PLANS FOR SKETCH PUD

STRATTON FLATS

TOWN OF GYPSUM
EAGLE COUNTY, STATE OF COLORADO

PROJECT CONTACTS:

OWNER
STRATTON FLATS HOMES, LLC
100 SAINT PAUL ST., SUITE 300
DENVER, CO 80206
303-371-9000

APPLICANT
POLAR STAR PROPERTIES
GERALD FLYNN
JEFFERY SPANEL, PE
28 SECOND ST, SUITE 215
EDWARDS, CO 81632
970-926-8686

PLANNER
LAND PLANNING COLLABORATIVE, INC.
TAMBI KATIEB, AICP
PO BOX 3722
EAGLE, CO 81631
970-401-3861

CIVIL ENGINEER AND SURVEYOR
INTER-MOUNTAIN ENGINEERING
MARTIN GOLEMBIEWSKI, PE
40801 US HIGHWAY 6, STE 203
PO BOX 978
AVON, CO 81620
970-949-5072

ARCHITECT
ESA ARCHITECTURE PLANNING
ERIC P. SMITH
1919 7TH STREET, BOULDER CO 80302
303-442-5458

LANDSCAPE ARCHITECT
CERES+
KATHTY AALTO
PO BOX 2134
EAGLE, CO 81631
970-328-6080

GOVERNING AUTHORITY
TOWN OF GYPSUM
3297 COOLEY MESA RD.
PO BOX 130
GYPSUM, CO 81637
970-524-5024

UTILITY CONTACTS:

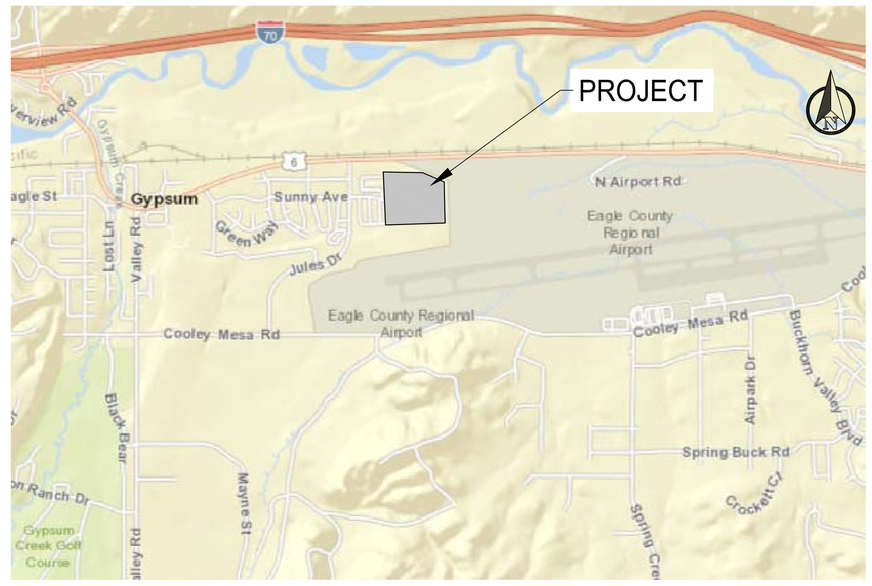
GAS UTILITY
BLACK HILLS ENERGY
CONTACT: MATT RAPER
0096 COUNTY RD. 160
GLENWOOD SPRINGS, CO 81601
970-928-0407

ELECTRIC UTILITY
CONTACT: KEITH HERMAMDEZ
HOLY CROSS ENERGY
PO BOX 2150
GLENWOOD SPRINGS, CO 81602
970-945-5491

WATER
TOWN OF GYPSUM
3297 COOLEY MESA RD.
PO BOX 130
GYPSUM, CO 81637
970-524-5024

SANITARY SEWER
TOWN OF GYPSUM
3297 COOLEY MESA RD.
PO BOX 130
GYPSUM, CO 81637
970-524-5024

TELEPHONE UTILITY
CENTURY LINK
CONTACT: JASON SHARPE
PO BOX 570
EAGLE, CO 81631
970-328-8290



VICINITY MAP
SCALE 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SKETCH PLAT
4	SITE PLAN
5	DRAINAGE AND GRADING PLAN
6	UTILITY PLAN

