

Retreat at TimberRidge

PRELIMINARY PLAN

EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

RETREAT AT TIMBER RIDGE

A PORTION OF SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

A LINE BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4 NW1/4) OF SECTION 27 AND THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW1/4 SW1/4) OF SAID SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 ESI PLS 10376" AND IS ASSUMED TO BEAR S00°54'30"E, A DISTANCE OF 3925.63 FEET;

PARCEL 1

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

THENCE S00°54'30"E ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3925.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE S87°35'00"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1332.78 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1316.78 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE S89°08'28"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, A DISTANCE OF 1326.68 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE N00°30'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE N21°41'10"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1450.84 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID DEED THE FOLLOWING FOUR COURSES:

- N89°40'23"E, A DISTANCE OF 761.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;
- N00°52'58"W ON SAID EAST LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 21;
- N00°37'14"W ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 30.00 FEET;
- S89°40'23"W, A DISTANCE OF 736.82 FEET TO THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN A DEED RECORDED IN BOOK 2678 AT PAGE 431 OF SAID COUNTY RECORDS;

THENCE N21°41'10"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.82 FEET;

THENCE S88°18'50"E, A DISTANCE OF 145.93 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 22°00'47" FOR A LENGTH OF 215.15 FEET TO A POINT OF TANGENT;

THENCE N89°40'23"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 348.92 FEET;

THENCE N88°38'56"E ON A LINE THAT IS 40.00 NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 477.80 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 217111767 OF SAID RECORDS;

THENCE ALONG THE BOUNDARY OF SAID WARRANTY DEED THE FOLLOWING SEVEN COURSES:

- N47°30'42"E, A DISTANCE OF 44.33 FEET;
- N46°50'01"E, A DISTANCE OF 517.38 FEET;
- N56°32'31"E, A DISTANCE OF 489.24 FEET;
- N38°17'19"E, A DISTANCE OF 162.67 FEET;
- N89°41'58"E, A DISTANCE OF 1283.66 FEET;
- S00°18'04"E, A DISTANCE OF 852.14 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21;
- S88°38'37"W ON SAID SOUTH LINE, A DISTANCE OF 1300.52 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 9,891,306 SQ. FEET, OR 227.07 ACRES.

TOGETHER WITH:

PARCEL 2

BEGINNING AT THE EAST 1/16TH CORNER OF SAID SECTION 21 AND 28;

THENCE N89°40'23" ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 499.73 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS RECORDED IN BOOK 30 OF SAID RECORDS;

THENCE S21°41'10"W ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1312.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE N00°41'17"W ON SAID WEST LINE, A DISTANCE OF 1217.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 304,098 SQUARE FEET, OR 6.98 ACRES.

TRACT TABLE

| TRACT | SIZE | USE | OWNERSHIP | MAINTENANCE |
|-------|------------------------|-----------------------------------------------------------|---------------------------|--------------------------------------------------|
| B | 1.296 AC (56,448 SF) | Detention, Water Quality | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| C | 0.065 AC (2,844 SF) | Signage, Landscape | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| D | 0.251 AC (10,955 SF) | Detention, Water Quality | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| E | 0.241 AC (10,500 SF) | Detention, Water Quality | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| F | 17.762 AC (773,713 SF) | Regional & Local Trails, Existing Drainageway, Open Space | TimberRidge MetroDistrict | TimberRidge MetroDistrict + El Paso County Parks |
| G | 4.580 AC (199,518 SF) | Existing Drainageway, Open Space | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| H | 2.279 AC (99,280 SF) | Detention, Water Quality, Local Trail | TimberRidge MetroDistrict | TimberRidge MetroDistrict |
| I | 0.374 AC (16,303 SF) | Regional Trails, Landscape | TimberRidge MetroDistrict | TimberRidge MetroDistrict + El Paso County Parks |
| J | 0.366 AC (15,941 SF) | Regional Trails, Landscape | TimberRidge MetroDistrict | TimberRidge MetroDistrict + El Paso County Parks |
| K | 0.360 AC (15,684 SF) | Regional Trails, Landscape | TimberRidge MetroDistrict | TimberRidge MetroDistrict + El Paso County Parks |

MAINTENANCE NOTES:

- All detention and water quality facilities within Tracts shall be owned and maintained by TimberRidge Metropolitan District.

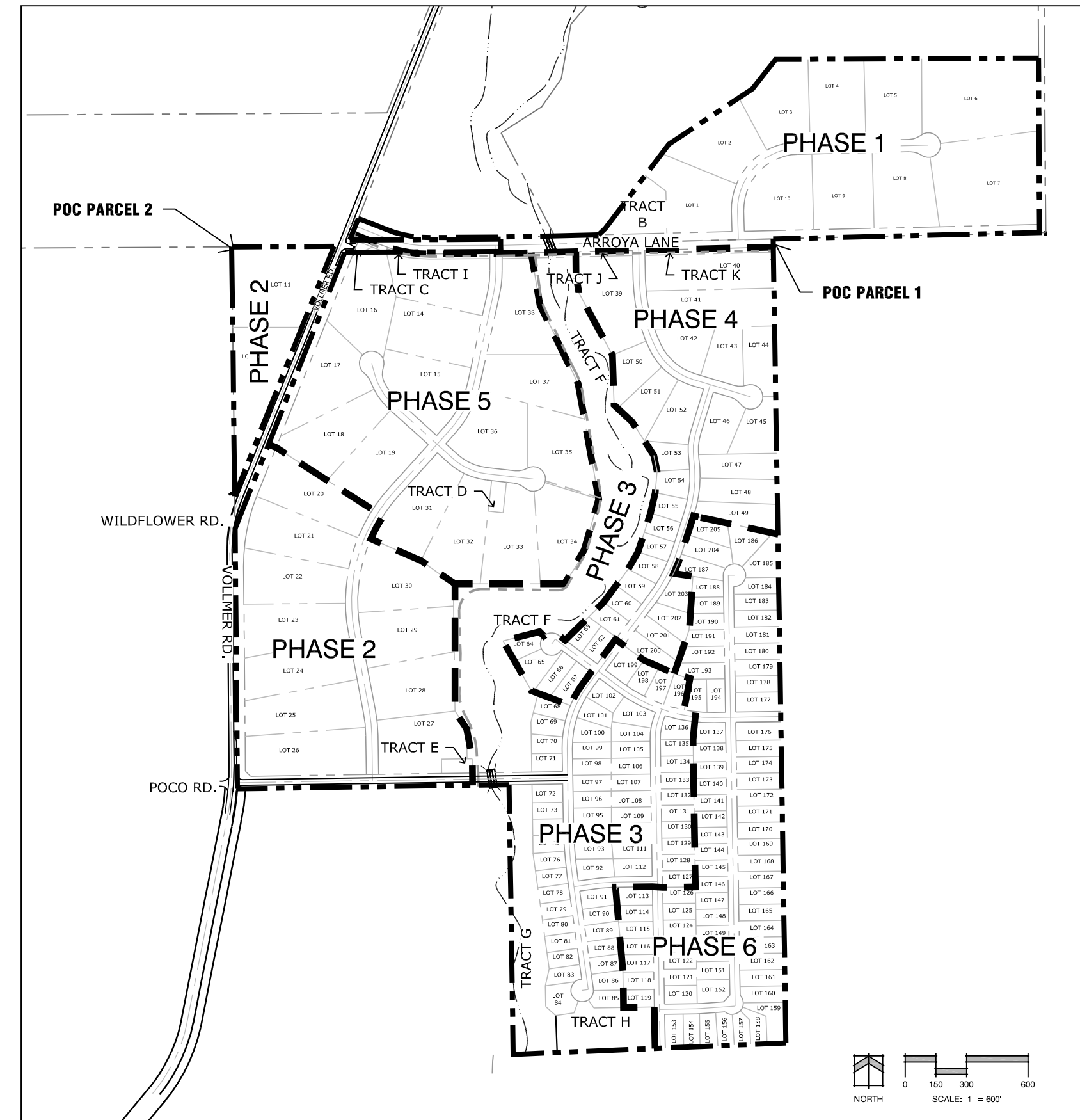
GENERAL NOTES

- All rural roads will be asphalt with gravel shoulders. All urban streets will be asphalt with type A or C curb & gutter.
- This property is subject to the findings summary and conclusions of a geologic hazard report prepared by ENTECH dated April 12, 2017 and revised on December 1, 2017. A copy of said report has been submitted with this application and can be found under file no. SP-182. Contact the El Paso County Land use review team, if you would like to review said report.
- Development Requirements:
 - Maximum lot coverage:
 - For lots less than 20,000 Sq. Ft. - 45%
 - For lots with a minimum lot size of 20,000 Sq. Ft. - 45%
 - For lots 2.5 acres and greater including Tract A - 20%
 - Maximum building height: thirty (35) feet.
 - Minimum Lot Size: 12,000 Sq. Ft.
 - Setback minimums:
 - For lots less than 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 10 feet for non-garage front
 - Side - 7.5 feet minimum
 - Rear - 25 feet minimum
 - For lots with a minimum lot size of 20,000 square feet:
 - Front - 25 feet minimum
 - Corner Lots - 15 feet for non-garage front
 - Side - 15 feet minimum
 - Rear - 35 feet minimum
 - For lots 2.5 acres and greater including Tract A:
 - Front - 35 feet minimum
 - Side - 25 feet minimum
 - Rear - 50 feet minimum, except that lots 20 - 26 shall have a rear yard setback of 100 feet minimum
 - Accessory buildings must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street or the golf course. Accessory structures are governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
- All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No# PUD 17-3 and PUD Rec. 218040692.
- Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Diagram.
- In Areas of High Groundwater; all foundations shall incorporate an underground drainage system.
- Phasing is conceptual and may change without revision to the Preliminary Plan.
- Lots 1-41 will be served by individual wells and IDS systems. All other lots will be served by the Sterling Ranch Metro District for central water and wastewater.
- The following deviations have been requested and approved:
 - ECM 2.3.8.A - The request to allow an interim cul-de-sac length in excess of 1,600 feet for Nature Refuge Way has been approved pending fire district concurrence.
 - ECM 2.2.5.B.1 - Deviations to permit an interim (shared) access from Vollmer Road to lots 11 & 12 has been approved. This approval will require notation on the subdivision plat for these two lots that the access is interim, to be removed/relocated when the remainder parcel develops.
- Individual lot sediment control BMPs will be required for Lots 11 & 12 to be owned and maintained by individual owners.
- Lots 1-52 will have individual well and septic systems. Lots 53-205 will be served by the Sterling Ranch Metropolitan District for Central water and wastewater.

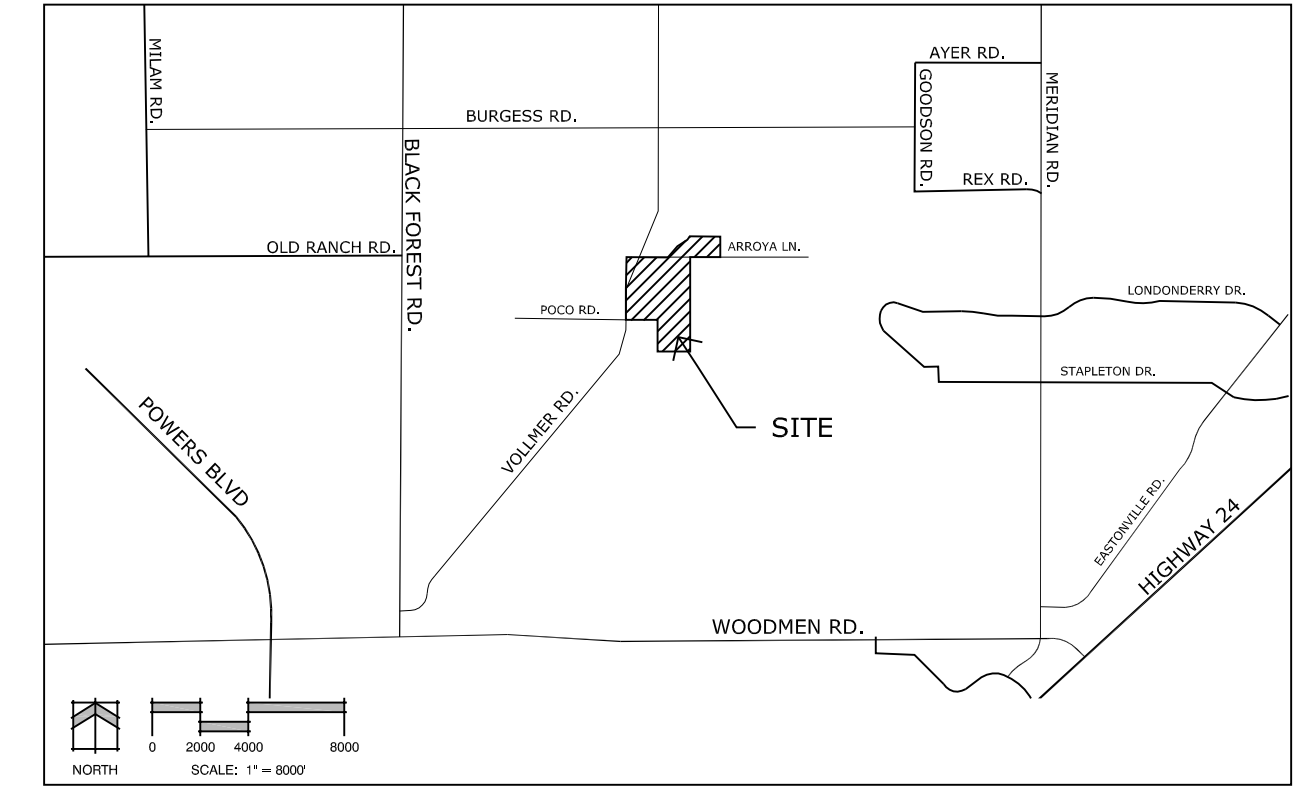
Private Roads:
 The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.

