

CONSTRUCTION DRAWINGS WALTON CREEK TOWNHOMES

LOCATED IN THE SW 1/4 OF SECTION 27, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6th PRINCIPAL MERIDIAN CITY OF
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

PROJECT CONTACTS



CIVIL ENGINEER:
BASELINE ENGINEERING
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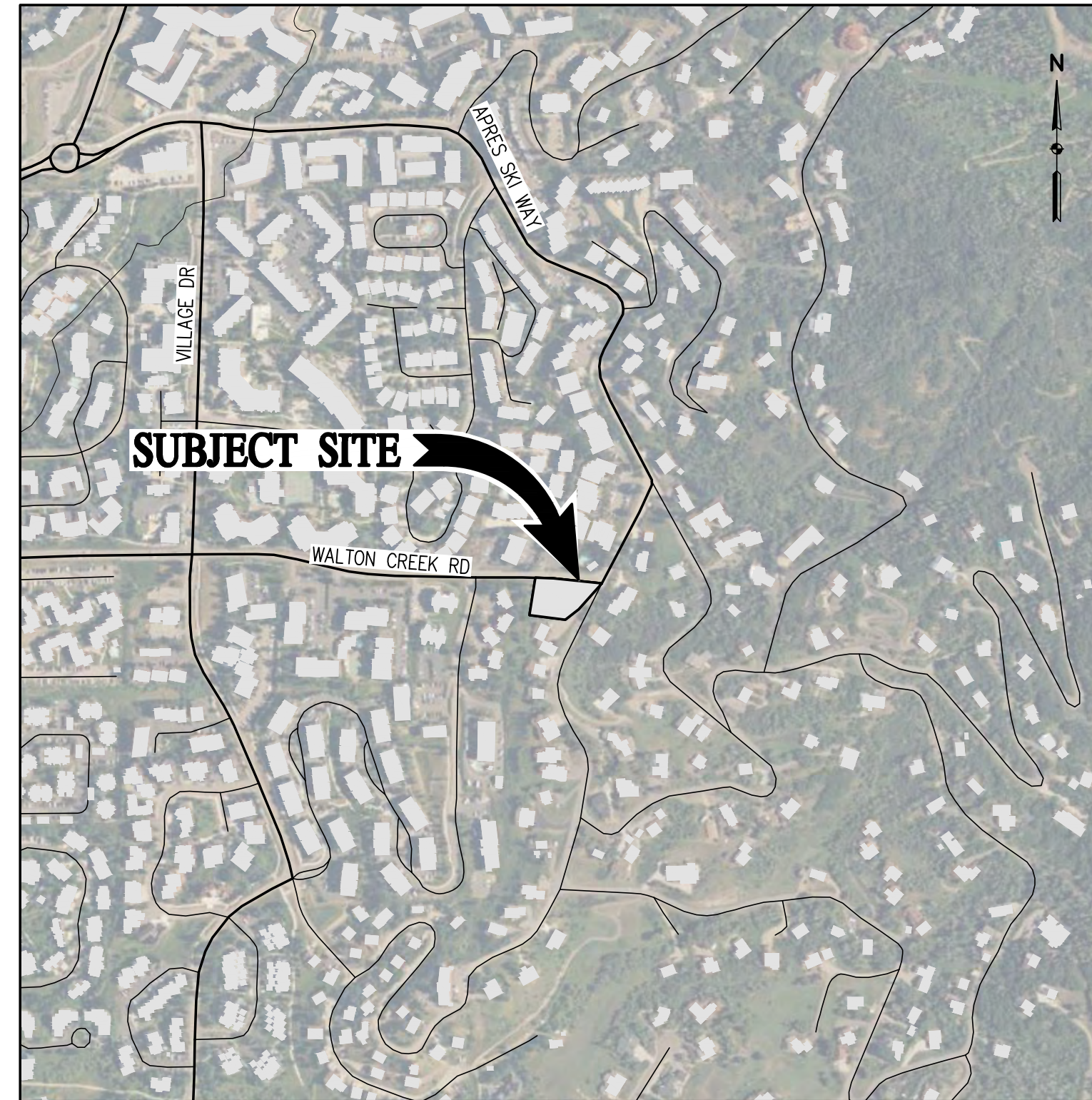
TELEPHONE:
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(970) 309-2973

Mount Werner Water District

WATER & SANITARY SEWER:
MT. WERNER WATER DISTRICT
FRANK ALFONE
(970) 879-2424



CABLE:
COMCAST
ANDY NEWBY
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VICINITY MAP
SCALE: 1" = 500'

PREPARED FOR: MAY RIEGLER PROPERTIES, LLC

7200 WISCONSIN AVE #500
BETHESDA, MARYLAND 20814

INDEX OF SHEETS

- | | |
|-----|--|
| NO. | SHEET TITLE |
| C1 | COVER SHEET |
| C2 | NOTES & LEGENDS |
| C3 | EXISTING CONDITIONS & DEMO PLAN |
| C4 | SITE PLAN |
| C5 | DRIVEWAY PLAN & PROFILES |
| C6 | GRADING & DRAINAGE PLAN |
| C7 | UTILITY PLAN |
| C8 | STORM SEWER PLAN & PROFILES 1 |
| C9 | STORM SEWER PLAN & PROFILES 2 |
| C10 | STORM SEWER PLAN & PROFILES 3 |
| C11 | EROSION CONTROL PLAN |
| C12 | TYPICAL SECTIONS & POND OUTLET DETAILS |
| C13 | INLET DETAILS |
| C14 | GENERAL DETAILS |
| C15 | GENERAL DETAILS |
| C16 | MWW DETAILS |
| C17 | MWW DETAILS |
| C18 | EROSION CONTROL DETAILS |
| C19 | EROSION CONTROL DETAILS |
| L1 | LANDSCAPE PLAN |
| L2 | LANDSCAPE NOTES |
| L3 | LANDSCAPE DETAILS |

PROJECT BENCHMARK:
CONTACT AJ SUMMER AT LANDMARK
CONSULTANTS FOR PROJECT BENCHMARK
AND CONTROL POINTS.



DESIGNED BY: TJM
DRAWN BY: TJM
CHECKED BY: CSR

DATE: 3/24/2025
5/2/2025
5/28/2025
7/1/2025
7/19/2025

PREPARED BY: TJM
TJM
CSR
CSR

REVISION DESCRIPTION

BUILDING PERMIT SUBMITTAL
ADDRESS BUILDING PERMIT REVIEW COMMENTS
REVISE ELECTRIC SERVICE LINE LAYOUTS
UPDATE RETAINING WALL AT POND
CIVIL UPDATES

MAY RIEGLER PROPERTIES
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
COVER SHEET

CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 4/05/2024
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
LANDMARK, INC 5/29/2024
JOB NO. C020261
DRAWING NAME
20261 COVER-CD.dwg
SHEET 1 OF 19



CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

- CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY ENGINEERING STANDARDS AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS, DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE BY THE PROJECT ENGINEER.
- THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT ARE THE CITY OF STEAMBOAT SPRINGS GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION, EXCEPT FOR THE WATER AND SANITARY SEWER PORTION OF WORK WHICH SHALL CONFORM TO THE MT. WERNER WATER AND SANITATION DISTRICT STANDARDS.
- NOTE (IF APPLICABLE) A CONSTRUCTION SPECIFICATION ADDENDUM HAS BEEN ISSUED AND SHALL BE USED IN CONJUNCTION WITH THESE PLANS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED. THE PROJECT ENGINEER SHALL COORDINATE THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR. ATTENDEES INCLUDE THE CONTRACTOR, THE PROJECT ENGINEER, REPRESENTATIVES OF CITY ENGINEERING AND APPROPRIATE UTILITY REPRESENTATIVES. PRE-CONSTRUCTION MEETING REQUIREMENTS ARE COVERED IN CITY ENGINEERING STANDARDS CHAPTER 7 AND INCLUDE ITEMS SUCH AS INSPECTION AND TESTING REQUIREMENTS AND AS-BUILT DOCUMENT REQUIREMENTS.
- PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY IN ACCORDANCE WITH CITY SPECIFICATIONS AND ADDITIONAL TESTING AS NEEDED FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- PRIOR TO CONSTRUCTING ANY IMPROVEMENTS WHICH DEVIATE FROM THESE APPROVED PLANS, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DETERMINE IF THE PROPOSED CONSTRUCTION CHANGE IS REQUIRED. THE PROJECT ENGINEER SHALL DETERMINE IF THE PROPOSED CONSTRUCTION CHANGE REQUIRES A PLAN REVISION TO BE REVIEWED AND APPROVED BY CITY ENGINEERING.
- BENCHMARK = CONTACT AJ SUMMER AT LANDMARK CONSULTANTS FOR PROJECT BENCH MARK AND CONTROL POINTS. NOTE THE CITY'S VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NAD 1983.
- TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY LANDMARK CONSULTANTS, INC. ON 5/29/24.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MT. WERNER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADE AND FILL PERMIT, CONSTRUCTION DEWATERING PERMIT, STORMWATER PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTRACTOR SHALL CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - MAY 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
- PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED RIGHT OF WAY PERMIT IS REQUIRED TO BE APPROVED AND ISSUED BY CITY ENGINEERING.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGGERS, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN WITH THE CONSTRUCTION PERMIT APPLICATION. THE TRAFFIC MANAGEMENT PLAN IS REQUIRED TO BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- THE FOLLOWING IMPROVEMENTS ARE PUBLIC IMPROVEMENTS: PUBLIC SIDEWALK, STORM CULVERTS IN ROW,
- THE FOLLOWING IMPROVEMENTS ARE CRITICAL IMPROVEMENTS:
 - DRIVEWAYS AND PARKING AREAS
 - DRAINAGE IMPROVEMENTS
 - PERMANENT STORM WATER QUALITY TREATMENT FACILITIES
 - SIDEWALK IMPROVEMENTS
- RECORD DRAWINGS ARE REQUIRED FOR THE FOLLOWING IMPROVEMENTS: STORM SEWER, WATER SERVICES, SANITARY SEWER SERVICES, PERMANENT WATER QUALITY TREATMENT FACILITIES, SIDEWALKS, AND ALL NEW TELECOMMUNICATION AND ELECTRIC UTILITIES. THE CONTRACTOR'S SURVEYOR SHALL COLLECT AS-BUILT SURVEY POINTS FOR RIMS, GRATES, INVERTS, SUMPS, FITTINGS, VAULTS, PULL BOXES, ETC. THE ENGINEER SHALL USE THESE AS-BUILT SURVEY POINTS TO CREATE THE UTILITY AS-BUILT PLANS.

GRADING

- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
- VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL

- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
- ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING

- CONSTRUCTION OF PUBLIC STREETS REQUIRES GEOTECHNICAL TESTING BY A QUALIFIED GEOTECHNICAL ENGINEER OF EMBANKMENT, SUBGRADE, BASE MATERIAL AND PAVING. TESTING SHALL BE IN ACCORDANCE WITH CITY ENGINEERING STANDARDS CHAPTER 7.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
- CONTRACTOR SHALL ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
- CONTRACTOR SHALL CONTACT CITY STREETS SUPERINTENDENT AT (970)879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET NAME SIGNS. CONTRACTOR IS RESPONSIBLE FOR PAYMENT FOR STREET NAME SIGNS. ALL TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL.

WATER, SEWER, AND DRY UTILITY

- THE PHYSICAL FEATURES AND EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES AND EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.
- UTILITY PROVIDER CONTACT INFORMATION CAN BE FOUND ON THE COVER SHEET OF THIS PLAN SET.

- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH UTILITY OWNERS IN THEIR REMOVAL, ADJUSTMENT AND/OR RELOCATION OPERATIONS SO THAT THE UTILITY WORK CAN BE ACCOMPLISHED WITHOUT IMPACTING THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS (EXCAVATION REQUIREMENTS) WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.

SITE-SPECIFIC NOTES

- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR THE ACCURACY OF ALL STAKING IN ACCORDANCE WITH THE APPROVED PLANS. IN THE EVENT THAT DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR PROJECT MANAGER PRIOR TO COMMENCING WITH CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE TEMPORARY CONSTRUCTION EASEMENTS ARE LIMITED TO SPECIFIC CONSTRUCTION ITEMS AND THE AREA IS TO BE RETURNED TO EXISTING CONDITION AS SOON AS POSSIBLE.
- PRIOR TO PAVING, THE PAVEMENT SUBGRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR HEAVILY LOADED PNEUMATIC Tired CONSTRUCTION VEHICLE. AREAS WHICH DEFORM EXCESSIVELY UNDER THE WHEEL LOADS SHALL BE REMOVED AND REPLACED PRIOR TO PAVING. SEE GEOTECHNICAL REPORT FOR DETAILS.
- ALL TREES, BUSHES AND OTHER FIXED OBJECTS WITHIN THE LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS SHALL BE REMOVED UNLESS OTHERWISE NOTED. ALL OTHER TREES AND BUSHES SHALL BE PROTECTED, UNLESS OTHERWISE NOTED.
- WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK ON-SITE FOR DUST CONTROL. WATER SHALL NOT BE PAID FOR SEPARATELY.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THIS PROJECT. THE RECOMMENDATIONS FROM THE FOLLOWING REPORTS ARE TO BE FOLLOWED: "SUBSOIL AND FOUNDATION INVESTIGATION, PROPOSED WALTON CREEK TOWNHOMES, 2075 WALTON CREEK ROAD, STEAMBOAT SPRINGS, COLORADO" PREPARED BY NCCC AND DATED JULY 3, 2024. JOB NUMBER 24-13239.
- THE CONTRACTOR SHALL KEEP THE WORK AREA DRY OF STANDING WATER AND SHALL KEEP THE EXCAVATION AREAS FREE FROM STORM RUN-OFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCEPTANCE AND CONTROL OF ALL SURFACE AND SUBSURFACE DRAINAGE AND GROUNDWATER ENTERING THE PROJECT AREA.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OTHER WORK. ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE INSPECTOR.
- ANY MATERIALS REMOVED FROM THIS PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR.
- ONE-HALF INCH EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN ABUTTING ANY EXISTING CONCRETE TO A FIXED STRUCTURE. ZIP CAP SPACERS SHALL BE USED TO PROVIDE A CLEAN JOINT PRIOR TO CALKING.
- THE CONTRACTOR SHALL PROVIDE SHORING AT ALL LOCATIONS NECESSARY TO SUPPORT THE EARTH AND/OR ROADWAY ADJACENT TO AN EXCAVATION, EMBANKMENT, OR OTHER CONSTRUCTION OPERATION. LOCATIONS SHALL BE AS DETERMINED BY THE CONTRACTOR'S SEQUENCE OF OPERATIONS AND TRAFFIC CONTROL ARRANGEMENTS. SHORING SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND OBTAINING A SUITABLE STAGING AREA.
- WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL MANHOLES, CLEANOUTS, VALVE BOXES AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL PAVEMENT LIFT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL (QC) MATERIALS TESTING. QC TESTING IS REQUIRED FOR ALL SUBGRADE, CONCRETE, AND ASPHALTIC PAVEMENT TESTING AND SHALL CONFORM TO CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS. ALL TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL CONCRETE, FOUNDATIONS, WALKS, WALLS, TREES AND OTHER DEBRIS INDICATED ON THE SURVEY OR SPECIFIED IN THE SITE WORK SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SAFE CONSTRUCTION SITE INCLUDING ALL TRENCH BOX AND/OR SHORING DESIGN ASSOCIATED WITH ALL COMPONENTS OF THIS WORK.
- THE CONTRACTOR SHALL REPLACE ANY SURVEY MONUMENTS IF DISTURBED.
- PROJECT DISTURBANCE LIMITS = 0.6 ACRES. (CDPHE STORMWATER PERMIT IS NOT REQUIRED.)
- CONSTRUCTION SITE MANAGEMENT PLAN IS TO BE PROVIDED BY THE CONTRACTOR.
- REFER TO ARCHITECTURAL DRAWING FOR ADA ACCESSIBLE ROUTES.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY
---	---	MAJOR CONTOUR (5' INTERVAL)
---	---	MINOR CONTOUR (1' INTERVAL)
---	---	EASEMENT
---	---	RIGHT-OF-WAY
---	---	FLOODPLAIN
---	---	EDGE OF ASPHALT
---	---	CURB AND GUTTER (SPILL/CATCH)
---	---	EDGE OF GRAVEL
---	---	EDGE OF BUILDING
---	---	BUILDING OVERHANG
---	---	RETAINING WALL
---	---	WATER LINE
---	---	WATER SERVICE
---	---	ABANDONED WATER
---	---	STORM SEWER
---	---	DITCH FLOWLINE
---	---	UNDERDRAIN
---	---	SANITARY SEWER MAIN
---	---	SANITARY SEWER SERVICE
---	---	ABANDONED SEWER
---	---	CABLE TV
---	---	UNDERGROUND TELEPHONE
---	---	FIBER OPTIC
---	---	GASLINE
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD UTILITY
---	---	WOOD FENCE

EXISTING SYMBOLS	PROPOSED SYMBOLS	
▲ 25.44	▲ 25.36	SPOT ELEVATION
▶ 3:1	▶ 3:1	NOMINAL SLOPE ON CUT OR FILL
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
→	→	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
→	→	FLOW DIRECTION, TYPICALLY IN FLOWLINE
⊕	⊕	WATER VALVE
⊗	⊗	GEOTECH TEST HOLE
⊙	⊙	FIRE HYDRANT
⊙	⊙	WATER METER
○ CS	○ CS	CURB STOP
▷	▷	FLARED END SECTION
⊕	⊕	TYPE 'C' INLET
⊕	⊕	STORM DRAIN MANHOLE
⊕	⊕	TYPE '13' VALLEY INLET
⊕	⊕	SANITARY MANHOLE
⊕	⊕	CLEANOUT
⊕	⊕	DECIDUOUS TREE
⊕	⊕	CONIFEROUS TREE
⊕	⊕	ADA PARKING STALL
⊕	⊕	POWER POLE
⊕	⊕	ELECTRIC PEDESTAL
⊕	⊕	LIGHT POLE
⊕	⊕	GAS METER
⊕	⊕	SIGN
⊕	⊕	ELECTRIC PULL BOX

STANDARD ABBREVIATIONS

FL	=	FLOWLINE
INV	=	INVERT
TP	=	TOP OF PAVEMENT
TC	=	TOP OF CONCRETE
TBC	=	TOP BACK OF CURB
BC	=	GRADE DIRECTLY ADJACENT TO BUILDING CORNER
HP	=	HIGH POINT
LP	=	LOW POINT
GB	=	GRADE BREAK
EOA	=	EDGE OF ASPHALT
EOG	=	EDGE OF GRAVEL
TW	=	TOP OF WALL
BW	=	BOTTOM OF WALL
FTE	=	FINISHED FLOOR ELEVATION
ME	=	MATCH EXISTING

BASELINE
Engineering - Planning - Surveying
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REVISION	DESCRIPTION	DATE	PREPARED BY	DATE	DATE
1	BUILDING PERMIT SUBMITTAL	3/24/2025	TJM	TJM	3/24/2025
2	ADDRESS BUILDING PERMIT REVIEW COMMENTS	5/22/2025	TJM	TJM	5/22/2025
3	REVISE ELECTRIC SERVICE LINE LAYOUTS	5/28/2025	CSR	CSR	5/28/2025
4	UPDATE RETAINING WALL AT POND	7/19/2025	CSR	CSR	7/19/2025
5	CIVIL UPDATES	7/19/2025	CSR	CSR	7/19/2025

MAY RIEGLER PROPERTIES
ROUTT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
NOTES & LEGENDS

FOR AND ON BEHALF OF
BASELINE CORPORATION
PROFESSIONAL ENGINEER
40319
7/19/25

INITIAL SUBMITTAL	4/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
LANDMARK, INC	5/29/2024
JOB NO.	C020261
DRAWING NAME	20261 COVER-CD.dwg
SHEET	2 OF 19

O:\020261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 COVER-CD.dwg, 7/10/2025 4:39:54 PM, Chris Rundell

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
TJM	3/24/2025	TJM	BUILDING PERMIT SUBMITTAL
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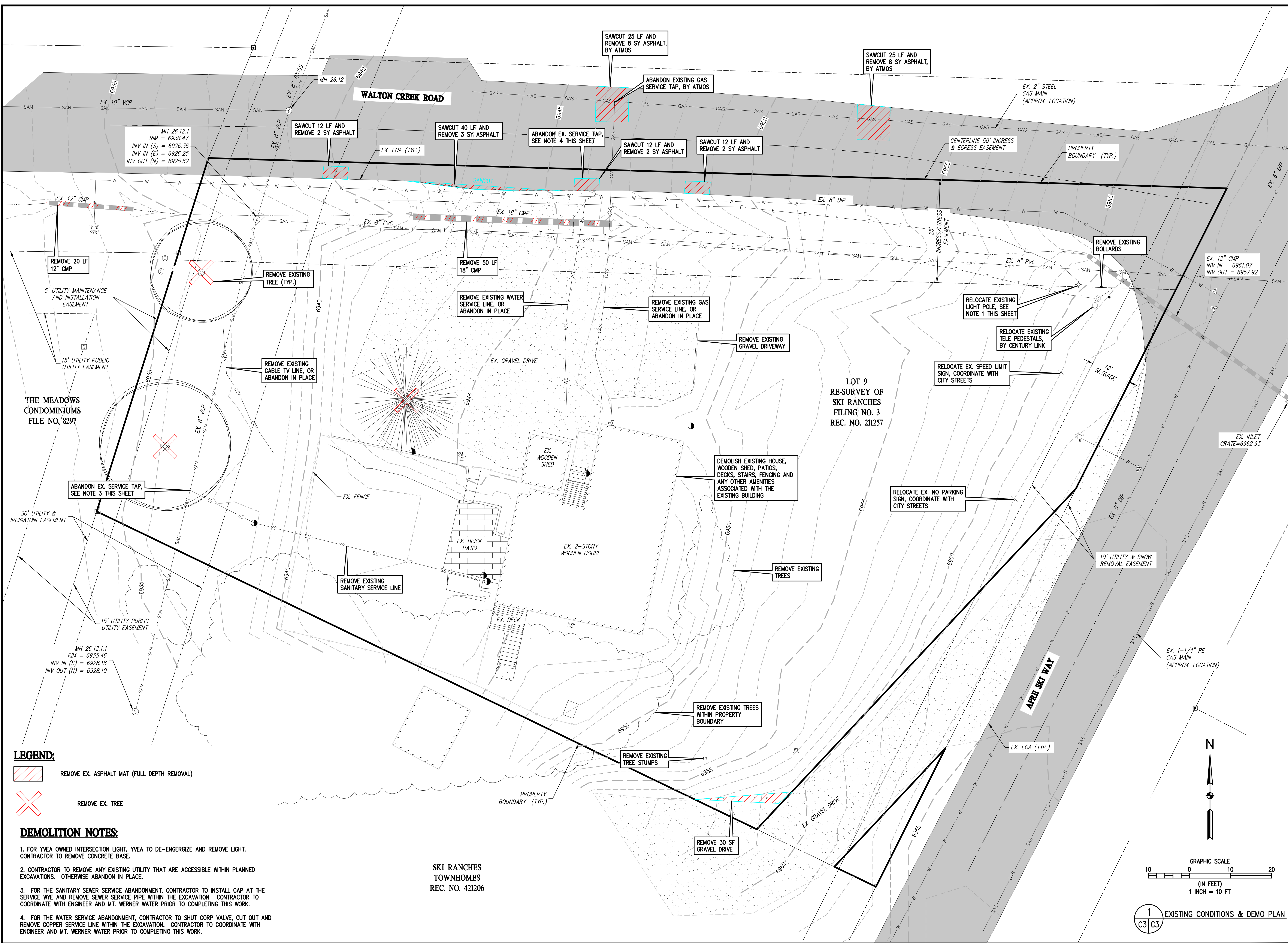
MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
EXISTING CONDITIONS & DEMO PLAN

ROUTE COUNTY



FOR AND ON BEHALF OF
BASELINE CORPORATION
40319
7/15/25
PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR THE RECORD AND ON BEHALF OF
INITIAL SUBMITTAL 4/05/2024
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SHEET 3 OF 19



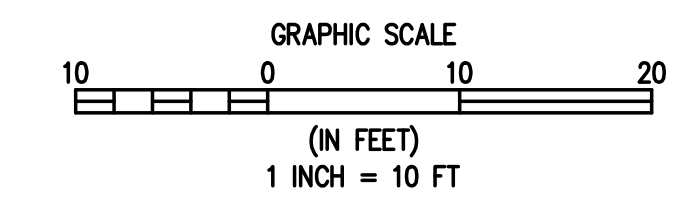
LEGEND:

-  REMOVE EX. ASPHALT MAT (FULL DEPTH REMOVAL)
-  REMOVE EX. TREE

DEMOLITION NOTES:

1. FOR YVEA OWNED INTERSECTION LIGHT, YVEA TO DE-ENERGIZE AND REMOVE LIGHT. CONTRACTOR TO REMOVE CONCRETE BASE.
2. CONTRACTOR TO REMOVE ANY EXISTING UTILITY THAT ARE ACCESSIBLE WITHIN PLANNED EXCAVATIONS. OTHERWISE ABANDON IN PLACE.
3. FOR THE SANITARY SEWER SERVICE ABANDONMENT, CONTRACTOR TO INSTALL CAP AT THE SERVICE WYE AND REMOVE SEWER SERVICE PIPE WITHIN THE EXCAVATION. CONTRACTOR TO COORDINATE WITH ENGINEER AND MT. WERNER WATER PRIOR TO COMPLETING THIS WORK.
4. FOR THE WATER SERVICE ABANDONMENT, CONTRACTOR TO SHUT CORP VALVE, CUT OUT AND REMOVE COPPER SERVICE LINE WITHIN THE EXCAVATION. CONTRACTOR TO COORDINATE WITH ENGINEER AND MT. WERNER WATER PRIOR TO COMPLETING THIS WORK.

