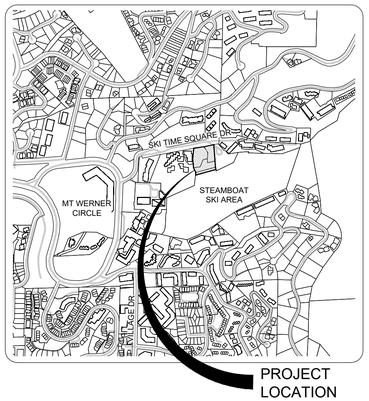
CIVIL CONSTRUCTION DRAWINGS

FOR

LOT 1 AND LOT 2, SKI HILL SUBDIVISION, FILING NO. 2

LOCATED IN THE SECTION 22, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO



NORTH

VICINITY MAP

1" = 1000'

PROJECT TEAM:

ALTERRA MOUNTAIN COMPANY

CONFLUENCE

LANDMARK CONSULTANTS, INC.

LANDMARK CONSULTANTS, INC.

OWNER
ALTERRA MOUNTAIN COMPANY
C/O LANDMARK CONSULTANTS, INC
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 870-9494
ATTN: ERIK GRIEPENTROG, P.E.

ARCHITECT
OZ ARCHITECTURE
3003 LARIMER ST
DENVER, CO 80205
(303) 861-5704
ATTN: JAMISON MCBRIDE

LANDSCAPE ARCHITECT
CONFLUENCE
3457 RINGSBY CT, UNIT 223
DENVER, CO 80216
(303) 433-7100
ATTN: GARY WORTHLEY, PLA, ASLA

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 OF STEAMBOAT SPRINGS	EMRICK SOLTIS, P.E., CFM	(970) 871.8271
MT. WERNER WATER	FRANK ALFONE	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	NATHAN CAMPBELL	(970) 819.0988
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

CIVIL
C.001 - COVER SHEET
C.002 - NOTES
C.003 - EXISTING CONDITIONS EXHIBIT
C.004 - EXISTING CONDITIONS EXHIBIT - W/ AERIAL IMAGERY
C.010 - REMOVAL (DEMOLITION) PLAN
C.011 - REMOVAL (DEMOLITION) PLAN - W/ AERIAL IMAGERY
C.100 - CIVIL SITE PLAN
C.101 - CIVIL SITE PLAN
C.200 - UTILITY PLAN
C.210 - SANITARY SEWER PROFILE
C.310 - STORM SEWER PROFILE
C.311 - STORM SEWER PROFILE
C.312 - STORM SEWER PROFILE
C.320 - STORM TRENCH SECTIONS
C.400 - PROMENADE PROFILE
C.410 - PROMENADE SECTIONS
C.500 - CIVIL DETAILS
C.501 - STORM DETAILS
C.502 - STORM DETAILS

EX-1 - TYPICAL WALL SECTION
(PROVIDED BY SOIL STRUCTURES, LLC & SIGNATURE STONE)

LANDSCAPING
L.101 - SITE & MATERIAL PLAN
L.201 - GRADING PLAN
L.301 - PLANTING PLAN
L.401 - LANDSCAPE DETAILS
L.402 - LANDSCAPE DETAILS

STRUCTURAL
CS-001 - WEST PROMENADE SLAB - NOTES
CS-002 - WEST PROMENADE SLAB - PLANS AND DETAILS

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERACI
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

The Stockman - Grading Permit

Cover Sheet

SHEET

C.001

DRAWING FILENAME: P:\2163-004\Drafs\Production Drawings\Grading Permit\2163-004-Grading Permit-C.001 Cover.dwg LAYOUT NAME: C.001 DATE: Feb 26, 2026 - 12:19pm CAD OPERATOR: Matt

GENERAL NOTES

1. TOPOGRAPHIC AND EXISTING CONDITIONS PER CITY GIS DATA AND SUPPLEMENTED WITH LANDMARK CONSULTANTS, INC. ARCHIVED SURVEY FIELD DATA. LANDMARK IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS AND/OR PROPERTY INFORMATION (INCLUDING EASEMENTS AND ENCUMBRANCES) AND THE OWNER ASSUMES ALL RISK WITH COMPLYING WITH THE LEGAL REQUIREMENTS OF THIS PROJECT.
2. CITY OF STEAMBOAT SPRINGS (CITY) 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.
3. THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT ARE THE CITY OF STEAMBOAT SPRINGS GENERAL SPECIFICATIONS, LATEST REVISION.
4. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS GENERAL SPECIFICATIONS, LATEST REVISION.
5. 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, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
6. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2019 EDITION), THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2017 EDITION), AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION STANDARDS AND SPECIFICATIONS.
8. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE 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.
9. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, 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 - APRIL 30 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
10. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED RIGHT-OF-WAY PERMIT MUST BE ISSUED BY THE CITY OF STEAMBOAT SPRINGS.
11. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS, ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK.
12. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
13. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.
14. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT TESTING AND INSPECTIONS ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.
15. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
16. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY OF STEAMBOAT SPRINGS PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
17. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
18. POTHOLE, FIELD LOCATE AND VERIFY ELEVATIONS AND MATERIALS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
19. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
20. COORDINATE AND COOPERATE WITH THE CITY OF STEAMBOAT SPRINGS, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
21. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
22. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
23. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
    - BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
    - UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
    - ONE (1) SIGNED COPY OF THE APPROVED PLANS
    - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
    - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
24. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
25. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
26. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
28. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.
29. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER, SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
30. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
31. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AHJ. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
32. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
33. THE CONTRACTOR AGREES THAT BY COMMENCING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.
34. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH ITS CONSTRUCTION.
35. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.
36. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED IMPROVEMENTS.
37. ACCESS TO ALL ADJACENT PROPERTIES AND FACILITIES SHALL BE MAINTAINED AT ALL TIMES. REQUIRED INTERRUPTION OF ACCESS SHALL BE COORDINATED WITH THE PROPERTY AND PROJECT OWNERS.
38. IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.
39. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT.
40. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND HANDLED IN ACCORDANCE TO ALL RULES AND REQUIREMENTS. A SEPARATE PERMIT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.
41. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.
42. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS DESIGN BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED UNLESS OTHERWISE NOTED.
43. ENSURE THAT WORK FOR THIS PROJECT BE PERFORMED BY CONTRACTORS (INCLUDING CONTRACTOR'S EMPLOYEES AND AGENTS) POSSESSING THE SKILLS, EXPERTISE AND UNDERSTANDING OF ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND MANUFACTURER REQUIREMENTS. BY COMMENCING WORK, THE CONTRACTORS REPRESENT THAT THEY UNDERSTAND AND ACCEPT THIS REQUIREMENT.

CONSTRUCTION NOTES

A. GRADING AND DRAINAGE

43. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED PERMITS.
44. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.
45. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.
46. LENGTHS SHOWN ON PLANS ARE HORIZONTAL LENGTHS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR TO THE END OF THE FLARED END SECTIONS, ACTUAL LENGTHS MAY VARY.
47. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.
48. IMPERVIOUS CLAY DAMS ARE REQUIRED IN TRENCH AT 50-FT INTERVALS AND AT CHANGES IN PIPE DIRECTION AND/OR AT PIPE JUNCTIONS FOR ALL DRAINAGE STRUCTURES.
49. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SITE CONCRETE IS ANTICIPATED SHOULD BE PREPARED BY STRIPPING EXISTING TOPSOIL AND ORGANIC MATERIALS, SCARIFICATION TO A DEPTH OF AT LEAST 8 INCHES AND COMPACTION TO MINIMUM VALUES GIVEN BELOW. MOISTURE CONDITIONING MAY BE REQUIRED TO ATTAIN STABILITY AND MINIMUM COMPACTION.

    SITE FILLS AND TRENCH BACKFILL SHOULD CONSIST OF APPROVED ON-SITE OR IMPORTED MATERIALS. FILLS SHOULD BE UNIFORMLY PLACED AND COMPACTED IN 6 TO 8 INCH LOOSE LIFTS TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AND WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT (ASTM D698). MOISTURE CONDITIONING OF FILL MATERIALS MAY BE REQUIRED TO ATTAIN MINIMUM COMPACTION AND STABILITY REQUIREMENTS.
50. A GEOTECHNICAL REPORT WAS PROVIDED FOR THIS PROJECT UNDER THE TITLE OF "SUBSOIL AND FOUNDATION INVESTIGATION, PROPOSED THUNDERHEAD BEACH, 1965 SKI TIME SQUARE DRIVE, STEAMBOAT SPRINGS, COLORADO" BY "NWCC, INC." DATED "MARCH 29, 2024" AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

B. CONSTRUCTION SITE AND STORMWATER MANAGEMENT

51. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
52. WHEN REQUIRED THE CONTRACTOR SHALL PREPARE A STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL WITH KNOWLEDGE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION. THIS INDIVIDUAL SHOULD BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THE STORMWATER MANAGEMENT PLAN FOR THE DURATION OF THE PROJECT.
53. THE STORMWATER MANAGEMENT PLAN SHOULD ADDRESS INSTALLATION, INSPECTION AND MAINTENANCE OF ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVE EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, CLEAN UP AND REMOVE ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
54. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT PLAN.
55. ENSURE THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
56. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREA IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, UTILIZE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).
57. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
58. IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.
59. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
60. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.
61. THE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
62. THE DRAINAGE REPORT SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A DRAINAGE REPORT FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "FINAL DRAINAGE STUDY AND STORMWATER QUALITY PLAN" AND IS DATED OCTOBER 30, 2025.

C. PAVING

63. UNLESS NOTED OTHERWISE, THE PAVEMENT SECTION SHALL CONSIST OF:
    A. 8-INCH THICK AGGREGATE SUBBASE COURSE: MODIFIED CDOT STANDARD CLASS 3 BASE AGGREGATE OR WELL GRADED PIT RUN CONFORMING TO CDOT STANDARD SPECIFICATION SECTION 703 FOR AGGREGATES.
    B. 4-INCH THICK AGGREGATE BASE COURSE: CDOT STANDARD SPECIFICATIONS SECTION 703.03 FOR CLASS 6 AGGREGATE BASE COURSE;
    C. 4-INCH THICK ASPHALT PAVEMENT: CDOT STANDARD SPECIFICATIONS, LATEST EDITION, WITH TYPE SX GRADATION AND PG58-28 BINDER. TACK COATS SHALL BE SS-1H AND CONFORM TO AASHTO M140.PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
64. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. 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.
65. CONTACT CITY STREETS SUPERINTENDENT AT (970) 879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE DEVELOPER.
66. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER.
67. VALVE BOXES, CLEANOUTS AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
68. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE ENGINEER BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.
69. PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE ENGINEER AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN 1/4 INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
70. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN ENGINEER.
70. NO UNDERMINING OF EXISTING PAVEMENT SHALL BE ALLOWED. IF UNDERMINING IS EVIDENT, PAVEMENT SHALL BE CUT BACK ACCORDINGLY. NO ADDITIONAL PAYMENT SHALL BE PROVIDED.

D. WATER AND SEWER NOTES

71. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MT. WERNER WATER OR THE CITY OF STEAMBOAT SPRINGS WATER & SEWER STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
72. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
73. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
74. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
75. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
76. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
77. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
78. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.
79. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.

PROJECT NOTES:

80. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.
81. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THA



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS LEGEND:

SEE SHEET FOR C.002 FOR LEGEND (TYP.)

- RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29039"
- RECOVERED PROPERTY MONUMENT
- NO CORNER MONUMENT RECOVERED OR SET
- SITE BENCHMARK
- HIGHWATER MARK
- FEMA FLOODWAY
- EDGE OF WATER
- WATER BODY SETBACK

PROPERTY DESCRIPTION:

LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D; TOGETHER WITH
THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 854042 IN THE ROUTT COUNTY RECORDS;
COUNTY OF ROUTT, STATE OF COLORADO

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30031079 COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
3. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68 ,2636559.05 AND A SCALE FACTOR OF 1.0003690183.
4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
5. FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY 29, 2019.
6. SITE BENCHMARKS (AS SHOWN HEREON):

   SITE BENCHMARK #1
   SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
   NORTHING: 1513153.310
   EASTING: 2737656.068
   NAVD88 EL: 6963.78

   SITE BENCHMARK #2
   MAG NAIL IN ASPHALT
   NORTHING: 1513033.923
   EASTING: 2737582.049
   NAVD88 EL: 6949.60

   SITE BENCHMARK #3
   MAG NAIL SET IN BRICK PAVERS
   NORTHING: 1512859.754
   EASTING: 2737551.158
   NAVD88 EL: 6946.75

   SITE BENCHMARK #4
   #5 REBAR WITH ORANGE PLASTIC CAP
   NORTHING: 1512830.645
   EASTING: 2737816.718
   NAVD88 EL: 6968.70
7. CONTOUR INTERVAL = 2 FEET
8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2024.
11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.
14. THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602.L OPEN SPACE, PARKS AND AMENITY SPACE IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).
15. AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERKEN
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Grigereithing
EMAIL:	erig@landmark-co.com

The Stockman - Grading Permit

Existing Conditions Exhibit

SHEET
C.003

DRAWING FILE NAME: P:\2163-004\DWG\Production Drawings\Grading Permit\2163-004 Grading Conditions.dwg LAYOUT NAME: C.003 DATE: Feb 26, 2026 - 12:16pm CAD OPERATOR: Matt
LIST OF XREFS: [ACAD7] [_reg_frame.dwg] [ORDER] [Grading Permit] [2163-004-xbase.dwg] [2163-004-xEASE] [2163-004-xEASE] [2163-004-xbase2] [2163-004-xHatch]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

EXISTING CONDITIONS LEGEND:

SEE SHEET FOR C.002 FOR LEGEND (TYP.)

- RECOVERED OR SET NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP OR NAIL W/ BRASS DISC STAMPED "LANDMARK LS 29039"
- RECOVERED PROPERTY MONUMENT
- NO CORNER MONUMENT RECOVERED OR SET
- SITE BENCHMARK
- HIGHWATER MARK
- FEMA FLOODWAY
- EDGE OF WATER
- WATER BODY SETBACK

PROPERTY DESCRIPTION:

LOT 2, SKI HILL SUBDIVISION, REPLAT OF PARCEL D; TOGETHER WITH THAT PARCEL OF LAND DESCRIBED IN RECEPTION NO. 854042 IN THE ROUTT COUNTY RECORDS; COUNTY OF ROUTT, STATE OF COLORADO

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. ABC30031079; COMMITMENT DATE: 07/21/2023 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS EXISTING CONDITIONS MAP UNLESS NOTED OTHERWISE. NO REPRESENTATION IS MADE BY LANDMARK CONSULTANTS, INC. OR THE SURVEYOR OF RECORD THAT ALL EASEMENTS SHOWN HEREON ARE STILL EXTANT, OR THAT ALL EASEMENTS OF RECORD WITHIN THE MAPPING AREA ARE SHOWN OR NOTED HEREON.
3. BASIS OF HORIZONTAL CONTROL: THE 2011 ITERATION OF THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE, NAD83(2011) COLORADO NORTH, SCALED TO GROUND ABOUT A POINT HAVING COORDINATES OF 1412535.68 ,2636559.05 AND A SCALE FACTOR OF 1.0003690183.
4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
5. FLOOD ZONE INFORMATION IS SHOWN HEREON PER LETTER OF MAP REVISION 13-08-0214P, EFFECTIVE JULY 8, 2013, AND LETTER OF MAP REVISION LOMR 18-08-0922P, EFFECTIVE JULY 29, 2019.
6. SITE BENCHMARKS (AS SHOWN HEREON):

   SITE BENCHMARK #1
   SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
   NORTHING: 1513153.310
   EASTING: 2737656.068
   NAVD88 EL: 6963.78

   SITE BENCHMARK #2
   MAG NAIL IN ASPHALT
   NORTHING: 1513033.923
   EASTING: 2737582.049
   NAVD88 EL: 6949.60

   SITE BENCHMARK #3
   MAG NAIL SET IN BRICK PAVERS
   NORTHING: 1512859.754
   EASTING: 2737551.158
   NAVD88 EL: 6946.75

   SITE BENCHMARK #4
   #5 REBAR WITH ORANGE PLASTIC CAP
   NORTHING: 1512830.645
   EASTING: 2737816.718
   NAVD88 EL: 6968.70
7. CONTOUR INTERVAL = 2 FEET
8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
10. THE LAST FIELD INSPECTION OF THE SITE WAS ON 8/17/2024.
11. DRAWING PLOTS TO SCALE ON 24"x36" PAPER.
12. WATER AND SEWER INFORMATION SUPPLEMENTED USING MOUNT WERNER WATER RECORD INFORMATION. SOME DISCREPANCIES MAY EXIST.
13. ORDINARY HIGH WATER MARK AND WETLANDS ARE SHOWN HEREON PER MARKINGS PROVIDED BY WESTERN BIONOMICS, INC.
14. THE AREA DESIGNATED OPEN SPACE HEREON IS SUBJECT TO THE USES AND RESTRICTIONS AS DEFINED IN SECTION 602.L OPEN SPACE, PARKS AND AMENITY SPACE IN THE STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE EFFECTIVE JANUARY 1, 2018 (VERSION 6).
15. AERIAL IMAGERY PROVIDED BY NEARMAP ©. IMAGE TAKEN 7/20/2024.
16. BOUNDARY INFORMATION SHOWN ON THIS MAP REFLECTS PROPOSED CONDITIONS POST PLATTING.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
TIMOTHY E. GRAEPPING
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT: 21634-004
DATE: 2/26/2026
CONTACT: Erik Grieperink
EMAIL: erik@landmark-co.com

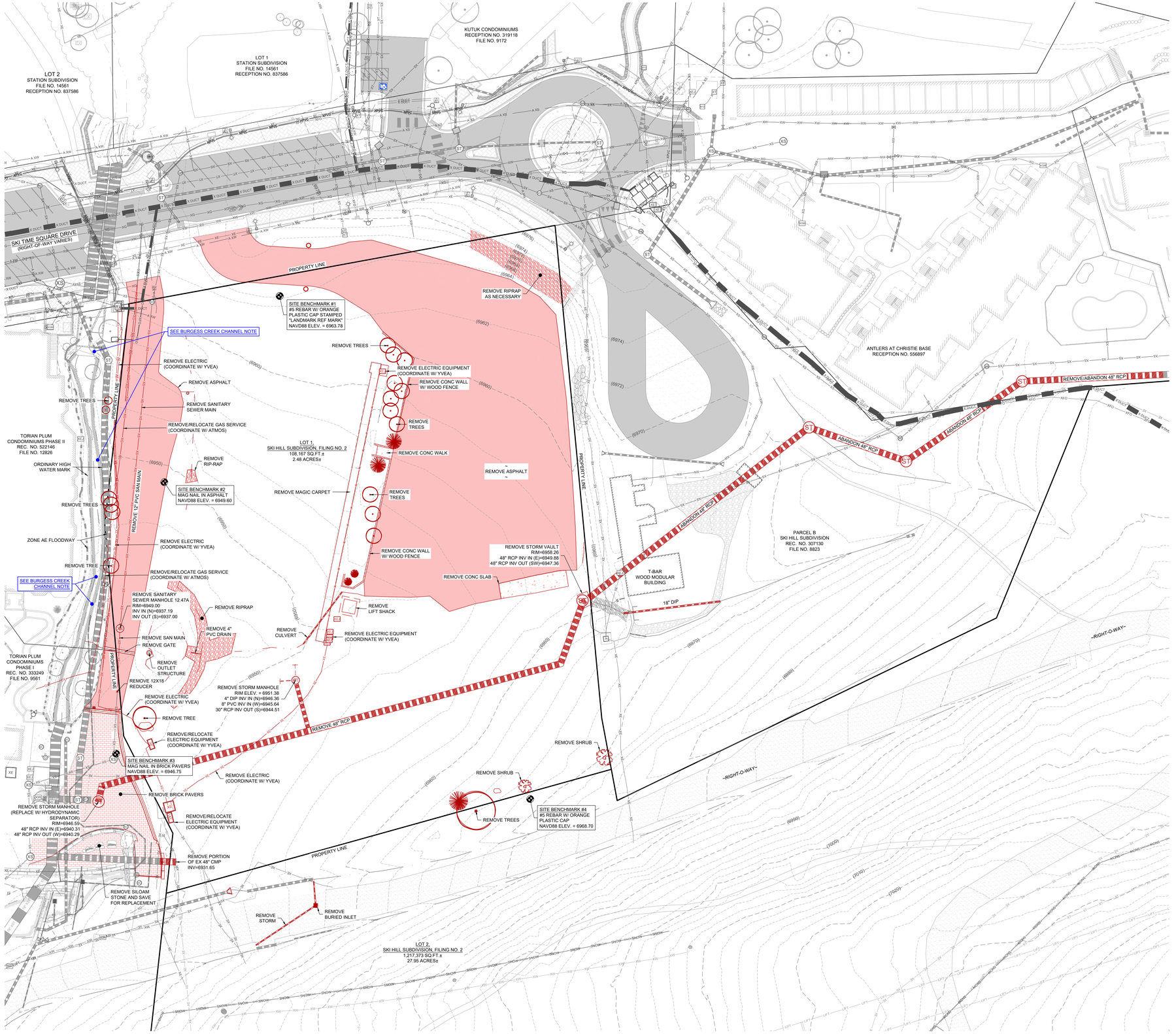
The Stockman - Grading Permit

Existing Conditions Exhibit w/ Aerial Imagery

SHEET

C.004

DRAWING FILENAME: P:\21634-004\WIP\Production Drawings\Grading Permit\21634-004 Grading Permit C.004 Existing Conditions.dwg - LAYOUT NAME: C.004 - DATE: Feb 26, 2026 - 12:20pm CAD OPERATOR: Matt
LIST OF XREFS: [LAYOUT = wb_None] [ARCHIVER=Grading Permit] [21634-004-xbkgd] [21634-004-xBnrth] [21634-004-xEast] [21634-004-xEstAdjacent] [21634-004-xHatch]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

EX. SITE FEATURES ANTICIPATED TO BE REMOVED ARE SHOWN IN RED.

