

PROJECT AREA

# VICINITY MAP

SCALE 1" = 1000' AT 11X17



NOTES:

1. ALL PLAN SHEETS HAVE TITLE BLOCK, SCALE, AND ARROW AS APPROPRIATE.
2. ROADWAY RIGHTS-OF-WAY (SKYLINE ROAD, SAXON MOUNTAIN ROAD) HAVE BEEN DEFINED BY EVERGREEN SURVEYING.
3. THE PROPOSED LAND USE IS RESIDENTIAL AND ALL LOTS WILL BE MORE THAN 5,000 SQUARE FEET IN AREA.
4. THE LOT SUBDIVISION AS SHOWN DEFINES THE HIGHEST NUMBER OF LOTS EXPECTED. CPM II REQUESTS THE FLEXIBILITY TO COMBINE LOTS PRIOR TO TIME OF SALE. THIS COMBINING OF LOTS WILL RESULT IN LOWER DENSITY THAN THE CONFIGURATION THAT IS SHOWN.
5. THERE ARE NO EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.
6. THERE ARE NO EXISTING UTILITIES OR EASEMENTS. WATER AND SEWER LINES WILL TIE INTO EXISTING TOWN OF GEORGETOWN UTILITIES. ANY MAIN LINES WILL BECOME THE PROPERTY OF THE TOWN OF GEORGETOWN. INDIVIDUAL SUPPLY LINES WILL BECOME THE PROPERTY OF THE INDIVIDUAL LOT OWNER.
7. UTILITY EASEMENTS WILL BE PROVIDED AS DIRECTED BY THE TOWN OF GEORGETOWN OR XCEL ENERGY.
8. THE TOPOGRAPHICAL CHARACTER OF THE LAND IS INDICATED IN THE SLOPE MAP AND THE PLAN VIEWS. IN GENERAL, THE EXISTING TOPOGRAPHY WILL REMAIN, WITH SOME CUT AND FILL AND SOME RETAINING WALLS REQUIRED TO CONSTRUCT THE PROPOSED DRIVEWAYS AND HOMES.
9. WATER AND SEWER UTILITIES ARE INDICATED ON SHEETS 2 AND 3. JOHN JANKOUSKY OF EME MET WITH RYAN ZABEL, PUBLIC WORKS SUPERVISOR, AND HAS INCORPORATED MR. ZABEL'S SUGGESTIONS INTO THE PLAN SHEETS. ANY ADDITIONAL COMMENTS WILL BE INCORPORATED.
10. RYAN ZABEL, PUBLIC WORKS SUPERVISOR, INDICATED THAT THERE IS ADEQUATE CAPACITY TO SERVE THE SUBDIVISION WITH WATER AND SEWER.
11. MINIMUM DEPTH FOR SEWER AND WATER IS ASSUMED TO BE 5 FEET.
12. GUIDANCE FOR ACCESS FOR EMERGENCY VEHICLES HAS BEEN RECEIVED FROM KELLY BABEON, FIRE CHIEF.
13. AN ENVIRONMENTAL ASSESSMENT HAS BEEN PREPARED IN PARTNERSHIP WITH CLEAR CREEK COUNTY OPEN LANDS

LIST OF PLAN SHEETS

- SHEET 1. VICINITY MAP
- SHEET 2. OVERVIEW OF SUBDIVISION AND VICINITY
- SHEET 3. SUBDIVISION SITE PLAN - NO AERIAL
- SHEET 4. SLOPE MAP PROVIDED BY CLEAR CREEK COUNTY GIS
- SHEET A&B. ADJACENT LOT SIZES

**OWNER:**  
 KENT STERETT  
 CAPITAL PRIZE MINES  
 8981 KITTIWAKE STREET  
 LITTLETON, CO 80126  
 717-424-6388

**REGISTERED ENGINEER:**  
 JOHN JANKOUSKY, PEED  
 EME SOLUTIONS, INC.  
 15248 W ELLSWORTH DR.  
 GOLDEN, CO 80401  
 303-905-3635

**REGISTERED LAND SURVEYOR:**  
 ROBERT FEROLDI  
 EVERGREEN SURVEYING  
 P.O. BOX 3514  
 EVERGREEN, CO. 80437-3514  
 303-674-3444

