MATCHLINE THIS SHEET

TELEPHONE PEDESTAL (TYP.)

SLOPES GREATER THAN 30% (TYP.)

NORTH FORK SNAKE RIVER

FOOT BRIDGE

2' GRAVEL PATH

30' UTILITY EASEMENT R.N. 556773

THE SPRINGS AT RIVER RUN CONDOMINIUM
(RECEPTION NO. 662055)

CONCRETE PAD WITH PIPE VENT

EXISTING EMERGENCY VEHICLE TURNAROUND

8" DIP WATER MAIN

GATE

BOULDER ON GROUND SURFACE (TYP.)

APPROXIMATE LOCATION FLOOD ZONE AE PER FEMA GIS FILES (1% FLOOD CHANCE)

10" DIP WATER MAIN

BOULDER WALL

12" DIP WATER MAIN

REMAINDER OF LOT 3

LOT 5 OPEN SPACE

10' GAS & ELEC EASEMENT R.N.'S 508588 & 508589

RIM=9349.5
8" INV (NE)=9336.6
8" INV (W)=9336.2
8" INV (S)=9336.0

EDGE OF WATER 9/25/17

25' WETLAND SETBACK & EDGE OF BANK SETBACK

25' STREAMSIDE SETBACK

8" DIP WATER SERVICE STUB

SEWER MAIN CONSTRUCTED IN 2008 BUT NOT CURRENTLY IN SERVICE

8" C-900 SANITARY SEWER MAIN

GENERATOR

CONCRETE DRIVEWAY

6" OPT INV=9350.9

EMERGENCY ACCESS EASEMENT R.N. 662054

DRIVEWAY EASEMENT R.N. 662052

CONCRETE WALK

TRACT A

HUNKIDORI COURT
50' UTILITY & PRIVATE ACCESS EASEMENT

SIGN (TYP.)

PORTION OF LOT 4
RED HAWK LODGE CONDOMINIUMS

15" SANITARY SEWER MAIN

10' GAS EASEMENT R.N. 508859

RIM=9344.7
15" INV (E)=9331.0
15" INV (SE)=9330.8
15" INV (W)=9330.6

STORM INLET

SNOW STACK EASEMENT R.N. 556773

LIGHT POLE (TYP.)

15" C-900 SANITARY SEWER MAIN

12' ACCESS EASEMENT R.N. 1190833

35' UTILITY EASEMENT R.N. 556773

RIM=9346.8
8" INV(NE)=9333.4
15" INV (SE)=9333.0
15" INV (W)=9332.9

ELECTRIC SWITCH CABINET (TYP.)

10' ELEC EASEMENT R.N. 508589

RIM=9344.4
15" INV (E)=9331.5
8" INV (W)=9331.4
15" INV (W)=9331.3

RIM=9344.7
15" INV (E)=9331.1
15" INV (W)=9331.1

RIM=9347.5
15" INV (W)=9332.2
15" INV (E)=9332.3
8" INV (NE)=9332.3
8" INV (NE)=9334.3

RIM=9347.7
INV(NE)=9342.4

CONCRETE DRIVEWAY

18" CMP

12" DIP WATER MAIN

ENTRY DRIVE TO PARKING GARAGE

CONC WALL

OUTLET STRUCTURE

INV = 9340.47

DETENTION POND AREA RIP RAP

20' BIKE TRAIL EASEMENT REC. NO.: 649570

SLOPES GREATER THAN 30% (TYP.)

SEWER MAIN CONSTRUCTED IN 2008 BUT NOT CURRENTLY IN SERVICE

WETLAND FLAG (TYPICAL)

25' WETLAND SETBACK & EDGE OF BANK SETBACK

LOT 4A-1
Address: 75 HUNKI-DORI CT.

30' UTILITY EASEMENT

TRASH CONTAINER

WOOD WALL

SHED

STAIRS

TRASH CONTAINER

RIM=9341.32
INV IN (S)=9331.18
INV OUT (N)=9331.08

SKI LOCKERS

ENTRY BOOTH WITH GATES ON CONC PAD

30' SAN. SEWER EASEMENT R.N. 508586

CONCRETE JERSEY BARRIER (TYP.)

FENCE (TYP.)

EXISTING 8" SEWER STUB INV 9333.65 (CONTRACTOR TO VERIFY)

STORMWATER VAULT

RIM=9341.7
INV (W&E)=9336.7

RIM=9340.5
15" INV (W)=9332.3
15" INV (NE)=9332.4

EXISTING BUILDING

ACCESS EASEMENT R.N.1215126

TICKET BUILDING

12" DIP WATER MAIN

EXISTING 8" STUB INV 9331.99 (CONTRACTOR TO VERIFY)

RIM=9339.8
15" INV (E)=9331.8
15" INV (W)=9331.6

8" CMP

30' UTILITY EASEMENT R.N. 556773

10' GAS EASEMENT R.N. 329509

LOT 4A-2

LIFT SHACK

SOUTH LINE SAN SEWER EASEMENT

RIM=9340.5
INV 24"(SW&E)=9336.1

LOT 5
OPEN SPACE
KEYSTONE BASE I – FIL. 2
VAIL SUMMIT RESORTS, INC.

LOT 4B
VAIL SUMMIT RESORTS, INC.

25' WATERLINE EASEMENT R.N. 329510

RIVER RUN GONDOLA

TRENCH DRAIN/INLET

PULL BOX

INLET

DELINEATED WETLANDS

SNAKE RIVER

BIKE PATH

EDGE OF WATER

25' STREAMSIDE SETBACK

LOT 5 NORTH FORK SNAKE RIVER OPEN SPACE KEYSTONE BASE FIL. 2 VAIL SUMMIT RESORTS, INC.

FOOT BRIDGE

WOOD WALL

DELINEATED WETLANDS

MATCHLINE THIS SHEET

MONTEZUMA ROAD

BIKE PATH

MONTEZUMA ROAD
(100' PUBLIC R-O-W)

RIP RAP

NOTES:
1. SEE THE TOPOGRAPHIC MAP AND PLATS OF THE PROPERTY COMPLETED BY PEAK LAND CONSULTANTS AND COLORADO LAND SURVEYING FOR FURTHER INFORMATION ON PROPERTY LINES, EASEMENTS AND EXISTING CONDITIONS INFORMATION.

N

0 15' 30' 60'
SCALE: 1" = 30'

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COLORADO LICENSED
KENTON G. SCANLON
12-15-21
55597
PROFESSIONAL ENGINEER

TETRA TECH
www.tetratech.com
130 SKI HILL ROAD SUITE 140
BRECKENRIDGE, COLORADO 80424
PHONE: (970)453-6394

ONE RIVER RUN
75 HUNKI DORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17

© OZ ARCHITECTURE

ONE RIVER RUN

ISSUED FOR:
GMP / BUILDING PERMIT RESUBMITTAL

SHEET TITLE:
EXISTING CONDITIONS PLAN

SCALE: 1" = 30'
SHEET NUMBER
C-101

12/15/2021 3:19:33 PM - O:\PROJECT\BRECKENRIDGE\23526\200-23526-20001\CAD\SHEETFILES\C101 EXISTING CONDITIONS.DWG - KOCH, ALYSSA