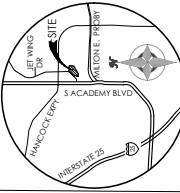


DEVELOPMENT PLAN FOR TOWNHOMES AT JETWING

SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST, JET WING DRIVE
 COLORADO SPRINGS, EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

BENCHMARK: 2011 SURVEY OF THE EARTHWORK OFFICE
 FROM THE SURVEY OF THE EARTHWORK OFFICE
 TO THE SURVEY OF THE EARTHWORK OFFICE
 TO THE SURVEY OF THE EARTHWORK OFFICE
 TO THE SURVEY OF THE EARTHWORK OFFICE



1" = 60' 1/20"

DESIGNED BY
 CHECKED BY
 AS-BUILTS BY
 TOWNHOMES AT
 JETWING

DEVELOPMENT PLAN
 COVER SHEET

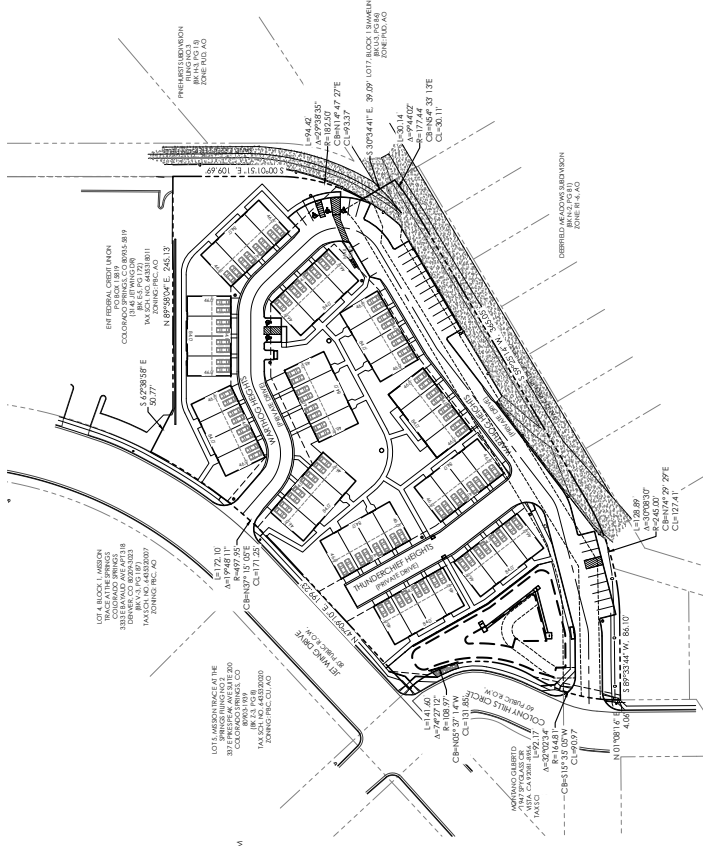
DP-1
 AVE PROJECT
 -51440
 AVE DRAWING
 -DEV-C35
 MARCH 5, 2020
 SHEET 1 OF 15

SHEET INDEX:

DP-1 (SHEET 1 OF 15)	COVER SHEET	51440-DEV-C35
DP-2 (SHEET 2 OF 15)	SITE PLAN	51440-DEV-SP
DP-3 (SHEET 3 OF 15)	ADA ACCESS PLAN	51440-DEV-ADA
DP-4 (SHEET 4 OF 15)	PRELIMINARY GRADING PLAN	51440-DEV-GP
DP-5 (SHEET 5 OF 15)	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN	51440-DEV-PU
DP-6 (SHEET 6 OF 15)	FIRE ACCESS / HYDRANT PLAN	51440-DEV-FP
DP-7 (SHEET 7 OF 15)	SITE DETAILS	51440-DEV-SD
DP-8 (SHEET 8 OF 15)	ELEVATIONS	51440-DEV-EL
DP-9 (SHEET 9 OF 15)	LANDSCAPE PLAN	51440-DEV-LP
LS-1 (SHEET 10 OF 15)	LANDSCAPE DETAILS	
IR-1 (SHEET 11 OF 15)	IRRIGATION PLAN	
IR-2 (SHEET 12 OF 15)	IRRIGATION DETAILS	
P-1 (SHEET 13 OF 15)	PHOTOMETRIC PLAN	
P-2 (SHEET 14 OF 15)	PHOTOMETRIC PLAN	
P-3 (SHEET 15 OF 15)	PHOTOMETRIC PLAN	

SITE DATA

OWNER	J. BLUTH HOMES, INC. 1225 CRISTAL DOWNS RD PENTON JEFFERSONVILLE, MO 64084
APPLICANT	M.V.E. INC. DAVID E. CORMAN, P.E. COLORADO SPRINGS, CO 80909 DAVE@MVEVAC.COM
TAX SCHEDULE NO.	4-4803000
CURRENT ADDRESS	JET WING DRIVE JEFFERSONVILLE, MO 64084
LAND USE	CURRENT: VALLEY RESIDENTIAL PROPOSED: MULTI-FAMILY RESIDENTIAL
ACREAGE	33.98 ACRES
MASTER PLAN	PHASE 1
COVERAGE DATA	46,368 SF (77.0%) 80,844 SF (141.8%) 48,032 SF (86.2%)
BUILDING TYPE & USE	PROPOSED BUILDING (PROG) PARKING (PARKING PLAN) LANDSCAPING
TOTAL AREA	171,441 SF (1000%) 3,934 ± ACRES
PROPOSED BUILDING	3,364 SF
PROPOSED BUILDING	TWO STORY, TYPE V-B
REQUIRED PARKING	48 UNITS @ 23 SPACE PER UNIT = 96 SPACES 4 HANDICAP SPACES
PROPOSED PARKING	25 ADDITIONAL SPACES 4 HANDICAP SPACES 1 HANDICAP SPACE TOTAL = 126 SPACES



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 4TH PRINCIPAL MERIDIAN IN THE COUNTY OF EL PASO, STATE OF COLORADO, BEING THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 4TH PRINCIPAL MERIDIAN IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THINGS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

MAP NOTES

1. THE EXISTING OPPORTUNITY ZONING ON THIS PLAN WAS PREPARED BY MVE, INC. (MVE) DATA PROVIDED BY FOLLOWS SERVING INC. PROGRAM.

2. THE EXISTING OPPORTUNITY ZONING ON THIS PLAN WAS PREPARED BY MVE, INC. (MVE) DATA PROVIDED BY FOLLOWS SERVING INC. PROGRAM.

3. THE EXISTING OPPORTUNITY ZONING ON THIS PLAN WAS PREPARED BY MVE, INC. (MVE) DATA PROVIDED BY FOLLOWS SERVING INC. PROGRAM.

