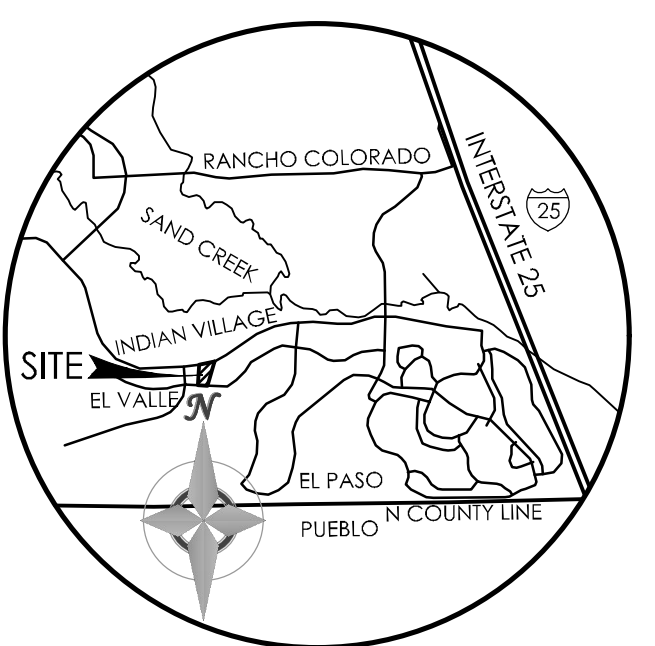


LEGEND

<p>----- PROPERTY LINE</p> <p>----- EASEMENT LINE</p> <p>----- LOT LINE</p> <p>----- BUILDING SETBACK LINE</p> <p>----- ADJACENT PROPERTY LINE</p> <p>EXISTING</p> <p>---5985--- INDEX CONTOUR</p> <p>---84--- INTERMEDIATE CONTOUR</p> <p>CONCRETE AREA</p> <p>ASPHALT AREA</p> <p>CURB AND GUTTER</p> <p>BUILDING/ BUILDING OVERHANG</p> <p>SIGN</p> <p>CHAIN LINK FENCE</p> <p>TREE (EVERGREEN/DECIDUOUS)</p> <p>SHRUB</p> <p>ROCK</p> <p>12" W (PVC) (PUBLIC) WATER MAIN</p> <p>W-W WATER SERVICE LINE</p> <p>W-W-W WATER VALVE</p> <p>16544 859-B FIRE HYDRANT</p> <p>10" SAN (PVC) (PUBLIC) SANITARY SEWER MAIN</p> <p>SAN-SAN-SAN SANITARY SEWER SERVICE LINE</p> <p>SAN-SAN-SAN SANITARY SEWER MANHOLE</p> <p>SAN-SAN-SAN SANITARY SEWER CLEANOUT</p> <p>2" GAS (PLASTIC) (PUBLIC) GAS MAIN</p> <p>OVERHEAD ELECTRIC LINE</p> <p>UNDERGROUND ELECTRIC LINE/ MANHOLE</p> <p>UTILITY POLE/GUY WIRE</p> <p>WATER SHUTOFF VALVE/ SPRINKLER BOX</p> <p>ELECTRIC TRANSFORMER/VAULT</p> <p>TELEPHONE PEDESTAL</p> <p>LIGHT POLE</p>	<p>ABBREVIATIONS</p> <p>BLDG EX NO. PUE REC. ROW</p> <p>BUILDING EXISTING NUMBER PUBLIC UTILITY EASEMENT RECEPTION RIGHT-OF-WAY</p> <p>PROPOSED</p> <p>---5985--- INDEX CONTOUR</p> <p>---84--- INTERMEDIATE CONTOUR</p> <p>CONCRETE AREA</p> <p>ASPHALT AREA</p> <p>CURB AND GUTTER</p> <p>BUILDING/ BUILDING OVERHANG</p> <p>SIGN</p> <p>86.0 TW 83.0 FG TOP OF WALL/GRADE AT BOTTOM OF WALL</p> <p>86.85 83.35 TOP OF CURB/FLOWLINE</p> <p>84.26 TSW SPOT ELEVATION</p> <p>FF = 5986.00 FINISHED FLOOR ELEVATION</p> <p>STRIPING AREA</p> <p>12" PVC WATER MAIN (PUBLIC) WATER MAIN</p> <p>1" HDPE WATER SERVICE WATER SERVICE LINE</p> <p>WATER VALVE</p> <p>HYD "A" FIRE HYDRANT</p> <p>10" PVC SANITARY SEWER (PUBLIC) SANITARY SEWER MAIN</p> <p>4" PVC SAN SEWER SERVICE SANITARY SEWER SERVICE LINE</p> <p>MH-1 SANITARY SEWER MANHOLE</p> <p>SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT</p> <p>WATER METER PIT</p> <p>ELECTRIC METER & SERVICE LINE</p> <p>GAS METER & SERVICE LINE</p>
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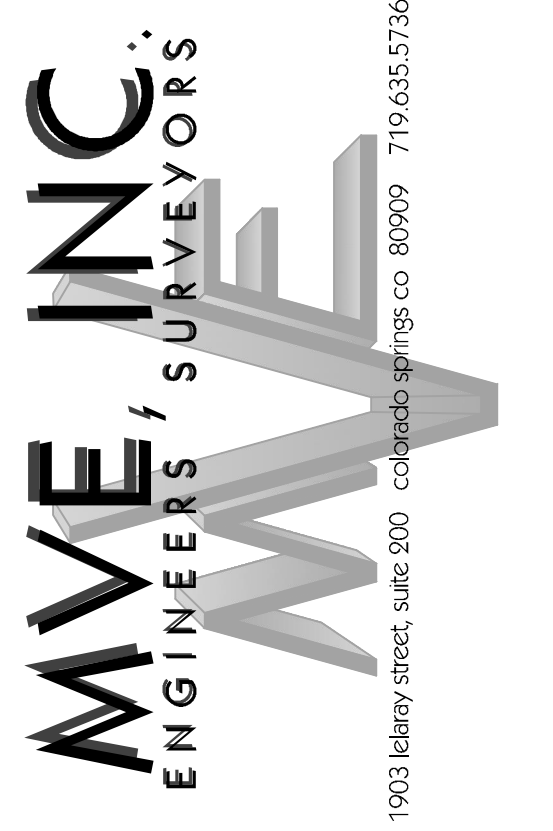
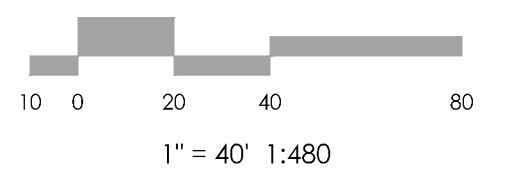
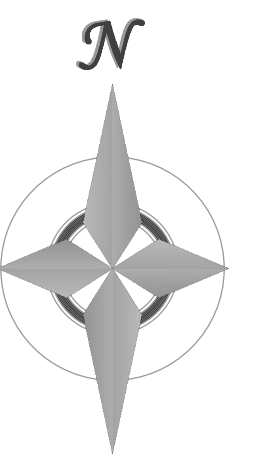
SITE DATA

