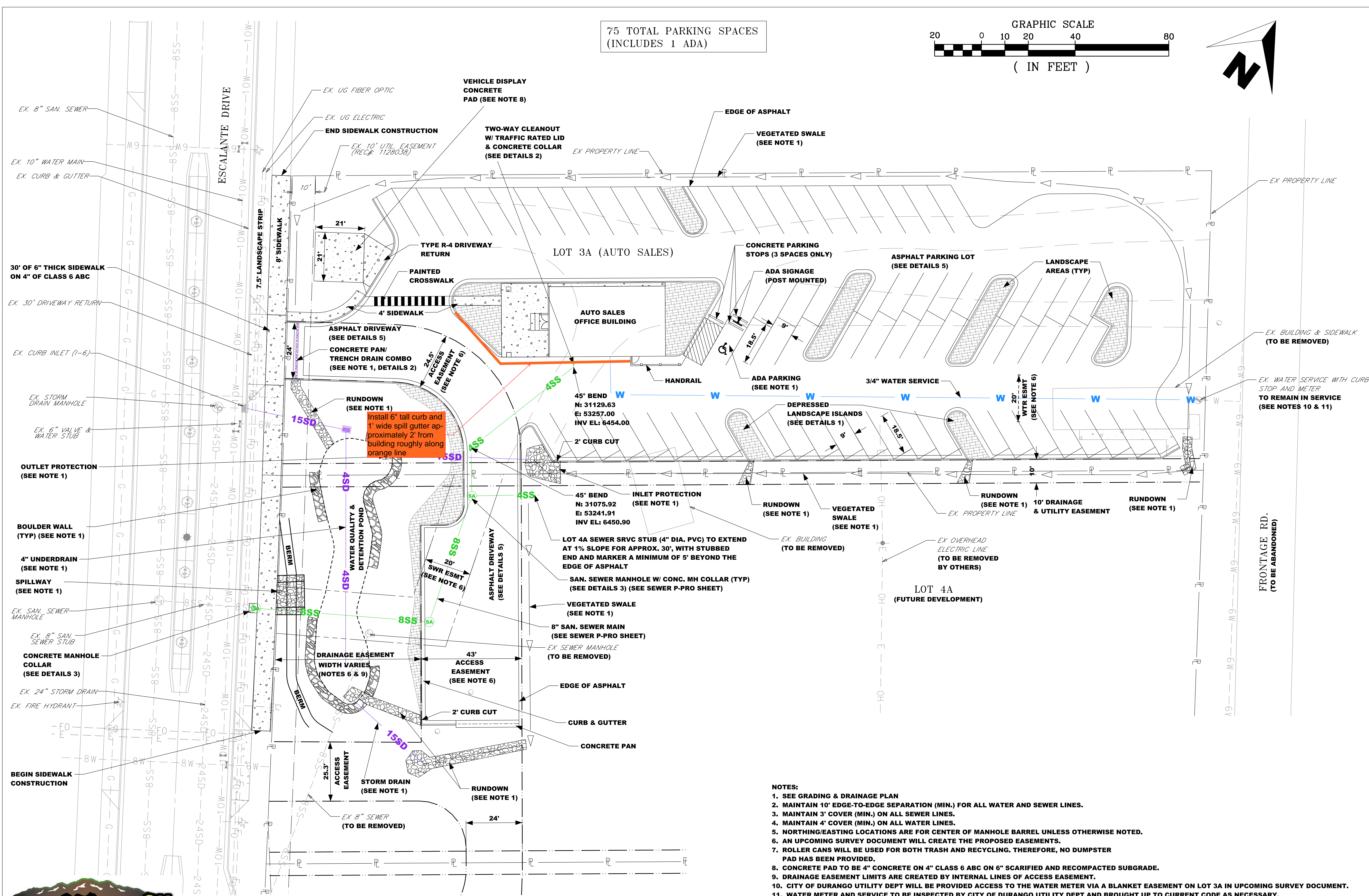
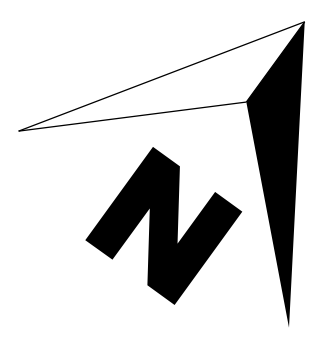
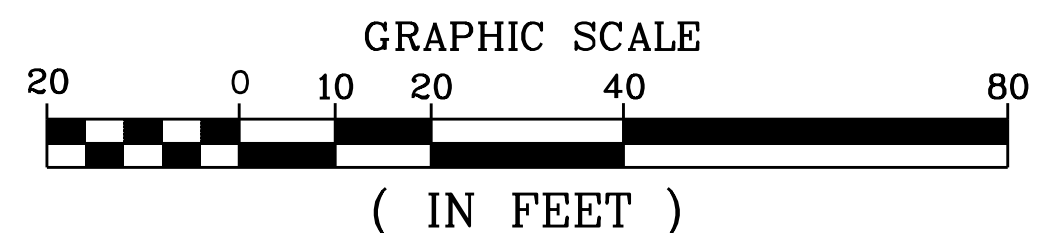


75 TOTAL PARKING SPACES  
(INCLUDES 1 ADA)



**SHEET**  
**2 OF 10**

150 Rockpoint Drive  
Suite F  
Durango, CO 81301  
970-403-5088

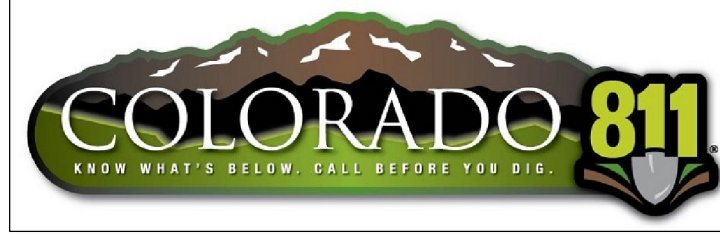


**SAN JUAN DURANGO INC.  
LOT 3A - AUTO SALES  
ESCALANTE DRIVE  
DURANGO, CO  
SITE & UTILITY PLAN**

Date: 7-19-2018  
Drawn By: BC  
Checked By: SDP  
Revisions:



- NOTES:**
- SEE GRADING & DRAINAGE PLAN
  - MAINTAIN 10" EDGE-TO-EDGE SEPARATION (MIN.) FOR ALL WATER AND SEWER LINES.
  - MAINTAIN 3" COVER (MIN.) ON ALL SEWER LINES.
  - MAINTAIN 4" COVER (MIN.) ON ALL WATER LINES.
  - NORTHING/EASTING LOCATIONS ARE FOR CENTER OF MANHOLE BARREL UNLESS OTHERWISE NOTED.
  - AN UPCOMING SURVEY DOCUMENT WILL CREATE THE PROPOSED EASEMENTS.
  - ROLLER CANS WILL BE USED FOR BOTH TRASH AND RECYCLING. THEREFORE, NO DUMPSTER PAD HAS BEEN PROVIDED.
  - CONCRETE PAD TO BE 4" CONCRETE ON 4" CLASS 6 ABC ON 6" SCARIFIED AND RECOMPACTED SUBGRADE.
  - DRAINAGE EASEMENT LIMITS ARE CREATED BY INTERNAL LINES OF ACCESS EASEMENT.
  - CITY OF DURANGO UTILITY DEPT WILL BE PROVIDED ACCESS TO THE WATER METER VIA A BLANKET EASEMENT ON LOT 3A IN UPCOMING SURVEY DOCUMENT.
  - WATER METER AND SERVICE TO BE INSPECTED BY CITY OF DURANGO UTILITY DEPT AND BROUGHT UP TO CURRENT CODE AS NECESSARY.



File Path: