

This is a detailed topographic map of a residential lot, likely for a subdivision or development project. The map features the following elements:

- Contour Lines:** Elevation contours are shown with numerical values ranging from 4200 to 4800 feet. The contours are more closely spaced on the right side of the map, indicating a steeper slope.
- Lot Boundary:** The lot is bounded by a dashed line. To the left, it is labeled "LOT 1".
- Building Footprint:** A large, irregularly shaped building footprint is outlined in the center-right of the lot. It is labeled "PENDING REZONING" and "RE-DESIGN". The footprint includes several internal divisions and is surrounded by a "UNIT OF DISTANCE" and "UNIT OF DISTANCE" (likely referring to the surrounding terrain or other lots).
- Annotations:**
 - "PRESERVATION AREA" is written vertically along the left side of the lot.
 - "APPROVED GRADING PLAN" is written vertically on the right side, with a signature and date "8/16/00" below it.
 - "UNIT OF DISTANCE" is written twice, once on the left and once on the right, near the building footprint.
 - "RE-DESIGN" is written near the building footprint.
 - "PENDING REZONING" is written near the building footprint.
 - "LOT 1" is written near the left boundary.
 - "N 50°00'00\"
- Scale and Orientation:** The map includes a scale bar at the bottom left, indicating distances of 0, 20, 40, and 60 feet. The orientation is indicated by a north arrow pointing towards the top right of the map.
- Other Features:** There are several smaller, irregular shapes and lines scattered throughout the map, possibly representing other lots, roads, or natural features. A "UNIT OF DISTANCE" is also written near the bottom left corner.

LEGAL DESCRIPTION: LOT 1, "RILEY SUBDIVISION", IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

SITE DATA:
 ZONING = RESIDENTIAL W/HILLSIDE OVERLAY
 LOT 50, FT. = 63,335
 BUILDING 50, FT. = 2,450
 BUILDING COVERAGE = 42
 AVERAGE BUILDING HEIGHT = 26.8'
 TAX PARCEL NUMBER = 63700-03-002
 RILEY SUBDIVISION DEVELOPMENT PLAN FILE NO. AR 98-227

LEGEND:

- - - GRADING PLAN CONTOURS
- - - 100' --- TOP OF FOUNDATION ELEVATION
- - - 7' --- TO TOP OF GARAGE FLOOR ELEVATION
- - - COMPOSED CONTOUR
- - - 10' --- TO TOP OF WALL ELEVATION
- - - 6' --- BOTTOM OF WALL ELEVATION
- - - LIMITS OF DISTURBANCE
- - - EXISTING CONTOURS
- [] ROCK WALL (4' HIGH MAXIMUM)

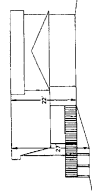
48 HOURS
BEFORE YOU DIG,
CALL US
FOR CLARIFICATION
ON MARKING GAS,
ELECTRIC, WATER
AND WASTE WATER

1-800-922-1987

NOTES:

1. ESTABLISH TOP OF FOUNDATION IN FIELD ... ADJACENT LOT ... WAS GRADED ... TO ... ADJUSTMENT, RETAINING WALLS AND/OR SOILS ... LOT LINES AND/OR FOR DESIGN CONSTRUCTION. THIS IS NOT A LAND SURVEY PLAT ... FOR CONSTRUCTION PURPOSES ONLY.
2. NO DISTURBANCE, GRADING OR SIGNIFICANT ... OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE AS SHOWN ON THIS PLAN.
3. THE "LIMITS OF DISTURBANCE" SHALL BE FLAG, HOPE AND/OR A TALL GRASS OR CONSTRUCTION FENCING.
4. CONSTRUCTION MOBILIZATION ACCESS OR EGRESS ... BE PLACED IN AN UNDISTURBED, UNEXCAVATED, UNPAVED AVAILABLE AREA.
5. EXCAVATED MATERIAL TO BE EXPORTED OFF-SITE.
6. TELEPHONE, CABLEVISION AND ELEGGING SERVICE ... NEED TO BE EXTENDED TO THE SITE. SERVICE LINE ALIGNMENTS TO BE WITHIN LIMITS OF DISTURBANCE AND/OR FOR BUILDABLE AREAS.