REMOVAL (DEMOLITION) 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. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
3. CONTRACTOR IS ENCOUGARED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BASED ON ACTUAL CONDITIONS. ALL REPAIRS TO STREET FEATURES WITHIN THE PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH CITY OF STEAMBOAT SPRINGS REQUIREMENTS.
5. MILL AND OVERLAY OF STREET CUT AREAS MAY BE REQUIRED. CONTACT CITY ENGINEER FOR DETERMINATION.
6. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
7. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
8. QUANTITIES AND/OR LIMITS SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

BURGESS CREEK CHANNEL NOTE:

PRIOR TO ANY DISTURBANCE IN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP PRE-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

UPON COMPLETION OF WORK WITHIN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL AGAIN SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP POST-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

CONTRACTOR SHALL CORRECT AREAS WHERE THE BURGESS CREEK CHANNEL CROSS SECTION MAY HAVE BEEN REDUCED VS. PRE-CONSTRUCTION CONDITIONS OR WHERE 'FILL' CONDITIONS MAY EXIST.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERACI
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

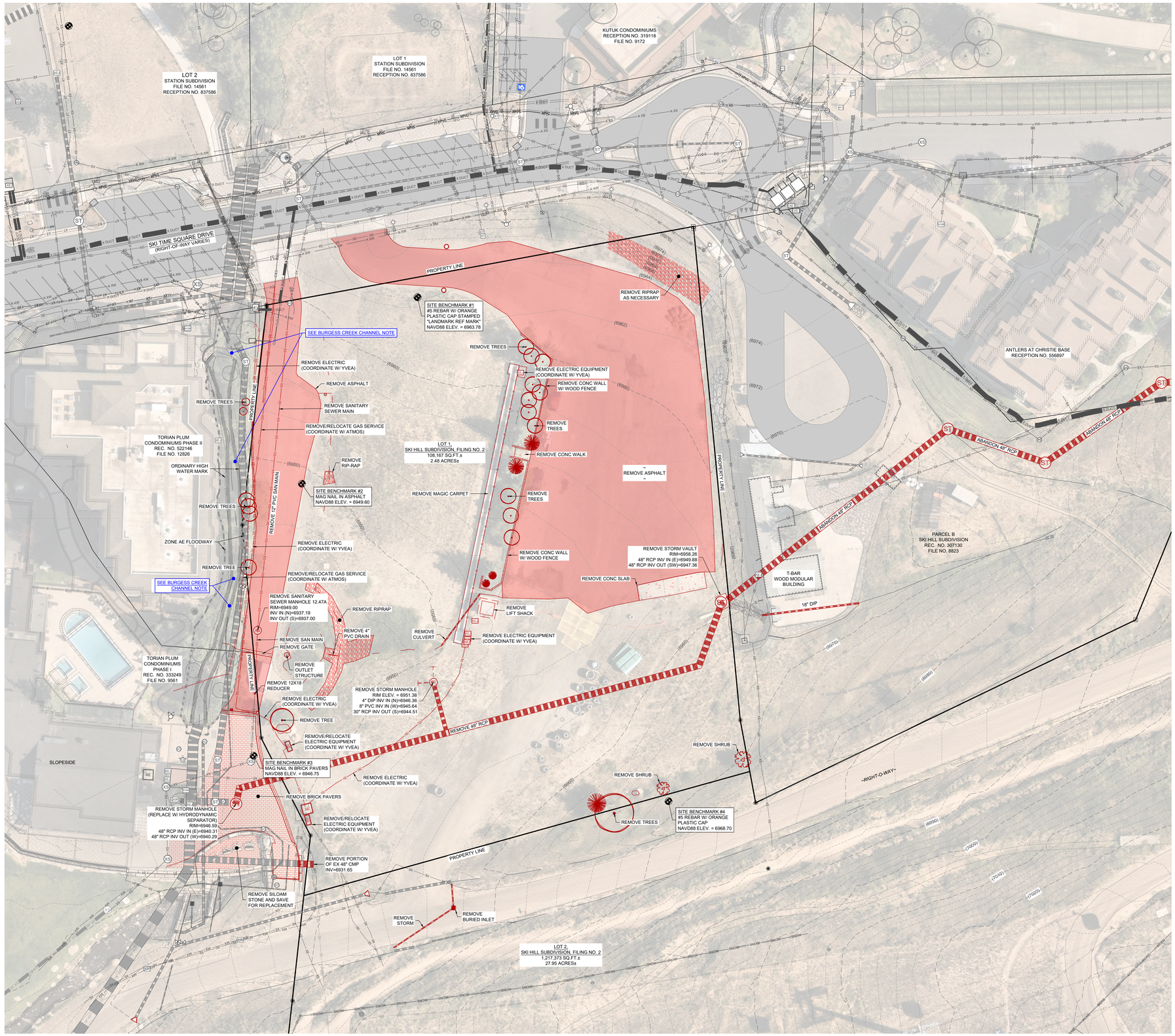
PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Giegerich
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit

Removal (Demolition) Plan

SHEET
C.010

DRAWING FILENAME: P:\2163-004\CWD\Production Drawings\Grading Permit\2163-004 Grading Permit C.010 Demo Plan.dwg LAYOUT NAME: C.010 DATE: Feb 26, 2026 - 12:28pm CAD OPERATOR: Matt
LIST OF XREFS: [xEMO_Flag] [xBORDER-Grading Permit] [P:\2163-004\Design\Design Images] [P:\2163-004\Survey\Survey Data\Topo\Topo.dwg] [P:\2163-004\Civil\Grading Permit] [P:\2163-004\Civil\Grading Permit] [P:\2163-004\Civil\Grading Permit



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

EX. SITE FEATURES ANTICIPATED TO BE REMOVED ARE SHOWN IN RED.

REMOVAL (DEMOLITION) 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. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
3. CONTRACTOR IS ENCOUGARED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BASED ON ACTUAL CONDITIONS. ALL REPAIRS TO STREET FEATURES WITHIN THE PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH CITY OF STEAMBOAT SPRINGS REQUIREMENTS.
5. MILL AND OVERLAY OF STREET CUT AREAS MAY BE REQUIRED. CONTACT CITY ENGINEER FOR DETERMINATION.
6. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
7. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
8. QUANTITIES AND/OR LIMITS SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERACI
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT: 21ES-004
DATE: 2/26/2026
CONTACT: Erik Grieperink
EMAIL: erik@landmark-co.com

The Stockman - Grading Permit

Removal (Demolition) Plan w/ Aerial Imagery

SHEET
C.011

DRAWING FILENAME: P:\21ES-004\GIS\Production Drawings\Grading Permit\21ES-004 Grading Permit C.010 Demo Planview.aprx LAYOUT NAME: C.011 DATE: Feb 26, 2026 - 12:25pm CAD OPERATOR: Matt
LIST OF XREFS: [XDEMO] = [ag]:\ROADWAY\Grading Permit\ [21ES-004-dtmxref].[21ES-004-alignxref].[21ES-004-alignxref].[21ES-004-xsExistAsbuilt].[21ES-004-xsExistAsbuilt].[21ES-004-xsExistAsbuilt].[21ES-004-xsExistAsbuilt] [21ES-004-xsExistAsbuilt].[21ES-004-xsExistAsbuilt].[21ES-004-xsExistAsbuilt].[



NOTES:

1. SITE BENCHMARKS (AS SHOWN HEREON):

   SITE BENCHMARK #1
   SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
   NORTHING: 1513153.310
   EASTING: 2737656.068
   NAVD88 EL: 6963.78

   SITE BENCHMARK #2
   MAG NAIL IN ASPHALT
   NORTHING: 1513033.923
   EASTING: 2737582.049
   NAVD88 EL: 6949.60

   SITE BENCHMARK #3
   MAG NAIL SET IN BRICK PAVERS
   NORTHING: 1512859.754
   EASTING: 2737551.158
   NAVD88 EL: 6946.75

   SITE BENCHMARK #4
   #5 REBAR WITH ORANGE PLASTIC CAP
   NORTHING: 1512830.645
   EASTING: 2737816.718
   NAVD88 EL: 6968.70

2. CONTOUR INTERVAL = 2 FOOT

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

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.

COLORADO LICENSED
MATTHEW E. GERICKE
55990
2/26/2026
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Grieperink
EMAIL: erik@landmark-co.com

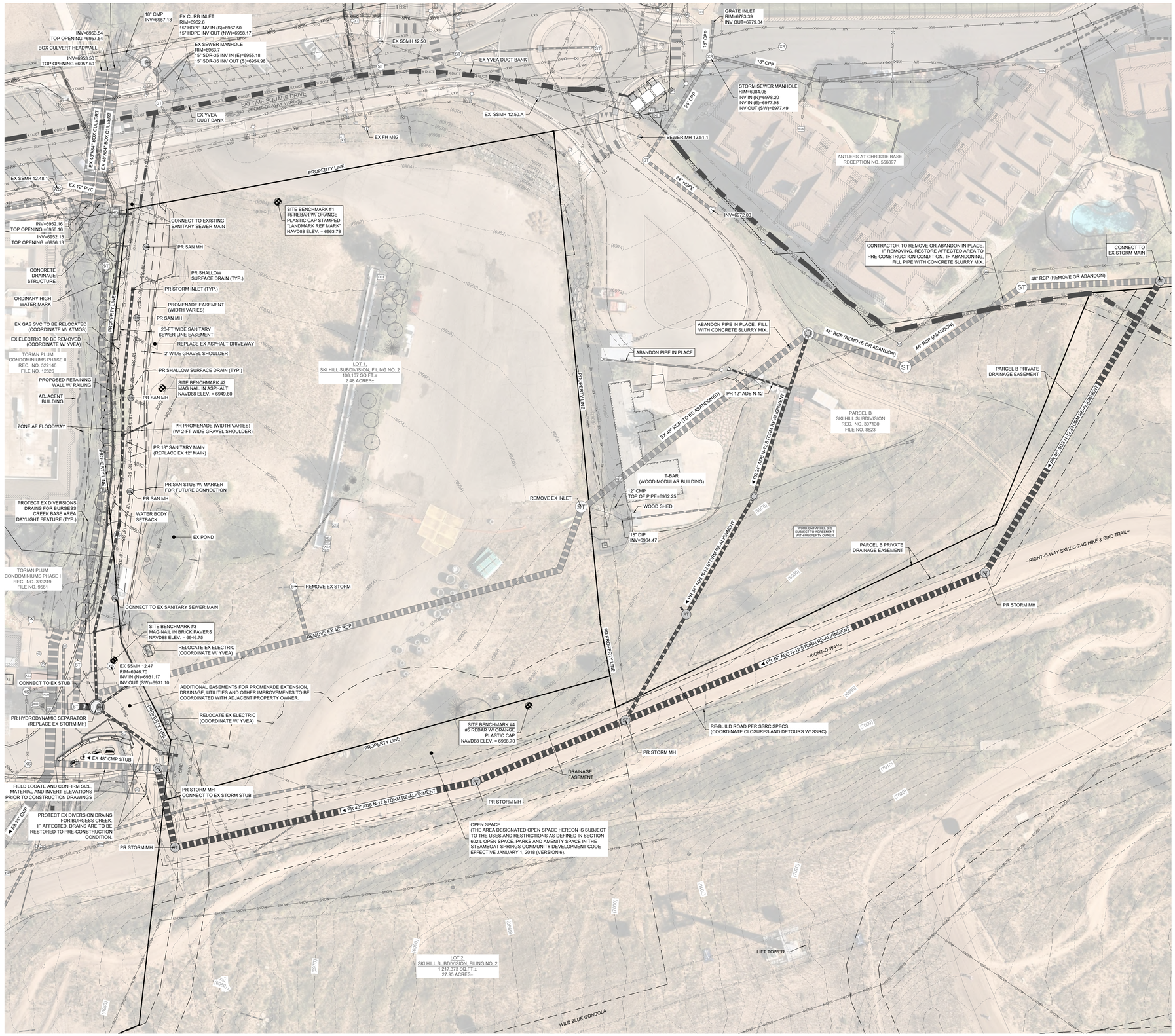
The Stockman - Grading Permit

Civil Site Plan

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET
C.100

DRAWING FILENAME: P:\2163-004\DWG\Production Drawings\Grading Permit\2163-004-Grading Permit C100 Site Plan.dwg | LAYOUT NAME: C100 | DATE: Feb 26, 2026 - 12:21pm | CAD OPERATOR: Matt Lott | XREFS: [ASP_Leg] [2163-004-arranged] [2163-004-altbnd] [2163-004-xEsmt] [2163-004-xEsmtAdjacent] [ARCHIVE-Grading Permit] [2163-004-xSite Grading Permit] [2163-004-xSite Grading Permit]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

NOTES:

1. SITE BENCHMARKS (AS SHOWN HEREON):

   SITE BENCHMARK #1
   SET #5 REBAR WITH ORANGE PLASTIC CAP, STAMPED "LANDMARK REF MARK"
   NORTHING: 1513153.310
   EASTING: 2737656.068
   NAVD88 EL: 6963.78

   SITE BENCHMARK #2
   MAG NAIL IN ASPHALT
   NORTHING: 1513033.923
   EASTING: 2737582.049
   NAVD88 EL: 6949.60

   SITE BENCHMARK #3
   MAG NAIL SET IN BRICK PAVERS
   NORTHING: 1512859.754
   EASTING: 2737551.158
   NAVD88 EL: 6946.75

   SITE BENCHMARK #4
   #5 REBAR WITH ORANGE PLASTIC CAP
   NORTHING: 1512830.645
   EASTING: 2737816.718
   NAVD88 EL: 6968.70

2. CONTOUR INTERVAL = 2 FOOT

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

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.

COLORADO LICENSED
MATTHEW E. GERICH
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Grieperntrog
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit
Civil Site Plan w/ Aerial Imagery

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SHEET
C.101

DRAWING FILENAME: P:\2163-004\DWG\Production Drawings\Grading Permit\2163-004 Grading Permit C.100 Site Plan.dwg LAYOUT NAME: C.101 DATE: Feb 26, 2026 - 12:21pm CAD OPERATOR: Matt
LAST DF WORDS: [diff_orig] [2163-004 arranged] [2163-004 v4.dwg] [2163-004 v5.dwg] [2163-004 v6.dwg] [MERGED] [2163-004 Grading Permit] [2163-004 v7.dwg] [2163-004 v8.dwg] [2163-004 v9.dwg] [Permit]



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

EXISTING SANITARY SEWER TO BE REPLACED

EXISTING GAS (ATMOS) TO BE RELOCATED

EXISTING ELECTRIC (YVEA) TO BE RELOCATED

EXISTING ELECTRIC (YVEA) TO BE ABANDONED/REMOVED

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 SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER, SANITARY AND STORM PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND BUILDING ENTRY POINTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED DIRECTLY WITH THE UTILITY PROVIDER.
13. CONTRACTOR TO SUBMIT A SEWER BYPASS PLAN THAT ADDRESSES THE FOLLOWING MINIMUM REQUIREMENTS:
    - OBTAIN FLOW DATA FROM MOUNT WERNER WATER FOR BASIS OF PUMP PERFORMANCE REQUIREMENTS.
    - CONTRACTOR TO HAVE BACKUP PUMPS AVAILABLE IN THE EVENT OF EQUIPMENT FAILURE.
    - CONTRACTOR'S BYPASS PLAN TO CONSIDER ENVIRONMENTAL PROTECTIONS AND CONTAINMENT IN THE EVENT OF SPILLAGE.
    - BYPASS PLAN SHALL CONSIDER MANPOWER AND CREW PRODUCTION RATES TO MINIMIZE BYPASS ACTIVITIES.
    - ALL EQUIPMENT AND PARTS SHALL BE AVAILABLE PRIOR TO COMMENCING SANITARY SEWER CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED MATTHEW E. GERACI 55990 2/26/2026 PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

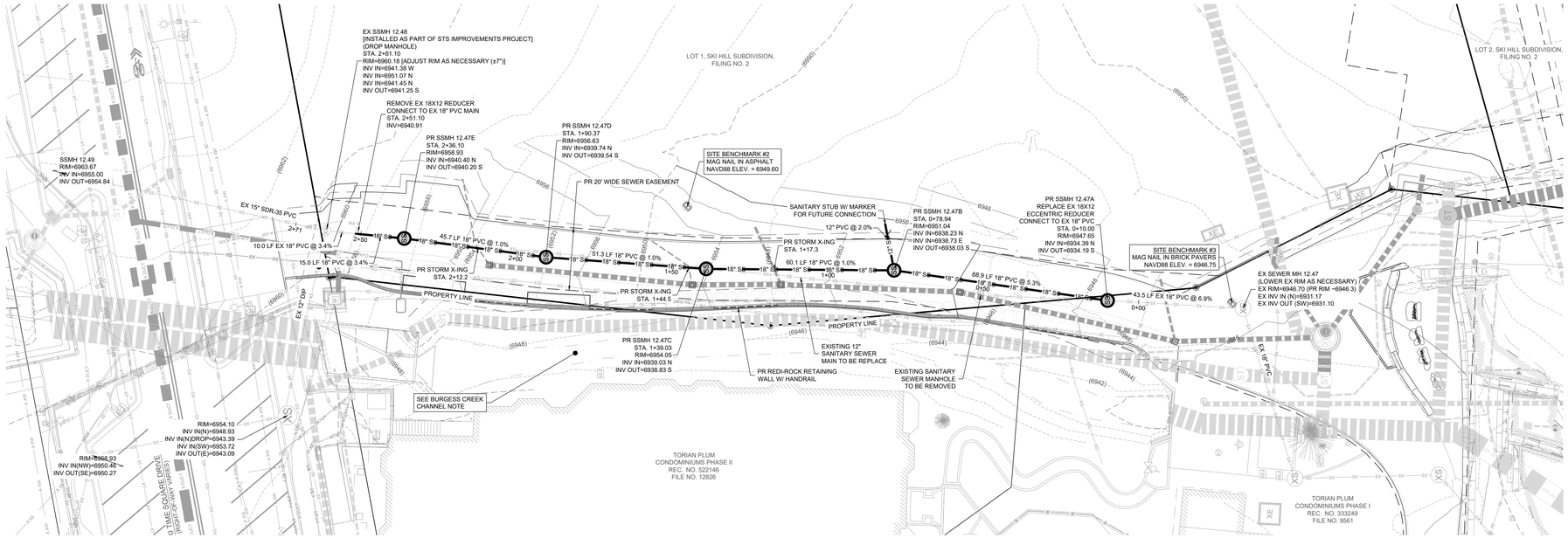
PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Grieppentrog
EMAIL:	erikg@landmark-co.com

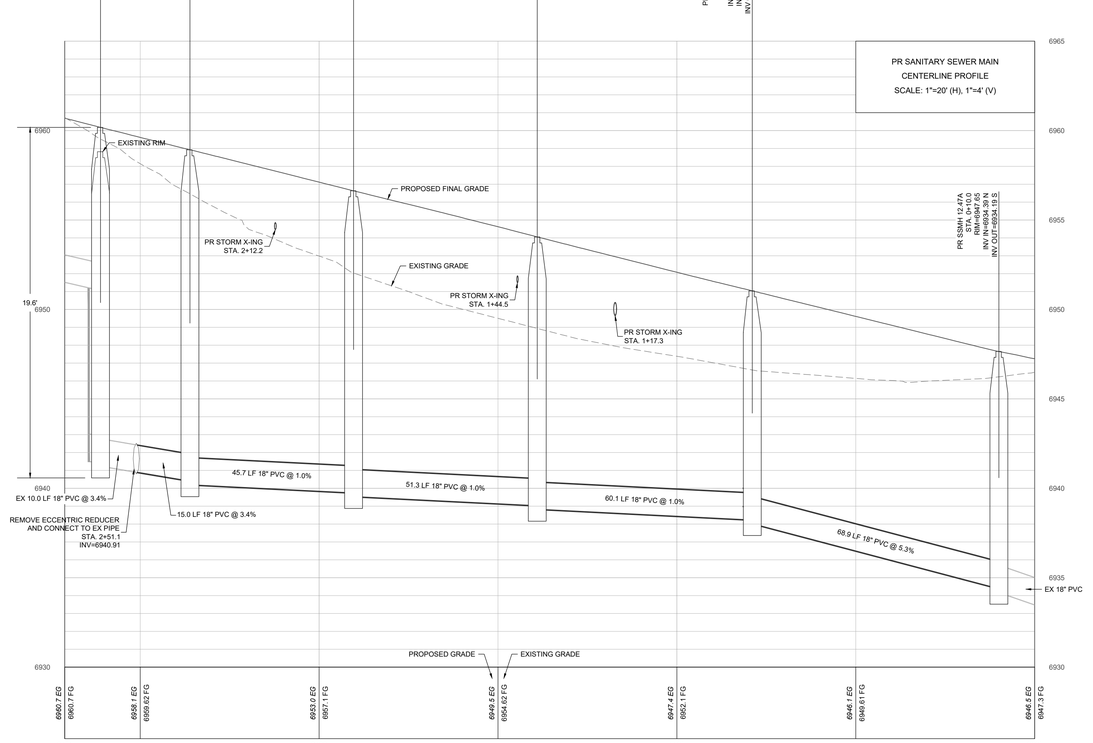
The Stockman - Grading Permit

Utility Plan

SHEET C.200

DRAWING FILENAME: P:\2163-004\Work\Production Drawings\Grading Permit\2163-004 Grading Permit C 200 Utility Plan.dwg LAYOUT NAME: C.200 DATE: Feb 26, 2026 - 12:21pm CAD OPERATOR: Matt
[LOT 2]X:309.9 [ACAD7_Leg] [ACITY_Leg] [P:\2163-004\Work\Site Grading Permit] [2163-004-xs-base Grading Permit] [2163-004-xrefs Grading Permit] [2163-004-xbase Grading Permit] [2163-004-xbase Adjacent] [2163-004-xbinding] [ARCHIVE Grading Permit]





NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

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 SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER, SANITARY AND STORM PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND BUILDING ENTRY POINTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED DIRECTLY WITH THE UTILITY PROVIDER.
13. **CONTRACTOR TO SUBMIT A SEWER BYPASS PLAN THAT ADDRESSES THE FOLLOWING MINIMUM REQUIREMENTS:**
    - **OBTAIN FLOW DATA FROM MOUNT WERNER WATER FOR BASIS OF PUMP PERFORMANCE REQUIREMENTS**
    - **CONTRACTOR TO HAVE BACKUP PUMPS AVAILABLE IN THE EVENT OF EQUIPMENT FAILURE**
    - **CONTRACTOR'S BYPASS PLAN TO CONSIDER ENVIRONMENTAL PROTECTIONS AND CONTAINMENT IN THE EVENT OF SPILLAGE**
    - **BYPASS PLAN SHALL CONSIDER MANPOWER AND CREW PRODUCTION RATES TO MINIMIZE BYPASS ACTIVITIES**
    - **ALL EQUIPMENT AND PARTS SHALL BE AVAILABLE PRIOR TO COMMENCING SANITARY SEWER CONSTRUCTION**

BURGESS CREEK CHANNEL NOTE:

PRIOR TO ANY DISTURBANCE IN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP PRE-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

UPON COMPLETION OF WORK WITHIN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL AGAIN SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP POST-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

CONTRACTOR SHALL CORRECT AREAS WHERE THE BURGESS CREEK CHANNEL CROSS SECTION MAY HAVE BEEN REDUCED VS. PRE-CONSTRUCTION CONDITIONS OR WHERE 'FILL' CONDITIONS MAY EXIST.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERICKE
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

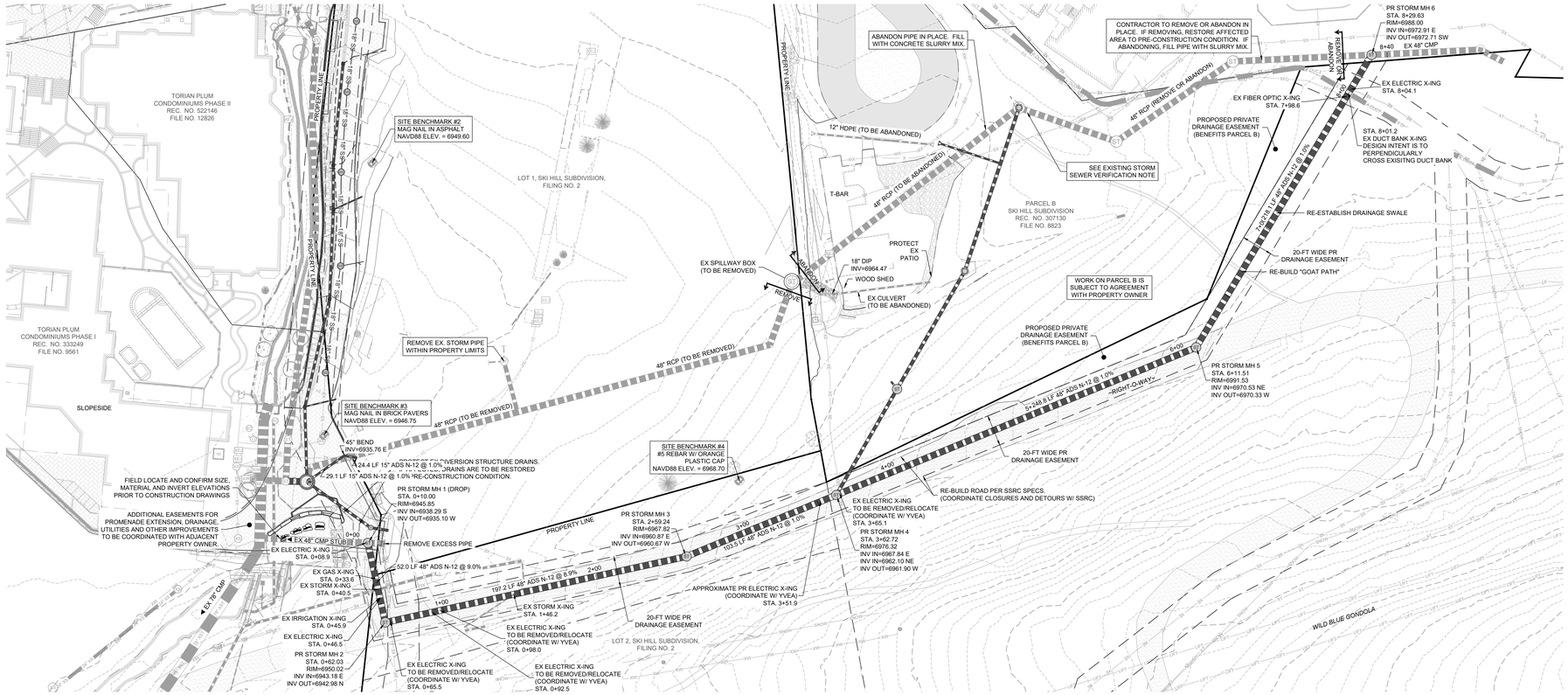
PROJECT: 2163-504
DATE: 2/26/2026
CONTACT: Erik Gregerhing
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit

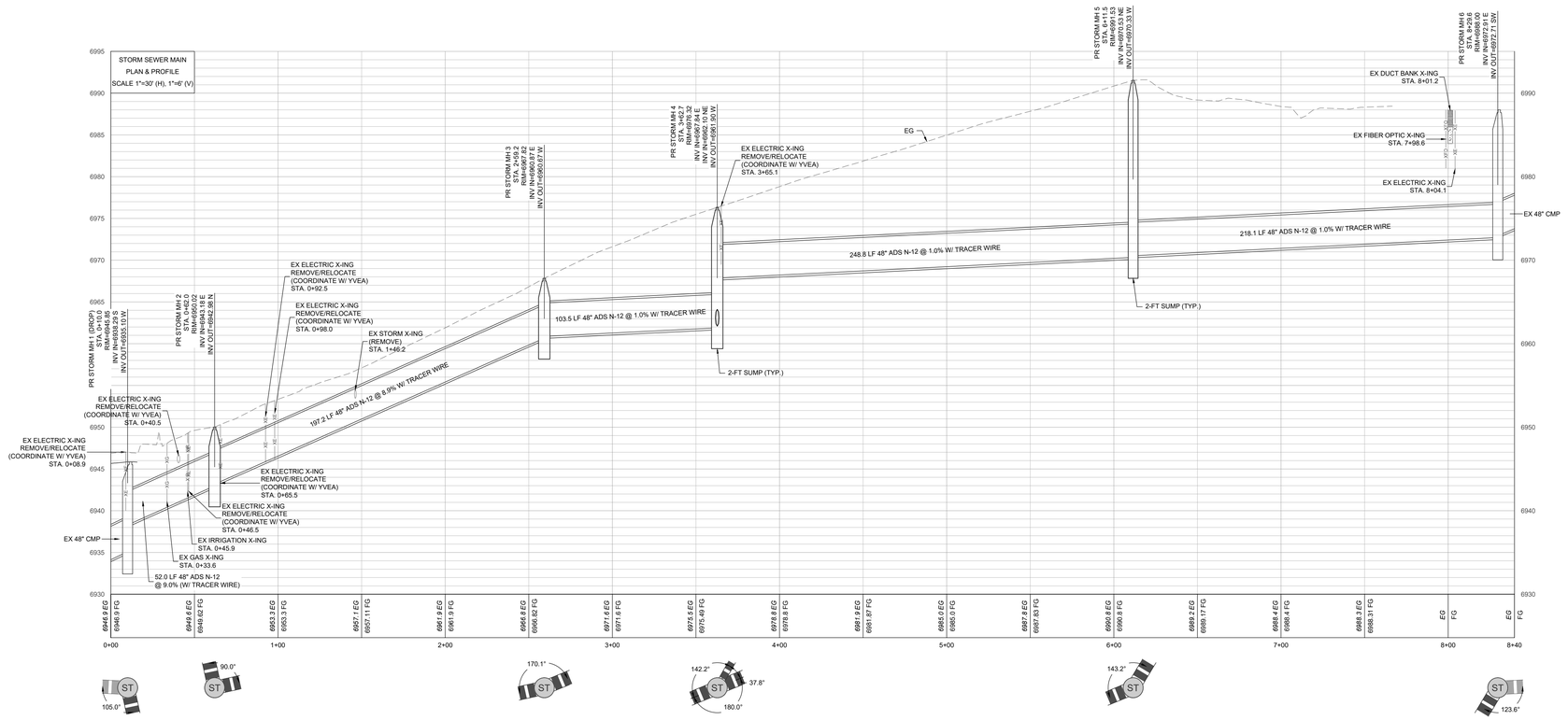
Sanitary Sewer Profile

SHEET
C.210

DRAWING FILENAME: P:\2163-504\2WDG\Production Drawings\Grading Permit\2163-504 Grading Permit C.210 Sanitary Sewer Profile.dwg LAYOUT NAME: C.210 DATE: Feb 26, 2026 - 12:20pm CAD OPERATOR: Matt
LST 1 OF XREFS: [P:\163-504-XR\WD] [P:\163-504-XR\WD Full Set Adjusted] [ABORDER Grading Permit] [P:\163-504-XUW Grading Permit] [OUTLINE Grading Permit] [OUTLINE_map] [P:\163-504-XEast Grading Permit]



STORM SEWER MAIN RE-ALIGNMENT (STA. 0+00 - 8+40)



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. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
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.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.
7. CONTRACTOR TO INSTALL TRACER WIRE ON ALL WATER, SEWER AND STORM MAINS AND SERVICES CONNECTED TO THE BUILDING.
8. CONTRACTOR TO INSTALL TEST STATION AT BUILDING AT ALL WATER, SEWER AND STORM ENTRY POINTS.

EXISTING STORM SEWER VERIFICATION:

CONTRACTOR TO CONFIRM THAT THE EXISTING 48-INCH STORM SEWER BETWEEN THE UPSTREAM BYPASS CONNECTION AND THE PR STORM INLET 4.3 DOES NOT HAVE UNDOCUMENTED CONNECTIONS FROM ADJACENT PROPERTIES. NOTIFY ENGINEER AND OWNER IF ANY SUCH CONNECTIONS ARE DISCOVERED.

STRUCTURE	SIZE	TYPE	GRATE	NOTES
MH1	96" I.D.	PRE-CAST CONC.	SOLID	DROP, DEEP BURY (DETAIL 3, C.501)
MH2	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH3	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH4	96" I.D.	PRE-CAST CONC.	SOLID	DROP, DEEP BURY (DETAIL 3, C.501)
BASIN 4.1	36" I.D.	NYLOPLAST	SOLID	
BASIN 4.2	24" I.D.	NYLOPLAST	ROUND GRATE	
BASIN 4.3	24" I.D.	NYLOPLAST	ROUND GRATE	
MH5	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
MH6	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
WQS 1.1	126" O.D.	CONTECH	SOLID	CDS4030-8-C - 8544605-15, SEE DETAIL
BASIN 1.2A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.3A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.4A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.5A	24" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.6A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED MATTHEW E. GERACI 55990 PROFESSIONAL ENGINEER 2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

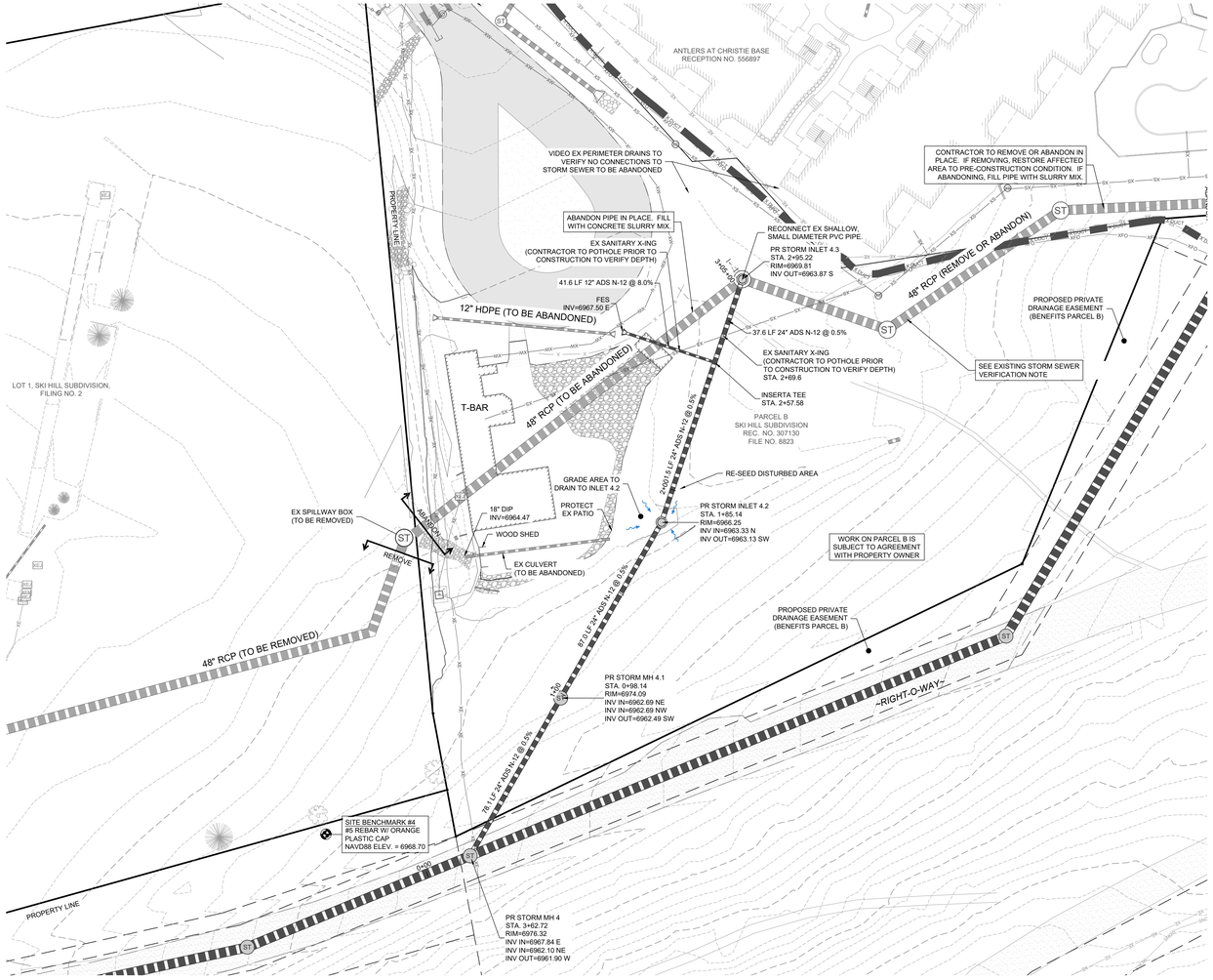
PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Grieperink
EMAIL:	erik@landmark-co.com

The Stockman - Grading Permit

Storm Sewer Profile

SHEET
C.310

DRAWING FILENAME: P:\2163-004\CAD\Plan Production Drawings\Grading Permit\2163-004 Grading Permit 2163-004.dwg - LAYOUT NAME: C.310 - DATE: Feb 26, 2026 - 12:22pm CAD OPERATOR: Matt
LIST OF XREFS: P:\2163-004\4-Utility\[2163-004 xUtility] [2163-004 xSurvey] [2163-004 xSurvey] [2163-004 xLandscape] [2163-004 xCivil] [2163-004 xArch] [2163-004 Grading Permit] [2163-004 xArch Grading Permit] [2163-004 xCivil Grading Permit] [2163-004 xSurvey Grading Permit] [2163-004 xUtility Grading Permit] [2163-004 Grading Permit] [2163-004 Grading Permit] [2163-004



NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

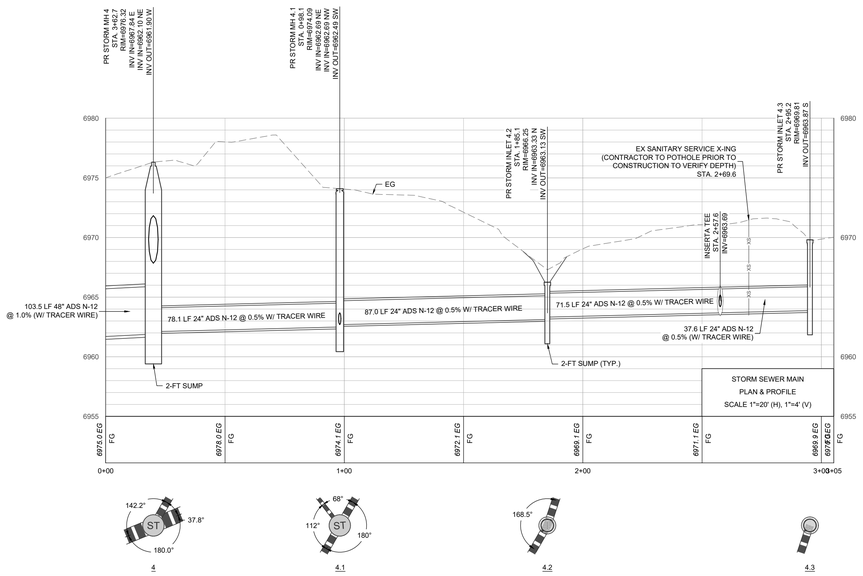
NOTES:

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. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
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.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.
7. CONTRACTOR TO INSTALL TRACER WIRE ON ALL WATER, SEWER AND STORM MAINS AND SERVICES CONNECTED TO THE BUILDING.
8. CONTRACTOR TO INSTALL TEST STATION AT BUILDING AT ALL WATER, SEWER AND STORM ENTRY POINTS.

EXISTING STORM SEWER VERIFICATION:

CONTRACTOR TO CONFIRM THAT THE EXISTING 48-INCH STORM SEWER BETWEEN THE UPSTREAM BYPASS CONNECTION AND THE PR STORM INLET 4.3 DOES NOT HAVE UNDOCUMENTED CONNECTIONS FROM ADJACENT PROPERTIES. NOTIFY ENGINEER AND OWNER IF ANY SUCH CONNECTIONS ARE DISCOVERED.

STORM SEWER MAIN RE-ALIGNMENT (T-BAR BRANCH)



STRUCTURE	SIZE	TYPE	GRATE	NOTES
MH1	96" I.D.	PRE-CAST CONC.	SOLID	DROP, DEEP BURY (DETAIL 3, C.501)
MH2	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH3	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH4	96" I.D.	PRE-CAST CONC.	SOLID	DROP, DEEP BURY (DETAIL 3, C.501)
BASIN 4.1	36" I.D.	NYLOPLAST	SOLID	-
BASIN 4.2	24" I.D.	NYLOPLAST	ROUND GRATE	-
BASIN 4.3	24" I.D.	NYLOPLAST	ROUND GRATE	-
MH-5	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
MH6	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
WQS 1.1	126" O.D.	CONTECH	SOLID	CDS4030-8-C - 8544I05-15, SEE DETAIL
BASIN 1.2A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.3A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.4A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.5A	24" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.6A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERICKE
55990
2/26/2026
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

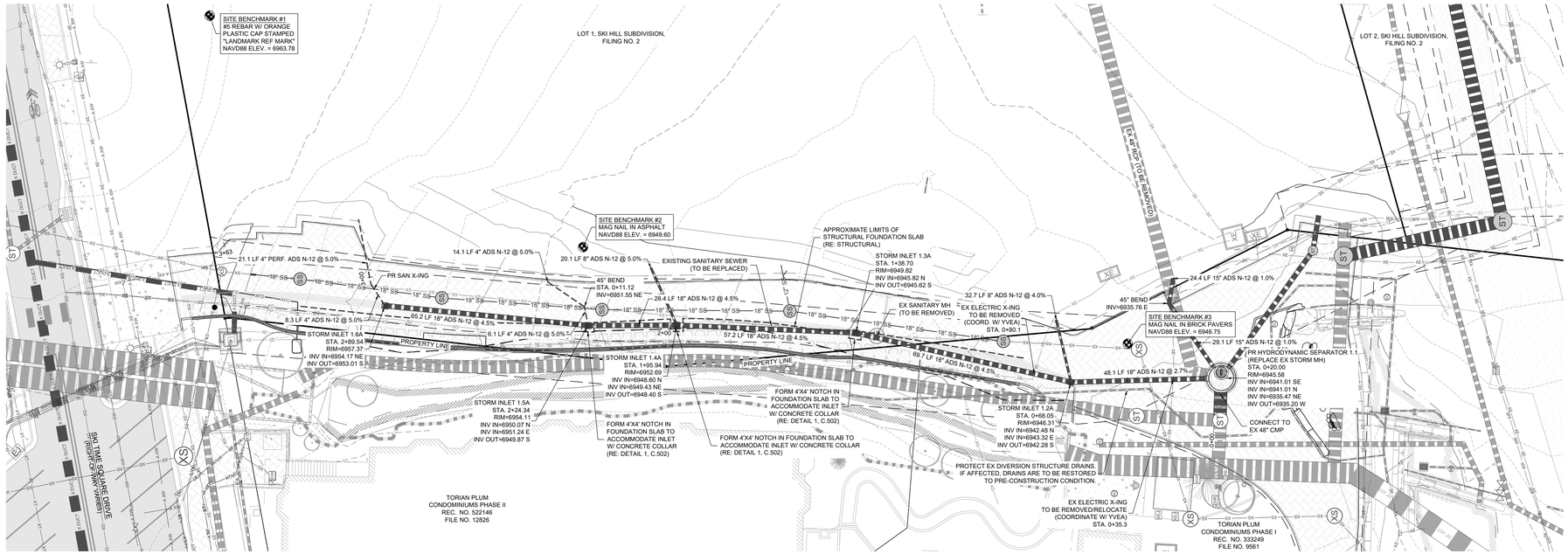
PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Grigsmithng
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit

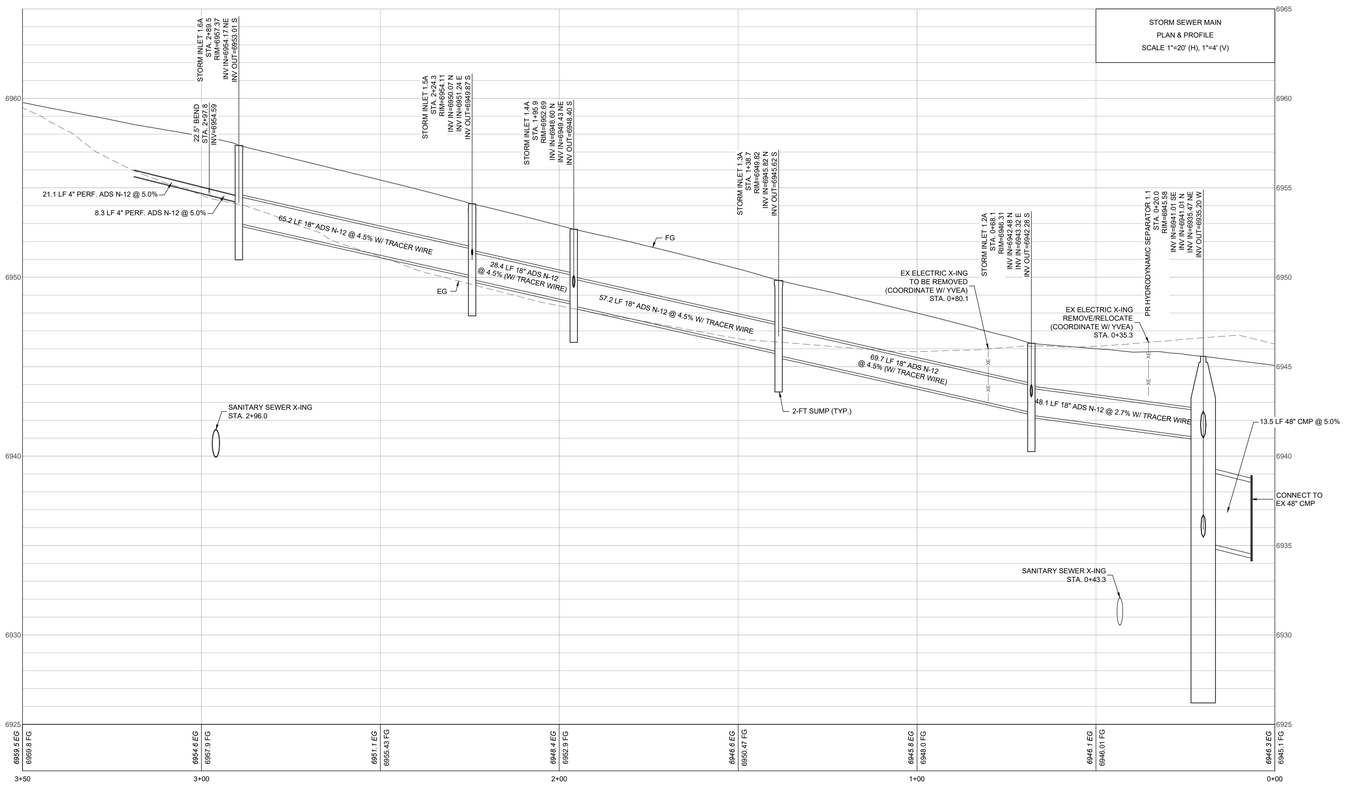
Storm Sewer Profile

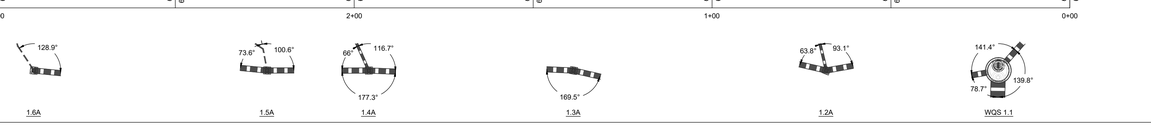
SHEET
C.311

DRAWING FILENAME: P:\2163-004\DWG\Production Drawings\Grading Permit\2163-004 Grading Permit C.310 Storm Profile.dwg LAYOUT NAME: C.311 DATE: Feb 26, 2026 - 12:20pm CAD OPERATOR: Matt
LIST OF XREFS: 2163-004-xbase(P):|2163-004-xbase|2163-004-xbase.dwt|2163-004-xbase-AutoparkX|2163-004-xbase-Grading Permit|2163-004-xbase-Grading Permit.dwg|2163-004-xbase-Grading Permit|LABORDER-Grading Permit|LAYTOMA(.)-Alt|



STORM SEWER MAIN RE-ALIGNMENT - WEST PROMENADE (STA. 0+00 - 3+50)





STRUCTURE	SIZE	TYPE	GRATE	NOTES
MH 1	96" I.D.	PRE-CAST CONC.	SOLID	DROP; DEEP BURY (DETAIL 3, C.501)
MH 2	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH 3	96" I.D.	PRE-CAST CONC.	SOLID	STANDARD STORM SEWER MH (SEE DETAILS)
MH 4	96" I.D.	PRE-CAST CONC.	SOLID	DROP; DEEP BURY (DETAIL 3, C.501)
BASIN 4.1	36" I.D.	NYLOPLAST	SOLID	
BASIN 4.2	24" I.D.	NYLOPLAST	ROUND GRATE	
BASIN 4.3	24" I.D.	NYLOPLAST	ROUND GRATE	
MH 5	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
MH 6	96" I.D.	PRE-CAST CONC.	SOLID	DEEP BURY (SEE DETAIL 2, SHEET C.501)
WQS 1.1	126" O.D.	CONTECH	SOLID	CDS4030-8-C - 854465-15, SEE DETAIL
BASIN 1.2A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.3A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.4A	30" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.5A	24" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)
BASIN 1.6A	18" I.D.	NYLOPLAST	12"X12" GRATE	PERFORATED, TRAFFIC RATED (DETAIL 6, C.501)

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

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. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
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.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.
7. CONTRACTOR TO INSTALL TRACER WIRE ON ALL WATER, SEWER AND STORM MAINS AND SERVICES CONNECTED TO THE BUILDING.
8. CONTRACTOR TO INSTALL TEST STATION AT BUILDING AT ALL WATER, SEWER AND STORM ENTRY POINTS.

