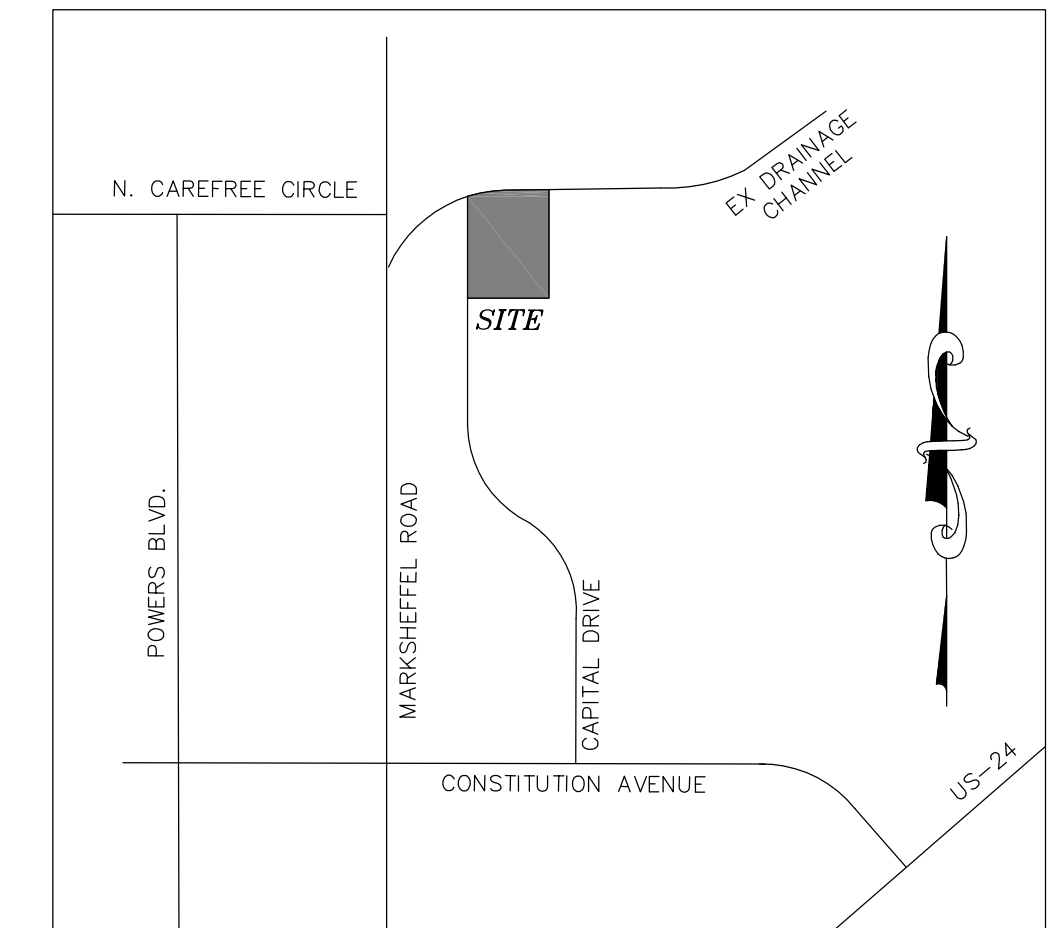
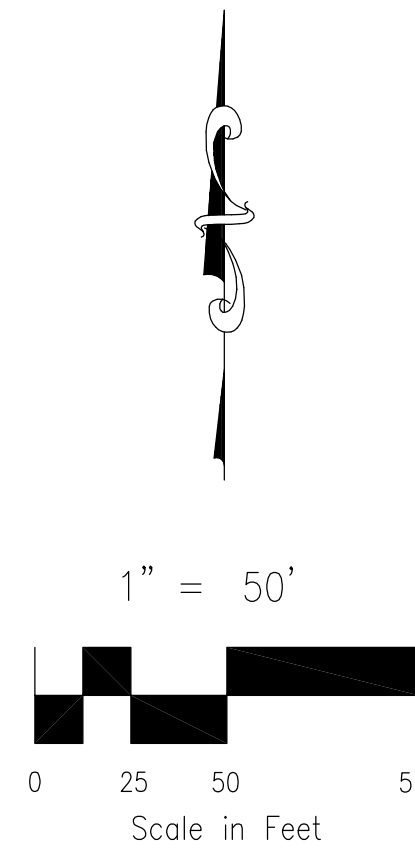


