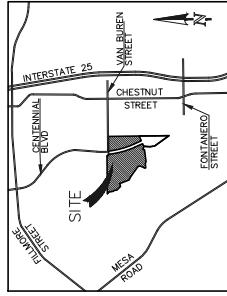


MVS CENTENNIAL CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO DEVELOPMENT PLAN DECEMBER 2018



NOTES:

1. NO PORTION OF THIS SITE IS LOCATED WITHIN FEMA DETERMINED FLOODPLAIN AS DETERMINED BY THE COUNTY ENGINEER. ANY MAJOR COMPANY FLOOD HAZARD SHALL BE IDENTIFIED AND A FLOOD HAZARD STUDY SHALL BE CONDUCTED AND SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW AND APPROVAL.
2. PRIOR TO ANY BUILDING PERMITS, THE SITE SPECIFIC DEVELOPMENT PLAN MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS PLANNING AND ZONING DEPARTMENT.
3. GEOTECHNICAL BROWNS HAS OBTAINED UTIL. 1. METRIC DEVELOPMENT PLAN (WITH SITE LAYOUT, BUILDING, ETC.) IS SUBMITTED.

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOGETHER WITH:

THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 47 WEST, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITE DATA:

OWNER/DEVELOPER:
MVS DEVELOPMENT COMPANY
1500 W. WASHINGTON STREET
ALBUQUERQUE, NM 87102
(505) 553-4818
MR. TED WINTERMAN

CIVIL ENGINEER:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
1500 W. WASHINGTON STREET, SUITE 200
COLORADO SPRINGS, CO 80903
(719) 785-0790

DEVELOPMENT SCHEDULE:
SPRING 2019

SITE ACREAGE: 47.00 ACRES
TAX SCHEDULE #: 74012-00-006, 74012-00-009, 74012-00-010
EXISTING USE: VACANT
EXISTING ZONING: PUD S5
PLANNED USE: GRADING ONLY TO SUPPORT CITY EXTENSION
MASTER PLAN: MESA SPRINGS COMMUNITY PLAN
PUD PLAN: MVS CENTENNIAL PUD (CSC PUD 09-00778)

SHEET INDEX:

TITLE SHEET: 1 OF 2
PRELIMINARY GRADING PLAN: 2 OF 2

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

MVS CENTENNIAL DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY:	SCALE:	DATE:
DRAWN BY:	(H) 1" = 100'	12/07/18
CHECKED BY:	(V) 1" = 100'	SHEET 1 OF 2
DATE:	PROJECT NO.:	JOB NO.:
12/07/18	171936-019	24460

