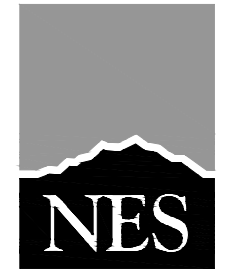


SITE DATA TABLE

PROPOSED AREA:	4.78 ACRES
TOTAL AREA:	6.76 ACRES
EXISTING ZONE:	CC
PARCEL NUMBER:	5406114001
SINGLE FAMILY DETACHED (55' X 91.5")	24 Lots ~ 48 Units

Maverick Townes - Early Budget Take-offs

Description	Quantity	Unit	Label
Earthwork	1	Count	Mob. - Earthwork
Earthworks	2,480	cu yd	Strip 4" Topsoil
Earthworks	22,541	cu yd	3' Average Cut
Roads / Parking	1,078	ft	10' Sawcut R & R Asphalt
Roads / Parking	1,353	sq yd	Pvm't - 4 on 6
Roads / Parking	1,891	ft	2' T Cap
Roads / Parking	7	Count	Ped Ramp
Roads / Parking	8	Count	^2 Return
Sanitary	1	Count	Connect to Exist, Sanitary
Sanitary	1,075	ft	8" PVC sewer
Sanitary	6	Count	MH
Storm	1	Count	Pond
Storm	6	Count	10' Type R
Storm	8	Count	MH
Storm	113	ft	42" RCP
Storm	238	ft	36" RCP
Storm	244	ft	18" RCP
Street	2	Count	X-Pan & Return
Street	900	ft	Type 5 Curb
Street	934	ft	5' Sidewalk
Utilities	1	Count	Mob. - Wet Utilities
Water	1	Count	2" Meter
Water	2	Count	FH
Water	4	Count	8" Bend
Water	4	Count	Connect to Exist, Water
Water	12	Count	8" GV
Water	660	ft	8" PVC water



N.E.S. Inc.
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Colorado Springs, CO 80903
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Fax 719.471.0267
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CONSTITUTION TOWNES

2477 PETERSON RD

DATE: 4.22.2026
PROJECT MGR: JA
PREPARED BY: BB

SITE LAYOUT

DATE:	BY:	DESCRIPTION:

CONCEPT #1

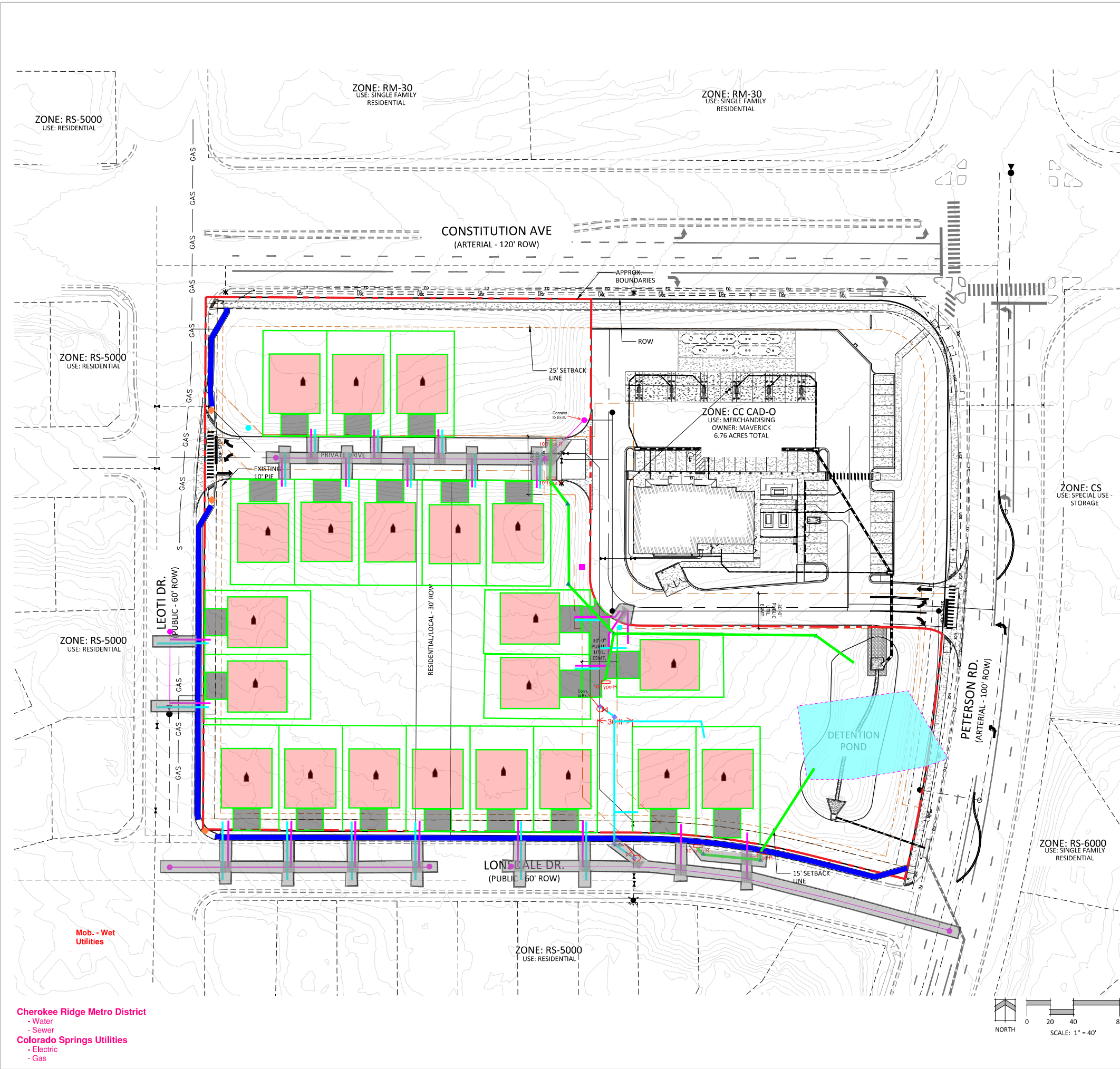
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OF

