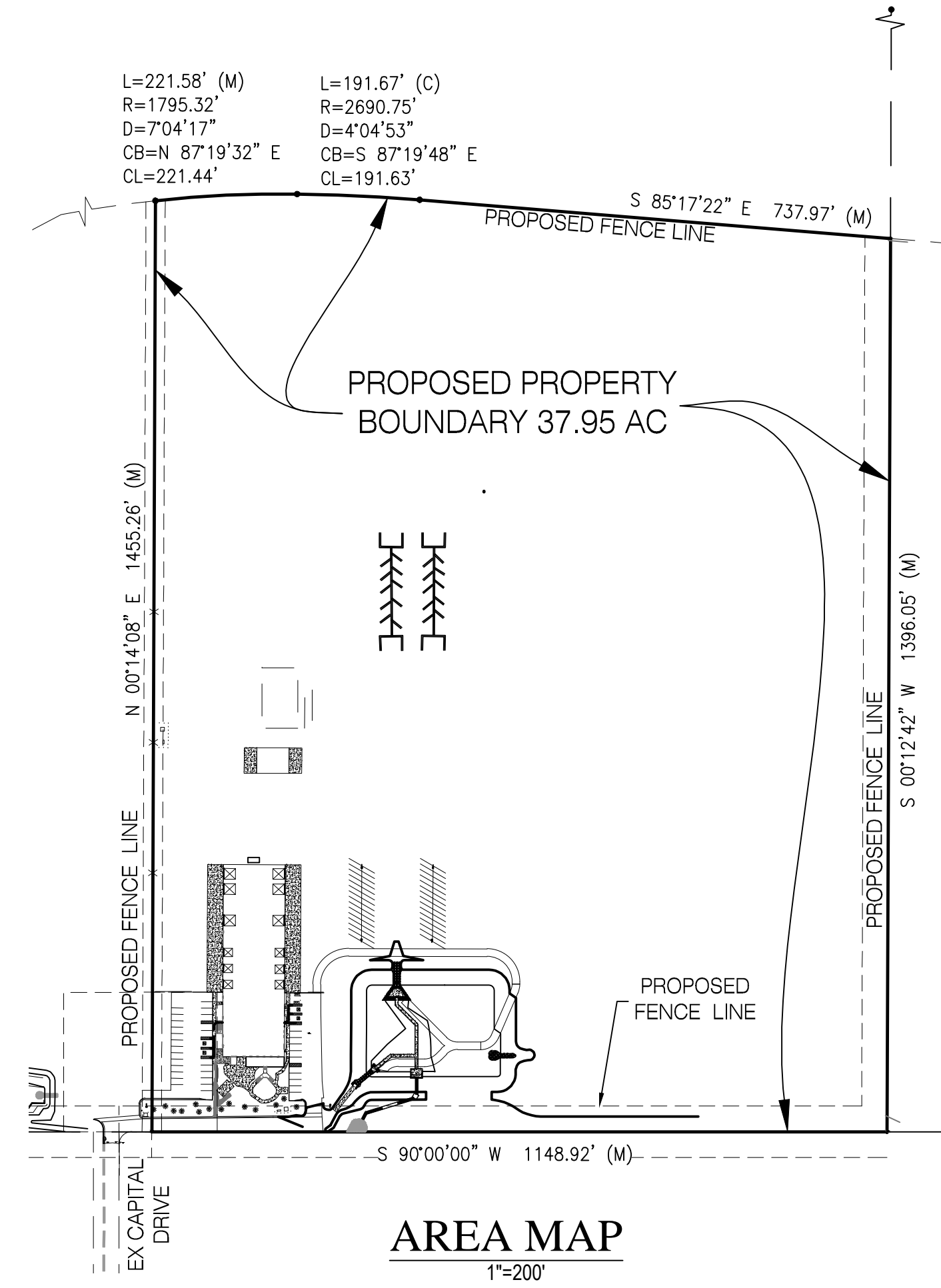
