Preliminary Plan for Turning Point Subdivision

A portion of Section 6 of Township 19 South, Range 68 West, of the 6th Principal Meridian, Fremont County, Colorado

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 43°37'23" W	264.30'
L2	S 50°19'23" W	343.80'
L3	S 54°14'47" W	261.46'
L4	N 54°15'00" E	123.37'
L5	N 35°45'13" W	49.99'
L6	N 54°14'47" E	51.53'
L7	S 54°14'47" W	132.77'
L8	S 09°44'32" E	28.65'
L9	N 90°00'00" E	222.53'
L10	N 90°00'00" E	100.14'
L11	S 00°38'56" E	321.71'
L12	S 00°38'43" E	435.59'
L13	S 89°41'27" W	375.01'
L14	S 00°38'11" E	438.20'
L15	N 00°36'42" W	587.10'
L16	N 00°36'45" W	203.89'
L17	S 89°46'11" E	485.07'
L18	S 89°42'06" E	423.75'
L19	S 71°41'52" E	266.45'
L20	S 62°15'07" E	658.06'
L21	N 62°15'07" W	254.34'
L22	S 35°45'13" E	49.99'
L23	S 09°44'32" E	26.56'
L24	N 89°59'58" W	247.70'
L25	S 00°38'11" E	682.04'
L26	N 01°41'08" W	544.87'
L27	N 02°15'20" E	186.17'
L28	S 00°00'00" E	14.00'
L29	S 59°32'49" E	496.01'
L30	N 02°17'33" W	492.98'
L31	N 04°38'25" E	504.07'
L32	N 03°36'30" E	35.69'
L33	S 39°03'05" E	718.11'
L34	N 54°15'51" E	431.34'
L35	S 54°14'35" W	154.40'
L36	S 89°41'27" W	127.71'
L37	S 89°41'27" W	50.58'
L38	S 89°41'27" W	248.69'
L39	N 00°36'44" W	1329.67'
L40	N 89°41'27" E	659.47'
L41	N 89°41'27" E	360.77'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	392.70'	353.55'	N 09°14'47" E	90°00'01"
C2	25.00'	31.81'	29.70'	N 89°18'22" W	72°53'43"
C3	60.00'	170.58'	118.67'	N 45°41'38" E	162°53'43"
C4	60.00'	47.12'	45.92'	N 58°15'13" W	45°00'00"
C5	60.00'	47.12'	45.92'	S 76°44'46" W	45°00'01"
C6	310.00'	160.61'	158.82'	S 39°24'14" W	29°41'04"
C7	25.00'	36.59'	33.41'	N 66°29'31" E	83°51'36"
C8	175.00'	188.87'	179.83'	N 40°39'37" W	61°50'10"
C9	225.00'	166.01'	162.27'	N 30°52'45" W	42°16'26"
C10	25.00'	39.42'	35.46'	N 44°31'22" E	90°20'10"
C11	25.00'	39.13'	35.25'	S 45°28'22" E	89°40'22"
C12	25.00'	39.65'	35.62'	S 44°49'22" W	90°52'13"
C13	25.00'	39.13'	35.26'	N 45°28'06" W	89°40'55"
C14	25.00'	30.77'	28.87'	S 54°25'36" W	70°31'41"
C15	50.00'	140.09'	98.56'	S 80°34'26" E	160°31'38"
C16	310.00'	233.40'	227.93'	N 14°11'04" W	43°08'19"
C17	25.00'	34.88'	32.12'	S 32°35'11" E	79°56'34"
C18	225.00'	248.76'	236.29'	N 40°53'03" W	63°20'51"
C19	175.00'	244.13'	224.81'	N 49°42'26" W	79°55'50"
C20	25.00'	39.55'	35.55'	N 44°40'55" E	90°38'11"

TOTAL ACREAGE	47
TOTAL ROAD ACREAGE	0.17
TOTAL # OF LOTS	9
CURRENT PROPERTY DISTRICT ZONING: B	PROPOSED: B

HIGHWAY PERMITTED ACCESS AT STATIONS 17+40 AND 16+40. SEE (BOOK 543, PAGE 1). SEE CDOT PROJECT No. EHS-F 050-3(4). (EXISTING GATES ARE 35 FEET WIDE).

PROPOSED ELECTRIC LINES — E —
PROPOSED GAS LINE — G — G —
EX WATERLINE — W — W —
PROPOSED 8" WATERLINE — 8" W —
PROPOSED HYDRANT
EX HYDRANT
PROPOSED DRAINAGE/UTILITY EASEMENT
EDGE OF ASPHALT
SHOULDER
RIGHT OF WAY
PROPERTY LOTS

SE 1/4
Section 6

HIGHWAY STATION 26+00. 185' R.O.W.

HIGHWAY STATION 18+21.3 (REF. 7)

TO PENROSE COLORADO

NOT PART OF THE TURNING POINT SUBDIVISION

FOUND 1/64th POSITION MONUMENT (see Legal Description)

FOUND 1/16th POSITION MONUMENT No. 6 rebar with a 2.5" aluminum cap, L.S. 33649, dated 2022

FOUND 1/16th POSITION MONUMENT (see Legal Description)

VEREIT REAL ESTATE LP
ZONE DISTRICT: B
PARCEL: R022523
BEAVER PARK SUBDIVISION

916 HWY 115 LLC
ZONE DISTRICT: AR
PARCEL: R037163
BEAVER PARK SUBDIVISION

PROPOSED CONNECTION INTO EXISTING 6" MAIN

HIGHWAY 115

U.S. HIGHWAY 50

MERLE ROAD

PUNCH PLACE

FRANK STREET

D STREET

10TH STREET

11TH STREET

SECTION LINE

SECTION LINE

Drainage Easement 20'

Exc. 1.3 50' UTILITY EASEMENT REC. No. 919682

15' WATER LINE EASEMENT REC. NO. 385951

LOT 1
5.69 +Acres
247696.14 Sq. Ft.

LOT 2
4.5 +Acres
196045.85 Sq. Ft.

LOT 3
4.57 +Acres
199176.98 Sq. Ft.

LOT 4
4.50 +Acres
196112.67 Sq. Ft.

LOT 5
4.5 +Acres
196024.36 Sq. Ft.

LOT 6
4.5 +Acres
196024.36 Sq. Ft.

LOT 7
4.50 +Acres
196020.44 Sq. Ft.

LOT 8
4.50 +Acres
196144.9 Sq. Ft.

LOT 9
4.51 +Acres
196406.28 Sq. Ft.

CONCRETE ASPHALT

1755.64'

N 00°36'44" W 1329.67'

S 89°44'31" E 882.66'

APPROXIMATE LOCATION OF EXISTING WATER LINE NOT FIELD VERIFIED

PROPOSED SITE
Penrose
7TH ST
GRAND AVE
S MONUMENT ST
9TH ST
10TH ST
MONUMENT ST
12TH ST
C ST

VICINITY MAP (NTS)

CAP L.S.

N
0 50' 100'
SCALE: 1" = 100'

3 ROCKS ENGINEERING
430 Main Street
Cañon City, CO 81212
719.430.5333
www.3rocksengineering.com

FOR MUNICIPAL USE:

PRELIMINARY PLAN

PRELIMINARY PLAN
FREMONT COUNTY PARCEL #6902630

ISSUED DATES
09/20/2023

PROJECT ENG:NC
QA/QC:AWE
DRAWN BY:KNT
PRJ # 23.030
DATE: 05/30/2023

C1/1
PRELIMINARY SITE PLAN

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