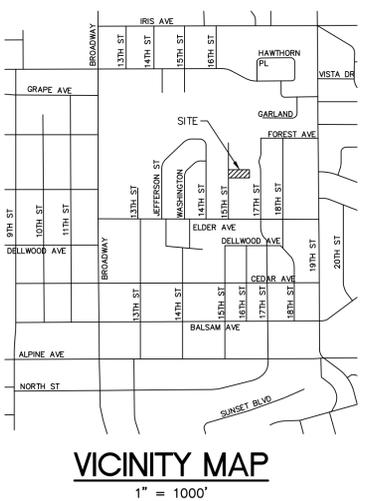
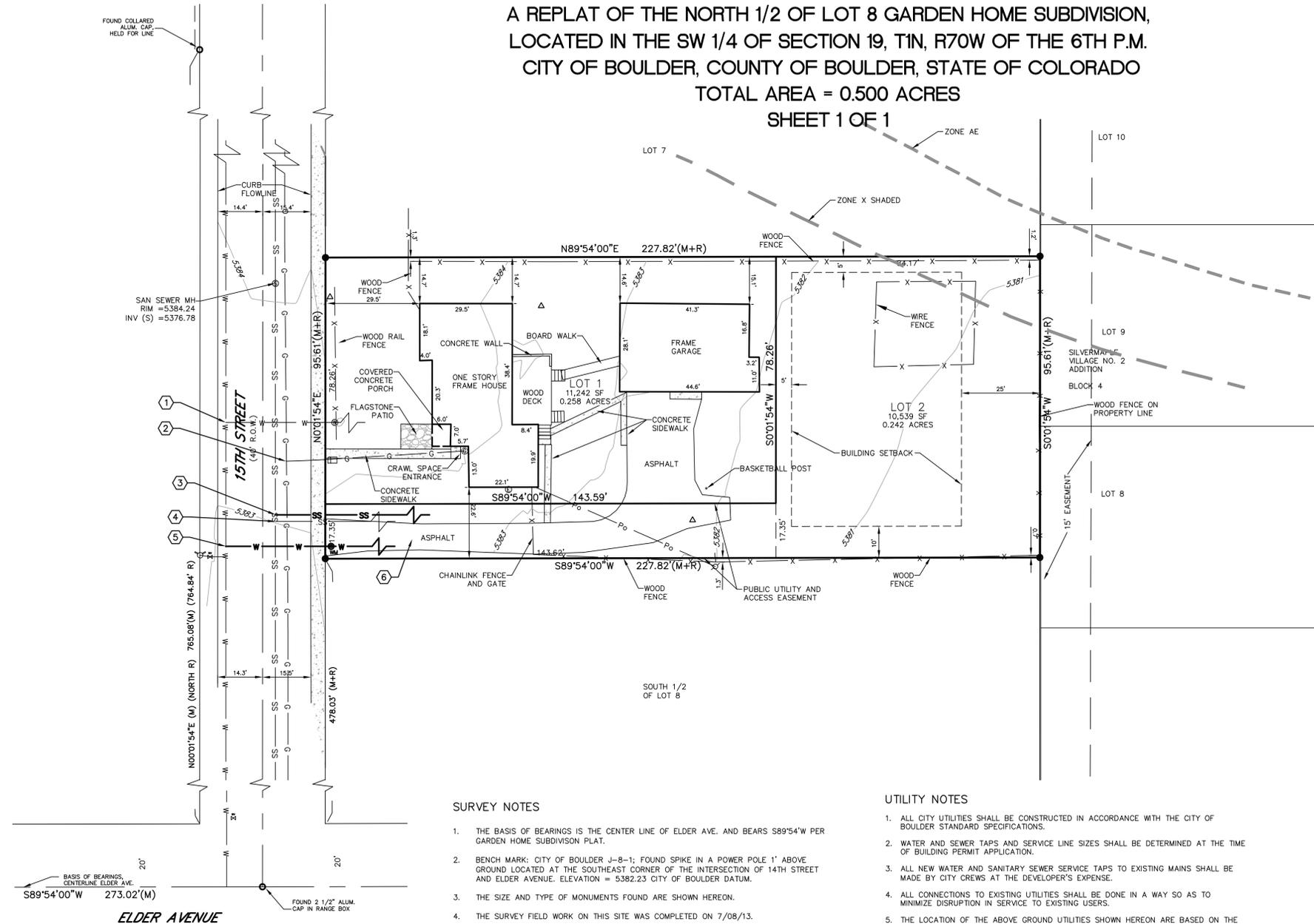


