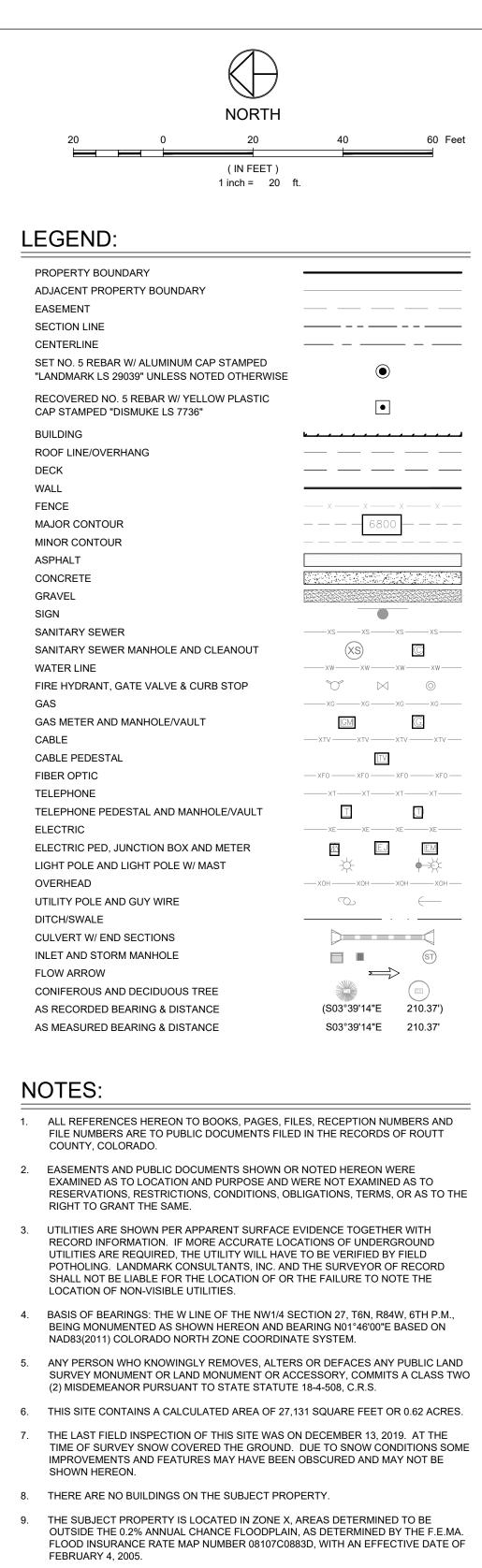


DRAWING FILENAME: Pi/2136-017/DWGs/Production Drawings/2136-017-PDP-Existing Conditions dwg LAYOUT NAME: C.003 (DP) DATE: May 12, 2020 - 10:24am CAD OPER, LIST OF VAEES: 01436-0147 - Generations and the Device Filence of the Andre Device Data and the Device of the An



- 10. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 11. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND BEING A TRACT OF LAND IN THE NW1/4 NW1/4 SW1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

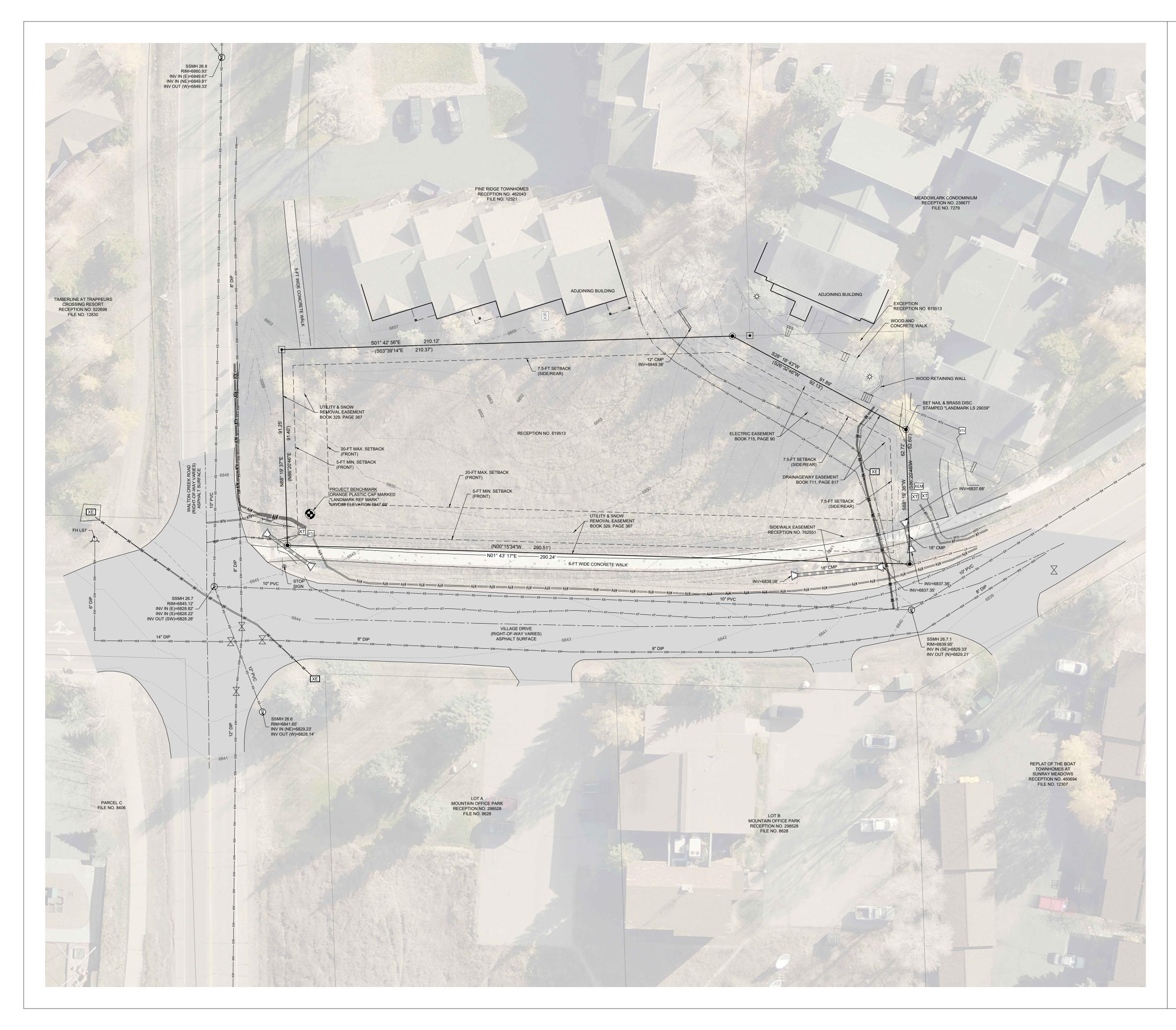
BEGINNING AT THE NW CORNER OF THE SW1/4 OF SAID SECTION 27, THENCE S0° 15'34"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N86°20'46"E A DISTANCE OF 258.68 FEET TO THE TRUE POINT OF BEGINNING: THENCE N86°20'46"E A DISTANCE OF 108.60 FEET; THENCE N86°20'46"E A DISTANCE OF 290.00 FEET; THENCE N03°39'14"W A DISTANCE OF 91.40 FEET; THENCE S86° 20'46"W A DISTANCE OF 91.40 FEET;

