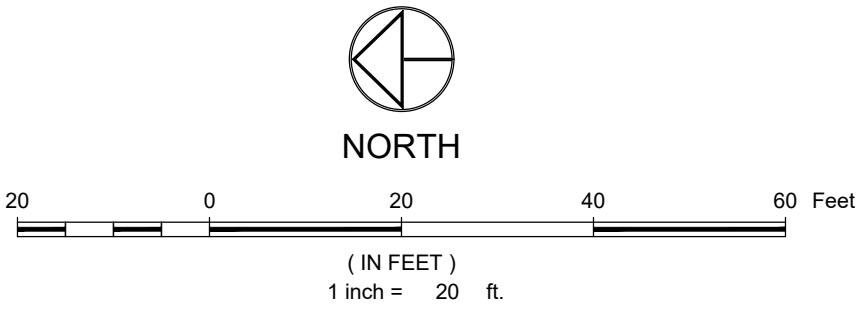
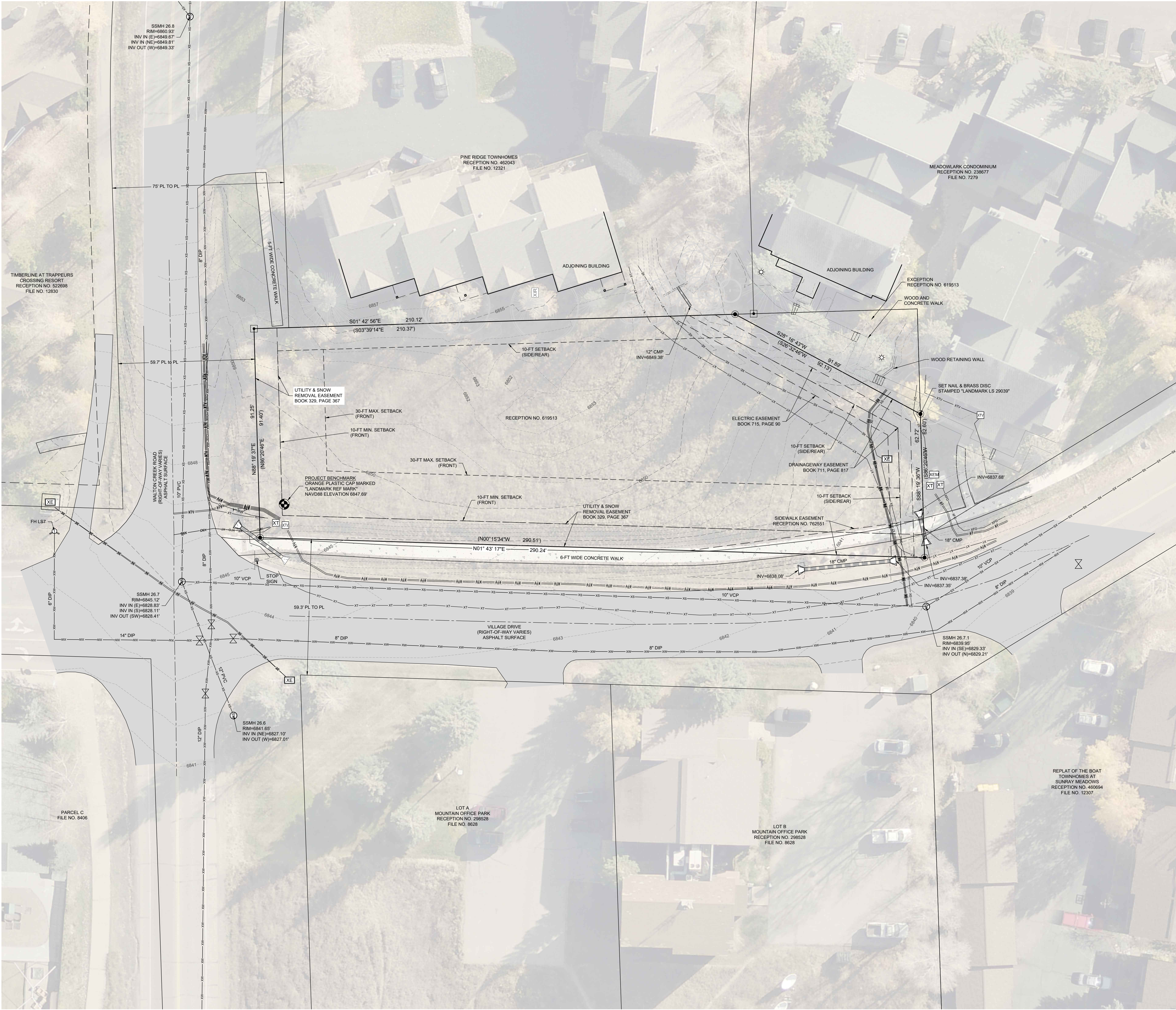


DRAWING FILENAME: P:\2138-017\DWG\Plat\2138-017-Plat\2138-017-Plat.dwg; User: ryan; DATE: Oct 28, 2021 - 4:42pm; CAD OPERATOR: Ryan
LIST OF REVISIONS: [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat] [2138-017-Plat]



LEGEND:

PROPERTY BOUNDARY	---
ADJACENT PROPERTY BOUNDARY	---
EASEMENT	---
SECTION LINE	---
CENTERLINE	---
SET NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" UNLESS NOTED OTHERWISE	●
RECOVERED NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "DISMUKE LS 7736"	■
BUILDING	---
ROOF LINE/OVERHANG	---
DECK	---
WALL	---
FENCE	---
MAJOR CONTOUR	---
MINOR CONTOUR	---
ASPHALT	---
CONCRETE	---
GRAVEL	---
SIGN	---
SANITARY SEWER	---
SANITARY SEWER MANHOLE AND CLEANOUT	---
WATER LINE	---
FIRE HYDRANT, GATE VALVE & CURB STOP	---
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	---
UTILITY POLE AND GUY WIRE	---
DITCH/SWALE	---
CULVERT W/ END SECTIONS	---
INLET AND STORM MANHOLE	---
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'

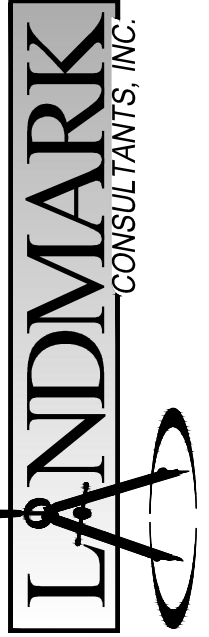
NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 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.
- 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 POT-HOLING. 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.
- 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 DEFACTS 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.
- THIS SITE CONTAINS A CALCULATED AREA OF 27.131 SQUARE FEET OR 0.62 ACRES.
- 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 OBTAINED AND MAY NOT BE SHOWN HEREON.
- 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.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 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 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 N03°39'14"W A DISTANCE OF 290.00 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 399, 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.

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774843
Stamato, Colorado 80477
(870) 871-9393
www.LANDMARK-co.com



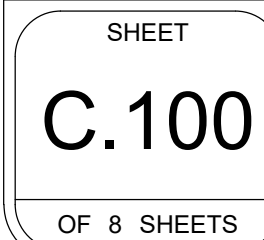
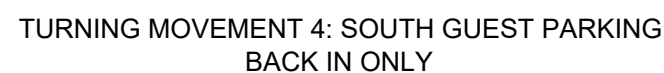
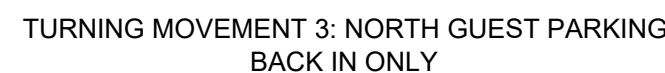
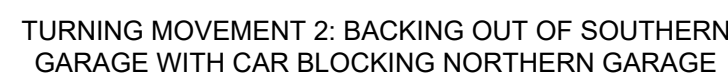
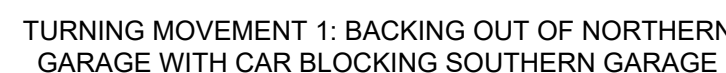
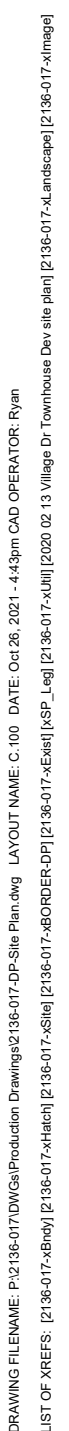
These drawings are prepared and provided by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

