

REVISED 11/04/15

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

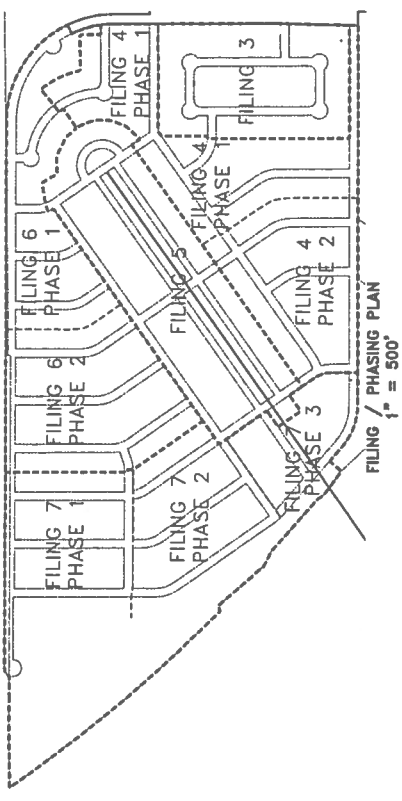
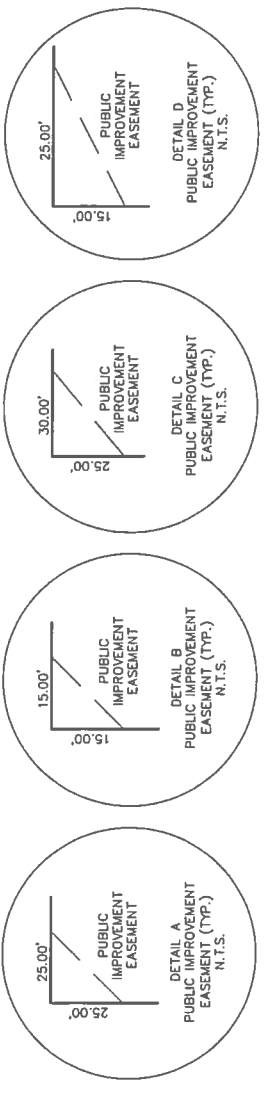
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CPC PUD 15-00146

NORTH FORK AT BRIARGATE FILINGS 3-7
DEVELOPMENT PLAN

OVERALL SITE PLAN

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



SEE SHEET 28 FOR TYPICAL STREET SECTIONS.

HIDDEN BROOK CIRCLE REFLECTS NON-STANDARD ATTACHED 6" SIDEWALK AS APPROVED BY CITY.

ALL DIMENSIONS AND MANIFESTATIONS TO BE COORDINATED WITH ENGINEERING DEVELOPMENT REVIEW DEPARTMENT WITH CONSTRUCTION DRAWING PREPARATION.

BRIGADE HOMEOWNERS ASSOCIATION, INC. ARE FILED WITH THE COLORADO SECRETARY OF STATE UNDER DOCUMENT 2015032445 AND RESTRICTIONS FOR NORTH FORK AT BRIARGATE ARE RECORDED UNDER RECEPTION NO. 215032445 AND AS AMENDED.

7" DRAINAGE AND UTILITY EASEMENT

5" DRAINAGE AND UTILITY EASEMENT AND PUBLIC UTILITY EASEMENT

TYPICAL LOT EASEMENTS DETAIL

PROP. TYPE 5

SCALE: 1" = 150'

150 75 0 150 300

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5" DRAINAGE AND UTILITY EASEMENT AND PUBLIC UTILITY EASEMENT

TYPICAL LOT EASEMENTS DETAIL

PROP. TYPE 5

FIGURE 1