

FINAL PLAT
FOR
VILLAGE DRIVE SUBDIVISION
STEAMBOAT SPRINGS, CO

CONTACT INFORMATION

PROJECT TEAM:

OWNER
SUNCOPE, LLC
6628 MEADOWS WEST DRIVE
FORT WORTH, TX 76132
ATTN: SOROUR (SUNNY) PARTOVI

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: RYAN SPAUSTAT, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

ARCHITECT
STEAMBOAT ARCHITECTURAL ASSOCIATES
345 LINCOLN AVENUE SUITE 200
PO BOX #772910
STEAMBOAT SPRINGS, CO 80477
(970) 879-0819
ATTN: WILLIAM RANGITSCH

UTILITY CONTACT LIST:

| UTILITY COMPANY | CONTACT | PHONE NUMBER |
|---------------------------------|-----------------|----------------|
| CITY PUBLIC WORKS | BEN BEALL | (970) 871.8293 |
| MT. WERNER WATER | RICHARD BUCCINO | (970) 879.2424 |
| YAMPA VALLEY ELECTRIC ASSOC. | LARRY BALL | (970) 871.2282 |
| ATMOS ENERGY | DON CRANE | (970) 879.2424 |
| CENTURY LINK | JASON SHARPE | (970) 328.8290 |
| COMCAST | TONY HILDRETH | (970) 401.2782 |
| UTILITY NOTIFICATION CTR. OF CO | N/A | (800) 922.1987 |

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION.

SHEET INDEX

- C.001 - FINAL PLAT COVER SHEET
C.003 - EXISTING CONDITIONS PLAN
C.004 - EXISTING CONDITIONS PLAN WITH AERIAL IMAGERY
C.100 - SITE PLAN
N/A - PLAT



PROJECT LOCATION



PROJECT BENCHMARK:

SET ORANGE PLASTIC CAP MARKED "LANDMARK REF MARK"
LOCATED NEAR THE SOUTHWESTERN CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.
NAVD88 ELEVATION = 6847.69'

BASIS OF BEARINGS
THE W LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.

FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.
PROJECT NO. 2136-017
DATE: DECEMBER 13, 2019

PROPERTY OWNER/DEVELOPER
NAME: SUNCOPE, LLC
ATTN: SOROUR (SUNNY) PARTOVI
ADDRESS: 6628 MEADOWS WEST DRIVE
ADDRESS: FORT WORTH, TX 76132

SIGNATURE _____ DATE _____

PREPARER OF PRELIMINARY PLAT
NAME: LANDMARK CONSULTANTS, INC., (ET AL)
ATTN: RYAN SPAUSTAT, P.E.
ADDRESS: P.O. BOX 774943
ADDRESS: STEAMBOAT SPRINGS, CO 80477

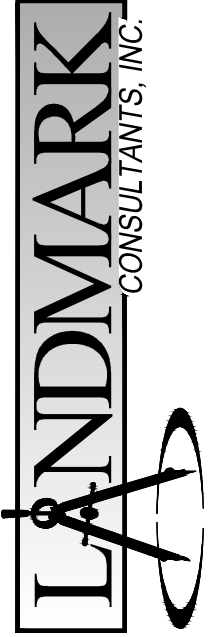
SIGNATURE _____ DATE _____

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
NAME: REBECCA BESSEY, AICP
TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: P.O. BOX 775088
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE _____ DATE _____

THE ATTACHED PRELIMINARY PLAT FOR VILLAGE DRIVE TOWNHOMES OF STEAMBOAT WAS APPROVED ON _____, 2021
BY: _____

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



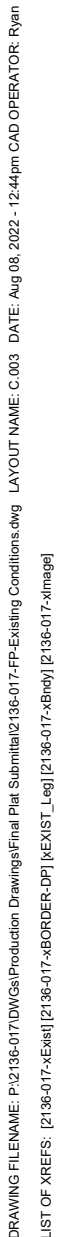
These drawings are prepared by Landmark Consultants, Inc. and are not to be used for construction or contracting unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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|------------------------|-----------------------------|
| PROJECT: 2136-017 | DATE: 8/8/2022 |
| CONTACT: Ryan Spaustat | EMAIL: ryan@landmark-co.com |

