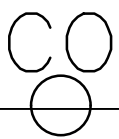
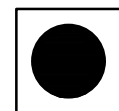
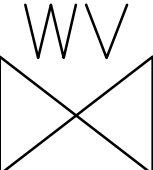


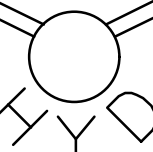


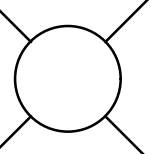
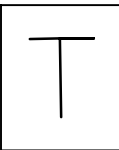
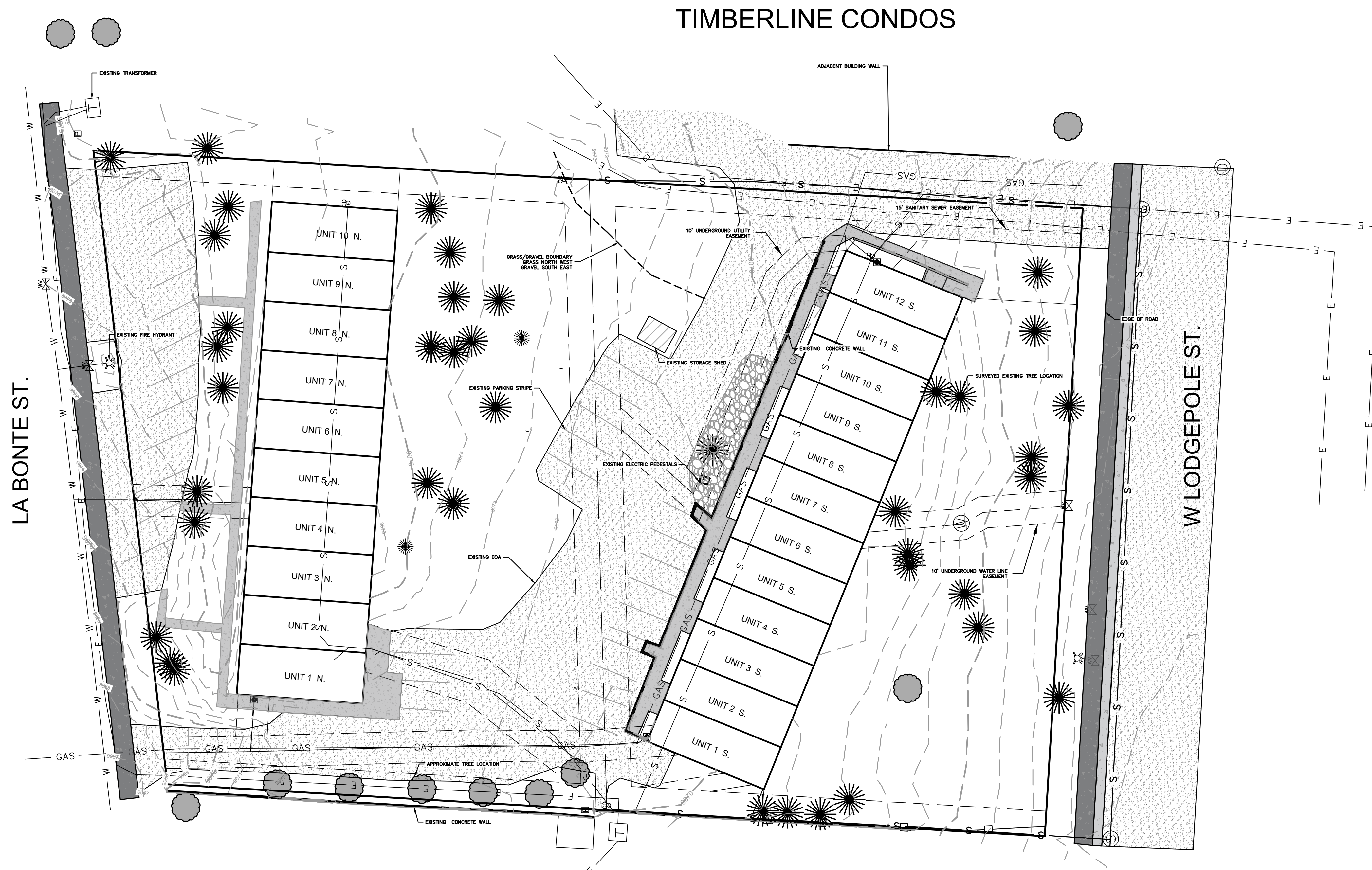
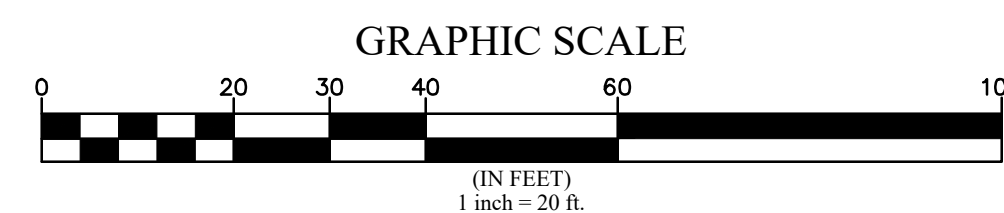


LEGEND :

- SEWER CLEANOUT 
- GAS METER 
- WATER VALVE 
- WATER MANHOLE 
- SEWER MANHOLE 
- HYDRANT 
- STORM DRAIN MANHOLE 
- COMMUNICATIONS 
- WATER SPIGOT 
- TRANSFORMER 



COEUR DU LAC CONDO



PERMIT SET

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 AVON, COLORADO
 970-748-0274

