

STEAMBOAT AIRPARK PRELIMINARY PLAT

LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE N ¹/₂ SECTION 1, TOWNSHIP 6 NORTH AND S ¹/₂ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

PROJECT OWNER:

STEAMBOAT SPRINGS AIRPARK, LLC., BEING THE OWNER OF THE LAND DESCRIBED AS FOLLOWS: LOT 1, WEST ACRES RANCH SUBDIVISION ACCORDING TO THE FINAL PLAT AS RECORDED BY FINAL PLAT NO. 13835 AT RECEPTION NO. 671836 ON MARCH 21, 2008 LOCATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 6 NORTH AND SOUTH 1/2 OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

SIGNED: _____ BY _____ AS _____ OF
STEAMBOAT SPRINGS AIRPARK, LLC

PRELIMINARY PLAT DESIGNER:

THIS PRELIMINARY PLAT WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING FOR AND ON BEHALF OF STEAMBOAT SPRINGS AIRPARK, LLC.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

THE DIRECTOR OF PLANNING SERVICES OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, DOES HEREBY AUTHORIZE AND APPROVE THIS ZONING AMENDMENT OF THE ABOVE SUBDIVISION THIS _____ DAY OF _____, A.D. 2022.

REBECCA BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

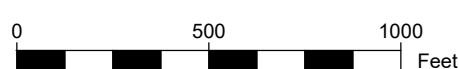
CITY OF STEAMBOAT SPRINGS CONDITIONS OF APPROVAL

THE FOLLOWING CONDITIONS OF APPROVAL ARE REQUIRED BY THE _____ FOR PRELIMINARY PLAT OF WEST ACRES RANCH SUBDIVISION EXEMPTION

- 1.
- 2.



VICINITY MAP



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ABBREVIATIONS:

| | | | |
|------|------------------------|------|--------------------------------|
| AP | ANGLE POINT | INV | INVERT |
| APR | APPROXIMATE | LF | LINEAL FEET |
| A | ASPHALT | LP | LOW POINT |
| BFF | BASEMENT FINISH FLOOR | MAX | MAXIMUM |
| BOW | BOTTOM OF WALL | MIN | MINIMUM |
| BVC | BEGIN VERTICAL CURVE | NG | NATURAL GROUND |
| BW | BACK OF WALK | O/S | OFFSET |
| C | CURB | PC | POINT OF CURVATURE |
| CC | CURB CUT | PED | PEDESTAL |
| CG | CURB AND GUTTER | PI | POINT OF INTERSECTION |
| CL | CENTERLINE | PL | PROPERTY LINE |
| CMP | CORRUGATED METAL PIPE | PR | PROPOSED |
| C/O | CLEAN OUT | PT | POINT |
| CONC | CONCRETE | PTV | POINT OF VERTICAL CURVE |
| CNR | CORNER | PVC | POLYVINYL CHLORIDE PIPE |
| CR | CURB RETURN | PVI | POINT OF VERTICAL INTERSECTION |
| CS | CURB STOP | RD | ROAD |
| D | DEPTH | R | RADIUS |
| DI | DRAIN INLET | ROW | RIGHT-OF-WAY |
| DIP | DUCTILE IRON PIPE | RW | RETAINING WALL |
| DMH | DRAINAGE MANHOLE | SQFT | SQUARE FEET |
| DRN | DRAIN | SMH | SEWER MANHOLE |
| DT | DITCH | SS | SANITARY SEWER |
| DW | DRIVEWAY | STA | STATION |
| EG | EXISTING GRADE | SW | SIDEWALK |
| EL | ELEVATION | TB | THRUST BLOCK |
| EW | EDGE OF WALK | TBC | TOP BACK OF CURB |
| EX | EXISTING | TBR | TO BE REMOVED |
| FES | FLARED END SECTION | TBW | TOP BACK OF WALK |
| FFE | FINISH FLOOR ELEVATION | TEL | TELEPHONE |
| FG | FINISH GRADE | TOP | TOP OF PIPE |
| FH | FIRE HYDRANT | TOW | TOP OF WALL |
| FL | FLOW LINE | TYP | TYPICAL |
| FT | FOOT OR FEET | VOL | VOLUME |
| G | GRAVEL | VP | VALLEY PAN |
| GB | GRADE BREAK | W | WIDTH |
| HC | HANDICAP RAMP | WL | WATERLINE |
| HP | HIGH POINT | W/ | WITH |
| IN | INLET | | |

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: SCOTT FLOWERS 970-871-2282

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970-879-3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: KELLY MCCLERNON 970-328-8288

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH 970-870-2683

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987

PROJECT CONTACT LIST

PROJECT OWNER

STEAMBOAT SPRINGS AIRPARK, LLC (785) 845-3709
ATTN: BOB ZIBELL
27582 Silver Spur St
Steamboat Springs, CO 80487

CIVIL ENGINEER AND SURVEYOR


FOUR POINTS SURVEYING AND ENGINEERING
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80477

ATTN: WALTER MAGILL (970) 871-6772
MATTHEW MCLEOD (248) 444-3268

UTILITY NOTIFICATION CENTER OF COLORADO

CALL 2 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES (800) 922-1987
ATTN: N/A

| PRELIMINARY PLAT PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING | No. | DATE | REVISIONS | INT |
|---|-----|-----------|-----------------------|-----|
| DATE: 4/22/2022 | 1 | 3/13/2023 | DRT REVIEW & RESPONSE | MDM |
| JOB #: 1670-001 | | | | |
| DRAWN BY: WNM/MDM | | | | |
| DESIGN BY: WNM/MDM | | | | |
| REVIEW BY: FPSE | | | | |
| <small>IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.</small> | | | | |



Four Points Surveying & Engineering
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(970)-871-6772
matthew@fourpointsse.com

C1

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 1

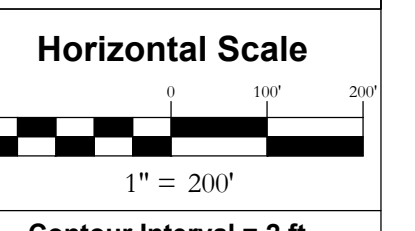
A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT
LOCATED IN THE NORTH 1/2 OF SECTION 1, TOWNSHIP 6 NORTH RANGE 85
WEST OF THE 6TH P.M., AND THE SOUTH 1/2 OF SECTION 36, TOWNSHIP 7
NORTH, RANGE 85 WEST OF THE 6TH P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



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(970)-871-6772
walterm@fourpointssurveying.com

| No. | DATE | REVISIONS | |
|-----|-----------|-----------|-----------------------|
| | | DATE | DESCRIPTION |
| 1 | 3/15/2022 | | DRT REVIEW & RESPONSE |

**Steamboat Airpark
Subdivision, Filing No. 1**
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 3/15/2022
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

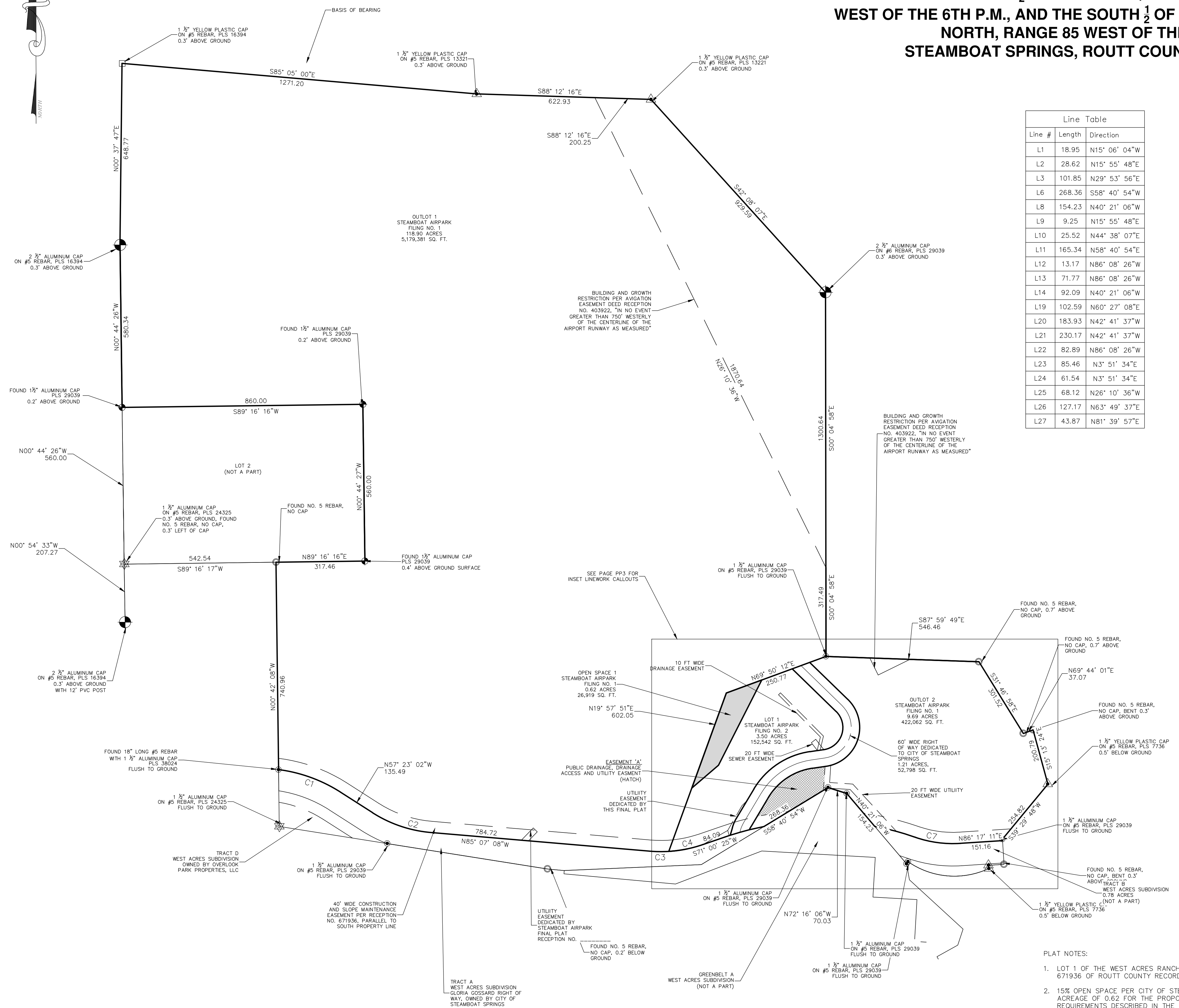
PRELIMINARY PLAT 1
 DRAWING:

SHEET #
PP2

| Curve Table | | | | | |
|-------------|--------|---------|------------|---------------|--------|
| Curve # | Length | Radius | Delta | Chord Length | |
| C1 | 237.68 | 540.00 | 251°3'07" | N69° 59' 33"W | 235.77 |
| C2 | 222.67 | 460.00 | 27°44'06" | S71° 15' 05"E | 220.50 |
| C3 | 67.48 | 460.00 | 8°24'17" | S89° 19' 18"E | 67.42 |
| C4 | 124.19 | 460.00 | 15°28'06" | N78° 44' 28"E | 123.81 |
| C5 | 36.50 | 140.00 | 14°56'22" | S23° 23' 59"W | 36.40 |
| C6 | 69.67 | 1040.00 | 3°50'18" | N73° 00' 26"W | 69.66 |
| C7 | 161.90 | 410.00 | 22°37'29" | S82° 24' 02"E | 160.85 |
| C8 | 15.48 | 1040.00 | 0°51'10" | S71° 26' 00"W | 15.48 |
| C10 | 4.31 | 1040.00 | 0°14'14" | S71° 58' 42"W | 4.31 |
| C11 | 67.49 | 460.00 | 8°24'22" | N82° 16' 22"E | 67.43 |
| C12 | 35.71 | 1040.00 | 1°58'03" | S73° 04' 51"W | 35.71 |
| C13 | 35.55 | 1040.00 | 1°57'31" | S75° 02' 38"W | 35.55 |
| C14 | 35.55 | 1040.00 | 1°57'31" | S75° 02' 38"W | 35.55 |
| C15 | 52.94 | 1040.00 | 2°55'00" | S77° 28' 53"W | 52.94 |
| C16 | 11.84 | 80.00 | 8°28'48" | S26° 37' 46"W | 11.83 |
| C17 | 28.68 | 110.00 | 14°56'22" | S23° 23' 59"W | 28.60 |
| C18 | 248.24 | 280.00 | 50°47'46" | S56° 16' 04"W | 240.19 |
| C19 | 221.64 | 250.00 | 50°47'46" | S56° 16' 04"W | 214.45 |
| C20 | 195.04 | 220.00 | 50°47'46" | S56° 16' 04"W | 188.72 |
| C21 | 0.61 | 80.00 | 0°26'03" | N81° 26' 56"E | 0.61 |
| C22 | 177.39 | 80.00 | 127°02'51" | N17° 42' 29"E | 143.22 |
| C23 | 16.92 | 140.00 | 6°55'22" | N78° 12' 16"E | 16.91 |
| C24 | 244.75 | 110.00 | 127°28'53" | N17° 55' 30"E | 197.30 |
| C25 | 294.46 | 140.00 | 120°30'29" | N14° 29' 20"E | 243.11 |
| C26 | 37.01 | 1040.00 | 2°02'21" | N78° 06' 01"W | 37.01 |
| C27 | 39.10 | 1040.00 | 2°09'16" | N76° 00' 13"W | 39.10 |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 18.95 | N15° 06' 04"W |
| L2 | 28.62 | N15° 55' 48"E |
| L3 | 101.85 | N29° 53' 56"E |
| L6 | 268.36 | S58° 40' 54"W |
| L8 | 154.23 | N40° 21' 06"W |
| L9 | 9.25 | N15° 55' 48"E |
| L10 | 25.52 | N44° 38' 07"E |
| L11 | 165.34 | N58° 40' 54"E |
| L12 | 13.17 | N86° 08' 26"W |
| L13 | 71.77 | N86° 08' 26"W |
| L14 | 92.09 | N40° 21' 06"W |
| L19 | 102.59 | N60° 27' 08"E |
| L20 | 183.93 | N42° 41' 37"W |
| L21 | 230.17 | N42° 41' 37"W |
| L22 | 82.89 | N86° 08' 26"W |
| L23 | 85.46 | N3° 51' 34"E |
| L24 | 61.54 | N3° 51' 34"E |
| L25 | 68.12 | N26° 10' 36"W |
| L26 | 127.17 | N63° 49' 37"E |
| L27 | 43.87 | N81° 39' 57"E |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L29 | 3.81 | N81° 39' 57"E |
| L30 | 1.22 | N81° 39' 57"E |
| L31 | 9.56 | N81° 39' 57"E |
| L32 | 12.86 | N81° 39' 57"E |
| L33 | 51.60 | N13° 30' 06"E |
| L34 | 47.09 | N38° 03' 04"W |
| L35 | 50.02 | S13° 30' 06"W |
| L36 | 20.00 | S51° 56' 56"W |
| L37 | 35.68 | S38° 03' 04"E |
| L38 | 26.37 | N81° 39' 57"E |
| L39 | 212.56 | S44° 49' 53"E |
| L40 | 10.00 | S45° 10' 07"W |
| L41 | 218.15 | N44° 49' 53"W |
| L42 | 66.56 | N69° 50' 12"E |
| L43 | 62.09 | N69° 50' 12"E |
| L44 | 4.24 | N10° 55' 57"E |



| LEGEND | |
|--------|-----------------------------|
| | PROPERTY BOUNDARY |
| | ADJACENT PROPERTY BOUNDARY |
| | EASEMENT |
| | CENTERLINE OF PROPOSED ROAD |
| | OPEN SPACE AREAS |
| | EASEMENT 'A' |

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- PLAT NOTES:
- LOT 1 OF THE WEST ACRES RANCH SUBDIVISION EXEMPTION AS RECORDED AT FILE NO. 13835 AND RECEPTION NO. 671936 OF ROUTT COUNTY RECORDS CONTAINS 133.92 ACRES.
 - 15% OPEN SPACE PER CITY OF STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE REQUIRES OPEN SPACE ACREAGE OF 0.62 FOR THE PROPOSED LOT 1. OUTLOT 1 AND OUTLOT 2 WILL BE SUBJECT TO OPEN SPACE REQUIREMENTS DESCRIBED IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE WHEN PLATTED FOR DEVELOPMENT. OPEN SPACE PARCELS ARE NOT DEVELOPABLE AND ARE INTENDED TO SATISFY OPEN SPACE REQUIREMENTS.
 - THE DEVELOPMENT OF THE SUBDIVISION OF STEAMBOAT AIRPARK INCLUDES A SIXTY (60) FOOT RIGHT OF WAY WITH PUBLIC STREET AND SIDEWALK CONNECTIONS BETWEEN LOT 1 AND OUTLOT 2.
 - LOT 1 SHOWN ON THIS PLAT IS DEVELOPABLE AND SUBJECT TO A LIMIT OF 50 RESIDENTIAL UNITS UNLESS SECONDARY ACCESS THROUGH OUTLOT 1 OR OUTLOT 2 IS IN PLACE.
 - OUTLOT 1 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT ON THE PARCEL. IN ADDITION, IT REQUIRES A 60 FT WIDE PUBLIC RIGHT OF WAY CONNECTING FROM THE NORTH END OF THE RIGHT OF WAY DEDICATED IN THIS PLAT BACK TO GLORIA GOSSARD PARKWAY AS PART OF ANY PROPOSED DEVELOPMENT.
 - OUTLOT 2 PARCEL SHOWN ON THIS PLAT IS NOT DEVELOPABLE AND REQUIRES A REPLAT IN ACCORDANCE WITH THE CITY OF STEAMBOAT SPRINGS DEVELOPMENT CODE PRIOR TO ANY DEVELOPMENT ON THE PARCEL. IN ADDITION, IT REQUIRES A SECONDARY ACCESS TO BE IN PLACE ACCESS TO DEVELOPE.
 - DEVELOPMENT OF THE OUTLOT 1 OR OUTLOT 2 WILL REQUIRE PROPOSED POSTAL FACILITIES.

STEAMBOAT AIRPARK SUBDIVISION, FILING NO. 2

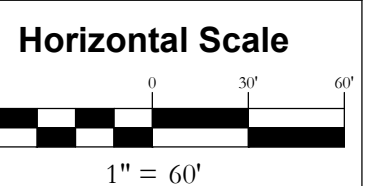
A REPLAT OF LOT 1, WEST ACRES RANCH SUBDIVISION
EXEMPTION PLAT LOCATED IN THE N 1/2 SECTION 1,
TOWNSHIP 6 NORTH AND S 1/2 SECTION 36, TOWNSHIP 7
NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO



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Steamboat Springs, CO 80487
(970)-871-6772
walterm@fourpointss.com

| INT | NO. | DATE | REVISIONS |
|-----|-----|-----------|------------------------|
| MDM | 1 | 3/13/2023 | DIRT REVIEW & RESPONSE |

**Steamboat Airpark
Subdivision, Filing No. 2**
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



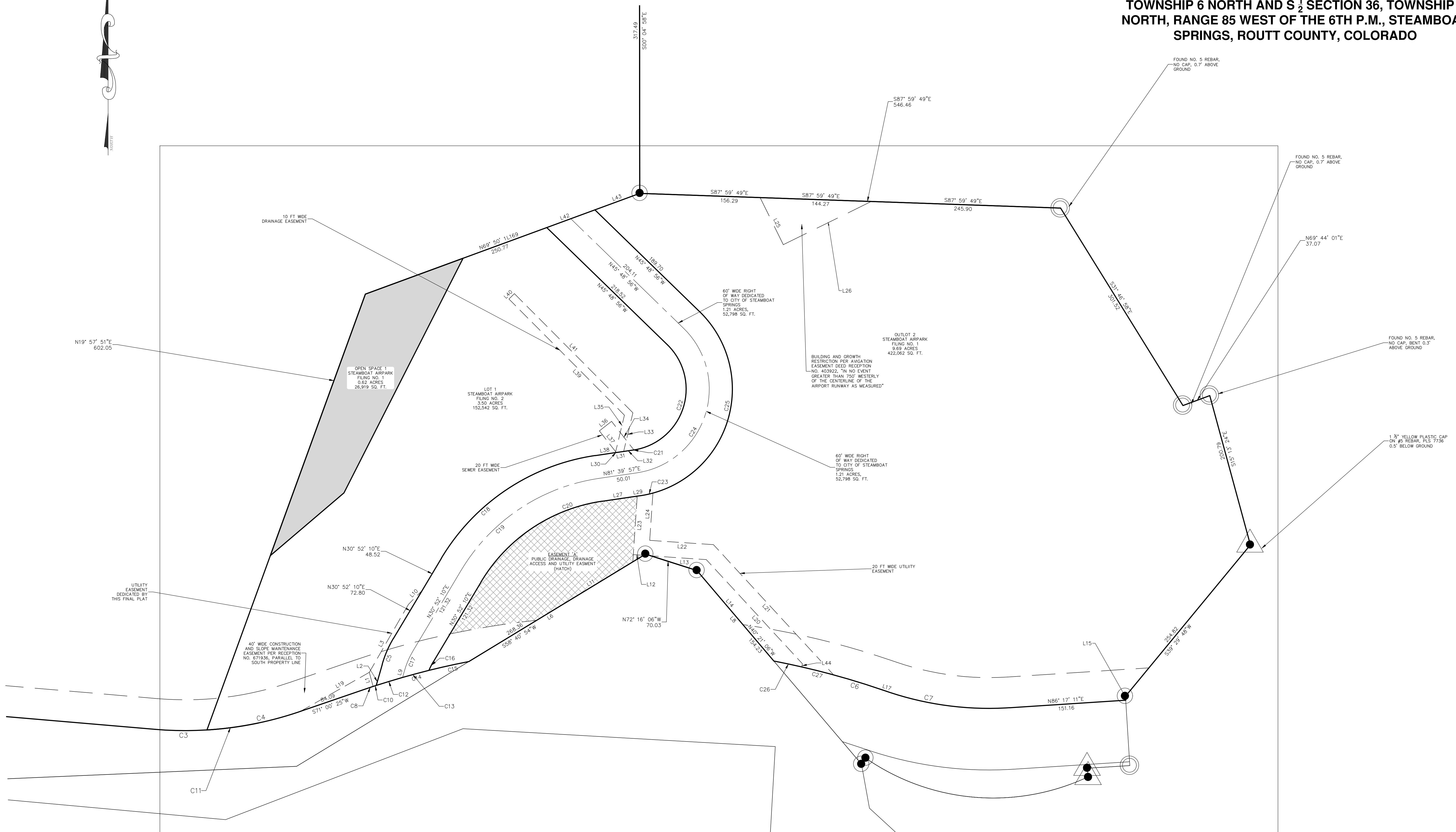
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DATE: 2/28/2022
JOB #: 1992-001
DRAWN BY: WNM/MDM
DESIGN BY: WNM
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36" THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
PRELIMINARY PLAT 2

SHEET #
PP3



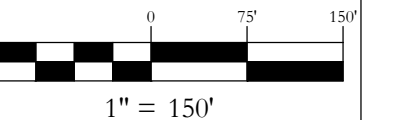
| LEGEND | |
|--------|-----------------------------|
| | PROPERTY BOUNDARY |
| | ADJACENT PROPERTY BOUNDARY |
| | EASEMENT |
| | CENTERLINE OF PROPOSED ROAD |
| | OPEN SPACE AREAS |
| | EASEMENT 'A' |

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

| No. | DATE | REVISIONS | INT | MDM |
|-----|------|-----------|-----|-----|
| | | | | |
| | | | | |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

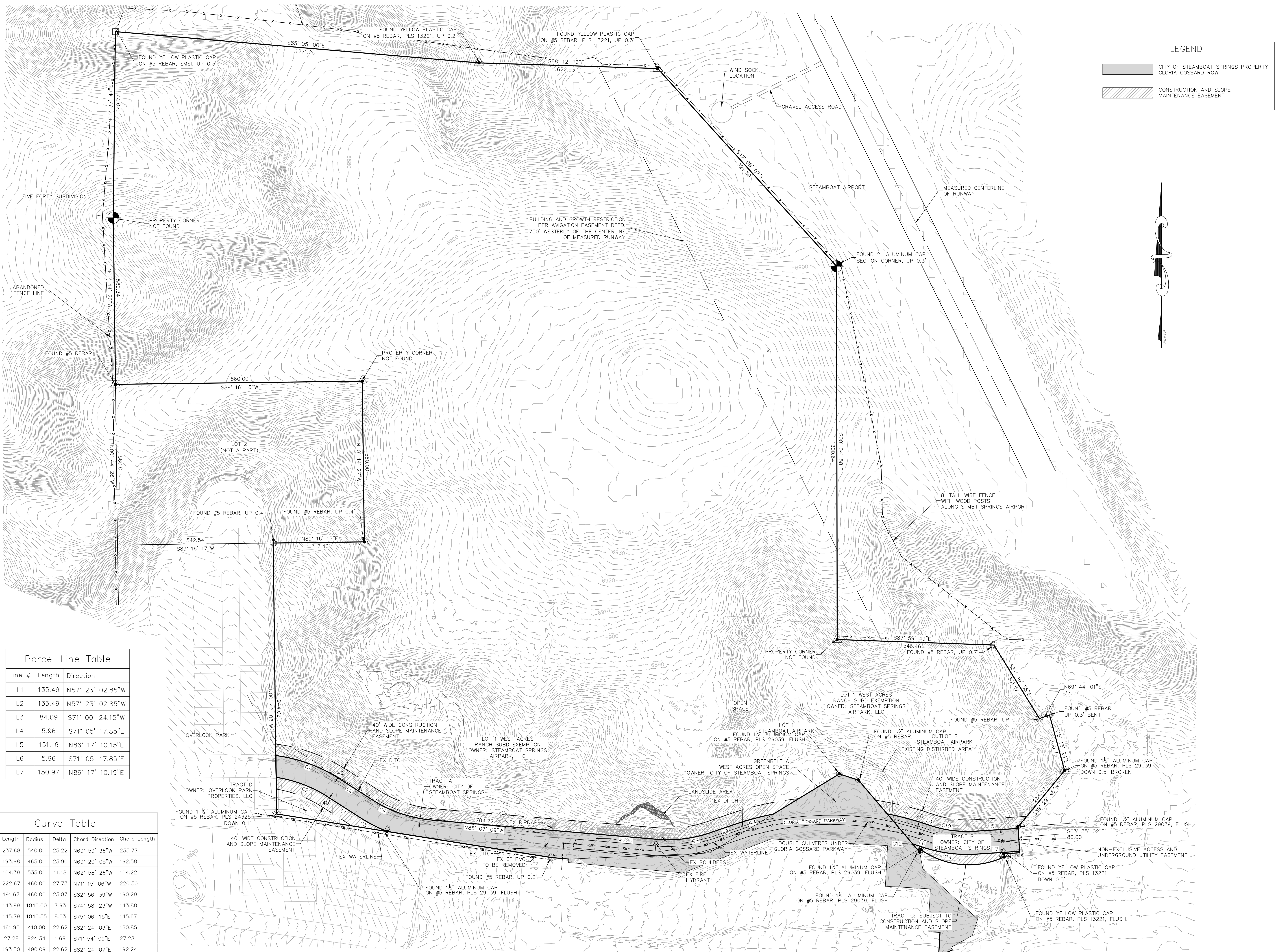
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GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING
CONDITIONS PLAN**

DRAWING:

SHEET #

PP4

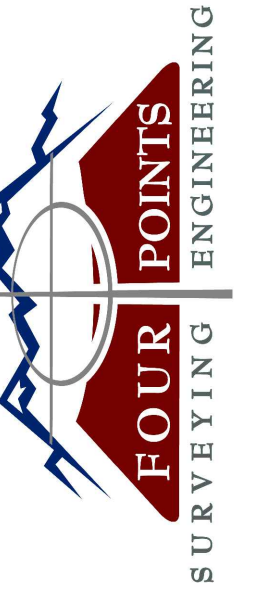


| LEGEND | |
|--------|--|
| | CITY OF STEAMBOAT SPRINGS PROPERTY GLORIA GOSSARD ROW |
| | CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT |



| Line # | Length | Direction |
|--------|--------|------------------|
| L1 | 135.49 | N57° 23' 02.85"W |
| L2 | 135.49 | N57° 23' 02.85"W |
| L3 | 84.09 | S71° 00' 24.15"W |
| L4 | 5.96 | S71° 05' 17.85"E |
| L5 | 151.16 | N86° 17' 10.15"E |
| L6 | 5.96 | S71° 05' 17.85"E |
| L7 | 150.97 | N86° 17' 10.19"E |

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|-------|-----------------|--------------|
| C1 | 237.68 | 540.00 | 25.22 | N69° 59' 36"W | 235.77 |
| C2 | 193.98 | 465.00 | 23.90 | N69° 20' 05"W | 192.58 |
| C3 | 104.39 | 535.00 | 11.18 | N62° 58' 26"W | 104.22 |
| C4 | 222.67 | 460.00 | 27.73 | N71° 15' 06"W | 220.50 |
| C5 | 191.67 | 460.00 | 23.87 | S82° 56' 39"W | 190.29 |
| C7 | 143.99 | 1040.00 | 7.93 | S74° 58' 23"W | 143.88 |
| C8 | 145.79 | 1040.55 | 8.03 | S75° 06' 15"W | 145.67 |
| C10 | 161.90 | 410.00 | 22.62 | S82° 24' 03"E | 160.85 |
| C12 | 27.28 | 924.34 | 1.69 | S71° 54' 09"E | 27.28 |
| C14 | 193.50 | 490.09 | 22.62 | S82° 24' 07"E | 192.24 |

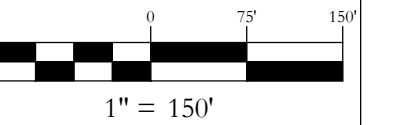


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Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

| No. | DATE | REVISIONS | |
|-----|---------|-----------|-----|
| | | INT | MDW |
| 1 | 3/13/23 | | |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

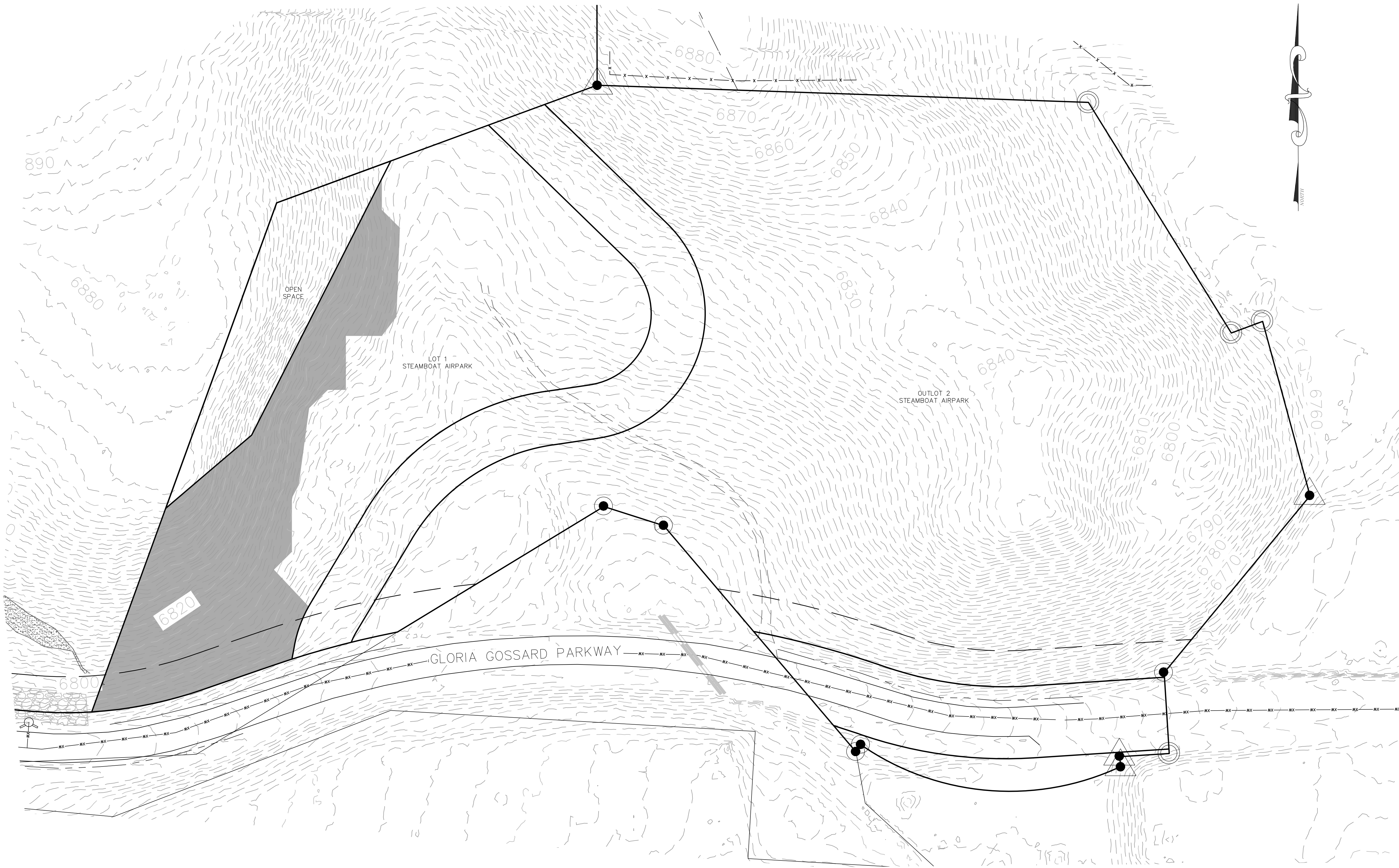
DATE: 8-10-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
LOT 1 & 2 USABLE
LOT AREA**

SHEET #

PP4a

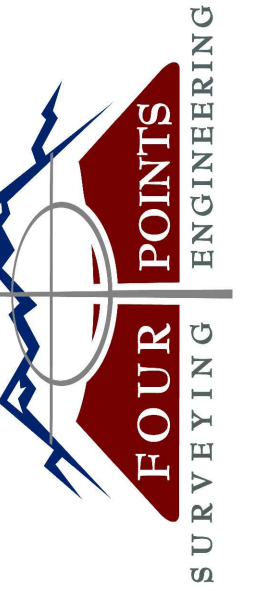


USABLE LOT AREA

LOT 1
LOT AREA = 152,585 SF
LOT COVERAGE FOR MF-3 ZONING = 45%
MIN CONTIGUOUS LOT AREA REQUIRED = 68,664 SF
LOT 1 CONTIGUOUS DEVELOPABLE LOT AREA ~ 92,027 SF