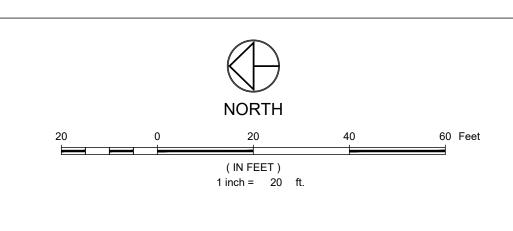
THENCE S00° 15'34"E A DISTANCE OF 290.51 FEET TO THE TRUE POINT OF BEGINNING.

LESS A TRACT OF LAND CONVEYED ON BOOK 422, PAGE 452, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERMOST NORTHWEST CORNER OF LOT 3, SUNRAY MEADOWS FILING NO. 1, AS SHOWN BY LOCATING MAP FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 7279, THENCE S03°24'21"E, 71.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 390, PAGE 463, OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO; THENCE S86°20'46"W 46.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N26°32'46"E 92.13 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF

SAID PARCEL; THENCE S03°24'21"E 8.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.









PROPERTY BOUNDARY		
ADJACENT PROPERTY BOUNDARY		
EASEMENT		
SECTION LINE		
CENTERLINE		
SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" UNLESS NOTED OTHERWISE	۲	
RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "DISMUKE LS 7736"	●	
BUILDING	k	
ROOF LINE/OVERHANG		
DECK		
WALL		
FENCE	X X	x x
MAJOR CONTOUR	— — — — 680C	
MINOR CONTOUR		_
ASPHALT		
CONCRETE		
GRAVEL		
SIGN		
SANITARY SEWER	XSXS	xsxs
SANITARY SEWER MANHOLE AND CLEANOUT	(xs)	C
WATER LINE		
FIRE HYDRANT, GATE VALVE & CURB STOP	\heartsuit	\odot
GAS	XGXG	XG XG
GAS METER AND MANHOLE/VAULT	GM	G
CABLE	XTVXTV	XTV —— XTV ——
CABLE PEDESTAL	TV	
FIBER OPTIC	XF0 XF0	XF0 ——— XF0 ——
TELEPHONE	XTXT	xtxt
TELEPHONE PEDESTAL AND MANHOLE/VAULT	\top	(])
ELECTRIC	XEXE	XEXE
ELECTRIC PED, JUNCTION BOX AND METER	Æ	EM
LIGHT POLE AND LIGHT POLE W/ MAST		↓ ★
OVERHEAD	ХОНХОН	хон — хон —
UTILITY POLE AND GUY WIRE	J.	<u> </u>
DITCH/SWALE		·
CULVERT W/ END SECTIONS		
INLET AND STORM MANHOLE		(ST)
FLOW ARROW		>
CONIFEROUS AND DECIDUOUS TREE		
AS RECORDED BEARING & DISTANCE	(S03°39'14"E	210.37')
AS MEASURED BEARING & DISTANCE	S03°39'14"E	210.37'

NOTES:

BEGINNING.

