

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

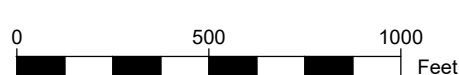
CITY OF STEAMBOAT SPRINGS CONDITIONS OF APPROVAL

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

- 1.
- 2.



VICINITY MAP




SHEET INDEX

CIVIL	
PP1	COVER PAGE
PP2	PRELIMINARY PLAT
PP3	PRELIMINARY PLAT 2
PP4	EXISTING CONDITIONS PLAN
PP4a	LOT 1 USABLE LOT AREA ANALYSIS
PP5	SIDEWALK & STORM SEWER PLAN #1
PP6	SIDEWALK & STORM SEWER PLAN #1
PP7	CROSS SECTIONS #1
PP8	CROSS SECTIONS #2
PP9	DETAILS
PP10	SIDEWALK DRAINAGE DETAILS
PP11	COPPER RIDGE VILLAGE DRIVE PLAN & PROFILE
PP12	COPPER RIDGE VILLAGE DRIVE CROSS SECTIONS
PP13	COPPER RIDGE VILLAGE DRIVE STORM PROFILES
PP14	GLORIA GOSSARD PLAN & PROFILE STA 5+42 TO 10+00
PP15	GLORIA GOSSARD PLAN & PROFILE STA 10+00 TO 16+50
PP16	UTILITY PLAN & PROFILES #1
PP17	UTILITY PLAN & PROFILES #2

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	PVC	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		

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	2	6/16/2023	DRT REVIEW & RESPONSE	MDM
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
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

SHEET #

PP1

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

STEAMBOAT AIRPARK PRELIMINARY PLAT