<p>OWNER</p> <p>JAMES OSTLER 7895 INDIAN VILLAGE HEIGHTS FOUNTAIN CO, 80817 PH (719) 679-7535</p> <p>APPLICANT</p> <p>M.V.E., INC. DAVID R. GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS, CO 80909 PH (719) 435-5736 FAX (719) 435-5450 DAVEG@MVECVIL.COM</p> <p>TAX SCHEDULE NO.</p> <p>5733002004</p> <p>CURRENT ADDRESS</p> <p>19840 EL VALLE VIEW</p> <p>LAND USE</p> <p>CURRENT: RESIDENTIAL PROPOSED: RESIDENTIAL</p> <p>ACREAGE</p> <p>5.73 ± ACRES</p> <p>LEGAL DESCRIPTION</p> <p>LOT 57 VALEROSA VILLAGE FIL NO 1 CONTAINING AN AREA OF 249,813 SF. (5.73 ACRES) MORE OR LESS.</p>	<p>ZONING</p> <p>CURRENT ZONING: MULTI-FAMILY RESIDENTIAL (RR-5)</p> <p>SETBACKS</p> <p>FRONT SETBACK = 20' REAR SETBACK = 25' SIDE SETBACK = 5'</p> <p>MAX BUILDING HEIGHT</p> <p>45'</p> <p>SCHEDULE</p> <p>FALL 2021</p> <p>COVERAGE DATA</p> <table border="0"> <tr> <td>BUILDING (ROOF)</td> <td>7,361 SF</td> <td>(2.95%)</td> </tr> <tr> <td>PAVEMENT</td> <td>2,896 SF</td> <td>(1.16%)</td> </tr> <tr> <td>PASTURE/MEADOW</td> <td>226,879 SF</td> <td>(90.80%)</td> </tr> <tr> <td>GRAVEL</td> <td>12,677 SF</td> <td>(5.07%)</td> </tr> <tr> <td>TOTAL AREA</td> <td>249,813 SF</td> <td>(100.0%)</td> </tr> <tr> <td></td> <td></td> <td>5.73 ± ACRES</td> </tr> </table> <p>PARKING DATA</p> <p>REQUIRED PARKING (5)</p> <p>AUTO REPAIR: 4 SERVICE BAYS @ 1 SPACE PER SERVICE BAY = 4 SPACES</p> <p>REQUIRED HANDICAP:</p> <p>1 TO 25 PARKING SPACES = 1 HANDICAP SPACE</p> <p>PROVIDED PARKING (5)</p> <p>4 STANDARD SPACES 1 HANDICAP SPACE TOTAL = 5 SPACES PROVIDED</p>	BUILDING (ROOF)	7,361 SF	(2.95%)	PAVEMENT	2,896 SF	(1.16%)	PASTURE/MEADOW	226,879 SF	(90.80%)	GRAVEL	12,677 SF	(5.07%)	TOTAL AREA	249,813 SF	(100.0%)			5.73 ± ACRES
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		5.73 ± ACRES																	



VICINITY MAP
NOT TO SCALE

BENCHMARK
FIMS MONUMENT "AG07"
ELEVATION = 6194.1
NATIONAL GEODETIC, VERTICAL, 1929 AND THE 1960
SUPPLEMENTARY ADJUSTMENT.



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

19840 EL VALLE VW

DEVELOPMENT PLAN
SITE PLAN

SP-1 MVE PROJECT 61150
MVE DRAWING DEV-SP

June 30, 2021
SHEET 1 OF 1

NOT A CONSTRUCTION DOCUMENT
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

FLOODPLAIN STATEMENT
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS FLOOD ZONE CLASSIFICATION "X", AN AREA OF MINIMAL FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C1170 G, EFFECTIVE DECEMBER 7, 2018.