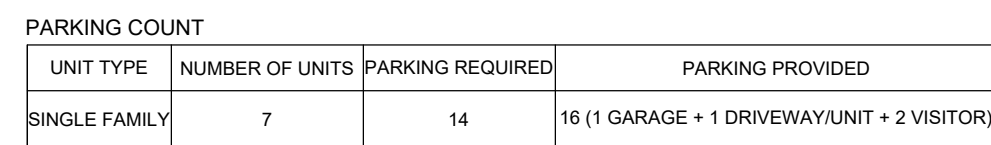
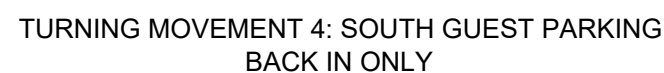
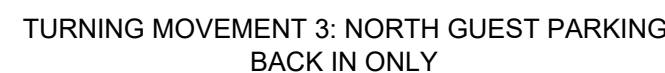
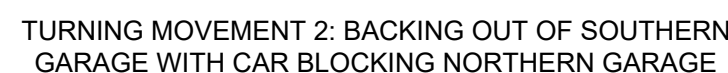
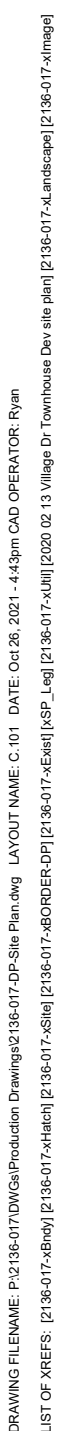
NO.	DATE:	BY:	RS	DESCRIPTION:
1	3/17/21	RS	DRT Comments	
2	10/26/21	RS	DRT Comments	

PROJECT:	2138-017
DATE:	5/18/20
CONTACT:	Ryan Spalstet
EMAIL:	ryan@landmark-co.com

Village Drive Townhomes

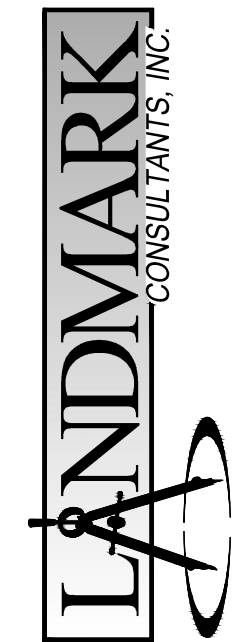
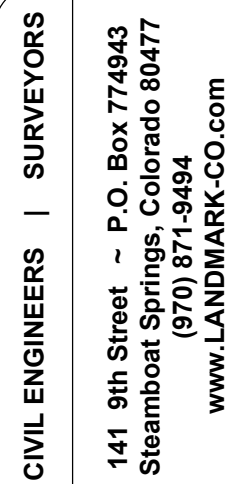
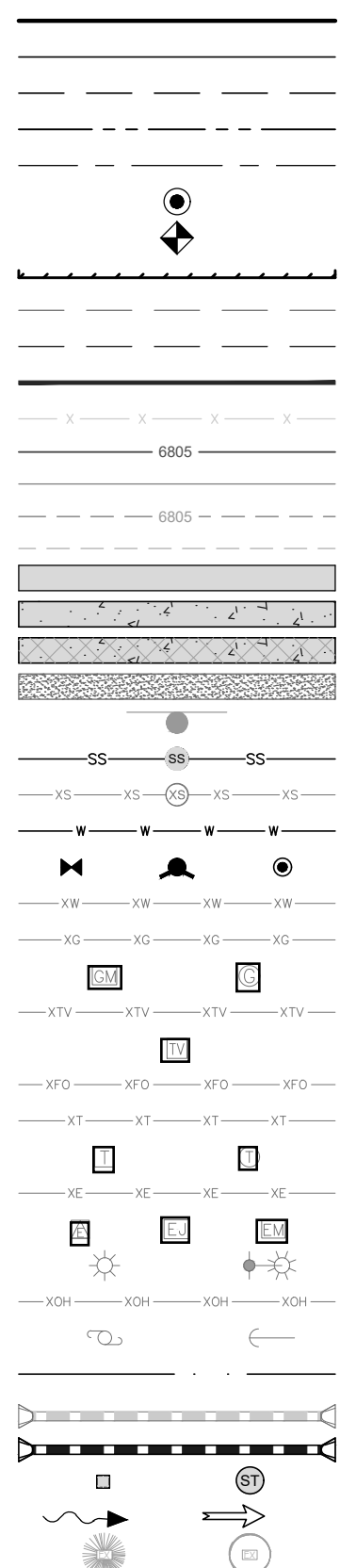
Existing Conditions Plan





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 POT-HOLING. LANDMARK CONSULTANTS, LLC, 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 DEFEACES 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 27,313 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 BE SEEN OBSERVED AND MAY NOT BE SHOWN HEREON.
8. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE IN THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 081070C883D, 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 SNOWEMULDED.
11. PROJECT SHALL USE ROLL OUT CURB SIDE TRASH SERVICES.

- 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



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
1	3/17/21	DRT	DRT Comments
2	10/26/21	RS	DRT Comments
NOT FOR CONSTRUCTION			

Village Drive Townhomes

SHEET
C.101
OF 8 SHEETS

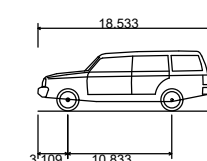


- PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
FOUND MONUMENT
FOUND SECTION CORNER
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ASPHALT
CONCRETE
SNOWMELT CONCRETE
GRAVEL
SIGN
PROPOSED 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 POT-HOLING. 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 OBSERVED 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 081070C888D, 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 SNOWMELETED.
11. PROJECT SHALL USE ROLL OUT CURB SIDE TRASH SERVICES.