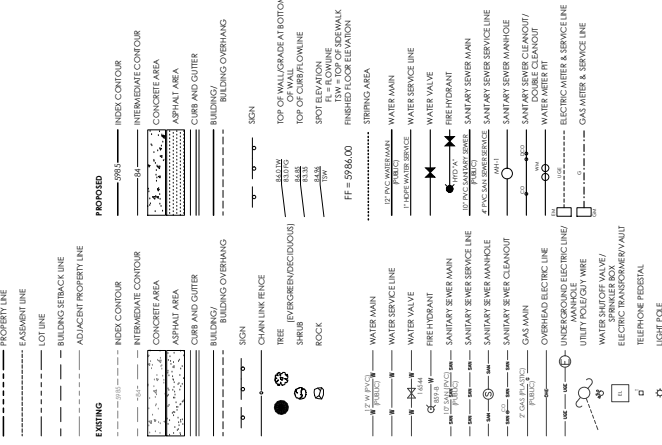
FLOODPLAIN STATEMENT

THIS DEVELOPMENT IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAPS FOR THE CITY OF COLORADO. THE DEVELOPMENT IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAPS FOR THE CITY OF COLORADO.

EASEMENT STATEMENT:

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LEGEND

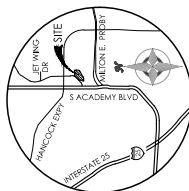


NOTES

- THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO AND THE EL PASO COUNTY BOARD OF COMMISSIONERS.
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NOT A CONSTRUCTION DOCUMENT
 THIS DOCUMENT IS PREPARED FOR THE CITY OF COLORADO AND THE EL PASO COUNTY BOARD OF COMMISSIONERS. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO AND THE EL PASO COUNTY BOARD OF COMMISSIONERS.

FIGURE 1



VICINITY MAP
NOT TO SCALE

BENCHMARK: 1985 MEAN SEA LEVEL (MSSL) AT 686.85 FEET
 ELEVATION OF THE BENCHMARK IS 686.85 FEET
 ELEVATION OF THE BENCHMARK IS 686.85 FEET
 ELEVATION OF THE BENCHMARK IS 686.85 FEET
 ELEVATION OF THE BENCHMARK IS 686.85 FEET



MVE, INC.
ENGINEERS, SURVEYORS
17001 HEFFNER LANE, SUITE 200 • DALLAS, TEXAS 75244 • PHONE: 972.336.5736

REVISIONS

DESIGNED BY _____
 CHECKED BY _____
 AS-BUILT BY _____
 CREDITED BY _____

**TOWNHOMES AT
JETWING**

**DEVELOPMENT PLAN
SITE PLAN**

DP-2 MVE PROJECT #51440
MVE DRAWING #DEV-SP

**MARCH 5, 2020
SHEET 2 OF 15**

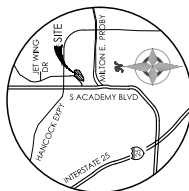


**NOT A
CONSTRUCTION DOCUMENT**
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION
 PURPOSES. THIS PLAN IS FOR INFORMATIONAL PURPOSES
 ONLY. ANY CONSTRUCTION SHALL BE IN ACCORDANCE
 WITH THE APPROVED DEVELOPMENT PLAN. APPROVAL
 OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT
 OF ANY PRODUCTS OR MATERIALS. APPROVAL OF THIS
 PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY
 PRODUCTS OR MATERIALS. APPROVAL OF THIS PLAN
 DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY
 PRODUCTS OR MATERIALS.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE
 APPROVED DEVELOPMENT PLAN. APPROVAL OF THIS
 PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF
 ANY PRODUCTS OR MATERIALS. APPROVAL OF THIS
 PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OF
 ANY PRODUCTS OR MATERIALS.

CPC CU 19-00128

FIGURE 1



VICINITY MAP
NOT TO SCALE

BENCHMARK: THE STATE OF COLORADO, ASSESSORS' OFFICE, PROVIDES THE DATA FOR THE BENCHMARK. THE BENCHMARK IS SUBJECT TO THE BENCHMARKING ACT AND THE BENCHMARKING ACT REGULATIONS. THE BENCHMARKING ACT REGULATIONS REQUIRE THE BENCHMARKING ACT REGULATIONS TO BE APPROVED BY THE BENCHMARKING ACT REGULATIONS. THE BENCHMARKING ACT REGULATIONS REQUIRE THE BENCHMARKING ACT REGULATIONS TO BE APPROVED BY THE BENCHMARKING ACT REGULATIONS.



1" = 30' (1:5040)
0 10 20 30 40 50

MVE, INC.
ENGINEERS, SURVEYORS
17001 Highway, Suite 200, Colorado Springs, CO 80907 719.635.5736

REVISIONS

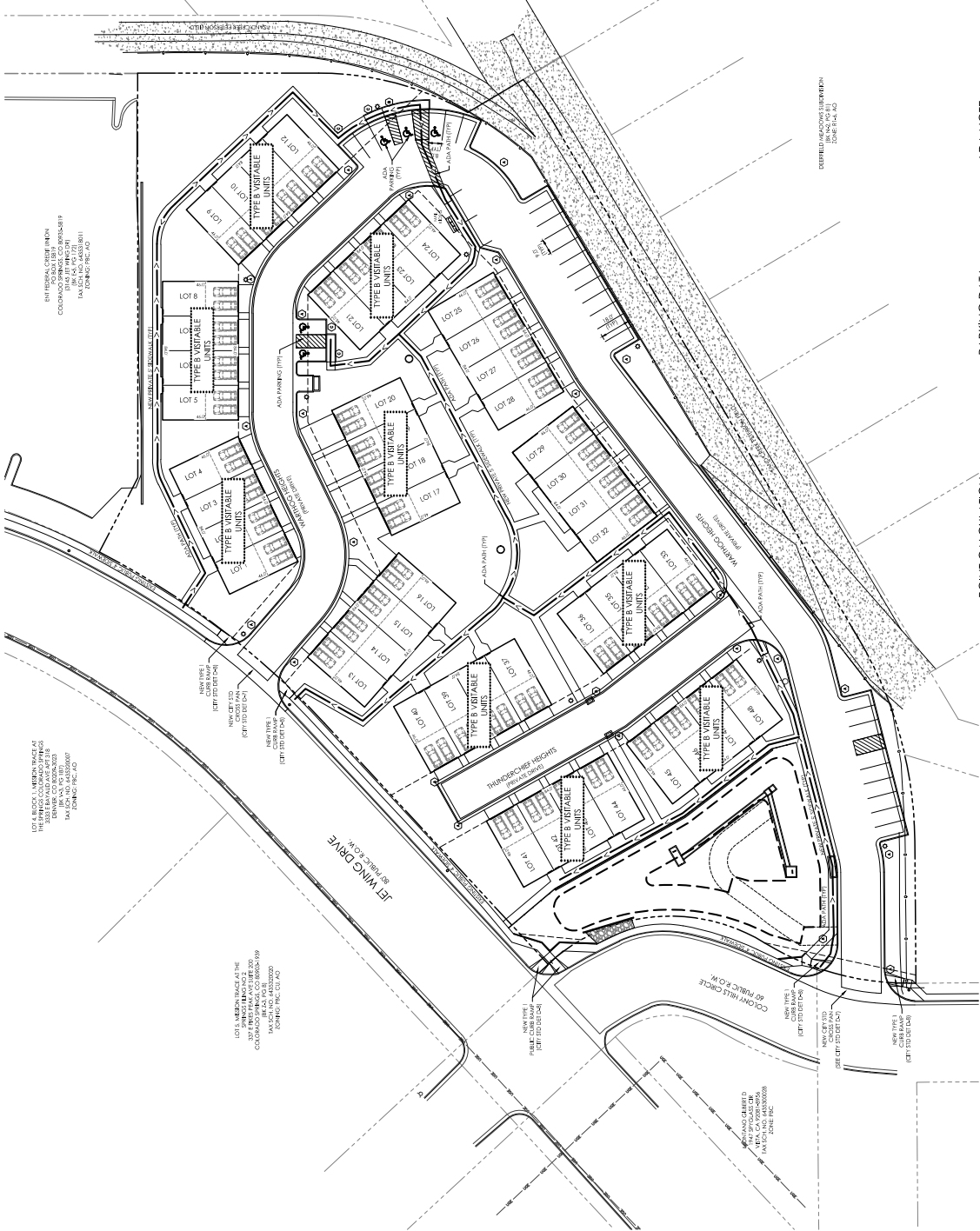
DESIGNED BY _____
CHECKED BY _____
AS-BUILTS BY _____
CREATED BY _____

