

# STEAMBOAT AIRPARK PRELIMINARY PLAT

## LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE N <sup>1</sup>/<sub>2</sub> SECTION 1, TOWNSHIP 6 NORTH AND S <sup>1</sup>/<sub>2</sub> 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

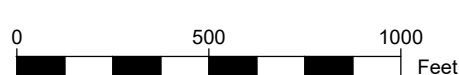
**CITY OF STEAMBOAT SPRINGS CONDITIONS OF APPROVAL**

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	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				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



**FOUR POINTS**  
SURVEYING | ENGINEERING

**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**

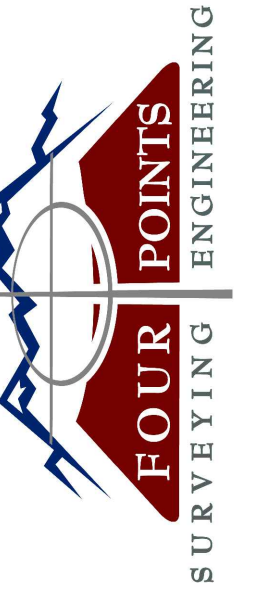
FOUR POINTS SURVEYING AND ENGINEERING  
440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 80477

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

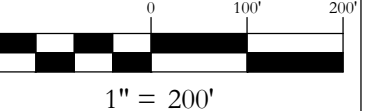


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P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
walterm@fourpointssurveying.com

No.	DATE	REVISIONS	
		DATE	DESCRIPTION
1	3/13/2022	DRY REVIEW & RESPONSE	
2	6/16/2023	DRY REVIEW & RESPONSE	

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

Horizontal Scale



1" = 200'

Contour Interval = 2 ft

DATE: 3/15/2022  
JOB #: 1992-001  
DRAWN BY: WNM/MDM  
DESIGN BY: WNM  
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A  
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GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:  
**PRELIMINARY PLAT 1**

SHEET #

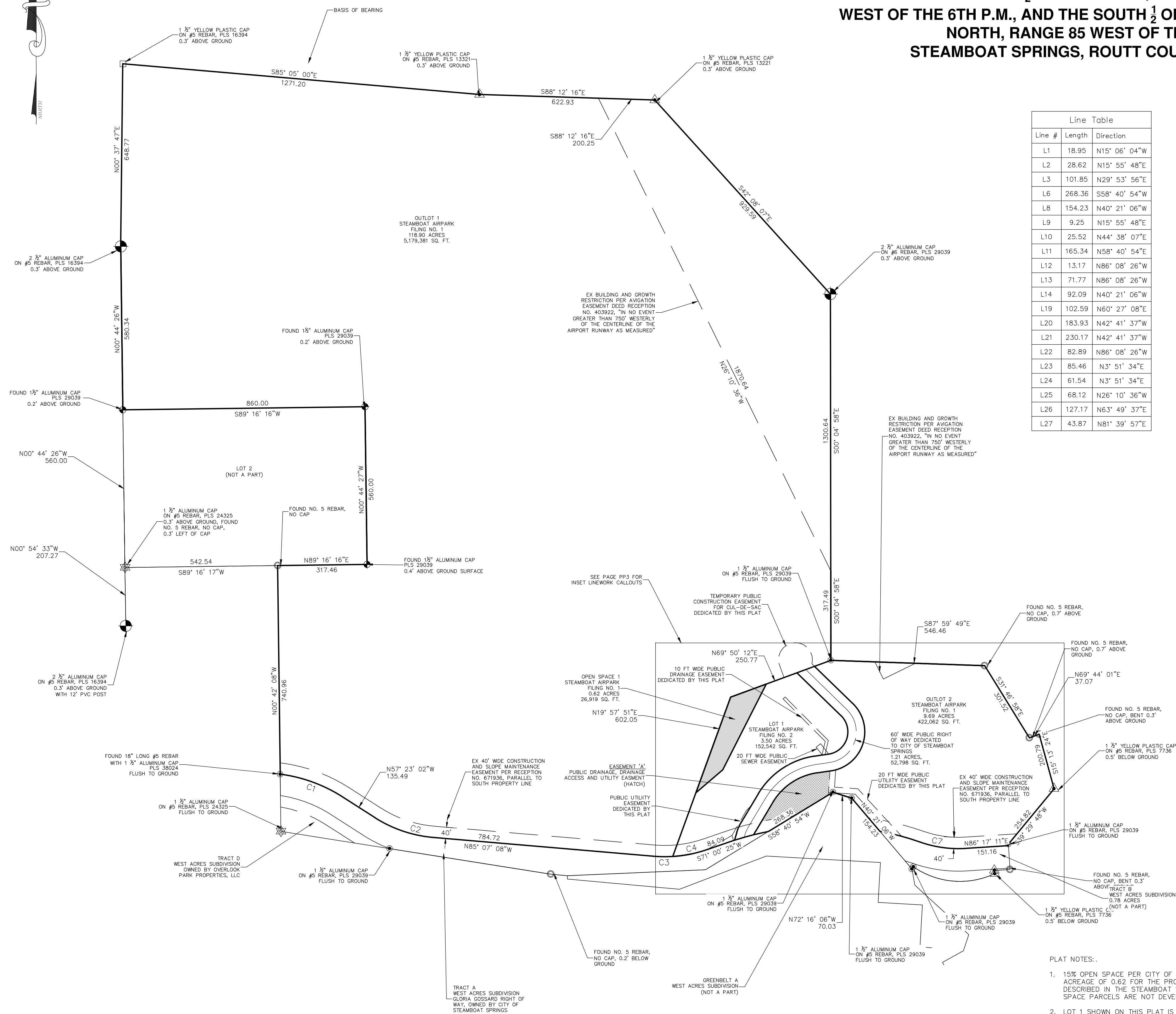
# PP2

## 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

Curve #	Length	Radius	Delta	Chord Direction	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	12°70'25"	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
C28	224.46	60.00	214°20'52"	S87° 00' 38"W	114.65

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 #	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
L45	13.08	N45° 48' 56"W
L46	45.65	S20° 09' 48"E

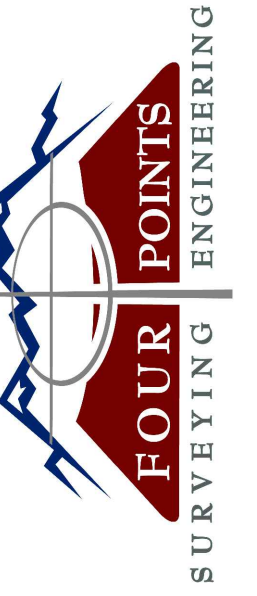


LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT
	CENTERLINE OF PROPOSED ROAD
	OPEN SPACE AREAS
	EASEMENT 'A'

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.



**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

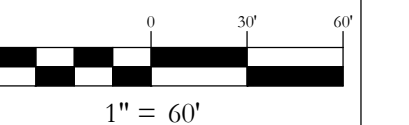


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Steamboat Springs, CO 80487  
(970)-871-6772  
walterm@fourpointsse.com

No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	3/13/2023	DRT REVIEW & RESPONSE	
2	6/16/2023	DRT REVIEW & RESPONSE	

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

**Horizontal Scale**



Contour Interval = 2 ft

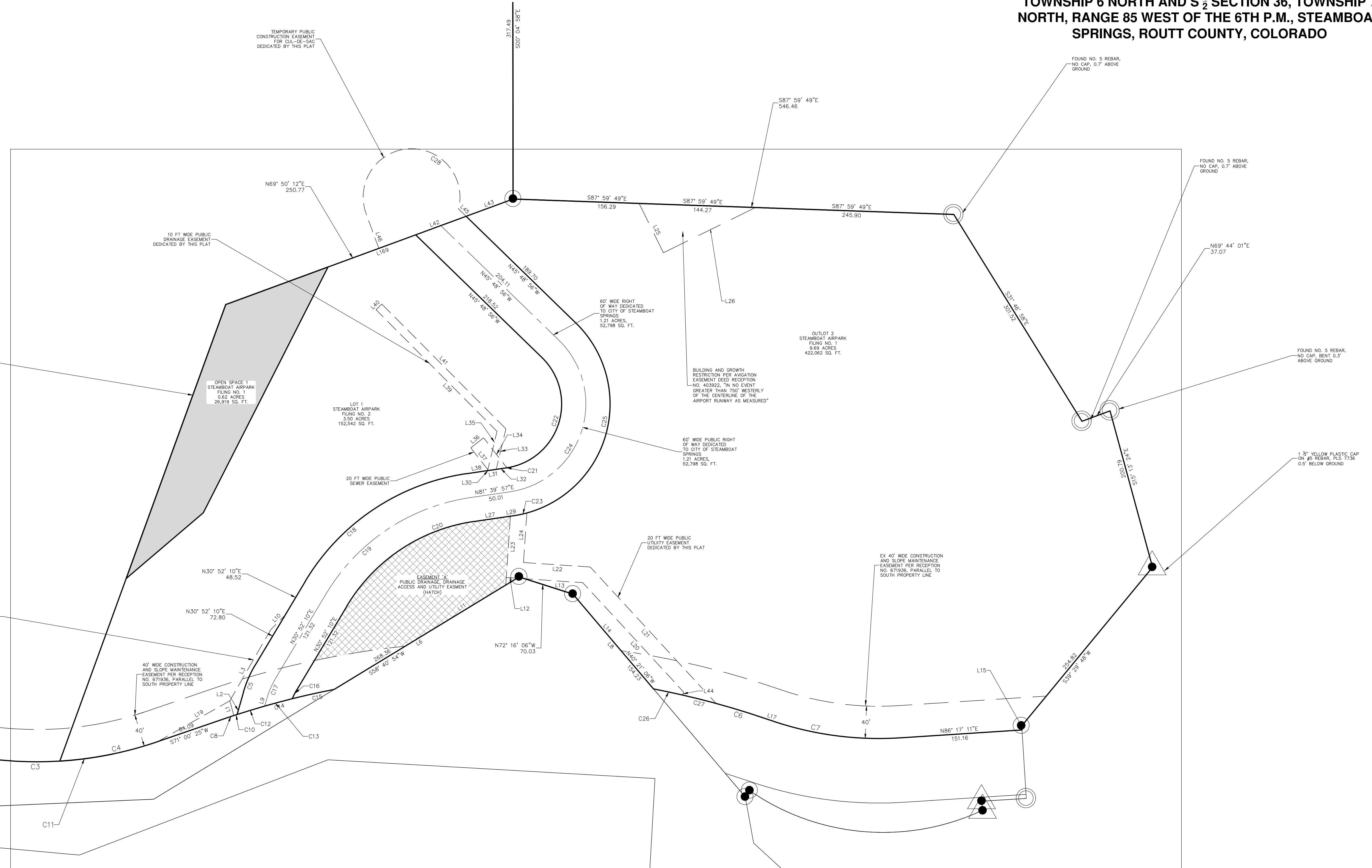
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JOB #: 1992-001  
DRAWN BY: WNM/MDM  
DESIGN BY: WNM  
REVIEW BY: MDM

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GRAPHIC SCALE SHOULD BE UTILIZED.

**PRELIMINARY PLAT 2**

**SHEET #**

**PP3**



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

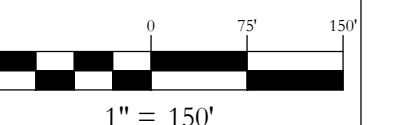
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

DRAWING:

No.	DATE	REVISIONS	
		INT	MDM
1	3/12/2023	DRT REVIEW & RESPONSE	
2	6/16/23	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/JLW  
DESIGN BY: MDM/JLW  
REVIEW BY: RL

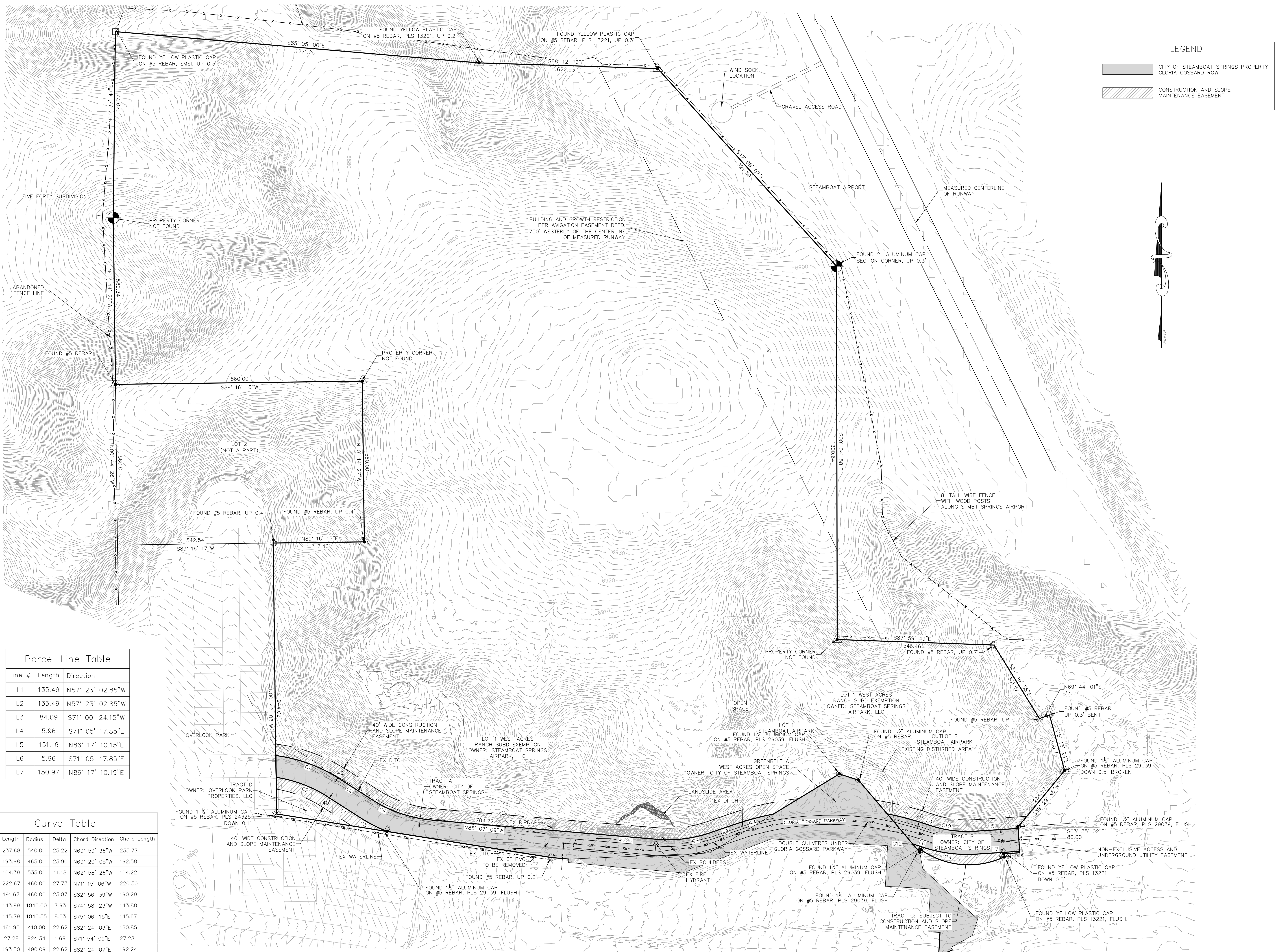
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**EXISTING  
CONDITIONS PLAN**

DRAWING:

SHEET #

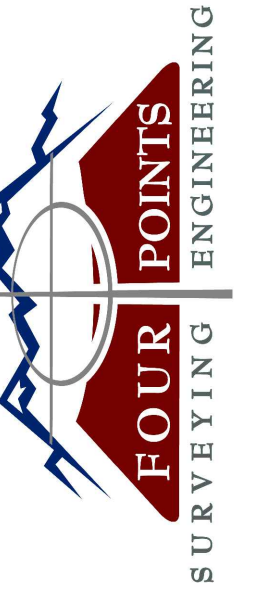
**PP4**



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"E	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

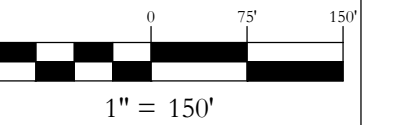


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No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	3/13/23	DRT REVIEW & RESPONSE	
2	6/16/23	DRT REVIEW & RESPONSE	

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

**Horizontal Scale**



Contour Interval = 2 ft

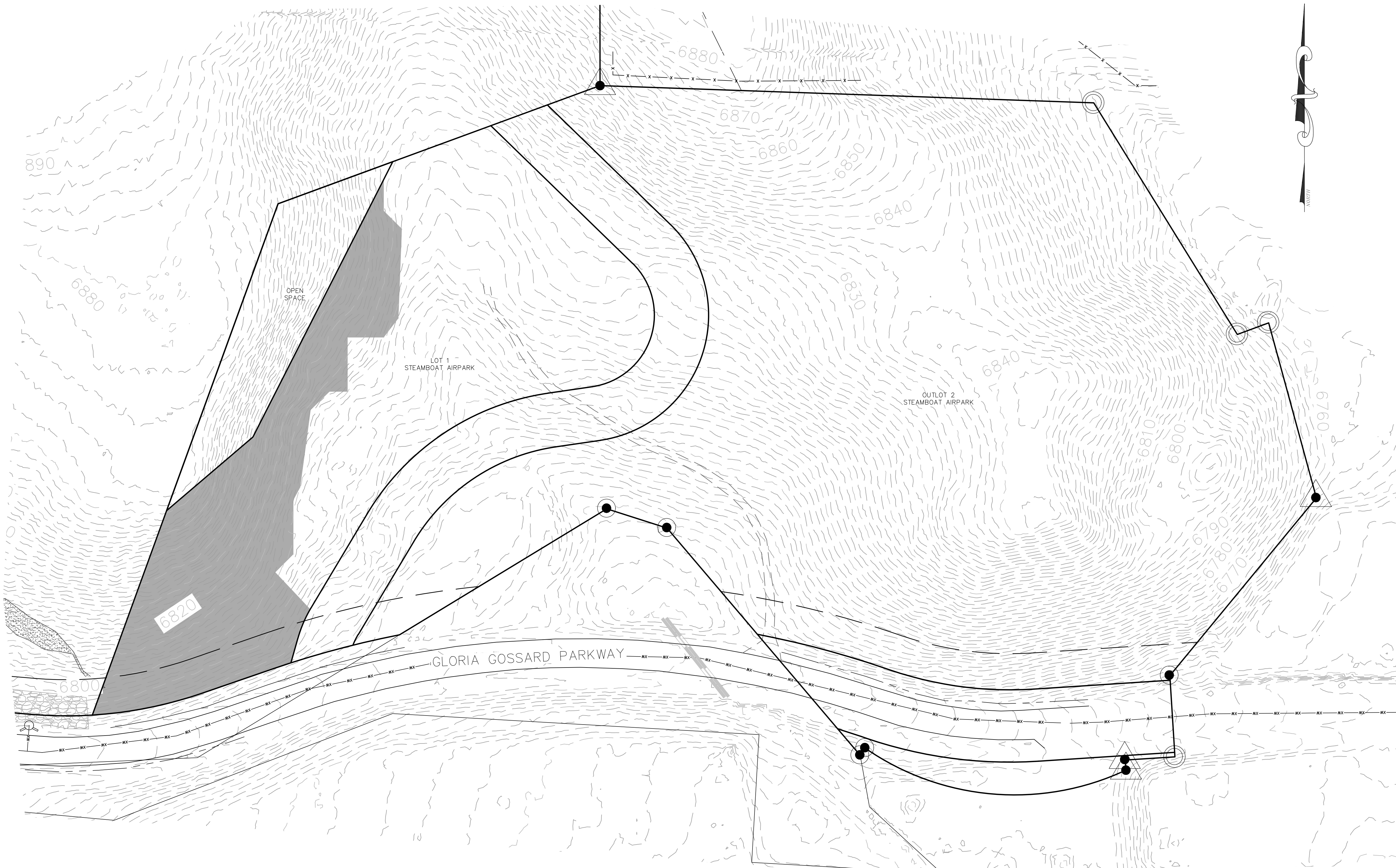
DATE: 8-10-2022  
 JOB #: 1670-001  
 DRAWN BY: MDM/JLW  
 DESIGN BY: MDM/JLW  
 REVIEW BY: RL

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 GRAPHIC SCALE SHOULD BE UTILIZED.

**LOT 1 USABLE LOT  
 AREA ANALYSIS**

SHEET #

**PP4a**

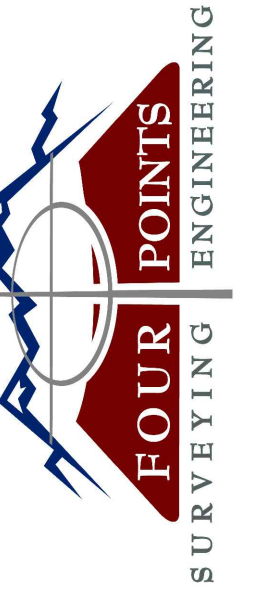


**USABLE LOT AREA**

**LOT 1**  
 LOT AREA = 152,542 SF  
 LOT COVERAGE FOR MF-3 ZONING = 45%  
 MIN CONTIGUOUS LOT AREA REQUIRED = 68,644 SF  
 AREA GREATER THAN 30% ~ 60,514 SF  
 LOT 1 CONTIGUOUS DEVELOPABLE LOT AREA ~ 92,028 SF

LEGEND	
	AREA GREATER THAN 30%

DRAWING:

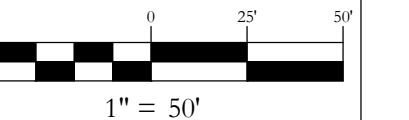


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No.	DATE	REVISIONS	
		INT	MDM
1	3/13/2023	DRT REVIEW & RESPONSE	MDM
2	6/16/2023	DRT REVIEW & RESPONSE	MDM

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

Horizontal Scale



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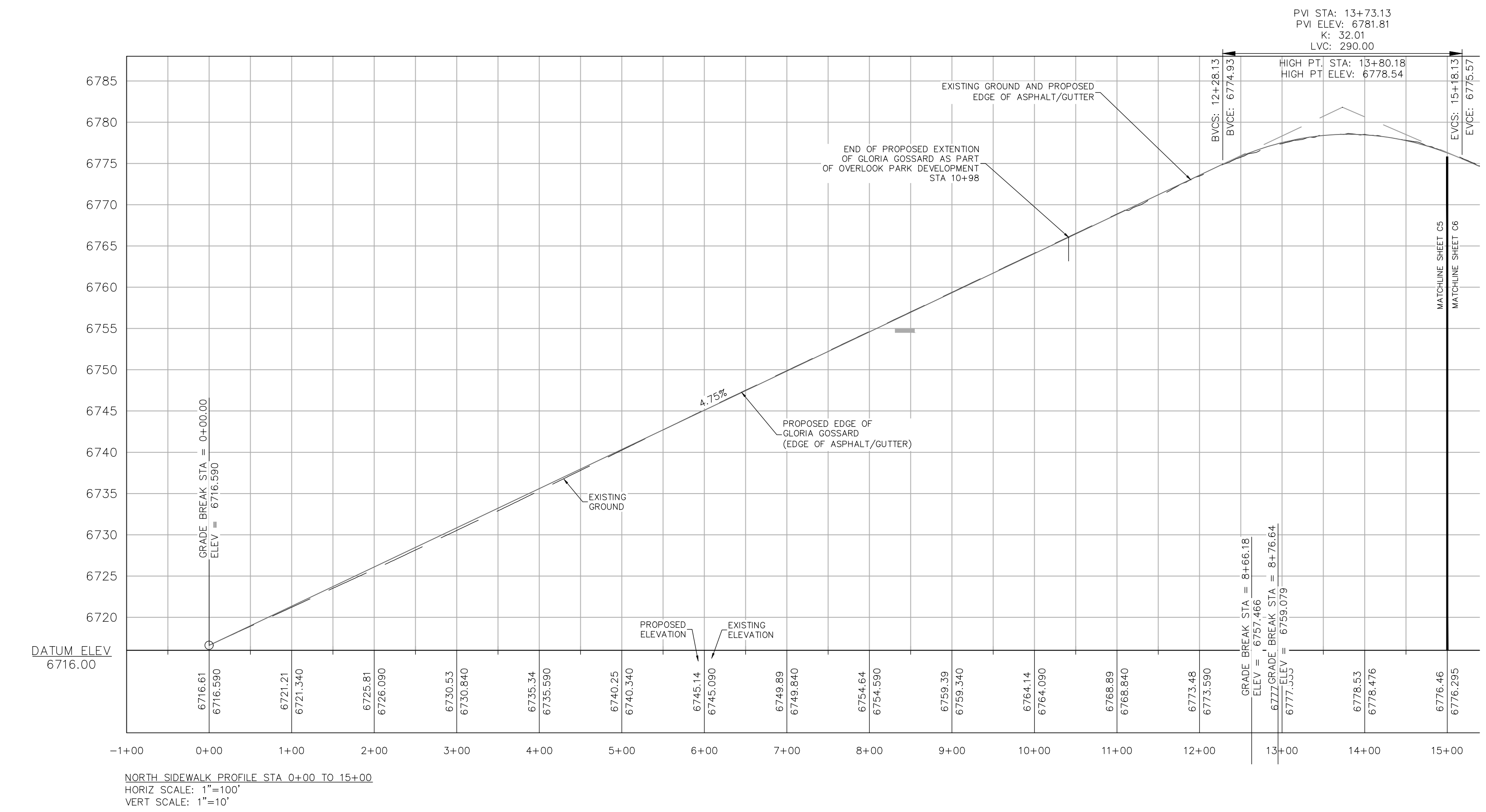
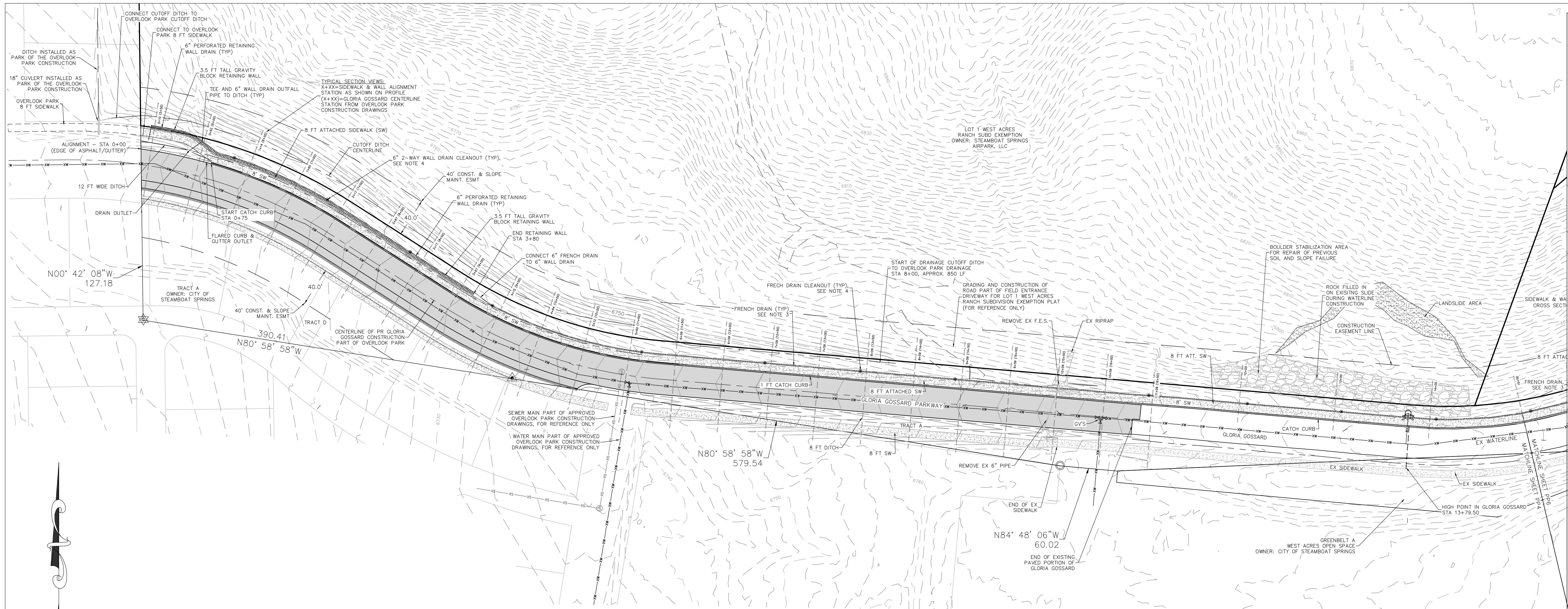
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REVIEW BY: RL

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FORMAT OTHER THAN A3 X 36", THE  
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DRAWING:  
**SIDEWALK & STORM  
SEWER PLAN #1**

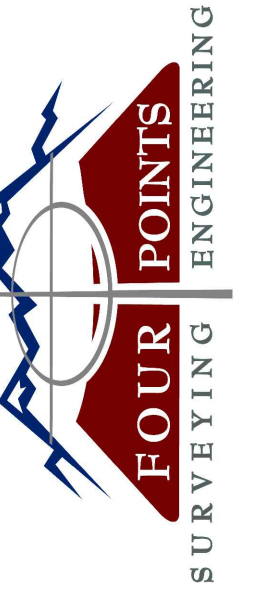
SHEET #

**PP5**



- NOTES**
1. PRIOR TO CONSTRUCTION PLANS, A SLOPE STABILITY PLAN IS REQUIRED BY A GEOTECHNICAL ENGINEER FOR ALL SLOPES IMPACTED BY THE CONSTRUCTION OF THE SIDEWALK ON THE NORTH SIDE OF GLORIA GOSSARD PARKWAY.
  2. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET PP6.
  3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP7.
  4. 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.
  5. INSTALL A 6" PVC 2-WAY CLEANOUT FOR THE PERFORATED PVC WALL DRAIN.
  6. SEE SHEETS PP14 AND PP16 FOR GLORIA GOSSARD CONSTRUCTION INFORMATION.

NORTH SIDEWALK PROFILE STA 0+00 TO 15+00  
HORIZ SCALE: 1"=100'  
VERT SCALE: 1"=10'



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Steamboat Springs, CO 80487  
(970)-871-6772  
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No.	DATE	REVISIONS	INT	
			MDM	MDM
1	9/2/2022	DRT REVIEW & RESPONSE		
2	6/16/2023	DRT REVIEW & RESPONSE		

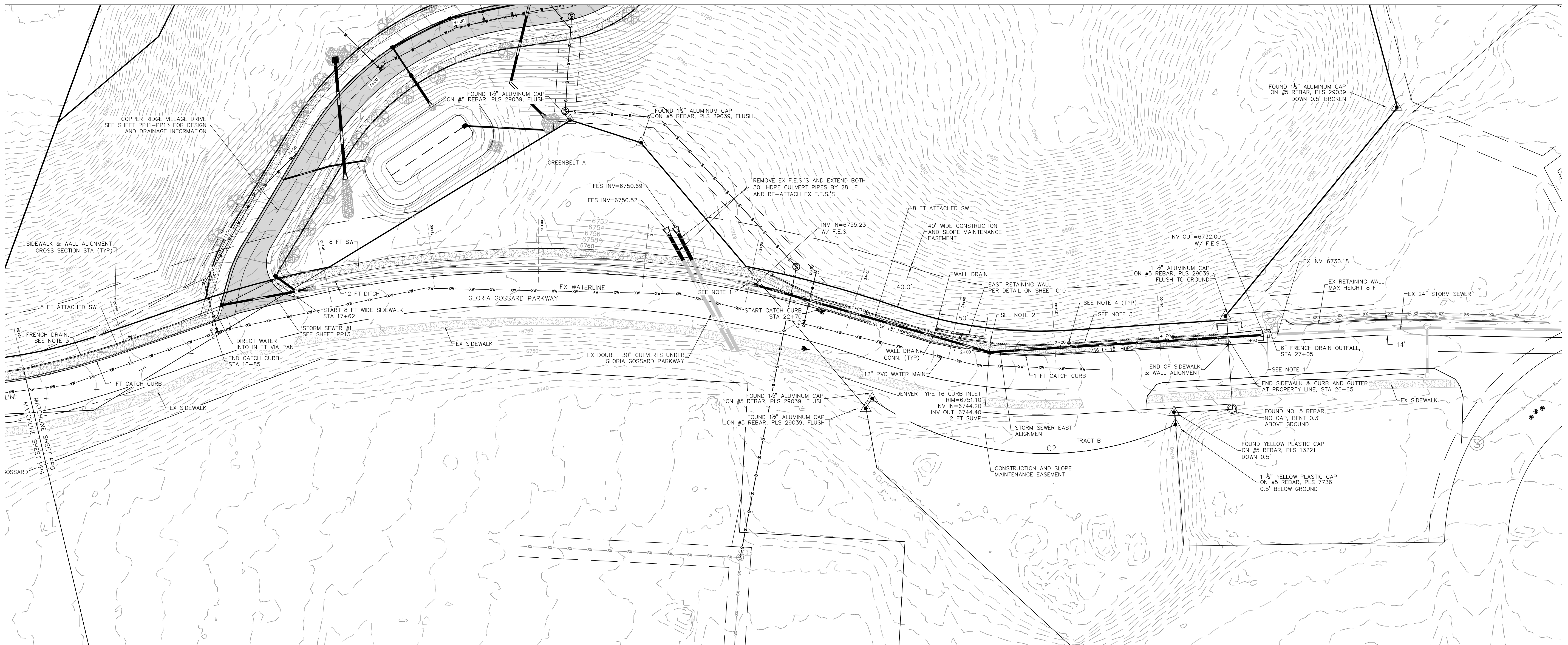
**STEAMBOAT AIRPARK  
PRELIMINARY PLAT  
LOT 1, WEST ACRES RANCH SUBDIVISION  
GLORIA GOSSARD PARKWAY  
STEAMBOAT SPRINGS, CO 80487**

**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

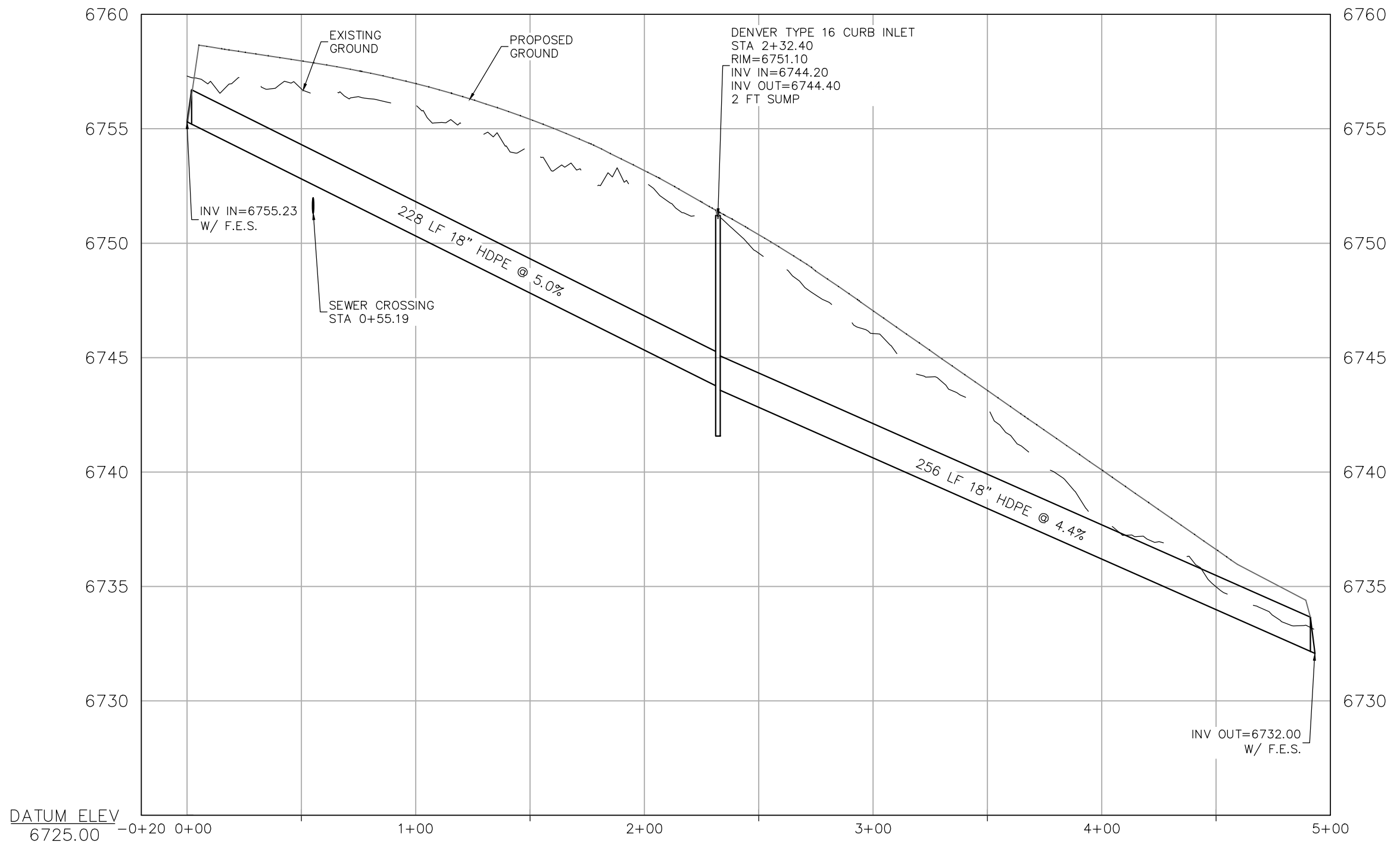
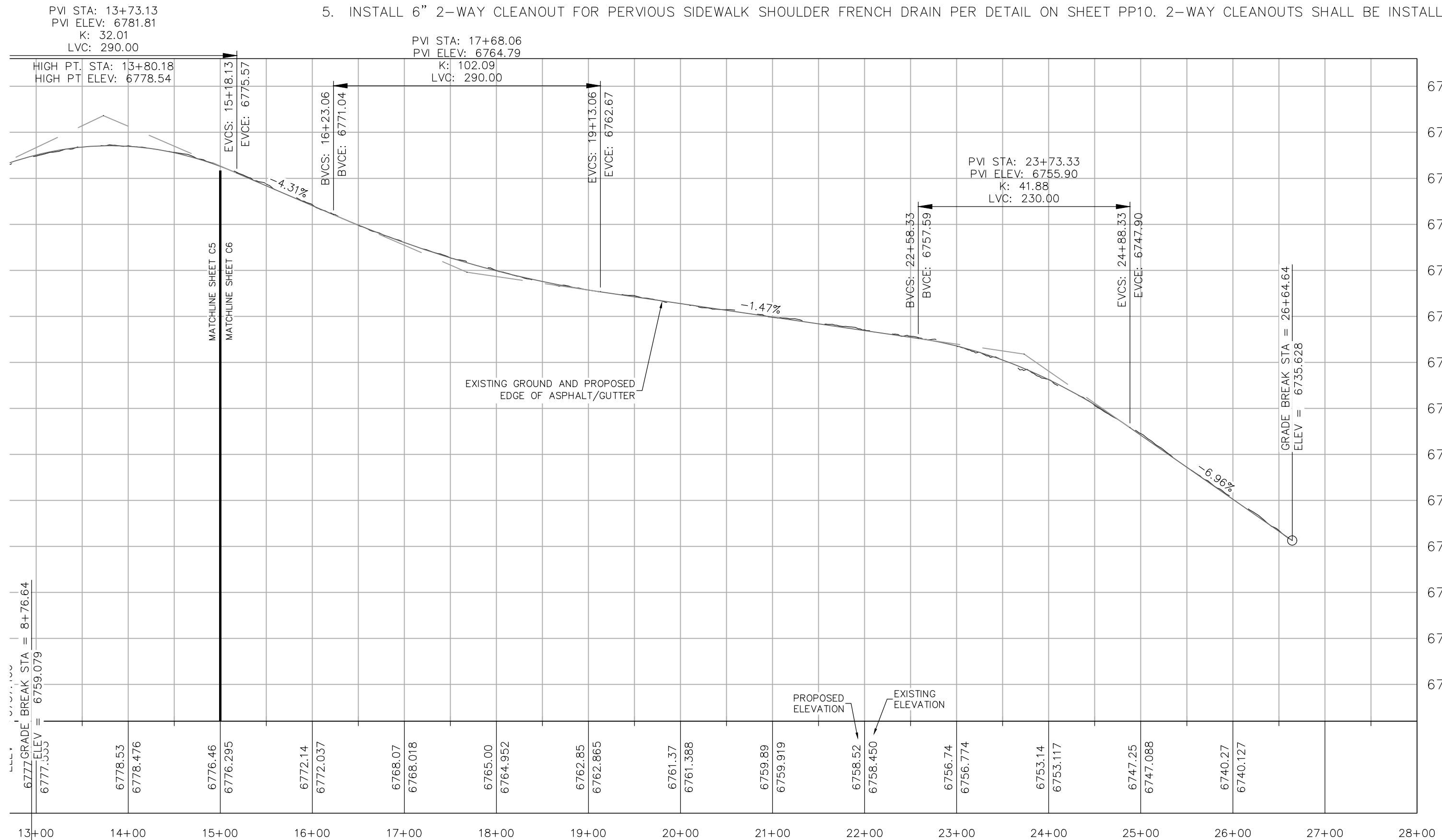
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