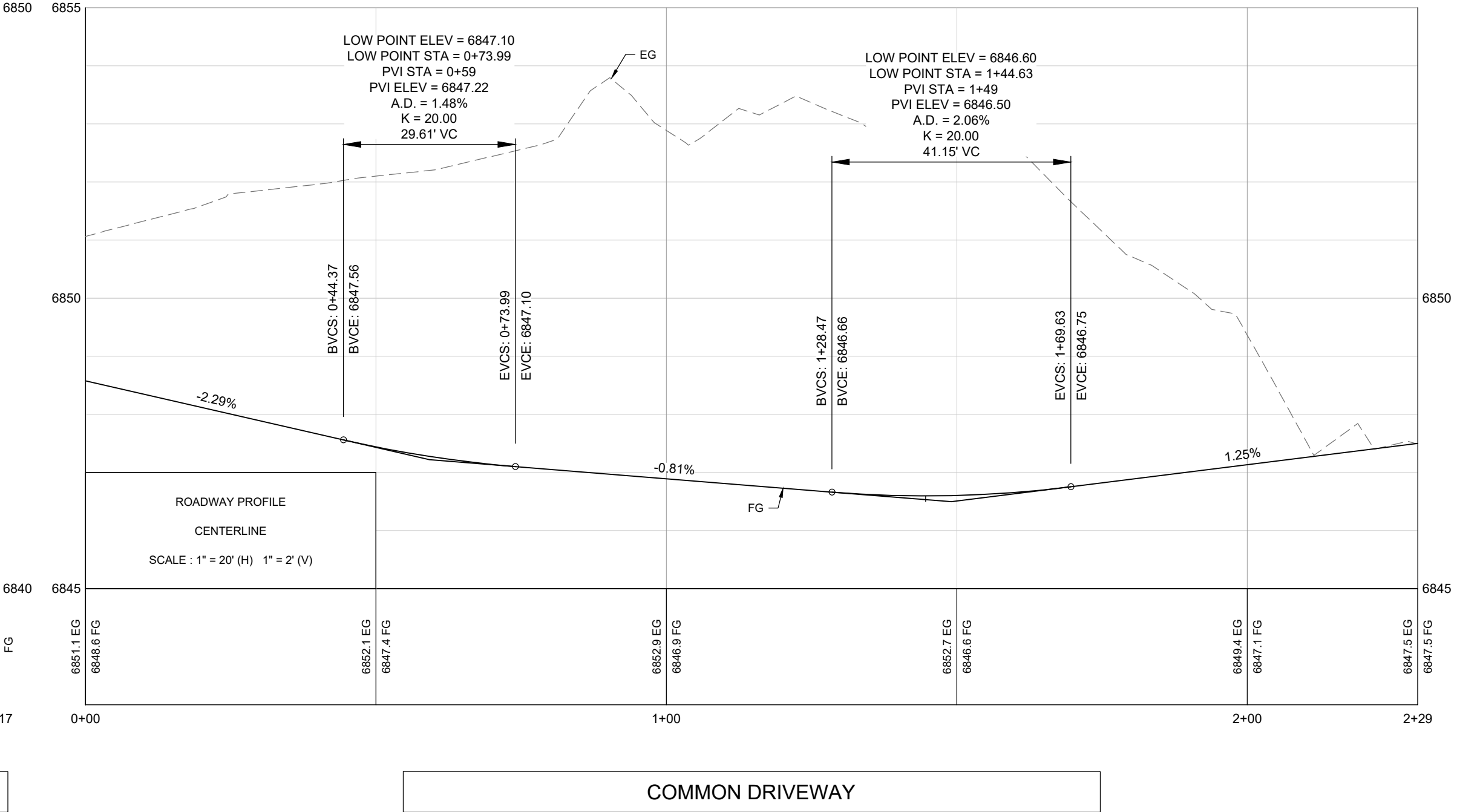
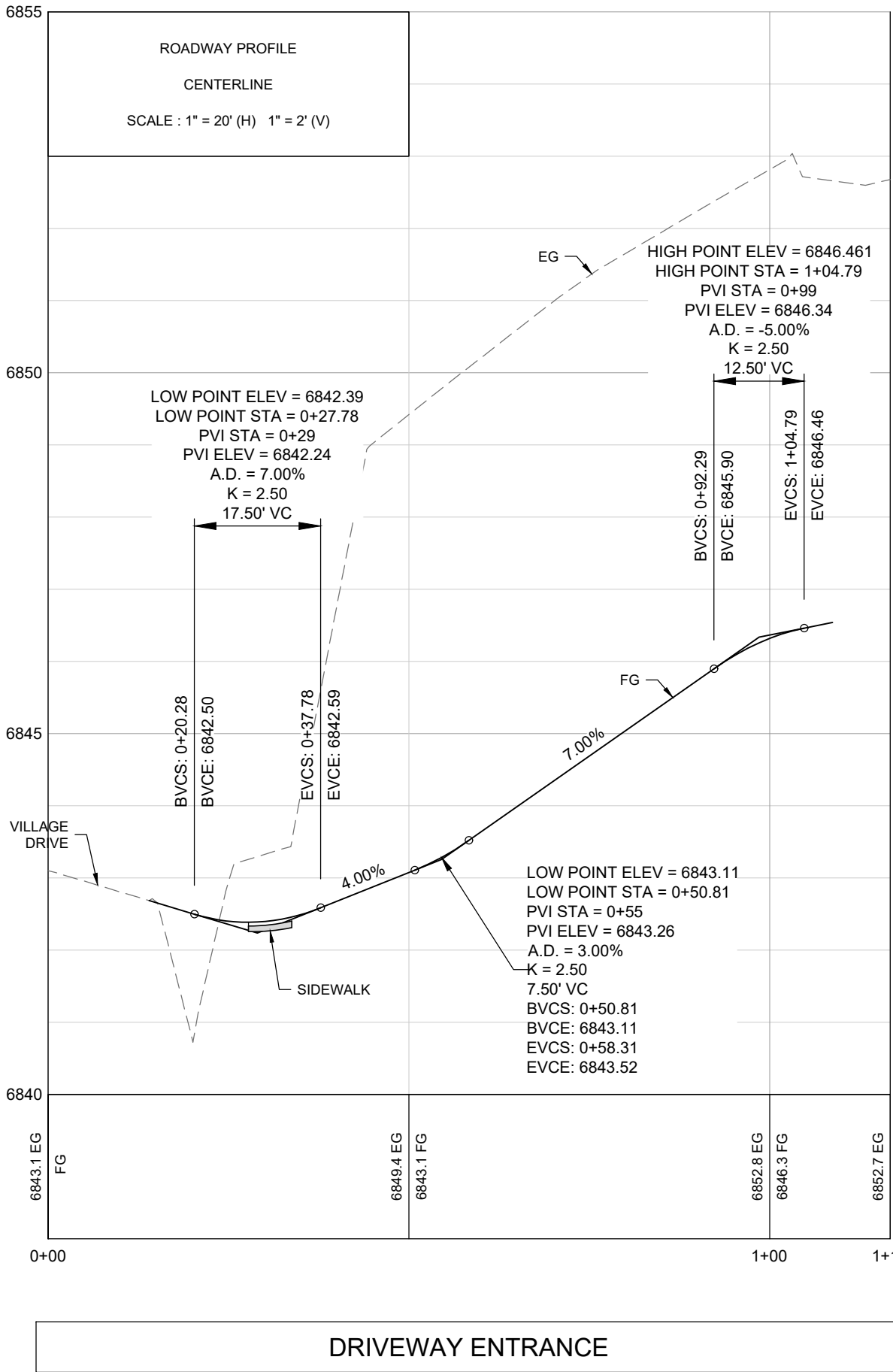
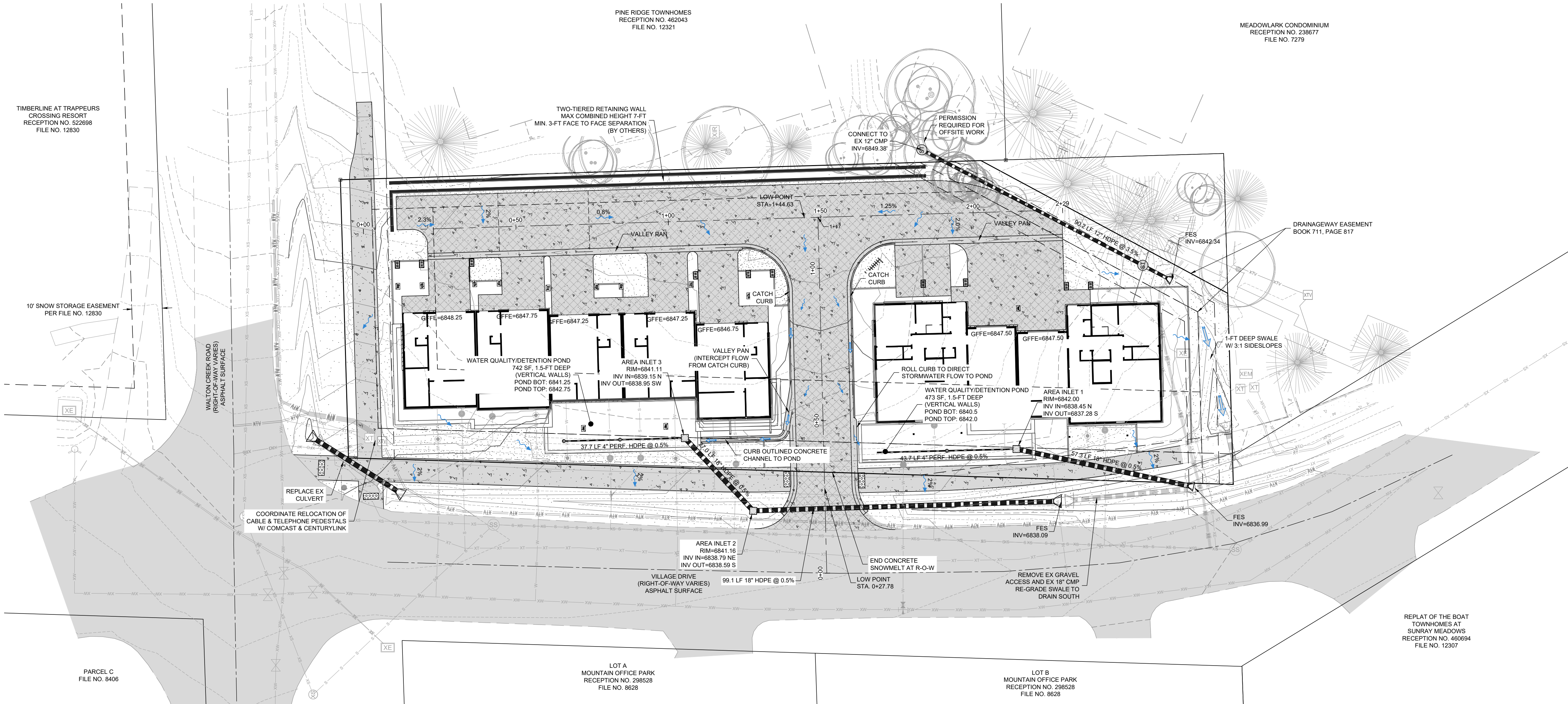
PARKING COUNT			
UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED	PARKING PROVIDED
SINGLE FAMILY	7	14	16 (1 GARAGE + 1 DRIVEWAY/UNIT + 2 VISITOR)