PREPARED FOR: BRISTLECONE LOG HOMES, INC.
11505 WEST HWY 24
DAVID, COLORADO 80814-791
(719) 686-9100



RIGHT SIDE ELEVATION
AVG. FINISH ELEV. = 52.6

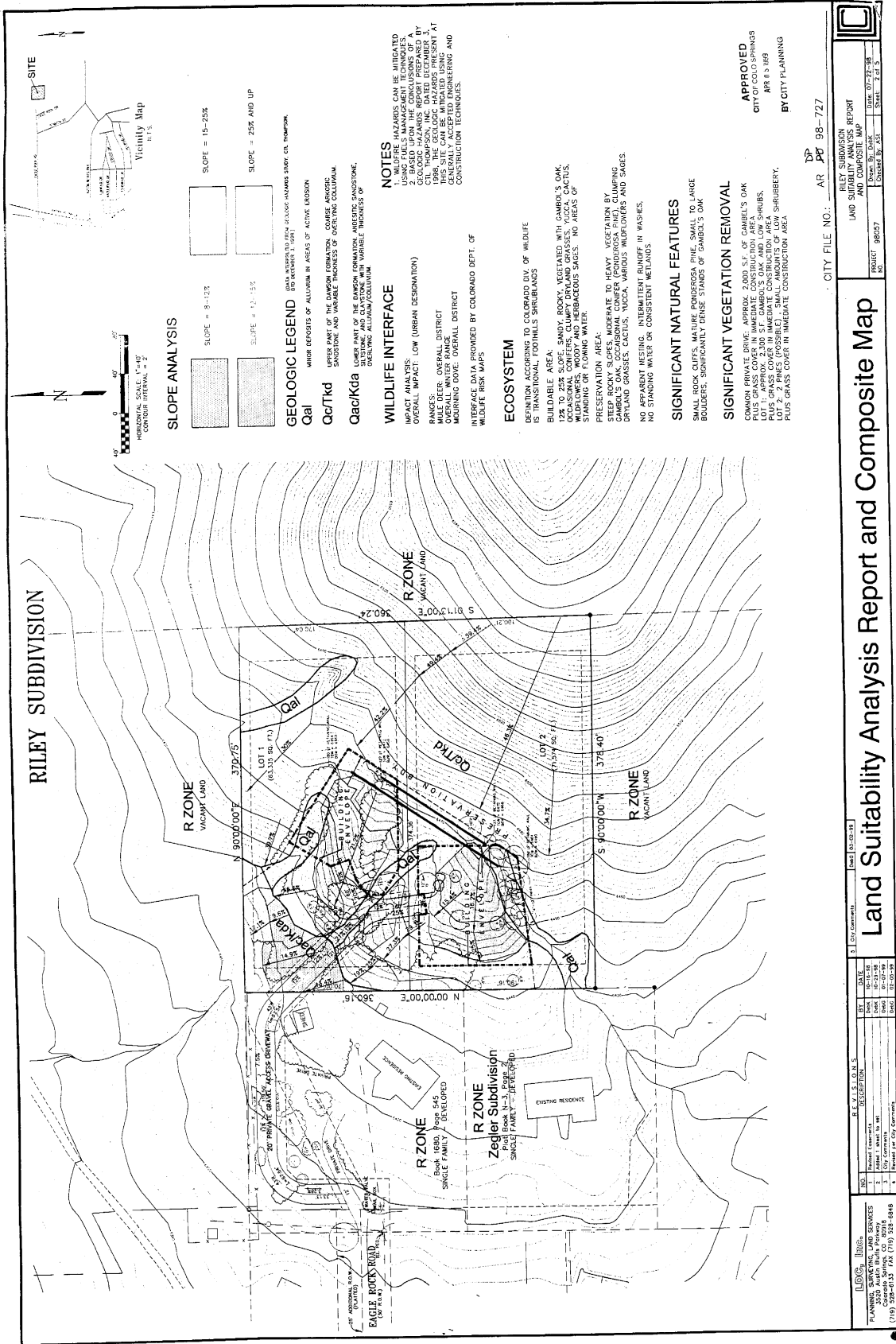


R E V I S I O N S				
NO.	DESCRIPTION	BY	DATE	
1	CLIENT COMMENTS	RDC	07/18/99	
2	CITY COMMENTS	RDC	08/18/99	

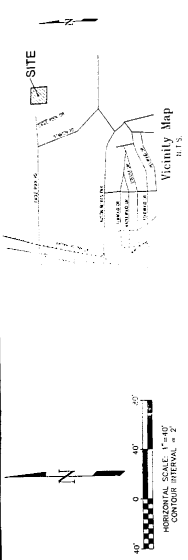
48 HOURS
BEFORE YOU DIG.
CALL UTILITY
LOCATORS
FOR LOCATING
AND MARKING GAS,
ELECTRIC, WATER,
AND WASTE WATER

LDC, Inc.
 PLANNING, SURVEYING, LAND SERVICES
 3520 Austin Bluffs Parkway
 Colorado Springs, CO 80918
 (719) 528-6133 FAX (719) 528-6848

PROJECT NO.	98057.2	Drawn By: AJB	Date: 07/07/99
		Checked By: DWH	Sheet: 1 of 1



RILEY SUBDIVISION



GEOLOGIC LEGEND

Qal
Qc/Tkd
Qac/Kda

WHICH DEPOSITS OF ALLUVIUM IN AREAS OF ACTIVE EROSION
UPPER PART OF THE DAMON FORMATION, COARSE ARGILLIC SANDSTONE AND VARIABLE THICKNESS OF OVERLYING COLLUVIUM
LOWER PART OF THE DAMON FORMATION, ARGILLIC SANDSTONE, CLAYEY SILTSTONE, AND ARGILLIC SANDSTONE WITH VARYING THICKNESS OF OVERLYING COLLUVIUM

