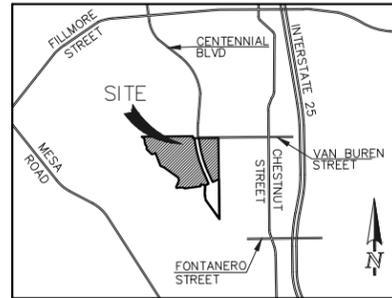


# MVS CENTENNIAL

## CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

# DEVELOPMENT PLAN

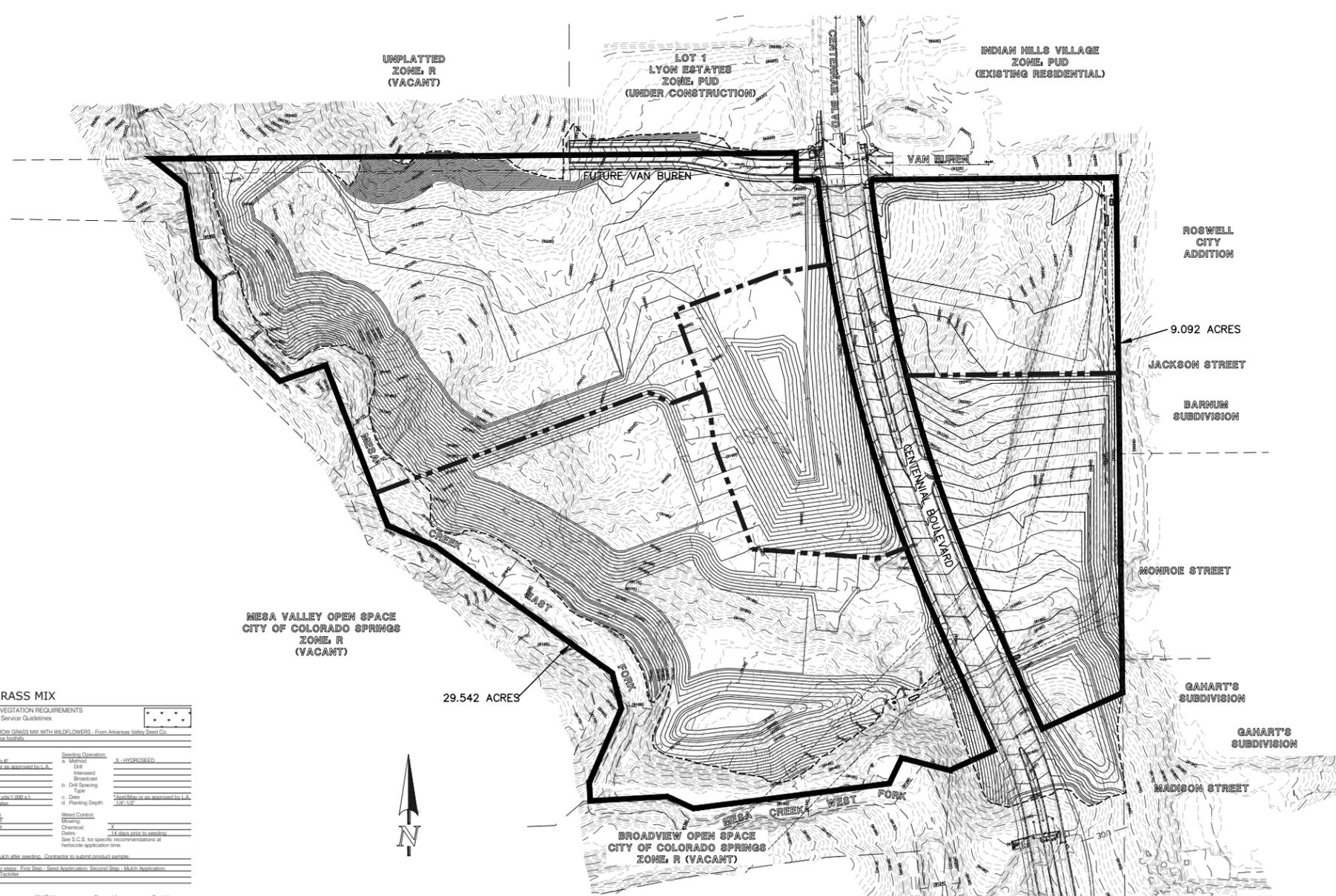
### DECEMBER 2018



VICINITY MAP  
N.T.S.