FILE:	DESIGNED BY: JLJ	DATE: 1-22-2019	CHECKED BY:	DATE:
SAXON	DRAWN BY: JLJ	DATE: 1-22-2019	APPROVED BY:	DATE:
1	FOR CONCEPTUAL SUBDIVISION		DRF	2-19-2019
NO.	REVISIONS	BY	DATE	

**EME SOLUTIONS, INC.**  
 15248 W. ELLSWORTH DR.  
 GOLDEN, CO 80401  
 303-279-1707

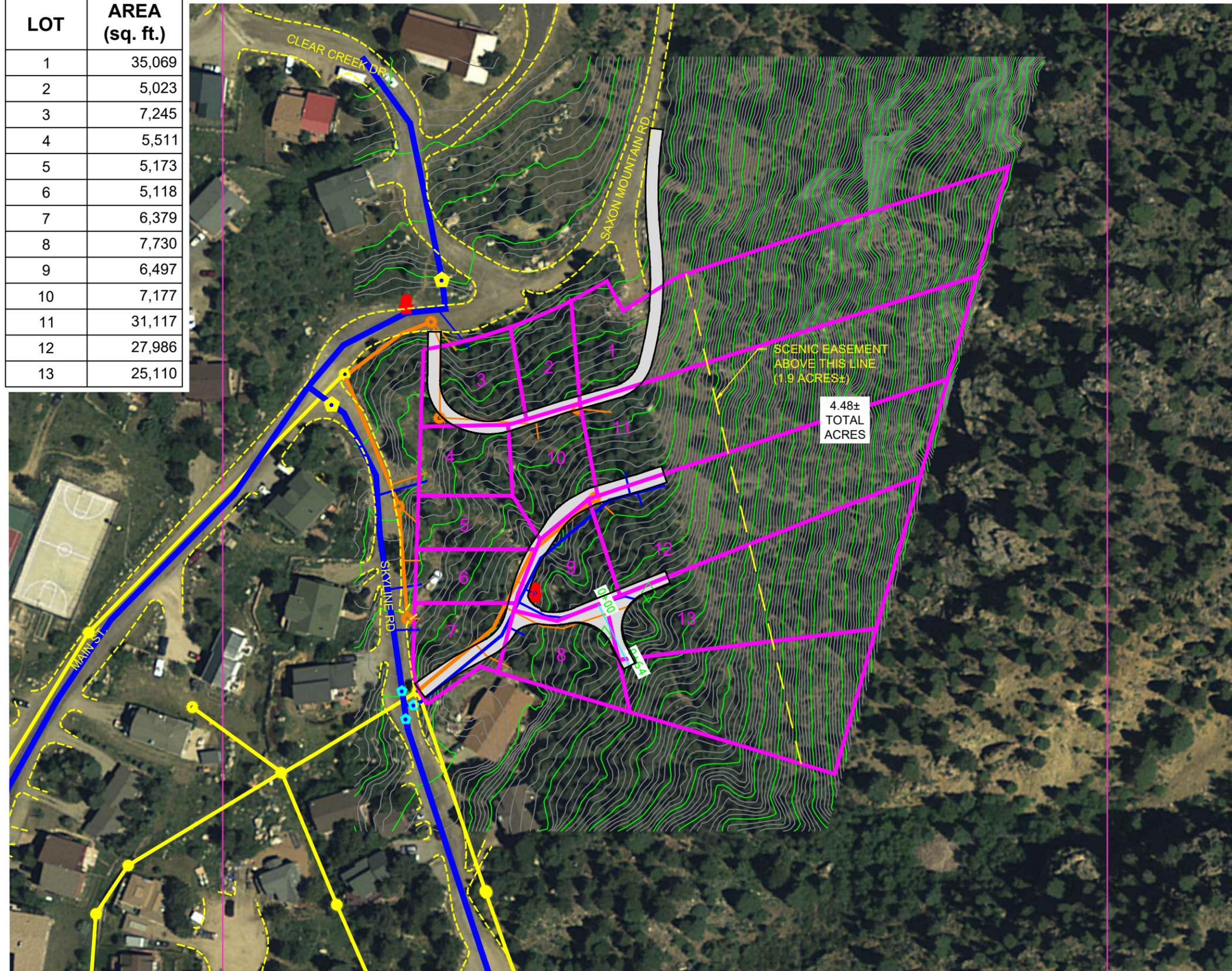


**Capital Prize Mines**  
 Saxon / Skyline Subdivision  
 Georgetown, Co.80444  
 Admin. Offices 8981 Kittiwake St. Littleton, Co. 80126  
[www.CapitalPrizeMine.com](http://www.CapitalPrizeMine.com)