LEGEND





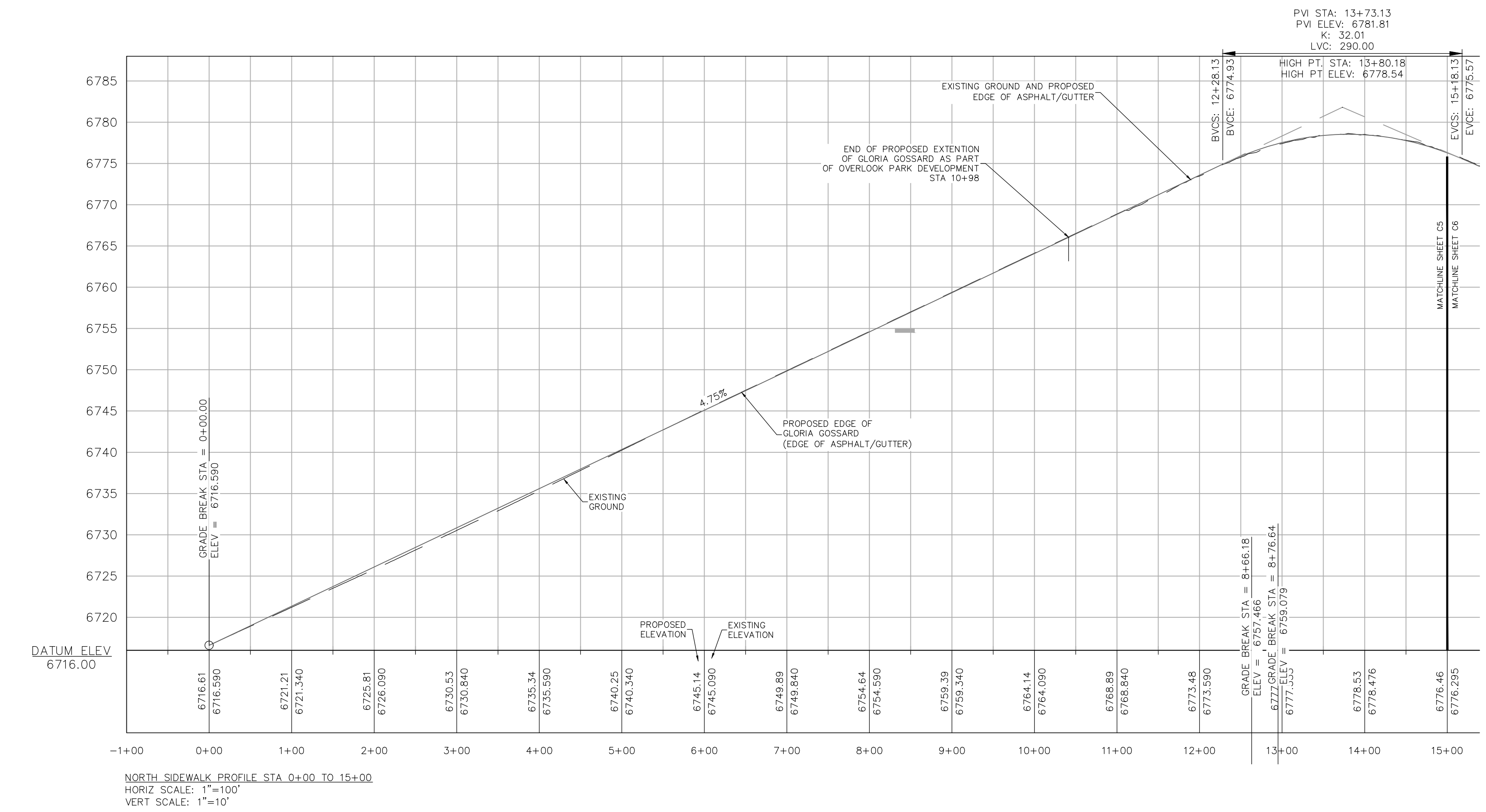
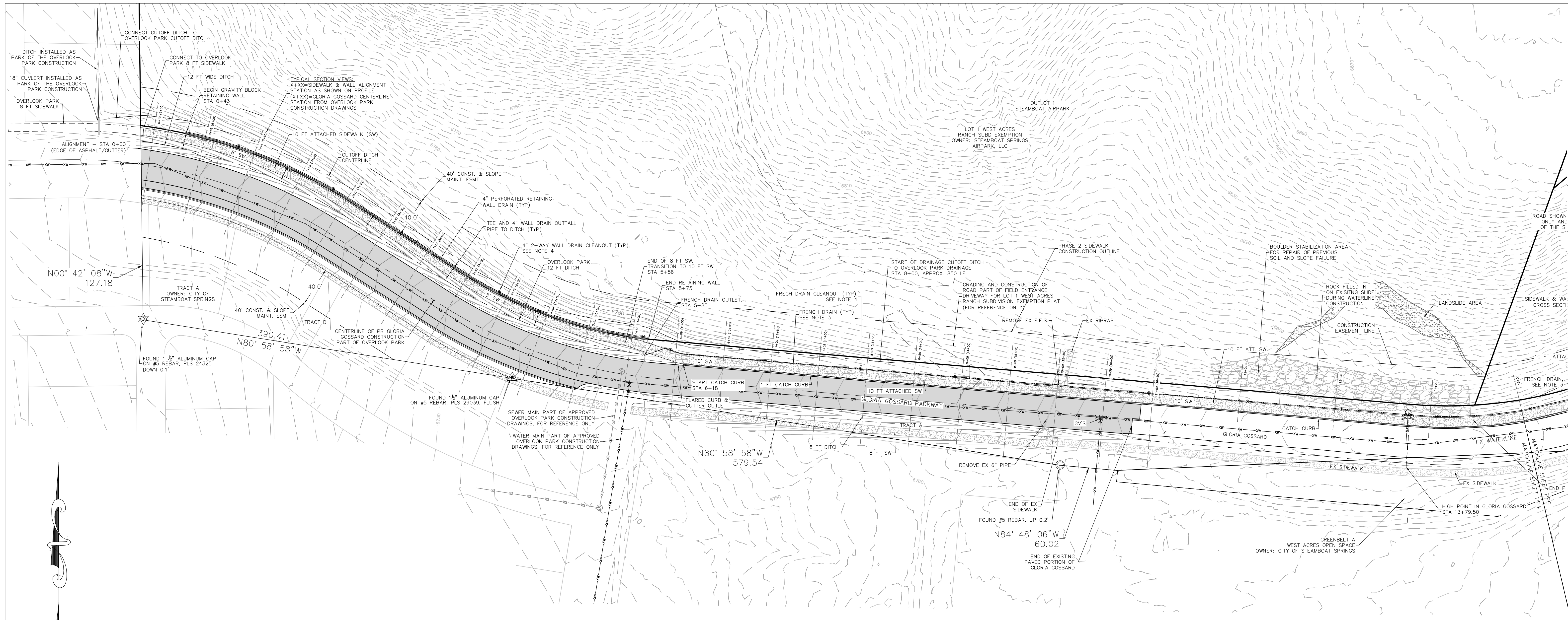
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| No. | DATE | REVISIONS |
|-----|-----------|-----------------------|
| 1 | 3/13/2023 | DRT REVIEW & RESPONSE |

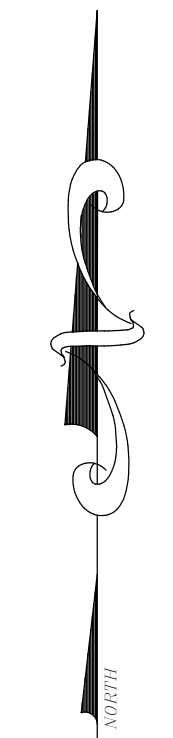
**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

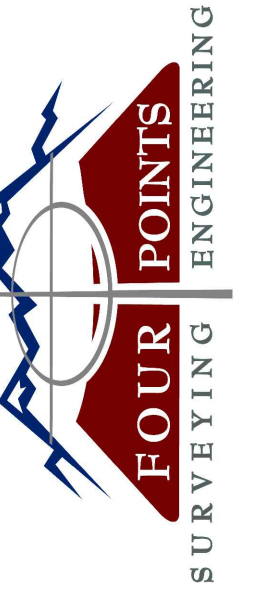
Horizontal Scale
1" = 50'
Contour Interval = 2 ft
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

DRAWING:
**SIDEWALK & STORM
SEWER PLAN #1**
SHEET #
PP5



- NOTES**
1. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET PP6.
 2. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP7.
 3. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.
 4. INSTALL A 4" PVC 2-WAY CLEANOUT FOR THE PERFORATED PVC WALL DRAIN.
 5. SEE SHEETS PP14 AND PP16 FOR GLORIA GOSSARD CONSTRUCTION INFORMATION.

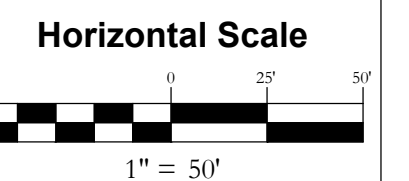




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| NO. | DATE | REVISIONS |
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| 1 | 9/22/2022 | DRT REVIEW & RESPONSE |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

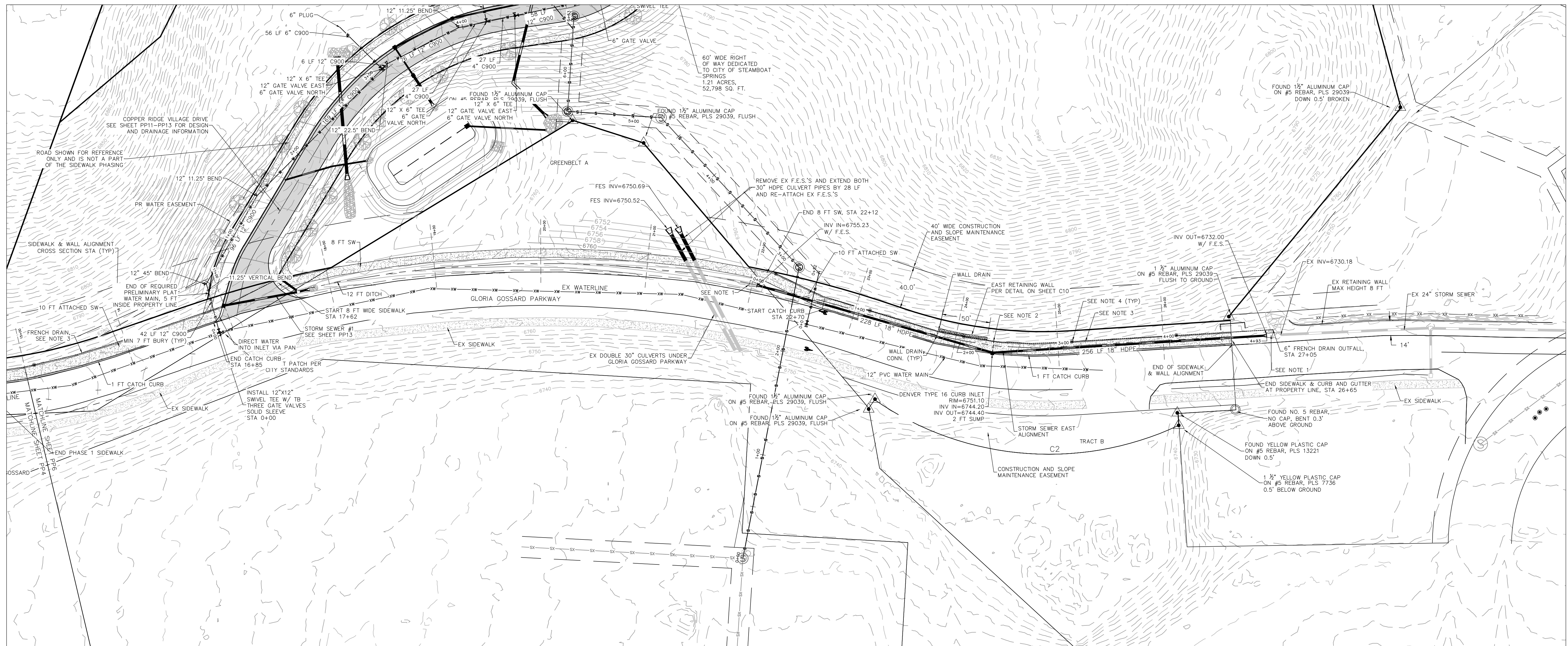


Contour Interval = 2 ft
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

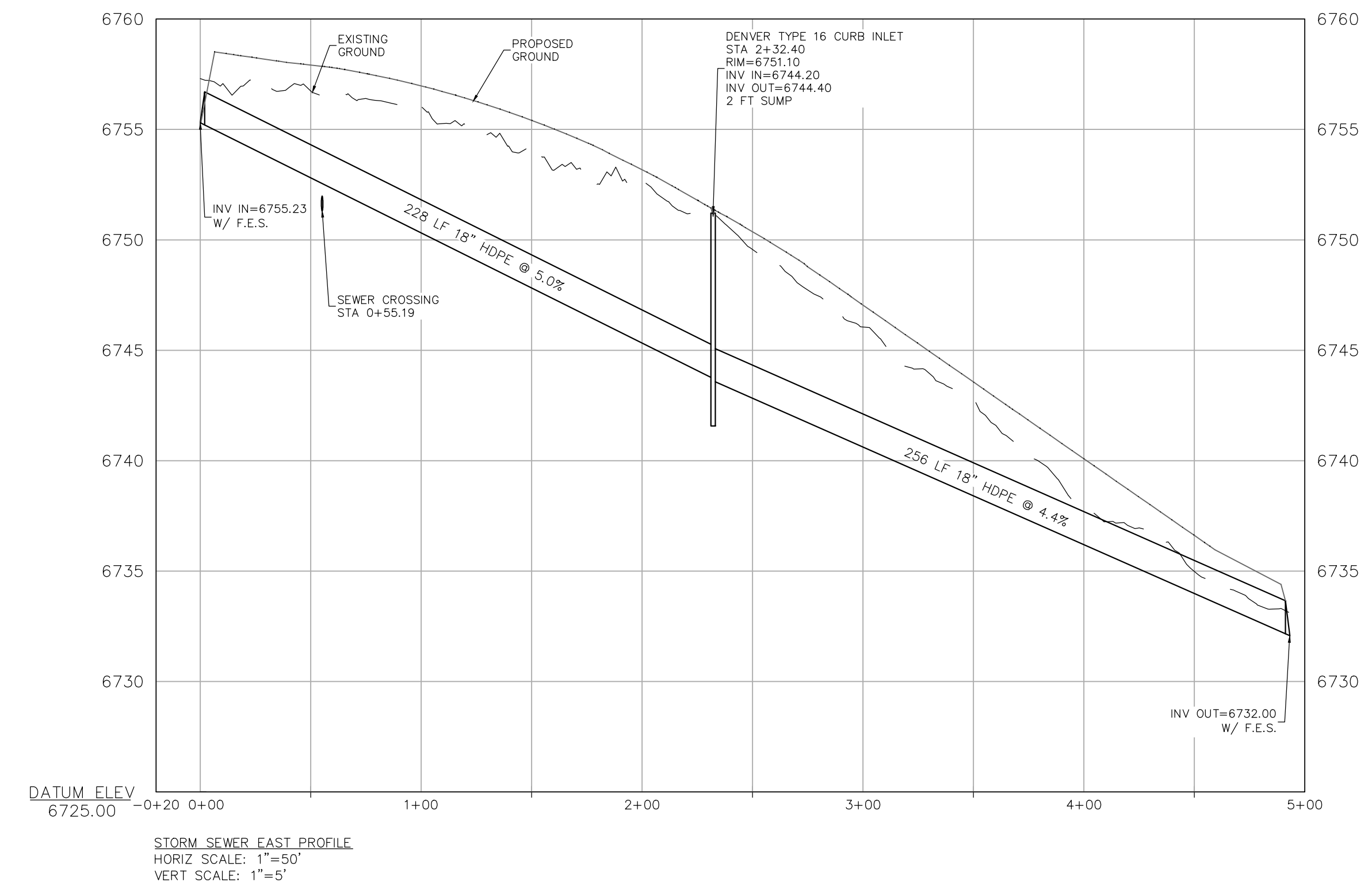
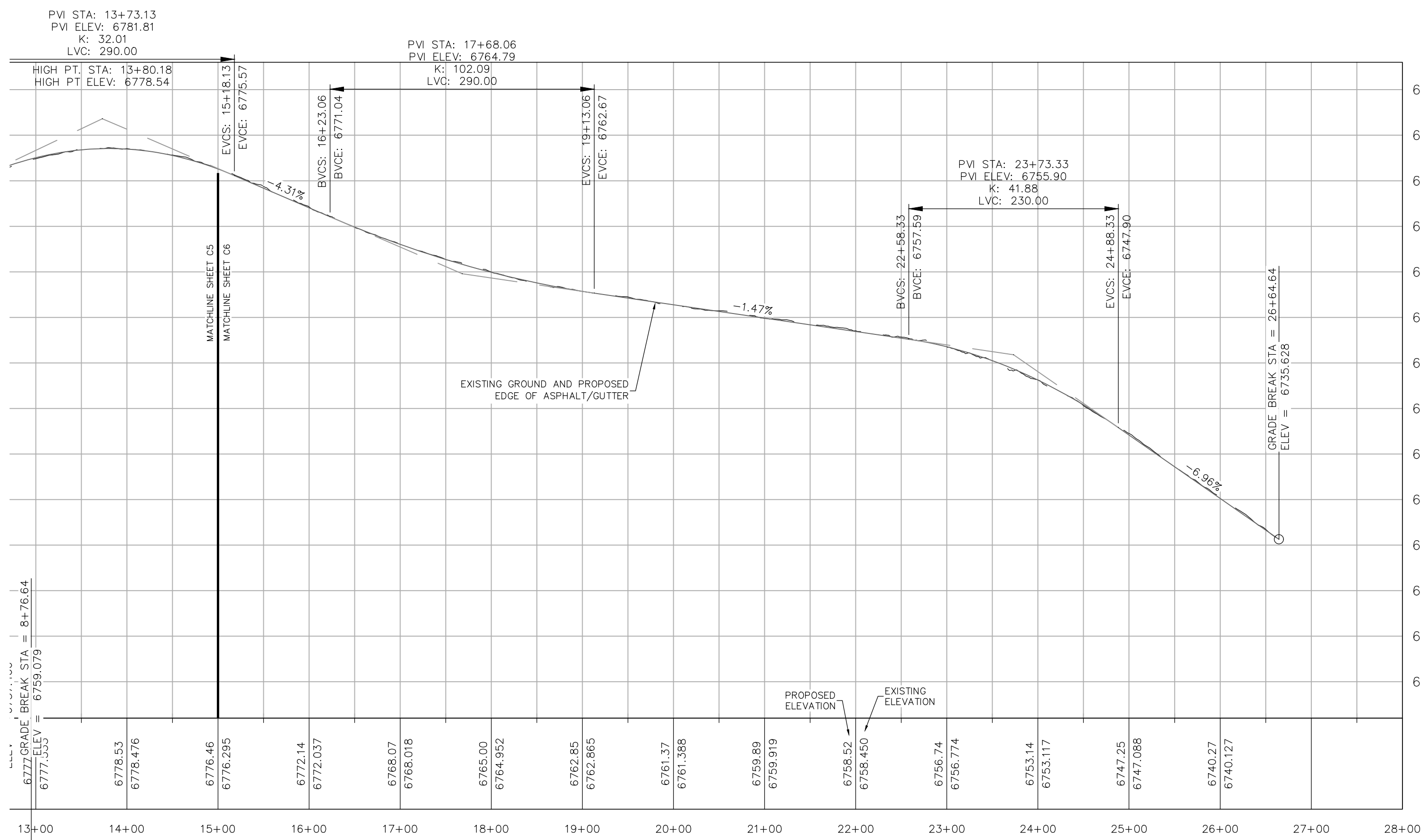
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
SIDEWALK & STORM
SEWER PLAN #2**