EXISTING STORM SEWER VERIFICATION:

CONTRACTOR TO CONFIRM THAT THE EXISTING 48-INCH STORM SEWER BETWEEN THE UPSTREAM BYPASS CONNECTION AND THE PR STORM INLET 4.3 DOES NOT HAVE UNDOCUMENTED CONNECTIONS FROM ADJACENT PROPERTIES. NOTIFY ENGINEER AND OWNER IF ANY SUCH CONNECTIONS ARE DISCOVERED.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERACI
55990
2/26/2026
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

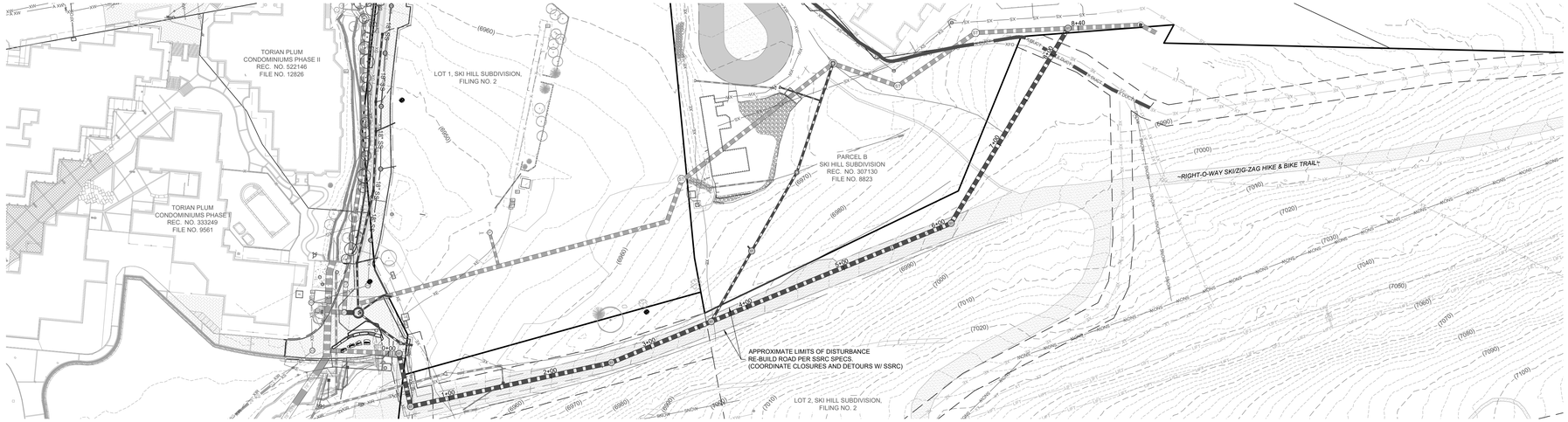
PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Grieppentrog
EMAIL:	erikg@landmark-co.com

The Stockman - Grading Permit

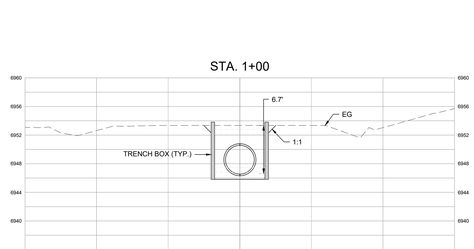
Storm Sewer Profile

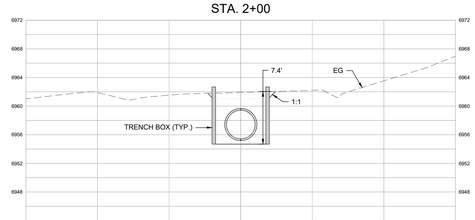
SHEET
C.312

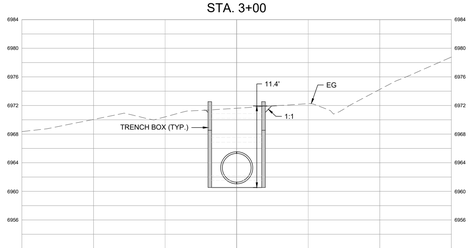
DRAWING FILENAME: P:\2163-004\GIS\Projects\Stockman\Drawings\Grading Permit\2163-004 Grading Permit C.310 Storm Profile.dwg LAYOUT NAME: C.312 DATE: Feb 26, 2026 - 12:23pm CAD OPERATOR: Matt
LOT / SF / AREA: [2163-004 <Entity>] [2163-004 <Entity>] [2163-004 <Entity>] [2163-004 <Entity>] [2163-004 <Entity>] [2163-004 Grading Permit] [2163-004 Grading Permit] [2163-004 <Entity>] [2163-004 Grading Permit] [2163-004 Grading Permit] [2163-004 Grading Permit

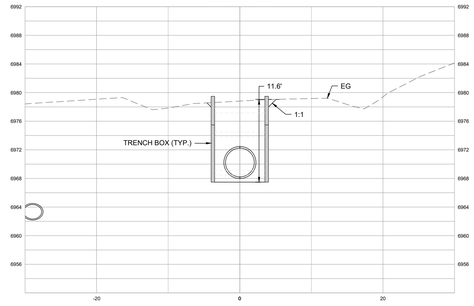


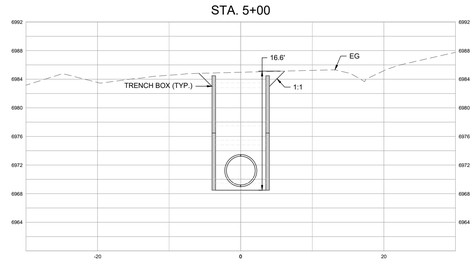
STORM SEWER MAIN RE-ALIGNMENT (PROFILE & TRENCH SECTIONS)

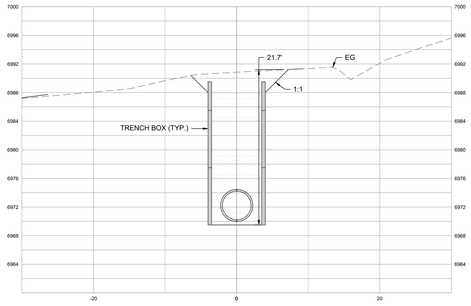


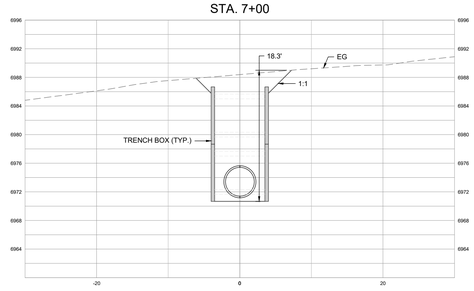


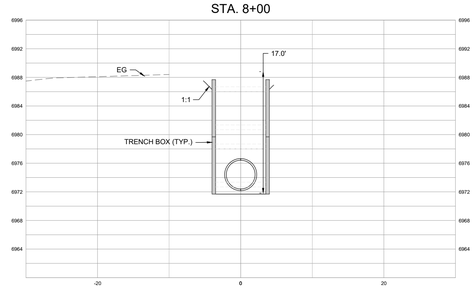


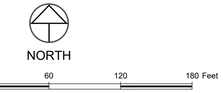












NOTES:

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 SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER, SANITARY AND STORM PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS AND BUILDING ENTRY POINTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
12. EXISTING DRY UTILITY RELOCATIONS, ABANDONMENTS AND INSTALLATION TO BE COORDINATED DIRECTLY WITH THE UTILITY PROVIDER.
13. **CONTRACTOR TO SUBMIT A SEWER BYPASS PLAN THAT ADDRESSES THE FOLLOWING MINIMUM REQUIREMENTS:**
    - **OBTAIN FLOW DATA FROM MOUNT WERNER WATER FOR BASIS OF PUMP PERFORMANCE REQUIREMENTS**
    - **CONTRACTOR TO HAVE BACKUP PUMPS AVAILABLE IN THE EVENT OF EQUIPMENT FAILURE**
    - **CONTRACTOR'S BYPASS PLAN TO CONSIDER ENVIRONMENTAL PROTECTIONS AND CONTAINMENT IN THE EVENT OF SPILLAGE**
    - **BYPASS PLAN SHALL CONSIDER MANPOWER AND CREW PRODUCTION RATES TO**

THIS SHEET IS NOT INTENDED TO DEFINE MEANS AND METHODS OF CONSTRUCTION. SECTIONS ARE SHOWN FOR REFERENCE ONLY AND ARE INTENDED TO AID IN ANALYZING EXCAVATION OPTIONS FOR THE PURPOSE OF CONSTRUCTION PLANNING/PREPARATION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERICKE
55990
2/26/2026
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

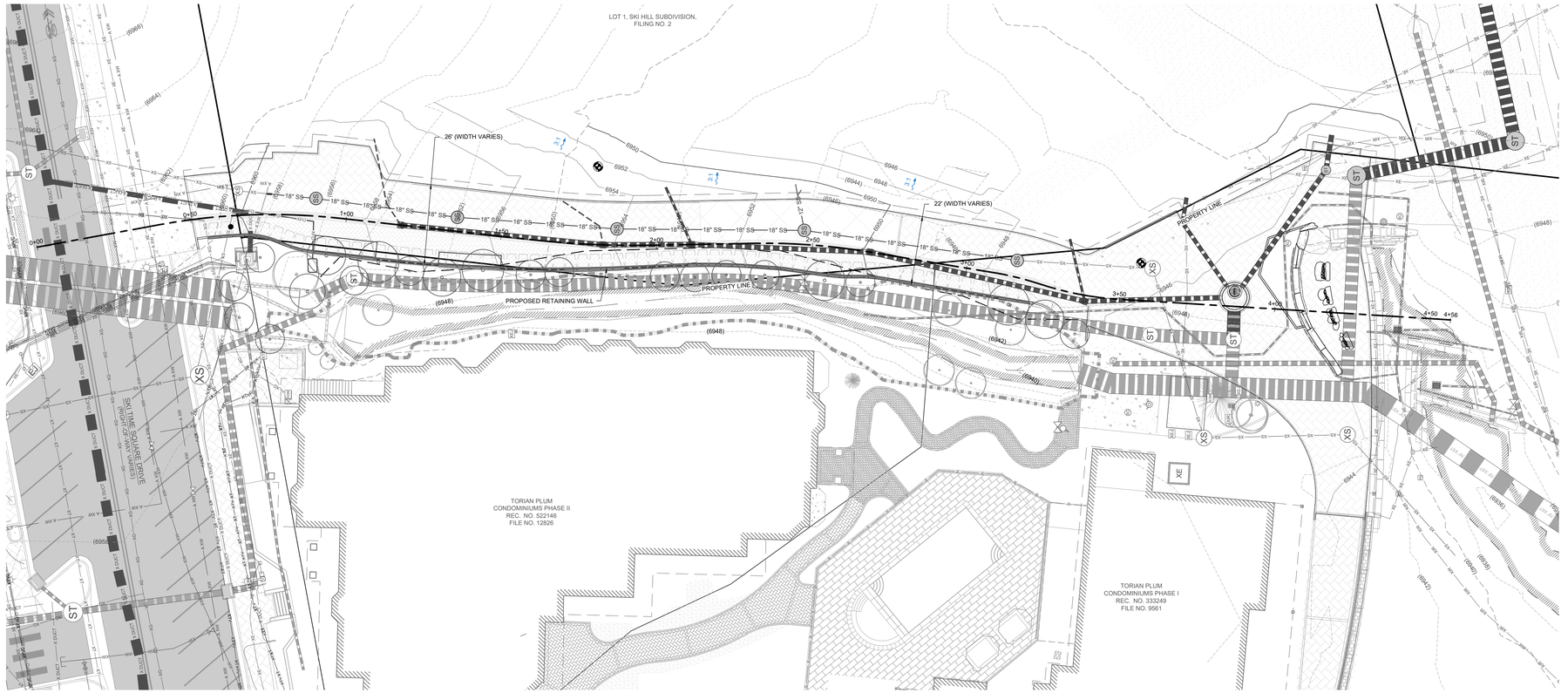
PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit

Storm Trench Sections

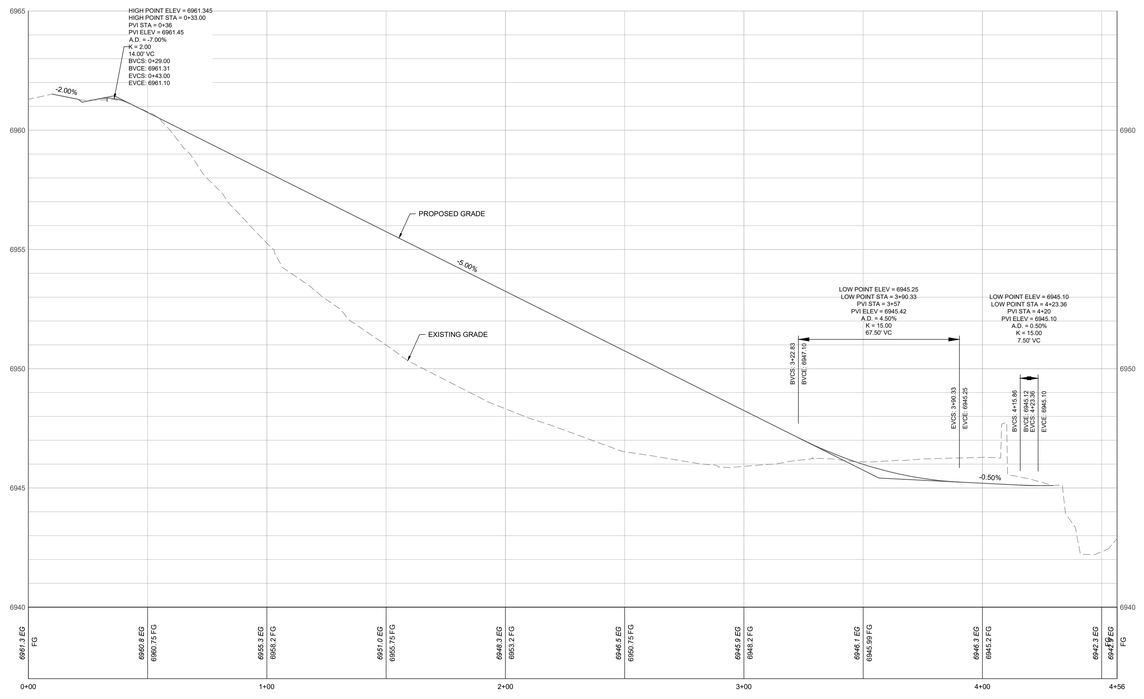
SHEET
C.320

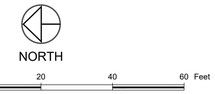
DRAWING FILENAME: P:\2163\004\Workfiles\Drawings\Grading Permit\2163-004-Grading Permit-C320-Storm Trench Sections.dwg LAYOUT NAME: C.320 DATE: Feb 26, 2026 - 12:23pm CAD OPERATOR: Matt
LIST OF XREFS: [ALTA_1.dgd] [2163-004-ALTA\Grading Permit] [2163-004-40ths-Grading Permit] [2163-004-Grading Permit] [2163-004-Utilities] [2163-004-xEvtA4Aspen] [SBKREBOK-Grading Permit]



ROADWAY VALLEY PAN CENTERLINE PLAN & PROFILE (STA. 0+00 - 4+56)

PROFILE SCALE: 1" = 30' (H) 1" = 3' (V)





GRADING PLAN LEGEND:

- PROPOSED STORM SEWER W/ FLARED END SECTION
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED STORM MANHOLE & CLEANOUT
- EXISTING MAJOR CONTOUR (6805)
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR 6805
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- FLOOD HAZARD LIMITS
- SPOT ELEVATION 6790.50
- PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE 2.0%
- STORM SEWER FLOW DIRECTION

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. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
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.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.
7. CONTRACTOR TO INSTALL TRACER WIRE ON ALL WATER, SEWER AND STORM MAINS AND SERVICES CONNECTED TO THE BUILDING.
8. CONTRACTOR TO INSTALL TEST STATION AT BUILDING AT ALL WATER, SEWER AND STORM ENTRY POINTS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERACI
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Gingerich
EMAIL:	erikg@landmark-co.com

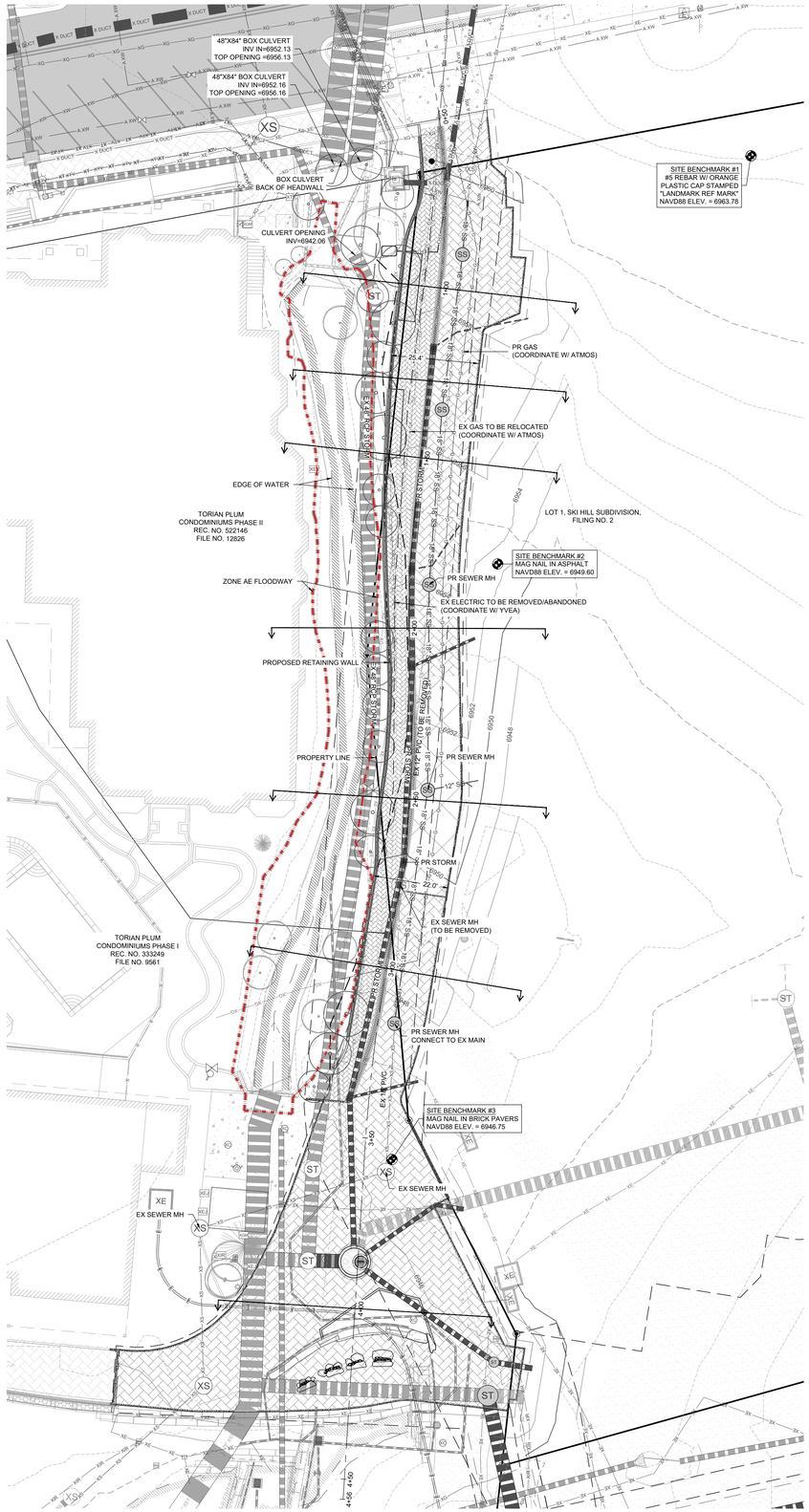
The Stockman - Grading Permit

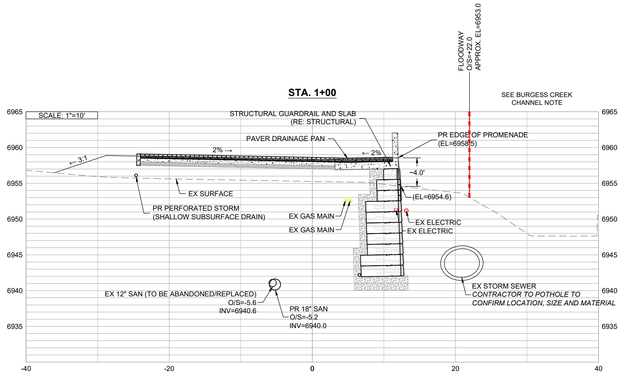
Promenade Profile

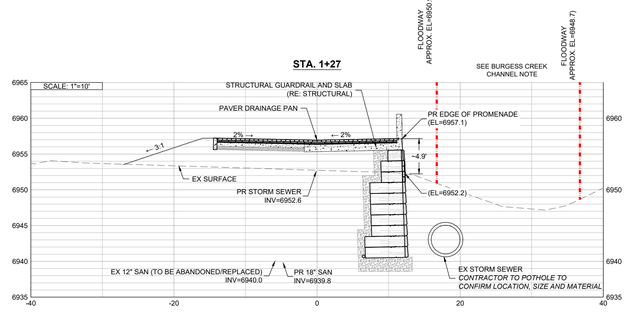
SHEET

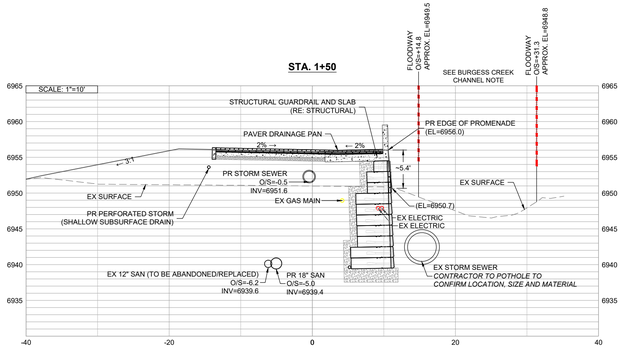
C.400

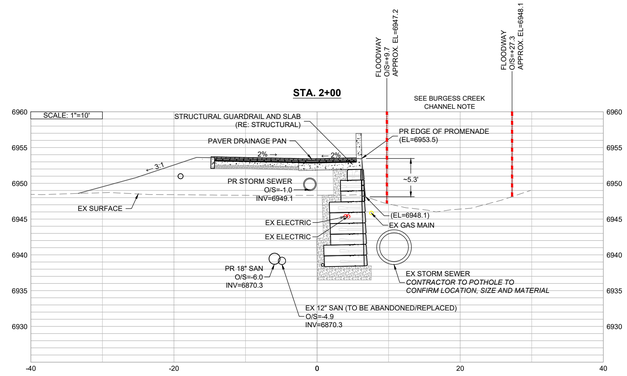
DRAWING FILENAME: P:\2163-004\CWD\Production Drawings\Grading Permit\2163-004 Grading Permit C-400 Promenade Profile.dwg LAYOUT NAME: C-400 DATE: Feb 26, 2026 - 12:23pm CAD OPERATOR: Matt
LIST OF XREFS: [2163-004 dtl-dwg] [2163-004 dtl-sect-Adjacent] [2163-004 dtl-sect-Grading Permit] [2163-004 dtl-sect-Grading Permit] [2163-004 xSite Grading Permit] [2163-004 xSite Grading Permit] [ARCHER] [Grading Permit] [xDWG] [.ctb]

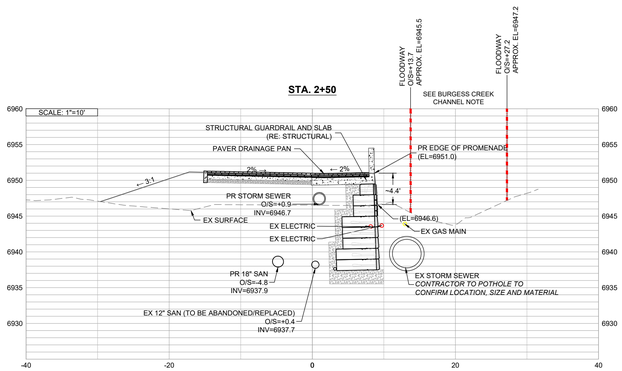


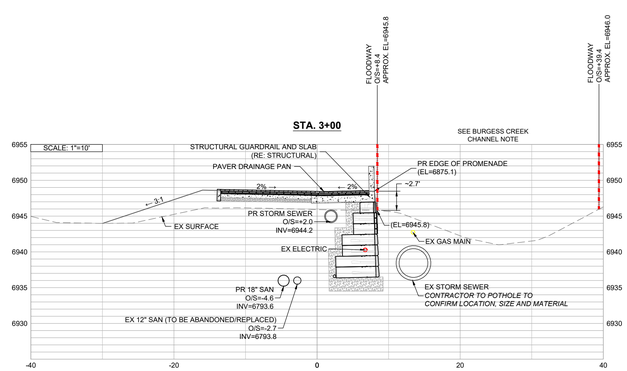


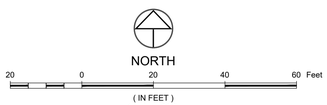












BURGESS CREEK CHANNEL NOTE:

PRIOR TO ANY DISTURBANCE IN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP PRE-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

UPON COMPLETION OF WORK WITHIN THE BURGESS CREEK CORRIDOR, CONTRACTOR SHALL AGAIN SCHEDULE OWNER-PROVIDED SURVEYOR TO MAP POST-CONSTRUCTION CONDITIONS USING 3D TERRESTRIAL SCANNER TO PRODUCE A POINT CLOUD.

