

# Retreat at TimberRidge

## PRELIMINARY PLAN

SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
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 1283.69 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

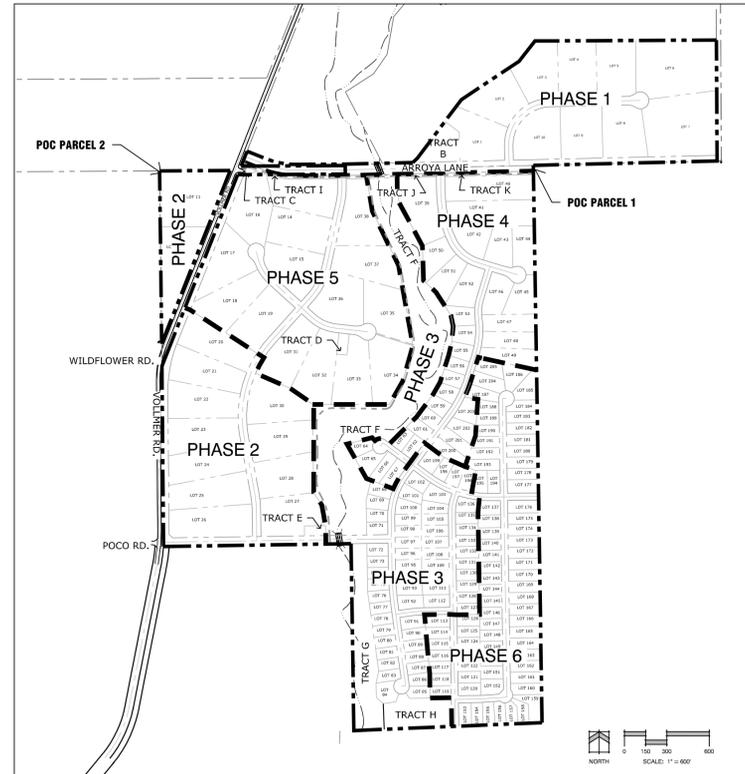
### MAINTENANCE NOTES:

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

### GENERAL NOTES

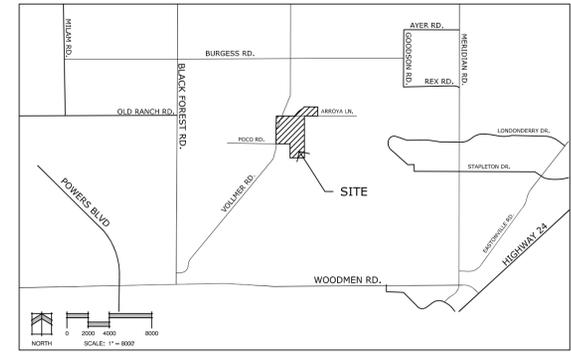
- All rural roads will be asphalt with gravel shoulders. All urban streets will be asphalt with type A or C curb & gutter.
- This property is subject to the findings summary and conclusions of a geologic hazard report prepared by ENTECH dated April 12, 2017 and revised on December 1, 2017. A copy of 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.
- Portions of Lots 47-49, 51-60 & 204-205 have been identified as potentially having wetlands. These lots will be over lot graded. Wetlands will be mitigated if required by the Corps of Engineers.
- Wetlands on Lots 32 & 33 will be defined and shown on the Final Plat as Drainage Easements and No Build based on Final Drainage Report.

### PHASE & TRACT MAP



and  
TimberRidge  
Estates HOA?

### VICINITY MAP



### SITE DATA

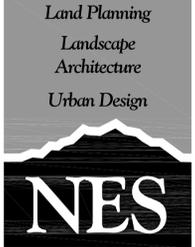
<b>OWNERS:</b>	Arroya Investments LLC 1283 Kelly Johnson Blvd. Colorado Springs, CO 80920
	Jacob Desoto 10620 Vollmer Rd Colorado Springs, CO 80910
	TimberRidge Estates, LLC 2760 Brogans Bluff Drive Colorado Springs, CO 80919
<b>APPLICANT:</b>	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs,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

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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:	BY:	DESCRIPTION:
06-26-18	KMM	Per County Review Comments
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### COVER SHEET

