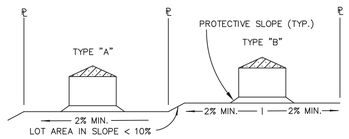
Retreat at TimberRidge

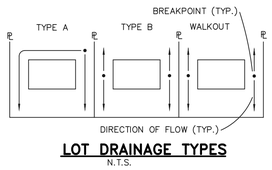
See comment letter.

PRELIMINARY PLAN

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



TYPICAL LOT SECTION DETAIL
N.T.S.



LOT DRAINAGE TYPES
N.T.S.

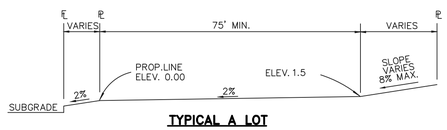
NOTES:

1. 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:

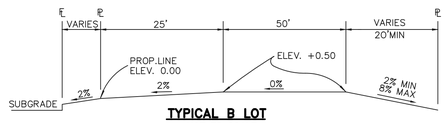
   COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
   WATER QUALITY CONTROL DIVISION
   WQCD – PERMITS
   4300 CHERRY CREEK DRIVE SOUTH
   DENVER, CO 80246–1530
   ATTN: PERMITS UNIT

2. 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.

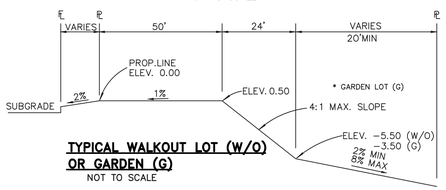
3. SEE SHEET 1 FOR EROSION CONTROL NOTES AND SHEET 4 FOR EROSION CONTROL DETAILS.



TYPICAL A LOT
NOT TO SCALE

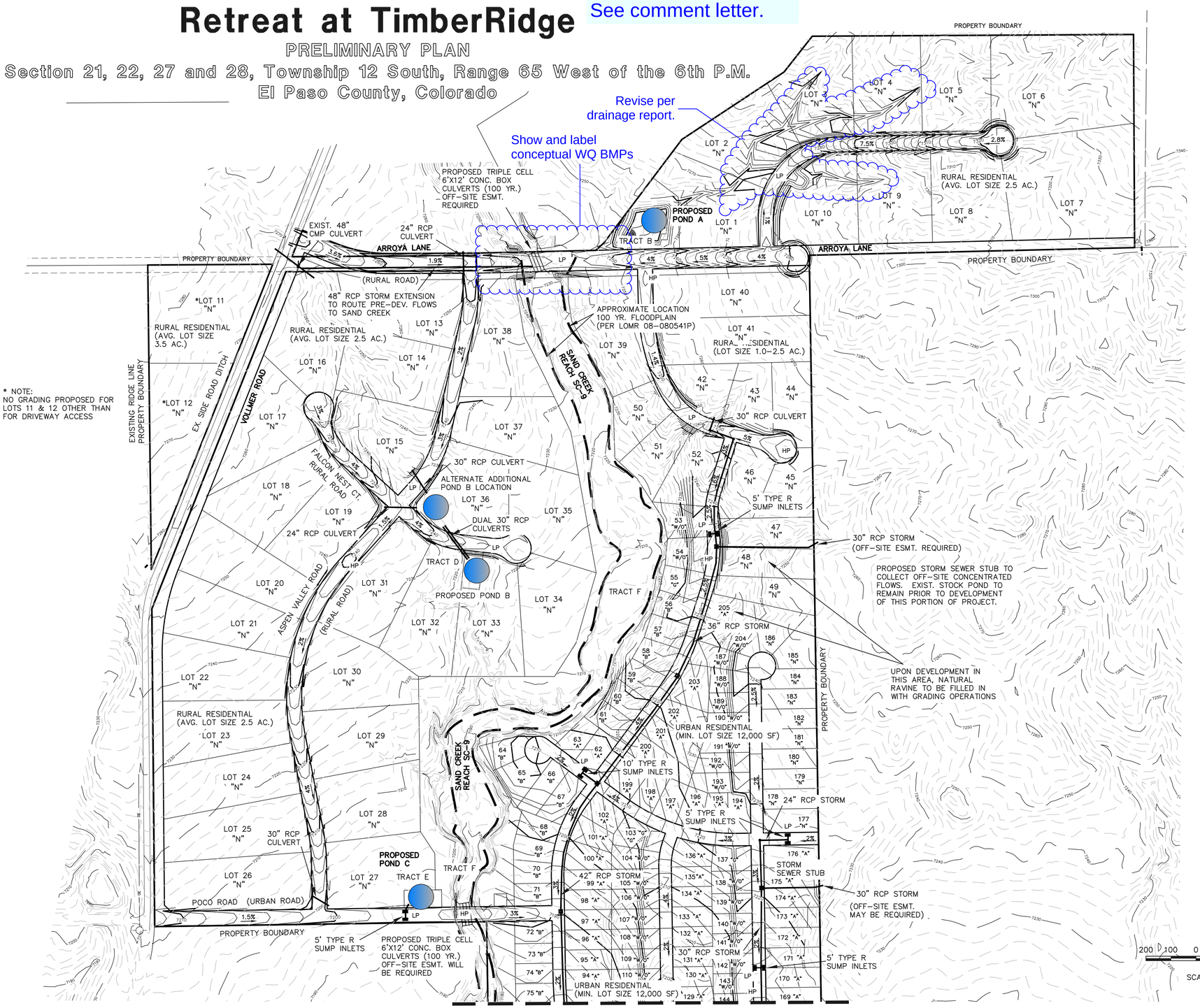


TYPICAL B LOT
NOT TO SCALE



TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
NOT TO SCALE

TYPICAL LOT TEMPLATES



LEGEND

6600	EXISTING GROUND CONTOUR	H.P.	HIGH POINT
6600	PROPOSED FINISHED CONTOUR	L.P	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 SM
619 N. Cascade Avenue, Suite 200 (719)785–0790
Colorado Springs, Colorado 80903 (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	7 OF 8
CHECKED BY		(V) 1"= N/A		JOB NO.	2520.00

N:\2520\00\DRAWINGS\DEVELOPMENT\2520PDP01.dwg, 8/28/2018 12:42:22 PM, 1:1