**TOWNHOMES AT
JETWING**

**DEVELOPMENT PLAN
ADA ACCESS PLAN**

DP-3 AVE PROJECT **51440**
AVE DRAWING **-DEV-ADA**

MARCH 5, 2020
SHEET 3 OF 15



ADA NOTE

THE DESIGN OF THIS PROJECT HAS BEEN REVIEWED BY MVE, INC. FOR COMPLIANCE WITH THE AMERICAN WITH Disabilities Act (ADA) AND THE ADA ACCESSIBILITY STANDARDS FOR BUILDINGS AND OTHER FACILITIES. THE DESIGN OF THIS PROJECT HAS BEEN REVIEWED BY MVE, INC. FOR COMPLIANCE WITH THE AMERICAN WITH Disabilities Act (ADA) AND THE ADA ACCESSIBILITY STANDARDS FOR BUILDINGS AND OTHER FACILITIES. THE DESIGN OF THIS PROJECT HAS BEEN REVIEWED BY MVE, INC. FOR COMPLIANCE WITH THE AMERICAN WITH Disabilities Act (ADA) AND THE ADA ACCESSIBILITY STANDARDS FOR BUILDINGS AND OTHER FACILITIES.

PARKING DATA

ATTACHED BUILDING (3 BED ROOMS):
48 VISITABLE SPACES PER UNIT * 96 SPACES
25 HANDICAP SPACES
EXCLUDED PARKING:
96 GARAGE SPACES
4 HANDICAP VAN SPACES
1 HANDICAP SPACE
TOTAL = 128 SPACES

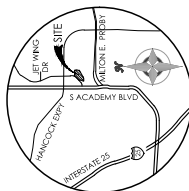
POINT CALCULATION:

REQUIREMENTS:
1. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
2. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
3. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
4. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
5. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
6. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
7. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
8. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
9. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)
10. VISITABLE UNITS: 25 PERCENT (AS NEEDED FOR THE SITE)

**NOT A
CONSTRUCTION DOCUMENT**
THIS DOCUMENT IS PREPARED FOR THE CITY OF COLORADO AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CPC CU 19-00128

FIGURE 1



VICINITY MAP
NOT TO SCALE

BENCHMARK: 2015 IFC - ACCESS AND LOADING FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS, FIREWATER APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE. THIS DRAWING IS PREPARED FOR THE CITY OF COLORADO AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MVE, INC. ENGINEERS, SURVEYORS.



1" = 30' (1:3000)
0 5 10 30 60

MVE, INC.
ENGINEERS, SURVEYORS
17001 Highway 100, Suite 200, Greenwood Village, CO 80120 719.635.5736

REVISED

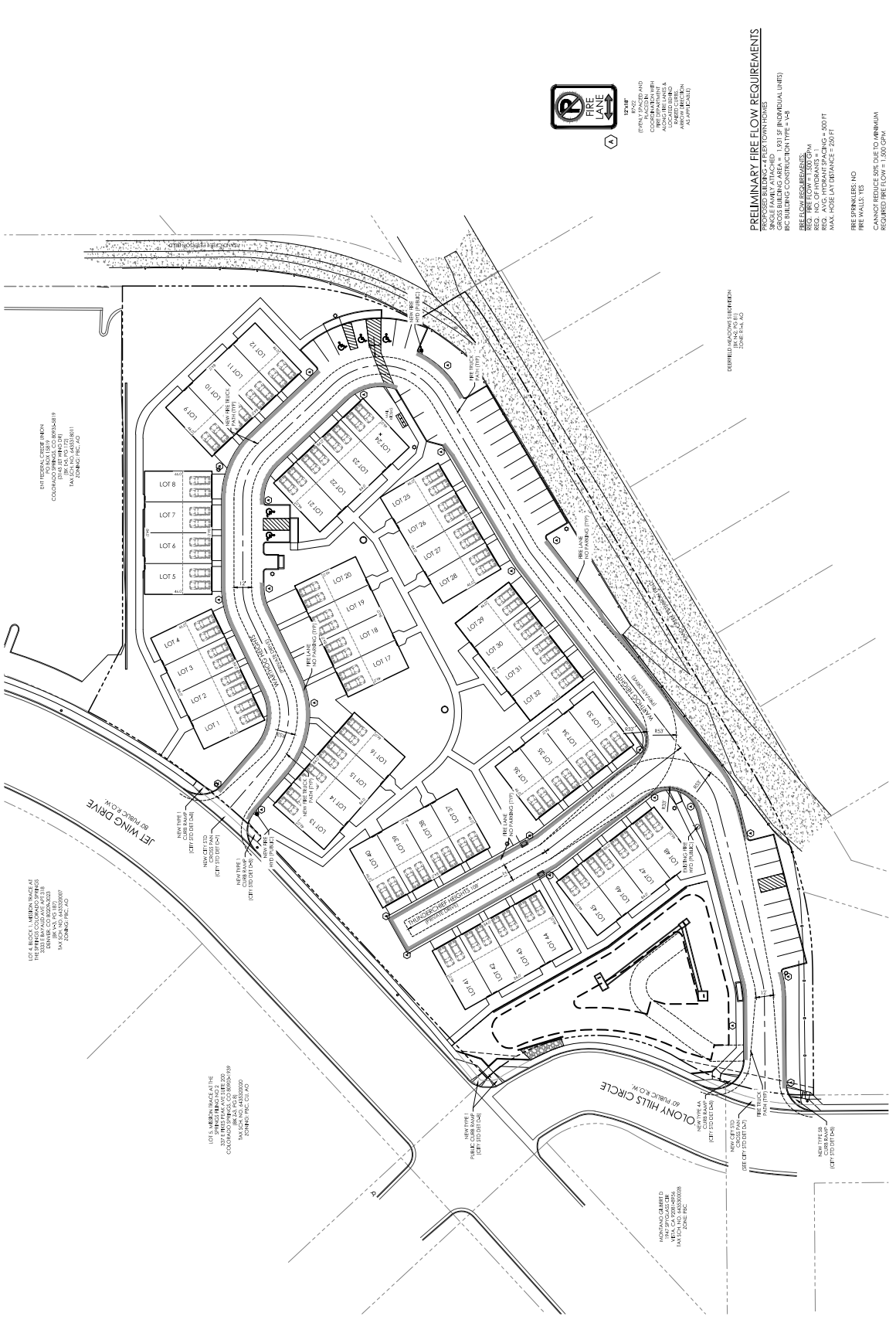
DESIGNED BY: [Redacted]
CHECKED BY: [Redacted]
CREATED BY: [Redacted]

