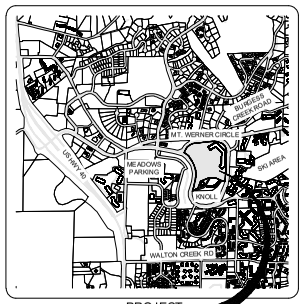
PRELIMINARY PLAT

FOR

FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 19.96 ACRES



PROJECT LOCATION

NORTH

VICINITY MAP

1"= 1500'

CONTACT INFORMATION

PROJECT TEAM:

APPLICANT
STEAMBOAT RESORT DEVELOPMENT COMPANY
3501 WAZEE STREET
DENVER, COLORADO 80215
MSCHMIDT@ALTERRAMTNCO.COM
ATTN: MIKE SCHMIDT

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

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

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	JON SNYDER	(970) 871.8207
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8204
MT. WERNER WATER	FRANK ALFONE	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
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 - COVER SHEET
C.003 - EXISTING CONDITIONS MAP
C.004 - EXISTING CONDITIONS OVERLAY EXHIBIT
C.100 - OVERALL CIVIL SITE PLAN
C.200 - CIVIL UTILITY PLAN
C.300 - GRADING & DRAINAGE PLAN
C.410 - ROADWAY PLAN & PROFILE
C.420 - ROADWAY CROSS-SECTIONS 0+50 - 2+50
C.421 - ROADWAY CROSS-SECTIONS 3+00 - 5+50
C.422 - ROADWAY CROSS-SECTIONS 6+00 - 8+50
C.430 - EMERGENCY ACCESS CROSS-SECTIONS

DRAFT FINAL PLAT
1 - FINAL PLAT COVER
2 - FINAL PLAT

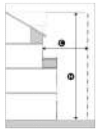
RR-1 Resort Residential - One

§ 209

209 ZONE DISTRICT: RESORT RESIDENTIAL - ONE

209.A Purpose
The Resort Residential zone districts are intended to provide areas for high intensity residential and lodging uses and development with a mountain resort character that is complementary to and supportive of the Base Area in terms of intensity, density, uses, and connectivity. These zone districts accommodate development that serves as a gateway to the mountain resort area with density and intensity increasing closer to the Base Area.

209.B Dimensional Standards (See below.)



— — Property Line
Building Envelope
Porch Area

Building Placement		
Lot Line Setbacks		
Front		A
Principal Building	20' min.	
Porch	15' min.	
3rd Story and Above	25' min.	C
Accessory Building	25' min.	
Side		D
Principal Building	15' min.	
Accessory Building	15' min.	
Rear		E
Principal Building	15' min.	
Accessory Building	15' min.	
Lot Size		
Width 1	25' min.	F
	no max.	
Depth 1	no min.	G
Area	6,000 sf min.	
	no max.	

Building Form		
Building Height 1		
Overall Height	63' max.	H
Parking Lot Placement		
Lot Line Setbacks		
Front	25' min.	
Other Standards		
Building Intensity		
Lot Coverage	50% max.	
Floor Area Ratio	no max.	
Density 2		
Dwelling Units per Lot	no max.	

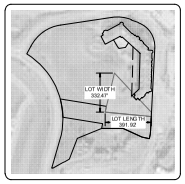
1 The above graphics are not intended to illustrate how building height, lot width, or depth is measured. Refer to Section 901 for rules of measurement.
2 Manufactured homes are prohibited.

Community Development Code
Steamboat Springs Municipal Code Chapter 26

2-15

1 Purpose & Administration
2 Zone Districts
3 Use Definitions & Standards
4 Development & Design Standards
5 Signs
6 Subdivision Standards
7 Development Process
8 Rules & Definitions

NORTH

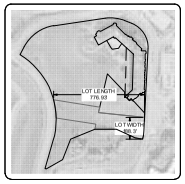


LOT 1 SUMMARY TABLE DIAGRAM

1" = 500'

SUBDIVISION PROJECT SUMMARY TABLE			
LOT 1 PROJECT SUMMARY TABLE			
GROSS SITE AREA	1.63 ACRES		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	6,000 S.F. MIN. / NO MAX.	1.63 ACRES	NO
LOT WIDTH	25 MIN. NO MAX	332 FEET	NO
LOT LENGTH	NO MIN.	392 FEET	NO
LOT COVERAGE	50% MAX.	50% MAX.	NO
USABLE LOT AREA	NO MAX.	1.15 ACRES	NO
AVERAGE SLOPE	N/A	+/-15%	NO
BLOCK LENGTHS	N/A	N/A	NO
INDIVIDUAL LOT FRONTAGE	N/A	38 FEET	NO
PROJECT FRONTAGE	N/A	327 FEET	NO
OPEN SPACE SQUARE FOOTAGE *	15% MIN. (0.65 AC.)	9.64 AC. (PREVIOUSLY PROVIDED)	NO

NORTH



TRAM LOT SUMMARY TABLE DIAGRAM

1" = 500'

SUBDIVISION PROJECT SUMMARY TABLE			
TRAM LOT PROJECT SUMMARY TABLE			
GROSS SITE AREA	2.68 ACRES		
% OF SITE AREA IN ROW	0		
NUMBER OF LOTS	1		
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (YES/NO)
AVERAGE LOT SIZE	6,000 S.F. MIN. / NO MAX.	2.68 ACRES	NO
LOT WIDTH	25 MIN. / NO MAX	198 FEET	NO
LOT LENGTH	NO MIN.	777 FEET	NO
LOT COVERAGE	50% MAX.	PER ZONING	NO
USABLE LOT AREA	NO MAX.	0 ACRES	NO
AVERAGE SLOPE	N/A	+/- 13%	NO
BLOCK LENGTHS	N/A	N/A	NO
INDIVIDUAL LOT FRONTAGE	N/A	157 WEST / 169' EAST	NO
PROJECT FRONTAGE	N/A	157' WEST / 207' EAST	NO
OPEN SPACE SQUARE FOOTAGE	15% MIN. (0.65 AC.)	9.64 AC. (PREVIOUSLY PROVIDED)	NO

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service of Landmark Consultants, Inc. and are not to be used for any other purposes signed and sealed by a Landmark Consultants, Inc. employee.

NO.	DATE	BY	DESCRIPTION
1	2/7/23	LM	Addressed DRT Comments
2	4/14/23		

REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Griepentrog
EMAIL: Erik@landmark-co.com

Fifth Supplement To GRHC Plat
Cover Sheet

SHEET
C.001

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'25"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NO. 10-0403 7307-020-JF DATED MARCH 10, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
3. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, "AREA S OF 0.2% ANNUAL CHANCE FLOOD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEE S FROM 1% ANNUAL CHANCE FLOOD". AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0383D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
5. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. 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.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 19.96 ACRES.
8. POSTED ADDRESS: 2300 MOUNT WERNER CIRCLE
9. VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
10. CONTOUR INTERVAL = 2 FOOT

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

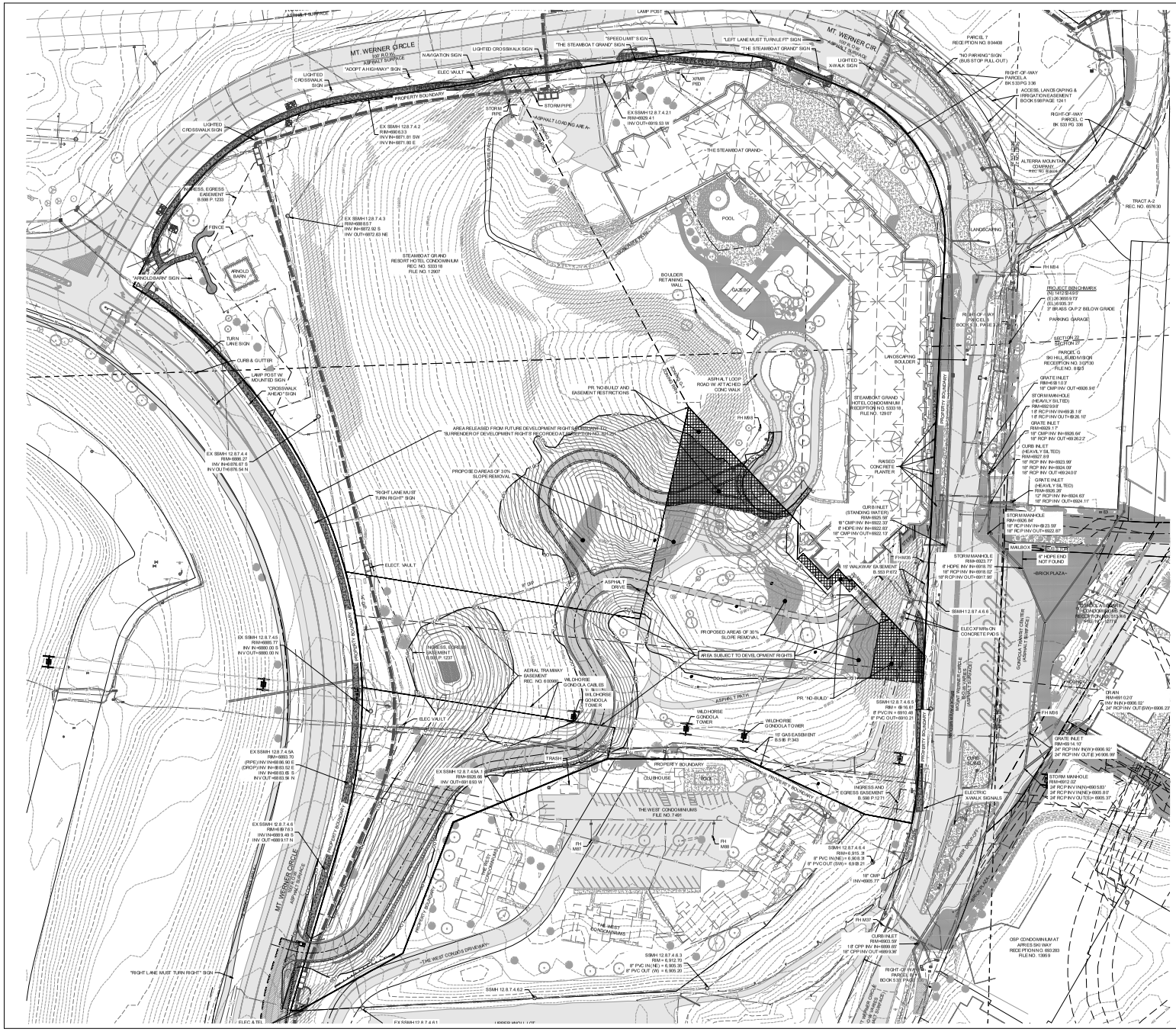
These drawings are instruments of service of Landmark Consultants, Inc. and are not to be used for any construction or contracting unless signed and sealed by a Landmark representative. Reuse or redistribution without the express written consent of Landmark Consultants, Inc. is prohibited.

NO.	DATE	BY	DESCRIPTION
1	3/7/23	LM	Submitted GRHC Comments
2	4/14/23		REVIEW SET NOT FOR CONSTRUCTION 2/17/2023

PROJECT: 2017-081
DATE: 2/7/2023
CONTACT: Erik Chalpowsky
EMAIL: Erik@landmark-co.com

Fifth Supplement To GRHC Plat
Existing Conditions Map

SHEET
C.003



NORTH

60 0 60 120 180 Feet

(IN FEET)
1 inch = 60 ft.

LEGEND:

- MAJOR PR. CONTOUR
- MAJOR EX. CONTOUR
- EX. ASPHALT
- PR. 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
- CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- CONIFEROUS AND DECIDUOUS TREE
- EX. SLOPES EXCEEDING 30%
- SLOPES EXCEEDING 30% REMOVED BY PROPOSED GRADING
- AREAS DESIGNATED AS EASEMENTS OR "NO-BUILD"
- APPROX. LIMITS OF GRADING

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'29"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NO. 10-0-AKD 7597-030, JF DATED MARCH 10, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
3. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, "AREA S OF 0.2% ANNUAL CHANCE FLOOD, AREA S OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH S OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEE S FROM 1% ANNUAL CHANCE FLOOD" AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 0 8107C0 83D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
5. BURIED UTILITIES AND/OR PIPELINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. 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.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 1 9.96 ACRES.
8. POSTED ADDRESS: 2 300 MOUNT WERNER CIRCLE
9. VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
10. CONTOUR INTERVAL = 2 FOOT

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service of Landmark Consultants, Inc. and are not to be used for any construction or contracting unless signed and sealed by a Landmark representative. Reuse or copy of Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
1	2/17/23	LM	Submitted GRP Comments
2	4/14/23		

REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

PROJECT: 2017-081
DATE: 2/17/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eriks@landmark-co.com

Fifth Supplement To GRHC Plat
Existing Conditions Overlay Exhibit

SHEET
C.004

NORTH

80 0 80 160 240 Feet

(IN FEET)
1 inch = 80 ft.

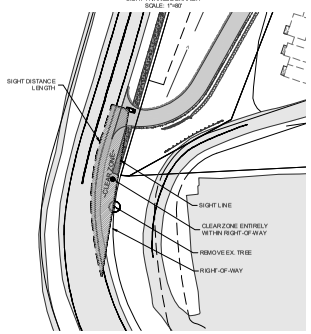
LEGEND:

CENTERLINE
FENCE
PROPOSED MAJOR CONTOUR
EXISTING MAJOR CONTOUR
SIGN
PROPOSED SANITARY SEWER W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER
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
CULVERT/STORM SEWER W/ FES
INLET AND STORM MANHOLE
CONIFEROUS AND DECIDUOUS TREE
ASPHALT
CONCRETE
GRAVEL
NO BUILD RESTRICTED AREA
DESIGN VEHICLE - PASSENGER CAR
SIGHT DISTANCE LENGTH
~CLEAR ZONE~
LINE OF SIGHT

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. ADJACENT AREAS RELEASED FROM DEVELOPMENT RIGHTS (GRAND COMMON ELEMENT) ARE SUBJECT TO A PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS PER EASEMENT AGREEMENT RECORDED AT RECEPTION NO. 681998) AND THE ORIGINAL DECLARATION (RECEPTION NO. 533331)

SIGHT TRIANGLE EXHIBIT
SCALE: 1"=80'



SIGHT DISTANCE:

PER A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS BY AASHTO.

SIGHT DISTANCE REQUIRED = 240-FT
SIGHT DISTANCE PROVIDED = 240-FT

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any purpose (construction or estimating) unless signed and sealed by a Landmark employee. Copyright © Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
1	2/7/23	LM	Submitted GRP Comments
2	4/14/23		

REVIEW SET
NOT FOR CONSTRUCTION
2/14/2023

PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eng@landmark-co.com

Fifth Supplement To GRHC Plat
Overall Civil Site Plan

SHEET
C.100

NORTH

60 0 60 120 180 Feet

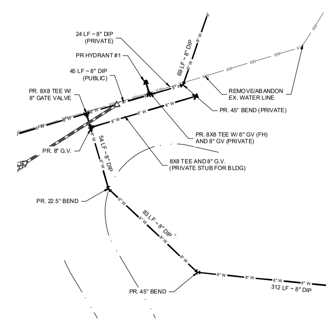
(IN FEET)
1 inch = 60 ft.

LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.	SS
EXISTING SANITARY SEWER W/ MH & C.O.	XS
PROPOSED WATER AND PIPE SIZE	W
PROPOSED GV, FH & CS	
AIR RELIEF VALVE	AR
EXISTING WATER	XW
EX. ASPHALT	
PR. ASPHALT	
CONCRETE	
SIGN	
EX. GAS	XG
EX. GAS METER AND MANHOLE/VAULT	GM
EX. CABLE	XTV
EX. CABLE PEDESTAL	
EX. FIBER OPTIC	XFO
EX. TELEPHONE	XT
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT	
EX. ELECTRIC	XE
EX. ELECTRIC PED, JUNCTION BOX AND METER	EM
EX. LIGHT POLE AND LIGHT POLE W/ MAST	
EX. OVERHEAD	XOH
UTILITY POLE AND GUY WIRE	
CULVERT OR STORM PIPE W/ END SECTIONS	
INLET AND STORM MANHOLE	ST
CONIFEROUS AND DECIDUOUS TREE	
AREAS DESIGNATED AS "NO-BUILD"	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.



