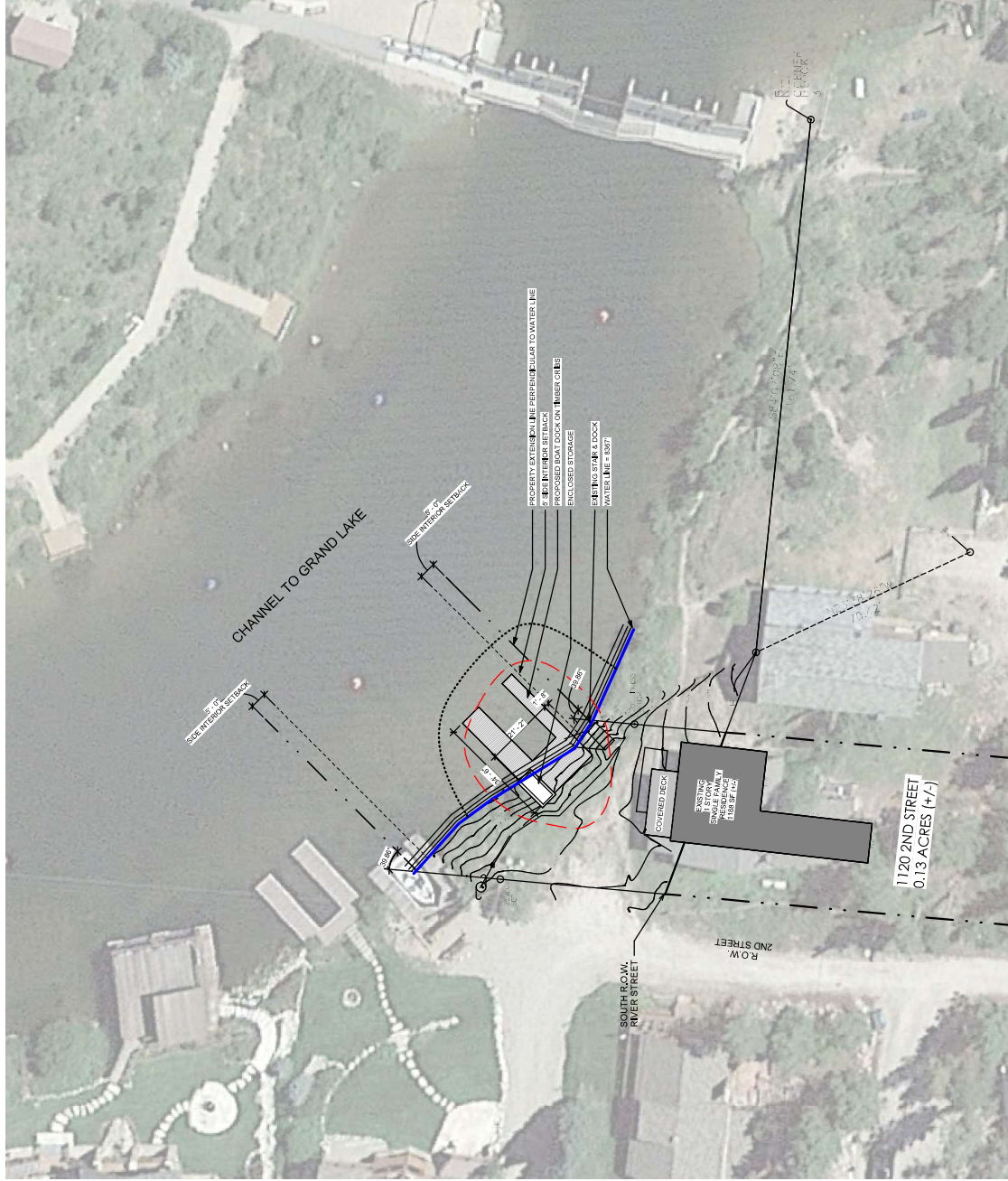


LEGAL DESCRIPTION	CODES & STANDARDS
1120 2ND STREET GRAND COUNTY, COLORADO Lot: 14 - 15 Block: 3 01120 CDR 6925	- GRAND COUNTY BUILDING DEPARTMENT - COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRIC CODE
ZONING: T1 (FOUR ⁺ - GRAND COUNTY)	

[illegible]