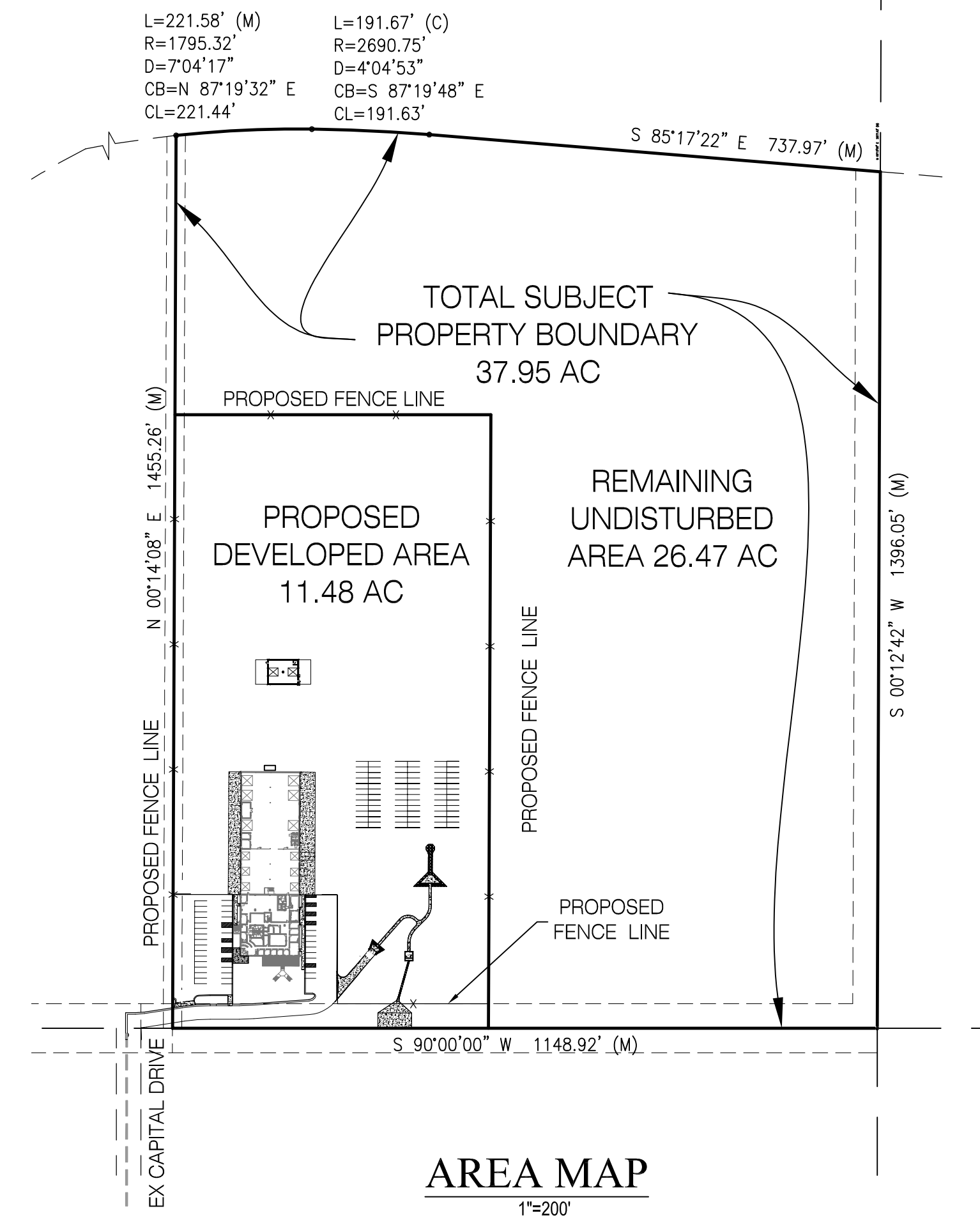
TIMBERLINE STORAGE YARD - SITE PLAN, GRADING AND DRAINAGE PLAN

EL PASO COUNTY, STATE OF COLORADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,



VICINITY MAP
N.T.S.