FOR BURIED UTILITY INFORMATION THREE (3) BUSINESS DAYS BEFORE YOU DIG CALL 811 (or 1-800-922-1987) UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) www.uncc.org

NO.	DATE	REVISION	BY

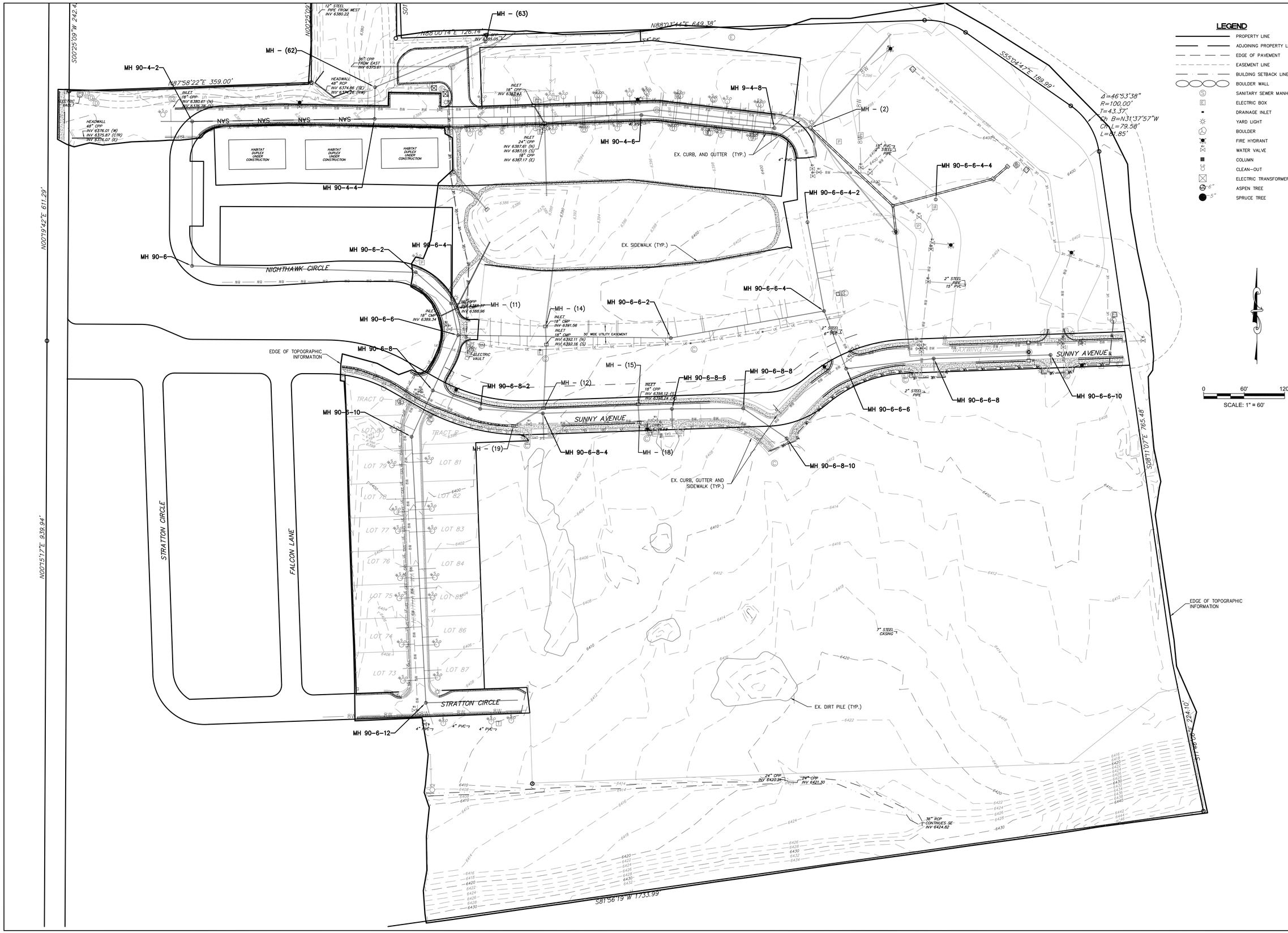
Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)949-5072 FAX: (970)949-0339
9618 BROOK HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTER-MTN.NET

CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

COVER SHEET
SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16
PROJECT NO.	16-0063
SHEET NO.	1 OF 6



NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)949-8272 FAX: (970)949-8339
9618 BROOK HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTER-MTN.NET

CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is not authorized. In the event that any other person or entity desires to use this document or the information contained herein for any purpose they must first obtain written authorization from Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

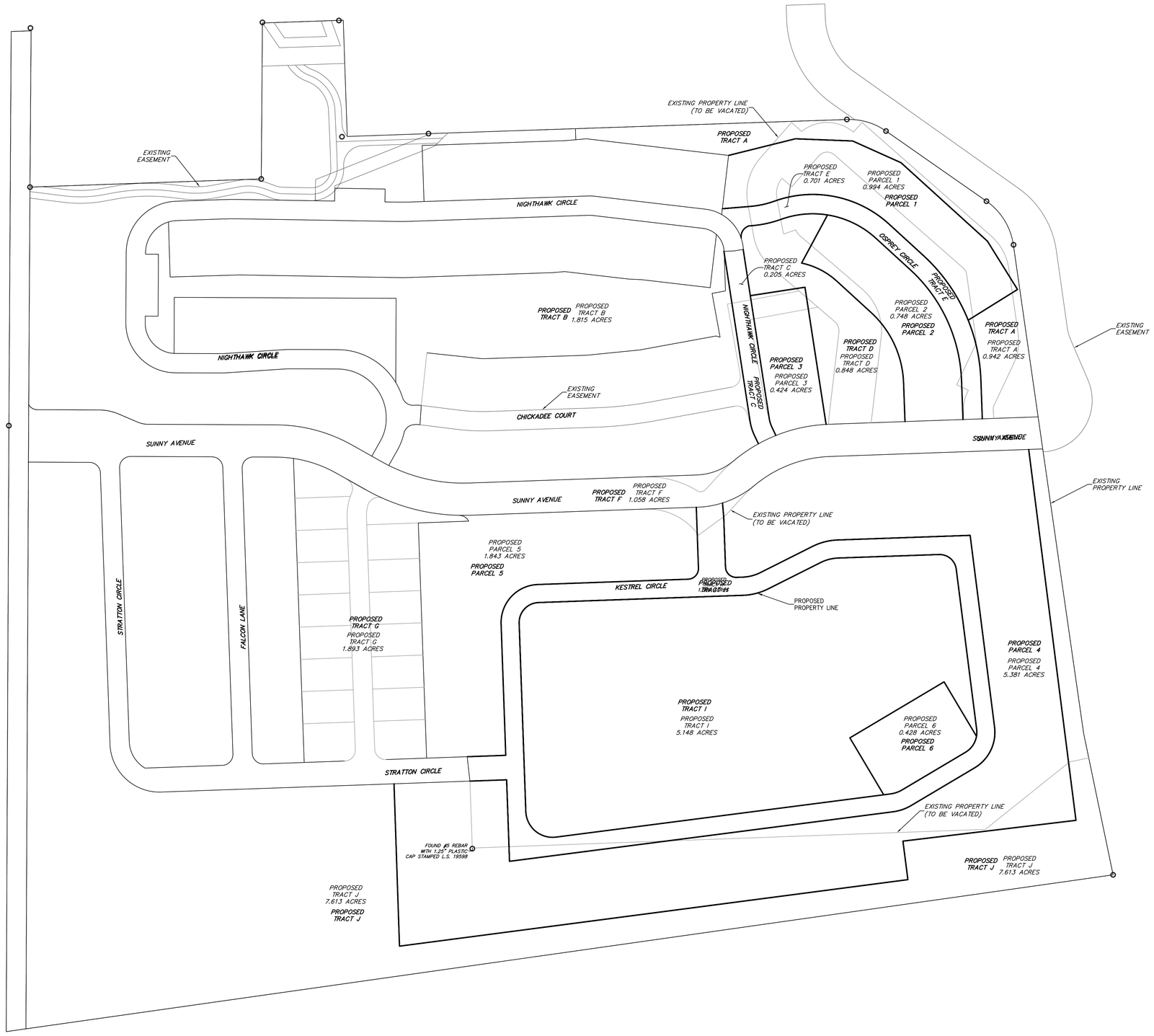
EXISTING CONDITIONS PLAN

SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16