Use if Nature Refuge Rd is to be private gravel road

PHASE & TRACT MAP



VICINITY MAP



SITE DATA

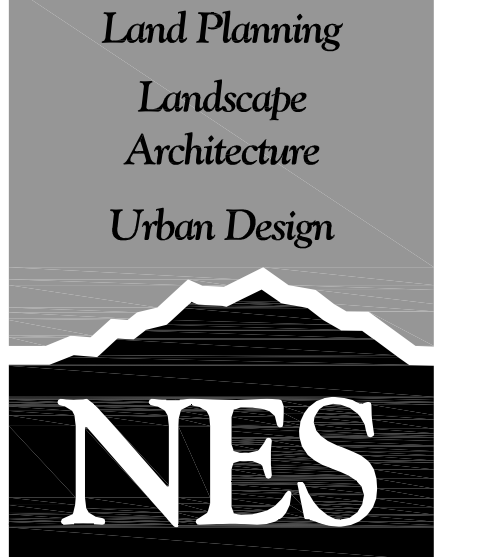
| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNERS: | Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920 |
| | Jacob Desoto 10620 Vollmer Rd Colorado Springs, CO 80910 |
| | TimberRidge Estates, LLC 2760 Brogans Bluff Drive Colorado Springs, CO 80919 |
| APPLICANT: | N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903 |
| TAX ID NUMBER: | 5227000004; 5228000019; 5227000003; 5227000001; 5200000398; 5200000397; 5222000023; 5200000393 |
| DEVELOPMENT SCHEDULE: | 2018 |
| SITE ACREAGE: | 234.05 AC |
| CURRENT ZONING: | PUD |
| CURRENT LAND USE: | Vacant |
| PROPOSED LAND USE: | Residential: 205 Total Lots, Gross Density: 0.876 DU/AC; Net Density: 0.992 DU/AC |
| | <ul style="list-style-type: none"> 2.5 AC Minimum: 41 Lots 1 AC Minimum: 11 Lots 15,000 SF Minimum: 11 Lots 12,000 SF Minimum: 142 Lots |
| | Open Space: 27.58 AC |
| | Open Space (Sand Creek Greenway): 22.34 AC |
| | Landscape & Buffers: 1.17 AC |
| | Detention/Water Quality: 4.07 AC |
| | Public Streets / ROW: 27.17 AC |

PHASING PLAN

| PHASE | TOTAL COUNT | LOT COUNTS | LOT NUMBERS | MINIMUM LOT SIZE | AVERAGE LOT SIZE |
|-------|-------------|------------|--------------------------|------------------|------------------|
| 1 | 10 Lots | 10 | 1-10 | 2.5 Acres | 3.01 Acres |
| 2 | 13 Lots | 13 | 11-12, 20-30 | 2.5 Acres | 2.73 Acres |
| 3 | 59 Lots | 59 | 68-112, 127-136, 196-199 | 12,000 SF | 14,326 SF |
| 4 | 33 Lots | 3 | 39-41 | 2.5 Acres | 2.54 Acres |
| | | 11 | 42-52 | 1 Acre | 1.06 Acres |
| | | 9 | 53-61 | 15,000 SF | 17,618 SF |
| | | 10 | 62-67, 200-203 | 12,000 SF | 19,636 SF |
| 5 | 15 Lots | 15 | 13-19, 31-38 | 2.5 Acres | 2.56 Acres |
| 6 | 75 Lots | 2 | 204-205 | 15,000 SF | 22,120 SF |
| | | 73 | 113-126, 137-195 | 12,000 SF | 15,619 SF |

SHEET INDEX

| | |
|---------------|--------------------------|
| Sheet 1 of 8: | Cover Sheet |
| Sheet 2 of 8: | PUD Development Plan |
| Sheet 3 of 8: | PUD Development Plan |
| Sheet 4 of 8: | Building Constraint Map |
| Sheet 5 of 8: | Building Constraint Map |
| Sheet 6 of 8: | Site Sections & Details |
| Sheet 7 of 8: | Preliminary Grading Plan |
| Sheet 8 of 8: | Preliminary Grading Plan |



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Retreat at TimberRidge

Preliminary Plan

EL PASO COUNTY, CO

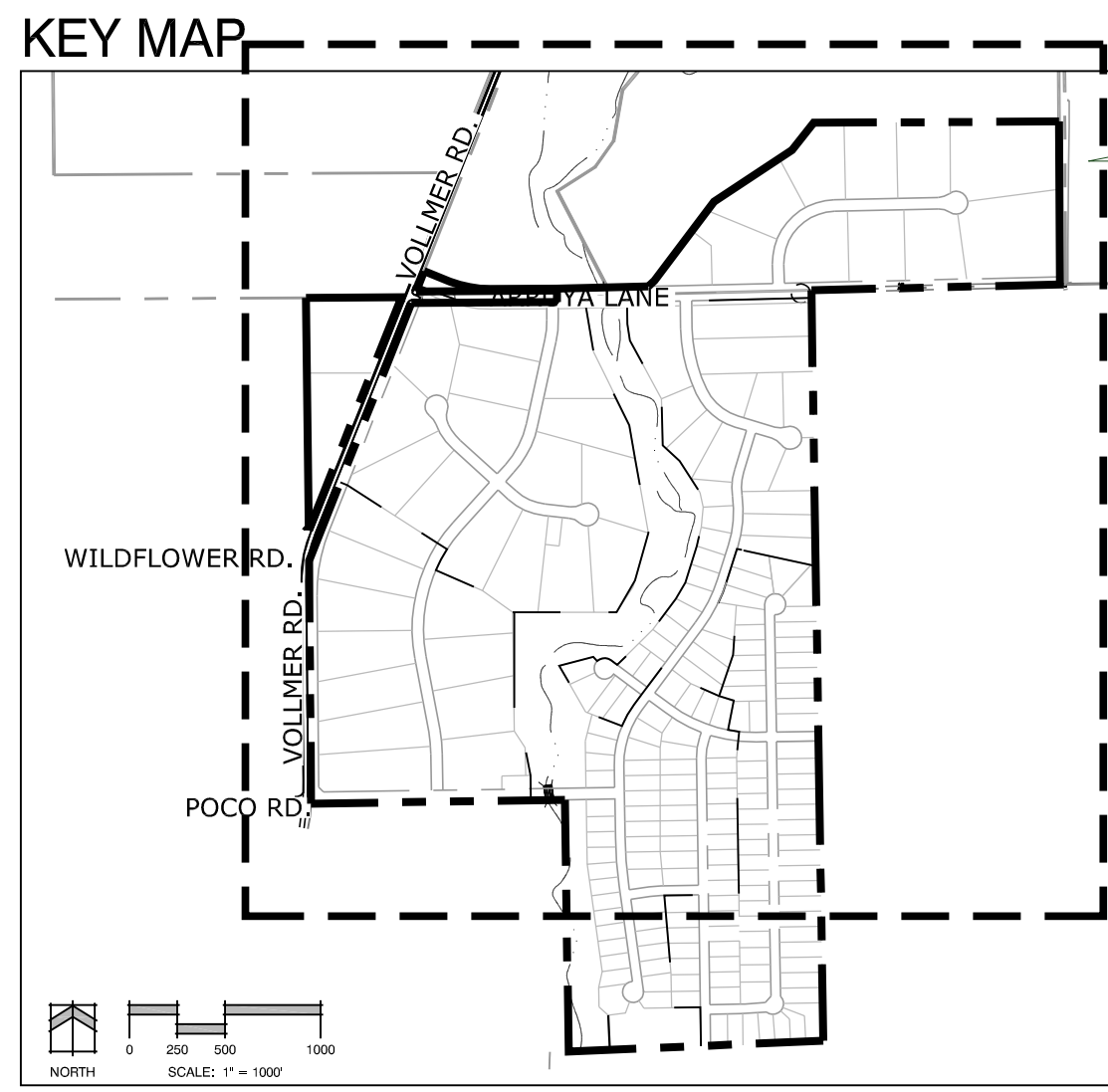
DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE: 06-26-18 BY: KMM DESCRIPTION: Per County Review Comments

COVER SHEET

1 OF 8

SP 182



Add to each sheet in the prelim plan set *8 sheets (A) Title Block and Reference Information
 Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s)(1/4), section, township and range in which the subdivision is located. The name of the County and the State shall be included in the subtitle.



Add the distance bearings, dimensions off all lots. Both the old blue book Code and draft procedures require this on a prelim map.

Identify the wetlands and areas in lots that are to be preserved by no-build areas- all sheets where impacted OR identify no build areas on Constraints Map (sheets 4 and 5)

Land Planning
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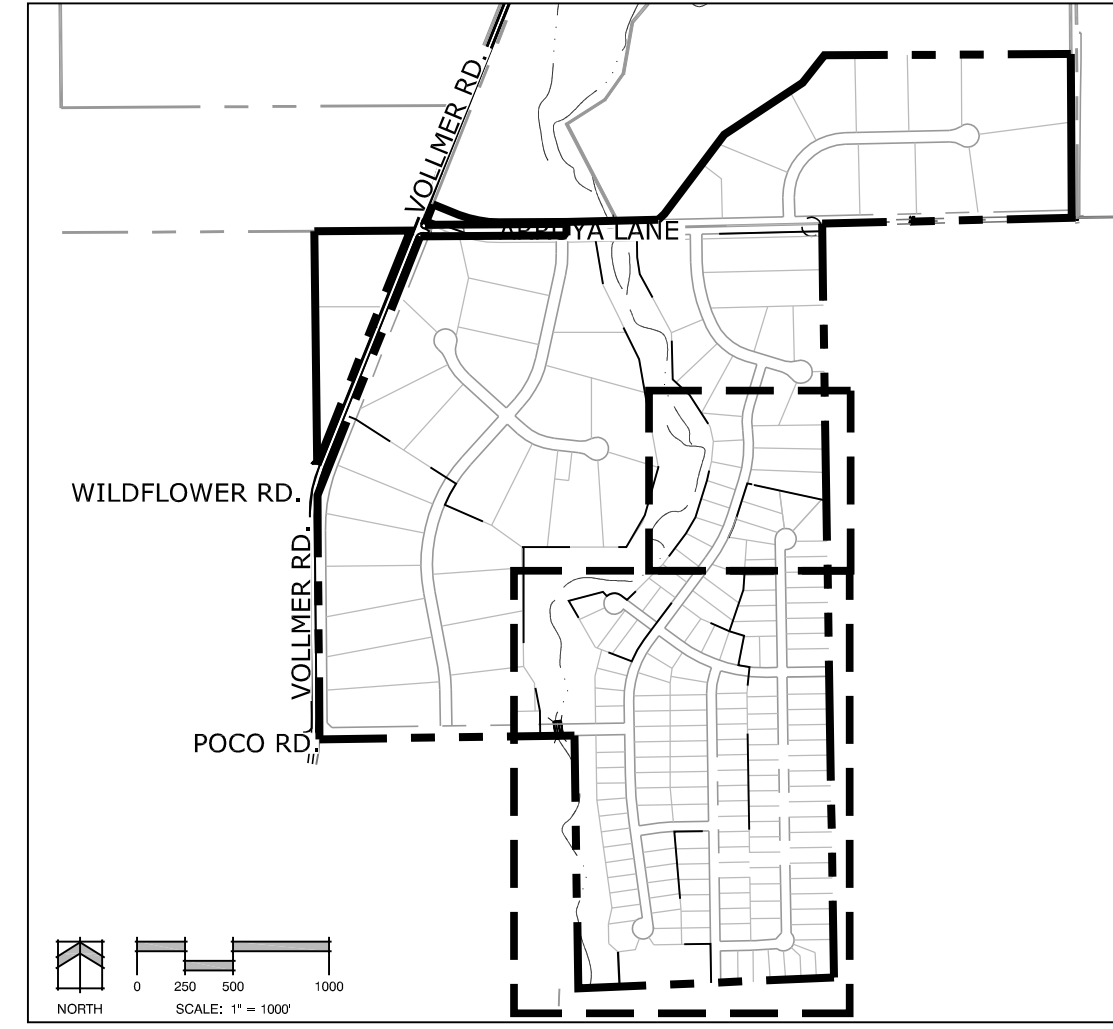
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PRELIMINARY PLAN