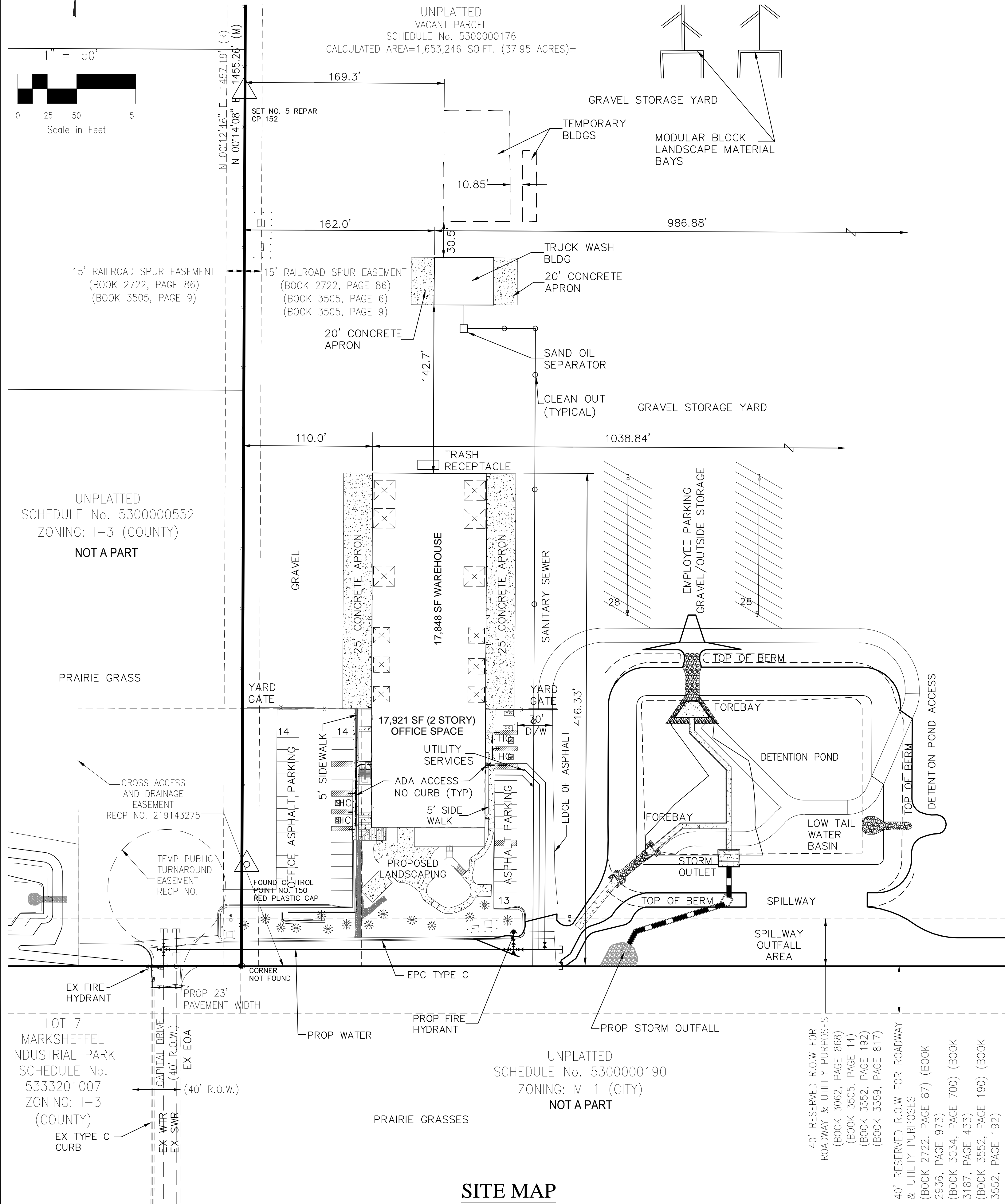