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

**SHEET #**  
**PP6**

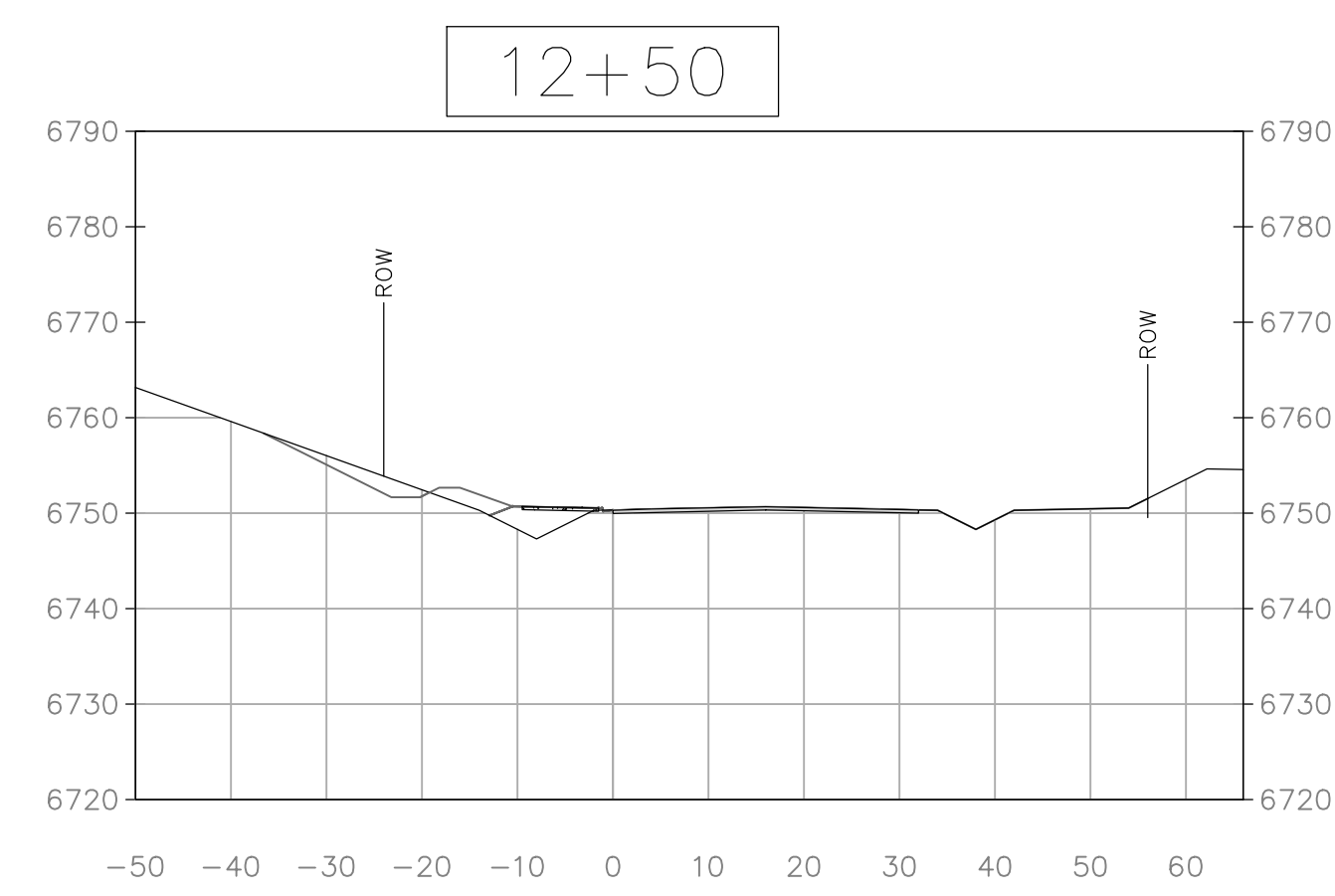
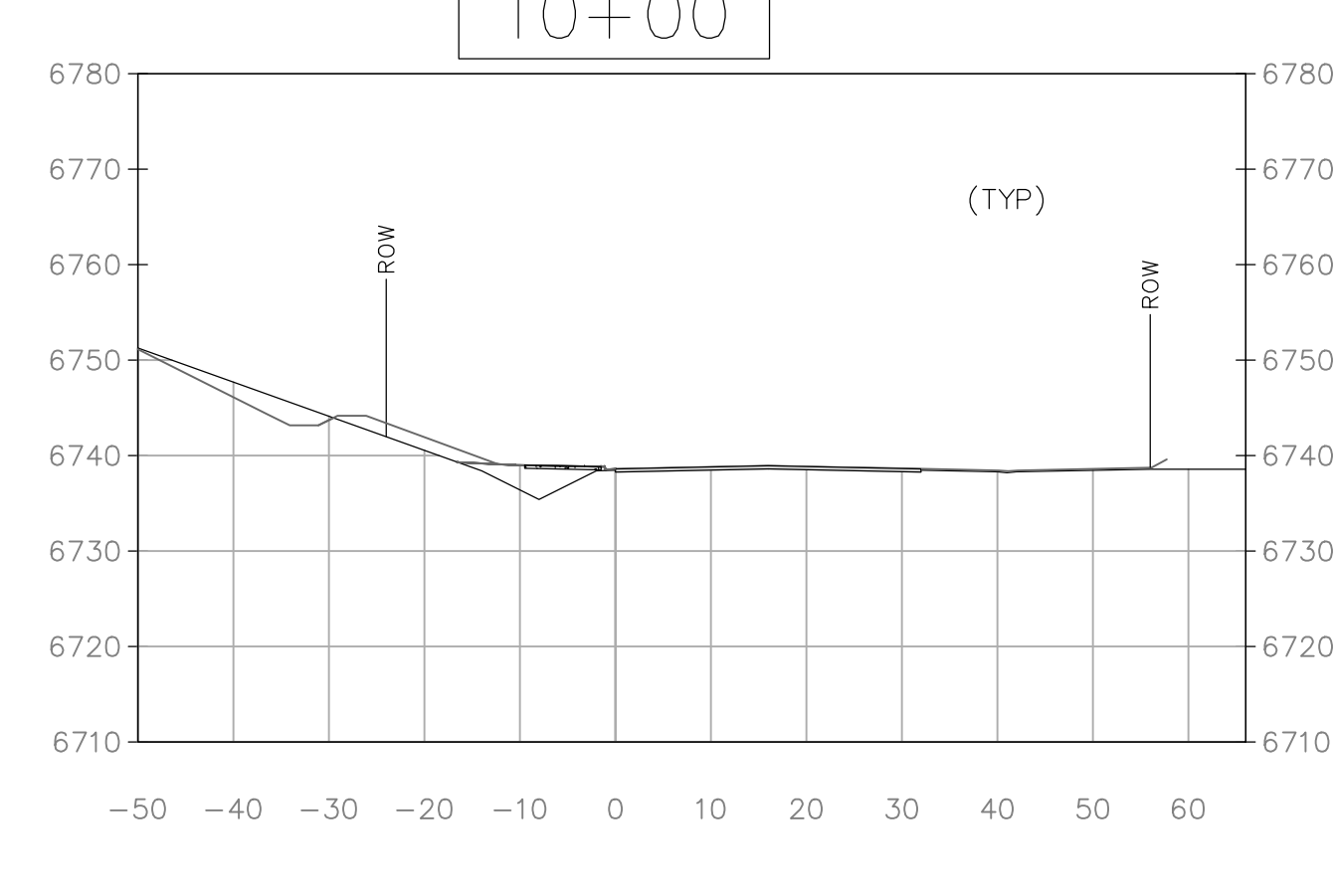
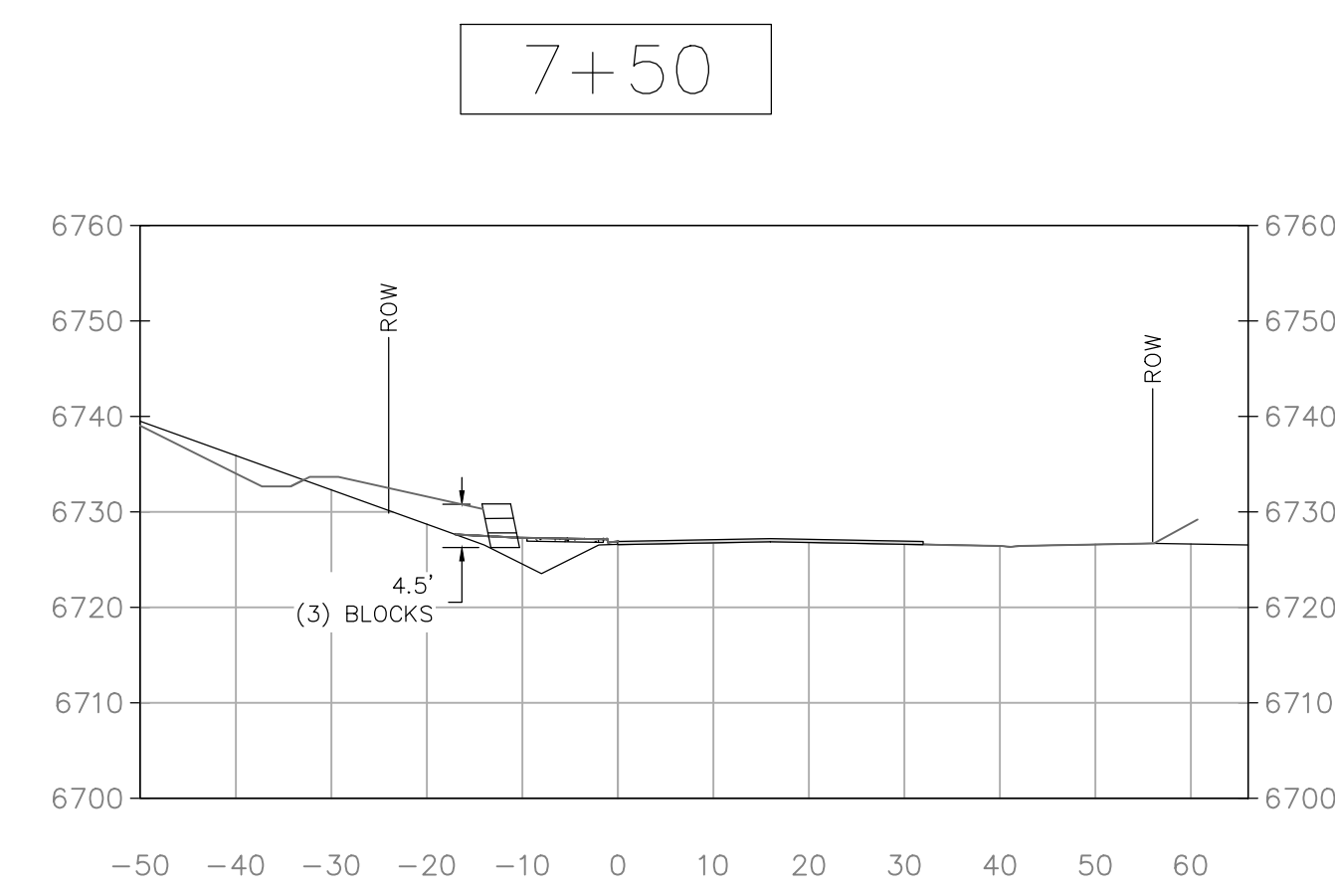
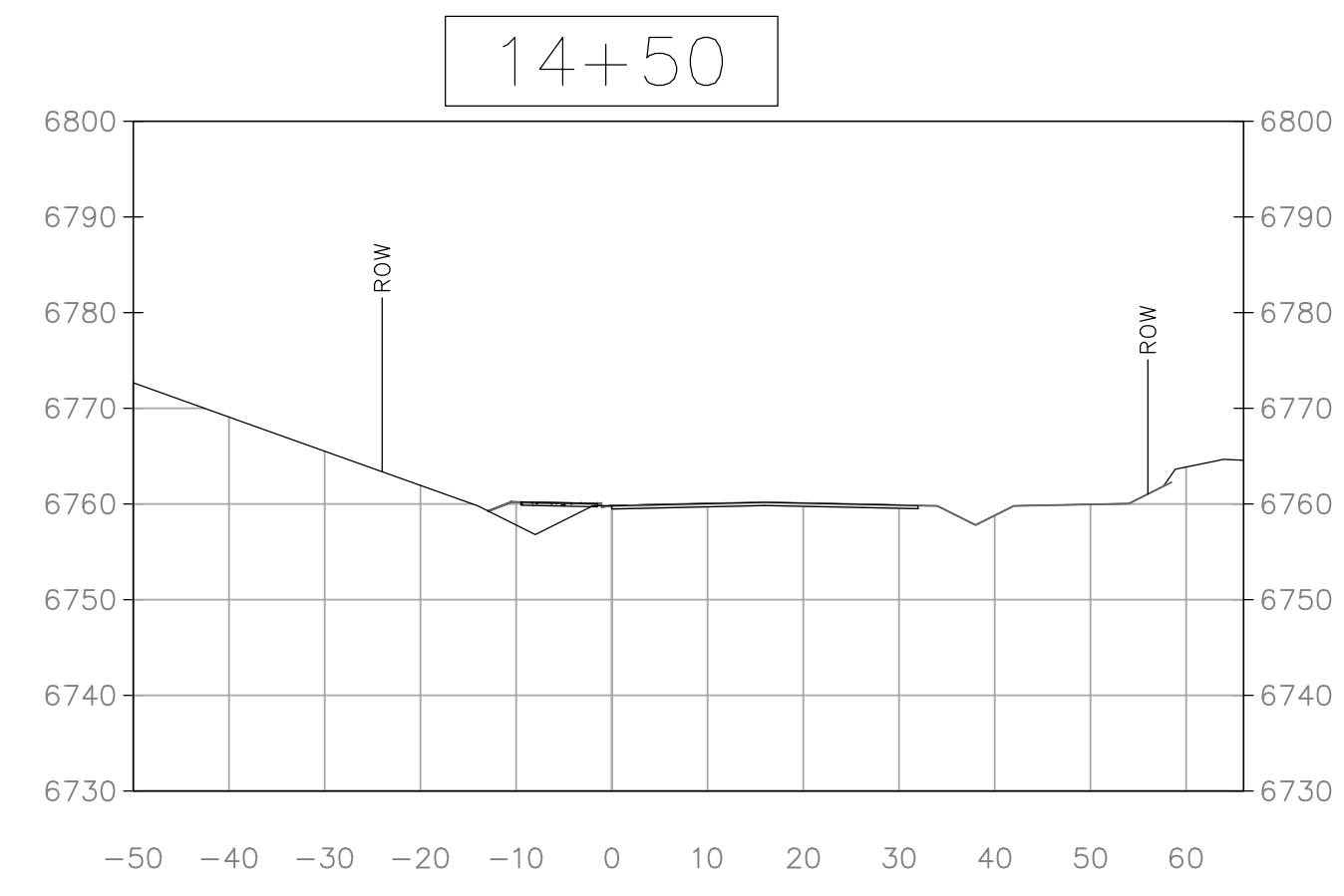
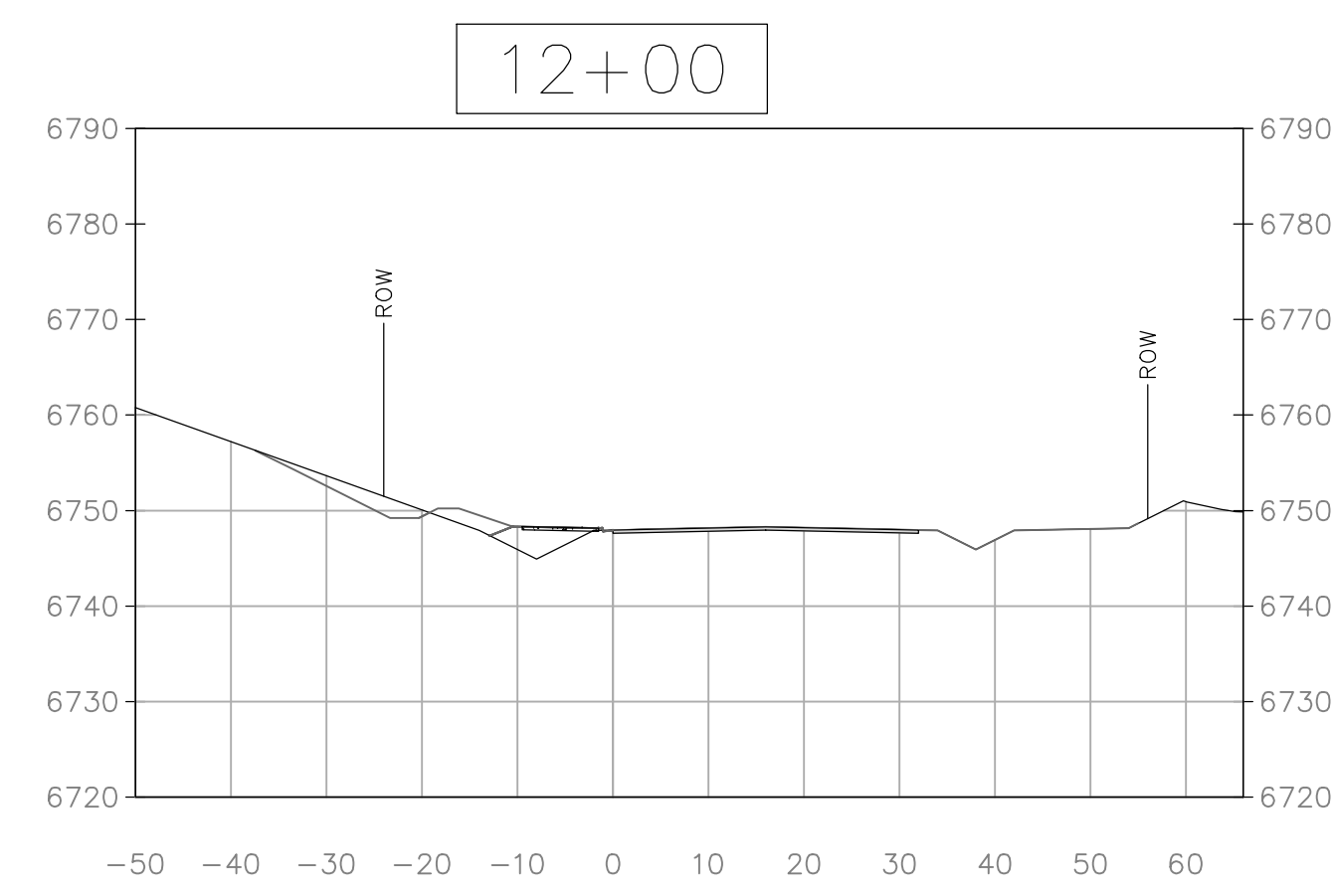
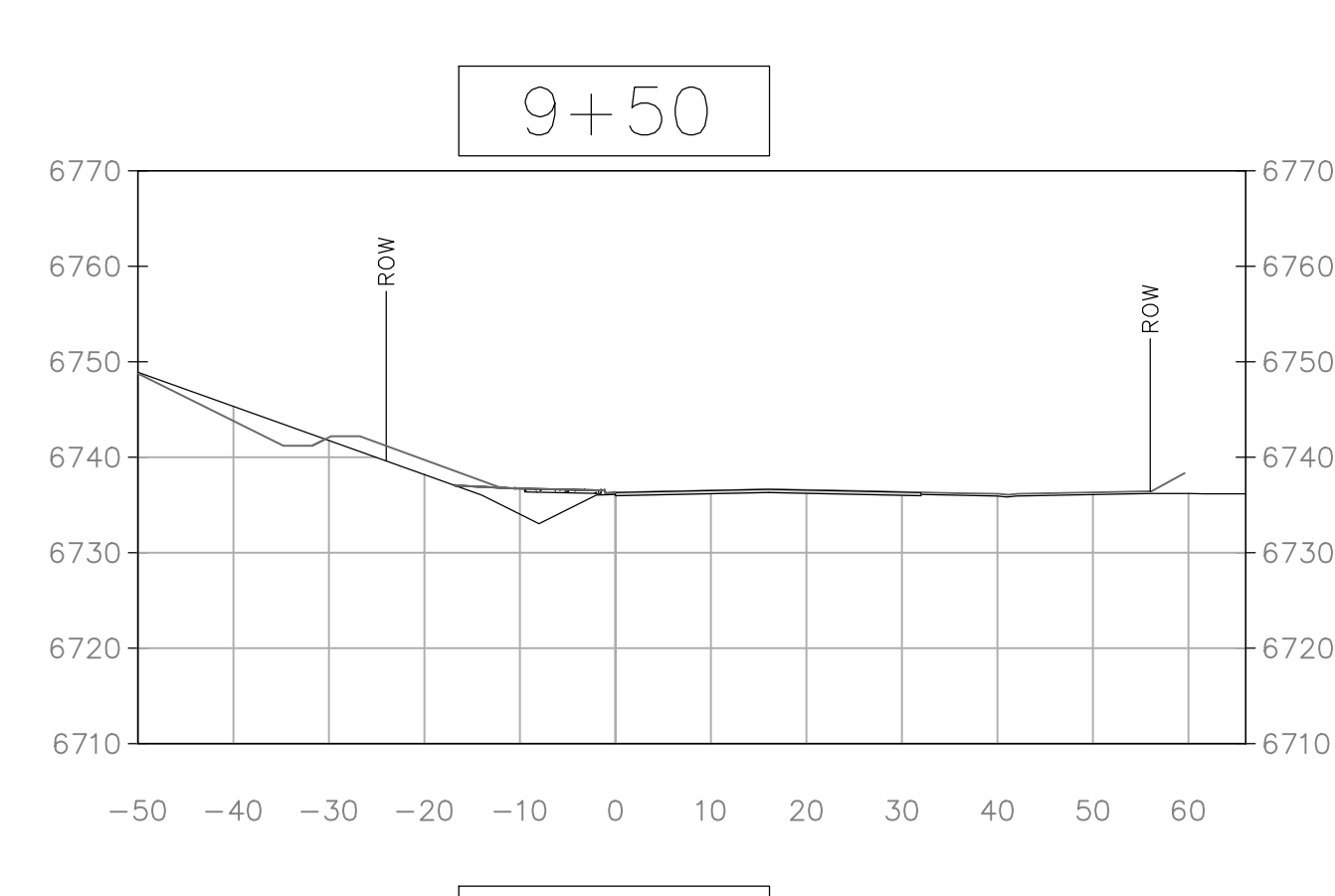
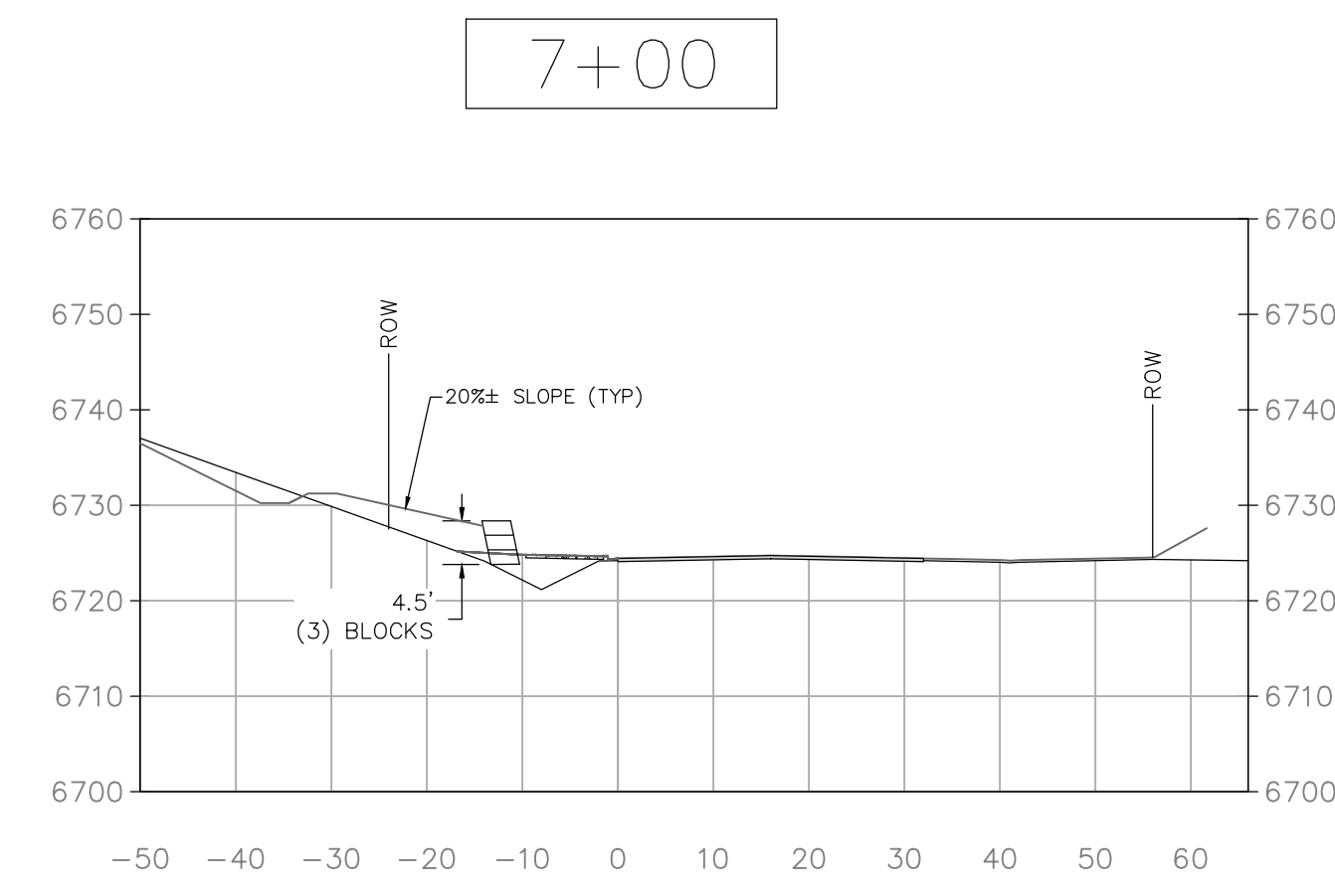
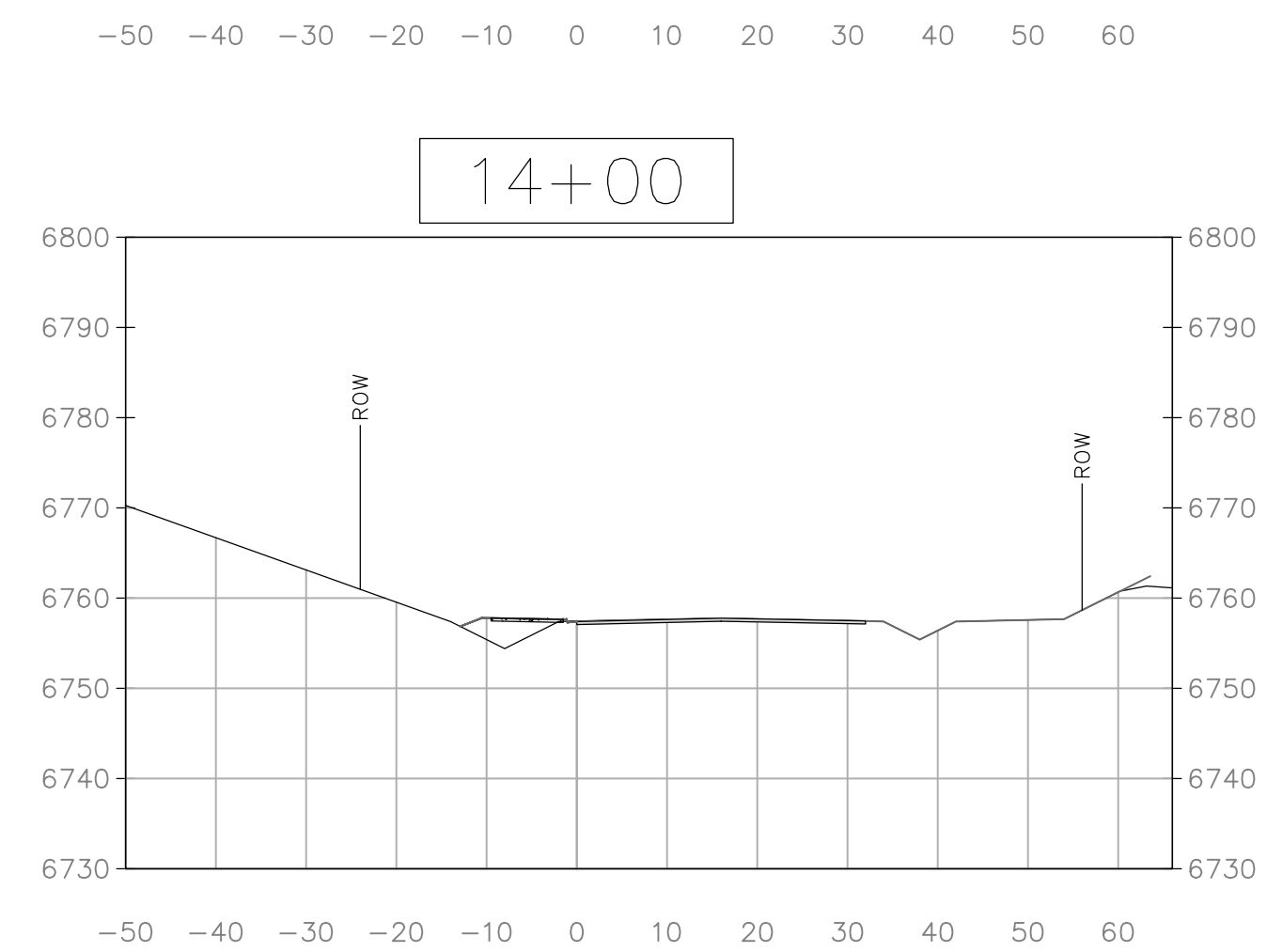
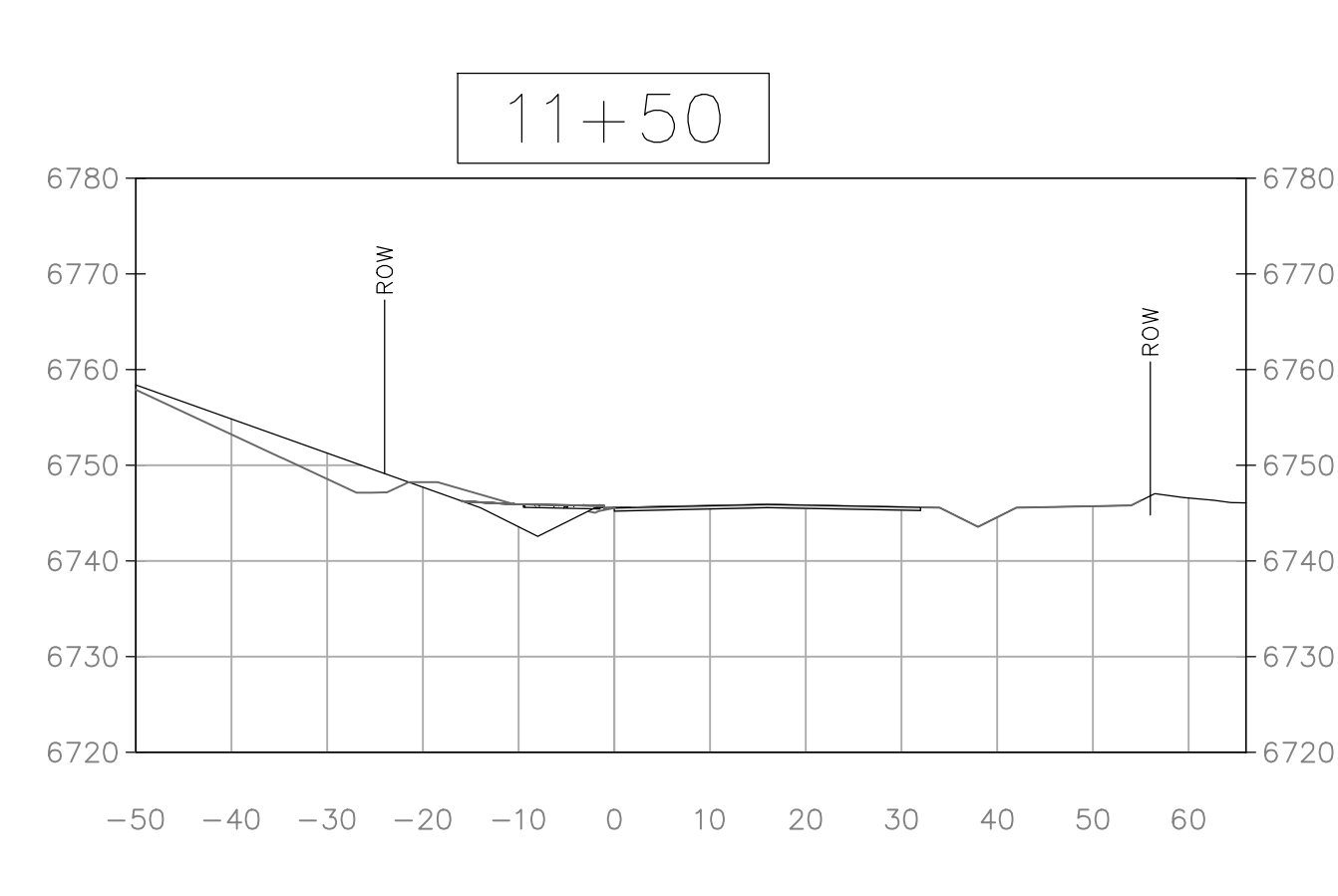
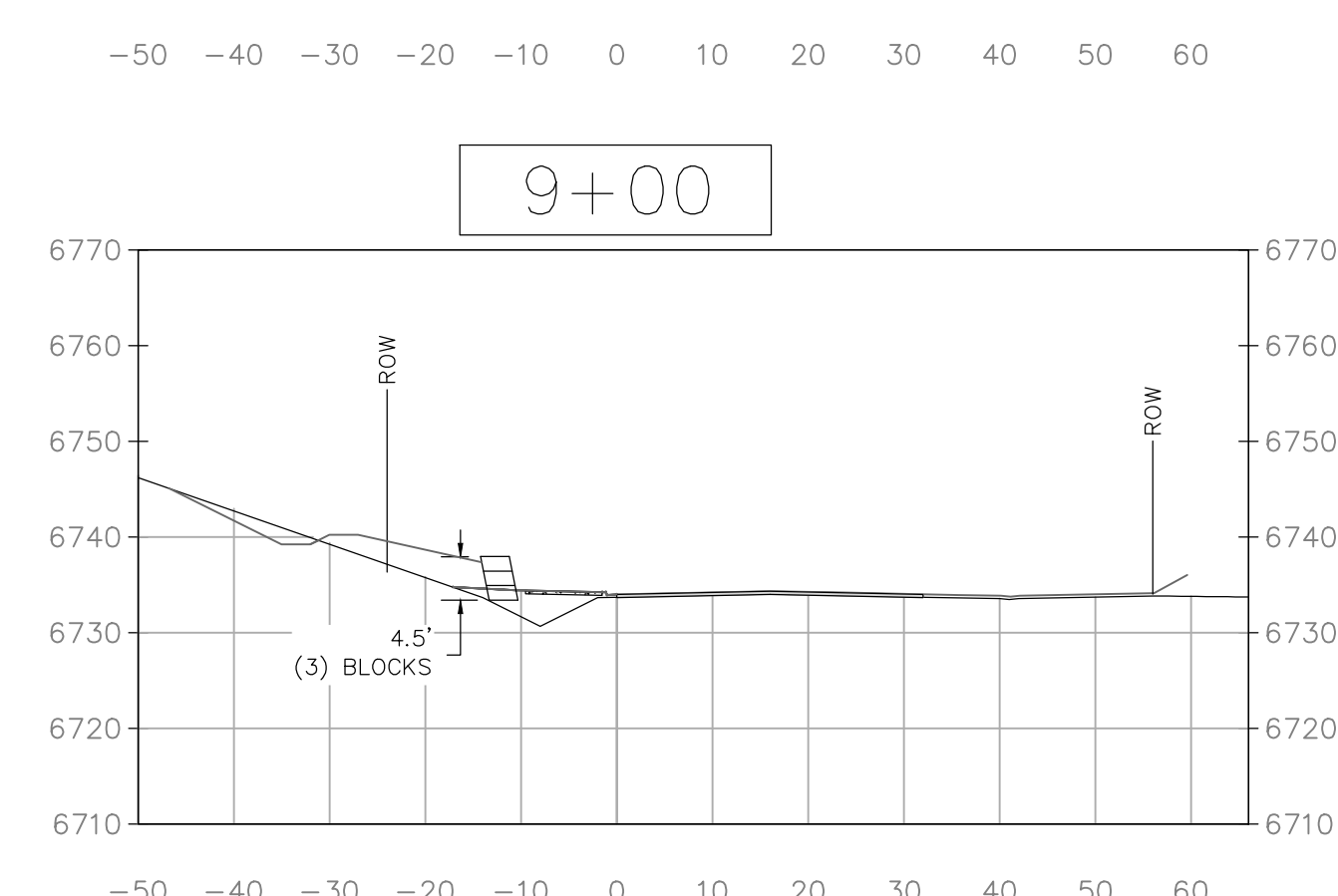
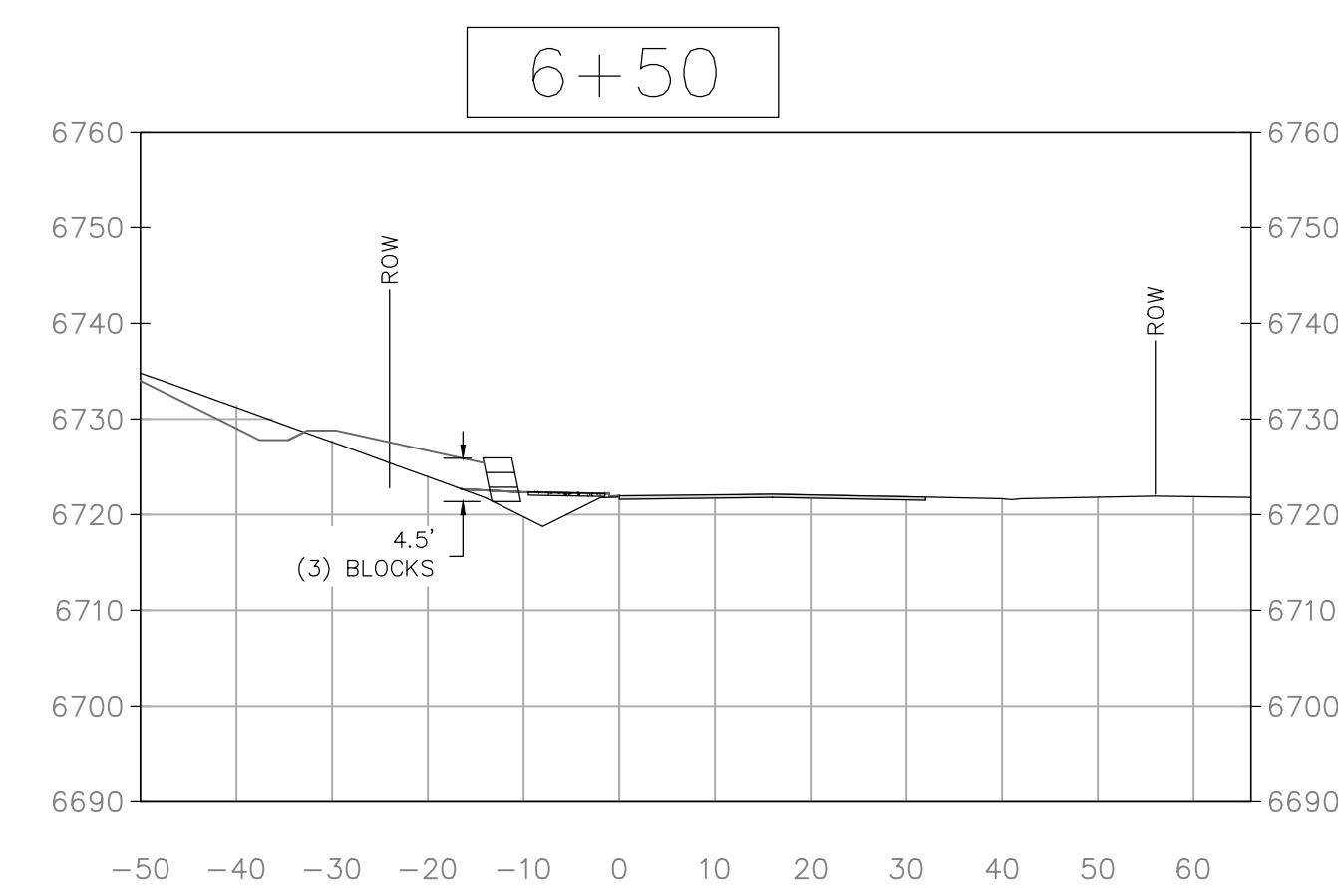
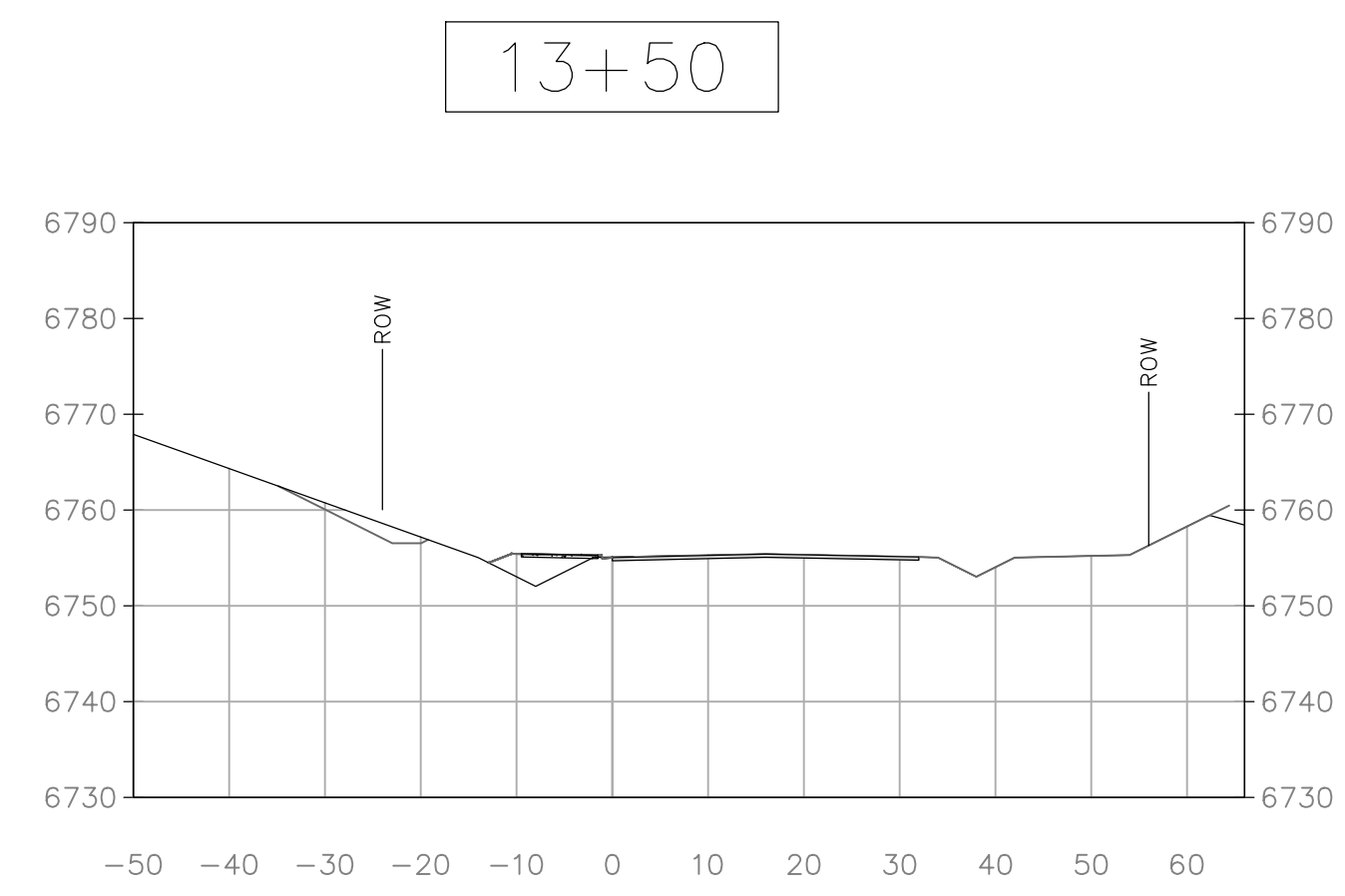
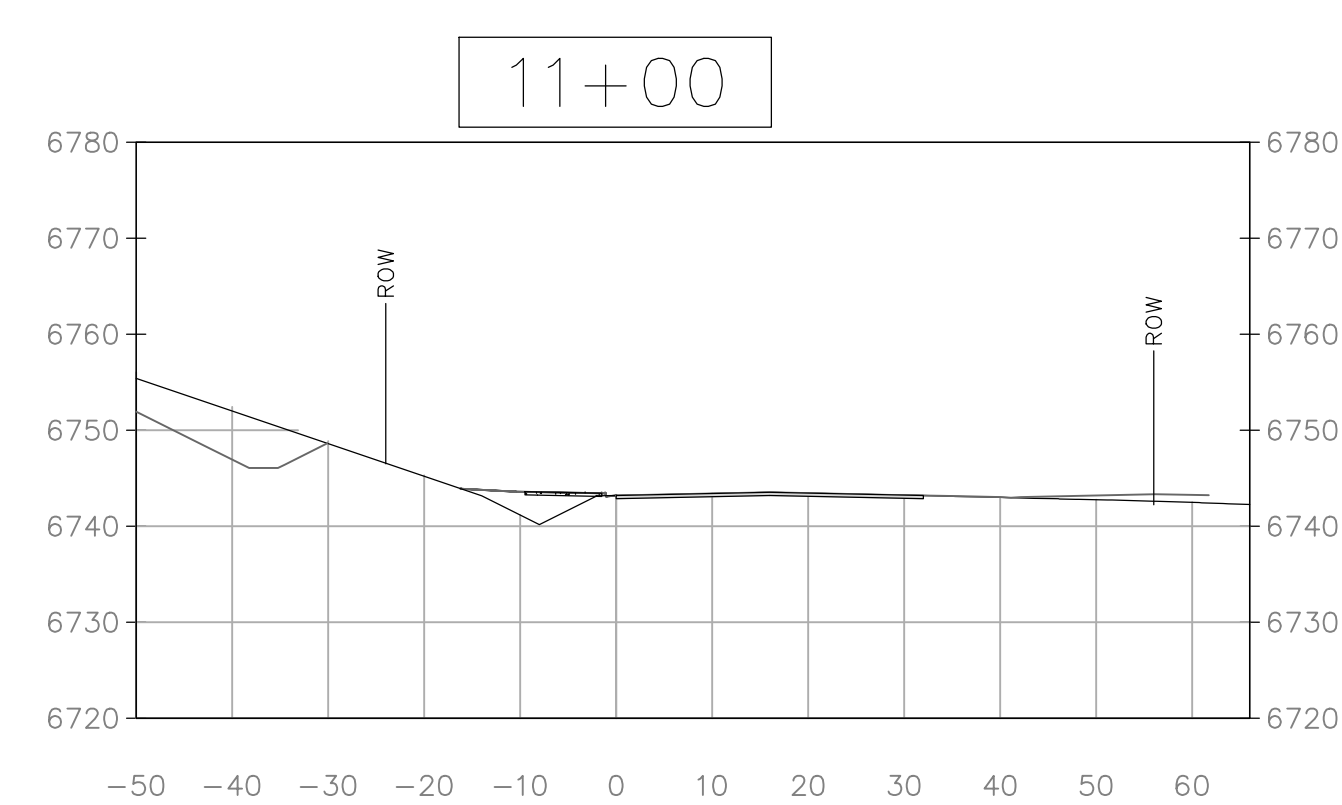
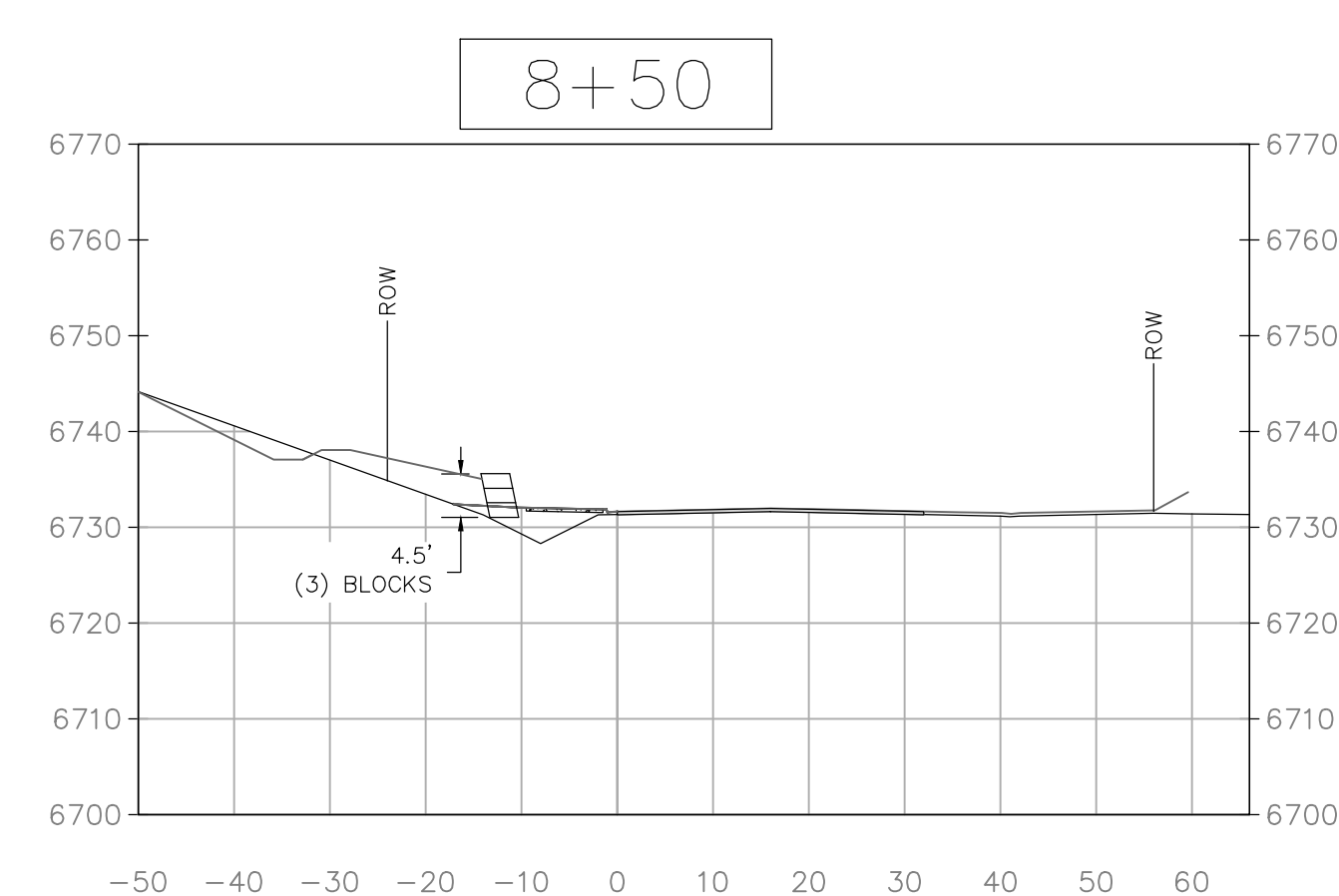
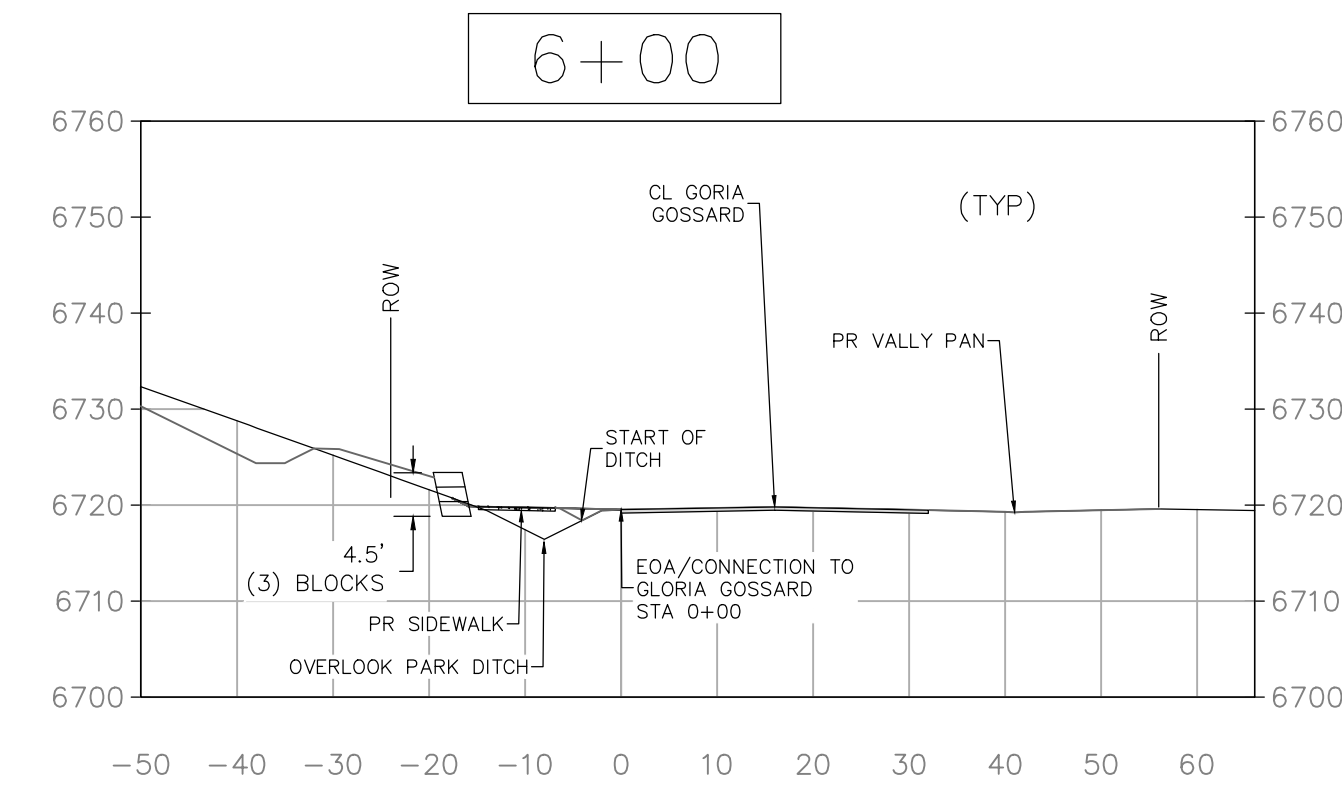
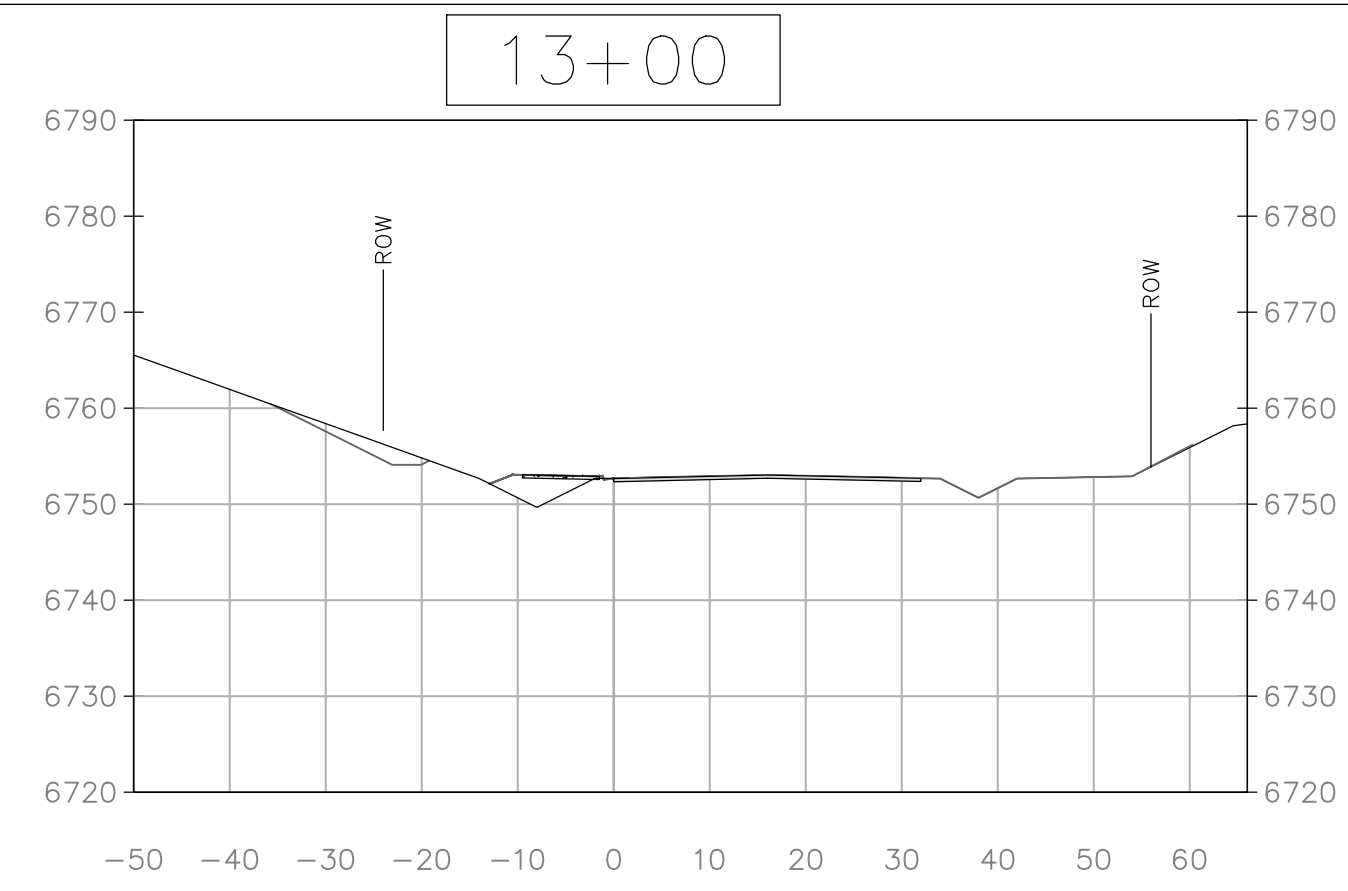
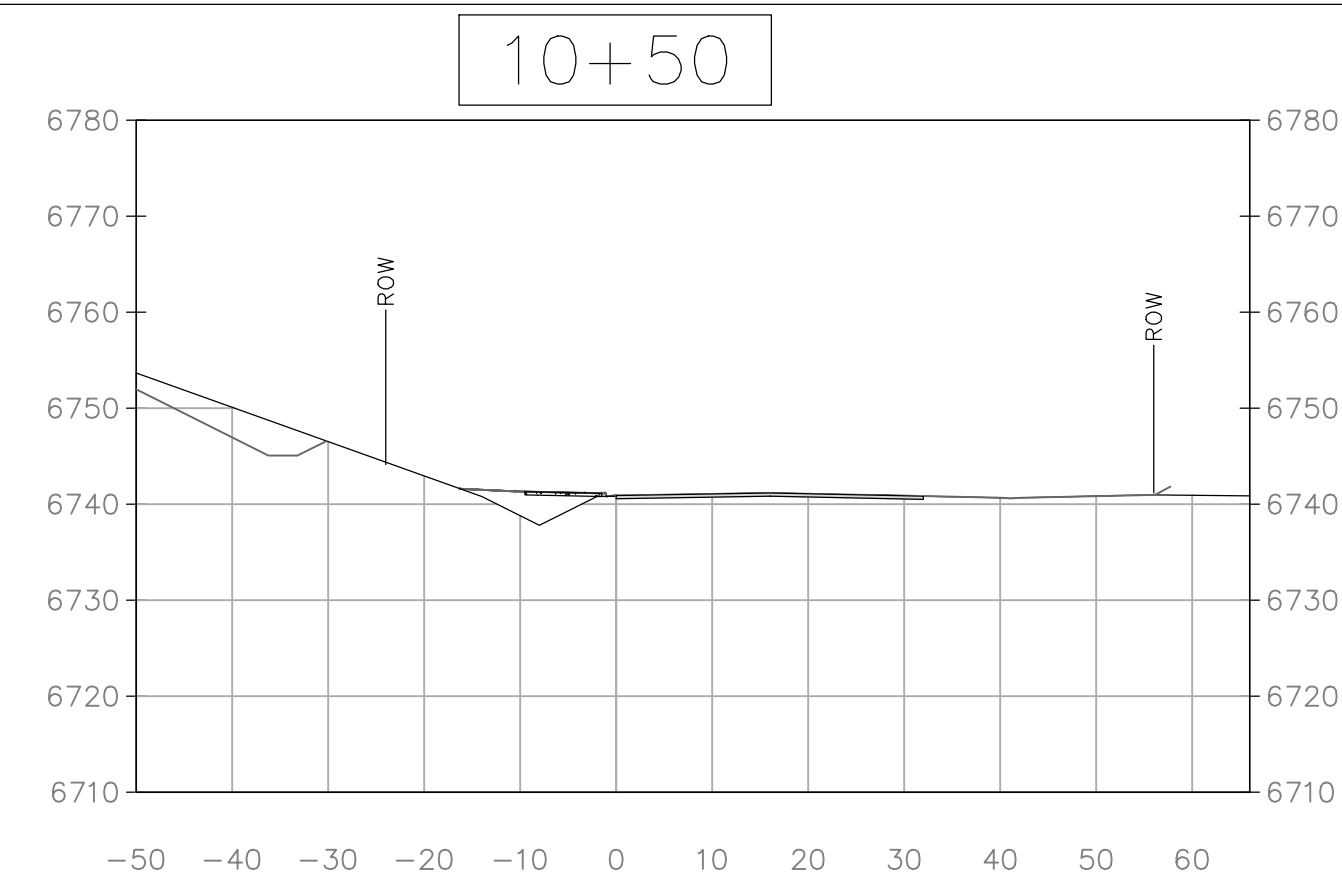
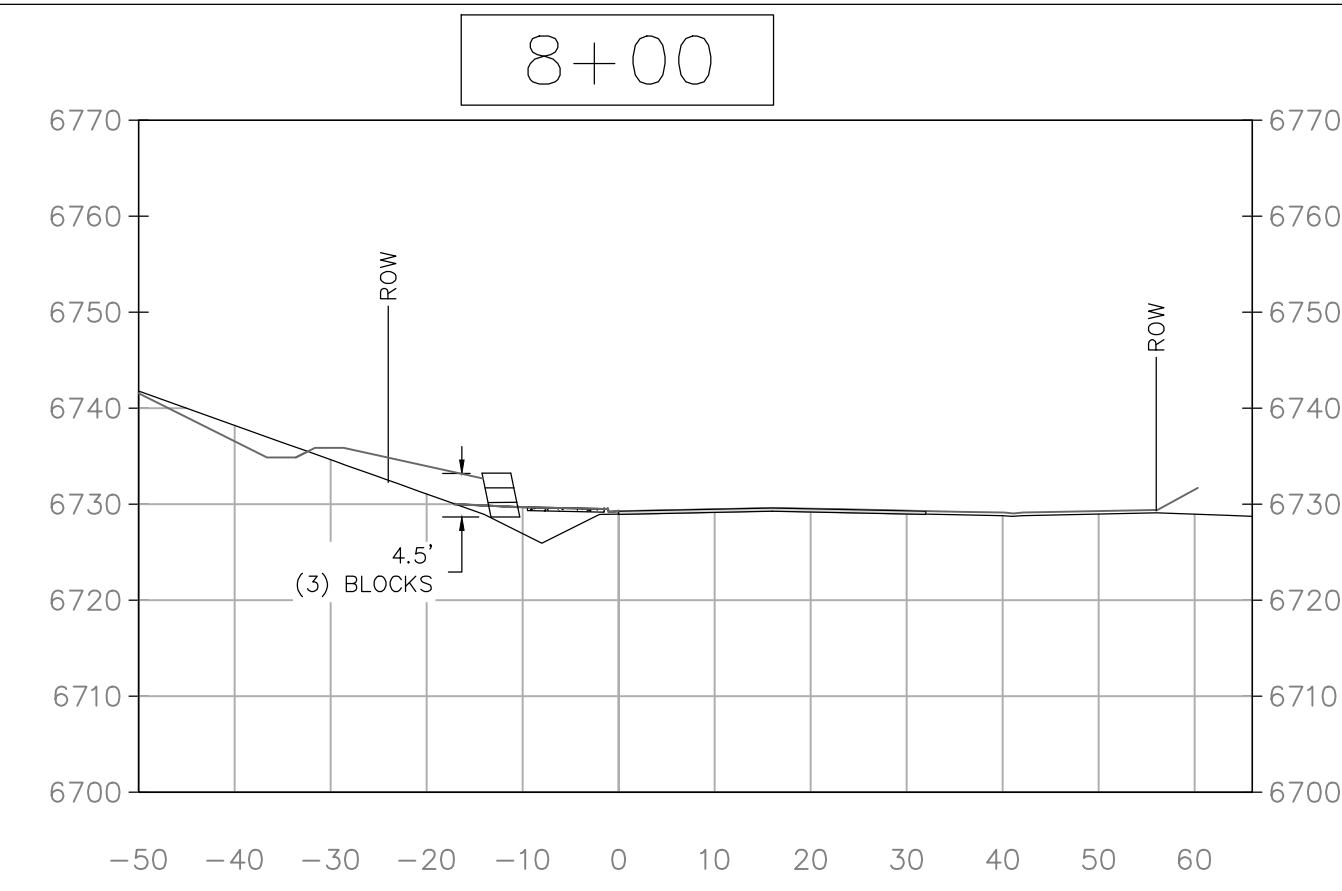
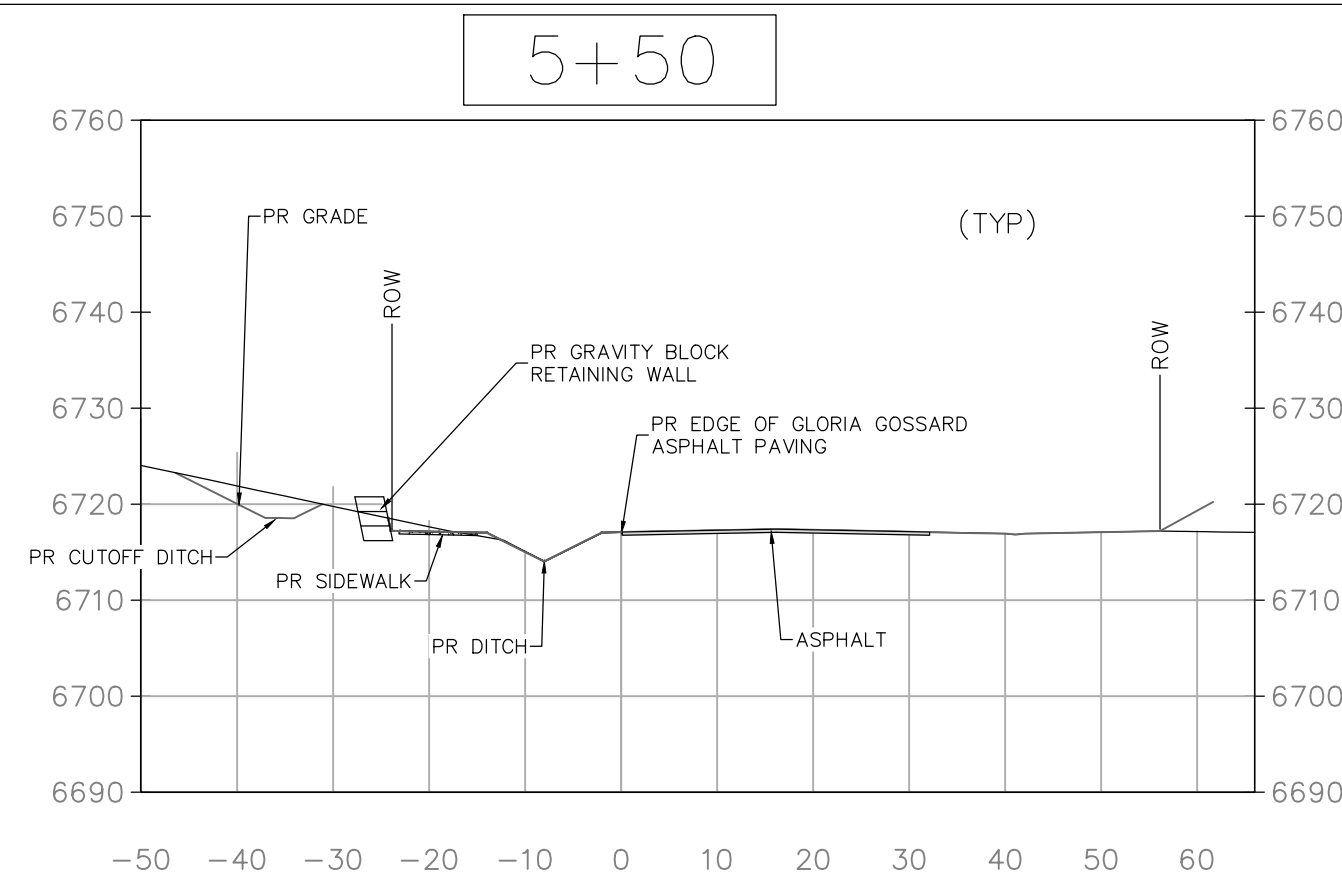


- NOTES**
1. PRIOR TO CONSTRUCTION PLANS, A SLOPE STABILITY PLAN IS REQUIRED BY A GEOTECHNICAL ENGINEER FOR ALL SLOPES IMPACTED BY THE CONSTRUCTION OF THE SIDEWALK ON THE NORTH SIDE OF GLORIA GOSSARD PARKWAY.
  2. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
  3. PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN. INSTALL 6" TEE AND INSTALL SOLID 6" PVC TO TYPE 16 INLET.
  4. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP10.
  5. 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'



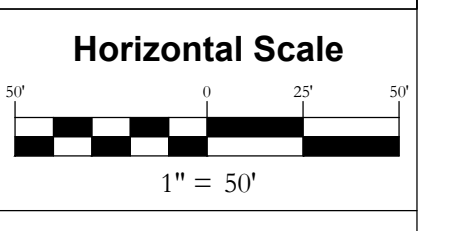
NOTE:  
CROSS SECTION STATIONING SHOWN ON THIS PLAN CORRESPONDS TO THE CENTERLINE OF GLORIA GOSSARD STATIONING THAT IS PART OF THE APPROVED OVERLOOK PARK CONSTRUCTION PLANS.



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No.	DATE	REVISIONS	INT	
			MDM	MDM
1	3/13/2023	DRT REVIEW & RESPONSE		
2	6/16/2023	DRT REVIEW & RESPONSE		

