

# Dillon Pines Condominiums, Town of Dillon, Colorado 80435

## GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL CONFORM TO ALL TOWN OF DILLON CODES, REGULATIONS, AND STIPULATION WHILE ACCESSING THROUGH OR WORKING ON THE SITE.
3. CONTRACTOR SHALL OBTAIN, AT ITS OWN EXPENSE, ALL PERMITS AND INSPECTIONS, WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS WARNED THAT CONFLICTS WITH EXISTING UTILITIES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AND CONTRACTOR SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH). NEITHER MARCIN ENGINEERING NOR THE OWNER ASSUME ANY RESPONSIBILITY FOR UTILITY LOCATIONS. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF MARCIN ENGINEERING AND THE OWNER SO THAT MINOR LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR THAT WERE PROPERLY MARKED/LOCATED SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ENGINEER.
5. THE CONSTRUCTION OF ALL ROADS, SIDEWALKS, CURBS, EARTHWORK AND OTHER INFRASTRUCTURE DEVELOPMENT NOT SPECIFICALLY SPECIFIED BY SEPARATE UTILITY COMPANIES, SHALL BE CONSTRUCTED TO THE TOWN OF DILLON CODE AND/OR COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2017 EDITION) AND LATEST REVISIONS, CDOT M&S STANDARD PLANS (2012 EDITION) AND LATEST REVISIONS AND ANY SUPPLEMENTAL SPECIFICATIONS PROVIDED WITH THE CONTRACT. WHEN STANDARDS CONFLICT, THE STANDARD JUDGED MOST RESTRICTIVE BY THE ENGINEER SHALL PREVAIL. THE CONTRACTOR SHALL OBTAIN COPIES OF THESE SPECIFICATIONS AND PLANS. THE CONTRACTOR SHALL HAVE ONE COPY OF THE PLANS AND ONE COPY OF THE SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
6. CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN THE PLANS, FIELD STAKING OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF MARCIN ENGINEERING AND THE OWNER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING MARCIN ENGINEERING AND THE OWNER, HE DOES SO AT HIS OWN RISK.
7. THE CONTRACTOR SHALL KEEP ONE (1) SET OF CONTRACT DRAWINGS MARKED TO FULLY INDICATE "AS-BUILT" CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND MARCIN ENGINEERING UPON COMPLETION OF THIS WORK. THREE (3) "AS-BUILT" TIES TO ALL SERVICES, FITTINGS, VALVES AND MANHOLES TO PHYSICAL MONUMENTS ARE TO BE PROVIDED BY THE CONTRACTOR.
8. SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER MARCIN ENGINEERING OR THE OWNER IS RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.
9. ALL WATER CONSTRUCTION SHALL COMPLY WITH TOWN OF DILLON AND SUMMIT COUNTY CODE. ALL WATER LINES SHALL BE TESTED BY THE CONTRACTOR AS REQUIRED.
10. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION SPECIFICATIONS AND CDPHE REQUIREMENTS. MINIMUM COVER ON ALL SEWER LINES IS 9' WHERE PLOWED AND 6' WITH SNOW COVER..
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF STOCKPILING OF MATERIALS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, AND THE MATERIAL SUPPLIER.
12. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
13. OBSERVATIONS OF THE WORK IN PROGRESS AND ON-SITE VISITS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY MARCIN ENGINEERING OF THE CONTRACTOR'S CONTRACTUAL RESPONSIBILITIES.
14. IF ANY GROUND WATER IS ENCOUNTERED, THE CONTRACTOR SHALL CONTACT MARCIN ENGINEERING AND THE PROJECT GEOTECHNICAL ENGINEER IMMEDIATELY.
15. CONSTRUCTION STAKING SHALL BE PERFORMED BY OWNER.
16. BENCHMARK: CONTACT MARCIN ENGINEERING FOR SITE BENCHMARK.
17. SOILS AND MATERIAL TESTING IS BY THE OWNER, BUT THE CONTRACTOR MUST NOTIFY THE OWNER AND GEOTECHNICAL ENGINEER OF SCHEDULING.
18. ALL EARTHWORK AND PAVING SHALL CONFORM WITH GEOTECHNICAL ENGINEER REQUIREMENTS. CONTRACTOR SHALL OBTAIN COPIES OF REPORT BY THE PROJECT GEOTECHNICAL ENGINEER.
19. ALL UTILITY TRENCHES IN ROAD PRISM TO BE COMPACTED AND TESTED PER GEOTECHNICAL ENGINEER REQUIREMENTS.
20. ROAD SUBGRADE SHALL BE PROOF ROLLED AND FREE OF DEFLECTION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER. ANY FAILING AREAS SHALL BE REPAIRED AND PROOF ROLLED AGAIN UNTIL ACCEPTED BY THE GEOTECHNICAL ENGINEER WITH NO ADDITIONAL COST TO OWNER.
21. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE CHANNELS, CULVERTS AND APPURTENANCES DURING CONSTRUCTION, AS NECESSARY TO PROTECT ROADS AND PROPERTY.
22. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. CONTRACTOR IS RESPONSIBLE TO REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETION AND ONCE VEGETATION IS APPROXIMATELY 70% RE-ESTABLISHED DEEMED BY THE OWNER.
23. CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANING OF ALL ACCESS ROADS AND OTHER PUBLIC STREETS NECESSITATED BY HIS ACTIVITIES ON THE SITE.
24. DUST CONTROL IS INCIDENTAL TO EARTHWORK CONSTRUCTION AND SHALL BE PROVIDED BY CONTRACTOR, AT NO COST TO OWNER, IN ACCORDANCE WITH THE DILLON TOWN CODE.
25. ALL LANDSCAPING SHALL BE PER THE LANDSCAPE ARCHITECT PLANS AND/OR OWNER.
26. TOPSOIL SHALL BE STRIPPED AND STOCKPILED. COORDINATE WITH THE OWNER FOR ACCEPTABLE STOCKPILE LOCATIONS.
27. OVERSIZE BOULDERS (ROCK EXCAVATION--AS DEFINED IN CDOT SPECIFICATION 203.02.D) ENCOUNTERED DURING THE WORK SHALL BE REMOVED AND STOCKPILED IN A LOCATION DESIGNATED BY THE OWNER. NO EXTRA PAYMENT WILL BE DUE FOR THIS ITEM OF WORK.
28. GRADE AWAY FROM ALL BUILDINGS AT A MINIMUM SLOPE OF 10% FOR 10 FEET IN UNPAVED AREAS AND MINIMUM SLOPE OF 2% IN PAVED AREAS, UNLESS OTHERWISE NOTED ON THE PLANS.
29. DISPOSAL OF TRASH, ASPHALT, CONCRETE, AND CONSTRUCTION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED PART OF THE WORK.

