

POWELL PARK SITE PLAN

LOTS 1 AND 2, POWELL PARK

NOTES

1. *Elevations are based on the site benchmark shown hereon.*
2. *Existing zoning is PUD*
3. *Proposed zoning will be Residential Medium Density, with maximum Lot coverage and maximum building height per the municipal code.*
4. *The minimum setback from the top of bank, approximate elevation=6546', shall be 10.0*

GEND

— — — — —	EDGE OF PAVEMENT
— — — — —	EDGE OF GRAVEL DRIVEWAY
— — — — —	EASEMENT LINE
— UTV — UTV —	CABLE TELEVISION LINE
— UT — UT —	UNDERGROUND TELEPHONE LINE
— SAN — SAN —	SANITARY SEWER LINE
— W — W —	WATER LINE
— OE — OE —	OVERHEAD ELECTRIC LINE
— X — X — X — X —	FENCE
⊕	PAINTED CROSS (POSSIBLE PROPOSED BORE HOLE)
[T]	TELEPHONE PEDESTAL
[TV]	CATV PEDESTAL
(S)	SANITARY SEWER MANHOLE
○○	CLEAN-OUT
●	GUY WIRE
○○	POWER POLE
ICV	IRRIGATION CONTROL VALVE
5"	DECIDUOUS TREE
5"	CONIFEROUS TREE
○	FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 14109
●	FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 23089

SITE PLAN

LOTS 1 AND 2
POWELL PARK
TOWN OF EAGLE, EAGLE COUNTY, COLORADO

THE POWELL FAMILY TRUST

ENGINEERING

Civil Engineers & Surveyors

COR 2, TRACT 47
FOUND 1-1/2" ALUM. CAP
PLS NO. 25630

EAGLE COUNTY FAIR GROUNDS

S86°30'37" W 1230.89'

N52°24'23"E 85.54' N52°24'23"E 86.23'

LOT 1 1.628 AC.

LOT 1A 0.713 AC.

LOT 1B 0.694 AC.

THE MINIMUM SETBACK FROM THE TOP OF BANK, ELEVATION = 6546', SHALL BE 10' APPROX. TOP OF BANK EL = 6546'

180' WITNESS CORNER 1-1/2" ALUMINUM CAP PLS NO. 23089

15' POWER LINE EASEMENT

REMOVE ALL EXISTING SITE INFRASTRUCTURE ON LOT

VANCE AND MELISSA CARROL

SSMH RIM=6545.09
INV IN (E)=6534.39
INV OUT (W)=6534.15

N58°07'33"E 80.09' N58°07'33"E 80.09'

VIOLET LANE
(50' R.O.W.)

FUTURE DRIVEWAY ACCESS TO LOT
FUTURE DRIVEWAY ACCESS TO LOT

PROPOSED RE-ALIGNED ASPHALT ACCESS
TO LOT 2

FUTURE 1A-1B LOT LINE
FUTURE SHIFTED LOT 2 LINE

DEMOLISH 4 UNIT APARTMENT BUILDING
DECK
GARAGE
1-STORY WOOD RESIDENCE
WOOD TIE WALL

RE-ALIGNED DRIVEWAY TO LOT 2

25' ACCESS & UTILITY EASEMENT

LOT 2 7.405 AC.
LOT 2 (REPLAT) 7.63 AC.

15' UTILITY EASEMENT

SITE BENCHMARK
SSMH RIM=6555.63
INV IN (S)=6548.16
INV OUT (W)=6548.04

UNION PACIFIC RAILROAD

EAGLE RIVER

SURVEYED HIGH-WATER LINE

FLOODPLAIN BOUNDARY

75' SETBACK FROM NORMAL HIGH WATER LINE

50' SETBACK FROM NORMAL HIGH WATER LINE

NO RESIDENTIAL DEVELOPMENT ALLOWED ON THE LOWER LEVEE IN LOT 2.

20' POWER LINE EASEMENT

15' WATER LINE EASEMENT

FOUND 1-1/2" ALUMINUM CAP LS 14109 223.08' WITNESS CORNER

FOUND 1.5" ALUM CAP, ILLEGIBLE MARKED WITH LS NO. 23089

FOUND 1.5" ALUM. CAP L.S. NO. 4551 FENCE CORNER

FOUND 1.5" ALUM. CAP PLS NO. 14109

THERMO DYNAMICS INC.