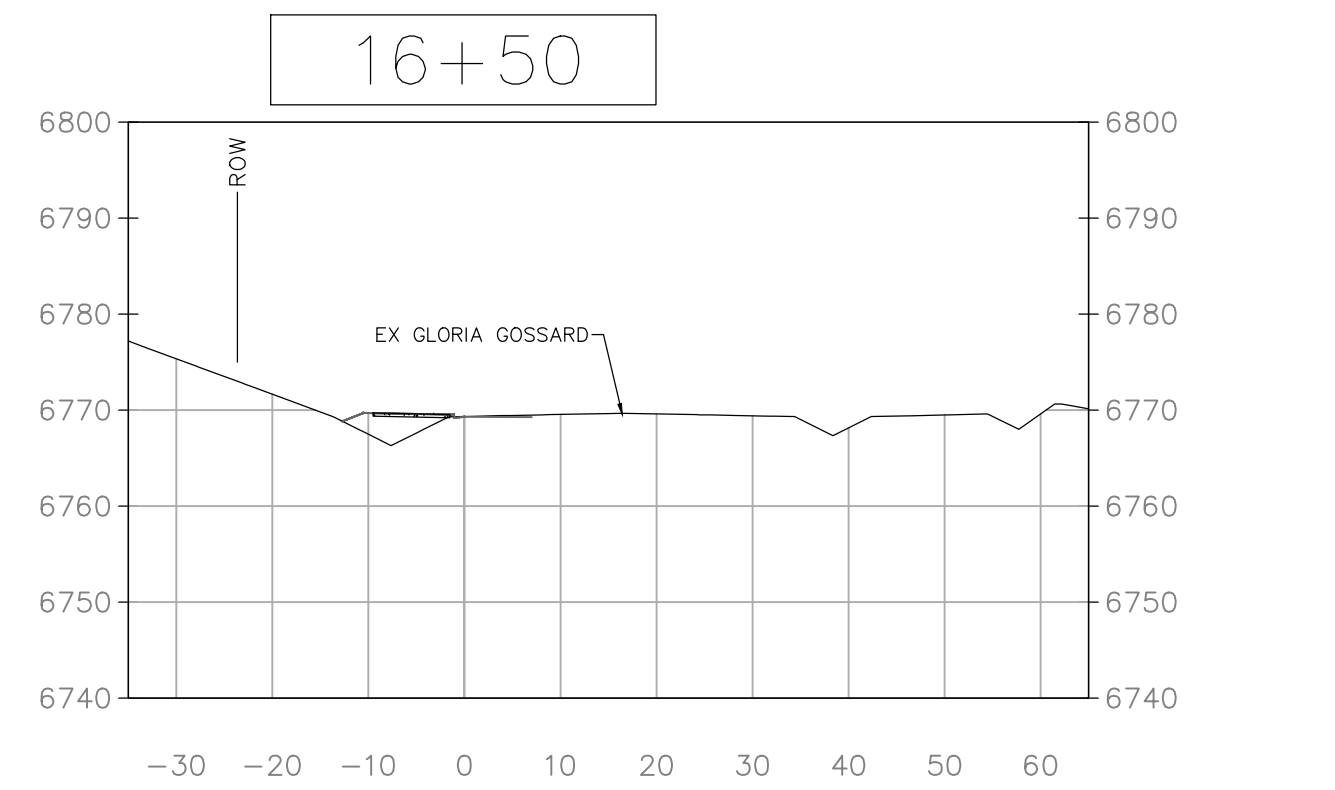
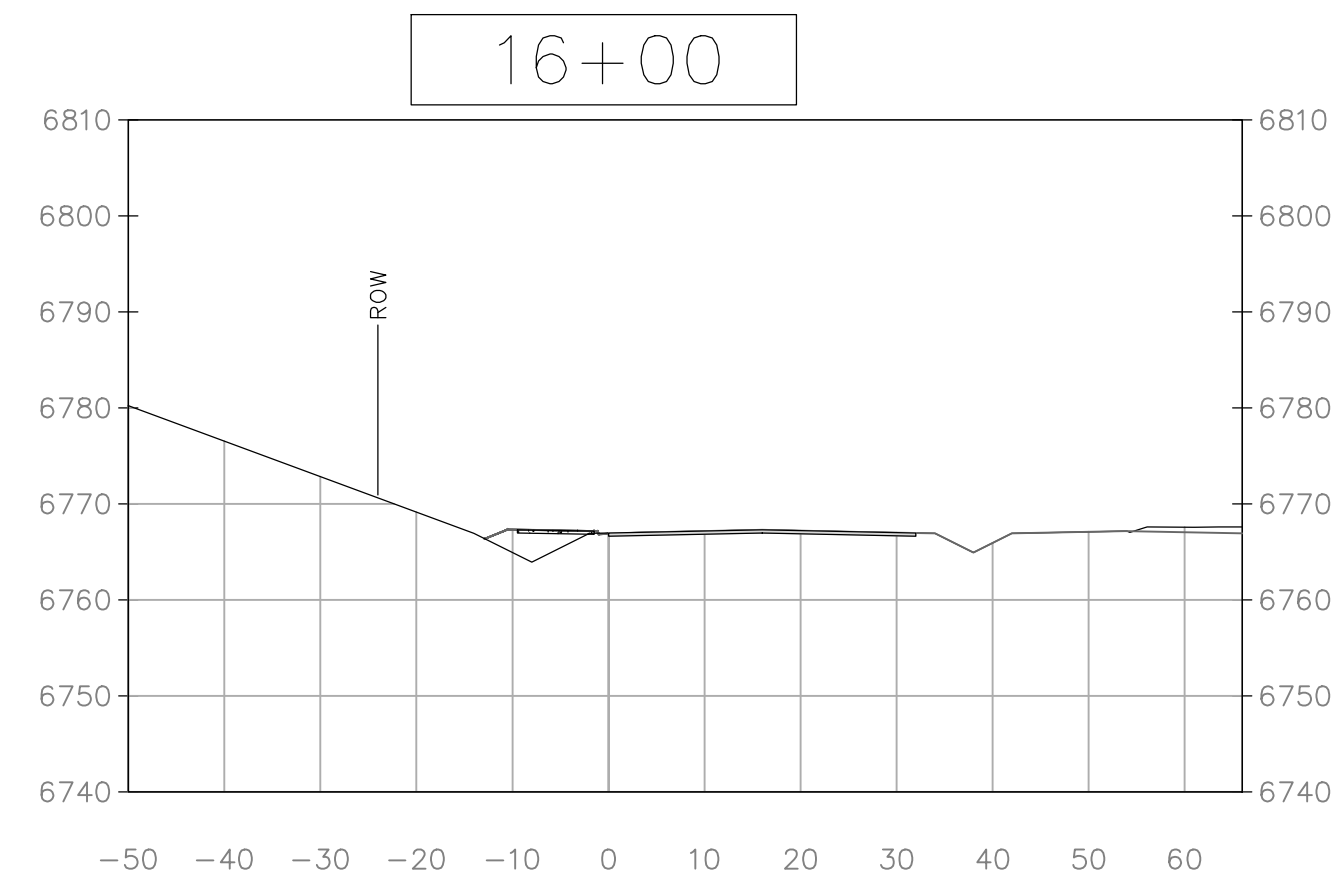
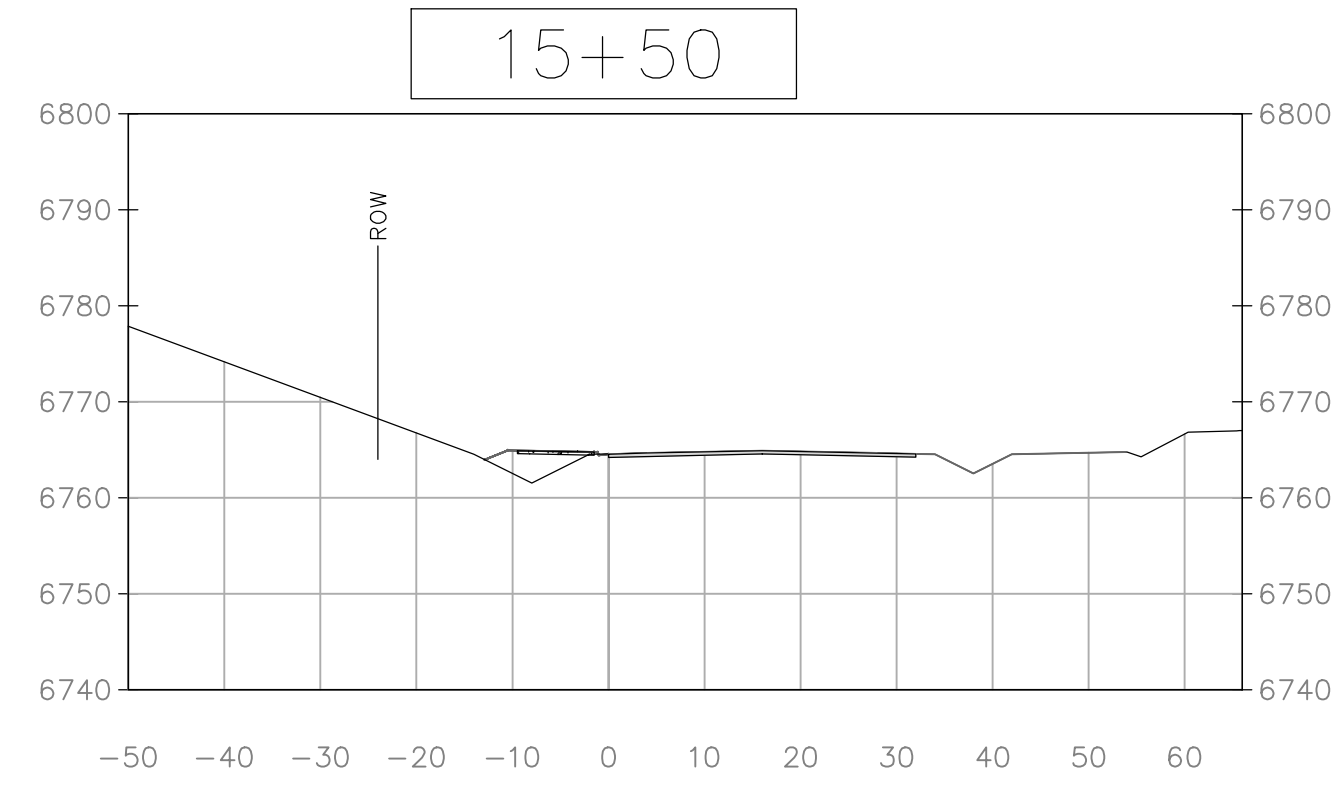
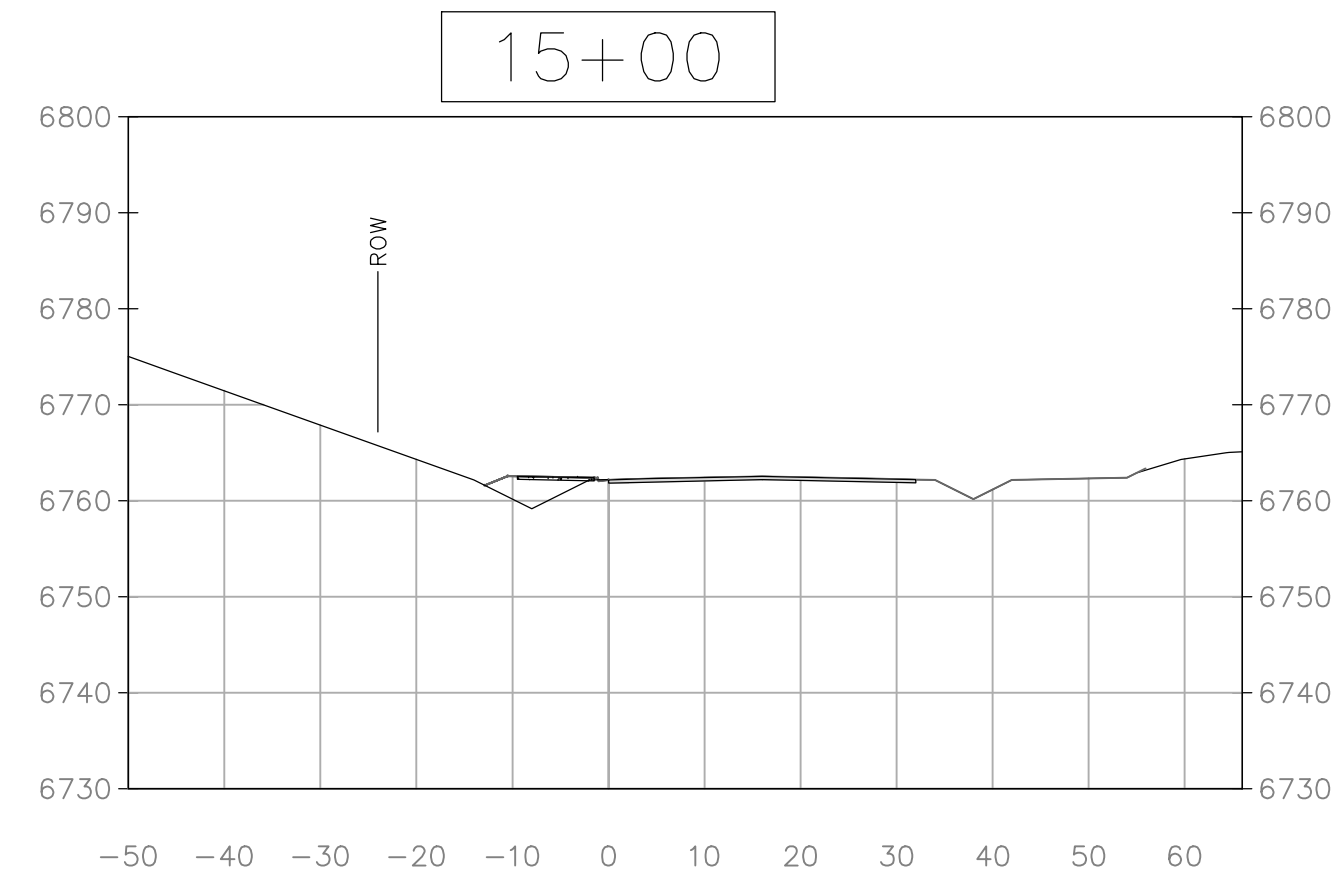
STEAMBOAT AIRPARK  
PRELIMINARY PLAT  
LOT 1, WEST ACRES RANCH SUBDIVISION  
GLORIA GOSSARD PARKWAY  
STEAMBOAT SPRINGS, CO 80487



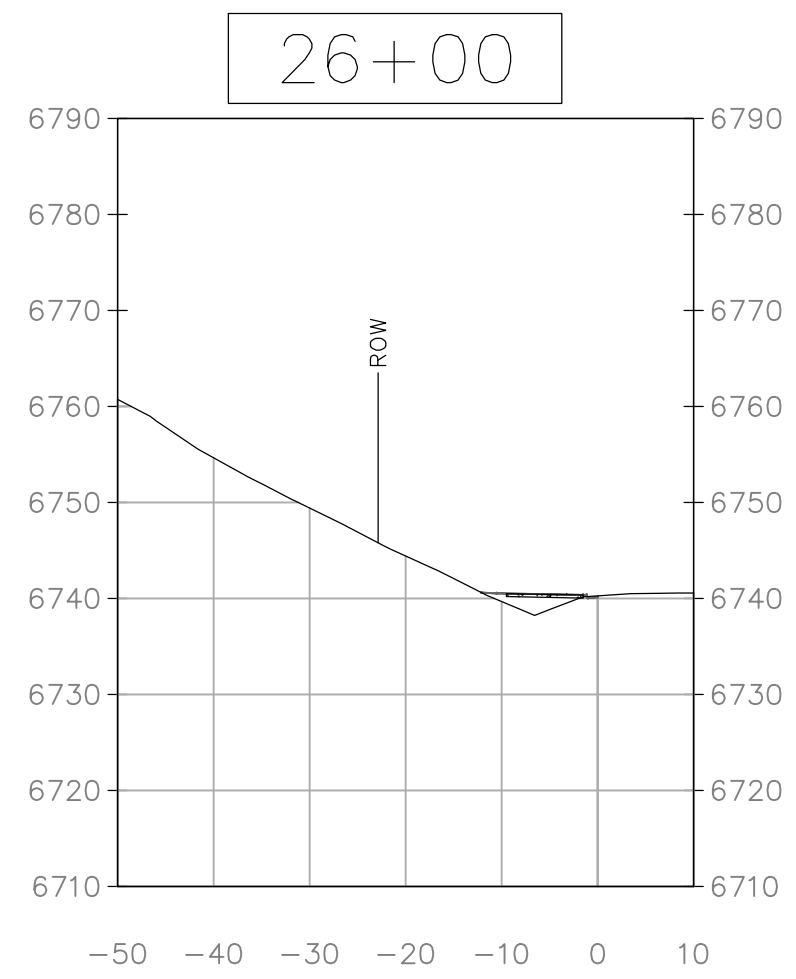
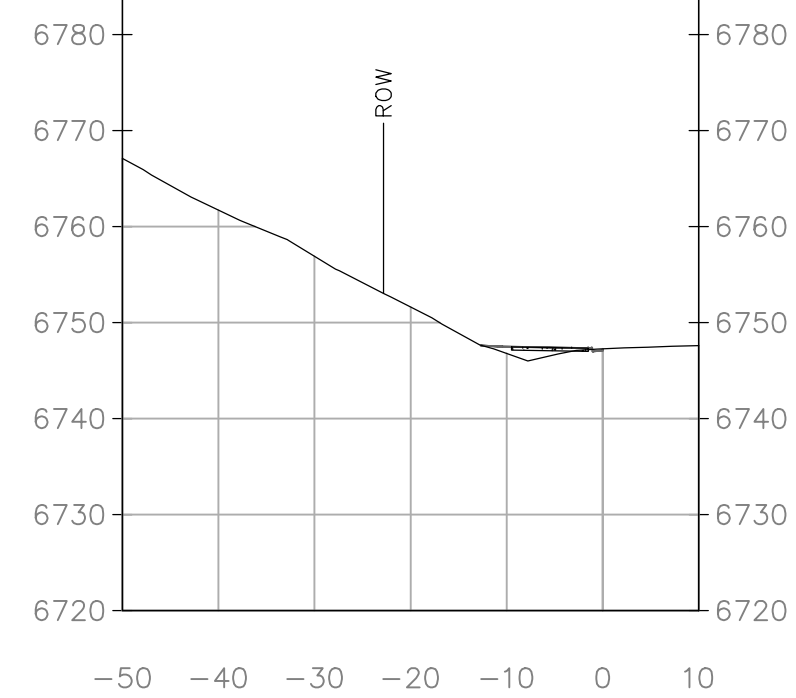
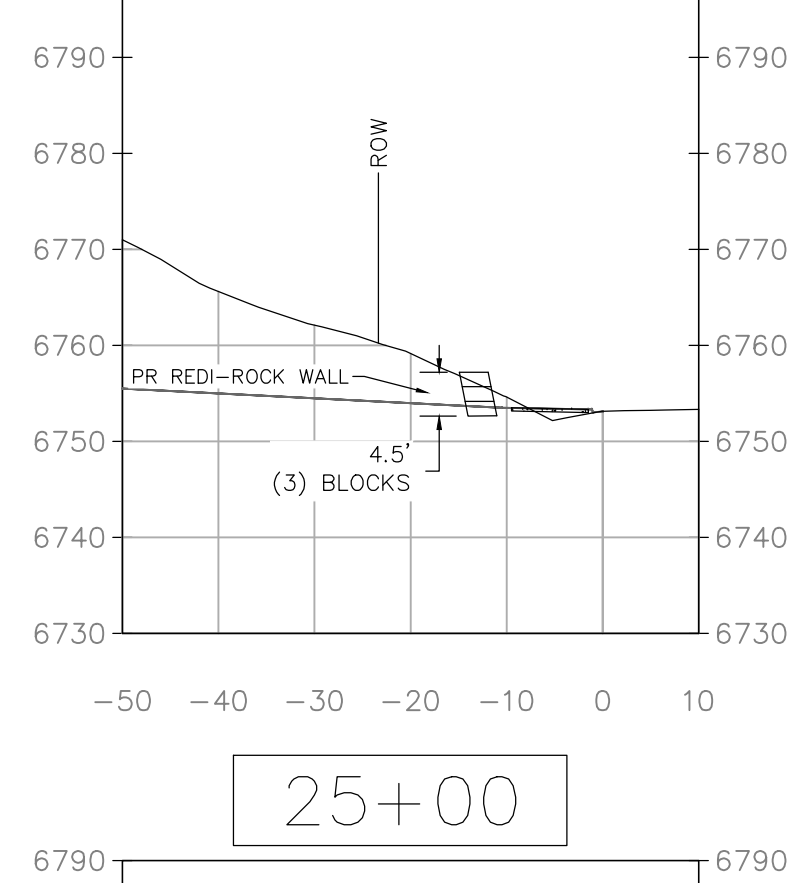
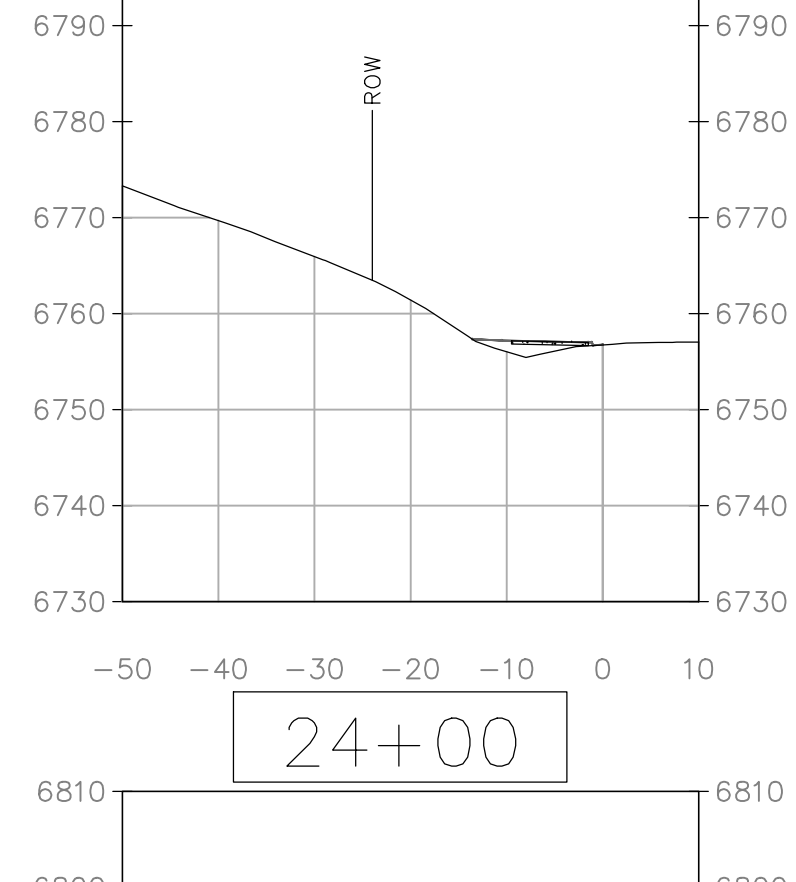
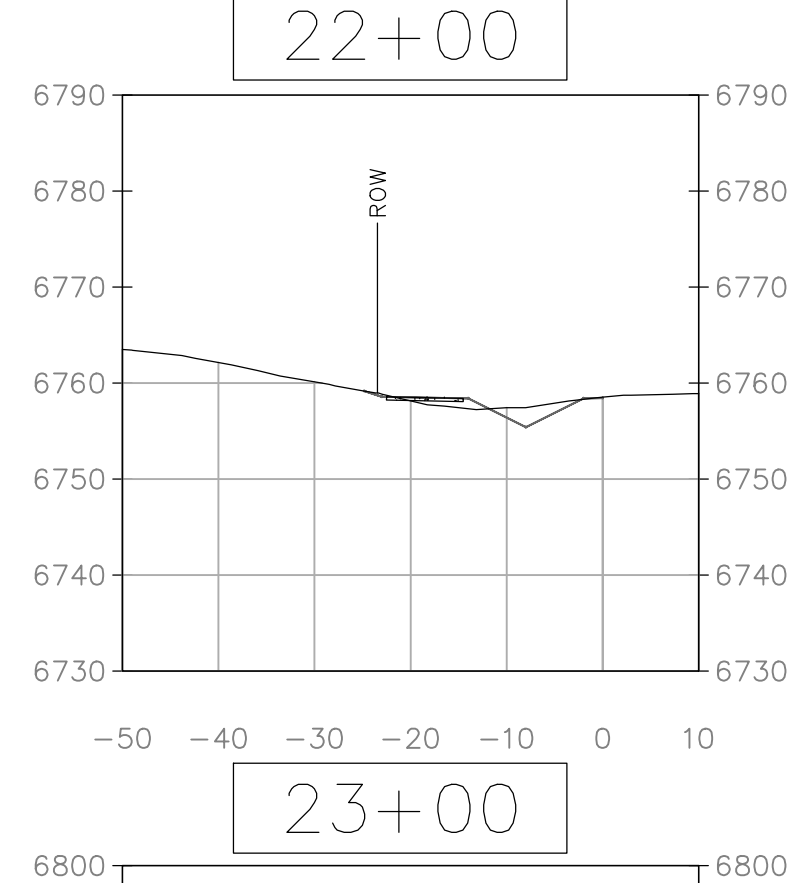
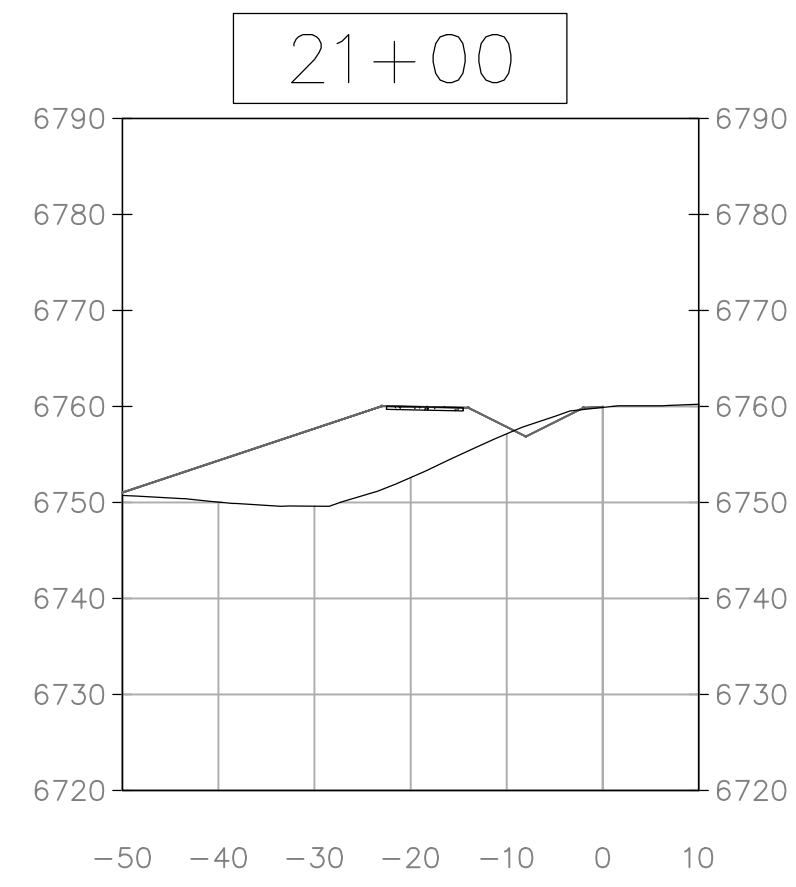
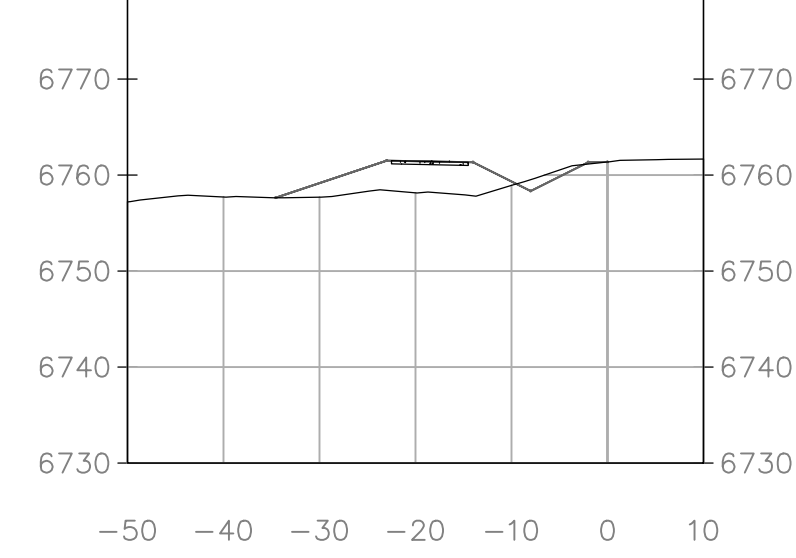
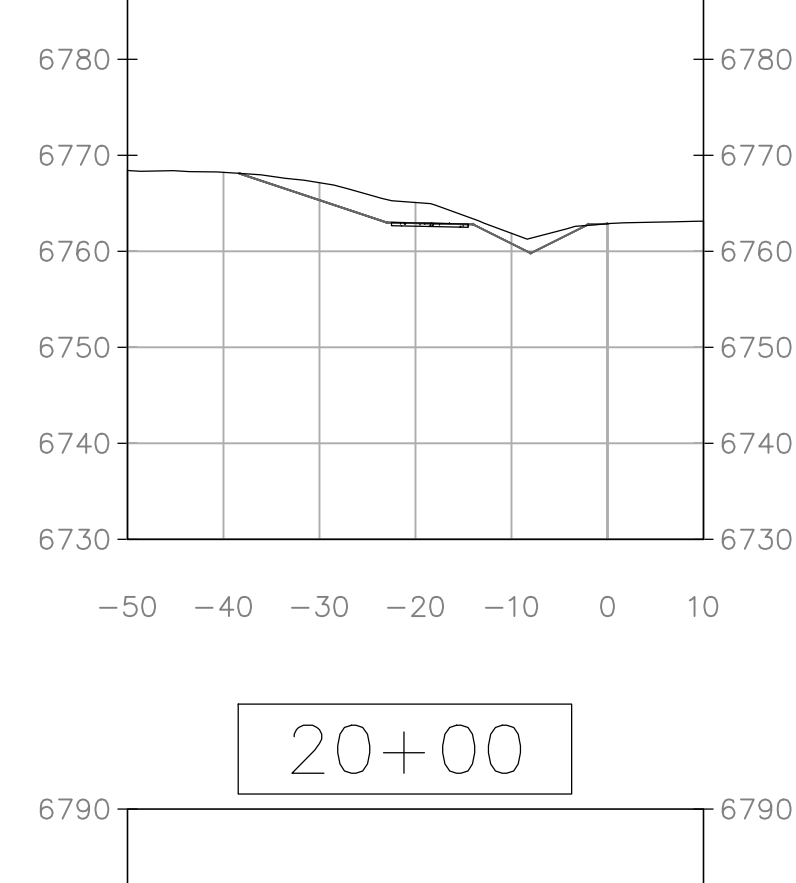
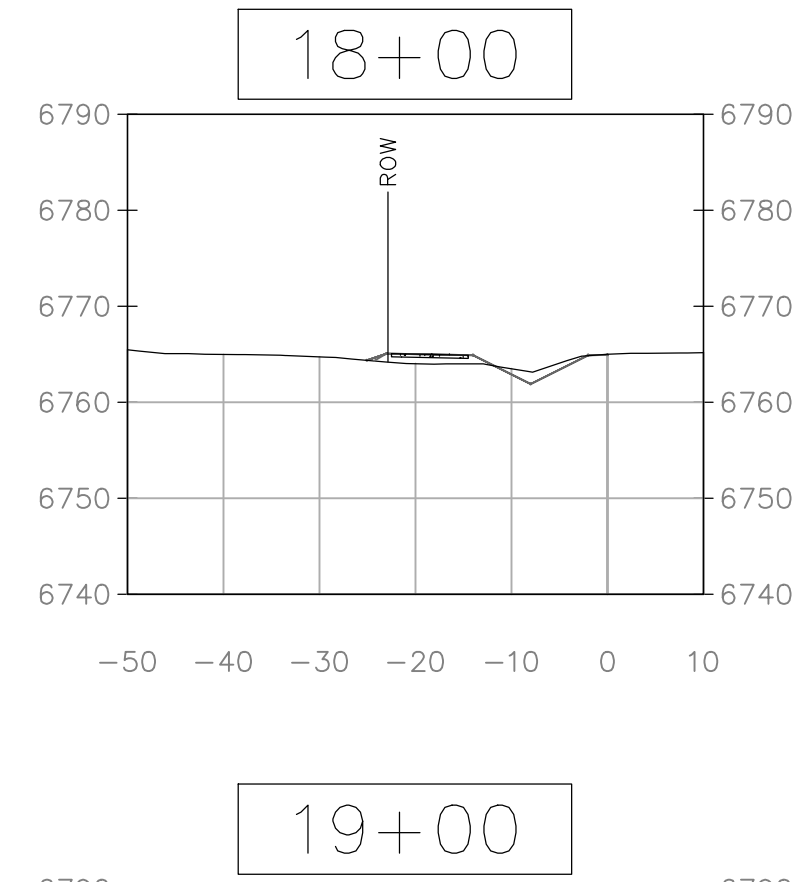
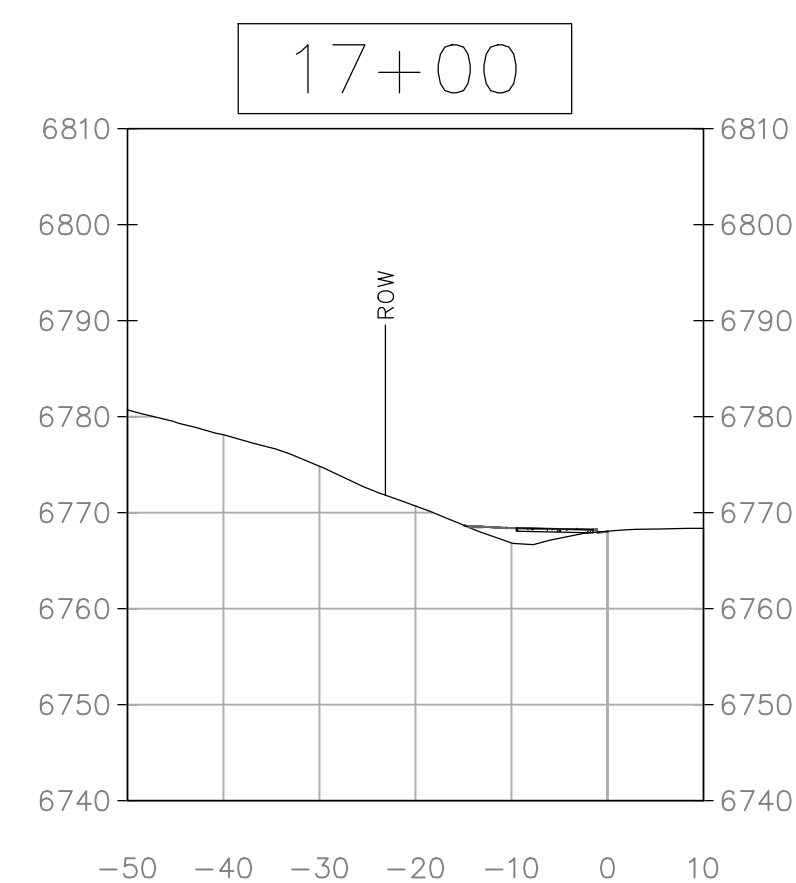
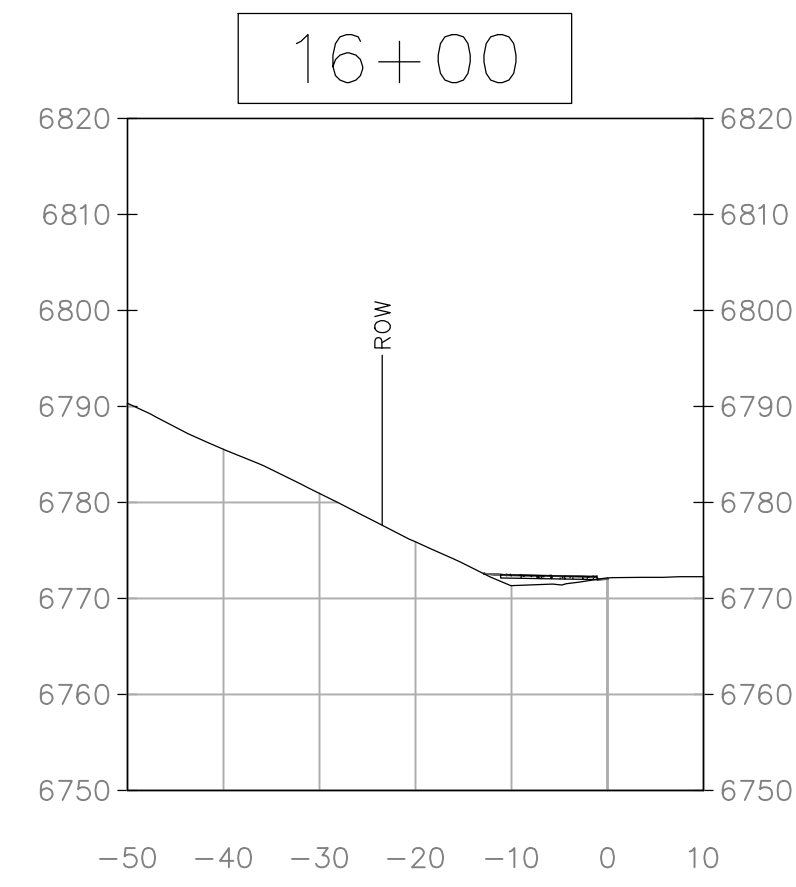
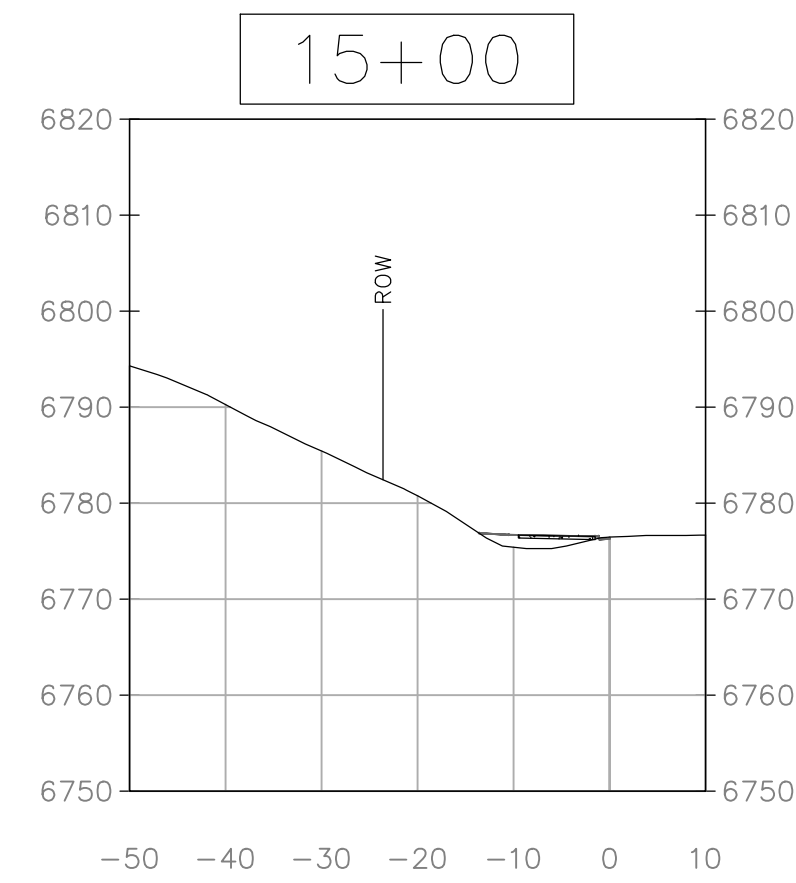
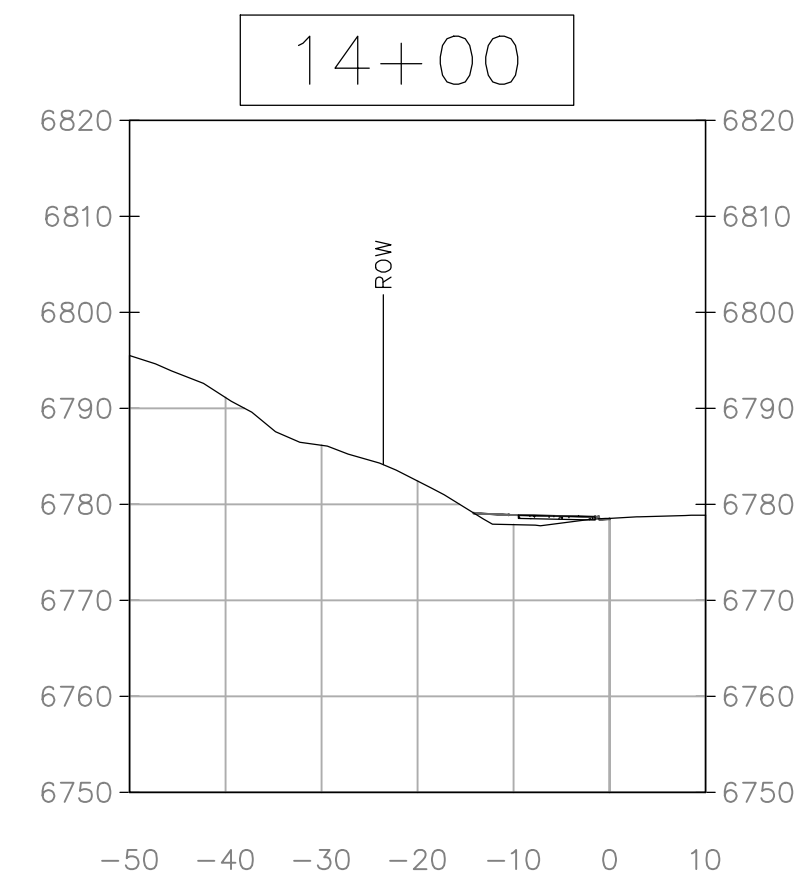
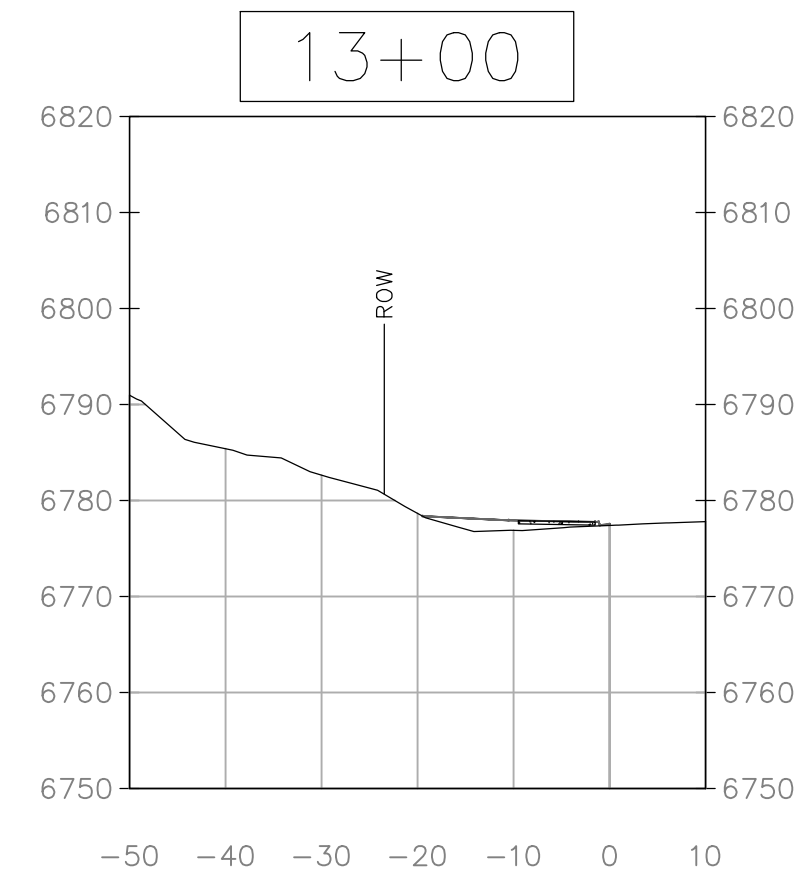
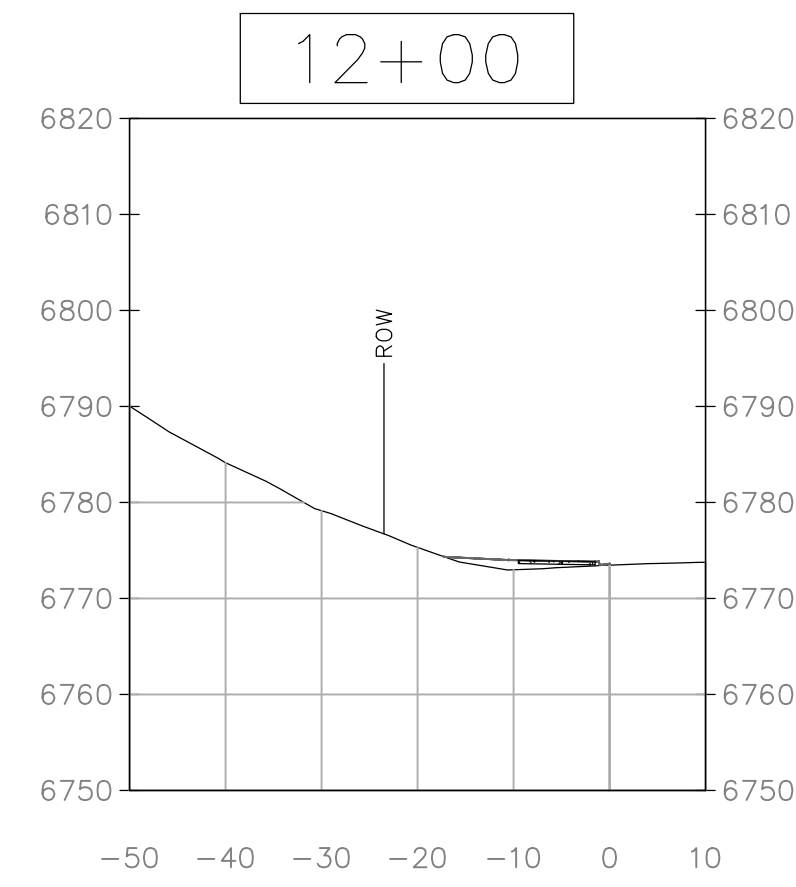
DATE: 3-25-2021  
JOB #: 1670-001  
DRAWN BY: MDM/JLW  
DESIGN BY: MDM/JLW  
REVIEW BY: RL

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

DRAWING:  
**CROSS SECTIONS #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.



