



**PRELIMINARY PLAT
TO
EAST MEADOWS SECOND ADDITION
TO
Crestview Country Club Estates**

DEISS & GOODNESS ENGINEERS
2400 WEST 31ST STREET
DENVER, COLORADO 80211
(303) 752-0200

DATE: JAN. 18, 1979

- NOTES:
1. 1.88 AC. FT. OF STORM WATER STORAGE WILL BE PROVIDED IN THE EXISTING POND WEST OF LOT 28.
 2. ALL UTILITY EASEMENTS, WATER EASEMENTS, SANITARY EASEMENTS, AND STORM WATER EASEMENTS WILL BE GUARANTEED BY CRESTVIEW IMPROVEMENT DISTRICT AND CONSTRUCTED TO CITY STANDARDS.
 3. TOPOGRAPHY SURVEY WAS COMPLETED 9-1-78 AND IS BASED ON USGS DATUM.
 4. PROPOSED DEVELOPMENT INCLUDES 14 SINGLE FAMILY LOTS WITH A MINIMUM LOT AREA OF 12,000 SQ. FT.
 5. A ZONE CHANGE WILL BE REQUESTED TO CHANGE FROM R-1 TO AA.
 6. DEVELOPER - CRESTVIEW DEVELOPMENT CORPORATION.
 7. TOTAL AREA OF ADDITION IS 31.1 ACRES.
 8. RESERVE A IS FOR AN OPEN SPACE BUFFER ZONE AND EASEMENT FOR UTILITY AND DAMAGE CONSTRUCTION AND MAINTENANCE.
 9. WALKWAYS WILL BE CONSTRUCTED IN THE PEDESTRIAN EASEMENTS AS PART OF THE STREET CONSTRUCTION.
 10. THE DEVELOPER REQUESTS THAT THE SIDEWALK REQUIREMENT BE WAIVED AS IT HAS FOR OTHER DEVELOPMENT IN THIS AREA.
 11. MINIMUM BUILDING PAD ELEVATIONS:
LOTS 11, 20, 27 1334.0
LOTS 12, 13, 14, 15, 16, 17, 18, 19, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34 1317.0
(USGS DATA DATUM)

Proposed Interceptor Sewer
Now Under Construction

Complete Access Control

Complete Access Control

Complete Access Control

Complete Access Control

Complete Access Control

Complete Access Control