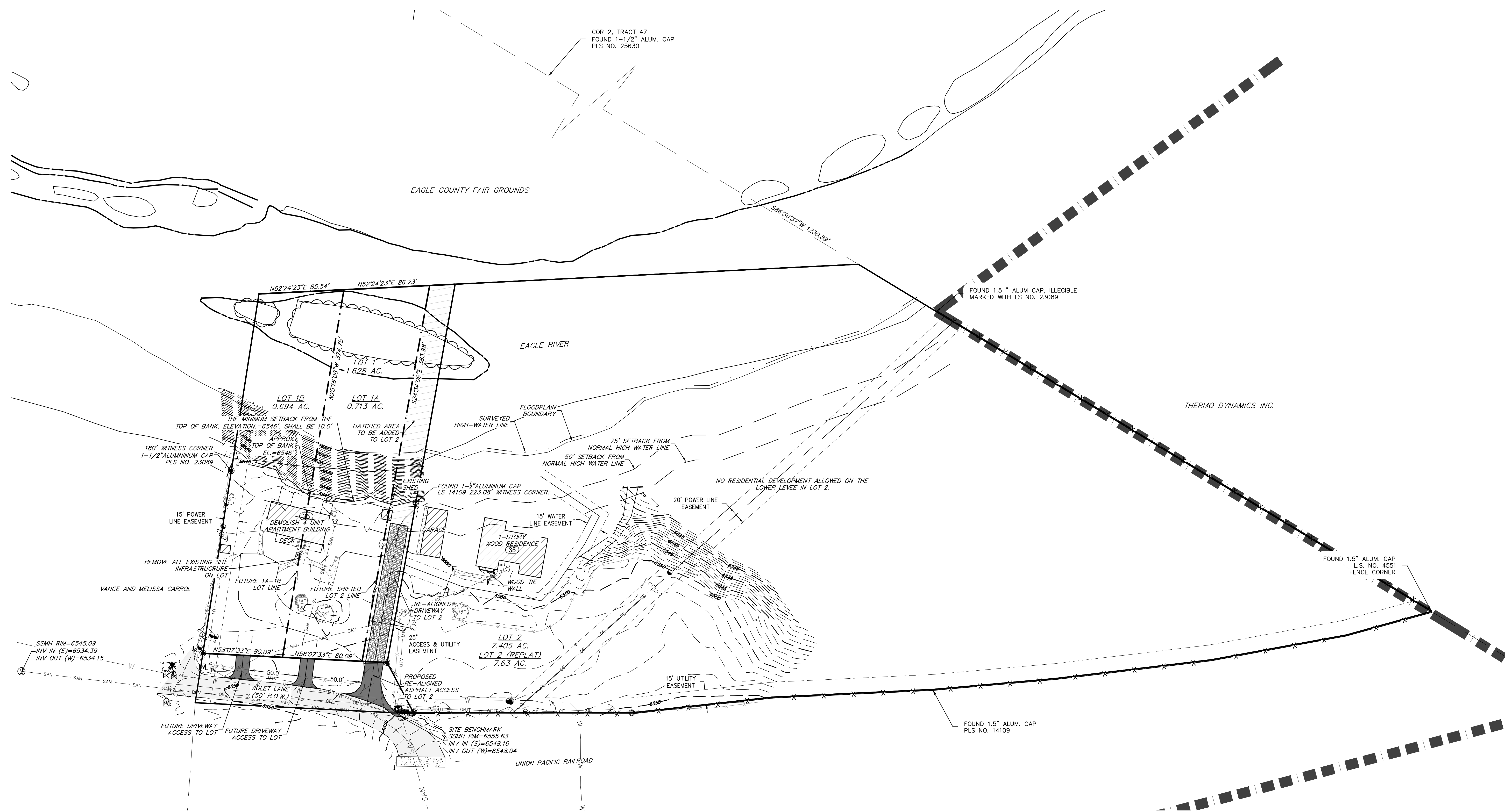


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POWELL PARK SITE PLAN

LOTS 1 AND 2, POWELL PARK

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

LEGEND

	EDGE OF PAVEMENT
	EDGE OF GRAVEL DRIVEWAY
	EASEMENT LINE
	CABLE TELEVISION LINE
	UNDERGROUND TELEPHONE LINE
	SANITARY SEWER LINE
	WATER LINE
	OVERHEAD ELECTRIC LINE
	FENCE
	PAINTED CROSS (POSSIBLE PROPOSED BORE HOLE)
	TELEPHONE PEDESTAL
	CATV PEDESTAL
	SANITARY SEWER MANHOLE
	CLEAN-OUT
	GUY WIRE
	POWER POLE
	IRRIGATION CONTROL VALVE
	DECIDUOUS TREE
	CONIFEROUS TREE
	FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 14109
	FOUND 1-1/2" ALUMINUM CAP STAMPED PLS 23089

NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
115 S. BROADWAY, SUITE 100, DENVER, CO 80202
303.733.1111

CLIENT: THE POWELL FAMILY TRUST

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

DESIGNED BY:	BPS
DRAWN BY:	BPS
CHECKED BY:	BPS
DATE ISSUED:	3-2-21
PROJECT NO.:	19-0068
SHEET NO.:	C2