1

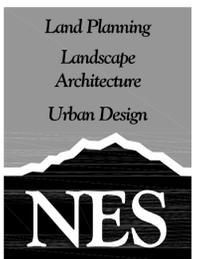
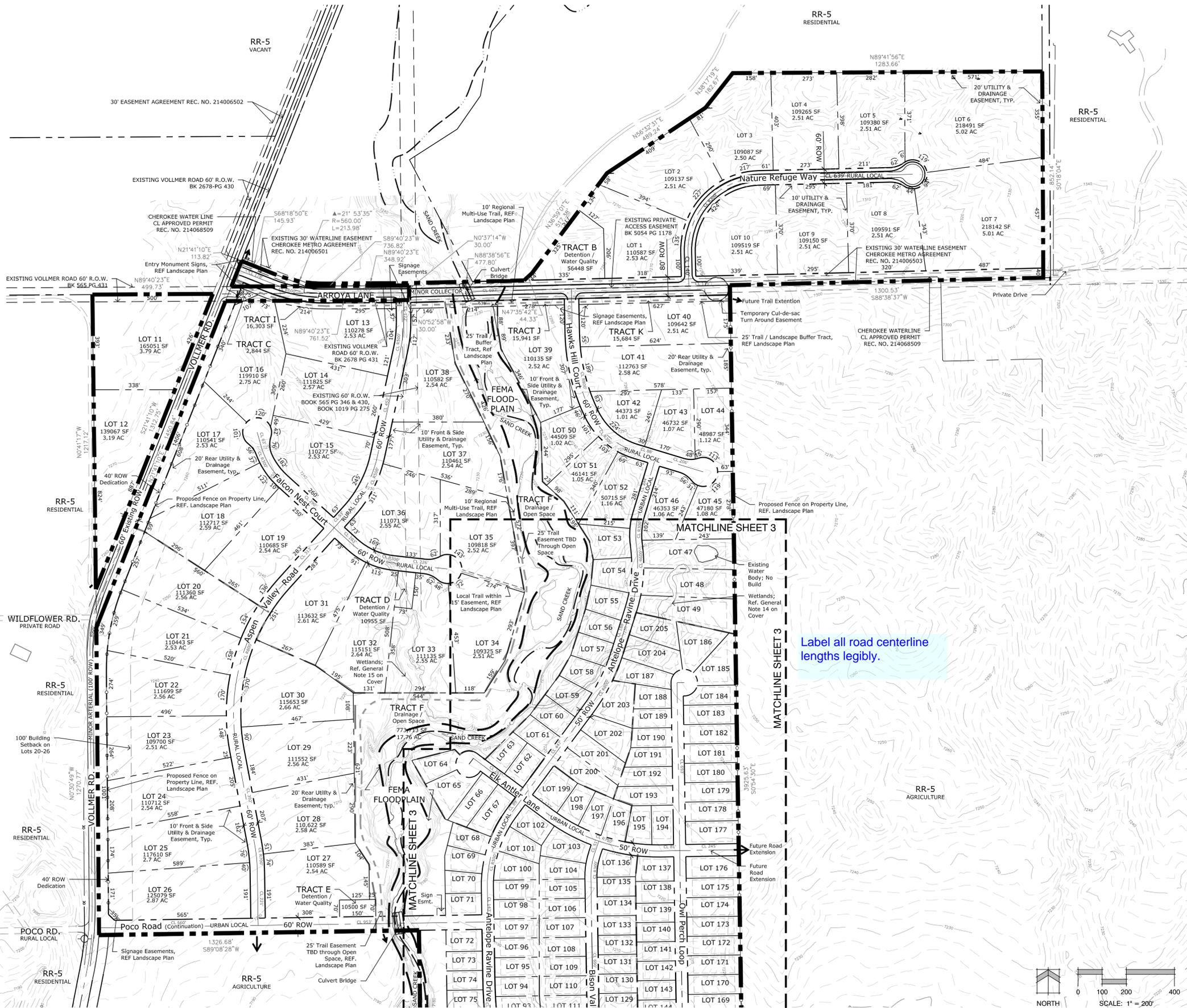
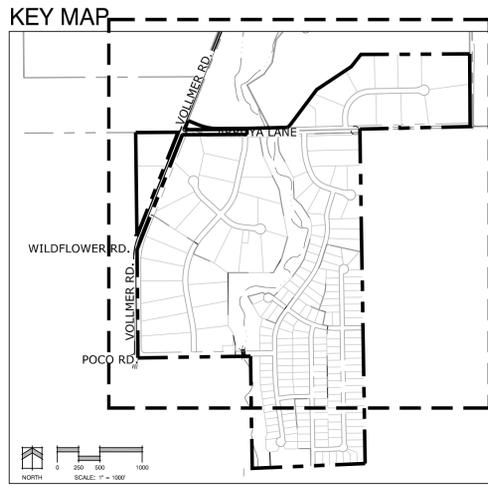
OF 8

SP 182

# Retreat at TimberRidge

## PRELIMINARY PLAN

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EL PASO COUNTY, COLORADO



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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

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06-26-18	KMM	Per County Review Comments
08-28-18	KMM	Per County Review Comments