**SHEET #
PP6**

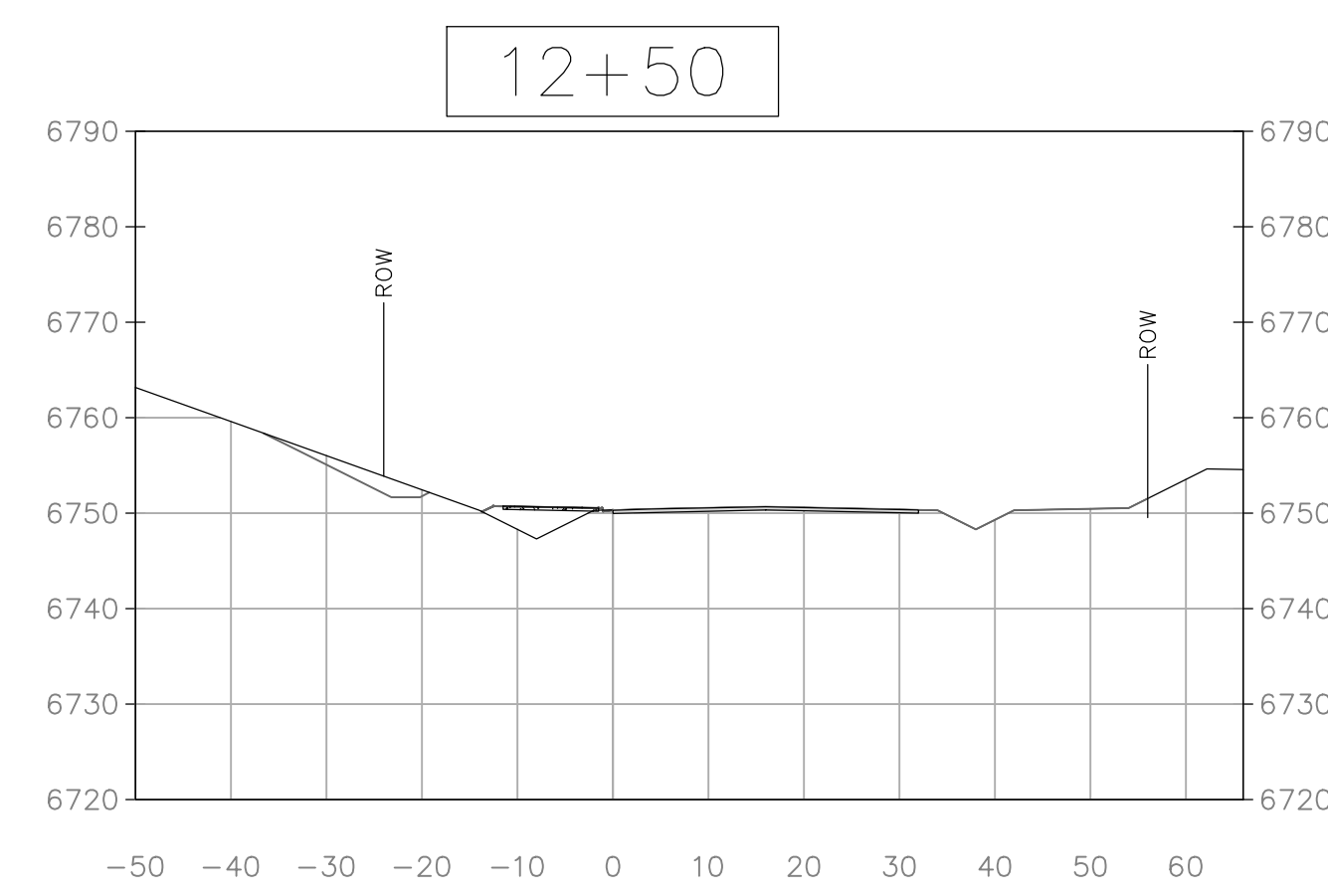
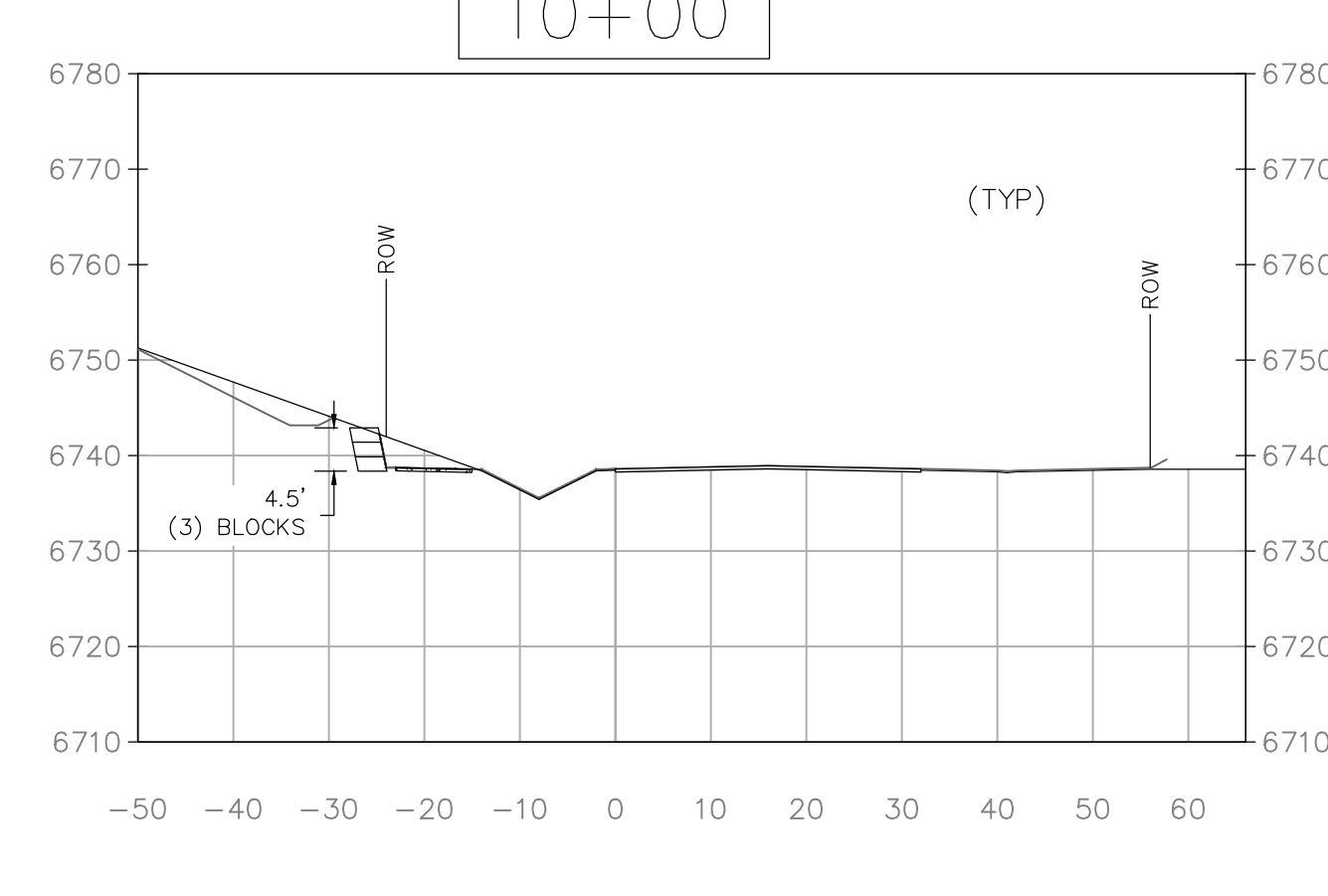
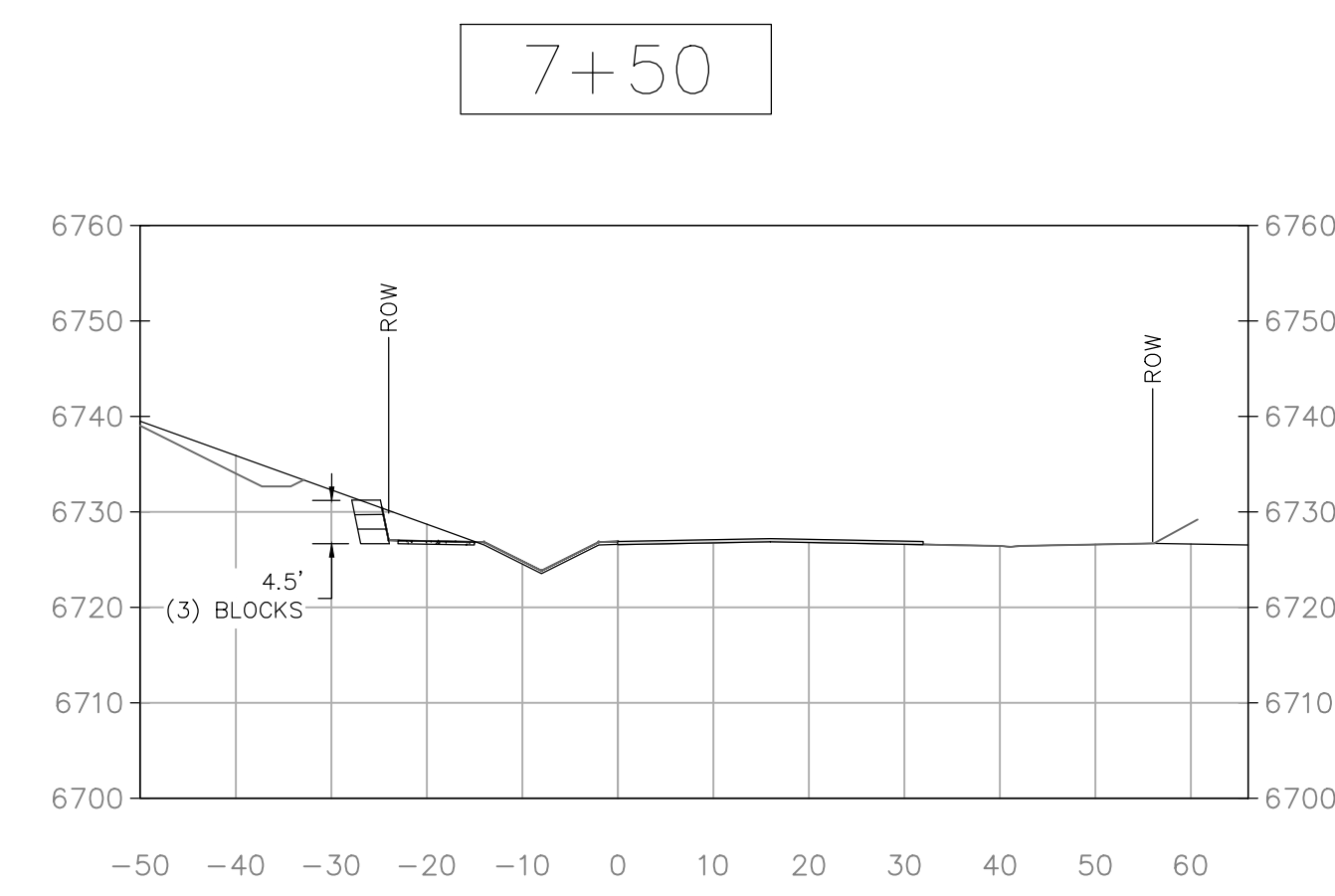
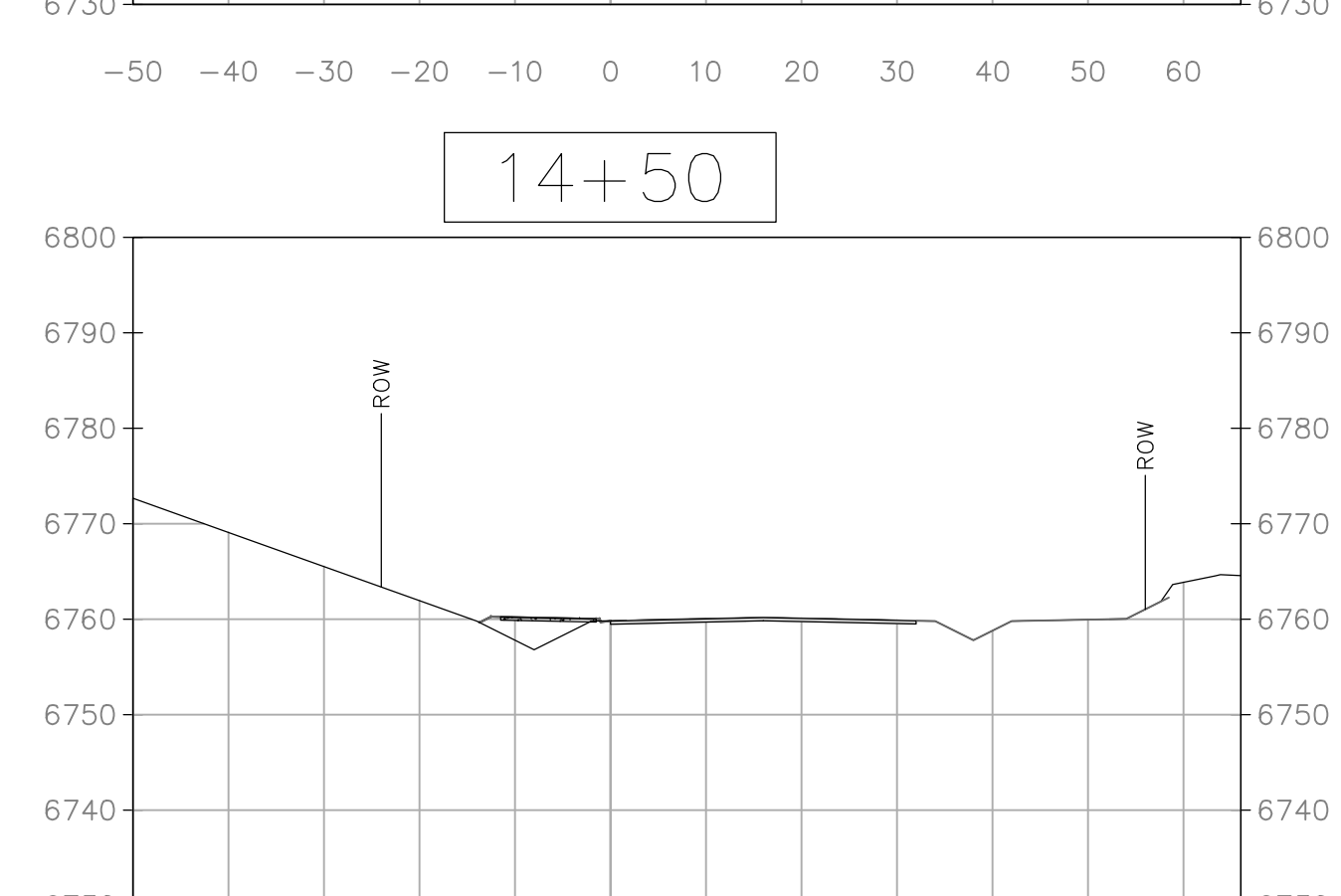
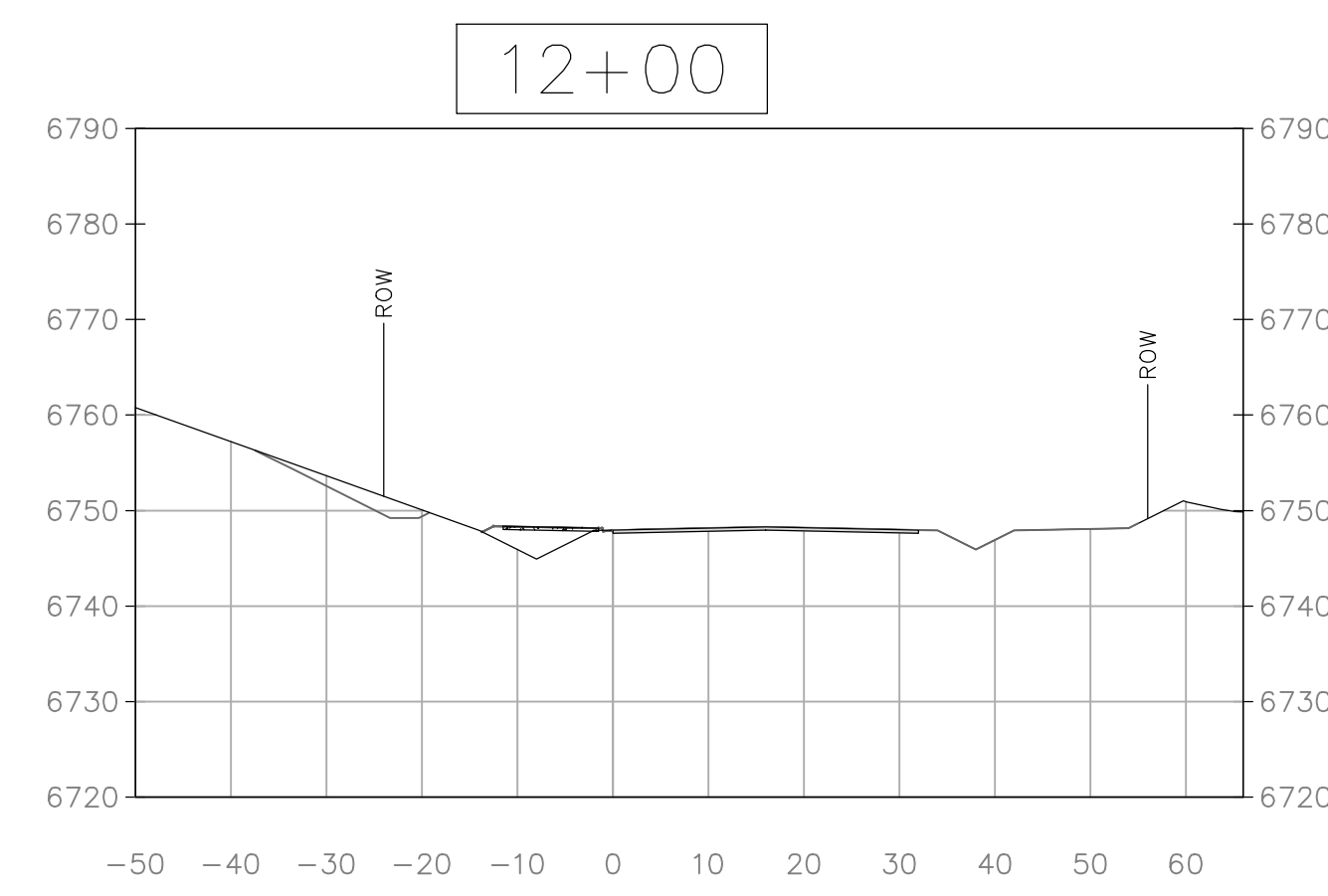
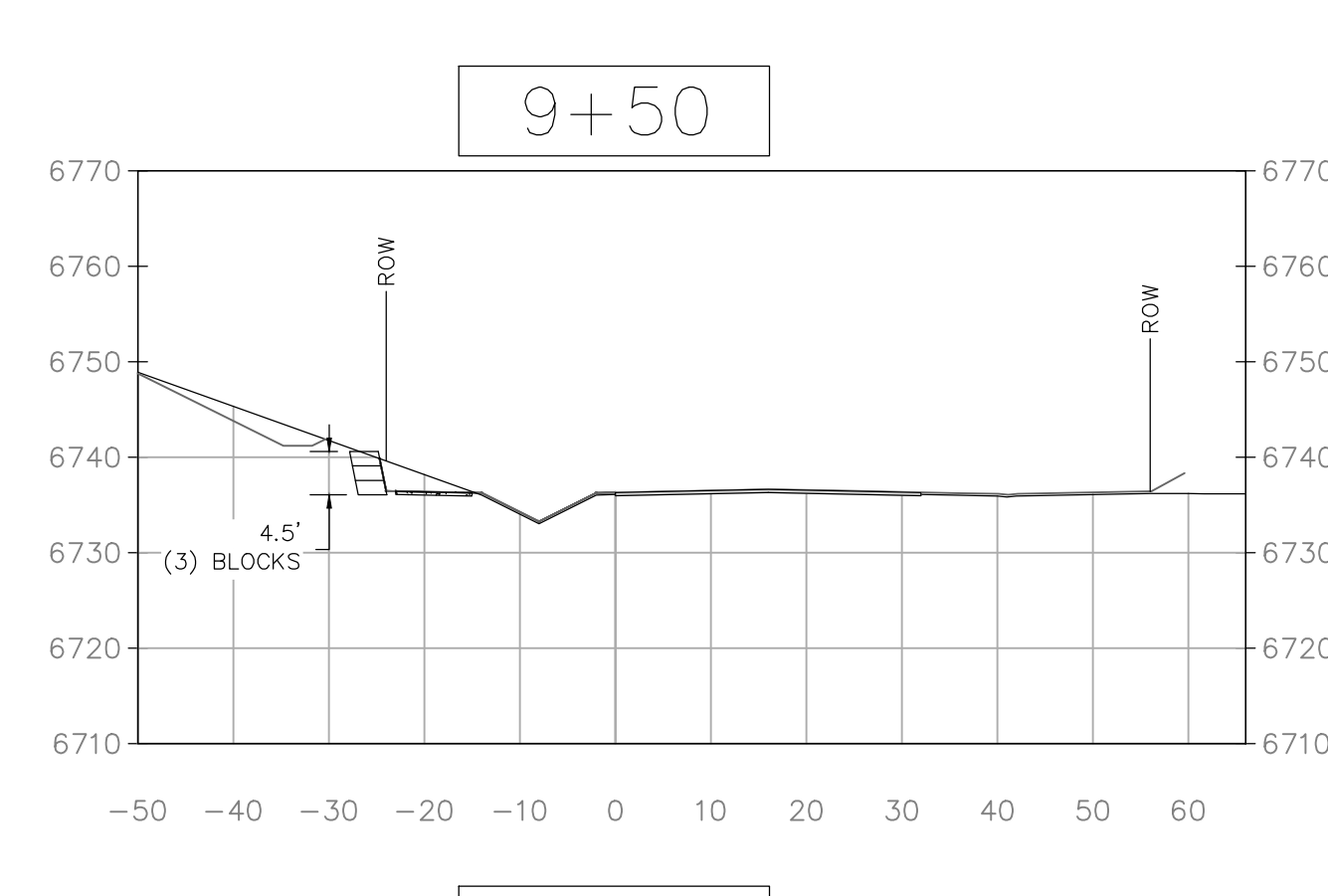
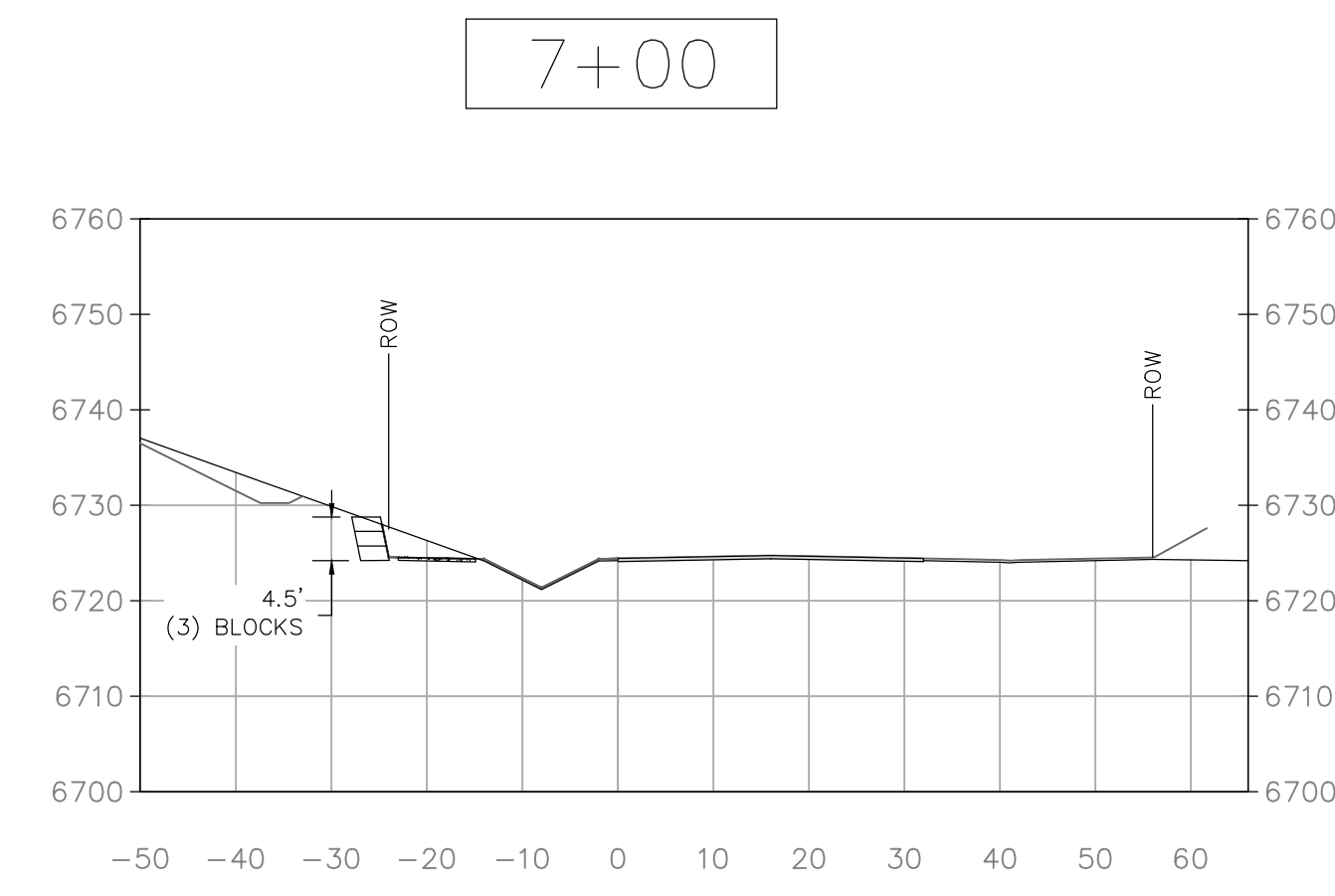
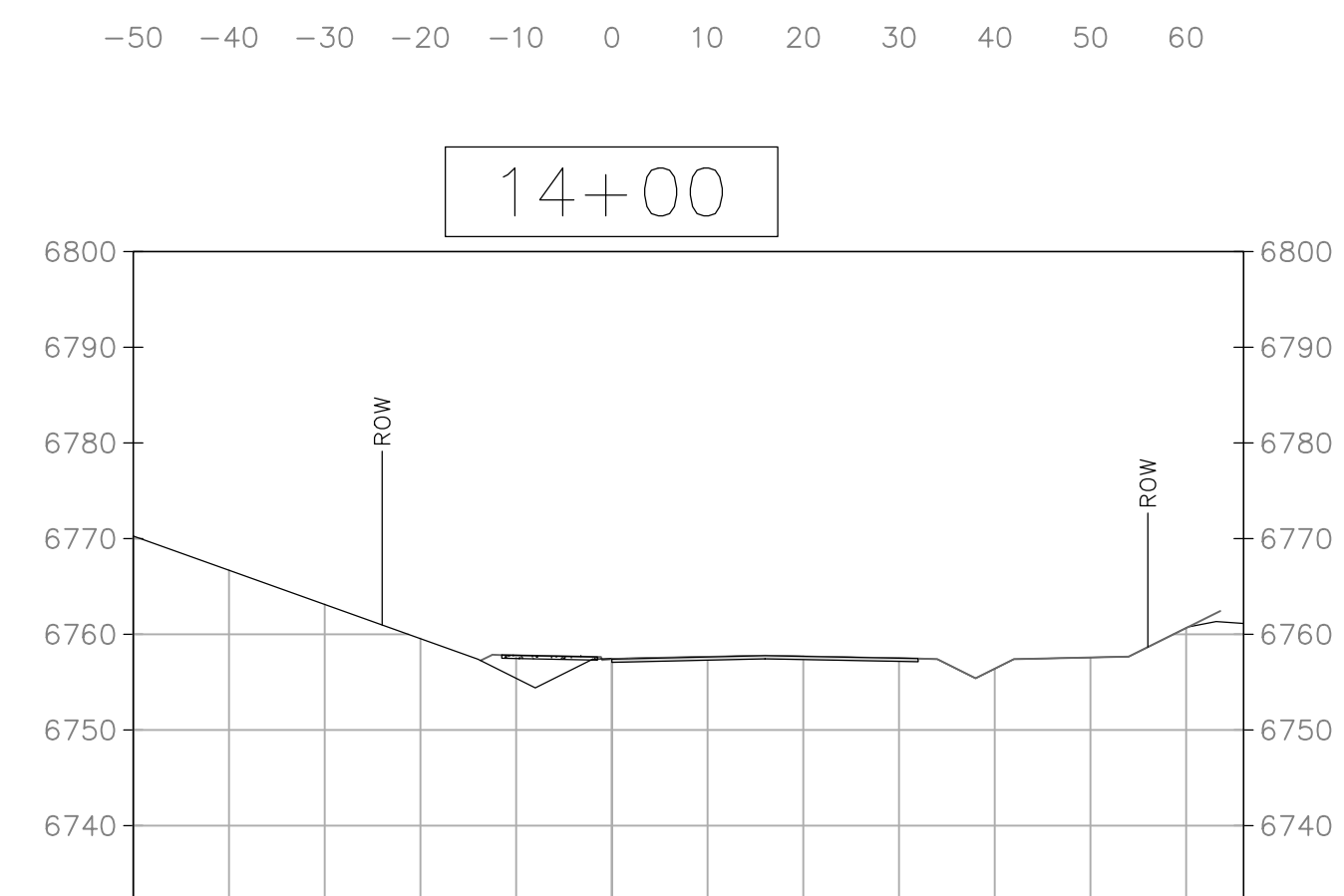
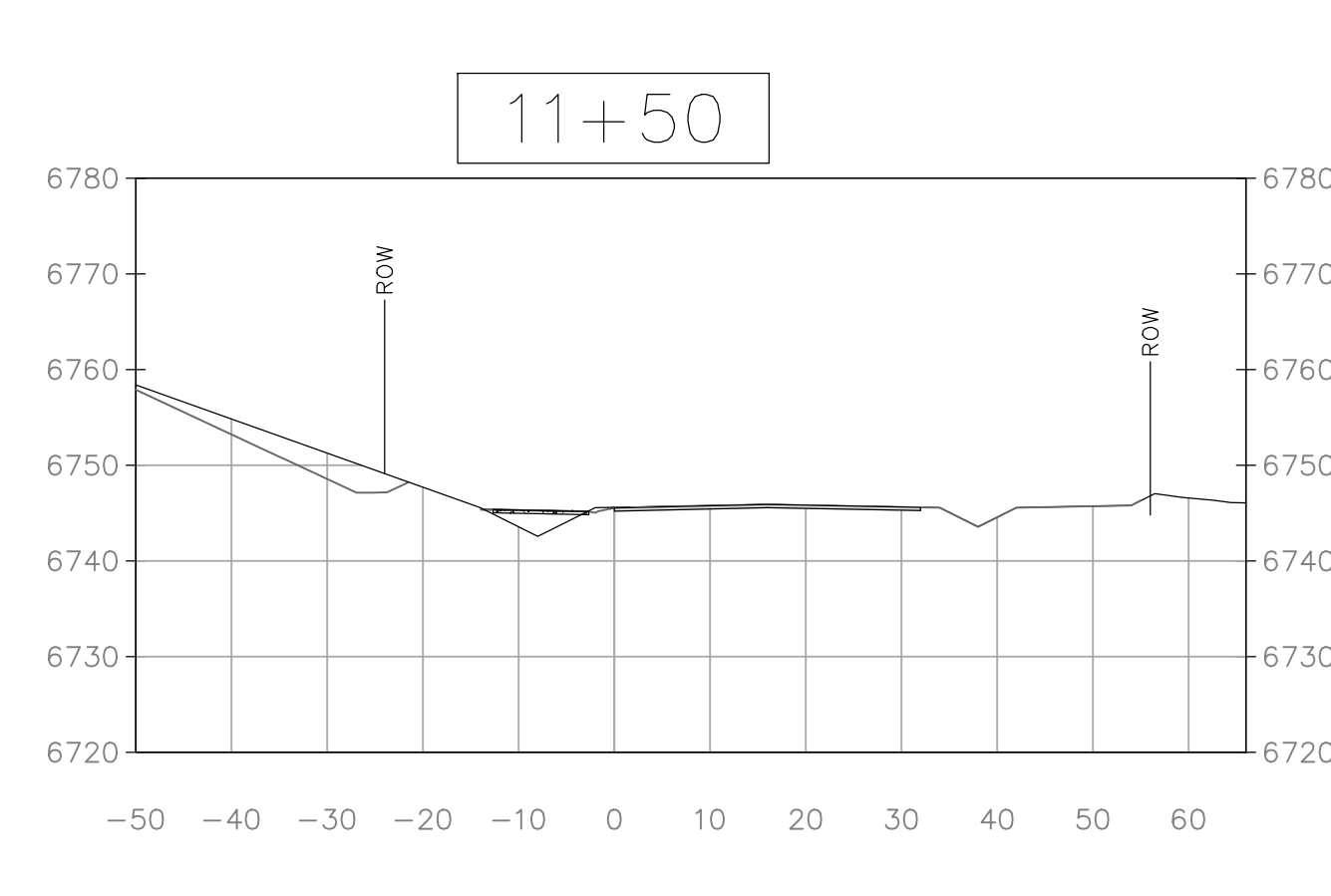
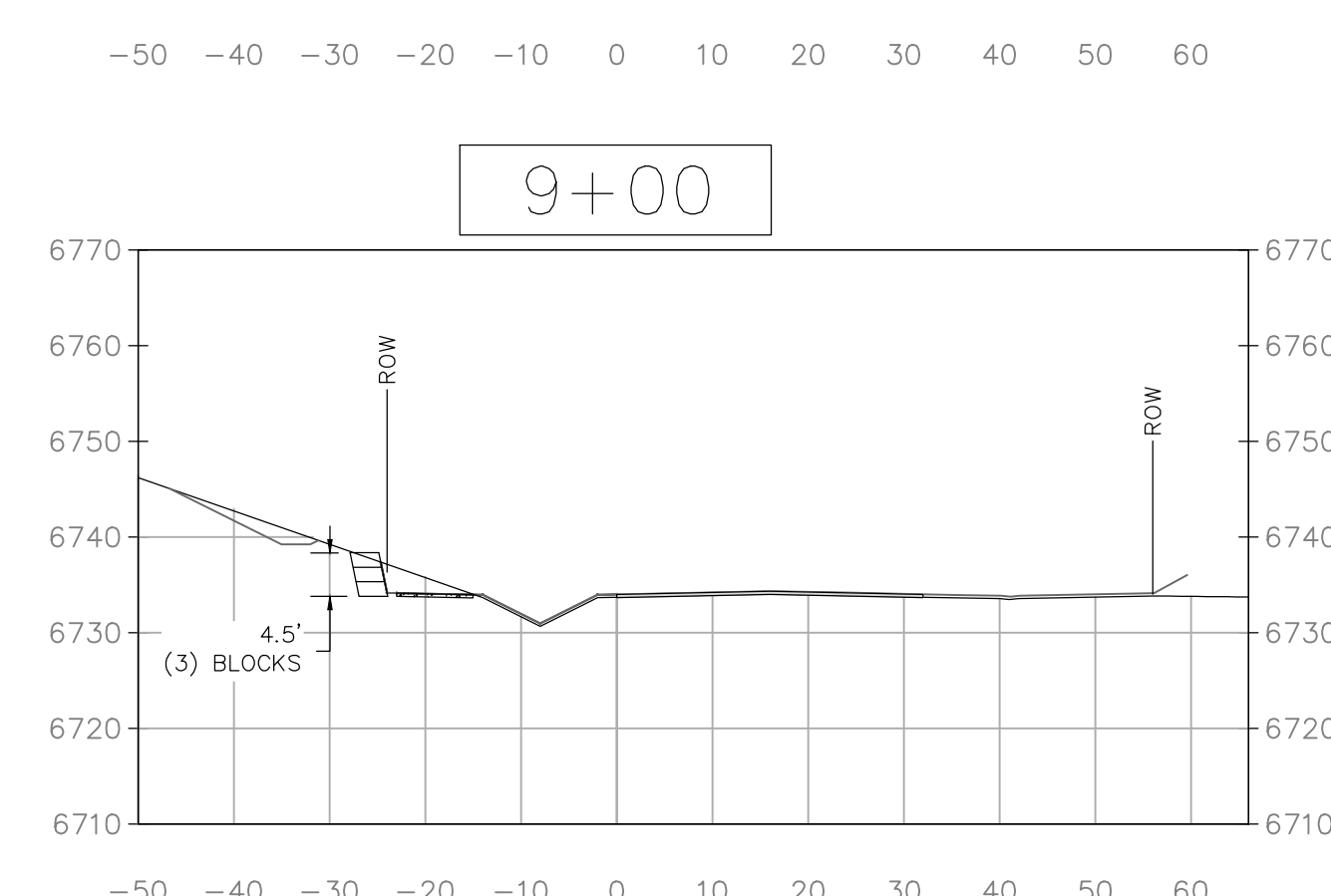
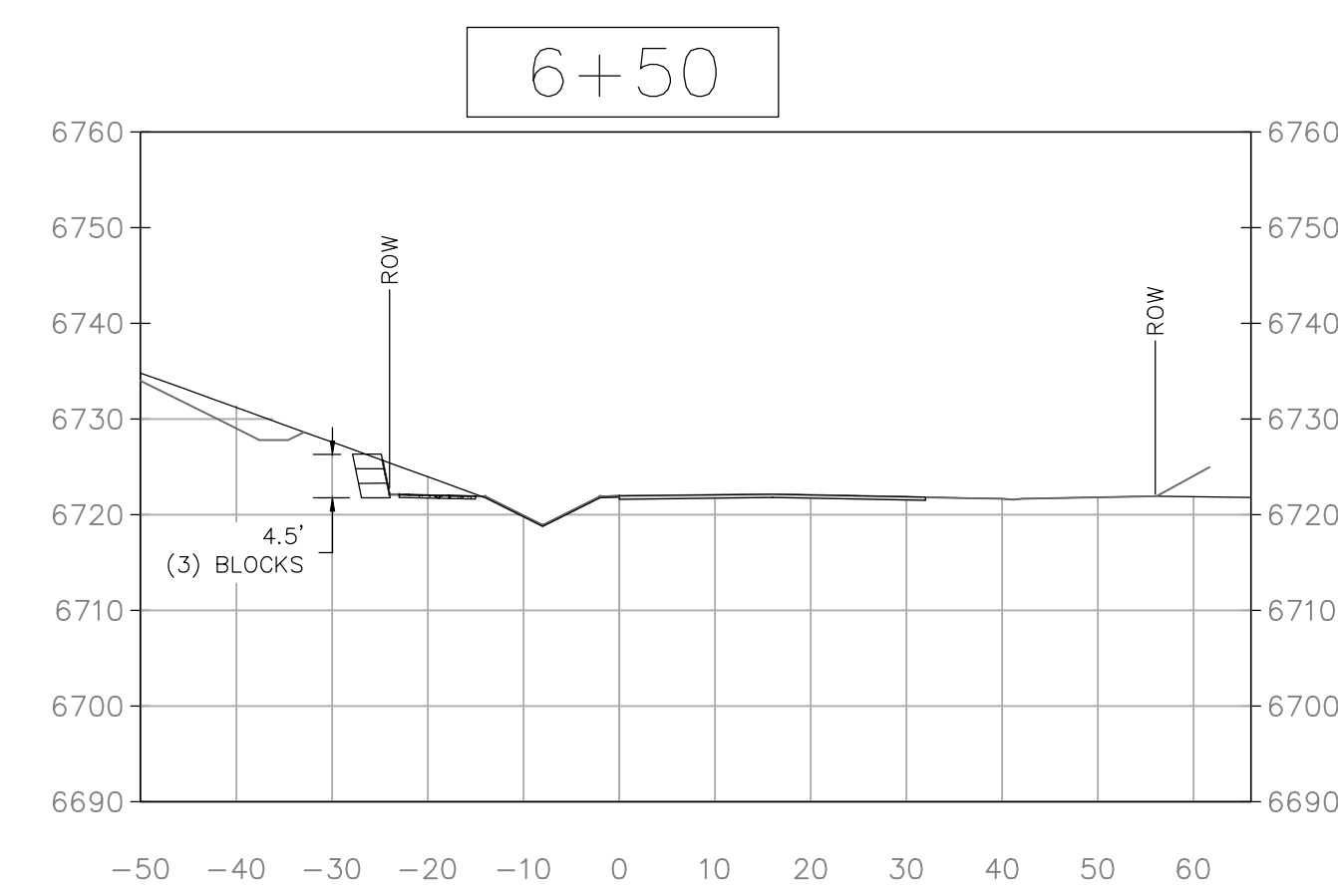
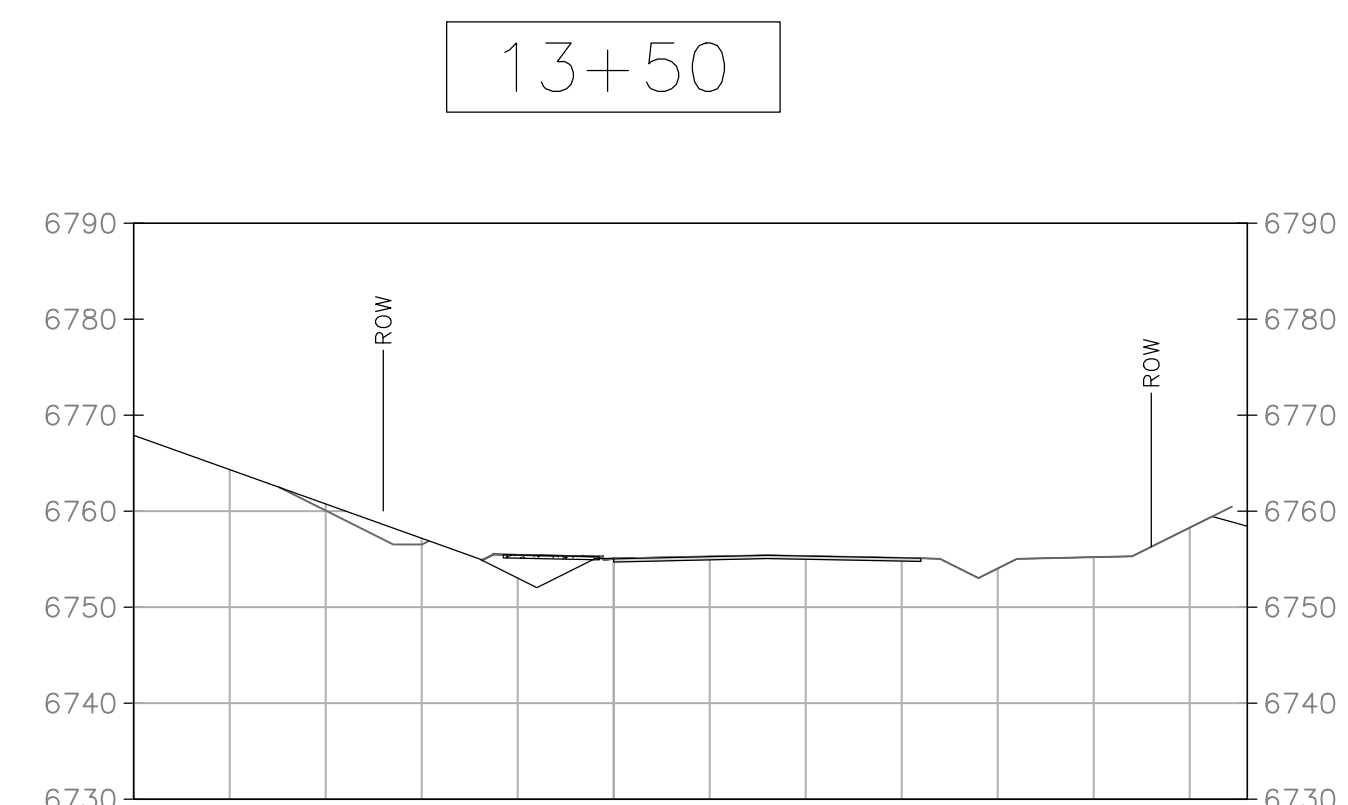
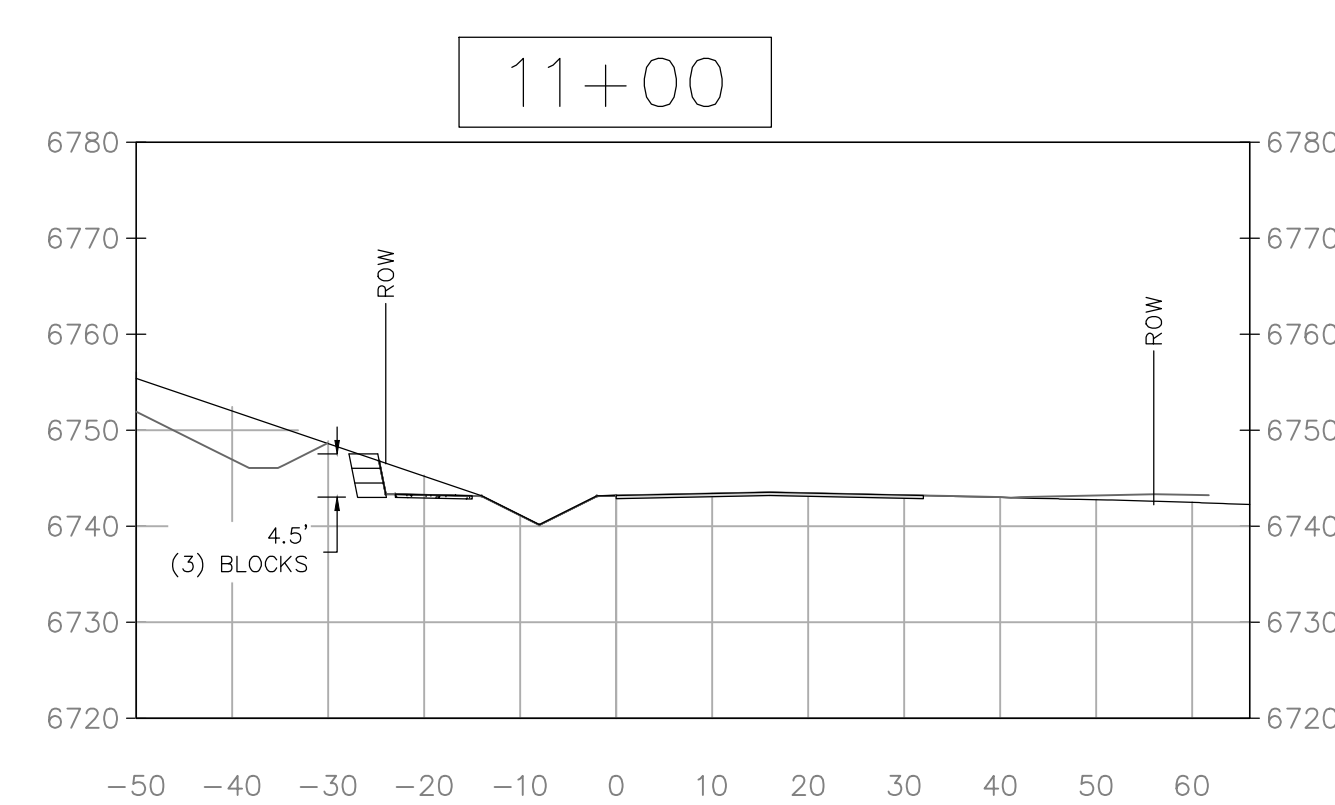
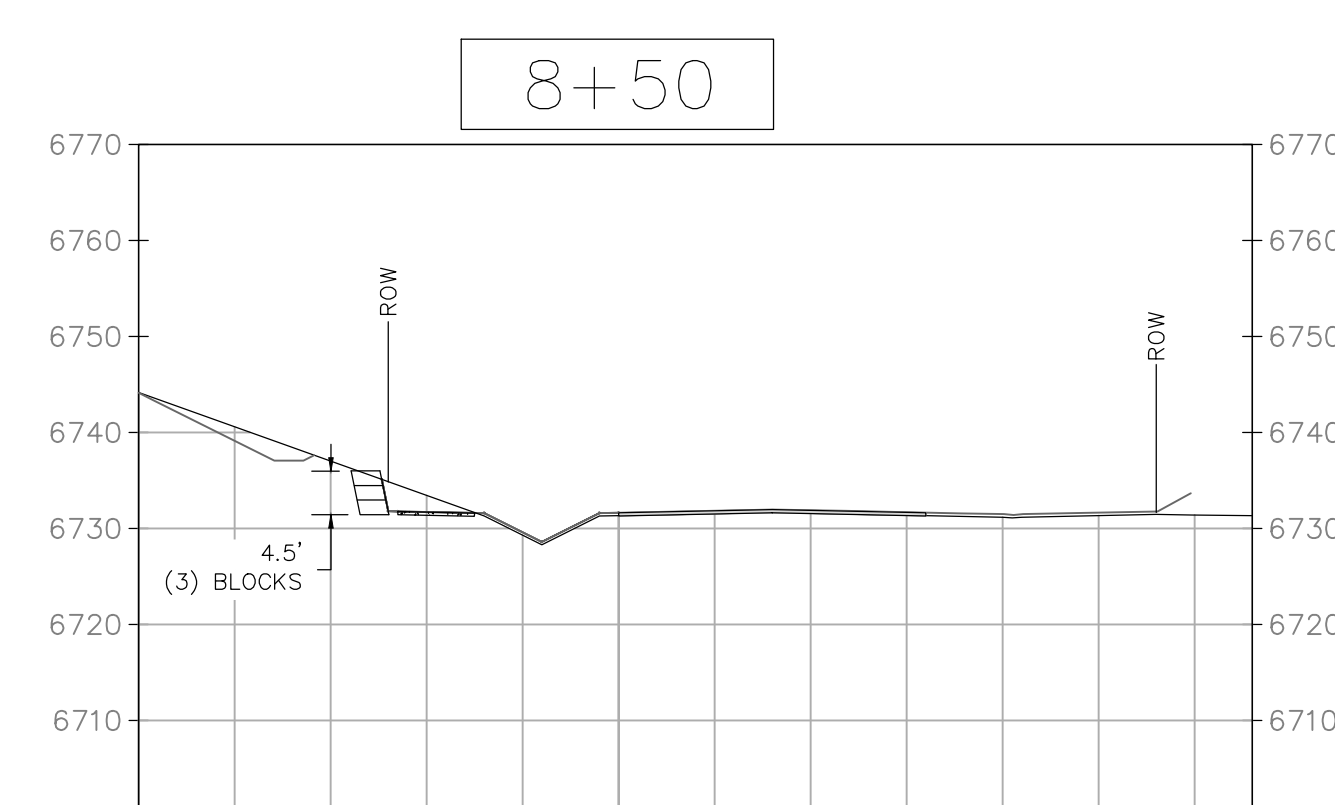
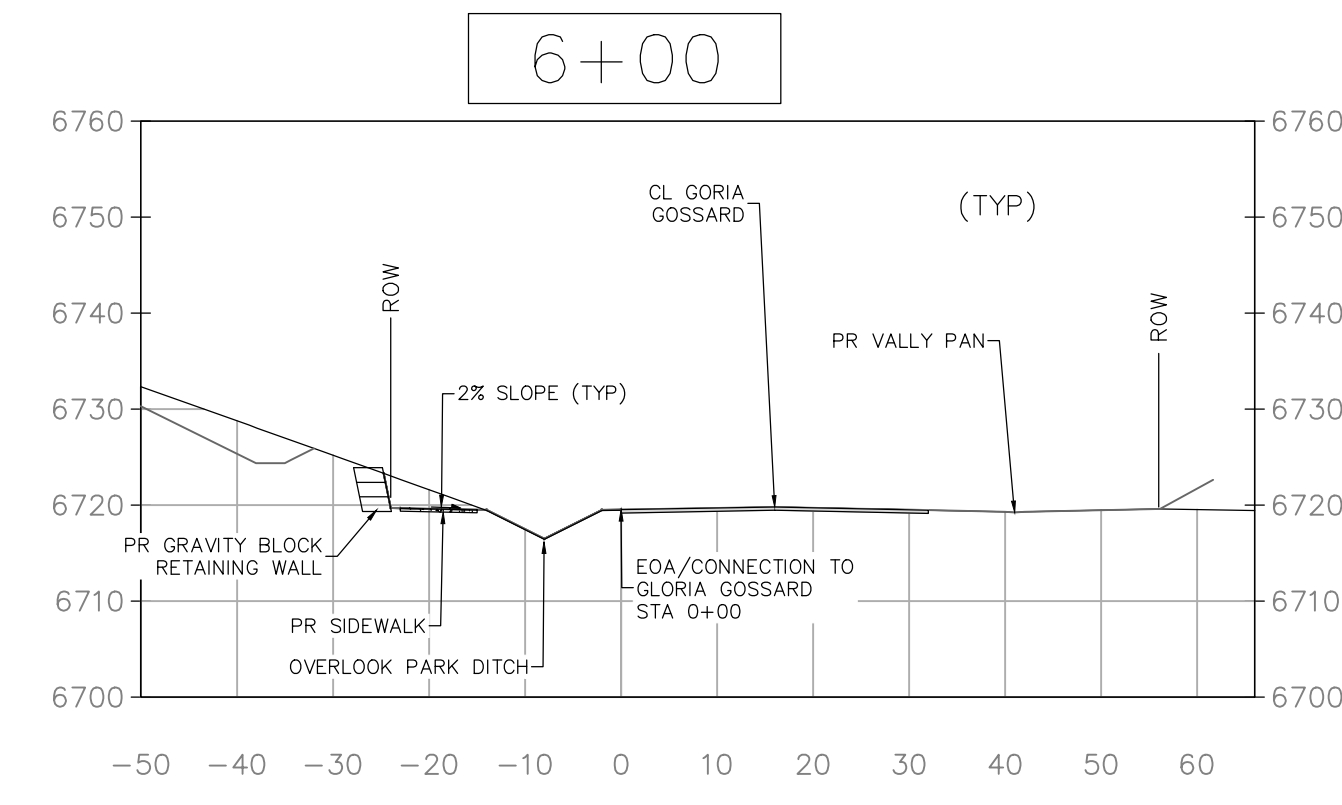
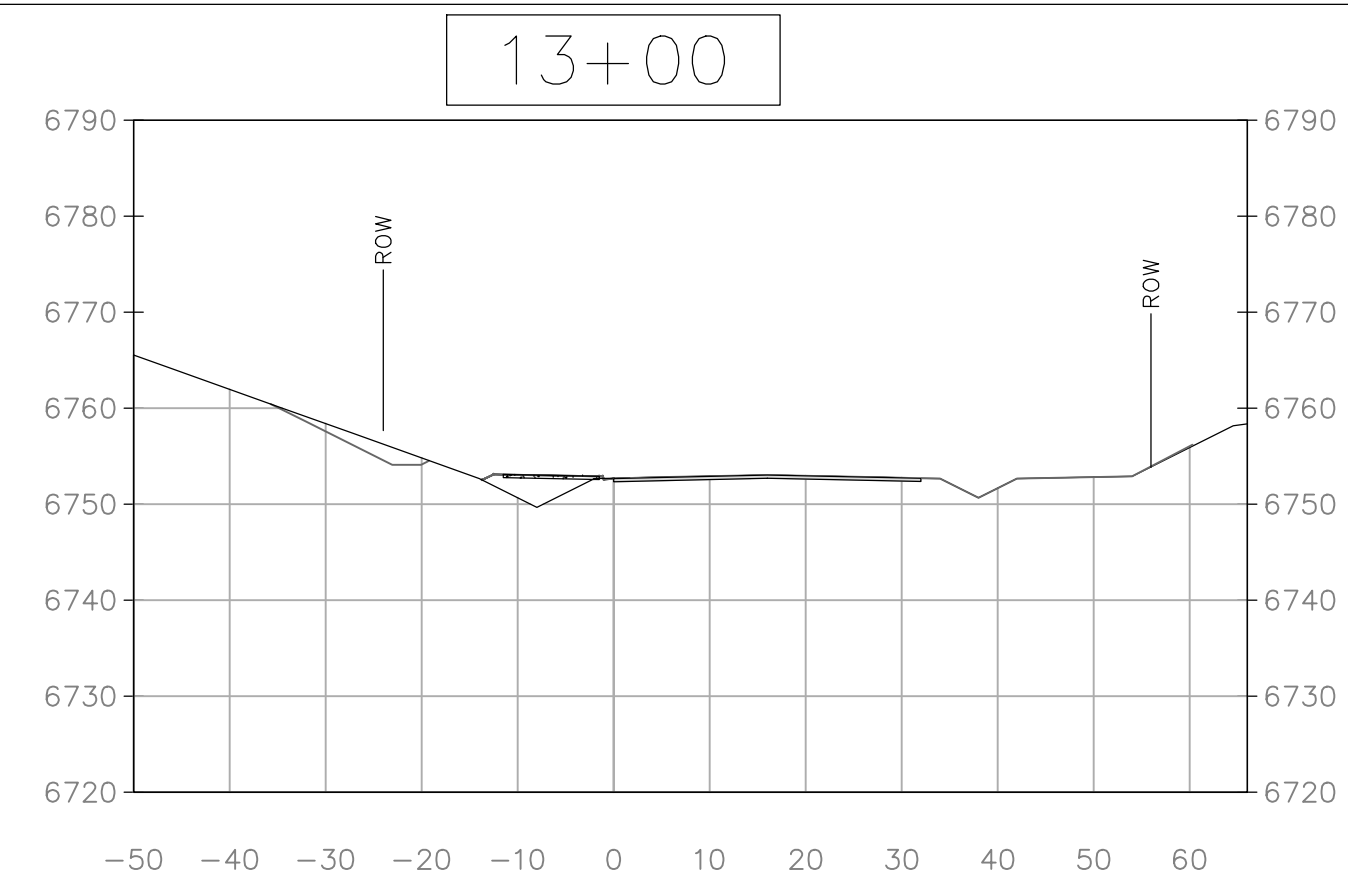
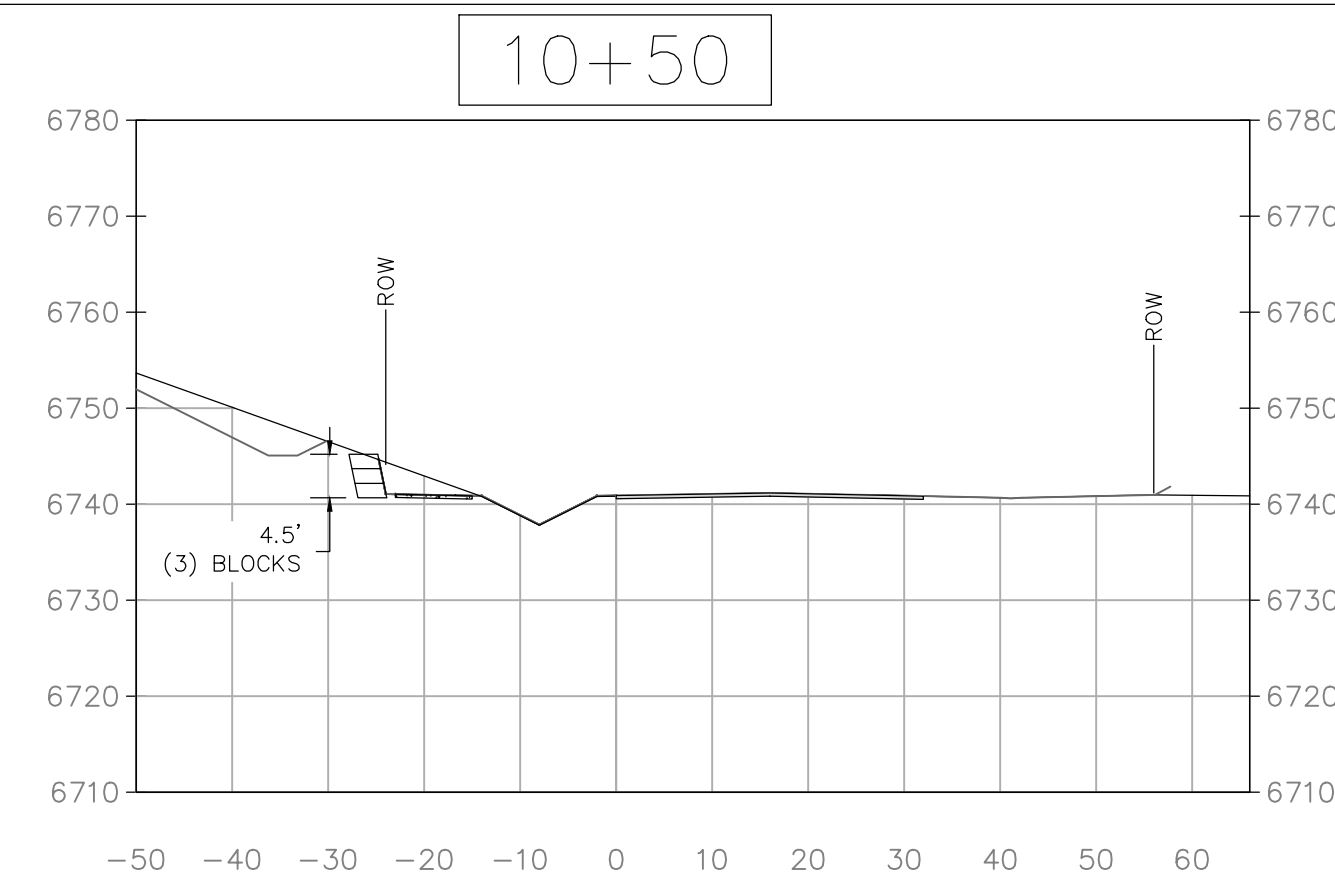
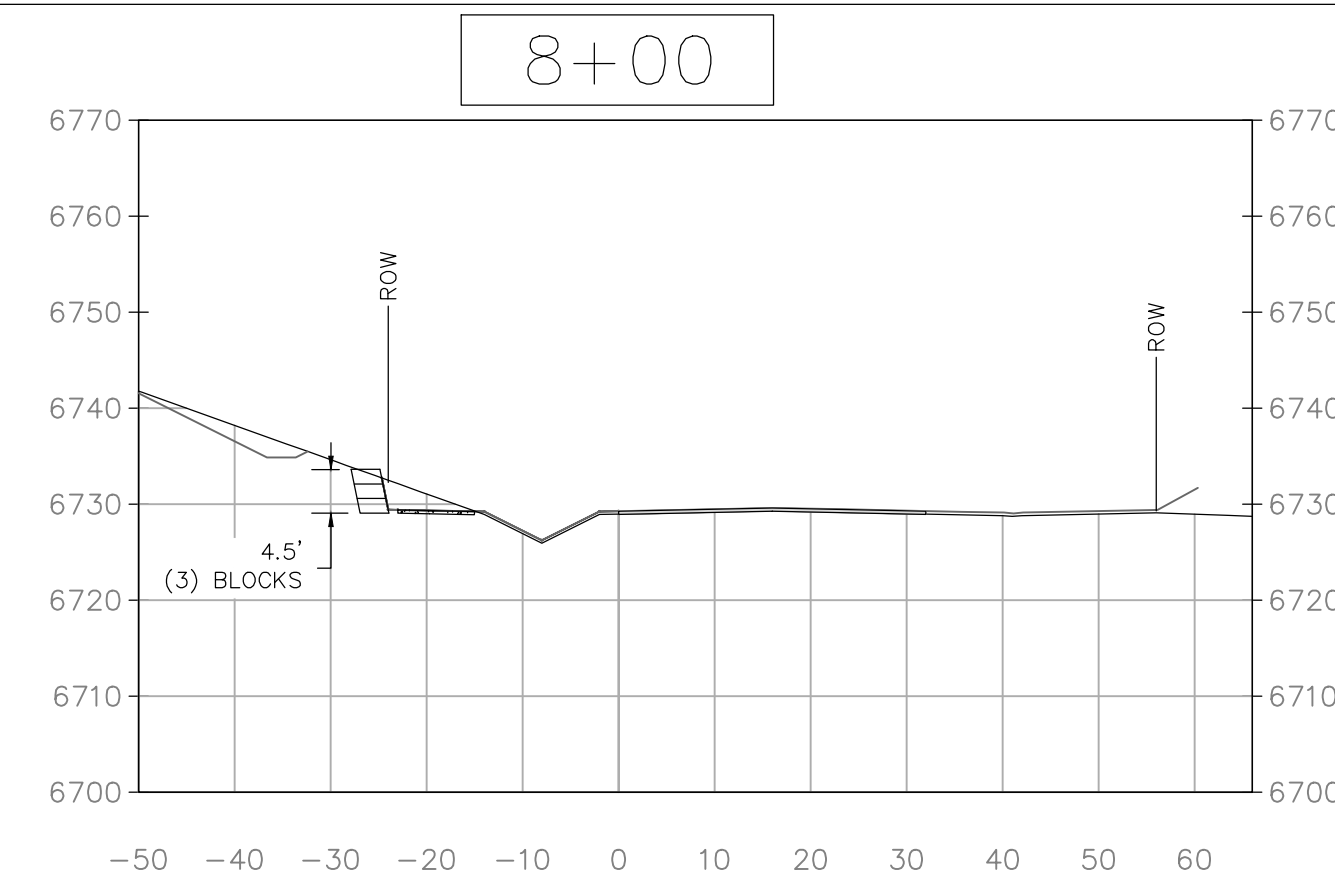
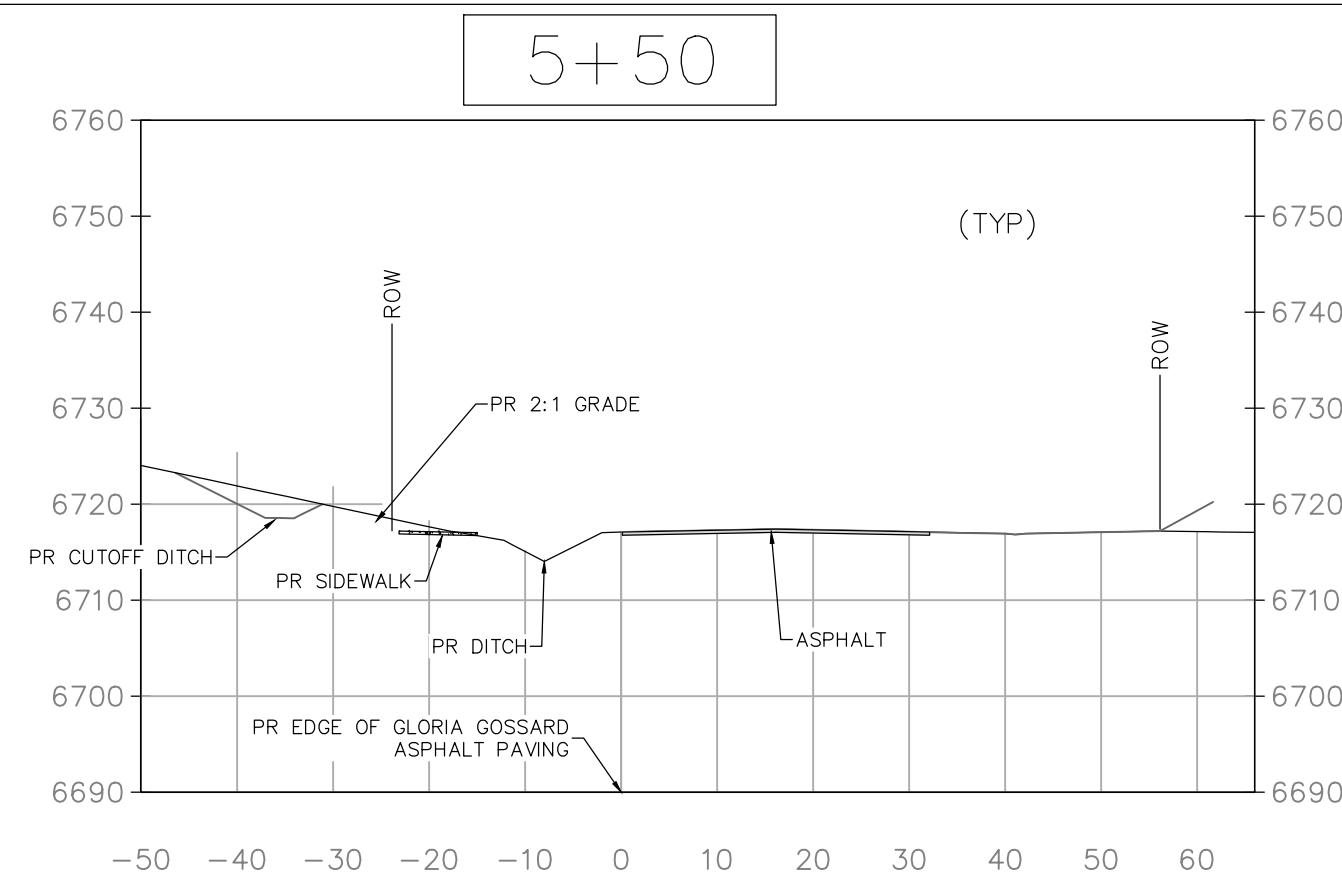