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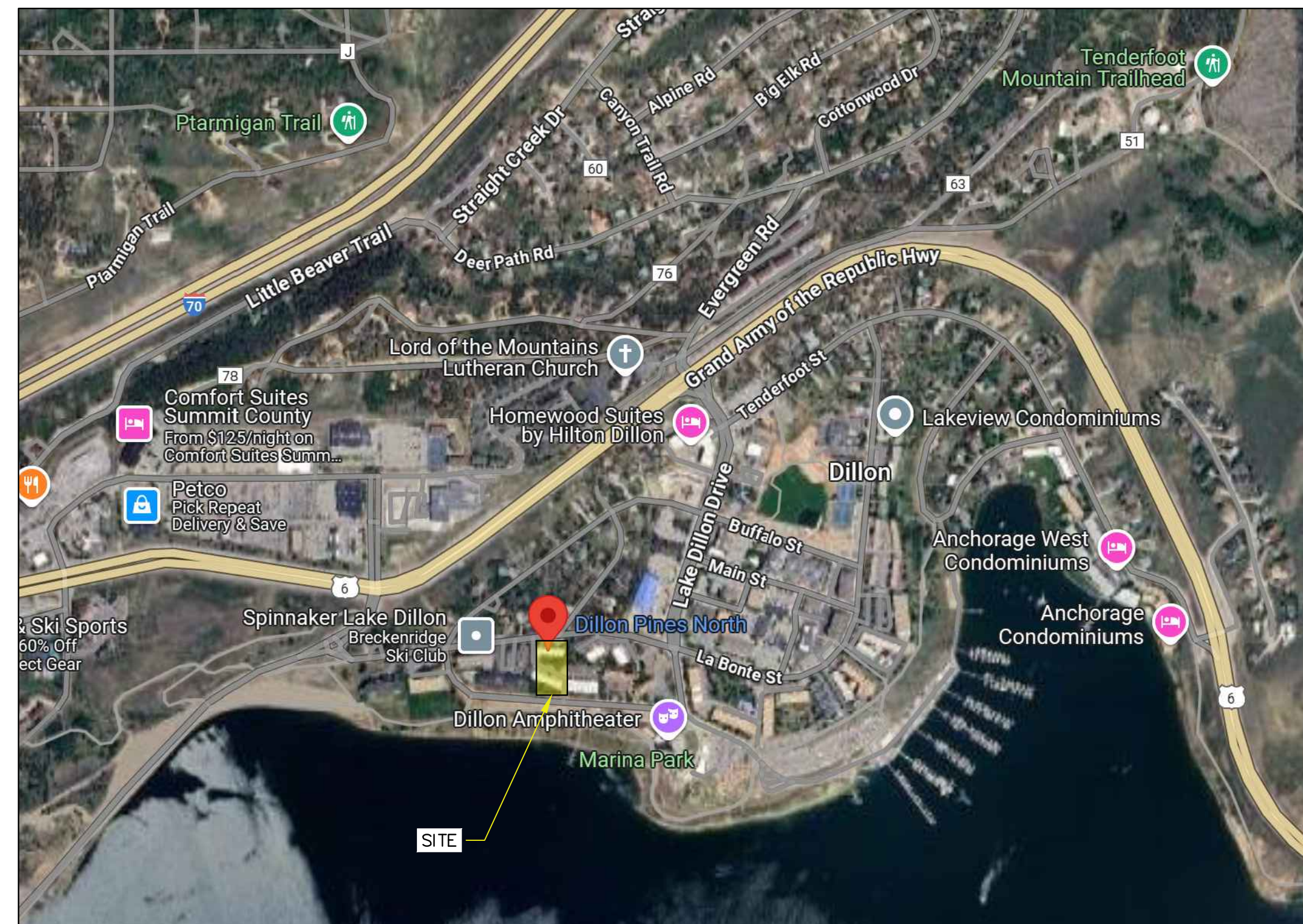
C-1	COVER
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## CONTACTS

A	Marcin Engineering LLC: Tom Marcin, PE, PLS, 970-748-0274
B	Town of Dillon (Municipal Governing Agency)

## VICINITY MAP

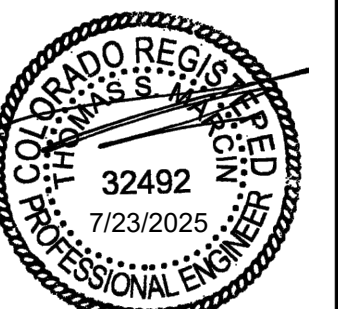
APPROXIMATE 1" = 1000'



MARCIN ENGINEERING LLC  
P.O. BOX 1062  
AVON, COLORADO  
970-748-0274

COVER SHEET  
DILLON PINES  
DILLON COLORADO

NO. DATE REVISIONS BY

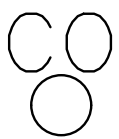
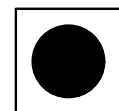
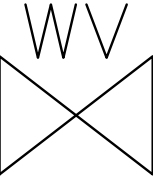



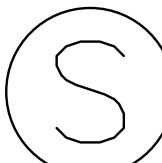
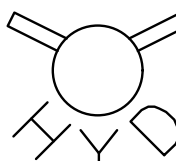
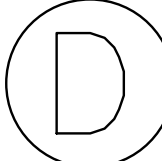

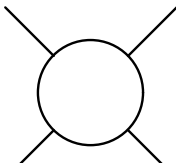

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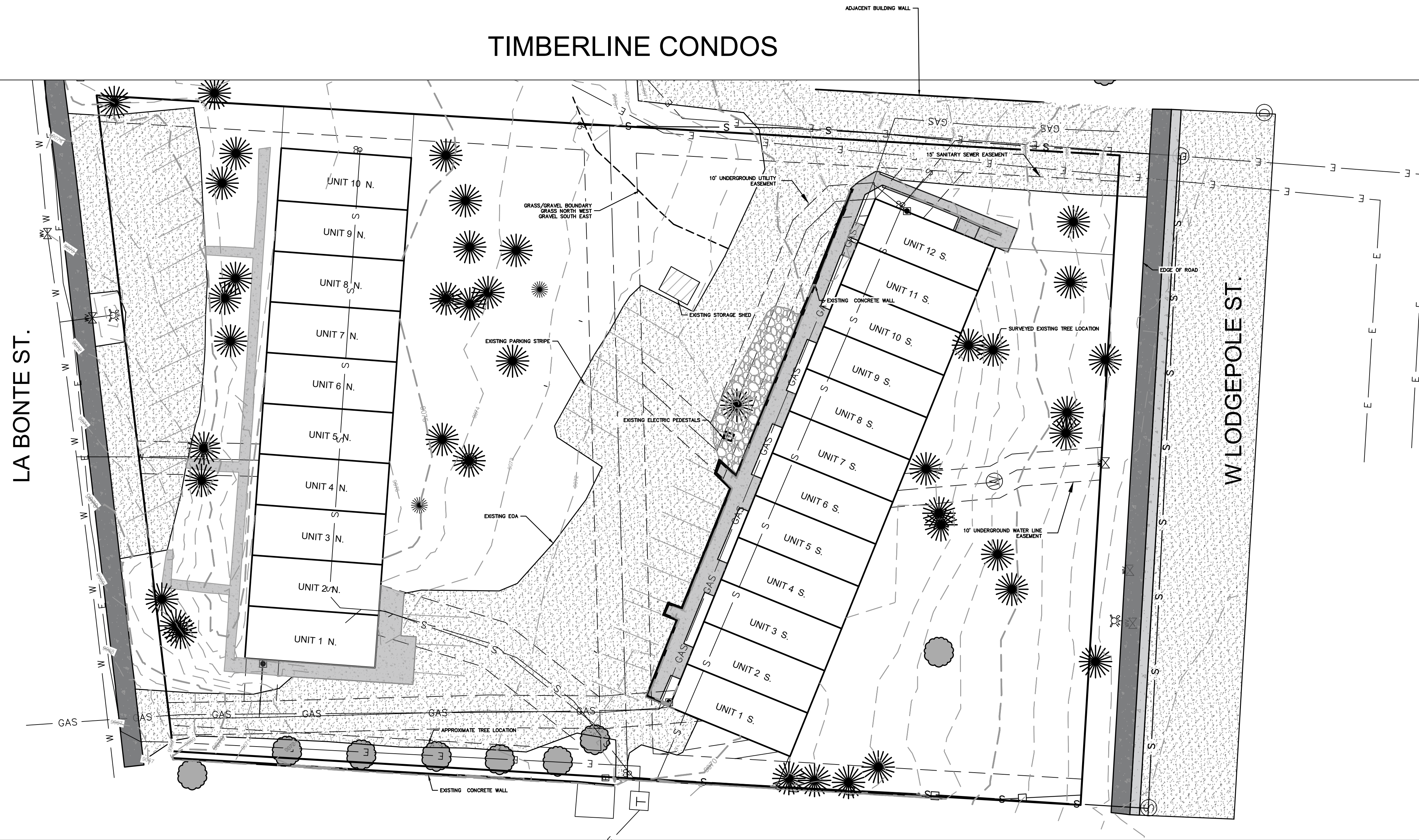
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C-1

