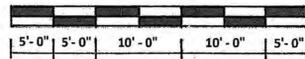


EXAMPLE SITE PLAN

BAR SCALE



Scale: 1" = 10' DRAWING SCALE

(Note that this reduced-size print is not to scale.)

BASIS OF BEARING

NOTE: ALL BEARINGS SHOWN INDICATE A BEARING ROTATION TO THE WEST 8.5 DEGREES, FROM PLATTED BEARINGS. ALL DISTANCES ARE PER THE PLAT.

ALL COORDINATES SHOWN HAVE BEEN ASSUMED TO FACILITATE AN EASIER CALCULATION BASIS. THE EASTERN PROPERTY LINE SHALL BE THE BASIS OF BEARING FOR ALL CALCULATIONS

NOTES:

This plan is representative of a site that has land disturbance > 7500 sq. ft., which requires a Grading Permit along with a SFR ZDP. The Grading Permit requires accurate drawing of the existing and finished ground topographic contours. This is usually performed by a Colorado Licensed Professional Land Surveyor.

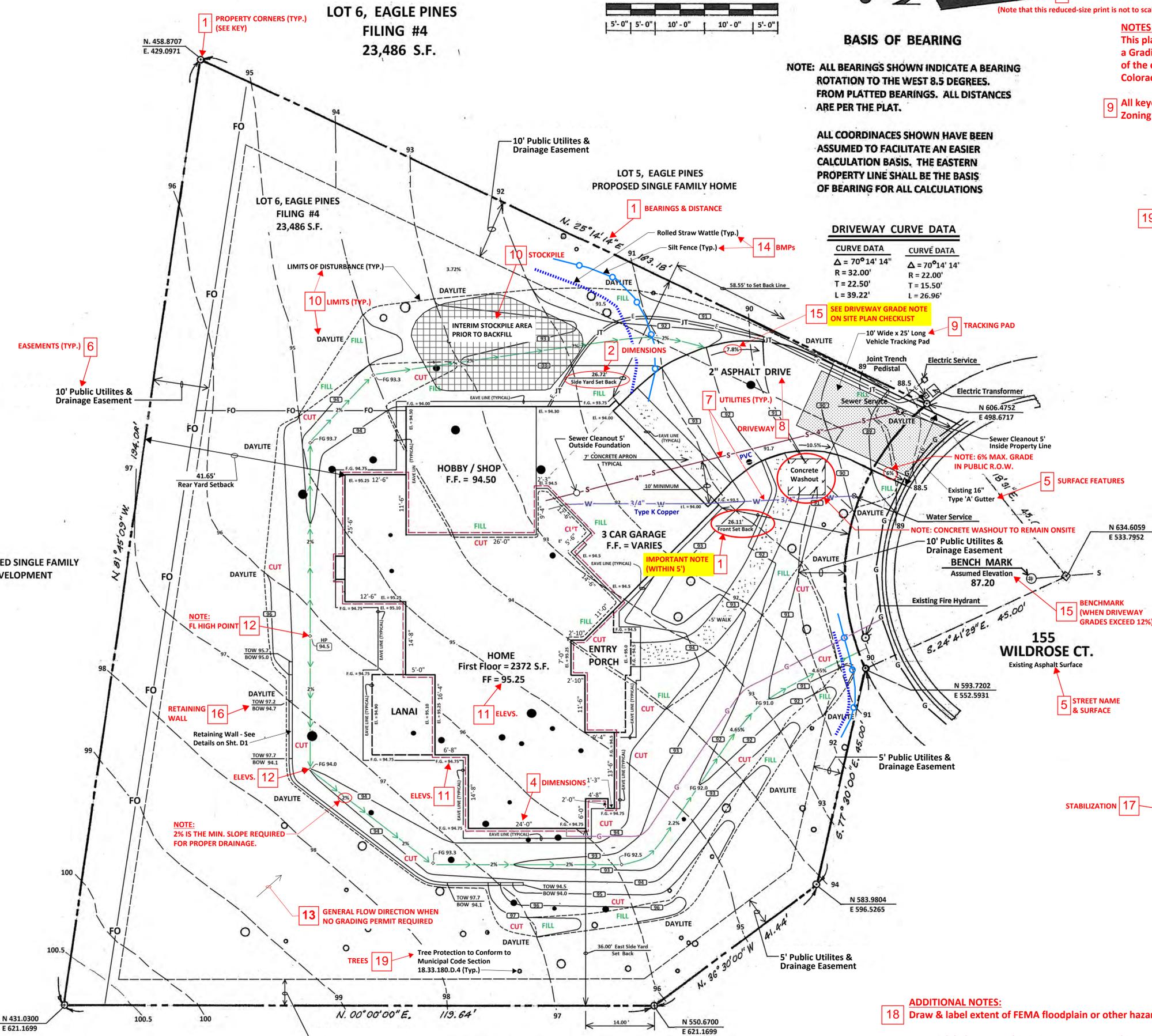
All keyed numbers correspond to the Site Plan Checklist within the Single Family Residence Zoning Development Permit (ZDP) application, pages 3 & 4

