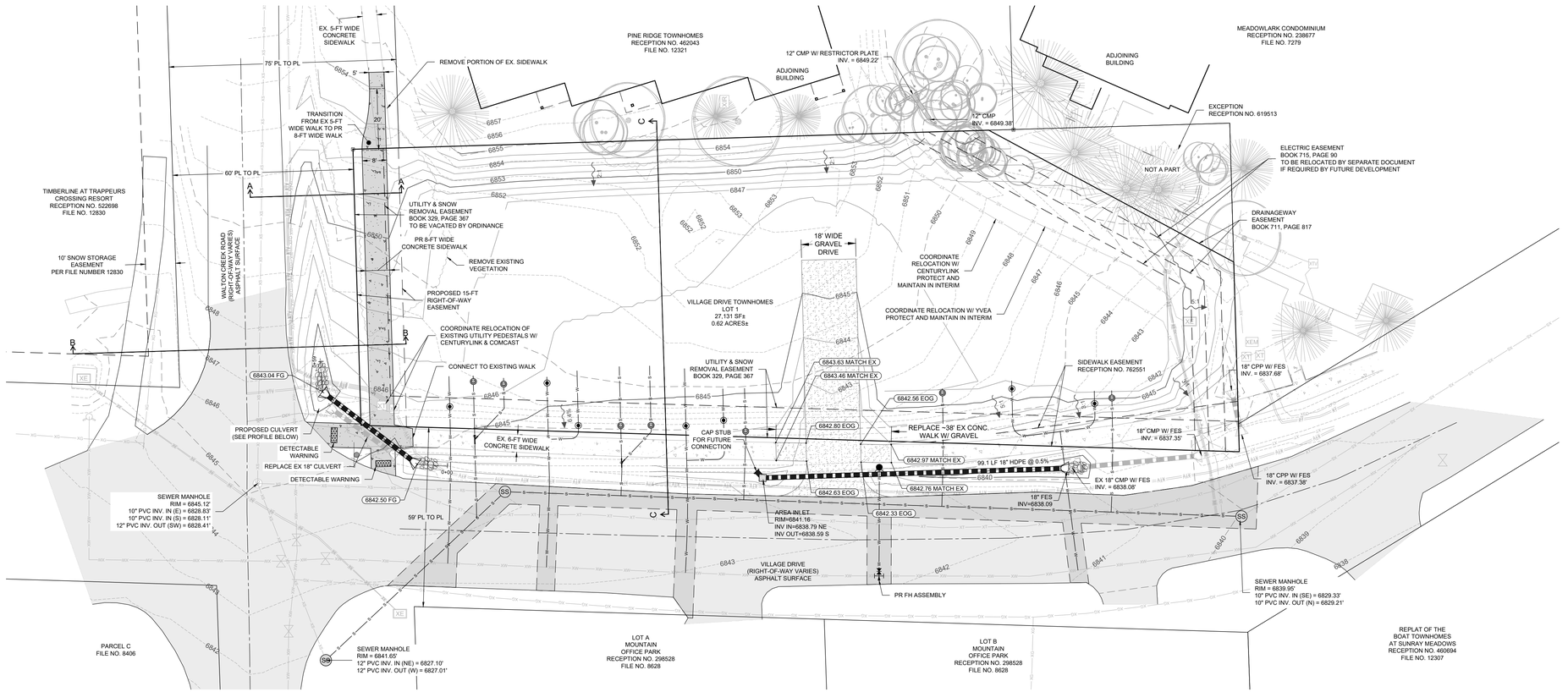
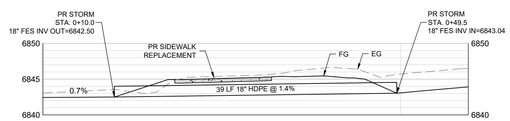
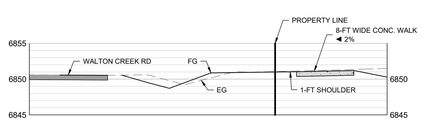
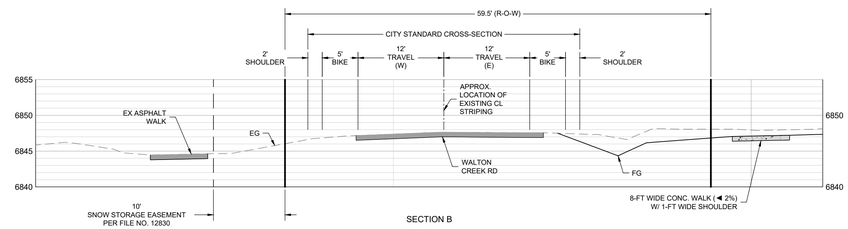