- NOTES**
1. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
 2. PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN. INSTALL 6" TEE AND INSTALL SOLID 6" PVC TO TYPE 16 INLET.
 3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP10.
 4. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP10. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.



SIDEWALK PROFILE STA 15+00 TO 27+15
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'

STORM SEWER EAST PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

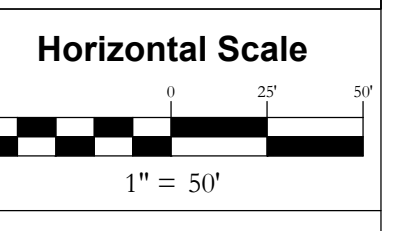


NOTE:
CROSS SECTION STATIONING SHOWN ON THIS PLAN CORRESPONDS TO THE CENTERLINE OF GLORIA GOSSARD STATIONING THAT IS PART OF THE APPROVED OVERLOOK PARK CONSTRUCTION PLANS.

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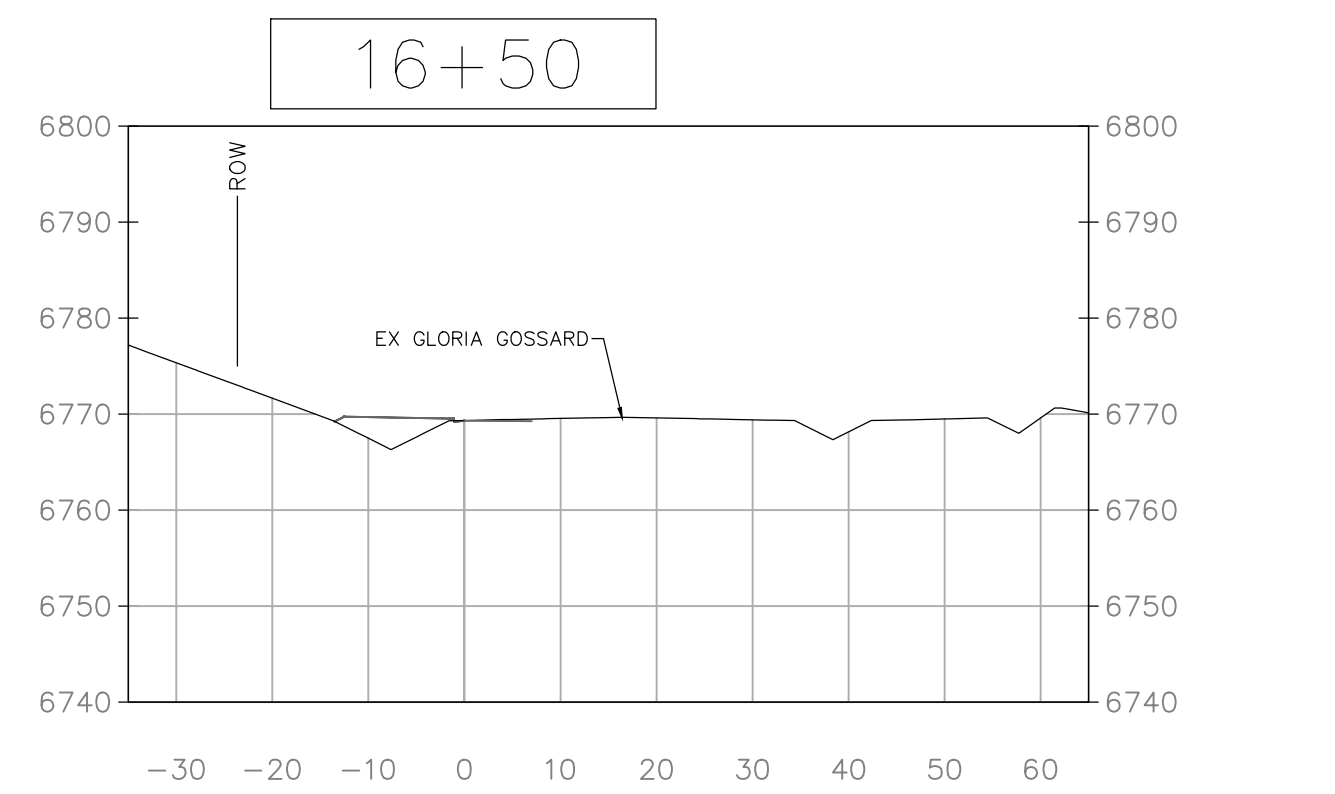
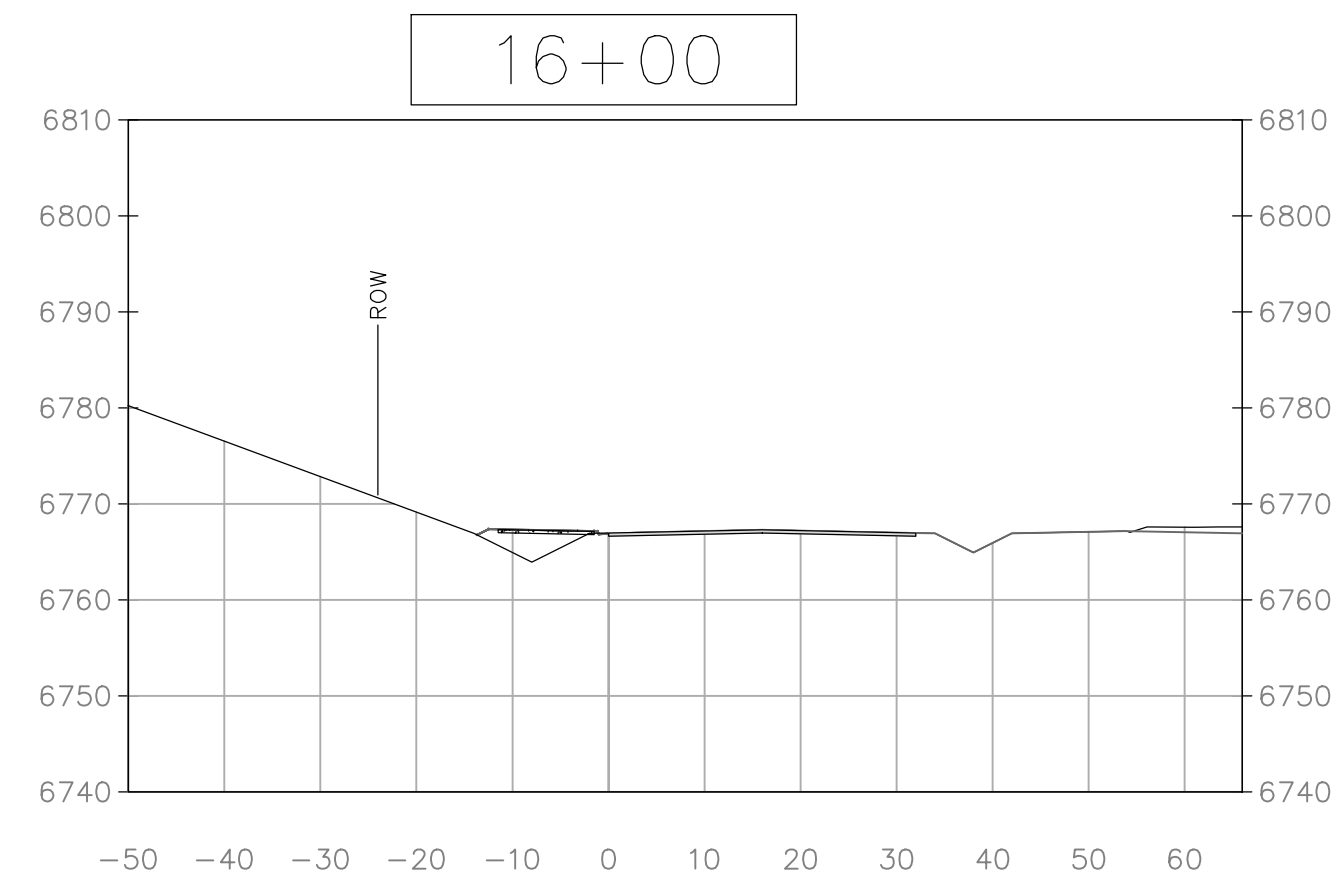
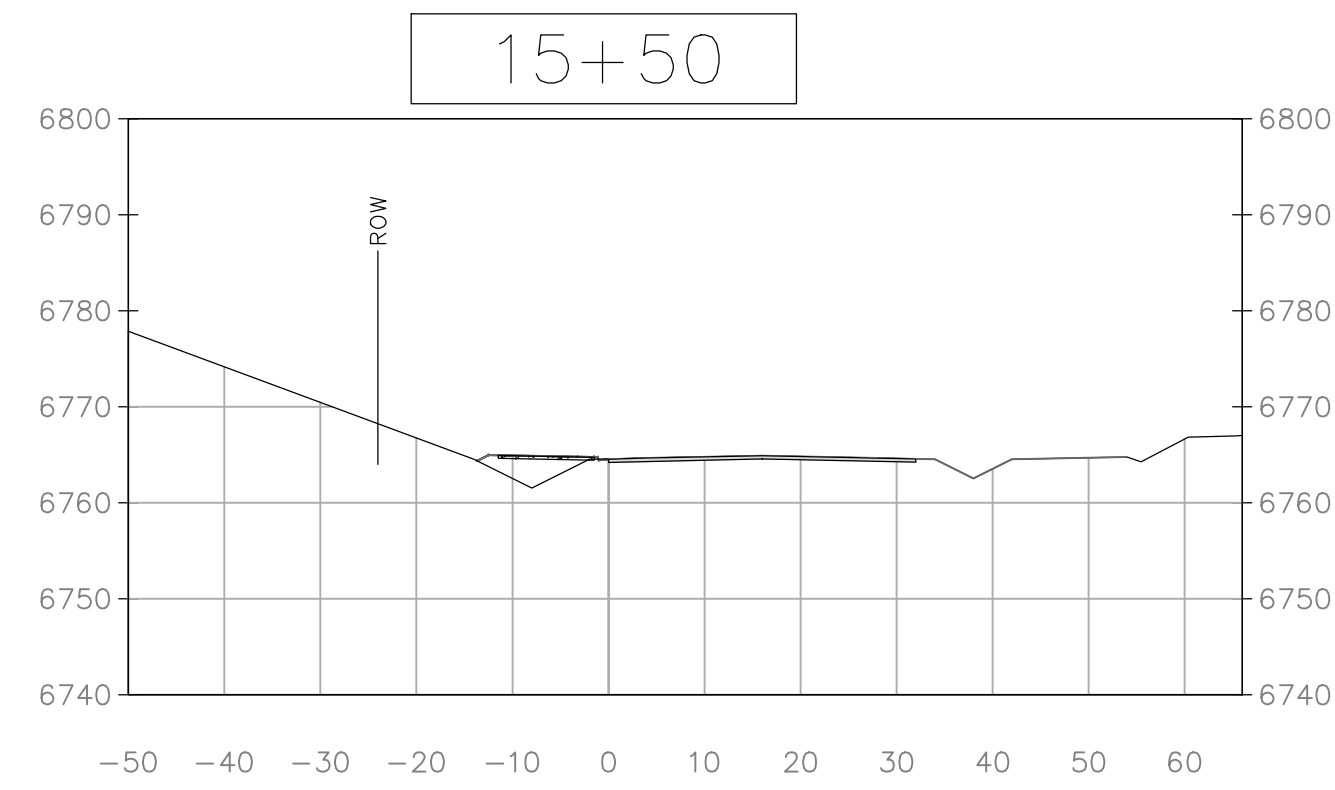
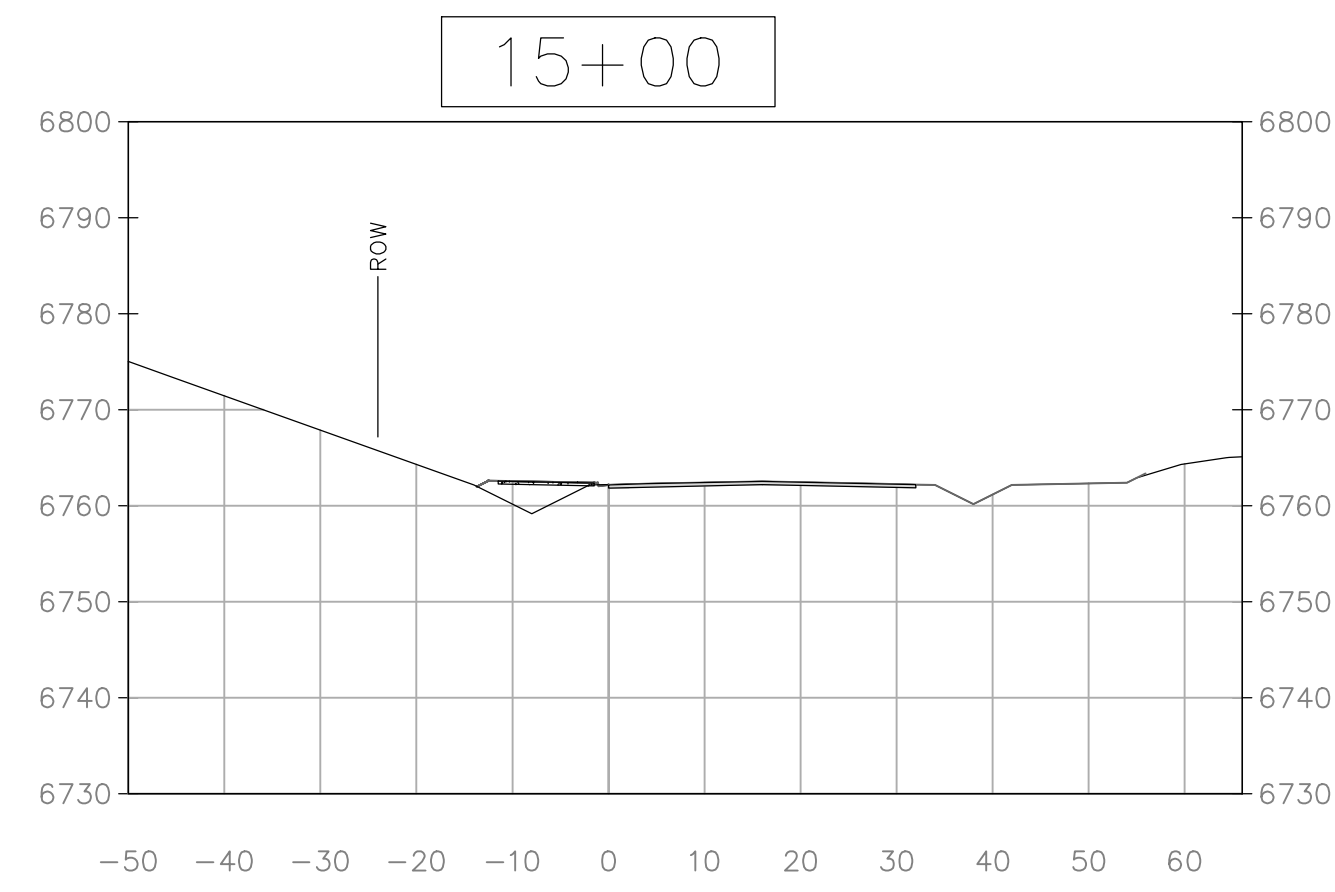
| No. | DATE | REVISIONS | INT | |
|-----|-----------|-----------------------|-----|-----|
| | | | MDM | JLW |
| 1 | 3/13/2023 | DRT REVIEW & RESPONSE | | |

STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
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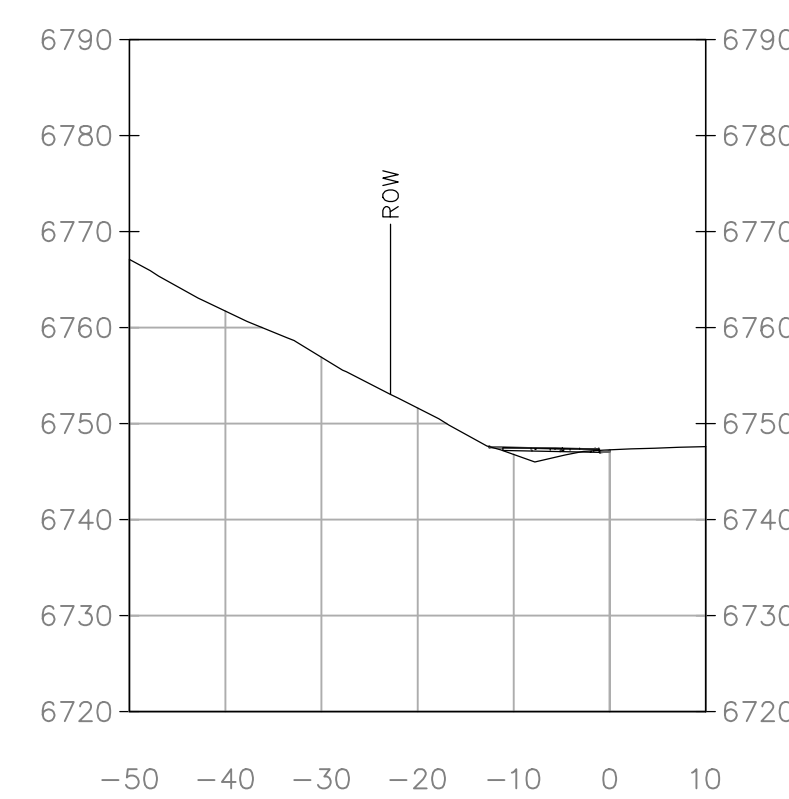
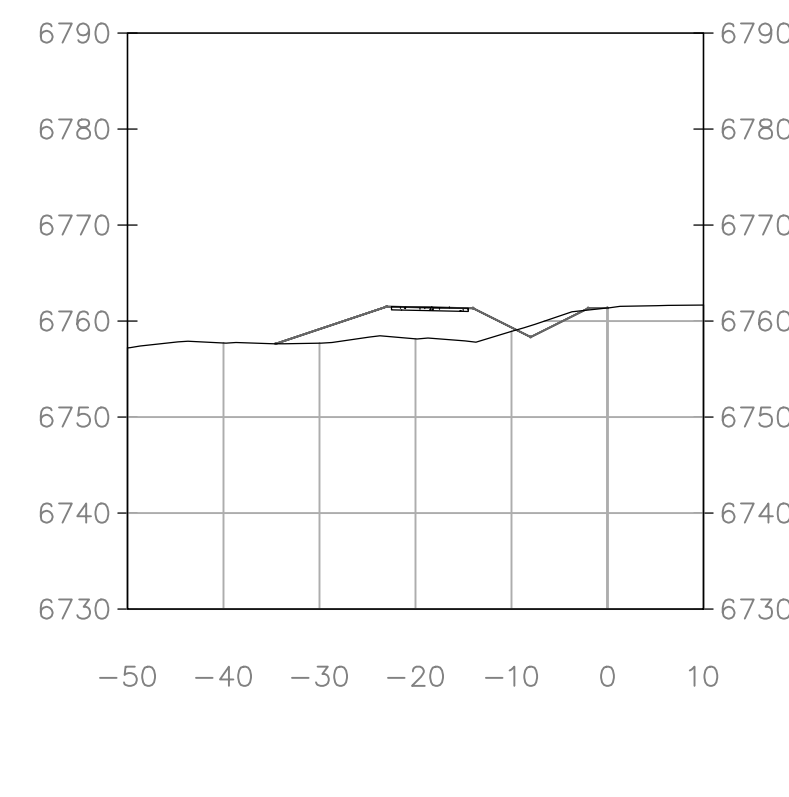
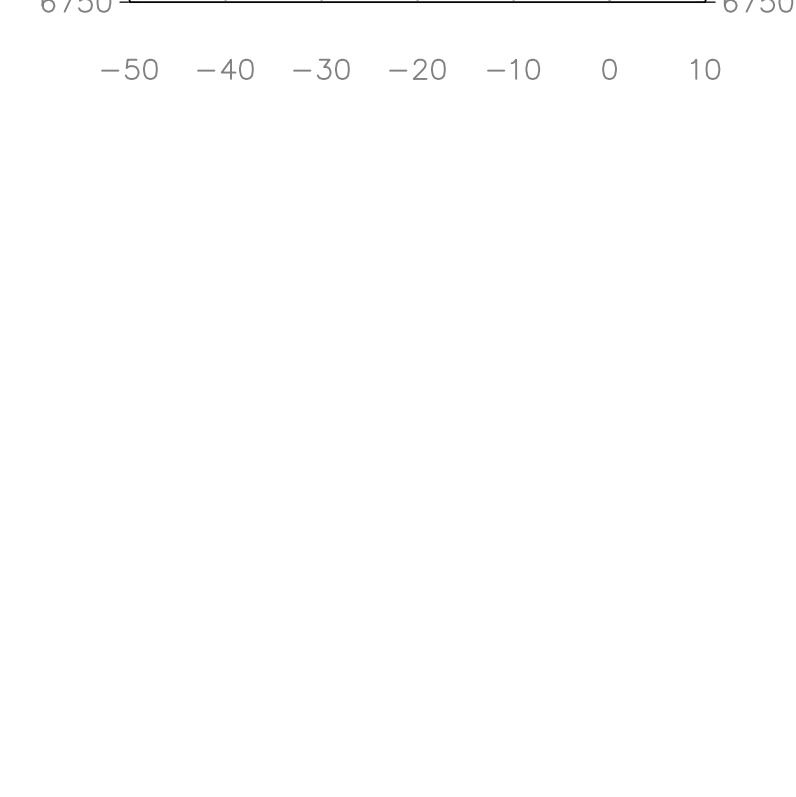
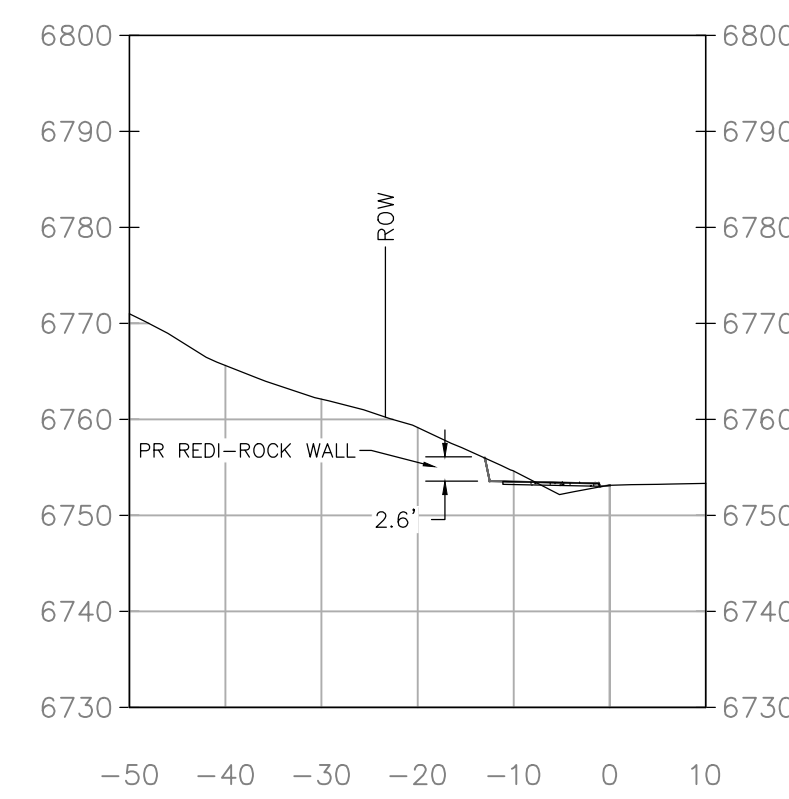
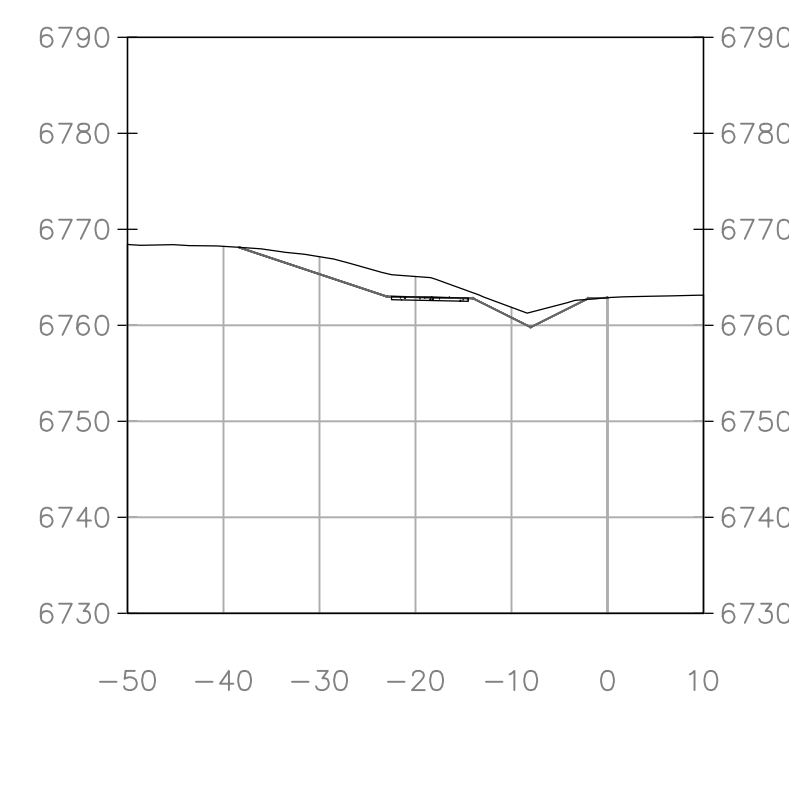
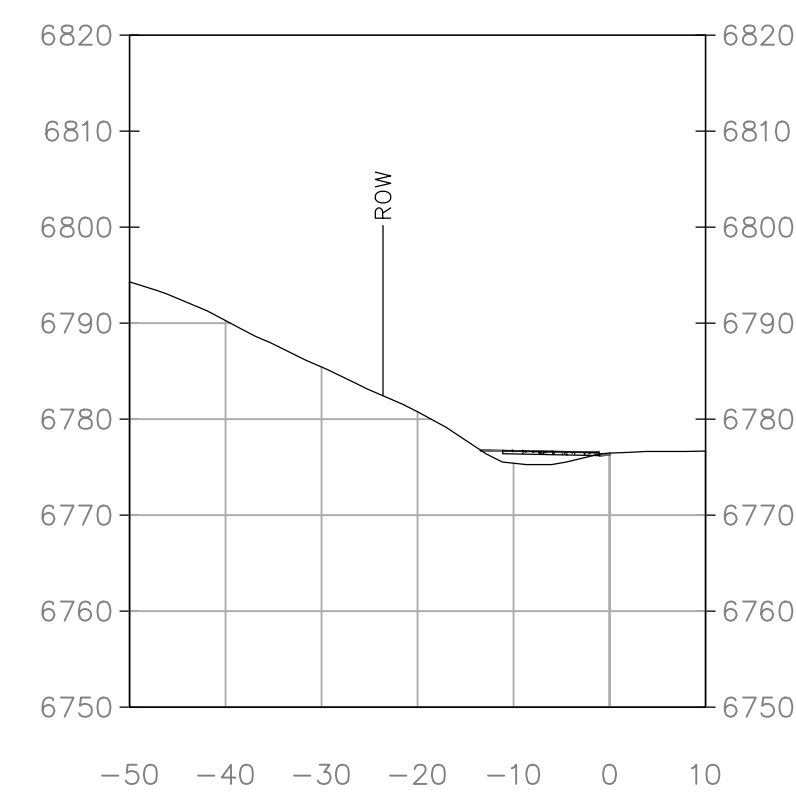
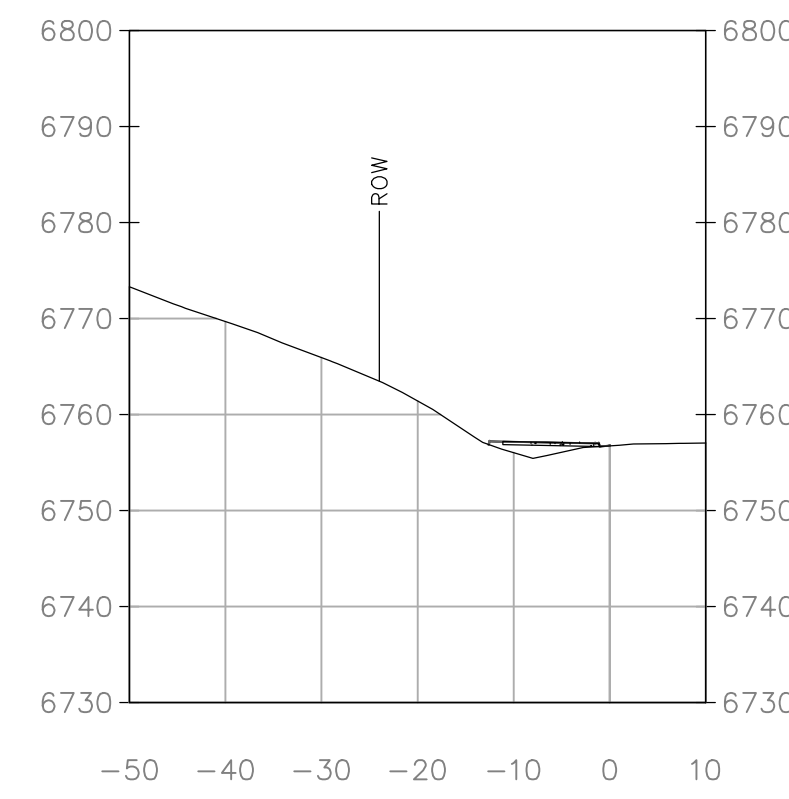
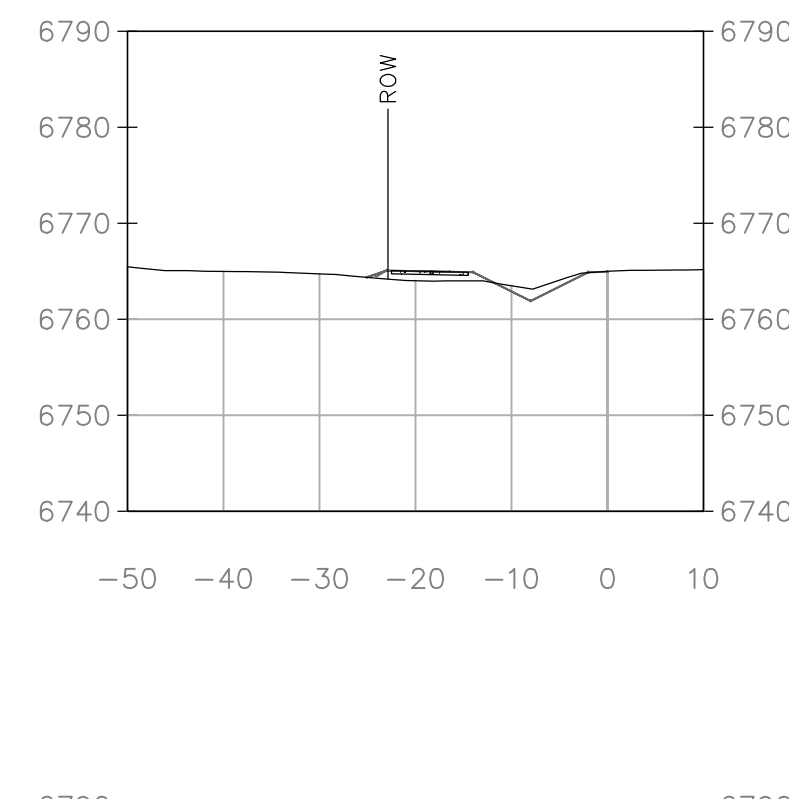
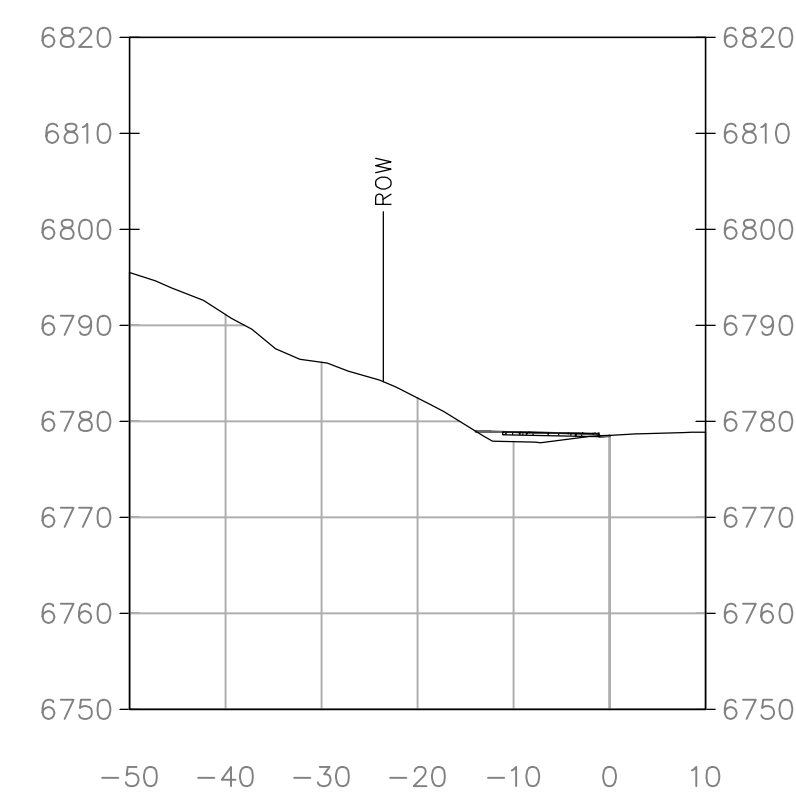
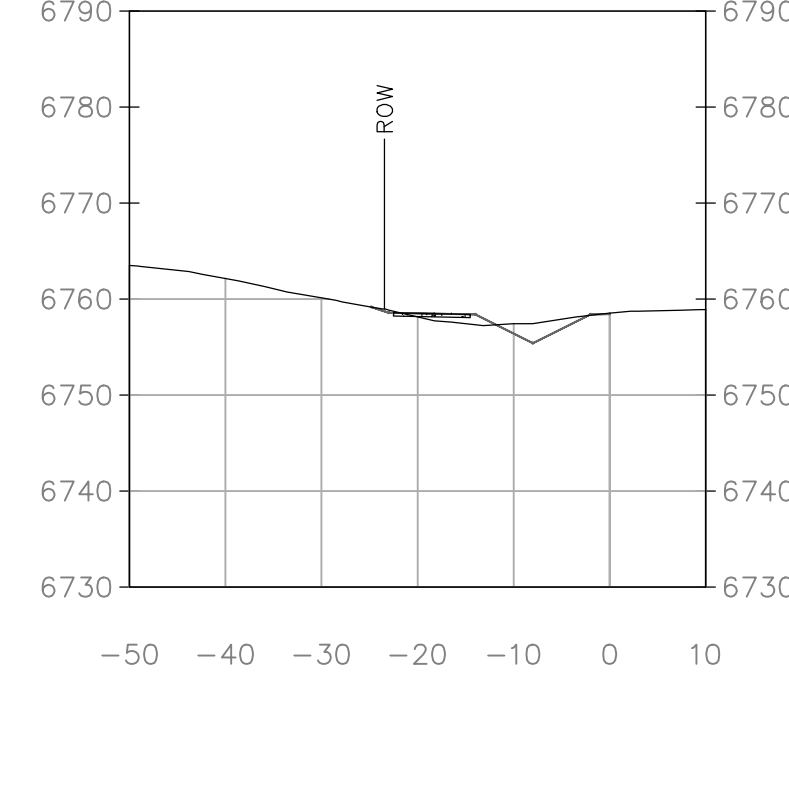
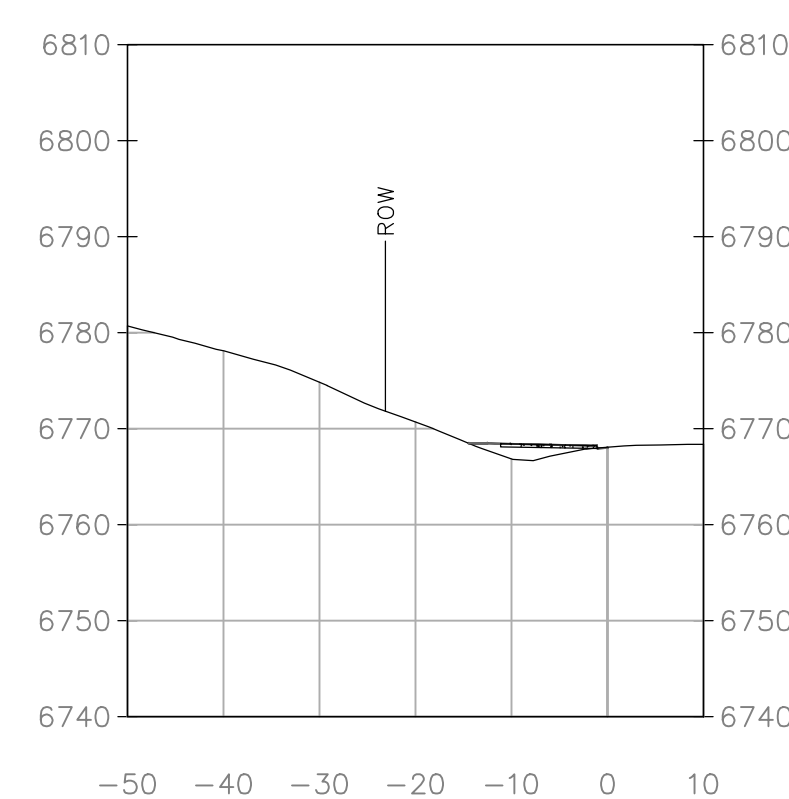
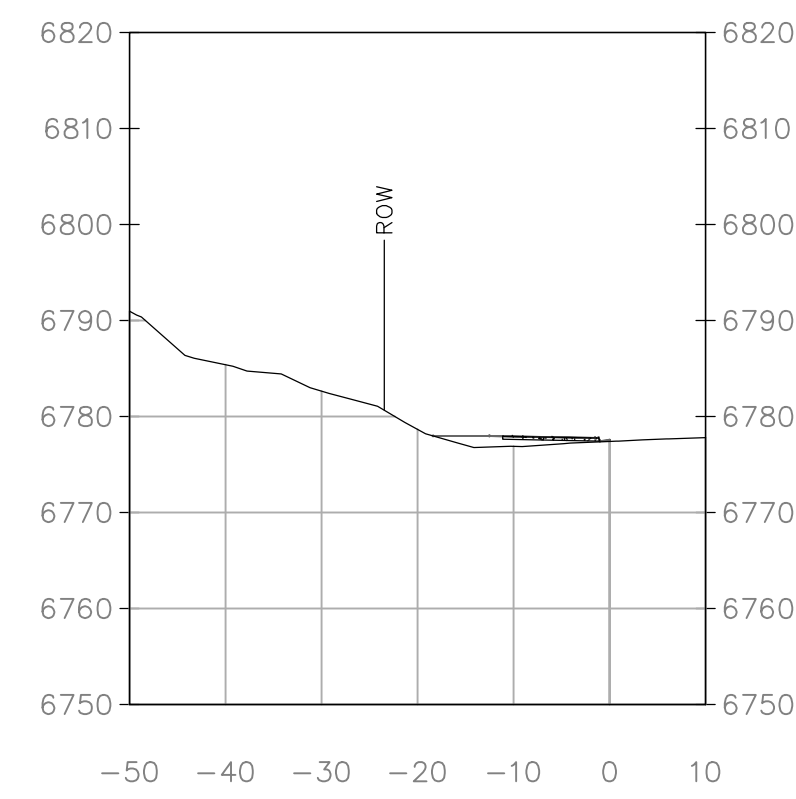
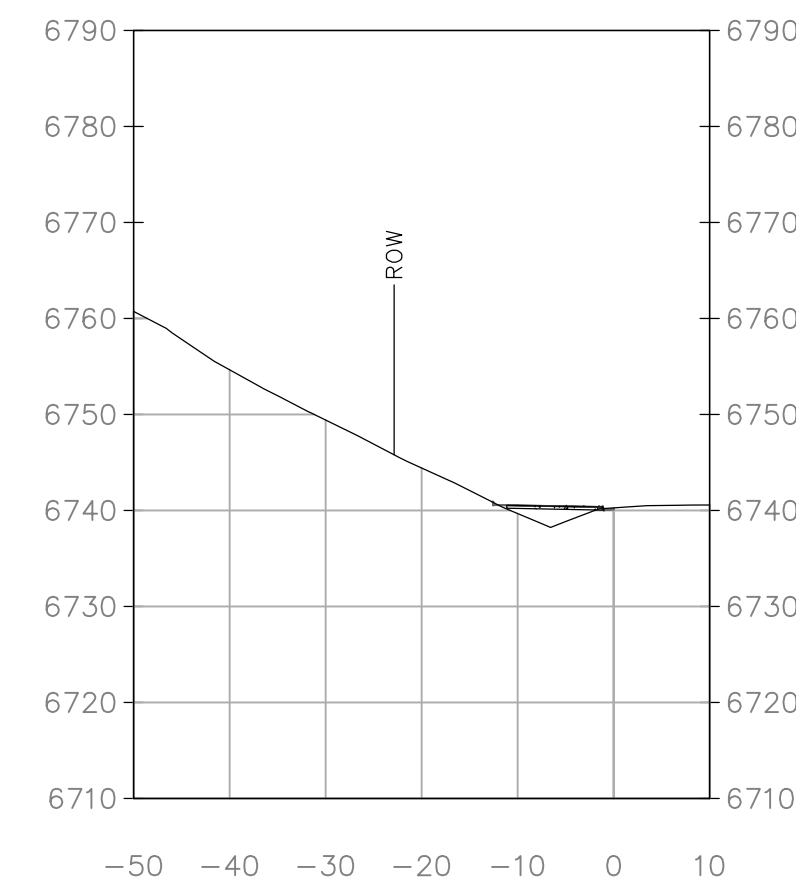
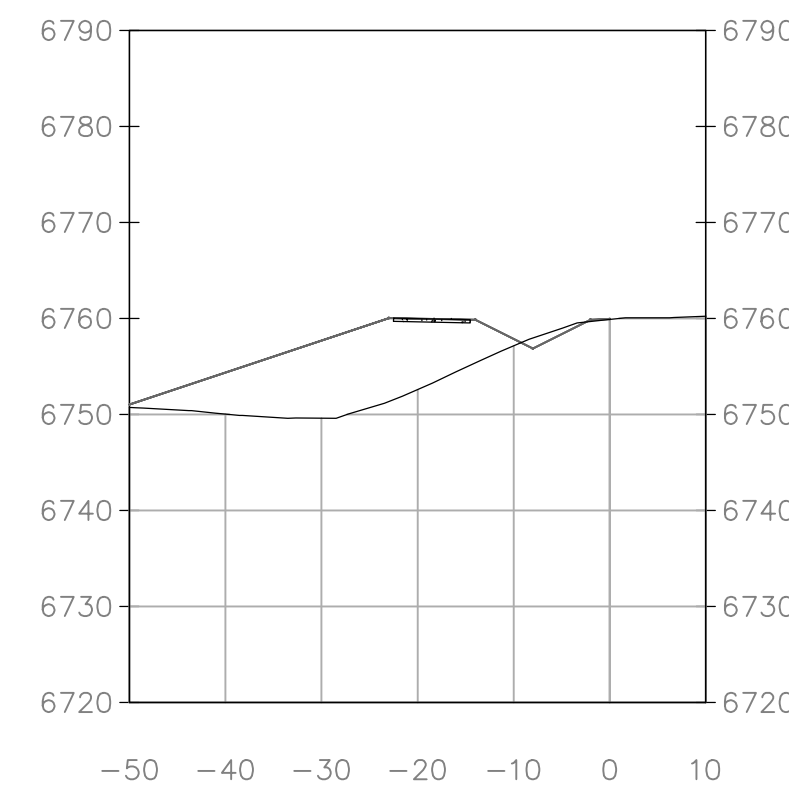
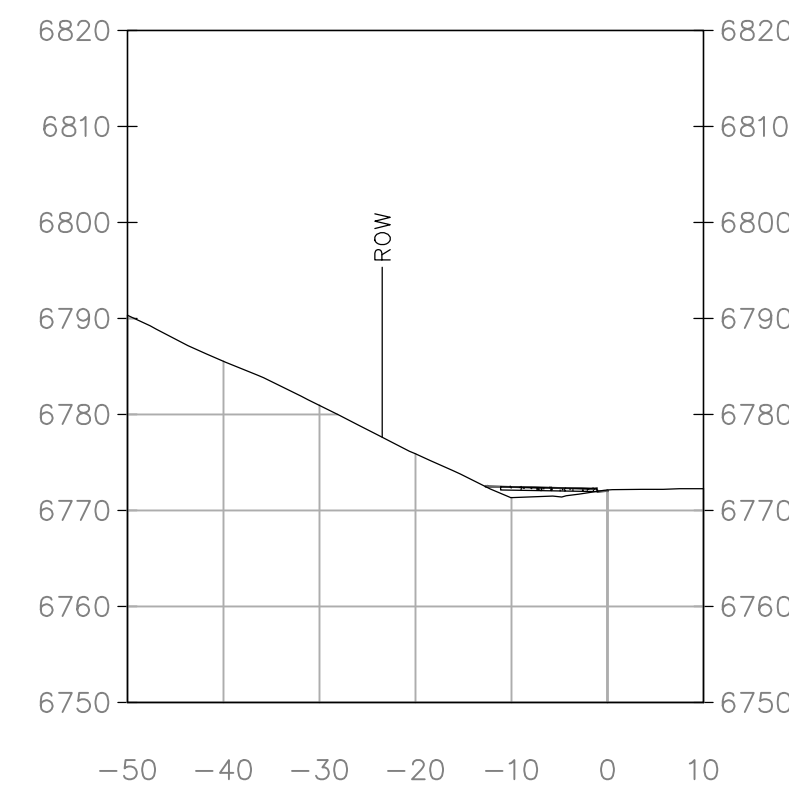
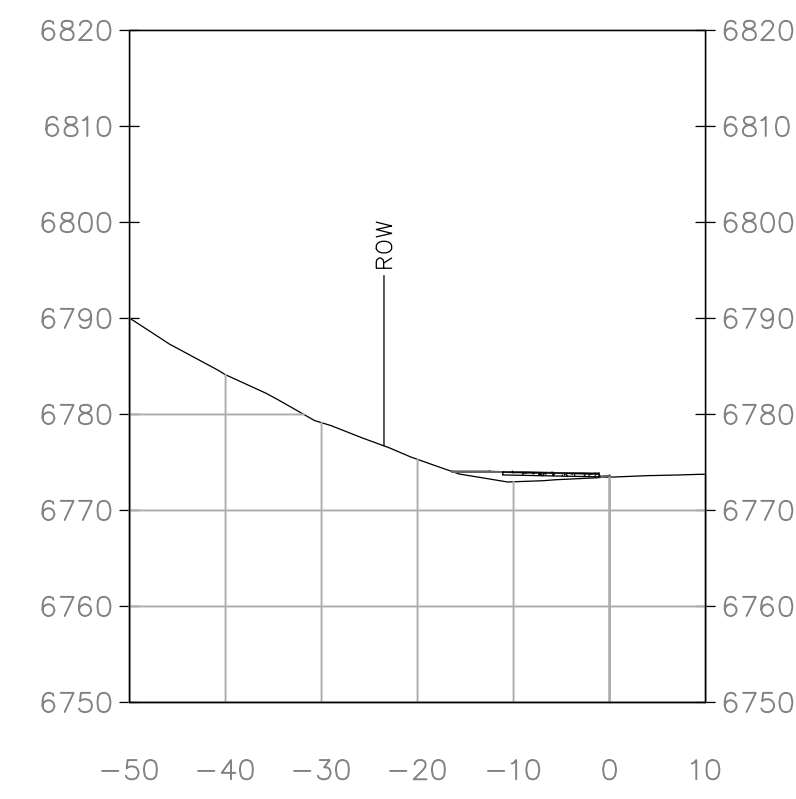


DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

DRAWING:
CROSS SECTIONS #1
SHEET #
PP7



NOTE:
CROSS SECTION STATIONING SHOWN ABOVE CORRESPONDS TO THE CENTERLINE OF GLORIA GOSSARD STATIONING THAT IS PART OF THE APPROVED OVERLOOK PARK CONSTRUCTION PLANS.



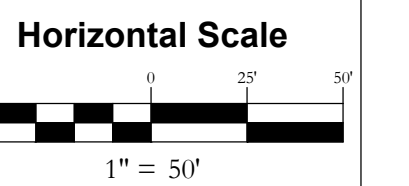
NOTE:
CROSS SECTION STATIONING SHOWN CORRESPONDS TO THE NORTHERN EDGE OF ASPHALT OF GLORIA GOSSARD STATIONING.



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| 1 | 3/13/2023 | DRT REVIEW & RESPONSE | | |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

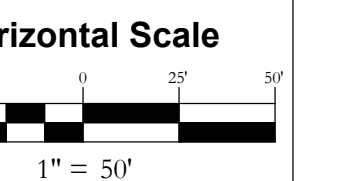
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
CROSS SECTIONS #2

SHEET #
PP8

| INT | MDM | REVISIONS | DATE | NO. |
|-----|-----|-----------|----------|-----|
| | | 1 | 9/2/2022 | 1 |

**STEAMBOAT AIRPARK
PRELIMINARY PLAN
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



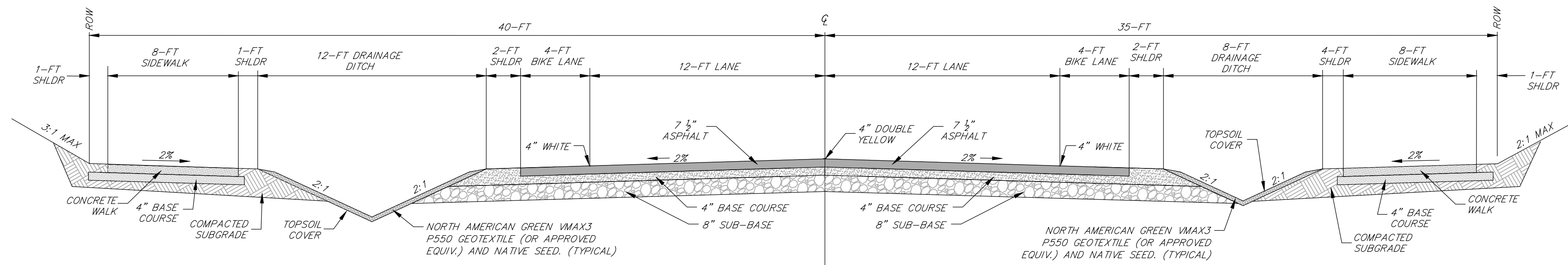
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

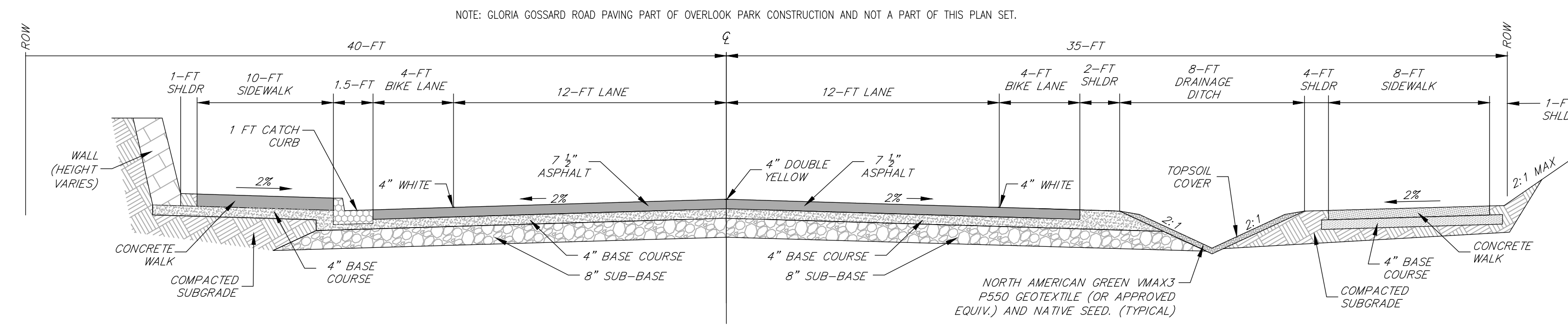
DRAWING: DETAILS

SHEET #

PP9

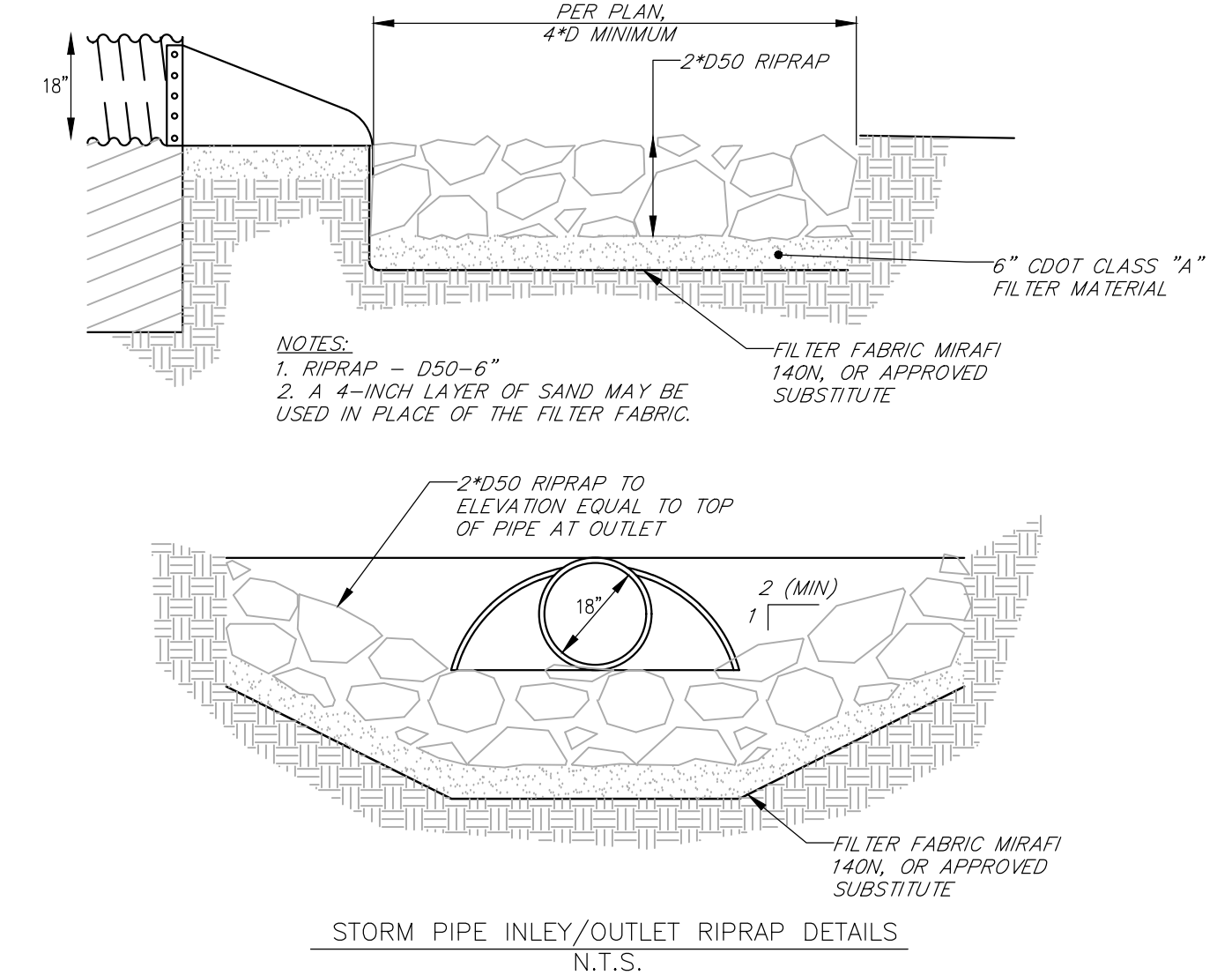


GLORIA GOSSARD - DETACHED WALK

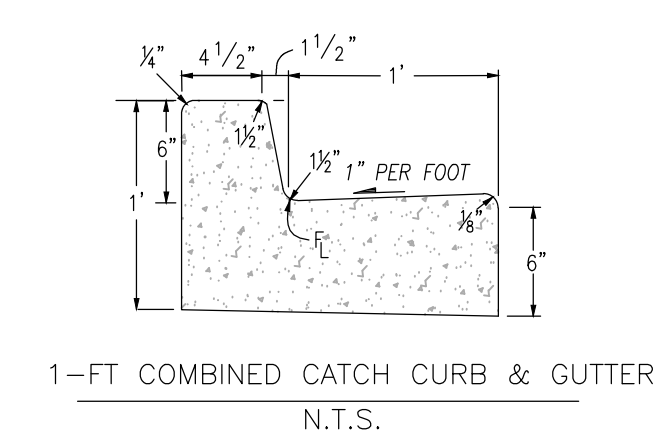


GLORIA GOSSARD - ATTACHED WALK

NOTE: GLORIA GOSSARD ROAD PAVING PART OF OVERLOOK PARK CONSTRUCTION AND NOT A PART OF THIS PLAN SET.