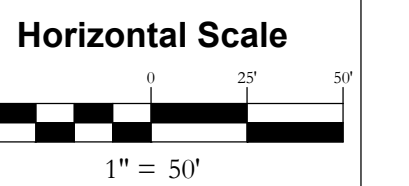
**NOTE:**  
CROSS SECTION STATIONING SHOWN CORRESPONDS TO THE NORTHERN EDGE OF ASPHALT OF GLORIA GOSSARD STATIONING.



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No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	3/13/2023	DRT REVIEW & RESPONSE	
2	6/16/2023	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

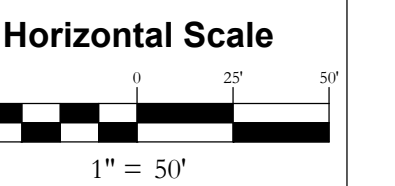
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**CROSS SECTIONS #2**

**SHEET #  
PP8**

INT	MDM	MDM
REVISIONS	DATE	DESCRIPTION
1	3/13/2023	DRT REVIEW & RESPONSE
2	6/16/2023	DRT REVIEW & RESPONSE

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



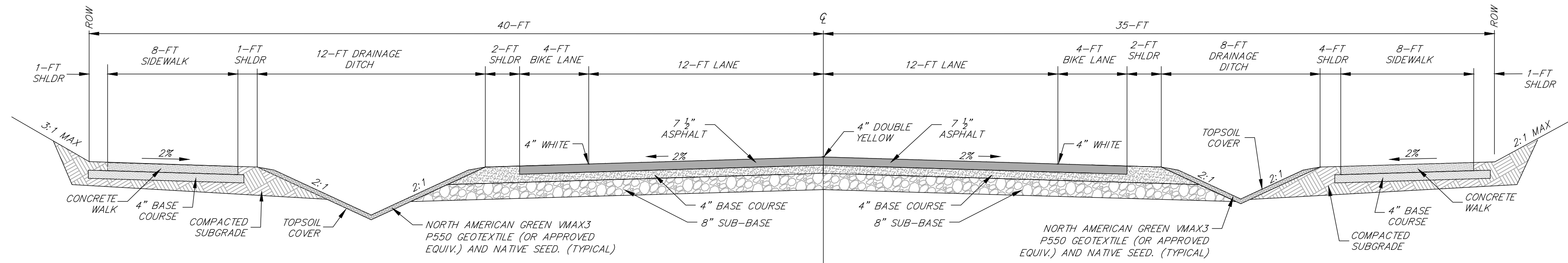
DATE: 4-22-2022  
JOB #: 1670-001  
DRAWN BY: MDM/JLW  
DESIGN BY: MDM/JLW  
REVIEW BY: RL

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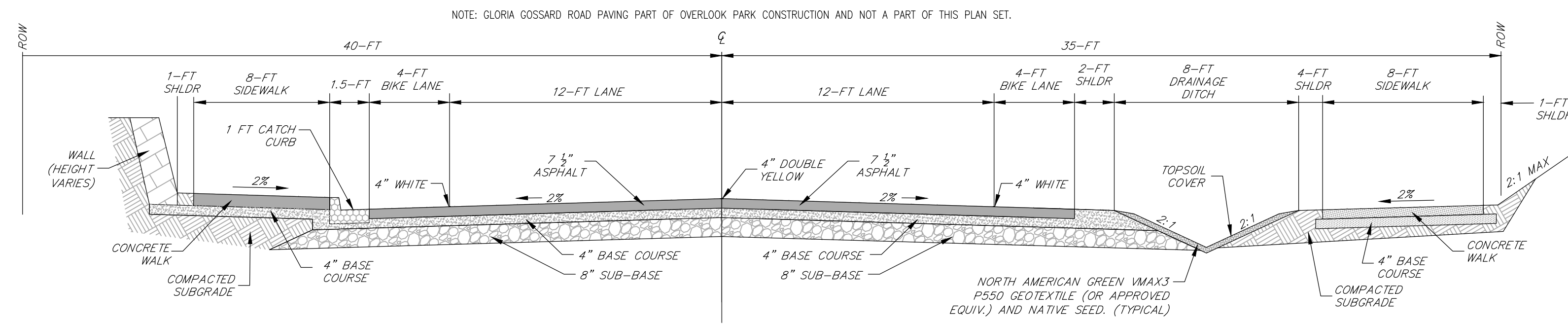
**DRAWING:**

**SHEET #**

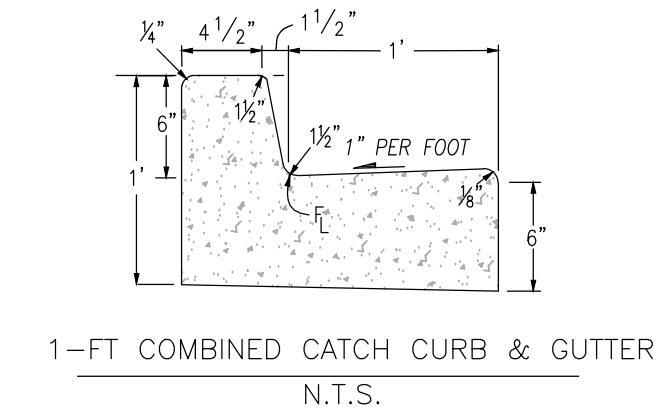
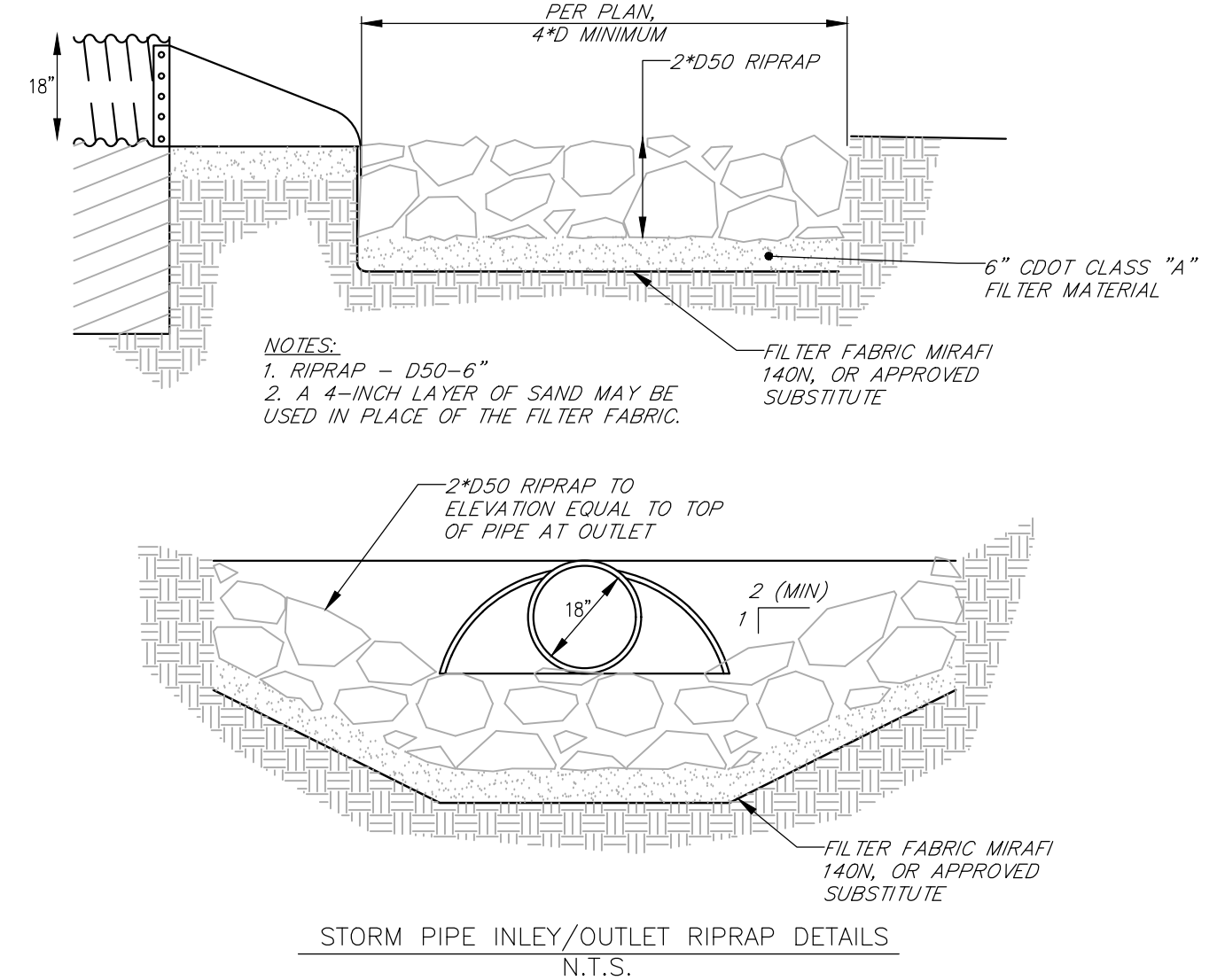
**PP9**



GLORIA GOSSARD - DETACHED WALK

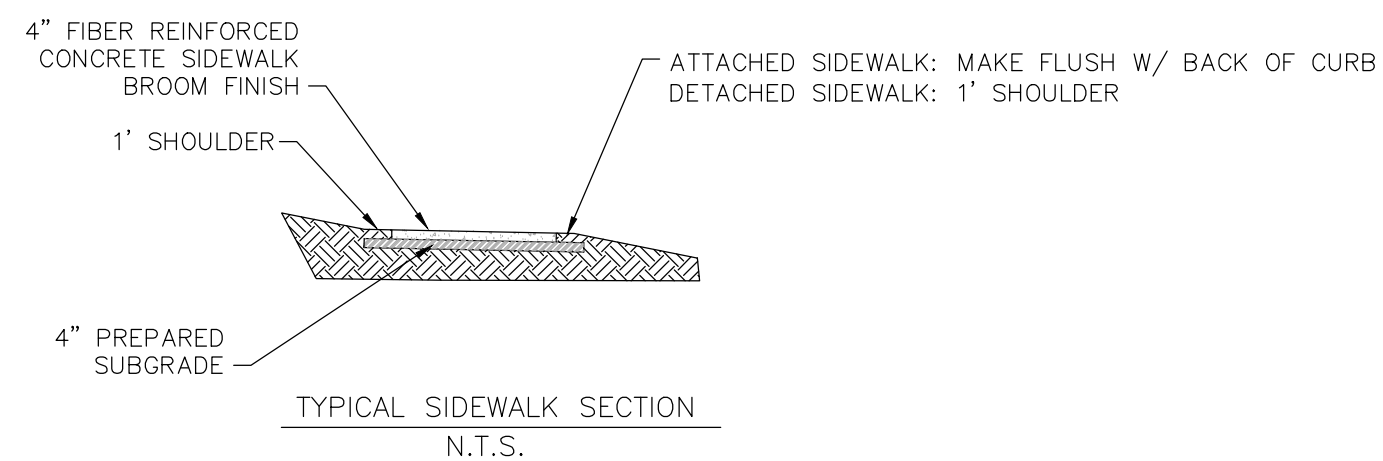
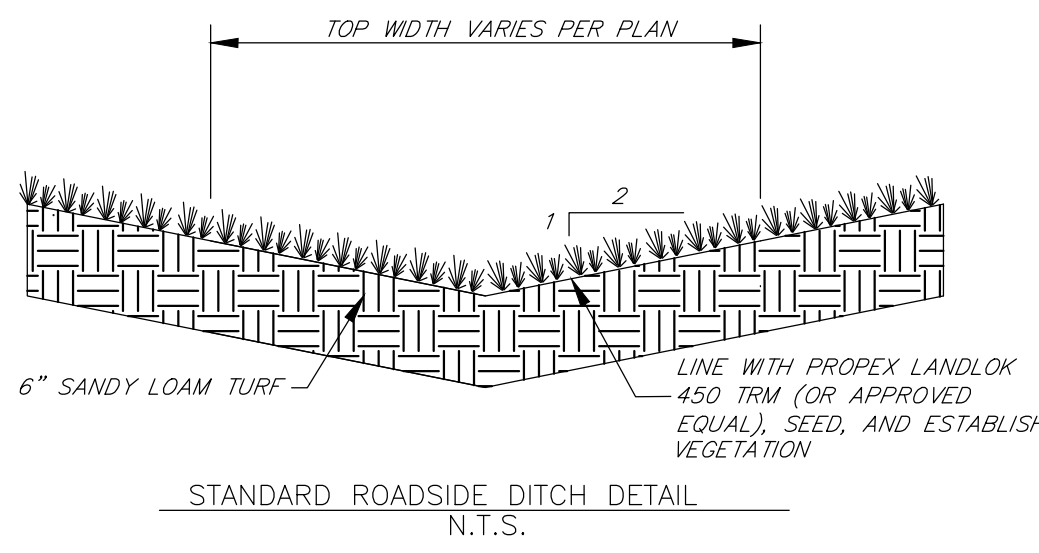


GLORIA GOSSARD - ATTACHED WALK



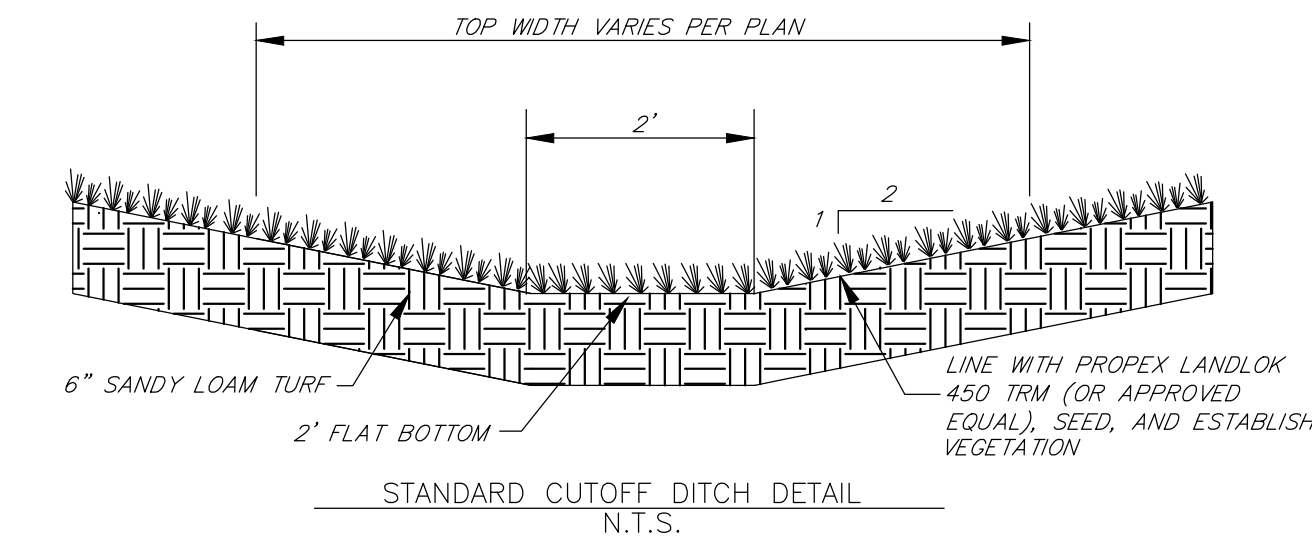
**CURB NOTES**

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.



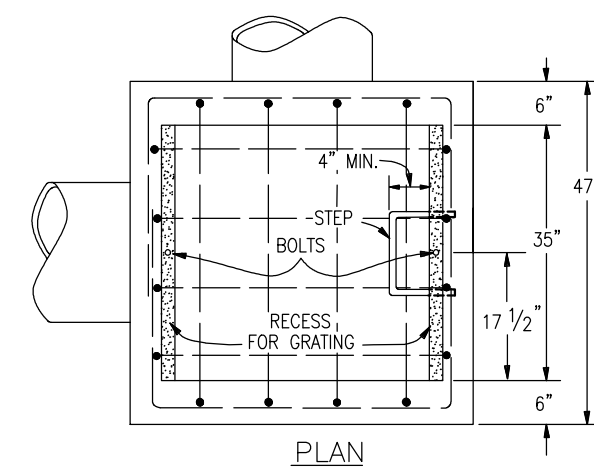
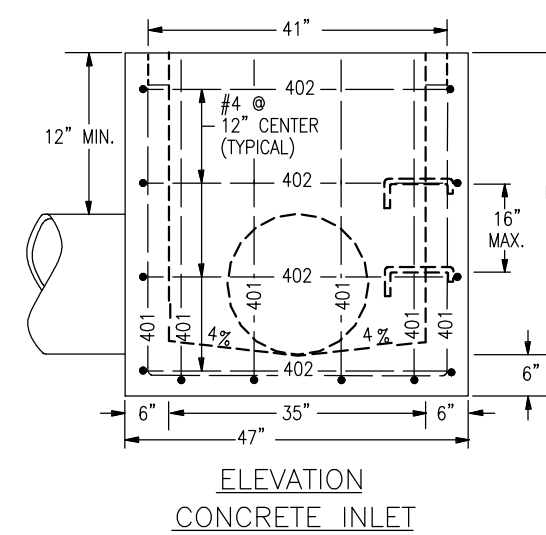
**SIDEWALK AND SIDEWALK RAMP NOTES:**

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 3/4" 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.

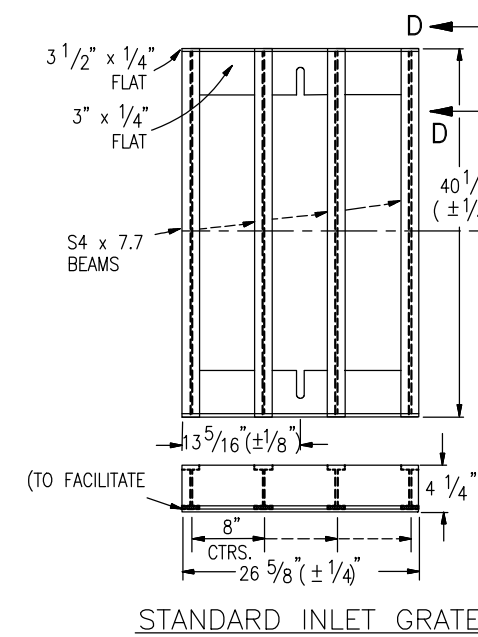


**DITCH NOTES:**

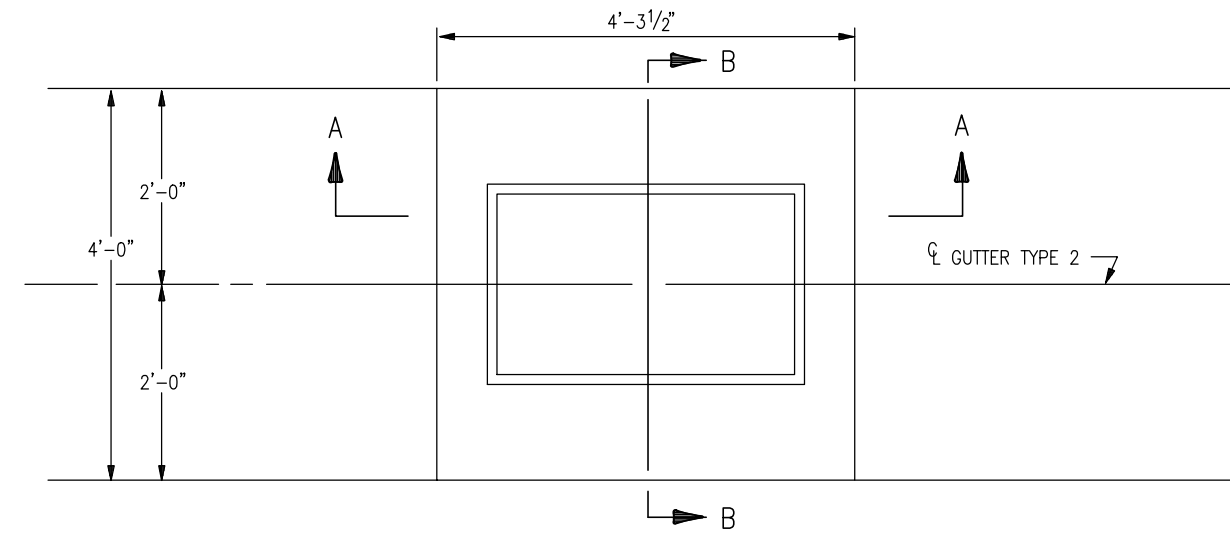
1. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. TRM FABRIC WIDTH IN DITCH SHALL BE THE WIDTH OF THE STANDARD ROLL, I.E. 8 FEET.
- 2.1. MIDDLE OF ROLL SHALL BE IN LINE WITH THE CL OF THE DITCH.



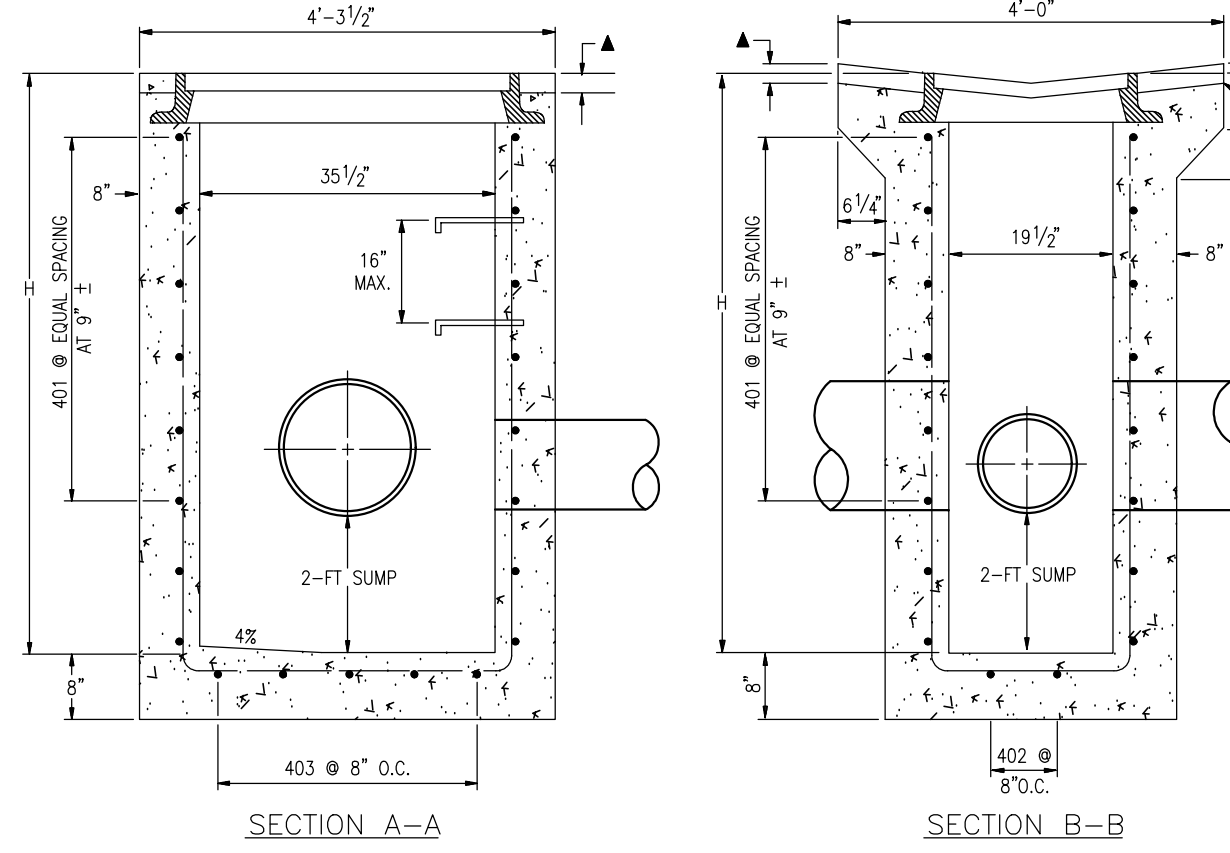
TYPE C INLET



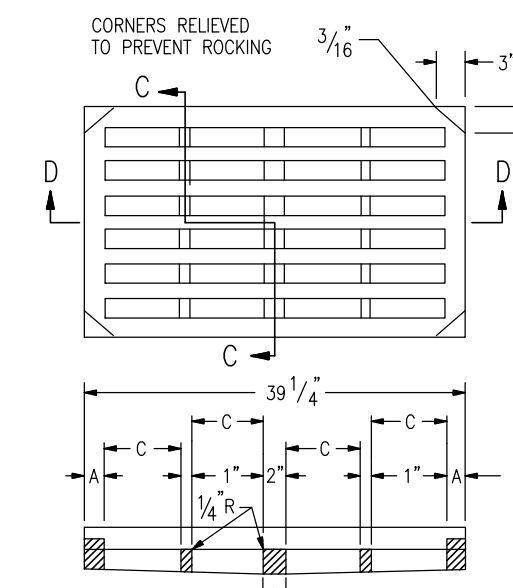
STANDARD INLET GRATE



PLAN OF TYPE 13/16 INLET FOR GUTTER TYPE 2

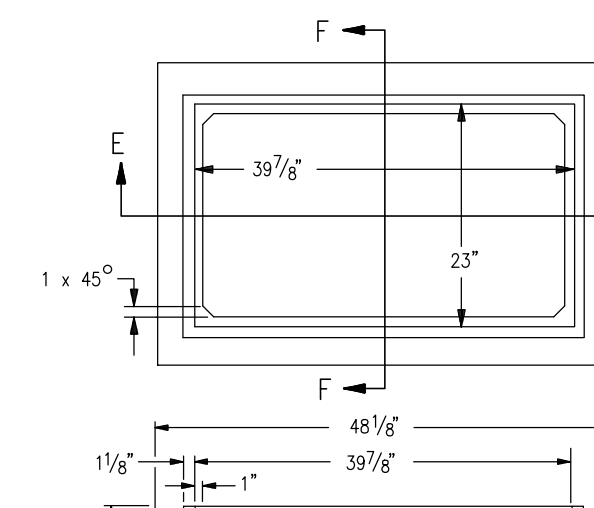


TYPE 13/16 INLET



SECTION C-C

SECTION D-D NO. 13/16 GRATE



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

APPROX. WEIGHT 590 LBS.

SECTION F-F

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.

- 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

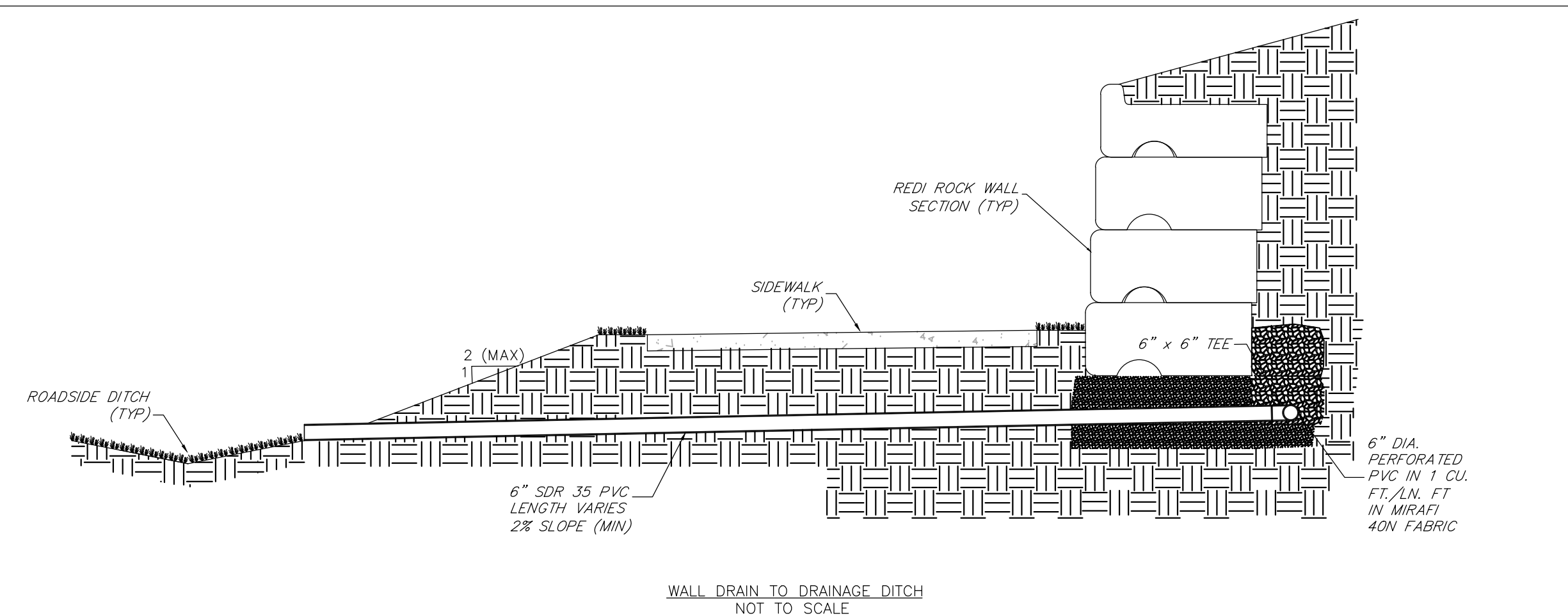
H	CONCRETE CU. YD.	REINFORCING STEEL Ø LB.	NO. OF 401 BARS REQ'D.
3'-0"	1.3	72	4
3'-6"	1.5	76	4
4'-0"	1.6	80	5
4'-6"	1.8	104	6
5'-0"	1.9	109	6
5'-6"	2.1	122	7
6'-0"	2.2	136	8
6'-6"	2.4	141	8
7'-0"	2.5	154	9
7'-6"	2.7	168	10
8'-0"	2.8	173	10
8'-6"	3.0	187	11
9'-0"	3.1	200	12
9'-6"	3.3	205	12
10'-0"	3.4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

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

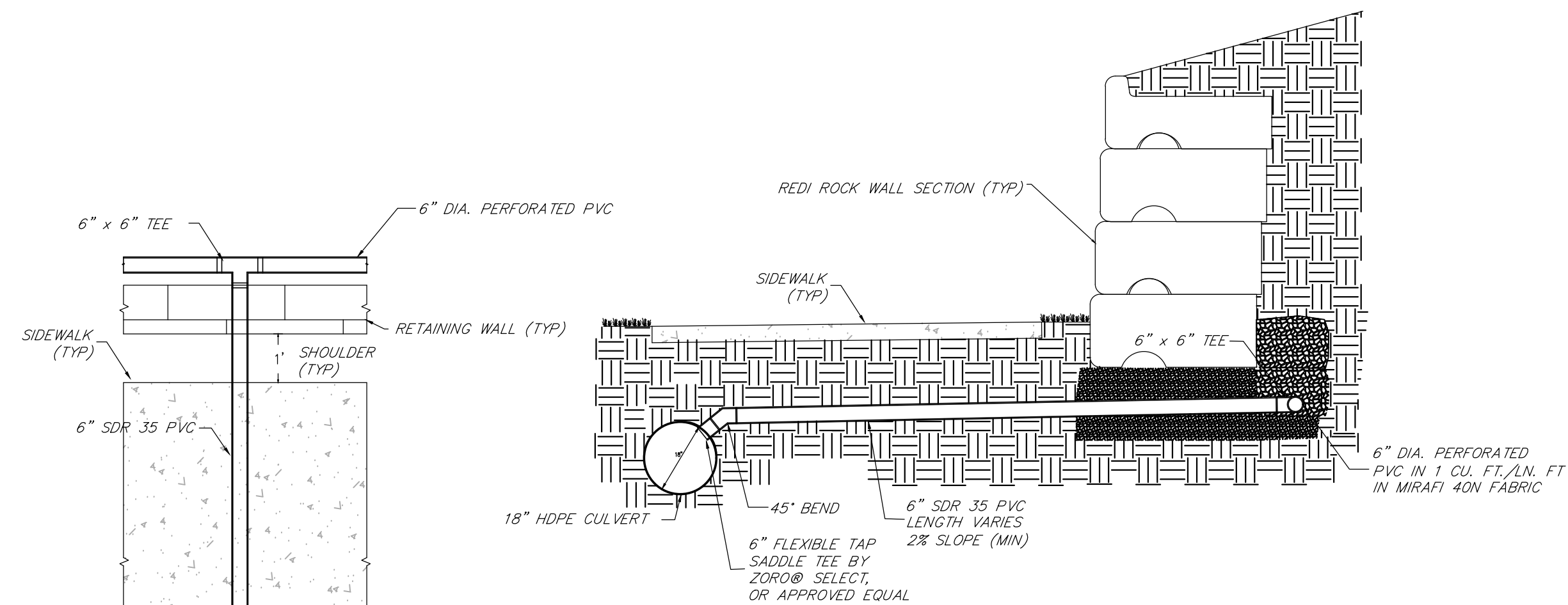
BAR LIST FOR H=3'-0"

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"

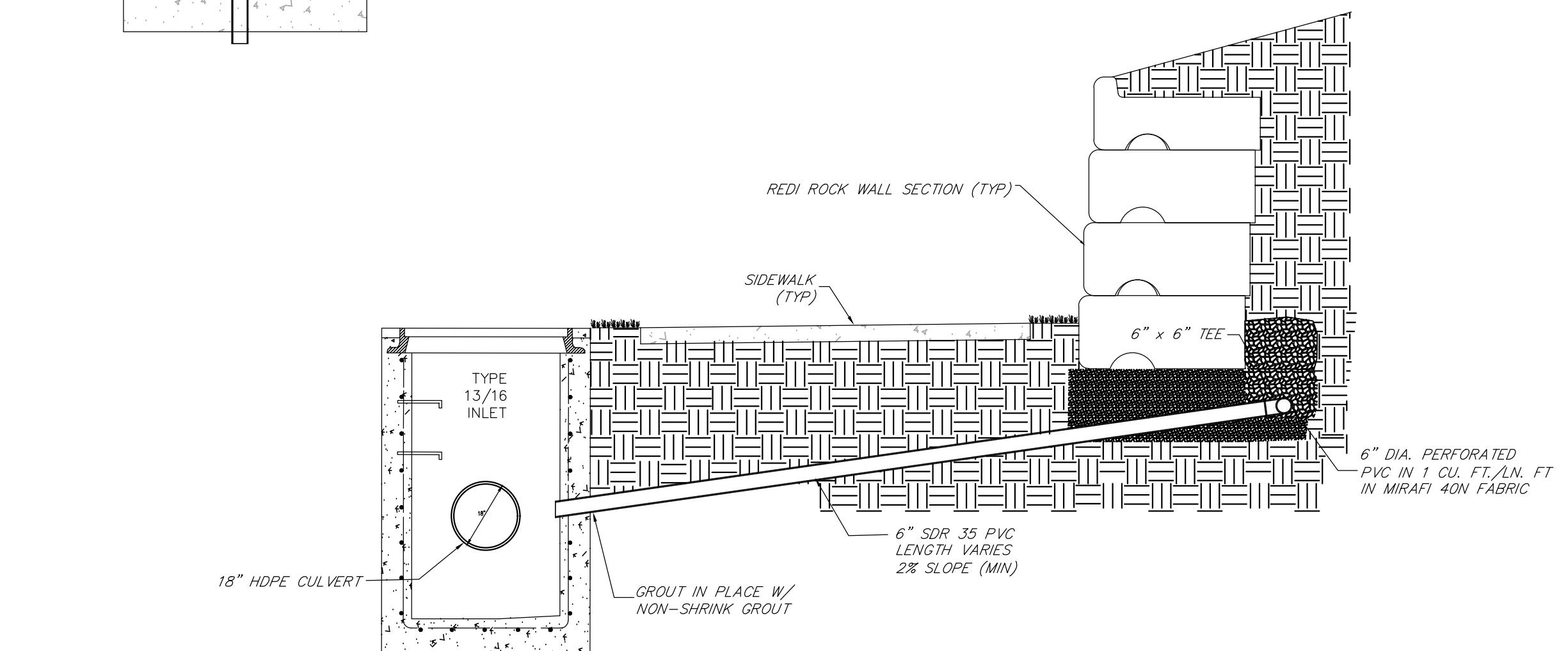
\*ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.



WALL DRAIN TO DRAINAGE DITCH NOT TO SCALE



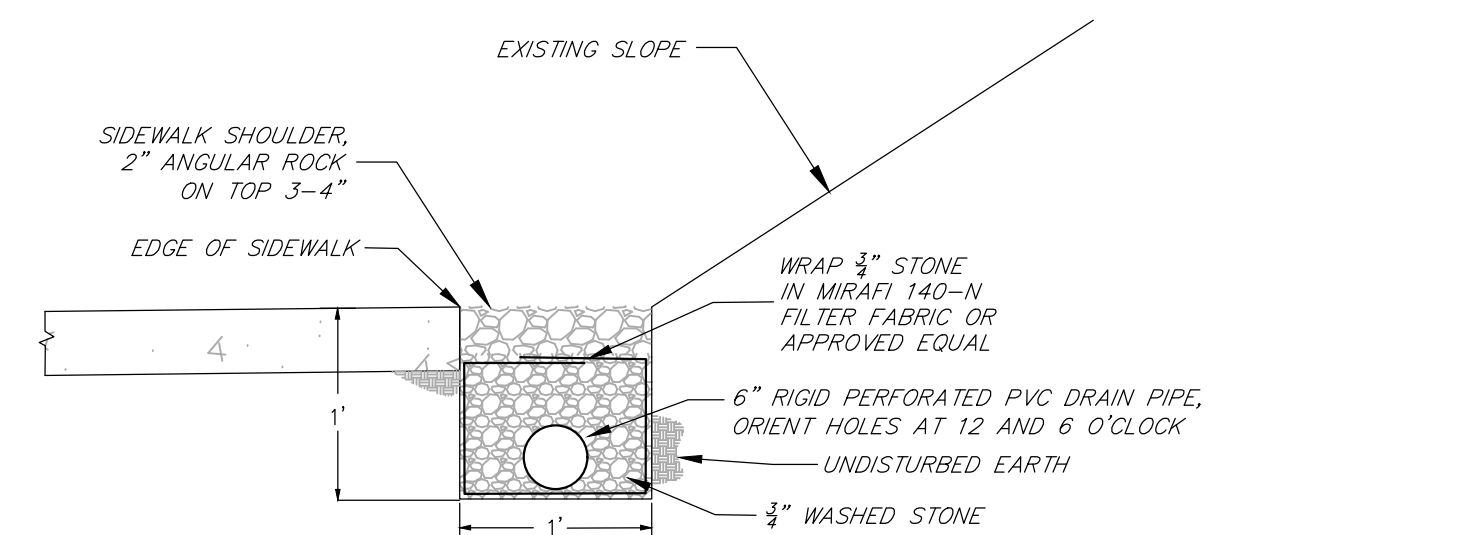
WALL DRAIN TO STORMWATER PIPE NOT TO SCALE



WALL DRAIN TO STORMWATER INLET NOT TO SCALE

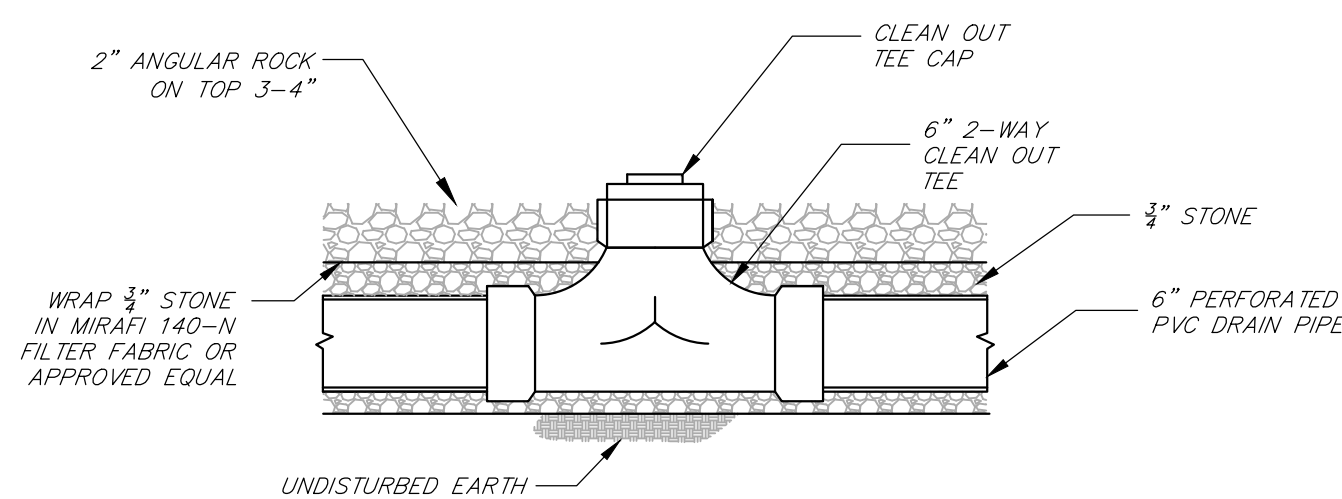
\*INSTALLED AT THE FOLLOWING STATIONS: - STA 1+73

WALL DRAIN DETAILS N.T.S.

