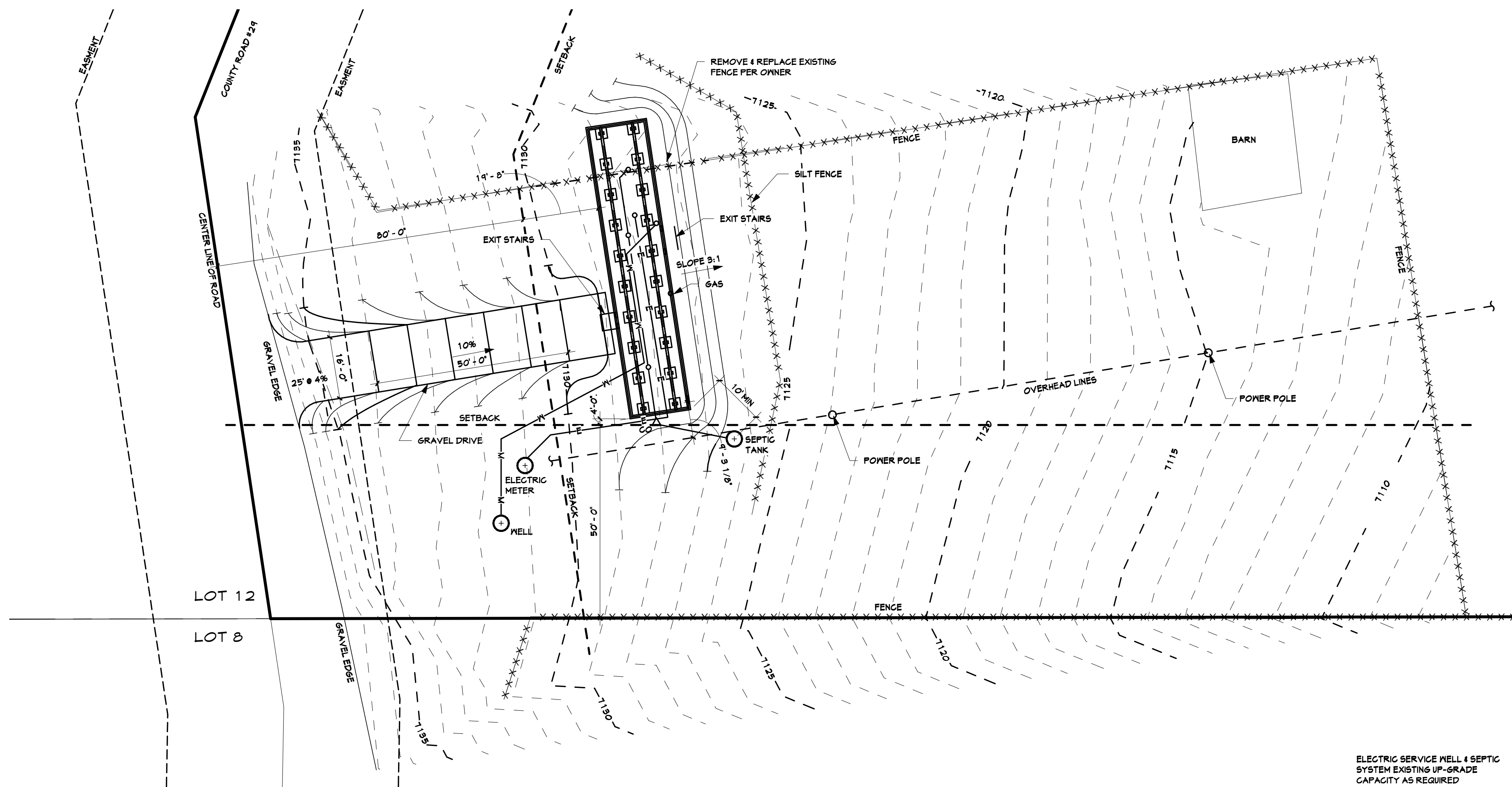
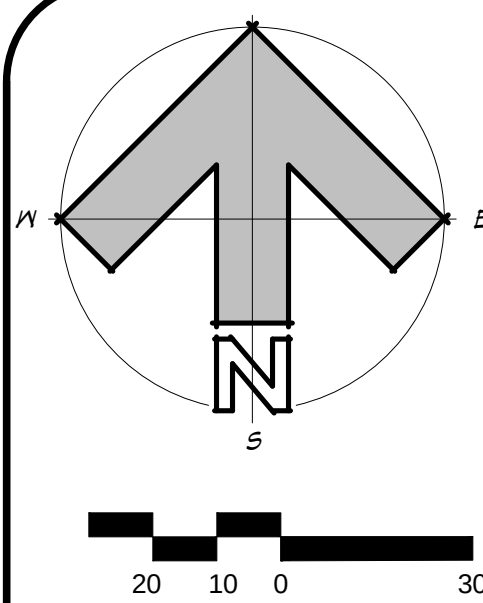