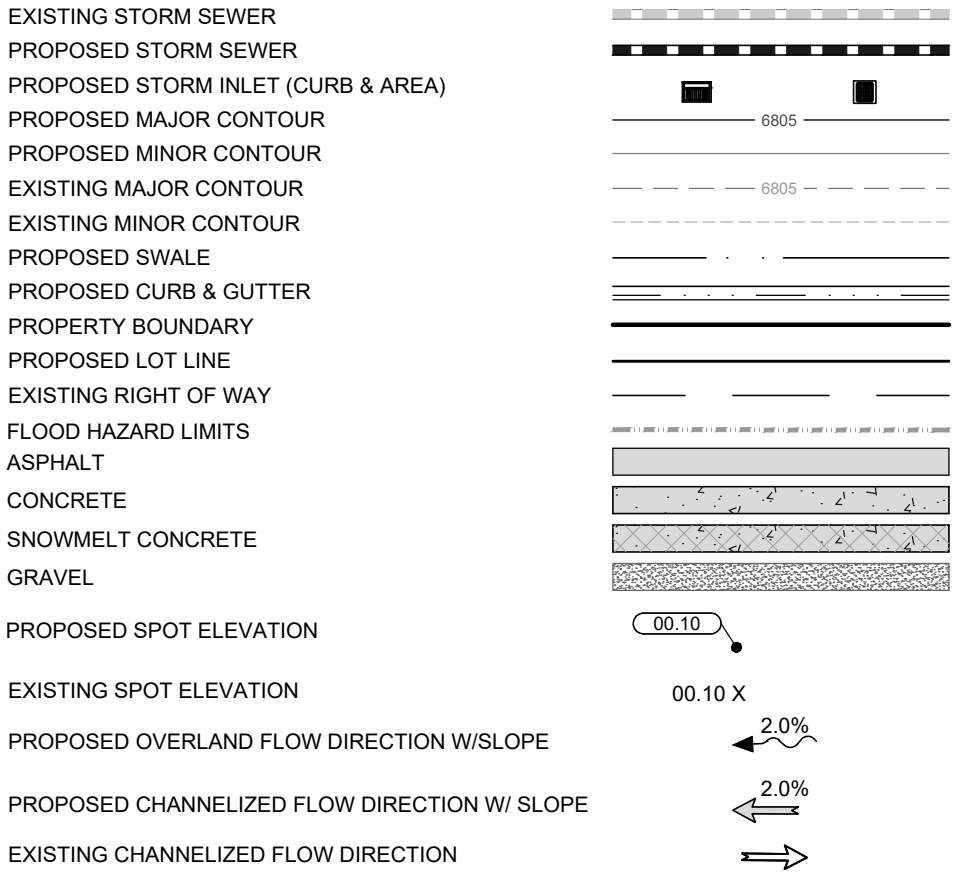
Chevrolet Suburban 3/4 Ton LS	
Overall Length	18.53ft
Overall Width	6.592ft
Overall Body Height	6.258ft
Min Body Ground Clearance	0.990ft
Track Width	6.592ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	22.650ft

DESIGN VEHICLE

DRAWING FILENAME: P:\2136-017\DWG\Proposed\Drawings\2136-017-Grading.dwg, LAYOUT NAME: C.300, DATE: 01/26/2021, 4:43pm, CADD OPERATOR: Ryan
LIST OF REVISIONS: [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg] [2136-017-Grading.dwg]

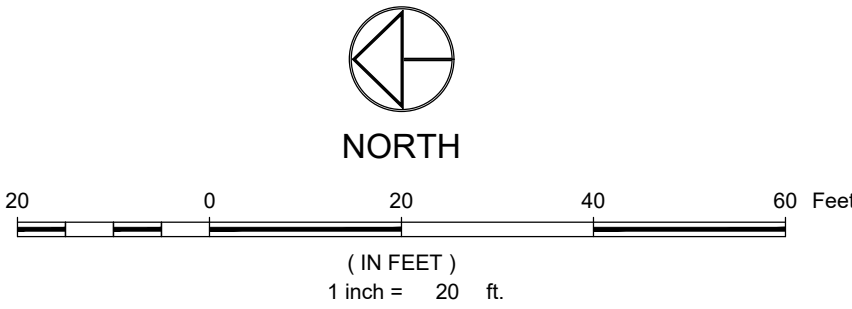


LEGEND:

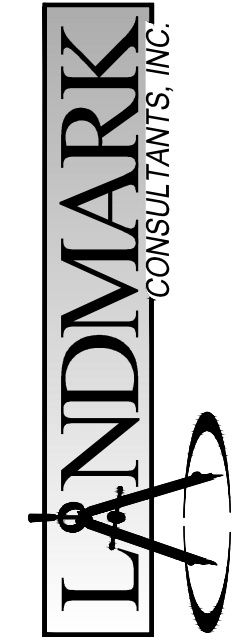


NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL PROJECT DATA IS ON VERTICAL DATUM; NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.



CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-co.com



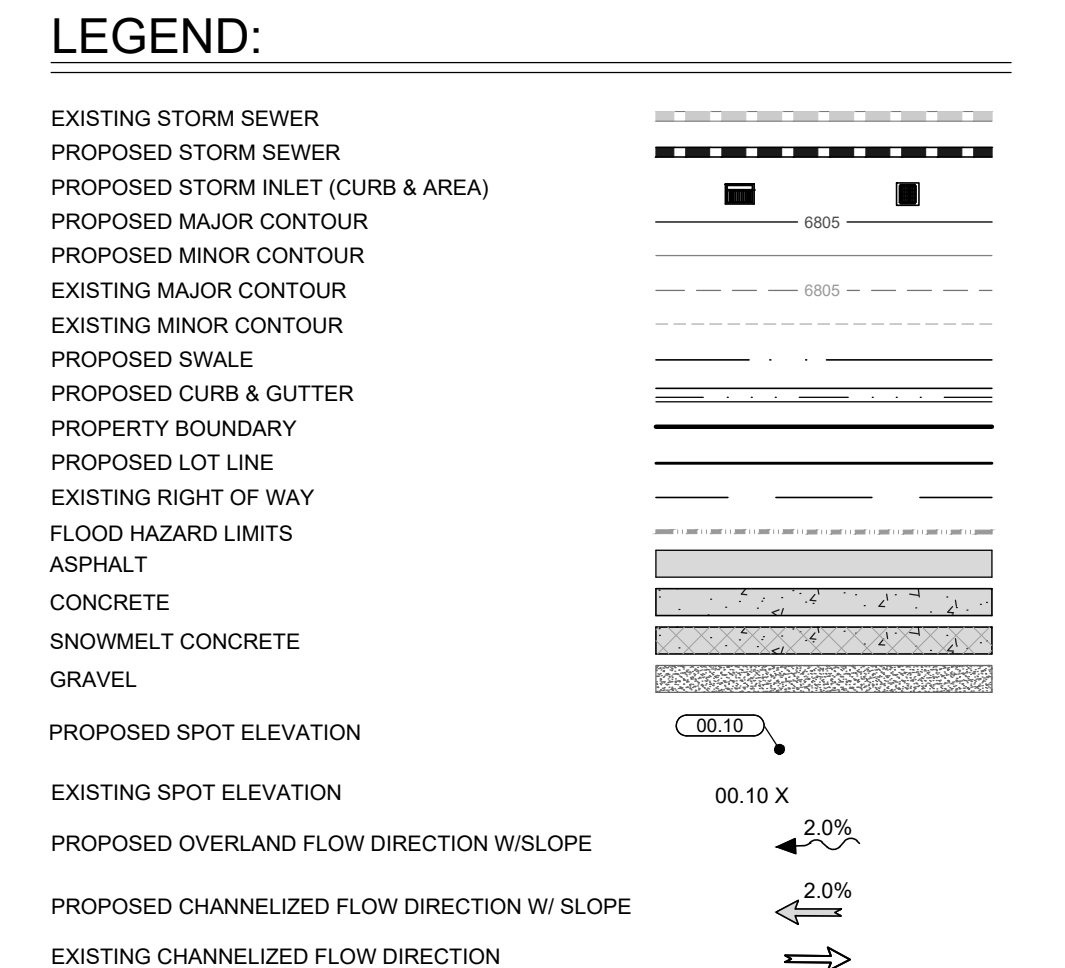
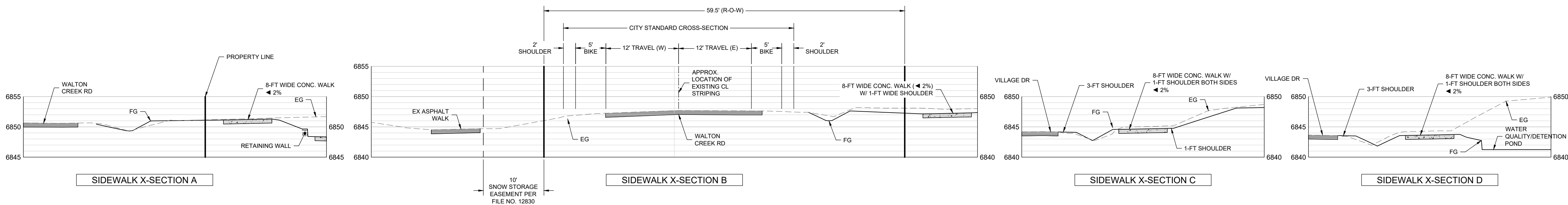
These drawings are prepared by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
1	3/17/21	RS	DRT Comments
2	10/26/21	RS	DRT Comments


PROJECT:	2136-017
DATE:	5/18/20
CONTACT:	Ryan Spalatt
EMAIL:	ryan@landmark-co.com

Village Drive Townhomes
Grading Plan

SHEET
C.300
OF 8 SHEETS



- # NOTES:
-
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL KNOWN AND UNKNOWN UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL PROJECT DATA IS IN ORIGINAL DATUM, NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
 3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
 4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
 4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.



