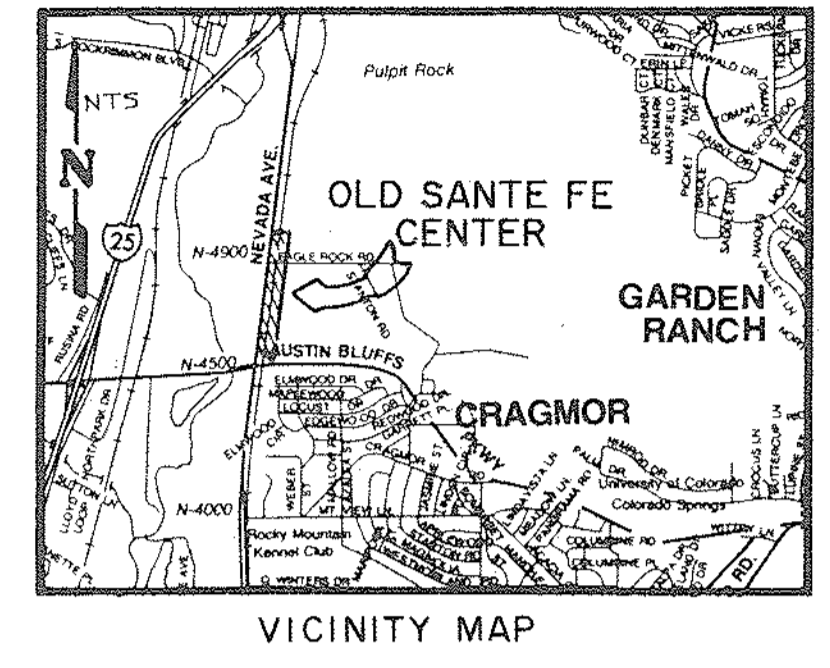
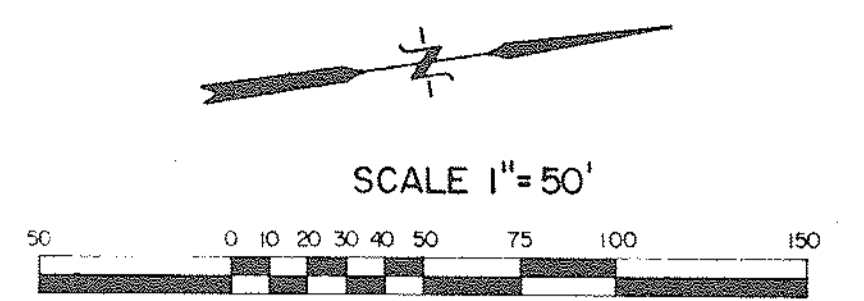


EXISTING

- W- DG WATERLINE WITH VALVE
- S- O SANITARY SEWER W/ MANHOLE
- ST- ST STORM SEWER
- G- GAS MAIN
- OE- OVERHEAD ELECTRIC
- UE- UNDERGROUND ELECTRIC
- OT- OVERHEAD TELEPHONE W/ POLE
- UT- UNDERGROUND TELEPHONE W/ MH

LEGEND



LEGEND

- [Symbol] ASPHALT PAVEMENT-THIS PHASE
- [Symbol] SEEDING W/ EXCELSIOR BLANKET
- [Symbol] STORM SEWER
- [Symbol] RIP RAP
- [Symbol] TREE TO BE REMOVED
- [Symbol] TREE TO BE PLANTED (PINES)
- [Symbol] TREE EXISTING

EROSION CONTROL QUANTITY

Description	Quantity
Seeding	7.29 Ac.
Seeding with Excelsior Blanket	14,327 yds. ²
Rip-Rap (private)	9" Average Depth 83.5 yds. ³

The following seed mixture shall be applied:

Common Name	Botanical Name	Lbs. Pure Live Seed/Acre
Smooth Brome 25%		50
Slender Wheat 20%		
Intermediate Wheat 20%		
Crested Wheat 20%		
Russian Wild Rye 15%		

Fertilizer shall be phosphate and nitrogen, applied at the rate of 50 pounds per acre each. Fertilizer shall be worked into the top 4 inches of soil.