PERMIT SET

**LEGEND :**

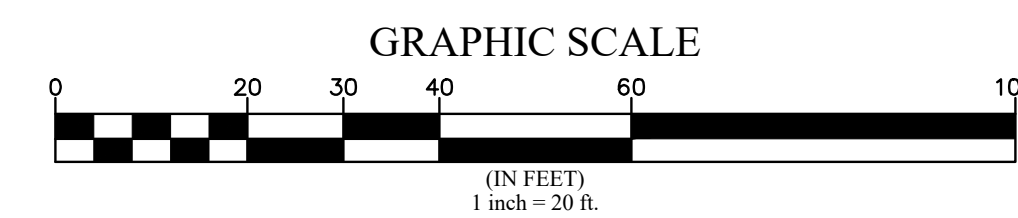
- SEWER CLEANOUT 
- GAS METER 
- WATER VALVE 

- WATER MANHOLE 
- SEWER MANHOLE 
- HYDRANT 
- STORM DRAIN MANHOLE 
- COMMUNICATIONS 
- WATER SPIGOT 
- TRANSFORMER 



**TIMBERLINE CONDOS**

**COEUR DU LAC CONDO**



PERMIT SET

MARCIN ENGINEERING LLC  
 P.O. BOX 1062  
 AVON, COLORADO  
 970-748-0274

EXISTING CONDITIONS  
 DILLON PINES  
 DILLON COLORADO

NO. DATE REVISIONS BY



JOB: 25002  
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 SCALE: 1" = 20'

SHEET  
 C-2



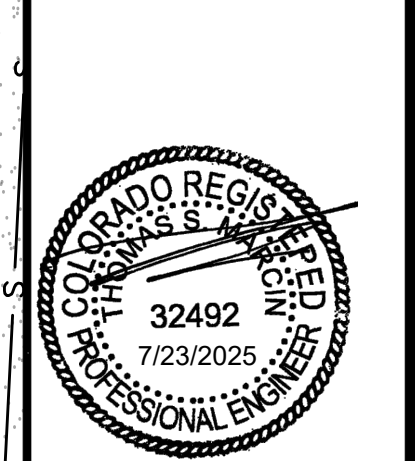


DRAWING: © Sierra Vista March Engineering, Inc. Project: Dillon Pines, Dillon, Colorado. Date: 7/23/2025. Scale: 1" = 10'. Designer: [Name]. Checker: [Name].

