

NO.	REVISIONS	DESCRIPTION	DATE

ALL SUCH THE AS THESE REVISIONS ARE APPROVED BY THE ENGINEER. NO WRITTEN AUTHORIZATION IS REQUIRED FOR THE ENGINEER TO BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.

PREPARED FOR:
JARED WHITELEY
 ATTN: (719) 313-9577



221 S. 23RD STREET
 SUITE 200
 COLORADO SPRINGS, CO 80904
 WWW.TERRANOVAINC.COM
 PHONE: 719-435-4422
 FAX: 719-435-4426

DESIGNED BY: JF
 DRAWN BY: JF
 CHECKED BY: LD
 IN-SCALE: AS SHOWN
 N-SCALE: N/A
 CSB NO. 2465.00
 DATE ISSUED: 2/14/24
 SHEET NO. 1 OF 1

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

 L. DUVETTE, PROFESSIONAL ENGINEER
 COLORADO P.E. NO. 30329
 2/14/2024

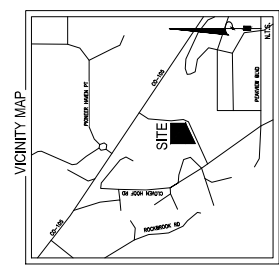
SITE DATA:
 1) ZONING = N/A
 2) TOTAL LOT AREA = 11,104 SQ. FT.
 3) TOTAL LOT WEDGE = 11,104 SQ. FT.
 4) SETBACKS: FRONT: 35', SIDE: 20', REAR: 20'
 5) AVERAGE SLOPE OF SITE: 0.8%
 6) LIMITS OF DISTURBANCE: 0.83

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

PROPERTY OWNER:
 Illumination Point LLC
 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 STRUCTURES, DRIVEWAYS 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 SHALL BE 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.



GRADING LEGEND

	EXISTING CONTOURS - MINOR
	EXISTING CONTOURS - MAJOR
	PROP CONTOURS - MINOR
	PROP CONTOURS - MAJOR
	PROPERTY LINE
	PROP FLOW
	EXISTING EASEMENT
	PROP FINISHED GRADE
	EXISTING FLOW
	LIMITS OF DISTURBANCE
	PROP RETAINING WALL
	EXISTING SETBACK
	EXISTING GRADE
	FINISHED GRADE AT BOTTOM OF WALL
	TOP OF WALL GRADE