SITE DEVELOPMENT PLAN - TIMBERLINE STORAGE YARD

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



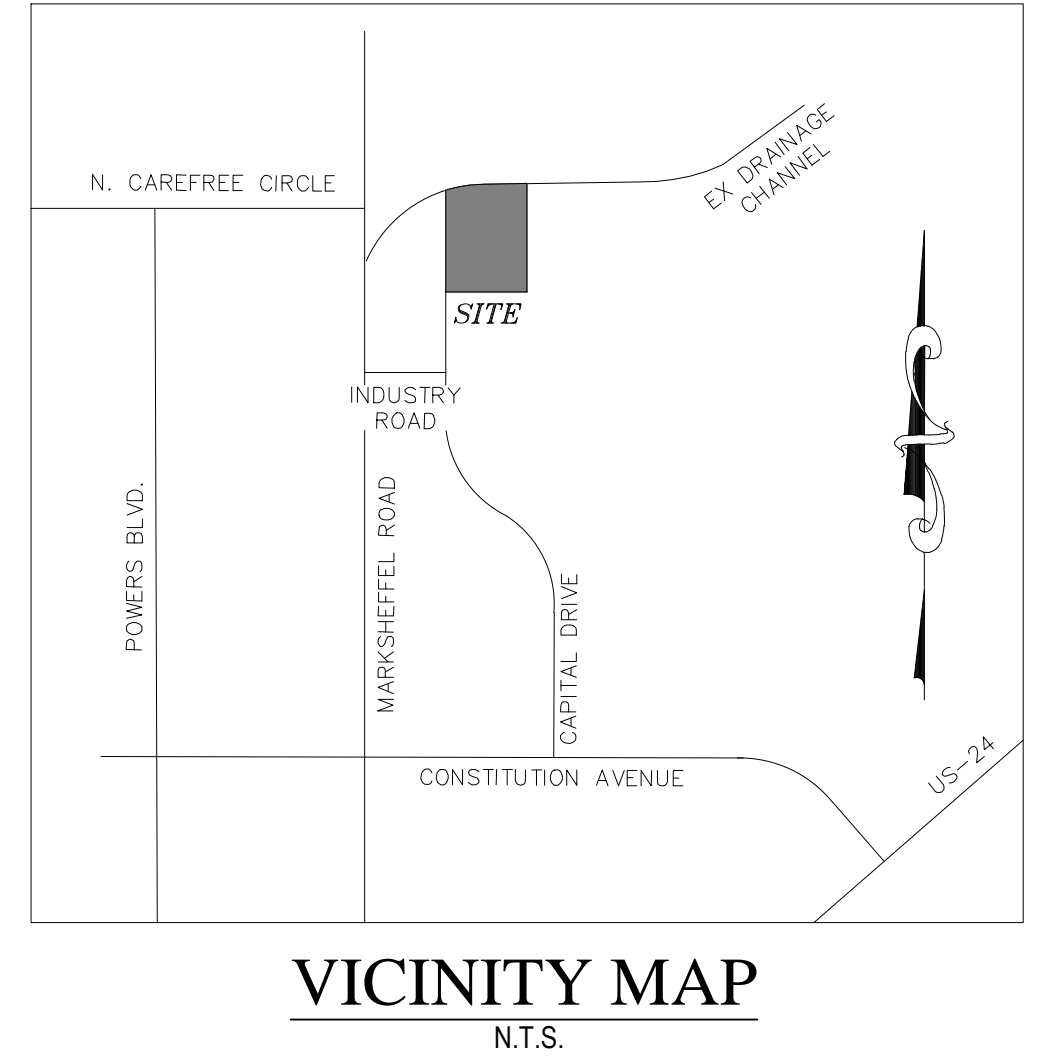
CONTACTS

OWNER	TIMEBERLINE LANDSCAPING, INC. 8110 PORTLANDING VIEW COLORADO SPRINGS, CO 80939
CIVIL ENGINEER	MS CIVIL CONSULTANTS, INC. 102 E. PIKES PEAK AVE. STE 306 COLORADO SPRINGS, CO 80903 MIGUEL 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 719-520-6300
FIRE DEPARTMENT	CHAMARRON 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

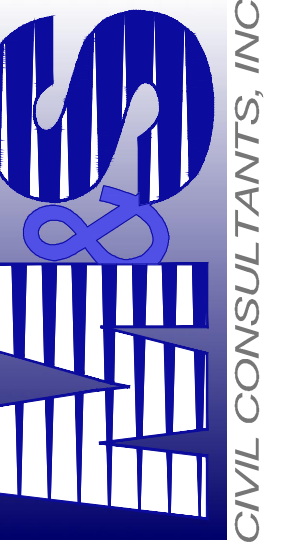
NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATION OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

PAGE INDEX	
1 OF 2	SITE DEVELOPMENT PLAN
2 OF 2	OVERALL SITE DEVELOPMENT PLAN



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

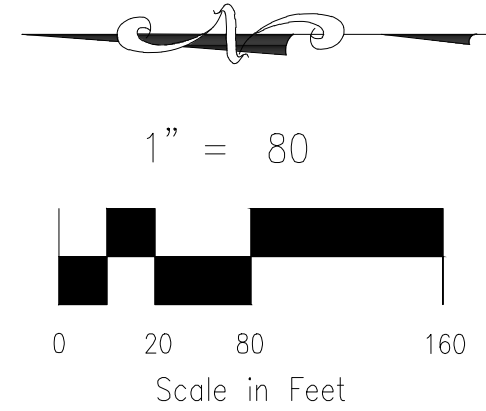


FOR AND ON
BEHALF OF
M&S CIVIL
CONSULTANTS,
INC.

