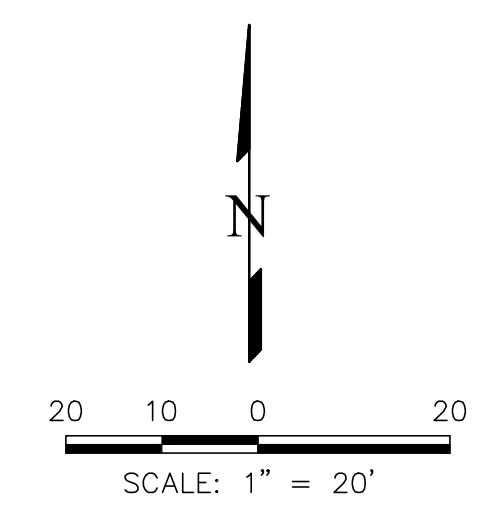
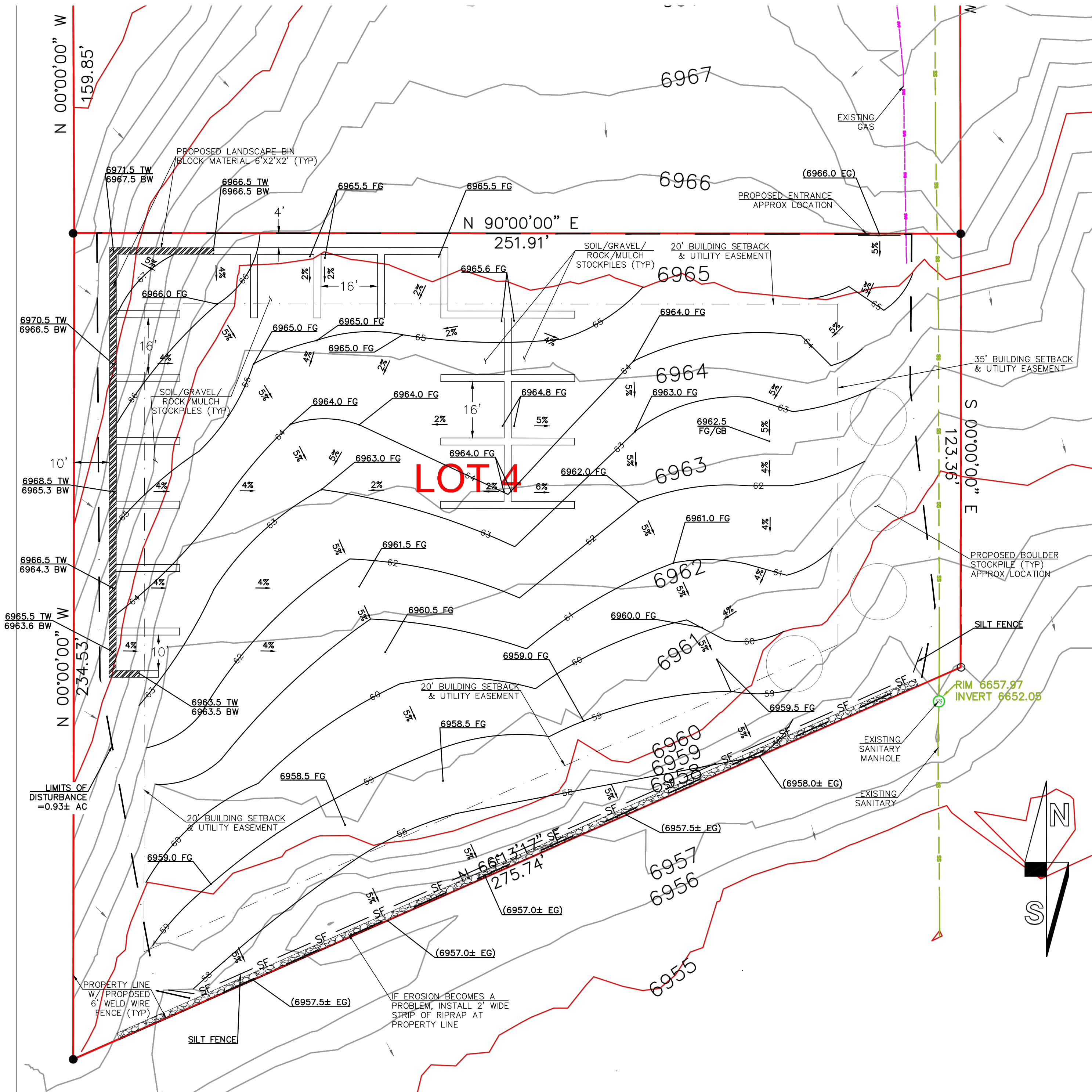
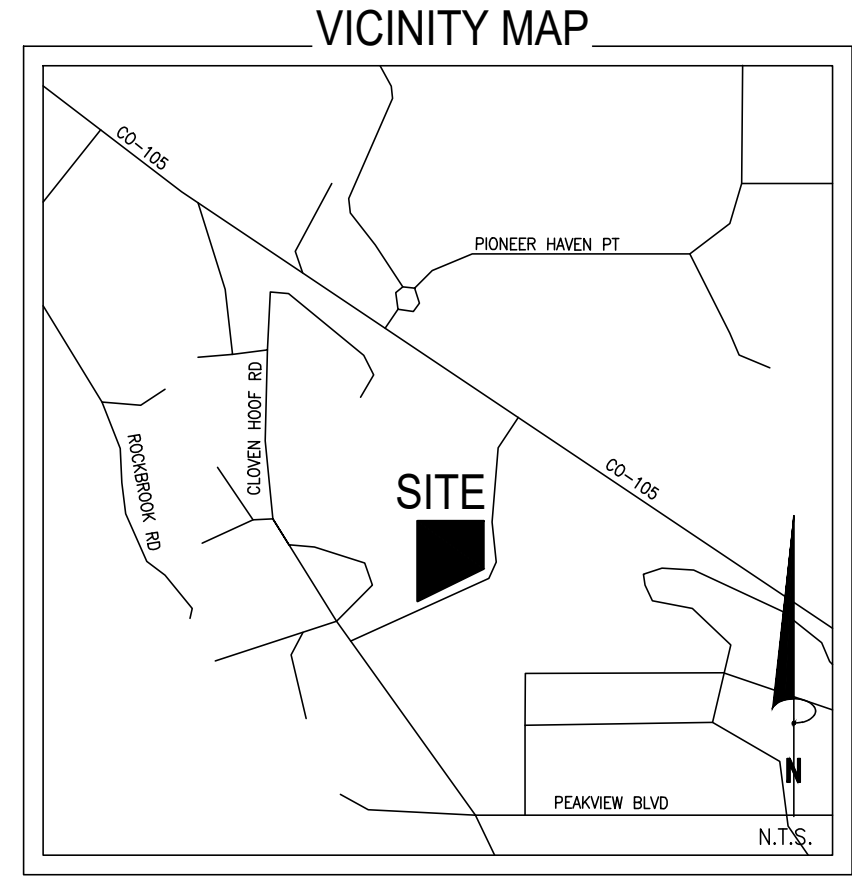