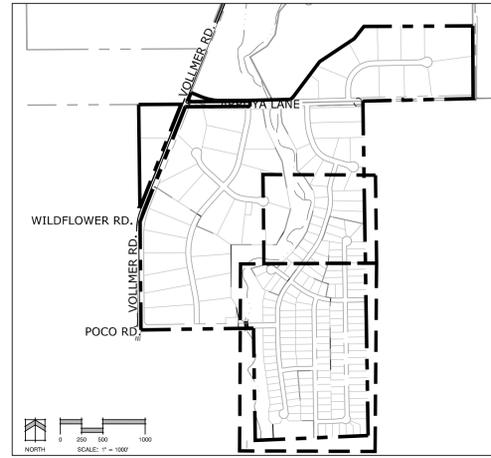
**PRELIMINARY PLAN**

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OF 8

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KEY MAP



# Retreat at TimberRidge

## PRELIMINARY PLAN

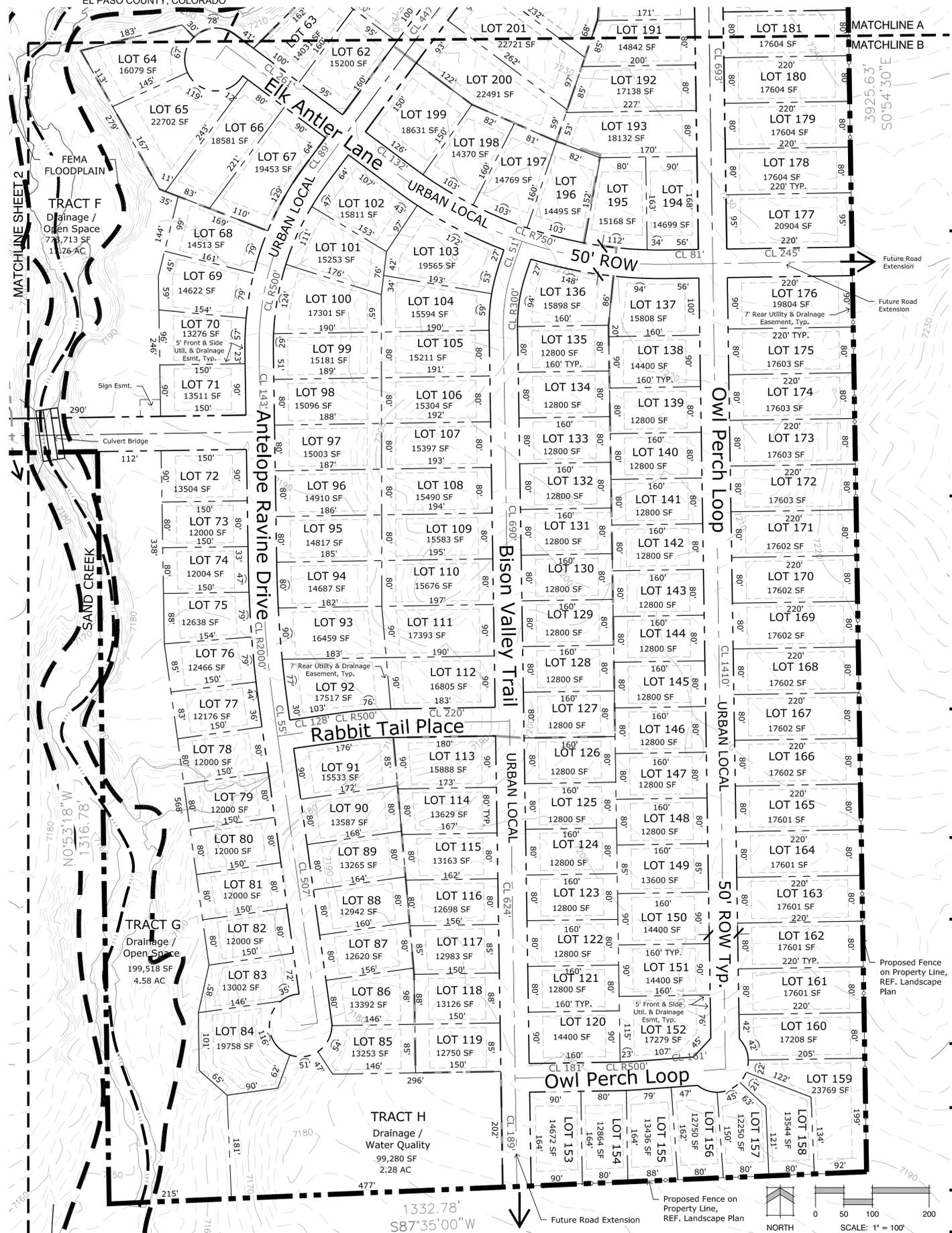
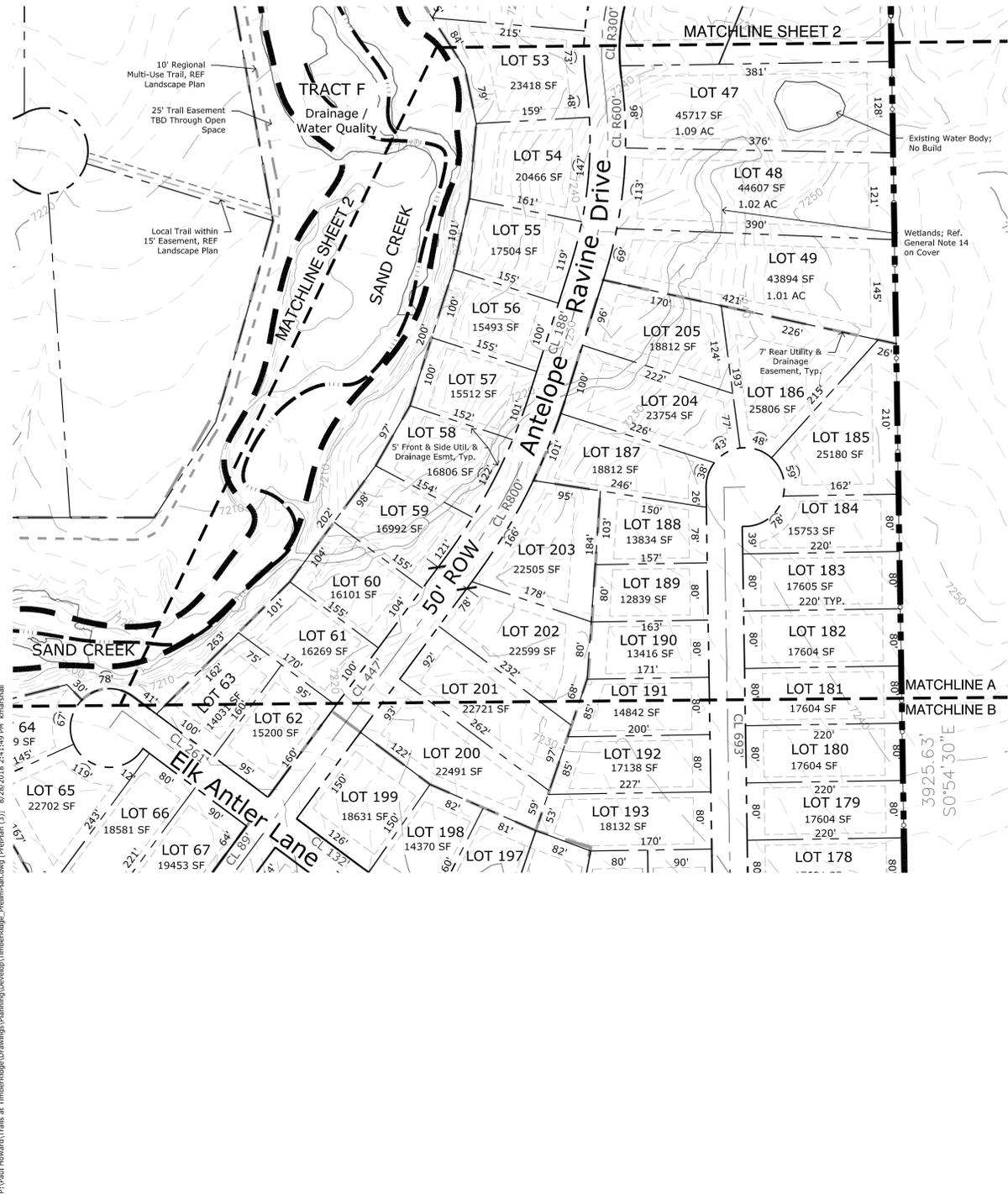
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Land Planning  
Landscape  
Architecture  
Urban Design