Saxon / Skyline Subdivision  
 Georgetown, Colorado  
 VICINITY MAP AND LIST OF PLAN SHEETS

SHEET NUMBER:  
 1

LOT	AREA (sq. ft.)
1	35,069
2	5,023
3	7,245
4	5,511
5	5,173
6	5,118
7	6,379
8	7,730
9	6,497
10	7,177
11	31,117
12	27,986
13	25,110

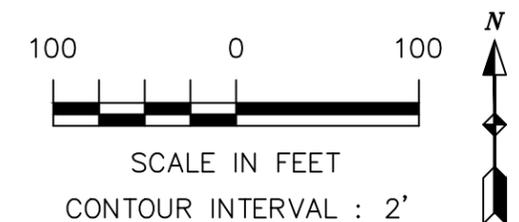


**NOTES:**

1. FURTHER DIVISION OF PARCELS MAY OCCUR. ANY DIVISION WILL BE CONSISTENT WITH TOWN OF GEORGETOWN GUIDELINES OF 5,000 SQ FT MINIMUM LOT SIZE, 50 FOOT FRONTAGE, 15 FOOT FRONT SETBACK, 5 FOOT SIDE AND REAR SETBACKS, AND DRIVEWAY AND UTILITY REQUIREMENTS. THESE CHANGES MAY OCCUR AS THE PARCELS ARE MARKETED AND SOLD.
2. PHASE 1 IS LOTS 1, 2, 3, 4, 5, 6, AND 7. PHASE 2 IS LOTS 8, 9, 10, 11, 12, 13, AND 14.

**KEY**

- PROPERTY LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- WATER VALVE, EXISTING
- WATER VALVE, PROPOSED
- FIRE HYDRANT, EXISTING
- FIRE HYDRANT, PROPOSED
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE



FILE:	DESIGNED BY: JLJ	DATE: 9-24-2018	CHECKED BY:	DATE:
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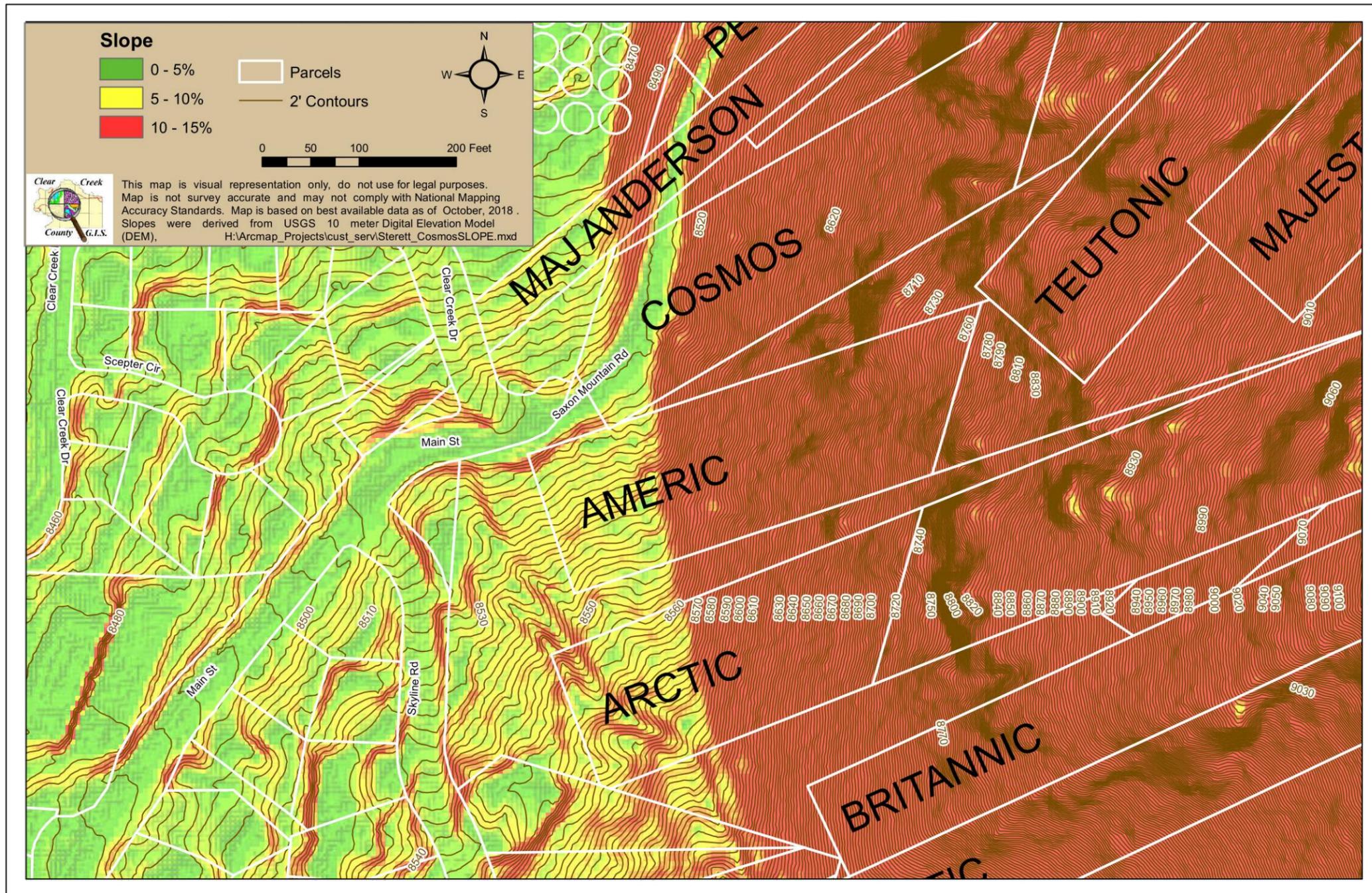
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**SAXON / SKYLINE SUBDIVISION**  
GEORGETOWN, CO

OVERVIEW OF SUBDIVISION AND VICINITY

SHEET NUMBER:  
**2**



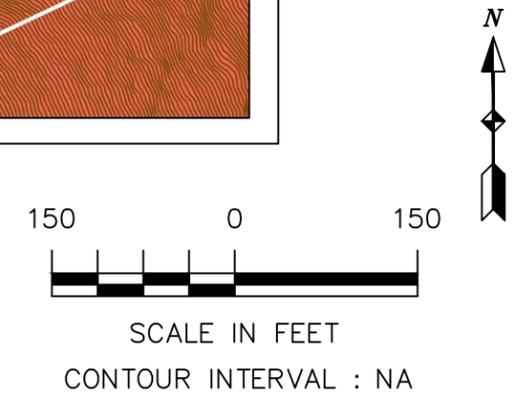


**Slope**  
 0 - 5%  
 5 - 10%  
 10 - 15%

Parcels  
 2' Contours

0 50 100 200 Feet

This map is visual representation only, do not use for legal purposes. Map is not survey accurate and may not comply with National Mapping Accuracy Standards. Map is based on best available data as of October, 2018. Slopes were derived from USGS 10 meter Digital Elevation Model (DEM).  
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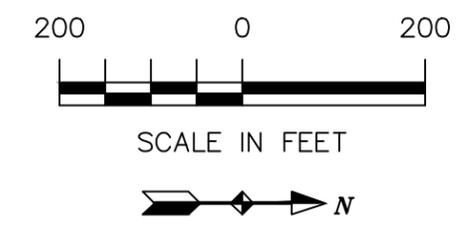
Saxon / Skyline Subdivision  
 Georgetown, Colorado

SLOPE MAP  
 PROVIDED BY CLEAR CREEK COUNTY GIS

SHEET NUMBER:  
 4



NOTES:  
 1. ADJACENT PROPERTY BOUNDARIES TAKEN FROM IMAGES PROVIDED BY CLEAR CREEK COUNTY.