AREA MAP
1"=200'

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

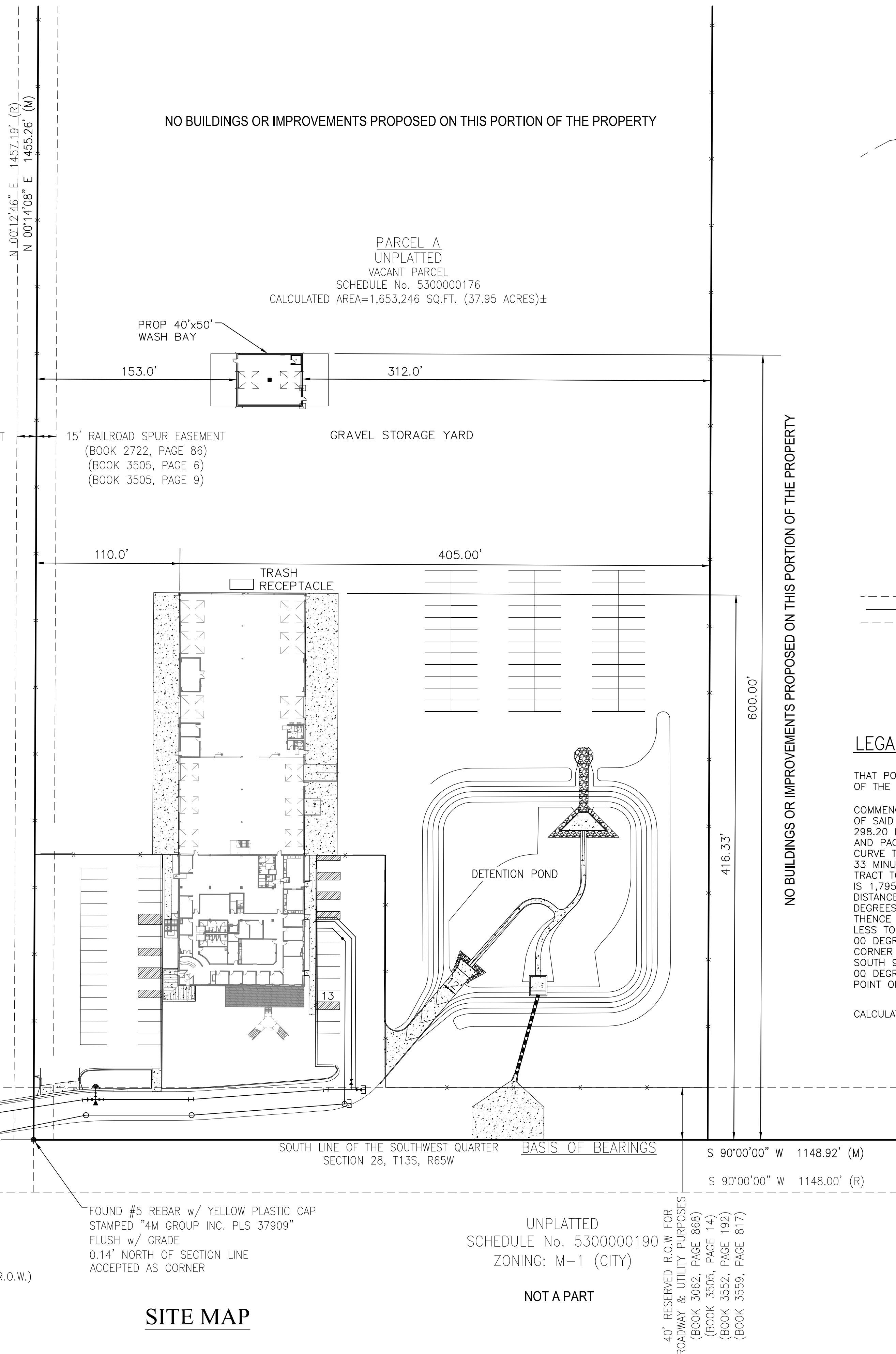
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST A DISTANCE OF 298.20 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTHEASTERLY AND EASTERLY ON SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 33 MINUTES 20 SECONDS AN ARC DISTANCE OF 1,991.47 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE ON THE LAST MENTIONED CURVE, WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 39 SECONDS AN ARC DISTANCE OF 217.59 FEET; THENCE ON A SPIRAL CURVE, WHOSE LONG CHORD BEARS SOUTH 85 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 195.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 25 MINUTES 17 SECONDS EAST A DISTANCE OF 738.04 FEET MORE OR LESS TO INTERSECT THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 1,395.80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,148.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 1,457.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