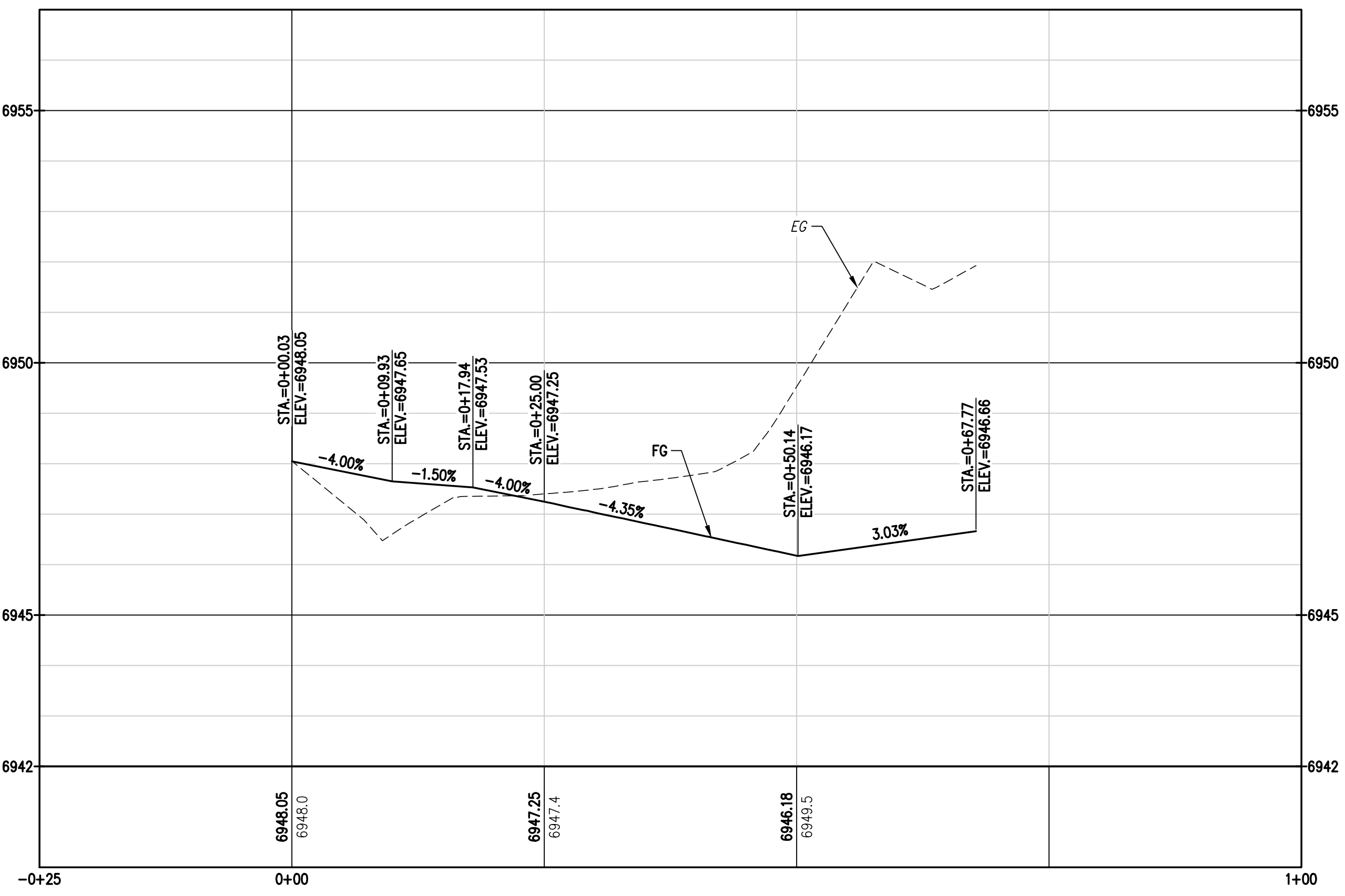
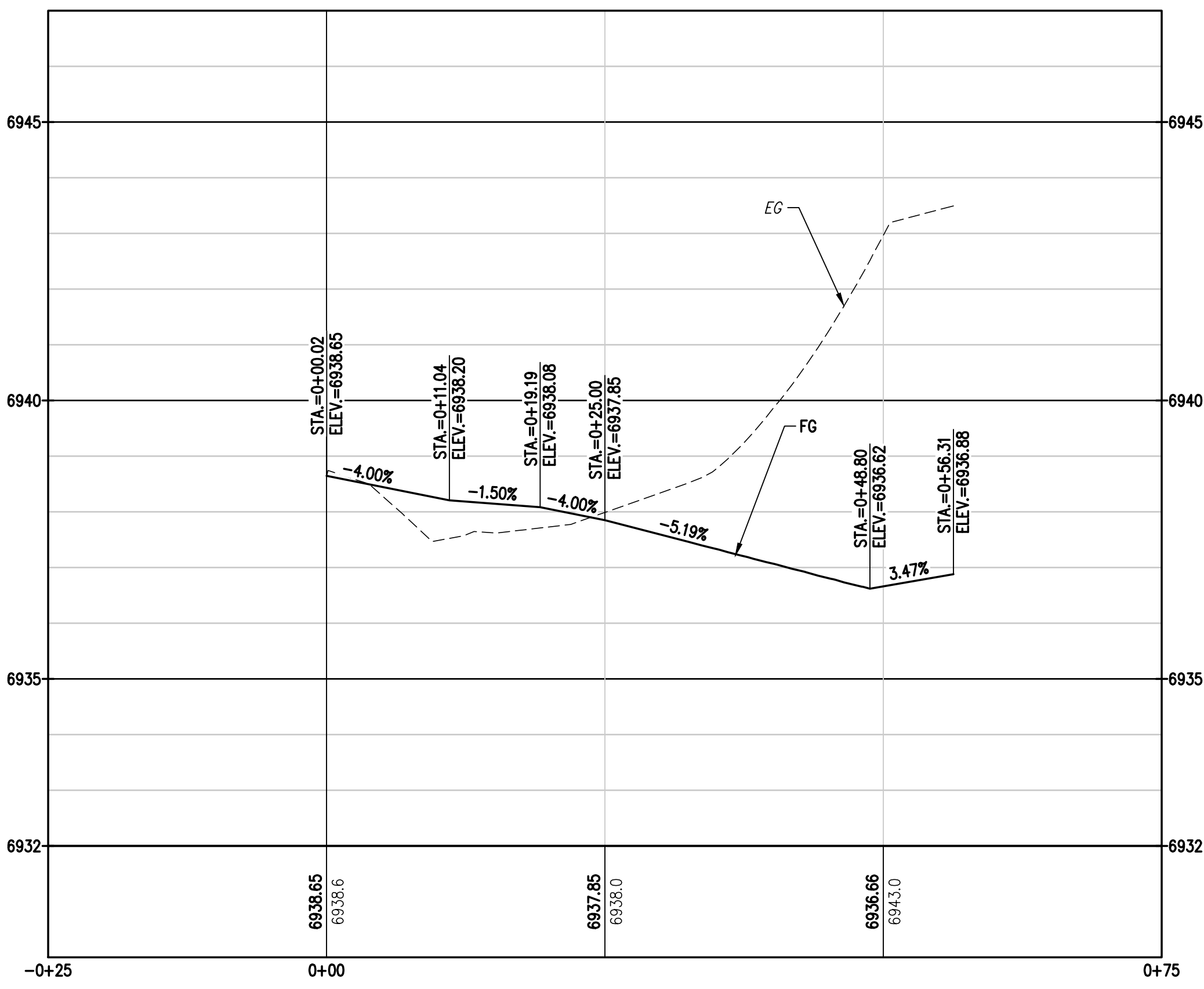
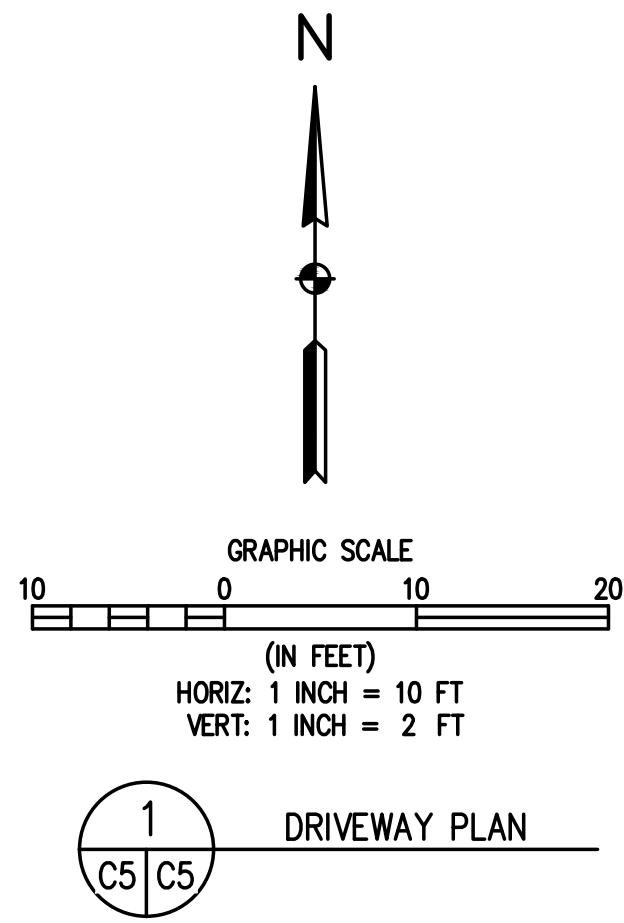
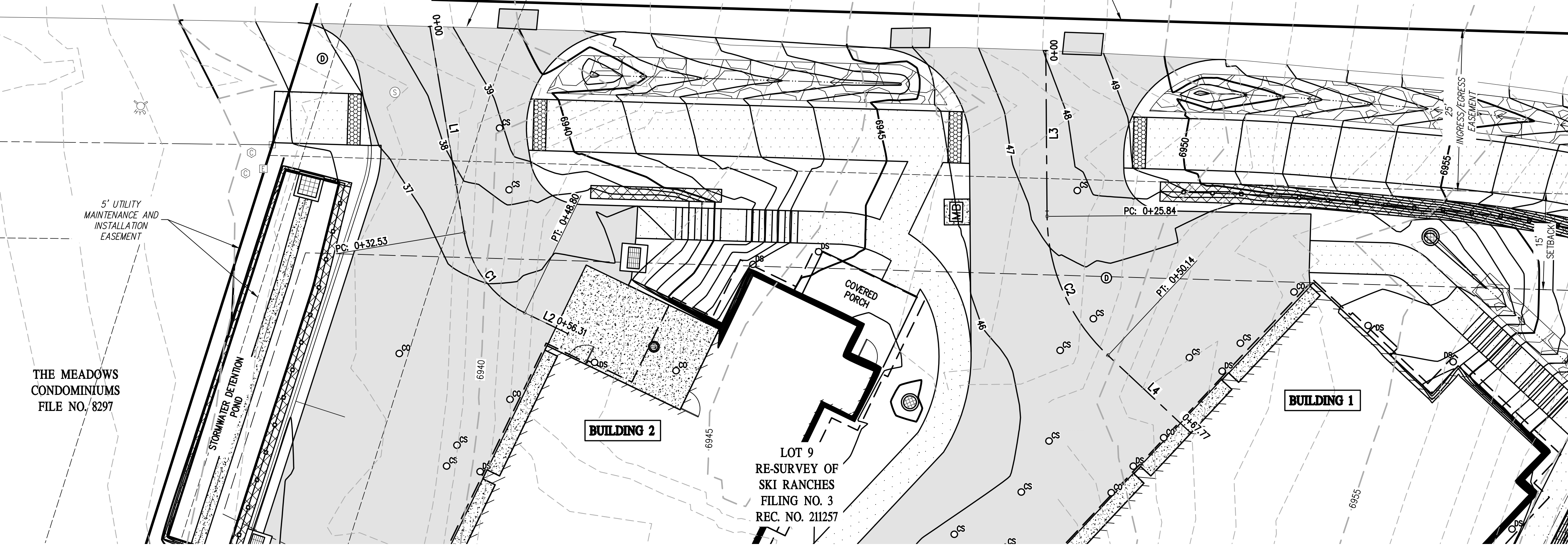
SKI RANCHES
TOWNHOMES
REC. NO. 421206