L&M CONSULTANTS, INC.

provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

DATE:	5/18/20	1	3/17/21	RS	DRT Comments
CONTACT:	Ryan Spisakal	2	10/29/21	RS	DRT Comments
EMAIL:	ryans@landmark-co.com				

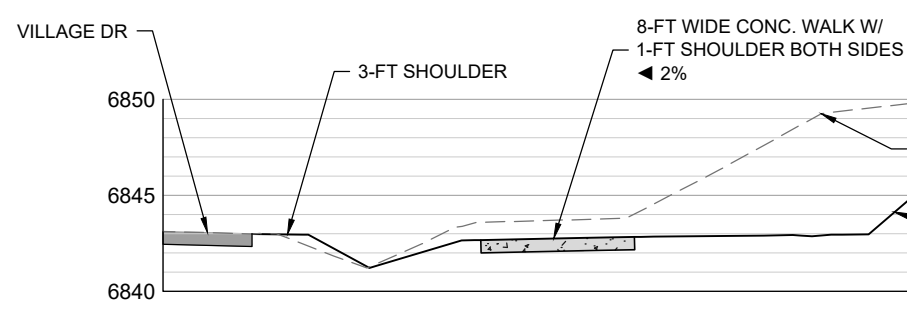
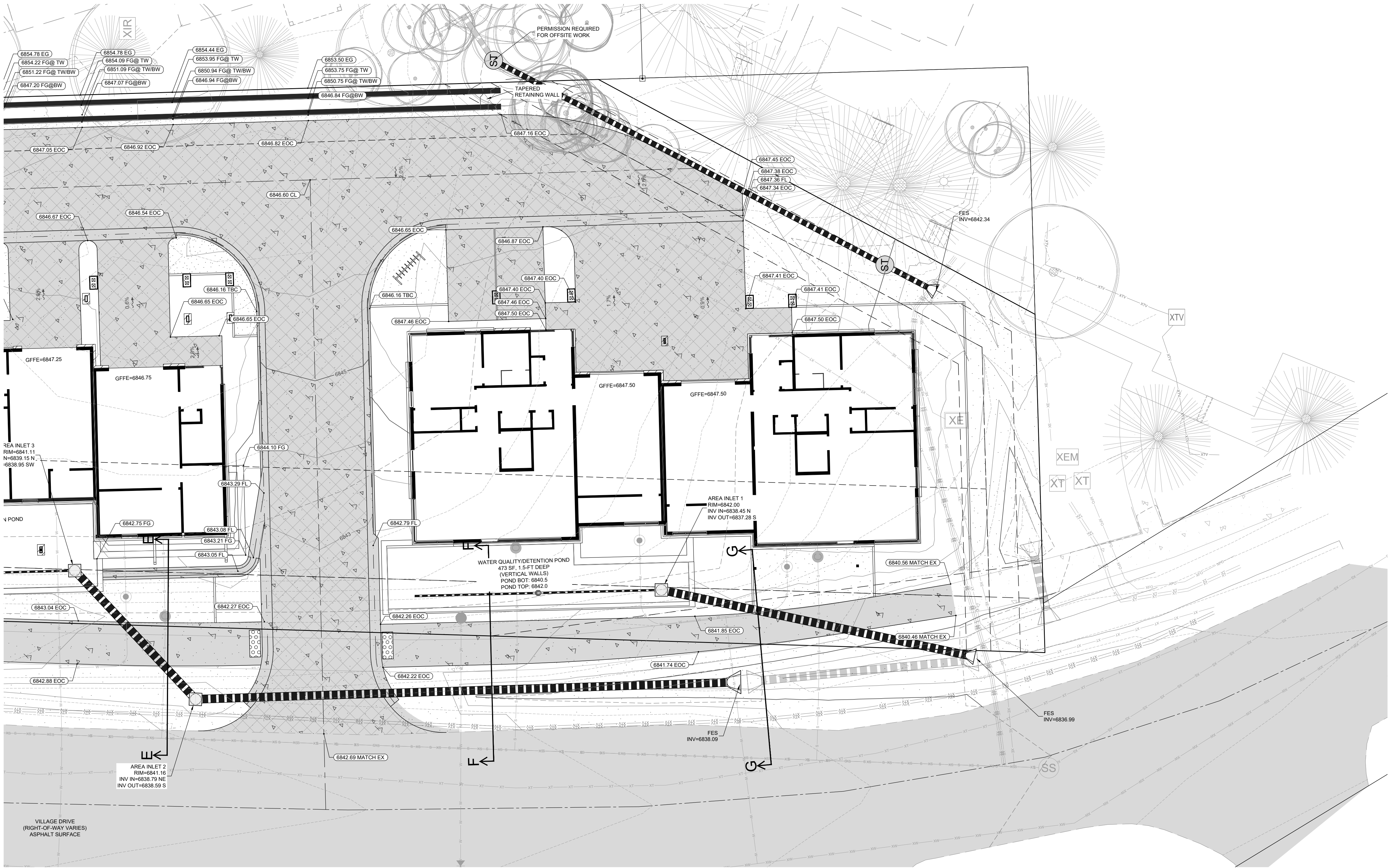
Detailed Grading Plan

Village Drive Townhomes

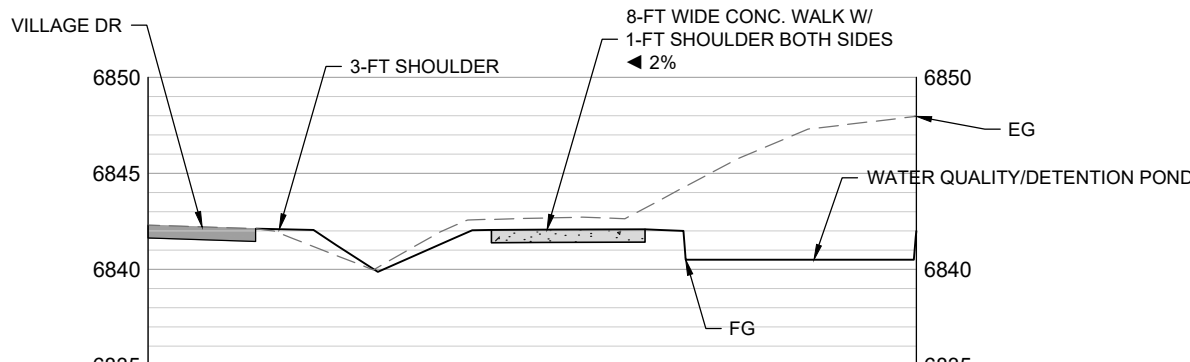
SHEET
C.301
OF 8 SHEETS

DRAWING FILENAME: P:\2136-017\DWG\Production Drawings\2136-017-OP-Grading.dwg LAYOUT NAME: C-31 DATE: 04/26/2021 4:43pm CAD OPERATOR: Ryan
 LIST OF XREFS: P:\39-017-BORDER\DWG\BORDER.dwg P:\2136-017-Grading\2136-017-Grading.dwg P:\2136-017-Grading\2136-017-Grading.dwg
 LIST OF XREFS: P:\39-017-BORDER\DWG\BORDER.dwg P:\2136-017-Grading\2136-017-Grading.dwg P:\2136-017-Grading\2136-017-Grading.dwg