Excelsior blankets shall be 1" thick close weave mesh with a biodegradable plastic mesh. The blanket shall be smolder resistant and non-toxic to humans.

Grading and Erosion Control Plan

- All construction shall be performed in accordance with the latest City of Colorado Springs Specifications.
 - Slopes that exceed 6:1 shall receive an excelsior netting and seeded.
 - Riprap (private) required along east property line in 3:1 ditch and in natural drainage shall be an average of 9" deep, and will be designed in approved Drainage Study.
- Building pads and parking configurations are per Concept Plan and are subject to change.

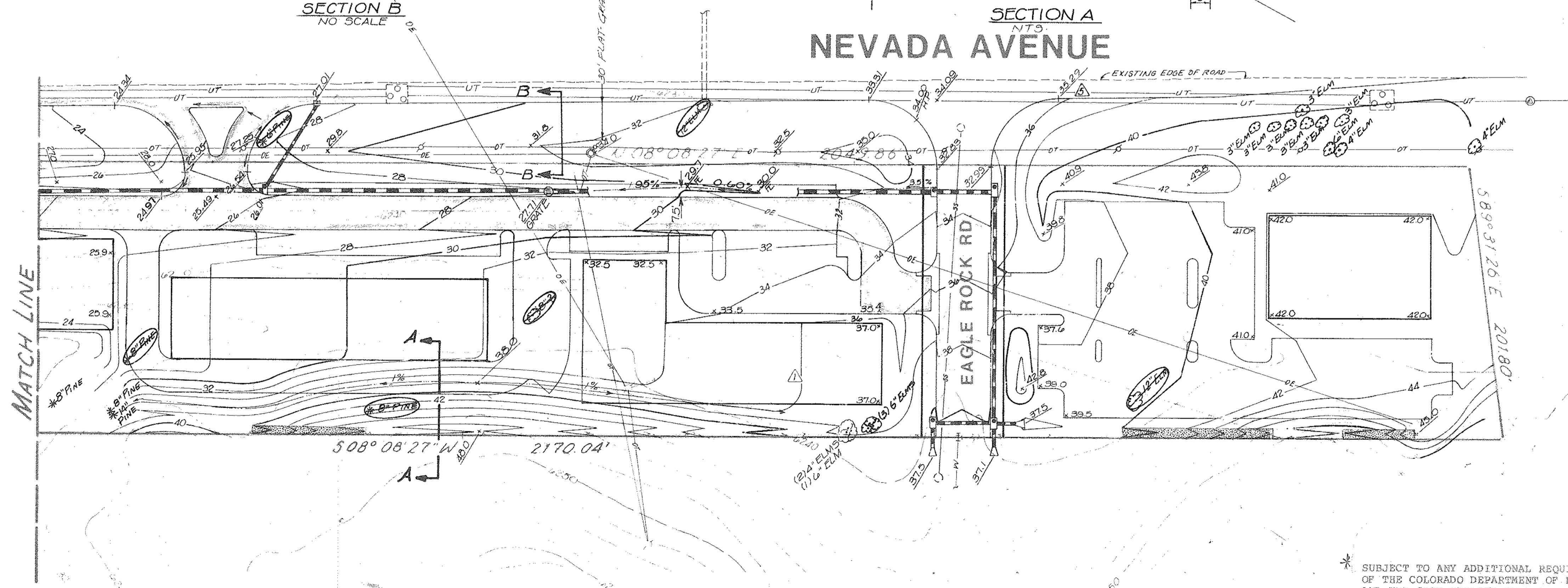
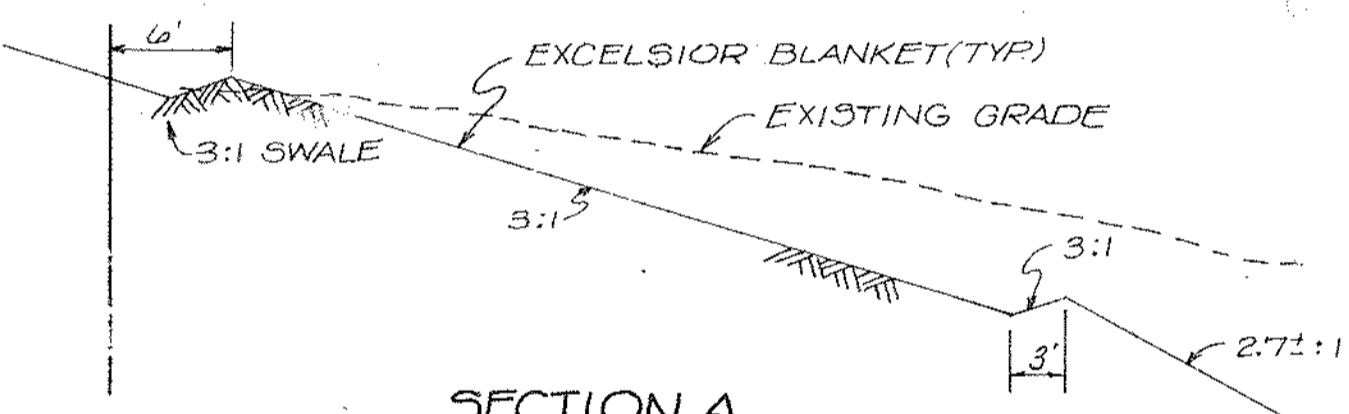
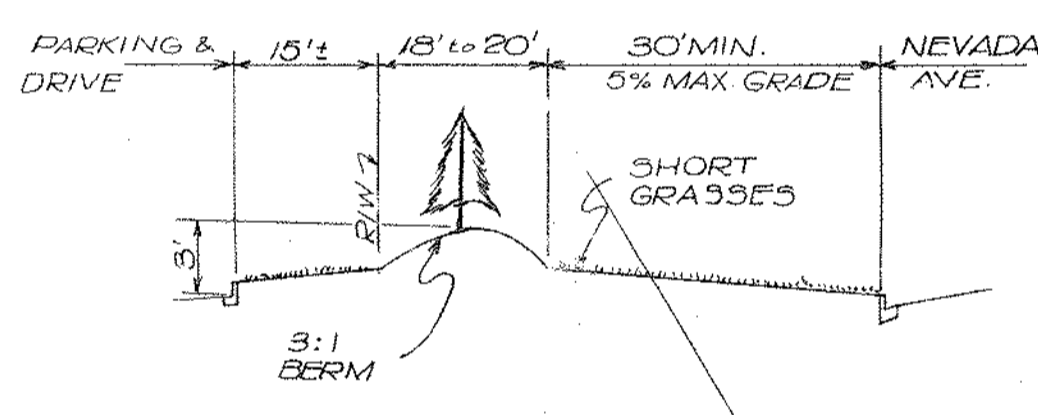
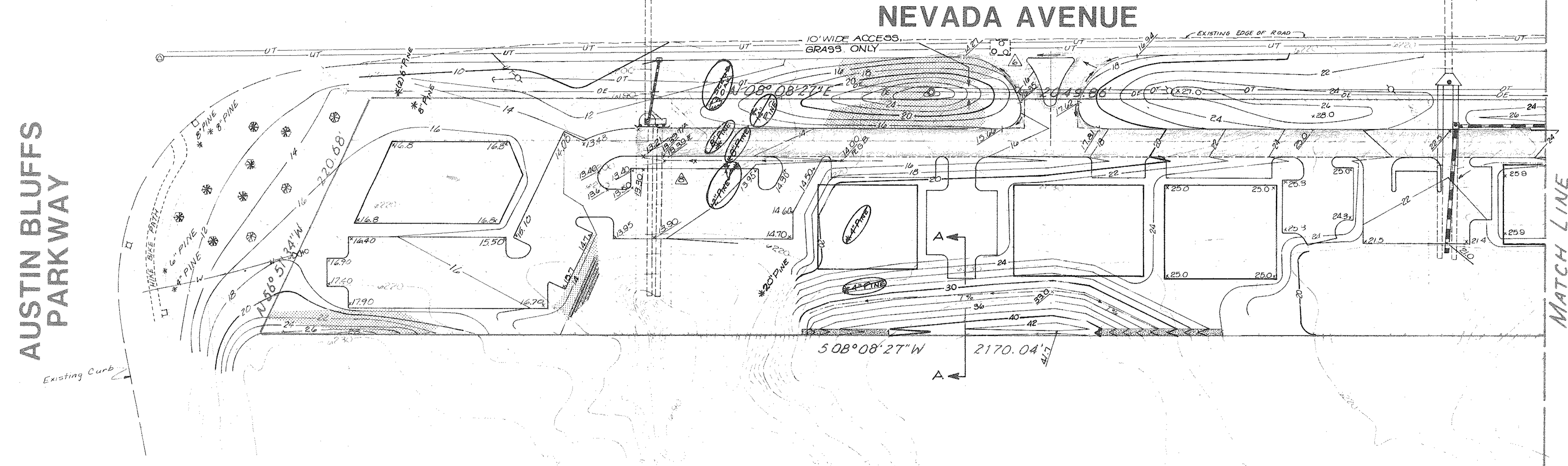
APPROVED
CITY PLANNING DEPARTMENT
10-8-87
James R. Mayall Jr.
PLANNING DIRECTOR