EXISTING CONDITIONS
 DILLON PINES
 DILLON COLORADO

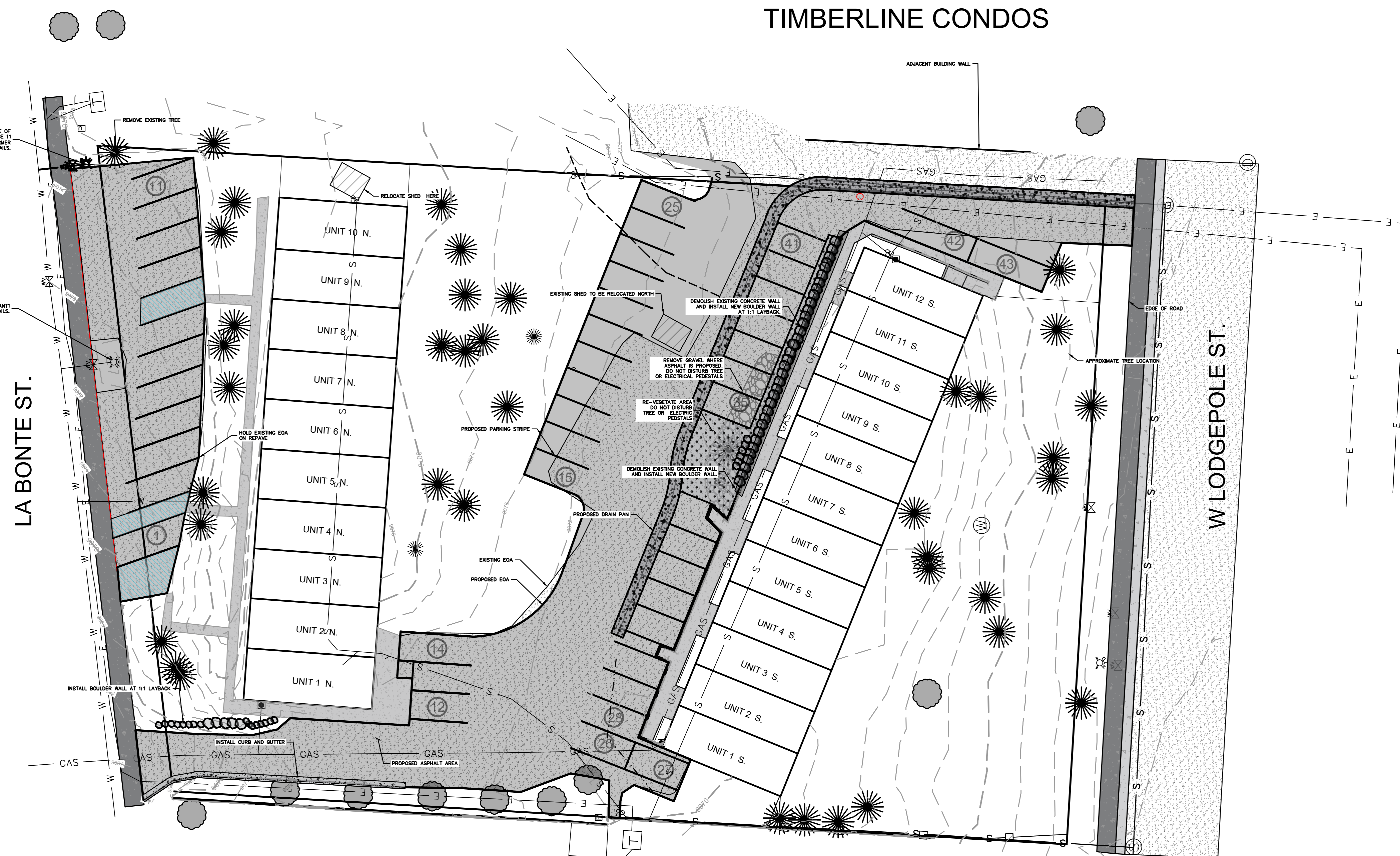
NO.	DATE	REVISIONS	BY



JOB: 25002
 DATE: 3/27/2026
 SCALE: 1" = 20'

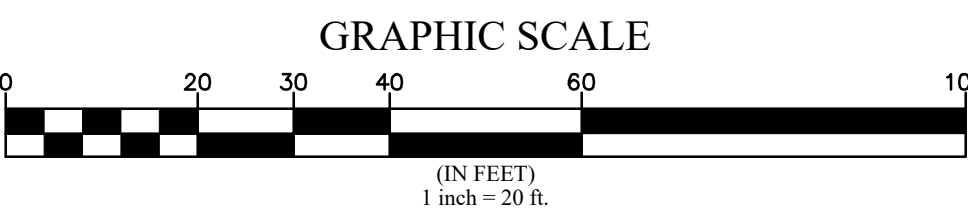
SHEET
 C-2

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TIMBERLINE CONDOS

COEUR DU LAC CONDO



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 970-748-0274

OVERALL SITE PLAN
 DILLON PINES
 DILLON COLORADO

NO.	DATE	REVISIONS	BY



JOB: 25002
 DATE: 3/27/2026
 SCALE: 1" = 20'

SHEET
 C-3

PERMIT SET

DRAWING: C:\Users\Marcin\Documents\Projects\2025\25002 - Dillon Pines\Drawings\Overall\Overall_Site_Plan.dwg