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PRELIMINARY  
PLAN

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OF 8

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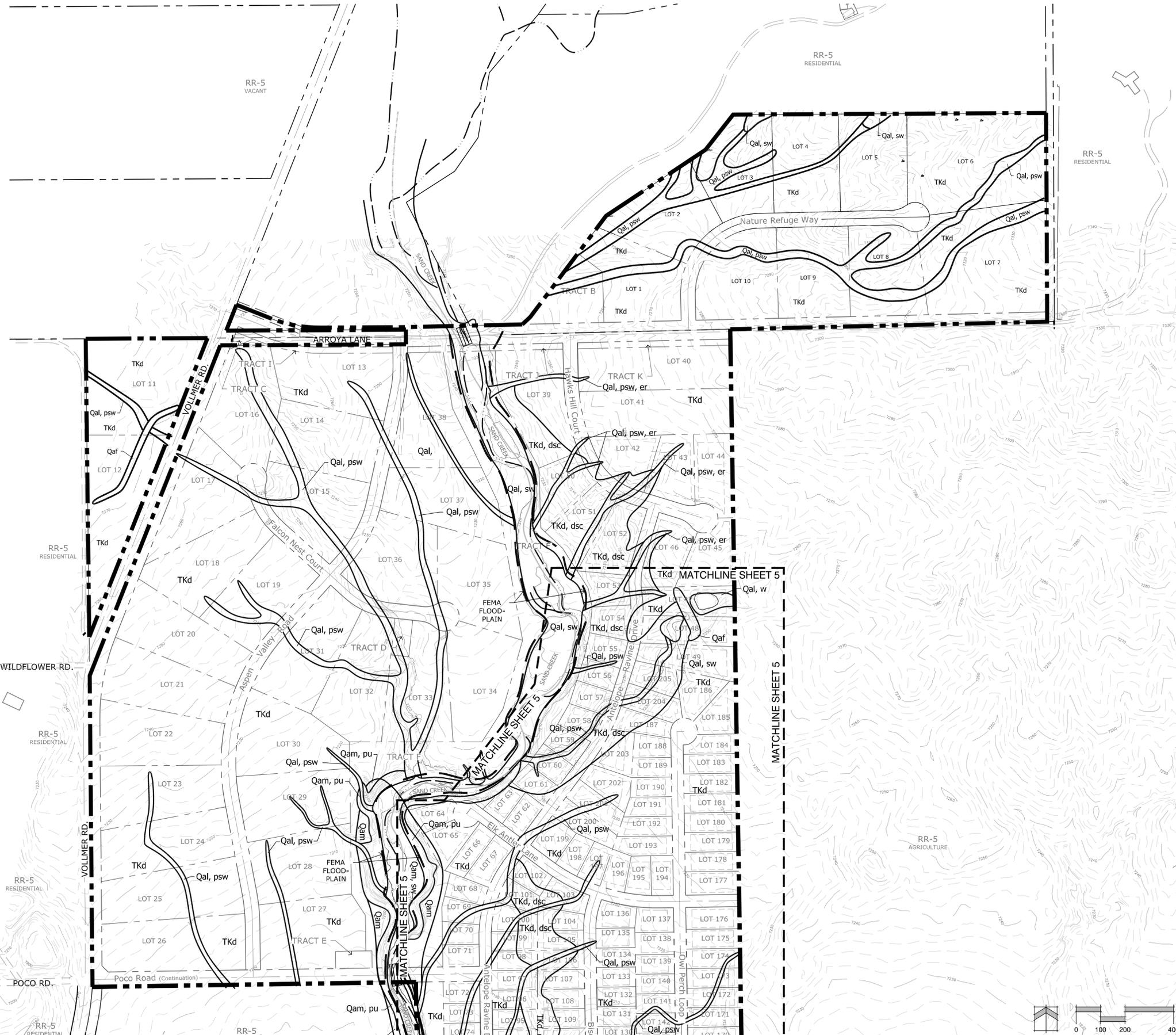
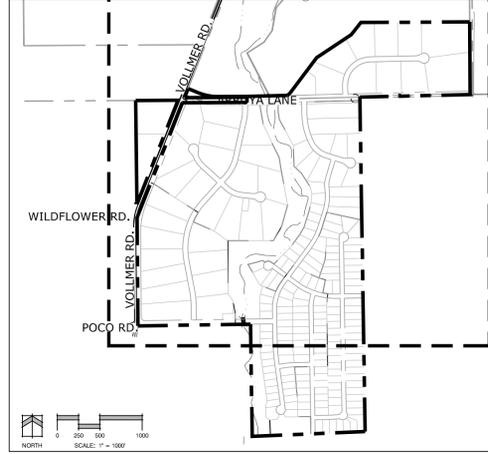
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SECTION 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
EL PASO COUNTY, COLORADO