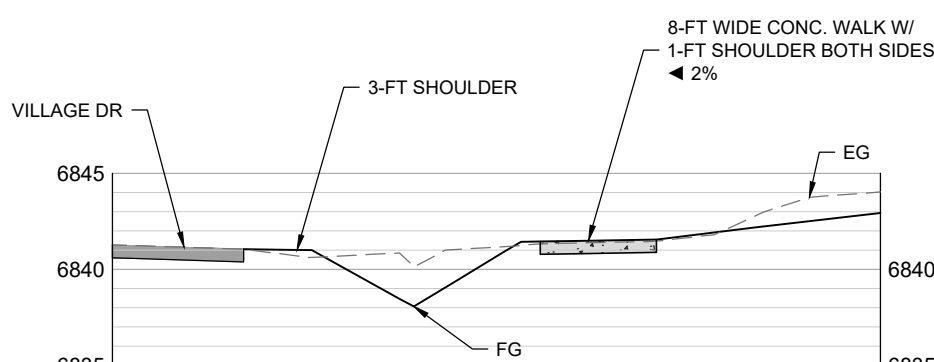
DRAWING FILENAME: P:\2138-017\DWG\Proposed - Village Drive Grading.dwg LAYOUT NAME: C.302 DATE: 01/26/2021 4:43pm CAD OPERATOR: Ryan
LIST OF REVISIONS: [2138-017\DWG\Proposed - Village Drive Grading.dwg] [2138-017\DWG\Proposed - Village Drive Grading.dwg] [2138-017\DWG\Proposed - Village Drive Grading.dwg] [2138-017\DWG\Proposed - Village Drive Grading.dwg] [2138-017\DWG\Proposed - Village Drive Grading.dwg]



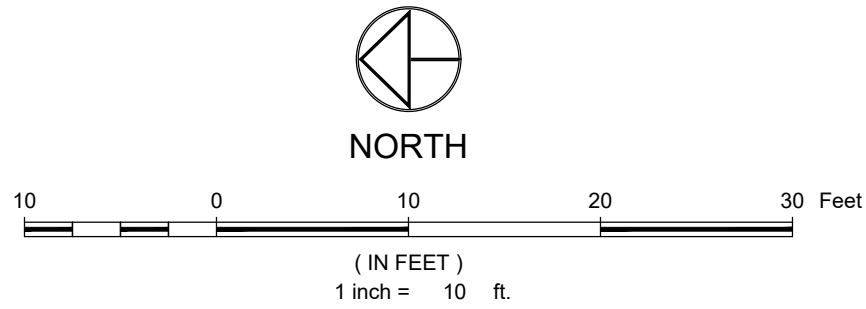
SIDEWALK X-SECTION E



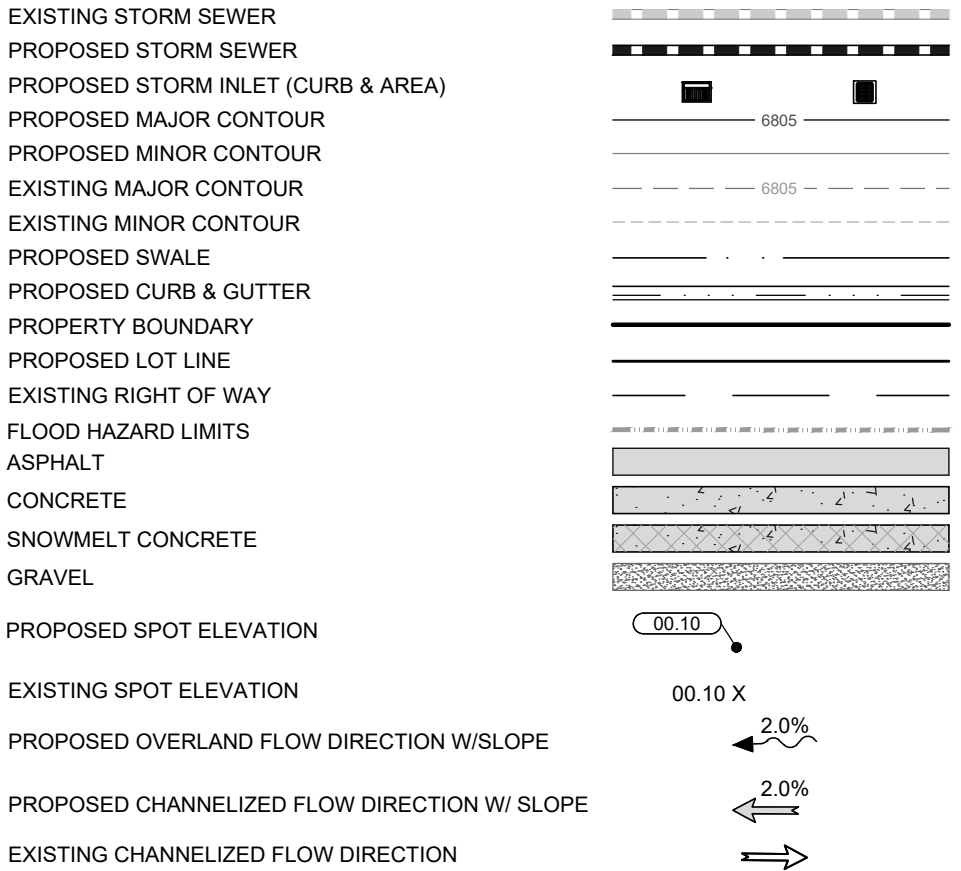
SIDEWALK X-SECTION F



SIDEWALK X-SECTION G



LEGEND:



NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS. UNLESS NOTED OTHERWISE, ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-co.com

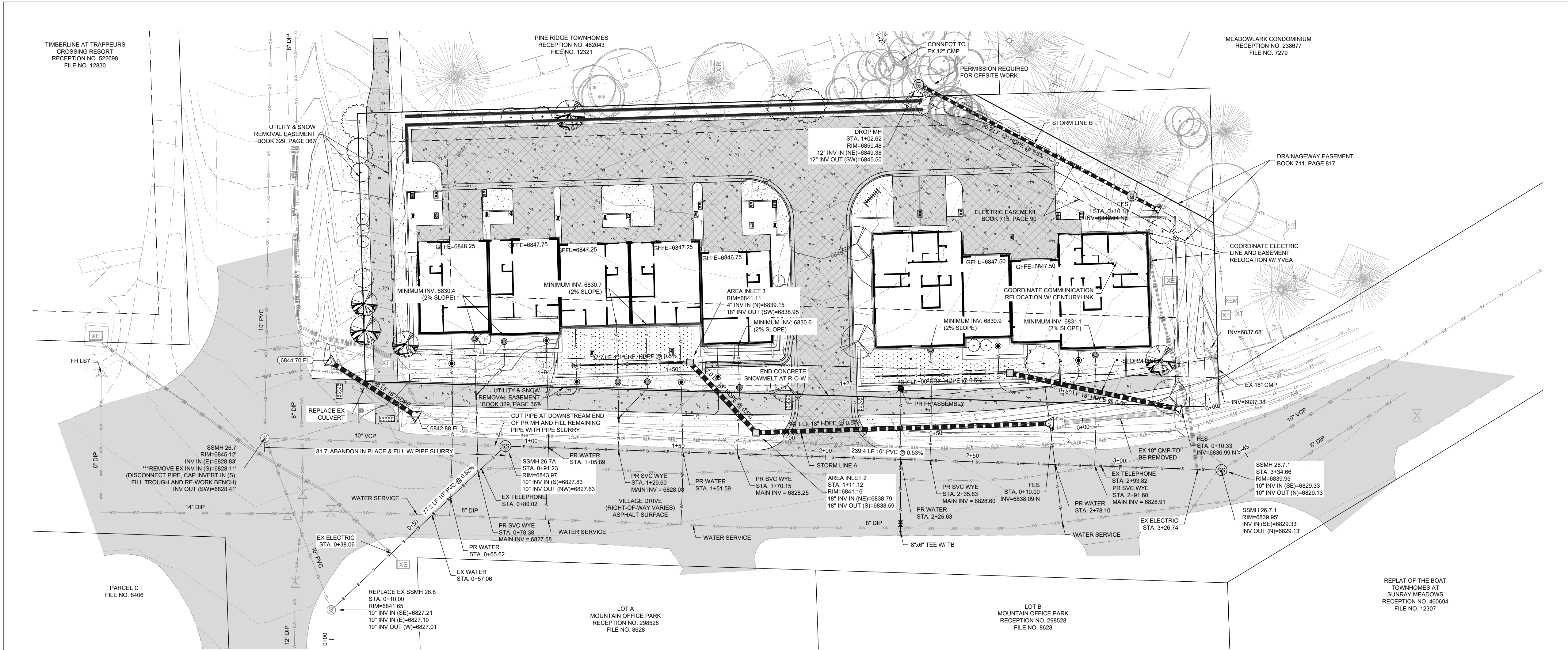


THESE DRAWINGS ARE
THE PROPERTY OF LANDMARK
CONSULTANTS, INC. AND ARE NOT
TO BE REPRODUCED OR USED FOR
CONSTRUCTION OR CONTRACTING
UNLESS SIGNED AND SEALED BY A
LICENSED PROFESSIONAL ENGINEER
EMPLOYED BY LANDMARK
CONSULTANTS, INC.