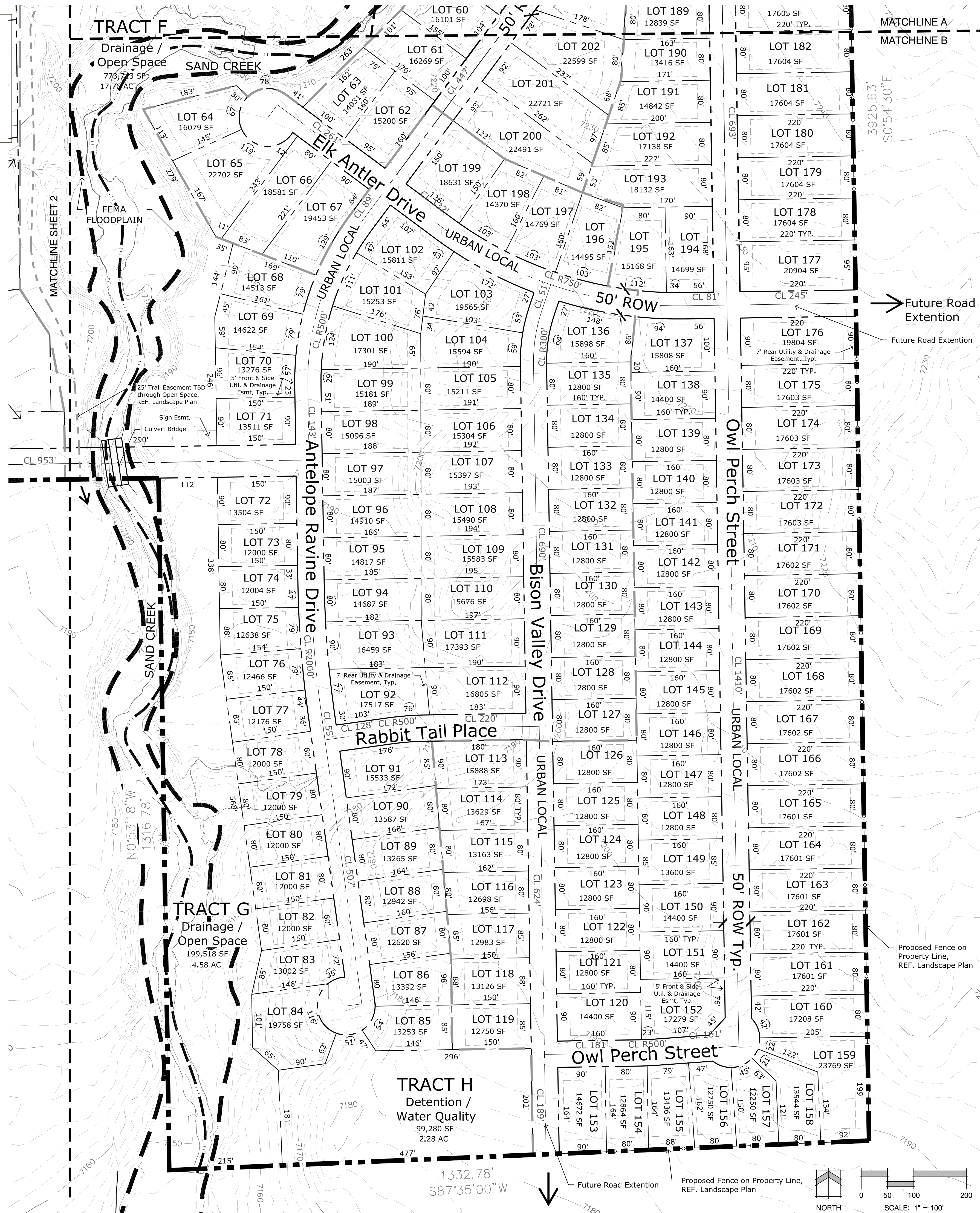
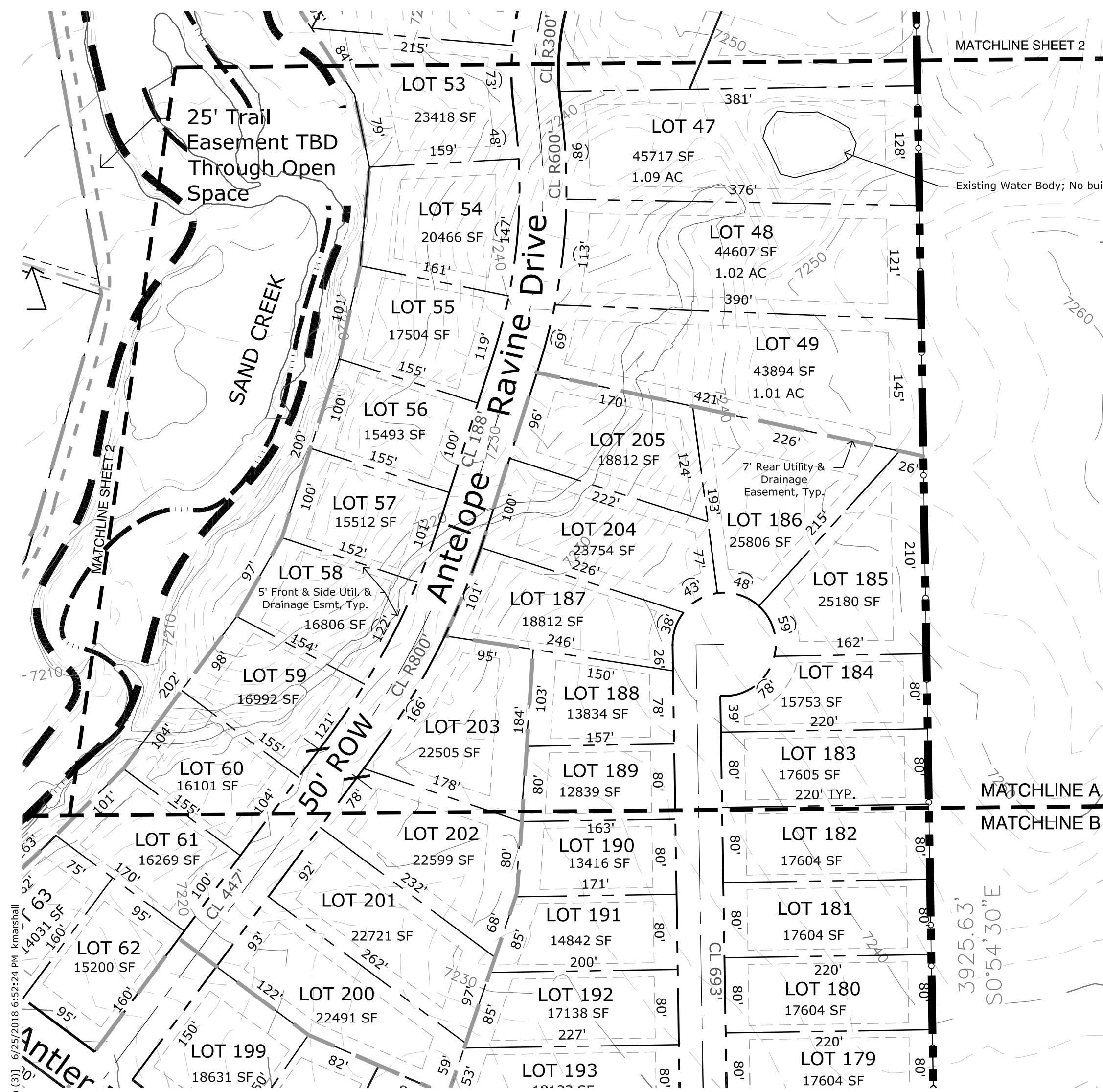
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 SP 182

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KEY MAP



Add to each sheet in the prelim plan set "8 sheets" (A) Title Block and Reference Information
 Name of proposed subdivision centered on the top of the plan and at the top of each sheet. On each sheet, a subtitle, in smaller lettering, shall indicate the quarter section(s) (1/4), section, township and range in which the subdivision is located. The name of the County and the State shall be included in the subtitle.