GRADING LEGEND

| | | |
|--|--------------|----------------------------------|
| | 6301 | EXISTING CONTOURS - MINOR |
| | 6300 | EXISTING CONTOURS - MAJOR |
| | 01 | PROP CONTOURS - MINOR |
| | 00 | PROP CONTOURS - MAJOR |
| | | PROPERTY LINE |
| | | PROP FLOW |
| | | EXISTING EASEMENT |
| | 6961.00 FG | PROP FINISHED GRADE |
| | | EXISTING FLOW |
| | | LIMITS OF DISTURBANCE |
| | | PROP RETAINING WALL |
| | | EXISTING SETBACK |
| | (7361.00 EG) | EXISTING GRADE |
| | 6961.00 BW | FINISHED GRADE AT BOTTOM OF WALL |
| | 6961.00 TW | TOP OF WALL GRADE |



SITE DATA:

- 1) ZONING = N/A
- 2) TAX SCHEDULE NO.: 71090-01-013
- 3) TOTAL LOT ACREAGE = 1.04
- 4) SETBACKS: FRONT: 35', SIDE: 20', REAR: 20'
- 5) AVERAGE SLOPE OF SITE: 6%
- 6) LIMITS OF DISTURBANCE ACREAGE: 0.93

PROPERTY DESCRIPTION:

Lots 4, Illumination Point Subdivision in the City of Palmer Lake, El Paso County, Colorado.

PROPERTY OWNER:

Illumination Point LLC
650 Illumination Point
Palmer Lake, CO 80133

ADDRESS:

650 Illumination Point, Palmer Lake, CO 80133

NOTES:

DURING CONSTRUCTION AND AT ALL TIMES THEREAFTER, PARTICULARLY PRIOR TO THE ESTABLISHMENT OF VEGETATION, ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, DRIVEWAY OR OTHER HARD SURFACES SHALL BE PROTECTED FROM EROSION.

ALL DISTURBED AREAS SHALL BE VEGETATED WITH EROSION CONTROL GRASSES, SHRUBS AND/OR TREES.

ALL REQUIRED LANDSCAPING INCLUDING REVEGETATION AND RETAINING WALLS SHALL BE CONSTRUCTED AND/OR INSTALLED PRIOR TO OCCUPANCY OF THE PREMISES EXCEPT AS PROVIDED IN SECTION 17.50.100(C), (ORD. 3-1989, §1, 1989; ORD. 2-1986, §6, 1986)

| REVISIONS NO. | DESCRIPTION | DATE |
|---------------|-------------|------|
| | | |
| | | |
| | | |
| | | |

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, INCORPORATING THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
JARED WHITELEY
ATTN:

(719) 313-9577

721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneng.com

650 ILLUMINATION POINT

GRADING PLAN

THIS DESIGN WAS PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF TERRA NOVA ENGINEERING, INC.

R. DUCETT, PROFESSIONAL ENGINEER
COLORADO P.E. NO. 32339
2/14/2024

| | |
|-------------|----------|
| DESIGNED BY | JF |
| DRAWN BY | JF |
| CHECKED BY | LD |
| H-SCALE | AS SHOWN |
| V-SCALE | N/A |
| JOB NO. | 2405.00 |
| DATE ISSUED | 2/14/24 |
| SHEET NO. | 1 OF 1 |