PROJECT NO. 16-0063

SHEET NO. 2 OF 6



FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
(or 1-800-922-1987)
UTILITY NOTIFICATION
CENTER OF COLORADO (UNCC)
www.uncc.org

NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)949-5072 FAX: (970)949-5339
50 LEBROCHE HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTERMTN.NET

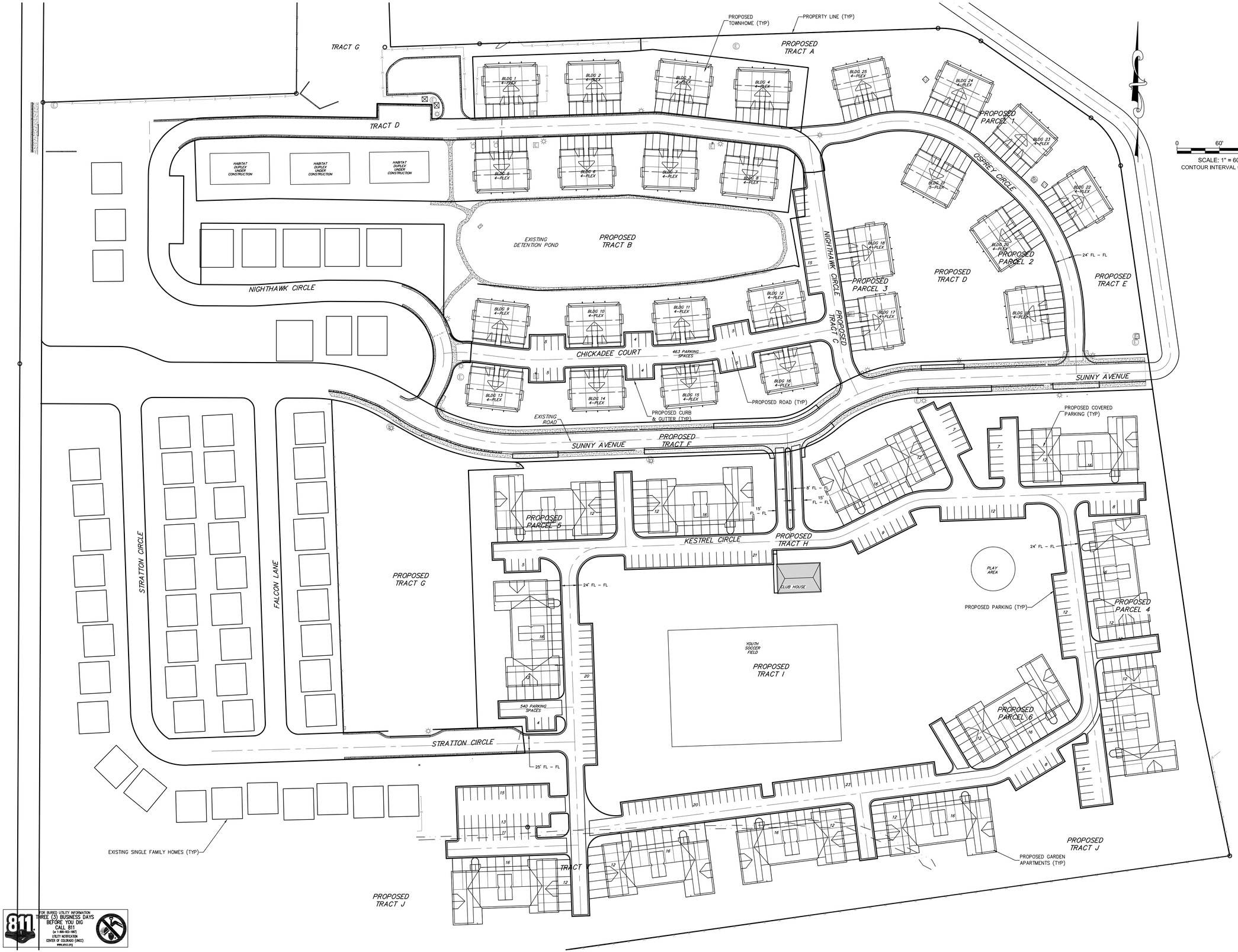
CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is strictly prohibited. In the event that any other person or entity desires to use this document or the information contained herein for any purpose, the consent of Inter-Mountain Engineers, Ltd. dba Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not authorized.

