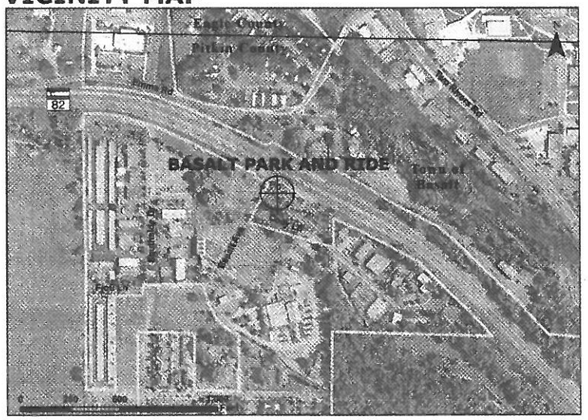
VICINITY MAP



BASALT PARK AND RIDE SPECIAL REVIEW AND PUD SITE PLAN

TOWN OF BASALT | COLORADO

LEGAL DESCRIPTION

PARCEL IDENTIFICATION:
LOT O 2467-181-02-001
LOT P 2467-181-02-002

LEGAL DESCRIPTION:
LOT O, BASALT BUSINESS CENTER SOUTH ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1993, IN PLAT BOOK 31 AT PAGE 80, COUNTY OF PITKIN, STATE OF COLORADO.

LOT P, BASALT BUSINESS CENTER SOUTH ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1993, IN PLAT BOOK 31 AT PAGE 80, COUNTY OF PITKIN, STATE OF COLORADO

CLERK AND RECORDER'S CERTIFICATE

THIS SITE PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY AT _____ O'CLOCK __.M. ON THE 16th DAY OF January, A.D. 2013, AND IS DULY RECORDED IN BOOK 101, PAGE 73, RECEPTION NO. 596226.

_____ BY: _____
CLERK AND RECORDER DEPUTY

TOWN OF BASALT APPROVAL CERTIFICATE

PURSUANT TO ORDINANCE NO. 11 SERIES OF 2012, APPROVED BY TOWN OF BASALT TOWN COUNCIL ON JULY 24, 2012. THIS SITE PLAN OF THE BASALT PARK AND RIDE IMPROVEMENTS IS APPROVED FOR FILING WITH THE CLERK AND RECORDER'S OFFICE OF PITKIN COUNTY.

JACQUE R. WHITSITT - MAYOR

ATTEST: _____
TOWN CLERK

TOWN OF BASALT, COLORADO SEAL

SITE PLAN CERTIFICATE

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED ON THE SITE PLAN SHALL BE DEVELOPED ONLY IN ACCORDANCE WITH THE APPROVED SITE PLAN AND OTHER PROVISIONS OF THE ZONING REGULATIONS OF THE TOWN OF BASALT.

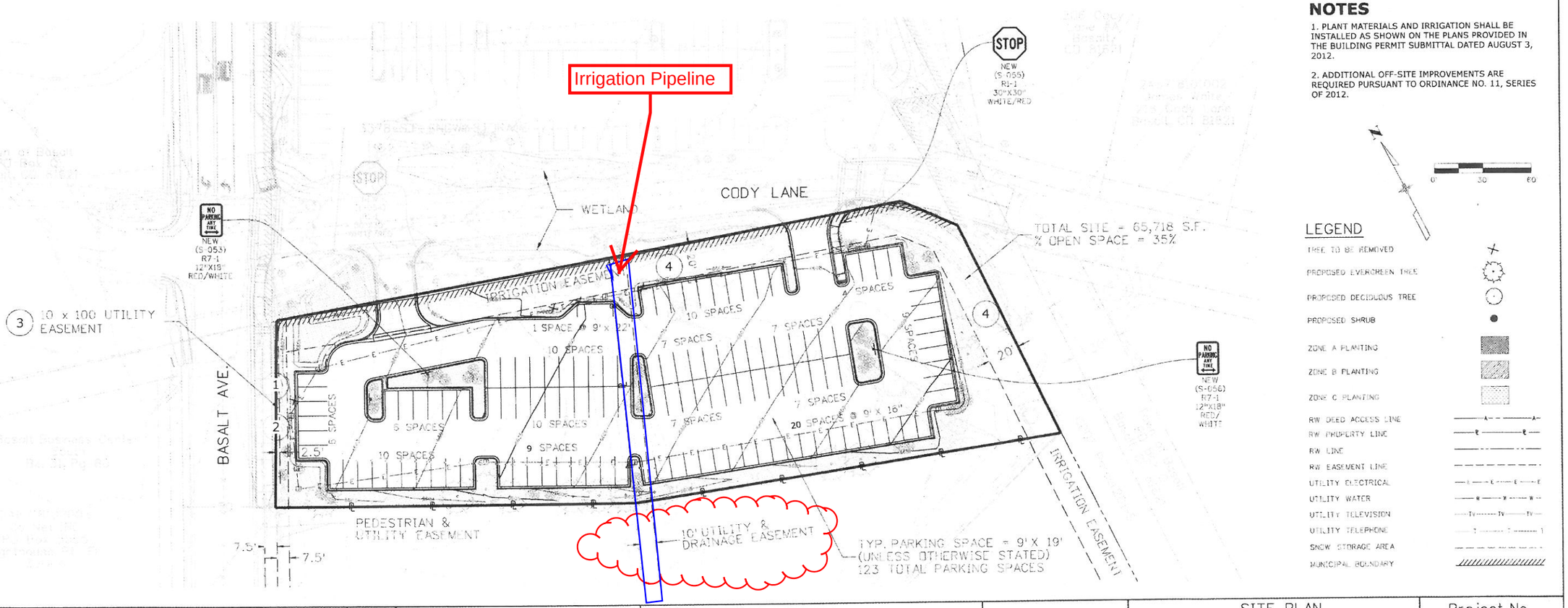
OWNER - MICHAEL HERMES, ROARING FORK TRANSPORTATION AUTHORITY

EASEMENTS & SETBACKS

1. BASALT AVENUE SETBACK OF 25 FEET.
2. FIFTEEN FOOT WIDE PEDESTRIAN AND UTILITY EASEMENT ALONG EACH SIDE OF BASALT AVENUE AS MORE FULLY SET FORTH ON THE PLAT. DEVELOPER AND THE TOWN AGREE THAT THE FIFTEEN FOOT PEDESTRIAN AND UTILITY EASEMENTS MAY BE USED IN CALCULATING A SETBACK REQUIREMENT OF TWENTY FIVE FEET.
3. TEN FOOT ROADWAY, PEDESTRIAN, AND UTILITY EASEMENT TO THE TOWN ALONG LOT P, AS MORE PARTICULARLY DESCRIBED ON THE FINAL PLAT AS THE "10 FT. WIDE BY 100.0' LONG ACCESS 'BASEMENT', FOR THE FUTURE ENLARGEMENT OF BASALT AVENUE FOR A RIGHT HAND TURN LANE. THE TOWN SHALL BE ENTITLE, IN ITS SOLE DISCRETION, TO EXPAND BASALT AVENUE UNTO SUCH EASEMENT FOR PURPOSES OF CONSTRUCTING SUCH RIGHT-HAND TURN LANE. SUCH 10 FOOT EASEMENT SHALL BE AN ADDITIONAL DEDICATED PUBLIC RIGHT-OF-WAY. UPON THE COMPLETION OF SUCH RIGHT-HAND TURN LANE SUCH EASMENT SHALL BE DEEMED A DEDICATED PUBLIC RIGHT-OF-WAY.
4. TWENTY FOOT IRRIGATION EASEMENT.

NOTES

1. PLANT MATERIALS AND IRRIGATION SHALL BE INSTALLED AS SHOWN ON THE PLANS PROVIDED IN THE BUILDING PERMIT SUBMITTAL DATED AUGUST 3, 2012.
2. ADDITIONAL OFF-SITE IMPROVEMENTS ARE REQUIRED PURSUANT TO ORDINANCE NO. 11, SERIES OF 2012.



PR-05-01 FF5-154c

Print Date: 9/27/2012		Sheet Revisions			SITE PLAN SITE PLAN/SPECIAL REVIEW/ESA REACH II REVIEW/PUD AMENDMENT RFTA Bus Rapid Transit-Basalt Station Park & Ride	Project No.
File Name: R01_RFTA_BasaltStnPR_Entitle_Plan01-1.dgn		Date:	Comments	Init.		2010-0012
Horiz. Scale: Vert. Scale: N/A	R-X				Designer: EAV / Structure Numbers	
Unit Information Unit Leader Initials					Detailer:	Sheet Number
					Sheet Subset: / Subset Sheets:	

velociRFTA — ROARING FORK TRANSPORTATION AUTHORITY, 1340 MAIN STREET, CARBONDALE, CO 81623, 970.384.4973

Baker — MICHAEL BAKER JR., INC., 165 S. UNION BLVD., STE. 200, LAKEWOOD, CO 80228, 720.514.1100

No Revisions:
Revised: TDK
Void: RDW

FF5-154c