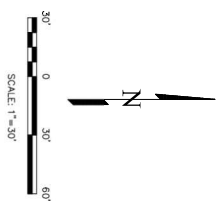




source: PLAT 14778 lot 16
GRANDWOOD RANCH

GRADING LEGEND

- 2'± 0' --- EXISTING CONTOURS - MINOR
- 0' --- EXISTING CONTOURS - MAJOR
- 0' --- PROPOSED CONTOURS - MINOR
- 0' --- PROPOSED CONTOURS - MAJOR
- 0' --- PROPERTY LINE
- 0' --- EXISTING SETBACK
- 0' --- PROPOSED SETBACK
- 0' --- EXISTING EASEMENT
- 0' --- PROPOSED FINISHED GRADE
- 0' --- EXISTING FLOW
- 0' --- PROPOSED RETAINING WALL
- 0' --- TOP OF WALL
- 0' --- FINISHED GRADE AT BOTTOM OF WALL



6119001040
 SED248
ZONE RR-2.5
 reviewed and approved
 by PCD Engineering (ES)
 PCD Inspector (SP)

APPROVED
 Plan Review
 01/22/2024 2:36:15 PM
 EPC Planning & Community
 Development Department

APPROVED
 BESQCP
 01/22/2024 2:36:41 PM
 EPC Planning & Community
 Development Department

It is the engineer's responsibility to
 ensure that all information submitted
 to any regulatory agency is
 accurate and complete.

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION
 FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.
 I, THE ENGINEER, AM A LICENSED PROFESSIONAL ENGINEER
 IN THE STATE OF COLORADO.
 TERRA NOVA ENGINEERING, INC.
 32339
 1-16-24

CONTACTS:
 OWNER/CLIENT: ADAMO HOMES
 520 S. 23RD STREET
 DENVER, CO 80202
 (303) 877-4980

CIVIL ENGINEER: TERRA NOVA ENGINEERING
 2200 S. WASHINGTON AVENUE
 COLO SPRINGS, CO 80904
 (719) 535-4422, (719) 535-4487
 LICENSE NO. 10712

SURVEYOR: POSSEY & PARTS SURVEYING
 1000 S. WASHINGTON AVENUE
 COLO SPRINGS, CO 80910
 (719) 584-5319

COUNTY: EL PASO
 LEGAL DESCRIPTION: LOT 16 GRANDWOOD RANCH
 SITE ADDRESS: 400 GRANDWOOD DRIVE
 COLO SPRINGS, CO 80904
 PARCEL SIZE: 2.62 ACRES
 TAX SCHEDULE #: 6198101040
 ZONING DISTRICT CLASSIFICATION: RR-2.5

<p>GRANDWOOD RANCH LOT 16</p> <p>GRADING & EROSION CONTROL PLAN SITE PLAN</p>		<p>721 S. 23RD STREET COLO SPRINGS, CO 80904</p> <p>OFFICE: 719-635-4422 HOME: 719-635-4422, (719) 535-4487 FAX: 719-635-4428 www.terrahome.com</p>	<p>PREPARED FOR: ADAMO HOMES ATTN: LEO COLLINS</p> <p>303-877-4980</p>	<p>UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REMEDIATION AGENCIES TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DESCRIPTION	DATE																
NO.	REVISIONS	DESCRIPTION	DATE																						

RESIDENTIAL

2023 PPRBC
2021 IECC Amended



Parcel: 6119001040

Address: 450 GRANDWOOD DR, COLORADO SPRINGS

Plan Track #: 184554  Received: 19-Dec-2023 (BRIANNAM)

Description: **RESIDENCE** Required PPRBD Departments (6)

Contractor: ADAMO BUILDING COMPANY, LLC

Type of Unit:

Garage	1236	
Lower Level 1	2105	
Lower Level 2	441	
Main Level	2546	
Upper Level 1	1237	
Total Square Feet		7565

Enumeration
Released for Permit

12/20/2023 10:26:30 PM
Becky A
ENUMERATION

Floodplain
(N/A) RBD GIS

Construction
Released for Permit

01/19/2024 10:30:59 AM
Andreal
CONSTRUCTION

Electrical
Released for Permit

01/22/2024 9:37:51 AM
richg
ELECTRICAL

Mechanical
Released for Permit

01/04/2024 10:43 PM
Jdsinc
MECHANICAL

Plumbing
Released for Permit

01/18/2024 10:23:10 AM
shanen
PLUMBING

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
01/22/2024 2:59:12 PM
dsdar.chuleta
EPC Planning & Community
Development Department