TOWNHOMES AT
JETWING

DEVELOPMENT PLAN
FIRE ACCESS &
HYDRANT PLAN

DP-6 AVE PROJECT 51440
AVE DRAWING DEV-FIRE

MARCH 5, 2020
SHEET 6 OF 15



PRELIMINARY FIRE FLOW REQUIREMENTS

FOR SINGLE-FAMILY ATTACHED (SFFA) AND SINGLE-FAMILY DETACHED (SFD) RESIDENTIAL UNITS

FOR ALL BUILDINGS CONSTRUCTION TYPE A-4

FOR ALL BUILDINGS CONSTRUCTION TYPE A-5

FOR ALL BUILDINGS CONSTRUCTION TYPE A-6

FOR ALL BUILDINGS CONSTRUCTION TYPE A-7

FOR ALL BUILDINGS CONSTRUCTION TYPE A-8

FOR ALL BUILDINGS CONSTRUCTION TYPE A-9

FOR ALL BUILDINGS CONSTRUCTION TYPE A-10

FOR ALL BUILDINGS CONSTRUCTION TYPE A-11

FOR ALL BUILDINGS CONSTRUCTION TYPE A-12

NOTE

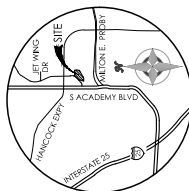
2015 IFC - ACCESS AND LOADING FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS, FIREWATER APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE. THIS DRAWING IS PREPARED FOR THE CITY OF COLORADO AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MVE, INC. ENGINEERS, SURVEYORS.

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CPC CU 19-00128

FIGURE 1



VICINITY MAP
NOT TO SCALE

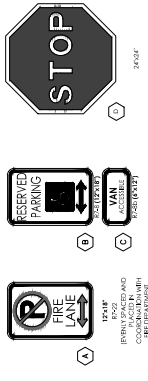
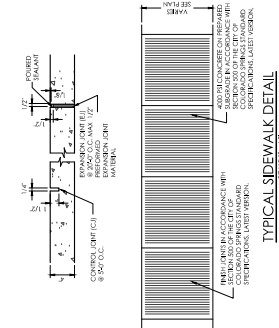
BENCHMARK



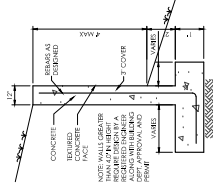
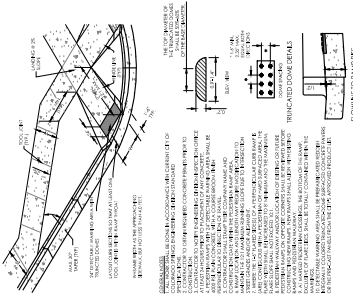
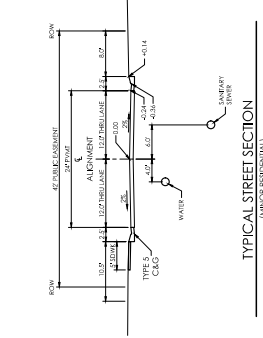
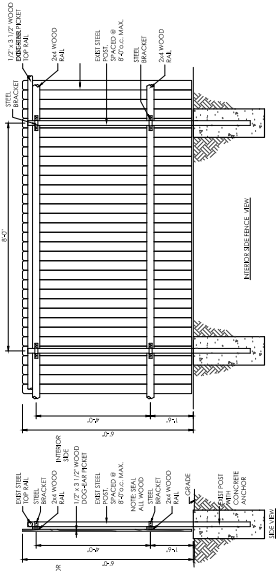
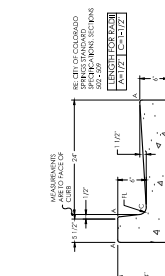
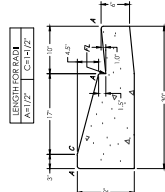
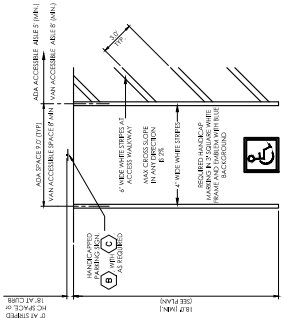
REVISIONS

DESIGNED BY _____
 CHECKED BY _____
 ASSAULTS BY _____
 CHECKED BY _____
**TOWNHOMES AT
 JETWING**
 DEVELOPMENT PLAN
 SITE DETAILS

DP-7 AVE PROJECT **51440**
 AVE DRAWING **-DEV-CD**
MARCH 5, 2020
SHEET 7 OF 15



1. TYPED SIGNAGE TO BE MANUFACTURED BY A LICENSED SIGN MANUFACTURER.
2. ALL SIGNAGE SHALL BE MOUNTED ON METAL BRACKETS 2" HIGH ABOVE THE GRADE TO PREVENT CONTACT WITH VEHICLES. SIGNAGE SHALL BE MOUNTED TO THE GRADE TO BOTTOM OF BRACKET.
3. SIGNAGE SHALL BE MOUNTED TO THE GRADE TO BOTTOM OF BRACKET.
4. SIGNAGE SHALL BE MOUNTED TO THE GRADE TO BOTTOM OF BRACKET.



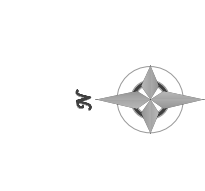
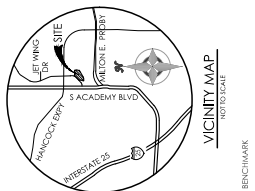
NOT TO SCALE

CPC CU 19-00128

NOT TO SCALE

NOT TO SCALE

**NOT A
 CONSTRUCTION DOCUMENT**
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 SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY.
 IT IS NOT TO BE USED FOR CONSTRUCTION. ALL
 PLANS SHALL BE TO THE APPROVED DEVELOPMENT PLAN.