WATER DETAIL
1" = 40'

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

LANDMARK CONSULTANTS, INC.

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.

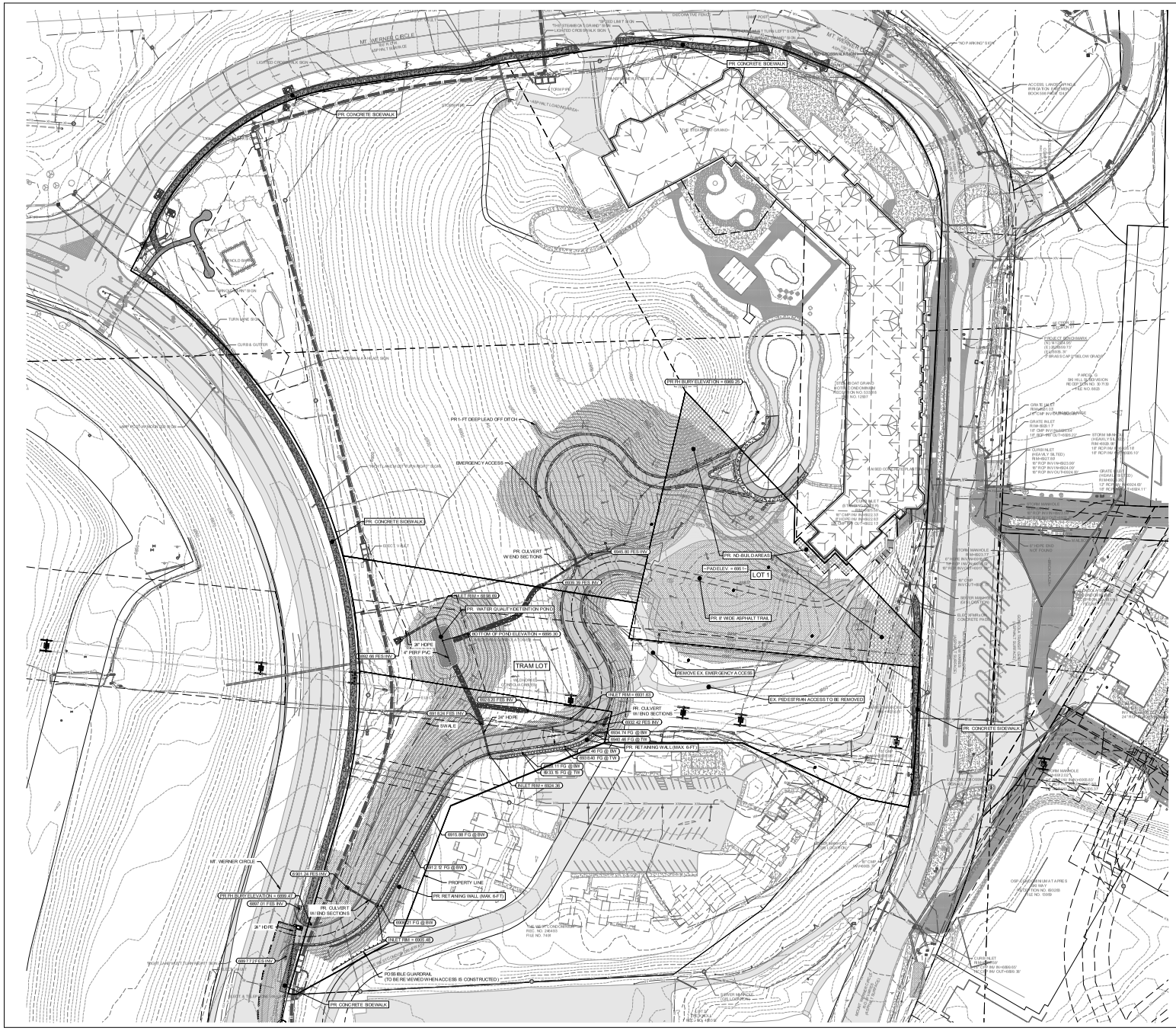
NO.	DATE:	BY:	DESCRIPTION:
1	2/7/26	LM	Addressed DRT Comments
2	4/14/23	LM	Addressed DRT Comments

REVIEW SET
NOT FOR CONSTRUCTION
2/7/2023

PROJECT:	2571-001
DATE:	2/7/2023
CONTACT:	Erik Griepentrog
EMAIL:	Erikg@landmark-co.com

Fifth Supplement To GRHC Plat
Civil Utility Plan

SHEET
C.200



LEGEND:

MAJOR PR. CONTOUR
MAJOR EX. CONTOUR
EX. ASPHALT
PR. 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
CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE
CONIFEROUS AND DECIDUOUS TREE
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE
EXISTING CHANNELIZED FLOW DIRECTION
APPROX. GRADING AREAS TO BE RE-VEGETATED
APPROX. LIMITS OF GRADING

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

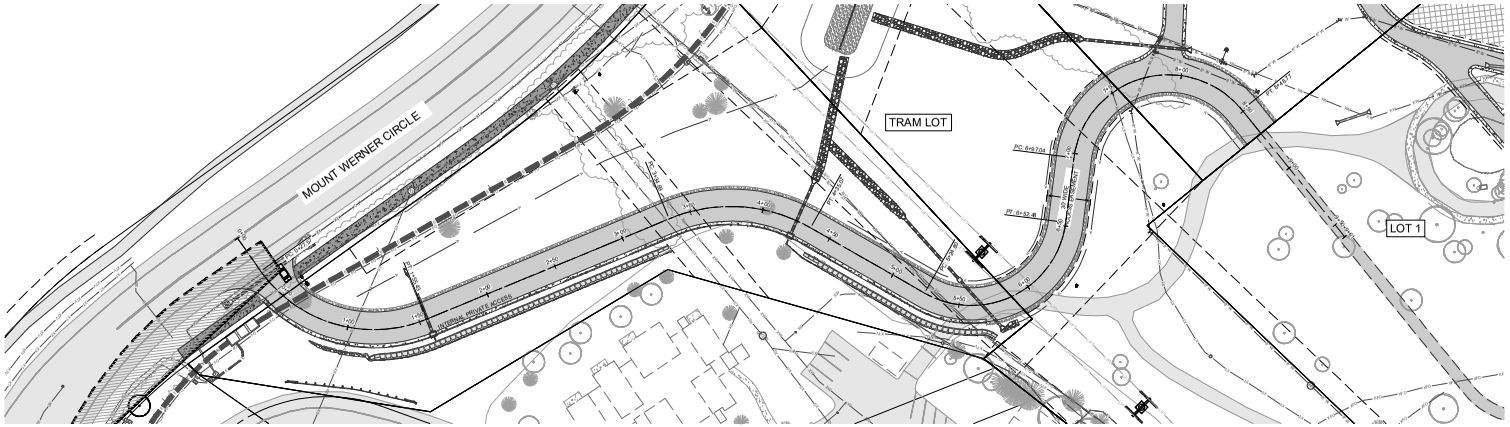
These drawings are instruments of service of Landmark Consultants, Inc. and are not to be used for any construction or construction purposes unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
1	3/7/23	LM	Submitted DRT Comments
2	4/13/23		REVIEW SET NOT FOR CONSTRUCTION 2/17/2023

PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Eric Chaparro
EMAIL: Eric@landmark-co.com