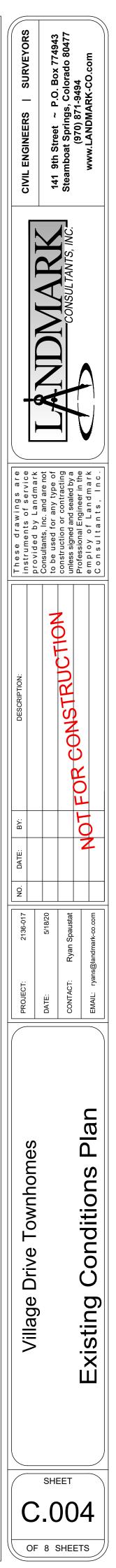
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- 3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 4. BASIS OF BEARINGS: THE W LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
- 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.
- 6. THIS SITE CONTAINS A CALCULATED AREA OF 27,131 SQUARE FEET OR 0.62 ACRES.
- 7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019. AT THE 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. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
- 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.
- 10. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 11. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 <u>PROPERTY DESCRIPTION:</u>

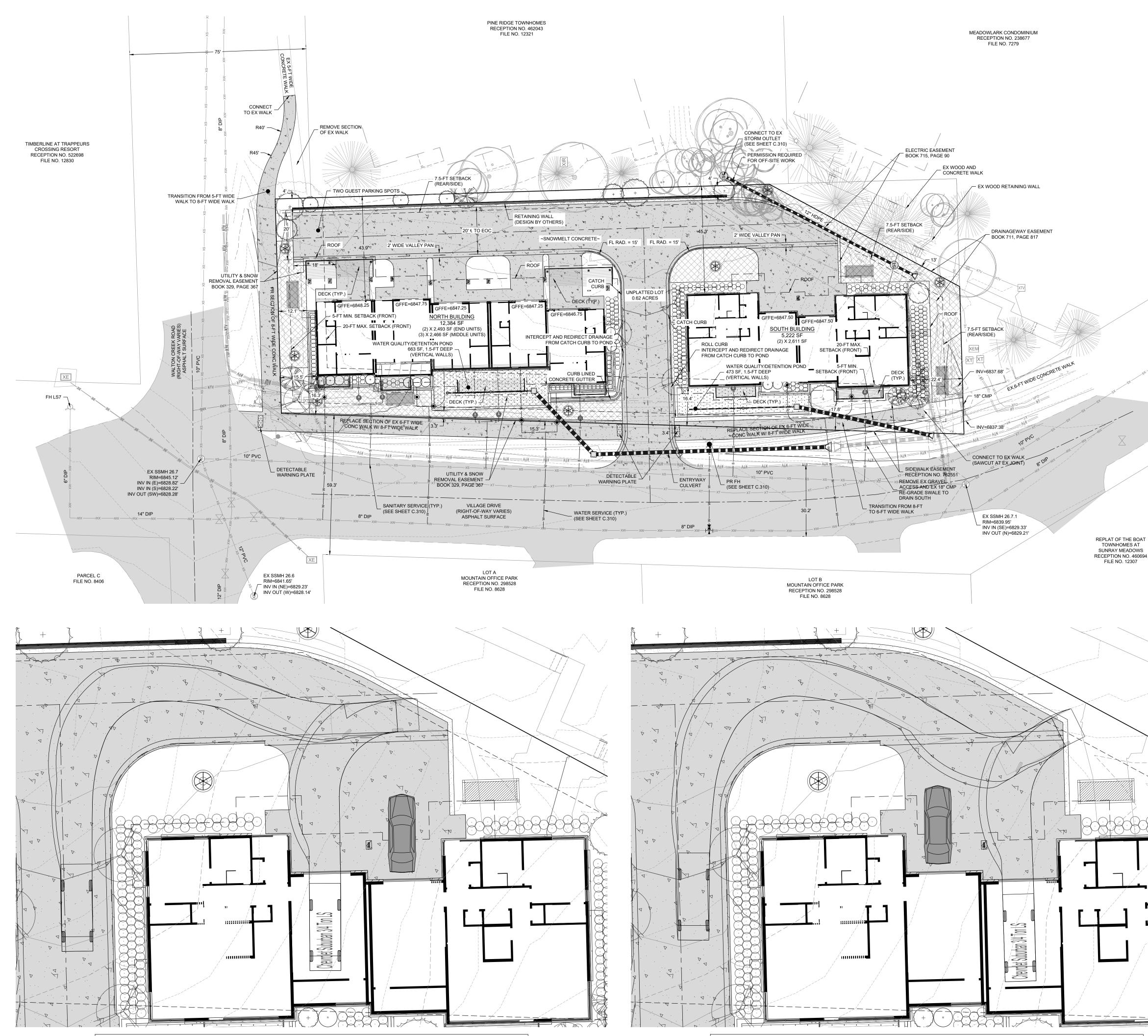
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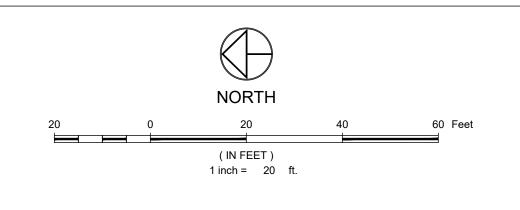
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TURNING MOVEMENT 1: BACKING OUT OF NORTHERN GARAGE WITH CAR BLOCKING SOUTHERN GARAGE

TURNING MOVEMENT 2: BACKING OUT OF SOUTHERN GARAGE WITH CAR BLOCKING NORTHERN GARAGE



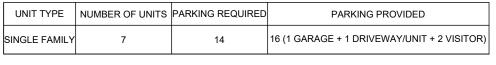
LEGEND:

