SCALE 1/4" = 1'



West Elevation

SCALE 1/4" = 1'



North Elevation

SCALE 1/4" = 1'

**NOT A
CONSTRUCTION DOCUMENT**
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FIGURE 1



REVISIONS

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

17 N. CORONA ST
SINGLE FAMILY RESIDENCE
PORTION OF LOT 1, BLOCK 244 & A. EGBERTON
ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS

Conditional Use
Development Plan
BUILDING ELEVATIONS

DP-5
MVE PROJECT **51436**
MVE DRAWING **-DEV-EL**

January 18, 2019
SHEET 5 OF 5

CPC CU 18-00167