CONTACTS

- OWNER:** TIMBERLINE LANDSCAPING, INC.
3499 CAPITAL DRIVE
COLORADO SPRINGS, CO 80939
- CIVIL ENGINEER:** MS CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE. STE 306
COLORADO SPRINGS, CO 80903
VIRGIL A. SANCHEZ, P.E.
719-491-0818
- WATER AND WASTEWATER:** CHEROKEE METROPOLITAN DISTRICT
6250 PALMER PARK BOULEVARD
COLORADO SPRINGS, CO 80915-1721
JONATHAN SMITH
719-597-5080
- COUNTY ENGINEER:** EL PASO COUNTY
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, COLORADO 80910
GILBERT LAFORECE, P.E.
719-520-7945
- FIRE DEPARTMENT:** OMARRON HILLS FIRE DEPARTMENT
1835 TUSKEGEE PLACE
COLORADO SPRINGS, CO 80915
719-591-0960
- TELEPHONE COMPANY:** U.S. WEST COMMUNICATIONS (LOCATORS)
800-922-1987
AT&T (LOCATORS)
719-635-3674

PAGE INDEX	
1 OF 3	COVER SHEET
2 & 3 OF 3	GRADING & EROSION CONTROL



SITE MAP

NO BUILDINGS OR IMPROVEMENTS PROPOSED ON THIS PORTION OF THE PROPERTY

NO BUILDINGS OR IMPROVEMENTS PROPOSED ON THIS PORTION OF THE PROPERTY

PARCEL A
UNPLATTED
VACANT PARCEL
SCHEDULE No. 5300000176
CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

UNPLATTED
SCHEDULE No. 5300000552
ZONING: I-3 (COUNTY)
NOT A PART

UNPLATTED
SCHEDULE No. 5300000190
ZONING: M-1 (CITY)
NOT A PART

40' RESERVED R.O.W FOR
ROADWAY & UTILITY PURPOSES
(BOOK 3062, PAGE 868)
(BOOK 3505, PAGE 14)
(BOOK 3552, PAGE 192)
(BOOK 3559, PAGE 817)

FOUND #5 REBAR w/ YELLOW PLASTIC CAP
STAMPED "4M GROUP INC. PLS 37909"
FLUSH w/ GRADE
0.14' NORTH OF SECTION LINE
ACCEPTED AS CORNER

LOT 7
MARKSHEFFEL INDUSTRIAL
PARK
SCHEDULE No.
5333201007
ZONING: I-3 (COUNTY)

TIMBERLINE STORAGE YARD

SITE PLAN, GRADING AND DRAINAGE PLAN

PROJECT NO. 43-095
SCALE: HORIZONTAL: N/A
VERTICAL: N/A

DESIGNED BY: GW
DRAWN BY: GW
CHECKED BY: N/A

DATE: 6/01/2018
SHEET 1 OF 3
GR01

20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.

VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160

NO. DATE: BY: DESCRIPTION: APPROVED BY: DATE:

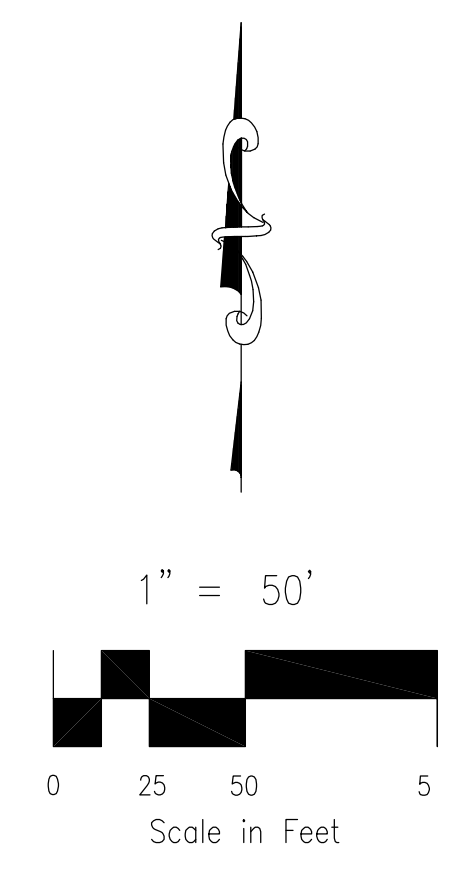
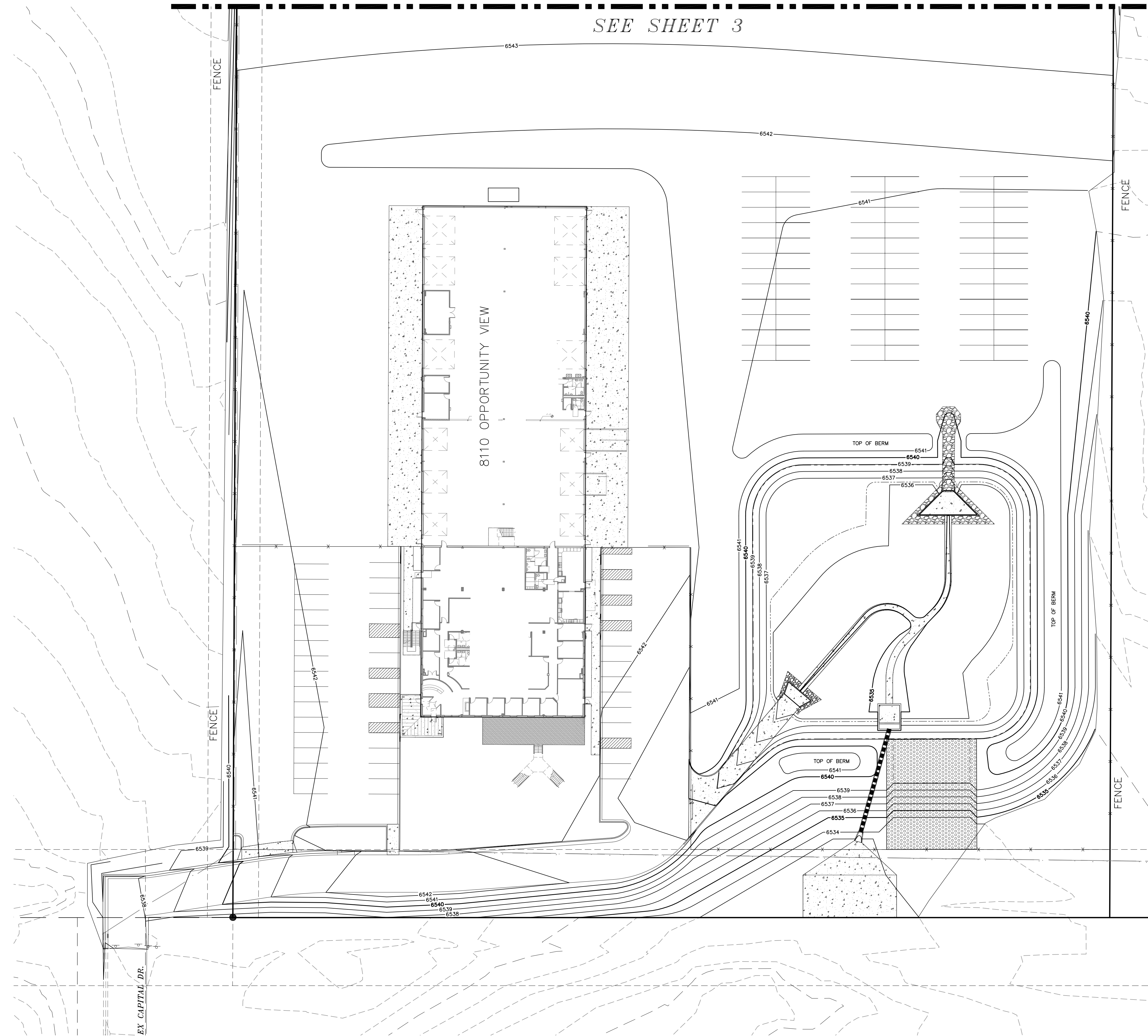
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CAUTION

