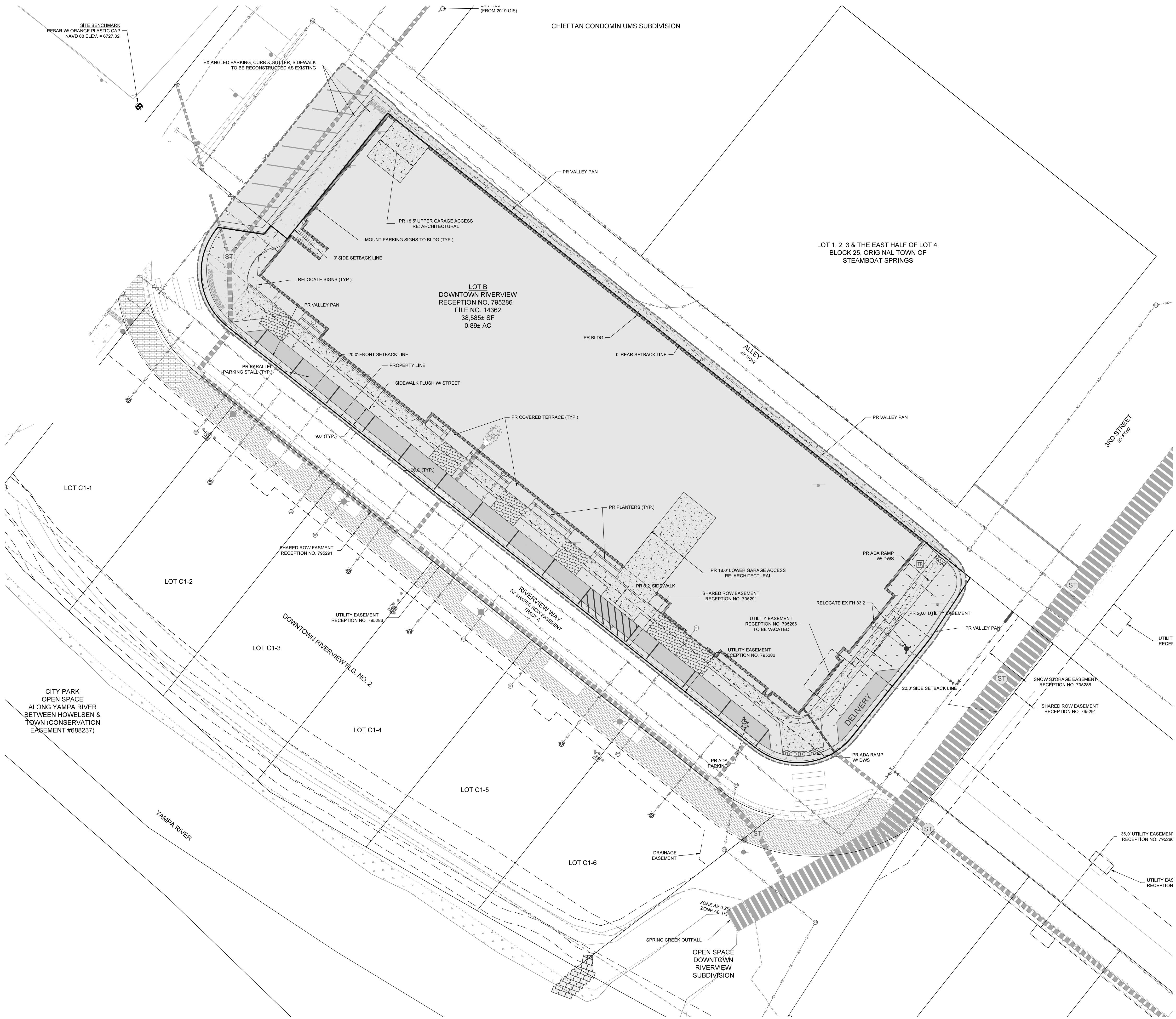


RIVERVIEW SITE B & E STEAMBOAT SPRINGS, CO

Issue Dates:

DATE	DESCRIPTION
9/01/2023	SCHEMATIC DESIGN
9/08/2023	DEVELOPMENT PLAN

Sheet Title
LOT B PHASING PLAN

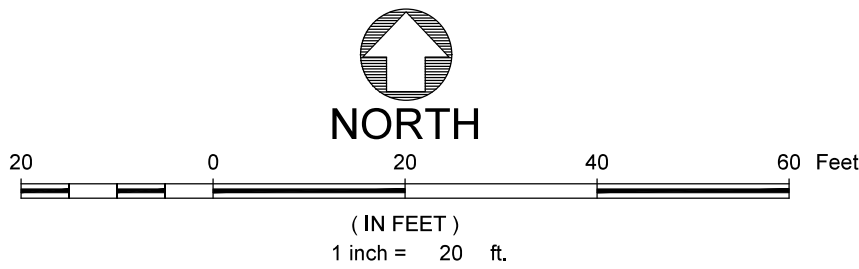
Sheet No. **C.400**

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 HEREIN ARE IN U.S. SURVEY FEET.
2. 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 THE UTILITY OWNERS, ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING LOCATIONS OF UNDERGROUND IMPROVEMENTS SHALL BE USED TO PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY SHALL BE PROVIDED BY THE UTILITY OWNERS OR BY A QUALIFIED 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.
3. ALL REFERENCES HEREIN TO BOOKS, PAGES, FILES, PARCEL ID NUMBERS AND SECTION AND RANGE ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF REPLY COUNTY, COLORADO.
4. PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 8727.32 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS83) AS SHOWN HEREON.
5. CONTOUR INTERVAL = 1 FOOT



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	
SGN	
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-HOULING 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

Issue Dates:

DATE	DESCRIPTION
09/01/2023	SCHEMATIC DESIGN
09/08/2023	DEVELOPMENT PLAN

Sheet Title
LOT E PHASING PLAN

Sheet No.
C.401