CONTRACTOR SHALL CORRECT AREAS WHERE THE BURGESS CREEK CHANNEL CROSS SECTION MAY HAVE BEEN REDUCED VS. PRE-CONSTRUCTION CONDITIONS OR WHERE 'FILL' CONDITIONS MAY EXIST.

NOTE:

THIS DRAWING WAS PREPARED TO ILLUSTRATE THE RELATIONSHIP BETWEEN BURGESS CREEK, THE UTILITIES, RETAINING WALL, AND FEMA ZONE AE FLOODWAY CONFINES. THE RETAINING WALL, GUARDRAIL AND PROMENADE PAVEMENT/SNOWMELT SECTION ARE BY OTHERS AND ARE SUBJECT TO CHANGE.

REFER TO INFORMATION BY OTHERS FOR ALL GRADING, STRUCTURAL, PAVING AND LANDSCAPING SCOPES.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED
MATTHEW E. GERICKE
55990
PROFESSIONAL ENGINEER
2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Grippentrog
EMAIL:	erikg@landmark-co.com

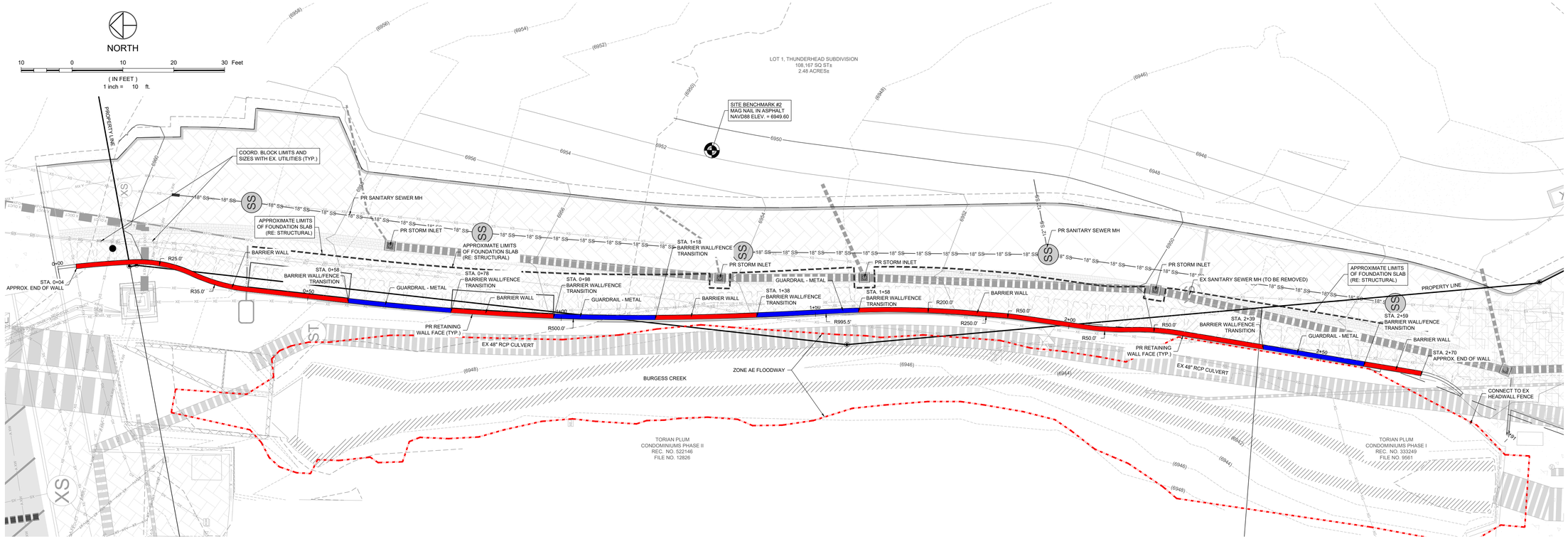
The Stockman - Grading Permit

Promenade Sections

SHEET

C.410

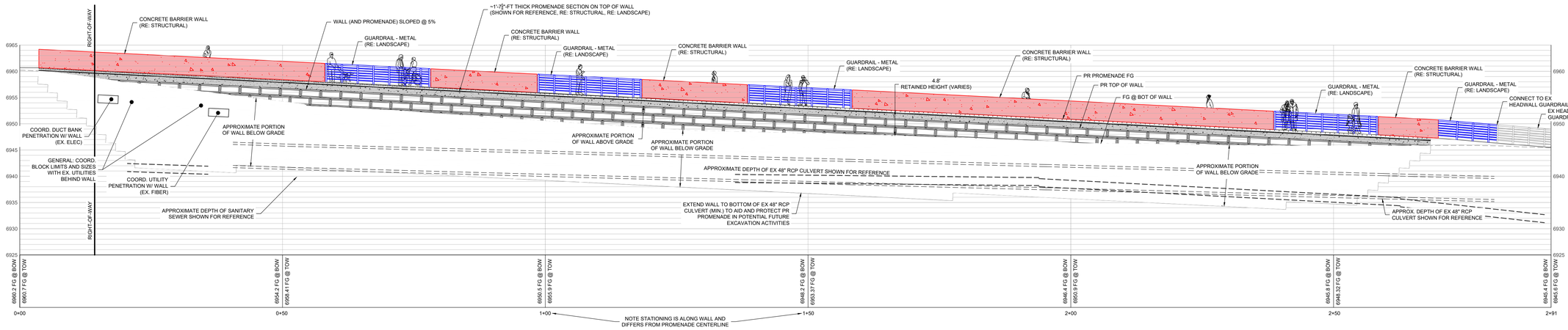
DRAWING FILENAME: P:\2163-004\Work\Production Drawings\Grading Permit\2163-004 Grading Permit C 410 Promenade Sections.dwg LAYOUT NAME: C 410 DATE: Feb 26, 2026 - 12:34pm OSO OPERATOR: Matt
LAST SAVED: 2163-004.dwg P:\2163-004.dcb\Keyboard [4B2NB2B5-D2 Grading Permit] [2163-004.dcb Grading Permit] [2163-004.dcb Grading Permit] [2163-004.dcb Grading Permit] [2163-004.dcb Grading Permit]



WEST PROMENADE WALL PROFILE

NOTE:

THIS DRAWING WAS PREPARED TO ILLUSTRATE THE PROBABLE WALL LIMITS BASED ON INFORMATION PROVIDED BY OTHERS. **THIS DRAWING IS SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION.**



CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED MATTHEW E. GERGENTING 55990 PROFESSIONAL ENGINEER 2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Gregentreg
EMAIL:	erikg@landmark-co.com

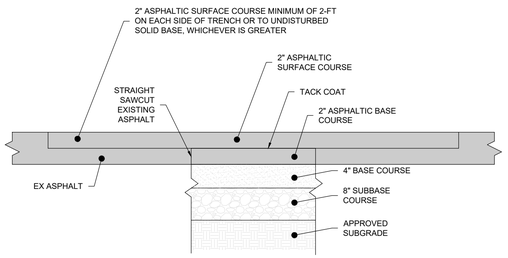
The Stockman - Grading Permit

Retaining Wall Exhibit

SHEET

C.420

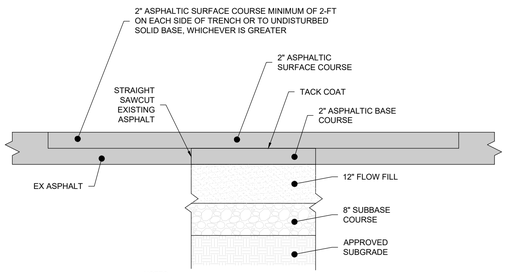
DRAWING FILENAME: P:\2163-004\CWD\Production Drawings\Grading Permit\2163-004 GP C-420 West Profile.dwg LAYOUT NAME: C-420 DATE: Feb 26, 2026 - 12:24pm CAD OPERATOR: Matt
LIST OF XREFS: [2163-000-Cube-Grading Permit] [2163-000-Building Permit] [2163-000-ESP] [2163-000-Xref] [2163-000-Image] [2163-000-Image2] [2163-000-Image3] - Building Permit - With Demo Layers] [ADMOBE-PP.GP Permit]



NOTES:

1. SECTION MAY BE MODIFIED BY GEOTECHNICAL ENGINEER..

T-TOP ASPHALT PATCH
N.T.S. (1)

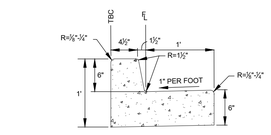


NOTES:

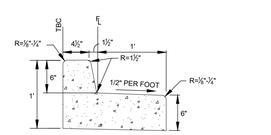
1. SECTION MAY BE MODIFIED BY GEOTECHNICAL ENGINEER..

T-TOP R-O-W STREET ASPHALT PATCH
N.T.S. (2)

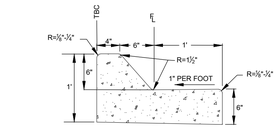
1



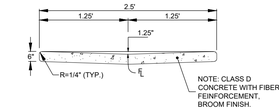
CATCH CURB AND GUTTER
N.T.S. (3)



SPILL CURB AND GUTTER
N.T.S. (4)



MOUNTABLE CATCH CURB AND GUTTER
N.T.S. (5)



VALLEY PAN
N.T.S. (6)

NOTES:

1. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
2. CURB AND GUTTER JOINT PATTERN SHALL MATCH SIDEWALK JOINT INTERVAL.
3. CURBS AND GUTTERS SHALL BE BROOM FINISHED.
4. SUBGRADE PREPARATION SHOULD CONSIST OF A) REMOVAL OF TOPSOIL WITH SIGNIFICANT VEGETATION, B) SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.

granite SEED
shd: erosion control
490 East 76th Ave, Unit A
Denver, Colorado 80229
Toll Free (888) 577-5650
Fax (888) 695-5450

CONFIRM SEED MIX W/ SSRC. SEED MIX ONLY APPLIES TO REVEGETATION WITHIN SKI AREA, ASSOCIATED WITH STORM SEWER REALIGNMENT WORK.

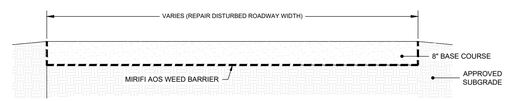
Sold To:
Steamboat Ski Resort
2305 Mt. Werner
Steamboat Springs, CO 80487

Ship To:
Steamboat Ski Resort
3150 Burgess Creek Road
Steamboat Springs, CO 80487

Terms:	Customer P.O.	Ordered By:	Phone Number:	Customer Number:
Net 30			970-871-5604	CO155663
Shipper:	**Freight: Prepaid/Collect**	**FOB:**	**Sales Rep:**	**Date Shipped:**
UPS	Prepaid	Origin	Miranda McCutchen	

Pricing	PLS	Quantity Shipped Bulk	Description	Variety	Price	Total
*** MIX # 207563 New Mountain Mix ***						
PLS #	2.50	2.75	Poa sandbergii Bluegrass, Sandberg	High Plains		
PLS #	1.00	1.00	Koeleria macrantha Prairie junegrass	UP Sims Mesa		
PLS #	11.00	11.00	Elymus elymoides Bottlebrush squirreltail	Pueblo		
PLS #	20.00	20.00	Pascopyrum smithii Western wheatgrass	Arriba		
PLS #	15.50	15.50	Pseudoroegneria spicata ssp. spicata Bluebunch wheatgrass	Columbia		
PLS #	40.00	40.00	Triticum aestivum x Secale cereale Triticale	Quickguard		

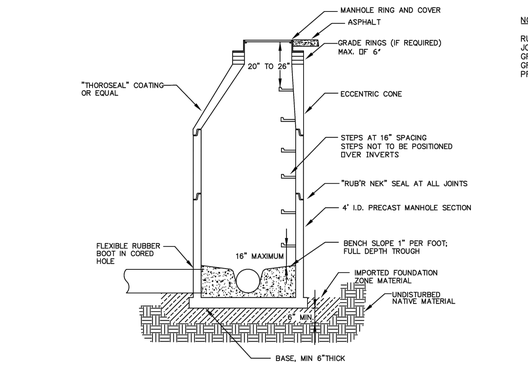
REVEGETATION SEED MIX
N.T.S. (7)



NOTES:

1. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER..

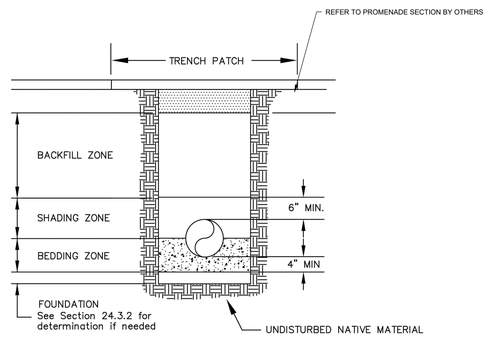
SSRC GRAVEL ROAD
N.T.S. (8)



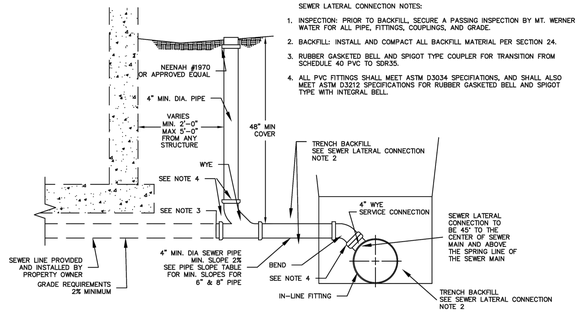
NOTE:

RUB'R NECK SEALS AT ALL JOINTS; INCLUDING CASTING TO GRADE RING, BETWEEN ALL GRADE RINGS AND AT ALL PRECAST JOINTS.

STANDARD SANITARY SEWER MANHOLE CROSS SECTION DETAIL (MOUNT WERNER WATER)
N.T.S. (9)



TRENCH CROSS SECTION AND PIPE EMBEDMENT DETAIL (MOUNT WERNER WATER)
N.T.S. (10)



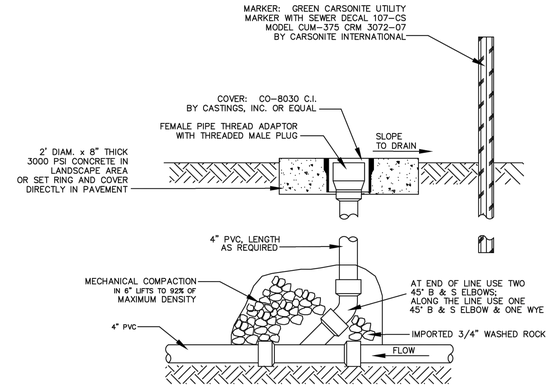
SEWER LATERAL CONNECTION NOTES:

1. INSPECTION: PRIOR TO BACKFILL, SECURE A PASSING INSPECTION BY MT. WERNER WATER FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SECTION 24.
3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFIATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

SECTION

MINIMUM PIPE SLOPES FOR SEWER SERVICES		
4"	1/4" PER FOOT	2%
6"	1/8" PER FOOT	1%
8"	1/16" PER FOOT	0.5%

SERVICE LATERAL CONNECTION DETAIL (MOUNT WERNER WATER)
N.T.S. (11)



SEWER CLEANOUT DETAIL (MOUNT WERNER WATER)
N.T.S. (12)

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

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.

COLORADO LICENSED MATTHEW E. GERENTINO 55990 PROFESSIONAL ENGINEER 2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

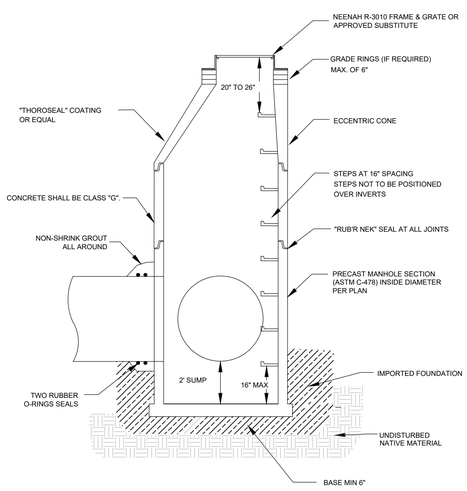
PROJECT: 2163-504
DATE: 2/26/2026
CONTACT: Erik Gregentog
EMAIL: erikg@landmark-co.com

The Stockman - Grading Permit

SHEET

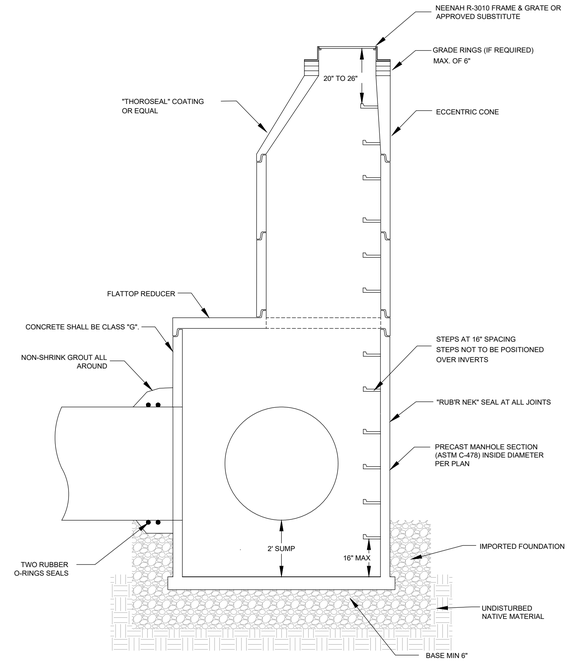
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DRAWING FILENAME: P:\2163-504\CWO\Plot\Production Drawings\Grading Permit\2163-504 Grading Permit C-500 Details.dwg LAYOUT NAME: C-500 DATE: Feb 26, 2026 - 12:24pm CAD OPERATOR: Matt
LIST OF XREFS: [ACHDER\Grading Permit]



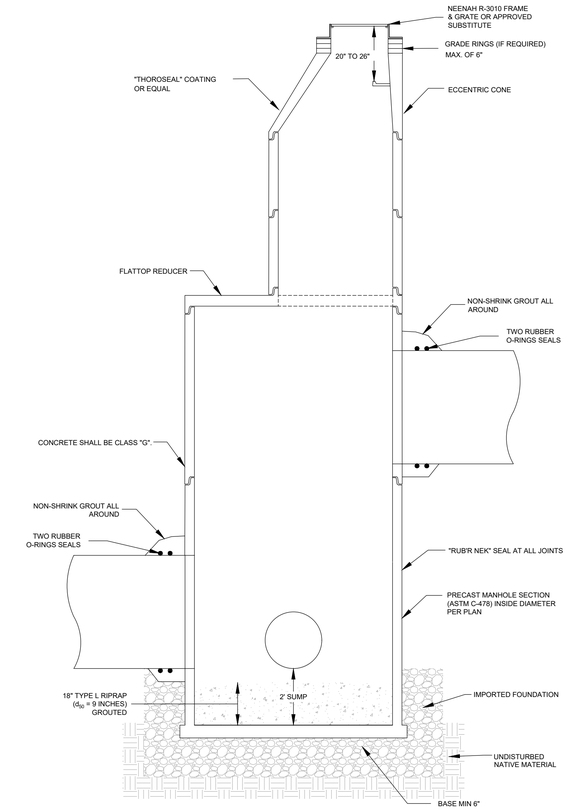
STANDARD STORM SEWER MANHOLE
N.T.S.

1



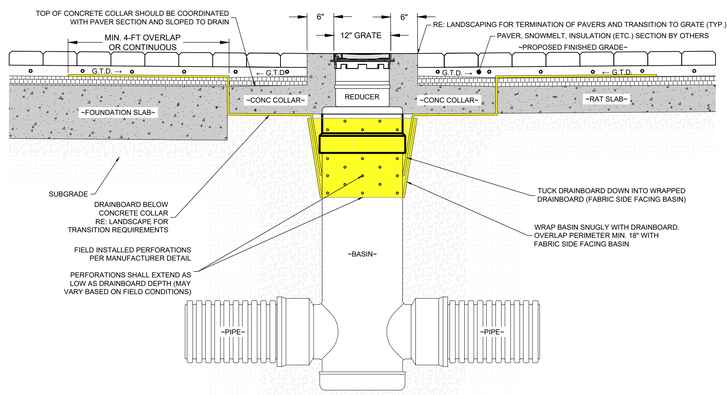
STORM SEWER MANHOLE W/ FLATTOP REDUCER (DEEP BURY)
N.T.S.

2



DROP STORM SEWER MANHOLE W/ FLATTOP REDUCER
N.T.S.

3



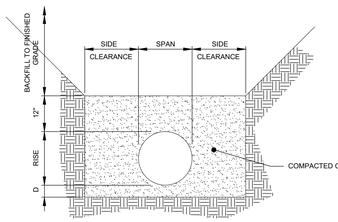
DRAINBOARD DETAIL:

1. THE INTENT OF THIS DETAIL IS TO PROVIDE CONSIDERATIONS FOR ACCOMMODATING SUBSURFACE DRAINAGE BELOW THE SNOWMELT AREAS IF IMPERVIOUS MATERIALS ARE USED.
2. COORDINATE WITH LANDSCAPE PLANS TO CONFIRM PAVER SECTION AND SUBGRADE REQUIREMENTS.
3. MODIFICATIONS TO THE INLETS/BASINS SHALL BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.
4. DRAINBOARD HANDLING AND INSTALLATION SHALL BE PER MANUFACTURER'S REQUIREMENTS. NOTIFY ENGINEER OF ANY CONFLICTS.
5. ANTICIPATED DRAINBOARD PRODUCT: SITEDRAIN 184 (OR EQUAL)

BASIN IN PAVERS (W/ FOUNDATION SLAB & RAT SLAB)
N.T.S.

4

PIPE SPAN	BEDDING DEPTH, D	MAX. SIDE CLEARANCE
15" OR LESS	3"	SPAN
18" TO 30"	4"	18"
36" TO 60"	6"	SPAN/2
> 60"	8"	36"

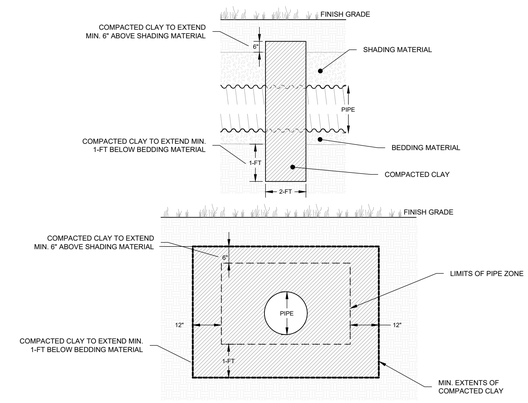


STORM SEWER NOTES

1. ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
2. PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
3. STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE SPECIFICATIONS, MAY BE USED WITH PERMISSION OF THE ENGINEER.
4. WHEN A CULVERT IS TO BE EXTENDED WITH PIPE OF A DIFFERENT MATERIAL, THE CONNECTION SHALL CONFORM TO THE DETAILS ON THE PLANS OR BE APPROVED.
5. EXTENSIONS FOR CMP ARCH CULVERT SHALL MATCH THE CORRUGATIONS AND THE SPAN AND RISE DIMENSIONS OF THE CULVERT TO BE EXTENDED.
6. MINIMUM COVER FOR METAL AND PLASTIC PIPE IS THE DISTANCE FROM THE TOP OF THE PIPE TO THE TOP OF RIGID PAVEMENT OR TO THE TOP OF SUBGRADE FOR FLEXIBLE PAVEMENT.
7. ALL FOUNDATION, BEDDING AND BACKFILL SHALL BE COMPACTED TO NO LESS THAN 90% DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT OF THE MODIFIED PROCTOR.
8. ADDITIONAL TRENCH EXCAVATION OR MEASURES MAY BE REQUIRED FOR UNANTICIPATED SOIL CONDITIONS.
9. LENGTHS ARE MEASURED HORIZONTALLY FROM END OF END SECTION TO END OF END SECTION OR CENTER OF MANHOLE.