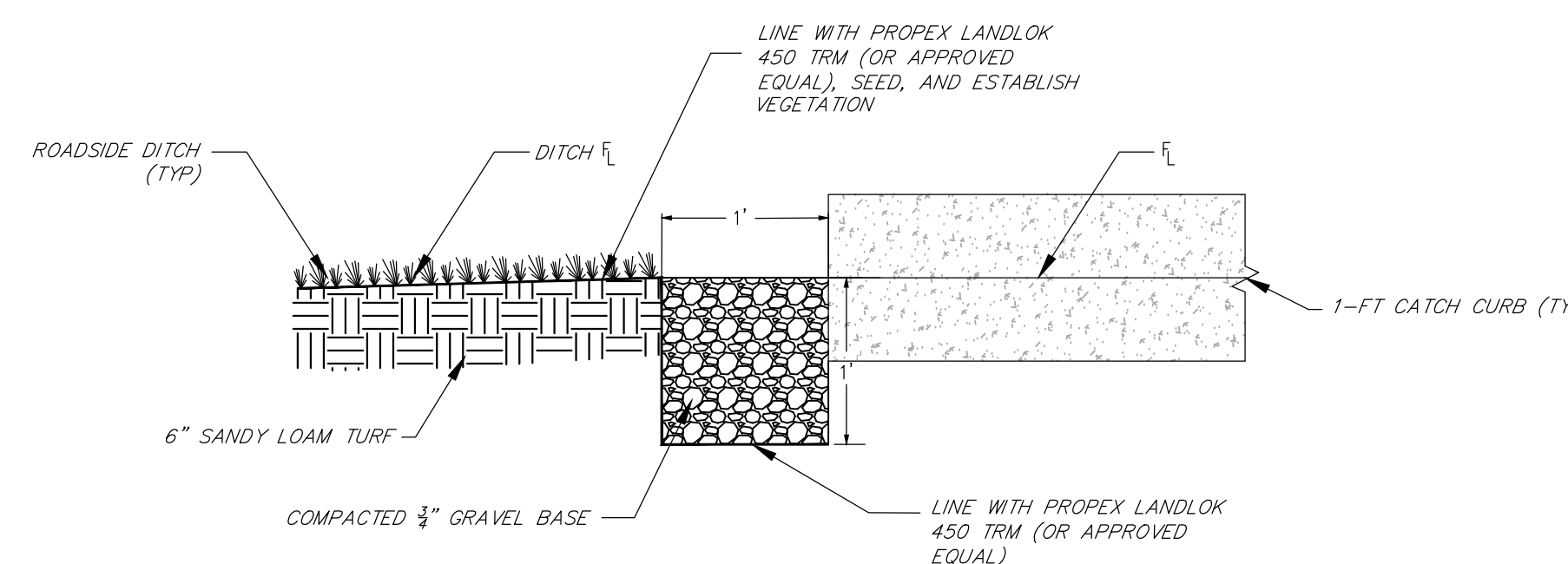


\*INSTALL ALONG NORTH EDGE OF SIDEWALK AT THE FOLLOWING STATIONS: STA 5+87 to STA 17+80 - STA 22+20 to STA 27+05

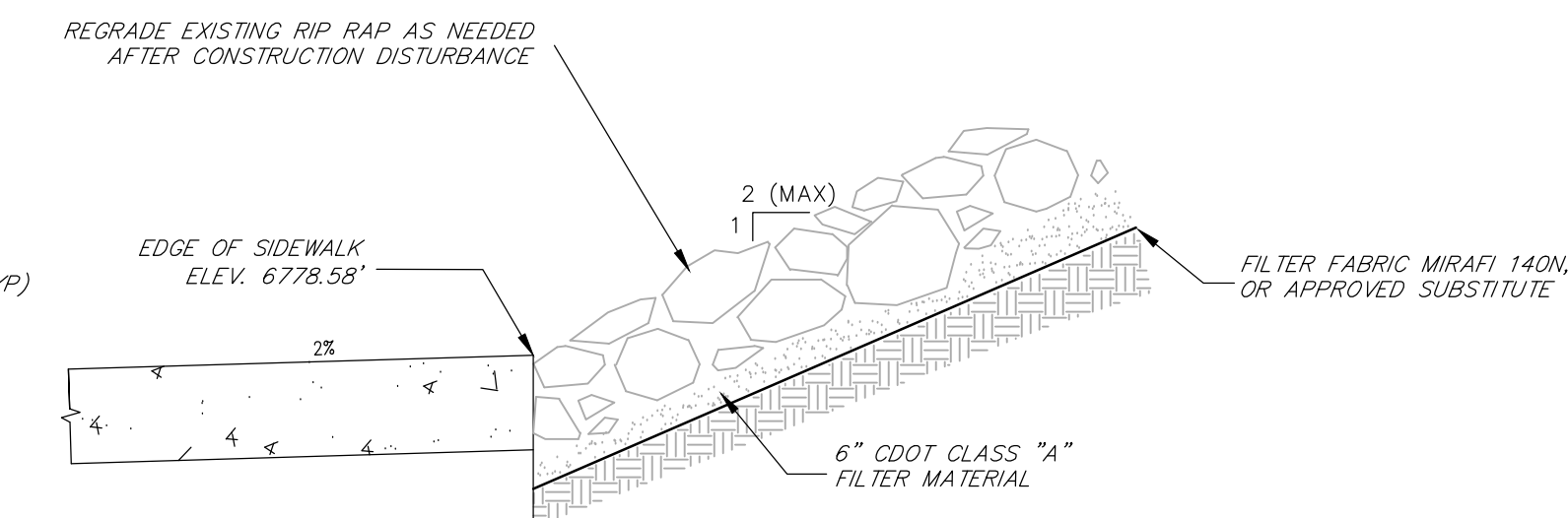
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN N.T.S.



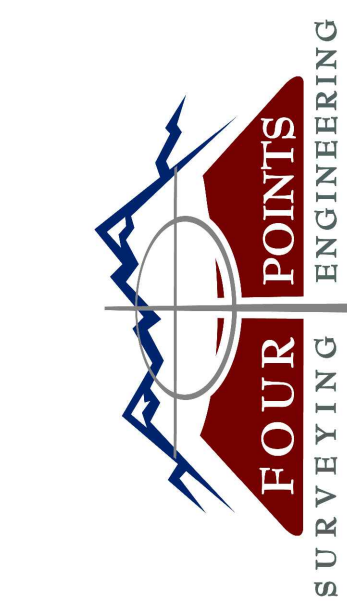
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN CLEANOUT DETAIL N.T.S.



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



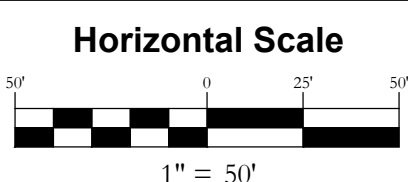
STA 14+40 RIP RAP REGRADING DETAIL N.T.S.



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NO.	DATE	REVISIONS
1	3/13/2023	DR REVIEW & RESPONSE
2	6/16/2023	DR REVIEW & RESPONSE

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: SIDEWALK DRAINAGE DETAILS

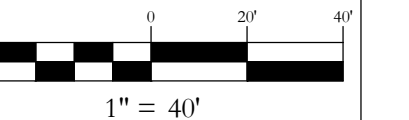
SHEET #

PP10

No.	DATE	REVISIONS
1	3/13/2023	DRT REVIEW & RESPONSE
2	6/16/2023	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

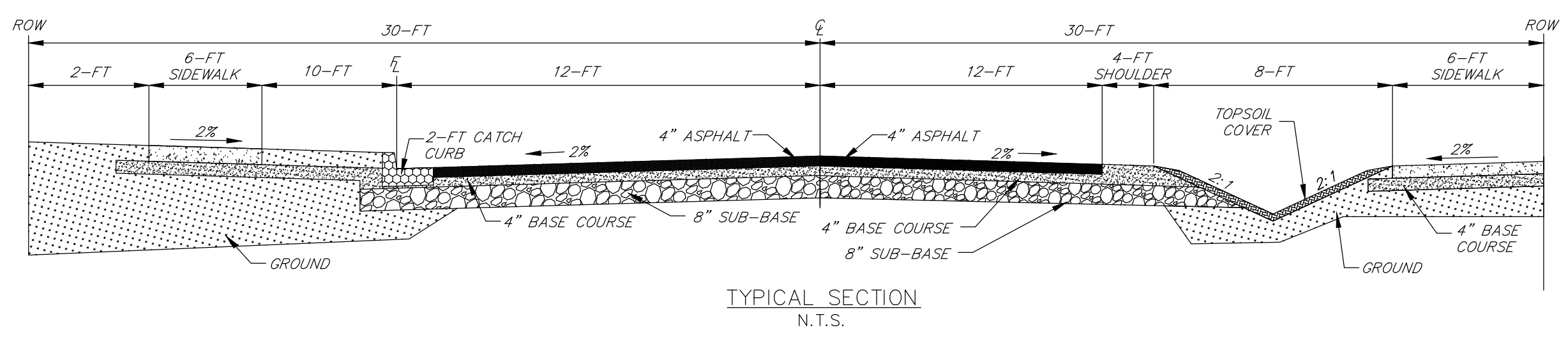
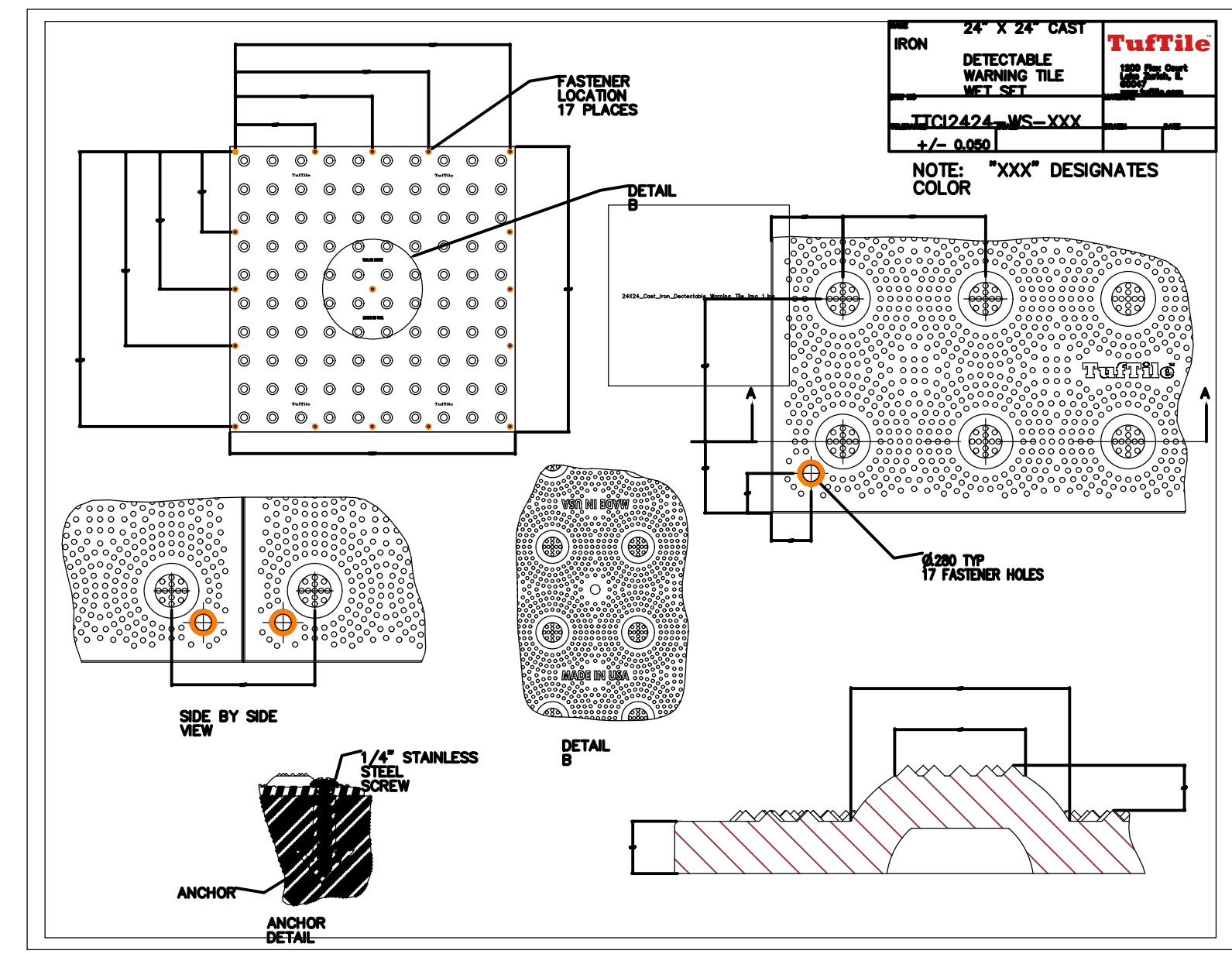
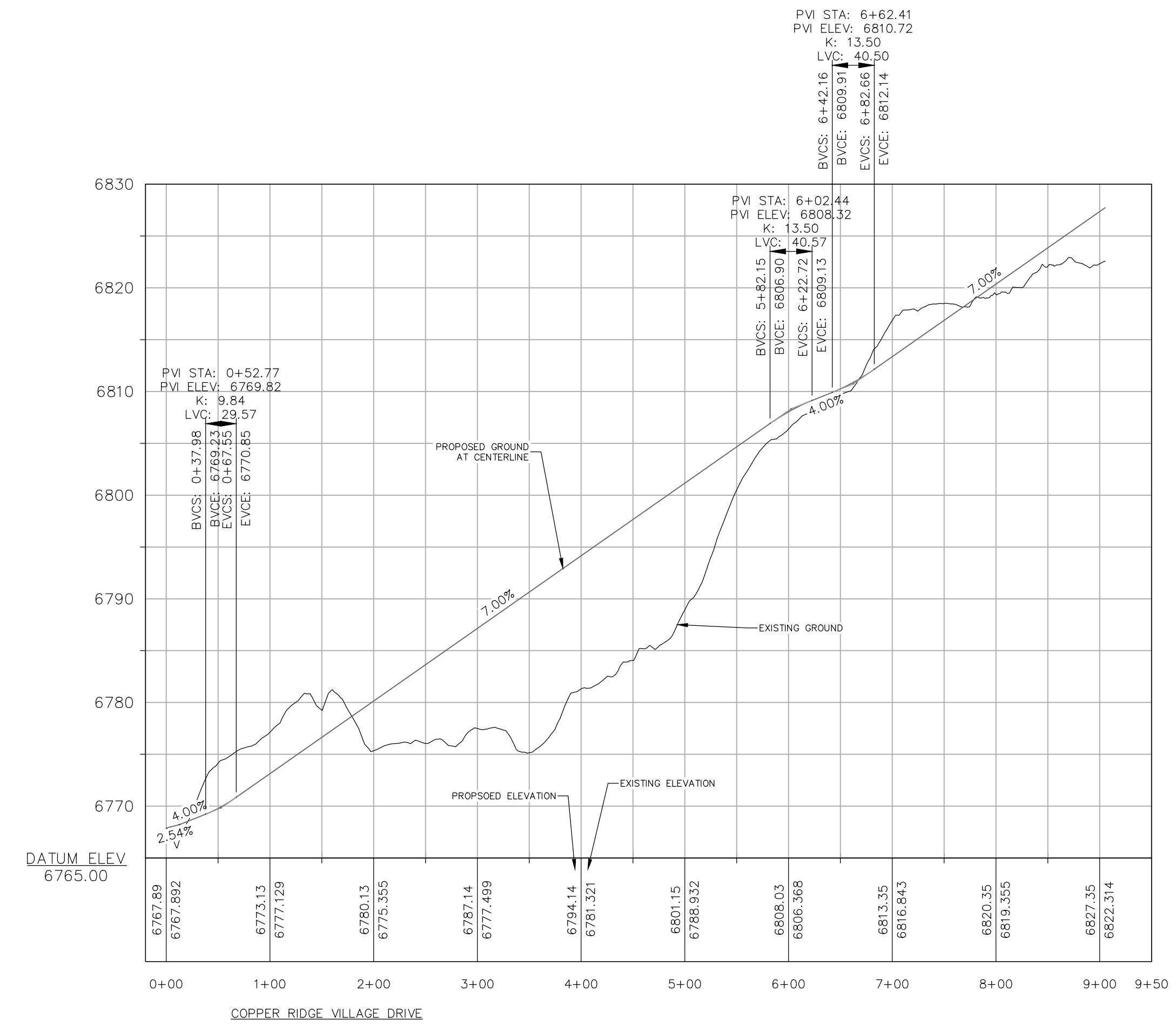
IF THIS DRAWING IS PRESENTED IN A  
FORMAT OTHER THAN A4 X 36" THE  
GRAPHIC SCALE SHOULD BE UTILIZED.

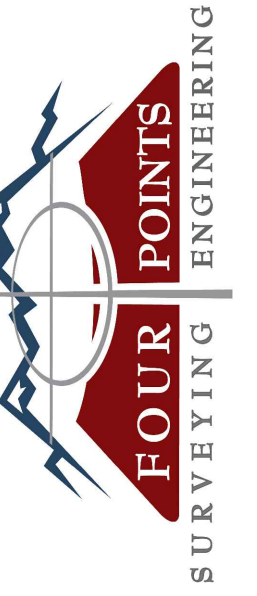
**COPPER RIDGE DRIVE PLAN  
VILLAGE DRIVE PLAN  
& PROFILE**

DRAWING:

SHEET #

**PP11**



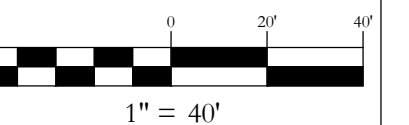


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matthew@fourpointssurveying.com

No.	DATE	REVISIONS	
		INT	MDM
1	3/13/2023	DRY REVIEW & RESPONSE	
2	6/16/2023	DRY 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

