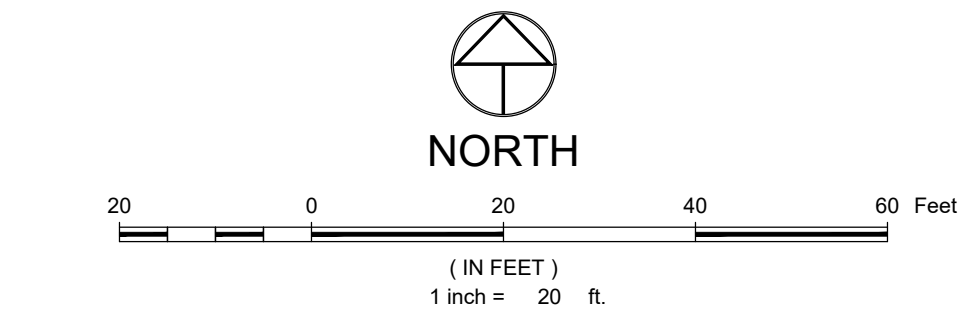
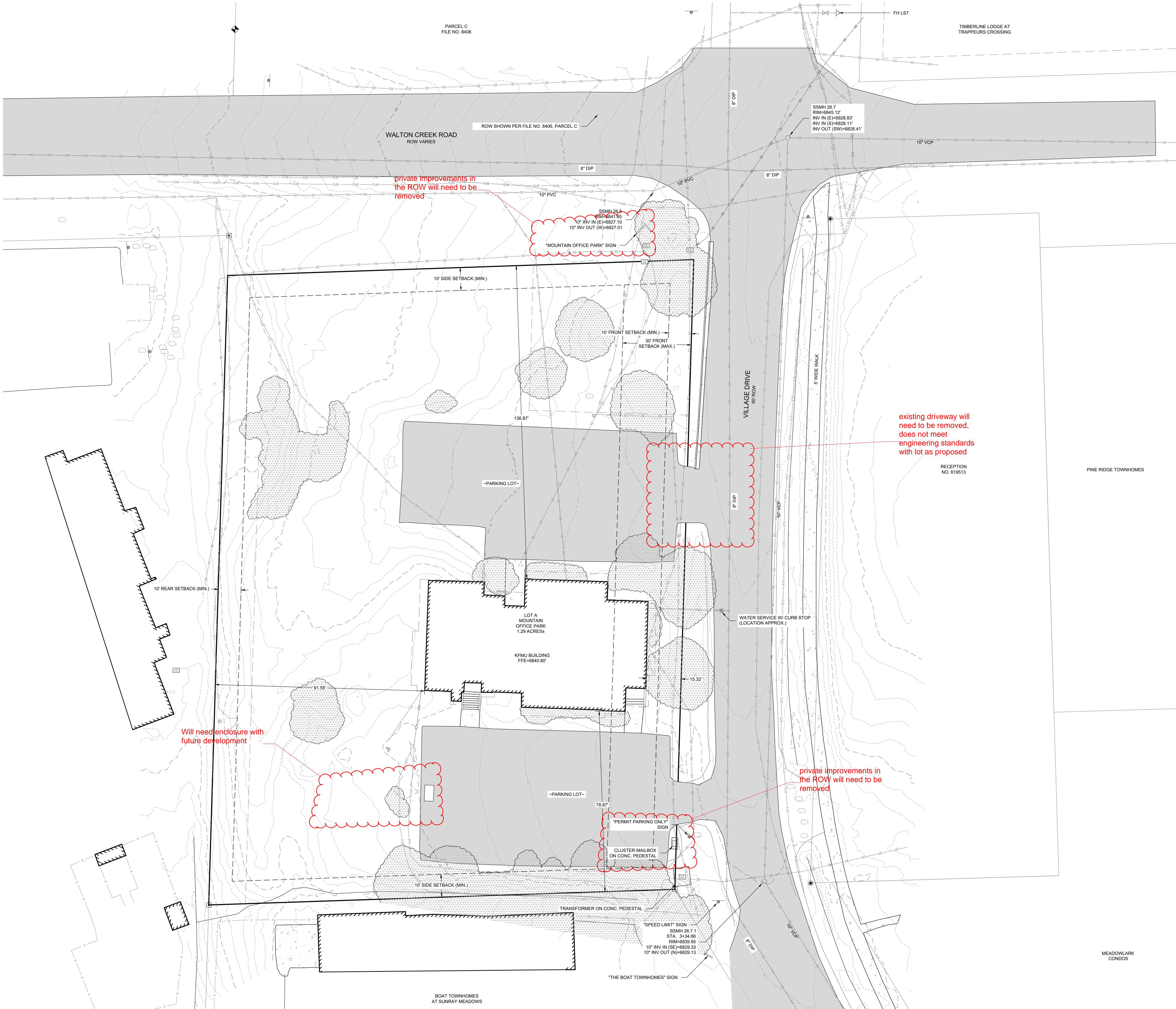


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LIST OF REVISIONS: (4/10/2021) (1) 15-0220-000.dwg (1) 15-0220-000.dwg (1) 15-0220-000.dwg (1) 15-0220-000.dwg (1) 15-0220-000.dwg (1) 15-0220-000.dwg



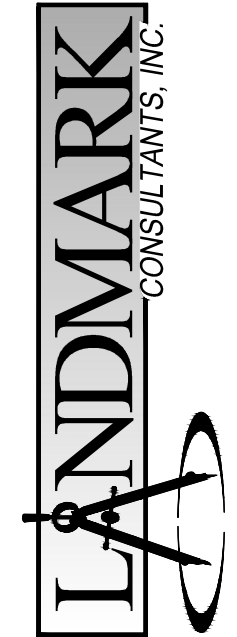
LEGEND:

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:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
  - 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.
  - 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 POT-HOLING. 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.
  - 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).
  - 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.
  - THIS SITE CONTAINS A CALCULATED AREA OF 1.29 ACRES.
  - 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.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2005.
  - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
  - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
  - NO SITE IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
  - NO UTILITY IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
  - NO GRADING OR DRAINAGE IMPROVEMENTS ARE PROPOSED AS PART OF THIS PLAN.
  - NO PHASING IS PROPOSED AS PART OF THIS PLAN.
  - PROTECT AND MAINTAIN ALL EXISTING WATER AND SANITARY SEWER SERVICES.
  - PROTECT AND MAINTAIN ALL EXISTING PAVEMENT, PARKING AREAS, AND DRIVEWAYS.
- PROPERTY DESCRIPTION:
- 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  
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www.LANDMARK-co.com



These drawings are provided by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

REVIEW SET  
NOT FOR CONSTRUCTION  
8/18/2021

PROJECT: 21-18-022  
DATE: 8/18/2021  
CONTACT: Ryan Spalatt  
EMAIL: ryan@landmark-co.com

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

SHEET  
C.100  
OF 4 SHEETS