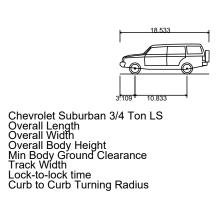
PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
FOUND SECTION CORNER	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	X X X X
	6805
EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR	6805
ASPHALT	
CONCRETE	
GRAVEL	
OPEN SPACE	
SIGN	
PROPOSED SANITARY SEWER W/ MH	SSSSSS
EXISTING SANITARY SEWER W/ MH	XSXSXSXSXS
PROPOSED GV, FH & CS	
EXISTING WATER	XWXWXWXW
GAS	XGXGXG
GAS METER AND MANHOLE/VAULT	G
CABLE	XTVXTVXTVXTV
CABLE PEDESTAL	TA
FIBER OPTIC	
TELEPHONE	XTXTXTXT
TELEPHONE PEDESTAL AND MANHOLE/VAULT	
ELECTRIC	XEXEXEXE
ELECTRIC PED, JUNCTION BOX AND METER	EJ
LIGHT POLE AND LIGHT POLE W/ MAST	$\dot{\mathbf{x}} \mathbf{a}$
OVERHEAD ELECTRIC	ХОНХОНХОНХОН
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	

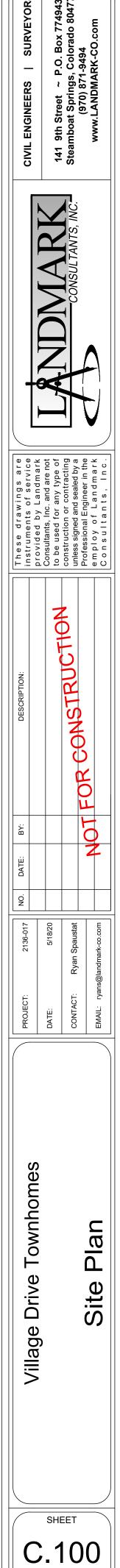


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- 9. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 10. ALL DRIVEWAYS SHALL BE SNOWMELTED.
- 11. PROJECT SHALL USE ROLL OUT CURB SIDE TRASH SERVICES.