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**GRADING PLAN**  
 DILLON PINES  
 DILLON COLORADO

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 SCALE: 1" = 10'

**SHEET C-4**

**PERMIT SET**

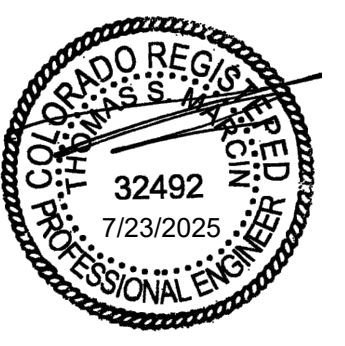
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**EROSION CONTROL PLAN**  
 DILLON PINES  
 DILLON COLORADO

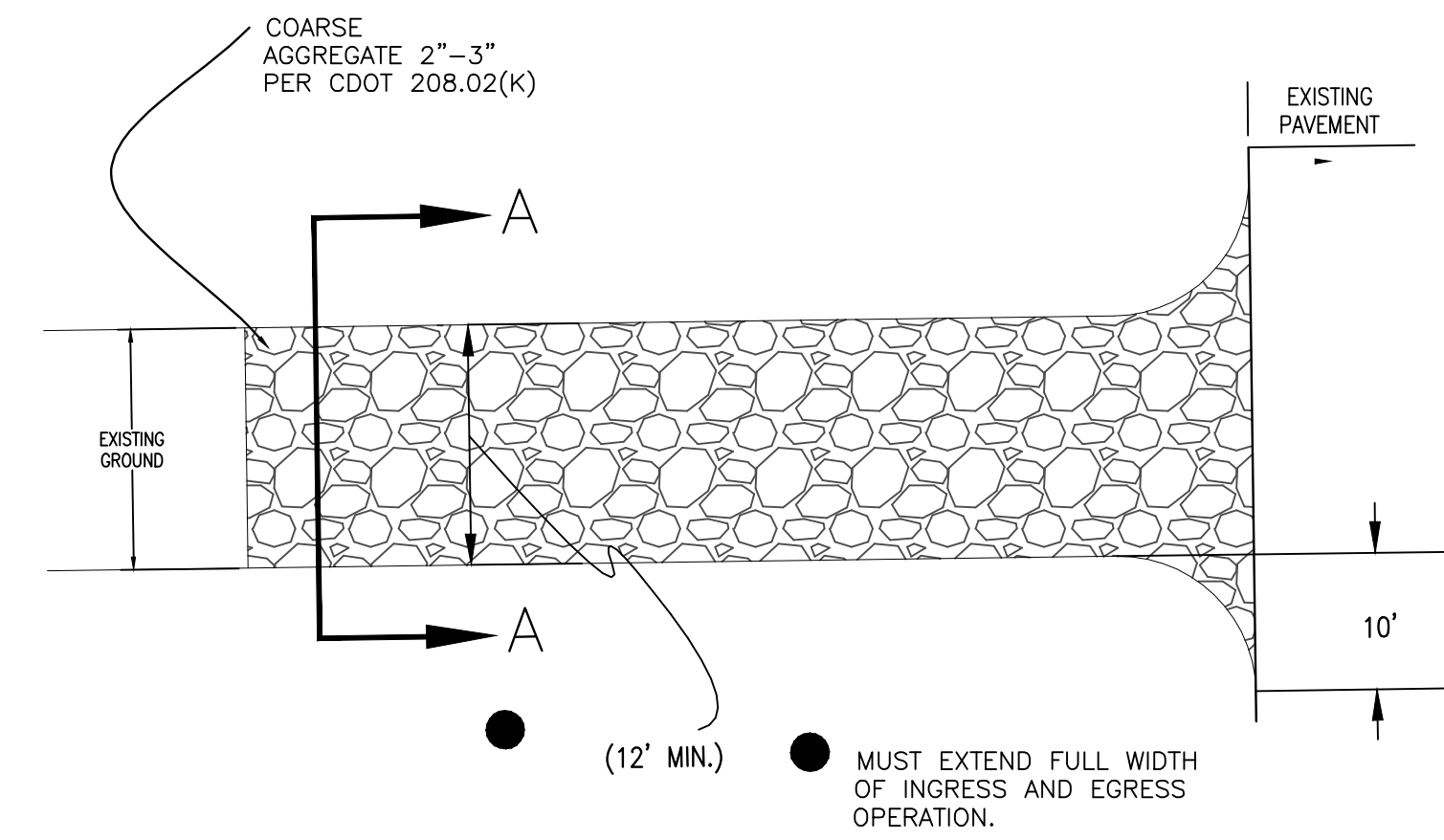
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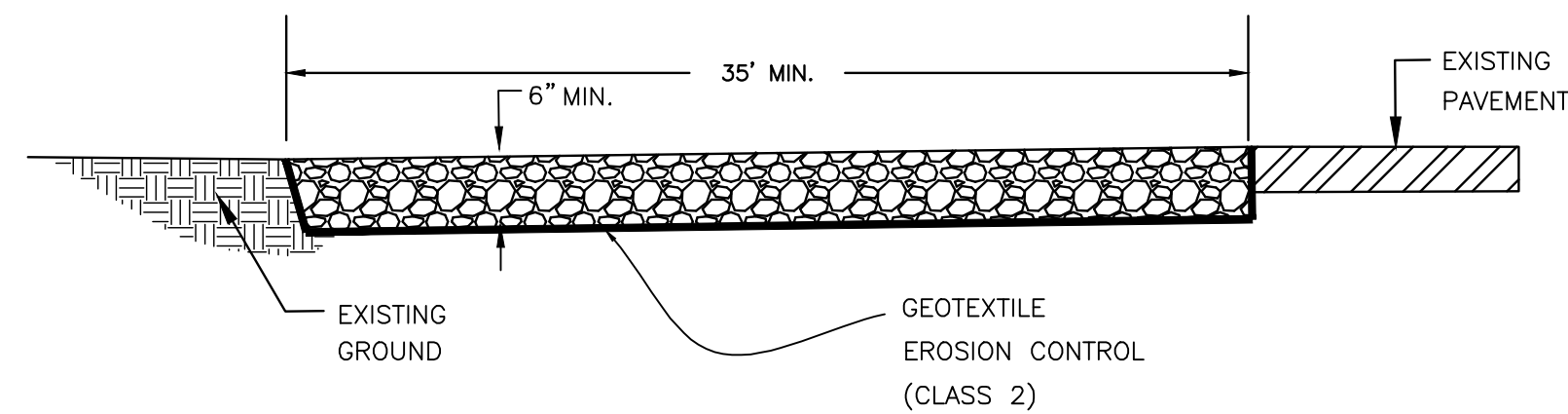
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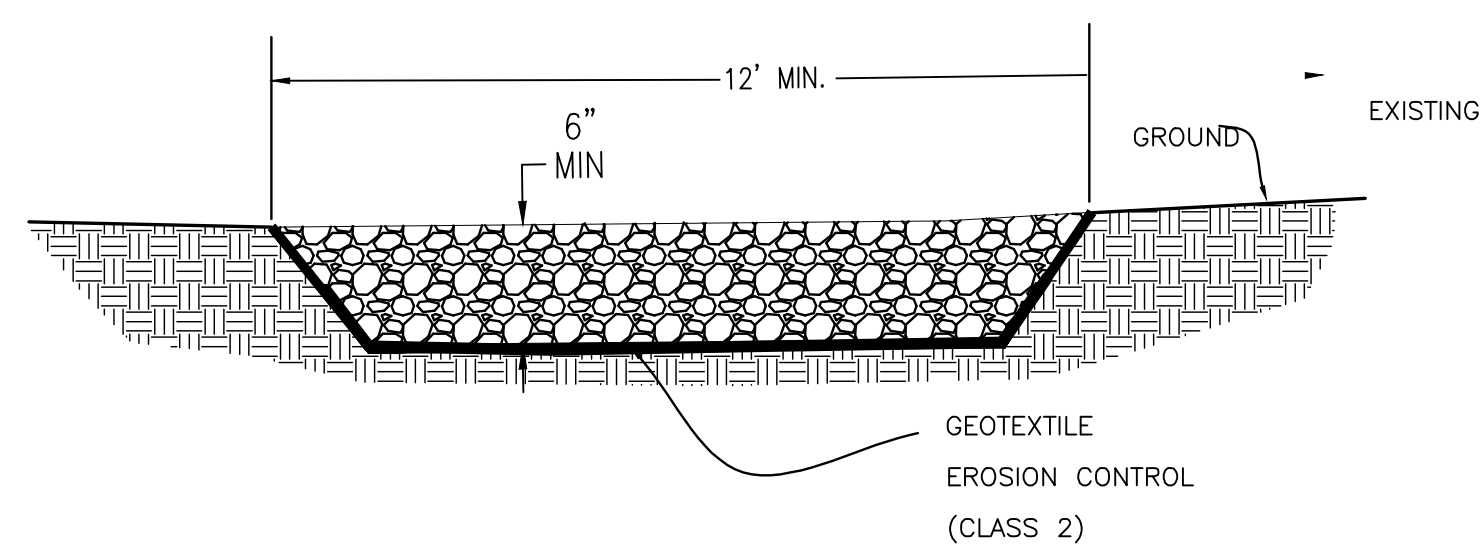
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PLAN VIEW

