SITE 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

NOTES:

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

2) FIELD SURVEYING COMPLETED MAY 8, 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.

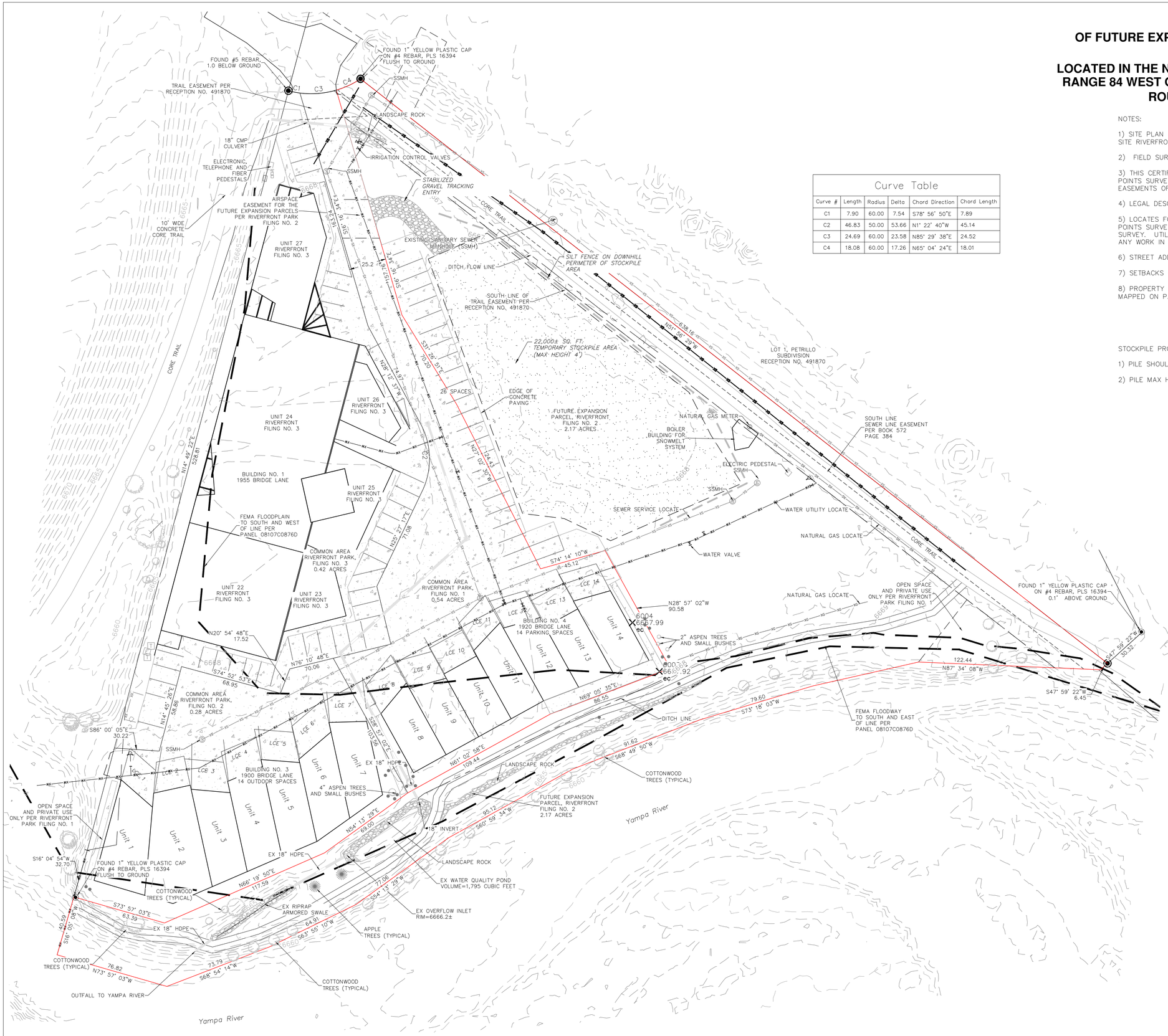
8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D

STOCKPILE PROTECTION NOTES:

1) PILE SHOULD BE MACHINE TRACKED AT 3:1

2) PILE MAX HEIGHT OF 4FT

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
XW XW	EXISTING WATER LINE
XS XS XS	EXISTING SEWER LINE
XE XE XE	EXISTING UNDERGROUND ELECTRICAL
XT XT XT	EXISTING UNDERGROUND TELEPHONE
X X	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	EXISTING COTTONWOOD TREE
	EXISTING FRUIT TREE

FOUR POINTS SURVEYING ENGINEERING

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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 = 1 ft

DATE: 9-26-2024
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY:
REVIEW BY:

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

DRAWING: SITE PLAN

SHEET # 1