SKETCH PLAT

SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16
PROJECT NO.	16-0063
SHEET NO.	3 OF 6



FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS BEFORE YOU DIG
CALL 811
(or 1-800-922-1987)
UTILITY NOTIFICATION CENTER OF COLORADO (UNCC)
www.uncc.org

NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)949-5072 FAX: (970)949-9339
904 BROOKS HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTERMTN.NET

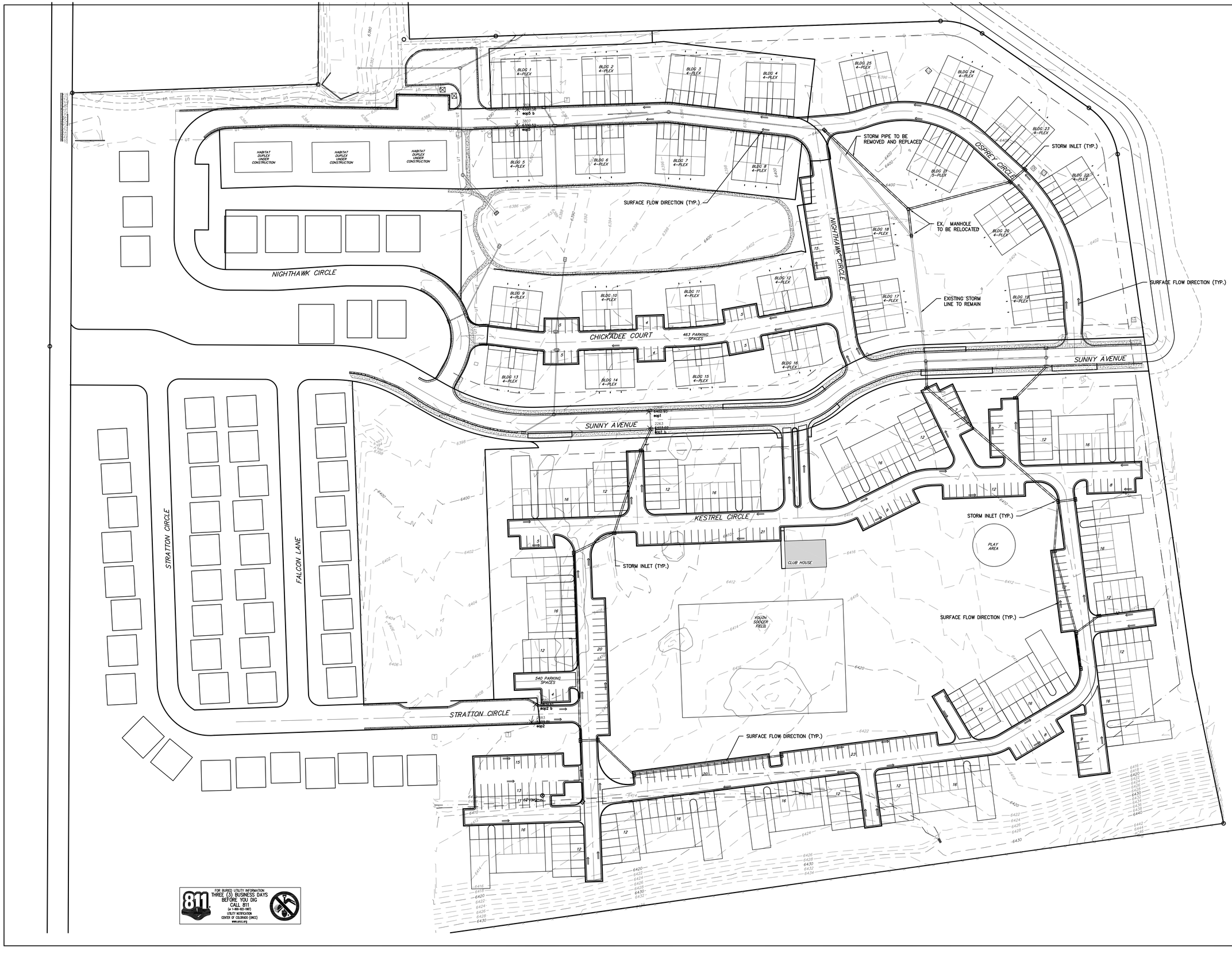
CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is strictly prohibited. Unauthorized modifications to this document or the information contained herein for any purpose or project other than those specifically authorized by Inter-Mountain Engineering, Ltd. is prohibited. This document and any information contained herein is intended for the project and within one year of the date hereof. Use after that period is not authorized.