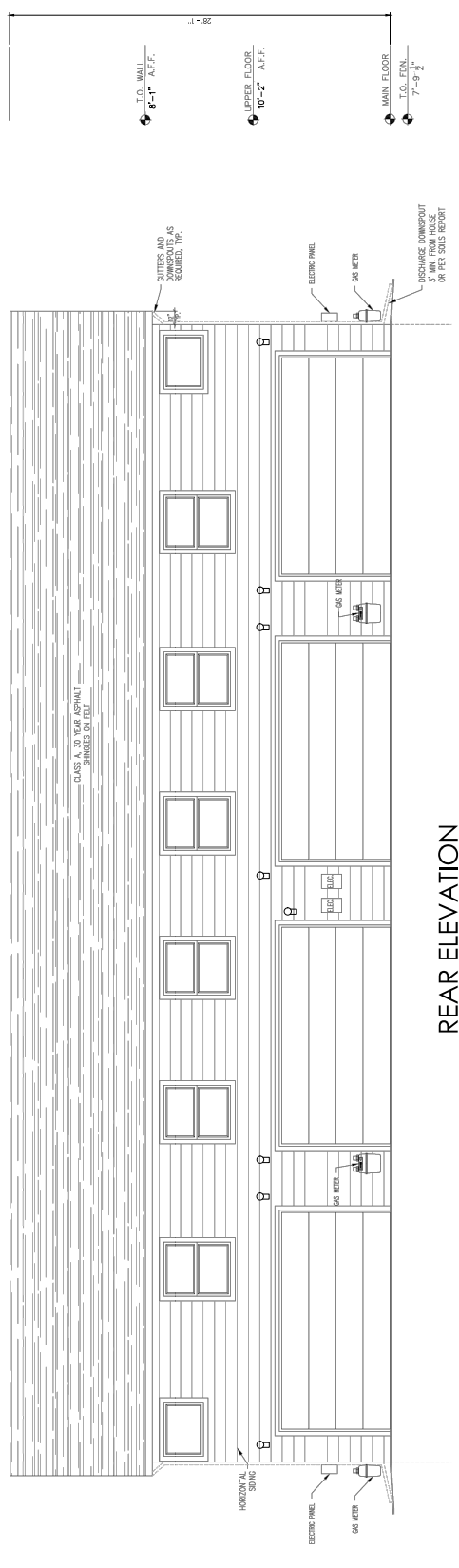
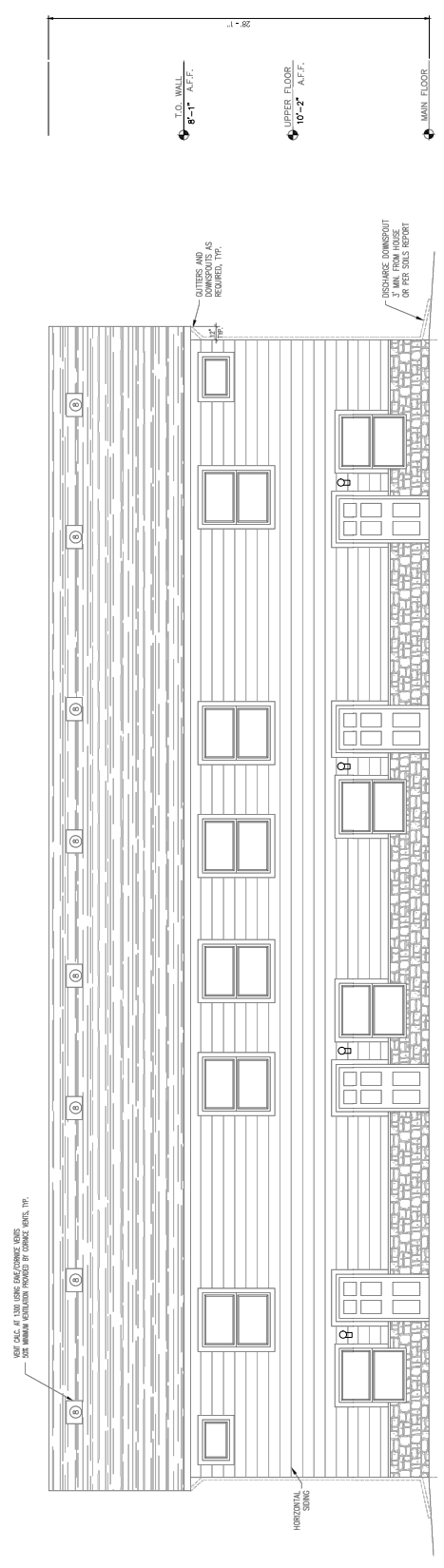


DESIGNED BY _____
CHECKED BY _____
AS-BUILT BY _____
CREATED BY _____

TOWNHOMES AT
JETWING

DEVELOPMENT PLAN
ELEVATIONS

DP-8 MVE PROJECT #51440
MVE DRAWING #DEV-EL1
MARCH 5, 2020
SHEET 8 OF 15



COLORS SCHEMES (SHERWIN WILLIAMS'S COLORS):

BODY	TRIM
SW7038 (VIRTUAL TAMPE)	SW7078 (ACCESSIBLE BEIGE)
SW7072 (WINTING NEEDLES)	SW7020 (PEARLY WHITE)
SW7524 (BLAZE TILE)	SW7541 (REGAL HOP)
SW7533 (HARD SHINE)	SW7509 (TRIM HUT)
MATERIALS (JAMES HARDIE BOARD)	SW7710 (BRANDY WINE)

ACCENT COLOR (SHAKES SHINGLES IN GABLE, FRONT DOOR, GARAGE DOOR): SW7593 (BUSTIC RED)

SW7520 (SILVERWORTH)

SW7506 (MANOR HOUSE)

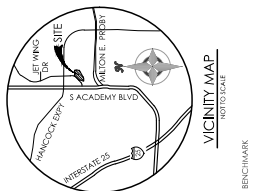
SW7710 (BRANDY WINE)

1" = 3/16" BODY
1" = 1/8" TRIM
THREE SHAKES SHINGLES IN GABLES.