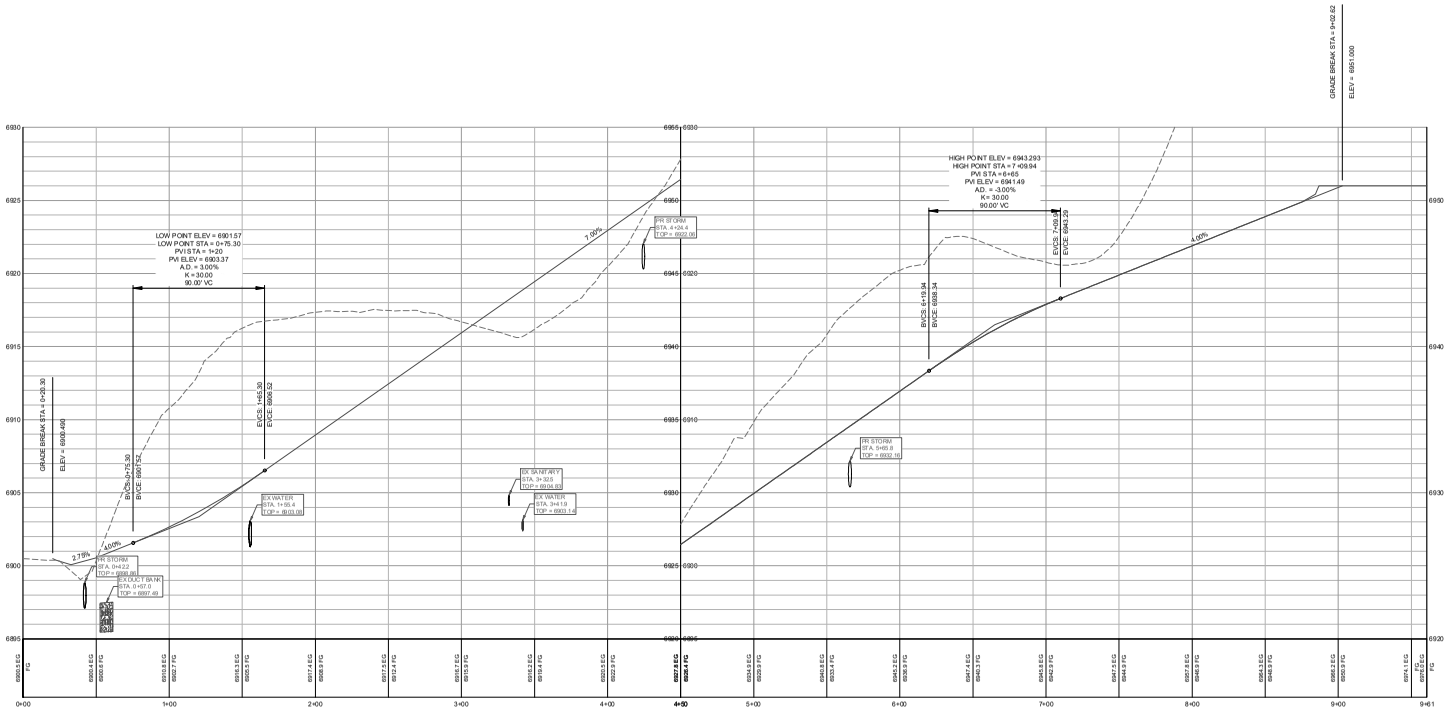
Fifth Supplement To GRHC Plat
Grading & Drainage Plan

SHEET
C.300



ROADWAY PLAN & PROFILE (STA 0+00 - 9+65)

SCALE 1" = 40 (H) 1" = 4 (V)



LEGEND:

MAJOR PR. CONTOUR
MAJOR EX. CONTOUR
EX. ASPHALT
PR. 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
CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE
CONIFEROUS AND DECIDUOUS TREE
PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION — 00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE — 2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE — 2.0%
EXISTING CHANNELIZED FLOW DIRECTION
APPROX. GRADING AREAS TO BE RE-VEGETATED
APPROX. LIMITS OF GRADING

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

PROPOSED ROAD CLASSIFICATION:

INTERNAL PRIVATE ACCESS PER SECTION 4.5.1.2 OF THE 2022 CITY OF STEAMBOAT SPRINGS ENGINEERING STANDARDS

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service of Landmark Consultants, Inc. and are not to be used for any other purposes unless signed and sealed by a Landmark Consultants, Inc. employee.

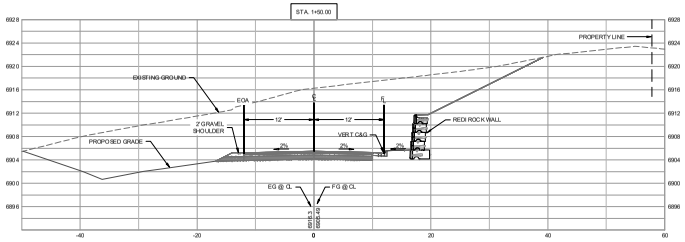
NO.	DATE	BY	DESCRIPTION
1	3/7/23	LM	Addressed GRP Comments
2	4/14/23		

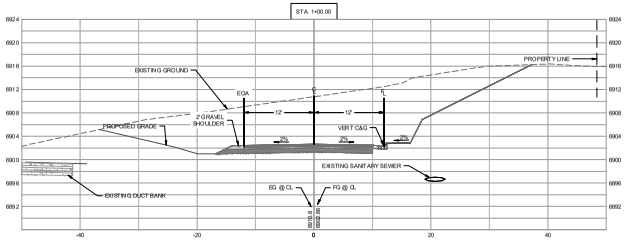
REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

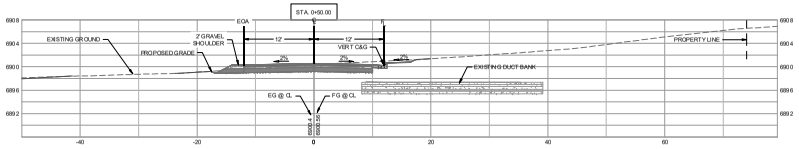
PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Chaparoni
EMAIL: Erik@landmark-co.com

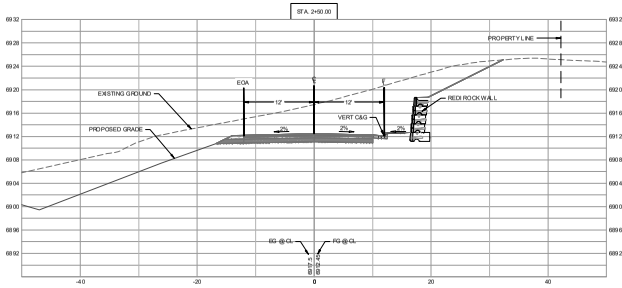
Fifth Supplement To GRHC Plat
Roadway Plan & Profile

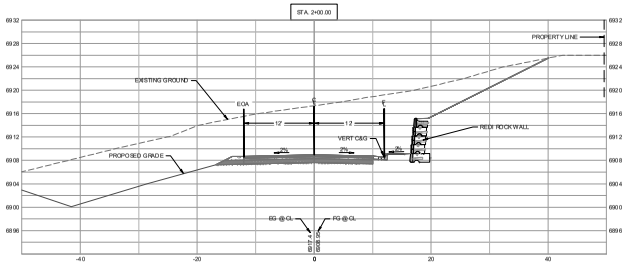
SHEET
C.410











10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

CROSS SECTION NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM AND SANITARY SEWER MAINS AND WATER MAINS.
4. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
5. BASED ON SECTION LOCATION, SOME EXISTING IMPROVEMENTS AND/OR EXISTING CONDITIONS MAY NOT REFLECT ACTUAL CONDITIONS OUTSIDE THE PROPOSED IMPROVEMENTS AREA OF INTEREST.
6. **REDI-ROCK WALL NOTE:** REDI-ROCK WALL SYSTEM IS SHOWN ONLY FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAINING WALL SYSTEM TO BE DETERMINED AND SHALL BE SPECIFIED ON CONSTRUCTION DRAWINGS.

   MAX. RETAINING WALL HEIGHT IS 6-FT.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service and are the property of Landmark Consultants, Inc. and are not to be used for any purpose or construction or continuing unless signed and sealed by a Landmark representative. Employ of Landmark Consultants, Inc.