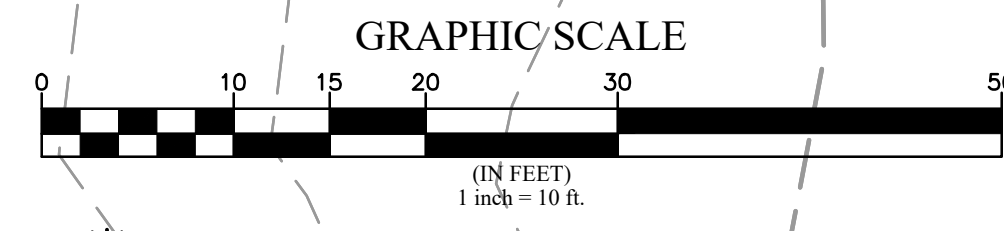


OBTAIN PERMISSION FROM OWNER, PRIOR TO GRADING ON THEIR PROPERTY

INSTALL BOULDER WALL AT 1:1 LAYBACK

INSTALL BOULDER WALL AT 1:1 LAYBACK

INSTALL CURB AND GUTTER



PERMIT SET

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AVON, COLORADO
970-748-0274

GRADING PLAN
DILLON PINES
DILLON COLORADO

NO. DATE REVISIONS BY



JOB: 25002
DATE: 3/27/2026
SCALE: 1" = 10'

SHEET
C-4