### KEY MAP

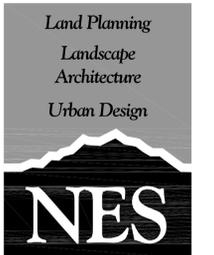


#### EXISTING GEOLOGIC CONSTRAINTS LEGEND:

- 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 Pliocene 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. GEOLOGIC HAZARDS IDENTIFIED ON THIS PRELIMINARY PLAN WILL BE MITIGATED AS RECOMMENDED ON PAGES 7-13 OF THE SOIL, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY THE RETREAT AT TIMBERRIDGE VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH DATED APRIL 12, 2107 & REVISED DECEMBER 1, 2017 AND ON PAGES 6-9 OF THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD THE RETREAT AT TIMBER RIDGE 2.5+ ACRE LOTS VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH DATED APRIL 12, 2018 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.



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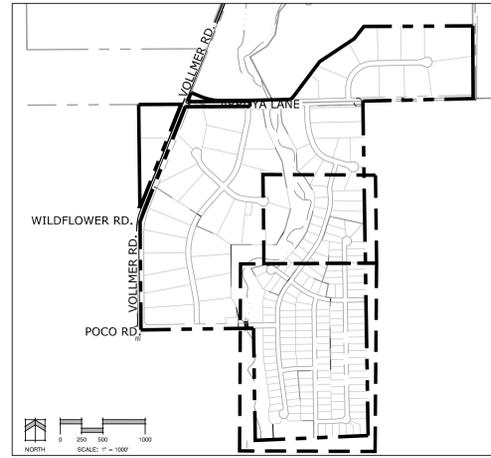
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#### BUILDING CONSTRAINTS MAP

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OF 8  
SP 182

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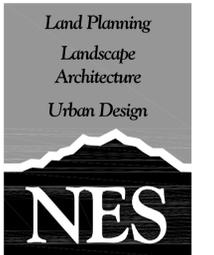
KEY MAP