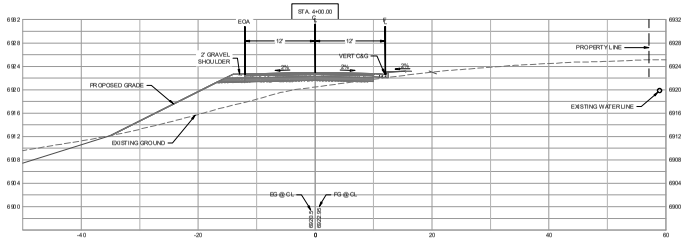
NO.	DATE	BY	DESCRIPTION
1	2/17/23	LM	Advanced REFS Comments
2	4/14/23		

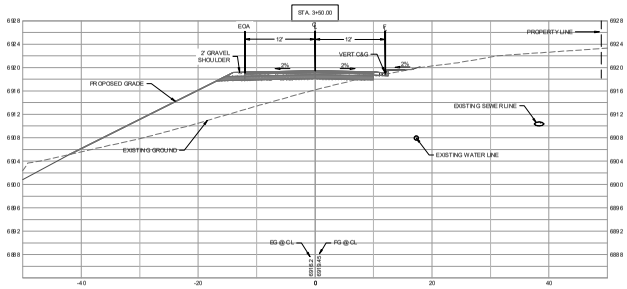
REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

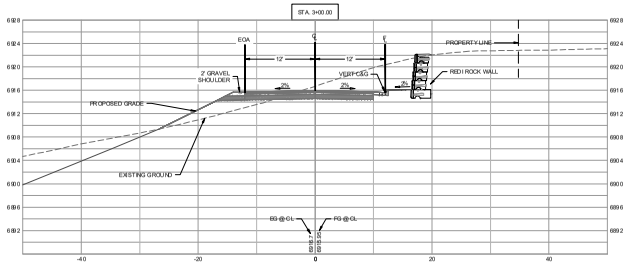
PROJECT: 2017-001
DATE: 2/17/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eric@landmark-co.com

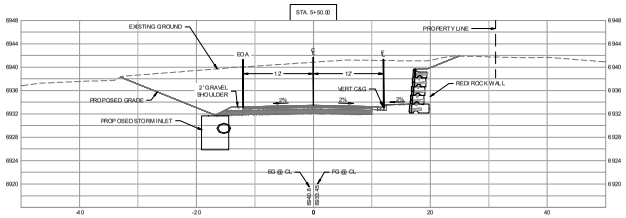
Fifth Supplement To GRHC Plat
Roadway Cross-Sections 0+50 - 2+50

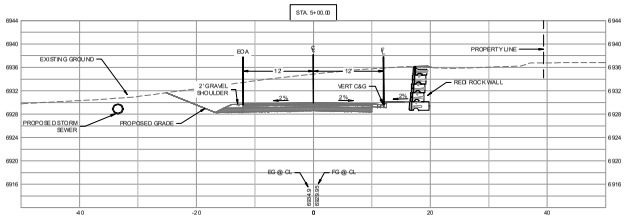
SHEET
C.420

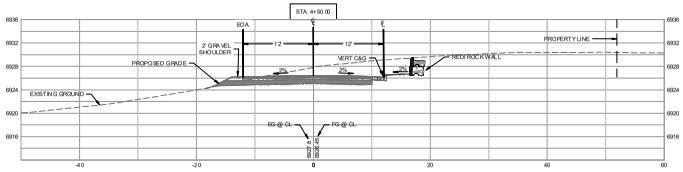


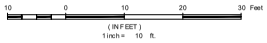












CROSS SECTION NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM AND SANITARY SEWER MAINS AND WATER MAINS.
4. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
5. BASED ON SECTION LOCATION, SOME EXISTING IMPROVEMENTS AND/OR EXISTING CONDITIONS MAY NOT REFLECT ACTUAL CONDITIONS OUTSIDE THE PROPOSED IMPROVEMENTS AREA OF INTEREST.
6. **REDI-ROCK WALL NOTE:** REDI-ROCK WALL SYSTEM IS SHOWN ONLY FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAINING WALL SYSTEM TO BE DETERMINED AND SHALL BE SPECIFIED ON CONSTRUCTION DRAWINGS.

   MAX. RETAINING WALL HEIGHT IS 6-FT.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

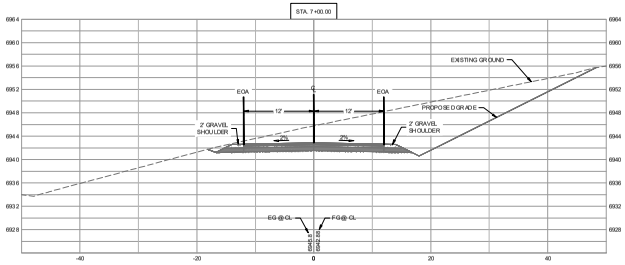
These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any other purpose unless signed and sealed by a Landmark representative. Copyright 2023 Landmark Consultants, Inc.

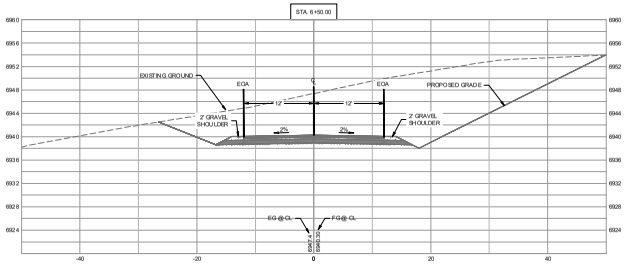
NO.	DATE:	BY:	DESCRIPTION:
1	2/7/23	LM	Advanced REFS Comments
2	4/14/23		REVIEW SET NOT FOR CONSTRUCTION 2/7/2023

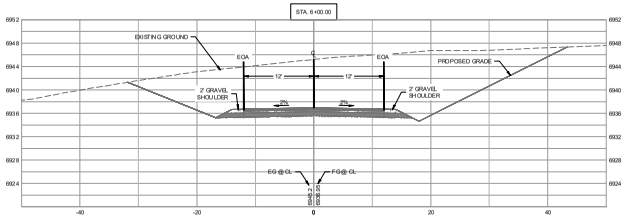
PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eng@landmark-co.com

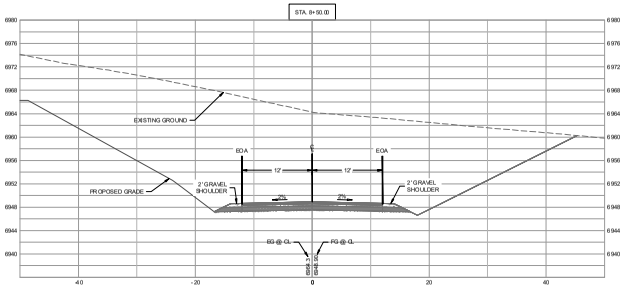
Fifth Supplement To GRHC Plat
Roadway Cross-Sections 3+00 - 5+50

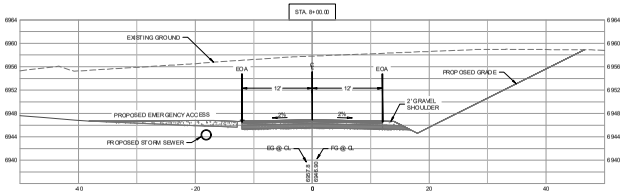
SHEET
C.421

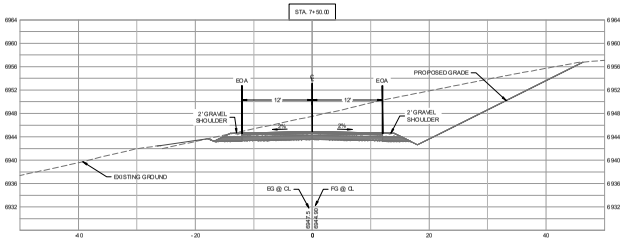


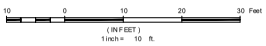












CROSS SECTION NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM AND SANITARY SEWER MAINS AND WATER MAINS.
4. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
5. BASED ON SECTION LOCATION, SOME EXISTING IMPROVEMENTS AND/OR EXISTING CONDITIONS MAY NOT REFLECT ACTUAL CONDITIONS OUTSIDE THE PROPOSED IMPROVEMENTS AREA OF INTEREST.
6. **REDI-ROCK WALL NOTE:** REDI-ROCK WALL SYSTEM IS SHOWN ONLY FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAINING WALL SYSTEM TO BE DETERMINED AND SHALL BE SPECIFIED ON CONSTRUCTION DRAWINGS.

