



LOT 52

LOT 51

LOT 50

LOT 49

LOT 47

LOT 48

LEGAL
 LOT 49 - 214 PINE BROOK RD,
 PINE BROOK HILLS SUBDIVISION,
 SECTION 14, TOWNSHIP 1 NORTH,
 RANGE 71 WEST,
 SIXTH PRINCIPAL MERIDIAN
 COUNTY OF BOULDER
 STATE OF COLORADO

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GENERAL NOTES:
 DEVELOPER, OWNER, AND/OR GENERAL CONTRACTOR ARE TO VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND SPECIFICATIONS ON THESE DRAWINGS PRIOR TO, AND DURING CONSTRUCTION. ANY DISCREPANCIES, OMISSIONS, OR ERRORS EXISTING IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION PRIOR TO COMMENCING WORK. THE FAILURE TO NOTIFY THE ARCHITECT WITHIN TEN (10) DAYS FROM THE DATE OF THE DRAWINGS SHALL CONSTITUTE THE FINAL ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER THE ACCEPTANCE OF THE DRAWINGS SHALL RELEASE THE ARCHITECT FROM ANY FUTURE RESPONSIBILITY.
 ALL WORK SHALL COMPLY WITH, AND BE IN ACCORDANCE WITH, MINIMUM CONSTRUCTION STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL ELECTRIC AND PLUMBING CODES, AND ALL APPLICABLE STATE AND LOCAL CODES.
 ALL WORKMANSHIP AND INSTALLATIONS SHALL BE AS ESTABLISHED BY GOOD AND NORMAL BUILDING PRACTICE AND MANUFACTURER'S INSTALLATION REQUIREMENTS.

NOTE: THIS LOT IS FAIRLY DENSE WITH PINE TREES. THE NORTHWEST PORTION OF THE LOT HAS MOSTLY 3" CALIPER PINE TREES.

SITE PLAN
 SCALE: 1" = 20'-0"

REVISIONS:
 DRAWN BY: T. WAUGH

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SHEET NO.: **A0** DATE: 27 MARCH 2008

SITE PLAN