1) CODES: THE PROJECT IS GOVERNED BY THE LOCALLY INFORMED BUILDING CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (A.J.). CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

- [illegible]



PROJECT DATA	KEY
SITE AREA: 0.13 ACRES 5652.8 SF	 WATER EDGE  TOWNSHIP/RYAN CT = 860.20'  1/4 SECTION
DOCK AREA: 500 SF	 LOT LINE EXTENSION (20')  SETBACK INTERLOCK SETBACK
DISTURBANCE (INCLUDING BOAT SLIP) 150 SF	 PROJECT DISTURBANCE  BOUNDARY
- DOCK AREA IN WATER: 574 SF 600 SF MAX.	 PROPERTY LINE

SITE PLAN - CONTEXT

1" = 140'

0' 8' 16' 32' 48'

SCALE: 1/16" = 140'

NOTE: This completed plan was prepared by licensed Professional Engineer from MATH SURVEYING COMPANY Dated 10 AUGUST 2021, Grand County Assessor Parcel Data.

TRUE NORTH

[illegible]

COVER SHEET

A1.00

SAN/DR

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

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NOTICE:

1. For title, reference to a title insurance policy is recommended.
2. This document is certified as one, complete document. Any addition, change or edit of any part of this document, prior to or after being transferred to another party, supersedes and invalidates all previous information and certifications.
3. Buried utilities are not located or shown, except where noted.
4. The elevations shown are related to this site only.
5. Wetlands are not addressed.
6. A monument set by the first surveyor, acting in good faith, constitutes a property corner. A property boundary is the line on the ground where property rights change. Once established, corners and boundaries do not move, but may be lost or destroyed. It is the duty of the surveyor to locate a boundary or make legal rulings over disputed boundaries.
7. A Site Plan, by definition and constructive notice, is a non-final document that is subject to change, and is likely to be changed based on input by others.
8. This document is not considered a Geographic Information Systems (GIS).
9. A "bearing" (NW/SE, NE/SW) is a mathematical value, having identical reciprocal values. Bearings do not "go" in any direction.
10. Minimum Standards for plats are set forth by 38-51, CRS, and include the depicting of any encroachments or conflicting boundary evidence.

This Contour Map shows the result of a field survey done by a licensed professional surveyor. It is not a warranty or guarantee, either expressed or implied. There are no encroachments by any improvements on the surveyed property shown. The surveyor does not warrant or guarantee any improvements on the surveyed property by the adjoining premises.

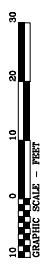
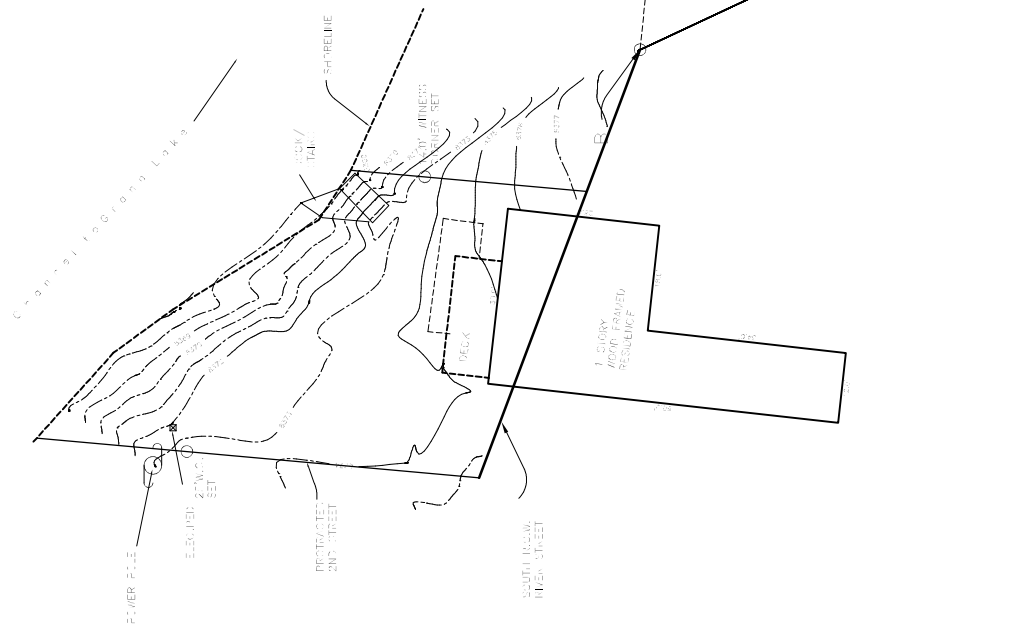
ward
surveyor



