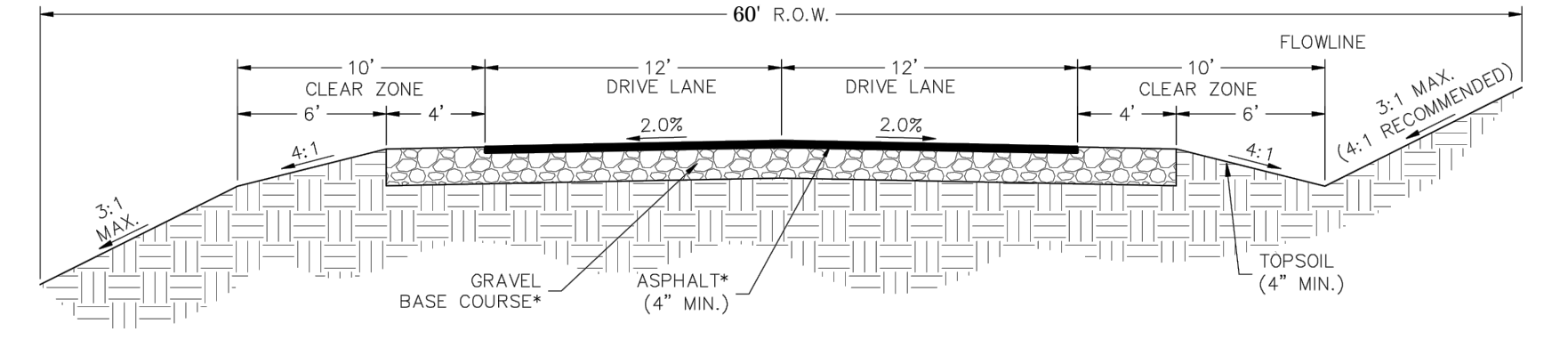
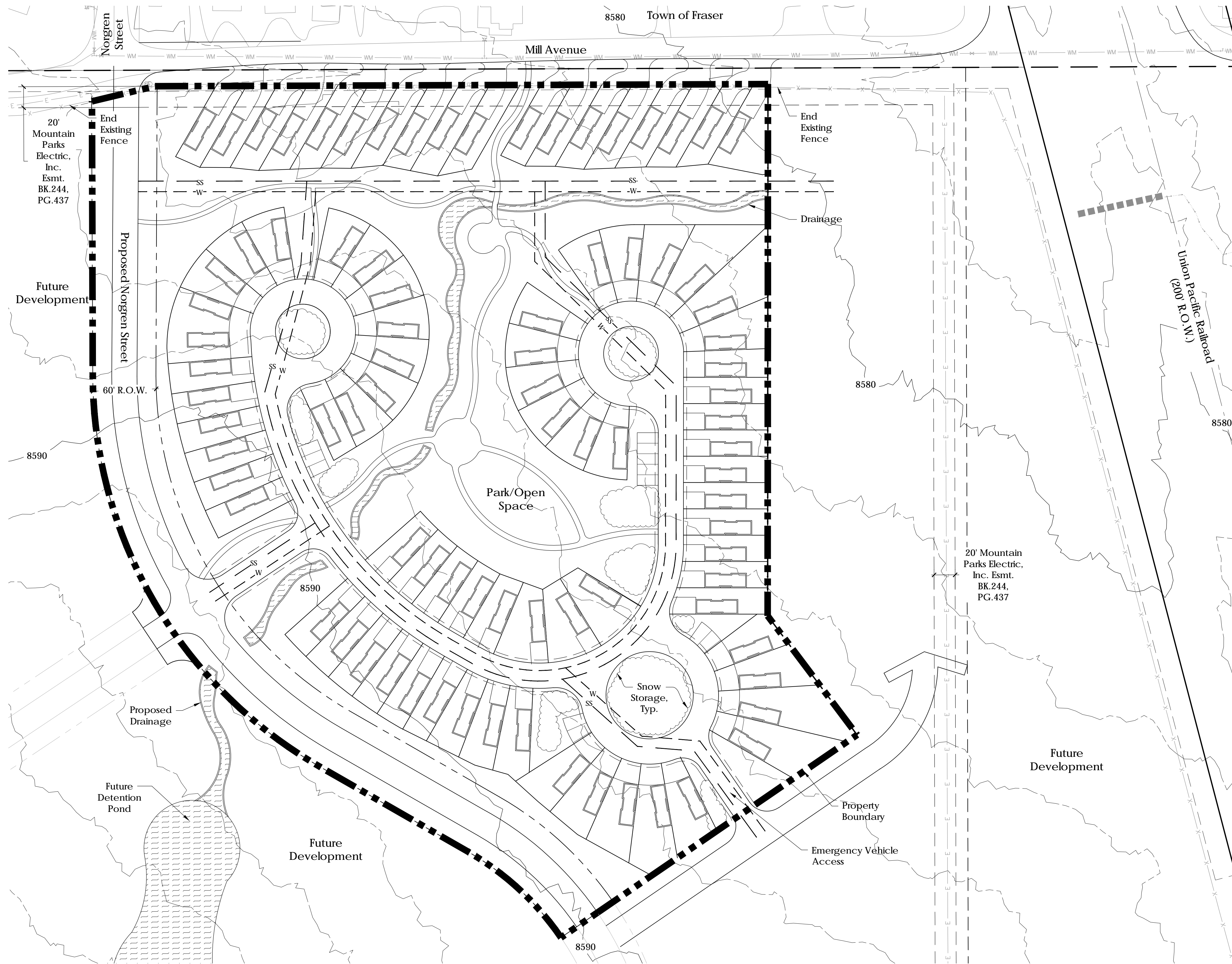
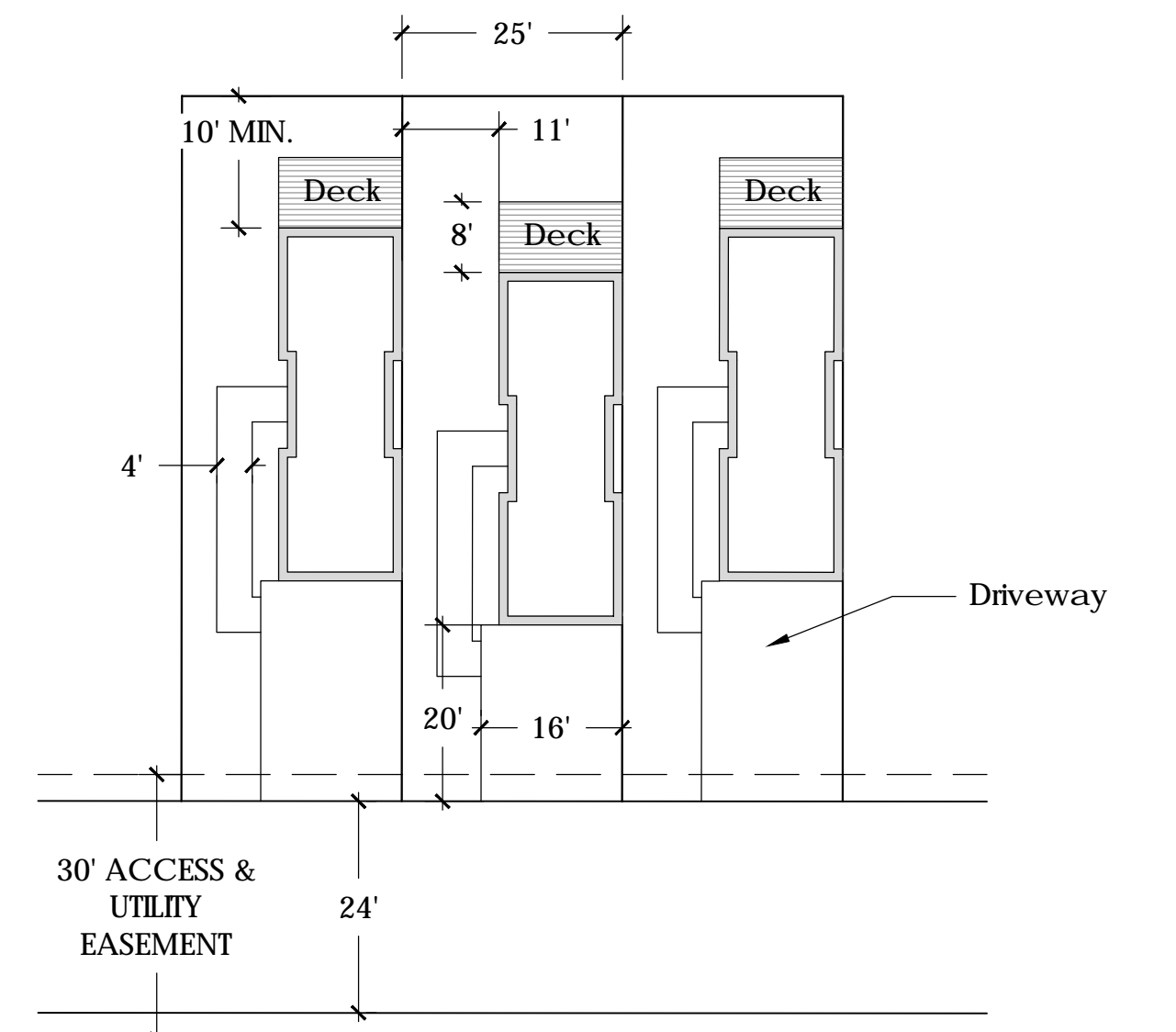