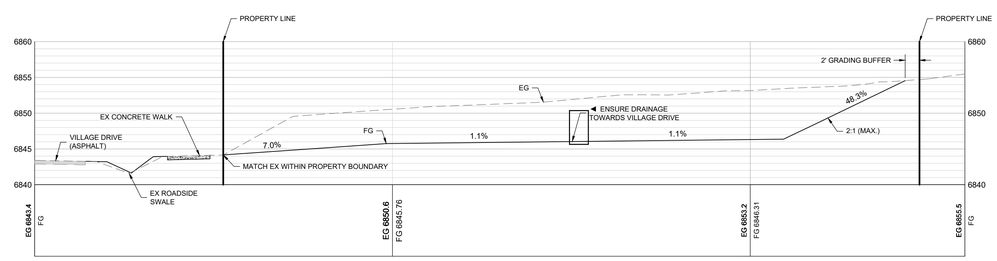
PROPOSED CULVERT



SECTION A



SECTION B



SECTION C

DRAWING FILENAME: P:\2136-017\DWG\Production Drawings\2136-017.dwg PP-Preliminary Plat.dwg LAYOUT NAME: C.100 DATE: Mar 21, 2022 - 3:41pm CAD DRIVER:ACDB.lisp LIST OF XREFS: [ACDMAP]=[XREF_Log] [P:\2136-017\ACAD]=[2136-017-xBASE.dwt] [P:\2136-017-xBASE\ACAD]=[P:\2136-017-xBASE\PP].[P:\2136-017-xDEMO\ACAD]=[P:\2136-017-xDEMO\PP]

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- FOUND MONUMENT
- FOUND SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- PROPOSED MAJOR CONTOUR (6805)
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR (6805)
- EXISTING MINOR CONTOUR
- ASPHALT
- CONCRETE
- SNOWMELT CONCRETE
- GRAVEL
- SIGN
- PROPOSED SANITARY SEWER W/ MH
- EXISTING SANITARY SEWER W/ MH
- PROPOSED WATER
- PROPOSED GV, FH & CS
- EXISTING WATER
- GAS
- GAS METER AND MANHOLE/VAULT
- CABLE
- CABLE PEDESTAL
- FIBER OPTIC
- TELEPHONE
- TELEPHONE PEDESTAL AND MANHOLE/VAULT
- ELECTRIC
- ELECTRIC PED, JUNCTION BOX AND METER
- LIGHT POLE AND LIGHT POLE W/ MAST
- OVERHEAD ELECTRIC
- UTILITY POLE AND GUY WIRE
- DITCH/SWALE
- EXISTING STORM SEWER W/ FES
- PROPOSED STORM SEWER W/ FES
- INLET AND STORM MANHOLE
- OVERLAND AND CHANNEL FLOW ARROWS
- CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. THIS SITE CONTAINS A CALCULATED AREA OF 27,131 SQUARE FEET OR 0.62 ACRES.
6. THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019
7. THE LAST FIELD INSPECTION OF THE SITE WAS ON DECEMBER 13, 2019. AT TIME OF SURVEY, SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS, SOME IMPROVEMENTS AND FEATURES MAY HAVE BEEN OBSCURED AND MAY NOT BE SHOWN HEREON.
8. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
9. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. ALL DRIVEWAYS SHALL BE SNOWMELTED.
11. PROJECT SHALL USE ROLL OUT CURB SIDE TRASH SERVICES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

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Reviewed for Code Compliance

06/07/2022

NO.	DESCRIPTION	BY:	DATE:

PROJECT: 2136-017
DATE: 3/14/22
CONTACT: Ryan Stustat
EMAIL: ryan@landmark-co.com

Village Dr Townhomes Civil Construction Drawings

Site Plan

SHEET
C.100
OF 9 SHEETS