DRAWING: C:\Users\Marcin\Documents\Projects\Dillon Pines\25002 - Dillon Pines\Drawings\Grading\Grading.dwg

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970-748-0274

EROSION CONTROL PLAN
DILLON PINES
DILLON COLORADO

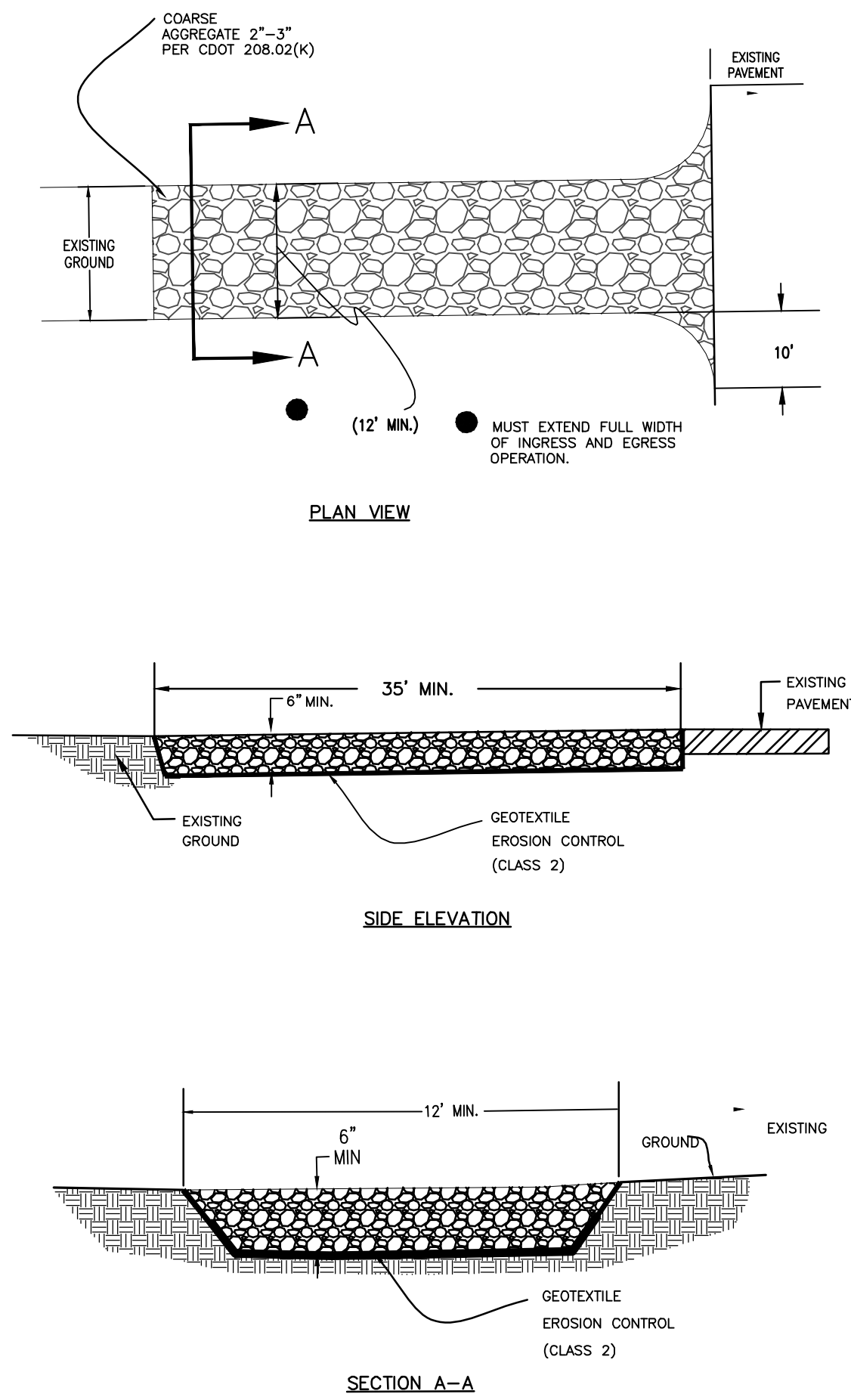
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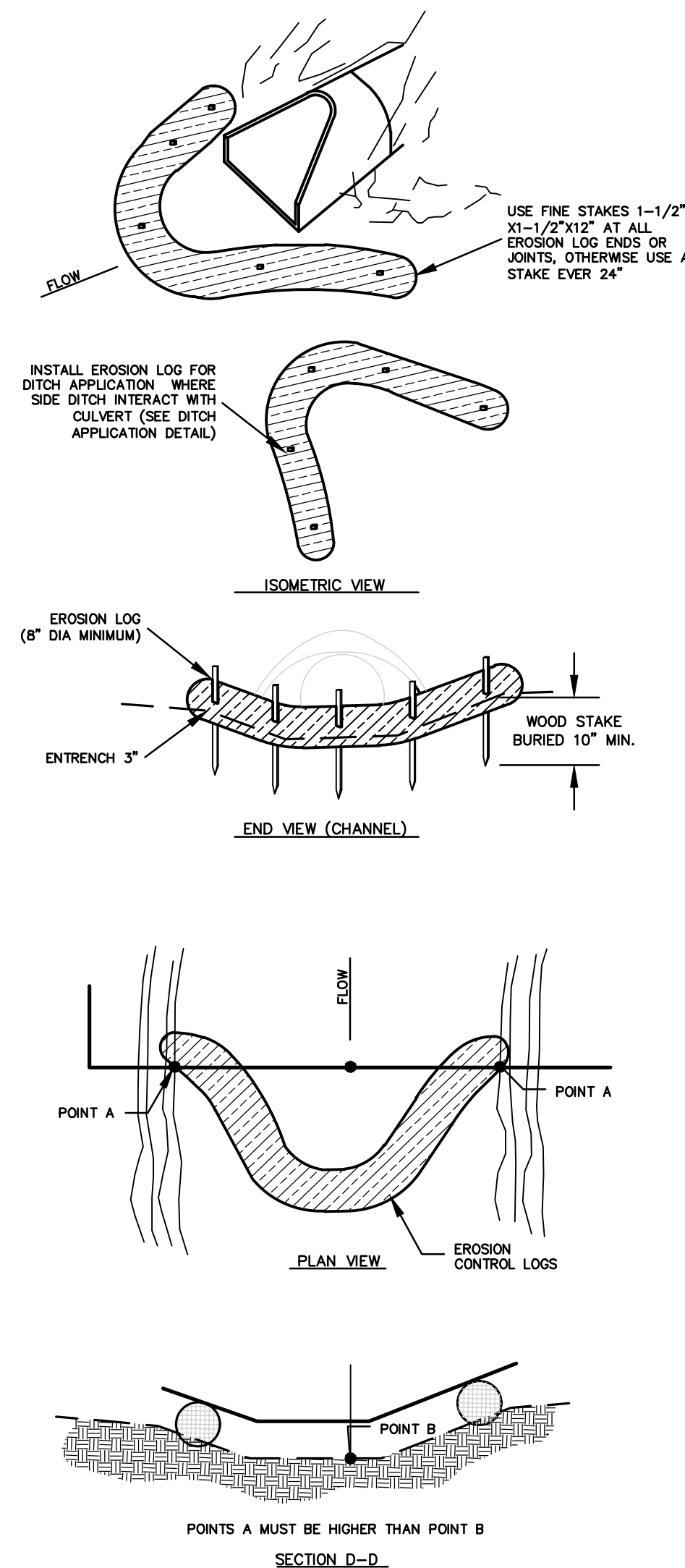
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DATE: 3/27/2026
SCALE: 1" = 10'

