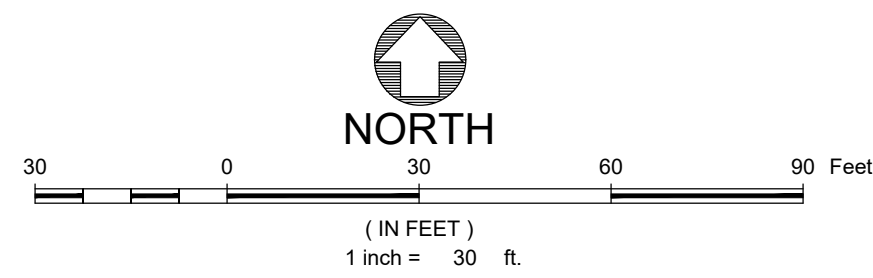


C.100: Additional pedestrian control needed here. Instead of a sidewalk closed-only solution, we should direct pedestrians to an accessible route(s). Perhaps a sidewalk closed sign along the arc of the sidewalk Southeast of Lot E, and a redirection sign to the trail along the Yampa, where they can exit off the east end onto 3rd St., is this a viable route during this time of the year, based on peak flow rates of the Yampa at this location, that trail is most likely not ADA accessible, will that sidewalk on 3rd St. still viable with the construction on Lot C1 and Lot B? Regardless, an alternative route needs to be considered for pedestrians at this location.



- Inlet Protection
- Site fence
- Silt fence
- Dumpsters
- Construction Trailer
- Sanolets

RIVERVIEW SITE B & E

STEAMBOAT SPRINGS, CO

SITE PLAN LEGEND:

| | |
|---|--|
| CENTERLINE | |
| BUILDING | |
| ROOF LINE/OVERHANG | |
| DECK | |
| WALL | |
| FENCE | |
| MAJOR CONTOUR | |
| MINOR CONTOUR | |
| ASPHALT | |
| CONCRETE | |
| GRAVEL | |
| SIGN | |
| DITCH/SWALE | |
| CULVERT W/ END SECTIONS | |
| STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET | |

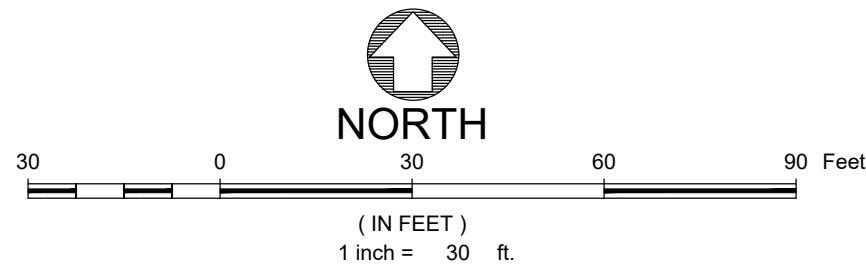
- NOTES:**
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 911 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
 - ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, PARCEL ID NUMBERS AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
 - PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
 - CONTOUR INTERVAL = 1 FOOT
 - SNOW REMOVAL IS THE RESPONSIBILITY OF THE DOWNTOWN RIVERVIEW METRO DISTRICT AND WILL BE HAULED OFFSITE AS REQUIRED.

Issue Dates:

| DATE | DESCRIPTION |
|------------|--------------------------------|
| 09/08/2023 | DEVELOPMENT PLAN |
| 11/16/2023 | DEVELOPMENT PLAN 2ND SUBMITTAL |

Sheet Title
CIVIL SITE PLAN

Sheet No.
C.100



RIVERVIEW SITE B & E STEAMBOAT SPRINGS, CO

SITE PLAN LEGEND:

| | |
|---|--|
| CENTERLINE | |
| BUILDING | |
| ROOF LINE/OVERHANG | |
| DECK | |
| WALL | |
| FENCE | |
| MAJOR CONTOUR | |
| MINOR CONTOUR | |
| ASPHALT | |
| CONCRETE | |
| GRAVEL | |
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