TYPICAL STORM TRENCH SECTION
N.T.S.

5



CLAY CUTOFF WALL NOTES

1. CLAY CUTOFFS SHALL BE INSTALLED ON STORM SEWERS AND CULVERTS ±10-FEET UPSTREAM OF ALL INLETS AND JUNCTIONS AND IN NO CASE MORE THAN 200-FEET APART. CUTOFF SHALL ALSO BE CONSTRUCTED AT CONDUIT OUTLETS WHERE NO CONCRETE TOE WALL IS REQUIRED.
2. CLAY CUTOFFS SHALL BE INSTALLED ON WATER AND SEWER LINES PER THE REQUIREMENTS OF THE UTILITY OWNER.
3. INSTALL AT TRANSITIONS BETWEEN PERFORATED AND SOLID PIPES.
4. COMPACT IMPERVIOUS CLAY (COEFFICIENT OF PERMEABILITY < 5 X 10 CM/S) TO NO LESS THAN 95% DENSITY AND BETWEEN -1% AND +3% OF THE OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698 STANDARD PROCTOR.
5. EXTEND THE BOTTOM OF THE CLAY CUTOFF NO LESS THAN 12-INCHES BEYOND THE EXCAVATION OF THE PIPE ZONE.

CLAY CUTOFF WALL DETAIL
N.T.S.

6

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

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.

COLORADO LICENSED MATTHEW E. GERACI 55990 PROFESSIONAL ENGINEER 2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

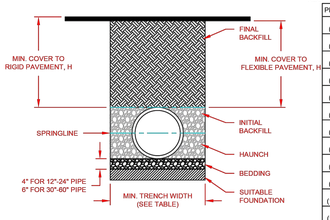
PROJECT: 2163-004
DATE: 2/26/2026
CONTACT: Erik Grieperink
EMAIL: erik@landmark-co.com

The Stockman - Grading Permit

SHEET

DRAWING FILENAME: P:\2163-004\Work\Production Drawings\Grading Permit\2163-004 Grading Permit C-500 Details.dwg LAYOUT NAME: C-501 DATE: Feb 26, 2026 - 12:25pm CAD OPERATOR: Matt
LIST OF XREFS: 240-REBOK-Grading Permit

RECOMMENDED MINIMUM TRENCH WIDTHS



PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).

5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

© 2020 ADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO DETERMINE IF IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	INITIAL BACKFILL	JAB	04/02/20	

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)

DRAWING NUMBER: STD-101

ADS — Advanced Drainage Systems, Inc. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: TJR
DATE: 12/29/16
SHEET NO.: NTS
SCALE: 1 OF 1

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**

PIPE DIAM.	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

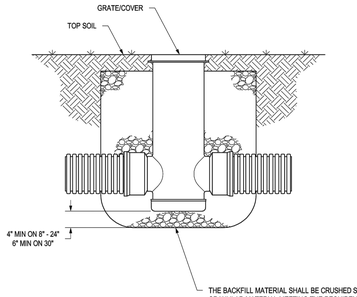
MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM.	CLASS I		CLASS II		CLASS III
	COMPACTED	DUMPED	95%	90%	95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
6" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

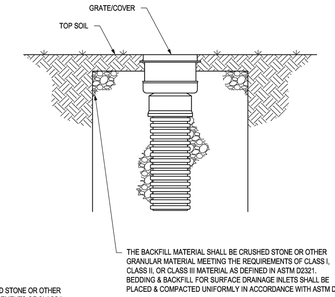
FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (Ys) = 120 PCF

NON TRAFFIC INSTALLATION

DRAIN BASIN



INLINE DRAIN



THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 402011 NYLOPLAST

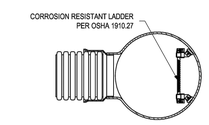
DRAWN BY	CJA	MATERIAL	
DATE	9-30-99		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:25	SHEET 1 OF 1

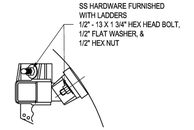
Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

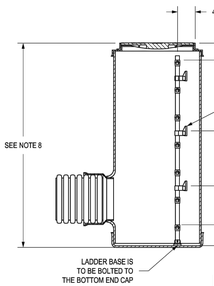
TITLE: DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION

DWG NO. 7001-110-111 REV E

NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL







NOTES:
1. LADDERS SERVING MANHOLES CAN USE DEVIATIONS OF OSHA 1910.27 FOUND IN ASTM C478-12. LADDERS ARE TO BE ORDERED FROM LANE INTERNATIONAL CORPORATION ONLY.
2. CORROSION RESISTANT BRACKETS, WITH STAINLESS STEEL HARDWARE, SHALL BE ATTACHED TO THE LADDER BY THE PIPE FABRICATOR. THE HARDWARE IS INCLUDED WITH LADDER.
3. USE STAINLESS STEEL BOLTS, WASHERS AND NUTS TO ATTACH THE LADDER BRACKETS THROUGH THE PVC DRAIN BASIN SIDE WALL.
4. LADDER SHALL BE PLACED SO THAT TOP RUNG IS LESS THAN 14-INCHES FROM BASE SURFACE AND BOTTOM RUNG IS AS LOW AS POSSIBLE.
5. BOTTOM OF LADDER SHALL BE ATTACHED TO BOTTOM END CAP WITH SS HARDWARE SUPPLIED WITH THE LADDER.
6. WEIGHT OF LADDER TO REST ON END CAP.
7. ALL HARDWARE IS TO BE TIGHTENED PRIOR TO SHIPMENT.
8. VARIOUS HEIGHTS ARE AVAILABLE FOR NYLOPLAST 36" MANHOLES WITH LADDERS. **FOR 36" MANHOLE BODIES THAT EXCEED 84", LADDERS ARE TO BE FIELD INSTALLED AND RISER SECTIONS ARE REQUIRED TO REACH THE DESIRED STRUCTURE HEIGHT.** CONTACT NYLOPLAST FOR DOCUMENTATION SUPPORTING FIELD INSTALLATION OF LADDERS.

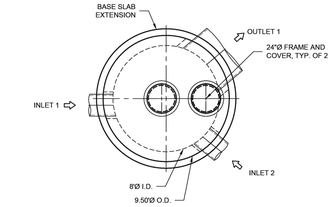
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. 402011 NYLOPLAST

DRAWN BY	NMH	MATERIAL	
DATE	2-16-18		
APPD BY	NMH		
DATE	2-15-18		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	10-04-21		
APPD BY	NMH		
DATE	10-04-21		
DWG SIZE	A	SCALE 1:30	SHEET 1 OF 1

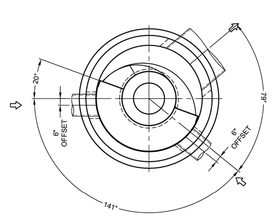
ADS Nyloplast — 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com

TITLE: NYLOPLAST 36" STRUCTURE WITH LADDER DETAIL

DWG NO. 7001-110-528 REV B



PLAN VIEW
INTERNALS NOT SHOWN



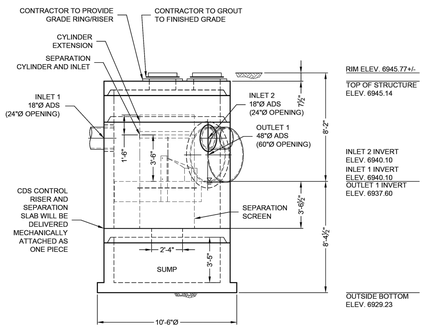
PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN

MATERIAL LIST (PROVIDED BY CONTECH)

COUNT	DESCRIPTION	INSTALLED BY
1	4030-8 CONCENTRIC FIBERGLASS INSERT	CONTECH
1	4030, 2400 micron, 4.1" O.D. x 3.04" SCREEN, GREEN FLANGE UP	CONTECH
1	20, 30, 40 SERIES HARDWARE KIT	CONTECH
1	40 SERIES, 1.5 FT. TALL CYLINDER EXTENSION	CONTRACTOR
1	SEALANT FOR JOINTS	CONTRACTOR
2	24"Ø X 4" FRAME AND COVER, EJ #41600389, OR EQUIV.	CONTRACTOR

SITE DESIGN DATA

WATER QUALITY FLOW RATE	4.50 CFS
PEAK FLOW RATE	32.6 CFS
RETURN PERIOD OF PEAK FLOW	10 YRS



ELEVATION VIEW

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.ContechES.com
3. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
6. CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 32000 LBS.
STRUCTURE IS DELIVERED IN 4 PIECES

MAX FOOTPRINT = 10.50Ø

CONTECH CONTRACT DRAWING

RNK-HNCO LAYOUT 1H

The design, and information shown on this drawing is the property of CONTECH Engineered Solutions LLC (CONTECH) and cannot be reproduced, copied, or used in whole or in part for any purpose without the express written consent of CONTECH. Any use or reuse of the design without the written consent of CONTECH will be at the sole risk of the user and without liability to CONTECH.

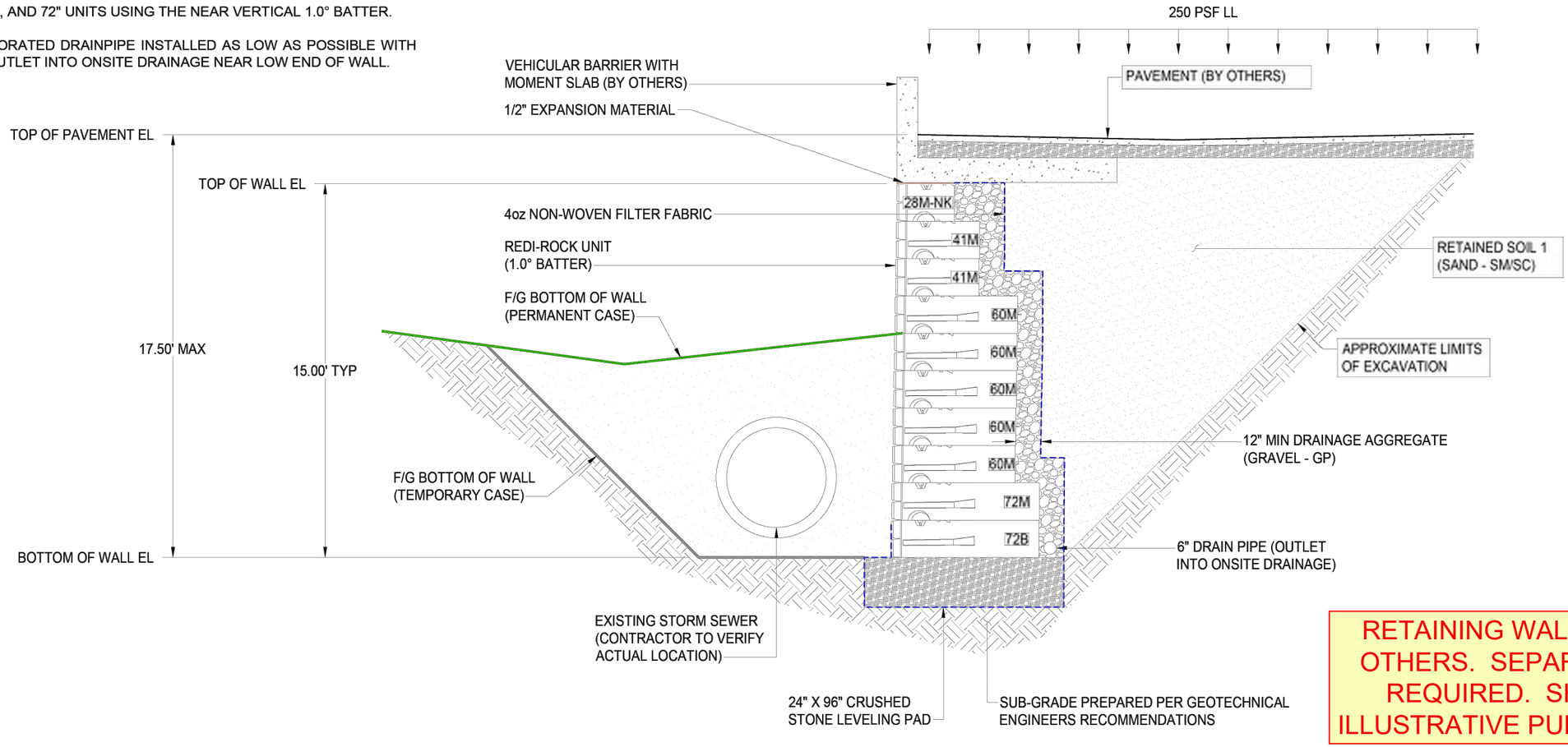
NO.	DATE	BY	REVISION DESCRIPTION

GENERAL NOTES:

1. THE SECTION SHOWN IS A REPRESENTATIVE WALL SECTION. THE WALL HEIGHTS, ELEVATIONS, TOE SLOPES, AND BACK SLOPES VARY ACCORDING TO THE ELEVATION PLAN AND SITE PLAN RESPECTIVELY.
2. UPON EXCAVATION, WHERE UNSUITABLE SOILS ARE FOUND, SUBCUT AS REQUIRED BY THE ONSITE GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE COMPACTED STRUCTURAL FILL TO ACHIEVE THE REQUIRED BEARING CAPACITY. THE STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM 95% MODIFIED PROCTOR DENSITY.
3. APPROXIMATE LIMITS OF EXCAVATION VARIES WHERE SUBCUT IS REQUIRED. ACTUAL LIMITS AND SIDE SLOPES SHALL BE DETERMINED BY OSHA REGULATIONS AND MATCH FIELD CONDITIONS AS DETERMINED BY THE CONTRACTOR.
4. THE WALL IS DESIGNED AS A GRAVITY WALL AND SHALL BE CONSTRUCTED WITH REDI-ROCK: 28", 41", 60", AND 72" UNITS USING THE NEAR VERTICAL 1.0° BATTER.
5. 6" CORRUGATED PERFORATED DRAINPIPE INSTALLED AS LOW AS POSSIBLE WITH POSITIVE DRAINAGE. OUTLET INTO ONSITE DRAINAGE NEAR LOW END OF WALL.
6. THIRD PARTY INSPECTOR TO INSPECT EXCAVATION SLOPES FOR ACTIVE SEEPAGE AND RECOMMEND PLACEMENT OF ADDITIONAL DRAINS WHERE SEEPAGE OCCURS.
7. 1/2" EXPANSION MATERIAL SHALL BE PLACED BETWEEN THE MODULAR BLOCK RETAINING WALL UNITS AND ANY CONCRETE PLACED AFTER CONSTRUCTION OF THE MODULAR BLOCK RETAINING WALL.
8. DO NOT BRING HEAVY COMPACTION OR PAVING EQUIPMENT WITHIN 3' OF THE BACK OF THE REDI-ROCK RETAINING WALL.
9. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE REDI-ROCK RETAINING WALL SYSTEM.

LEGEND

- DRAINAGE AGGREGATE (GRAVEL - GP)
- RETAINED SOIL 1 (SAND - SM/SC)
- STRUCTURAL FILL
- LEVELING PAD (GRAVEL - GW)
- IN-SITU/STRUCTURAL FILL
- 4 oz NON-WOVEN FILTER FABRIC



RETAINING WALL DESIGN BY OTHERS. SEPARATE PERMIT REQUIRED. SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.

TYPICAL WALL SECTION

(SECTION CUT AT MAX HEIGHT)

©2025 SOIL STRUCTURES ENGINEERING, LLC - THIS DRAWING IS BEING FURNISHED FOR THIS SPECIFIC PROJECT ONLY. COPY AND OR REUSE WITHOUT THE CONSENT OF SOIL STRUCTURES ENGINEERING, LLC. IS PROHIBITED.

SOIL STRUCTURES ENGINEERING, LLC
EARTH RETENTION • FOUNDATIONS • STEEL & CONCRETE STRUCTURES
10065 KINGS CANYON DR., PEYTON, COLORADO 80831
(303) 956-8967 • INFO@SOILSTRUCTURES.COM • WWW.SOILSTRUCTURES.COM

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Eric Boehner
(970) 888-1020
eboehner@signaturestone.com

No.	Date	Revision	By
0	19 FEB 2025	FOR REVIEW AND COORDINATION ONLY	BTD
1			
2			
3			
4			
5			
6			
7			
8			
9			

Project: THUNDERHEAD BEACH
STEAMBOAT SPRINGS, CO

Title: TYPICAL WALL SECTION

Project No.	Date	Scale	Sheet No.
25SSL015	19 FEB 2025	1"=5'	RW-5.00



PLAN KEYNOTES

1.0	PAVING	
1.1	CONC. UNIT PAVERS	DTL 1/SHT L.401
1.2	CONC. UNIT PAVER DRAINAGE PAN	DTL 2/SHT L.401
1.3	CIP CONCRETE @ LOADING DOCK	DTL 3/SHT L.401
1.4	CIP 6' CONC. BAND	DTL 4/SHT L.401
2.0	SITE ELEMENTS	
2.1	BENCH - TYPE I	DTL 5/SHT L.401
2.2	BENCH - TYPE II	DTL 6/SHT L.401
2.3	BEAR PROOF TRASH AND RECYCLING RECEPTACLES	DTL 7/SHT L.401
2.4	BOLLARD - REMOVABLE	DTL 8/SHT L.401
2.5	BIKE RACK	DTL 9/SHT L.401
2.6	METAL PLANTER	DTL 10/SHT L.401
2.7	GATE	DTL 1/SHT L.402
2.8	COLUMN	DTL 2/SHT L.402
2.9	42" PEDESTRIAN GUARDRAIL	DTL 3/SHT L.402
2.10	WEST PROMENADE WALL - UPPER SECTION	DTL 8/SHT L.402
3.0	PLANTING	
3.1	EVERGREEN TREE	DTL 4/SHT L.402
3.2	DECIDUOUS TREE	DTL 5/SHT L.402
3.3	SHRUB PLANTING	DTL 6/SHT L.402
3.4	PERENNIAL PLANTING	DTL 7/SHT L.402

SITUATIONAL KEYNOTES

1	RE: STRUCTURAL FOR 42" RAISED WALL DETAIL
2	RE: REDI ROCK DRAWINGS FOR BLOCK WALL DESIGN
3	RESET EX. FIRE FEATURES TO WORK WITH PROPOSED GRADES
4	EX. BOULDERS TO REMAIN
5	SIGNAGE TO BE PROVIDED ON GATE TO READ, "PEDESTRIAN ACCESS AND AUTHORIZED SERVICE VEHICLES ONLY".
6	RELOCATED STORM SEWER
7	MATCH EX. PAVEMENT EDGE

GENERAL NOTES

A. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD CONDITIONS.

B. THE CONTRACTOR SHALL NOTIFY THE 811 ONE CALL CENTER TO REQUEST THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PRIVATE UTILITIES NOT COVERED BY 811 ONE CALL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

C. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS, IMPROVEMENTS, VEGETATION AND UTILITIES TO REMAIN. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

D. THE CONTRACTOR SHALL CONSTRUCT ALL ITEMS WITHIN THIS CONTRACT IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, REGULATIONS AND ENGINEERING STANDARDS. CONTRACTOR TO COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY OR STREETS WITH THE APPROPRIATE JURISDICTIONS.

E. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

SITE LAYOUT NOTES

A. ALL CURB AND GUTTER DIMENSIONS ARE TO FACE OF CURB. ALL SIDEWALK DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

B. ALL RAMPS AND CURB RAMPS SHALL COMPLY WITH FEDERAL AND LOCAL ACCESSIBILITY STANDARDS.

C. CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY SLEEVES UNDER PAVING AND WALKS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

D. SITE PLAN SHOWS DIAGRAMMATIC LAYOUT OF CONTROL JOINTS. UNLESS NOTED OTHERWISE EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 35' O.C. AND ADJACENT TO FIXED VERTICAL STRUCTURES SUCH AS WALLS, CURBS, STEPS AND BUILDINGS.

E. PROPOSED SIGNAGE TO MEET LOCAL SIGN CODES. CONTRACTOR SHALL SECURE SIGN PERMITS WHERE REQUIRED

CONFLUENCE
3001 BRIGHTON BLVD., SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

DANIEL BECKERDITE 786 — Original Date of Licensure 1/24/12 — STATE OF COLORADO — LICENSED LANDSCAPE ARCHITECT

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
123134.00

DATE:
02/26/2026

ISSUED FOR:
GRADING & FILL PERMIT

SHEET TITLE:
SITE & MATERIAL PLAN

SHEET NUMBER
L.101



LEGEND

DI	DRAIN INLET
HP	HIGH POINT
TS	TOP OF STAIR
BS	BOTTOM OF STAIR
TW	TOP OF WALL
BW	BOTTOM OF WALL
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
— — — —	EXISTING CONTOUR
———	PROPOSED CONTOUR

GRADING NOTES

1. MAXIMUM SLOPE 3:1, MINIMUM SLOPE 2% IN LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
2. FINAL GRADING TO BE FIELD REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACING TOPSOIL, SEEDING OR PLANTING.
3. PROVIDE SMOOTH, CONTINUOUS TRANSITIONS BETWEEN SLOPES UNLESS OTHERWISE NOTED OR INDICATED IN THE DRAWINGS.
4. PROVIDE 2% CROSS SLOPE ON ALL WALKS UNLESS OTHERWISE NOTED.
5. ALL FINISHED GRADES ARE TO MEET AND BLEND SMOOTHLY WITH EXISTING GRADES AT THE PROJECT LIMIT OF WORK.

CONFLUENCE
3001 BRIGHTON BLVD., SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

DANIEL BECKERDITE
786
Original Date of Licensure
1/24/12
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
123134.00

DATE:
02/26/2026

ISSUED FOR:
GRADING & FILL PERMIT

SHEET TITLE:
GRADING PLAN

SHEET NUMBER
L.201



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS TREES						
	AG	4	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	5'	B&B
	AT	3	ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	5'	B&B
	BO	3	BETULA OCCIDENTALIS	WATER BIRCH	5'	B&B
	PTS	4	POPULUS TREMULOIDES	QUAKING ASPEN	3" CAL	B&B
EVERGREEN TREES						
	ABM	1	ABIES CONCOLOR	WHITE FIR	16'	B&B
	PGM	1	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	16'	B&B
	PGXS	6	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	8'	B&B
	PIL	1	PICEA PUNGENS ` COLORADO GREEN`	BLUE SPRUCE	20'	B&B
DECIDUOUS SHRUBS						
	CS	4	CORNUS SERICEA `BAILEY`S REDTWIG`	RED TWIG DOGWOOD	5 GAL	
	SE	7	SALIX EXIGUA	COYOTE WILLOW	5 GAL	
GRASSES						
	AI	12	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL	
	KM	3	KOELERIA MACRANTHA	PRAIRIE JUNEGRASS	1 GAL	
PERENNIALS						
	AA	8	AQUILEGIA ALPINA	ALPINE COLUMBINE	1 GAL	
	AC	3	AQUILEGIA X 'CRIMSON STAR'	CRIMSON STAR COLUMBINE	1 GAL	
	AL	3	ASTER ALPINUS 'GOLIATH'	GOLIATH ALPINE ASTER	1 GAL	
	AS	3	AURINIA SAXATILIS	BASKET OF GOLD	1 GAL	
	DF	3	DELPHINIUM X 'MAGIC FOUNTAINS'	MAGIC FOUNTAIN DELPHINIUM	1 GAL	
	HH	6	HOSTA X 'HONEYBELLS'	HONEYBELLS HOSTA	1 GAL	
	HM	3	HEUCHERA AMERICANA 'MARVELOUS MARBLE'	MARVELOUS MARBLE CORAL BELL	1 GAL	
	SU	8	SYMPHYOTRICHUM NOVI-BELGII 'PINK BOUQUET'	PINK BOUQUET NEW YORK ASTER	1 GAL	
GROUND COVERS						
	NS	10,232 SF	NATIVE SEED	NATIVE SEED	N/A	
	RS	3,311 SF	RIPARIAN SEED MIX	RIPARIAN MIX	N/A	

LANDSCAPE NOTES

1. ROOTBALLS TO BE FREE OF WEEDS.
2. SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.
3. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC (4 CU. YD.) YARDS PER ONE THOUSAND (1000 SQ. FT.) SQUARE FEET TO A DEPTH OF SIX (6") INCHES INTO LANDSCAPE AREAS (UNLESS CONTRAINDICATED BY A SOIL TEST).
4. A SOIL MANAGEMENT REPORT WILL BE PROVIDED BY THE PROJECT DESIGN TEAM THAT INCLUDES: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATER, AND RECOMMENDED SOIL AMENDMENTS.
5. PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
6. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND CONTINUOUS. WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 2' IN NATIVE SEED ARES AND 8" IN SHRUB AND GROUND COVER AREAS AND 4" IN SOD AREAS.
7. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
8. TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.
9. A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
10. ALL PROPOSED TREE, SHRUB, SOD AND PERENNIAL AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. NATIVE HABITAT RESTORATION AREAS WILL NOT HAVE AN IRRIGATION SYSTEM.
11. WEED MAT TO BE LOCATED UNDER MULCH IN SHRUB AND GROUNDCOVER AREAS.
12. THE WATER SOURCE FOR IRRIGATING THE PROPOSED LANDSCAPING IS ANTICIPATED TO BE FROM THE BUILDING (NOT SHOWN) AND WILL BE INCLUDED WITH THE FUTURE BUILDING DEPARTMENT.
13. REVEGETATE ALL DISTURBING AREAS WITH NATIVE SEED MIX PER CIVIL DRAWINGS.