NOTES
HAZARDS CAN BE MITIGATED USING FUEL MANAGEMENT TECHNIQUES
ANALYSIS OF THE SITE FOR GEOLOGIC HAZARDS REPORT PREPARED BY CIL THOMPSON, INC. DATED DECEMBER 3, 1998
THIS SITE CAN BE MITIGATED USING CONSTRUCTION TECHNIQUES

WILDLIFE INTERFACE

IMPACT ANALYSIS:
OVERALL IMPACT: LOW (URBAN DESIGNATION)
RANGES:
MULE DEER: OVERALL DISTRICT
MORNING DOVE: OVERALL DISTRICT
INTERFACE DATA PROVIDED BY COLORADO DEPT. OF WILDLIFE RISK MAPS

ECOSYSTEM

DEFINITION: ACCORDING TO COLORADO DIV. OF WILDLIFE
BUILDABLE AREA:
12% TO 25% SLOPE, SANDY, ROCKY, VEGETATED WITH GAMBO'S OAK, OCCASIONAL CONIFERS, CLUMPY DRYLAND GRASSES, YUCCA, CACTUS, STANDING OR FLOWING WATER
PRESERVATION AREA:
STEEP ROCKY SLOPES, MODERATE TO HEAVY VEGETATION BY GAMBO'S OAK, OCCASIONAL CONIFERS, CLUMPY DRYLAND GRASSES, DRYLAND GRASSES, CACTUS, PERENNIALS, BLOOMING PLANTS, NO APPARENT WEEDS, INCONSISTENT BLANKET IN WASHES, NO STANDING WATER OR CONSISTENT WETLANDS