SITE PLAN

SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16
PROJECT NO.	16-0063
SHEET NO.	4 OF 6



NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
1385 HORSESHOE DRIVE, SUITE 100, GLENWOOD SPRINGS, CO 81601 (970) 945-8100
961B BROOKS HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTERMTN.NET

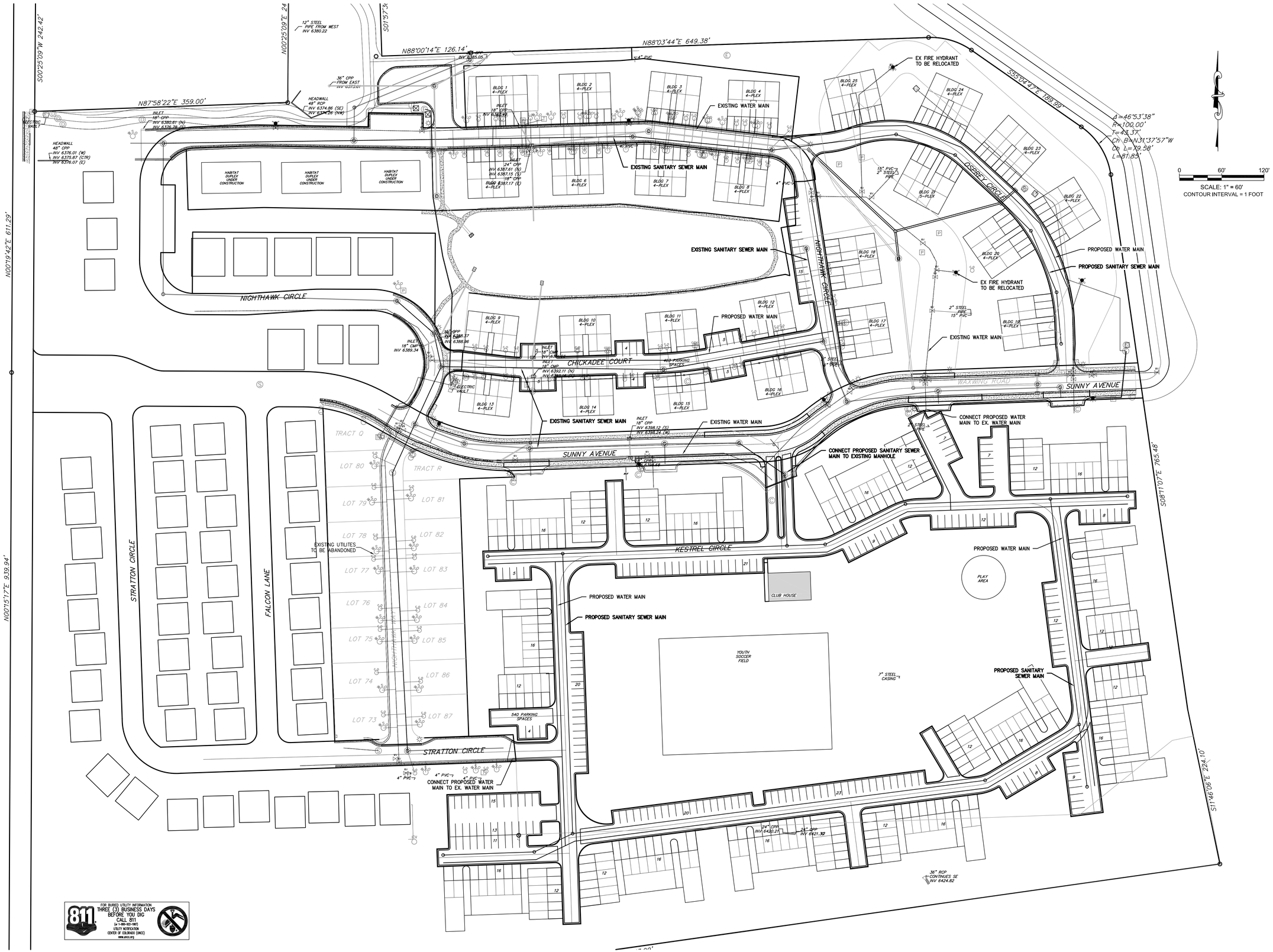
CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified herein, and for specific application to this project. It is not to be used by any other person or entity in any other manner or for any other purpose without the express written authorization of Inter-Mountain Engineering. If this document is found to be in violation of this restriction or used for any purpose other than intended, the Client agrees to stop such violations immediately. Any unauthorized reuse or redistribution of this document is at the Client's sole risk, without liability to Inter-Mountain Engineering, and the Client shall indemnify and hold harmless Inter-Mountain Engineering for all claims, damages, and losses arising out of such unauthorized use. Documents are not to be used before final approval by the authority having jurisdiction. Documents are valid only for the purpose and at the date stated herein. Documents expire one year from the date stated herein. Use after that period is not authorized.

