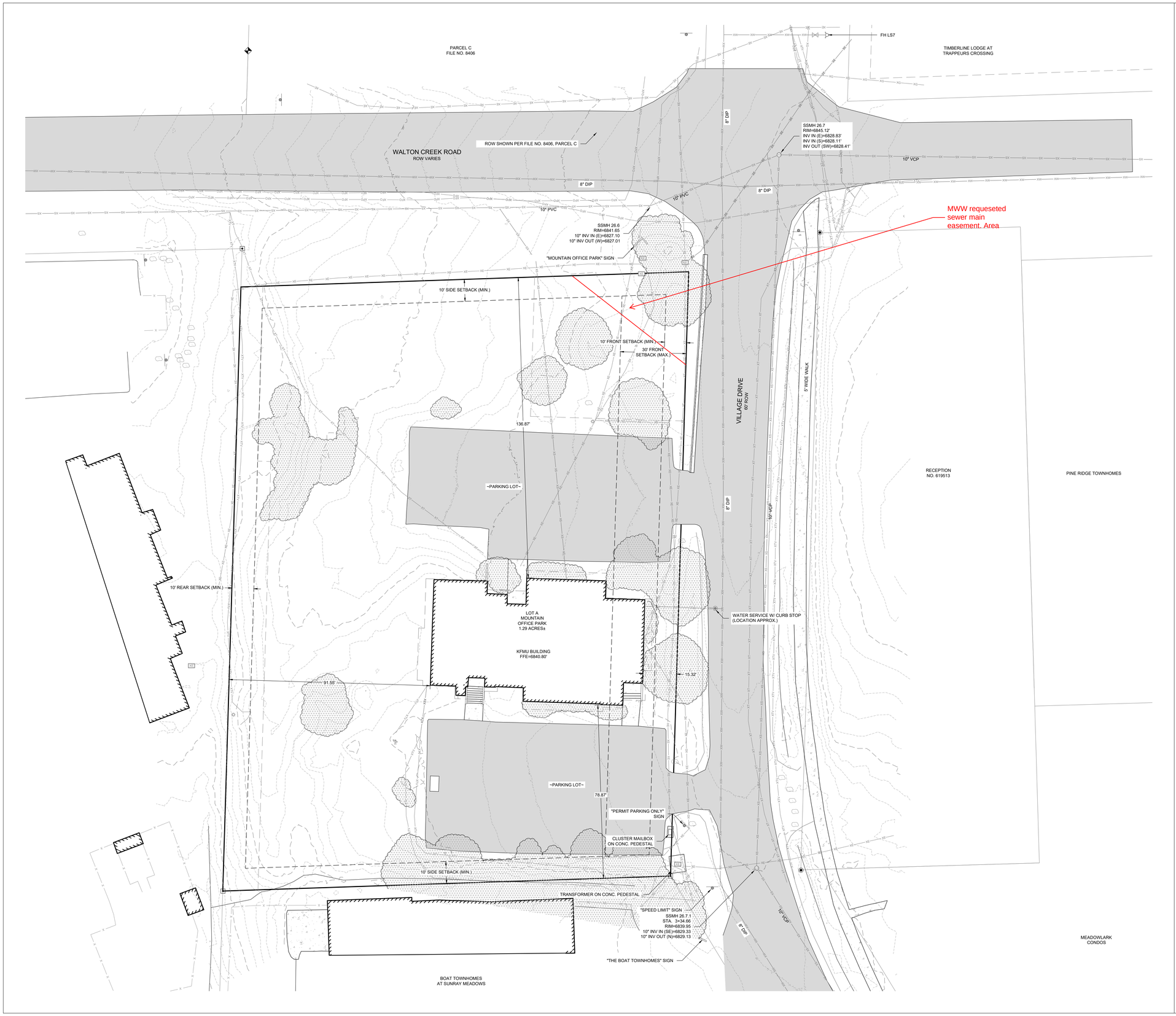

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
FOUND MONUMENT
FOUND SECTION CORNER
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER
SANITARY SEWER MANHOLE AND CLEANOUT
WATER LINE
FIRE HYDRANT, GATE VALVE & CURB STOP
GAS
GAS METER AND MANHOLE/VAULT
CABLE
CABLE PEDESTAL
FIBER OPTIC
TELEPHONE
TELEPHONE PEDESTAL AND MANHOLE/VAULT
ELECTRIC
ELECTRIC PED, JUNCTION BOX AND METER
LIGHT POLE AND LIGHT POLE W/ MAST
OVERHEAD
UTILITY POLE AND GUY WIRE
DITCH/SWALE
CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE
FLOW ARROW
CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°43'21"E BASED ON THE COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83(2011).
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THIS SITE CONTAINS A CALCULATED AREA OF 1.29 ACRES.
7. THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X *"AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL FLOOD WITH DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"* AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2005.
8. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. NO SITE IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
11. NO UTILITY IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
12. NO GRADING OR DRAINAGE IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
13. NO PHASING IS PROPOSED AS PART OF THIS PLAN.
14. PROTECT AND MAINTAIN ALL EXISTING WATER AND SANITARY SEWER SERVICES.
15. PROTECT AND MAINTAIN ALL EXISTING PAVEMENT, PARKING AREAS, AND DRIVEWAYS.

PROPERTY DESCRIPTION:

16. LOTS A AND B, MOUNTAIN OFFICE PARK SUBDIVISION, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
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www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

These drawings are instruments of service prepared by Landmark Consultants, Inc. and are not to be used for any type of construction or recording unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
			REVIEW SET NOT FOR CONSTRUCTION 8/16/2021

PROJECT: 2136-022
DATE: 8/18/2021
CONTACT: Ryan Spaastat
EMAIL: ryans@landmark-co.com

KFMU REDEVELOPMENT
Preliminary Plat
Site, Grading, Drainage, and Utility Plan

SHEET
C.100
OF 4 SHEETS

DRAWING FILENAME: P:\2136-022\Work\Production Drawings\2136-022-C.100-Site.dwg LAYOUT NAME: C.100 DATE: Aug 18, 2021 - 9:22am OLD OPENVOR: pablo
LST SF 30B19 [ABORIBE]\2136-022-dtm.dt2;2136-022-alnd.dt2;2136-022-alnd.dt2;2136-022-dtm.dt2;2136-022-alnd.dt2;2136-022-alnd.dt2;2136-022-alnd