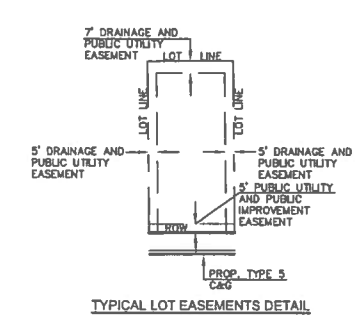
FIGURE 1

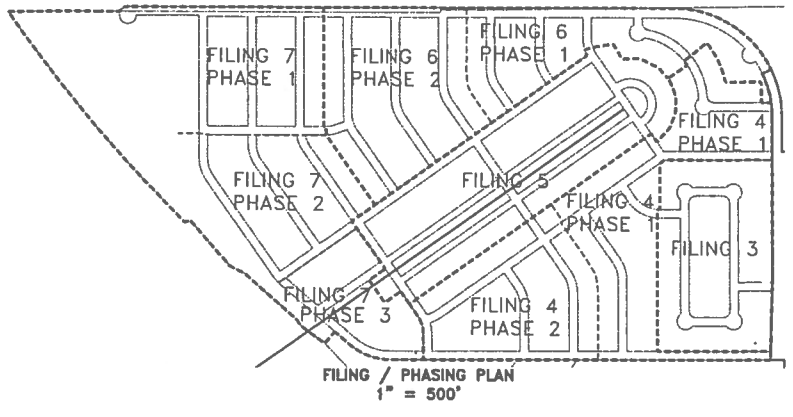
N:\2470\10\DRAWINGS\DEVELOPMENT\01 DP-OVERALL SITE PLAN.dwg, 3/9/2016 7:26:39 AM, 1:1

SCALE: 1" = 150'

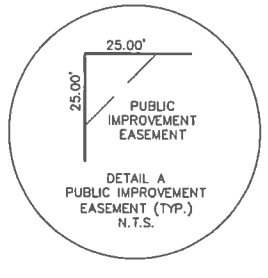
- SEE SHEET 21 FOR TYPICAL STREET SECTIONS.
- SEE NOTE 29 ON SHEET 2 FOR ROADWAY CLASSIFICATIONS.
- HIDDEN BROOK CIRCLE REFLECTS NON-STANDARD ATTACHED 6' SIDEWALK AS APPROVED BY CITY.
- SANITARY SEWER UNDERDRAIN SIZING AND MAINTENANCE TO BE COORDINATED WITH ENGINEERING DEVELOPMENT REVIEW DEPARTMENT WITH CONSTRUCTION DRAWING PREPARATION.
- ARTICLE OF INCORPORATION FOR THE NORTH FORK AT BRIARGATE HOMEOWNERS ASSOCIATION, INC. ARE FILED WITH THE COLORADO SECRETARY OF STATE UNDER DOCUMENT NUMBER 20141476615. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR NORTH FORK AT BRIARGATE ARE RECORDED UNDER RECEPTION NO. 215032445 AND AS AMENDED.



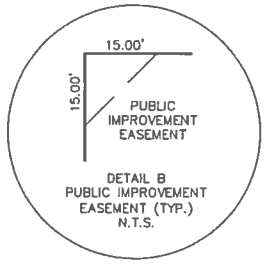
TYPICAL LOT EASEMENTS DETAIL



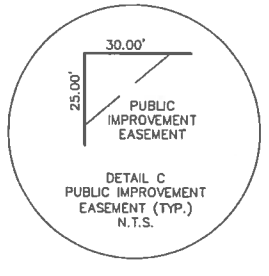
FILING / PHASING PLAN
1" = 500'



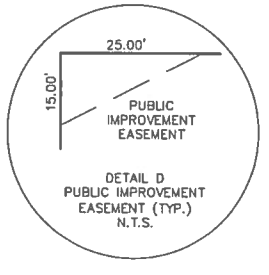
DETAIL A
PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.



DETAIL B
PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.



DETAIL C
PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.



DETAIL D
PUBLIC IMPROVEMENT EASEMENT (TYP.)
N.T.S.

REVISED 11/04/15

CPC PUD 15-00146

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

NORTH FORK AT BRIARGATE FILINGS 3-7
DEVELOPMENT PLAN

OVERALL SITE PLAN

DESIGNED BY	KRC	SCALE		DATE	09/01/15
DRAWN BY	MES	(H) 1"= 150'		SHEET	3 OF 48
CHECKED BY		(V) 1"= N/A		JOB NO.	2470.10