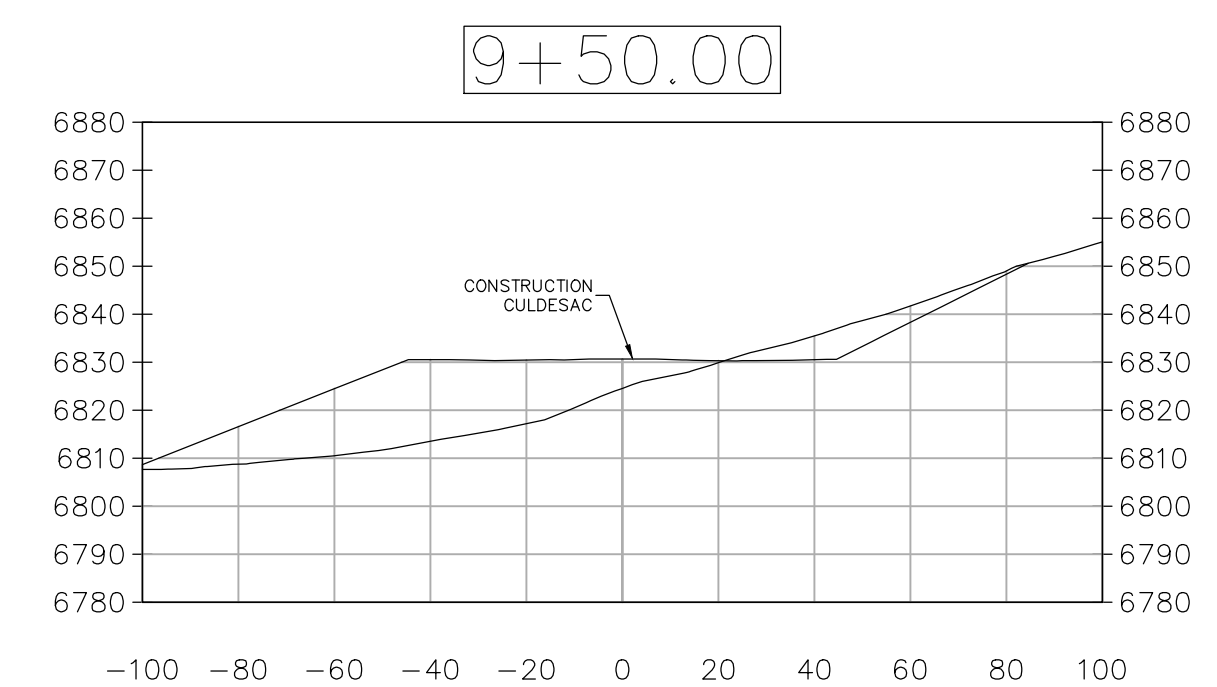
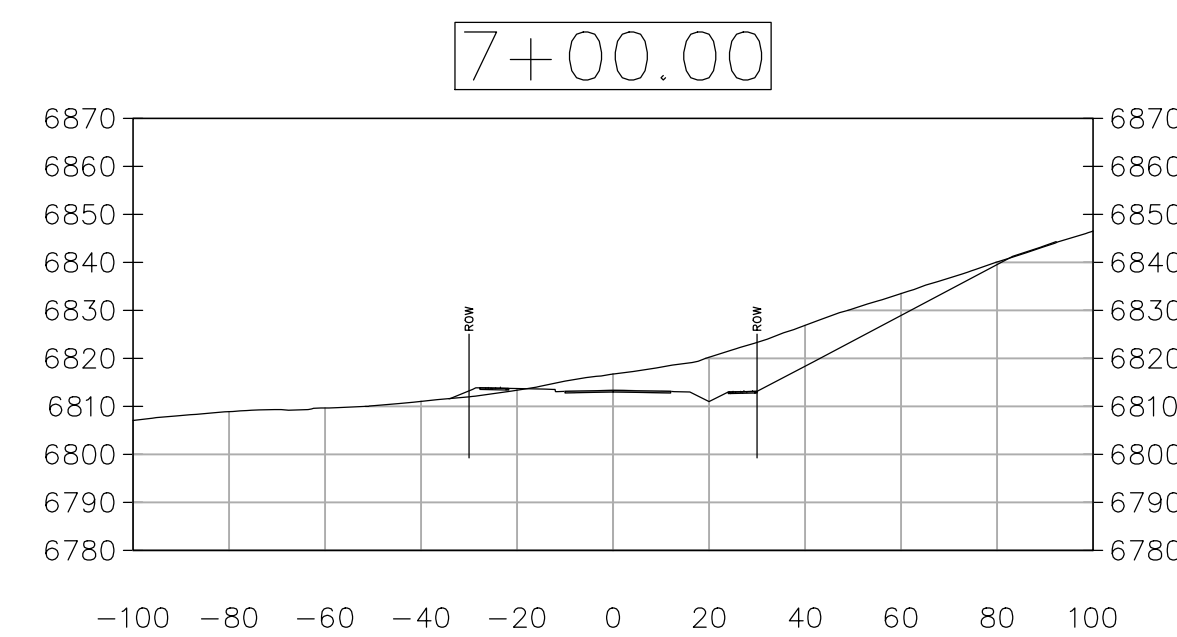
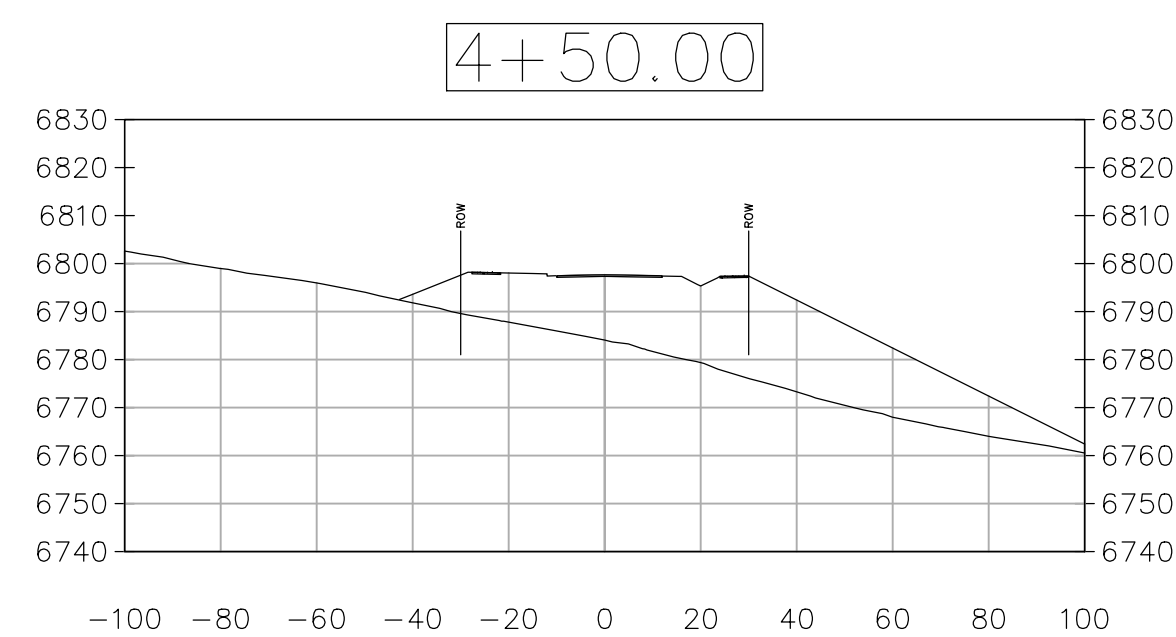
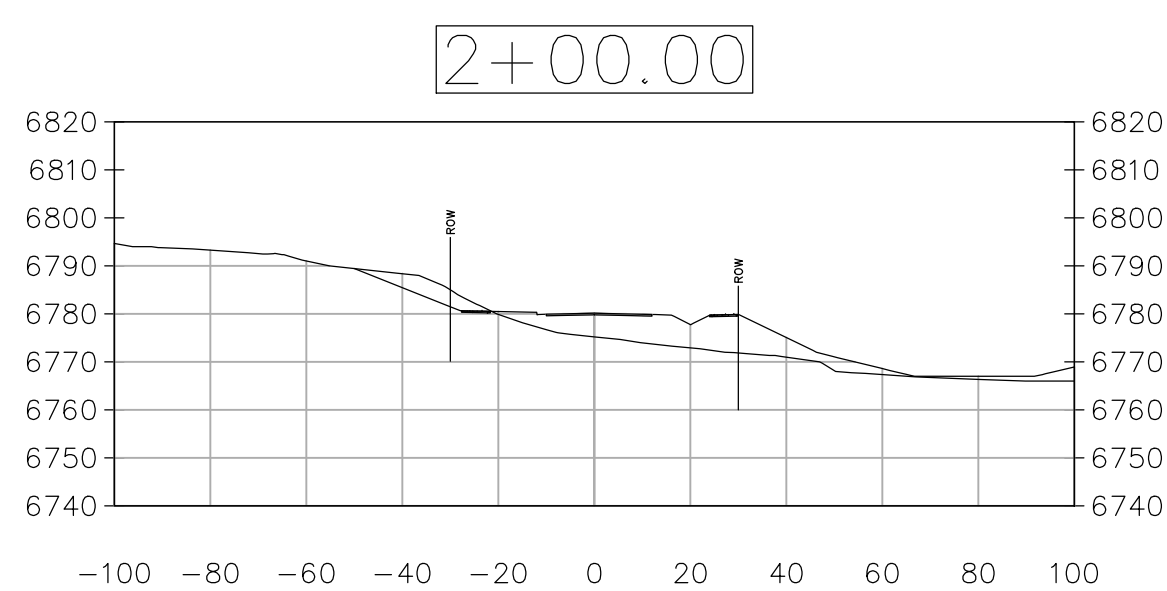
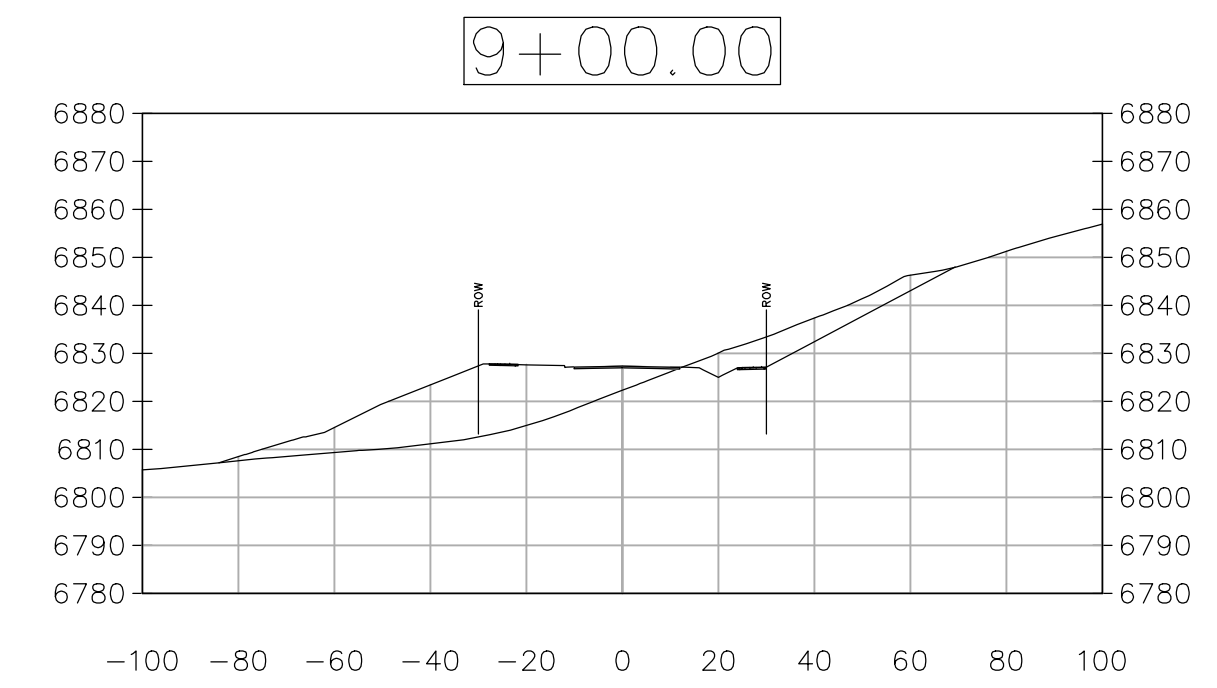
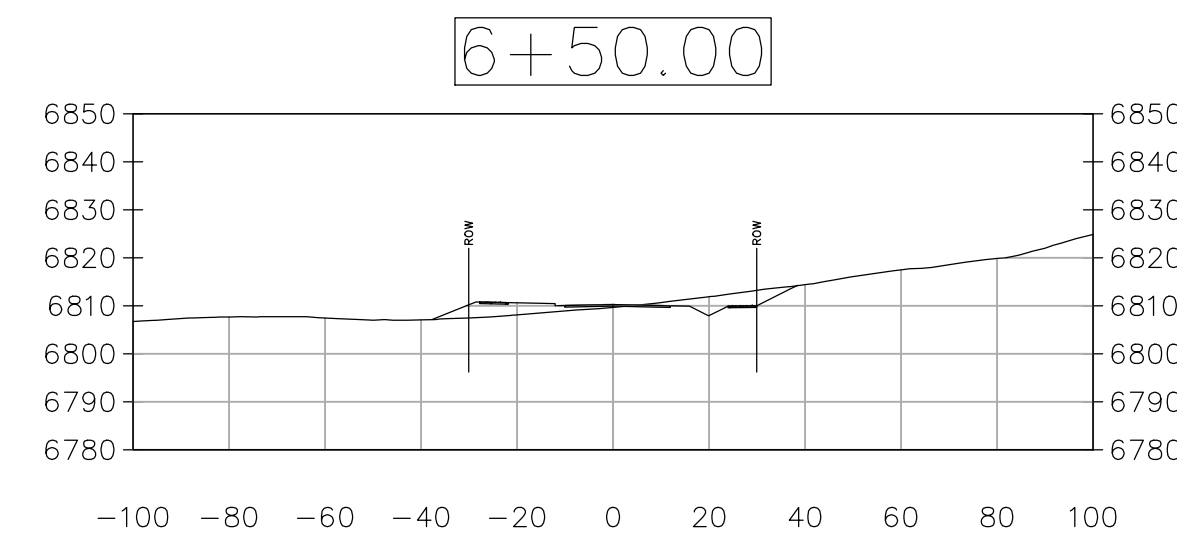
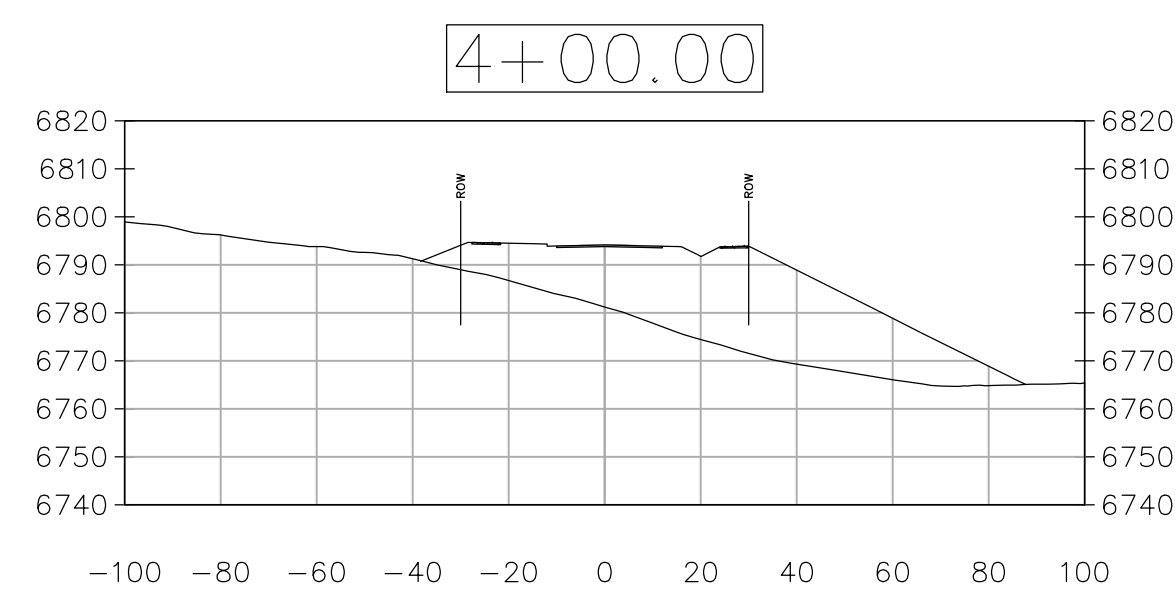
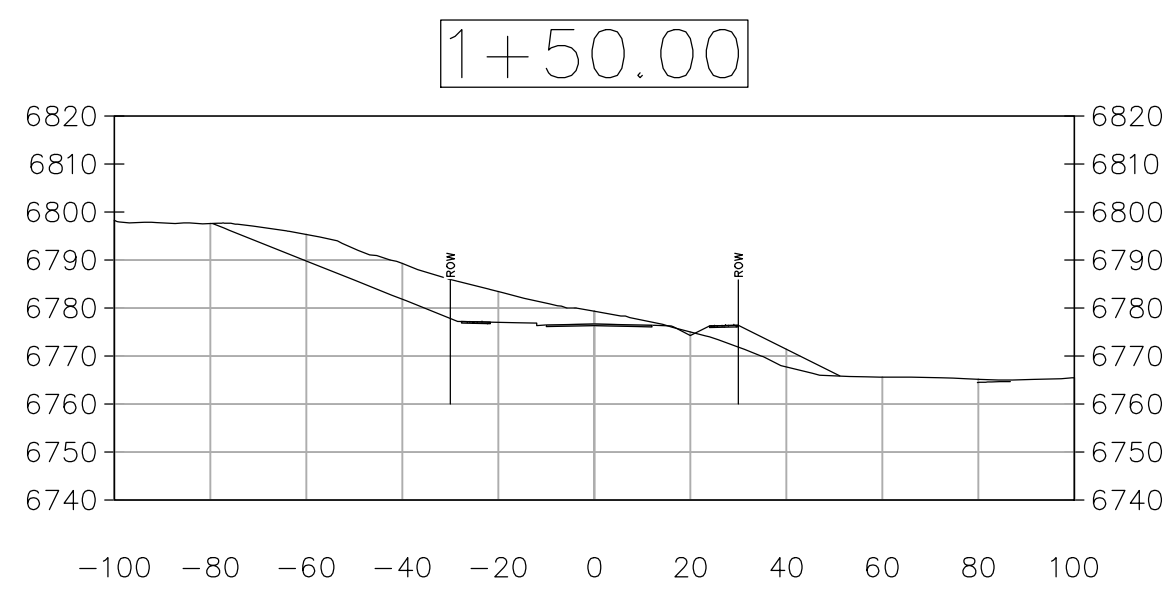
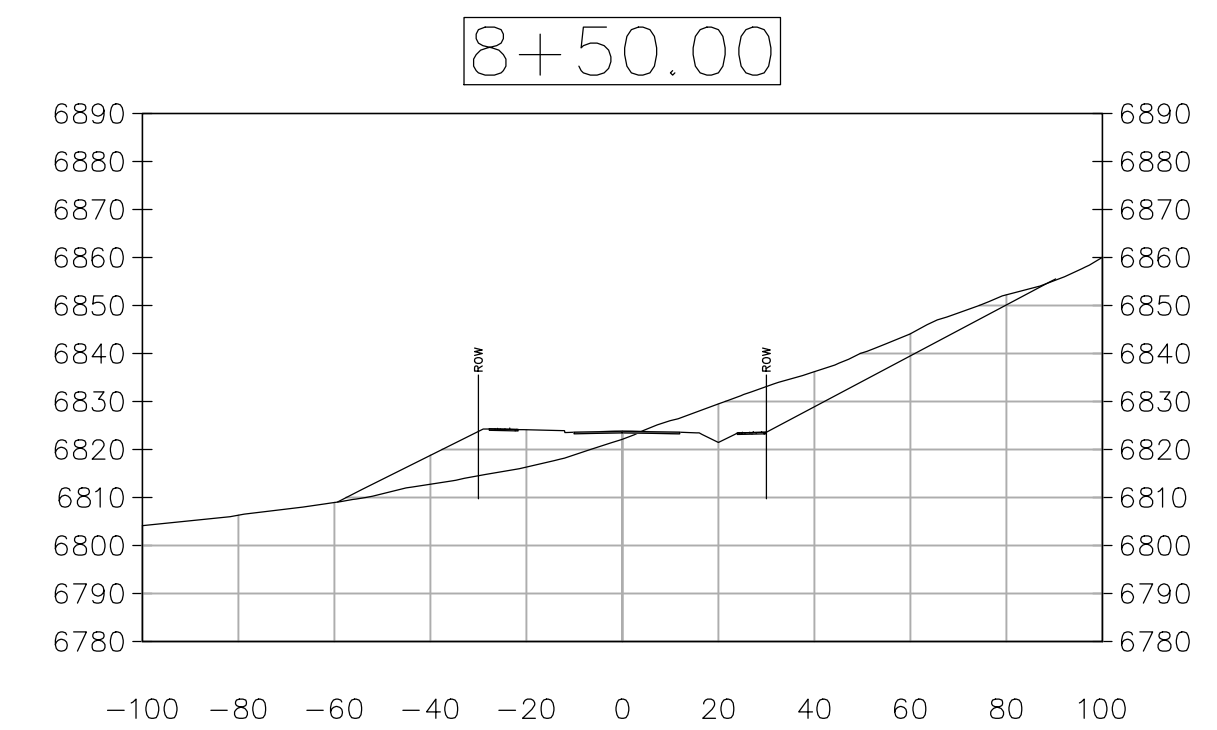
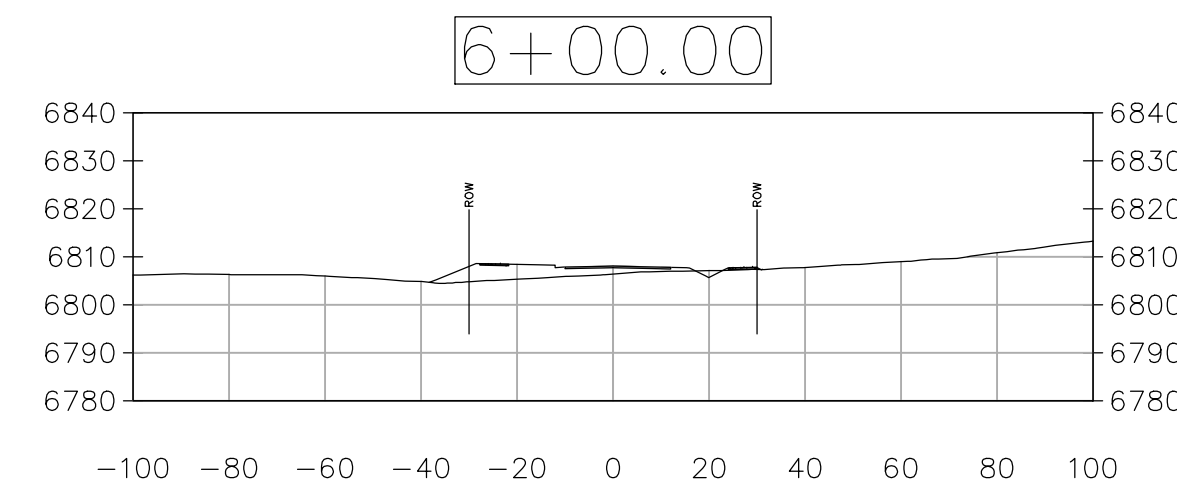
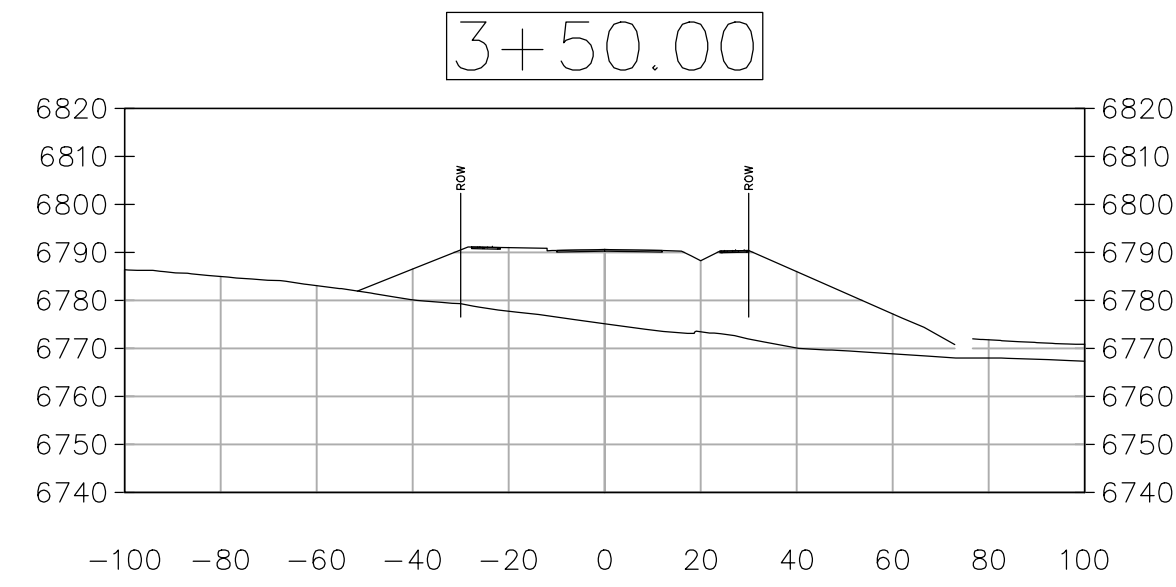
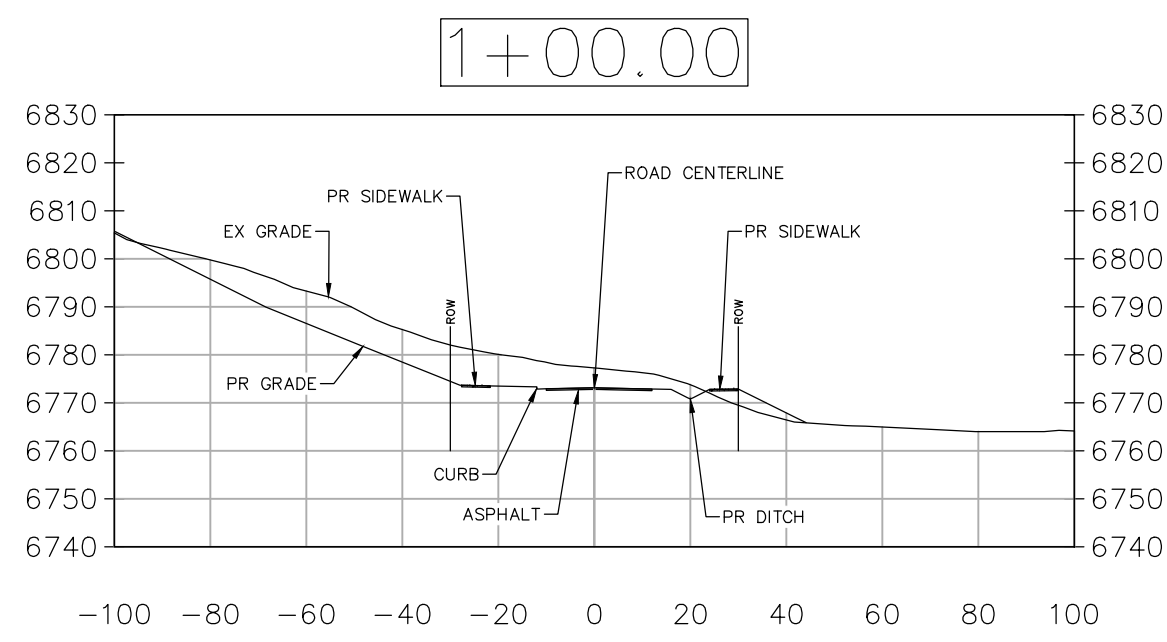
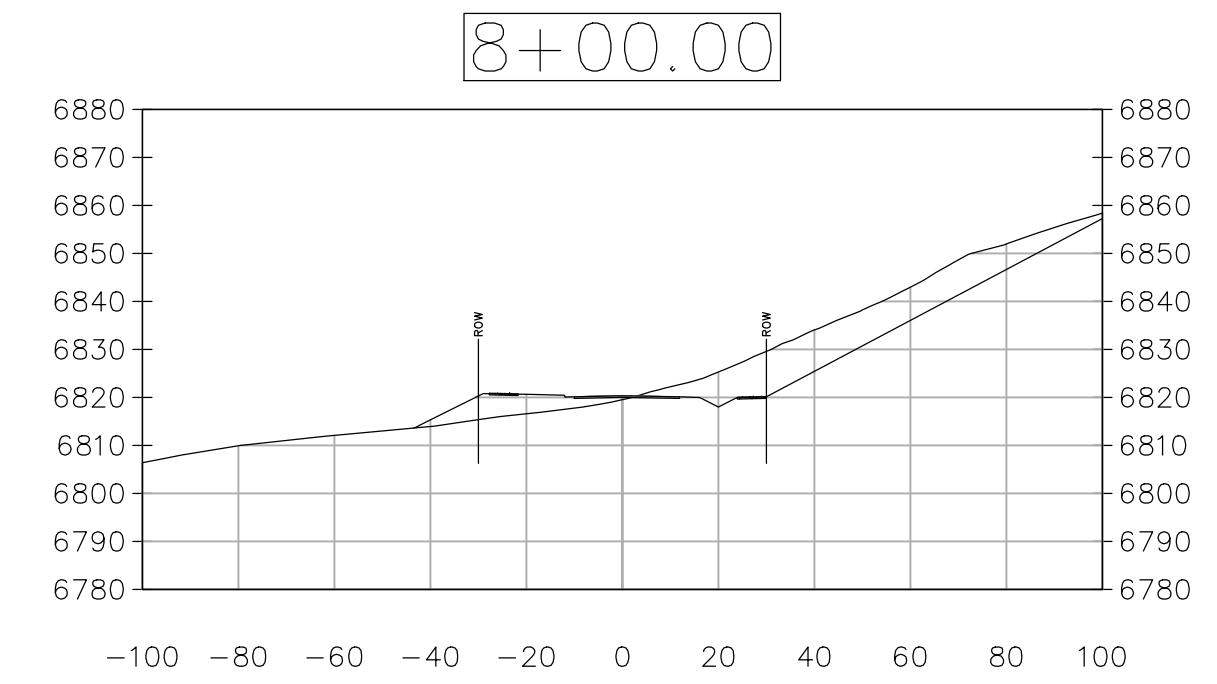
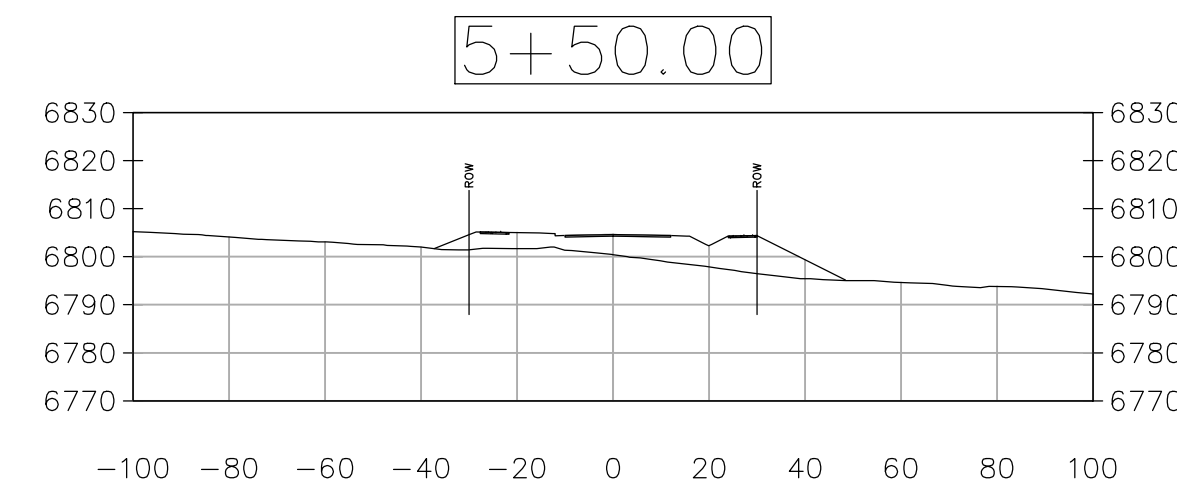
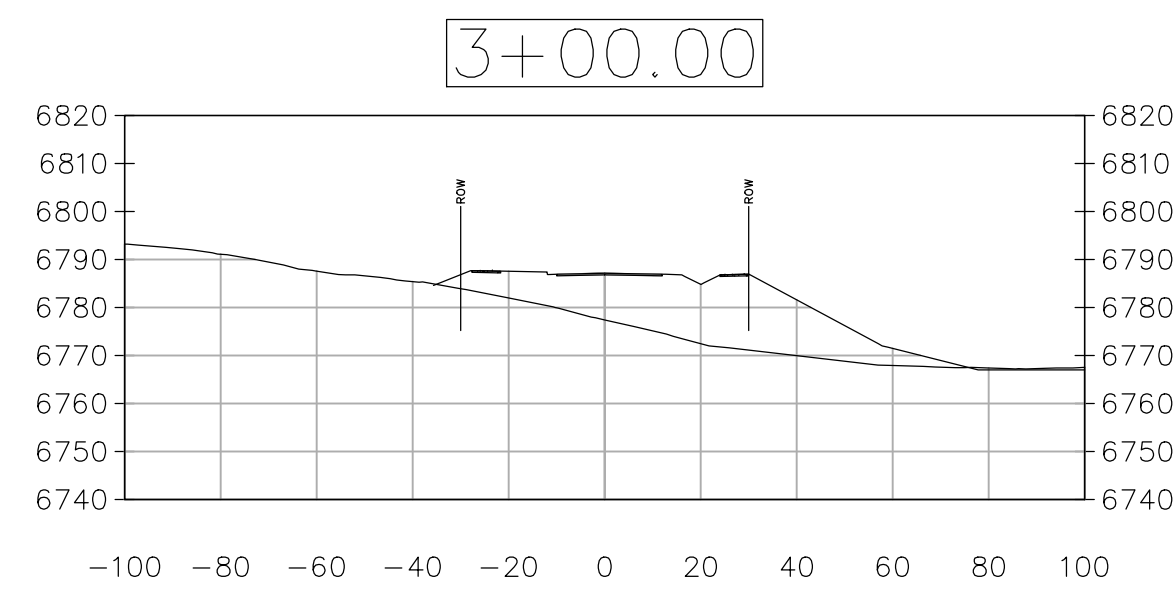
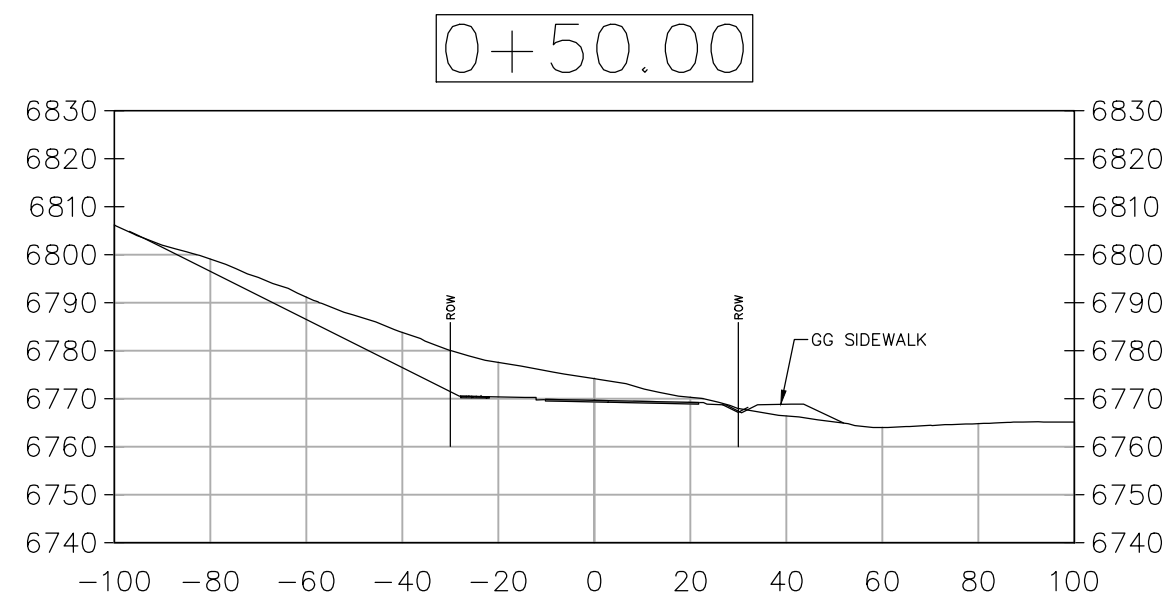
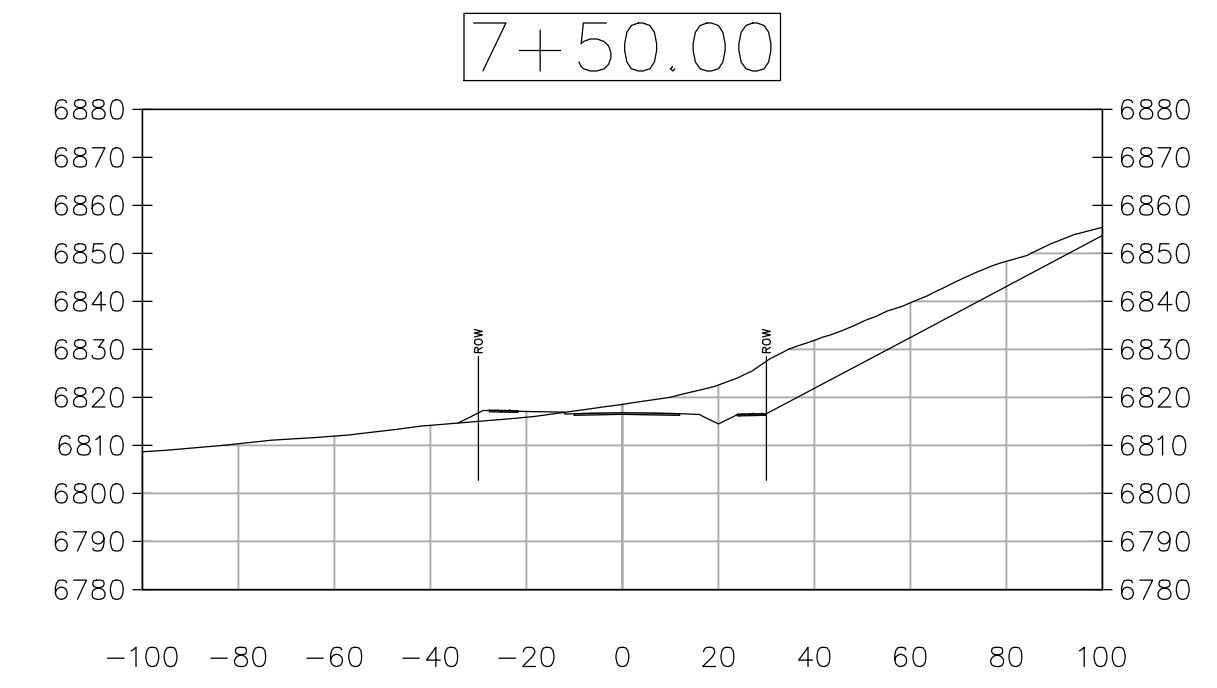
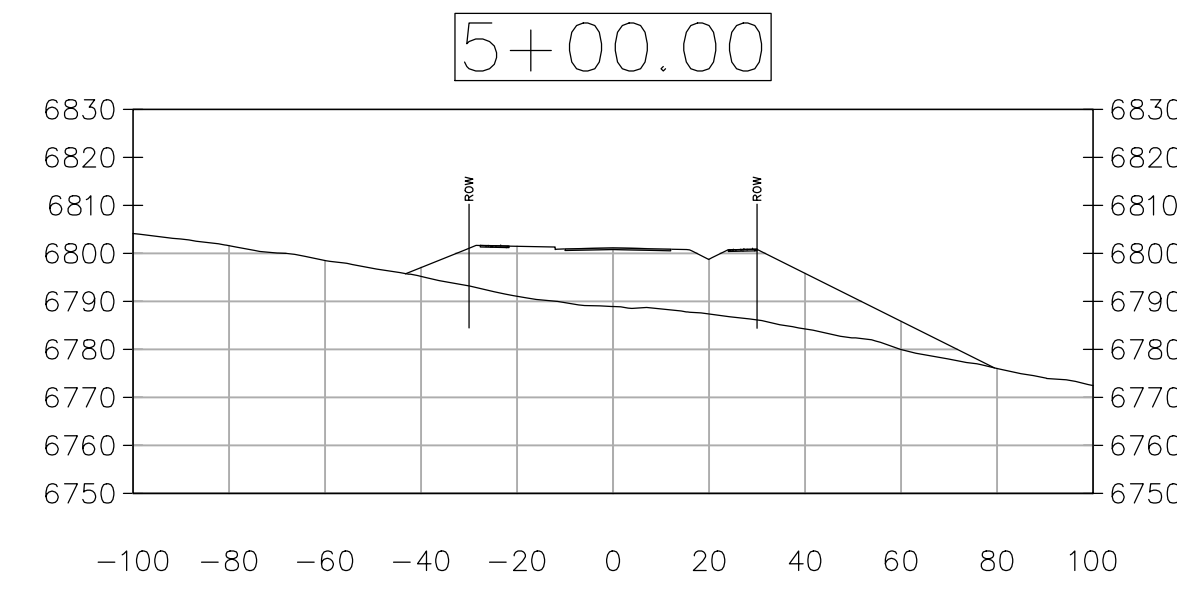
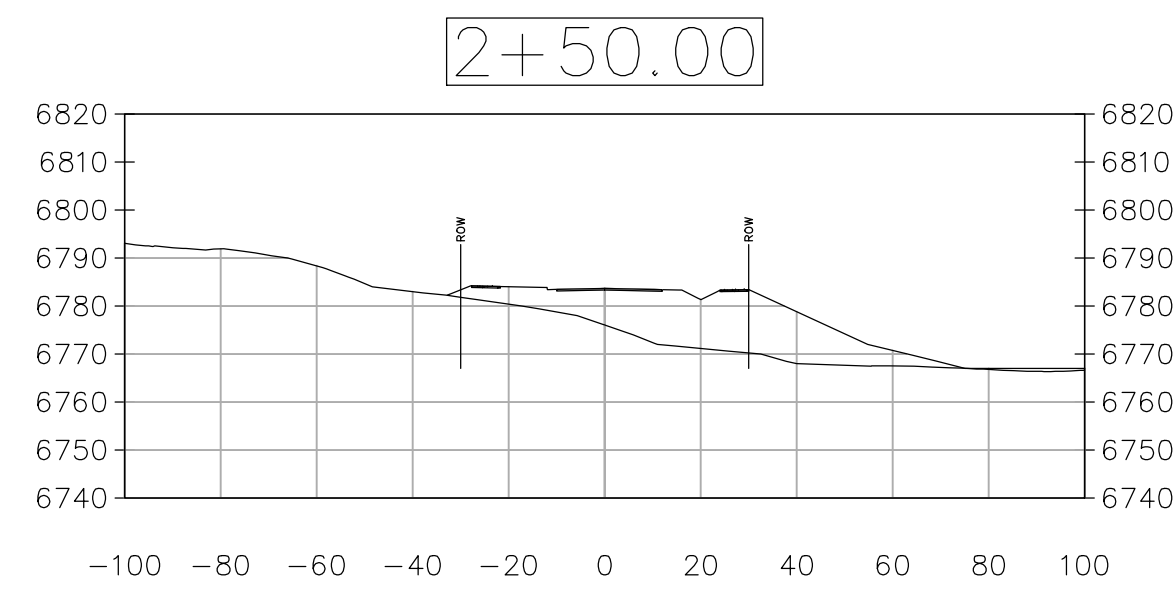
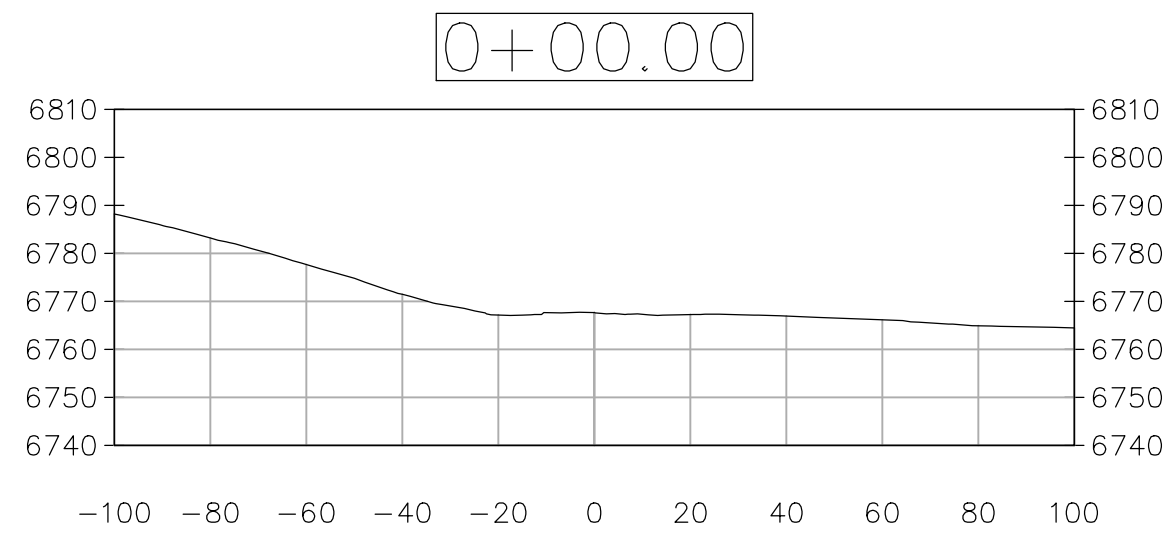
DATE: 4-22-2022  
JOB #: 1670-001  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: RL

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

DRAWING:  
COPPER RIDGE  
VILLAGE CROSS  
SECTIONS

SHEET #

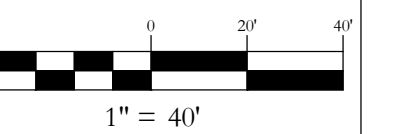
PP12



No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	9/2/2022	DRT REVIEW & RESPONSE	MDM
2	6/16/2023	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

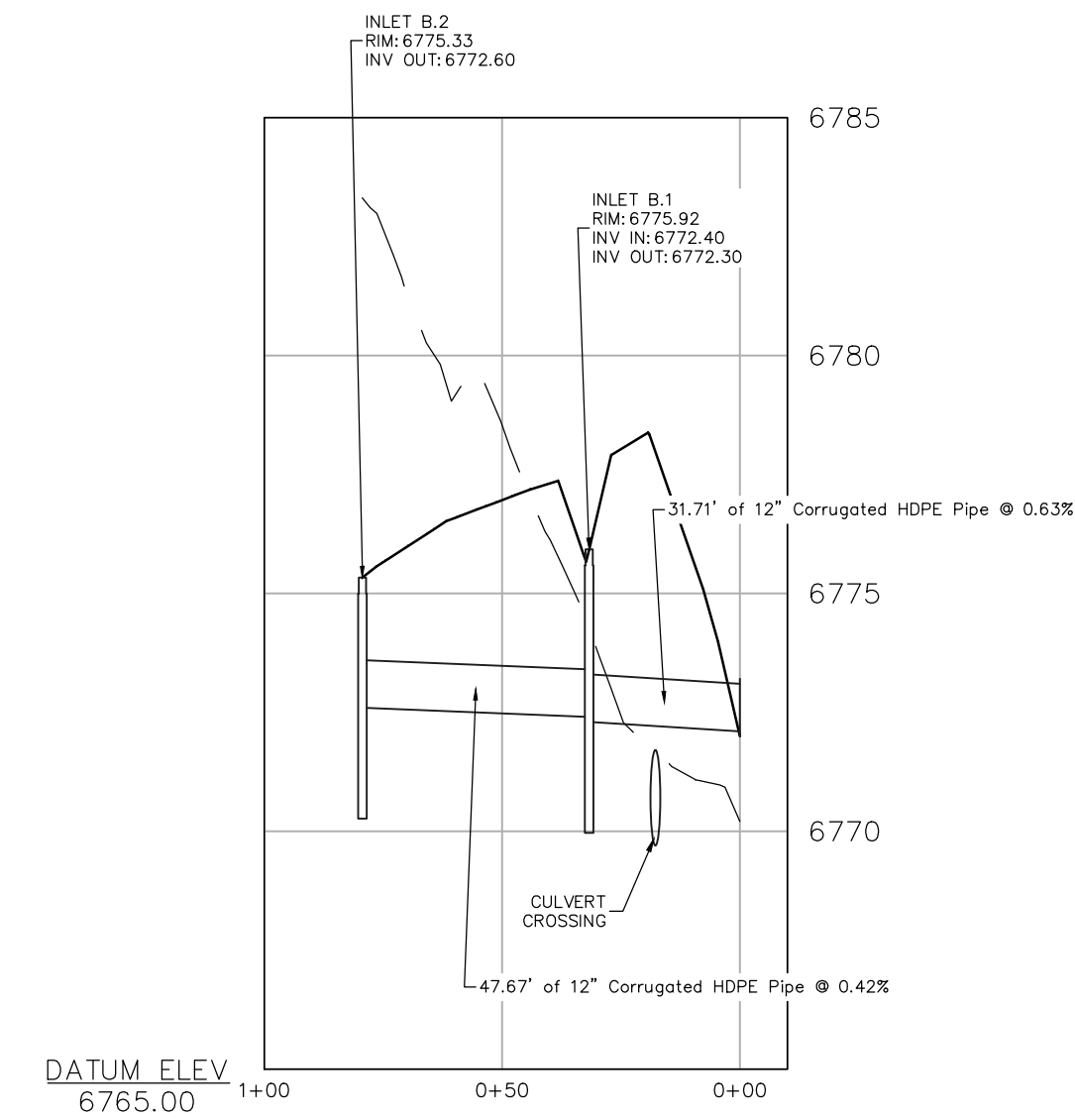
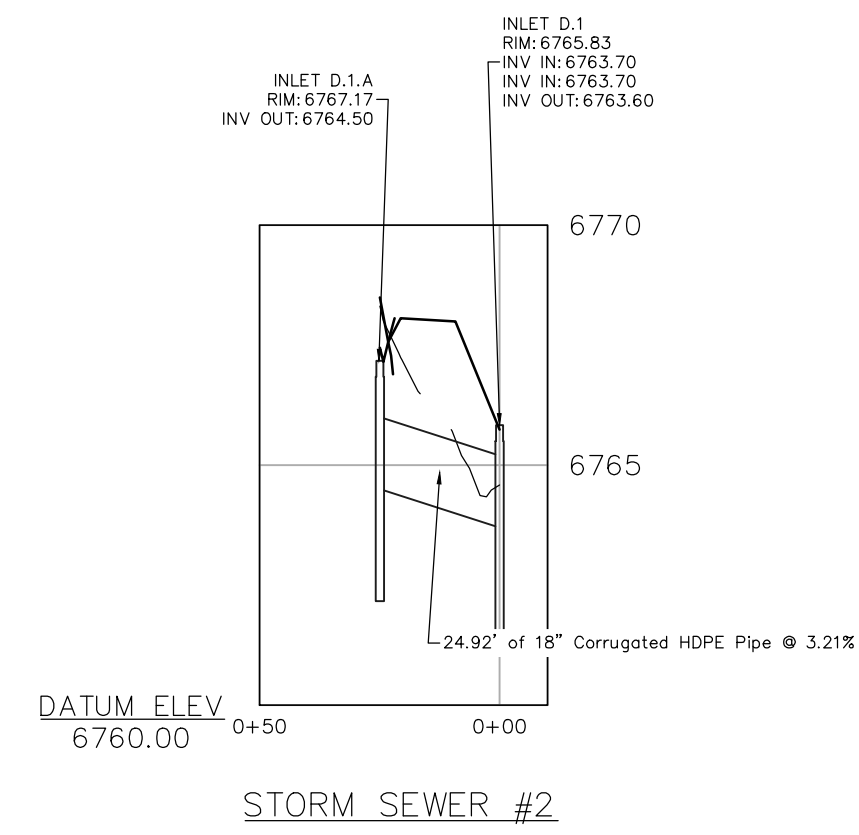
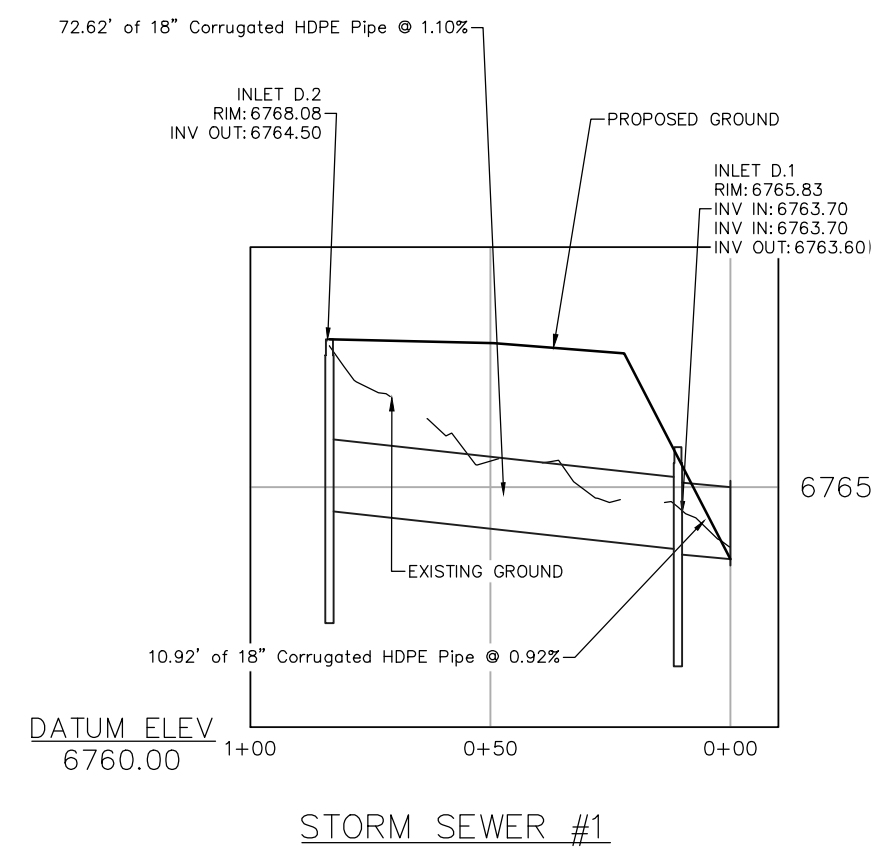
DATE: 4-22-2022  
JOB #: 1670-001  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: RL