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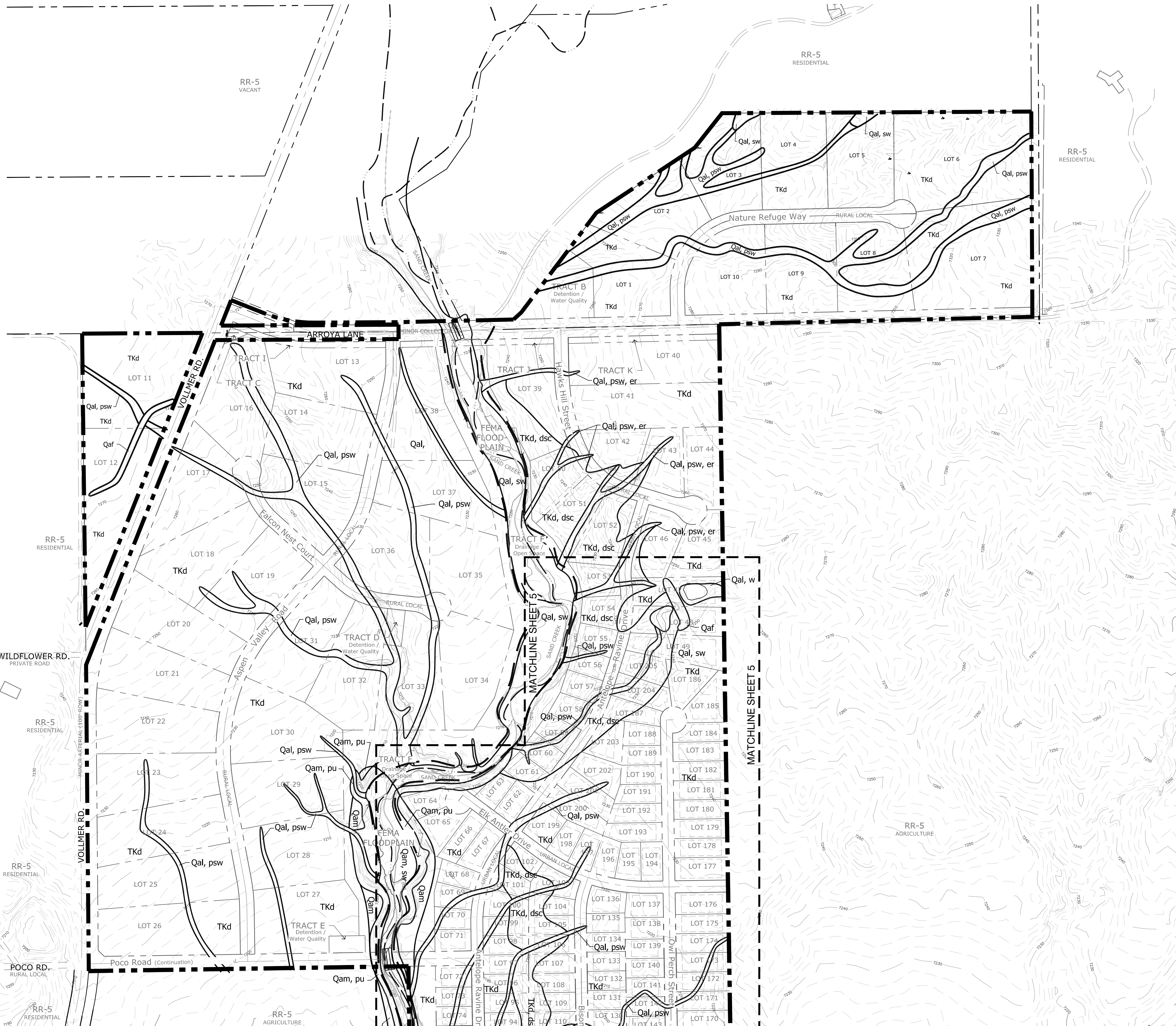
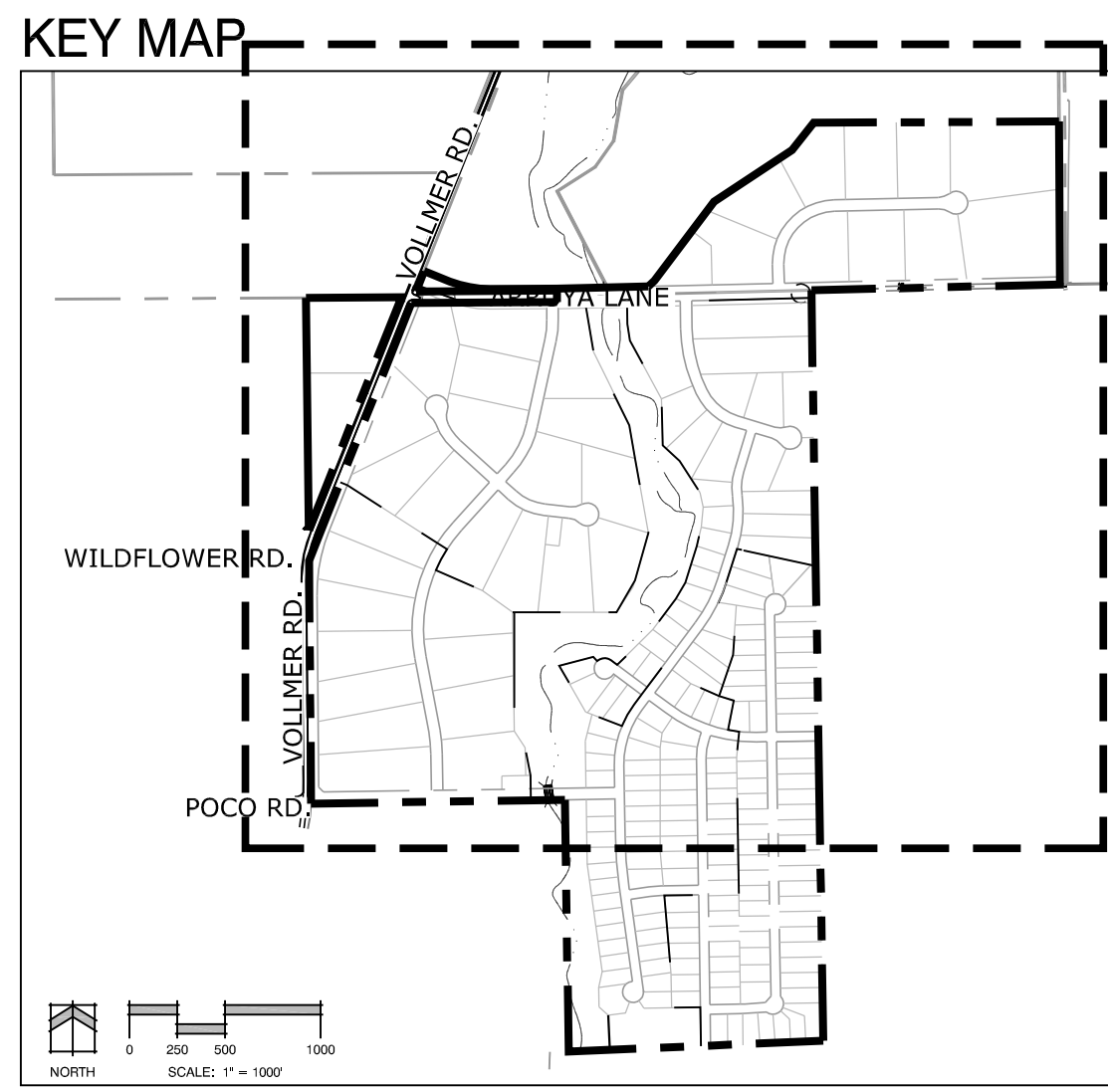
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PRELIMINARY PLAN

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SP 182

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 Scale: 1" = 100'



Identify the wetlands and areas in lots that are to be preserved by no-build areas- all sheets where impacted OR identify no build areas on Constraints Map (sheets 4 and 5)

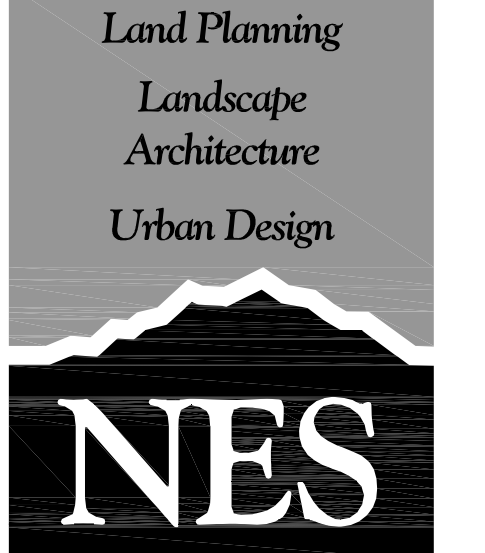
EXISTING GEOLOGIC CONSTRAINTS LEGEND:

- Qaf** - Artificial Fill Deposits of Holocene Age: man-made fill deposits
- Qal** - Recent Alluvium of Holocene Age: recent water deposited materials
- Qam** - Middle Alluvium of Holocene to Pleistocene Age: lower stream terrace deposits
- TKd** - Dawson Formation of Tertiary to Cretaceous Age: arkosic sandstone with siltstone and claystone lenses

- dsc** - down slope creep
- er** - erosion
- psw** - potential seasonal shallow water
- pu** - potentially unstable slope
- sw** - seasonal shallow water
- w** - water

GEOLOGIC CONSTRAINTS NOTES:

1. THE INDICATED LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORTS "SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WATERWATER STUDY THE RETREAT AT TIMBERIDGE VOLLERMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO" AND "SOIL, GEOLOGY, AND GEOLOGIC HAZARD THE RETREAT AT TIMBER RIDGE 2.5+ ACRE LOTS VOLLERMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO" BY ENTECH DATED APRIL 12, 2107 IN FILE NO SP-182 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
2. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
3. IN AREAS OF HIGH GROUNDWATER, DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
4. REFERENCE GRADING PLAN SHEETS 7-8 FOR OVER-LOT GRADING AND CHANNEL IMPROVEMENTS THAT WILL BE INCORPORATED FOR MITIGATION OF EXISTING DRAINAGEWAYS.