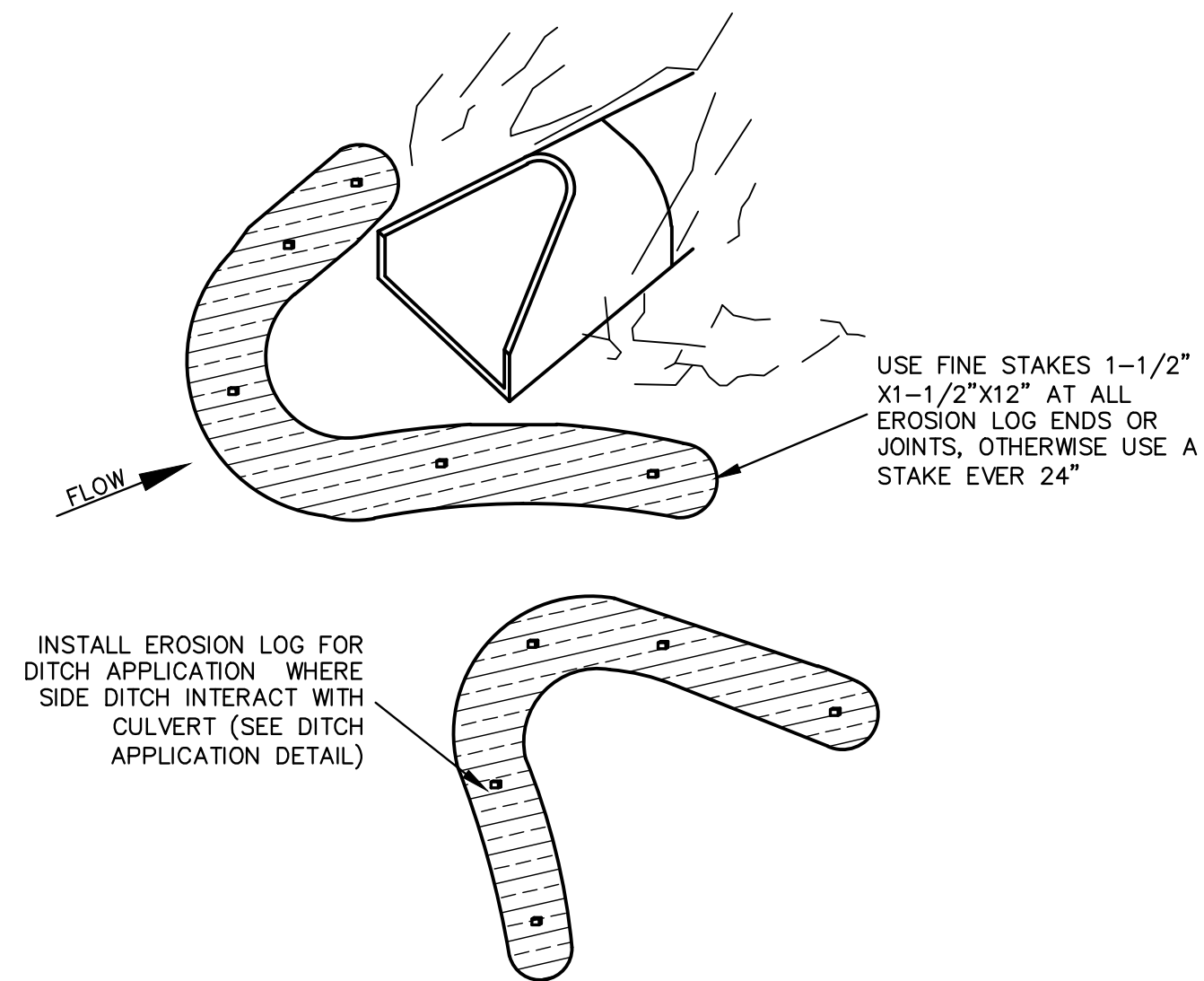


SIDE ELEVATION

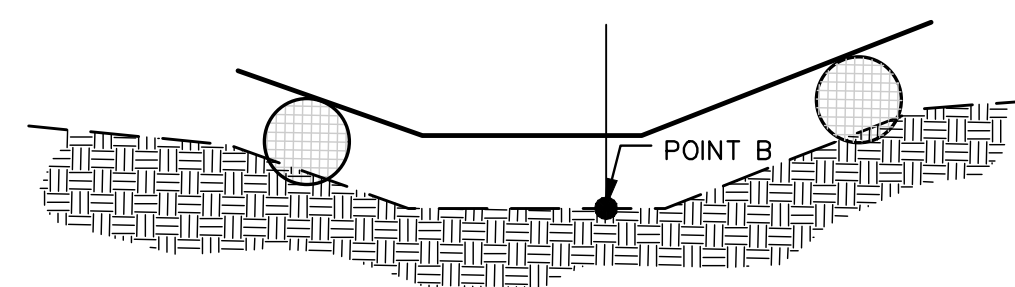
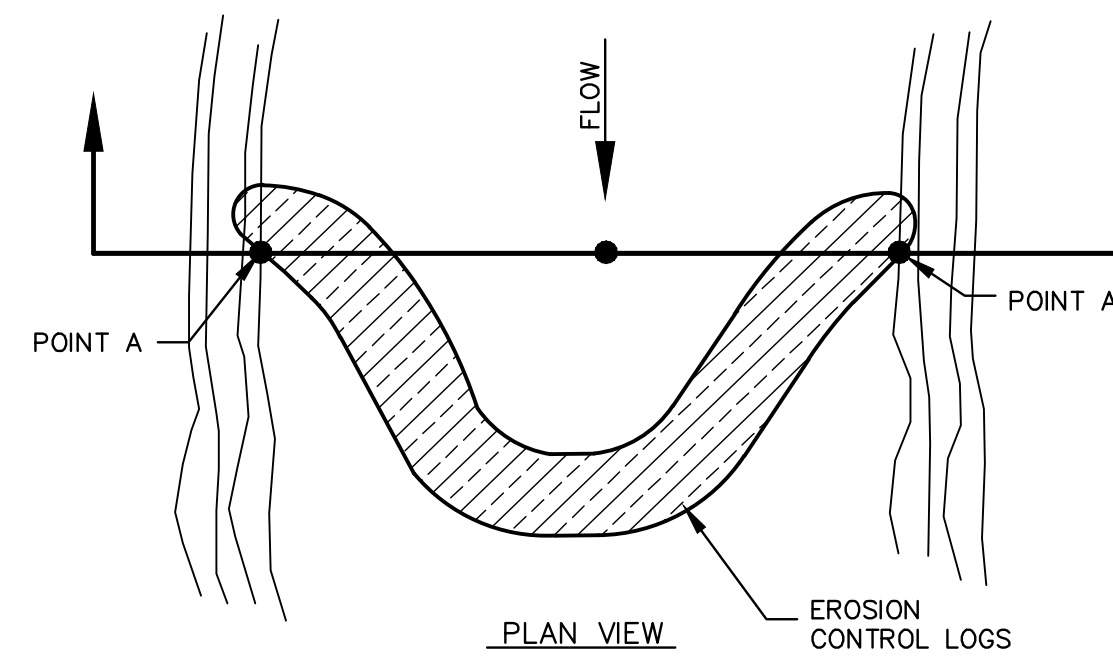
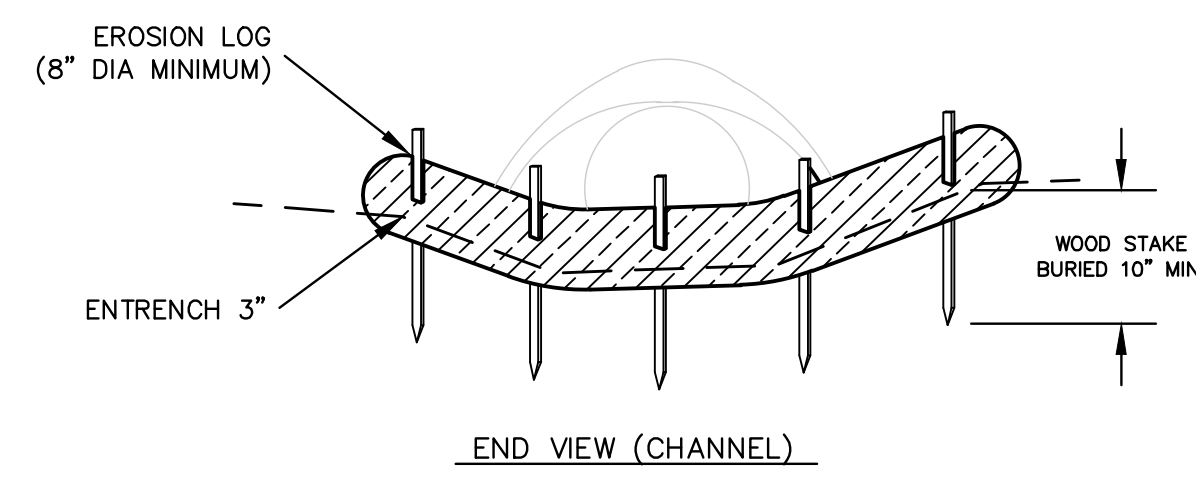