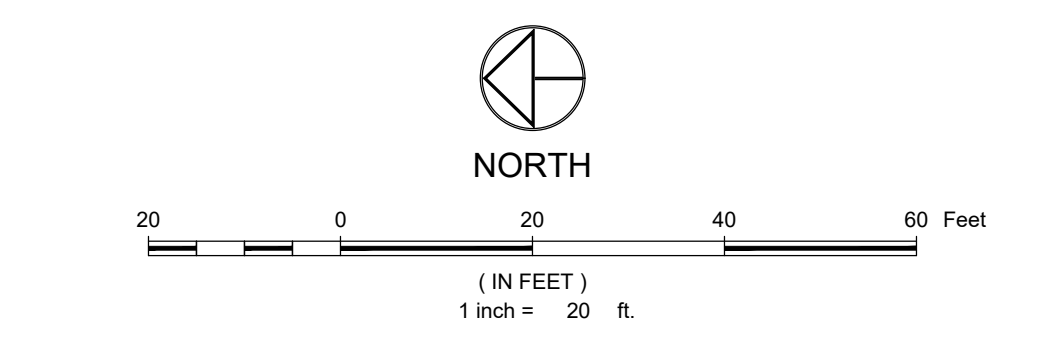
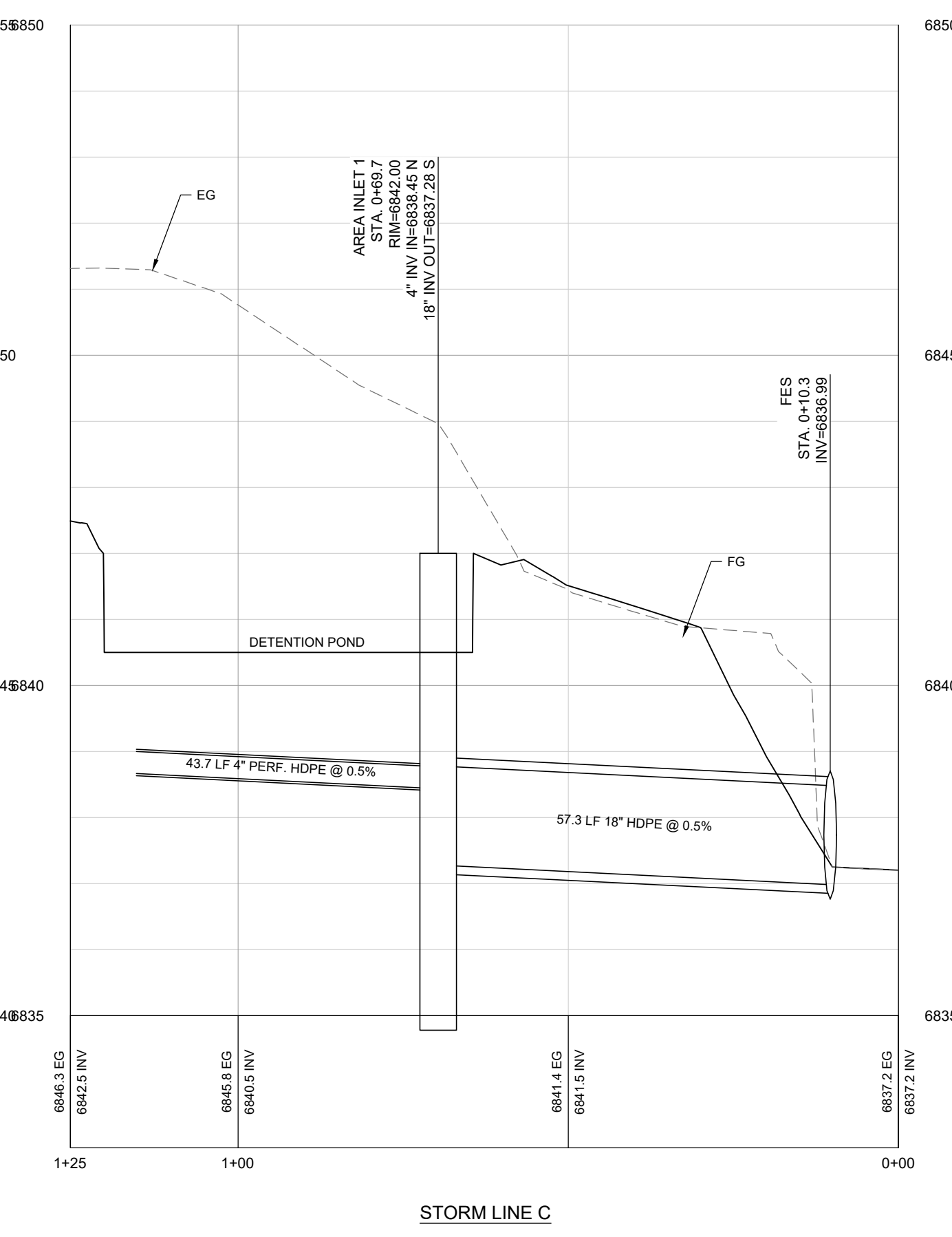
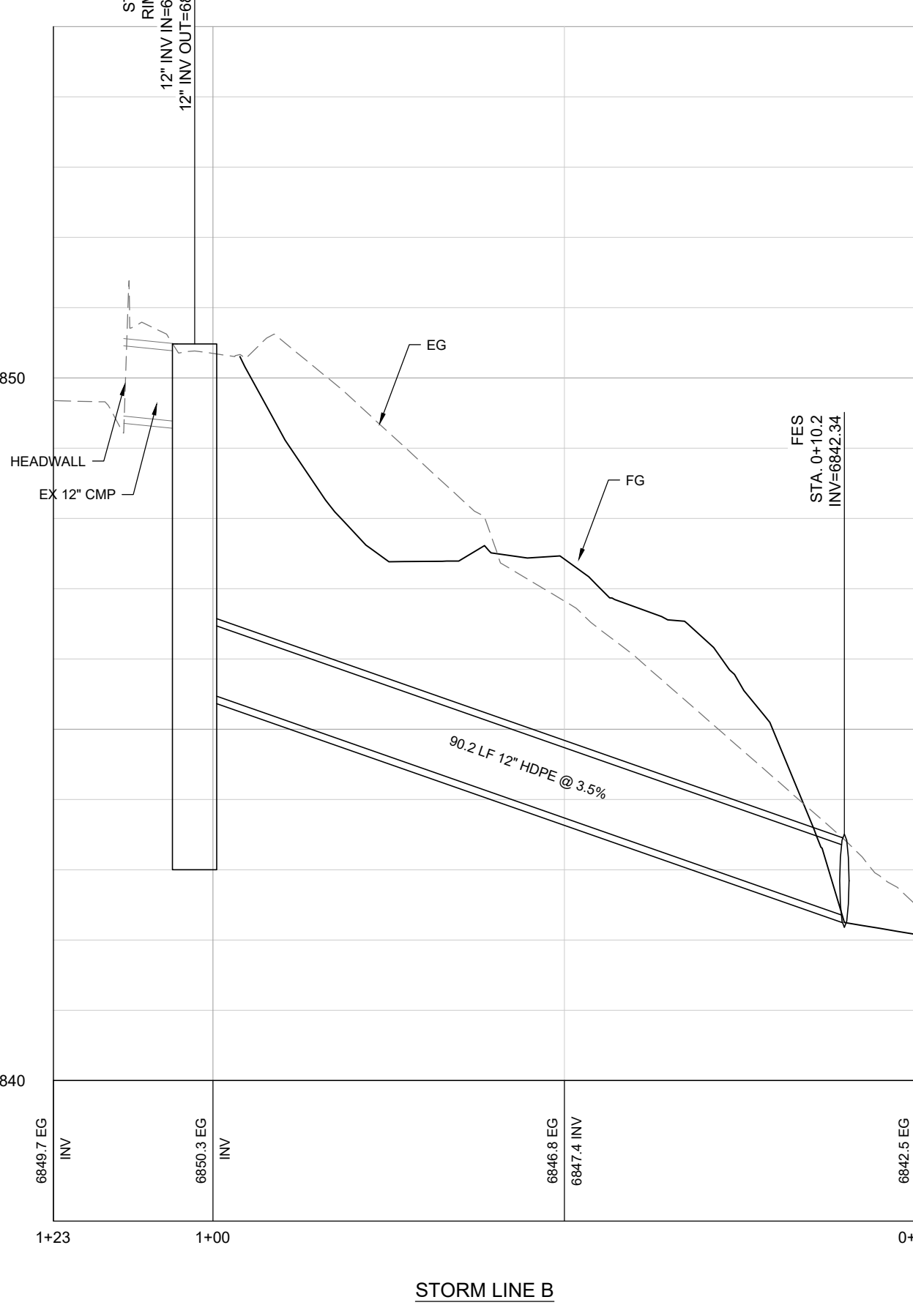
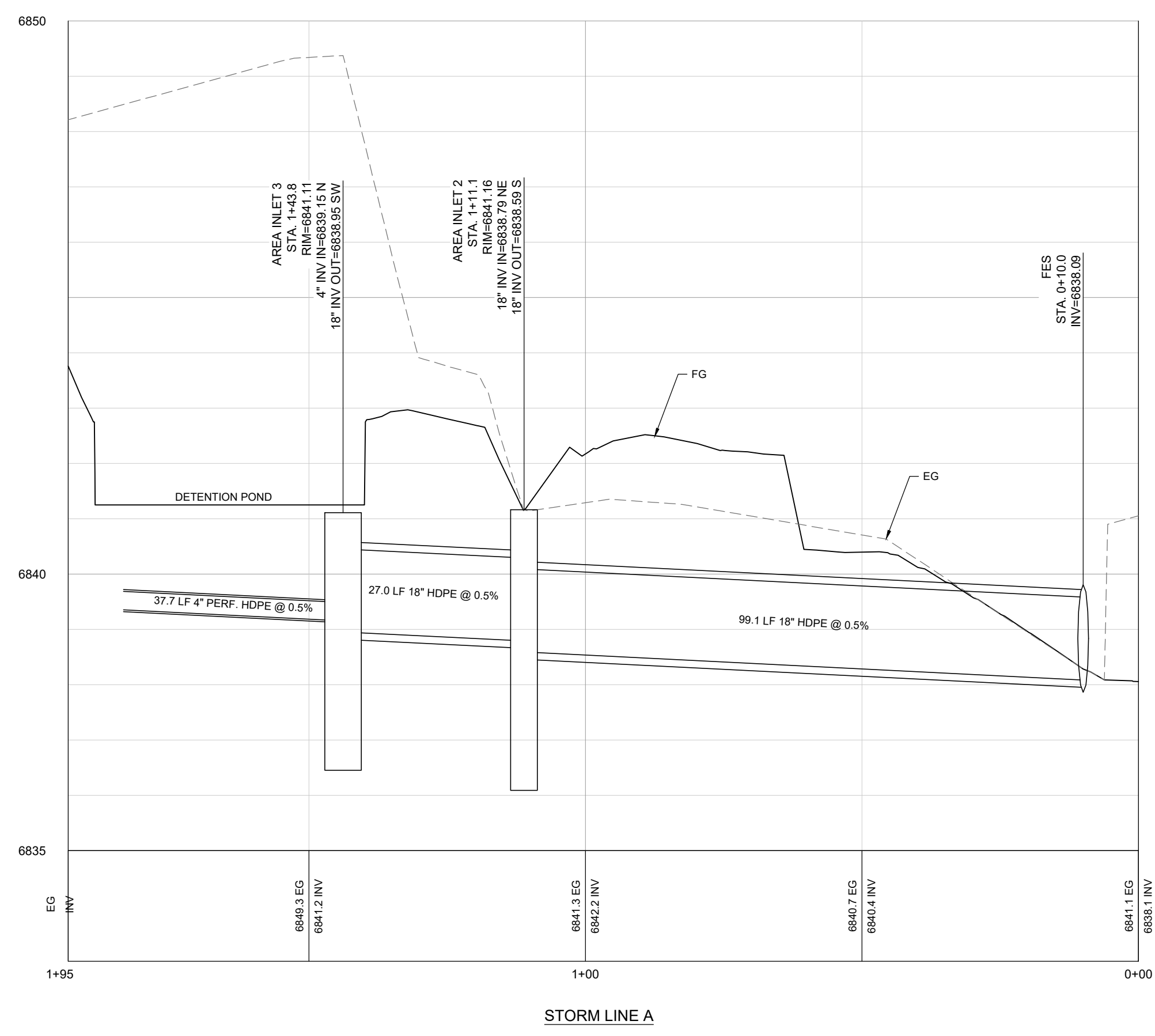
PROJECT:		NO.	DATE:	BY:	DESCRIPTION:
1	2138-017	1	3/17/21	RS	DRT Comments
		2	10/26/21	RS	DRT Comments
CONTACT:		Ryan Spalat			
EMAIL:		ryan@landmark-co.com			