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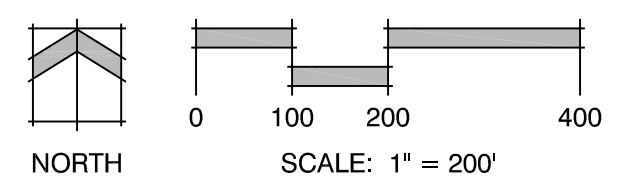
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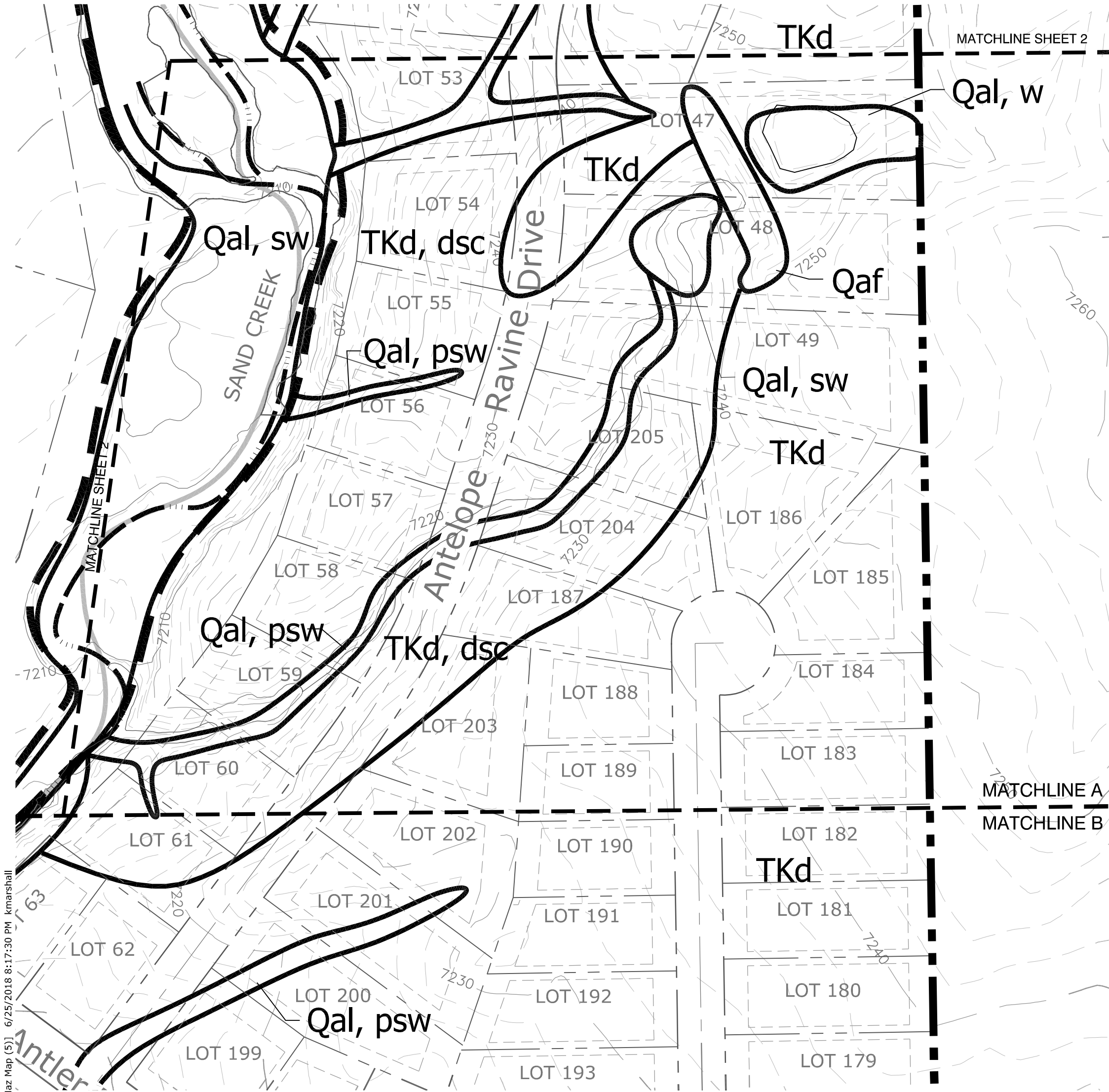
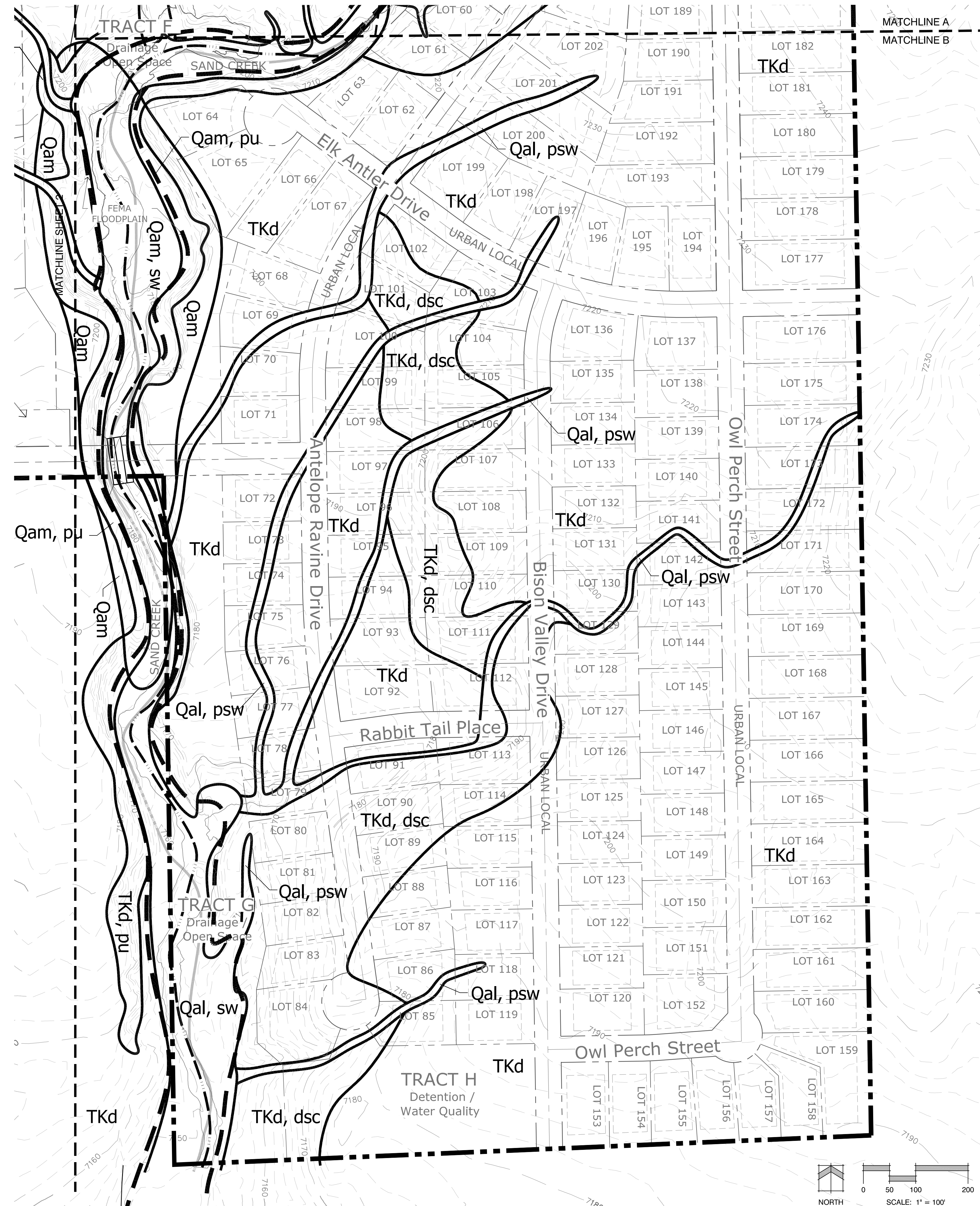
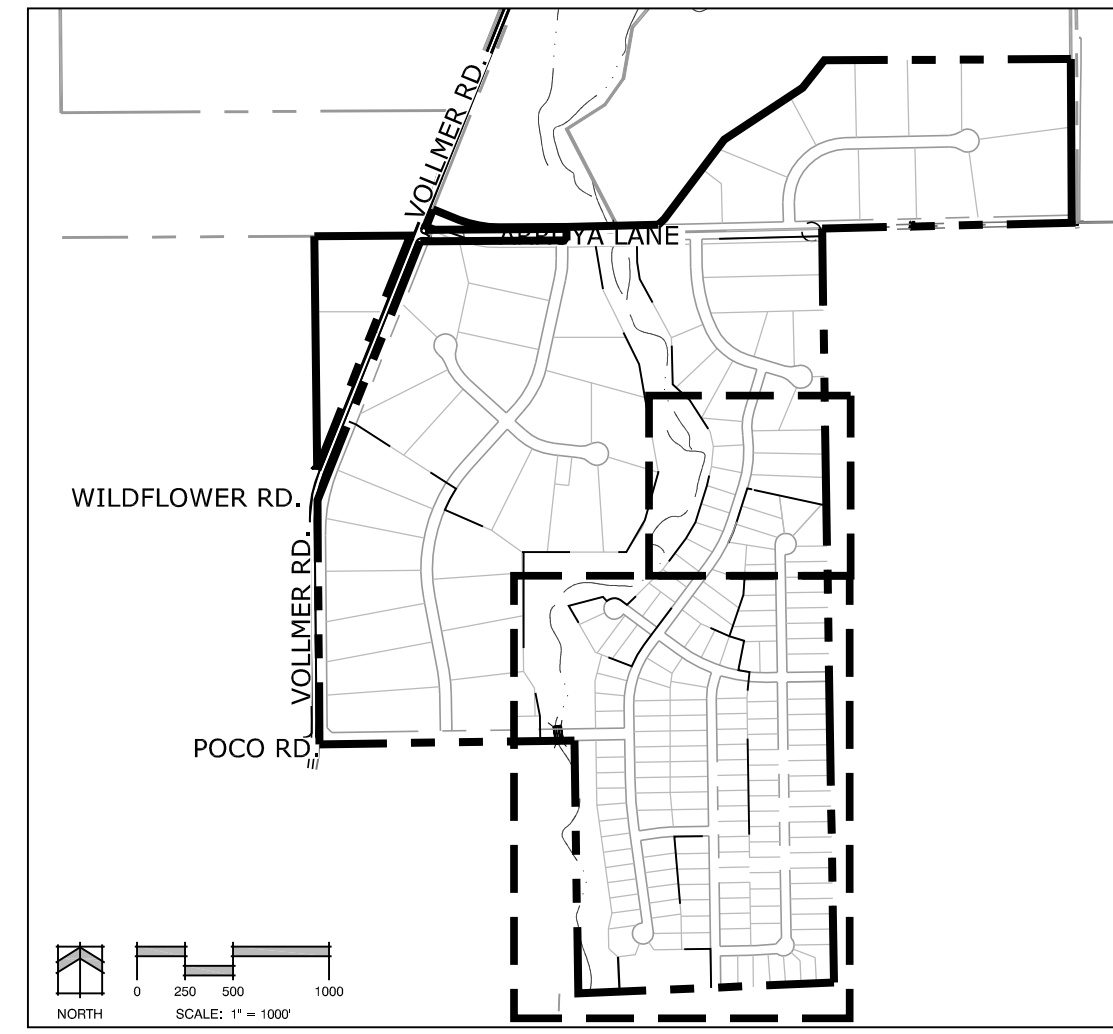
BUILDING CONSTRAINTS MAP

4
 OF 8
 SP 182



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KEY MAP



EXISTING GEOLOGIC HAZARD LEGEND:

- Qal - Recent Alluvium of Holocene Age; recent water deposited materials
- TKd - Dawson Formation of Tertiary to Cretaceous Age; arkosic sandstone with siltstone and claystone lenses
- psw - potential seasonal shallow water
- sw - seasonal shallow water

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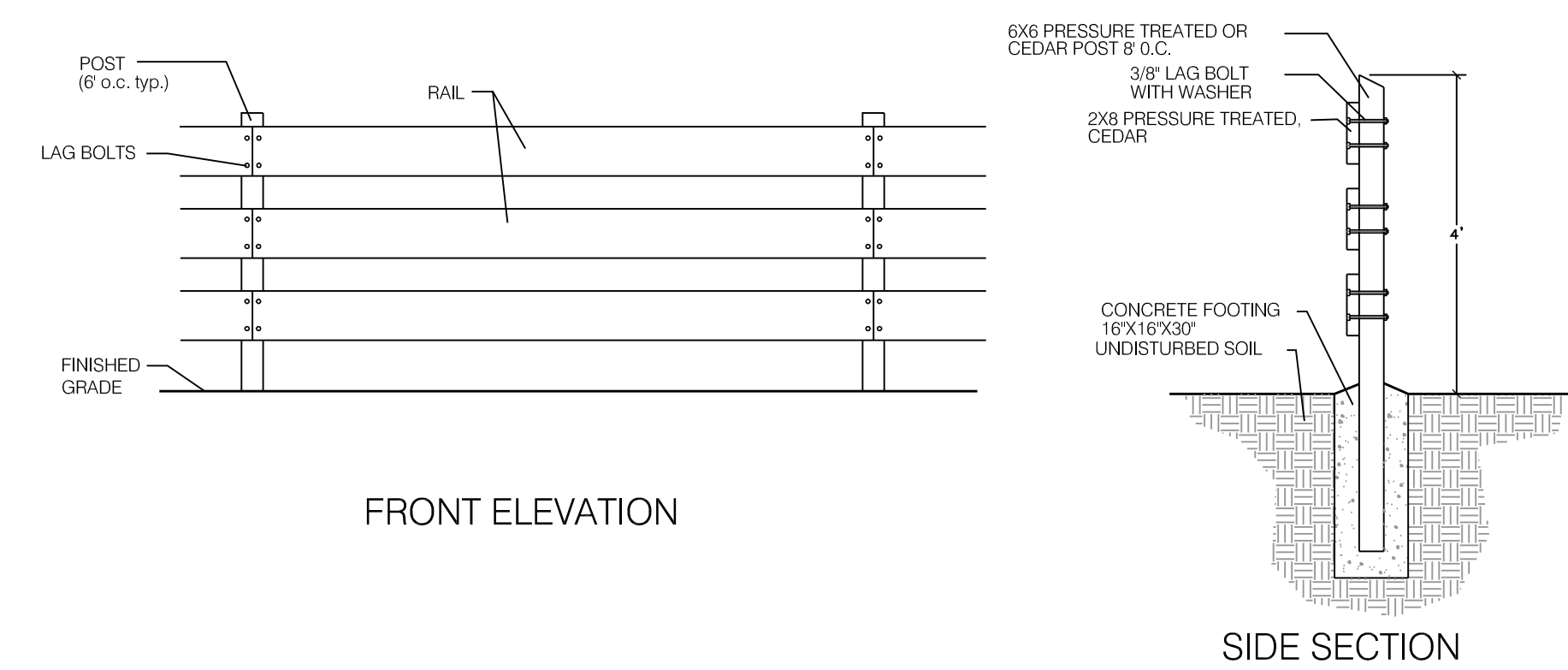
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BUILDING
CONSTRAINTS MAP

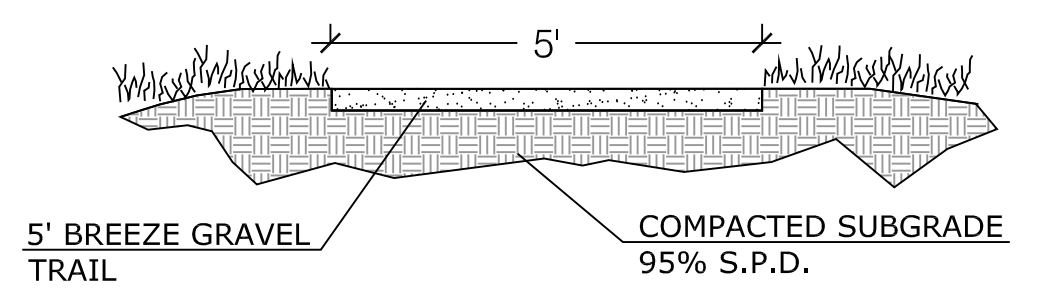
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SP 182