11/19/2019 9:01:02 PM H:\proj\Luckys\Managers\180255con1.rvt



1 SITE PLAN DETAIL
1" = 20'-0"

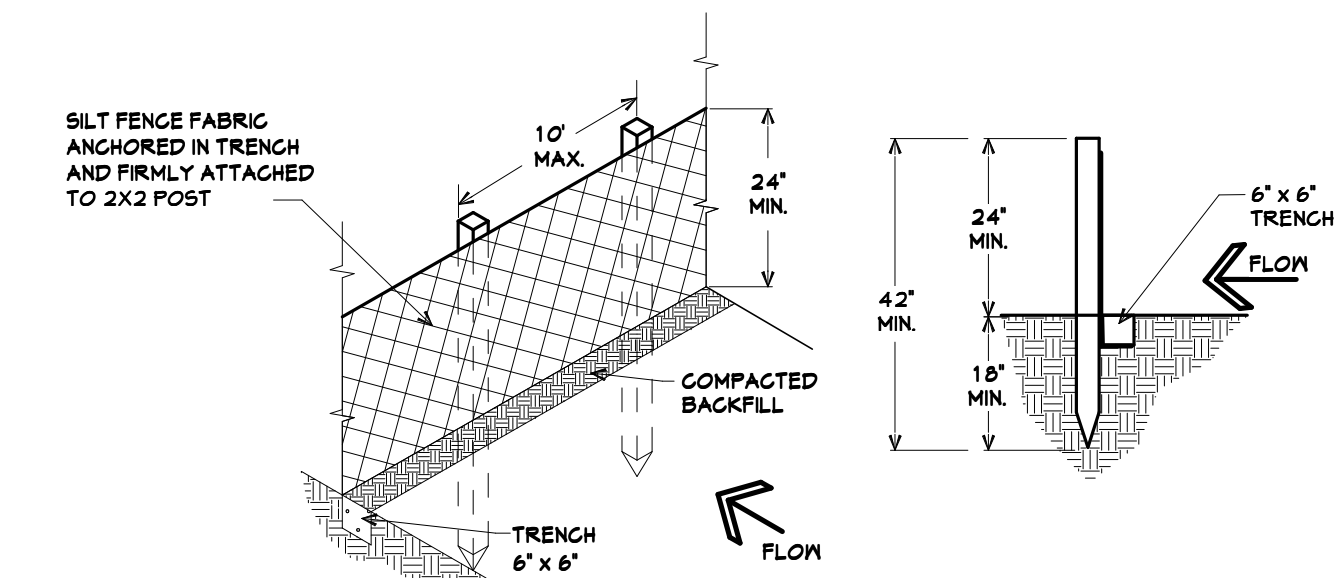
DIMENSIONAL STANDARDS

LOT AREA 9,410,266.8 SF 316.03AC

NOTES:

- ALL DISTURBED AREAS TO BE REVEGETATED
- GRADE AWAY FROM HOUSE @ 3:1 SLOPE
- ALL CUT/FILL SLOPES ARE 3:1 MAX UNLESS OTHERWISE NOTED
- SEDIMENT CONTROL DEVICES (MATTLES OR SILT FENCE) TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY
- THERE ARE NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS OR PONDS WITHIN 50' OF THE PROPOSED STRUCTURE

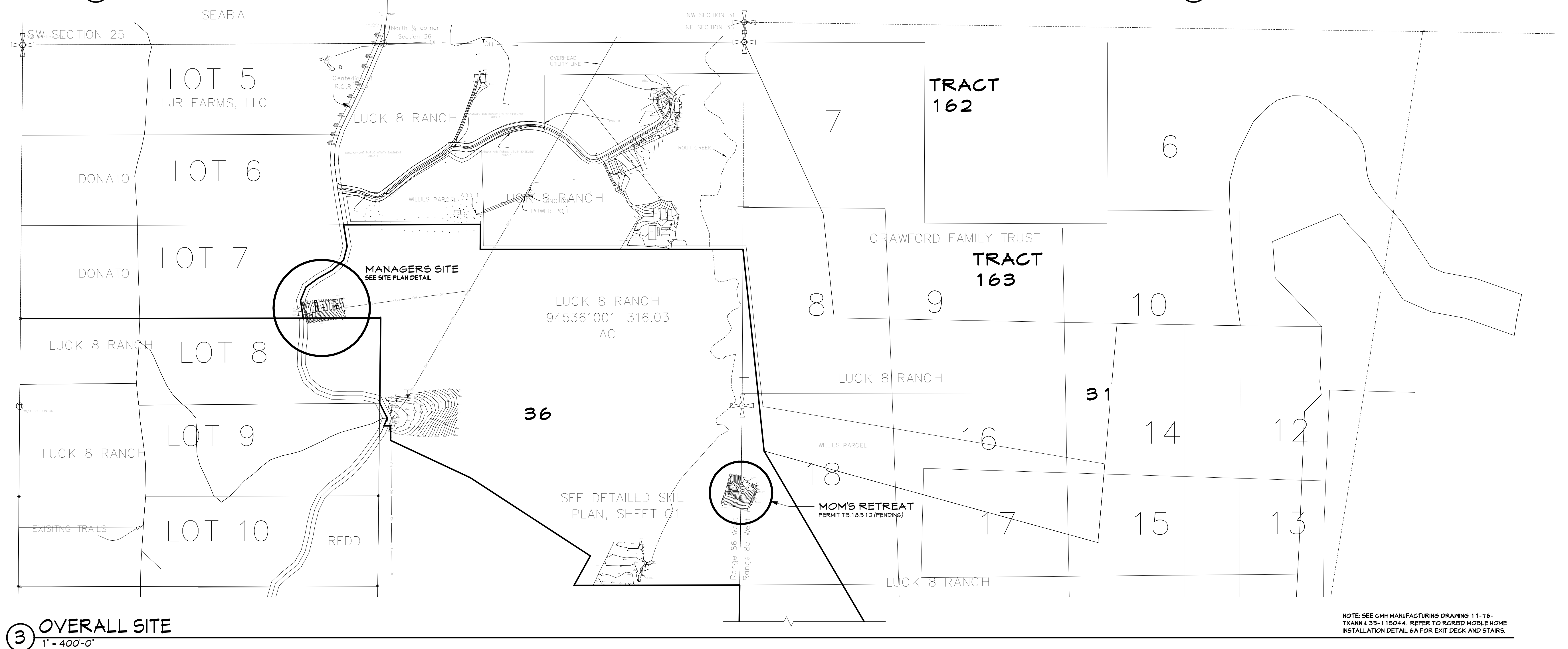
ZONED: AF
SETBACKS: 80' FRONTAGE, 50' SIDE & REAR
PARCEL ID#: 945361001
STREET ADDRESS: 25850 TOBIANO TRAIL
LEGAL DESCRIPTION: LOT 12, PT OF LOTS 9, 9-11, 13 & 14 SEC 7-4-85; PT OF LOT 17 SEC 12-4-86; PT OF LOTS 8, 18 & 19 SEC 31-5-85, TRS IN S2NE4, N25E4, PT OF LOT 11N TROUT CK VALLEY SUBD SEC 36-5-86



ELECTRIC SERVICE WELL & SEPTIC SYSTEM EXISTING UP-GRADE CAPACITY AS REQUIRED
REMOVE ALL TOP SOIL AND ORGANICS WITHIN BUILDING FOOTPRINT

2 SILT FENCE
1" = 1'-0"

MATTLES MAY BE SUBSTITUTED IF INSTALLED PER MANUFACTURERS INSTRUCTIONS



3 OVERALL SITE
1" = 400'-0"

NOTE: SEE CMH MANUFACTURING DRAWING 11-16-
TXANN 435-115044. REFER TO RCRBD MOBILE HOME
INSTALLATION DETAIL 6A FOR EXIT DECK AND STAIRS.

DRAFTING SERVICE INC.
P.O. BOX 174121
426 OAK STREET
STEAMBOAT SPRINGS COLORADO
970.874.1129
FAX 970.874.8709
JAKES@SPRINGSIPS.COM



"STRUCTURE ONLY"

SITE PLAN FOR
the LUCKY 8 RANCH - MANAGER
23475 TOBIANO TRAIL
ROUTT COUNTY CO. 80477
OWNER/CONTRACTOR (970) 846-5592

Job # 180255
File 180255C10
Date 9NOV18
Drawn VNM
Checked JMH
Reid 9NOV18
Rev'd

Sheet Number

C1

SHEET 1 OF 3