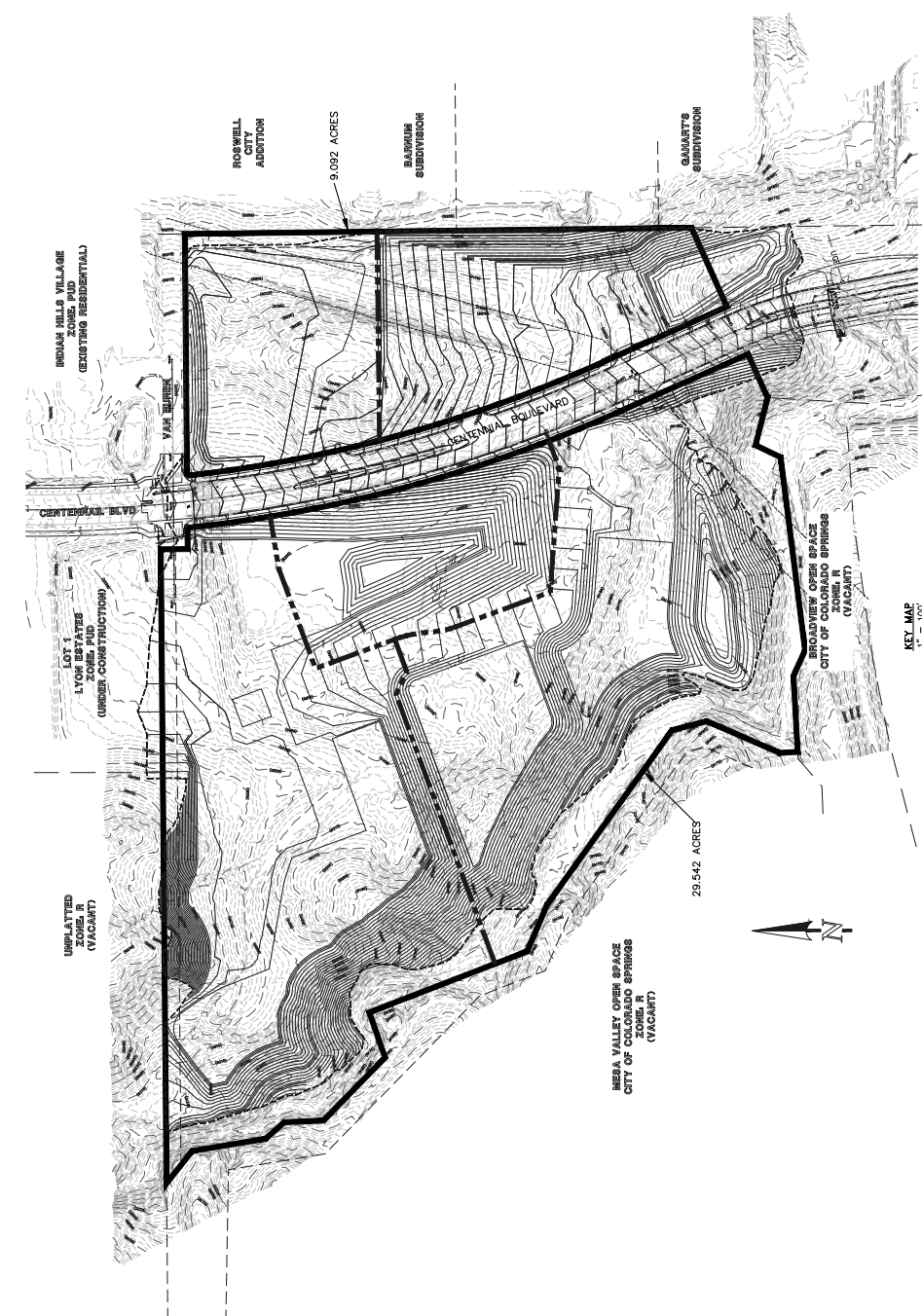
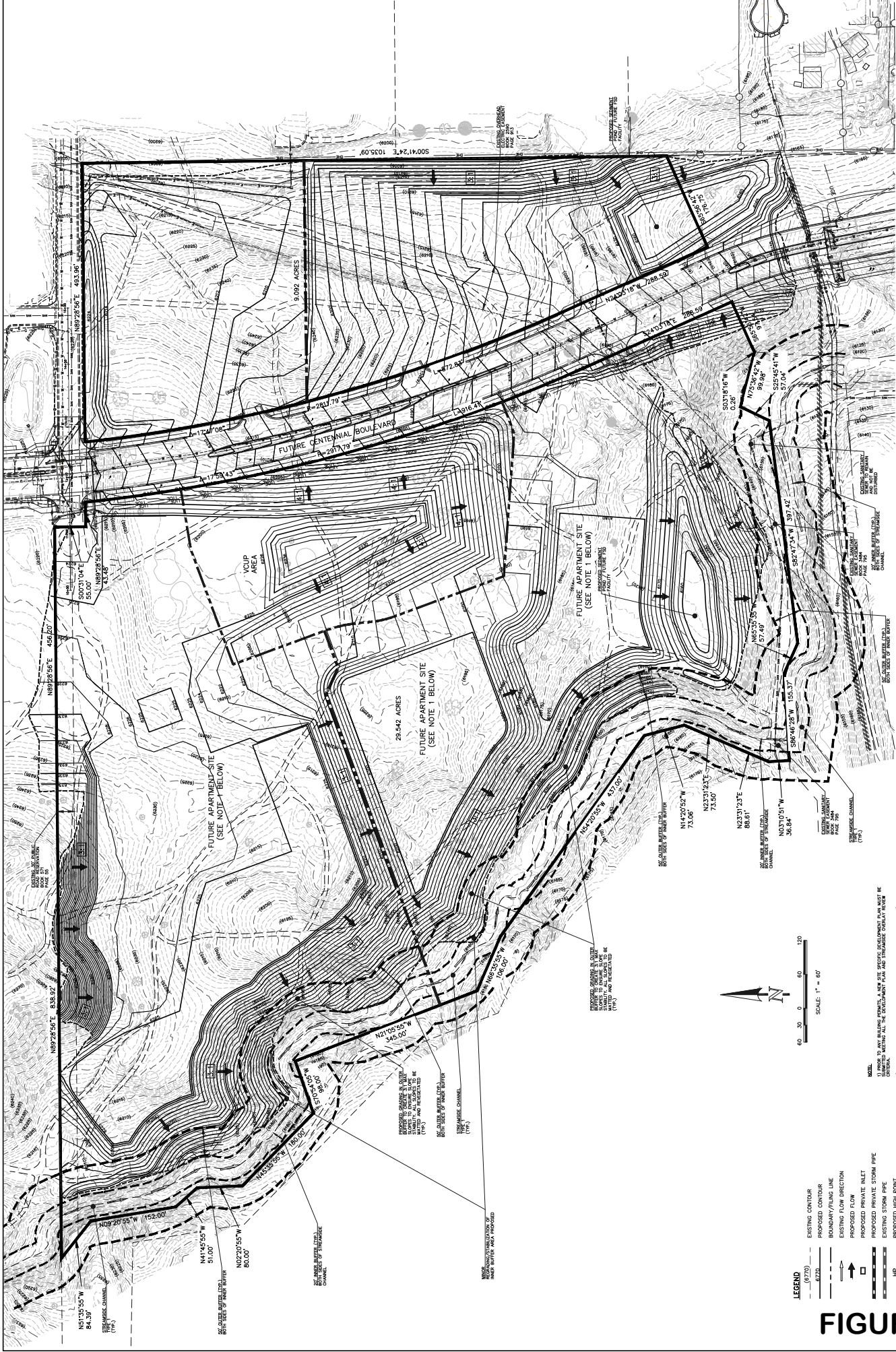


