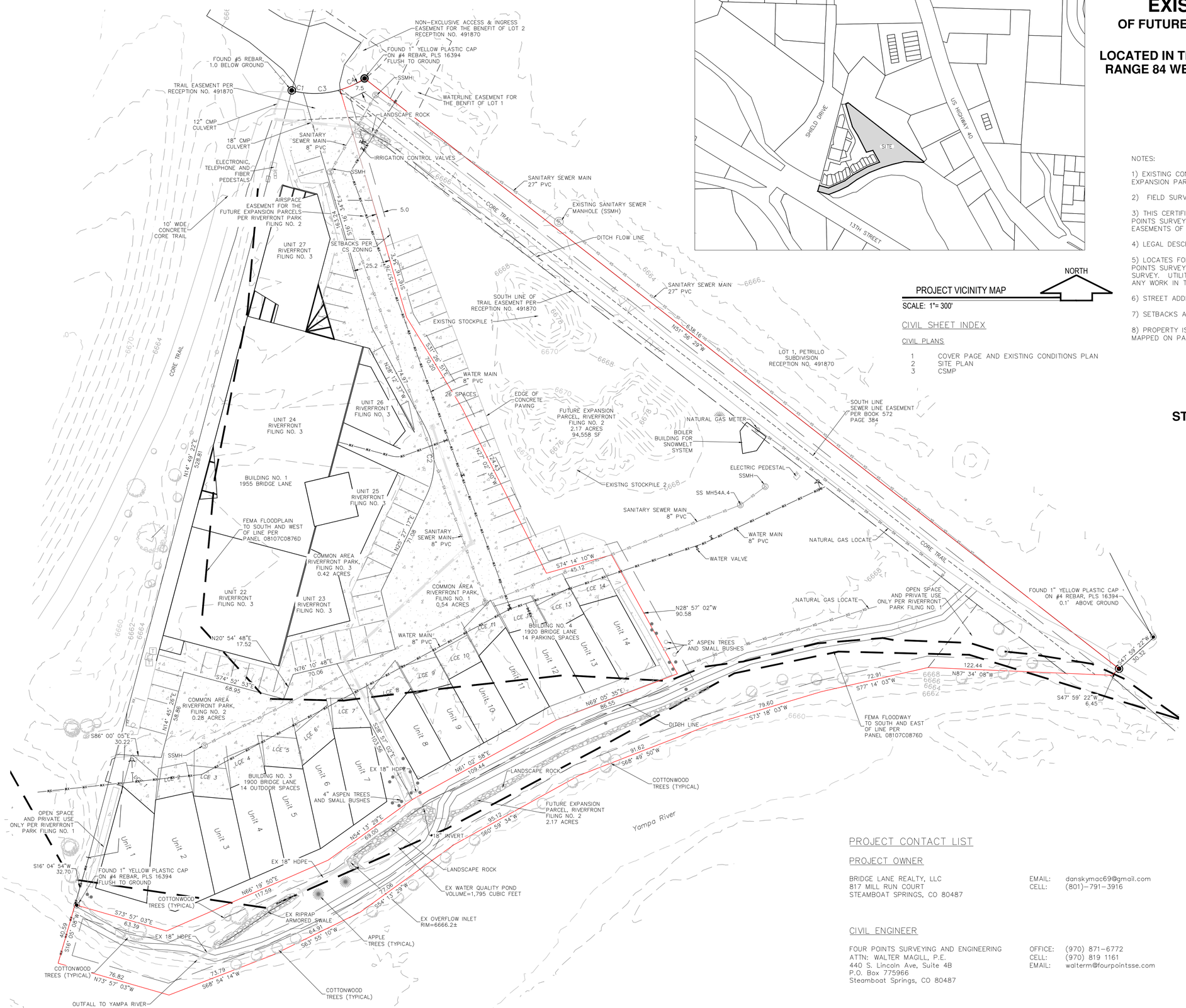
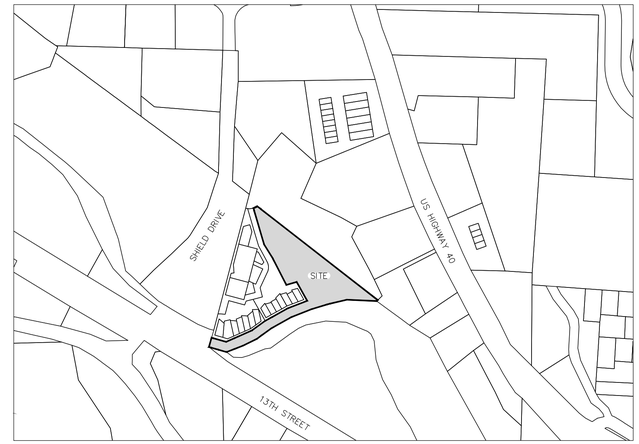
COVER PAGE AND EXISTING CONDITIONS PLAN

OF FUTURE EXPANSION PARCEL, RIVERFRONT PARK FILING NO. 2

LOCATED IN THE NW ¼ OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO





PROJECT VICINITY MAP

SCALE: 1"= 300'

NORTH

NOTES:

1) EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY OF FUTURE EXPANSION PARCEL, RIVERFRONT PARK FILING NO. 2.

2) FIELD SURVEYING COMPLETED NOVEMBER 15, 2024.

3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.

4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.

5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.

6) STREET ADDRESS: 1960 BRIDGE LANE, STEAMBOAT SPRINGS.

7) SETBACKS ARE PER THE RIVERFRONT PARK PUD.

8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D

CIVIL SHEET INDEX

CIVIL PLANS

1 COVER PAGE AND EXISTING CONDITIONS PLAN
2 SITE PLAN
3 CSMP

STOCKPILE VOLUME = ~1,870 CY

*TO BE REMOVED, SEE SITE PLAN

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.90	60.00	7.54	S78° 56' 50"E	7.89
C2	46.83	50.00	53.66	N1° 22' 40"W	45.14
C3	24.69	60.00	23.58	N85° 29' 38"E	24.52
C4	18.08	60.00	17.26	N65° 04' 24"E	18.01

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND GAS
- EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS
- PARKING STRIPING
- EXISTING COTTONWOOD TREE
- EXISTING FRUIT TREE

PROJECT CONTACT LIST

PROJECT OWNER

BRIDGE LANE REALTY, LLC
817 MILL RUN COURT
STEAMBOAT SPRINGS, CO 80487

EMAIL: danskymac69@gmail.com
CELL: (801)-791-3916

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487

OFFICE: (970) 871-6772
CELL: (970) 819 1161
EMAIL: walterm@fourpointsse.com

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

FUTURE EXPANSION PARCEL
RIVERFRONT PARK FILING NO. 2
1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 30'

Contour Interval = 2 ft

DATE: 11-15-2024
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY: CFB
REVIEW BY: WNM

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

DRAWING: COVER PAGE AND EXISTING CONDITIONS PLAN

SHEET # 1