SHEET C-5

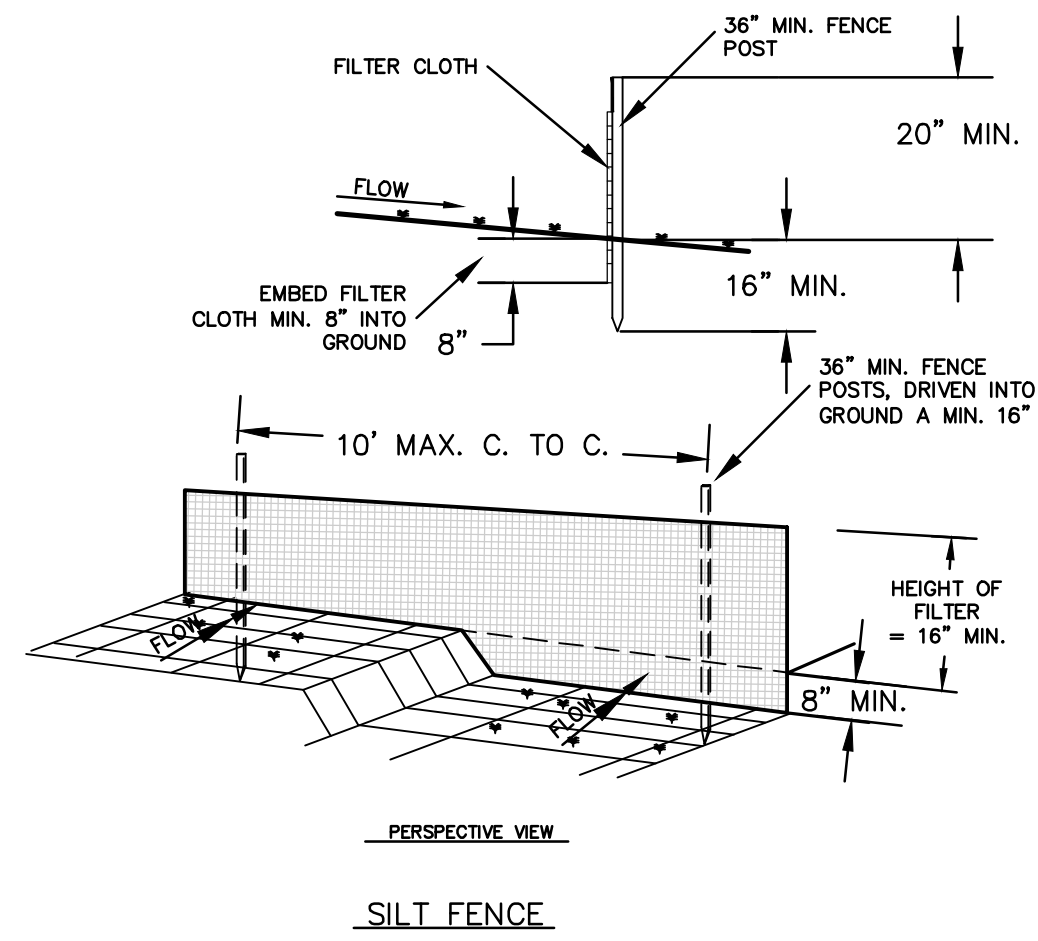
PERMIT SET



STABILIZED CONSTRUCTION ENTRY



EROSION CONTROL LOG DETAILS



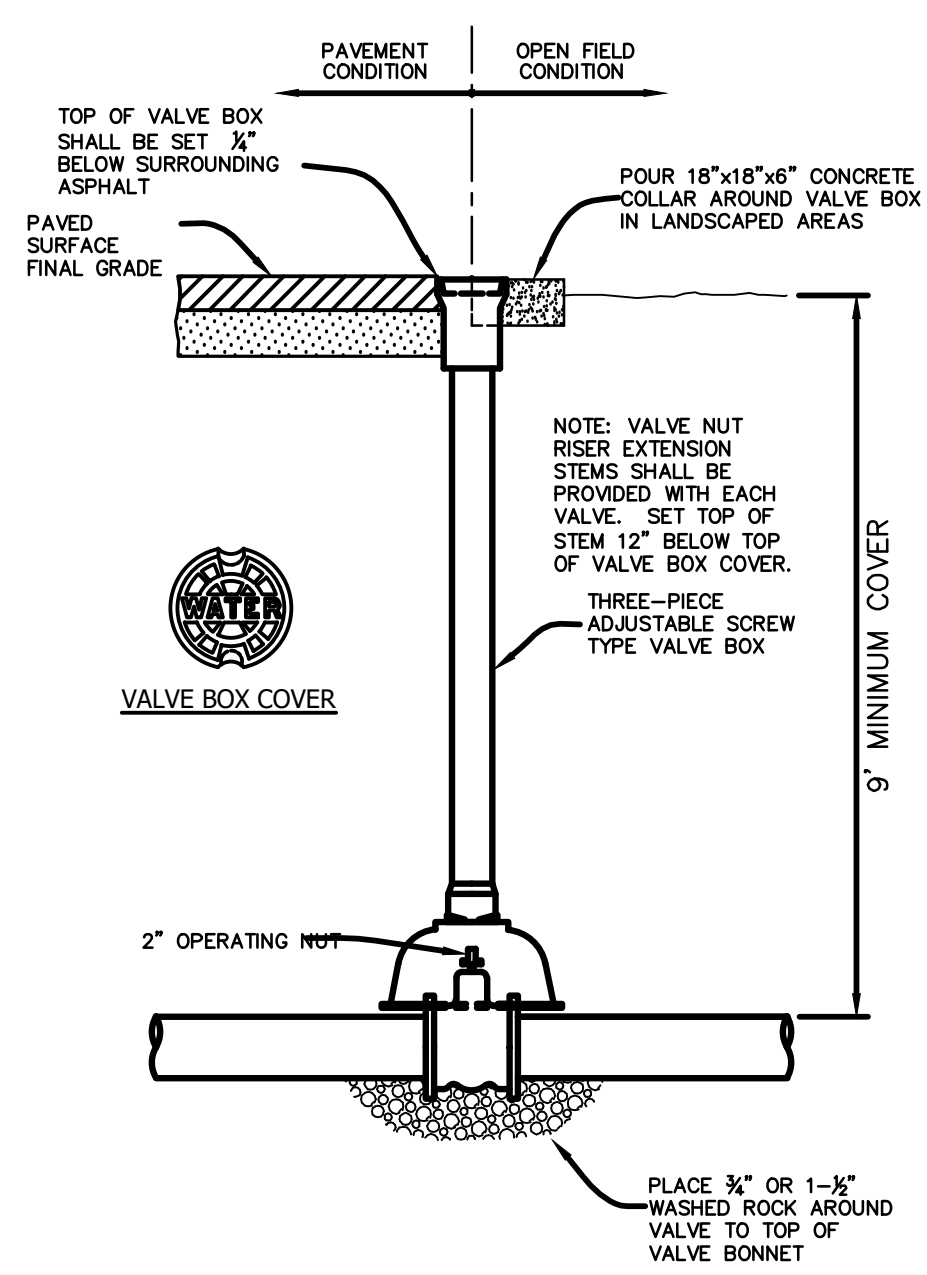
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

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.

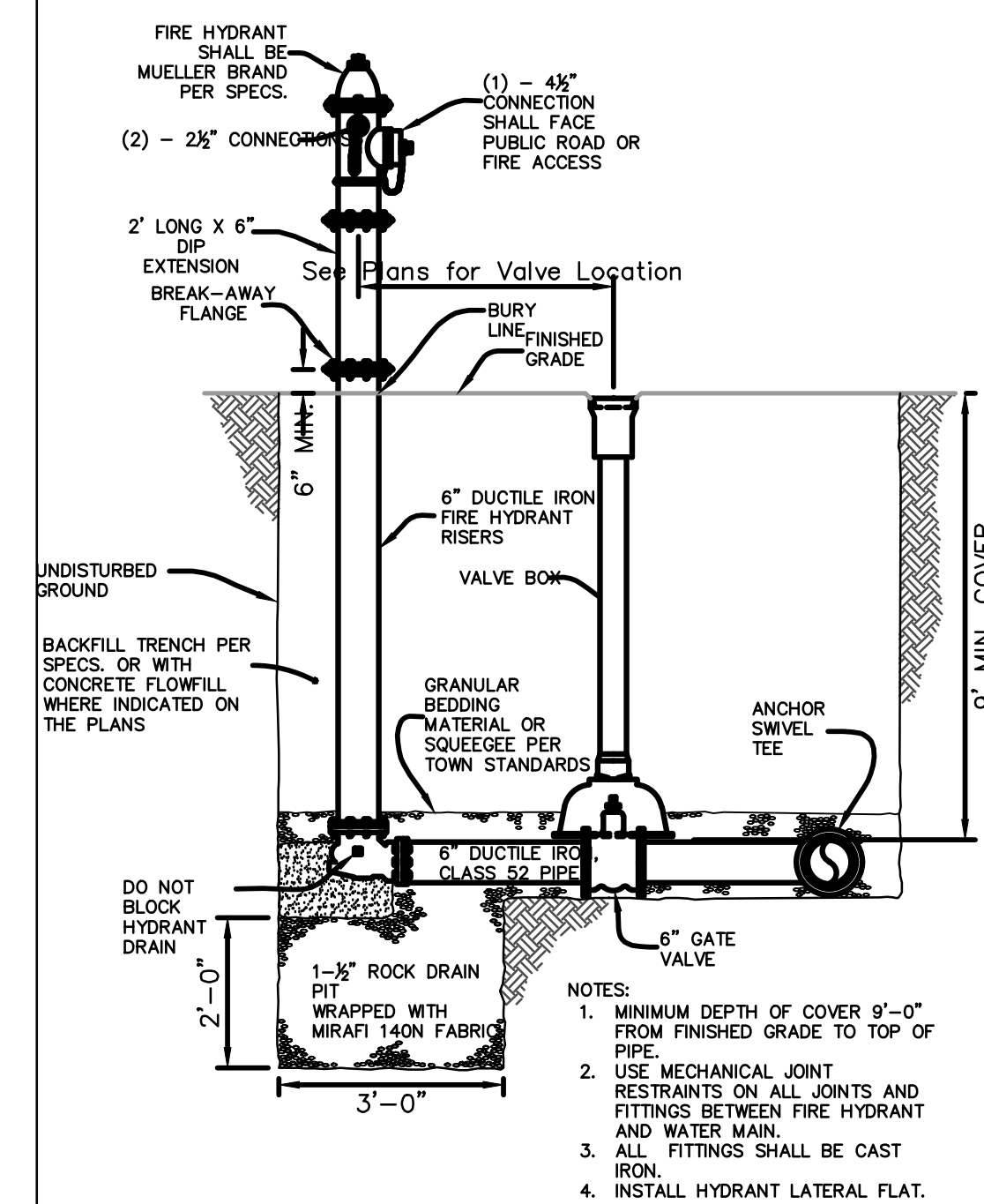
CONSTRUCTION MATERIAL

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.

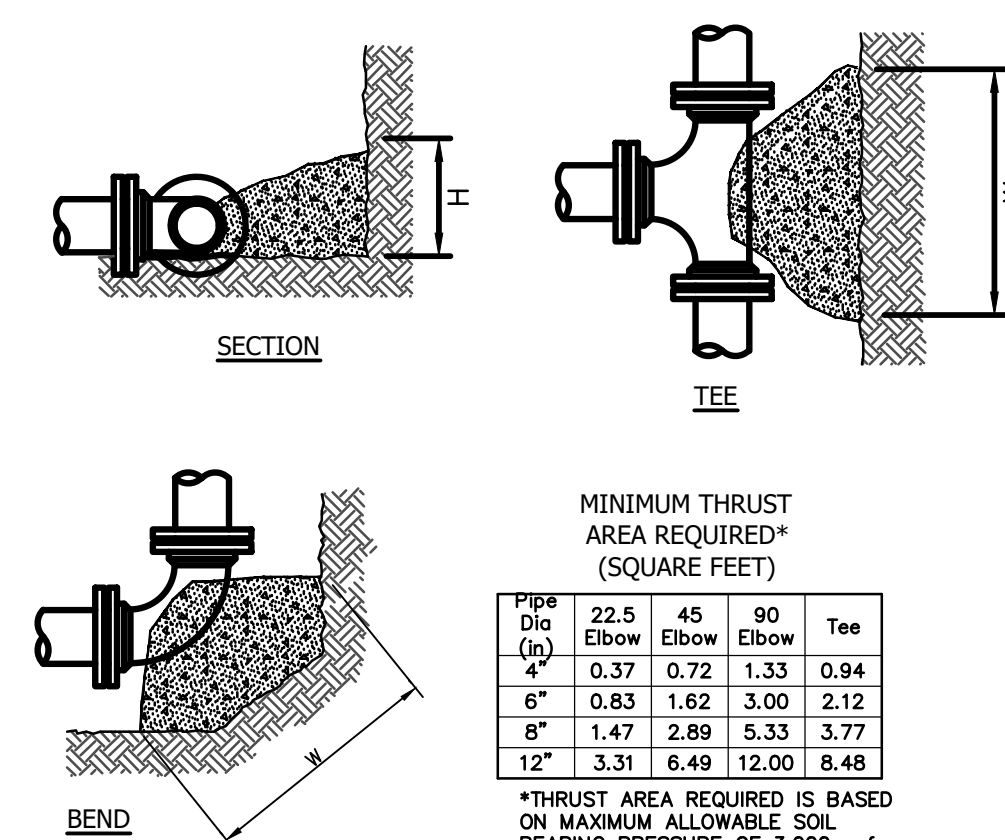
SILT FENCE DETAILS



VALVE BOX DETAILS



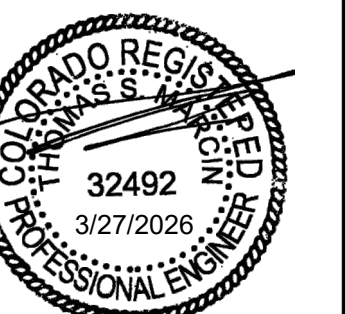
FIRE HYDRANT ASSEMBLY DETAILS

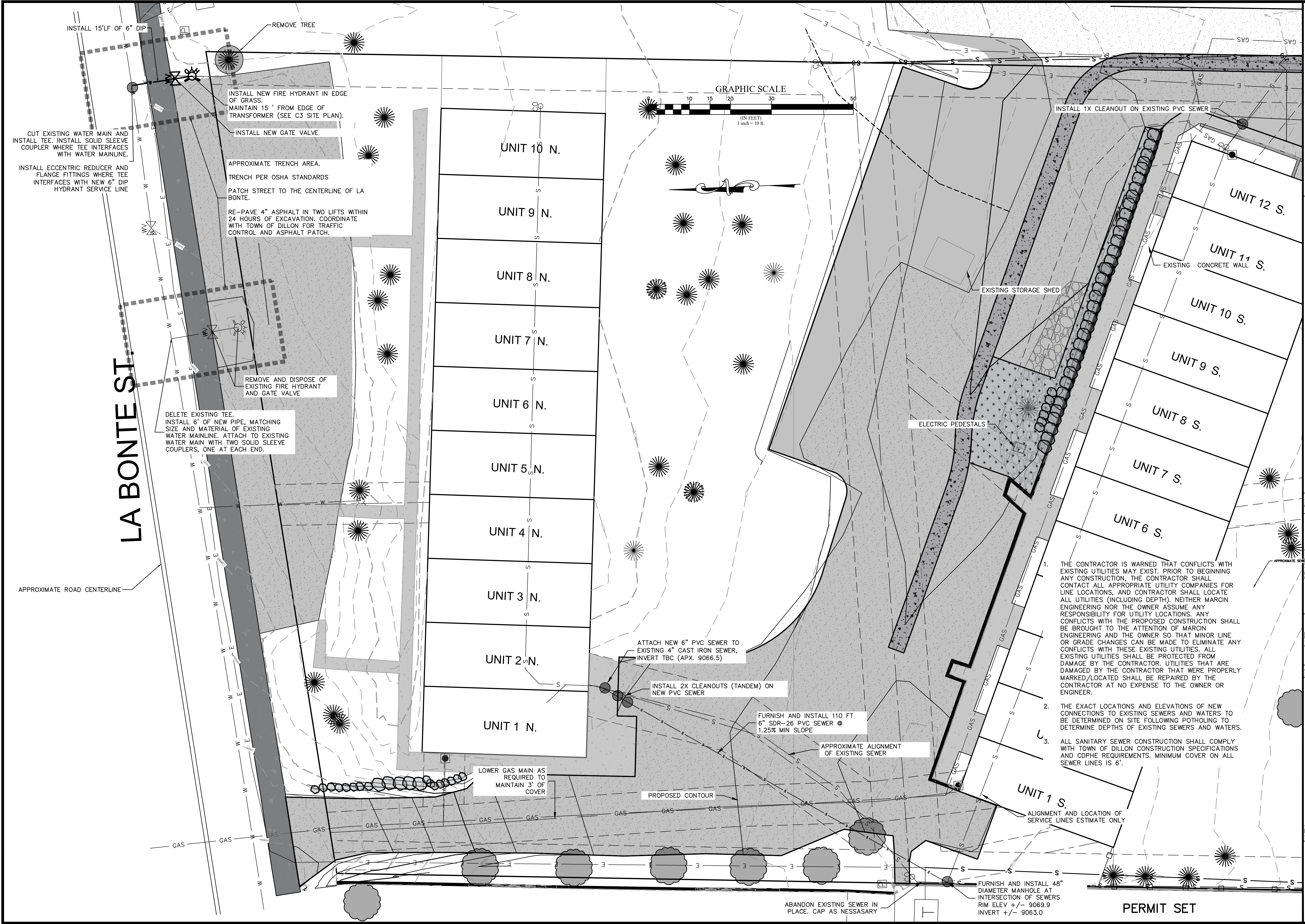


NOTES:

- 1) INSTALL IN LOCATIONS SHOWN ON PLANS.
- 2) PLACE CONCRETE AGAINST UNDISTURBED SOIL.
- 3) JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
- 4) AFTER THRUST BLOCK IS PLACED PROVIDE POLYETHYLENE BOND BREAKER.
- 5) CONCRETE SHALL NOT BE LEANER THAN 1 CEMENT, 2-1/2 SAND, 5 STONE, 0.5 WATER AND HAVE NOT LESS THAN 3000 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS.
- 6) ALL JOINTS SHALL ALSO BE MECHANICALLY RESTRAINED AT EACH FITTING JOINT AND THE NEXT ADJACENT PIPE FITTING EACH WAY.

THRUST BLOCK DETAILS





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 970-748-0274

UTILITY PLAN
 DILLON PINES
 DILLON COLORADO

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 AND WATERS TO BE DETERMINED ON SITE FOLLOWING POTHOLES TO DETERMINE DEPTHS OF EXISTING SEWERS AND WATERS.
3. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH TOWN OF DILLON CONSTRUCTION SPECIFICATIONS AND CDPHE REQUIREMENTS. MINIMUM COVER ON ALL SEWER LINES IS 6'.