Village Drive Townhomes
Detailed Grading Plan

DRAWING FILENAME: P:\218-017\DWG\DWG\218-017-01-01.dwg LAYOUT NAME: C.310 DATE: 03/25/2021 4:46pm CAD OPERATOR: Ryan
LIST OF REVISIONS: [218-017-01-01.dwg] [218-017-01-01.dwg] [218-017-01-01.dwg] [218-017-01-01.dwg] [218-017-01-01.dwg] [218-017-01-01.dwg] [218-017-01-01.dwg]



STORM SEWER PLAN & PROFILE



LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
EXISTING SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER
ASPHALT
CONCRETE
SNOWMELT CONCRETE
GRAVEL

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
- WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
- ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC. TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

CIVIL ENGINEERS | SURVEYORS

141 9th Street - P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-CD.com

LANDMARK
CONSULTANTS, INC.

THESE DRAWINGS ARE
THE PROPERTY OF LANDMARK
CONSULTANTS, INC. AND ARE
NOT TO BE REPRODUCED OR
TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF
LANDMARK CONSULTANTS,
INC.

NO.	DATE	BY:	DESCRIPTION
1	3/17/21	RS	DRT Comments
2	10/26/21	RS	DRT Comments

PROJECT: 218-017

DATE: 5/18/20

CONTACT: Ryan Spalatt

EMAIL: ryan@landmark-cc.com

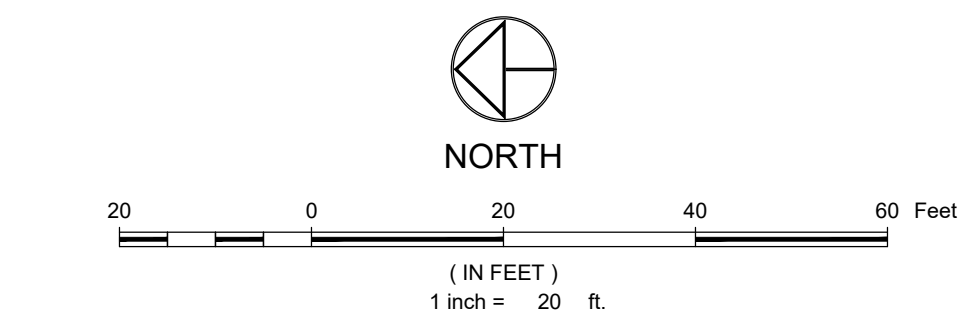
Village Drive Townhomes

Utility Plan

SHEET

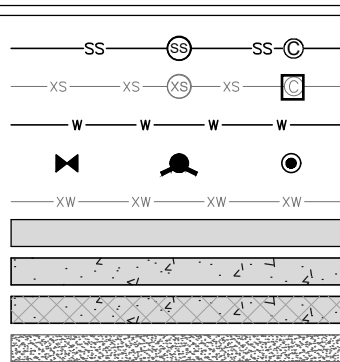
C.310

OF 8 SHEETS



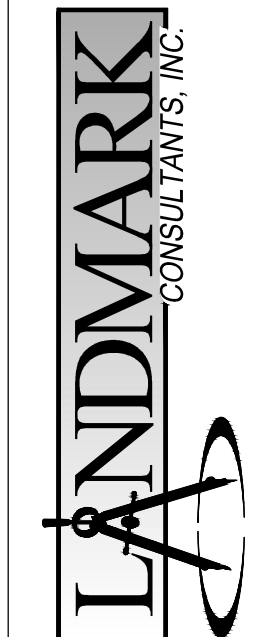
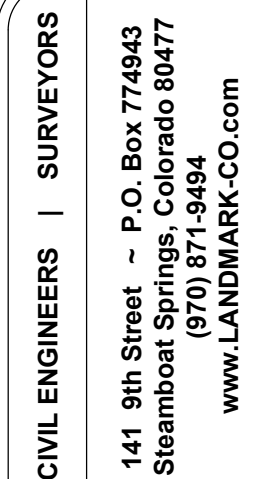
LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
EXISTING SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER
ASPHALT
CONCRETE
SNOWMELT CONCRETE
GRAVEL



NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING WORK UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENTEC TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE OR ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

PROJECT:	2196-017	NO.	DATE:	BY:	DESCRIPTION:
		1	3/17/21	RS	DRT Comments
		2	10/29/21	RS	DRT Comments
CONTACT:	Ryan Spaulist				
EMAIL:	ryans@landmark-co.com				

Village Drive Townhomes

SHEET
C.311
OF 8 SHEETS