SIGNIFICANT NATURAL FEATURES

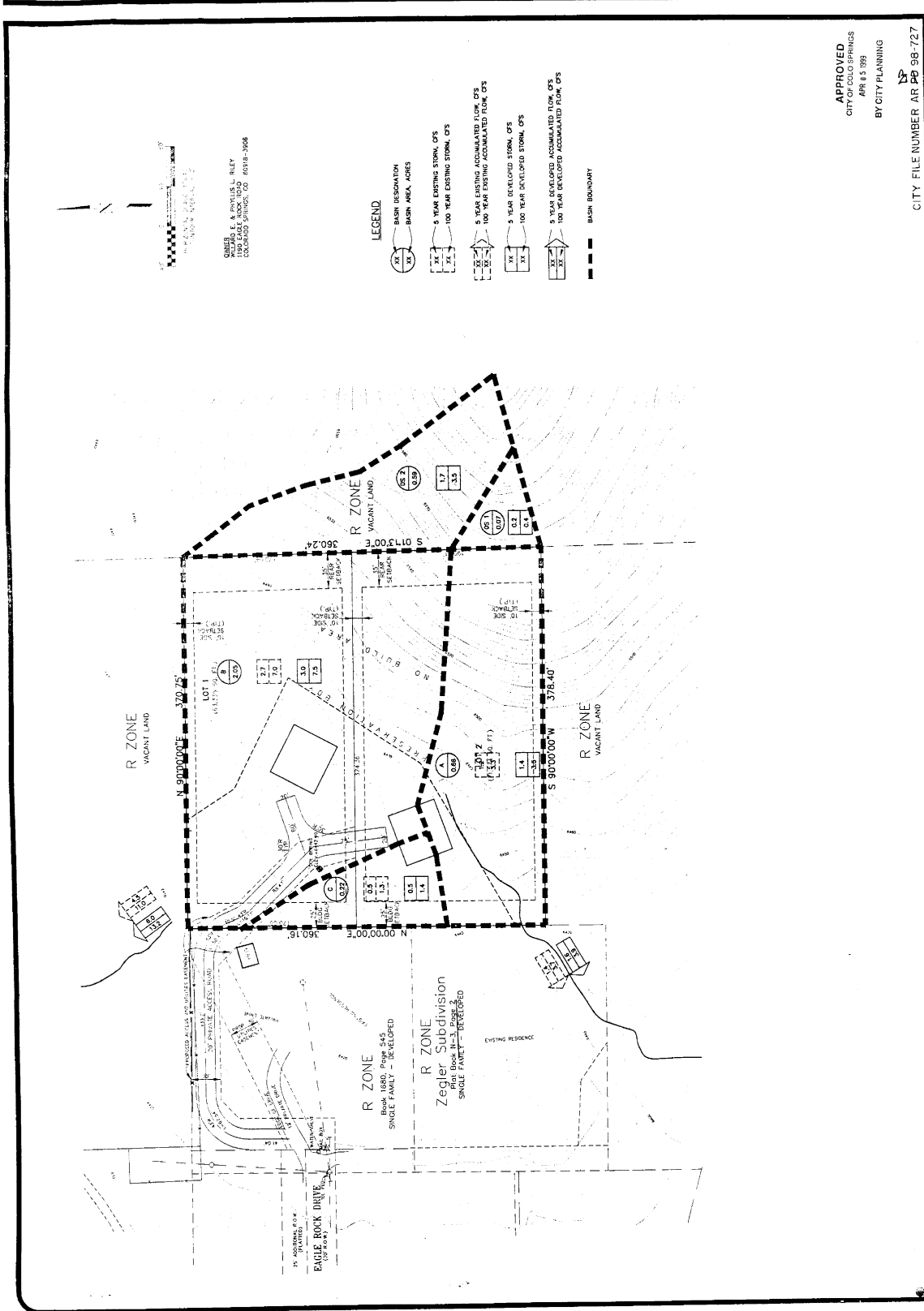
SMALL ROCK CLIFFS, MATURE PANDORGA PINE, SMALL LANDSCAPE BOULDERS, SIGNIFICANTLY CLOSE STANDS OF GAMBO'S OAK