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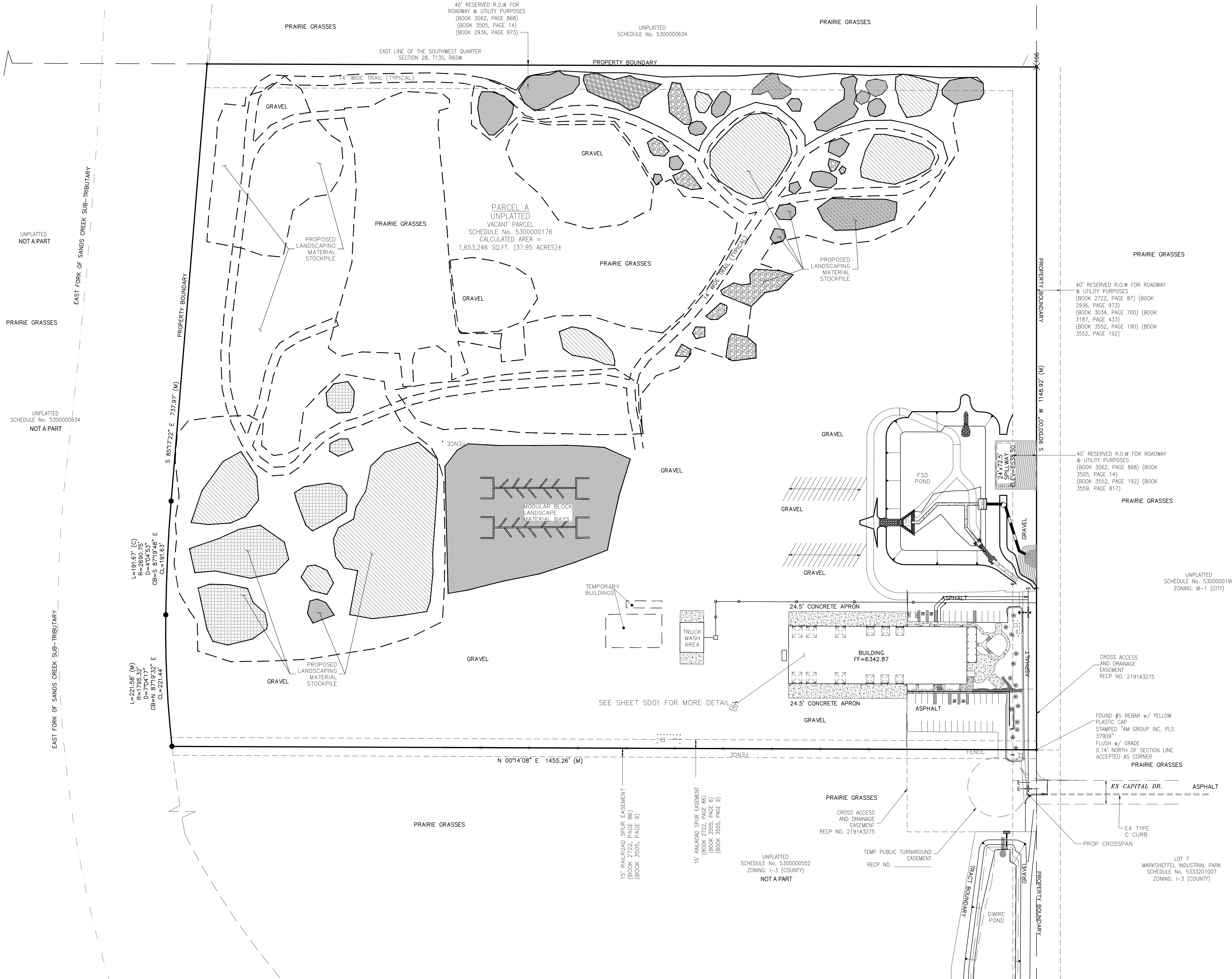
TIMBERLINE STORAGE YARD