Village Drive Subdivision Final Plat
Cover Sheet

SHEET
C.001
OF SHEETS



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 THE LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RIGHTS, EASEMENTS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER 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.
4. BASIS OF BEARINGS: THE W LINE OF THE NW1/4 SECTION 27, T8N, R46W, 6TH P.M., BEING MONTECALMO HILLS ADDITION AND BEARING N01°46'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
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 18-6-508, C.R.S.
6. THIS SITE CONTAINS A CALCULATED AREA OF 27.131 SQUARE FEET OR 0.62 ACRES.
7. THE LAST FIELD INSPECTION OF THIS SITE WAS ON DECEMBER 13, 2019. AT THE TIME OF SURVEY SNOW COVERED THE GROUND. DUE TO SNOW CONDITIONS SOME IDENTIFICATIONS AND FEATURES MAY HAVE BEEN OBSCURED AND MAY NOT BE SHOWN HEREON.
8. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP NUMBER 08107C0885D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
10. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

PROPERTY DESCRIPTION

A TRACT OF LAND SITUATED IN THE COUNTY OF ROUTT AND STATE OF COLORADO, AND BEING A TRACT OF LAND IN THE NW1/4 NW1/4 SW1/4 OF SECTION 27, TOWNSHIP 6 NORTH RANGE 84 WEST OF THE 6TH P.M., BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BE BEGINNING AT THE N20°09'00"E OF THE SW1/4 OF SAID SECTION 27, THENCE S01° 53'34"E ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N86°20'46"E A DISTANCE OF 258.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE N86°20'46"E A DISTANCE OF 108.60 FEET; THENCE N03°39'14"W A DISTANCE OF 290.00 FEET; THENCE S86° 20'46"W A DISTANCE OF 91.40 FEET; THENCE S01° 53'34"E A DISTANCE OF 290.51 FEET TO THE TRUE POINT OF BEGINNING.

LESS A TRACT OF LAND CONVEYED ON BOOK 422, PAGE 452, DESCRIBED AS FOLLOWS:

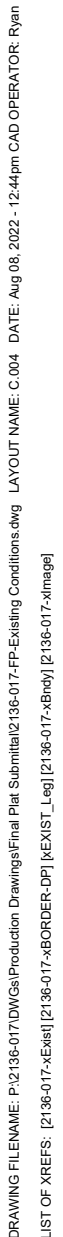
BEGINNING AT THE NORTHERMOST NORTHWEST CORNER OF LOT 3, SUNRAY MEADOWS FILING NO. 1, AS SHOWN BY LOCATING MAP FILE WITH THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, FILE NO. 7279, THENCE S03°24'21"E. 71.63 FEET ALONG THE WESTERLY LINE OF SAID LOT 3, SAID LINE ALSO BEING THE EAST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 390, PAGE 463, OF THE RECORDS OF THE CLERK AND RECORDER OF THE COUNTY OF ROUTT, STATE OF COLORADO, THENCE S86°20'46"W 46.0 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE N26°32'46"E 52.12 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF SAID PARCEL; THENCE S03°24'21"E 8.0 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.



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

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|----------|-----------------------|-----|-------|-----|--------------|
| PROJECT: | 2106-017 | NO. | DATE: | BY: | DESCRIPTION: |
| DATE: | 8/9/2022 | | | | |
| CONTACT: | Ryan Spaulst | | | | |
| EMAIL: | ryans@landmark-co.com | | | | |

Existing Conditions Plan



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NOTES:

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4. BASIS OF BEARINGS: THE W LINE OF THE NW1/4 SECTION 27, T6N, R44W, 6TH P.M. BEING MONUMENTS, AS FOLLOWING AND BEARING N14°00'00"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
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 27.131 SQUARE FEET OR 0.62 ACRES.
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8. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
9. THE SUBJECT PROPERTY IS LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
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11. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

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BE BEGINNING AT THE NW CORNER OF THE SW 1/4 OF SAID SECTION 27, THENCE S0° 15'34"E ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 27 A DISTANCE OF 340.59 FEET; THENCE N86°20'46"E A DISTANCE OF 258.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE N86°20'46"E A DISTANCE OF 108.60 FEET; THENCE N03°39'14"W A DISTANCE OF 290.00 FEET; THENCE S86°20'46"W A DISTANCE OF 91.40 FEET; THENCE S00° 15'34"E A DISTANCE OF 290.51 FEET TO THE TRUE POINT OF BEGINNING.

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OF A PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 390, PAGE 463, OF THE
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THENCE N26°32'46"E 92.13 FEET MORE OR LESS TO A POINT ON THE EASTERLY LINE OF
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BEGINNING.

