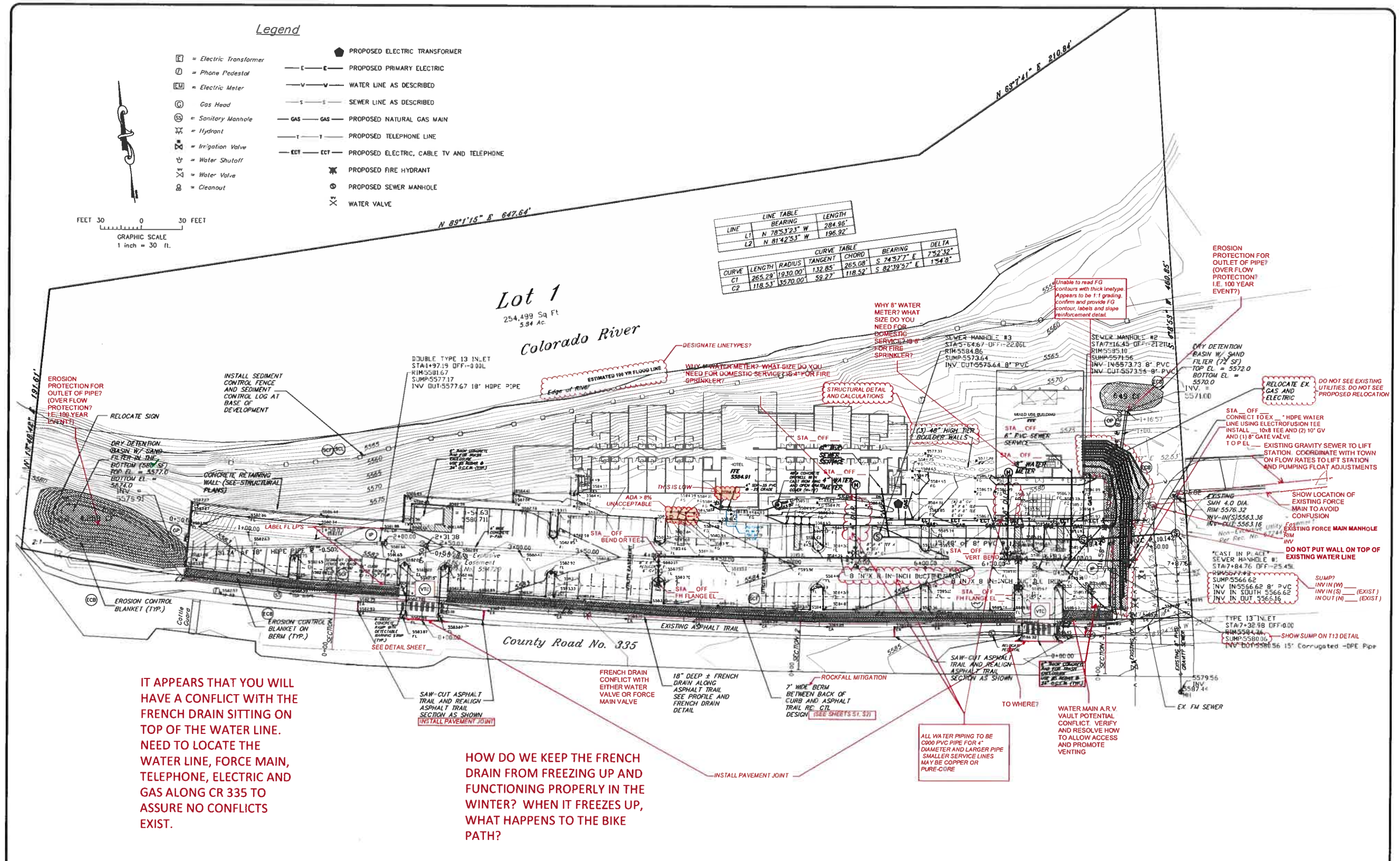
Legend

- E = Electric Transformer
- = Phone Pedestal
- EM = Electric Meter
- G = Gas Head
- SS = Sanitary Manhole
- = Hydrant
- = Irrigation Valve
- = Water Shutoff
- = Water Valve
- = Cleanout
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED PRIMARY ELECTRIC
- WATER LINE AS DESCRIBED
- SEWER LINE AS DESCRIBED
- PROPOSED NATURAL GAS MAIN
- PROPOSED TELEPHONE LINE
- PROPOSED ELECTRIC, CABLE TV AND TELEPHONE
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- WATER VALVE

FEET 30 0 30 FEET
GRAPHIC SCALE
1 inch = 30 ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 78°53'23" W	284.96'
L2	N 81°42'53" W	196.92'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	265.29'	1930.00'	132.85'	265.08'	S 74°57'7" E	7°52'32"
C2	118.53'	3570.00'	59.27'	118.52'	S 82°39'57" E	1°54'8"



IT APPEARS THAT YOU WILL HAVE A CONFLICT WITH THE FRENCH DRAIN SITTING ON TOP OF THE WATER LINE. NEED TO LOCATE THE WATER LINE, FORCE MAIN, TELEPHONE, ELECTRIC AND GAS ALONG CR 335 TO ASSURE NO CONFLICTS EXIST.

HOW DO WE KEEP THE FRENCH DRAIN FROM FREEZING UP AND FUNCTIONING PROPERLY IN THE WINTER? WHEN IT FREEZES UP, WHAT HAPPENS TO THE BIKE PATH?

DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY:	PINNACLE DESIGN CONSULTING GROUP, INC.	REVISION	DATE	DESCRIPTION	BY / CKD
CHECKED BY: H.E.B.	DATE: FOR	CONSULTING ENGINEERS ● 0805 BUCK POINT ROAD CARBONDALE, CO 81623 ● (970) 963-2170 pinnacledesign@soprisnet				

COAL SEAM LLC

LOT 1 HIGHWAY P.U.D. – 7051 COUNTY ROAD 335
GRADING, DRAINAGE, EROSION CONTROL AND UTILITY PLAN

SCALE:	JOB NO:	DATE:
1" = 30'	2024.11	10-29-25

SHEET NO: C2