1
C3 C3 EXISTING CONDITIONS & DEMO PLAN

DRIVEWAY BLDG 2							
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING	CHORD LENGTH	START NORTHING START EASTING	END NORTHING END EASTING
L1	32.53'			S 09°28'29" E		N=1,409,791.43 E=2,637,960.13	N=1,409,759.34 E=2,637,965.48
C1	16.26'	17.00'	54.81°	S 36°52'56" E	15.65'	N=1,409,759.34 E=2,637,965.48	N=1,409,746.82 E=2,637,974.88
L2	7.51'			S 64°17'23" E		N=1,409,746.82 E=2,637,974.88	N=1,409,743.56 E=2,637,981.64

DRIVEWAY BLDG 1							
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING	CHORD LENGTH	START NORTHING START EASTING	END NORTHING END EASTING
L3	25.84'			S 00°26'44" E		N=1,409,787.67 E=2,638,055.99	N=1,409,761.84 E=2,638,056.20
C2	24.30'	30.00'	46.41°	S 23°38'53" E	23.64'	N=1,409,761.84 E=2,638,056.20	N=1,409,740.18 E=2,638,065.68
L4	17.64'			S 46°51'03" E		N=1,409,740.18 E=2,638,065.68	N=1,409,728.12 E=2,638,078.55



BASELINE
Engineering - Planning - Surveying

169 HILLTOP PKWY, SUITE 204 • STEAMBOAT SPRINGS, CO 80477
P. 970.678.825 • F. 303.940.8669 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	DATE	REVISION DESCRIPTION
TJM	3/24/2025	TJM	3/24/2025	BUILDING PERMIT SUBMITTAL
TJM	5/2/2025	TJM	5/2/2025	ADDRESS BUILDING PERMIT REVIEW COMMENTS
TJM	5/28/2025	CSR	5/28/2025	REVERSE ELECTRIC SERVICE LINE LAYOUTS
CSR	7/1/2025	CSR	7/1/2025	UPDATE RETAINING WALL AT POND
CSR	7/19/2025	CSR	7/19/2025	CIVIL UPDATES

MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
DRIVEWAY PLAN & PROFILES

ROUTT COUNTY

FOR AND ON BEHALF OF
BASELINE CORPORATION

PROFESSIONAL ENGINEER
40319
7/19/25

INITIAL SUBMITTAL	DATE
	4/05/2024

SURVEY FIRM: LANDMARK, INC. SURVEY DATE: 5/29/2024
JOB NO.: C020261
DRAWING NAME: 20261 DRIVEWAY P&P-CD.dwg
SHEET 5 OF 19

C5

C:\CO20261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 DRIVEWAY P&P-CD.dwg, 7/10/2025 4:40:56 PM, Chris Rundall

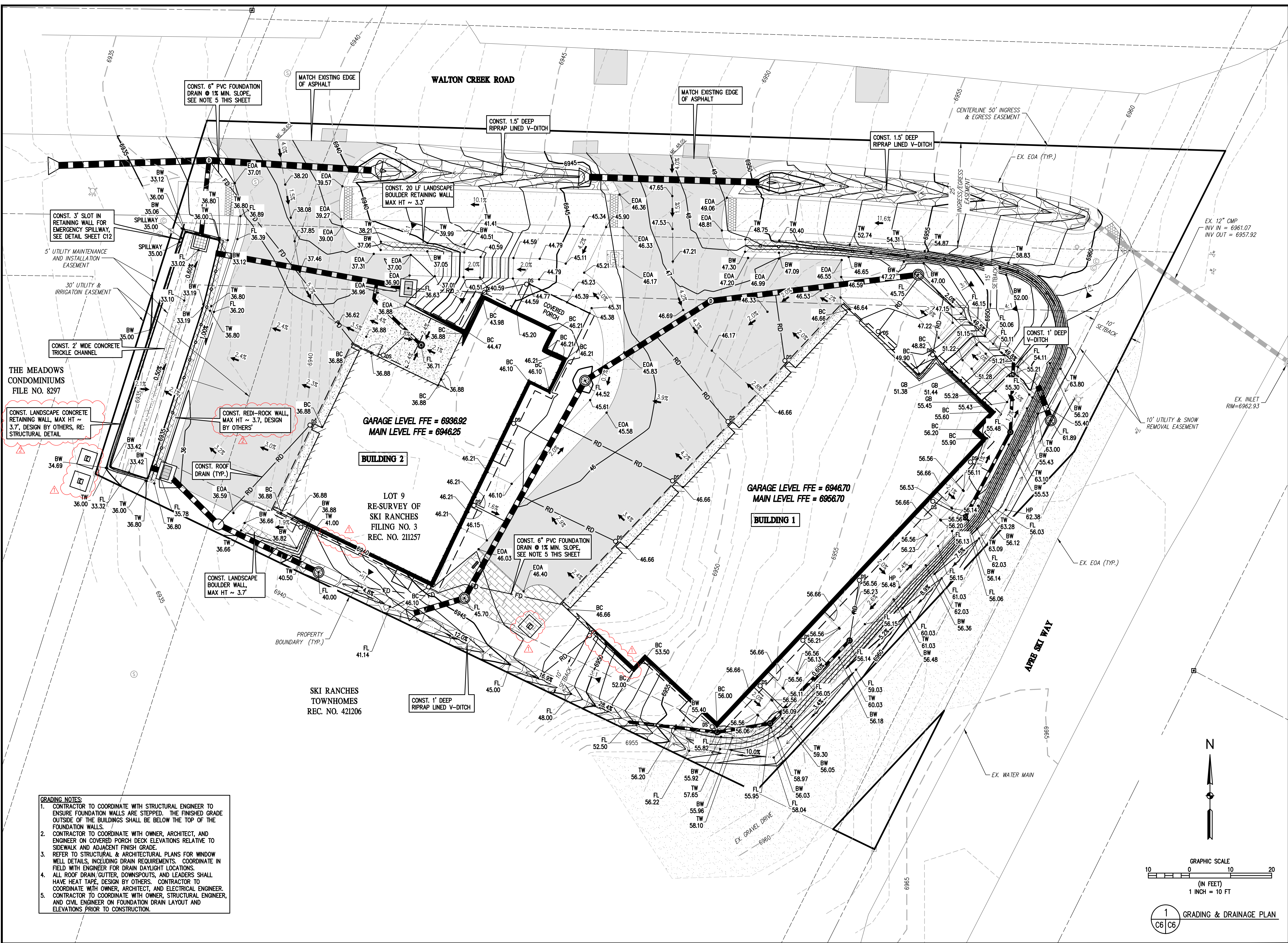
REVISION	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
1	BUILDING PERMIT SUBMITTAL	TJM	TJM	TJM
2	ADDRESS BUILDING PERMIT REVIEW COMMENTS	TJM	TJM	TJM
3	REVERSE ELECTRIC SERVICE LINE LAYOUTS	TJM	TJM	TJM
4	UPDATE RETAINING WALL AT POND	CSR	CSR	CSR
5	CIVIL UPDATES	CSR	CSR	CSR

MAY RIEGLER PROPERTIES
 ROUTT COUNTY
 CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 GRADING & DRAINAGE PLAN

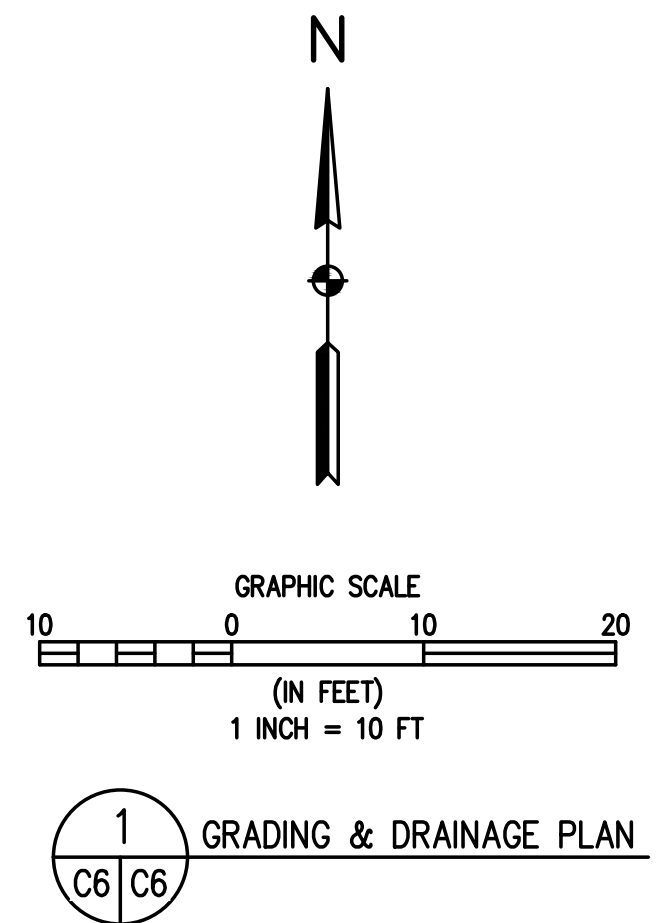
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 40319
 PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 4/05/2024
 INITIAL SUBMITTAL
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE 5/29/2024
 LANDMARK, INC.
 JOB NO. C020261
 DRAWING NAME 20261 GRADING & DRAINAGE PLAN-CD.dwg
 SHEET 6 OF 19