TIMBERLINE STORAGE YARD

SITE PLAN, GRADING AND DRAINAGE PLAN

SEE SHEET 3



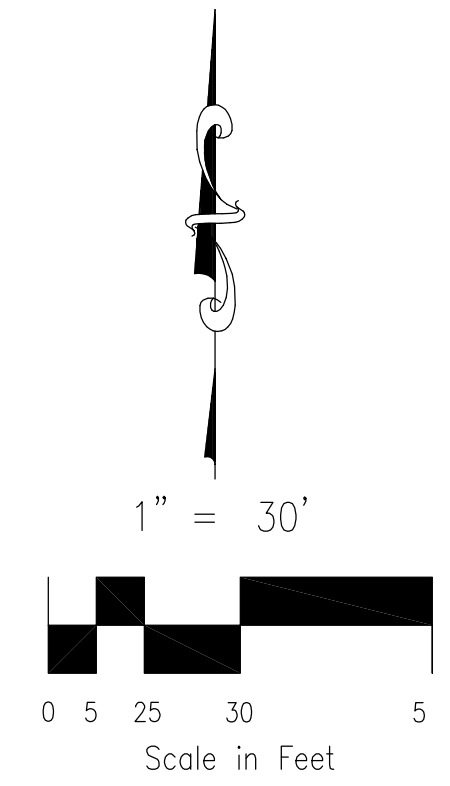
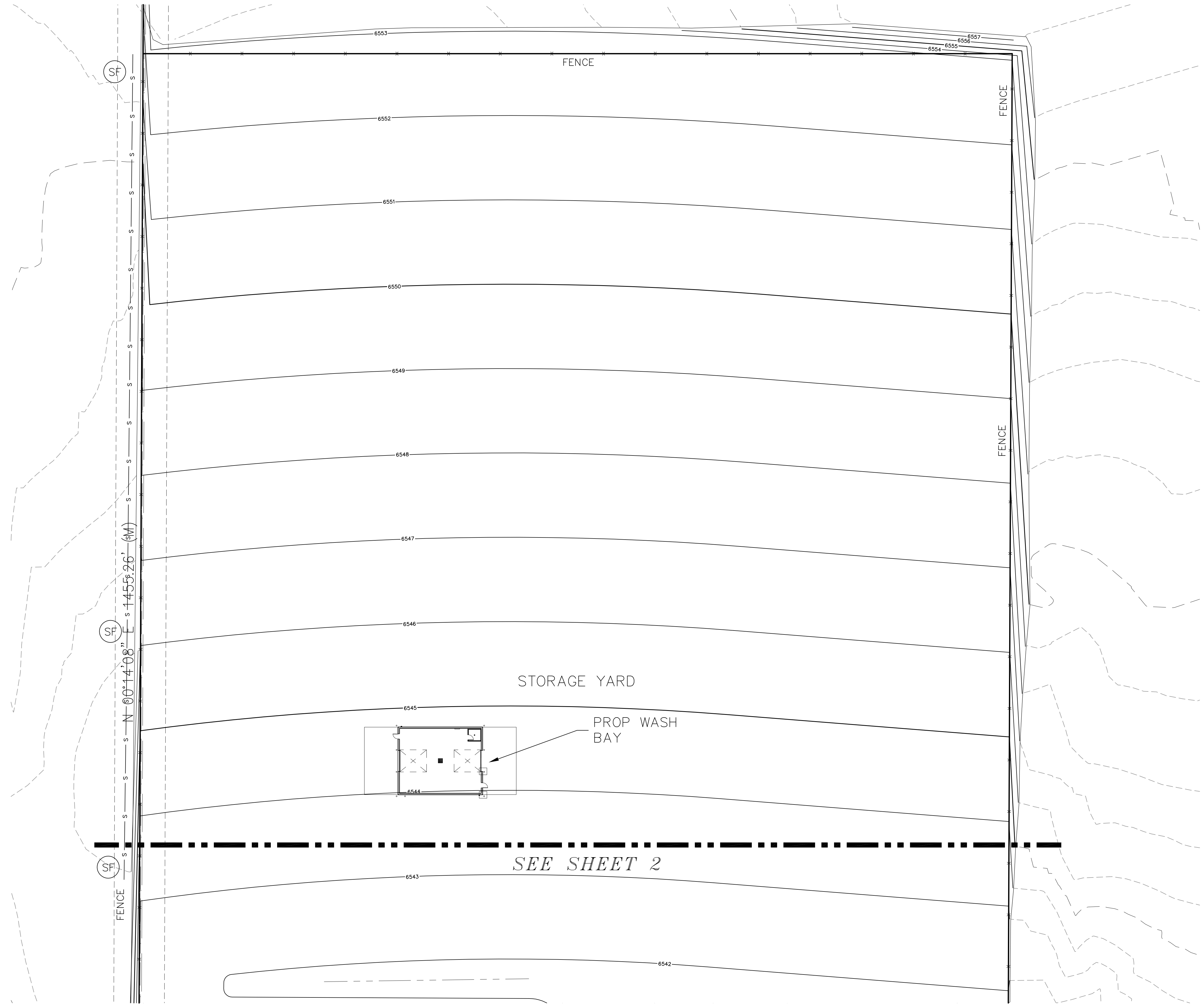
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REVISIONS: NO. DATE BY DESCRIPTION APPROVED BY DATE		M&S CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.5485	TIMBERLINE STORAGE YARD	
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.			SITE PLAN, GRADING AND DRAINAGE PLAN	
CAUTION		PROJECT NO. 43-095		DATE: 6/01/2018
DESIGNED BY: GW		SCALE: HORIZONTAL: 1"=50'		SHEET 2 OF 3
DRAWN BY: GW		VERTICAL: N/A		
CHECKED BY:		N/A		GR02

EL PASO COUNTY FILE NO. PPR 17-018

TIMBERLINE STORAGE YARD

SITE PLAN, GRADING AND DRAINAGE PLAN



File: 0:\43095A\Tim Enrick\eng\Draw Plans\Grading Plan with Wash Bay\43095 Grading Plan WASH BAY.dwg Plotstamp: 6/1/2018 8:24 AM

TIMBERLINE STORAGE YARD	
SITE PLAN, GRADING AND DRAINAGE PLAN	
PROJECT NO. 43-095	DATE: 6/01/2018
DESIGNED BY: GW	SCALE: HORIZONTAL: 1"=50'
DRAWN BY: GW	VERTICAL: N/A
CHECKED BY: VAS	
 CIVIL CONSULTANTS, INC. 20 BOULDER CRESCENT, SUITE 110 COLORADO SPRINGS, CO 80903 PHONE: 719.555.4485	
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.	
VIRGIL A. SANCHEZ, COLORADO P.E. NO. 37160	
REVISIONS: NO. DATE BY: DESCRIPTION APPROVED BY: DATE:	THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CAUTION