# BYERS PEAK RANCH FILING 1 SKETCH PLAN

PART OF SECTION 19 TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM COUNTY OF GRAND, STATE OF COLORADO



NORGREN STREET CROSS SECTION



LOT TYPICAL

## DEVELOPMENT SUMMARY

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU /AC
SINGLE FAMILY RESIDENTIAL					
TINY HOME (25'X70')	5.5	55.0%	85	100.0%	8.5
OPEN SPACE	3.1	31.3%			
NORGREN STREET RIGHT-OF-WAY	1.4	13.7%			
<b>TOTAL</b>	<b>10.0</b>	<b>100.0%</b>	<b>85</b>	<b>100.0%</b>	<b>8.5</b>

## LEGEND

- ▬▬▬▬▬▬ Project Boundary
- Lot Line
- - - - - Water Use Utility
- - - - - Sanitary Sewer Utility
- ▬▬▬▬▬▬ Proposed Drainage Corridor
- ☁ Proposed Snow Storage
- - - - - Ex. Minor Contour
- - - - - Ex. Major Contour

**td terracina design**  
 10200 E. Grand Ave., Ste A-314  
 Denver, CO 80231  
 ph: 303.632.8867



Scale: 1" = 50'-0"  
 0 25 50 100

## SKETCH PLAN

SHEET NO: 3 OF 4

DATE: FEBRUARY 9, 2018

REVISION DATE: