



LEGEND:

PROPERTY BOUNDARY

FINAL MAJOR CONTOUR

FINAL MINOR CONTOUR

PR CURB & GUTTER

STACKED BOULDER SLOPE (BY OTHERS)

PR GV, FH & CS

PR SANITARY SEWER MH & C.O.

EXISTING SANITARY SEWER MH

PR STORM SEWER METAL F.E.S. WITH RIPRAP

PR ADS STORM STRUCTURES

PR CDOT STORM STRUCTURES

SIGN

CABLE PEDESTAL

TELEPHONE PEDESTAL AND MANHOLE/VAULT









ELECTRIC PED. JUNCTION BOX AND METER

LIGHT POLE AND LIGHT POLE W/ MAST

UTILITY POLE AND GUY WIRE

NOTES:

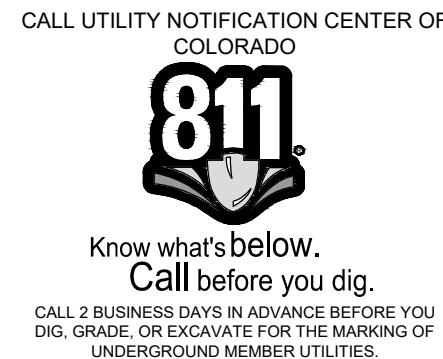
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL KNOWN UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM, NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PR GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS.
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.
6. LIMITS OF EXISTING FACILITIES OR MATERIALS SHOWN AS REMAINING MAY VARY SUBSTANTIALLY FROM ACTUAL CONDITION. CHURNING, DAMAGE DURING CONSTRUCTION OR OTHER DISCOVERIES. LIMITS OF WORK SHOULD THEREFORE NOT BE CONSIDERED ABSOLUTE OR STATIC AND ADDITIONAL IMPROVEMENTS SHOULD BE ANTICIPATED.
7. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.

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|---|---|
|  | VERTICAL CURB AND GUTTER (CDOT TYPE 2, SECTION IIB) |
|  | SPILL CURB (CDOT TYPE 2, SECTION IB)                |
|  | SIDEWALK WITH ATTACHED CURB AND GUTTER              |
|  | VALLEY PAN (CDOT TYPE 2 GUTTER)                     |
|  | SIDEWALK  |
|  | CURB RAMP   |
|  | BARRIER CURB  |
|  | MOUNTABLE CURB                                      |

BLANKET EASEMENT NOTE

A PRIVATE BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES (RE: PRELIMINARY PLAT) FOR INSTALLATION AND MAINTENANCE OF UTILITIES, SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIAN, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS, WILL BE CREATED BY SEPARATE INSTRUMENT AND RECORDED WITH THE SUBDIVISION FINAL PLAT.

THIS PRIVATE BLANKET EASEMENT IS IN ADDITION TO THE PUBLIC ACCESS, DRAINAGE, AND WATER/SEWER EASEMENTS TO BE DEDICATED TO THE CITY OF STEAMBOAT SPRINGS.



NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND DATE