**NOTES:**

1. NO PROPOSED DISTURBED PORTION OF THIS SITE IS LOCATED WITHIN F.E.M.A. DESIGNATED FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041037260, EFFECTIVE DECEMBER 7, 2018.
2. PRIOR TO ANY BUILDING PERMITS, A NEW SITE SPECIFIC DEVELOPMENT PLAN MUST BE SUBMITTED MEETING ALL THE DEVELOPMENT PLAN AND STREAMSIDE OVERLAY REVIEW CRITERIA.
3. GEOHAZARD REPORT NOT REQUIRED UNTIL A SPECIFIC DEVELOPMENT PLAN (WITH SITE USES, BUILDINGS, ETC.) IS SUBMITTED.
4. ALL PROPOSED 3:1 SLOPES TO BE REVEGETATED AND MATTED IF PERMANENT OR CRIMPED AND SEEDED IF FUTURE LAND DEVELOPMENT WILL REQUIRE DISTURBANCE FOR LANDSCAPE AND IRRIGATION INSTALLATION (TYPICAL). SEE "LOW GROW GRASS MIX" BELOW.
5. ADJACENT WESTERLY AND SOUTHERLY DRAINAGE CORRIDOR IMPROVEMENTS TO BE ANALYZED AND IDENTIFIED WITH FUTURE DETAILED SITE DEVELOPMENT FINAL DRAINAGE REPORT.



KEY MAP  
1" = 100'

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER BY A 1/2" I.D. IRON PIPE IN A 5" CONCRETE COLLAR, PER THE MONUMENT RECORD FILED ON FEBRUARY 6, 1995 AND ON THE SOUTH END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "LWA PLS 28658" IS ASSUMED TO BEAR S00°41'24"E, A DISTANCE OF 2095.30 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF VAN BUREN STREET, AS PLATTED IN INDIAN HILLS VILLAGE, RECORDED UNDER RECEPTION NO. 204192335, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S89°28'56"W ON THE NORTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET, A DISTANCE OF 643.79 FEET TO THE NORTHEAST CORNER OF SAID VAN BUREN STREET, SAID POINT BEING ON THE SOUTHERLY BOUNDARY LINE OF LYON ESTATES RECORDED UNDER RECEPTION NO. 21874169, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE WESTERLY AND SOUTHERLY RIGHT OF WAY LINES OF SAID VAN BUREN STREET THE FOLLOWING (2) TWO COURSES:

- 1) S00°31'04"E, A DISTANCE OF 55.00 FEET;
- 2) N89°28'56"E, A DISTANCE OF 43.48 FEET TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 212038096;

THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID TRACT OF LAND THE FOLLOWING (4) FOUR COURSES:

- 1) ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N83°56'25"E, HAVING A DELTA OF 175°9'43", A RADIUS OF 2817.79 FEET AND A DISTANCE OF 916.41 FEET TO A POINT OF TANGENT;
- 2) S24°51'51"E, A DISTANCE OF 286.59 FEET;
- 3) S65°56'42"W, A DISTANCE OF 97.54 FEET;
- 4) S03°18'18"W, A DISTANCE OF 0.26 FEET TO THE NORTHEASTERLY CORNER OF TRACT A, AS PLATTED IN BROADVIEW RANCH, RECORDED IN PLAT BOOK B-3 AT PAGE 19;

THENCE ON THE NORTHERLY BOUNDARY LINE OF SAID TRACT A THE FOLLOWING (5) FIVE COURSES:

- 1) N75°36'42"W, A DISTANCE OF 99.98 FEET;
- 2) S25°45'41"W, A DISTANCE OF 57.04 FEET;
- 3) S82°47'34"W, A DISTANCE OF 397.42 FEET;
- 4) N62°03'55"W, A DISTANCE OF 57.49 FEET;
- 5) S86°48'28"W, A DISTANCE OF 155.37 FEET;

THENCE N03°10'51"W, A DISTANCE OF 36.84 FEET;

THENCE N23°12'23"E, A DISTANCE OF 88.61 FEET TO THE SOUTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2758 AT PAGE 665;

THENCE ON THE EASTERLY BOUNDARY LINE OF SAID TRACT OF LAND THE FOLLOWING (11) ELEVEN COURSES:

- 1) N23°12'23"E, A DISTANCE OF 73.50 FEET;
- 2) N14°20'52"W, A DISTANCE OF 73.00 FEET;
- 3) N64°20'55"W, A DISTANCE OF 437.00 FEET;
- 4) N68°35'55"W, A DISTANCE OF 106.00 FEET;
- 5) N21°05'55"W, A DISTANCE OF 345.00 FEET;
- 6) S70°54'05"W, A DISTANCE OF 98.00 FEET;
- 7) N45°05'55"W, A DISTANCE OF 180.00 FEET;
- 8) N02°20'55"W, A DISTANCE OF 80.00 FEET;
- 9) N41°45'55"W, A DISTANCE OF 51.00 FEET;
- 10) N02°05'55"W, A DISTANCE OF 152.00 FEET;
- 11) N51°35'55"W, A DISTANCE OF 84.39 FEET;

THENCE N89°28'56"E, A DISTANCE OF 838.92 FEET TO THE SOUTHWESTERLY CORNER OF SAID LYON ESTATES; THENCE CONTINUING N89°28'56"E ON THE SOUTHERLY BOUNDARY LINE OF SAID LYON ESTATES, A DISTANCE OF 450.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 29.542 ACRES.

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED ON THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER BY A 1/2" I.D. IRON PIPE IN A 5" CONCRETE COLLAR, PER THE MONUMENT RECORD FILED ON FEBRUARY 6, 1995 AND ON THE SOUTH END BY A NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "LWA PLS 28658" IS ASSUMED TO BEAR S00°41'24"E, A DISTANCE OF 2095.30 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO THE NORTHEAST CORNER OF VAN BUREN STREET, AS PLATTED IN INDIAN HILLS VILLAGE, RECORDED UNDER RECEPTION NO. 204192335, RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S00°41'24"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID VAN BUREN STREET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING S00°41'24"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1038.09 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF A TRACT OF LAND RECORDED UNDER RECEPTION NO. 212038096;

THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID TRACT OF LAND THE FOLLOWING (3) THREE COURSES:

- 1) S85°56'42"W, A DISTANCE OF 176.75 FEET;
- 2) N42°43'18"W, A DISTANCE OF 286.59 FEET TO A POINT OF CURVE;
- 3) ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 174°7'08", A RADIUS OF 2817.79 FEET AND A DISTANCE OF 872.83 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET;

THENCE N89°28'56"E ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID VAN BUREN STREET, A DISTANCE OF 493.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 9.092 ACRES.

CONTAINING A CALCULATED TOTAL AREA OF 38.634 ACRES

**SITE DATA:**

OWNER/DEVELOPER: MVS DEVELOPMENT COMPANY  
10217 EDITH BOULEVARD NE  
ALBUQUERQUE, NM, 87113  
(505) 553-4218  
MR. TED WATERMAN

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 NORTH CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903  
(719) 785-0790

DEVELOPMENT SCHEDULE: SPRING 2019

SITE ACREAGE: 37.8 ACRES  
TAX SCHEDULE #: 74012-00-008, 74012-00-009, 74012-00-010  
EXISTING USE: VACANT  
EXISTING ZONING: PUD SS  
USE: THIS SITE IS TO REMAIN VACANT, THIS APPROVAL ONLY ALLOWS THE SITE TO BE GRADED. THE PROPERTY IS WITHIN STREAMSIDE OVERLAY AND REQUIRES A DEVELOPMENT PLAN APPROVAL PRIOR TO ANY GRADING ON-SITE.

MASTER PLAN: MESA SPRINGS COMMUNITY PLAN  
PUD PLAN: MVS CENTENNIAL PUD (CPC PUD 0-00178)

**SHEET INDEX:**

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



AR DP 18-00850

<p><b>CLASSIC</b> CONSULTING ENGINEERS &amp; SURVEYORS</p>	<b>MVS CENTENNIAL DEVELOPMENT PLAN</b> TITLE SHEET		
	DESIGNED BY: KRC	SCALE: (H) 1"= 100'	
DRAWN BY: KC		CHECKED BY: (V) 1"= N/A	SHEET: 1 OF 2
JOB NO. 2545.00			

FIGURE 7

N:\254500\DRAWINGS\STATE\RECORDING\25-6005-00-C08.dwg, 2/1/2019 1:17:45 PM, 1/1