   MAX. RETAINING WALL HEIGHT IS 6-FT.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any other construction or construction purposes unless signed and sealed by a Landmark Consultants, Inc. employee.

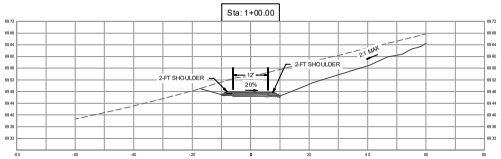
NO.	DATE	BY	DESCRIPTION
1	3/7/23	LM	Advanced REFS Comments
2	4/14/23		

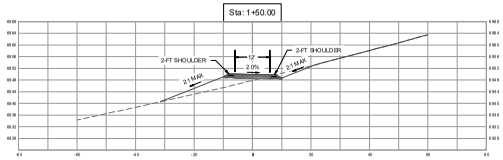
REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

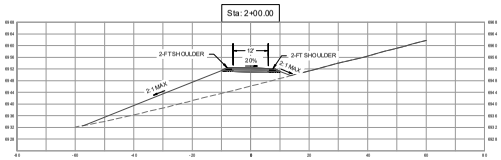
PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eng@landmark-co.com

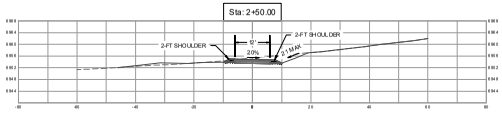
Fifth Supplement To GRHC Plat
Roadway Cross-Sections 6+00 - 8+50

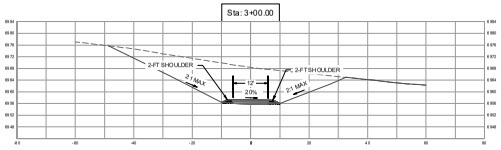
SHEET
C.422

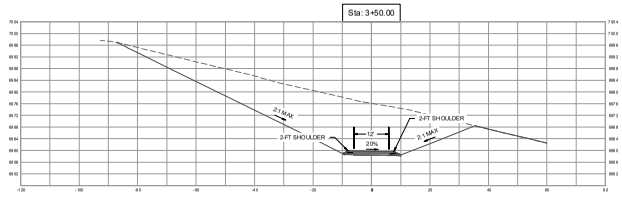


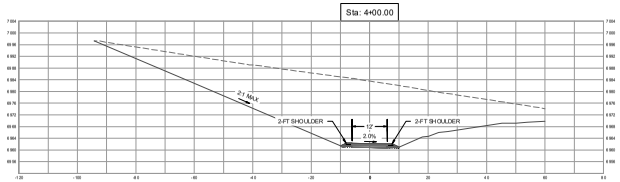


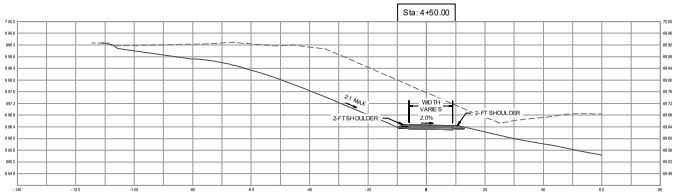


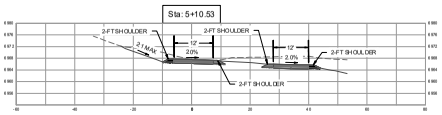


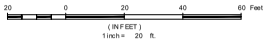












CROSS SECTION NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL STORM AND SANITARY SEWER MAINS AND WATER MAINS.
4. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
5. BASED ON SECTION LOCATION, SOME EXISTING IMPROVEMENTS AND/OR EXISTING CONDITIONS MAY NOT REFLECT ACTUAL CONDITIONS OUTSIDE THE PROPOSED IMPROVEMENTS AREA OF INTEREST.
6. **REDI-ROCK WALL NOTE:** REDI-ROCK WALL SYSTEM IS SHOWN ONLY FOR REFERENCE AND ILLUSTRATIVE PURPOSES ONLY. ACTUAL RETAINING WALL SYSTEM TO BE DETERMINED AND SHALL BE SPECIFIED ON CONSTRUCTION DRAWINGS.

   MAX. RETAINING WALL HEIGHT IS 6-FT.

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any other construction or contracting purposes unless signed and sealed by a Landmark representative. Employ of Landmark Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
1	2/7/23	LM	Advanced REF Comments
2	4/14/23		

REVIEW SET
NOT FOR CONSTRUCTION
2/17/2023

PROJECT: 2017-001
DATE: 2/7/2023
CONTACT: Erik Chaparro/Eng
EMAIL: Eng@landmark-co.com

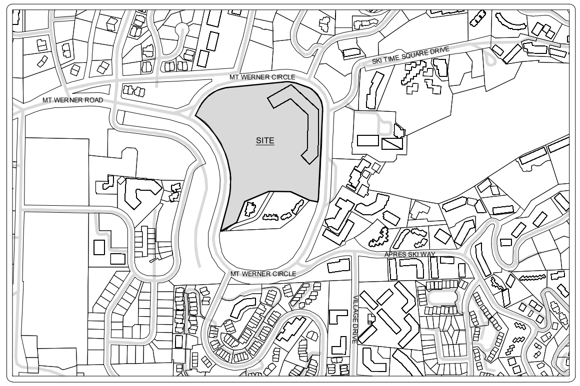
Fifth Supplement To GRHC Plat
Emergency Access Cross-Sections

SHEET
C.430

DRAWING FILENAME: P:\2017-001\DWG\Plat\Access Drawings\Emergency Access Cross Sections.dwg LAYOUT NAME: C.430 DATE: Apr 4, 2023 - 3:39pm CHRISPARTOR: ladmin
LOCATION: Steamboat Springs, CO PLOT DATE: Apr 4, 2023 - 3:39pm CHRISPARTOR: ladmin

FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

A RESUBDIVISION OF LOT 1, THE KNOLL;
LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 19.96 ACRES



NORTH

VICINITY MAP
SCALE = 1" : 500'

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION (SRDC), BEING THE OWNER OF THE REAL PROPERTY LOCATED IN THE NE1/4 SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO; DESCRIBED AS THE TRAM LOT AND LOT 1 AS SHOWN HEREON, AND THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION, BEING THE ASSOCIATION OF UNIT OWNERS UNDER THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM DECLARATION, RECORDED SEPTEMBER 20, 2000, AT RECEPTION NO. 533317, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION") ONLY WITH RESPECT TO THE COMMON ELEMENTS OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, UNDER THE NAME AND STYLE OF FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM, HAVE LAID OUT, PLATTED AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS SRDC DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS A TEN (10) FOOT WIDE NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND DRAINAGE FACILITIES AND FOR THE INSTALLATION AND MAINTENANCE OF UNDERGROUND PUBLIC UTILITIES, SAID EASEMENT BEING FIVE (5) FEET ON EACH SIDE OF THE DRAINAGE OR UTILITY CENTERLINE LOCATED WITHIN THE TRAM LOT AND LOT 1 SHOWN HEREON LYING OUTSIDE THE PERIMETER WALLS OF THE BUILDING FOUNDATIONS OR OTHER STRUCTURES NOW OR HEREAFTER CONSTRUCTED ON SAID TRAM LOT OR LOT 1. THIS DEDICATION IS SPECIFIC TO ALL UTILITIES CLASSIFIED AS MAINLINES. SERVICE LINES ARE PRECLUDED FROM THIS DEDICATION. FURTHER, SRDC DOES HEREBY IRREVOCABLY DEDICATE TO THE PERPETUAL USE OF THE CITY OF STEAMBOAT SPRINGS THE NON-MOTORIZED SIDEWALK EASEMENT SHOWN HEREON. SUCH DEDICATED EASEMENTS MAY BE VACATED IN PART OR PARTS BY THE RECORDED ORDINANCE OF THE CITY OF STEAMBOAT SPRINGS, ALONE. THESE DEDICATIONS PRECLUDE THE CONSTRUCTION OF IMPROVEMENTS, OR THE DEPOSIT OF MATERIALS, IN THE EASEMENT AREA, WHICH COULD IMPAIR THEIR USE AS PROVIDED IN THIS DEDICATION. FURTHER, SRDC DOES HEREBY DEDICATE TO THE MOUNT WERNER WATER AND SANITATION DISTRICT, A COLORADO SPECIAL DISTRICT, PERPETUAL AND NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF WATER AND SEWAGE COLLECTION LINES AND APPURTENANCES, AND FOR ACCESS OF PERSONS, VEHICLES, AND EQUIPMENT THERETO FOR SUCH PURPOSES, ON, OVER, ACROSS, AND UNDER A 20-FOOT-WIDE STRIP OF LAND, SAID EASEMENTS BEING 10 FEET ON EACH SIDE OF THE WATER AND SEWAGE COLLECTION LINES LOCATED WITHIN THE TRAM LOT AND LOT 1 SHOWN HEREON LYING OUTSIDE THE PERIMETER WALLS OF THE BUILDING FOUNDATIONS OR OTHER STRUCTURES NOW OR HEREAFTER CONSTRUCTED ON SAID TRAM LOT OR LOT 1.

