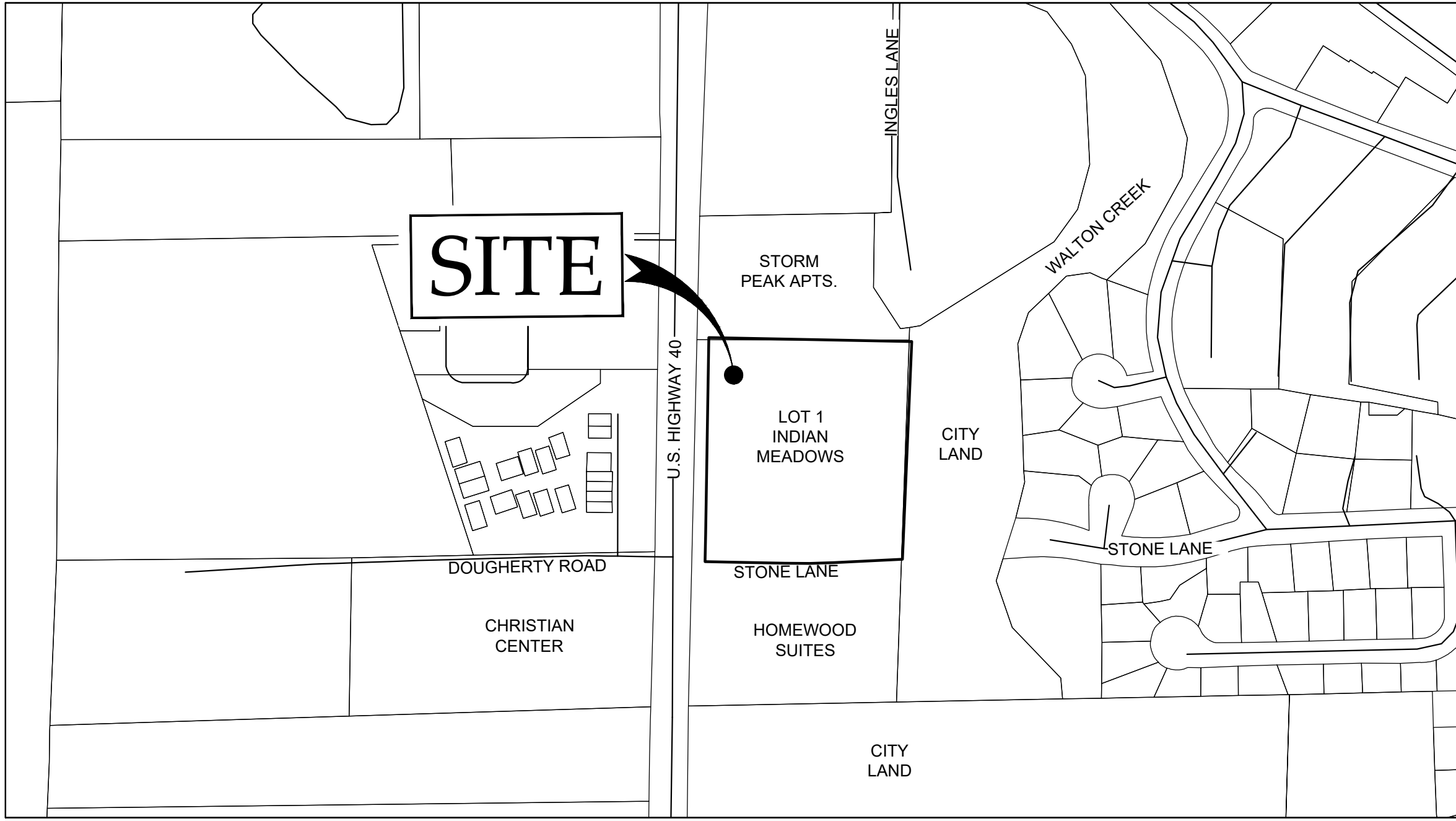


LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY		
SECTION LINE		
LOT BOUNDARY		
EASEMENT		
SETBACK		
EDGE OF ASPHALT		
CURB		
CURB FLOWLINE		
1/2 FT CONTOUR		
5/10 FT CONTOUR		
EDGE OF GRAVEL		
CENTER LINE OF DITCH		
WATER MAIN		
CURB STOP, GV, FH		
SIGN		
LIGHT POLE		
SEWER MAIN		
MANHOLE AND CLEANOUTS		
ELECTRICAL - UNDERGROUND		
ELECTRICAL - OVERHEAD		
ELECTRICAL - OVERHEAD - HIGH VOLTAGE		
ELECTRICAL-PRIMARY		
FIBER OPTIC		
TELEPHONE		
UNDERGROUND		
UTILITY PEDESTALS		
POWER POLE/ LIGHT POLE		
GAS		
FENCE		
WOODEN FENCE		
PROPOSED EDGE OF CONCRETE		
DECK		
PROPOSED BUILDING		
OVERHANG		
SIDEWALK/ BOARDWALK		
BASE FLOOD CROSS SECTION		
FEMA SFHA BOUNDARY		
WALL		
VEGETATION OUTLINE		
PROPERTY CORNERS		
STORM INLET		
CULVERT		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		
WETLANDS/WETLANDS REMOVAL		