CONFLUENCE
3001 BRIGHTON BLVD., SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

DANIEL BECKERDITE
786
Original Date of Licensure
1/24/24
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION

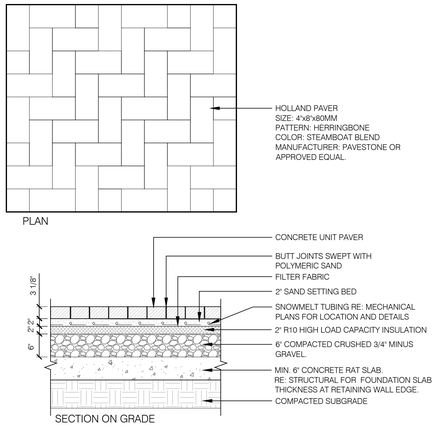
PROJECT NUMBER:
123134.00

DATE:
02/26/2026

ISSUED FOR:
GRADING & FILL PERMIT

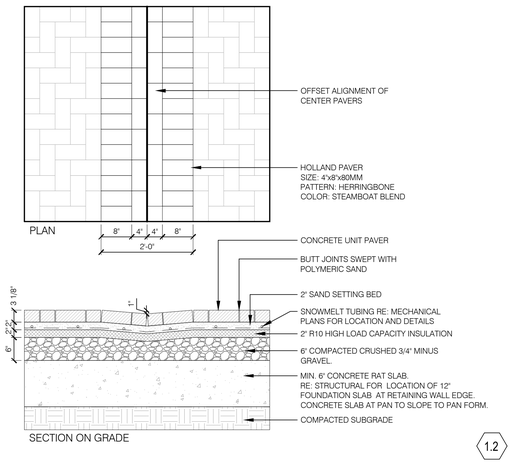
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER
L.301



1.1

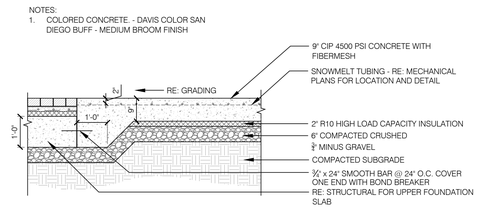
1 L401 CONC. UNIT PAVERS SCALE: 3/4" = 1'-0"



1.2

2 L401 CONC. UNIT PAVER DRAINAGE PAN SCALE: 3/4" = 1'-0"

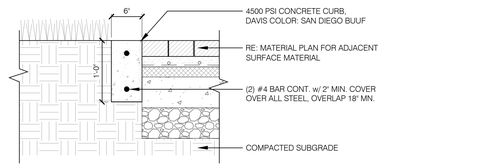
NOTES:
1. COLORED CONCRETE. - DAVIS COLOR SAN DIEGO BUFF - MEDIUM BROOM FINISH



1.3

3 L401 CIP CONCRETE @ LOADING DOCK SCALE: 1/2" = 1'-0"

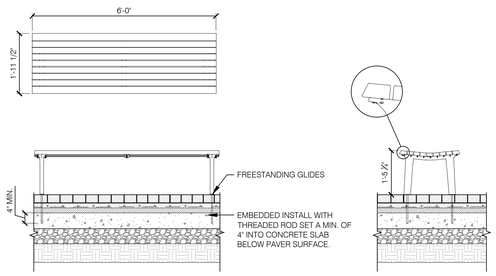
NOTES:
1. PROVIDE EXPANSION JOINTS 15' O.C.
2. PROVIDE (2) NO. 5 SMOOTH DOWELS AT E.G. WRAP ON END TO ALLOW FOR MOVEMENT.



1.4

4 L401 CIP 6" CONC. BAND SCALE: 1" = 1'-0"

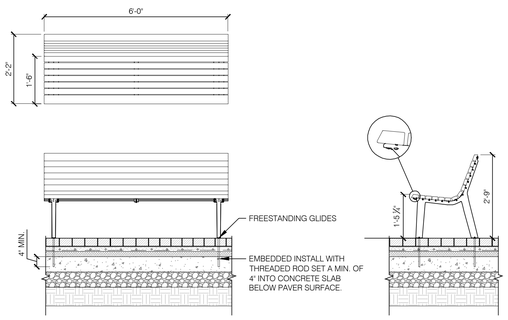
NOTES:
1. LANDSCAPE FORMS GENERATION 50 BACKLESS BENCH FREESTANDING, TRADITIONAL SUPPORT, BACKLESS, NO ARMS.
2. ATTACH BENCH USING ½" EMBEDDED THREADED RODS SET A MIN. OF 4" INTO CONCRETE RAT SLAB BELOW PAVERS.



2.1

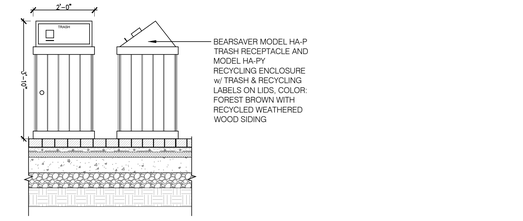
5 L401 BENCH - TYPE I SCALE: 1/2" = 1'-0"

NOTES:
1. LANDSCAPE FORMS GENERATION 50 BENCH (BV201-01, FREESTANDING, TRADITIONAL SUPPORT, BACKED, STRAIGHT CUT
2. ATTACH BENCH USING ½" EMBEDDED THREADED RODS SET A MIN. OF 4" INTO CONCRETE RAT SLAB BELOW PAVERS.



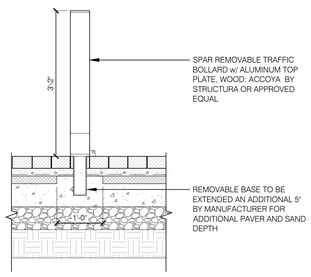
2.2

6 L401 BENCH - TYPE II SCALE: 1/2" = 1'-0"



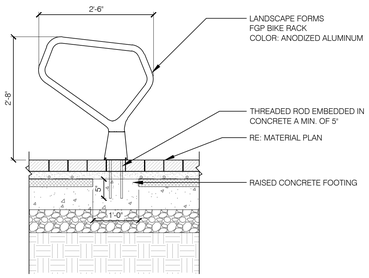
2.3

7 L401 TRASH RECEPTACLE SCALE: 1/2" = 1'-0"



2.4

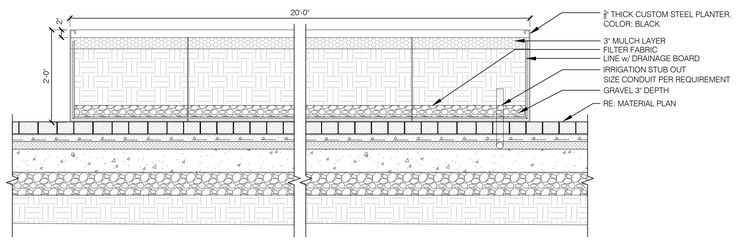
8 L401 BOLLARD - REMOVABLE SCALE: 3/4" = 1'-0"



2.5

9 L401 BIKE RACK SCALE: 3/4" = 1'-0"

NOTES:
1. NORTH PLANTER SIZE TO BE 5'-0" x 20'-0". SOUTH PLANTER SIZE TO BE 3'-9" x 20'-0".
2. SHOP DRAWINGS TO BE APPROVED BY LANDSCAPE ARCHITECT



2.6

10 L401 METAL PLANTER SCALE: 3/4" = 1'-0"

CONFLUENCE
3001 BRIGHTON BLVD., SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

DANIEL BECKERDITE
786
Original Date of Licensure
1/24/24
STATE OF COLORADO
LICENSED LANDSCAPE ARCHITECT

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
123134.00

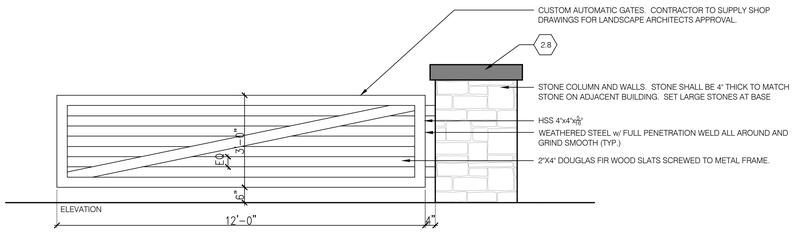
DATE:
02/26/2026

ISSUED FOR:
GRADING & FILL PERMIT

SHEET TITLE:
LANDSCAPE DETAILS

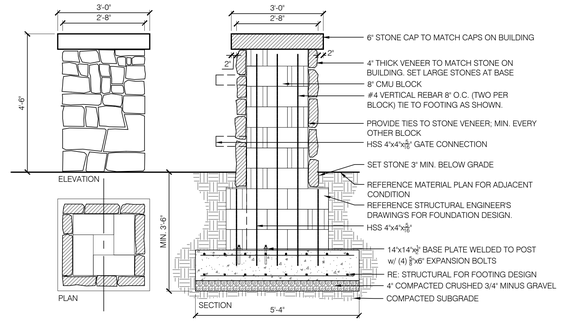
SHEET NUMBER
L.401

NOTE:
1. CONTRACTOR TO PROVIDE: BATTERY BACKUP, KNOX BOX, GATE OPERATORS, POWER REQUIREMENTS, KEYPAD w/ CALL BUTTON OPTION, EXIT LOOP AND ELECTRICAL ENCLOSURE.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.



2.7

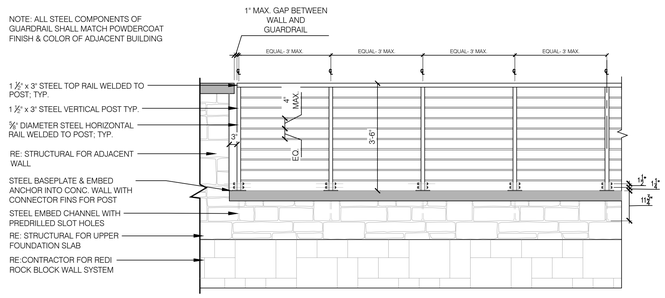
1 L402 GATE SCALE: 1/2" = 1'-0"



2.8

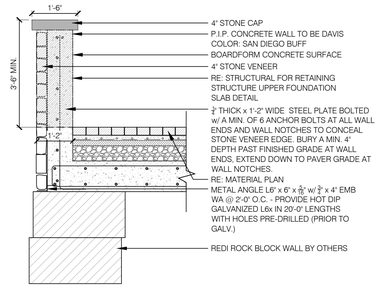
2 L402 COLUMN SCALE: 1/2" = 1'-0"

NOTE: ALL STEEL COMPONENTS OF GUARDRAIL SHALL MATCH POWDERCOAT FINISH & COLOR OF ADJACENT BUILDING



2.9

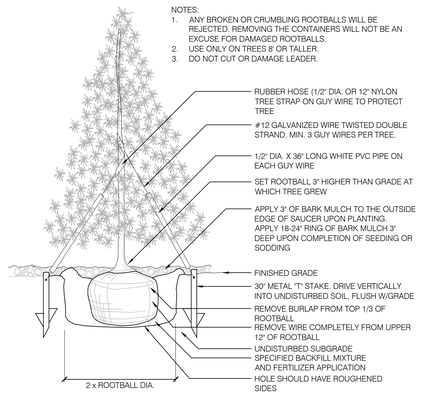
3 L402 42" PEDESTRIAN GUARDRAIL SCALE: 1/2" = 1'-0"



2.10

8 L402 WEST PROMENADE WALL - UPPER SECTION SCALE: 1/2" = 1'-0"

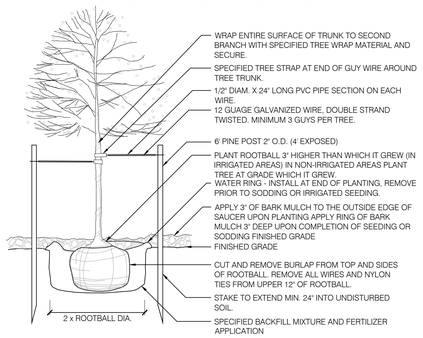
NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. USE ONLY ON TREES 8' OR TALLER.
3. DO NOT CUT OR DAMAGE LEADER.



3.1

4 L402 EVERGREEN PLANTING SCALE: 1/2" = 1'-0"

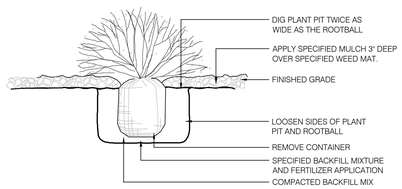
NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS



3.2

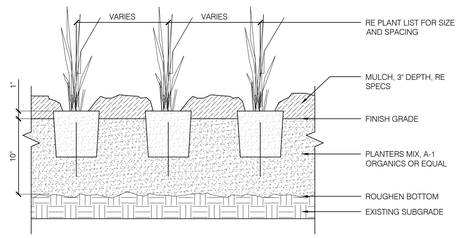
5 L402 DECIDOUS TREE PLANTING SCALE: 1/2" = 1'-0"

NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED. REMOVING THE CONTAINER WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISHED GRADE OF MULCH LAYER.
4. PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
5. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED



3.3

6 L402 SHRUB PLANTING SCALE: 1/2" = 1'-0"



3.4

7 L402 PERENNIAL PLANTING SCALE: 1 1/2" = 1'-0"

CONFLUENCE
3001 BRIGHTON BLVD., SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

DANIEL BECKERDITE 786 Digitally signed by Daniel Beckerdite Date: 2026.02.26 09:20:00 -07'00' Original Date of Licensure 1/24/14 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
123134.00

DATE:
02/26/2026

ISSUED FOR:
GRADING & FILL PERMIT

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
L.402

STRUCTURAL NOTES

SECTION 1 - GENERAL REQUIREMENTS:

1.1 - CONTRACTOR INSTRUCTIONS:

A. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE STRUCTURE IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES, SEQUENCE, MEANS, AND METHODS TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS DURING ERECTION.
B. THE STRUCTURAL ENGINEER IS NOT ENGAGED IN CONSTRUCTION ENGINEERING. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, AND REMOVING ALL TEMPORARY BRACING AND SUPPORTS NECESSARY TO FACILITATE BUILDING ERECTION. ERECTION AID BRACING AND SUPPORTS ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.
C. THE CONTRACTOR'S ERECTION METHODS SHALL CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS THAT MAY OCCUR DURING THE CONSTRUCTION PHASE.
D. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE, CONSTRUCTION.

1.2 - USE OF DRAWINGS AND COORDINATION:

A. DRAWINGS SHALL NOT BE SCALED. CONTACT THE ENGINEER IN THE EVENT THAT DIMENSIONS NECESSARY TO PROCEED WITH THE WORK ARE MISSING FROM THE DRAWINGS.
B. ANY DIFFERENCES BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
C. CONFLICTS WITHIN THE STRUCTURAL DRAWINGS OR BETWEEN THE STRUCTURAL DRAWINGS, NOTES, AND/OR SPECIFICATIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.
D. EXISTING CONDITIONS: THE STRUCTURAL DRAWINGS HAVE BEEN PREPARED USING AVAILABLE INFORMATION OF EXISTING CONDITIONS. NO ATTEMPT HAS BEEN MADE TO VERIFY EXISTING CONDITIONS AGAINST INFORMATION RECEIVED FROM THE CLIENT OR OTHER SOURCES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPARE THE EXISTING CONDITIONS TO THE INFORMATION SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DIFFERENCES BEFORE PROCEEDING WITH THE WORK.
E. THE STRUCTURAL DRAWINGS ARE INTENDED TO BE USED IN CONJUNCTION WITH DRAWINGS FROM CIVIL, LANDSCAPE, ARCHITECTURAL, INTERIORS, MECHANICAL, ELECTRICAL, PLUMBING, AND ANY OTHER DISCIPLINE. THE REQUIREMENTS OF ALL DISCIPLINES SHALL BE REFLECTED IN THE SUBMITTED SHOP DRAWINGS AND THE CONSTRUCTED WORK.

1.3 - SPECIAL INSPECTION REQUIREMENTS AND QUALITY CONTROL:

A. SPECIAL INSPECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE IBC, INCLUDING SECTION 110 AND CHAPTER 17. SEE SCHEDULE THIS SHEET FOR STRUCTURAL SPECIAL INSPECTION REQUIREMENTS.
B. THE CONTRACTOR SHALL MAINTAIN A LOG OF DISCREPANCIES NOTED BY THE INDEPENDENT TESTING AGENCY FOR THE DURATION OF THE PROJECT. EACH ITEM IN THE LOG SHALL BE REFERENCED BY AN ITEM NUMBER WITH AN APPROPRIATE DESCRIPTION OF THE DISCREPANCY, THE DATE THE DISCREPANCY WAS NOTED, A DESCRIPTION OF THE CORRECTIVE ACTION AND THE DATE THE CORRECTIVE ACTION WAS TAKEN.
C. PRE-CONSTRUCTION MEETINGS SHALL BE CONDUCTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF EACH PRIMARY STRUCTURAL SYSTEM, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS AND SLABS-ON-GRADE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER A MINIMUM OF ONE WEEK IN ADVANCE OF EACH PRE-CONSTRUCTION MEETING.

SECTION 2 - FOUNDATION CONSTRUCTION:

2.1 - FOUNDATION DESIGN CRITERIA:

A. GEOTECHNICAL FOUNDATION DESIGN CRITERIA WAS TAKEN FROM RECOMMENDATIONS ESTABLISHED IN SOILS REPORT PREPARED BY NORTHWEST COLORADO CONSULTANTS, INC., UNDER PROJECT NUMBER 23-13103, DATED MARCH 29, 2024.
B. ALLOWABLE FOOTING PRESSURE USED FOR DESIGN:
   1. FOUNDATIONS PLACED OVER NATURAL SAND/GRAVEL.....2,500 PSF
   2. FOUNDATIONS PLACED DIRECTLY ON BEDROCK.....5,000 PSF
C. MINIMUM DEAD LOAD FOOTING PRESSURE USED FOR DESIGN:
   1. FOUNDATIONS PLACED OVER NATURAL SAND/GRAVEL..... N/A
   2. FOUNDATIONS PLACED DIRECTLY ON BEDROCK.....1,000 PSF
D. ALLOWABLE COEFFICIENT OF FRICTION FOR RESISTING SLIDING = 0.40.
E. MINIMUM FROST DEPTH IS FOUR FEET. BOTTOM OF FOOTING SHALL BE AT OR BELOW FROST DEPTH AS MEASURED FROM GRADE.
F. LATERAL EARTH PRESSURE FOR ON-SITE MATERIAL (DOES NOT INCLUDE HYDROSTATIC OR SURCHARGE LOADS):
   1. ON-SITE SOILS:
      a. AT-REST PRESSURE.....55 PCF
      b. ACTIVE PRESSURE.....45 PCF
   2. FREE-DRAINING GRANULAR FILL:
      a. AT-REST PRESSURE.....45 PCF
      b. ACTIVE PRESSURE.....35 PCF
   3. ALLOWABLE PASSIVE PRESSURE.....250 PCF

2.2 - FOUNDATION SLAB:

A. FOUNDATION SLAB SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL GOOD FOR THE ALLOWABLE BEARING PRESSURE AS INDICATED IN SECTION 2.1.
B. EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES. EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE.
C. AREAS OF LOOSE OR SOFT SOIL MATERIAL ENCOUNTERED AT THE BOTTOM OF FOOTING EXCAVATION SHALL BE REMOVED AND REPLACED WITH NON-EXPANSIVE STRUCTURAL FILL OR CONCRETE FLOW-FILL IN ACCORDANCE WITH EARTHWORK REQUIREMENTS AND AS APPROVED BY THE GEOTECHNICAL ENGINEER.
D. EARTH CUTS SHALL NOT BE USED AS FORMWORK FOR FOOTINGS WITHOUT APPROVAL FROM GEOTECHNICAL ENGINEER AND STRUCTURAL ENGINEER.

2.3 - GENERAL FOUNDATION REQUIREMENTS:

A. PREPARE SUB-BASE BELOW ALL SLAB-ON-GRADE CONSTRUCTION PER THE GEOTECHNICAL REPORT UNLESS NOTED OTHERWISE IN PLANS OR DETAILS. OVER-EXCAVATE BELOW FOUNDATION SLAB AND REPLACE WITH COMPACTED STRUCTURAL FILL SHOULD SOFT, LOOSE SOIL BE ENCOUNTERED AS INDICATED IN THE GEOTECHNICAL REPORT.
B. ALL EARTHWORK AND SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT. ALL EXCAVATION AND BACKFILL OPERATIONS SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
C. EXCAVATING ADJACENT TO EXISTING STRUCTURES SHALL ONLY BE DONE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. UNDER NO CIRCUMSTANCES SHALL EXCAVATIONS UNDERMINE EXISTING FOUNDATIONS. PROVIDE SHORING AND/OR ADEQUATE SOIL LAYBACK AS NECESSARY TO ENSURE THE STABILITY OF EXISTING STRUCTURES.

SECTION 3 - CONCRETE:

3.1 - CAST-IN-PLACE CONCRETE:

A. ALL CONCRETE WORK INCLUDING FABRICATION AND PLACEMENT OF REINFORCING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED IN ACI 318 AND ACI 301, CODE REFERENCED EDITIONS, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
B. CONCRETE MIXES SHALL SATISFY THE REQUIREMENTS GIVEN IN THE TABLE BELOW AND MEET THE MINIMUM STRENGTHS AS FOLLOWS:

DESCRIPTION OF CONCRETE USE	28 DAY STRENGTH (PSI)	DURABILITY EXPOSURE CLASS REQUIREMENTS			
		FREEZE/THAW	SULFATE	PERMEABILITY	CORROSION
FDN SLAB AND WALL	5,000	F3	S2	W0	C2

NOTES:
1. *ALL CONCRETE IS NORMAL WEIGHT CONCRETE = 145 PCF, U.N.O.*
2. *REFER TO ACI 318 FOR ADDITIONAL INFORMATION ON DURABILITY REQUIREMENTS*

C. ALL CONCRETE IN CONTACT WITH ON-SITE SOILS SHALL CONTAIN TYPE IL CEMENT.
D. ALL REINFORCING STEEL IN CONCRETE SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI AND SHALL MEET THE REQUIREMENTS OF ASTM A615 OR ASTM A706. REINFORCING SHOWN AS GRADE 75 SHALL HAVE A MINIMUM YIELD STRENGTH OF 75,000 PSI AND MEET THE REQUIREMENTS OF ASTM A615.