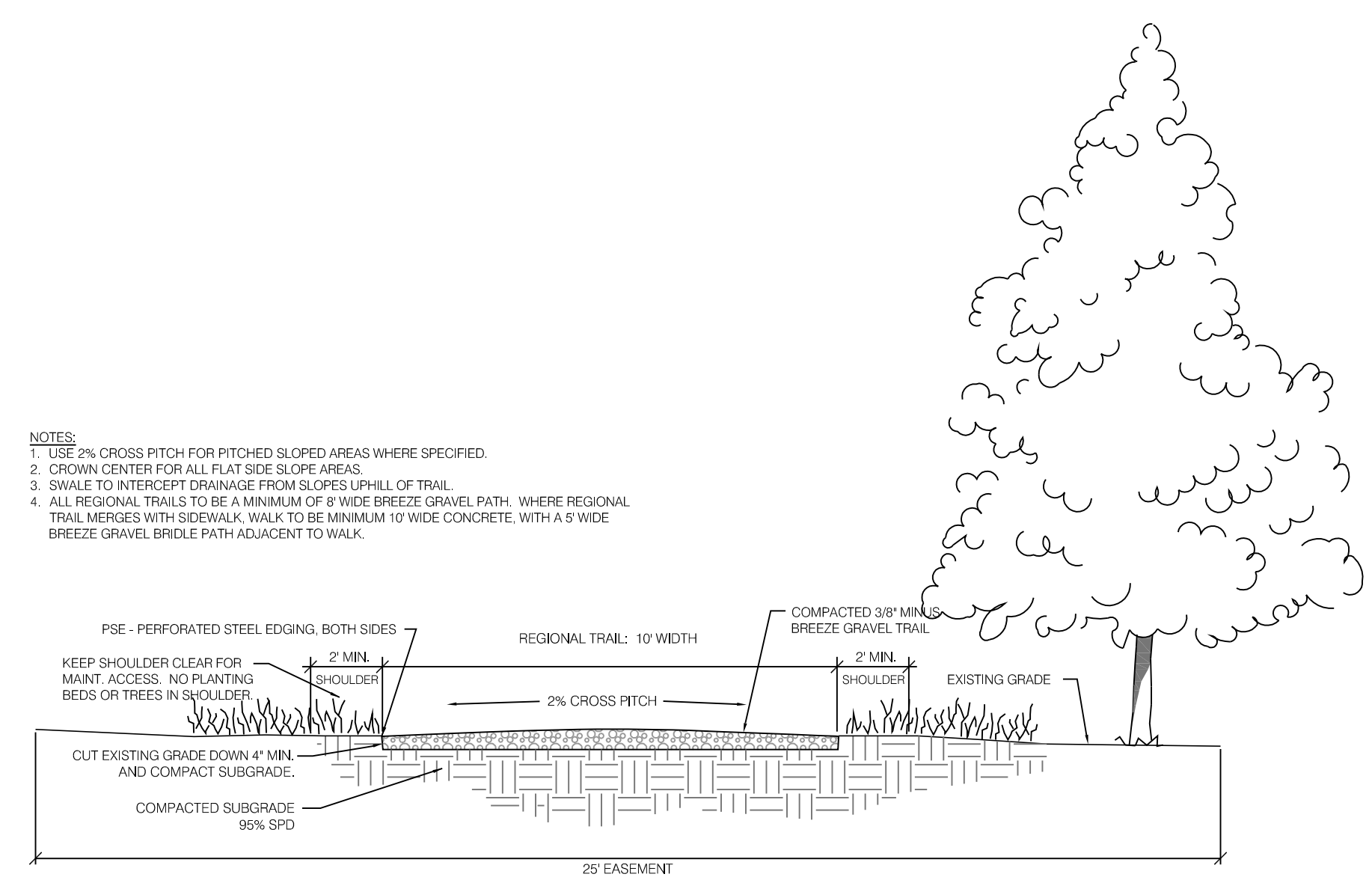
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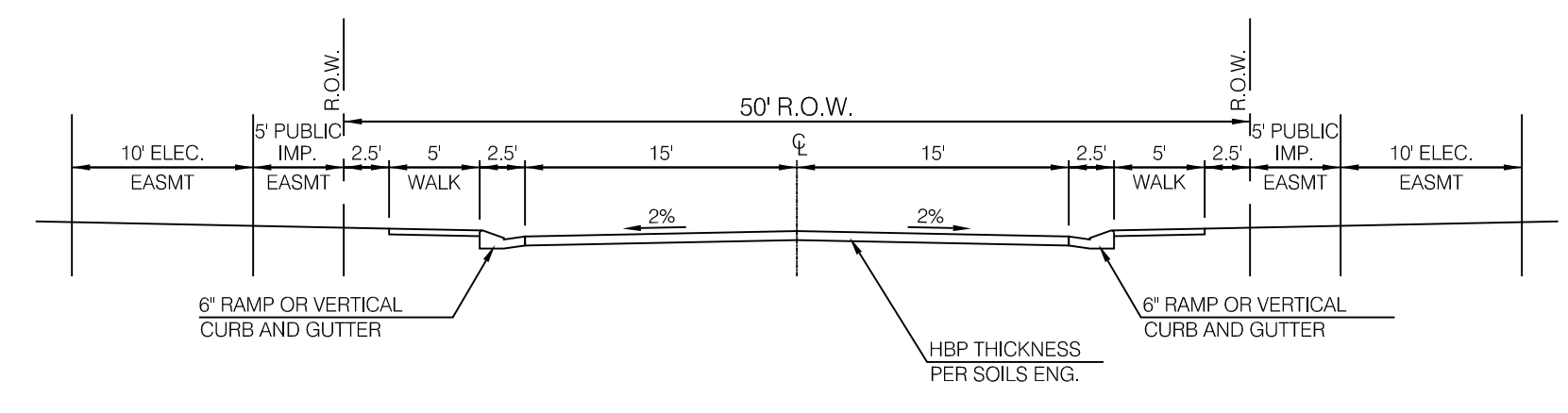
D1 3-RAIL WOODEN FENCE
NOT TO SCALE



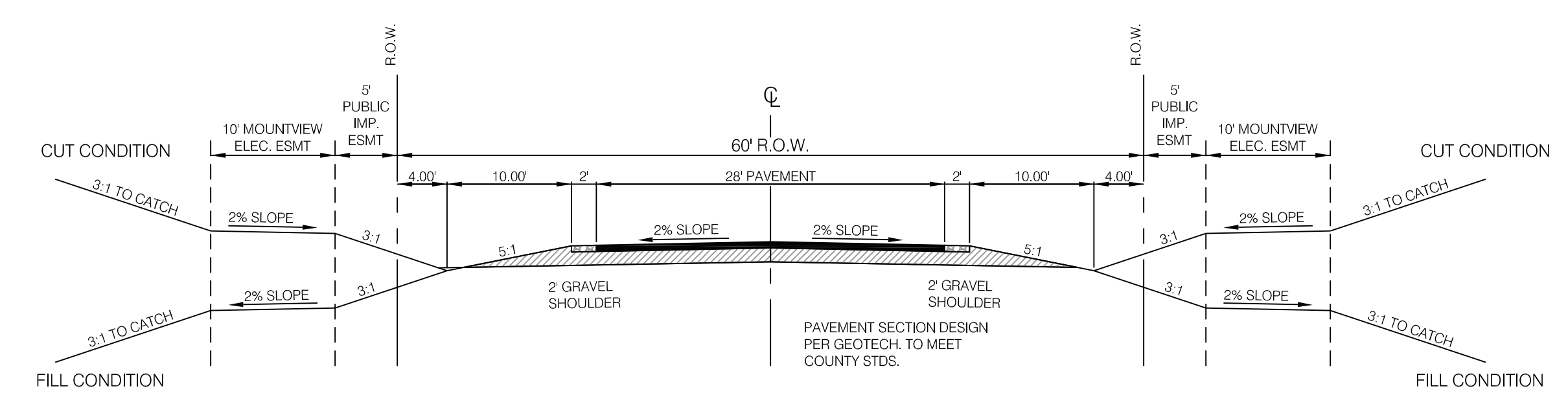
D2 GRAVEL METRO. DISTRICT (LOCAL) TRAIL SECTION
NOT TO SCALE



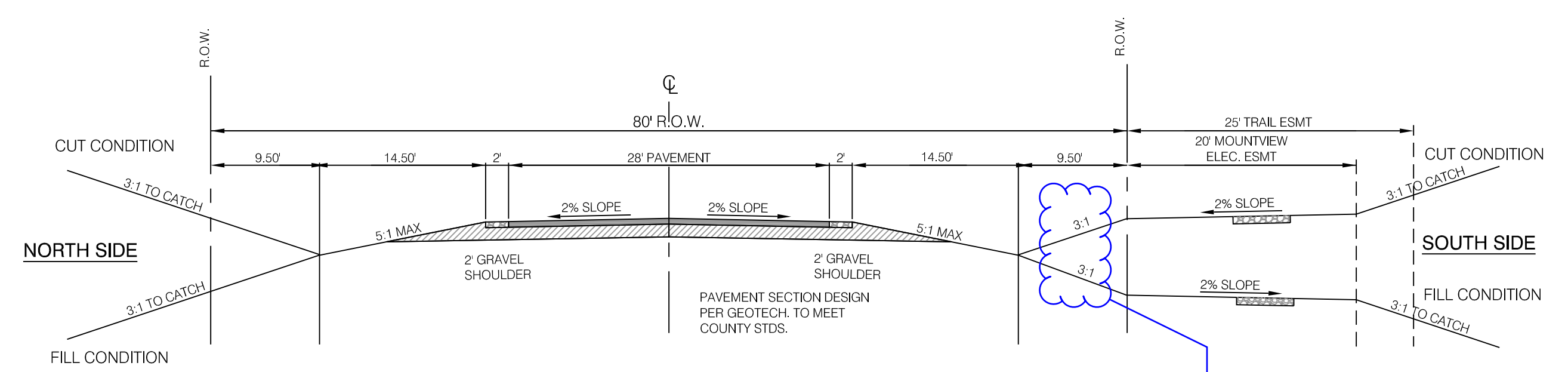
D3 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION
NOT TO SCALE



S1 URBAN LOCAL ROAD TYPICAL SECTION - 50' ROW
SCALE: 1" = 1'-0"

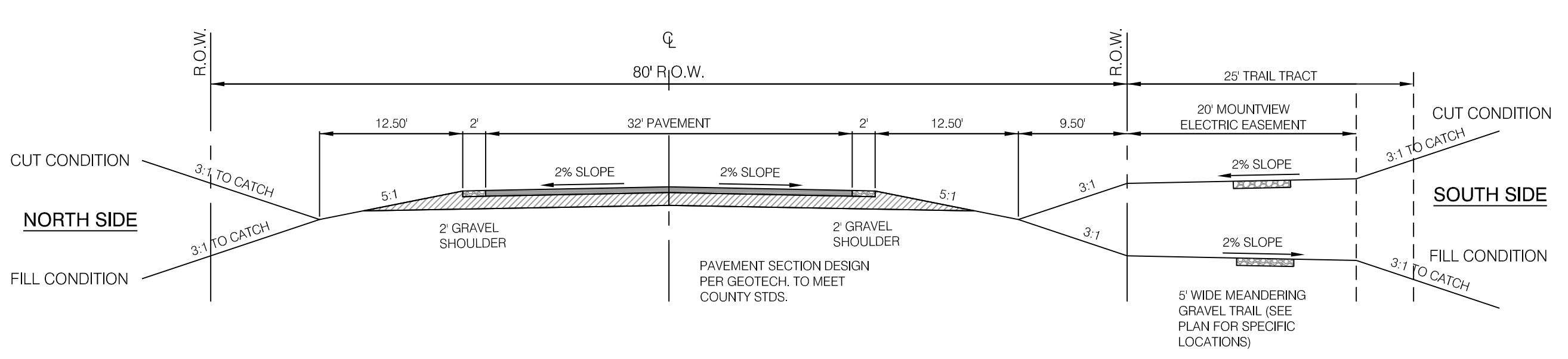


S2 RURAL LOCAL ROAD TYPICAL SECTION - 60' ROW
SCALE: 1" = 1'-0"



To be determined/ adjusted with construction drawings so that the trail will not need to be relocated with future road widening.