CPC #

P:\Pro Terra\Constitution Townes\Drawings\Planning\SD\Constitution Townes\Setback Lines.dwg [24x36] 4/21/2026 4:59:13 PM abbdgr

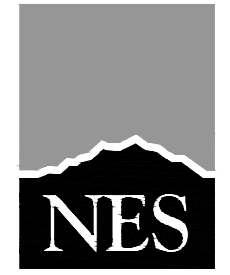
- Cherokee Ridge Metro District**
- Water
 - Sewer
- Colorado Springs Utilities**
- Electric
 - Gas



SITE DATA TABLE

PROPOSED AREA:	4.78 ACRES
TOTAL AREA:	6.76 ACRES
EXISTING ZONE:	CC
PARCEL NUMBER:	5406114001
SINGLE FAMILY DETACHED (55' X 91.5")	21 Lots ~ 42 Units

Maverick Townes - Early Budget - No Roads				
Description	Quantity	Unit	Label	
Earthwork	1	Count	Mob. - Earthwork	
Earthworks	2,480	cu yd	Strip 4" Topsoil	
Earthworks	22,541	cu yd	3' Average Cut	
Misc	21	Count	Lot	
Roads / Parking	1,664	ft	10' Sawcut R & R Asphalt	
Roads / Parking	2,672	ft	2' T Cap	
Roads	3	Count	Ped Ramp	
Sanitary	8	Count	MH	
Storm	1	Count	Pond	
Storm	5	Count	10' Type R	
Storm	6	Count	MH	
Storm	85	ft	36" RCP	
Storm	229	ft	18" RCP	
Storm	277	ft	24" RCP	
Street	964	ft	5' Sidewalk	
Utilities	1	Count	2" Meter	
Utilities	1	Count	Connect to Exist, Sanitary	
Utilities	1	Count	Mob. - Wet Utilities	
Utilities	2	Count	8" GV	
Utilities	2	Count	Connect to Exist, Water	
Utilities	2	Count	FH	
Utilities	4	Count	8" Bend	
Utilities	146	ft	8" PVC water	
Utilities	742	ft	4" SS Service	
Utilities	780	ft	3/4" Water Service	
Utilities	958	ft	8" PVC sewer	



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CONSTITUTION TOWNES

2477 PETERSON RD

DATE: 4.22.2026
 PROJECT MGR: JA
 PREPARED BY: BB

SITE LAYOUT

DATE:	BY:	DESCRIPTION:

CONCEPT #1

L1.00

OF

CPC #

P:\Pro Terra\Constitution Townes\Drawings\Planning\SD\Constitution Townes-Setback Line.dwg [24x36] 4/17/2026 4:59:13 PM abbdgfr

- Cherokee Ridge Metro District**
- Water
 - Sewer
- Colorado Springs Utilities**
- Electric
 - Gas

