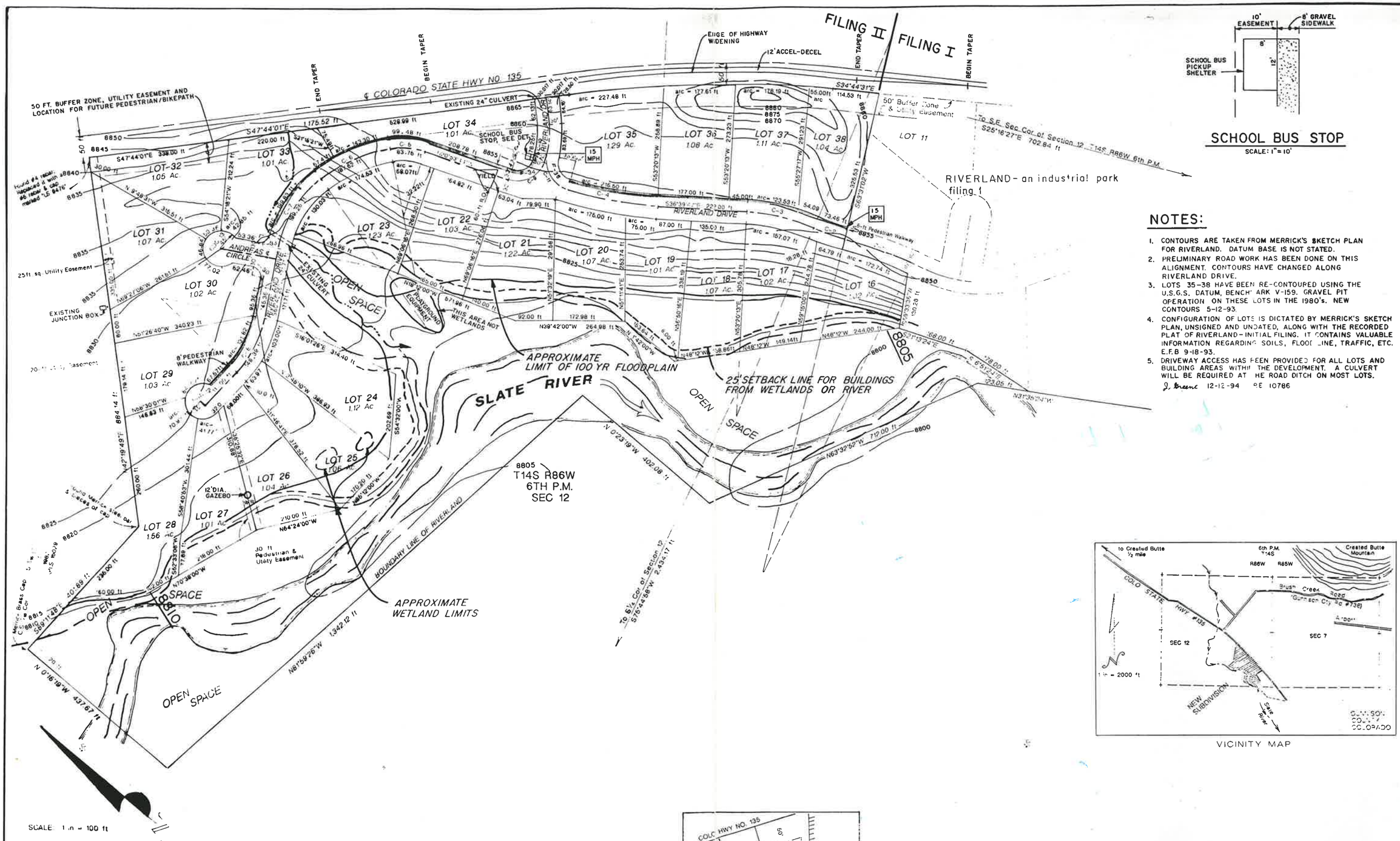


SCHOOL BUS STOP

SCALE: 1"= 10'

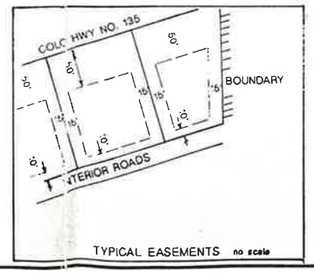
NOTES:

1. CONTOURS ARE TAKEN FROM MERRICK'S SKETCH PLAN FOR RIVERLAND. DATUM BASE IS NOT STATED.
2. PRELIMINARY ROAD WORK HAS BEEN DONE ON THIS ALIGNMENT. CONTOURS HAVE CHANGED ALONG RIVERLAND DRIVE.
3. LOTS 35-38 HAVE BEEN RE-CONTOURED USING THE U.S.G.S. DATUM, BENCH MARK V-159. GRAVEL PIT OPERATION ON THESE LOTS IN THE 1980's. NEW CONTOURS 5-12-93.
4. CONFIGURATION OF LOTS IS DICTATED BY MERRICK'S SKETCH PLAN, UNSIGNED AND UNDATED, ALONG WITH THE RECORDED PLAT OF RIVERLAND - INITIAL FILING. IT CONTAINS VALUABLE INFORMATION REGARDING SOILS, FLOOD LINE, TRAFFIC, ETC. E.F.B 9-18-93.
5. DRIVEWAY ACCESS HAS BEEN PROVIDED FOR ALL LOTS AND BUILDING AREAS WITHIN THE DEVELOPMENT. A CULVERT WILL BE REQUIRED AT THE ROAD DITCH ON MOST LOTS.

J. Breene 12-12-94 PE 10786

VICINITY MAP

1. 50 ft. along Highway 135.
2. 15 ft. either side of interior Lot lines.
3. 15 ft. at all property lines that are exterior boundary lines of this subdivision.
4. 10 ft from edge of interior roads.



TYPICAL EASEMENTS no scale

LOCATED IN:
A PORTION OF THE SE¼ OF SECTION 12 and
A PORTION OF THE NE¼ of the NE¼ OF SECTION 13
T14S R85W, SIXTH P.M.
GUNNISON COUNTY, COLORADO

SITE PLAN FOR RIVERLAND INDUSTRIAL PARK FILING II

FEBRUARY 1, 1996