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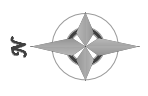
CPC CU 19-00128

FIGURE 1



VICINITY MAP
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ENCHMARK



REFERENCES

DESIGNED BY
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CREATED BY

TOWNHOMES AT
JETTING

DEVELOPMENT PLAN
ELEVATIONS

DP-9
MVE PROJECT: 51440
MVE DRAWING: -DEV-EL1
MARCH 5, 2020
SHEET 9 OF 15

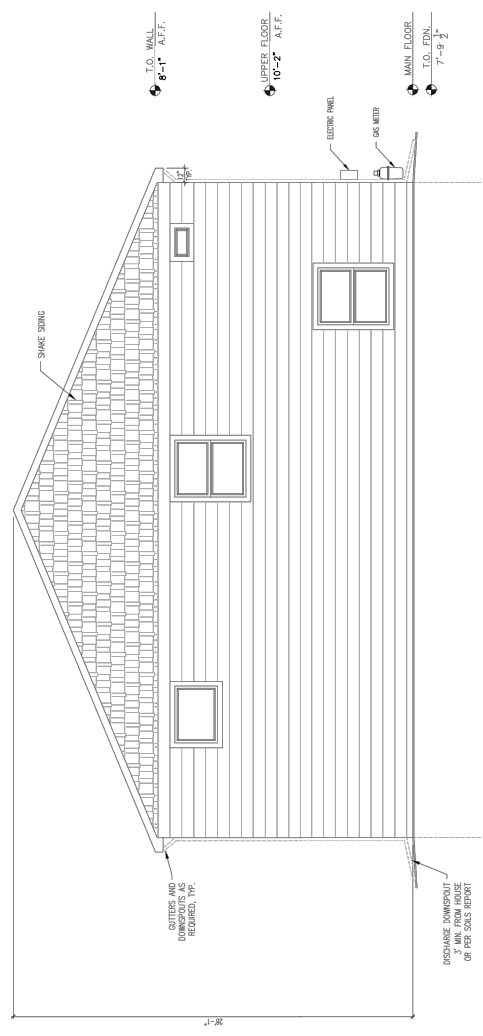
COLORS SCHEMES (SHERWIN WILLIAMS'S COLORS):

ITEM	ACCENT COLOR (SHAKE SHINGLES IN GABLE, FRONT FLOOR, GARAGE DOOR)
SW7039 (VIRTUAL TAUPE)	SW7938 (BICUTIC RED)
SW7039 (VIRTUAL TAUPE)	SW7938 (BICUTIC RED)
SW7023 (JUNTING NEEDLES)	SW7020 (SEAWORTHY)
SW7024 (BLAKE TILE)	SW7205 (MANOR HOUSE)
SW7933 (HARD SHADE)	SW7712 (BRANDY WINE)

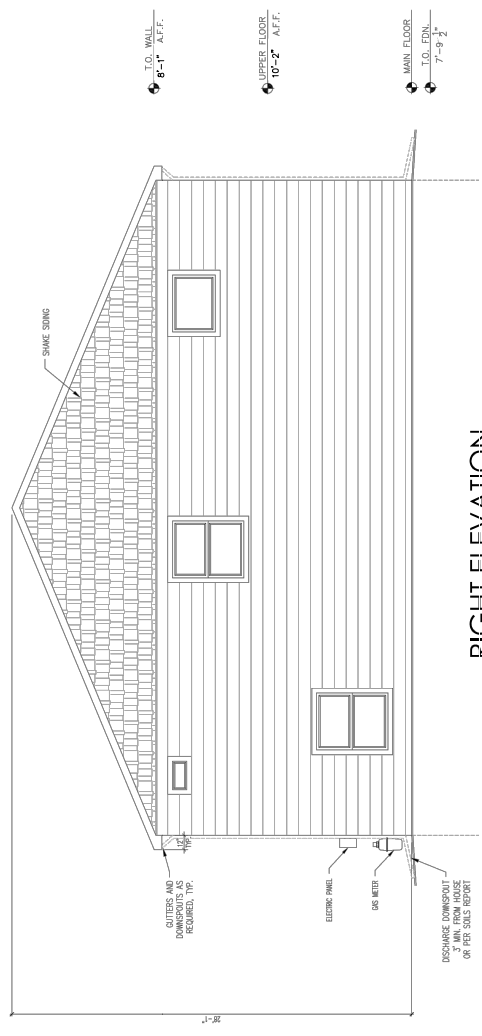
MATERIALS (JAMES HARDIE BOARD):

17'-SHING BODY
HARDIE SHAKE SHINGLES IN GABLES.

CPC CU 19-00128



LEFT ELEVATION
SCALE = 1/4" = 1'



RIGHT ELEVATION
SCALE = 1/4" = 1'

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PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

FIGURE 1

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Width (in Ft.)	Linear Footage	Tree Feet	No. of Trees
Jetwing Drive	20' / 20'	371'	1720'	81 / 5
Other	0	0	0	0
Total	20' / 20'	371'	1720'	81 / 5

Motor Vehicle Lanes

Street Name or Boundary	Width (in Ft.)	Linear Footage	Length of Footings (excluding curbs)	21' Length
Jetwing Drive	20' / 20'	371'	281'	114'
Other	0	0	0	0
Total	20' / 20'	371'	281'	114'

Internal Landscaping

Street Name or Boundary	Width (in Ft.)	Linear Footage	Internal Area (SF)	Percent Minimum	Internal Area (SF)	Internal Trees (1500 SF)
Jetwing Drive	20' / 20'	371'	17145.0	15%	25718.4	91 / 18 (Request Admin. Relief)
Other	0	0	0	0	0	0
Total	20' / 20'	371'	17145.0	15%	25718.4	91 / 18 (Request Admin. Relief)

Landscape Buffer & Screens

Street Name or Boundary	Width (in Ft.)	Linear Footage	Buffer Area (SF)	Percent Minimum	Buffer Area (SF)	Buffer Trees (1000 SF)
Jetwing Drive	20' / 20'	371'	15115.0	25%	3778.75	15 / 3
Other	0	0	0	0	0	0
Total	20' / 20'	371'	15115.0	25%	3778.75	15 / 3

Plant Schedule

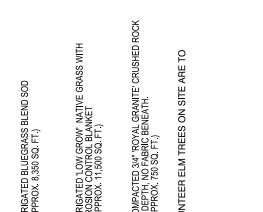
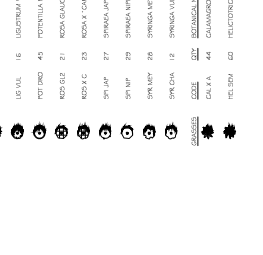
Plant Name	Quantity	Notes
ACZ 1M	1	ACZ 1M
ACZ 2M	1	ACZ 2M
ACZ 3M	1	ACZ 3M
ACZ 4M	1	ACZ 4M
ACZ 5M	1	ACZ 5M
ACZ 6M	1	ACZ 6M
ACZ 7M	1	ACZ 7M
ACZ 8M	1	ACZ 8M
ACZ 9M	1	ACZ 9M
ACZ 10M	1	ACZ 10M
ACZ 11M	1	ACZ 11M
ACZ 12M	1	ACZ 12M
ACZ 13M	1	ACZ 13M
ACZ 14M	1	ACZ 14M
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ACZ 20M	1	ACZ 20M
ACZ 21M	1	ACZ 21M
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ACZ 40M	1	ACZ 40M
ACZ 41M	1	ACZ 41M
ACZ 42M	1	ACZ 42M
ACZ 43M	1	ACZ 43M
ACZ 44M	1	ACZ 44M
ACZ 45M	1	ACZ 45M

Ground Plane Treatment

Treatment Type	Area (SF)	Notes
1" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH	10000	APPROX. 40,300 SQ. FT.
ISOLATED BLUE GRASS BLEND SOD	5000	APPROX. 8,300 SQ. FT.
IRRIGATED LOW GROW NATIVE GRASS WITH	2000	APPROX. 11,500 SQ. FT.
COMPACTED 3/4" ROYAL GRANITE CRUSHED ROCK	1000	APPROX. 19,500 SQ. FT.