B. N.E. CORNER
BLOCK 3

S84°07'08"E
161.74'

N2°53'38"26"W
70.42'



CONTINUOUS INTERVAL 1'

BASE OF ELEVATION SURFACE OF
GRAND JUNE = 5552.0' (NAUD23)



/Azimuth Survey Company 1120 Second St. Grand Lake City Grand County, Colorado	
CONTACT: 800-725-2734	PHONE: 970-531-1120
DATE: 06-27-2024 BY: J. J. J. J.	

LEGAL DESCRIPTION	CODES & STANDARDS
1120 AND 8 STREET GRAND COUNTY, COLORADO Lot: 14 - 15 Block: 3 101 120 GCF 6955	- COLORADO BUILDING DEPARTMENT - COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT 2015 INTERNATIONAL RESIDENTIAL CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL FUEL GAS CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRIC CODE
ZONING: T (TOWNSHIP - GRAND COUNTY)	

SHEET #	SHEET TITLE	10.10.2023
SHEET INDEX		

1) CODES: THE PROJECT IS GOVERNED BY THE LOCALLY ENFORCED BUILDING CODES AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ). CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

[illegible]

4) DUTY OF COOPERATION: THE OWNER SHALL FURTHER COOPERATE WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE, AS TO HER CONTRACTOR, AND THE ARCHITECT DESIGNER, AND CONSTRUCTION ARE COMPLEX, ALTHOUGH THE ARCHITECT AND THE CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PROTECTION. EVERY CONTRIBUTION CANNOT BE ANTICIPATED, ANY AMOUNT OF DEFICIENCY OR COVERED BY THE USE OF THESE PLEAS AND SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. THE OWNER SHALL TAKE NOTICE TO THE OWNER SHALL INCREASE CONSTRUCTION COSTS, A FAILURE TO COOPERATE IN ALL CONSEQUENCES.

5) CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

d) **SITE DISTURBANCE:** IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE EXISTING TREES TO REMAIN AND ADJACENT PROPERTIES FROM DAMAGE DURING CONSTRUCTION. PROVIDE PROTECTIVE FENCING THROUGHOUT CONSTRUCTION.

71 STATE DOCK LOCATION FOR OWNER, DESIGNER, AND ARCHITECTURAL REVIEW BOARD PRIOR TO ANY WORK.

8) GENERAL CONTRACTOR TO REVIEW & COMPLY WITH ALL SUBMITTAL CONDITIONS. COPIES OF CONDITIONS ARE AVAILABLE FROM OWNER.

9) NOTIFICATION TO OWNER FOR ANY AND ALL AMBIGUITIES WITHIN THE CONTRACT DOCUMENTS TO BE PROVIDED PRIOR TO WORK ON SPECIFIC AREA OF PROJECT.

[illegible]

PROJECT DATA	KEY
SITE AREA: 0.13 ACRES 5662.8 SF	 WATER EDGE  WATER SURFACE  WATER SURFACE = 860' 20"
DOCK AREA: 500 SF	 LOT LINE EXTENSION (20')  SETBACK INTERIOR SETBACK  PROPERTY LINE
DISTURBANCE (INCLUDING BOAT SLIP) 150 SF - DOCK AREA ON SHORE: 574 SF - DOCK AREA IN WATER: 600 SF MAX.	 PROPOSED BOAT DOCK  SEDIMENT FENCE  PROJECT DISTURBANCE BOUNDARY

SITE PLAN - IMPACT AREA

1" = 300' 3/16" = 1' 2"

0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20' 22' 24'

SCALE 3/16" = 1' 2"

NOTE: the completed plan is to be presented to the Location Surveyor for the NORTH SURVEYING COMPANY dated 1 AUGUST 2011, Grand County Assessor Parcel Data.

TRUE NORTH

**SITE PLAN - DIRECT
IMPACT AREA**

3740 Eudora street
DENVER, CO 80207
P: 720.235.2780

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1120 DOCK
1120 2ND STREET
GRAND LAKE CITY
GRAND COUNTY, CO 80447

1120 DOCK