SITE DEVELOPMENT PLAN



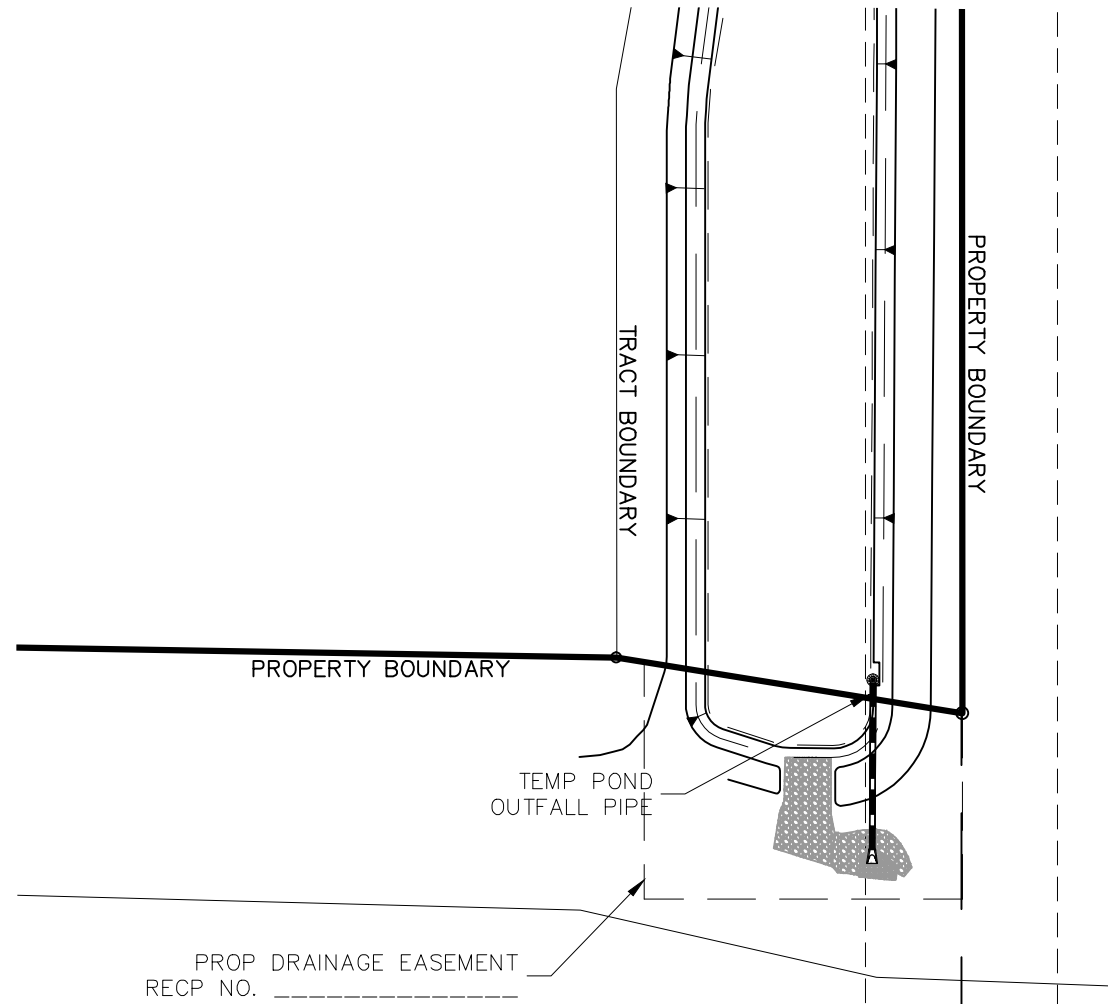
LEGEND

LP	PROPOSED STORM SEWER INLET WITH PIPE
HP	LOW POINT
EX	HIGH POINT
FL	EXISTING FLOWLINE
TC	TOP OF CURB
FG	FINISH GRADE
FF	FINISH FLOOR
TF	TOP OF FOOTING



SEE LEFT

SEE RIGHT



EL PASO COUNTY FILE NO. PPR 19-042

TIMBERLINE STORAGE YARD	
OVERALL SITE DEVELOPMENT PLAN	
PROJECT NO. 43-095	DATE: 03/30/2020
DESIGNED BY: GW	SCALE: HORIZONTAL: 1"=80' VERTICAL: N/A
DRAWN BY: GW	SHEET 2 OF 2
CHECKED BY: VAS	SD02

102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
PHONE: 719.555.5485

CIVIL CONSULTANTS, INC.

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

DAVID 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