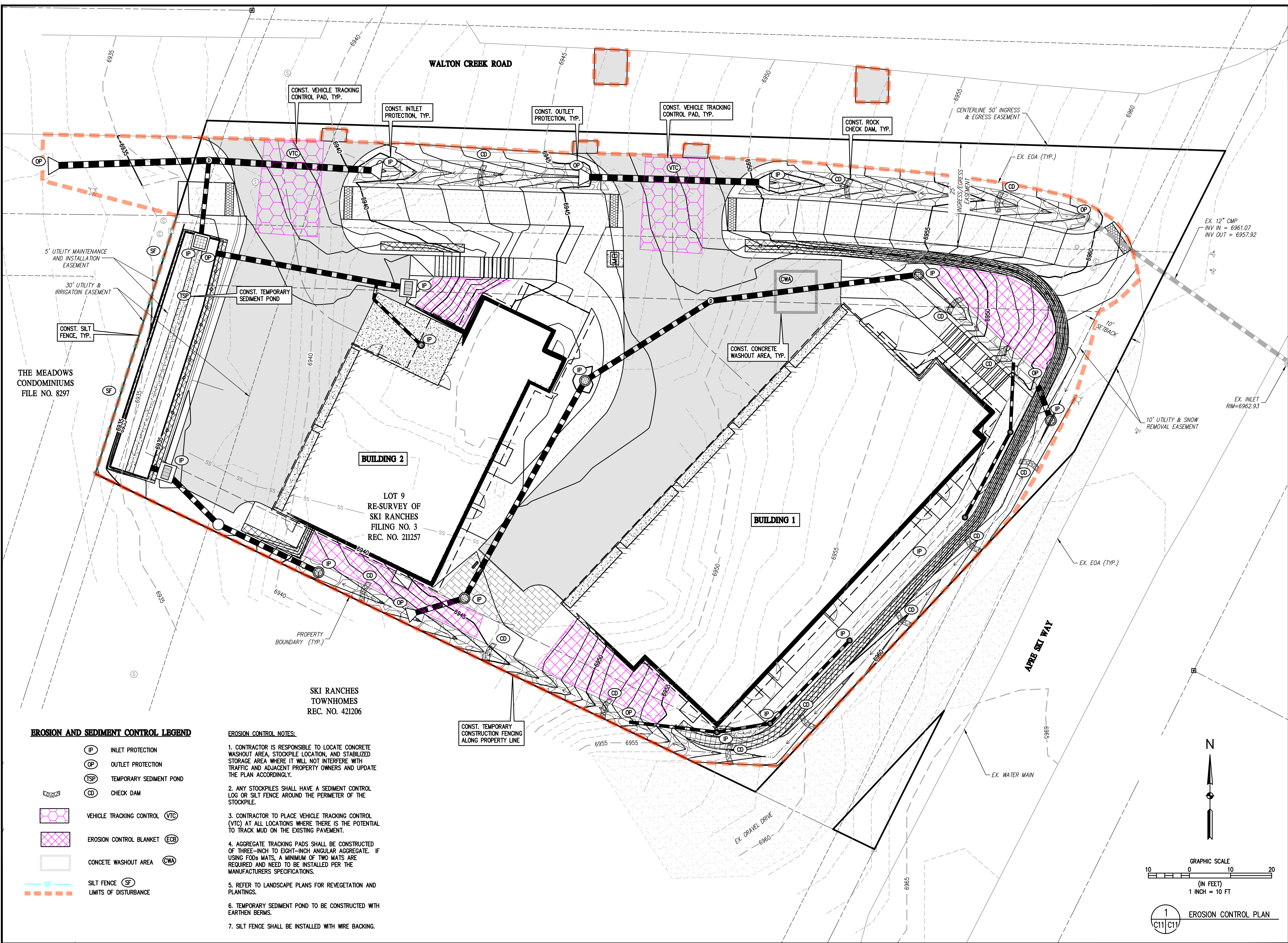
- GRADING NOTES:**
- CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER TO ENSURE FOUNDATION WALLS ARE STEPPED. THE FINISHED GRADE OUTSIDE OF THE BUILDINGS SHALL BE BELOW THE TOP OF THE FOUNDATION WALLS.
 - CONTRACTOR TO COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER ON COVERED PORCH DECK ELEVATIONS RELATIVE TO SIDEWALK AND ADJACENT FINISH GRADE.
 - REFER TO STRUCTURAL & ARCHITECTURAL PLANS FOR WINDOW WELL DETAILS, INCLUDING DRAIN REQUIREMENTS. COORDINATE IN FIELD WITH ENGINEER FOR DRAIN DAYLIGHT LOCATIONS.
 - ALL ROOF DRAIN/GUTTER, DOWNSPOUTS, AND LEADERS SHALL HAVE HEAT TAPE. DESIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER, ARCHITECT, AND ELECTRICAL ENGINEER.
 - CONTRACTOR TO COORDINATE WITH OWNER, STRUCTURAL ENGINEER, AND CIVIL ENGINEER ON FOUNDATION DRAIN LAYOUT AND ELEVATIONS PRIOR TO CONSTRUCTION.



REVISION DESCRIPTION	DATE	PREPARED BY	DESIGNED BY
BUILDING PERMIT SUBMITTAL	3/24/2025	TJM	TJM
BUILDING PERMIT REVIEW COMMENTS	5/2/2025	TJM	TJM
ADDRESS ELECTRIC SERVICE LINE LAYOUTS	5/28/2025	CSR	TJM
UPDATE RETAINING WALL AT POND	7/1/2025	CSR	CSR
CIVIL UPDATES	7/19/2025	CSR	CSR

MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
EROSION CONTROL PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION
40319
PROFESSIONAL ENGINEER
4/05/2024
INITIAL SUBMITTAL
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
LANDMARK, INC 5/29/2024
JOB NO. C020261
DRAWING NAME
20261 EROSION CONTROL-CD.dwg
SHEET 11 OF 19



EROSION AND SEDIMENT CONTROL LEGEND

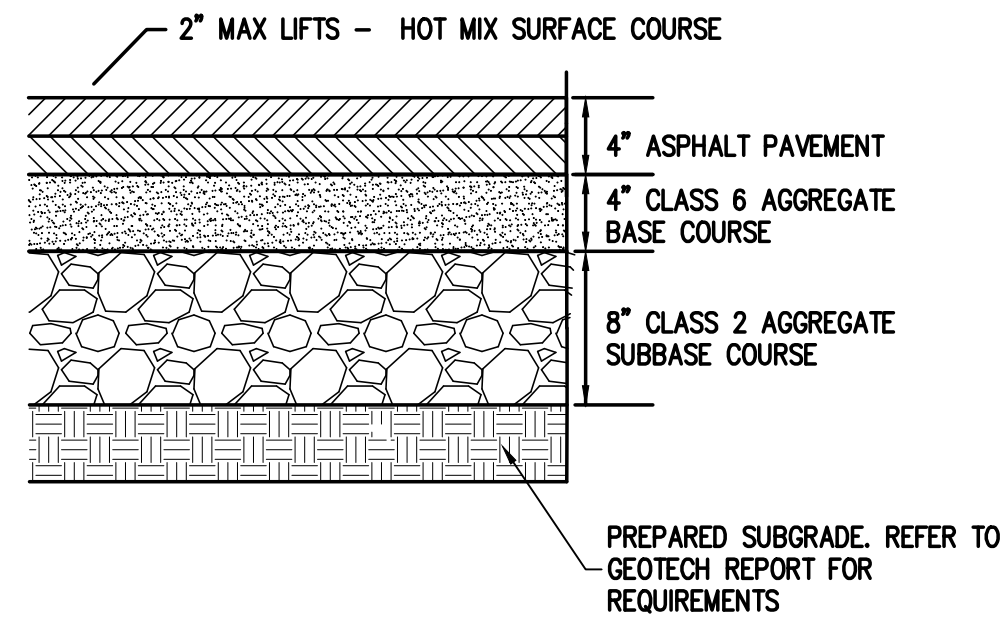
- (IP) INLET PROTECTION
- (OP) OUTLET PROTECTION
- (TSP) TEMPORARY SEDIMENT POND
- (CD) CHECK DAM
- (VTC) VEHICLE TRACKING CONTROL
- (ECB) EROSION CONTROL BLANKET
- (CWA) CONCRETE WASHOUT AREA
- (SF) SILT FENCE
- (LD) LIMITS OF DISTURBANCE

EROSION CONTROL NOTES:

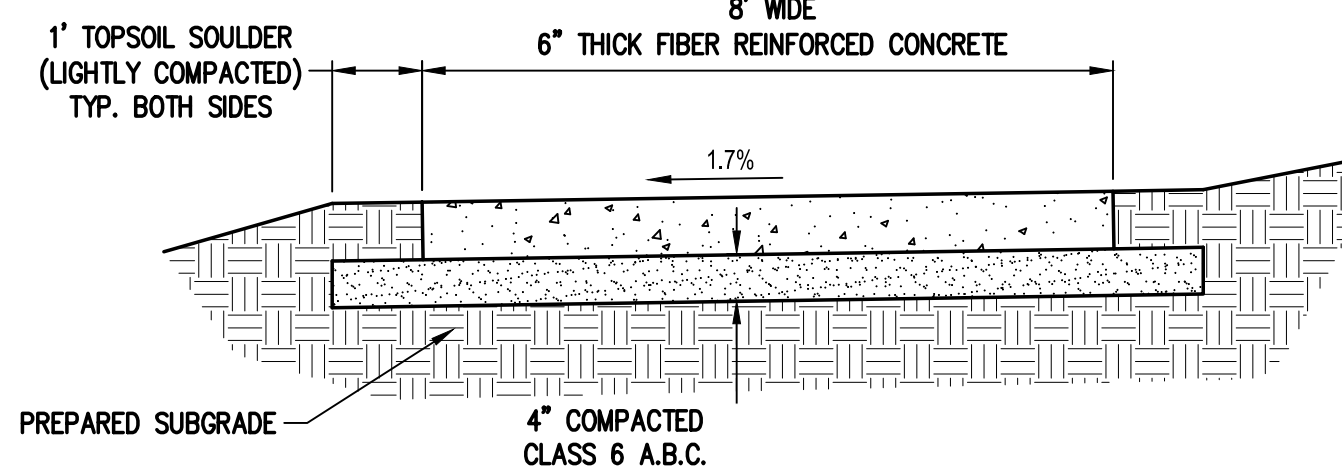
1. CONTRACTOR IS RESPONSIBLE TO LOCATE CONCRETE WASHOUT AREA, STOCKPILE LOCATION, AND STABILIZED STORAGE AREA WHERE IT WILL NOT INTERFERE WITH TRAFFIC AND ADJACENT PROPERTY OWNERS AND UPDATE THE PLAN ACCORDINGLY.
2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
3. CONTRACTOR TO PLACE VEHICLE TRACKING CONTROL (VTC) AT ALL LOCATIONS WHERE THERE IS THE POTENTIAL TO TRACK MUD ON THE EXISTING PAVEMENT.
4. AGGREGATE TRACKING PADS SHALL BE CONSTRUCTED OF THREE-INCH TO EIGHT-INCH ANGULAR AGGREGATE. IF USING FODS MATS, A MINIMUM OF TWO MATS ARE REQUIRED AND NEED TO BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
5. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.
6. TEMPORARY SEDIMENT POND TO BE CONSTRUCTED WITH EARTHEN BERMS.
7. SILT FENCE SHALL BE INSTALLED WITH WIRE BACKING.

C:\CO20261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 EROSION CONTROL-CD.dwg, 7/10/2025 4:43:01 PM, Chris Rundell

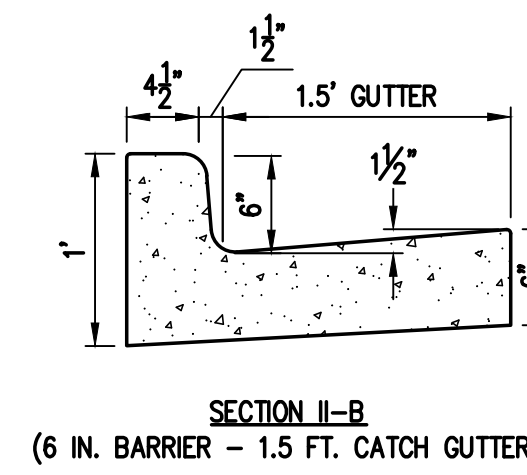
GRAPHIC SCALE
10 0 10 20
(IN FEET)
1 INCH = 10 FT
1
C11/C17
EROSION CONTROL PLAN



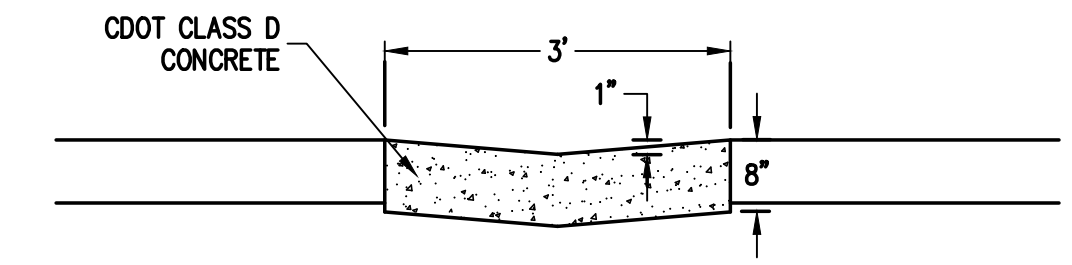
1 TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE



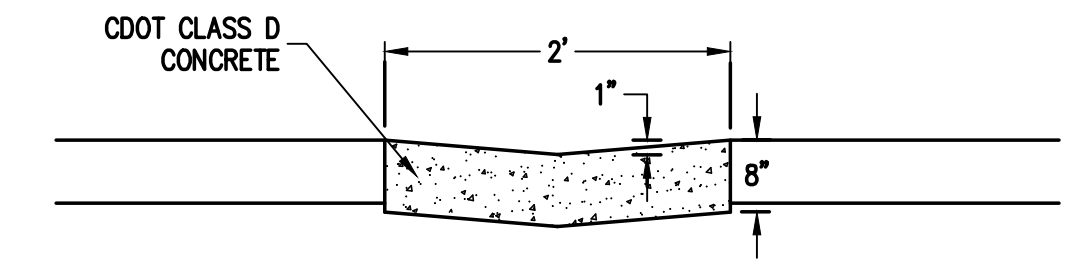
2 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