S3 ARROYA LANE INTERIM RURAL LOCAL ROAD SECTION - 80' ROW
SCALE: 1" = 1'-0"



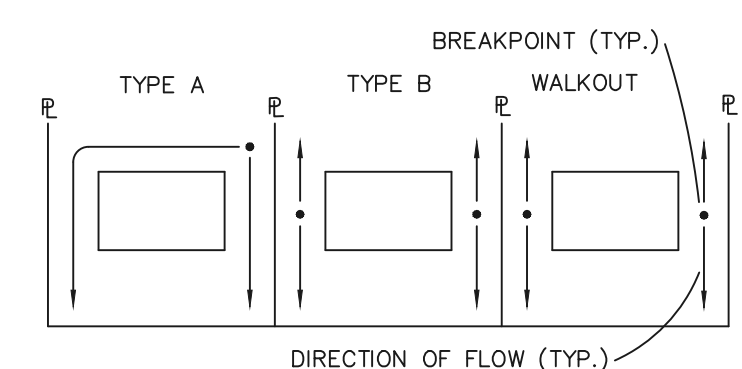
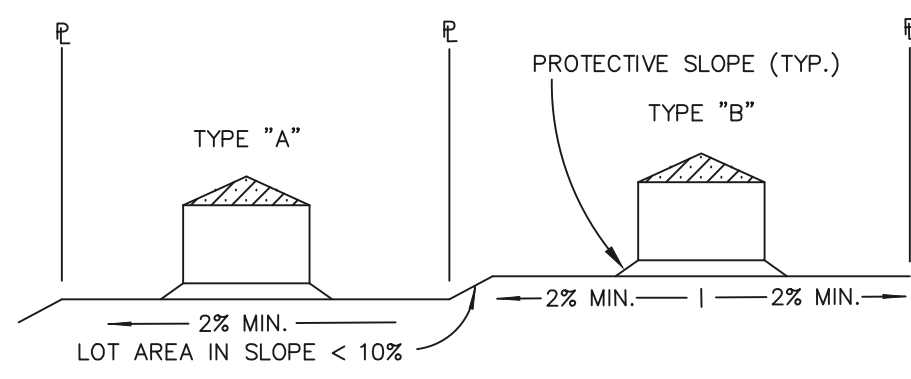
S4 ARROYA LANE FUTURE RURAL MINOR COLLECTOR ROAD SECTION - 80' ROW
SCALE: 1" = 1'-0"

Retreat at
TimberRidge
Preliminary Plan
EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

| DATE: | BY: | DESCRIPTION: |
|----------|-----|----------------------------|
| 06-26-18 | KMM | Per County Review Comments |

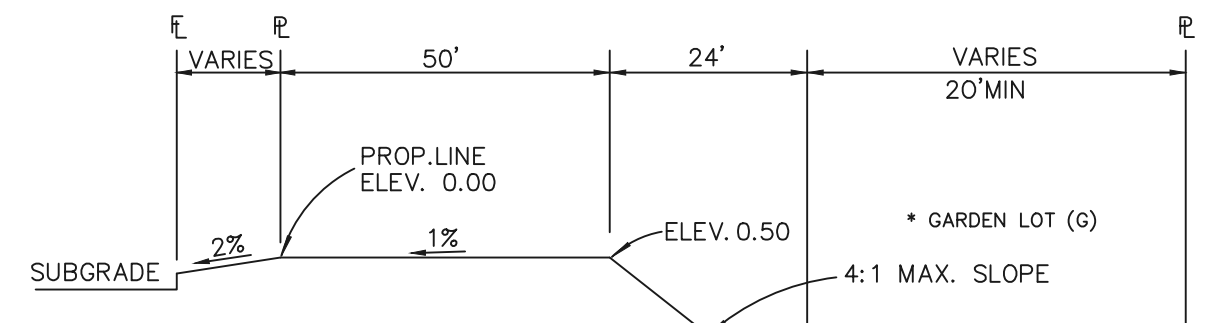
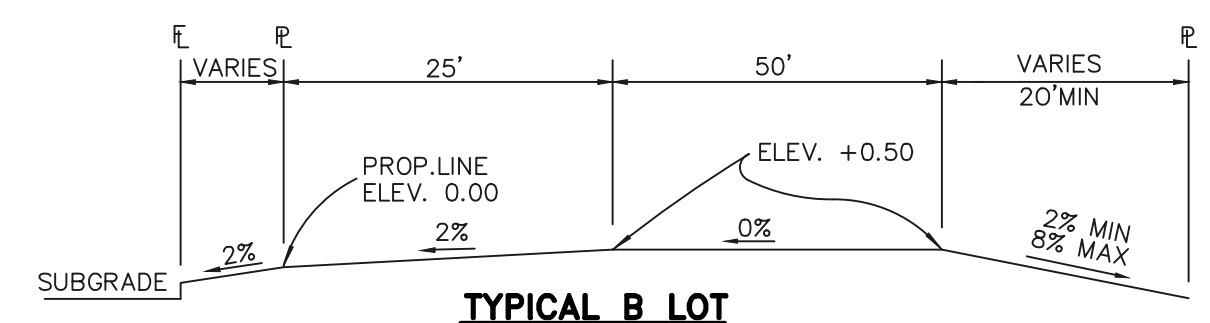
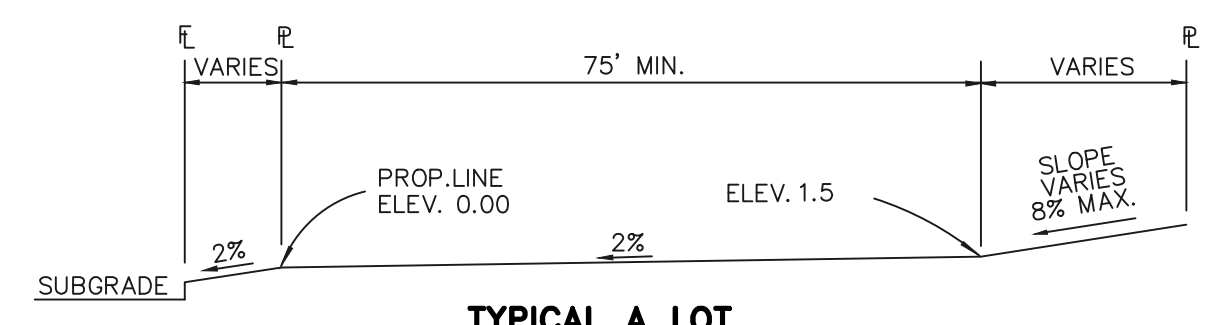
SITE SECTIONS & DETAILS



NOTES:

- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT
- ALL DISTURBED AREAS TO BE RESEEDED UPON COMPLETION OF OVERLOT GRADING AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED OR WITHIN 60 DAYS, WHICHEVER IS LESS.
- SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.

* NOTE:
NO GRADING PROPOSED FOR LOTS 11 & 12 OTHER THAN FOR DRIVEWAY ACCESS

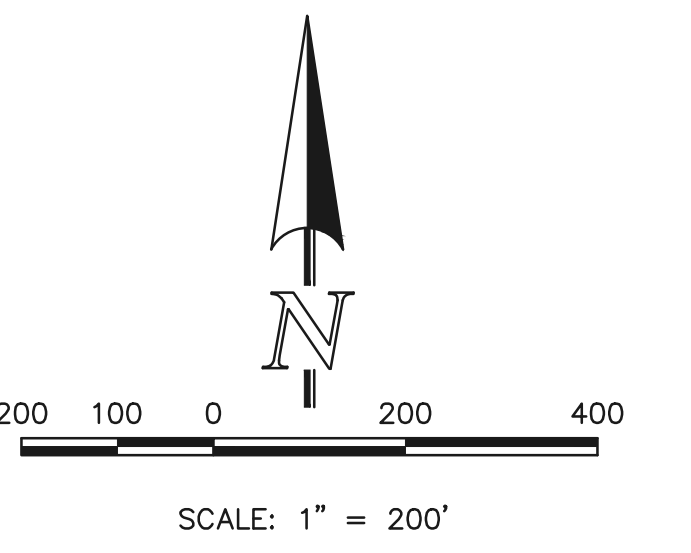
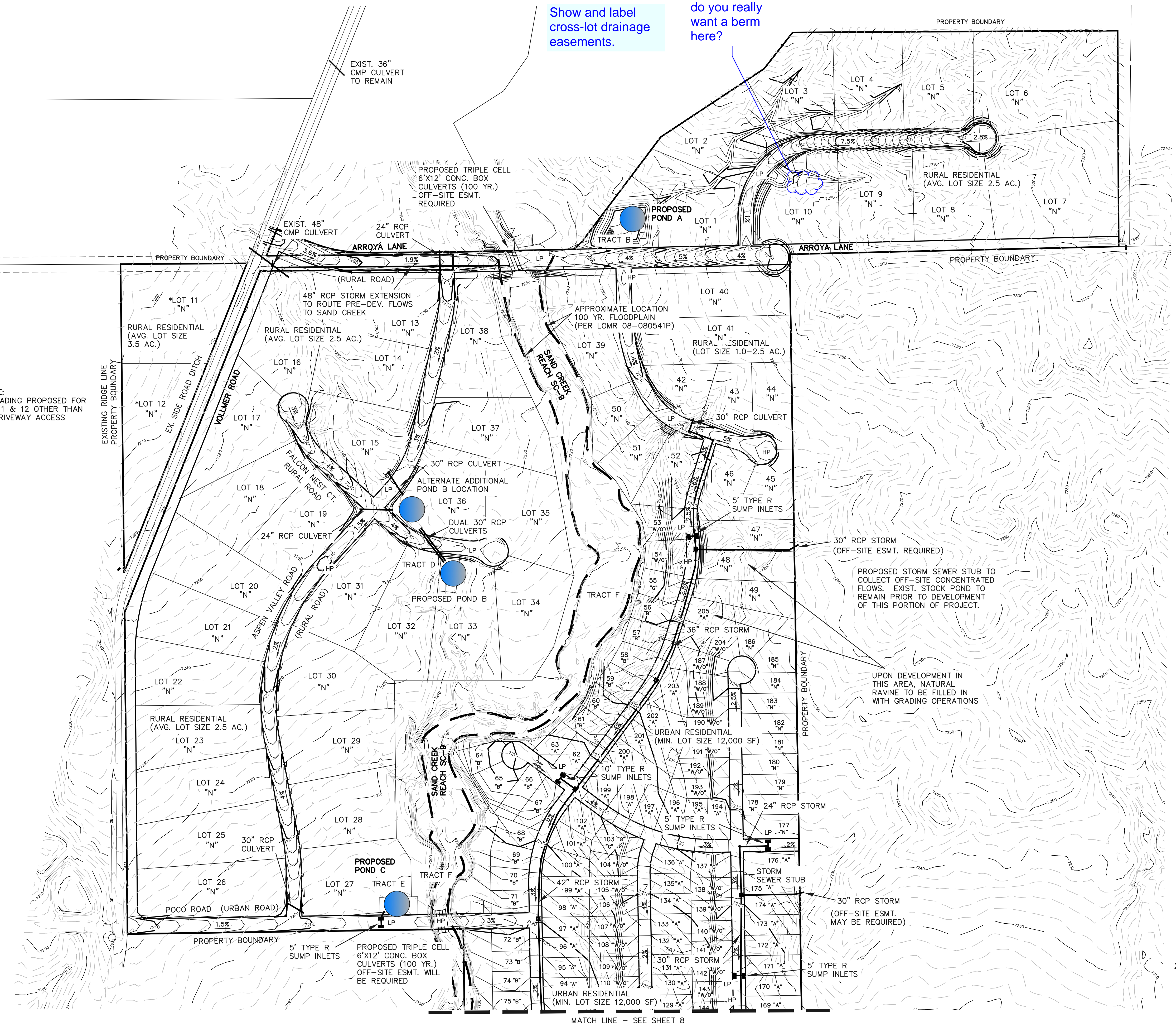


TYPICAL LOT TEMPLATES

LEGEND

- 6600 EXISTING GROUND CONTOUR
- 6600 PROPOSED FINISHED CONTOUR
- FLOW DIRECTION
- EXISTING FLOW
- FILING BOUNDARY
- PROPOSED STORM SEWER
- H.P. HIGH POINT
- L.P. LOW POINT
- "A" A LOT
- "B" B LOT
- "W/O" WALKOUT LOT
- "T" TRANSITION LOT
- "G" GARDEN LOT
- "N" NATURAL LOT

Show and label cross-lot drainage easements.
do you really want a berm here?



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
1-800-922-1987
CITY OF COLORADO SPRINGS DEPT. OF UTILITIES
GAS, ELECTRIC, WATER AND WASTEWATER

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

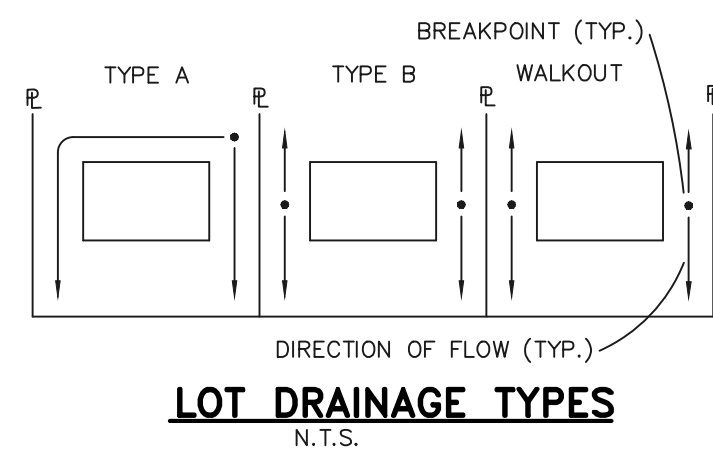
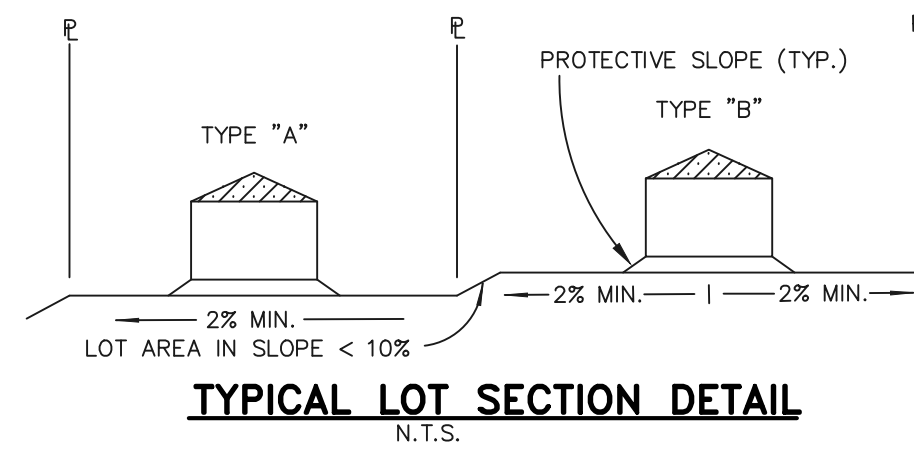
| NO. | REVISION | DATE |
|-----|----------|------|
| | | |
| | | |

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

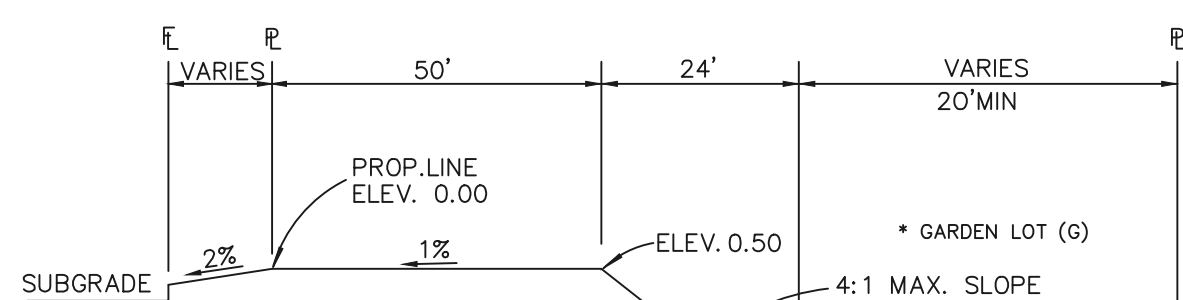
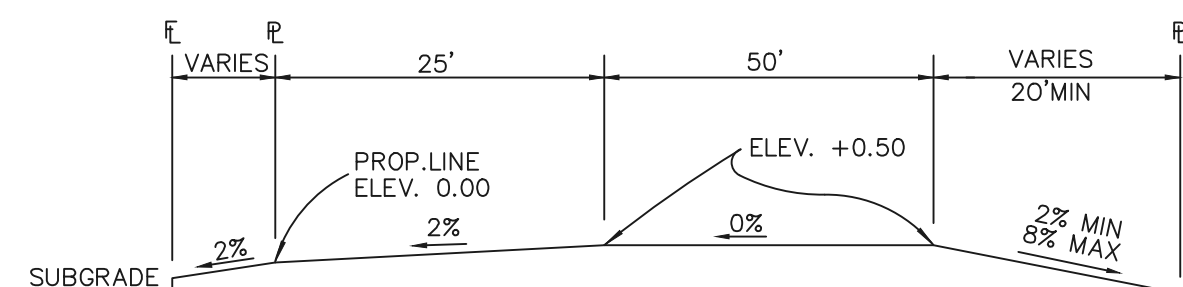
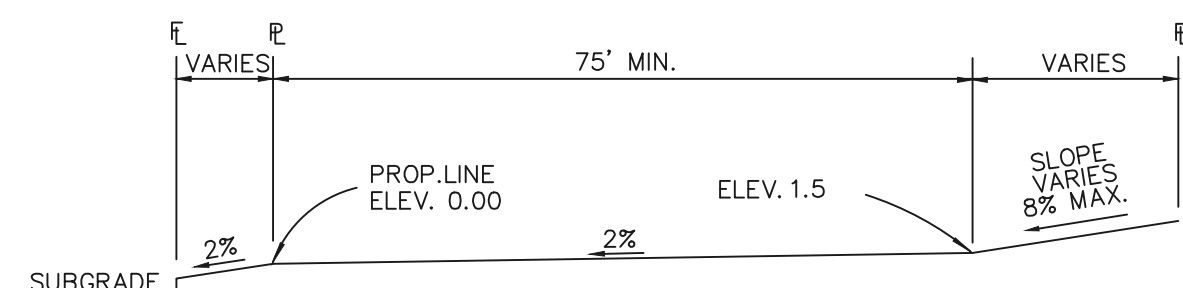
| | | | |
|--------------------------|-----|---------------|-----------------|
| RETREAT AT TIMBRIDGE | | | |
| PRELIMINARY PLAN | | | |
| PRELIMINARY GRADING PLAN | | | |
| DESIGNED BY | MAW | SCALE | DATE 6-25-18 |
| DRAWN BY | MAW | (H) 1" = 200' | SHEET 7 OF 8 |
| CHECKED BY | | (V) 1" = N/A | JOB NO. 2520.00 |



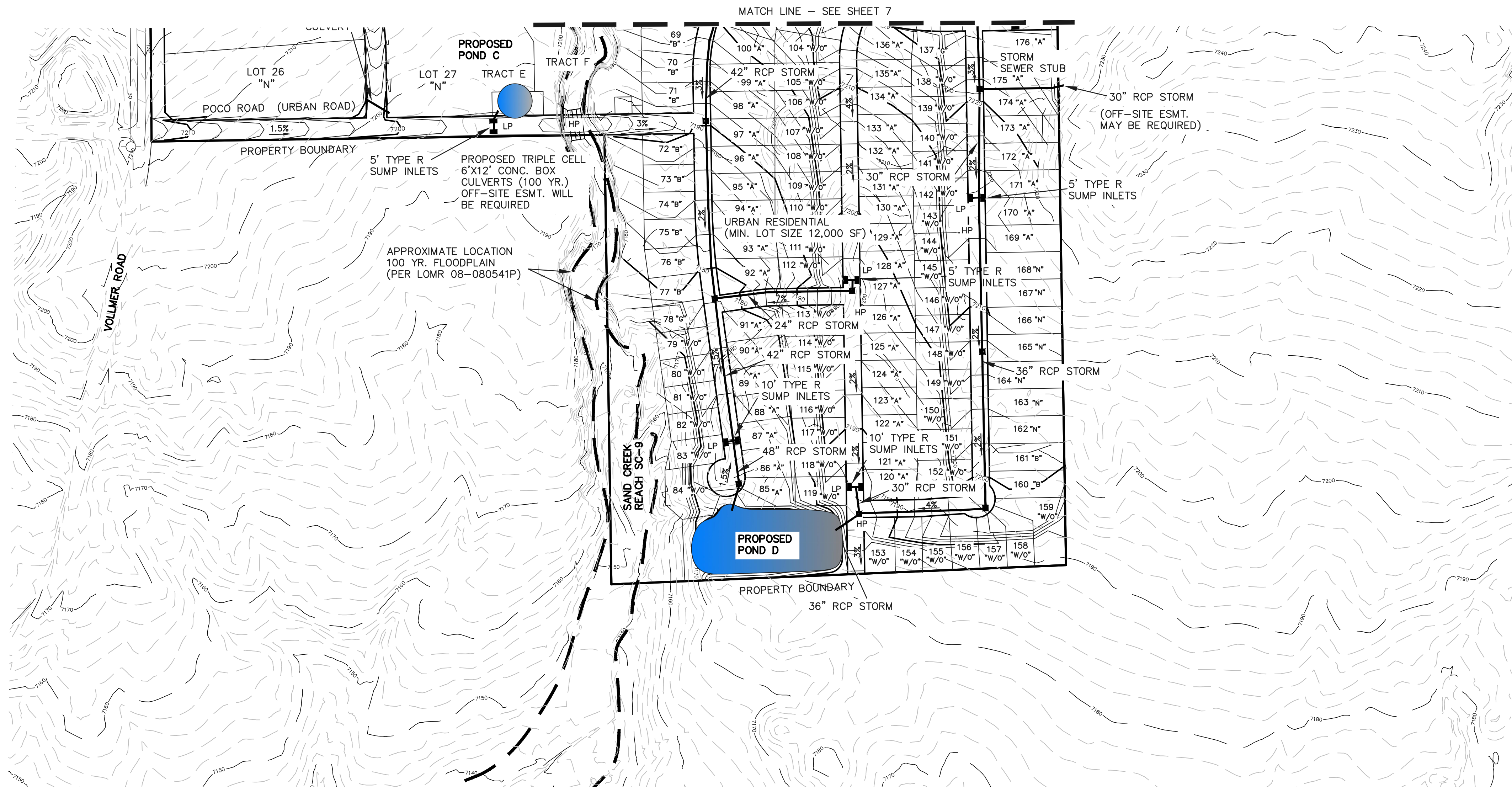
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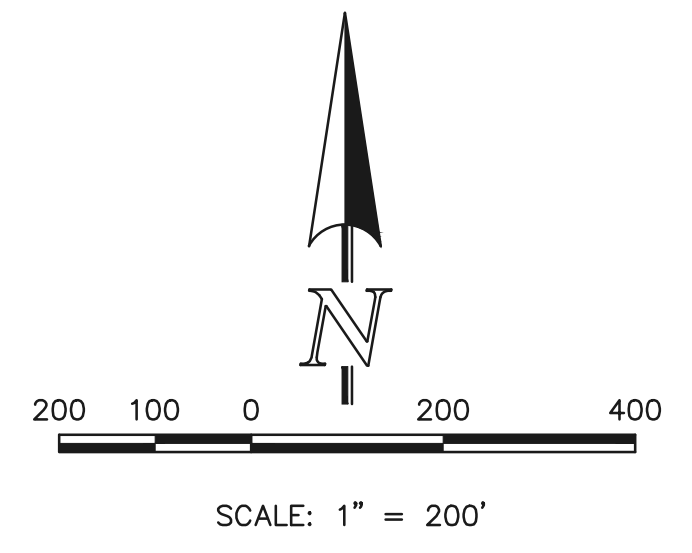


TYPICAL LOT TEMPLATES



LEGEND

| | | | |
|--|---------------------------|-------|----------------|
| | EXISTING GROUND CONTOUR | H.P. | HIGH POINT |
| | PROPOSED FINISHED CONTOUR | LP | LOW POINT |
| | FLOW DIRECTION | "A" | A LOT |
| | EXISTING FLOW | "B" | B LOT |
| | FILING BOUNDARY | "W/O" | WALKOUT LOT |
| | PROPOSED STORM SEWER | "T" | TRANSITION LOT |
| | | "G" | GARDEN LOT |
| | | "N" | NATURAL LOT |



| | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|------|
| 48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 1-800-922-1987 CITY OF COLORADO SPRINGS DEPT. OF UTILITIES GAS, ELECTRIC, WATER AND WASTEWATER | | NO. REVISION | DATE |
| THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. | | | |

| | |
|-----------------------------------------------------------------------------------------------------------|------|
| REVIEW: | DATE |
| PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC | |
| MARC A. WHORTON, COLORADO P.E. #37155 | DATE |

CLASSIC
CONSULTING ENGINEERS & SURVEYORS

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
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| | | | |
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