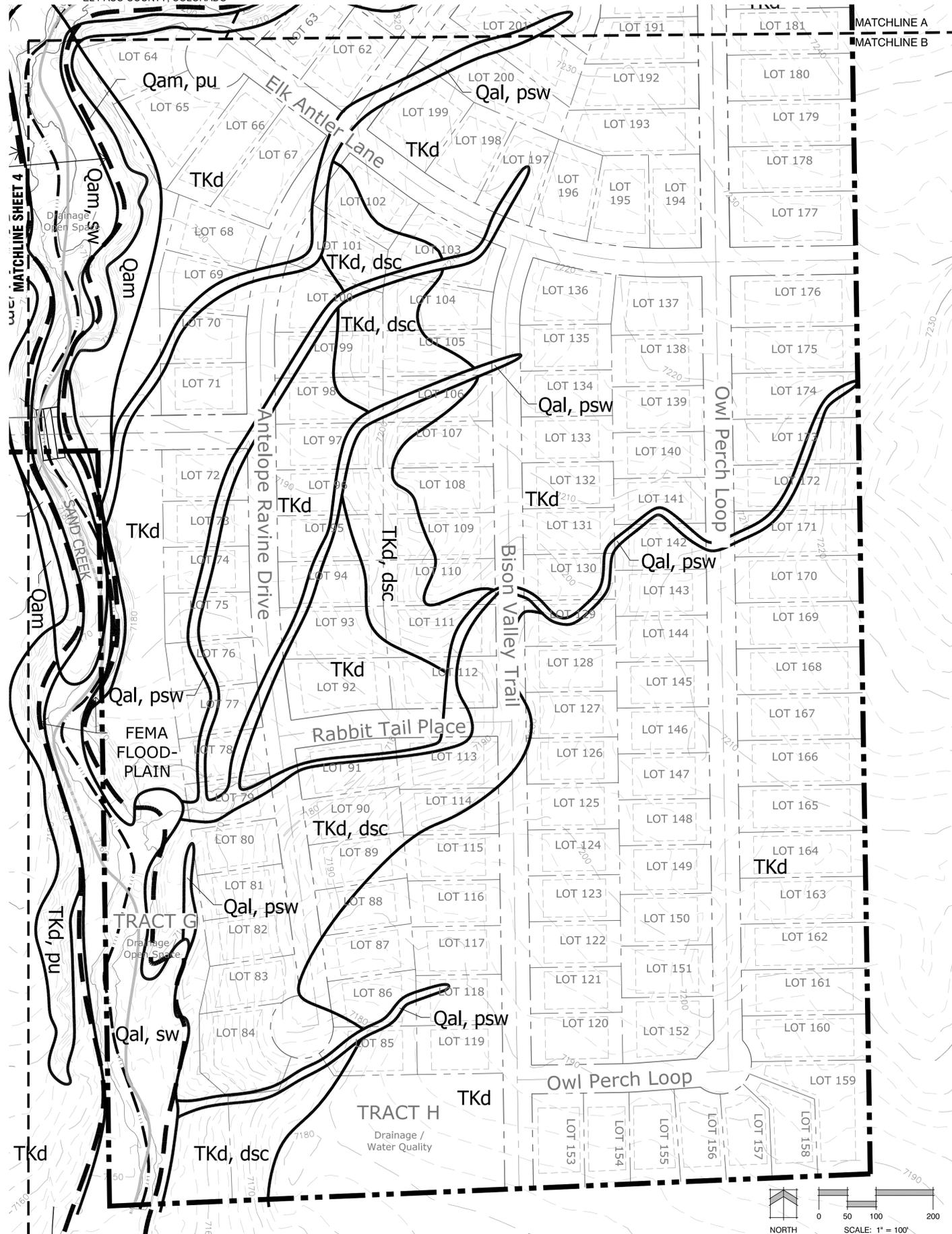
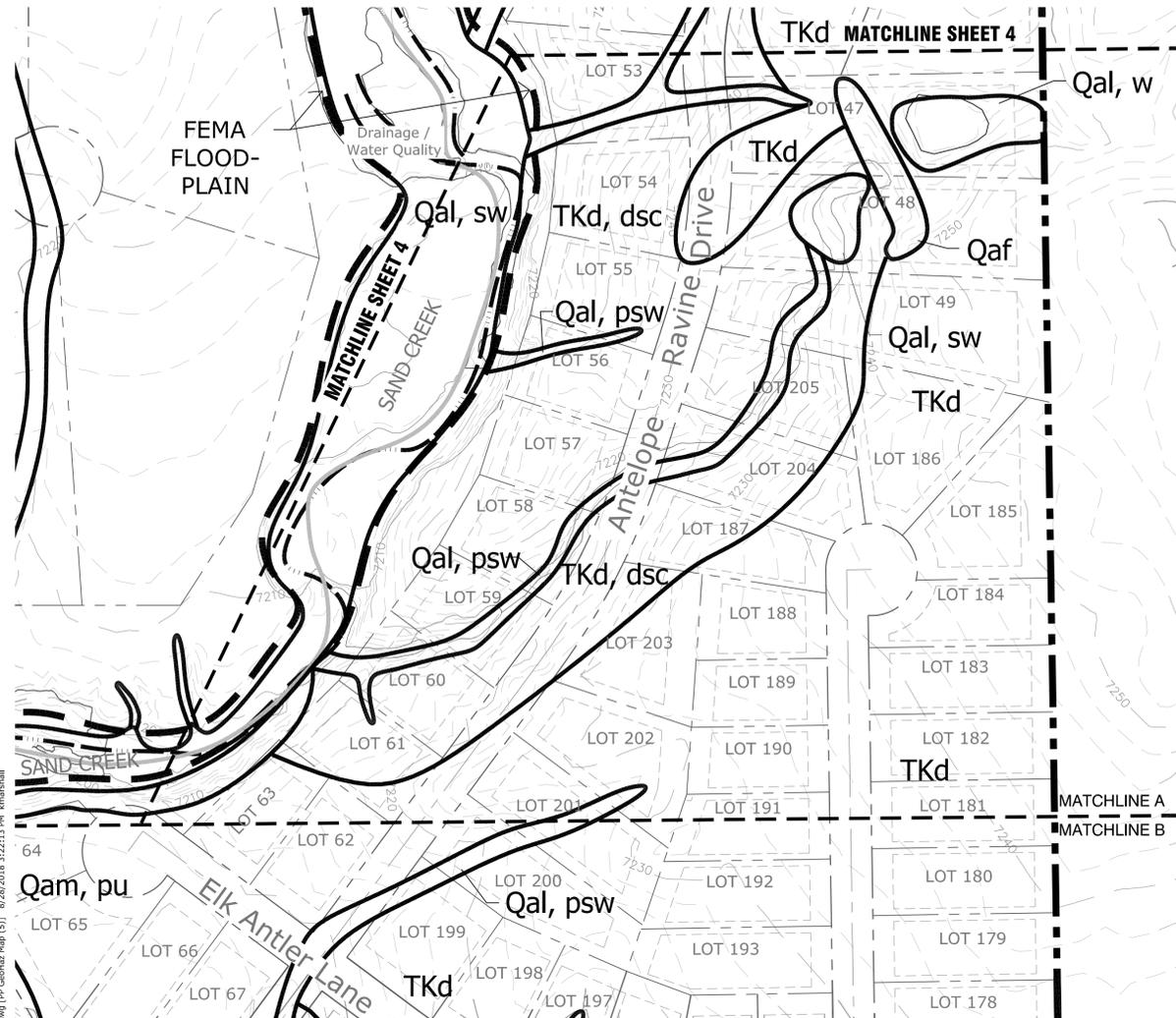
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**BUILDING CONSTRAINTS MAP**

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OF  
**8**  
SP 182

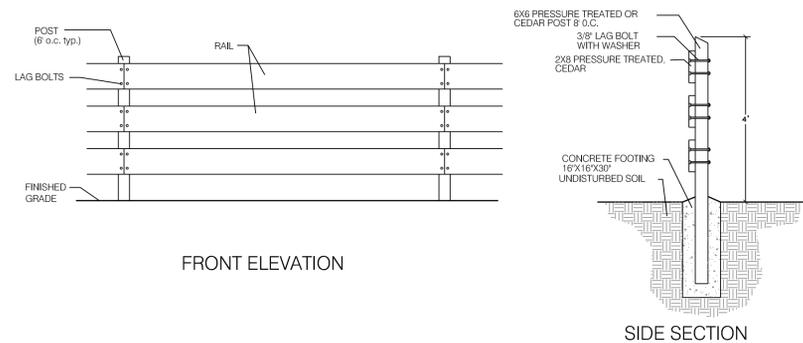
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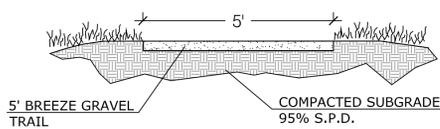
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EL PASO COUNTY, COLORADO