SIGNIFICANT VEGETATION REMOVAL

COMMON PRIVATE DRIVE: APPROX. 2,000 S.F. OF GAMBO'S OAK
COMMON PRIVATE DRIVE: APPROX. 2,000 S.F. OF GAMBO'S OAK
PLUS GRASS COVER IN IMMEDIATE CONSTRUCTION AREA
PLUS GRASS COVER IN IMMEDIATE CONSTRUCTION AREA

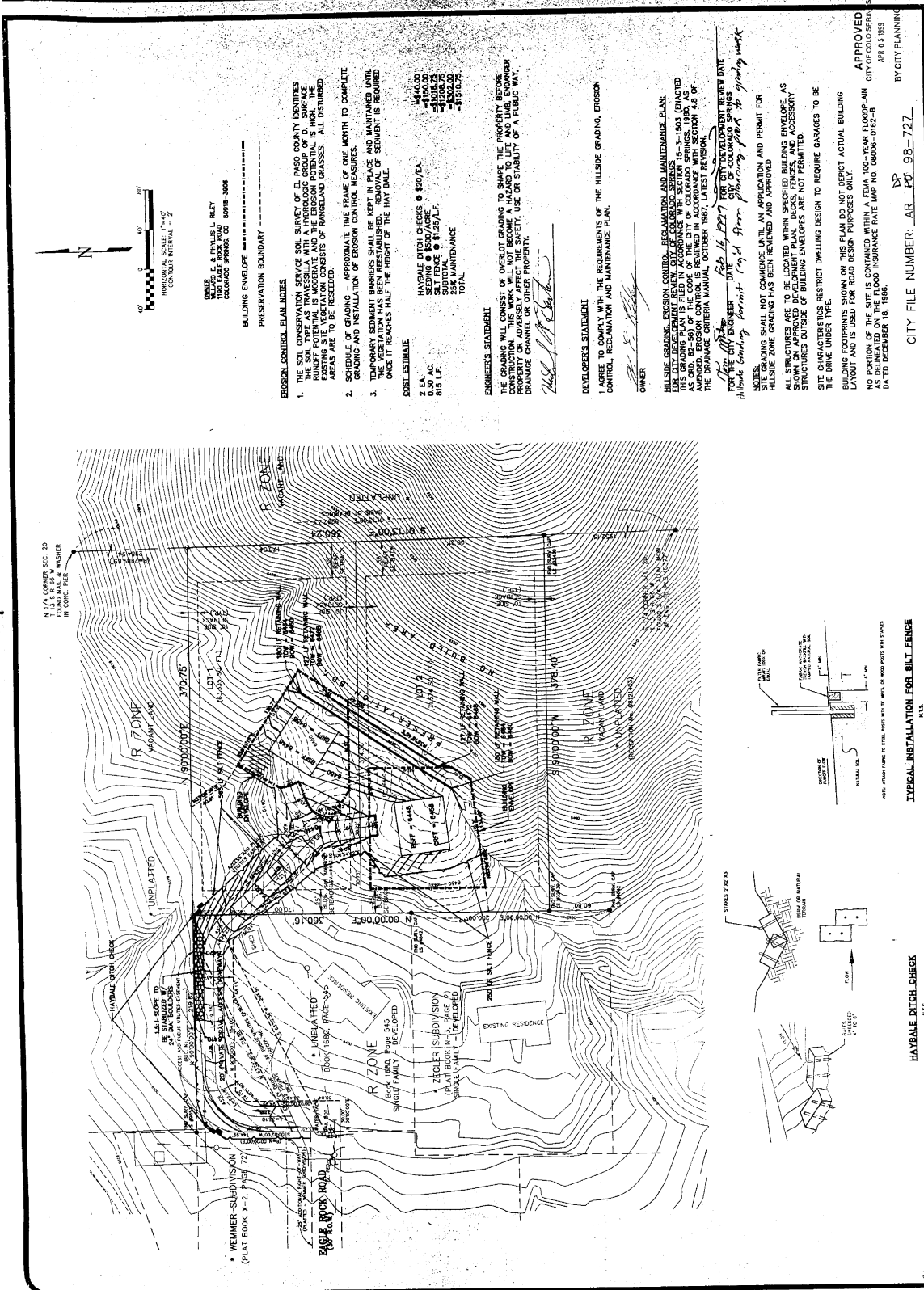
APPROVED
CITY OF COLORADO
AR 13 169
BY CITY PLANNING