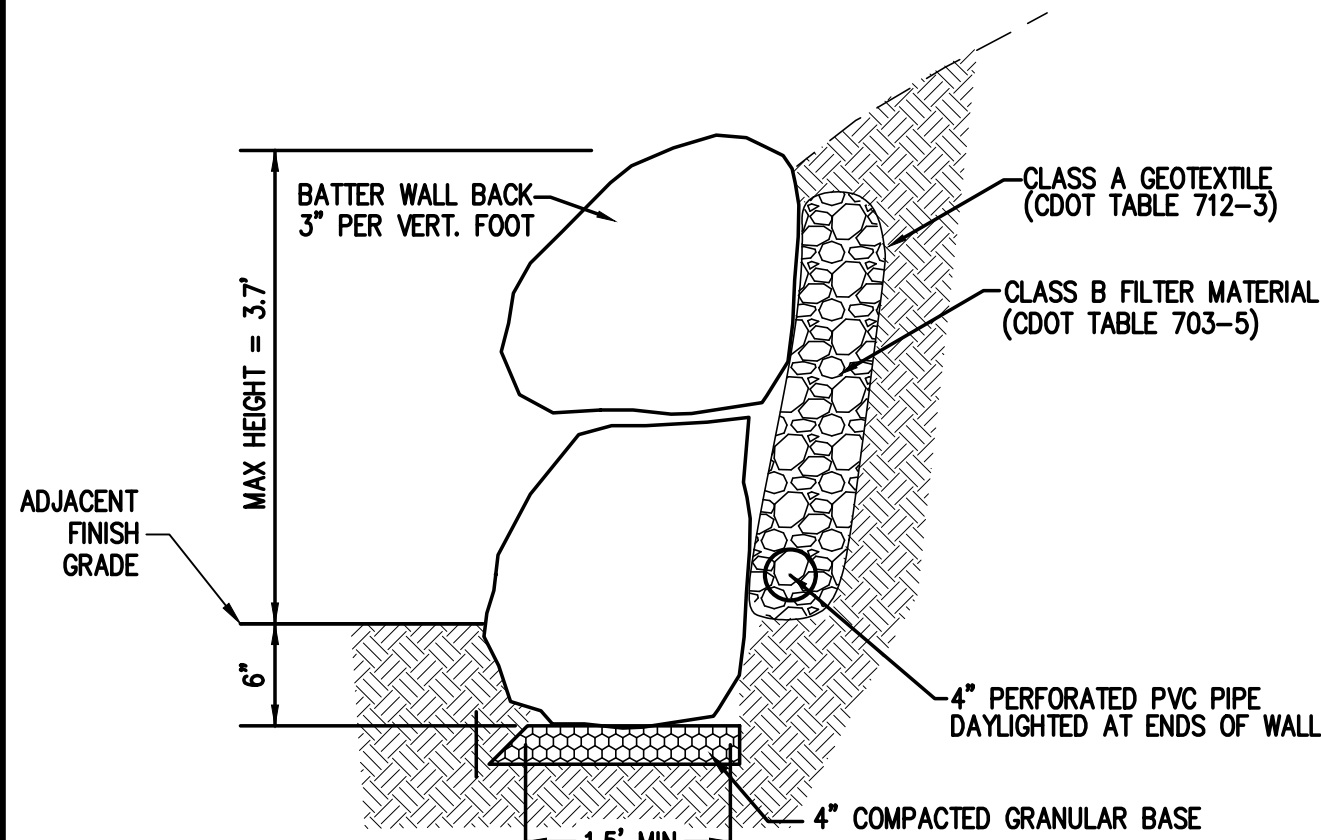
3 CURB & GUTTER DETAIL
NOT TO SCALE



4 CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE

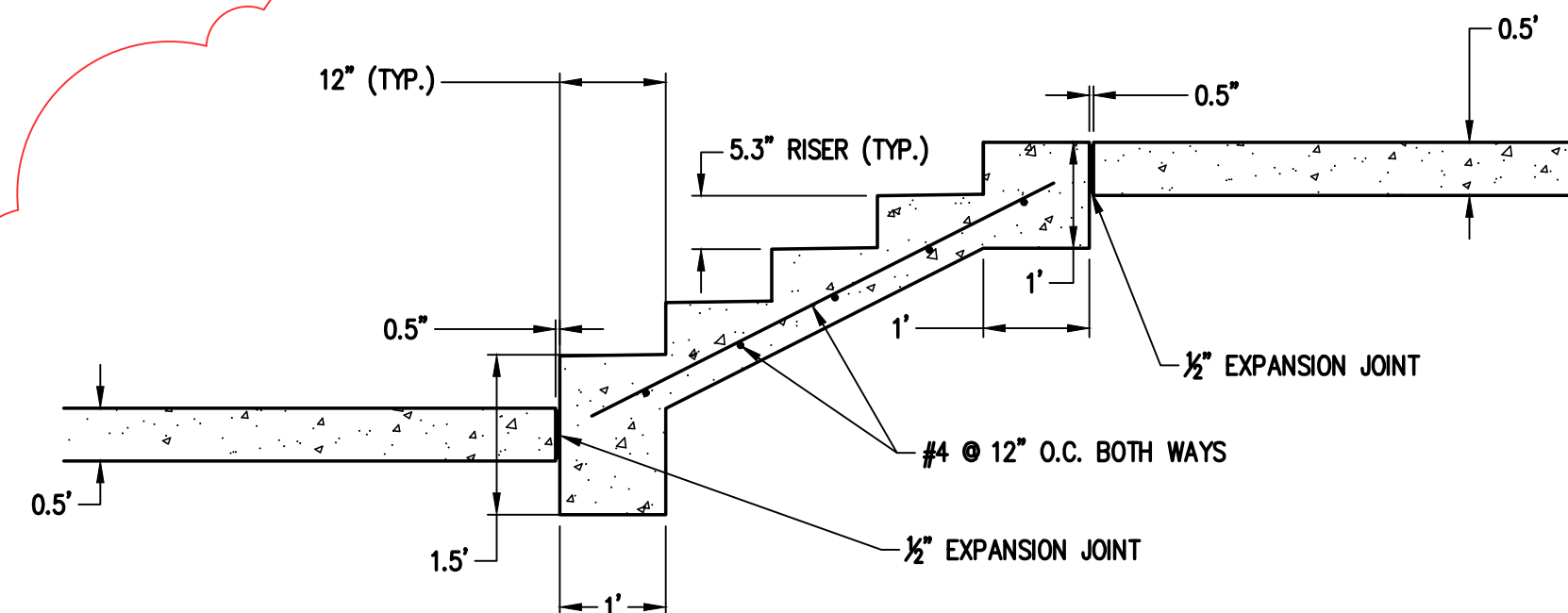


5 CONCRETE VALLEY PAN DETAIL
NOT TO SCALE



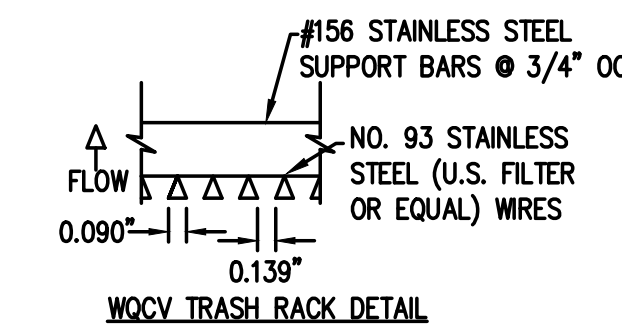
- NOTES:
- LANDSCAPE BOULDERS TO BE FREE OF SURFACE BLEMISHES & CRACKS. CONTRACTOR TO COORDINATE WITH OWNER ON APPROVAL OF BOULDER MATERIAL AND COLOR IN ADVANCE OF PROCURING BOULDERS.
 - BOULDERS ALONG BOTTOM COURSE TO BE LARGER FOR FOUNDATION OF STACKED WALL WITH APPROXIMATE DIMENSIONS OF 18"-24". CONTRACTOR TO CAREFULLY PLACE AND FIT BOULDERS FOR SECURE AND STABLE STACKED CONDITION.

6 LANDSCAPE BOULDER RETAINING WALL
NOT TO SCALE

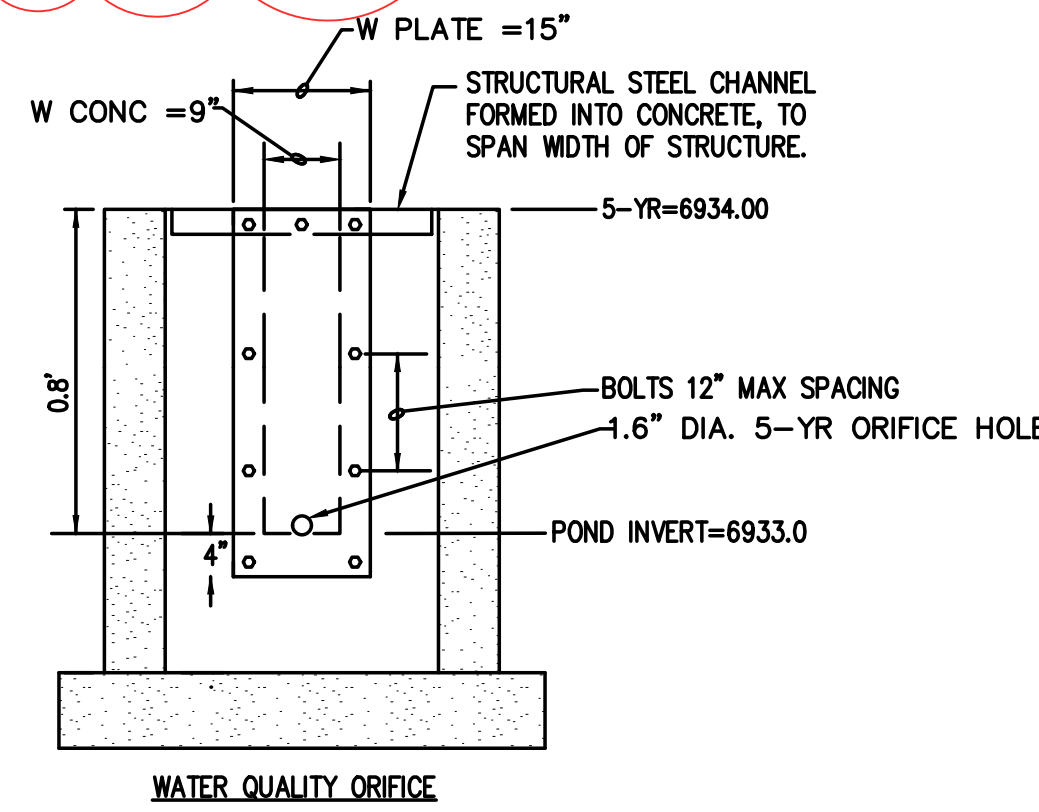


- NOTES:
- REFER TO SITE AND GRADING PLAN SHEETS FOR NUMBER OF STEPS AT EACH LOCATION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DETAILS FOR RAILING DESIGN AND ATTACHMENT DETAILS.
 - REFER TO CONCRETE SIDEWALK DETAIL FOR BASE COURSE AND SUBGRADE REQUIREMENTS.