IN WITNESS WHEREOF, SAID STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF ____________, A.D. 2023.
STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION
BY______________________________
______________ AS __________ OF STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION

STATE OF COLORADO)
) SS.
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ___________, A.D. 2023 BY ____________ AS ___________ OF STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION.

MY COMMISSION EXPIRES _________________.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

IN WITNESS WHEREOF, SAID STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS ______ DAY OF ___________, A.D. 2023.

STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION
BY______________________________
______________________ AS _________________ OF STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

STATE OF COLORADO)
) SS.
COUNTY OF ROUTT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ___________, A.D. 2023 BY ____________ AS ___________ OF STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

MY COMMISSION EXPIRES _________________.

WITNESS MY HAND AND OFFICIAL SEAL.

____
NOTARY PUBLIC

NOTES:

1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°02'29"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABC30028459-7, EFFECTIVE DATE: 01/06/2023, AT 5:00 P.M. PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
3. 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 C.R.S. 18-4-508.
4. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
5. WITH THE EXCEPTION OF LOT 1 AND THE TRAM LOT SHOWN HEREON, THE PROPERTY SHOWN ON THIS FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS SUBJECT TO ALL UNDERLYING GOVERNING DOCUMENTS AND EASEMENTS ACCORDING TO THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM DECLARATION, RECORDED SEPTEMBER 20, 2000 AT RECEPTION NO. 533317, AS AMENDED AND SUPPLEMENTED, AND THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM MAP, RECORDED SEPTEMBER 20, 2000 AT RECEPTION NO. 533318 AND IN FILE NO. 12907, AS AMENDED AND SUPPLEMENTED.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. BEARINGS SHOWN HEREON ARE ROTATED 01°01'53" COUNTERCLOCKWISE FROM RECORD BEARINGS.
8. THE TRAM LOT SHOWN ON THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED ____________, 2023 AND RECORDED AT RECEPTION NO.______________ OF THE ROUTT COUNTY REAL PROPERTY RECORDS, AS AMENDED.
9. THE PROPERTY HEREIN PLATTED MAY BE SUBJECT TO CERTAIN SPECIAL DECLARANT RIGHTS UNDER THE DECLARATION.
10. UNITS CREATED UNDER THE DECLARATION ARE "NOT A PART" AND EXCLUDED FROM THIS PLAT.
11. CERTAIN AREAS WITHIN THIS PLAT WERE RELEASED FROM FUTURE DEVELOPMENT RIGHTS PURSUANT TO "SURRENDER OF DEVELOPMENT RIGHTS" RECORDED AT RECEPTION NO. 621251.
12. THE AREA SHOWN ON THIS PLAT OUTSIDE THE TRAM LOT AND LOT 1 IS SUBJECT TO REVISED MAJOR DEVELOPMENT PERMIT AND PUD FOR THE GRAND SUMMIT HOTEL AND CONFERENCE AT STEAMBOAT APPROVED BY THE STEAMBOAT SPRINGS CITY COUNCIL ON MAY 12, 1998, AS AMENDED.
13. CONSTRUCTION OF PRINCIPAL AND ACCESSORY BUILDINGS NOT PERMITTED WITHIN AREA LABELED NO-BUILD AREAS ON THIS PLAT BUT BUILDING CANTILEVERS, ROOF OVERHANGS, DECKS AND SIMILAR ABOVE GROUND STRUCTURES AND TRAILS, LANDSCAPING, PATIOS, SIDEWALKS, UTILITIES, DRAINAGE STRUCTURES, RETAINING WALLS AND SIMILAR STRUCTURES ARE ALLOWED.

SURVEYOR'S CERTIFICATE

I, JEFFRY A. GUSTAFSON, BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM WAS MADE BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING IN ACCORDANCE WITH C.R.S. 38-51-101 ET SEQ. AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATED THIS ______ DAY OF ___________________ A.D., 2023

JEFFRY A. GUSTAFSON, LICENSED LAND SURVEYOR
COLORADO L.S. NO. 29039
FOR AND ON BEHALF OF LANDMARK CONSULTANTS, INC.

ATTORNEY'S CERTIFICATE

I, ______________, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE REVIEWED TITLE COMMITMENT ORDER NO. ABC30028459-7, EFFECTIVE DATE: 01/06/2023, PREPARED BY LAND TITLE GUARANTEE COMPANY AND BASED EXCLUSIVELY UPON SAID TITLE COMMITMENT, FEE SIMPLE TITLE TO THE TRAM LOT AND LOT 1 SHOWN HEREON IS VESTED IN STEAMBOAT RESORT DEVELOPMENT COMPANY, A DELAWARE CORPORATION FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND EXCEPT FOR PATENT RESERVATIONS, EASEMENTS, ENCROACHMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, COVENANTS OF RECORD OR APPARENT AND THE EASEMENTS AND OTHER MATTERS SHOWN OR NOTED ON THIS PLAT.

____
______________, ATTORNEY AT LAW

EFFECTIVE THE ____ DAY OF ________, 2023.

MOUNT WERNER WATER AND SANITATION DISTRICT ACCEPTANCE OF DEDICATION

THE MOUNT WERNER WATER AND SANITATION DISTRICT DOES HEREBY ACCEPT THE DEDICATION OF THE EASEMENTS AS GRANTED BY THE OWNER OF THE PROPERTY SUBDIVIDED HEREBY, FOR THE PURPOSES MADE, PROVIDED THAT THE DISTRICT SHALL HAVE NO OBLIGATION OR LIABILITY TO CONSTRUCT, REPAIR, MAINTAIN, IMPROVE, OR RECONSTRUCT ANY WATER OR SEWER LINE OR APPURTENANCE WITHIN ANY SUCH EASEMENT UNTIL AND UNLESS SUCH LINE OR APPURTENANCE HAS FIRST BEEN CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND RULES OF THE DISTRICT, AND FINAL ACCEPTANCE HAS BEEN GRANTED IN WRITING BY THE DISTRICT.

MOUNT WERNER WATER AND SANITATION DISTRICT

BY: ______________________________ DATE: _______________, 2023
FRANK ALFONE, GENERAL MANAGER

STEAMBOAT SPRINGS DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF STEAMBOAT SPRINGS, COLORADO DOES HEREBY AUTHORIZE AND APPROVE THIS PLAT OF THE ABOVE SUBDIVISION THIS _________ DAY OF ____________, A.D. 2023.

____
REBECCA D. BESSEY, AICP, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STEAMBOAT SPRINGS CITY COUNCIL APPROVAL

THE WITHIN FINAL PLAT OF FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM IS APPROVED FOR FILING THIS ______ DAY OF ____________ A.D. 2023. THE DEDICATION OF THE DRAINAGE, UTILITY AND NON-MOTORIZED SIDEWALK EASEMENTS AS NOTED OR SHOWN HEREON IS HEREBY ACCEPTED.