SECTION 3 - CONCRETE (CONT.):

3.1 - CAST-IN-PLACE CONCRETE (CONT):

E. REINFORCING DETAILING:
   1. ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" PER PUBLICATION SP-66.
   2. SPLICES OF REINFORCING BARS ARE PERMITTED ONLY AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPLICES, WHERE PERMITTED, SHALL BE CLASS 'B', UNLESS SHOWN OTHERWISE IN DETAILS, NOTES, OR SCHEDULES.
   3. REFER TO DEVELOPMENT LENGTH AND LAP SPLICE TYPICAL DETAILS AND SCHEDULES ON SHEET CS-002 FOR DEVELOPMENT LENGTHS, SPLICE LENGTHS, AND ADDITIONAL REQUIREMENTS.
   4. MAKE ALL REINFORCING BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING. SEE TYPICAL DETAILS.
   5. WHERE ALL REINFORCING WITHIN A STRUCTURAL ELEMENT WILL BE SPLICED AT THE SAME LOCATION THE SPLICES SHALL BE STAGGERED UNLESS SHOWN OTHERWISE IN DETAILS OR SCHEDULES.
   6. AT ENDS OF BEAMS, SLABS, JOISTS, WALLS, AND GRADE BEAMS TERMINATE TOP REINFORCING WITH STANDARD HOOKS, UNLESS SHOWN OTHERWISE.
   7. PROVIDE THE FOLLOWING CLEAR COVERS MEASURED FROM SURFACE OF CONCRETE TO OUTER FACE OF REBAR UNLESS SHOWN OTHERWISE ON PLANS OR IN DETAILS:

DESCRIPTION OF REBAR USE	COVER (INCHES)
CONCRETE POURED AGAINST EARTH	3"
CONCRETE POURED IN FORMS AND EXPOSED TO WEATHER OR EARTH: #5 BAR OR SMALLER	1 1/2"
CONCRETE POURED IN FORMS AND EXPOSED TO WEATHER OR EARTH: #6 BAR OR LARGER	2"
SLABS, WALLS, AND JOISTS (UNLESS NOTED OTHERWISE)	3/4"

K. PLACING OF REINFORCING: PROVIDE ALL ACCESSORIES AND ADDITIONAL SUPPORT BARS NECESSARY TO SUPPORT AND SECURE REINFORCING AT POSITIONS SHOWN ON DRAWINGS AND TO MAINTAIN REQUIRED CONCRETE COVER.
L. CONTROL JOINTS IN CONCRETE:
   1. PROVIDE CONTROL JOINTS IN CONCRETE WALLS AT A MAXIMUM SPACING OF 30'-0" ON CENTER. SEAL CONTROL JOINTS EXPOSED TO EARTH OR WEATHER WITH JOINT SEALANT.
M. CONSTRUCTION JOINTS:
   1. REINFORCING SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS, UNLESS DETAILED OTHERWISE. ALTERNATE SPLICE CONFIGURATIONS SHALL BE SUBMITTED FOR ENGINEER REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH WORK.
N. CONSTRUCTION TOLERANCES SHALL CONFORM TO REQUIREMENTS GIVEN IN ACI 117. CONTRACTOR SHALL FUR THEIR CONSIDER EFFECTS OF SLAB SHRINKAGE DUE TO CONCRETE CURING AND APPLICATION OF POST-TENSIONING FORCES, AS APPLICABLE, AND COORDINATE WITH SLAB EDGES AND OTHER DIMENSIONS THAT MAY BE AFFECTED.
O. CONCRETE PLACEMENT:
   1. CONSOLIDATE ALL CONCRETE DURING PLACEMENT AND THOROUGHLY WORK AROUND REINFORCING AND EMBEDDED ITEMS AND INTO CORNERS OF FORMS FOLLOWING ACI RECOMMENDATIONS.
   2. WHEN CONCRETE PLACEMENT IS INTERRUPTED, NOTIFY STRUCTURAL ENGINEER FOR RECOMMENDATIONS. UNLESS DIRECTED OTHERWISE, PROVIDE A CONSTRUCTION JOINT BY INTENTIONALLY ROUGHENING THE CONCRETE SURFACE TO 1/4" AMPLITUDE. COAT THE JOINT WITH AN APPROVED BONDING AGENT PRIOR TO POURING CONCRETE ON THE OPPOSITE SIDE OF THE JOINT.

3.2 - POST-INSTALLED ANCHORS INTO CONCRETE:

A. PROVIDE POST-INSTALLED CONCRETE ANCHORS AS SHOWN IN THE PLANS, DETAILS, AND SPECIFICATIONS. ALTERNATE PRODUCTS TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD. BASIS OF DESIGN SHALL BE ANCHORS AND FASTENERS AS MANUFACTURED BY HILTI, INC. OR AS OTHERWISE SPECIFIED.
B. ANCHOR CAPACITY USED IN DESIGN SHALL BE BASED ON THE TECHNICAL DATA PUBLISHED BY HILTI, INC. OR SUCH OTHER METHOD AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. CONTRACTOR SHALL PROVIDE CALCULATIONS DEMONSTRATING THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING THE PERFORMANCE VALUES OF THE SPECIFIED PRODUCT. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC-ESR REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE FOR SEISMIC USES, LOAD RESISTANCE, INSTALLATION CATEGORY, AND AVAILABILITY OF COMPREHENSIVE INSTALLATION INSTRUCTIONS. ADHESIVE ANCHORS SHALL CONSIDER CREEP AS WELL AS BOTH IN-SERVICE AND INSTALLATION TEMPERATURES.
C. ANCHORS ARE TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS, AS INCLUDED IN THE ANCHOR PACKAGING. ALL ANCHORS ARE TO BE INSTALLED IN DRY CONDITIONS IN HAMMER DRILLED HOLES, UNLESS PRIOR WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE STRUCTURAL ENGINEER OF RECORD.
D. EXISTING REINFORCING BARS IN THE CONCRETE STRUCTURE MAY CONFLICT WITH SPECIFIC ANCHOR LOCATIONS. EXISTING REINFORCING IS NOT TO BE CUT WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD.
E. ALL PERSONS RESPONSIBLE FOR THE INSTALLATION OF POST-INSTALLED MECHANICAL ANCHORS ARE TO BE PROPERLY TRAINED BY A MANUFACTURER'S REPRESENTATIVE OR AN ALTERNATE EQUIVALENT TRAINING FOR EACH TYPE OF INSTALLATION INCLUDED IN THE PROJECT.
F. ALL PERSONS RESPONSIBLE FOR THE INSTALLATION OF ADHESIVE ANCHORS SHALL BE CERTIFIED IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. PROGRAM CERTIFICATES OF INSTALLATION PERSONNEL SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD.

ABBREVIATIONS

@	AT
&	AND
#	NUMBER, POUND
Ø	ROUND, DIAMETER
ADD'L	ADDITIONAL
AESS	ARCHITECTURALLY EXPOSED STR. STEEL
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASD	ALLOWABLE STRENGTH DESIGN
BLDG	BUILDING
BM	BEAM
B.O.	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
C	CAMBER
CANTIL	CANTILEVER
CFMF	COLD FORMED METAL FRAMING
CIP	CAST-IN-PLACE
CJP	COMPLETE JOINT PENETRATION
CL	CENTERLINE
CLR	CLEAR OR COVER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
COV	COVER
Db	BAR DIAMETER
DBA	DEFORMED BAR ANCHOR
DCW	DEMAND CRITICAL WELD
DET	DETAIL
DIA	DIAMETER
DWG	DRAWING
EA	EACH
EF	EACH FACE
EJ	EXPANSION JOINT
ELEV	ELEVATOR
EMBED	EMBEDMENT, EMBEDDED
ENGR	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAB	FABRICATE
f'c	CONCRETE STRENGTH
f'm	MASONRY STRENGTH
FD	FLOOR DRAIN
FDN	FOUNDATION
FF	FAR FACE
FIN	FINISH, FINISHED
FLR	FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
Fy	YIELD STRENGTH
GALV	GALVANIZE, GALVANIZED
GEN	GENERAL
GLB	GLUED LAMINATED BEAM
GR	GRADE
HORIZ, H	HORIZONTAL
HGR	HANGER
HAS	HEADED ANCHOR STUD
HSS	HOLLOW STRUCTURAL SECTION
ID	INSIDE DIAMETER
INFO	INFORMATION
INT	INTERIOR
JT	JOINT
JST	JOIST
K	KIP, KIPS (1 KIP = 1000 POUNDS)
KLF	KIPS PER LINEAR FOOT
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LBS	POUNDS
Ld	DEVELOPMENT LENGTH
LLBB	LONG LEG BACK TO BACK
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDE, LONGITUDINAL
LRFD	LOAD AND RESISTANCE FACTOR DESIGN
LSH	LONG SIDE HORIZONTAL
LSLP	LONG SLOTTED HOLE PARALLEL
LSLT	LONG SLOTTED HOLE TRANSVERSE
LSV	LONG SIDE VERTICAL
LVL	LAMINATED VENEER LUMBER
LWC	LIGHTWEIGHT CONCRETE
M	MOMENT
MAX	MAXIMUM
MC	MOMENT CONNECTION
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	HORIZONTAL MOMENT
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
MWFRS	MAIN WIND FORCE RESISTING SYSTEM
NF	NEAR FACE
NR	NON-REDUCIBLE
NIC	NOT IN CONTRACT
NS	NEAR SIDE
NTS	NOT TO SCALE
NWC	NORMAL WEIGHT CONCRETE
OAH	OVERALL HEIGHT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPH OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OVS	OVERSIZE, OVERSIZED
P	AXIAL LOAD
PAF	POWDER ACTUATED FASTENER
PAR	PARALLEL
PC	PRECAST, PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCY	POUNDS PER CUBIC YARD
PERP	PERPENDICULAR
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PJP	PARTIAL JOINT PENETRATION
PRELIM	PRELIMINARY
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	POST-TENSIONED, POST-TENSIONING
QTY	QUANTITY
R	REACTION
R	REDUCIBLE
RAD	RADIUS
RE	REFER, REFERENCE
REINF	REINFORCEMENT, REINFORCING
REM	REMAINDER
REQ'D	REQUIRED
REV	REVISION
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SC	SLIP CRITICAL
SCHED	SCHEDULE, SCHEDULED
SDS	SELF DRILLING SCREW
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SLBB	SHORT LEG BACK TO BACK
SLFS	SEISMIC LOAD FORCE SYSTEM
SOG	SLAB ON GRADE
SP	SPACING
SPEC	SPECIFICATION
SPRT	SUPPORT
SQ	SQUARE
SS	STAINLESS STEEL
SSLP	SHORT SLOTTED HOLE PARALLEL
SSLT	SHORT SLOTTED HOLE TRANSVERSE
STD	STANDARD
STIF	STIFFENER
STIR	STIRRUP
STL	STEEL
STRUCT	STRUCTURE, STRUCTURAL
SW	SHEAR WALL
SYMM	SYMMETRIC
T	TORSION
TBD	TO BE DETERMINED
THD	THREAD, THREADED
T.O.	TOP OF
T.O.C	TOP OF CONCRETE
T.O.S	TOP OF SLAB, TOP OF STEEL
TRANS	TRANSVERSE
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT, V	VERTICAL
WF	WIDE FLANGE
WP	WORK POINT
WS	WATERSTOP
WT	WEIGHT
WWR	WELDED WIRE REINFORCEMENT
XS	EXTRA STRONG
XXS	DOUBLE EXTRA STRONG

SYMBOLS & PATTERNS

CAST-IN-PLACE CONCRETE
PRECAST CONCRETE
GROUT
UNIT MASONRY - BRICK
CMU / MASONRY
STRUCTURAL STEEL
ALUMINUM
PLYWOOD
WOOD
STUD WALL FRAMING
CMU / MASONRY
COBBLE
EARTH
GRAVEL
SAND
ELEVATION MARKER
STEP INDICATOR
SLOPE INDICATOR
FOOTING STEP INDICATOR
BRICK LEDGE STEP INDICATOR

EXPLANATION OF DRAWING CALL-OUTS ON PLANS:

STRUCTURAL SHEET WHERE DETAIL, SECTION, PARTIAL PLAN, OR ELEVATION IS DRAWN — X / S-XXX — DETAIL, SECTION, PARTIAL PLAN, OR ELEVATION IDENTIFIER #

STRUCTURAL DESIGN CRITERIA

SECTION 1.0: CODES AND STANDARDS:

A. 2021 INTERNATIONAL BUILDING CODE (IBC-21).
B. 2023 ROUTT COUNTY AMENDMENTS TO THE 2021 INTERNATIONAL BUILDING CODE.
C. MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16).
D. CONCRETE DESIGN - BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-19).

SECTION 2.0: DESIGN LOADS

A. GRAVITY DESIGN LOADS:
   1. DEAD LOADS:
      a. SURFACE PAVING / FINISH ASSEMBLY.....100 PSF
   2. LIVE LOADS:
      a. SIDEWALK AND VEHICULAR DRIVEWAYS SUBJECT TO TRUCKING.....250 PSF
      b. HORIZONTAL VEHICLE IMPACT LOAD.....6000 LB
B. SNOW LOADS:
   1. GROUND SNOW LOAD, Pg.....118 PSF
C. SEISMIC LOADS:
   1. MAPPED SPECTRAL ACCELERATION (SHORT PERIOD), Ss.....0.593
   2. MAPPED SPECTRAL ACCELERATION (1 SECOND PERIOD), S1.....0.103
   3. SOIL SITE CLASS *CONFIRMED BY GEOTECHNICAL REPORT*.....C
   4. SEISMIC IMPORTANCE FACTOR, Ie.....1.0
   5. DESIGN SPECTRAL ACCELERATION (SHORT PERIOD), S_{DS} *ROUTT COUNTY MAX*.....0.333
   6. DESIGN SPECTRAL ACCELERATION (1 SECOND PERIOD), S_{D1} *SITE SPECIFIC VALUE*.....0.103
   7. SEISMIC DESIGN CATEGORY.....C
D. WIND LOADS:
   1. BASIC DESIGN WIND SPEED, V.....115 MPH
   2. ALLOWABLE STRESS DESIGN WIND SPEED, V_{asd}.....91 MPH
   3. WIND IMPORTANCE FACTOR, Iw.....1.0
   4. WIND EXPOSURE CATEGORY.....C

FORTIS STRUCTURAL, LLC
7935 E. PRENTICE AVE., SUITE 305
GREENWOOD VILLAGE, CO 80111
P: 720.593.3800

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED
NICHOLAS R. LOZA
39684
07/29/2025
PROFESSIONAL ENGINEER

STRUCTURAL ENGINEER: FORTIS STRUCTURAL, LLC

ISSUES & REVISIONS:

△	Date	Description

DATE: 02/12/25

DRAWN BY: NRL

SHEET TITLE:

WEST PROMENADE SLAB - NOTES

SHEET NO:

CS-001

7/29/2025 10:39:41 AM
Autodesk Docs://23079 - Thunderhead Beach/23-079 - THUNDERHEAD - FORTIS - R23.rvt

DEVELOPMENT AND SPLICE LENGTHS FOR GRADE 60 REINFORCING BAR IN TENSION

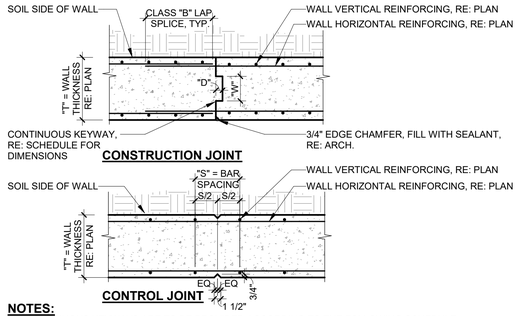
BAR SIZE	LAP CLASS	NORMAL WEIGHT CONCRETE STRENGTH											
		3,500 PSI		4,000 PSI		4,500 PSI		5,000 PSI		6,000 PSI		7,000 PSI	
		BOTTOM HORIZ.	OTHER HORIZ.	BOTTOM HORIZ.	OTHER HORIZ.	BOTTOM HORIZ.	OTHER HORIZ.	BOTTOM HORIZ.	OTHER HORIZ.	BOTTOM HORIZ.	OTHER HORIZ.	BOTTOM HORIZ.	OTHER HORIZ.
#3	A	12	12	12	12	12	12	12	12	12	12	12	12
	B	12	15	12	14	12	14	12	13	12	12	12	12
#4	A	15	20	14	18	13	17	13	17	12	15	12	14
	B	20	26	18	24	17	23	17	22	15	20	14	18
#5	A	22	29	21	27	20	26	19	24	17	22	16	21
	B	29	38	27	35	26	33	24	32	22	29	21	27
#6	A	30	40	28	37	27	35	25	33	23	30	22	28
	B	40	51	37	48	35	45	33	43	30	39	28	36
#7	A	49	64	46	60	43	56	41	53	37	49	35	45
	B	64	83	60	78	56	73	53	69	49	63	45	59
#8	A	61	79	57	74	54	70	51	66	46	60	43	56
	B	79	103	74	96	70	91	66	86	60	79	56	73
#9	A	73	95	69	89	65	84	61	80	56	73	52	67
	B	95	124	89	116	84	109	80	104	73	95	67	88
#10	A	86	112	81	105	76	99	72	94	66	86	61	79
	B	112	146	105	137	99	129	94	122	86	112	79	103
#11	A	100	130	94	122	88	115	84	109	76	99	71	92
	B	130	169	122	158	115	149	109	141	99	129	92	120

NOTES:

1. ALL LENGTHS IN TABLE ARE PROVIDED IN INCHES.
2. LAP SPLICES OF REINFORCING BARS SHALL BE CLASS B SPLICES TYPICAL UNLESS NOTED OTHERWISE.
3. REINFORCING BAR DEVELOPMENT LENGTH (Ld) IS EQUAL TO THE CLASS A LAP SPLICE LENGTH.
4. BOTTOM HORIZ. = HORIZONTAL BARS WITH 12" OR LESS OF FRESH CONCRETE BELOW THEM.
5. OTHER HORIZ. = HORIZONTAL BARS WITH MORE THAN 12" OF FRESH CONCRETE PLACED BELOW THEM.
6. WHEN BARS OF DIFFERENT SIZE ARE LAP SPLICED IN TENSION, SPLICE LENGTH SHALL BE THE LARGER OF Ld OF LARGER BAR AND TENSION LAP SPLICE LENGTH OF SMALLER BAR.
7. LENGTHS PROVIDED IN THIS TABLE ARE NOT APPLICABLE TO EPOXY-COATED BARS; CONTACT STRUCTURAL ENGINEER FOR EPOXY-COATED BARS.
8. FOR BUNDLED BARS CONTAINING TWO BARS PER BUNDLE, NO INCREASE IN LENGTHS IS REQUIRED. FOR DETERMINING SPACING, COVER, AND CONFINEMENT A UNIT OF BUNDLED BARS SHALL BE TREATED AS A SINGLE BAR OF A DIAMETER DERIVED FROM THE EQUIVALENT TOTAL AREA AND HAVING A CENTROID THAT COINCIDES WITH THAT OF THE BUNDLED BARS.
9. FOR BUNDLED BARS CONTAINING THREE OR MORE BARS PER BUNDLE, CONTACT STRUCTURAL ENGINEER FOR SPLICE LENGTHS.
10. THIS TABLE IS FOR NORMAL WEIGHT CONCRETE, CONTACT STRUCTURAL ENGINEER FOR LIGHTWEIGHT CONCRETE MIXES.
11. TABLE VALUES ASSUME MINIMUM BAR COVER (MEASURED FROM EDGE OF CONCRETE TO EDGE OF BAR) = 3/4" AND MINIMUM BAR SPACING (MEASURED FROM BAR CENTER TO BAR CENTER) = 6". CONTACT STRUCTURAL ENGINEER FOR OTHER CASES.

3 DEVELOPMENT AND SPLICE LENGTHS OF GRADE 60 SLAB REINFORCING BARS IN TENSION

DETAIL VIEW | 3/4" = 1'-0" | 03-CONC-201



NOTES:

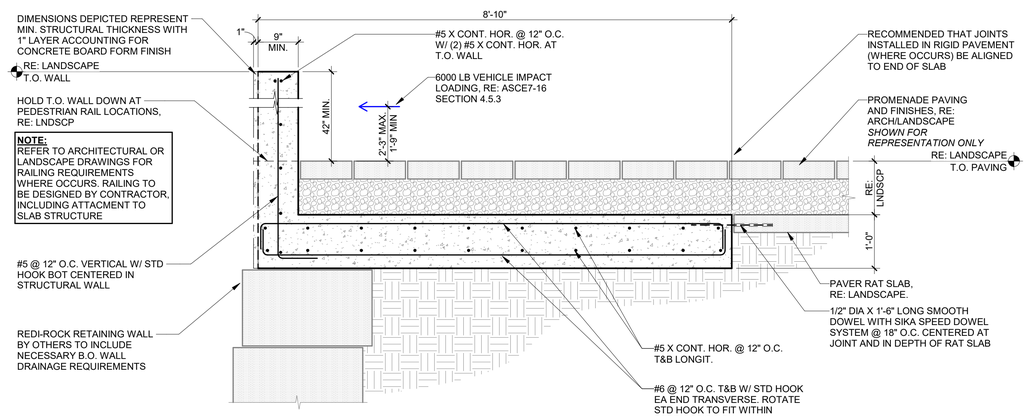
1. CONTINUOUS KEYWAYS ARE TO BE PROVIDED ACCORDING TO THE FOLLOWING SCHEDULE:

SHEAR KEY SCHEDULE					
T (IN.)	8"	10"	12"	14"	16"
W (IN.)	3 1/2"	3 1/2"	5 1/2"	5 1/2"	5 1/2"
D (IN.)	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"

2. CONTINUOUS KEYWAYS ARE TO BE CENTERED WITHIN THE WALL THICKNESS AND SHALL START 1'-0" FROM THE BOTTOM OF THE WALL AND TERMINATE 1'-0" FROM THE TOP OF THE WALL.
3. CONTROL JOINTS IN FOUNDATION WALLS ARE TO BE SPACED AT 30'-0" O.C. MAXIMUM SPACING.
4. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND CONTROL JOINT LOCATIONS AND SUBMIT TO THE ENGINEER FOR REVIEW.

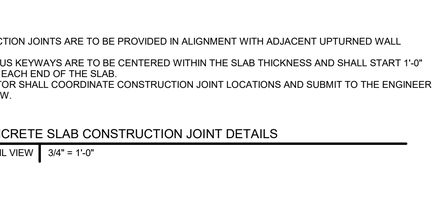
7 CONCRETE FOUNDATION WALL JOINT DETAILS

DETAIL VIEW | 3/4" = 1'-0" | 03-CONC-220



8 CONCRETE SLAB CONSTRUCTION JOINT DETAILS

DETAIL VIEW | 3/4" = 1'-0"



NOTES:

1. CONSTRUCTION JOINTS ARE TO BE PROVIDED IN ALIGNMENT WITH ADJACENT UPTURNED WALL JOINTS.
2. CONTINUOUS KEYWAYS ARE TO BE CENTERED WITHIN THE SLAB THICKNESS AND SHALL START 1'-0" FROM THE EACH END OF THE SLAB.
3. CONTRACTOR SHALL COORDINATE CONSTRUCTION JOINT LOCATIONS AND SUBMIT TO THE ENGINEER FOR REVIEW.

11 SECTION AT RETAINING STRUCTURE UPPER FOUNDATION SLAB

DETAIL VIEW | 3/4" = 1'-0"

FORTIS STRUCTURAL, LLC
7935 E. PRENTICE AVE., SUITE 305
GREENWOOD VILLAGE, CO 80111
P: 720.593.3800

THE STOCKMAN
1965 SKI TIME SQUARE
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED NICHOLAS ROSS LANGE 07/25/2025 PROFESSIONAL ENGINEER

STRUCTURAL ENGINEER: FORTIS STRUCTURAL, LLC

ISSUES & REVISIONS:

△	Date	Description

DATE: 07/29/25

DRAWN BY: NRL

SHEET TITLE:

WEST PROMENADE SLAB - PLANS AND DETAILS

SHEET NO:

CS-002

7/28/2025 10:39:41 AM
Autodesk Docs://23079 - Thunderhead Beach/23-079 - THUNDERHEAD - FORTIS - R23.rvt