FIGURE 7



CLASSIC
 CONSULTING
 ENGINEERS & SURVEYORS
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 (303) 733-3333
 WWW.CLASSICCONSULTING.COM

WWS CENTENNIAL
 DEVELOPMENT PLAN
 PRELIMINARY GRADING PLAN

DESIGNED BY: []
 DRAWN BY: []
 CHECKED BY: []
 DATE: 10/07/18
 SCALE: (A) 1" = 60'
 SHEET: 2 OF 2
 JOB NO.: N/A
 JOB NO.: 184600

AR DP 18-00

60 30 0 60 120
 SCALE: 1" = 60'
 NORTH

- LEGEND**
- (Dashed line) EXISTING CONTOUR
 - (Solid line) PROPOSED CONTOUR
 - (Dashed line) BOUNDARY/FILING LINE
 - (Arrow) EXISTING FLOW DIRECTION
 - (Arrow) PROPOSED FLOW
 - (Square) PROPOSED PRIVATE INLET
 - (Square) PROPOSED PRIVATE STORM PIPE
 - (Square) EXISTING STORM PIPE
 - (HP) PROPOSED HIGH POINT
 - (LP) PROPOSED LOW POINT
 - (Wavy line) EXISTING VEGETATION
 - (Dashed line) ADA ACCESSIBLE PATH

FIGURE 7

NOTE:
 1) ALL PROPOSED GRADING SHALL BE SUBMITTED TO THE CITY OF COLOGADO FOR REVIEW AND APPROVAL.
 2) DRAINAGE REPORT NOT REQUIRED UNTIL A SPECIFIC DEVELOPMENT PLAN WITH SITE USE, BUILDING, ETC IS SUBMITTED.
 3) ALL PROPOSED GRADING SHALL BE SUBMITTED TO THE CITY OF COLOGADO FOR REVIEW AND APPROVAL.