FILE NO.: AR 98-727
RILEY SUBDIVISION
LAND SUITABILITY ANALYSIS REPORT
AND COMPOSITE MAP
PROJECT: 98057
DATE: 03-22-99
DRAWN: J. L. L. 2 of 3



APPROVED
 CITY OF COLORADO SPRINGS
 APR 4 1999
 BY CITY PLANNING

CITY FILE NUMBER AR 98-727



EROSION CONTROL PLAN NOTES

- THE SOIL CONSERVATION SERVICE SOIL SURVEY OF 1/4 SECTION 30, T15N, R10W, W. WASHOE COUNTY, COLORADO, SHOWS THE EROSION POTENTIAL IS HIGH. THE EXISTING SITE, AS DEVELOPED, CONSISTS OF HANDMADE GRASSES. ALL DISTURBED AREAS ARE TO BE RESEED.
- SEEDING AND MULCHING APPROXIMATE TIME FRAME OF ONE MONTH TO COMPLETE.
- TEMPORARY SEDIMENT BARRIERS SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL THE VEGETATION HAS BEEN REESTABLISHED. REMOVAL OF SEDIMENT IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE MAT WALL.

COST ESTIMATE

2 EA.	HAYBALE DITCH CHECKS @ \$20/EA.	\$40.00
0.30 AC.	SEEDING @ \$600/ACRE	\$180.00
815 LF.	MULCH @ \$1.25/LF.	\$1,031.25
	SUBTOTAL	\$1,251.25
	25% MAINTENANCE	\$312.81
	TOTAL	\$1,564.06

ENGINEER'S STATEMENT

I, THE ENGINEER, HAVE REVIEWED THE GRADING AND EROSION CONTROL PLAN AND HAVE CONSIDERED THE REQUIREMENTS OF THE HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN.

J.E. Hilly

OWNER'S STATEMENT

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN.

J.E. Hilly

NOTES:

THE GRADING SHALL BE DONE WITH AN APPLICATION AND PERMIT FOR HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN. THE CITY DEVELOPMENT DEPARTMENT, OFFICE OF THE CITY ENGINEER, 16-3-1503 (ENACTED AS ORD. 82-150) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN, AS OF THE CITY ENGINEER, DATE 11/17/77, CITY OF COLORADO SPRINGS.

For the City Engineer, Date 11/17/77, City of Colorado Springs

Hilly

NOTES:

SITE GRADING SHALL NOT BE DONE UNTIL AN APPLICATION AND PERMIT FOR HILLSIDE GRADING, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN. THE CITY DEVELOPMENT DEPARTMENT, OFFICE OF THE CITY ENGINEER, 16-3-1503 (ENACTED AS ORD. 82-150) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 1980, AS AMENDED, EROSION CONTROL, RECLAMATION AND MAINTENANCE PLAN, AS OF THE CITY ENGINEER, DATE 11/17/77, CITY OF COLORADO SPRINGS.

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