BY ______________________________
ROBIN CROSSAN, CITY COUNCIL PRESIDENT

ATTEST ______________________________
JULIE FRANKLIN, CITY CLERK

ROUTT COUNTY SURVEYORS ACCEPTANCE

THIS PLAT WAS FILED AND INDEXED AS FILE NO. SP ________ ON __________________, 2023 AT ________M IN THE LAND SURVEY PLAT RECORDS FILE AND INDEX SYSTEM MAINTAINED IN THE OFFICE OF THE ROUTT COUNTY CLERK AND RECORDER PURSUANT TO C.R.S. SEC 38-50-101.

ROUTT COUNTY SURVEYOR

____
THOMAS H. EFFINGER, JR. COLO REG NO. 17651

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ROUTT COUNTY, COLORADO, ON THIS _______ DAY OF ______________________, A.D. 2023.

RECEPTION NUMBER ___________________ TIME ___________________

FILE NUMBER ________________________

____
JENNY L. THOMAS - ROUTT COUNTY CLERK AND RECORDER

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

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

NO.	DATE:	BY:	DESCRIPTION:
1	04/11/23	JAG	DRT COMMENTS, SIDEWALK EASEMENT

DRAFT 04/11/23

PROJECT:	2571-001
DATE:	01/23/23
DRAWN BY:	JAG
CHECKED BY:	

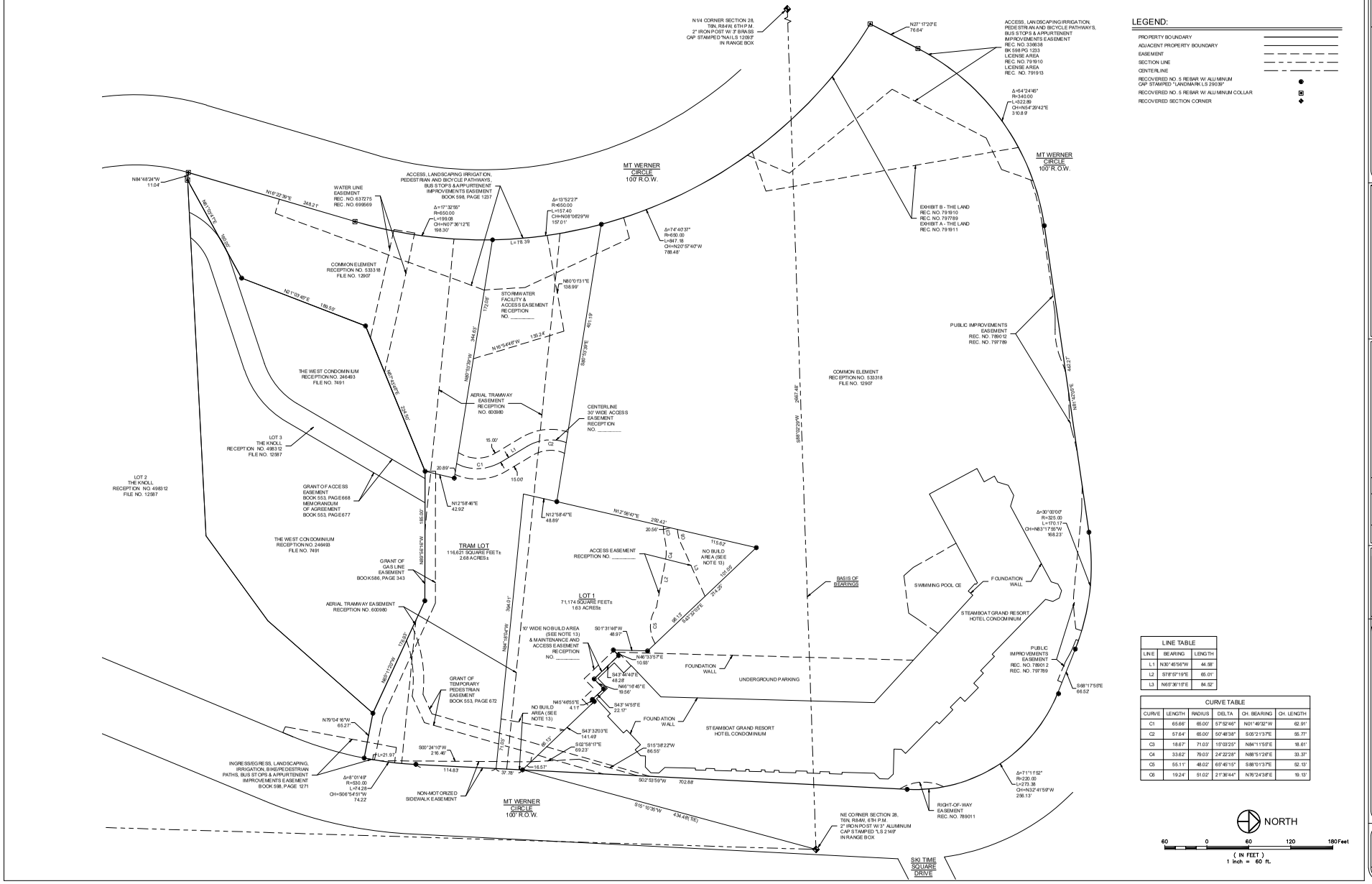
FINAL PLAT
FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

SHEET 1 Of 2 Sheets

DRAWING FILENAME: P:\2571-001\DWGs\Production Drawings\2571-001-Plat-overall.dwg LAYOUT NAME: 1 DATE: Apr 11, 2023 - 12:16pm CAD OPERATOR: jaf
LIST OF XREFS: [2572-001-xBndy] [xVICMAP] [2571-001-TC REVIEW]

FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM

A RESUBDIVISION OF LOT 1, THE KNOLL; LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 19.96 ACRES



LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- RECOVERED NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039"
- RECOVERED NO. 5 REBAR W/ ALUMINUM COLLAR
- RECOVERED SECTION CORNER

LINE TABLE

LINE	BEARING	LENGTH
L1	N30°45'56"W	44.58'
L2	S78°57'19"E	65.01'
L3	N66°36'15"E	84.52'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	65.66'	65.00'	57°52'46"	N01°49'32"W	62.91'
C2	57.64'	65.00'	50°48'38"	S05°21'37"E	55.77'
C3	18.67'	71.03'	15°03'25"	N84°11'55"E	18.61'
C4	33.62'	79.03'	24°22'28"	N88°51'26"E	33.37'
C5	55.11'	48.02'	65°45'15"	S88°01'37"E	52.13'
C6	19.24'	51.02'	21°36'44"	N76°24'38"E	19.13'

CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774843
Steamboat Springs, Colorado 80477
(970) 871-9484
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

LIMITATIONS OF ACTIONS AGAINST LAND SURVEYORS: ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES ARISING FROM ANY ALLEGED DEFECT IN SURVEYING OR PREPARATION OF MAPS, PLANS, OR REPORTS SHALL BE COMMENCED WITHIN TWO YEARS AFTER THE DISCOVERY OF SUCH DEFECT, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT TO RECOVER SUCH DAMAGES ARISING FROM ACTS COMPLETED MORE THAN TEN YEARS AFTER THE COMPLETION OF SUCH SURVEYING OR PREPARATION OF MAPS, PLANS, OR REPORTS. (HB 1051 - 2003 SESSION LAWS OF COLORADO, CHAPTER 290, SECTION 13-80-127 (1)). ACTIONS BASED ON FALSE OR MISLEADING STATEMENTS OR ACTIONS BASED ON FALSE OR MISLEADING INFORMATION OR ACTIONS BASED ON FRAUD, SHALL NOT BE BROUGHT TO RECOVER DAMAGES ARISING FROM ACTS OR OMISSIONS IN THIS SURVEY BEYOND SIX YEARS FROM THE DATE THE ALLEGED DEFECT WAS DISCOVERED OR REASONABLY SHOULD HAVE BEEN DISCOVERED.

NO.	DATE	BY	DESCRIPTION
1	04/11/23	JAG	DRFT COMMENTS, SIDEWALK EASEMENT

DRAFT
04/11/23

PROJECT: 2521-001
DATE: 01/02/23
DRAWN BY: JAG
CHECKED BY:

FINAL PLAT
FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM
LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

SHEET 2 Of 2 Sheets