PRELIMINARY PLAT KNAPP SUBDIVISION

A REPLAT OF THE NORTH 1/2 OF LOT 8 GARDEN HOME SUBDIVISION,
LOCATED IN THE SW 1/4 OF SECTION 19, T1N, R70W OF THE 6TH P.M.
CITY OF BOULDER, COUNTY OF BOULDER, STATE OF COLORADO
TOTAL AREA = 0.500 ACRES
SHEET 1 OF 1



VICINITY MAP
1" = 1000'

LEGEND

- 5.380 --- EXISTING CONTOUR
- FOUND #5 REBAR WITH 1" RED PLASTIC CAP, STAMPED SCOTT COX ASC PLS 24302 (UNLESS NOTED)
- FOUND MONUMENT AS NOTED
- ⊙ EXISTING ELECTRIC METER
- ⊗ EXISTING WATER VALVE
- ⊕ EXISTING GAS METER
- ⊙ EXISTING WATER METER
- △ CONTROL POINT
- ∠ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- X X X EXISTING FENCE
- Po Po EXISTING OVERHEAD POWER LINE
- G G G EXISTING GAS LINE
- SS ○ SS EXISTING SANITARY SEWER W/MANHOLE
- W W W EXISTING WATER W/FIRE HYDRANT
- (R) RECORD COURSE PER PLAT
- (M) MEASURED COURSE PER THIS SURVEY

KEYED NOTES

1. EXISTING DOMESTIC WATER SERVICE TO REMAIN.
2. EXISTING GAS SERVICE TO REMAIN.
3. PROPOSED 4" SANITARY SEWER SERVICE.
4. EXISTING 4" SANITARY SEWER SERVICE TO REMAIN.
5. PROPOSED DOMESTIC WATER SERVICE.
6. SHARED ACCESS DRIVEWAY.

SURVEY NOTES

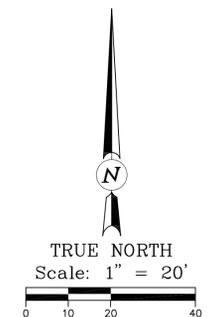
1. THE BASIS OF BEARINGS IS THE CENTER LINE OF ELDER AVE. AND BEARS S89°54'W PER GARDEN HOME SUBDIVISION PLAT.
2. BENCH MARK: CITY OF BOULDER J-8-1; FOUND SPIKE IN A POWER POLE 1' ABOVE GROUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 14TH STREET AND ELDER AVENUE. ELEVATION = 5382.23 CITY OF BOULDER DATUM.
3. THE SIZE AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
4. THE SURVEY FIELD WORK ON THIS SITE WAS COMPLETED ON 7/08/13.
5. BUILDING MEASUREMENTS ARE AT GROUND LEVEL. ROOF OVERHANGS AND ARCHITECTURAL PROJECTIONS OF THE BUILDINGS ARE WITHIN THE BOUNDARY OF THE SITE BUT ARE NOT SHOWN ON THIS SURVEY UNLESS NOTED.
6. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
7. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
8. FIRST COLORADO TITLE COMPANY, LLC, POLICY NO. 113-00-880032, DATED SEPTEMBER 3, 2013 WAS SOLELY RELIED UPON FOR RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
9. LAND SURVEY PLATS REFERENCED OR USED FOR THIS SURVEY: FLAGSTAFF SURVEYING INC., LAND SURVEY PLAT, LS-12-0300; FLATRONS, INC., IMPROVEMENT SURVEY PLAT, IS-13-0068; BONSALL SUBDIVISION, REC. NO. 549483; GARDEN HOME SUBDIVISION, REC. NO. 441958; IMPROVEMENT SURVEY PLAT BY SCOTT COX AND ASSOC., 7-03-12.
10. LOTS ARE TO BE USED FOR SINGLE FAMILY RESIDENCES.
11. THE NORTHEAST PORTION OF THIS PROPERTY LIES WITHIN ZONE X, SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AND THE REST LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BOULDER COLORADO, BOULDER COUNTY FIRM MAP NUMBER 08013C0392 J EFFECTIVE DATE: DECEMBER 18, 2012.
12. THE PROPERTY IS ZONED RL-1.

UTILITY NOTES

1. ALL CITY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BOULDER STANDARD SPECIFICATIONS.
2. WATER AND SEWER TAPS AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY CITY CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. FINAL ENGINEERING PLANS ARE REQUIRED BY THE CITY OF BOULDER PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE NORTH HALF OF LOT 8, GARDEN HOME SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.



APPROVED BY THE CITY OF BOULDER

DIRECTOR OF PLANNING _____ DATE _____

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051	
		Designed by AJB Drawn by JAS Checked by AJB	Date 10/02/13 Scale 1"=20' Drawing no. 13330-1 Description Date Project no. 13330B