



CALCULATIONS ac = acres

Wetland Area 1 = 349 ft²
 Wetland Area 2 = 52 ft²
 Total Waters = 401 ft² (0.009 ac)

Uplands = 43,658 ft² (1.0 ac)
 Total Uplands = 43,658 ft² (1.0 ac)
 Total Project Area (Waters+Upland): 44,059 ft² (1.01 ac)

Riverview Townhomes Project
Sheet 2: Data Compilation
 76981 US Highway 40 | Fraser, CO
 Metes and Bounds - 1.54 ac Parcel in SE¼SW¼ Sec. 20 T1SR75

GPS Capture (GES)		Survey (JVA)	
● Wetland Flag	⊕ Hydrant	— Proposed Rock Wall	— Water Line
△ Study plot	⊕ Manhole	— Surface Drainage	— Property Easement
⊕ Survey Reference	⊕ Water Valve	— Wetland Delineation Line	— Sewer Line
⊕ Water Drainage (point on line)	— Preliminary Plat/Project Area	— Culvert	
⊕ Electric Box			

NOTE: Map is a compilation including a Preliminary Plat Survey from JVA Consulting Engineers dated 29 May 19, ESRI World Imagery dated 25 Oct 14 Town of Fraser parcel data dated 14 June 19, and site surveys June 2019 by Grand Environmental Services. No warranty exists in the use of this data.

Map Produced: 6/19/2019

Grand Environmental Services
 Working with the Environment
CORNERSTONE
 geospatial consulting