SECTION A-A

STABILIZED CONSTRUCTION ENTRY



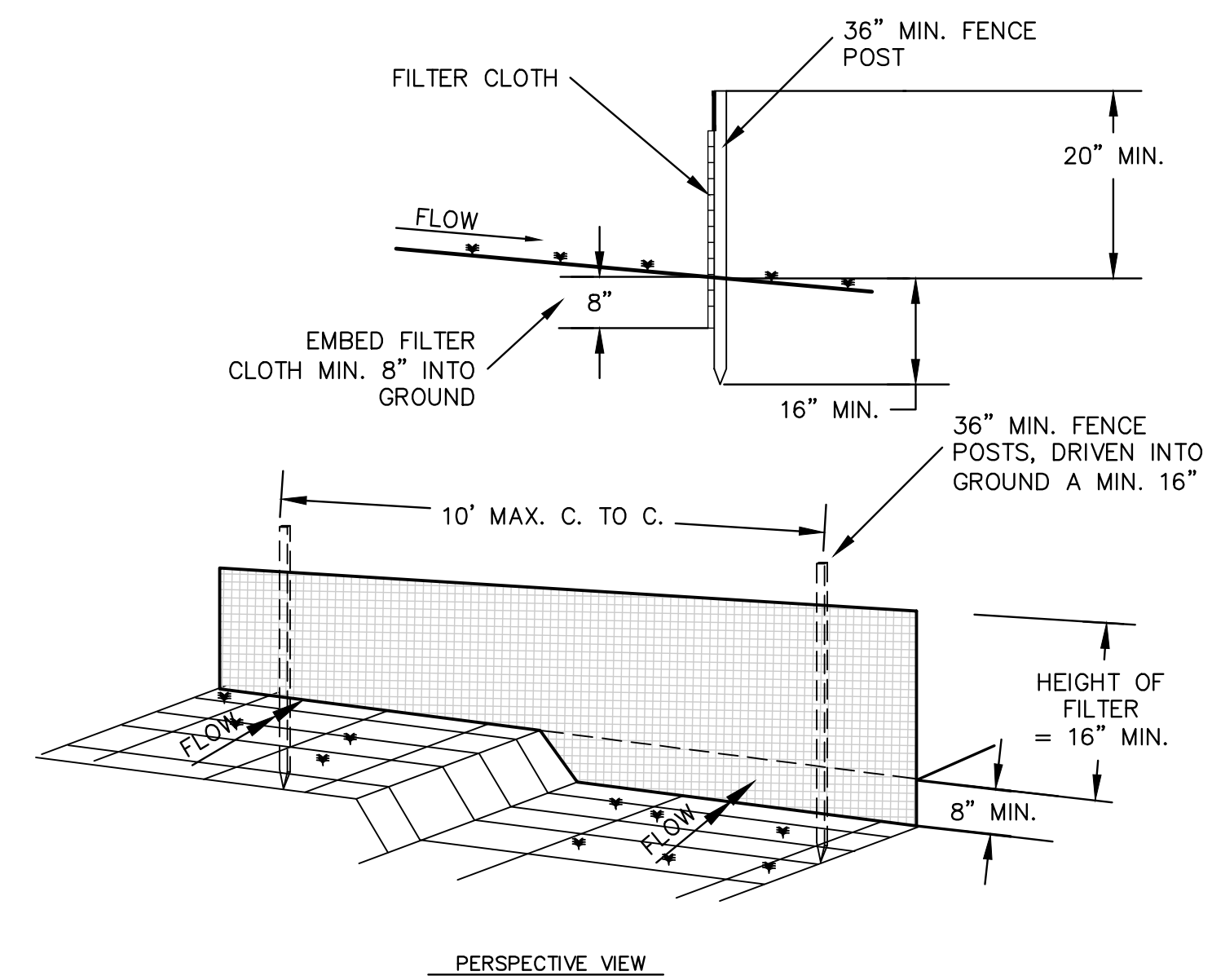
ISOMETRIC VIEW



POINTS A MUST BE HIGHER THAN POINT B

SECTION D-D

EROSION CONTROL LOG DETAILS



SILT FENCE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. SILT FENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

CONSTRUCTION MATERIAL

1. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
2. FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
3. PREFABRICATED UNIT: GEOFAB, ENVROFENCE, OR APPROVED EQUAL.

SILT FENCE DETAILS

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970-748-0274

EROSION CONTROL DETAILS  
DILLON PINES  
DILLON COLORADO

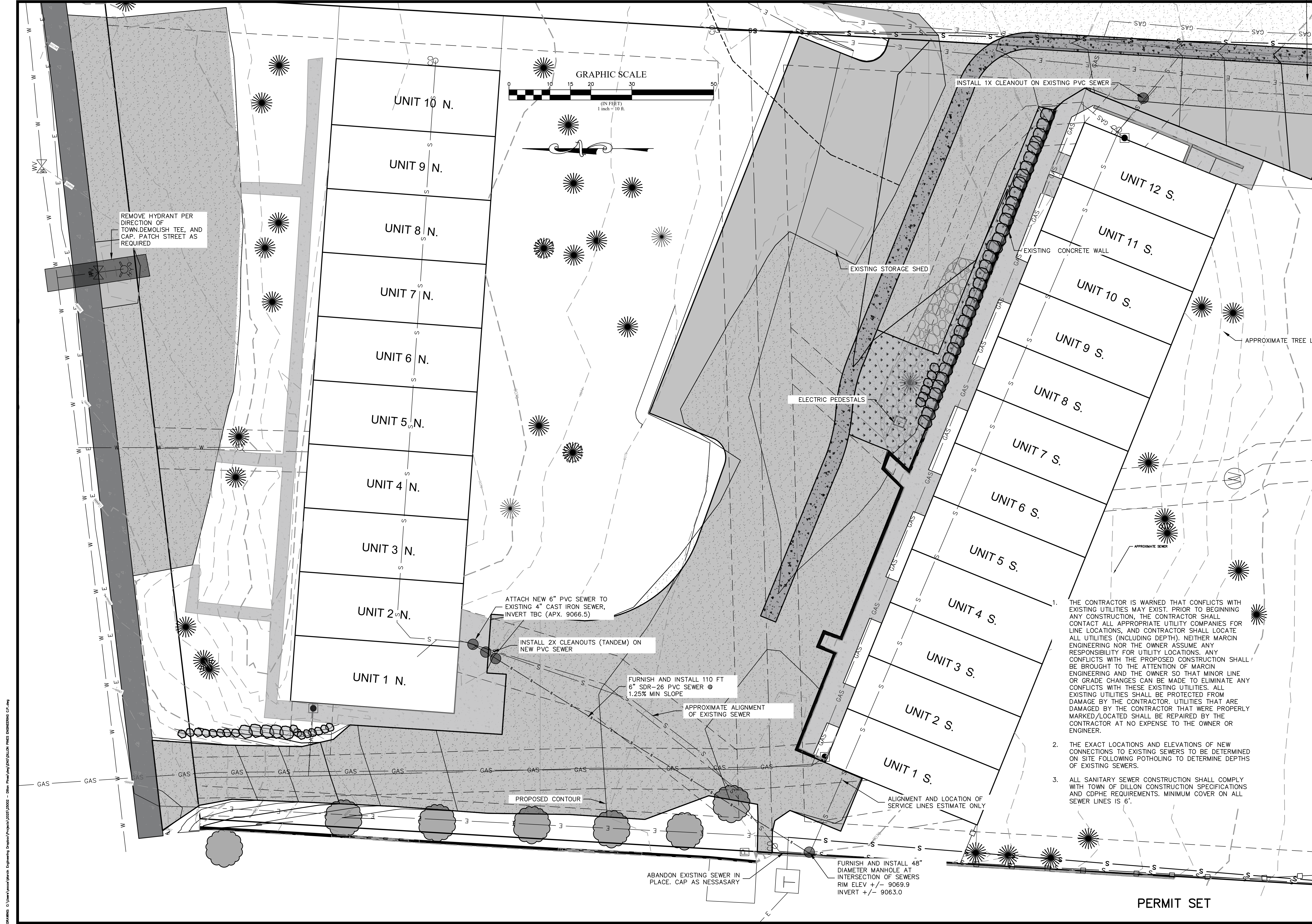
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JOB: 25002  
DATE: 7/23/2025  
SCALE: 1" = 10'

SHEET C-6

PERMIT SET



REMOVE HYDRANT PER DIRECTION OF TOWN. DEMOLISH TEE, AND CAP. PATCH STREET AS REQUIRED

ATTACH NEW 6" PVC SEWER TO EXISTING 4" CAST IRON SEWER, INVERT TBC (APX. 9066.5)