**PRELIMINARY PLAT for INDIAN
MEADOWS HOTELS F4**

(ADDRESS TBD)
STEAMBOAT SPRINGS, CO 80487



PROJECT VICINITY MAP

SCALE: 1"= 250'

NORTH

A simple north arrow pointing upwards, consisting of a vertical line with a horizontal bar at the top and bottom, and a small circle at the top.

CIVIL SHEET INDEX

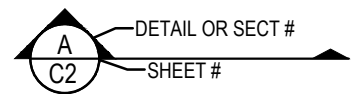
CIVIL PLANS

C1	PRELIMINARY PLAT COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	SITE PLAN
C4	SIDEWALK PLAN
C5	GRADING AND DRAINAGE PLAN
C6	GRADING AND DRAINAGE PLAN
C7	SNOW STORAGE PLAN
C8	PRELIMINARY PLAT

NO UTILITY PLAN IN THE CIVIL PLANS DUE TO THE FACT BOTH
LOTS HAVE ACCESS TO UTILITY MAINS AS
SHOWN ON THE EXISTING CONDITIONS PLAN

ABBREVIATIONS

AF	ABOVE FINISHED FLOOR	INV	INVERT
AP	ANGLE POINT	LF	LINEAL FEET
APR	APPROXIMATE	LP	LOW POINT
A	ASPHALT	MAX	MAXIMUM
BFE	BASE FLOOR ELEVATION	MIN	MINIMUM
BFF	BOTTOM FINISH FLOOR	MOD	MODULE
BOW	BOWMENT OF WALL	NG	NATURAL GROUND
BVC	BEGIN VERTICAL CURVE	NO	NUMBER
BW	BACK OF WALK	NTS	NOT TO SCALE
C	CURB	OIS	OFFSET
CL	CENTERLINE	OHD	OVERHEAD DOOR
CLNG	CEILING	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PED	PEDAL
C/O	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CNR	CORNER	PR	PROPOSED
CS	CURB RETURN	PT	POINT
CR	CURB STOP	PVC	POINT OF VERTICAL CURVE
D	DEPTH	PVC	POLYVINYL CHLORIDE PIPE
DI	DRAIN INLET	PVI	POINT OF VERTICAL INTERSECTION
DIP	DITTLE IRON PIPE	RO	ROUGH
DMH	DRAINAGE MANHOLE	R	RADIUS
DRN	DRAIN	RO	ROUGH OPENING
DT	DITCH	RF	RIGHT-OF-WAY
DW	DRIVEWAY	RW	RETAINING WALL
EA	EACH	SFHA	SPECIAL FLOOD HAZARD AREA
EG	EXISTING GRADE	SQFT	SQUARE FEET
ELEV	ELEVATION	SMH	SEWER MANHOLE
ENGR	ENGINEER	SS	SANITARY SEWER
EOA	EDGE OF ASPHALT	STA	STATION
EOW	EDGE OF WALK	STRUCT	STRUCTURAL
EX	EXISTING	SW	SIDEWALK
FES	FLARED END SECTION	TB	THRUST BLOCK
FFE	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	TBR	TO BE REMOVED
FH	FIRE HYDRANT	TBW	TOP BACK OF WALK
FL	FLOWLINE	TEL	TELEPHONE
FT	FOOT OR FEET	TOP	TOP OF PIPE
FFE	GARAGE FFE	TO	TOP OF
GB	GRADE BREAK	TYP	TYPICAL
GYP	GYPSUM	VOL	VOLUME
GV	GATE VALVE	VP	VALLEY PAN
HC	HANDICAP RAMP	W	WIDTH
HP	HIGH POINT	WL	WATERLINE
IN	INLET	W/	WITH
		WO	WATER QUALITY



PROJECT CONTACT LIST

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CIVIL ENGINEER

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**PRELIMINARY - NOT FOR
CONSTRUCTION**

PRELIMINARY PLAT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT	 <p>Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com</p>	<p>SHEET #</p> <p>C1</p>
DATE: 5/25/2023						
JOB #: 1448-005						
DRAWN BY: AP/WNM						
DESIGN BY: AP/WNM						
REVIEW BY: FPSE						
<small>IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHALL BE DISREGARDED.</small>						



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SHEET #

C1