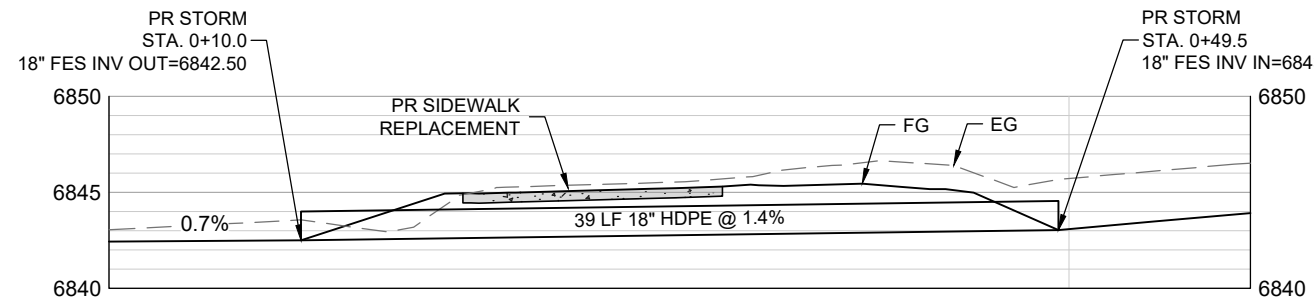
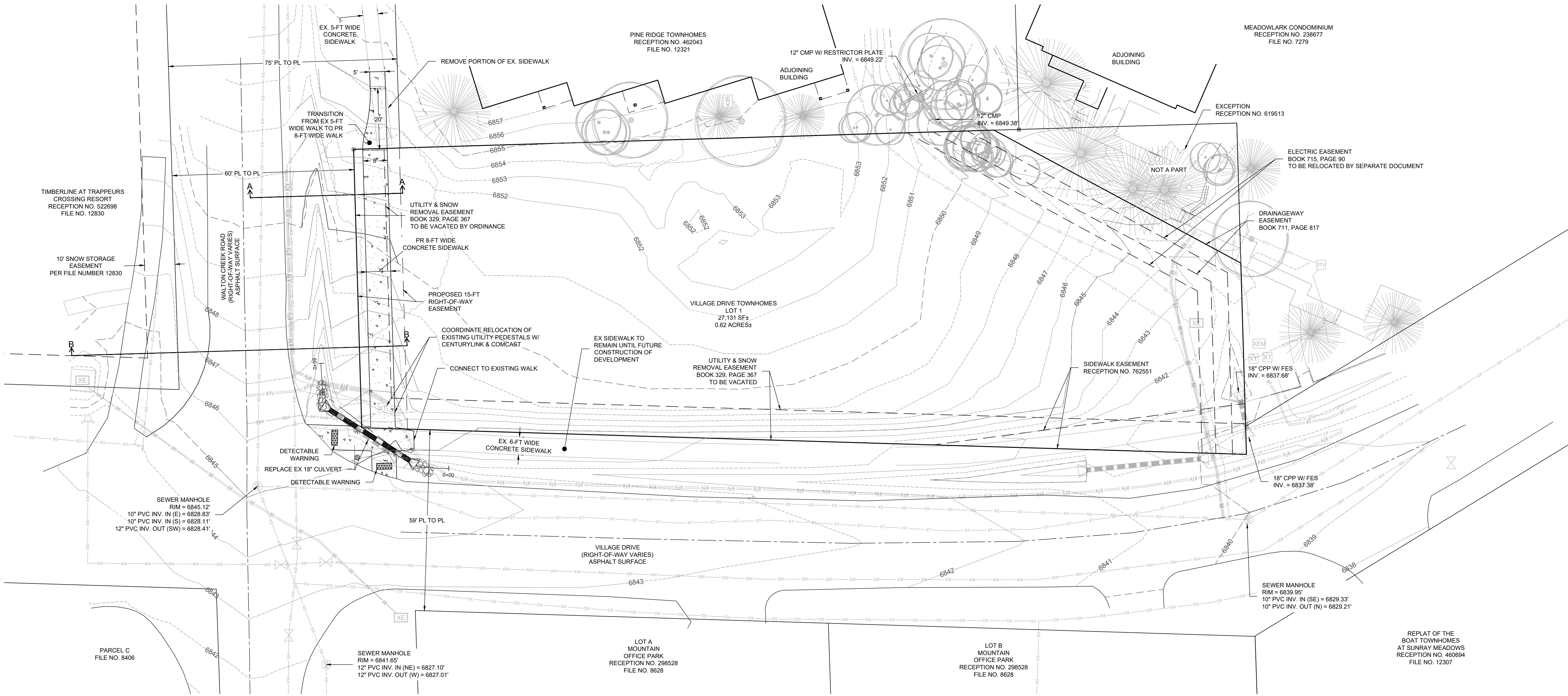