PARKING COUNT







OF 8 SHEETS

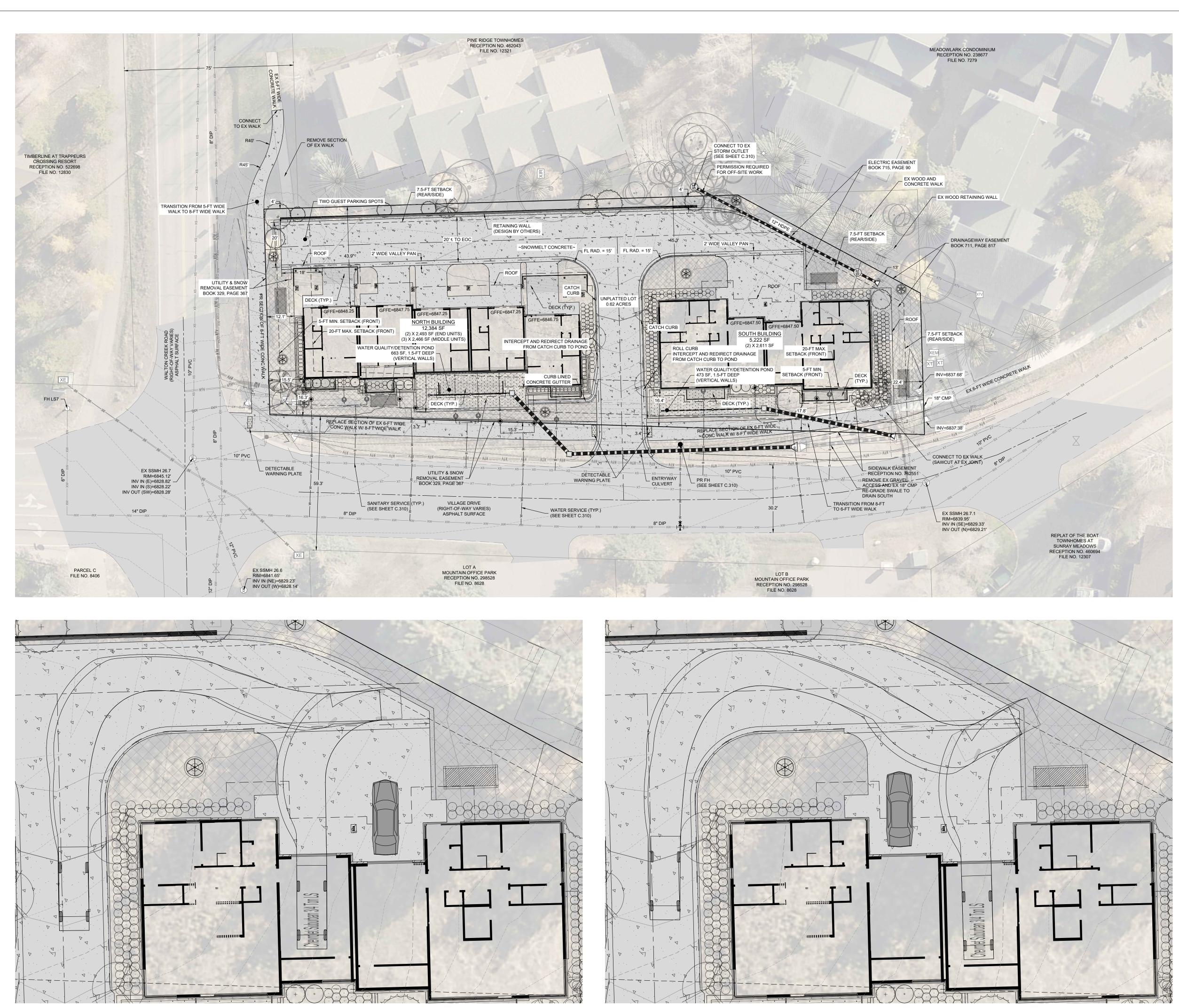
TOWNHOMES AT

FILE NO. 12307

DESIGN VEHICLE

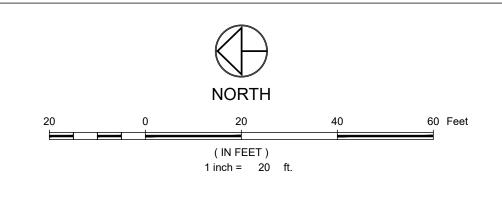
6.258ft 0.990ft 6.592ft

4.00s 22.650ft



TURNING MOVEMENT 1: BACKING OUT OF NORTHERN GARAGE WITH CAR BLOCKING SOUTHERN GARAGE

TURNING MOVEMENT 2: BACKING OUT OF SOUTHERN GARAGE WITH CAR BLOCKING NORTHERN GARAGE



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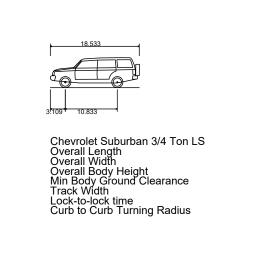
LEGEND:

PROPERTY BOUNDARY		
ADJACENT PROPERTY BOUNDARY		
EASEMENT		
SECTION LINE		
CENTERLINE		
FOUND MONUMENT	\bigcirc	
FOUND SECTION CORNER	$\mathbf{\check{\Phi}}$	
BUILDING	V • • • • • • • • • • • • • • • • •	
ROOF LINE/OVERHANG		
DECK		
WALL		
FENCE	x x x x	
PROPOSED MAJOR CONTOUR	6805	
PROPOSED MINOR CONTOUR		
EXISTING MAJOR CONTOUR	6805	
EXISTING MINOR CONTOUR		
ASPHALT		
CONCRETE		
GRAVEL		
OPEN SPACE		
SIGN		
PROPOSED SANITARY SEWER W/ MH	SSSSSS	
EXISTING SANITARY SEWER W/ MH	xsxsxsxs	
PROPOSED WATER	www	
PROPOSED GV, FH & CS		
EXISTING WATER	XWXWXWXW	
GAS	XGXGXGXG	
GAS METER AND MANHOLE/VAULT	GM	
CABLE	XTVXTVXTVXTV	
CABLE PEDESTAL	TV	
FIBER OPTIC	XF0 XF0 XF0 XF0	
TELEPHONE	XTXTXTXT	
TELEPHONE PEDESTAL AND MANHOLE/VAULT		
ELECTRIC	XEXEXE	
ELECTRIC PED, JUNCTION BOX AND METER	È EJ EM	
LIGHT POLE AND LIGHT POLE W/ MAST		
OVERHEAD ELECTRIC	— хон	
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:

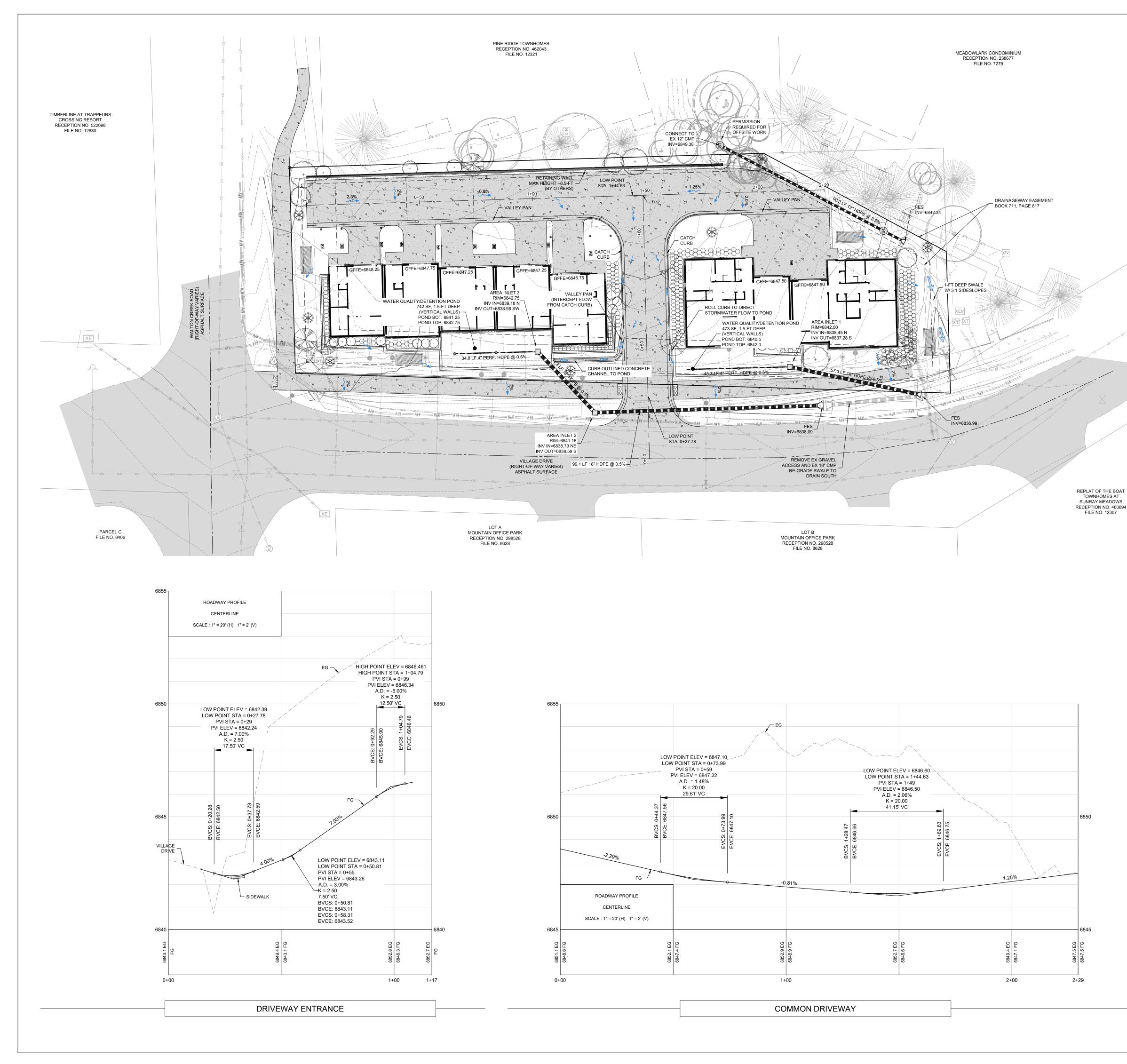
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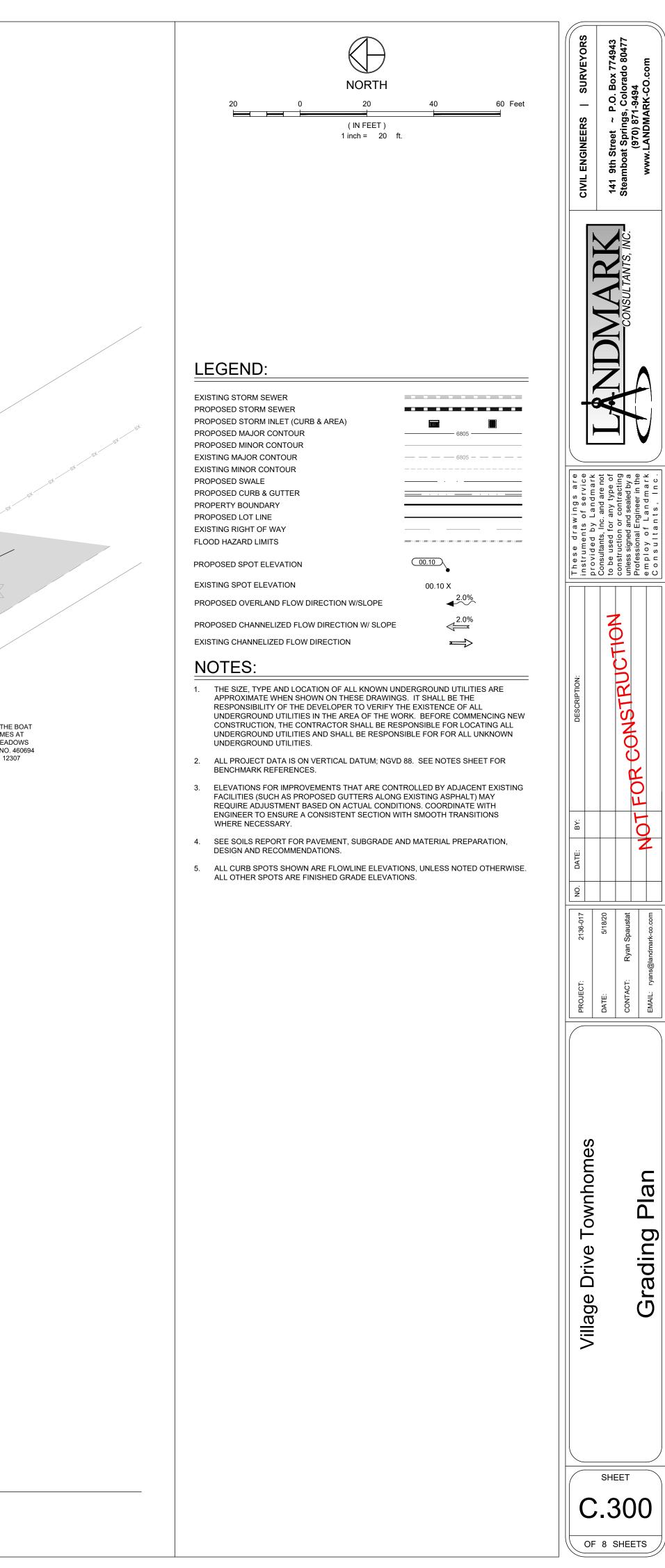


