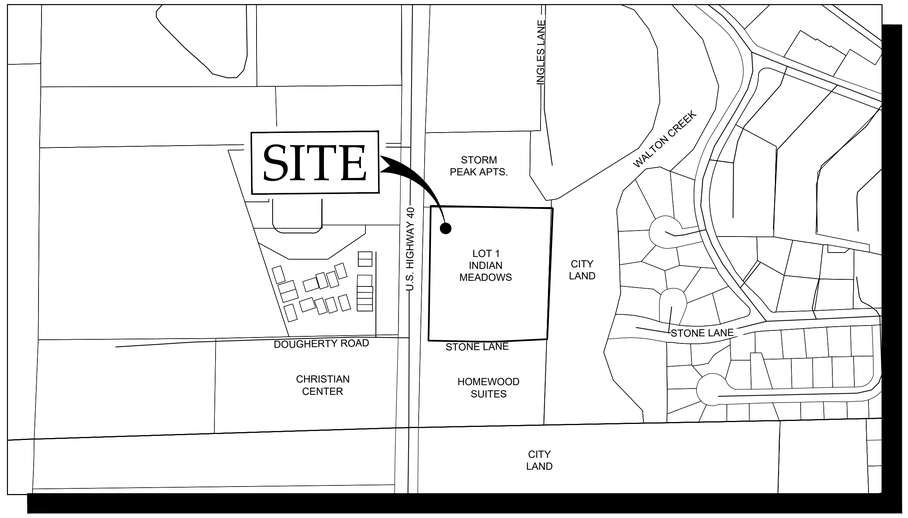
FINAL PLAT - MINOR SUBDIVISION at LOT 1 INDIAN MEADOWS F3

(ADDRESS TBD)
STEAMBOAT SPRINGS, CO 80487



NORTH

PROJECT VICINITY MAP

SCALE: 1"= 250'

CIVIL SHEET INDEX

CIVIL PLANS

GENERAL NOTES:

1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN).
2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA.
3. CITY OF STEAMBOAT SPRINGS REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF STEAMBOAT SPRINGS ENGINEERING AND CDC DESIGN CRITERIA AND CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
SECTION LINE		
LOT BOUNDARY		
EASEMENT		
SETBACK		
EDGE OF ASPHALT		
CURB		
CURB FLOWLINE		
1/2 FT CONTOUR	5282	5282
5/10 FT CONTOUR	5280	5280
EDGE OF GRAVEL		
CENTER LINE OF DITCH		
WATER MAIN	XW	W
CURB STOP, GV, FH		
SIGN		
LIGHT POLE		
SEWER MAIN	XS	S
MANHOLE AND CLEANOUTS		
ELECTRICAL – UNDERGROUND	XE	UGE
ELECTRICAL – OVERHEAD	XE	OHE
ELECTRICAL – OVERHEAD – HIGH VOLTAGE		HVE
ELECTRICAL–PRIMARY	XE	E
FIBER OPTIC		FO
TELEPHONE	XT	T
UNDERGROUND		UGT
UTILITY PEDESTALS	J T E TV	J T E TV
POWER POLE/ LIGHT POLE		
GAS	XG	GAS
FENCE	X	X
WOODEN FENCE		
PROPOSED EDGE OF CONCRETE		
DECK		
PROPOSED BUILDING		
OVERHANG		
SIDEWALK/ BOARDWALK		
BASE FLOOD CROSS SECTION		
FEMA SFHA BOUNDARY		
WALL		
VEGETATION OUTLINE		
PROPERTY CORNERS		
STORM INLET		
CULVERT		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		
WETLANDS/WETLANDS REMOVAL		

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR
AP	ANGLE POINT
APR	APPROXIMATE
A	ASPHALT
BFE	BASE FLOOD ELEVATION
BFF	BASEMENT FINISH FLOOR
BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CURB
CL	CENTERLINE
CLNG	CEILING
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CONC	CONCRETE
CNR	CORNER
CR	CURB RETURN
CS	CURB STOP
D	DEPTH
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAINAGE MANHOLE
DRN	DRAIN
DT	DITCH
DW	DRIVEWAY
EA	EACH
EG	EXISTING GRADE
ELEV	ELEVATION
ENGR	ENGINEER
EOA	EDGE OF ASPHALT
EOW	EDGE OF WALK
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT OR FEET
GFE	GARAGE FFE
GB	GRADE BREAK
GYP	GYPSUM
GV	GATE VALVE
HC	HANDICAP RAMP
HP	HIGH POINT
IN	INLET
INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MOD	MODULE
NG	NATURAL GROUND
NO	NUMBER
NTS	NOT TO SCALE
O/S	OFFSET
OHD	OVERHEAD DOOR
PC	POINT OF CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PR	PROPOSED
PT	POINT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RD	ROAD
R	RADIUS
RO	ROUGH OPENING
ROW	RIGHT–OF–WAY
RW	RETAINING WALL
SFHA	SPECIAL FLOOD HAZARD AREA
SQFT	SQUARE FEET
SMH	SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STRUCT	STRUCTURAL
SW	SIDEWALK
TB	THRUST BLOCK
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TOP	TOP OF PIPE
TO	TOP OF
TYP	TYPICAL
VOL	VOLUME
VP	VALLEY PAN
W	WIDTH
WL	WATERLINE
W/	WITH
WQ	WATER QUALITY

OPEN SPACE ESTIMATES FOR FULL BUILDOUT:

GROSS SQ. FOOTAGE OF PARCEL:	168,795	SF
OPEN SPACE AREA:	38,880	SF
OPEN SPACE %:	23%	

PROJECT CONTACT LIST

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CIVIL ENGINEER

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PRELIMINARY - NOT FOR CONSTRUCTION

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 6/9/2022				
JOB #: 1448-005				
DRAWN BY: JLW				
DESIGN BY: JLW				
REVIEW BY:				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				

FOUR POINTS SURVEYING ENGINEERING

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SHEET #

C1