NOT FOR CONSTRUCTION

Plant Name	Quantity	Notes
ACZ 1M	1	ACZ 1M
ACZ 2M	1	ACZ 2M
ACZ 3M	1	ACZ 3M
ACZ 4M	1	ACZ 4M
ACZ 5M	1	ACZ 5M
ACZ 6M	1	ACZ 6M
ACZ 7M	1	ACZ 7M
ACZ 8M	1	ACZ 8M
ACZ 9M	1	ACZ 9M
ACZ 10M	1	ACZ 10M
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ACZ 39M	1	ACZ 39M
ACZ 40M	1	ACZ 40M
ACZ 41M	1	ACZ 41M
ACZ 42M	1	ACZ 42M
ACZ 43M	1	ACZ 43M
ACZ 44M	1	ACZ 44M
ACZ 45M	1	ACZ 45M



NOTE: ALL EXISTING VOLUNTEER ELM TREES ON SITE ARE TO BE REMOVED.

1" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH
 APPROX. 40,300 SQ. FT.

ISOLATED BLUE GRASS BLEND SOD
 APPROX. 8,300 SQ. FT.

IRRIGATED LOW GROW NATIVE GRASS WITH
 APPROX. 11,500 SQ. FT.

COMPACTED 3/4" ROYAL GRANITE CRUSHED ROCK
 APPROX. 19,500 SQ. FT.

PLANT SCHEDULE

Plant Name	Quantity	Notes
ACZ 1M	1	ACZ 1M
ACZ 2M	1	ACZ 2M
ACZ 3M	1	ACZ 3M
ACZ 4M	1	ACZ 4M
ACZ 5M	1	ACZ 5M
ACZ 6M	1	ACZ 6M
ACZ 7M	1	ACZ 7M
ACZ 8M	1	ACZ 8M
ACZ 9M	1	ACZ 9M
ACZ 10M	1	ACZ 10M
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ACZ 41M	1	ACZ 41M
ACZ 42M	1	ACZ 42M
ACZ 43M	1	ACZ 43M
ACZ 44M	1	ACZ 44M
ACZ 45M	1	ACZ 45M

GROUND PLANE TREATMENT

1" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH
 APPROX. 40,300 SQ. FT.

ISOLATED BLUE GRASS BLEND SOD
 APPROX. 8,300 SQ. FT.

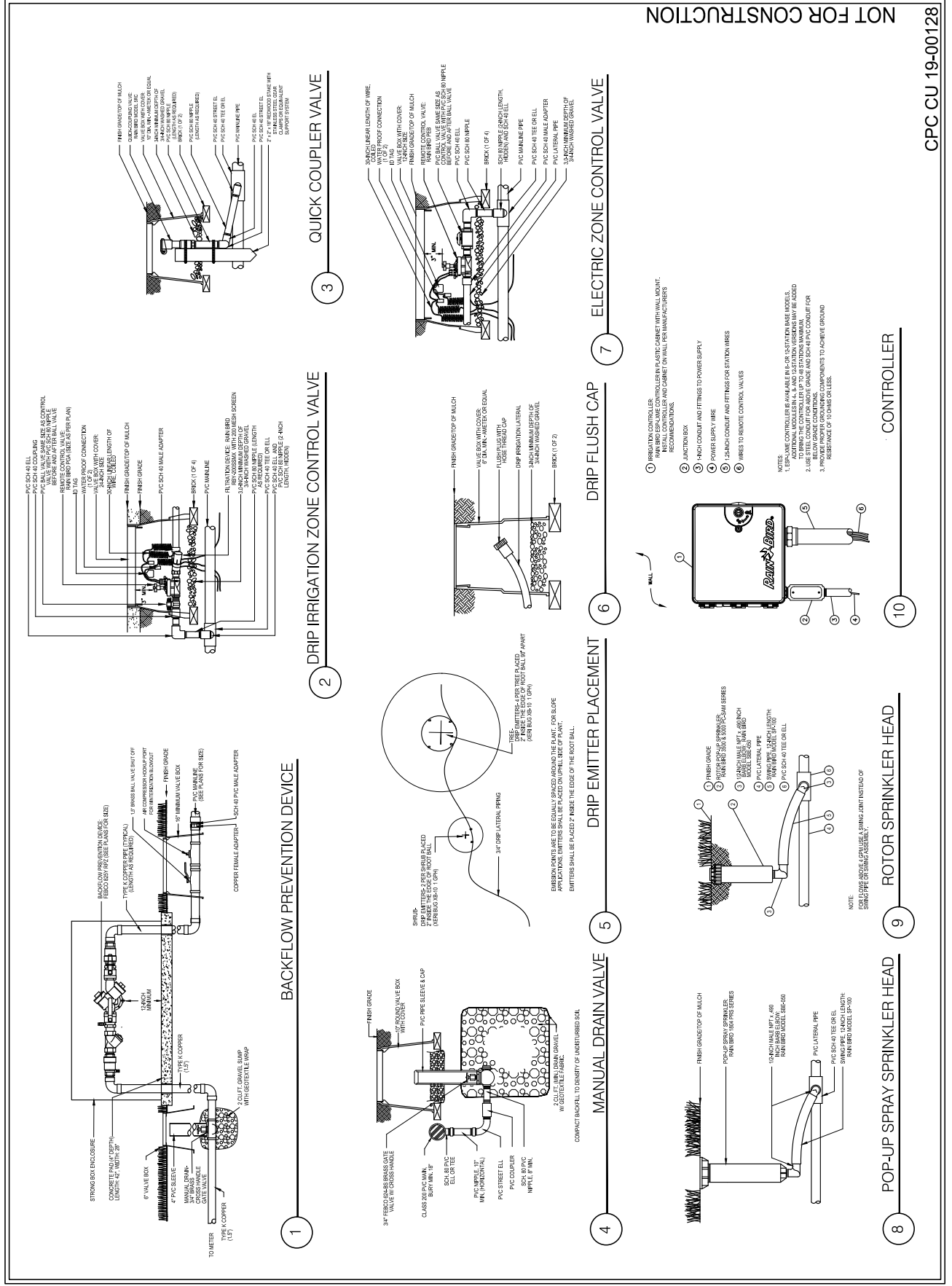
IRRIGATED LOW GROW NATIVE GRASS WITH
 APPROX. 11,500 SQ. FT.

COMPACTED 3/4" ROYAL GRANITE CRUSHED ROCK
 APPROX. 19,500 SQ. FT.

NOTE: ALL EXISTING VOLUNTEER ELM TREES ON SITE ARE TO BE REMOVED.