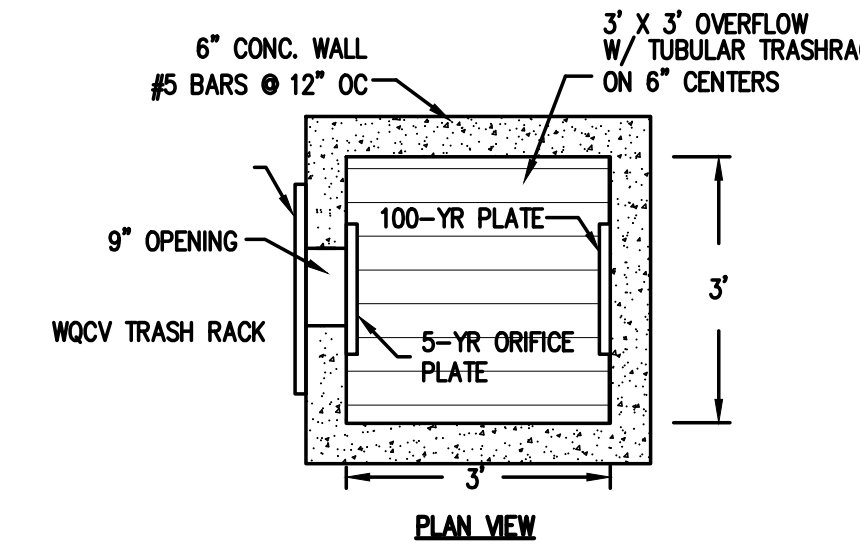
11 CONCRETE STEPS DETAIL
NOT TO SCALE



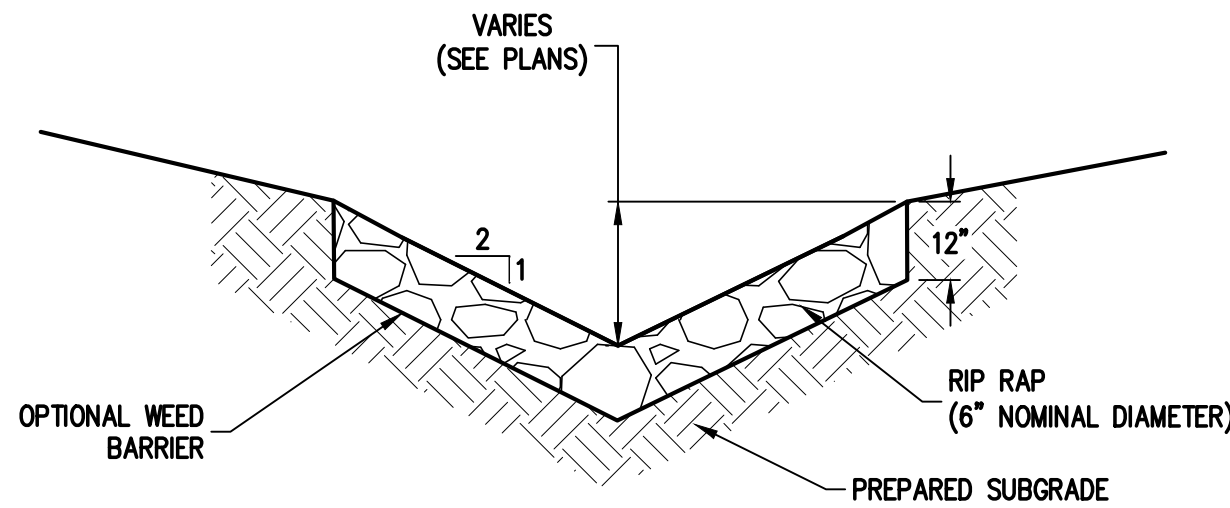
WQCV TRASH RACK DETAIL



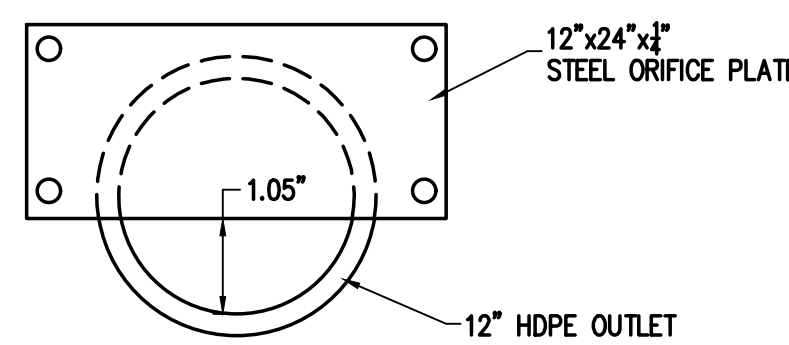
WATER QUALITY ORIFICE



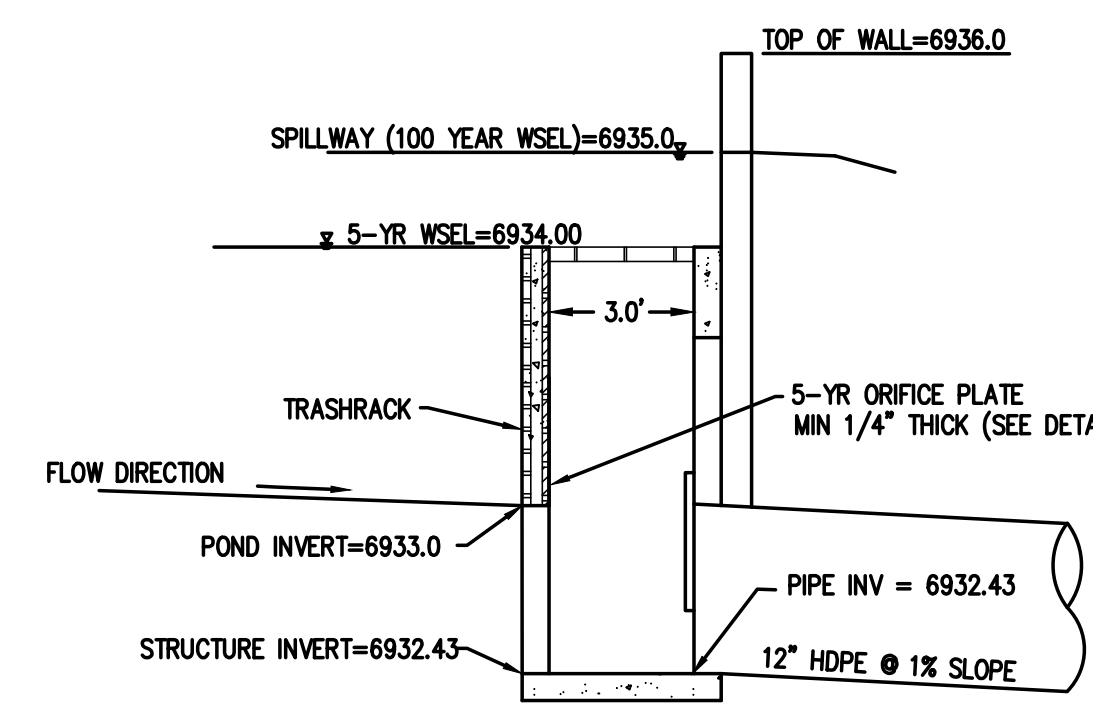
PLAN VIEW



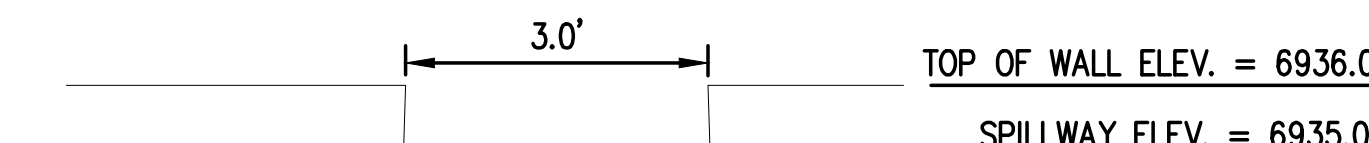
7 RIPRAP LINED V-DITCH
NOT TO SCALE



8 100-YEAR ORIFICE PLATE
NOT TO SCALE



9 WATER QUALITY POND OUTLET STRUCTURE
NOT TO SCALE



10 EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

- DETAIL NOTES:
- OVERFLOW TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 - OVERFLOW TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE DIP GALVANIZED AND MY BE HOT POWDER COATED AFTER GALVANIZING.
 - WATER QUALITY CAPTURE VOLUME WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

NOTE:
EMERGENCY SPILLWAY TO BE A NOTCH IN THE RETAINING WALL. CONTRACTOR TO COORDINATE WITH ENGINEER AND RETAINING WALL SUPPLIER ON EXACT DETAILS.

DESIGNED BY	DATE	PREPARED BY	DATE
TJM	3/24/2025	TJM	3/24/2025
DRWN BY	5/2/2025	TJM	5/2/2025
CHKD BY	5/28/2025	CSR	7/13/2025
CSR	7/13/2025	CSR	7/19/2025

MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
ROUIT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
TYPICAL SECTIONS & POND OUTLET DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

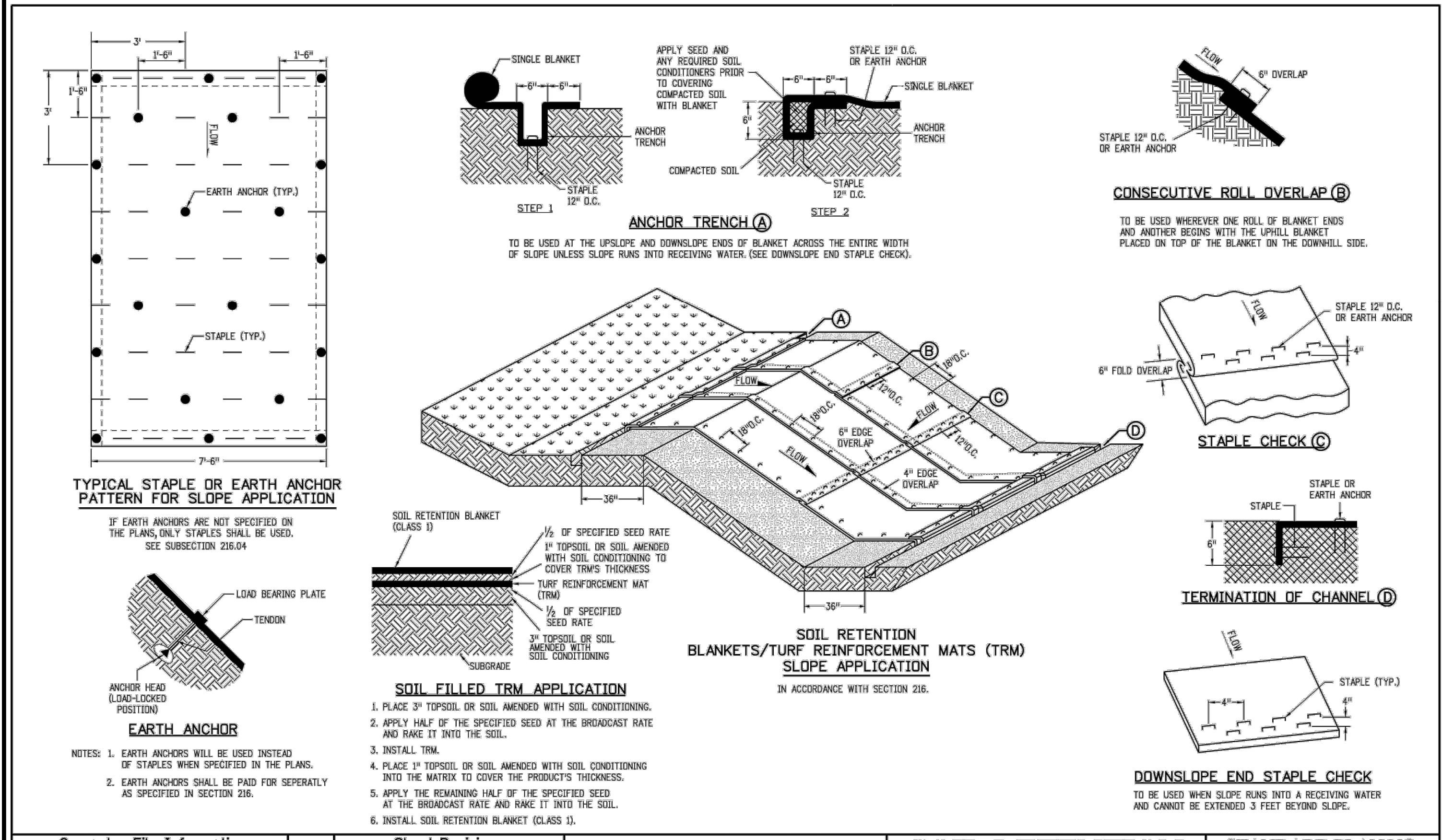
FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	4/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
LANDMARK, INC	5/29/2024
JOB NO.	C020261
DRAWING NAME	20261 DETAILS-CD.dwg
SHEET	12 OF 19