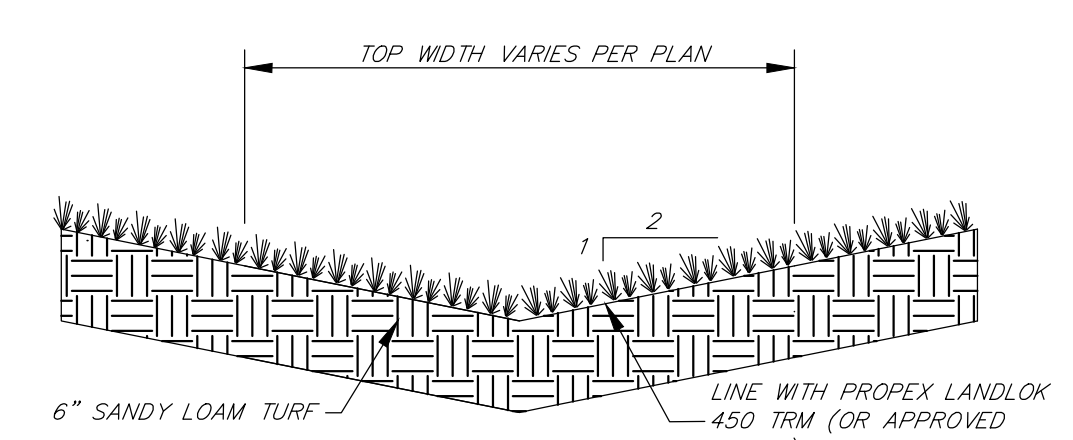
STORM PIPE INLET/OUTLET RIPRAP DETAILS
N.T.S.



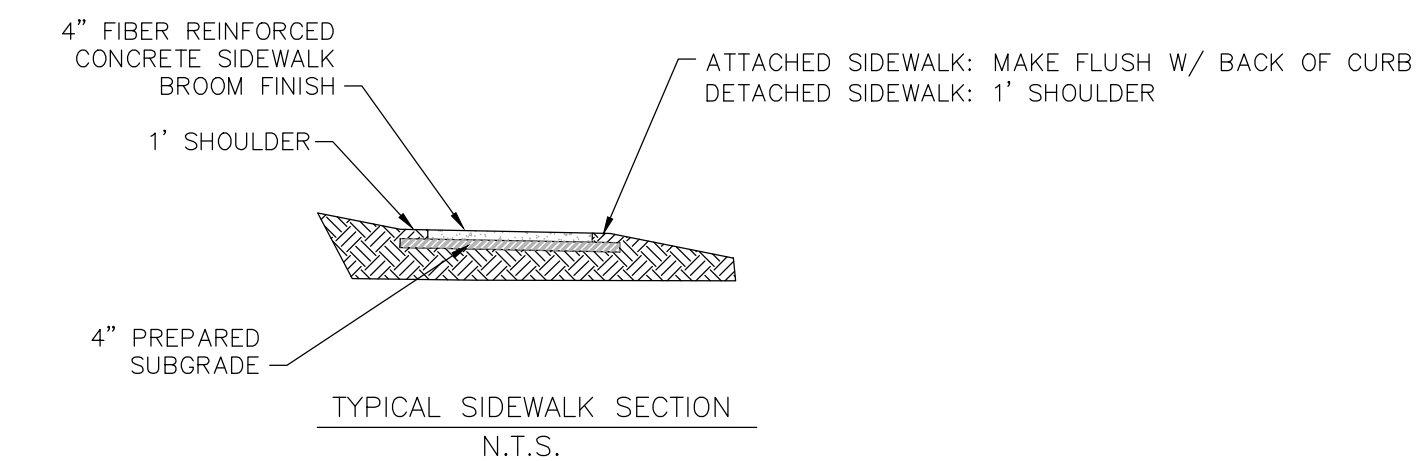
1-FT COMBINED CATCH CURB & GUTTER
N.T.S.

CURB NOTES

1. CONCRETE SHALL BE CLASS B
2. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.



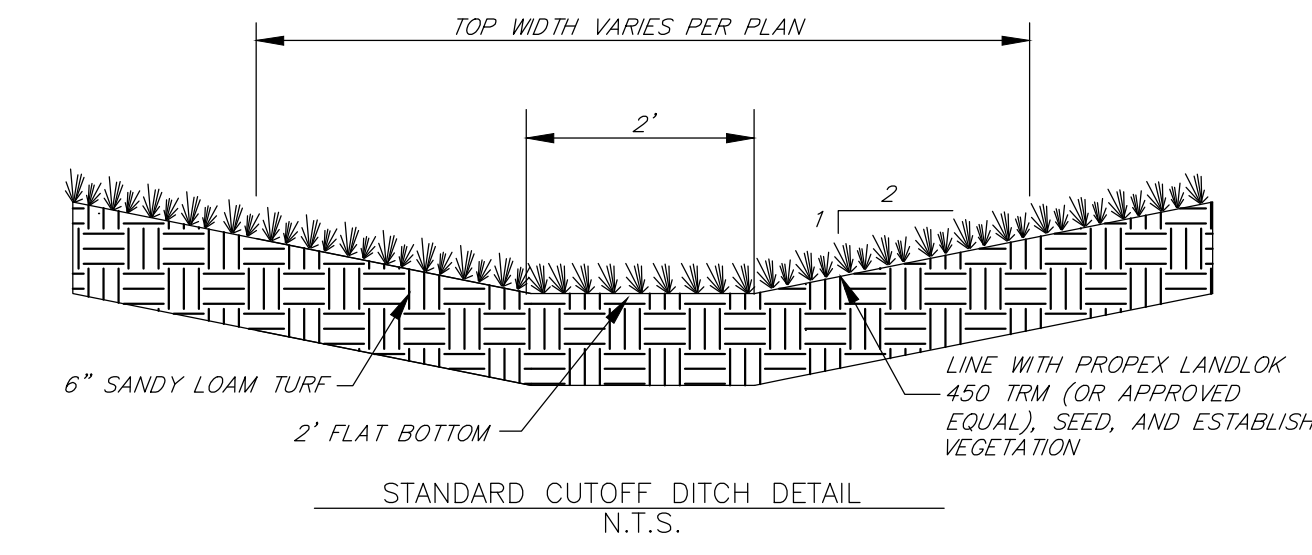
STANDARD ROADSIDE DITCH DETAIL
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

SIDEWALK AND SIDEWALK RAMP NOTES:

1. ALL SIDEWALKS SHALL HAVE 2% SLOPE UNLESS SPECIFIED OTHERWISE IN GRADING PLAN. ALL SIDEWALKS SHALL BE SLOPED AWAY FROM BUILDINGS.
2. CONCRETE SHALL BE CLASS B WITH FIBER REINFORCEMENT.
3. CONTRACTION JOINTS SHALL BE INSTALLED A MAXIMUM OF 10' OC
4. CONTROL JOINTS SHALL RECEIVE JOINT SEALANT
5. EXPANSION JOINTS SHALL BE USED AT ABUTTING ASPHALT AND PROPOSED SIDEWALK AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER. JOINTS SHALL BE 1/2" WIDE WITH 1/2" DEPTH OF JOINT SEALER.
6. EXPANSION JOINTS SHALL BE USED AT ABUTTING STRUCTURE AND SIDEWALKS AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER.
7. CONTRACTION JOINTS SHALL BE 1" DEEP AND 3/8" WIDE WITH 1/4" FORMED RADIUS. MAXIMUM 6' SPACING CENTER TO CENTER.

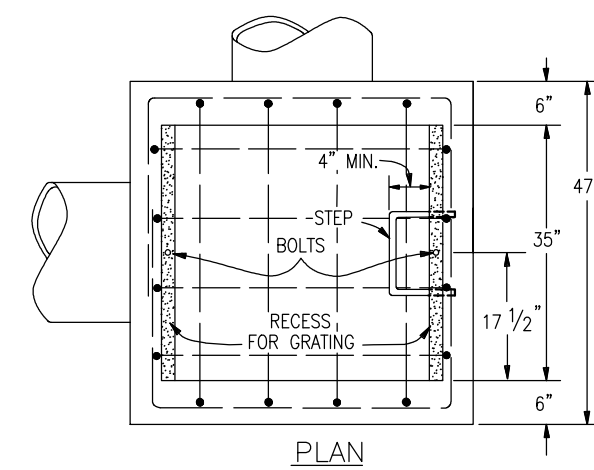
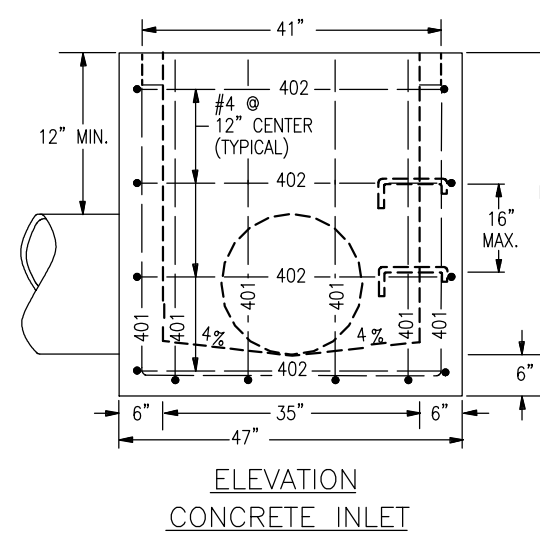


STANDARD CUTOFF DITCH DETAIL
N.T.S.

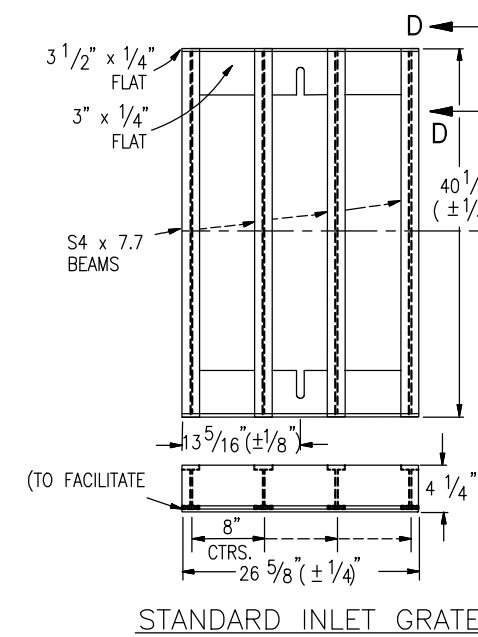
DITCH NOTES:

1. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. TRM FABRIC WIDTH IN DITCH SHALL BE THE WIDTH OF THE STANDARD ROLL, I.E. 8 FEET.

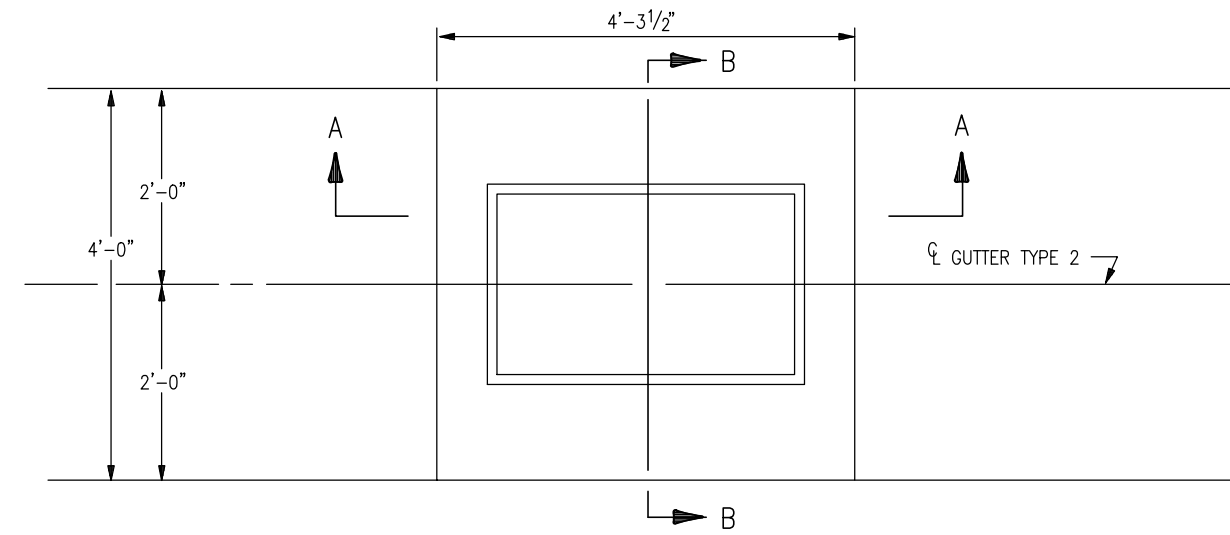
2.1. MIDDLE OF ROLL SHALL BE IN LINE WITH THE CL OF THE DITCH.



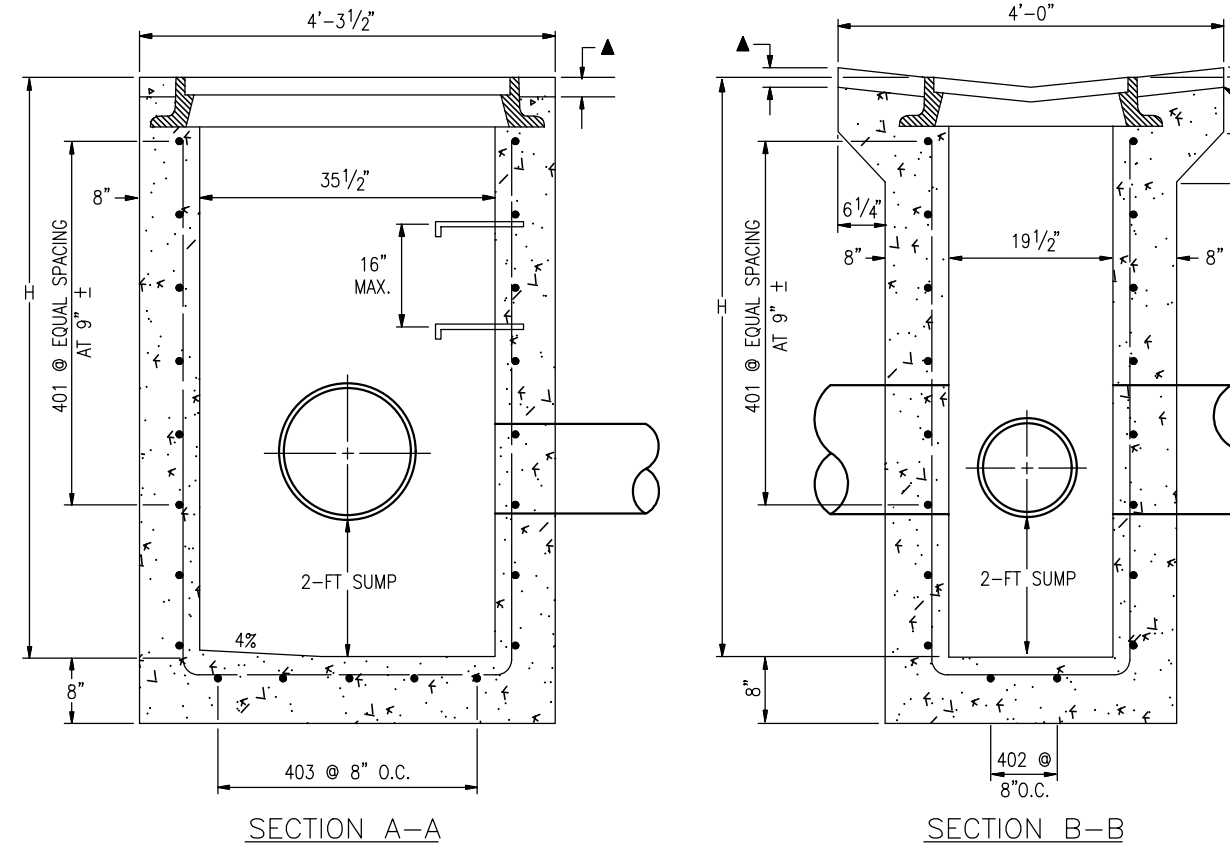
TYPE C INLET



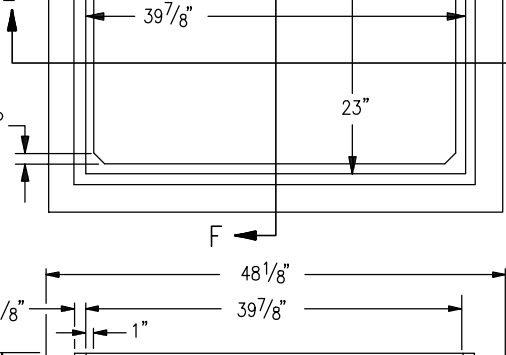
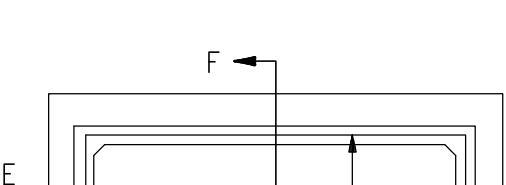
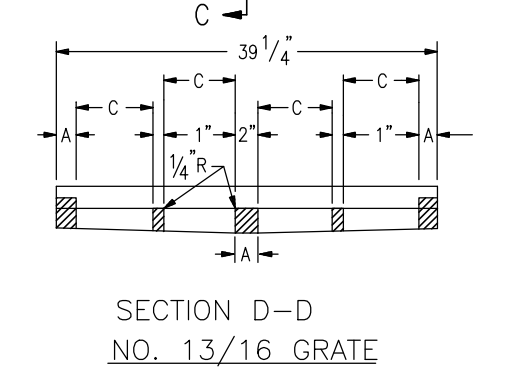
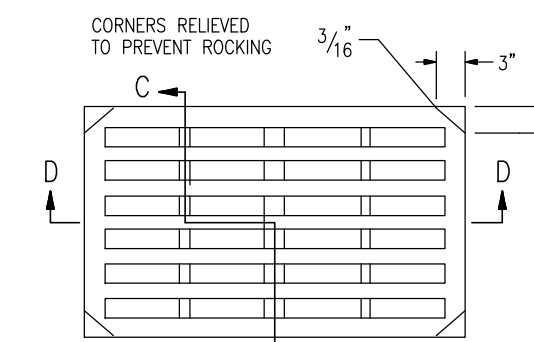
STANDARD INLET GRATE



PLAN OF TYPE 13/16 INLET FOR GUTTER TYPE 2



TYPE 13/16 INLET



SECTION E-E
NO. 13/16 GRATING & FRAMES
APPROX. WEIGHT 590 LBS.

SECTION C-C

SECTION D-D
NO. 13/16 GRATE

SECTION E-E
NO. 13/16 GRATING & FRAMES

SECTION F-F

SECTION G-G

SECTION H-H

SECTION I-I

SECTION J-J

SECTION K-K

SECTION L-L

SECTION M-M

SECTION N-N

SECTION O-O

SECTION P-P

SECTION Q-Q

SECTION R-R

SECTION S-S

SECTION T-T

SECTION U-U

SECTION V-V

SECTION W-W

SECTION X-X

SECTION Y-Y

SECTION Z-Z

SECTION AA-AA

SECTION BB-BB

SECTION CC-CC

SECTION DD-DD

GENERAL NOTES

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
- EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
- EXPOSED CONCRETE CORNERS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO T12.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.

QUANTITIES

| H | CONCRETE CU. YD. | REINFORCING STEEL Ø LB. | NO. OF 401 BARS REQ'D. |
|--------|------------------|-------------------------|------------------------|
| 3'-0" | 1.3 | 72 | 4 |
| 3'-6" | 1.5 | 76 | 4 |
| 4'-0" | 1.6 | 80 | 5 |
| 4'-6" | 1.8 | 104 | 6 |
| 5'-0" | 1.9 | 109 | 6 |
| 5'-6" | 2.1 | 122 | 7 |
| 6'-0" | 2.2 | 136 | 8 |
| 6'-6" | 2.4 | 141 | 8 |
| 7'-0" | 2.5 | 154 | 9 |
| 7'-6" | 2.7 | 168 | 10 |
| 8'-0" | 2.8 | 173 | 10 |
| 8'-6" | 3.0 | 187 | 11 |
| 9'-0" | 3.1 | 200 | 12 |
| 9'-6" | 3.3 | 205 | 12 |
| 10'-0" | 3.4 | 219 | 13 |

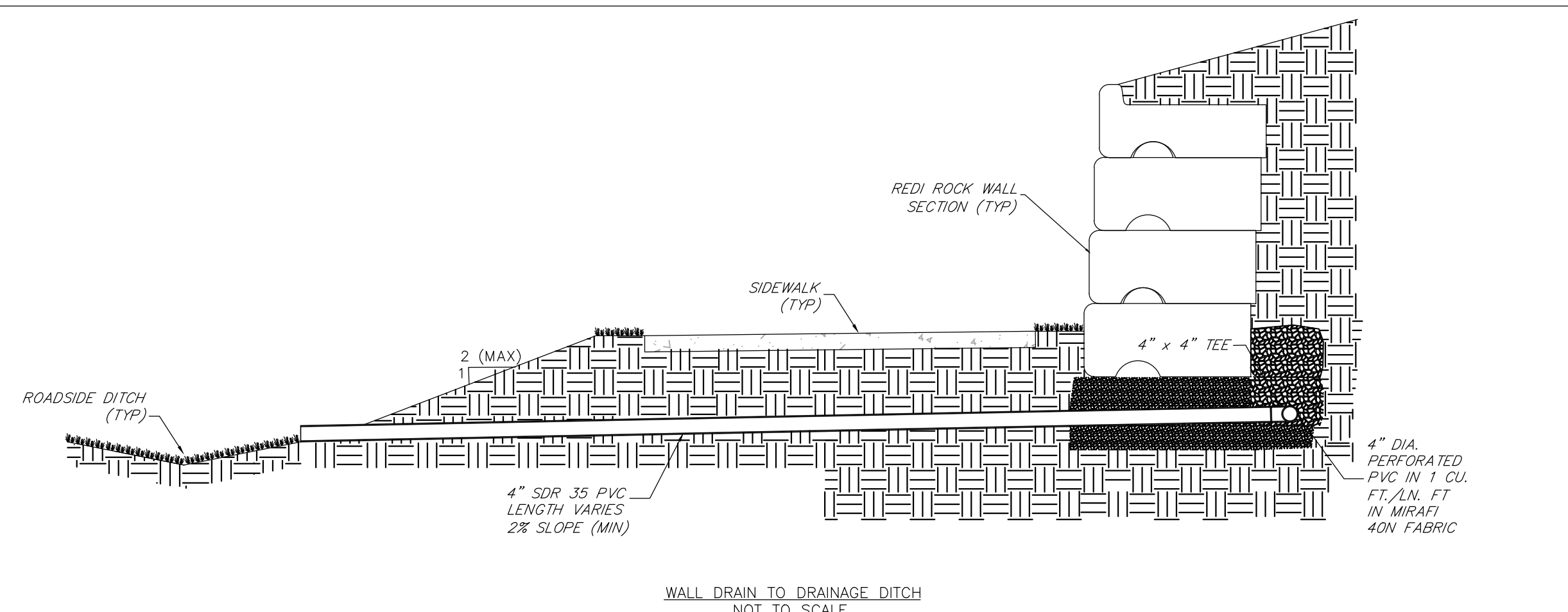
Ø INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

BAR LIST FOR H=3'-0"

| MARK | NO. REQ'D. | DIMENSIONS | LENGTH |
|------|------------|------------|-------------|
| 401 | 4 | 3'-6" | 2'-2" |
| 402 | 2 | 3'-4 1/2" | * 2'-6 1/2" |
| 403 | 5 | 2'-1 1/2" | * 2'-7" |

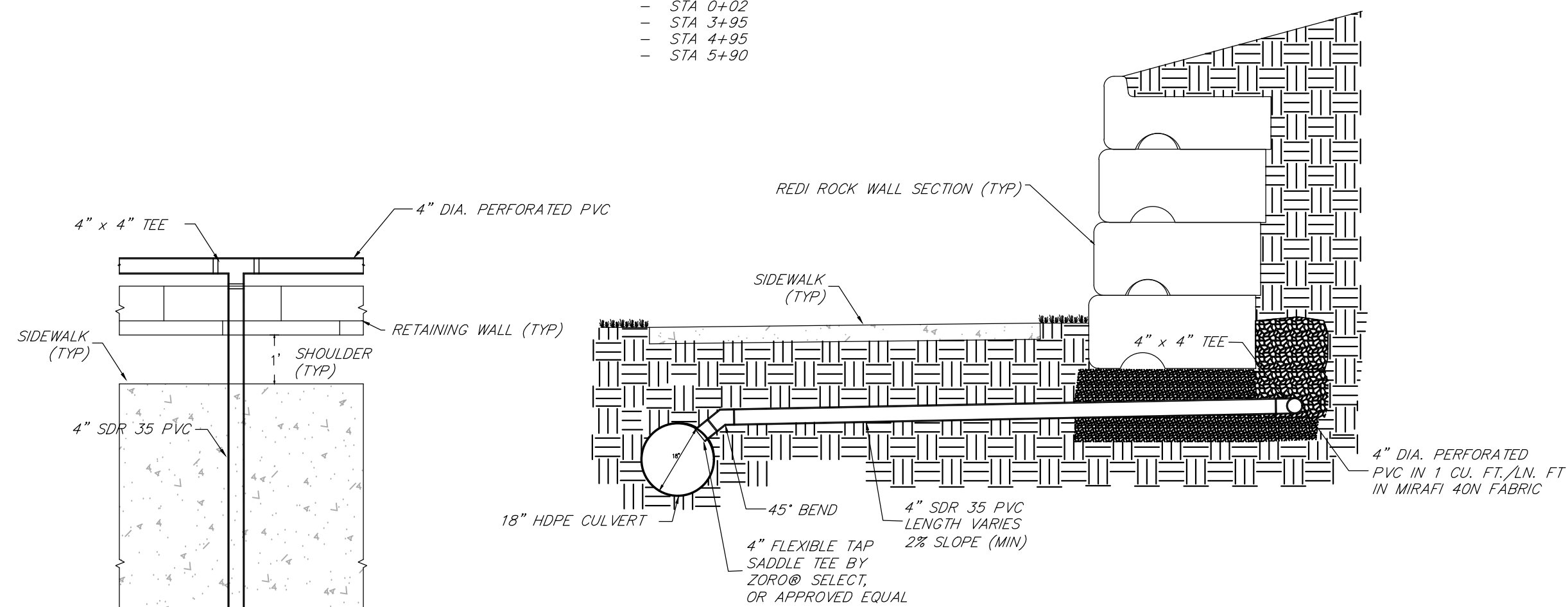
* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

NOTE:
SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
▲ WHEN BITUMINOUS MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.



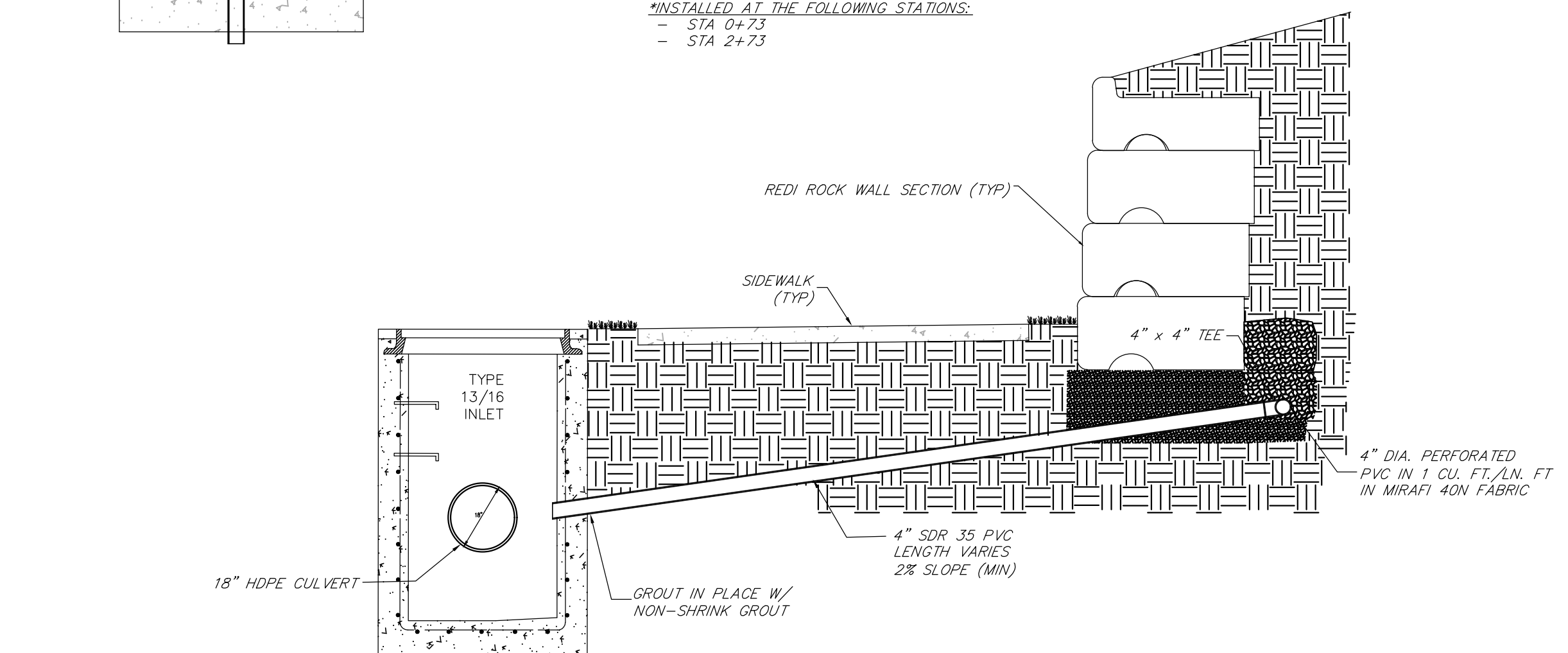
WALL DRAIN TO DRAINAGE DITCH
NOT TO SCALE

*INSTALLED AT THE FOLLOWING STATIONS:
- STA 0+02
- STA 3+95
- STA 4+95
- STA 5+90



WALL DRAIN TO STORMWATER PIPE
NOT TO SCALE

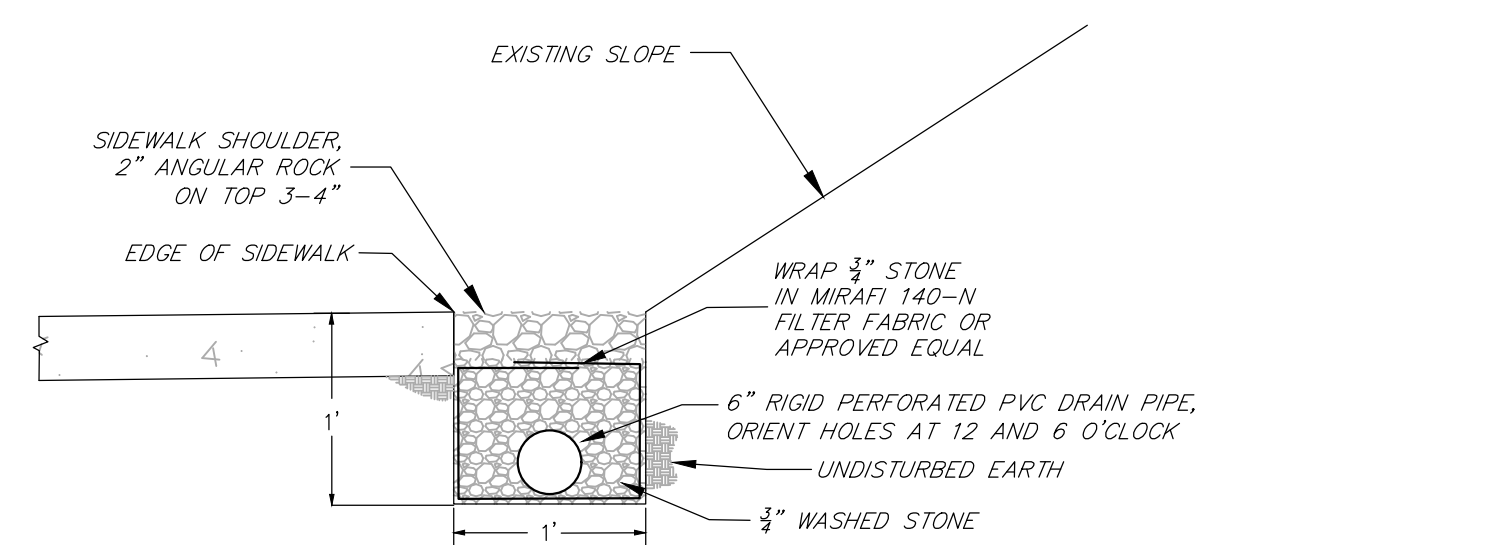
*INSTALLED AT THE FOLLOWING STATIONS:
- STA 0+73
- STA 2+73



WALL DRAIN TO STORMWATER INLET
NOT TO SCALE

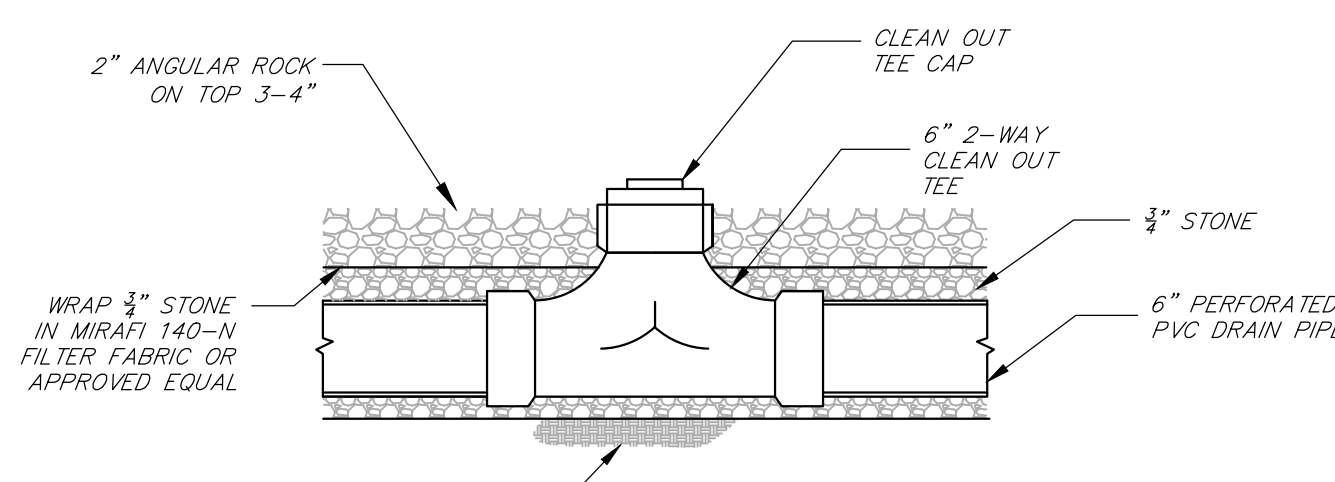
*INSTALLED AT THE FOLLOWING STATIONS:
- STA 1+73

WALL DRAIN DETAILS
N.T.S.

