

D:\DROPPBOX (DROPPBOX)\PROJECT FILES\15.001-VILLAGE AT COTTON RANCH\PLANS\PHASE 2\C2.0 SITE PLAN



NOTES:

- EXISTING PARCEL B SHALL BE SUB-DIVIDED DURING REPEAT TO PLACE FLOODPLAIN IN ITS OWN PARCEL.
- APPROXIMATE FLOODPLAIN AS SHOWN IS PROPOSED BASED UPON CHANNELIZATION OF GYPSUM CREEK AND REVISED FLOW RATES. FEMA'S CONDITIONAL LETTER OF MAP REVISION (COMR) AND LETTER OF MAP REVISION (LOMR) PROCESSES ARE ONGOING AS OF 10/30/15 TO OFFICIALLY REVISE THE FLOODPLAIN.

**VILLAS AT
COTTON RANCH**
PHASE 2 - PARCELS A & B
GYPSUM, COLORADO

**YARNELL CONSULTING &
CIVIL DESIGN, LLC**
P.O. BOX 3901, EAGLE, COLORADO 81631
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NO.	ISSUE / REVISION	DATE	NAME
16.	EST. #6	7/5/17	JULY
17.	SITE PLAN REVISIONS	8/29/17	JULY
18.	PHASE 3 DRB SUBMITTAL	11/1/17	JULY
19.	GOLF COURSE IMPROVEMENTS	1/3/18	JULY
20.	EST. #7	3/5/18	JULY

DESIGN BY: J. YARNELL	DATE: 3/31/2018
DRAWN BY: J. YARNELL	
REVIEWED BY: J. YARNELL	
PROJECT NO.: 15.001	

SHEET TITLE	SITE PLAN
SHEET NO.	C2.0