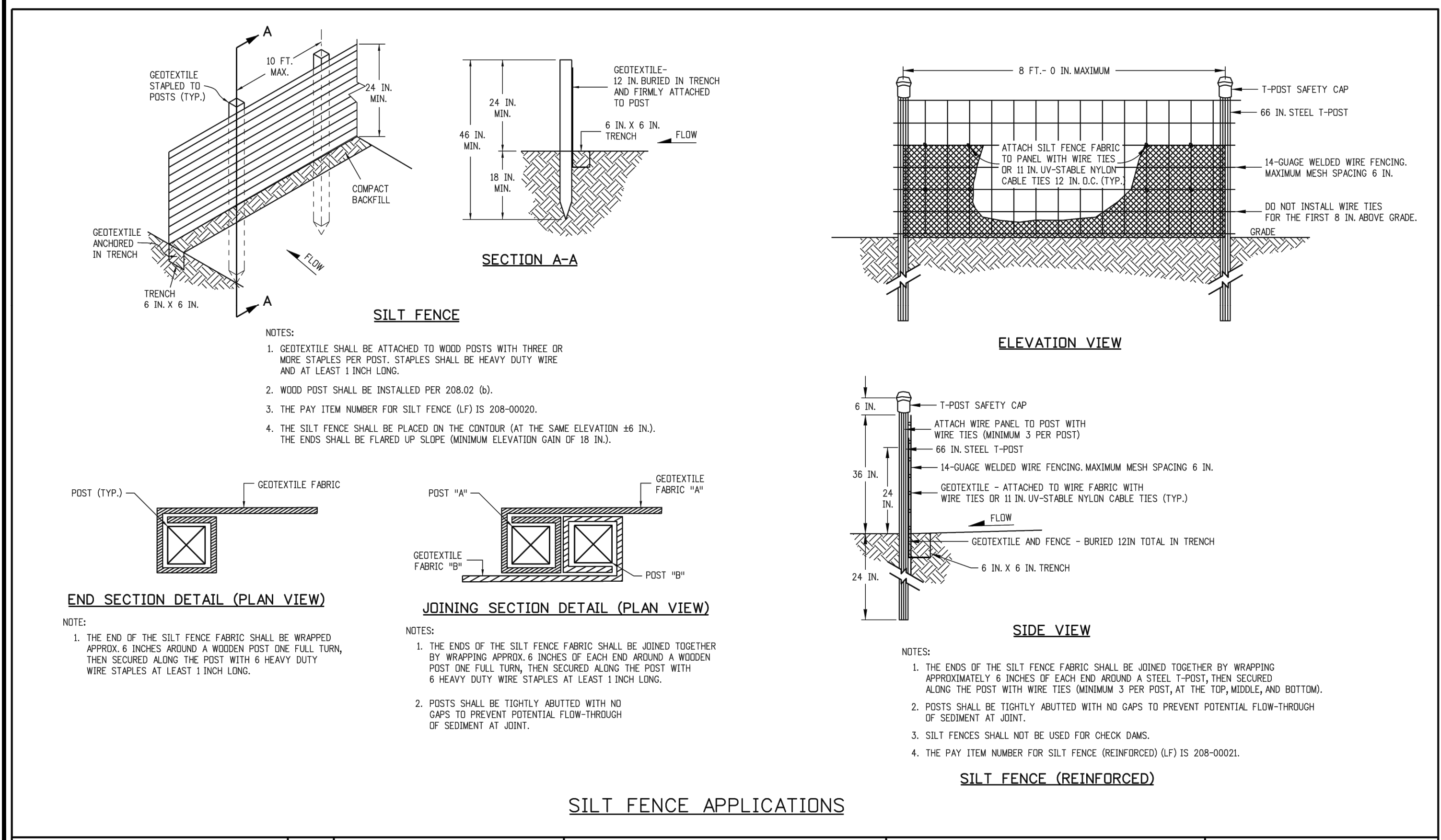
DESIGNED BY	TJM	DATE	3/24/2025
PREPARED BY	TJM	DATE	5/2/2025
REVISION DESCRIPTION		DATE	
BUILDING PERMIT SUBMITTAL			
ADDRESS BUILDING PERMIT REVIEW COMMENTS			
REVISE ELECTRIC SERVICE LINE LAYOUTS			
UPDATE RETAINING WALL AT FOND			
CIVIL UPDATES			

MAY RIEGLER PROPERTIES
ROUff COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
EROSION CONTROL DETAILS

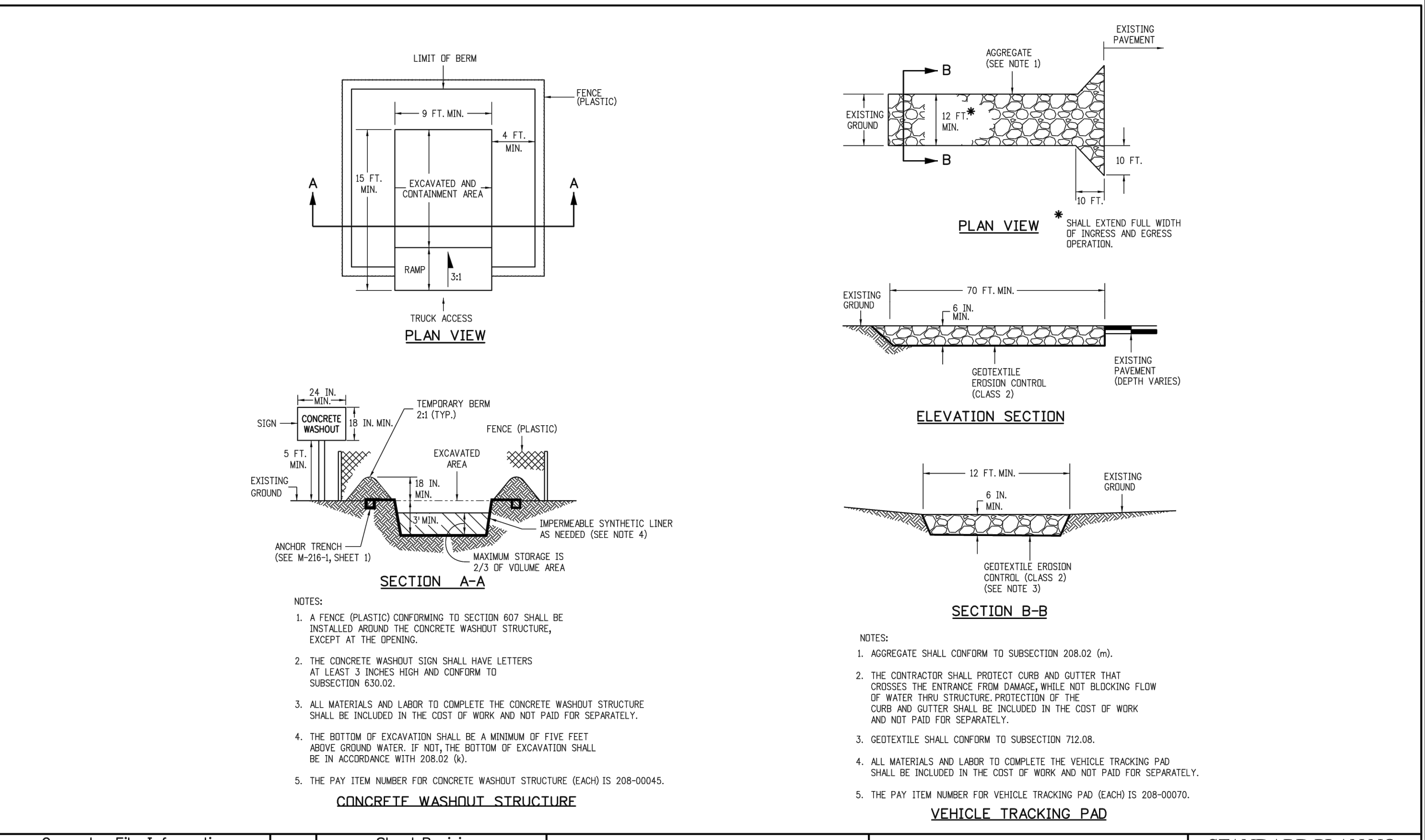
FOR AND ON BEHALF OF
BASELINE CORPORATION
PROFESSIONAL ENGINEER
40319
7/19/2025
PREPARED UNDER THE DIRECT SUPERVISION OF
FOR AND ON BEHALF OF
BASELINE CORPORATION
PROFESSIONAL ENGINEER
40319
7/19/2025
JOB NO. C020261
DRAWING NAME 20261 DETAILS-CD.dwg
SHEET 18 OF 19



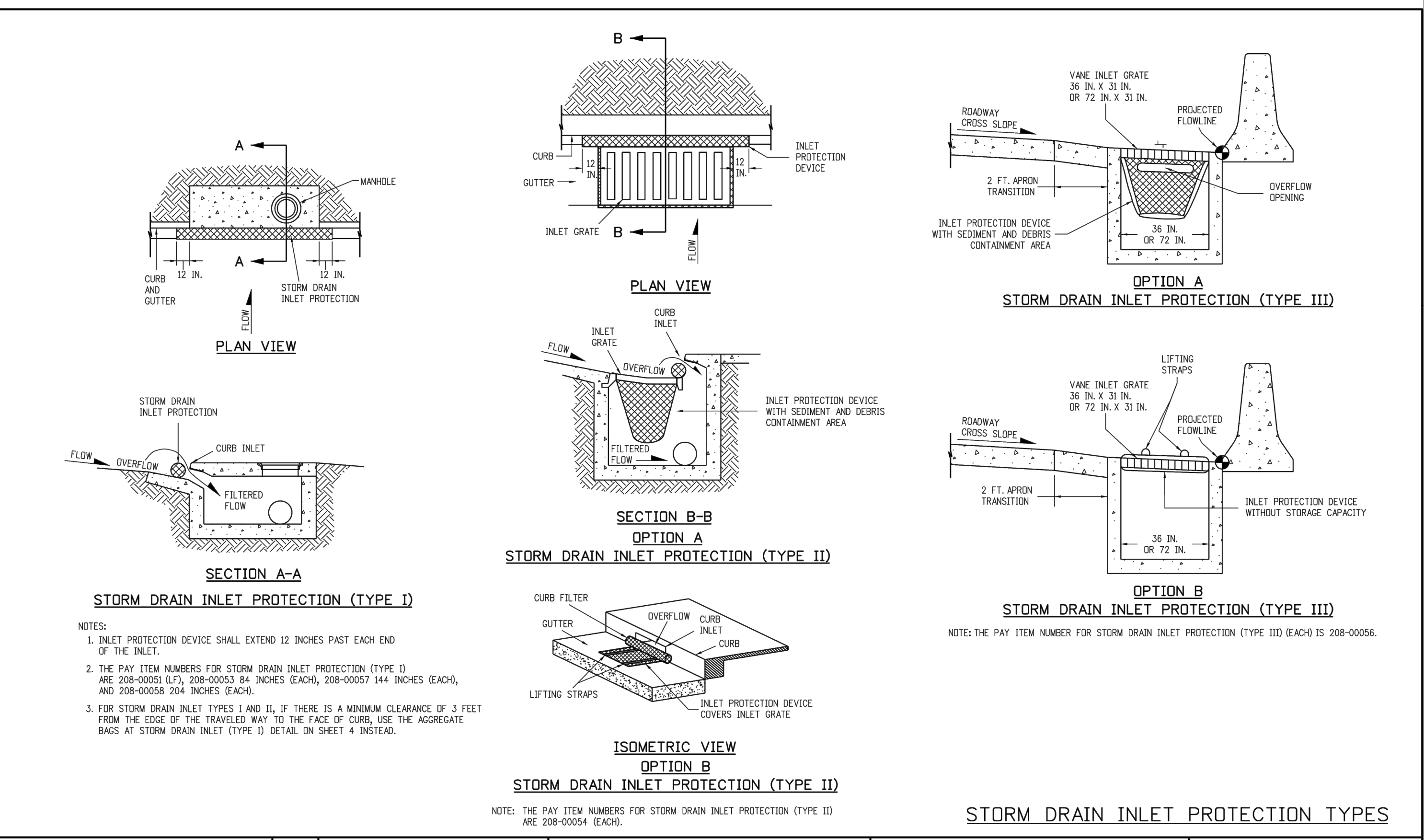
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Creation Date: 07/31/19	Date: (C) (X)	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 2 of 2
Designer Initials: JBK	Comments	Project Development Branch	JBK	Project Sheet Number:
Last Modification Date: 07/31/19				
Detailer Initials: LTA				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English				



Computer File Information	Sheet Revisions	Colorado Department of Transportation	TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Creation Date: 07/31/19	Date: (C) (X)	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 8 of 11
Designer Initials: DK	Comments	Construction Engineering Services	DK	Project Sheet Number:
Last Modification Date: 05/16/24				
Detailer Initials: LTA				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English				



Computer File Information	Sheet Revisions	Colorado Department of Transportation	TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Creation Date: 07/31/19	Date: (C) (X)	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 1 of 11
Designer Initials: DK	Comments	Construction Engineering Services	DK	Project Sheet Number:
Last Modification Date: 05/16/24				
Detailer Initials: LTA				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English				



Computer File Information	Sheet Revisions	Colorado Department of Transportation	TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Creation Date: 07/31/19	Date: (C) (X)	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	Issued by the Project Development Branch: July 31, 2019	Standard Sheet No. 5 of 11
Designer Initials: DK	Comments	Construction Engineering Services	DK	Project Sheet Number:
Last Modification Date: 05/16/24				
Detailer Initials: LTA				
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English				