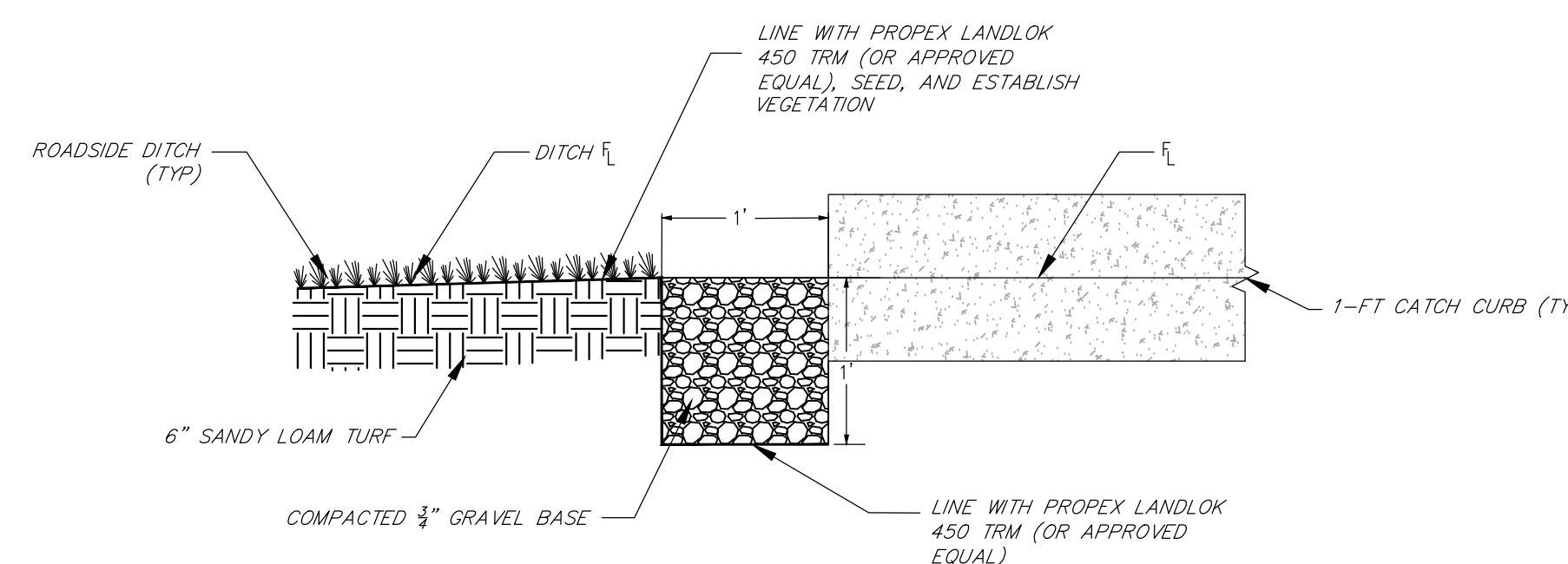


*INSTALL ALONG NORTH EDGE OF SIDEWALK AT THE FOLLOWING STATIONS:
- STA 5+87 to STA 17+80
- STA 22+20 to STA 27+05

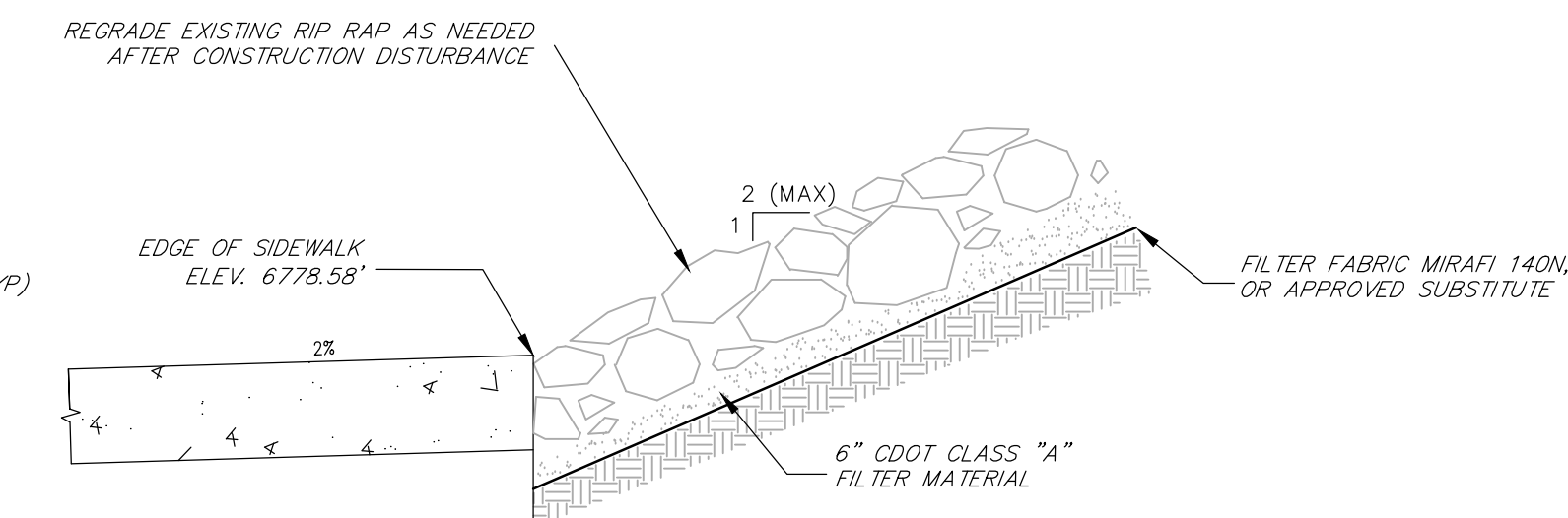
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN
N.T.S.



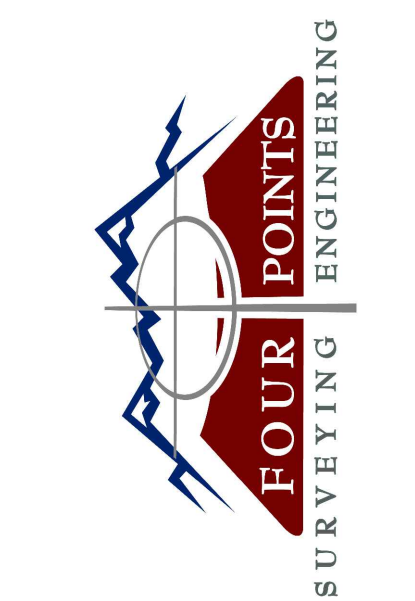
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN CLEANOUT DETAIL
N.T.S.



STANDARD CURB & GUTTER TO ROADSIDE DITCH DETAIL
N.T.S.



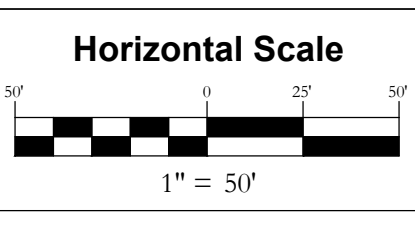
STA 14+40 RIP RAP REGRADING DETAIL
N.T.S.



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| NO. | DATE | REVISIONS |
|-----|-----------|----------------------|
| 1 | 9/22/2022 | DR REVIEW & RESPONSE |

STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

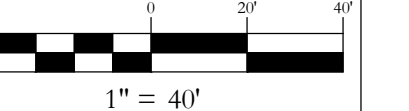
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36 THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
SIDEWALK DRAINAGE DETAILS
SHEET #
PP10

| No. | DATE | REVISIONS | INT |
|-----|-----------|-----------------------|-----|
| | | | |
| 1 | 3/13/2023 | DRT REVIEW & RESPONSE | |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

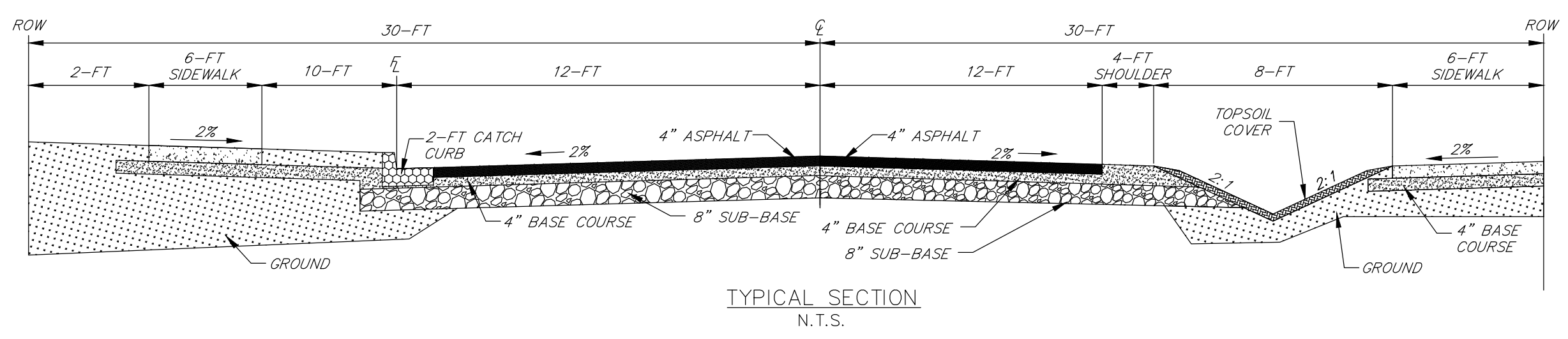
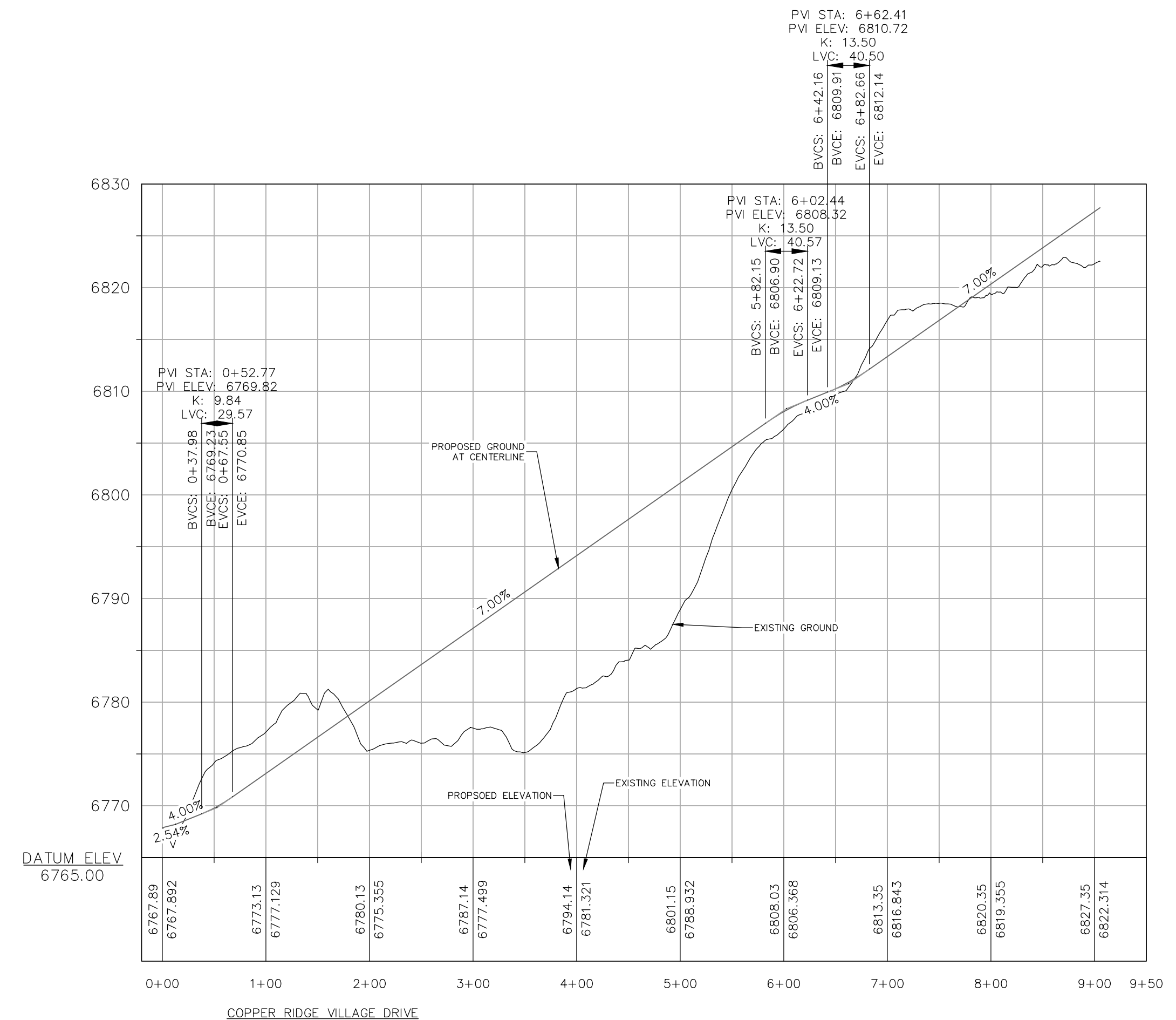
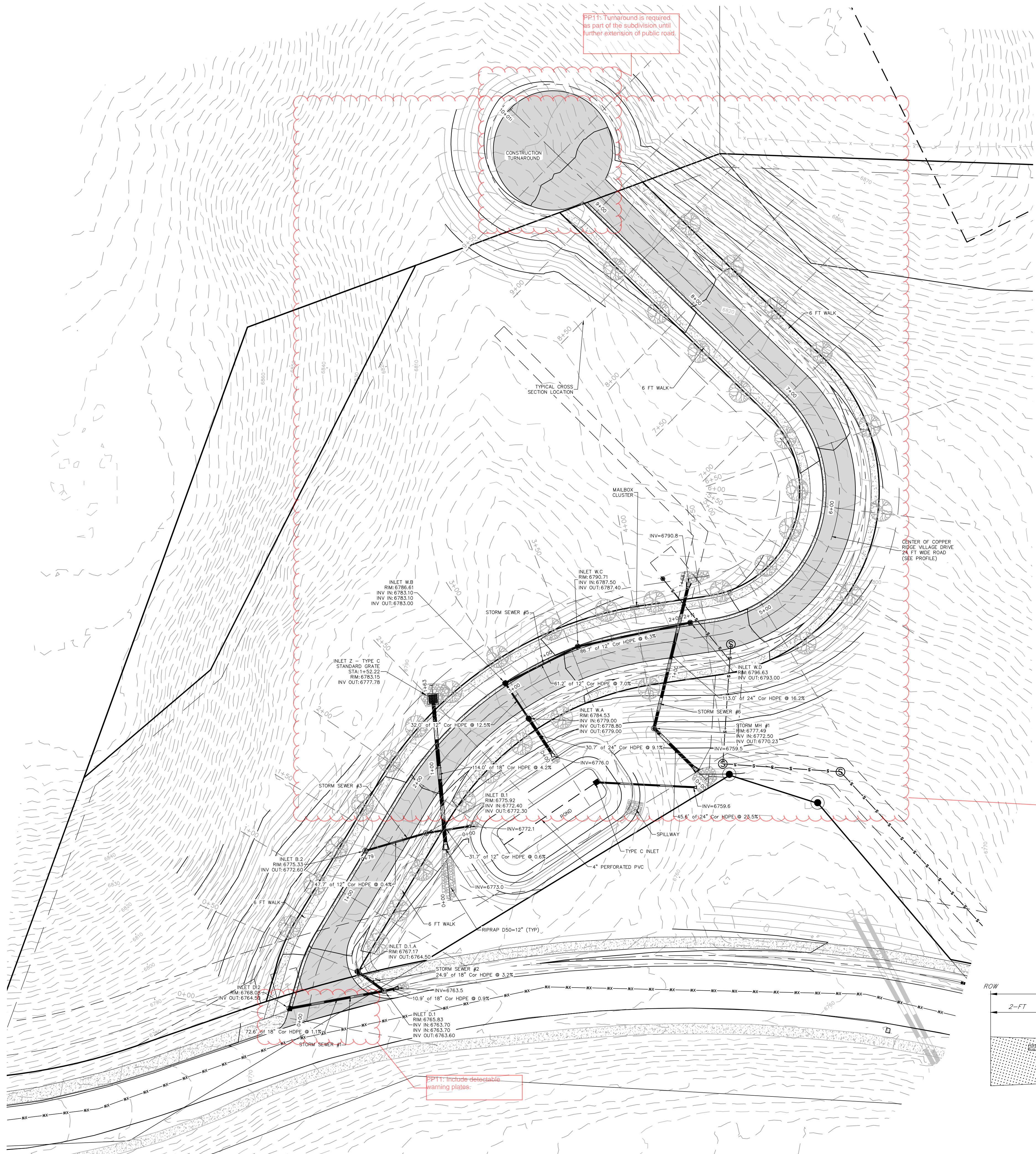
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36" THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
MAIN DRIVE PLAN &
PROFILE**

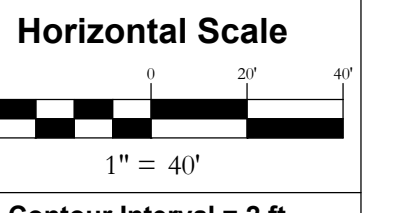
SHEET #

PP11



| No. | DATE | REVISIONS | INT |
|-----|-----------|-----------------------|-----|
| | | | |
| 1 | 9/22/2022 | DRT REVIEW & RESPONSE | |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



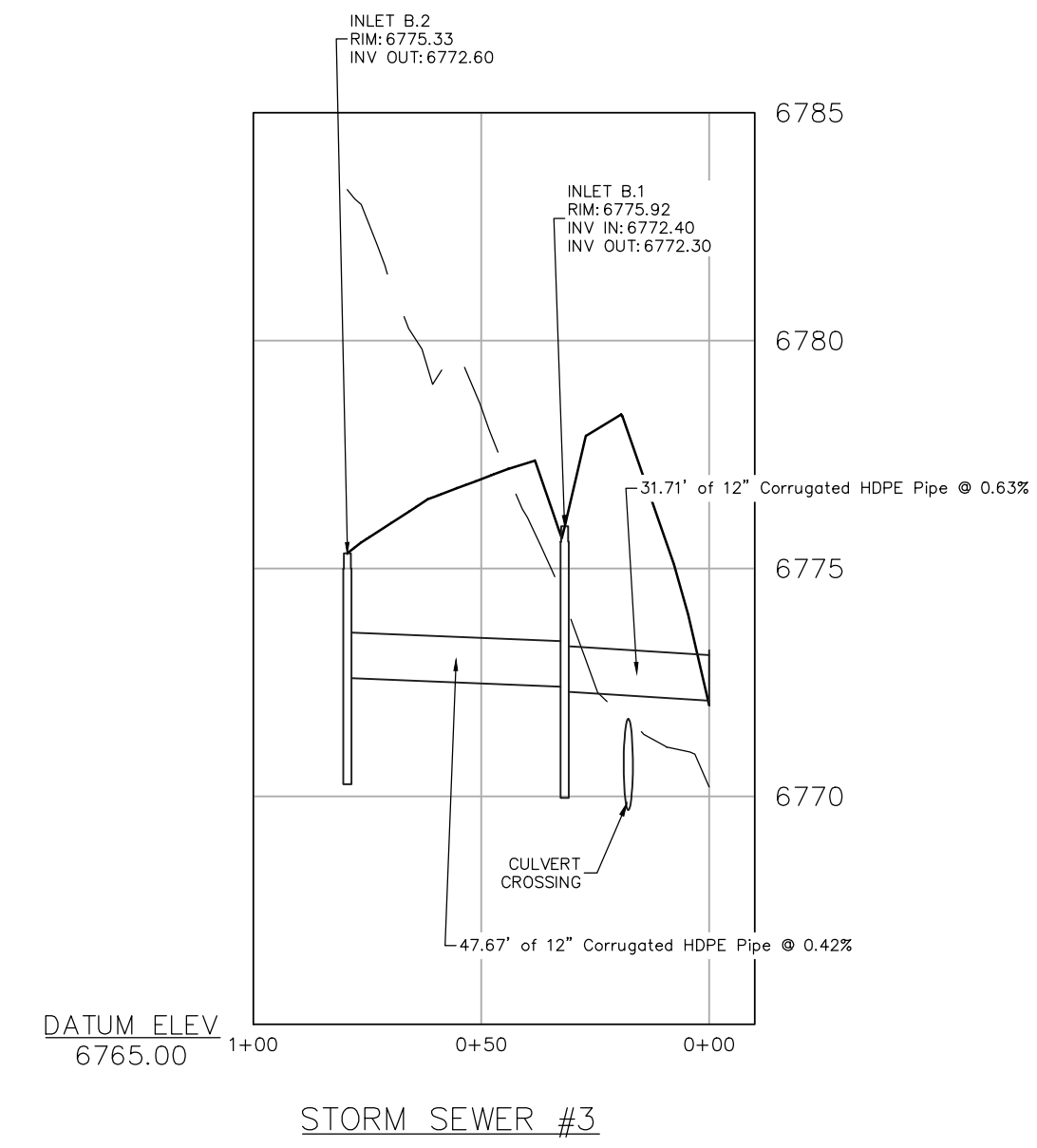
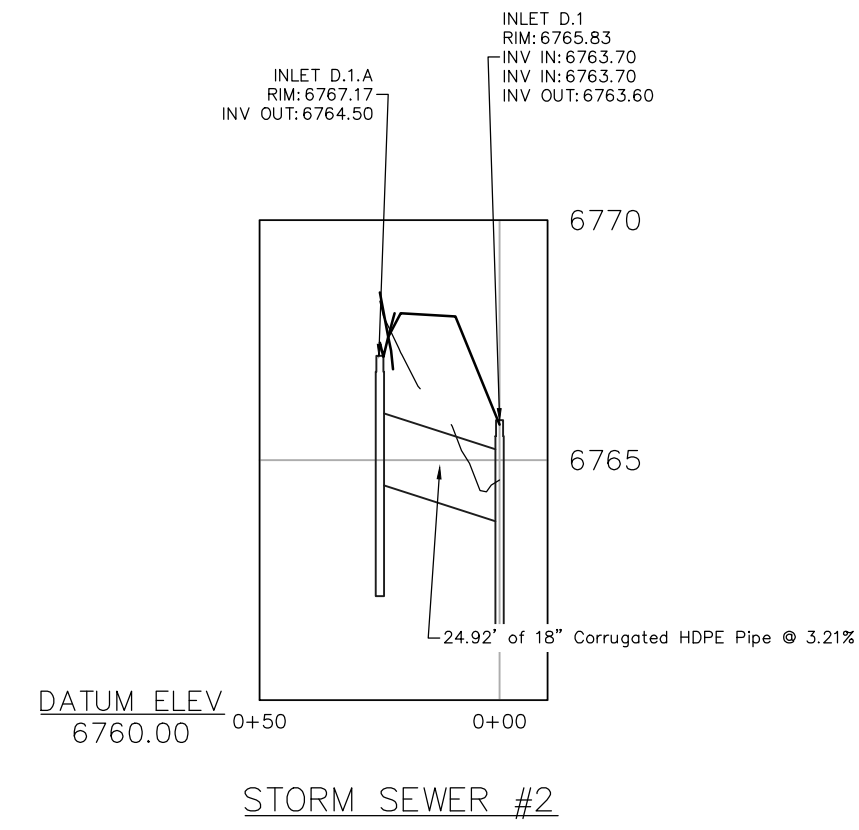
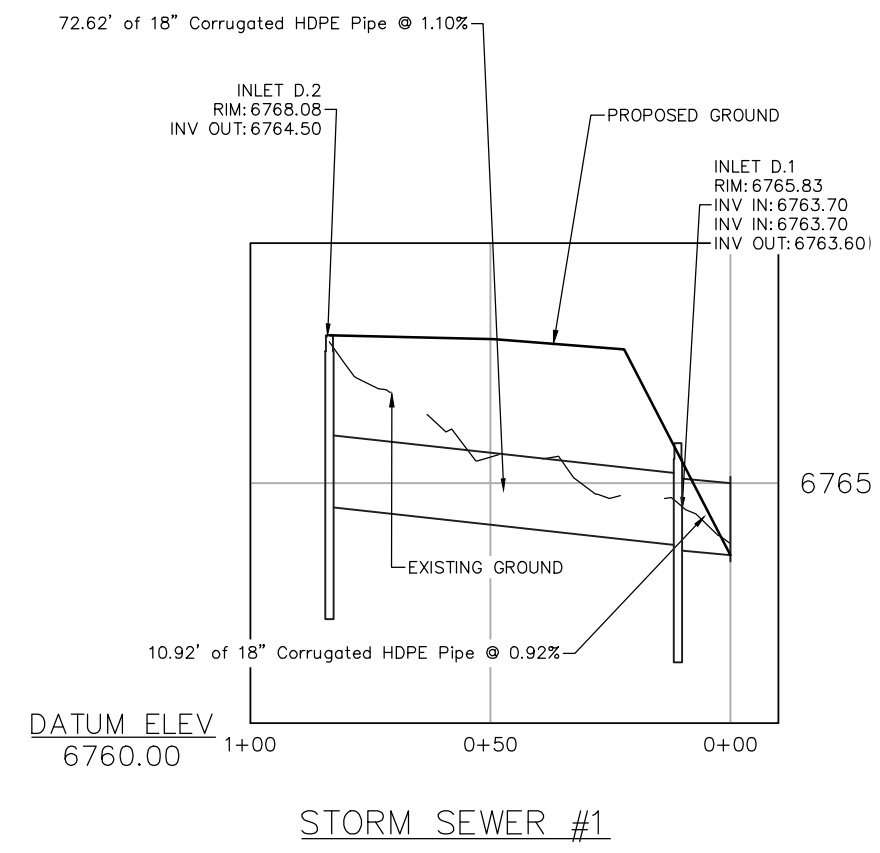
Contour Interval = 2 ft
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

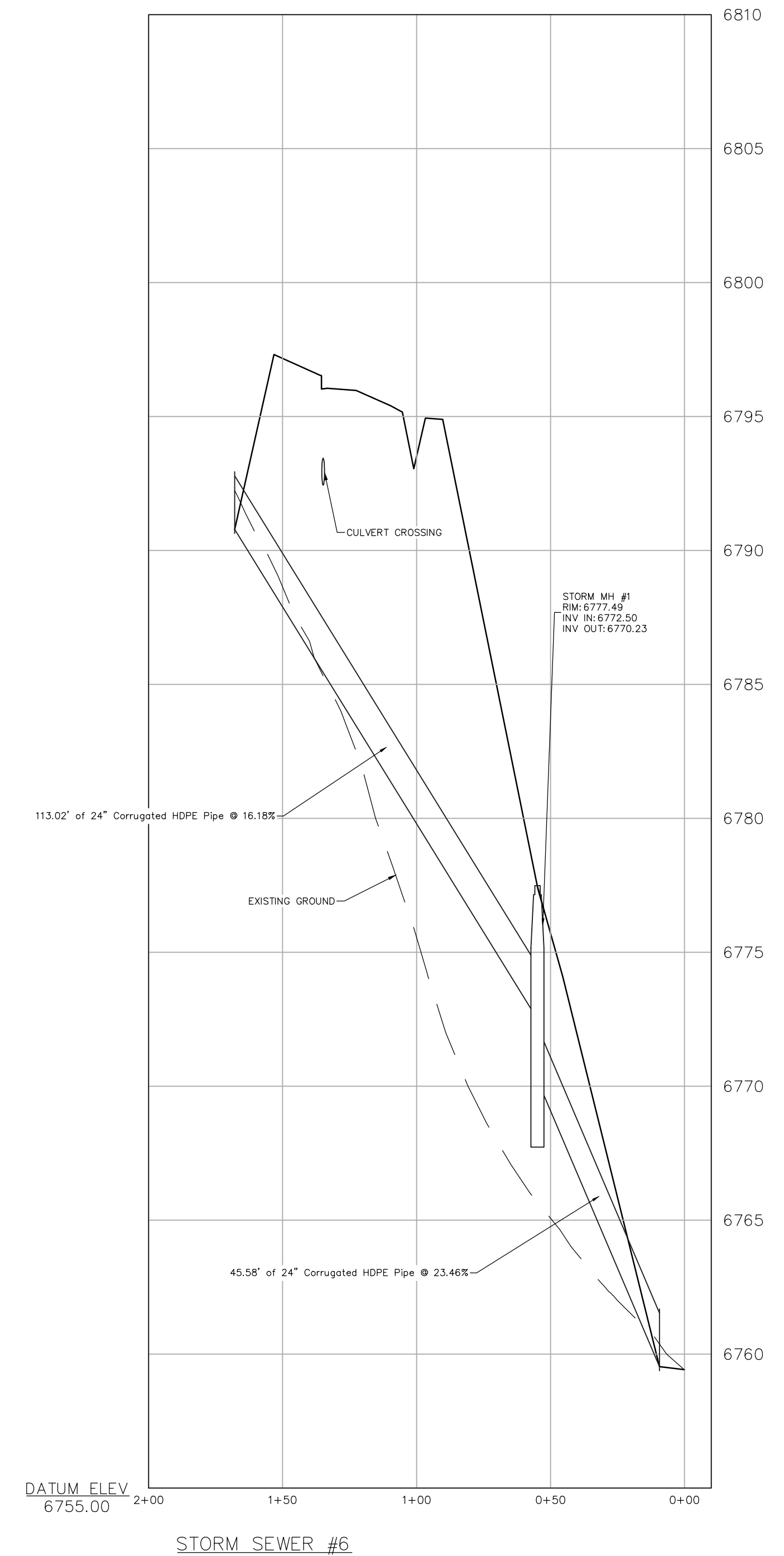
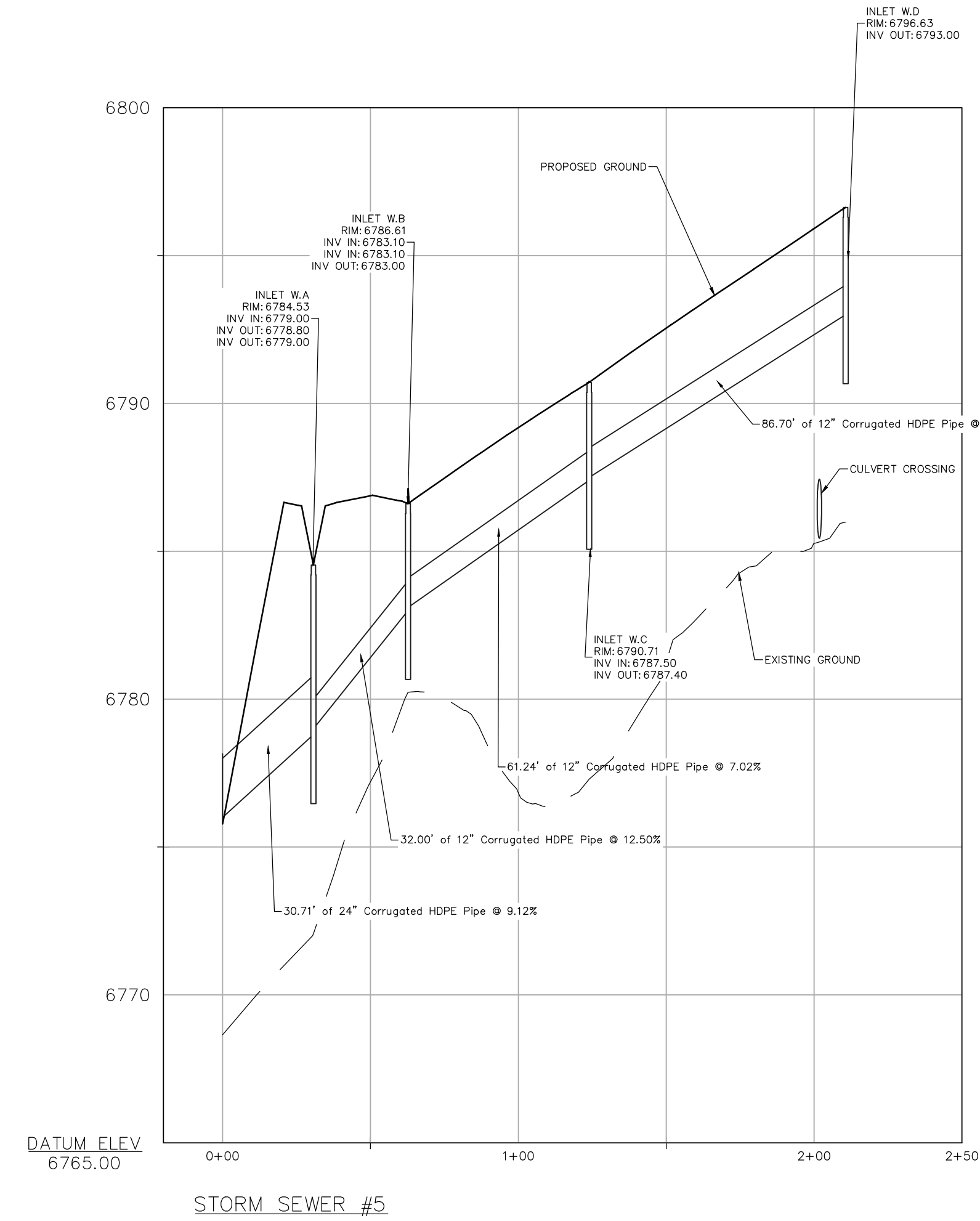
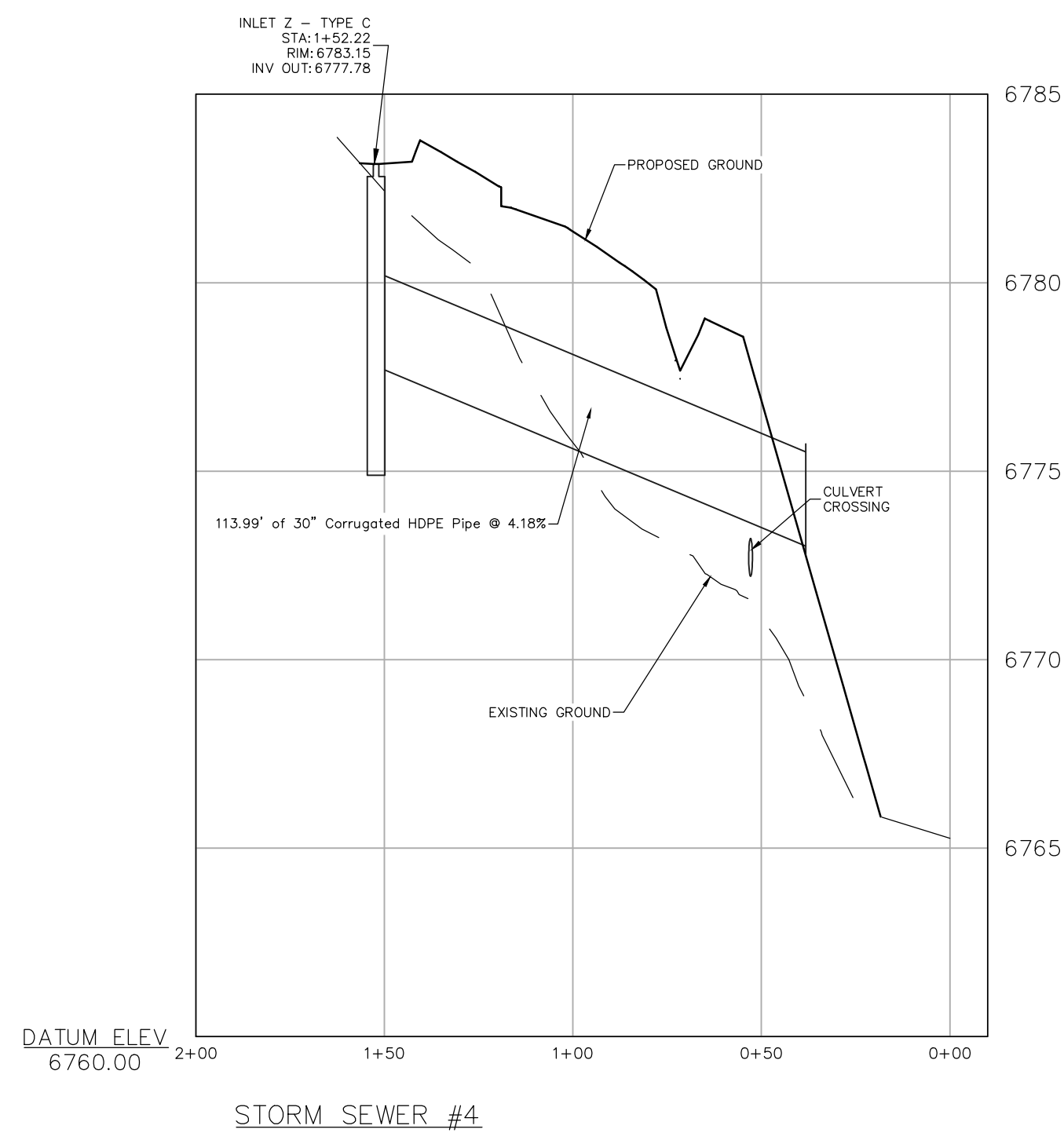
**MAIN DRIVE STORM
PROFILES**