DRAINAGE AND GRADING PLAN

SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16
PROJECT NO.	16-0063
SHEET NO.	5 OF 6



FOR BURIED UTILITY INFORMATION
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
CALL 811
(or 1-800-922-1987)
UTILITY NOTIFICATION
CENTER OF COLORADO (UNCC)
www.uncc.org

NO.	DATE	REVISION	BY

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
P.O. BOX 978, AVON, CO 81620 PH: (970)949-5072 FAX: (970)949-5339
50 LEBROCK HILL LANE, LONE TREE, CO 80124 EMAIL: INFO@INTERMTN.NET

CLIENT: SPRING CREEK APARTMENTS LLC

This document was prepared for the exclusive use of the Client specified hereon. The use of this document or the information contained herein by any other person or entity is strictly prohibited. The Client specified hereon or entity desires to use this document or the information contained herein in connection with the development of the property described herein, is required to notify Inter-Mountain Engineering. This document and any information contained herein is intended to be used within one year of the date hereof. Use after that period is not advisable.

UTILITY PLAN

SKETCH PLAN
STRATTON FLATS
TOWN OF GYPSUM, EAGLE COUNTY, COLORADO

DESIGNED BY:	MMG
DRAWN BY:	MLM
CHECKED BY:	JMS
DATE ISSUED:	12-9-16

PROJECT NO. 16-0063

SHEET NO. 6 OF 6