Filed in accordance with "Section 15-3-1501
Enacted as Ord. 32-581 of the Code of the
City of Colorado Springs, as amended"
9-30-87
Date
City Engineer

NO.	DATE	REVISION	BY
1	8-28-87	GRADES @ S. END & BLANKET	JLD
2	7-10-87	GRADES @ PARKING AREA	JLK
3	6-29-87	ADDED EXIST UTILITIES	NER
4	6-19-87	GRADES @ SOUTH ENT.	JLK
5	5-28-87	ADDED ACCEL LANE	NER
6	4-27-87	BLDG. LOCATION & PARKING	ELC
7	4-13-87	REV. EROSION CONTROL, ADJ. PARKING	ELC
8	3-30-87	ADDED EXISTING TREES	NER
9	2-26-87	BLDG. LOCATION	JLK

RECEIVED
OCT 18 1987
CITY PLANNING COMMISSION
MINOR AMENDMENT 1987
CLAWCOGS ENGINEERING ASSOCIATES INC.
1445 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO. 80909
(303) 535-8885

DES	JLK	CK	JLK	NO.	3034.006	SHEET	1
DR	JLK	DATE	2-19-87	3034.006	OF	1	



Work performed in accordance with this Grading Plan will not become a hazard to life and limb, endanger property, or adversely affect the safety, use or stability of a public way, drainage channel, or other property.

Conreal Growth Corporation, the developer/owner, agrees to comply with the requirements of the Grading Plan.

APPROVED BY THE COLORADO SPRING DEPT. OF UTILITIES
ELECTRIC DIVISION FOR GRADING, PERMISSIBLE LANDSCAPING &
CONSTRUCTION IN PUBLIC UTILITY EASEMENTS.
BY: [Signature] DATE: 2/23/87

SUBJECT TO ANY ADDITIONAL REQUIREMENTS OF THE COLORADO DEPARTMENT OF HIGHWAYS AND THE CITY UTILITY DEPARTMENT

BENCHMARK: NORTHEAST BOLT ON BASE OF POWER POLE, APPROXIMATELY 9' NW OF NORTHWEST PROPERTY CORNER NORTH NEVADA BUSINESS PARK NO. 2, (AUSTIN BLUFFS @ NEVADA) ELEVATION = 6209.64

BY: [Signature] DATE: 2-19-87
BY: [Signature] DATE: 2-19-87