INSTALL 2X CLEANOUTS (TANDEM) ON NEW PVC SEWER

FURNISH AND INSTALL 110 FT 6" SDR-26 PVC SEWER @ 1.25% MIN SLOPE

APPROXIMATE ALIGNMENT OF EXISTING SEWER

PROPOSED CONTOUR

ABANDON EXISTING SEWER IN PLACE. CAP AS NECESSARY

FURNISH AND INSTALL 48" DIAMETER MANHOLE AT INTERSECTION OF SEWERS RIM ELEV +/- 9069.9 INVERT +/- 9063.0

INSTALL 1X CLEANOUT ON EXISTING PVC SEWER

EXISTING STORAGE SHED

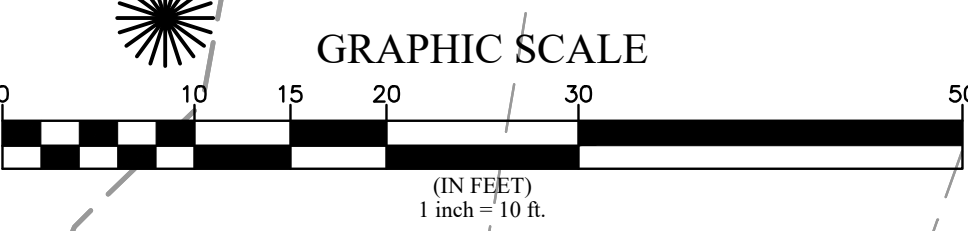
EXISTING CONCRETE WALL

ELECTRIC PEDESTALS

APPROXIMATE TREE LOCATION

APPROXIMATE SEWER

1. THE CONTRACTOR IS WARNED THAT CONFLICTS WITH EXISTING UTILITIES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AND CONTRACTOR SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH). NEITHER MARCIN ENGINEERING NOR THE OWNER ASSUME ANY RESPONSIBILITY FOR UTILITY LOCATIONS. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF MARCIN ENGINEERING AND THE OWNER SO THAT MINOR LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR THAT WERE PROPERLY MARKED/LOCATED SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ENGINEER.
2. THE EXACT LOCATIONS AND ELEVATIONS OF NEW CONNECTIONS TO EXISTING SEWERS TO BE DETERMINED ON SITE FOLLOWING POT-HOLING TO DETERMINE DEPTHS OF EXISTING SEWERS.
3. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH TOWN OF DILLON CONSTRUCTION SPECIFICATIONS AND CDPHE REQUIREMENTS. MINIMUM COVER ON ALL SEWER LINES IS 6'.

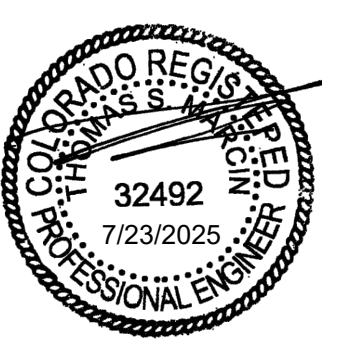


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UTILITY PLAN  
DILLON PINES  
DILLON COLORADO

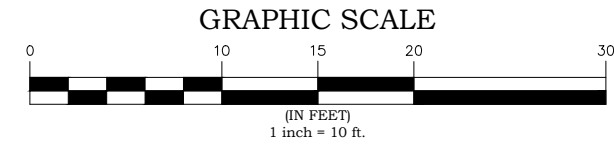
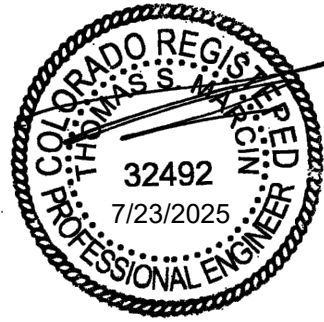
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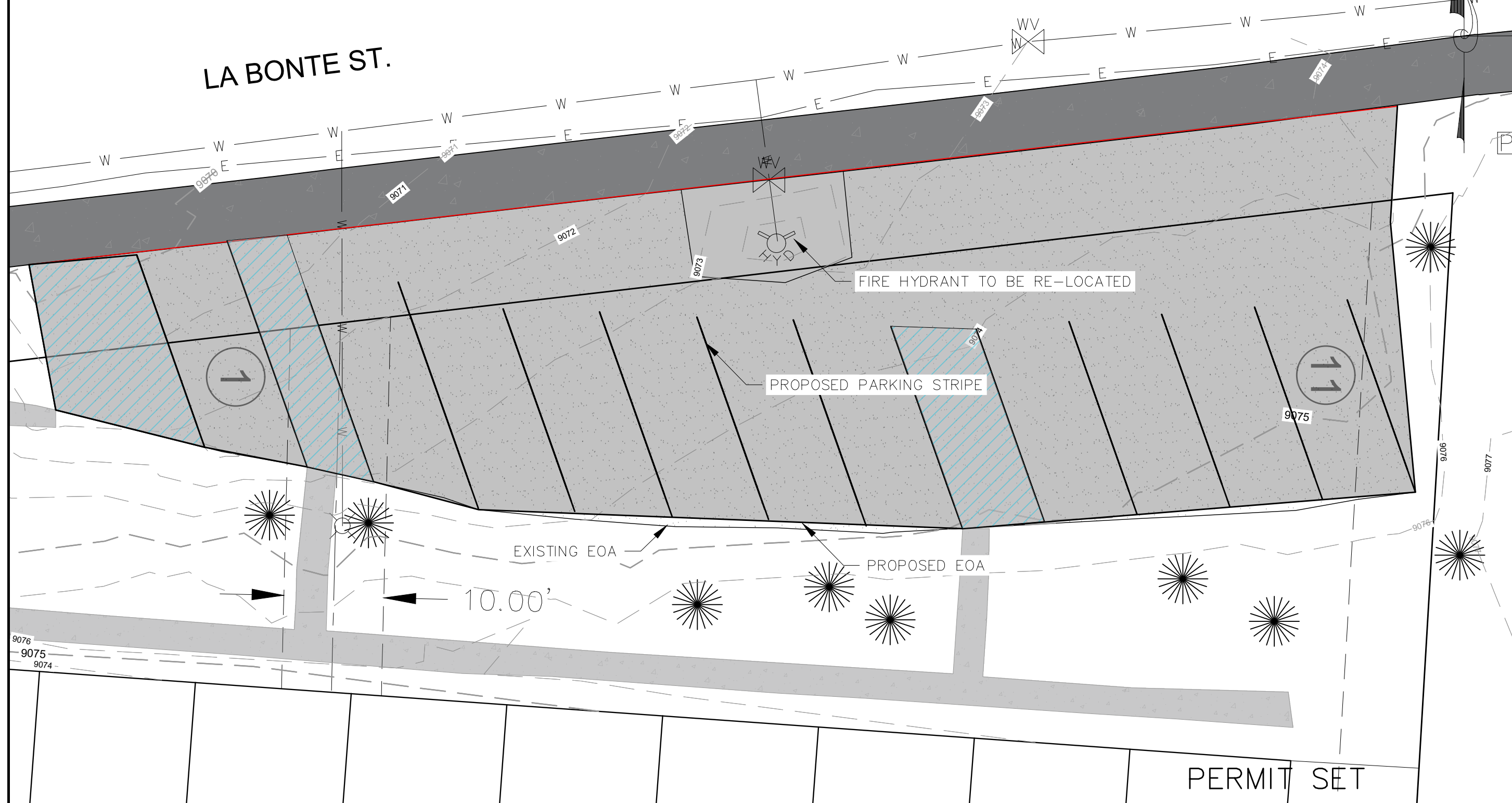
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DATE: 7/23/2025  
SCALE: 1" = 10'

SHEET  
C-7

PERMIT SET



LA BONTE ST.