LEGEND

- 19 INDICATES EXISTING TREES TO BE REMOVED
- INDICATES TREES TO REMAIN
- E INDICATES PROPOSED ELECTRIC SERVICE
- G INDICATES EXISTING AND PROPOSED GAS LINES
- F.O.- INDICATES EXISTING AND PROPOSED FIBER OPTICS TV SERVICE
- JT INDICATES EXISTING AND PROPOSED JOINT TRENCH SERVICE
- W INDICATES PROPOSED WATER SERVICE
- INDICATES EXISTING TOPOGRAPHIC CONTOUR
- 93 INDICATES PROPOSED TOPOGRAPHIC CONTOUR
- φ CO INDICATES PROPOSED SEWER CLEAN OUT
- 94.0 INDICATES BLDG. CORNER EXTERIOR GRADE
- E.G. INDICATES FOUNDATION DRAIN PER THE SOILS REPORT
- INDICATES FOUND PROPERTY CORNER
- 1 INDICATES PROPERTY CORNERS

GENERAL NOTES:

- 1) THE GENERAL DIRECTION OF THE EXISTING ON SITE TOPOGRAPHY IS WITH THE HIGHEST POINT LOCATED IN THE SOUTH EASTERLY CORNER OF THE LOT, TO THE LOWEST POINT LOCATED AT THE NORTH WESTERLY CORNER OF THE LOT. THE AVERAGE EXISTING SLOPE IS APPROXIMATELY 6%.
- 2) THE ADJACENT EXISTING PROPERTY TO THE WEST IS CURRENTLY AN UNDEVELOPED LOT AS PLATTED. LOT 5, EAGLE PINES FILING #4, RESPECTIVELY IN TELLER COUNTY, COLORADO. LOT 7 TO THE EAST HAS BEEN DEVELOPED.
- 3) IT WILL BE THE BUILDER'S INTENT TO STOCK PILE EXISTING EXCAVATION IN THE PROPOSED DRIVEWAY AREA TO BE USED FOR FUTURE FOUNDATION BACKFILL AS REQUIRED.
- 4) THE PROPOSED METHOD OF EROSION CONTROL SHALL ULTIMATELY BE FOR ALL DISTURBED AREAS BE RESEEDED WITH A MIXTURE OF NATIVE GRASSES AND BUFFALO GRASS. INTERIM EROSION CONTROL SHALL BE COMPLETED BY THE USE OF SILT FENCING, STRAW WADDLES AND NETTING AS REQUIRED DURING THE CONSTRUCTION PROCESS.
- 5) IT WILL BE THE BUILDER'S INTENT TO STOCKPILE ALL BUILDING MATERIAL WITHIN THE CONFINES OF THE FUTURE DRIVEWAY AREA, TO BE USED DURING THE PROCESS OF THE CONSTRUCTION PROCESS.
- 6) THE MAJORITY OF ON SITE GENERATED DRAINAGE IS ROOF COLLECTION. IT WILL BE THE INTENT OF THE BUILDER TO PROVIDE A RAIN GUTTER SYSTEM ON THE PROPOSED HOME.



DRIVEWAY CURVE DATA

CURVE DATA	CURVE DATA
Δ = 70°14' 14"	Δ = 70°14' 14"
R = 32.00'	R = 22.00'
T = 22.50'	T = 15.50'
L = 39.22'	L = 26.96'

- 18 ADDITIONAL NOTES: Draw & label extent of FEMA floodplain or other hazards. This example does not include these.
- 20 Draw & label spray or drip irrigation systems. This example does not include these. A separate Landscape Plan may be required for clarity.