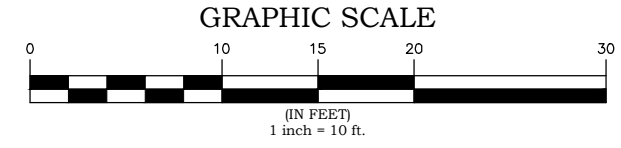


JOB: 25002
 DATE: 3/27/2026
 SCALE: 1" = 10'

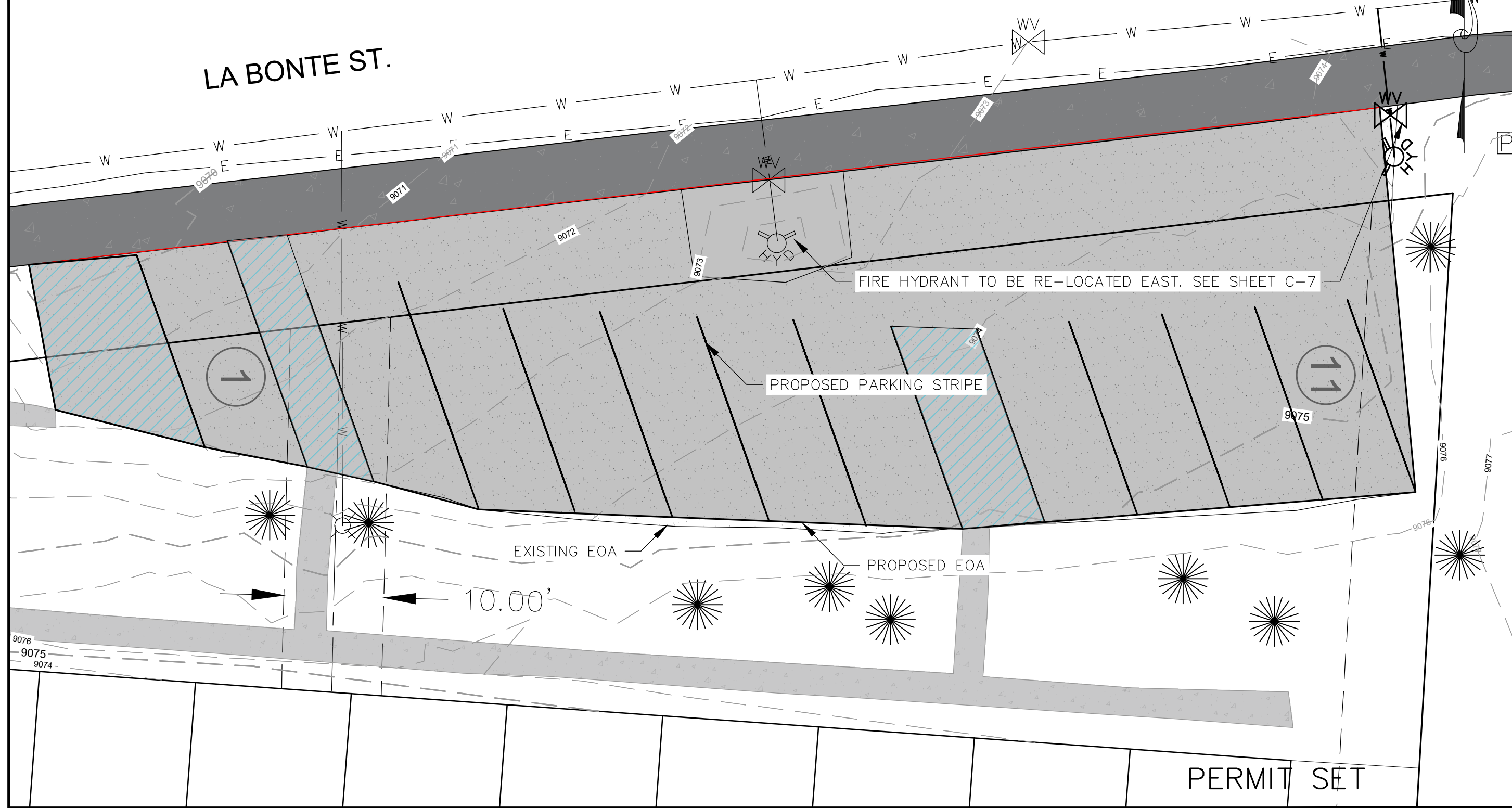
SHEET
 C-7

PERMIT SET

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LA BONTE ST.



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NORTH PARKING REPAVE
DILLON PINES
DILLON COLORADO

NO.	DATE	REVISIONS	BY

JOB: 25002
DATE: 3/27/2026
SCALE:

PERMIT SET

SHEET
C-8

DRAWING: C:\Users\marcin\Engineering\Dropbox\Projects\2025\25002 - Dillon Pines.dwg\ENG\DILLON PINES ENGINEERING C.P..dwg

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

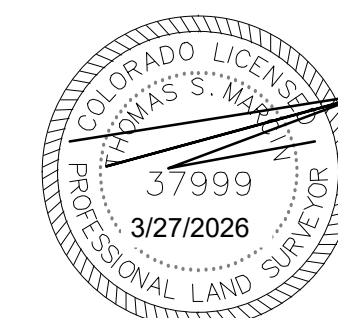
Lot 4R, Dillon Pines Townhomes, as recorded as Reception Number 1205887 on August 23, 2019 at the Office of the Clerk and Recorder, County of Summit, State of Colorado.

NOTES

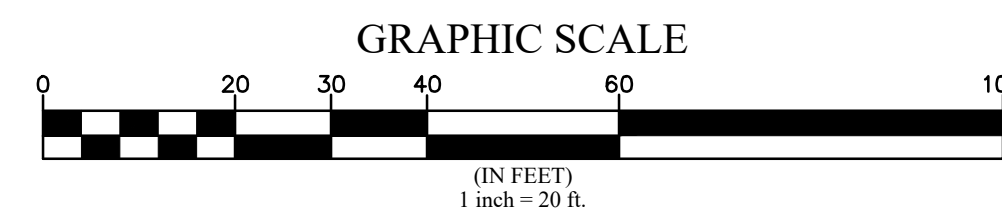
- Survey Date: October 4, 2023.
- Contour interval: 1-foot.
- All lined distances are in units of U.S. survey feet.
- Bearings are based upon the southwest and northeast corners of the subject parcel according to the above referenced plat, monumented by found rebars with blue and yellow plastic caps 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 NAVD83 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: 3/27/2026
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.