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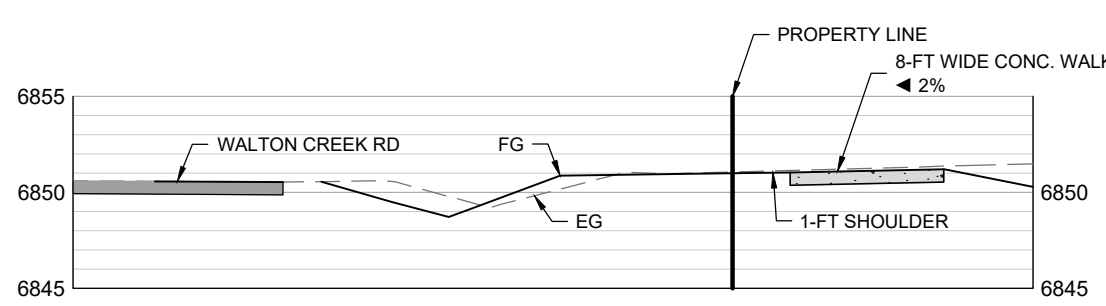
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|----------|-----------------------|-----|-------|-----|--------------|
| PROJECT: | 2196-417 | NO. | DATE: | BY: | DESCRIPTION: |
| DATE: | 8/8/2022 | | | | |
| CONTACT: | Ryan Spasiat | | | | |
| EMAIL: | ryans@landmark-co.com | | | | |

EMAIL: ryans@landmark-co.com

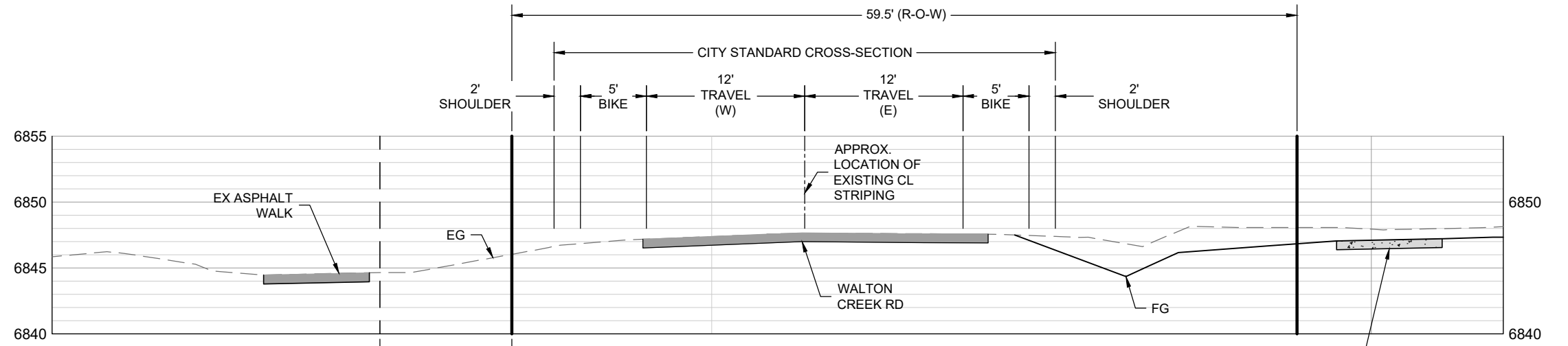
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LIST OF REVISIONS: [REDACTED]



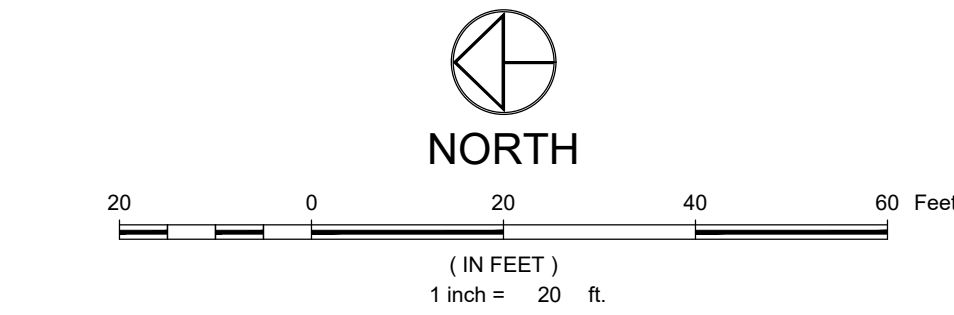
PROPOSED CULVERT



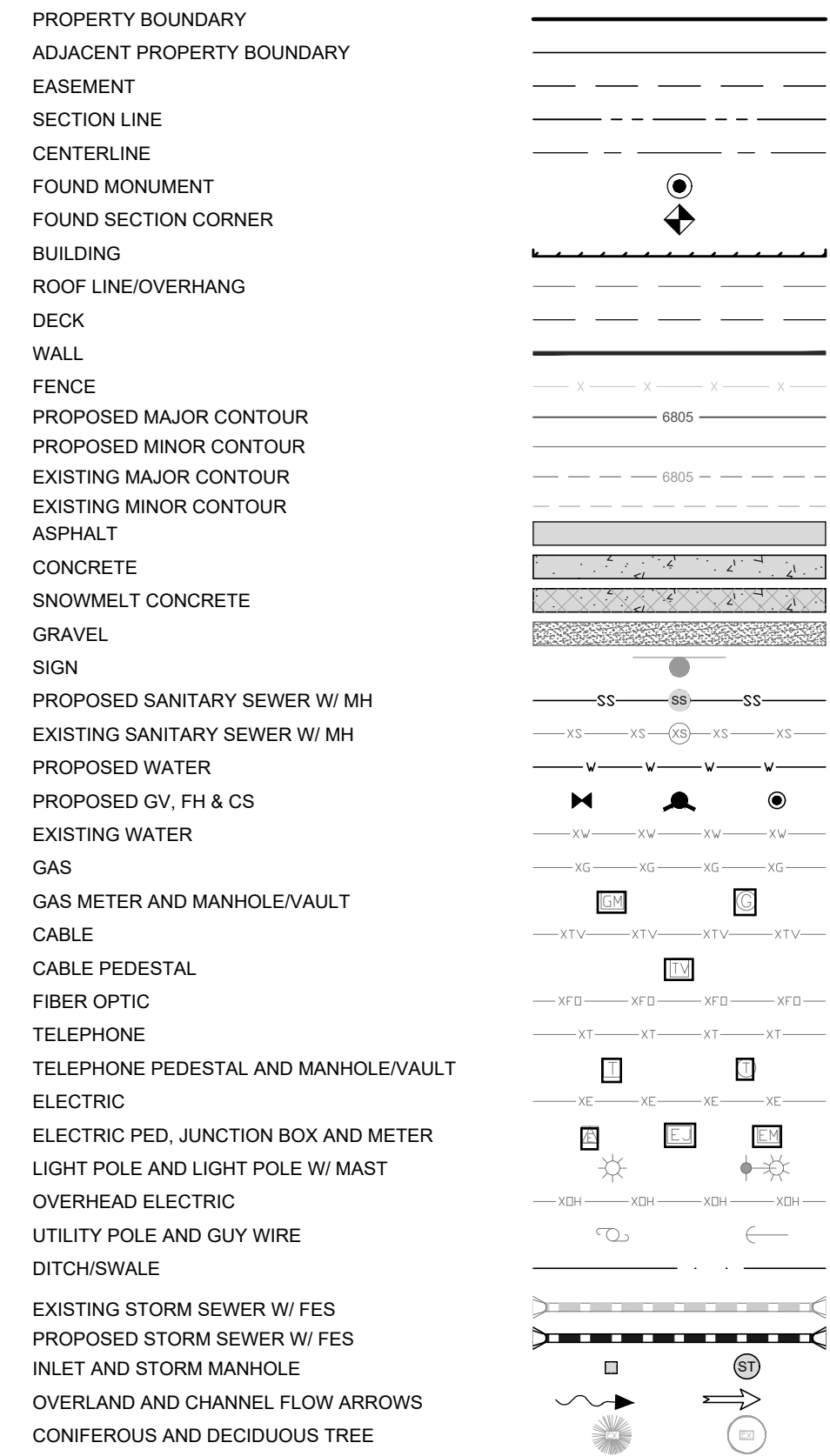
SECTION A



SECTION B



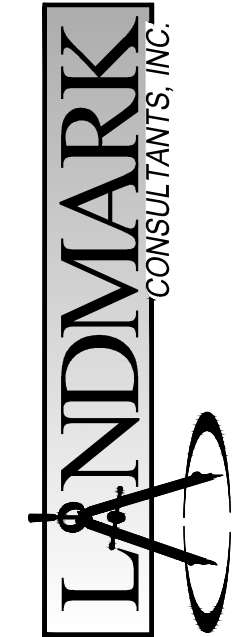
LEGEND:



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- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-co.com



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AND RETRIEVAL SYSTEM, WITHOUT
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LANDMARK CONSULTANTS, INC.

| NO. | DESCRIPTION | BY: | DATE: |
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|----------|-----------------------|
| PROJECT: | 2138-017 |
| DATE: | 8/8/2022 |
| CONTACT: | Ryan Spalstet |
| EMAIL: | ryans@landmark-co.com |

Village Drive Subdivision Final Plat

Site Plan