FRONT ELEVATION

SIDE SECTION

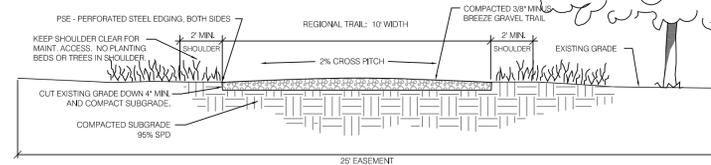
**D1 3-RAIL WOODEN FENCE** NOT TO SCALE



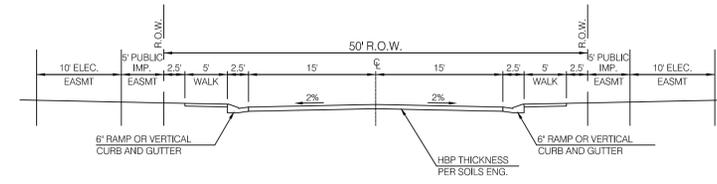
5' BREEZE GRAVEL TRAIL  
COMPACTED SUBGRADE 95% S.P.D.

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

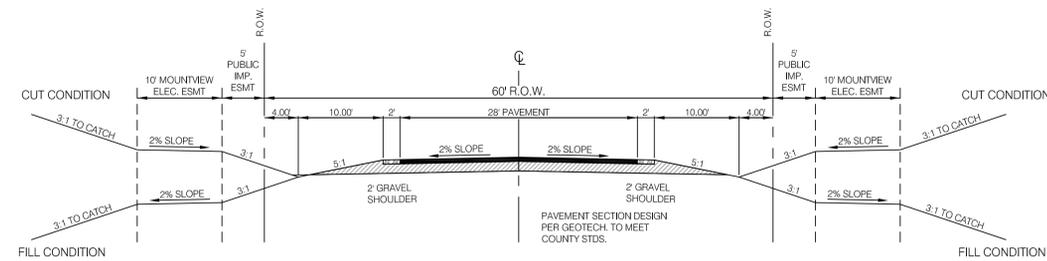
- NOTES:
1. USE 2% CROSS PITCH FOR PITCHED SLOPED AREAS WHERE SPECIFIED.
  2. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
  3. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UP HILL OF TRAIL.
  4. ALL REGIONAL TRAILS TO BE A MINIMUM OF 6' WIDE BREEZE GRAVEL PATH, WHERE REGIONAL TRAIL MERGES WITH SIDEWALK, WALK TO BE MINIMUM 10' WIDE CONCRETE, WITH A 5' WIDE BREEZE GRAVEL BRIDLE PATH ADJACENT TO WALK.



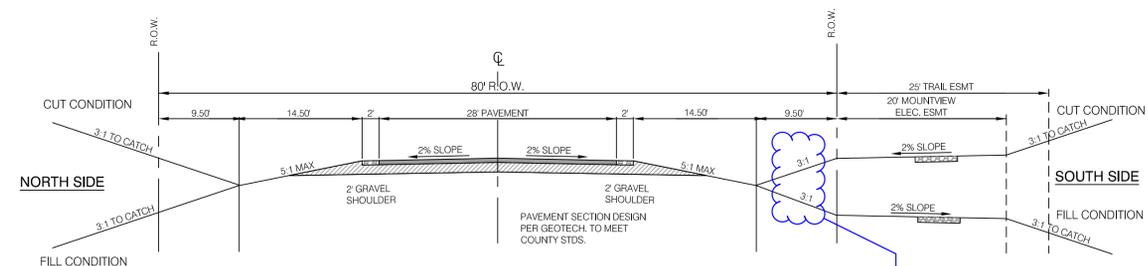
**D3 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION** NOT TO SCALE



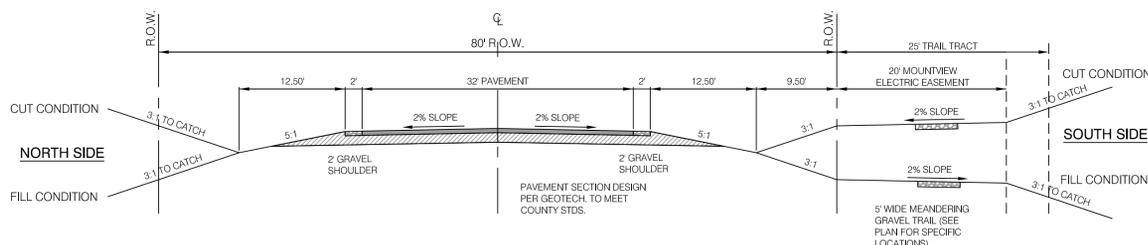
**S1 URBAN LOCAL ROAD TYPICAL SECTION - 50' ROW** SCALE: 1" = 1'-0"



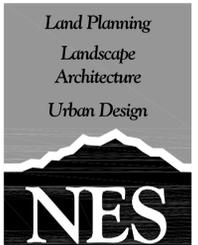
**S2 RURAL LOCAL ROAD TYPICAL SECTION - 60' ROW** SCALE: 1" = 1'-0"



**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"



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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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:	BY:	DESCRIPTION:
06-26-18	KMM	Per County Review Comments
08-28-18	KMM	Per County Review Comments

**SITE SECTIONS & DETAILS**

**6**  
OF 8  
SP 182

P:\041 Howard\Trails at TimberRidge\Drawings\Planning\Develop\TimberRidge\_PrelimPlan.dwg (Sheet Details) (6) 6/26/2018 9:17:53 AM kmarshall

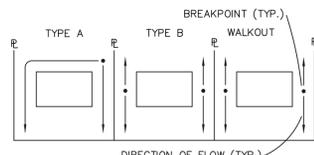
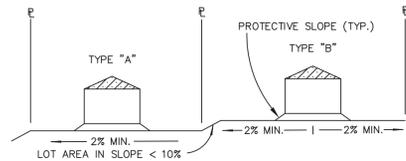


# Retreat at TimberRidge

## PRELIMINARY PLAN

Section 21, 22, 27 and 28, Township 12 South, Range 65 West of the 6th P.M.

