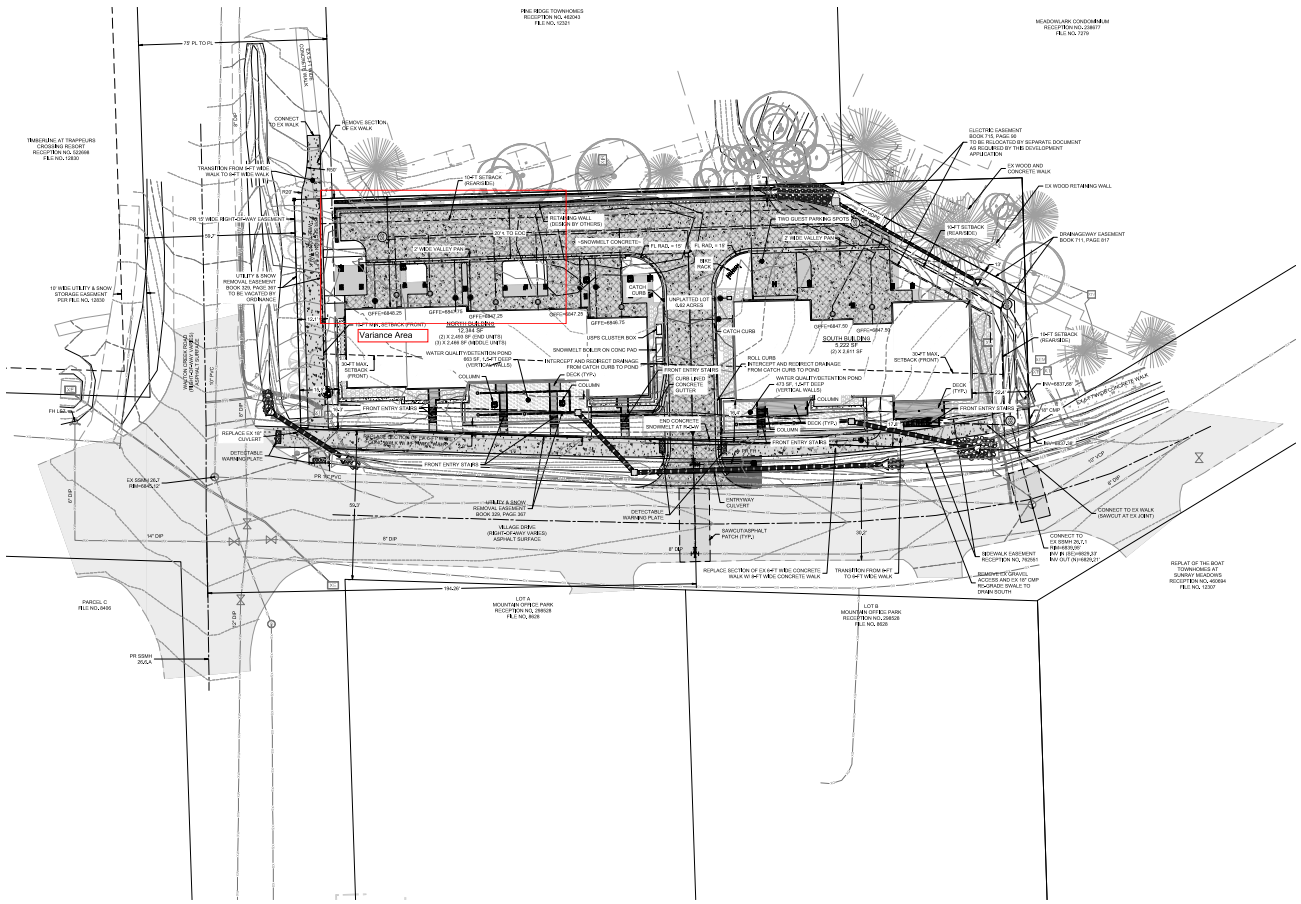

NORTH

20 5 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
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
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 18-4-405, 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.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0843D, 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.
12. ALL CURB BOXES AND CLEANOUTS TO BE HOUSED IN CAST IRON COVERS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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

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

COLORADO LICENSED PROFESSIONAL ENGINEER JOHN DAVID SUSSY 38972

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 879-4464
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

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NO.	DATE	BY	DESCRIPTION
1	8/16/22	RS	Water and Sewer Configurations
2	8/17/22	RS	Permit Corrections

PROJECT: 2TRACT
DATE: 8/17/2022
CONTACT: Rashi Sopwattal
EMAIL: rashi@landmark-co.com

Village Dr Townhomes Civil Construction Drawings

Civil Site Plan

SHEET C.100 OF SHEETS

REVIEWED FOR CODE COMPLIANCE 12/07/2022

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NO.	DATE	BY	DESCRIPTION
1	8/16/22	RS	Water and Sewer Configurations
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PROJECT: 2TRACT
DATE: 2019-017
CONTACT: 8/17/2022
SHEET SIZE REF: PLOTTED SCALE:

Village Dr Townhomes Civil Construction Drawings

Civil Site Plan

SHEET C.100 Of Sheets