



KEY MAP

ZONING NOTES	
MIN. LOT AREA	67,120 SF
MIN. LOT WIDTH	320 FT
MIN. FRONT YARD	75 FT
MIN. SIDE YARD	50 FT
MIN. REAR YARD	25 FT
MAX. BLOCK HEIGHT	25 FT
MAX. FRONT SETBACK	200 FT
MAX. REAR SETBACK	50 FT
MAX. BLOCK COVERAGE	25%
MAX. IMP. COVERAGE	25%
* VARIANCE REQUIRED	

GENERAL NOTES

1. TOTAL LOT AREA: 442,944.83 S.F. (10.16 ACRES)
2. ALL ELEVATIONS BASED ON USGS DATUM OF 1929
3. CONFORMANCE TO LOCAL ALL UNDERGROUND UTILITIES
4. ALL DAMAGED CURB AND SIDEWALKS TO BE REPAIRED
5. STREET TO BE CLEARED EXCEPT IF NECESSARY
6. DENOTES TREES TO BE REMOVED
7. INSTALL CEMENTS AT ALL BENDS IN ROAD EDGINGS
8. TREES TO REMAIN SHALL BE PROTECTED DURING
9. NO SOIL WORKS AND/OR STOCKPILING OF MATERIAL AND
10. PILING GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM OVERLAND
11. LOCATION OF UTILITIES BASED ON FIELD SURVEY BY UTILITY COMPANIES

REFERENCES

- 1) A CERTAIN MAP ENTITLED, "MAP OF VALLEY BROOKS REGION OF ROCKY MOUNTAIN CO., COLORADO, NEW SERIES"
- 2) BOROUGHS OF ALPINE TAX MAPS

NO.	DATE	BY	DESCRIPTION
1	11/11/10	JK	PRELIMINARY
2	11/11/10	JK	FINAL

SITE PLAN

SCALE: 1" = 100'