FILE:	DESIGNED BY: JLJ	DATE: 3-18-19	CHECKED BY:	DATE:
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**SAXON / SKYLINE SUBDIVISION**  
**GEORGETOWN, CO**  
 SAXON SUBDIVISION OVERVIEW AND VICINITY  
 ADJACENT LOT SIZES

SHEET NUMBER:  
**A**

LAST FOUR OF PARCEL	SITE ADDRESS	ACCOUNT NO.	SQ. FT.
0002		R009083	217,800
3001		R009143	26,550
3002	1830 CLEAR CREEK DR	R009209	3,750
	280 SCEPTER CIR	R009211	6,287
	235 SCEPTER CIR	R009212	10,031
3006		R009213	15,377
	259 SCEPTER CIR	R009214	6,901
	270 SCEPTER CIR	R009215	7,516
	1890 CLEAR CREEK DR	R009216	4,713
	1892 CLEAR CREEK DR	R009217	4,713
	285 CLEAR CREEK DR	R009218	7,717
	265 CLEAR CREEK DR	R009219	6,200
	245 CLEAR CREEK DR	R009220	4,167
	247 CLEAR CREEK DR	R009221	4,167
	249 CLEAR CREEK DR	R009222	7,650
3017		R009223	4,448
3018	1832 CLEAR CREEK DR	R009224	3,750
	1776 MAIN ST.	R009225	8,349
	1782 MAIN ST.	R009226	8,495
	1775 SKYLINE RD.	R009229	8,308
4006		R009230	8,806
	1755 SKYLINE RD.	R009231	5,100
	1745 SKYLINE RD.	R009232	6,176
4009		R009233	6,930
	1715 SYLINE RD.	R009234	5,663
4011		R009235	6,441
4010		R009236	6,098
	1760 SKYLINE RD.	R009237	18,736
	1750 SKYLINE RD.	R009238	13,441
5003		R009239	19,996
5004		R009240	18,450
	1720 SKYLINE RD.	R009241	18,208
	1710 SKYLINE RD.	R009242	12,792
	1700 MAIN ST.	R009243	7,562

LAST FOUR OF PARCEL	SITE ADDRESS	ACCOUNT NO.	SQ. FT.
	1742 MAIN ST.	R009245	3,760
	1746 MAIN ST.	R009246	3,760
	1756 MAIN ST	R009247	7,652
	1774 MAIN ST	R009248	7,988
	1720 MAIN ST.	R009249	3,073
	1726 MAIN ST.	R009250	7,500
	200 SUNBURST CIR	R009251	7,749
	1715 SUNBURST CIR	R009252	7,238
	1725 SUNBURST CIR	R009253	6,202
	1735 SUNBURST CIR	R009254	6,627
7007		R009256	7,728
	1720 SUNBURST CIR	R009257	7,778
	1700 SUNBURST CIR	R009258	9,711
	1690 MAIN ST.	R009259	9,945
	1675 SILVER CLOUD CIR	R009261	7,618
3001		R009337	9,583
5001		R009534	13,340
	1566 SILVER CLOUD CIR	R009535	3,316
5003		R009536	30,200

LAST FOUR OF PARCEL	SITE ADDRESS	ACCOUNT NO.	SQ. FT.
	1556 SILVER CLOUD CIR	R009539	5,250
	1554 SILVER CLOUD CIR	R009540	4,200
	1560 SILVER CLOUD CIR	R009543	5,250
	1562 SILVER CLOUD CIR	R009544	5,250
	1564 SIVER CLOUD CIR	R009545	4,200
	1600 MAIN ST.	R009647	8,800
	1580 MAIN ST.	R009648	8,368
	200 SKYLINE RD.	R009649	3,792
	202 SKYLINE RD.	R009650	3,792
0988		R016456	52,708
4003		R017265	6,474
	1785 SKYLINE RD.	R017266	6,966
5007		R017463	7,250
1603		R106458	79,279
0900		R162052	6,750
7900		R162065	8,293
0617		R162299	74,923
0902			41,659
7006			8,285

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GEORGETOWN, CO  
SAXON SUBDIVISION AND VICINITY  
ADJACENT LOT SIZES

SHEET NUMBER:  
**B**