DRAWING: SHEET #

PP13



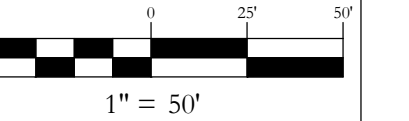
NOTE: SEE PAGE PP10 FOR INLET DETAIL.



| No. | DATE | REVISIONS | INT |
|-----|-----------|-----------------------|-----|
| 1 | 3/13/2023 | DRT REVIEW & RESPONSE | MDM |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

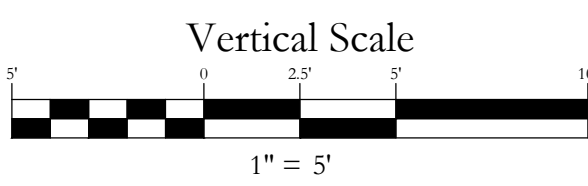
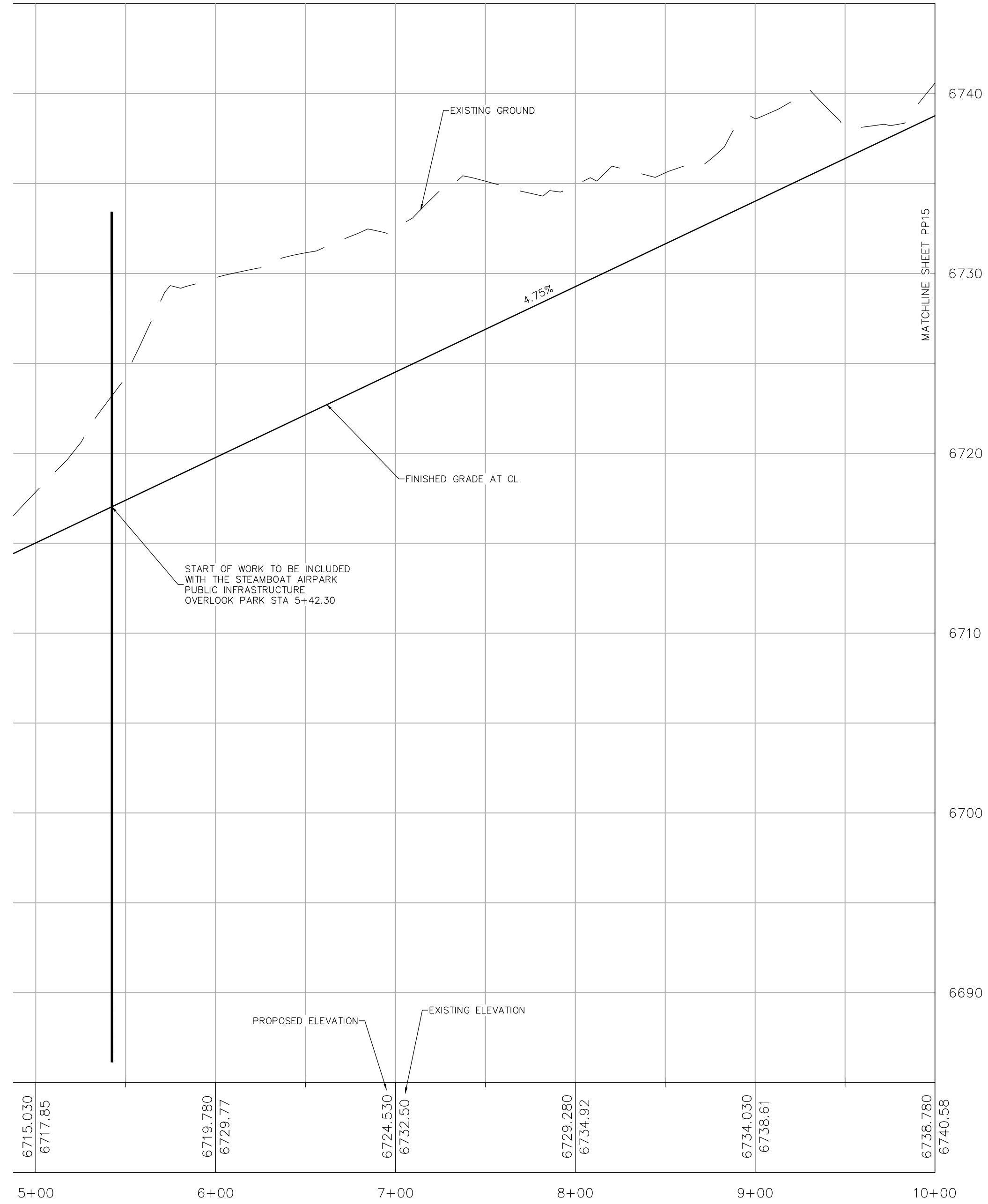
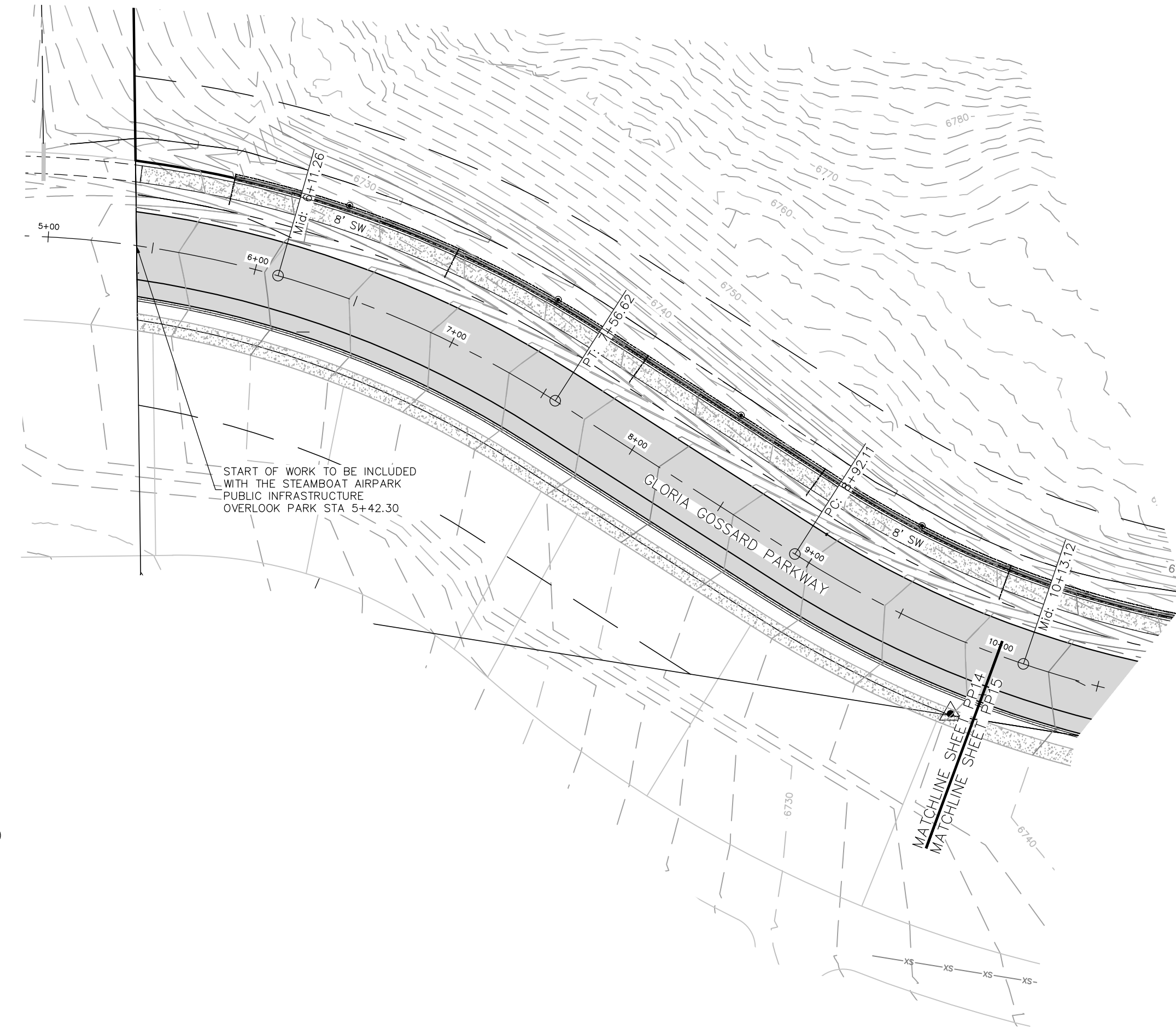
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
GLORIA GOSSARD
PLAN & PROFILE
STA 5+42 TO 10+00**

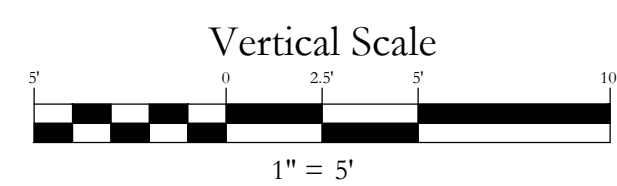
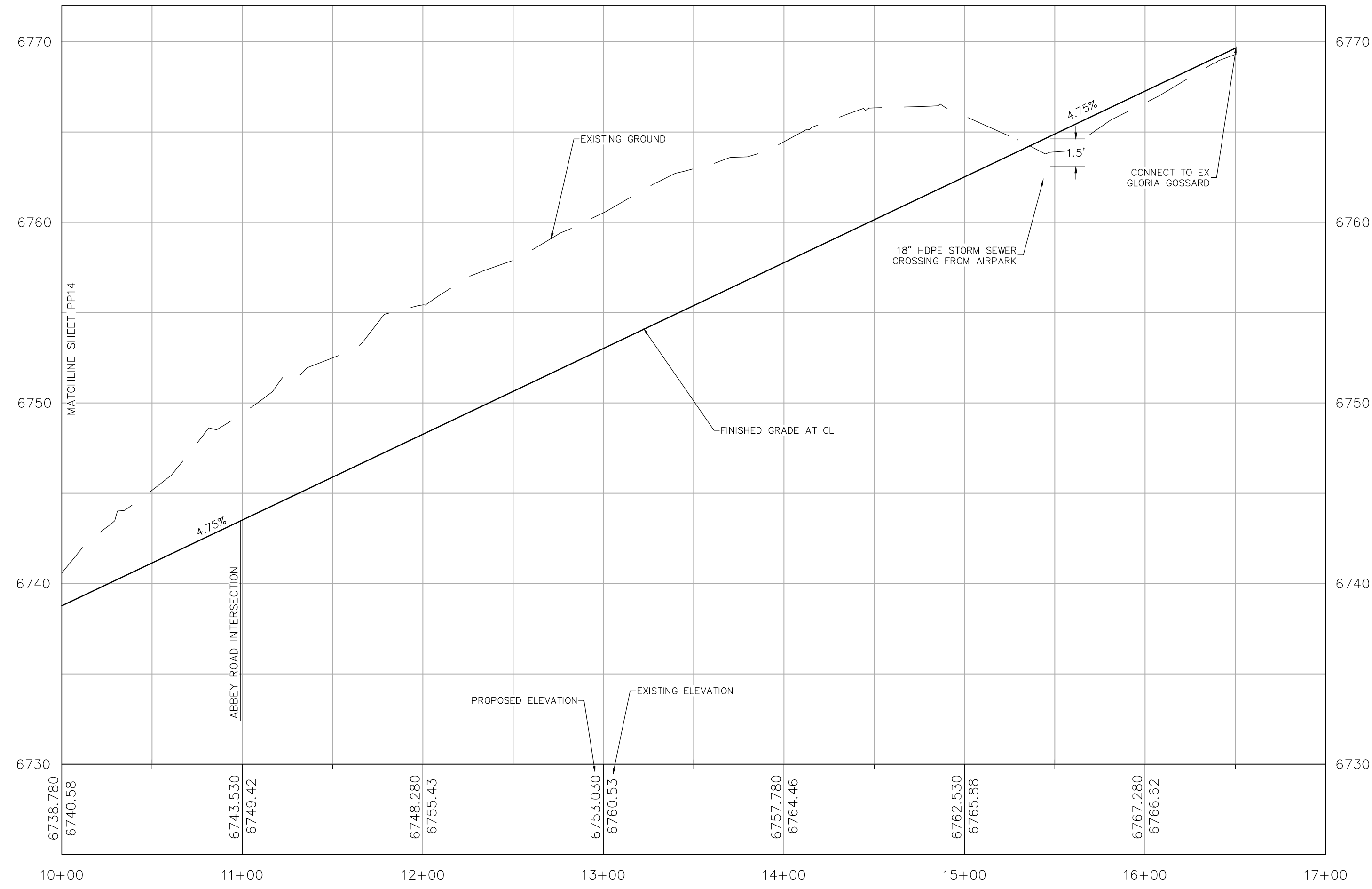
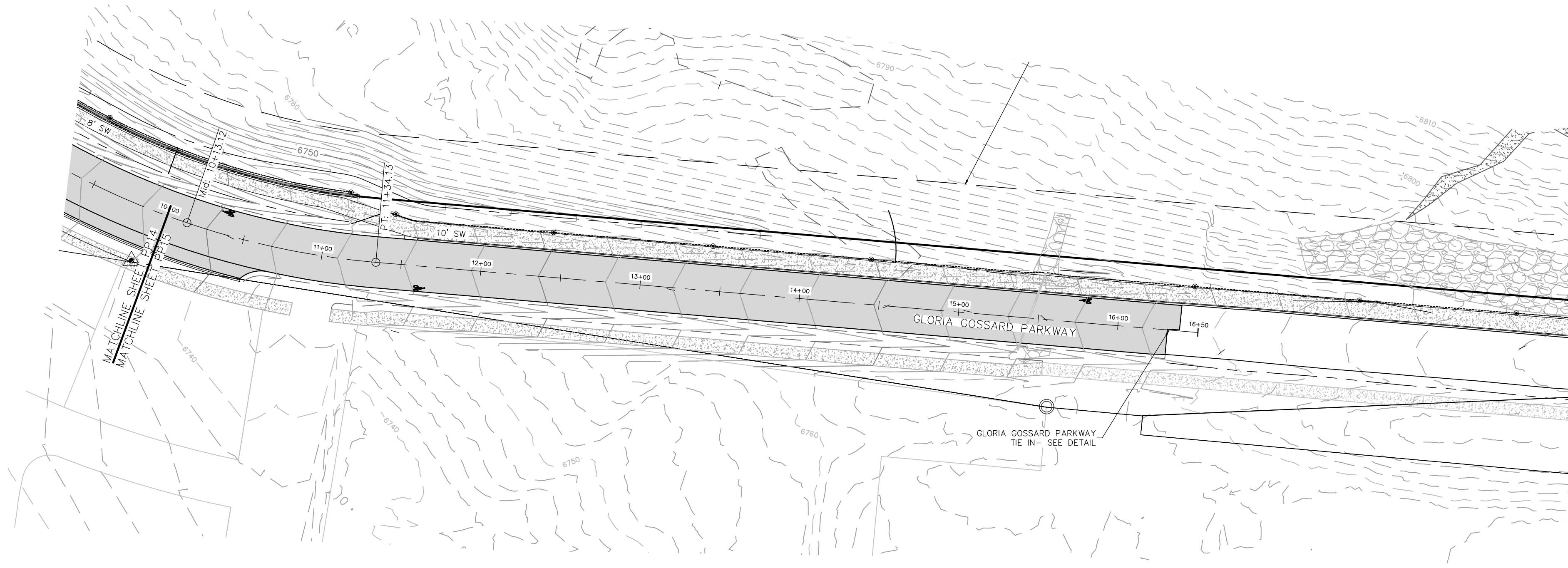
SHEET #

PP14

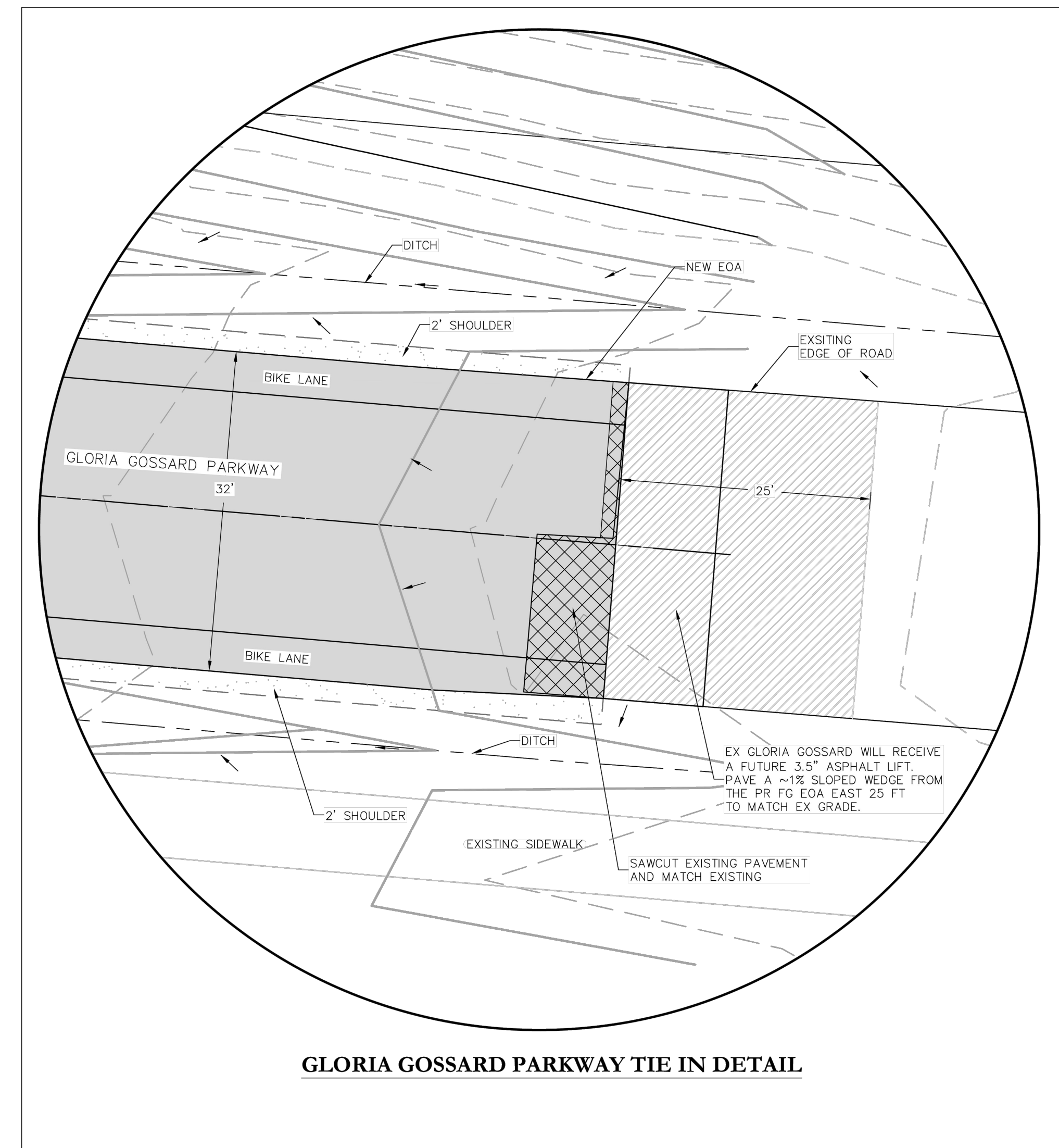


IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN
24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

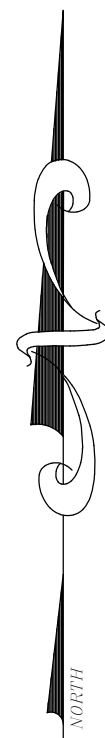
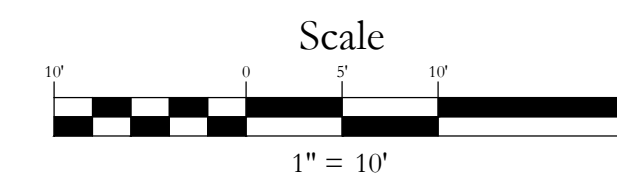




IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.



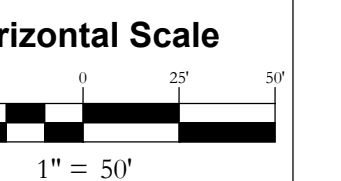
GLORIA GOSSARD PARKWAY TIE IN DETAIL



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| No. | DATE | REVISIONS | INT |
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| 1 | 3/13/2023 | DRT REVIEW & RESPONSE | MDM |

STEAMBOAT AIRPARK
PRELIMINARY PLAN
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
GLORIA GOSSARD
PLAN & PROFILE
STA 10+00 TO 16+50

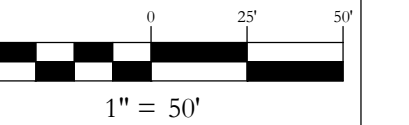
SHEET #

PP15

| INT | MDM |
|-----------|-----------------------|
| | |
| REVISIONS | DRT REVIEW & RESPONSE |
| | |
| No. | DATE |
| 1 | 3/13/2023 |

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

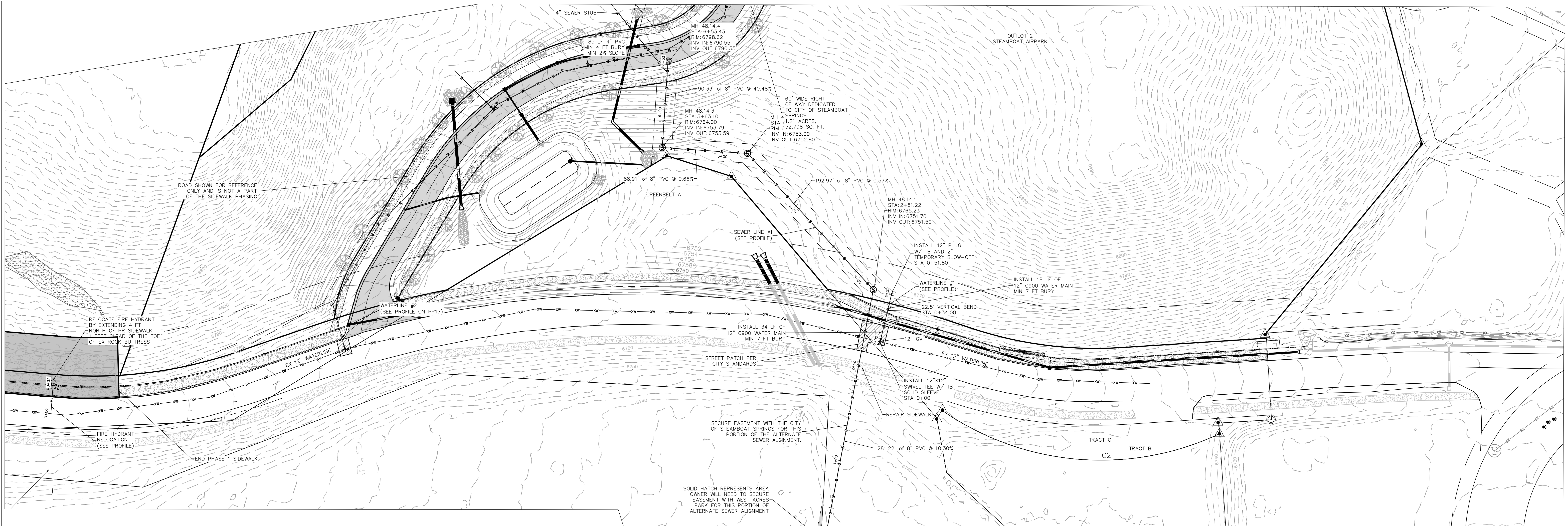
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

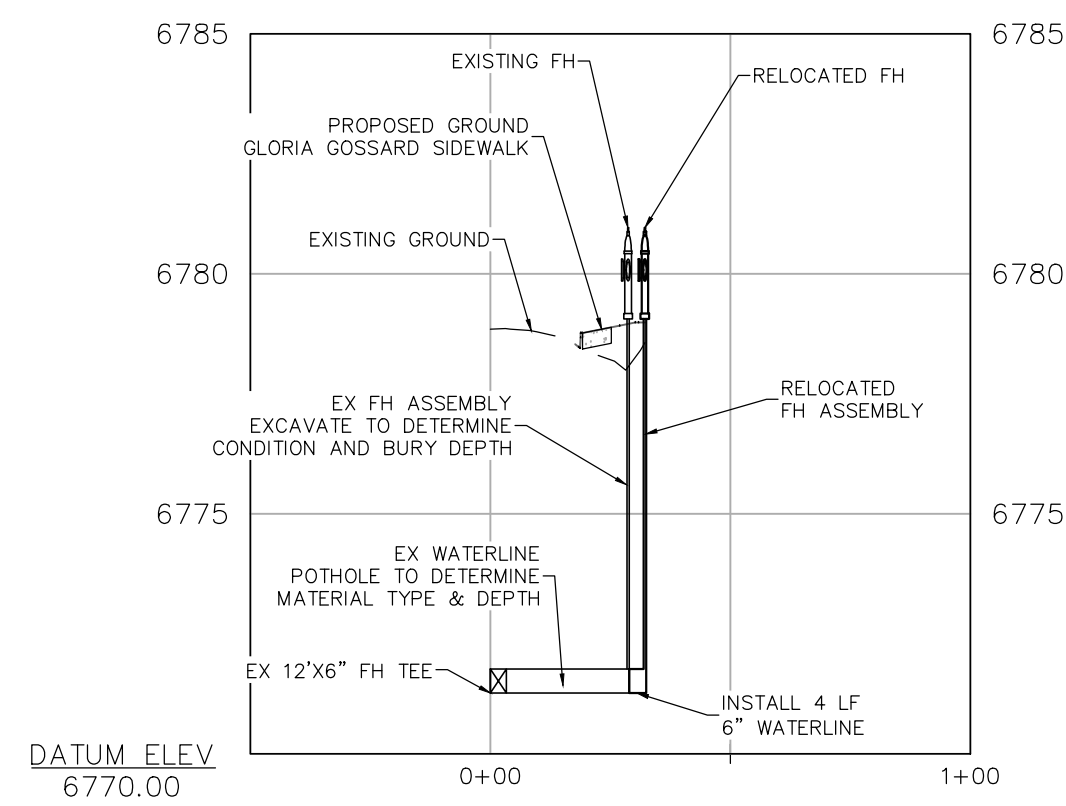
**DRAWING:
UTILITY PLAN &
PROFILES #1**

SHEET #

PP16

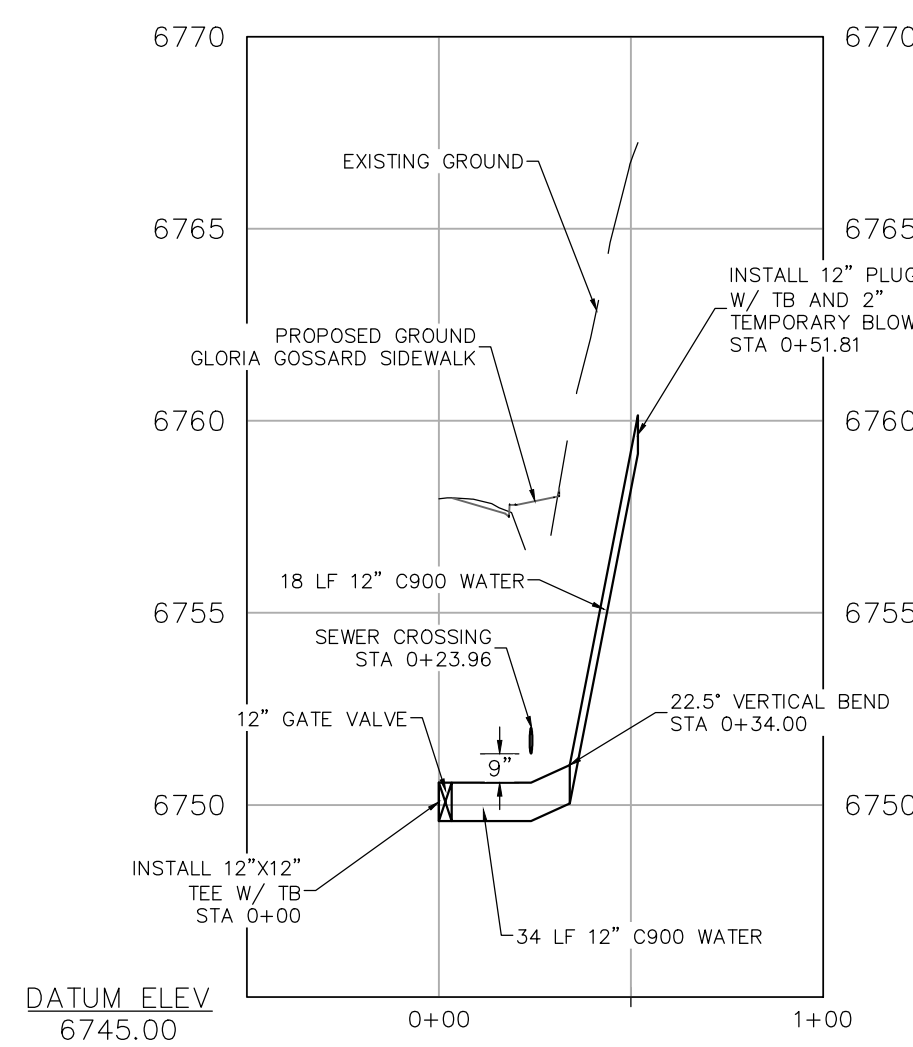


WATER NOTE:
1. ALL EXISTING WATERLINE CONNECTIONS NEED TO BE POTHOLED PRIOR TO CONSTRUCTION TO DETERMINE DEPTH.



FIRE HYDRANT RELOCATION

PROFILE SCALES
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



WATERLINE #1

PROFILE SCALE
HORIZ SCALE: 1"=80'
VERT SCALE: 1"=8'

DATUM ELEV 6720.00