El Paso County, Colorado

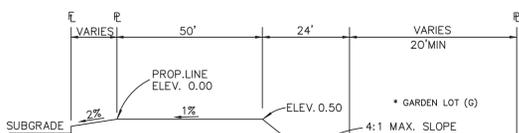
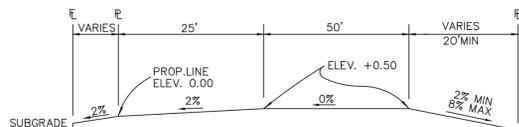
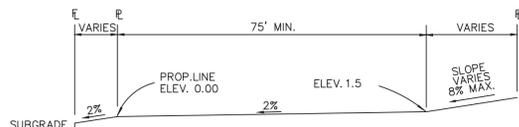


### NOTES:

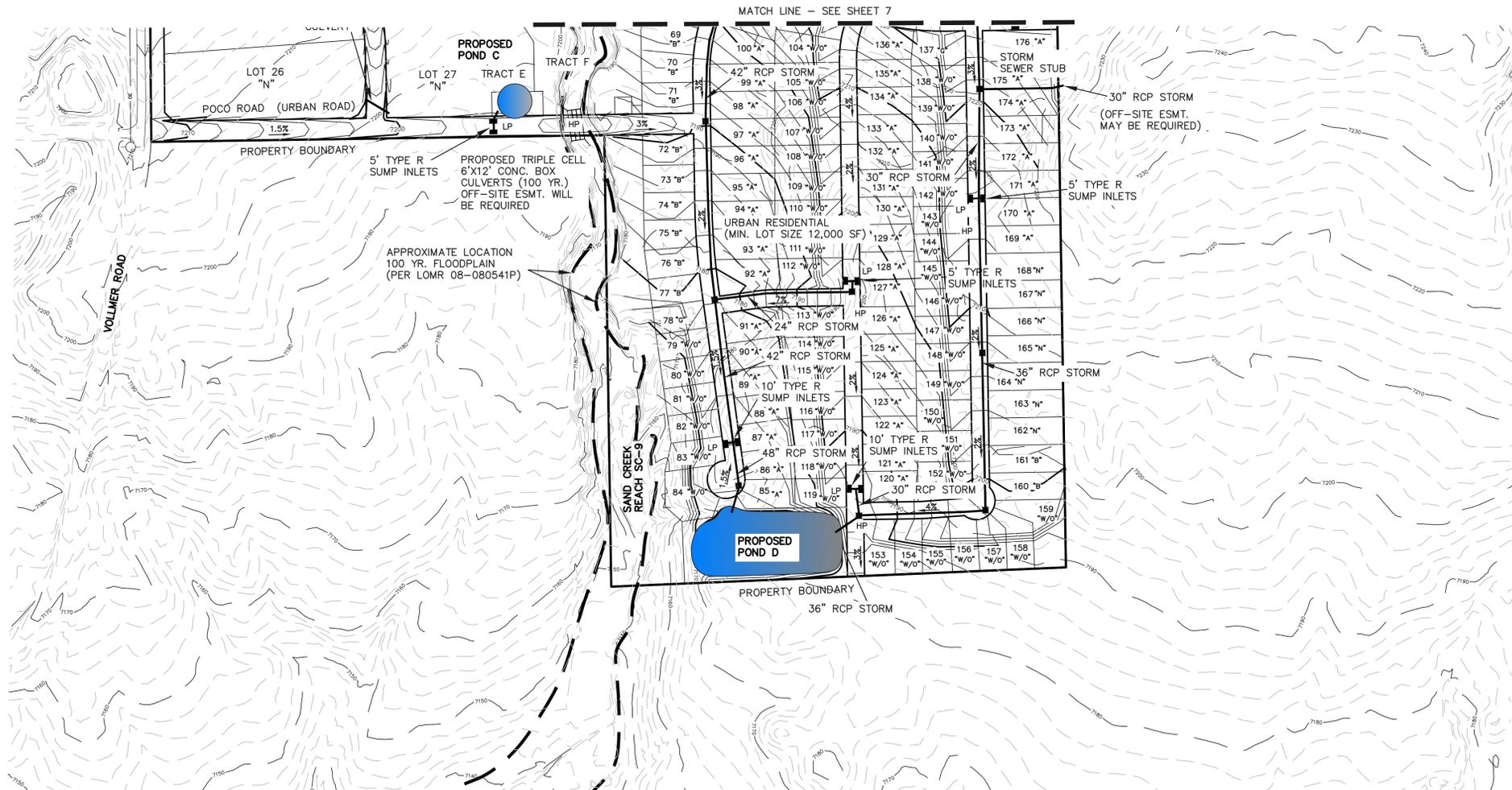
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE (ONE ACRE OR MORE AFTER JULY 1, 2002), THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH 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  
WQCD - 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.

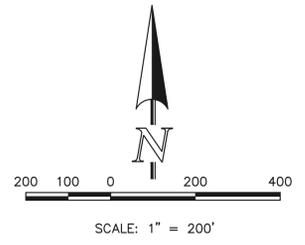


### TYPICAL LOT TEMPLATES



**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

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
1	REVISED PER COUNTY COMMENTS	8-22-18

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

**CLASSIC**  
CONSULTING ENGINEERS & SURVEYORS

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

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

N:\252000\DRAWINGS\DEVELOPMENT\252000P01.dwg, 8/21/2018 12:47:28 PM, 1:1