PLANT SCHEDULE

Plant Name	Quantity	Notes
ACZ 1M	1	ACZ 1M
ACZ 2M	1	ACZ 2M
ACZ 3M	1	ACZ 3M
ACZ 4M	1	ACZ 4M
ACZ 5M	1	ACZ 5M
ACZ 6M	1	ACZ 6M
ACZ 7M	1	ACZ 7M
ACZ 8M	1	ACZ 8M
ACZ 9M	1	ACZ 9M
ACZ 10M	1	ACZ 10M
ACZ 11M	1	ACZ 11M
ACZ 12M	1	ACZ 12M
ACZ 13M	1	ACZ 13M
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ACZ 41M	1	ACZ 41M
ACZ 42M	1	ACZ 42M
ACZ 43M	1	ACZ 43M
ACZ 44M	1	ACZ 44M
ACZ 45M	1	ACZ 45M



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FIGURE 1



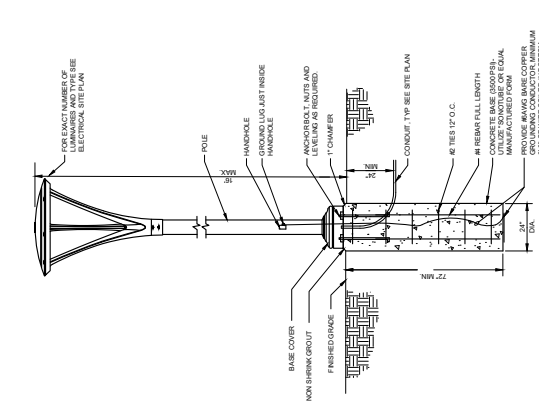
REVISION	DATE	COMMENT

PROJECT	18101
DATE	09/27/2019
DRAWN BY	
CHECKED BY	
SCALE	AS SHOWN

GENERAL PHOTOMETRY NOTES

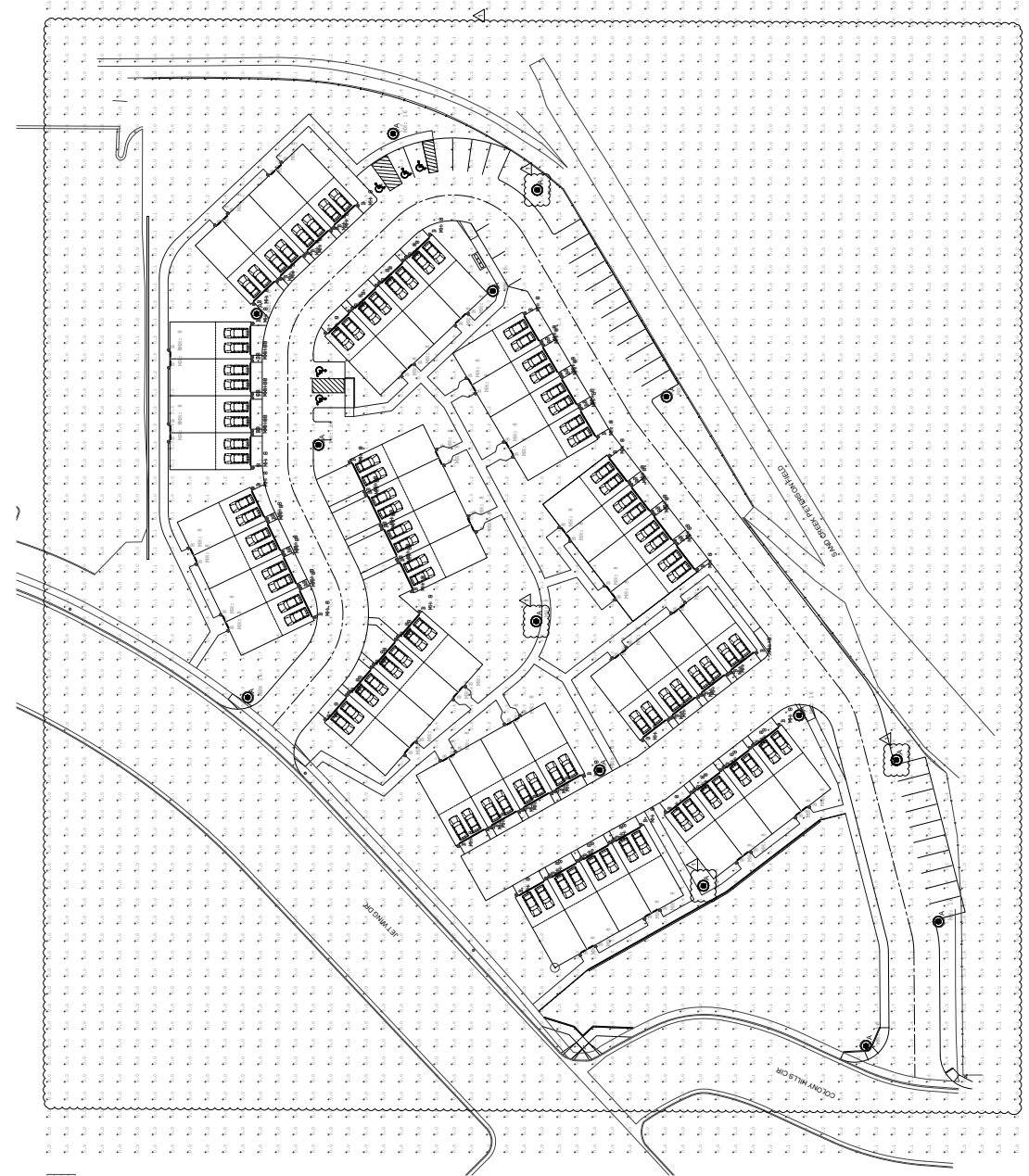
- THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S BEAM SPREAD AND LIGHT DEPRESSION FACTOR. VISIBLE LIGHT OUTPUT (VLO) IS ASSUMED TO BE 80% OF THE TOTAL LIGHT OUTPUT (TLO) UNLESS OTHERWISE NOTED.
- THESE CALCULATIONS ARE BASED ON THE ASSUMPTION THAT ALL LUMINAIRES ARE POINT SOURCES. LUMINAIRE HEIGHTS AND LEVELS SHOWN ARE TO VARIABLE FIELD CONDITIONS. SUCH AS: VARIOUS SURFACE REFLECTANCES, SURFACE DEPRESSION, LUMINAIRE SPACING, AND FUTURE DEVELOPMENTS.
- THESE PLANS ARE BASED ON THE INFORMATION AVAILABLE. THE LUMINAIRE LOCATIONS SHOWN MUST BE COORDINATED WITH EXISTING OR FUTURE FIELD CONDITIONS.
- ALL LUMINAIRES SHALL BE ON IRON DARK TO DAWN.

NOTE: ALL EXTERIOR LIGHTING SHALL BE FULL CUT OFF TYPE.



1 TYPICAL DECORATIVE POLE BASE DETAIL
 NOT TO SCALE

NO.	DESCRIPTION	QTY	UNIT	DATE	BY
1					
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ELECTRICAL SITE PHOTOMETRY PLAN
 SCALE 1" = 30' 0"

FIGURE 1