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

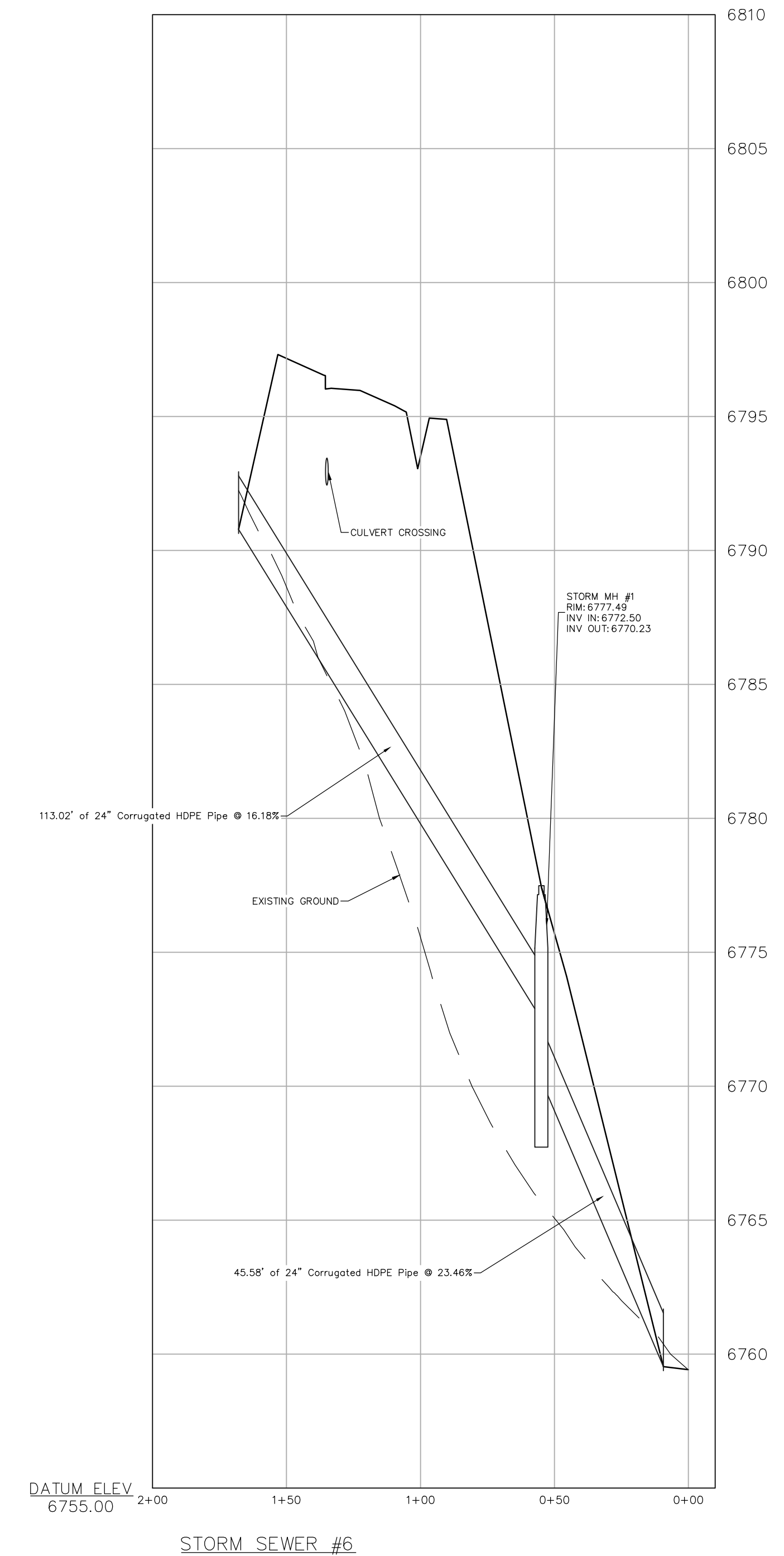
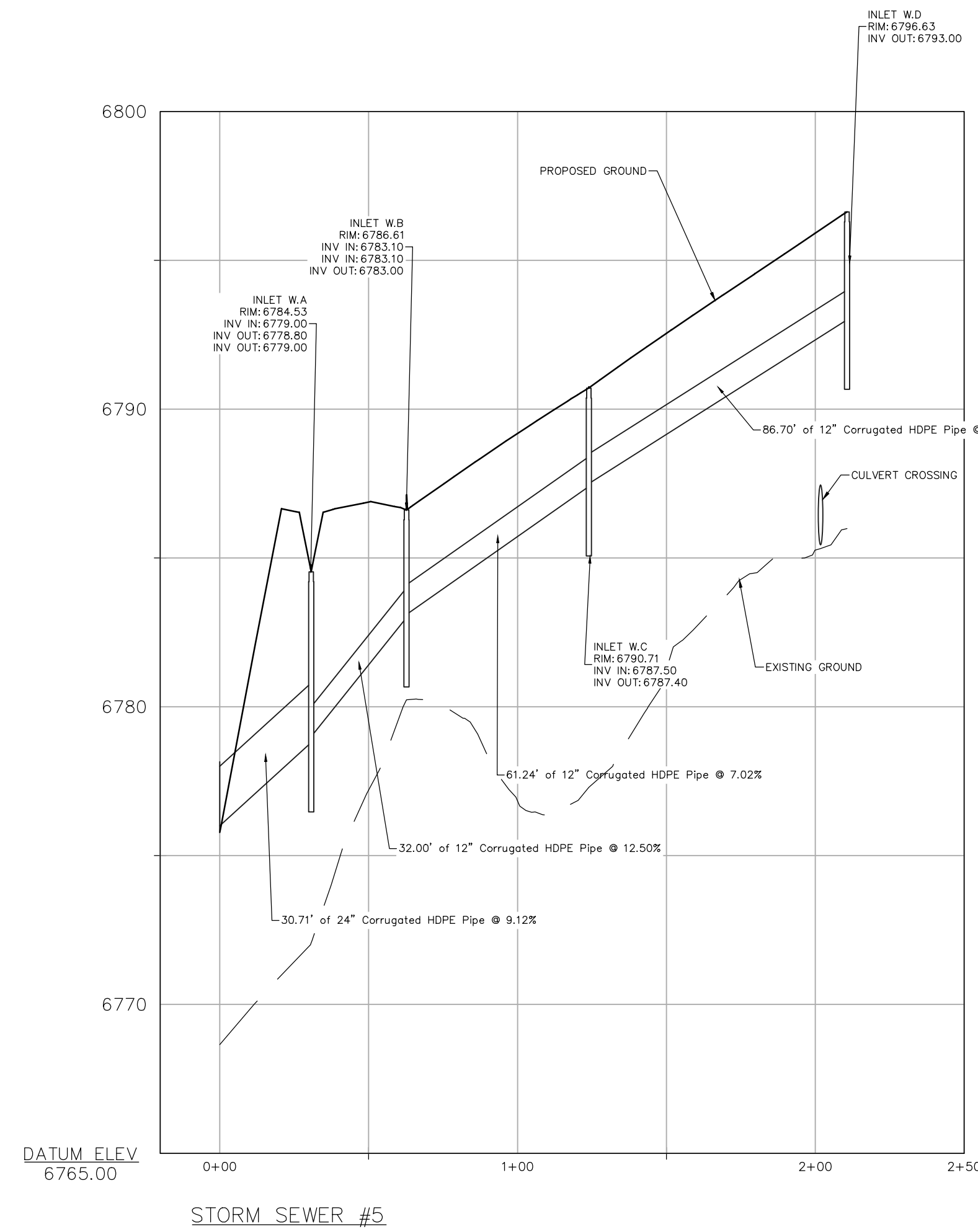
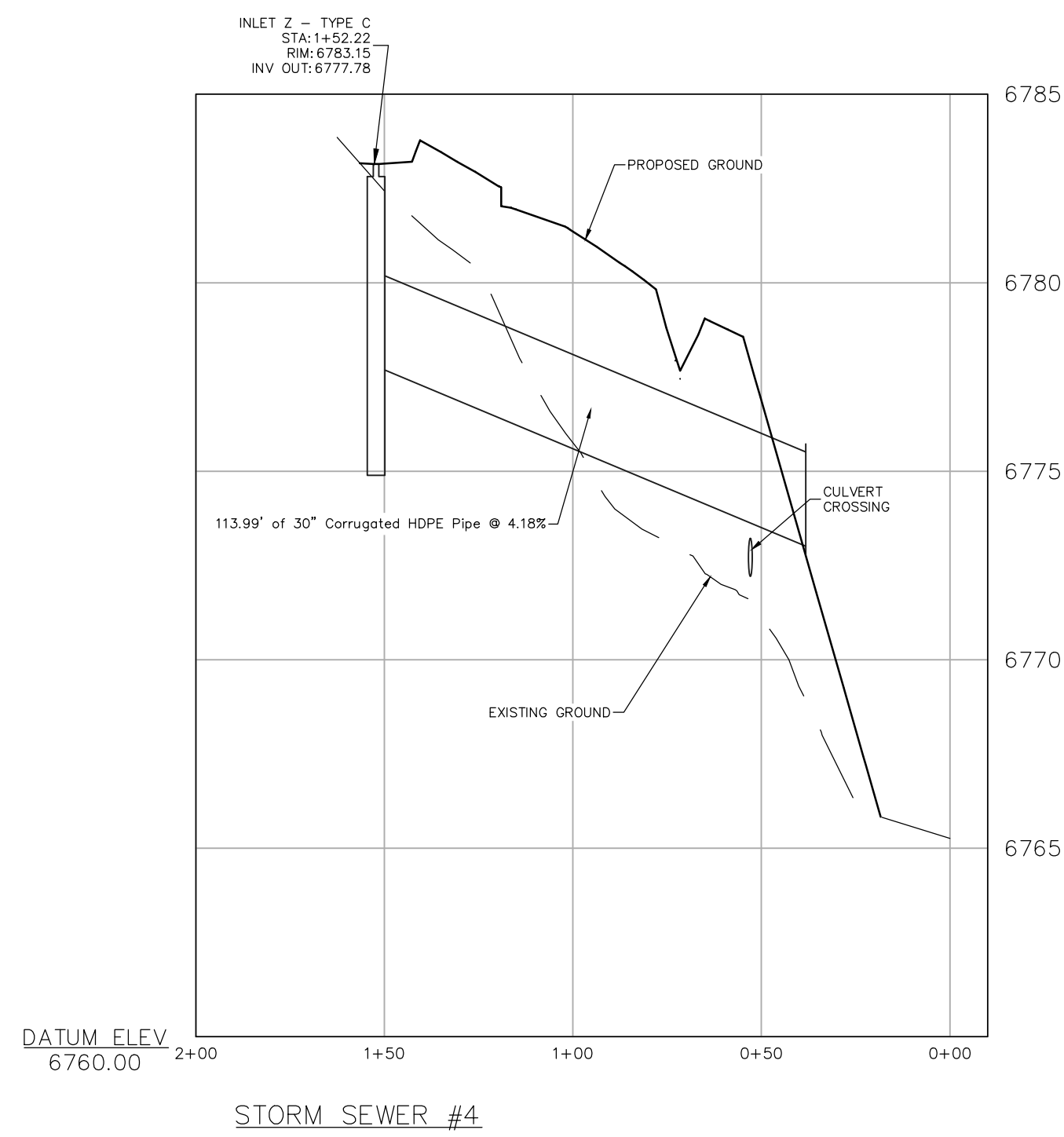
**DRAWING:  
COPPER RIDGE  
VILLAGE DRIVE  
STORM PROFILES**

SHEET #

**PP13**



NOTE: SEE PAGE PP10 FOR INLET DETAIL.



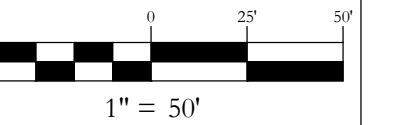


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No.	DATE	REVISIONS
1	3/13/2023	DRT REVIEW & RESPONSE
2	6/16/2023	DRT REVIEW & RESPONSE

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

**Horizontal Scale**



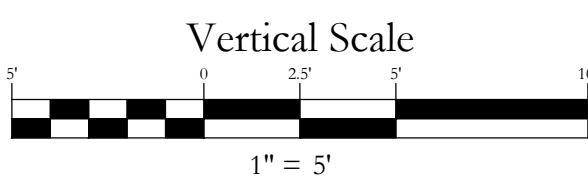
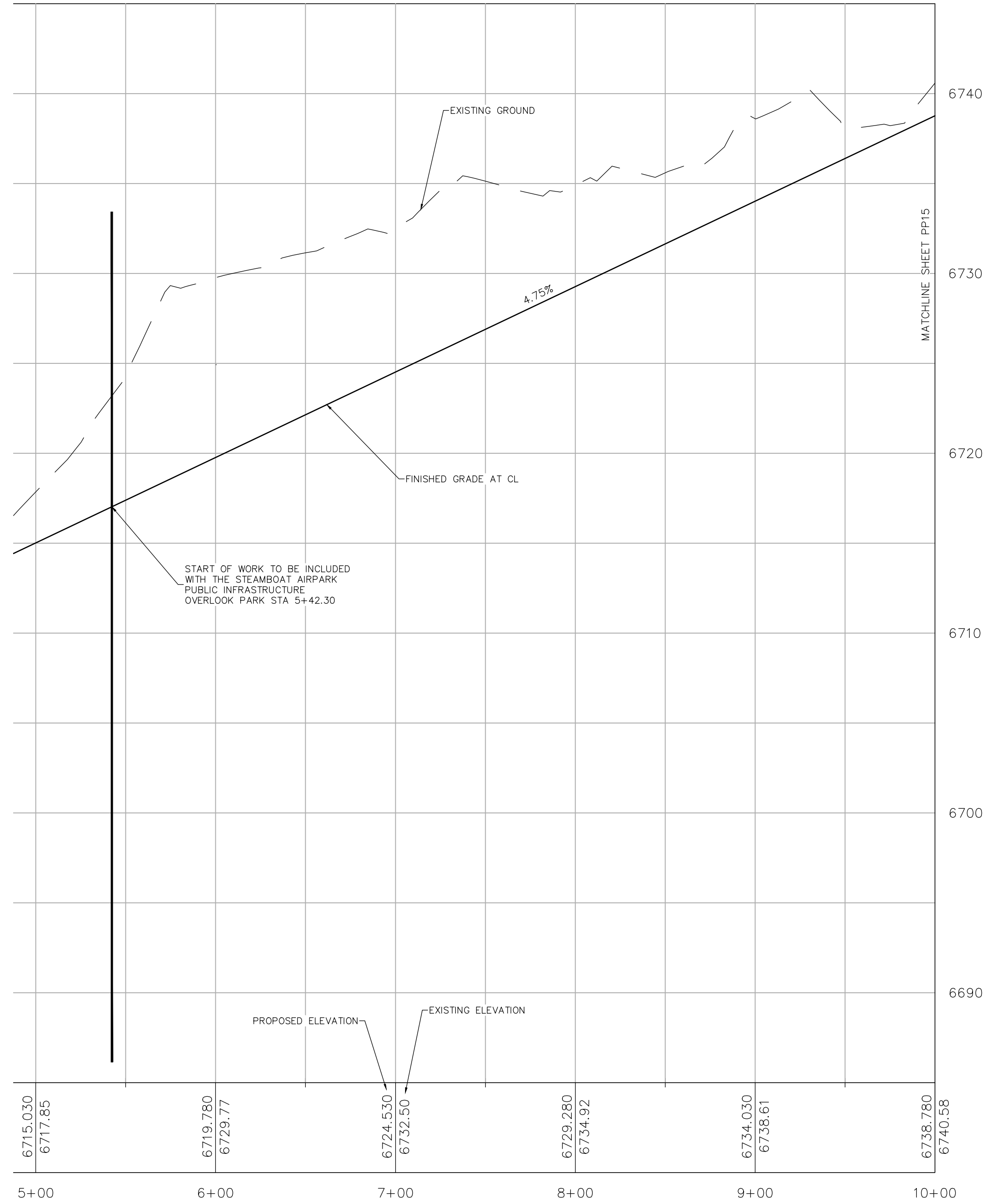
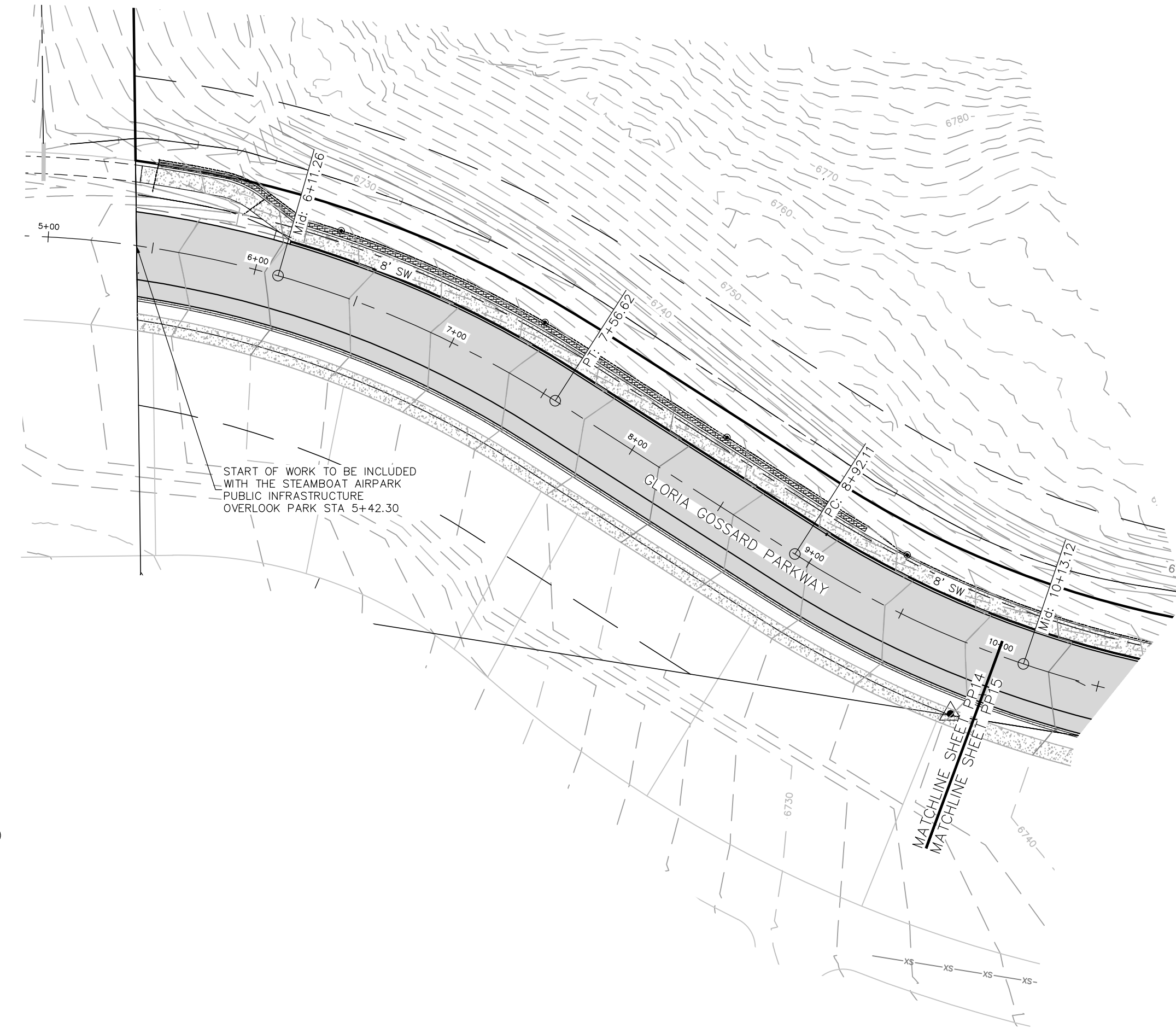
Contour Interval = 2 ft

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

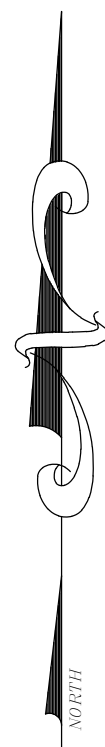
IF THIS DRAWING IS PRESENTED IN A  
 FORMAT OTHER THAN 24" X 36", THE  
 GRAPHIC SCALE SHOULD BE UTILIZED.

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

**SHEET #  
 PP14**

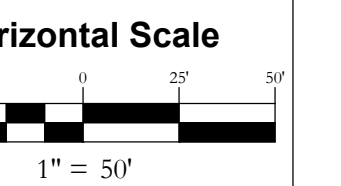


IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN  
 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.



No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	3/13/2023	DRT REVIEW & RESPONSE	
2	6/16/2023	DRT REVIEW & RESPONSE	

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



Contour Interval = 2 ft

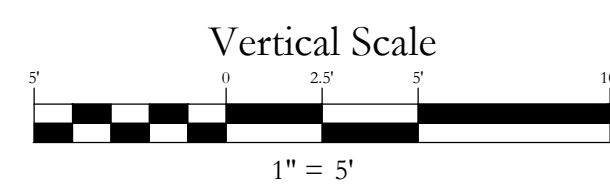
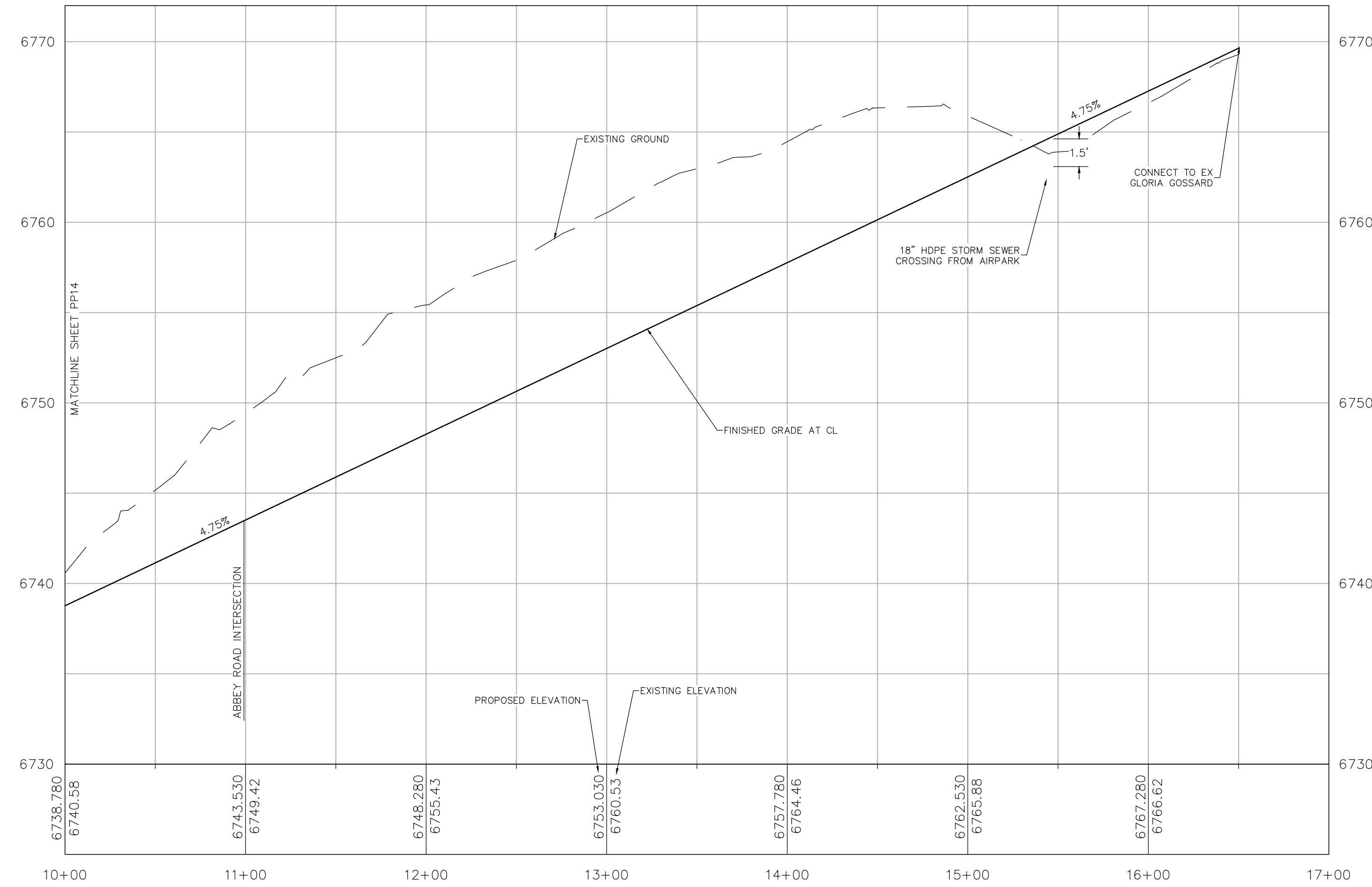
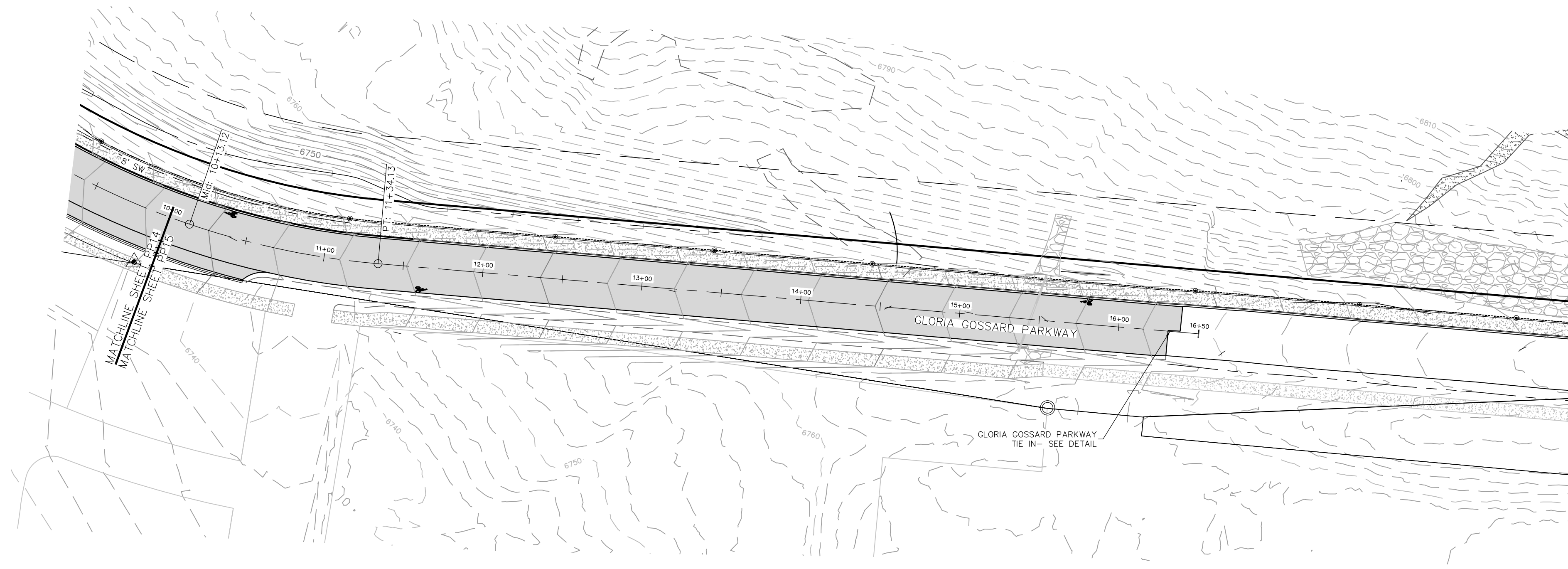
DATE: 4-22-2022  
JOB #: 1670-001  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: RL

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

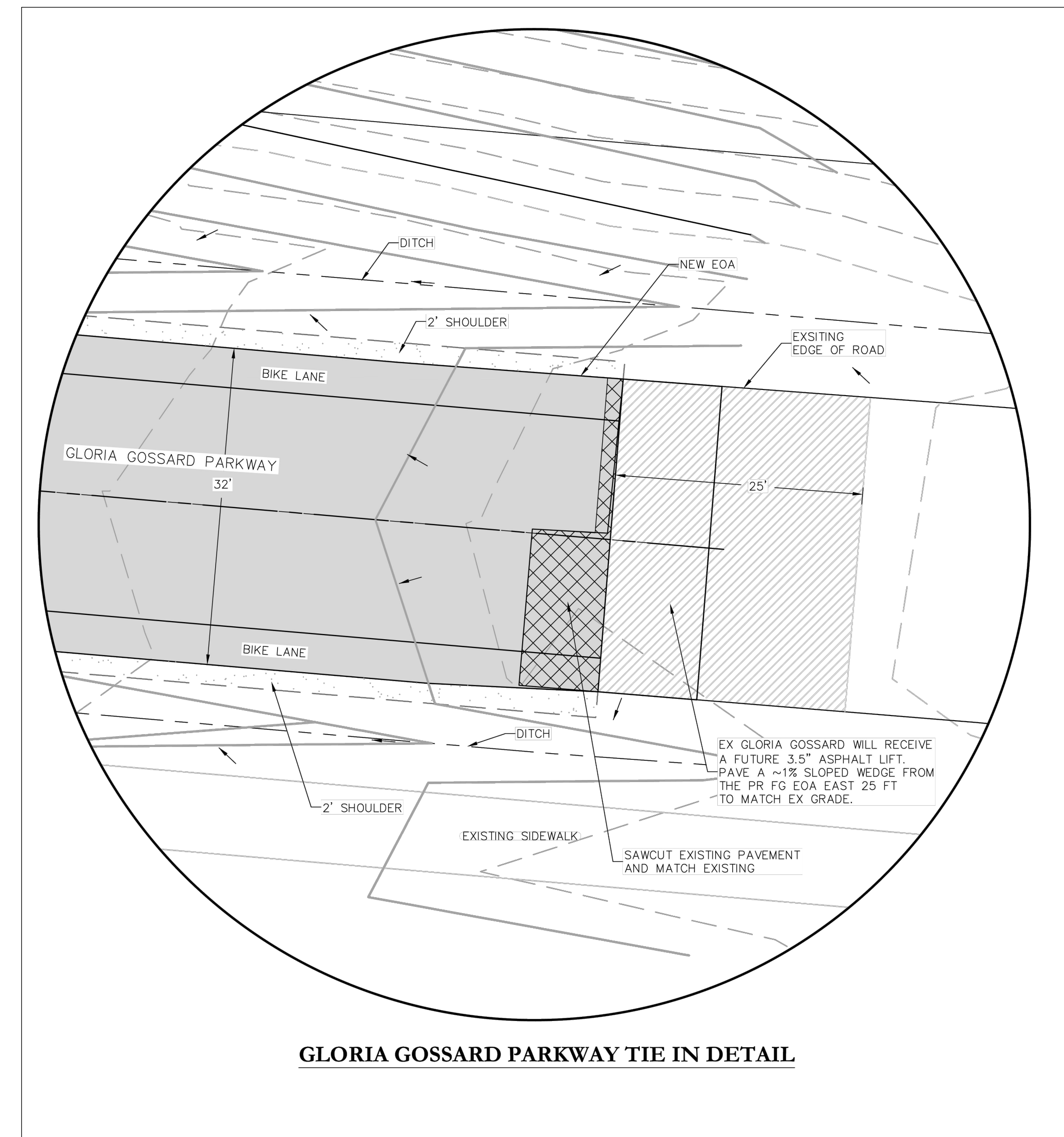
**DRAWING:  
GLORIA GOSSARD  
PLAN & PROFILE  
STA 10+00 TO 16+50**

SHEET #

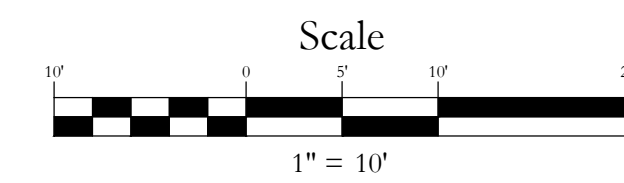
**PP15**



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



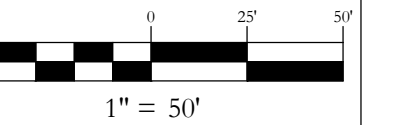
**GLORIA GOSSARD PARKWAY TIE IN DETAIL**



No.	DATE	REVISIONS	INT	
			MDM	MDM
1	3/13/2023	DRT REVIEW & RESPONSE		
2	6/16/2023	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

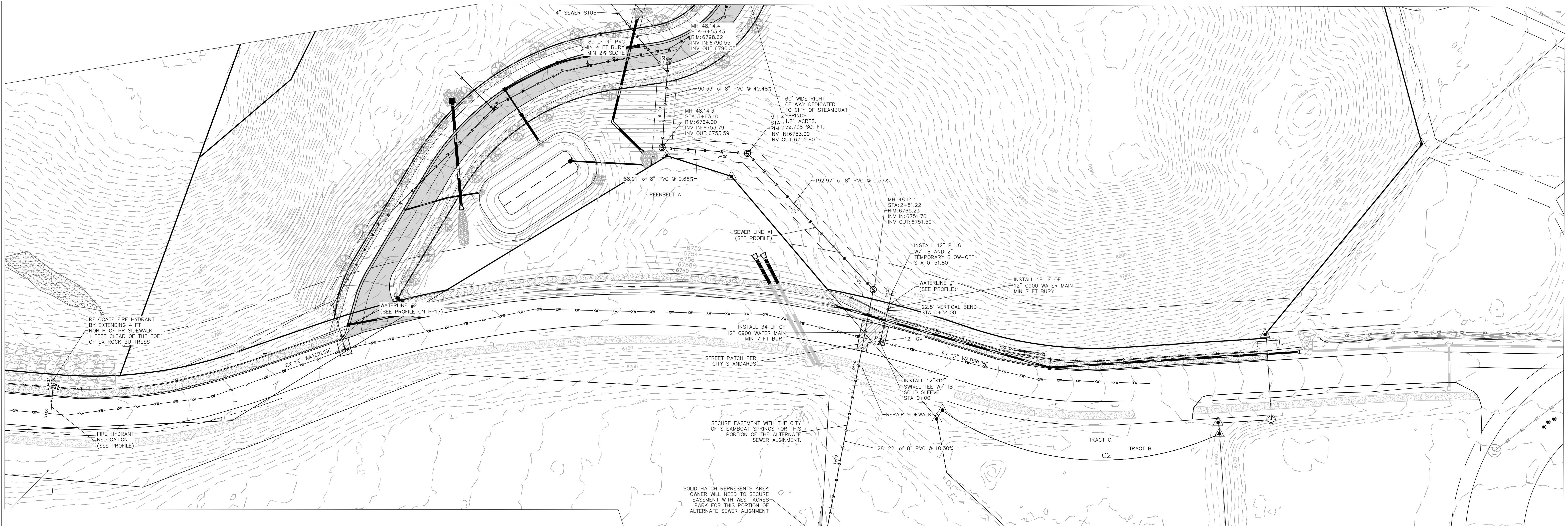
DATE: 4-22-2022  
JOB #: 1670-001  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: RL

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

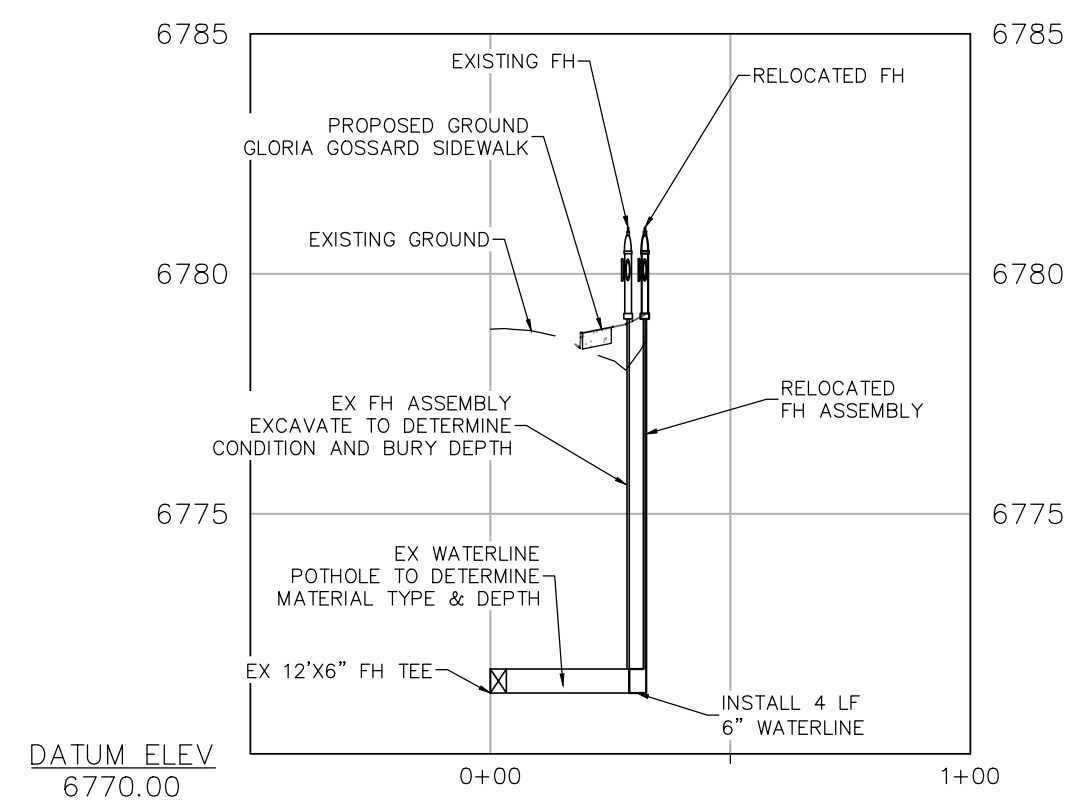
**DRAWING:  
UTILITY PLAN &  
PROFILES #1**

SHEET #

**PP16**

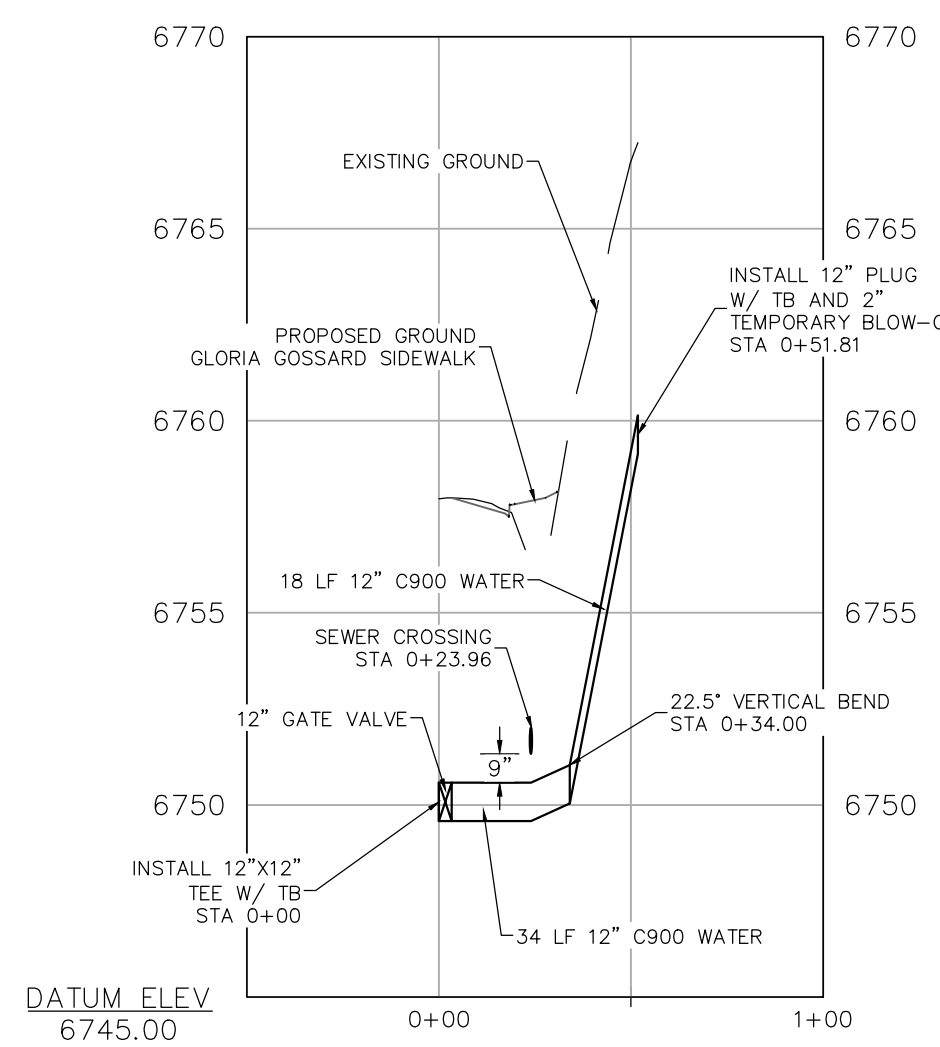


**WATER NOTE:**  
1. ALL EXISTING WATERLINE CONNECTIONS NEED TO BE POTHOLED PRIOR TO CONSTRUCTION TO DETERMINE DEPTH.



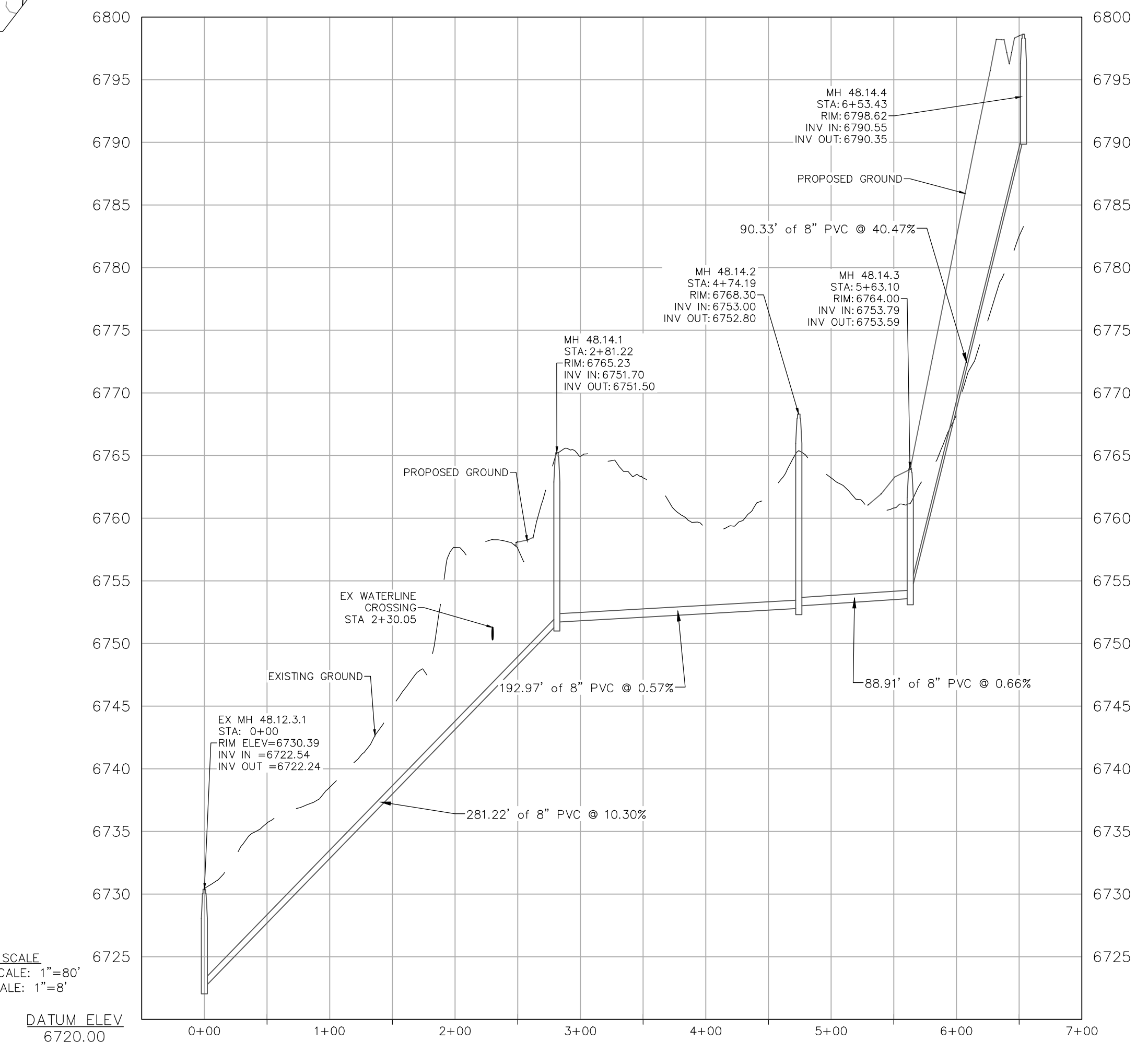
**FIRE HYDRANT RELOCATION**

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



**WATERLINE #1**

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



**SEWER LINE #1**

