# THE PROPOSED LOTS 1 AND 2, THUNDERHEAD SUBDIVISION

FORMERLY KNOWN AS THE THUNDERHEAD PARCELS AND LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D LOCATED IN THE SECTION 22, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

MAJESTIC REALTY CO

141 9TH STREET

(970) 870-9494

(970) 879-0819

**CIVIL ENGINEER** 

141 9TH STREET

(970) 871-9494

(970) 871-9494

C/O LANDMARK CONSULTANTS, INC

STEAMBOAT ARCHITECTURAL ASSOC.

STEAMBOAT SPRINGS, CO 80487

ATTN: ERIK GRIEPENTROG, P.E.

345 LINCOLN AVE, SUITE 200

STEAMBOAT SPRINGS, CO 80487

ATTN: WILLLIAM J. RANGITSCH

LANDMARK CONSULTANTS, INC.

STEAMBOAT SPRINGS, CO 80487

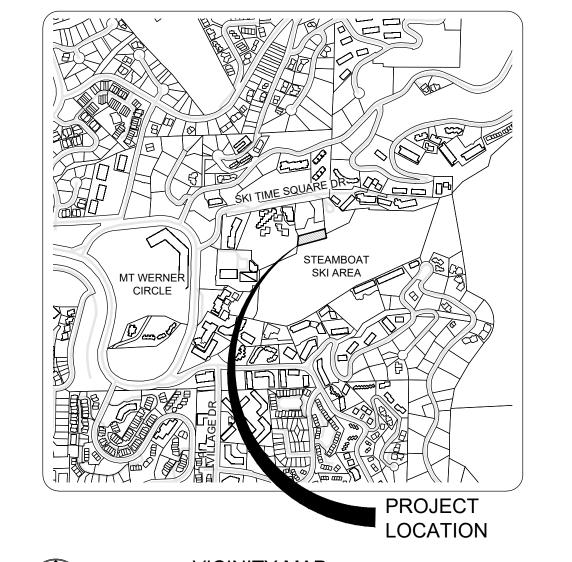
ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR LANDMARK CONSULTANTS, INC.

STEAMBOAT SPRINGS, CO 80487

**Planning Department Approved Plan Set** 01/08/2025 kdouglas

**City of Steamboat Springs** 





PROJECT TEAM:



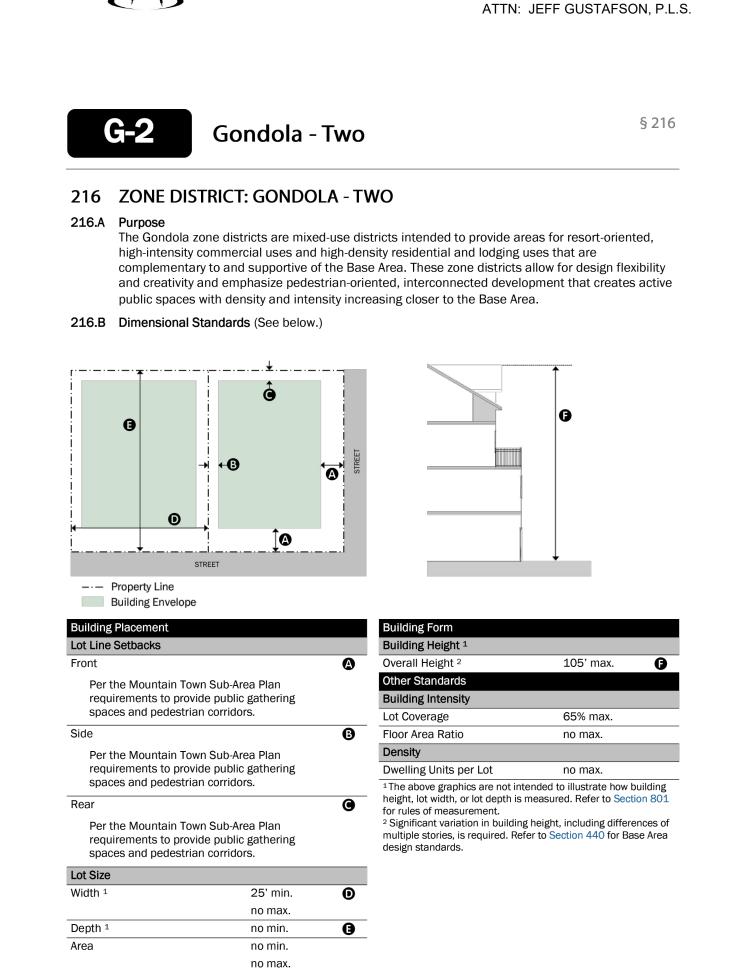
# **UTILITY CONTACT LIST:**

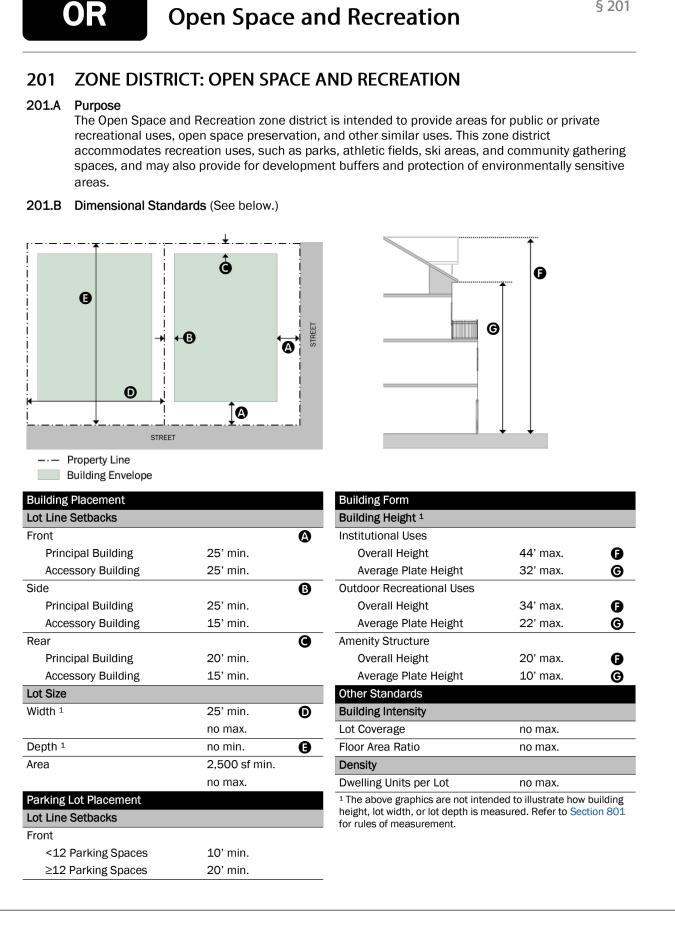
UTILITY COMPANY  CITY PUBLIC WORKS  MT. WERNER WATER  YAMPA VALLEY ELECTRIC ASSOC.  ATMOS ENERGY  CENTURY LINK	CONTACT  EMRICK SOLTIS, P.E.  FRANK ALFONE  LARRY BALL  DON CRANE  JASON SHARPE	PHONE NUMBER (970) 871.8271 (970) 879.2424 (970) 871.2282 (970) 879.3223 (970) 328.8290
		` ,

ITHIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

## SHEET INDEX

C.001	-	COVER SHEET	
C.003	-	<b>EXISTING CONDITIONS</b>	MAI
C.004	-	<b>EXISTING CONDITIONS</b>	MAF
C 100	_	SITE PLAN	





CALL UTILITY NOTIFICATION CENTER OF Know what's **below**. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF

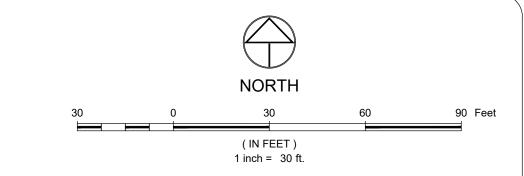
in the employ of Landmark Consultants, Inc.

REVIEW

SET

SHEET

C.001



## EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
PROPERTY MONUMENT AS NOTED	•
[TC15] = REFERENCE TO TITLE COMMITMENT. SEE NOTE 2	[TC15]
EASEMENT SHOWN BASED ON PREVIOUS SURVEY INFORMATION (SEE NOTE 2)	FROM PREVIOUS
LIMITS OF FLOOD ZONE AE (SEE NOTE 5)	
BUILDING	L , , , , , , , , , , , , , , , , , , ,
WALL	·/-///////////////////////////////////
FENCE	x x x x x
MAJOR CONTOUR	6800
MINOR CONTOUR	
ASPHALT	
CONCRETE	
CONCRETE CURB W/ PAN	· · · · · · · · · · · · · · · · · · ·
BRICK PAVERS	
GRAVEL	
ROCK/ BOULDERS/ RIP RAP	
WETLANDS (SEE NOTE 13)	$\forall$ $\forall$ $\forall$
SIGN	8
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	\$ xs&xsxsxs
SEPTIC TANK LID AND VENT PIPE	w (SL) (XP)
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER	₩
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	☆ ⊗ P ↔
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	$XG \longrightarrow XG \longrightarrow$
CABLE LINE MARKER, VAULT AND PEDESTAL	C XTV XTV XTV XTV XTV XTV
	FO
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	T XIO XIO ES XIO XIO
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	XT—XT—XT—XT—XT—XT—XT—
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	XE-XE-XE-XE-XE-XE-XE-XE
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	XE B XGEN
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET	☆ ◆☆ ◆ XTR
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE	Ф_хон—хон—хон—хон
EDGE OF WATER	
ORDINARY HIGH WATER MARK (SEE NOTE 13)	
DITCH/SWALE	· · ·
STORM SEWER SCALED TO PIPE DIMENSION LOCATION FOR INFORMATION ONLY	
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	

- THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
- LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30031079, COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. EASEMENTS NOTED "FROM PREVIOUS" ARE SHOWN BASED ON PREVIOUS SURVEYING PERFORMED IN THE AREA BY LANDMARK CONSULTANTS, INC. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
- BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68 ,2636559.05 AND A SCALE FACTOR OF
- UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
- FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY
- SITE BENCHMARK: A SET #5 REBAR WITH ORANGE PLASTIC CAP HAVING AN ELEVATION OF 6963.78 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- CONTOUR INTERVAL = 1 FEET

CONIFEROUS AND DECIDUOUS TREE

(SCALED TO APPROXIMATE DRIPLINE)

CONIFEROUS AND DECIDUOUS SHRUB

(SCALED TO APPROXIMATE DRIPLINE)

- 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 811 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 POTHOLING 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 AND RECEPTION NUMBERS ARE TO
- PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- 10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2023.

PROVIDED BY A WETLANDS SUBCONSULTANT.

11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.

SEE SHEET C.004 FOR OVERALL EXISTING CONDITIONS EXHIBIT

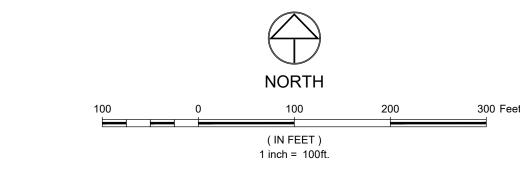
- 12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER
- RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST. 13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS

PROPERTY DESCRIPTION: THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 816590 IN THE ROUTT COUNTY RECORDS; COUNTY OF ROUTT, STATE OF COLORADO.

TIONS

SHEET

C.003

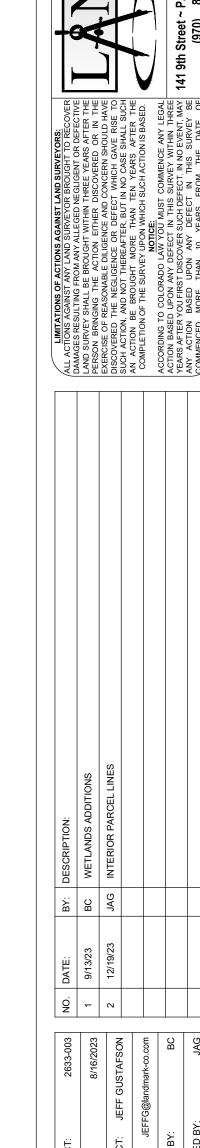


### **EXISTING CONDITIONS LEGEND:**

ADJACENT PROPERTY BOUNDARY	
EASEMENT	
PROPERTY MONUMENT AS NOTED	lacktriangle
[TC15] = REFERENCE TO TITLE COMMITMENT. SEE NOTE 2	[TC15]
EASEMENT SHOWN BASED ON PREVIOUS SURVEY INFORMATION (SEE NOTE 2)	FROM PREVIOUS
LIMITS OF FLOOD ZONE AE (SEE NOTE 5)	
BUILDING	k
WALL	
FENCE	x x x x
MAJOR CONTOUR	<b></b> 6800 <b></b>
MINOR CONTOUR	
ASPHALT	
CONCRETE	
CONCRETE CURB W/ PAN	* A * A *
BRICK PAVERS	
GRAVEL	
ROCK/ BOULDERS/ RIP RAP	2020202020
WETLANDS (SEE NOTE 13)	$\forall$ $\forall$ $\forall$
SIGN	
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	\$ xs&sxs&sxs
SEPTIC TANK LID AND VENT PIPE	(S) (XP)
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER	w
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	❤ ⊗ ® ∞
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	G XG———————————————————————————————————
CABLE LINE MARKER, VAULT AND PEDESTAL	C
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	FO
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ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	XE_XE_XE_XE_XE_XE_XE_XE_XE
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	XE 8 XGEN
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET	☆
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE	Ф_хон—хон—хон—хон—
EDGE OF WATER	
ORDINARY HIGH WATER MARK (SEE NOTE 13)	
DITCH/SWALE	· ·
STORM SEWER SCALED TO PIPE DIMENSION LOCATION FOR INFORMATION ONLY	
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	
STUMP, BOULDER AND IRRIGATION VALVE BOX	PT O
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	
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SZ

SHEET C.004

(SCALE: 1"=40')

Zoning Thu

Site

SET

SHEET

C.100