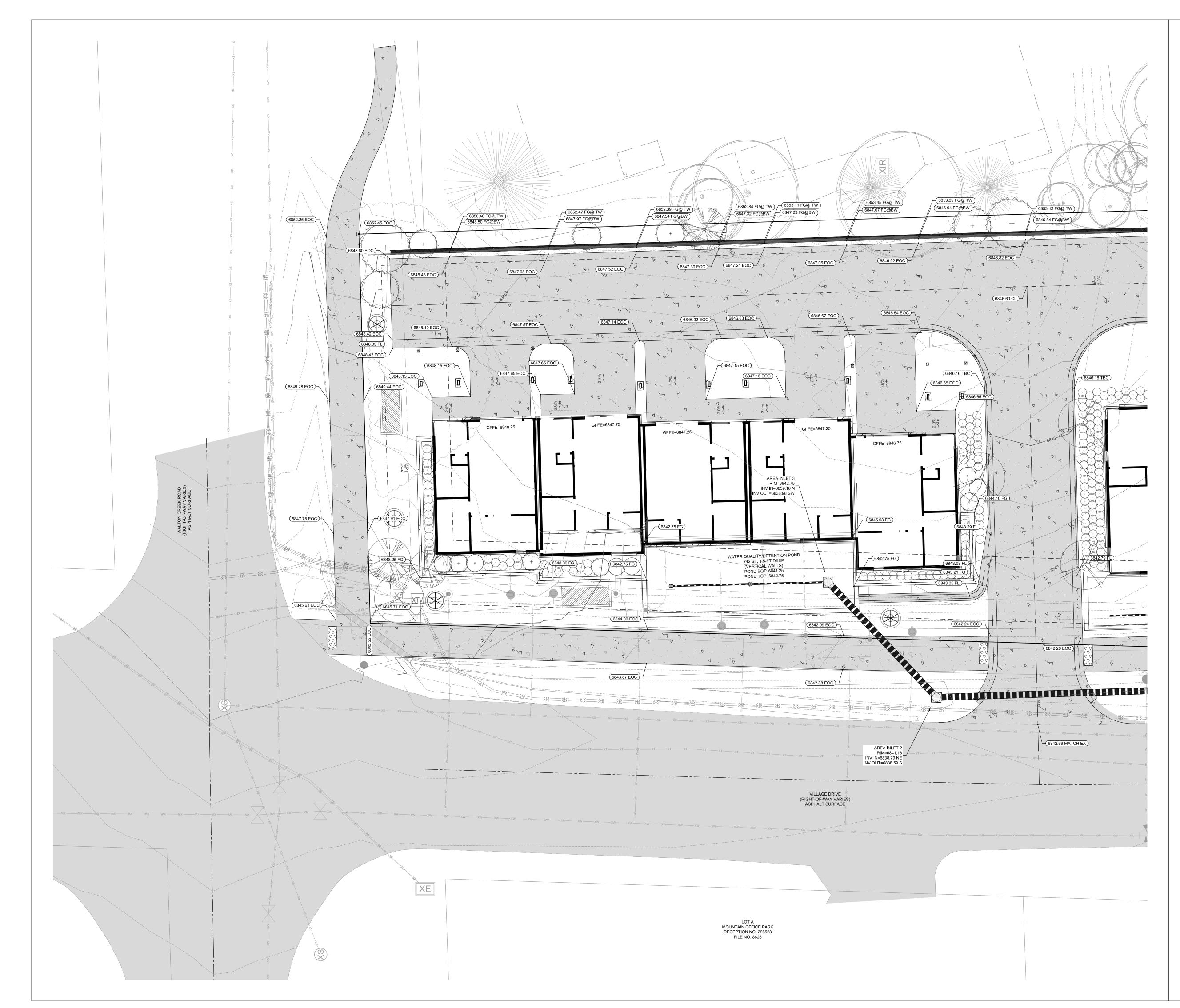
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DESIGN VEHICLE

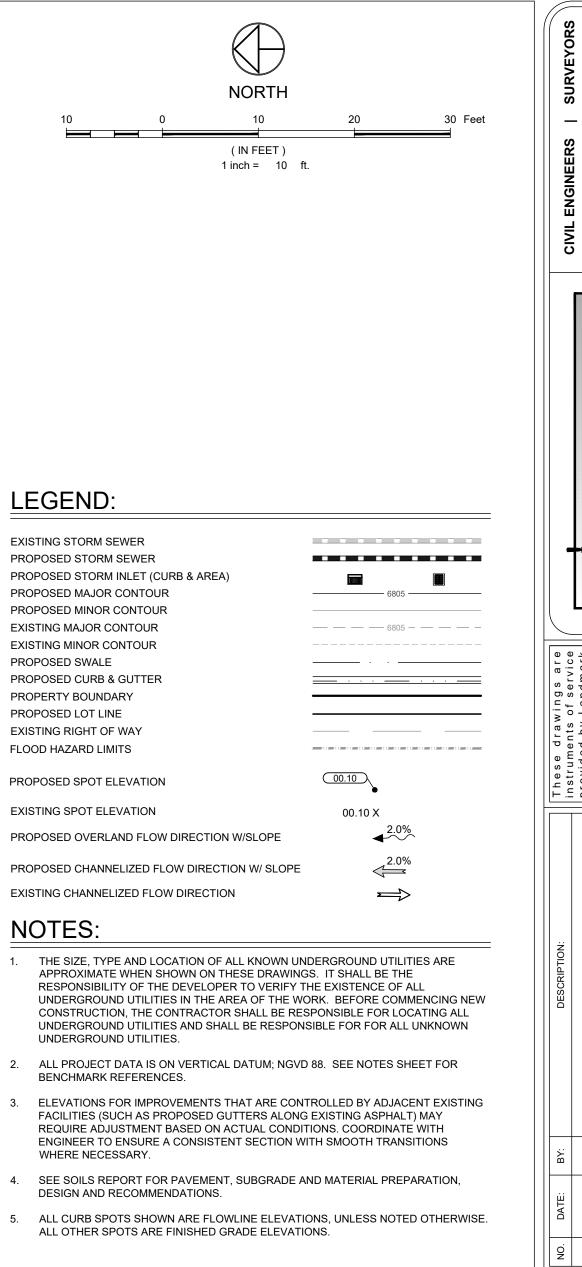


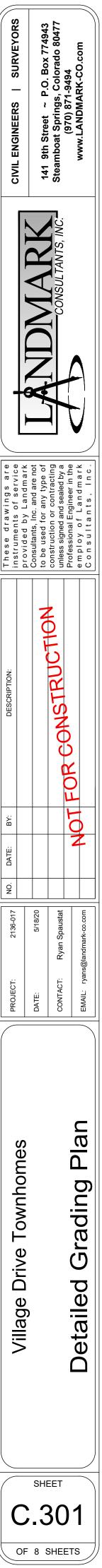
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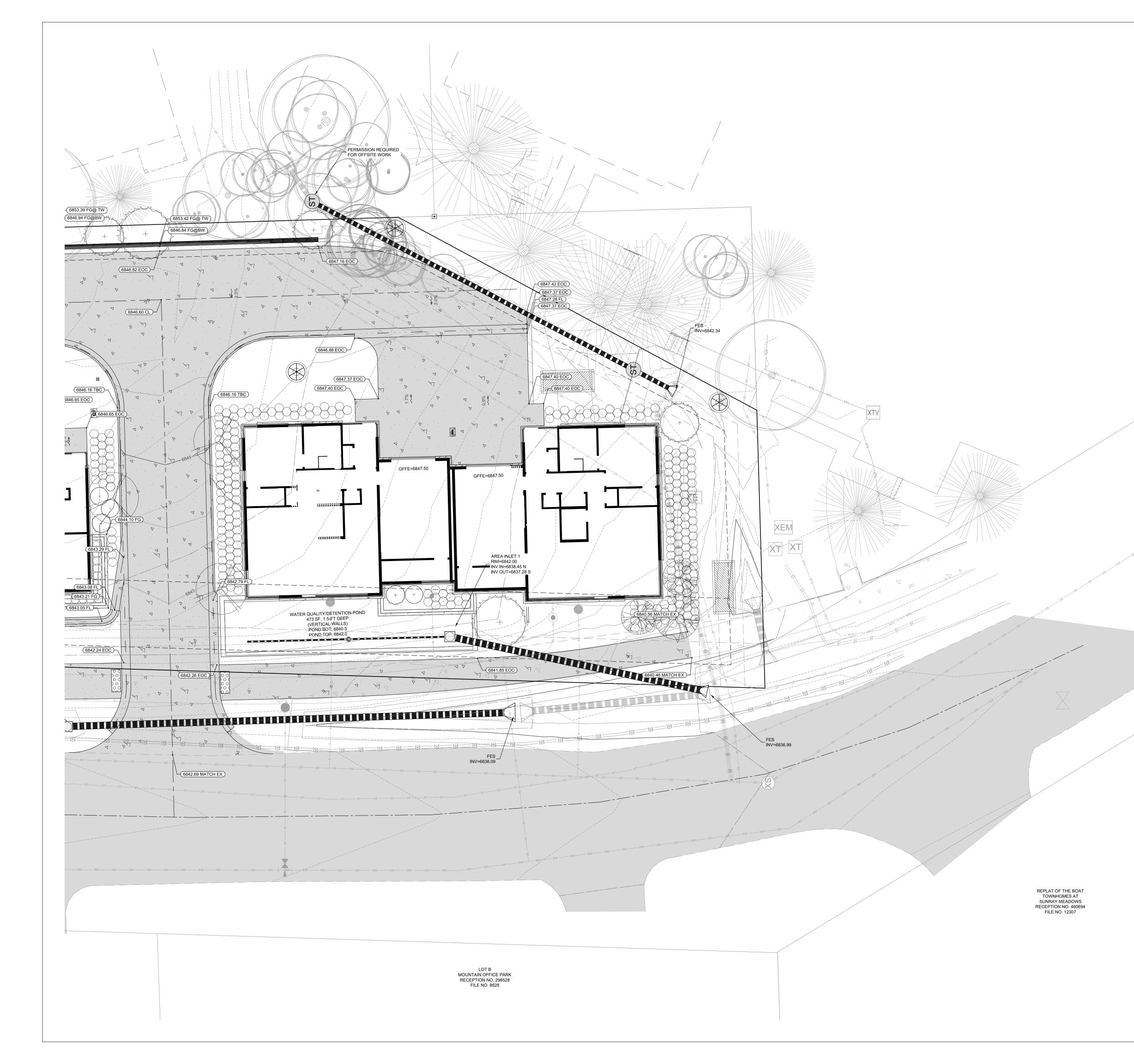




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DRAWING FILENAME: P\:2136-017\DWGs\Production Drawings2136-017-DP-Grading dwg L4YOUT NAME: C.302 DATE: May 12, 2020 - 1027am CAD OPERATOR: Ryan LIST OF XREFS: I2136-017-xBORDER-DPI IxGRAD Leei I2136-017-xErstal I2136-017-xHatel I2136-017-xBital I2136-017-xDital I2136-017-XFIRI I2136-017