MARCIN ENGINEERING LLC  
PO BOX 1062  
AVON, COLORADO  
970-748-0274

NORTH PARKING REPAVE  
DILLON PINES  
DILLON COLORADO

NO. DATE REVISIONS BY

JOB: 25002  
DATE: 7/23/25  
SCALE:

SHEET  
C-8

PERMIT SET

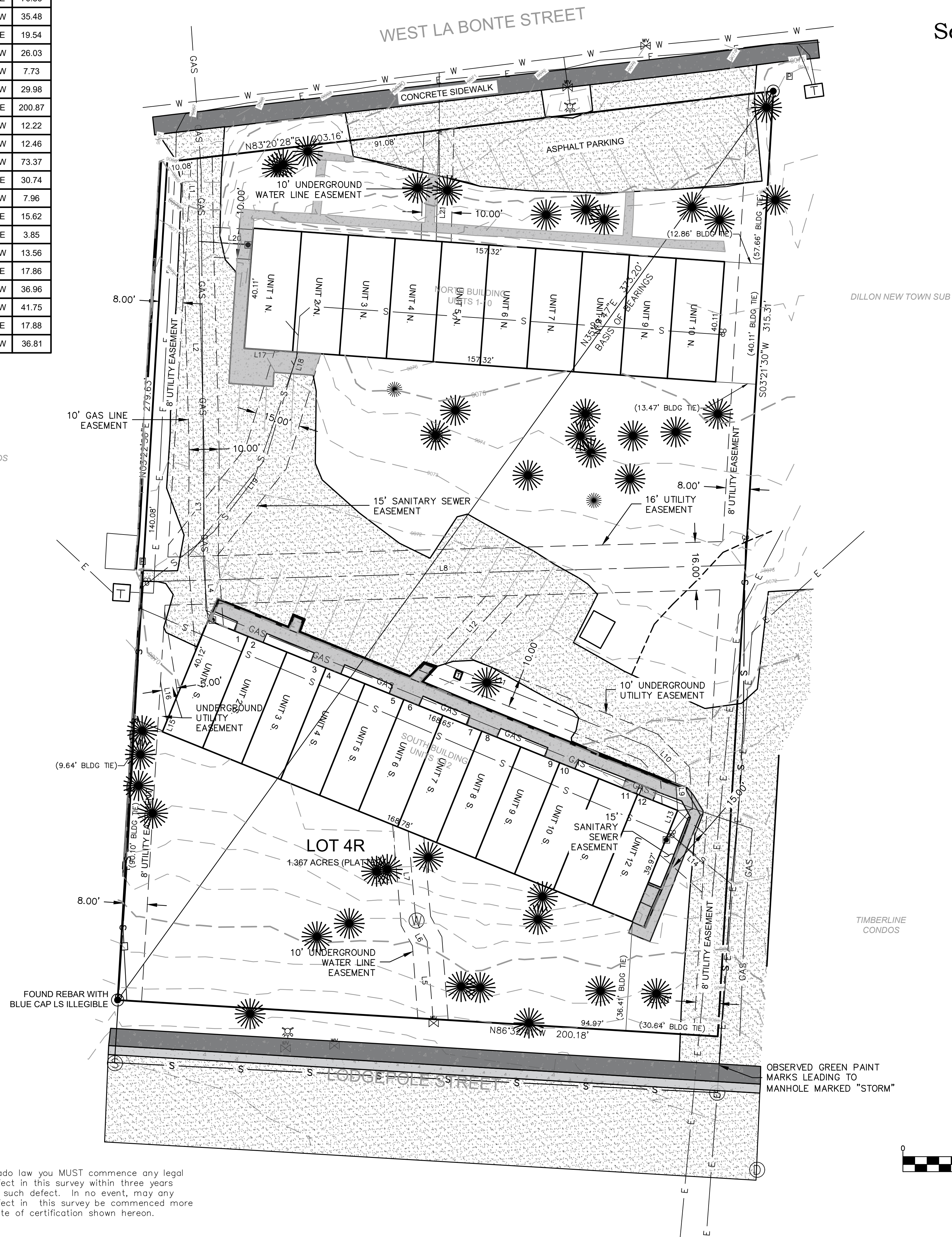
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# EASEMENT EXHIBIT

## LOT 4R, DILLON PINES TOWNHOMES

Section 7, Township 5 South, Range 77 West of the 6th Principal Meridian  
Town of Dillon, County of Summit, State of Colorado

Line #	Direction	Length
L1	S00° 49' 20"E	27.62
L2	S01° 34' 23"E	70.56
L3	S00° 31' 09"W	35.48
L4	S04° 24' 57"E	19.54
L5	N04° 19' 16"W	26.03
L6	N29° 02' 48"W	7.73
L7	N04° 52' 56"W	29.98
L8	N88° 24' 01"E	200.87
L9	N04° 00' 00"W	12.22
L10	N43° 55' 24"W	12.46
L11	N67° 58' 02"W	73.37
L12	N41° 59' 45"E	30.74
L13	S22° 01' 42"W	7.96
L14	S48° 35' 37"E	15.62
L15	N22° 01' 28"E	3.85
L16	N09° 01' 46"W	13.56
L17	S85° 57' 11"E	17.86
L18	S16° 43' 48"W	36.96
L19	S38° 25' 55"W	41.75
L20	S86° 38' 59"E	17.88
L21	S01° 24' 20"W	36.81



### SYMBOL LEGEND

	FOUND MONUMENT, AS DESCRIBED
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	GAS METER
	FIRE HYDRANT
	WATER VALVE
	WATER MANHOLE
	WATER SPIGOT
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	CLEAN OUT
	CONIFEROUS TREE
	DECIDUOUS TREE
	ASPHALT
	CONCRETE

ENTRY THRESHOLDS SOUTH BUILDING	
UNIT	ELEV.
1	9069.53
2	9069.51
3	9069.52
4	9069.51
5	9069.69
6	9069.53
7	9069.59
8	9069.56
9	9069.55
10	9069.54
11	9069.51
12	9069.52

### PROPERTY DESCRIPTION

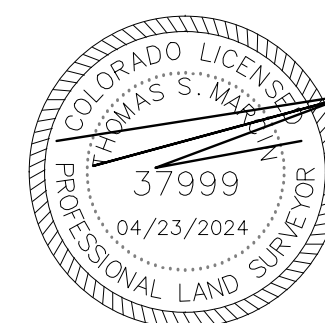
Lot 4R, Dillon Pines Townhomes, as recorded as Reception Number 1205887 on August 23, 2019 at the Office of the Clerk and Recorder, County of Summit, State of Colorado.

### NOTES

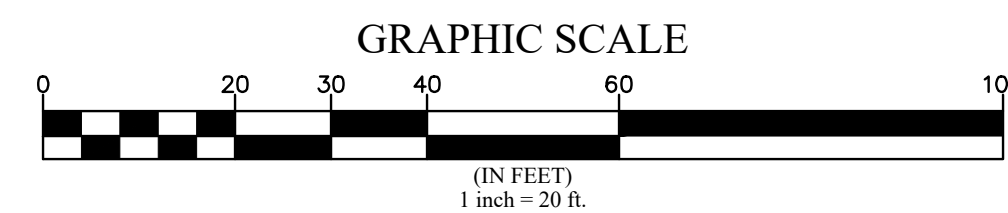
- Survey Date: October 4, 2023.
- Contour interval: 1-foot.
- All lined distances are in units of U.S. survey feet.
- Bearings are based upon the southwest and northeast corners of the subject parcel according to the above referenced plat, monumented by found rebars with blue and yellow plastic caps with illegible LS numbers, respectively, with the bearing being N35°47'47"E a distance of 373.22 feet, with all other bearings hereon relative thereto.
- Elevations are based upon NGS Monument "D 450" with a record elevation of 8,814.51 feet relative to the NAVD88 datum, with all other elevations hereon relative thereto.
- This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property. No Title Commitment was supplied to the Surveyor.
- Utilities are shown approximately and should be field verified prior to excavation.
- Marcin Engineering LLC does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
- STREET ADDRESS: 301 La Bonte Street / 306 Lodgepole Street.
- This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon were derived from the above referenced plat, should be considered approximate, and should not be relied upon for the placement of any future improvements.

### SURVEYOR'S CERTIFICATION

I, Thomas S. Marcin, a Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.



Thomas S. Marcin, PLS 37999  
Colorado Professional  
Land Surveyor



EASEMENT EXHIBIT LOT 4R, DILLON PINES TOWNHOMES Town of Dillon, County of Summit, State of Colorado	
DRAWN BY: CAP	DATE: 7/23/2025
CHECKED BY: TSM	DRAWING NO.: 23072
JOB NO: 25002	SHEET: 9 OF 1

**MARCIN ENGINEERING LLC**

P.O. BOX 1062  
AVON, CO 81620  
(970) 748-0274  
(970) 748-9021 FAX



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.