

CONSTRUCTION DRAWINGS WALTON CREEK TOWNHOMES

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

PROJECT CONTACTS



CIVIL ENGINEER:
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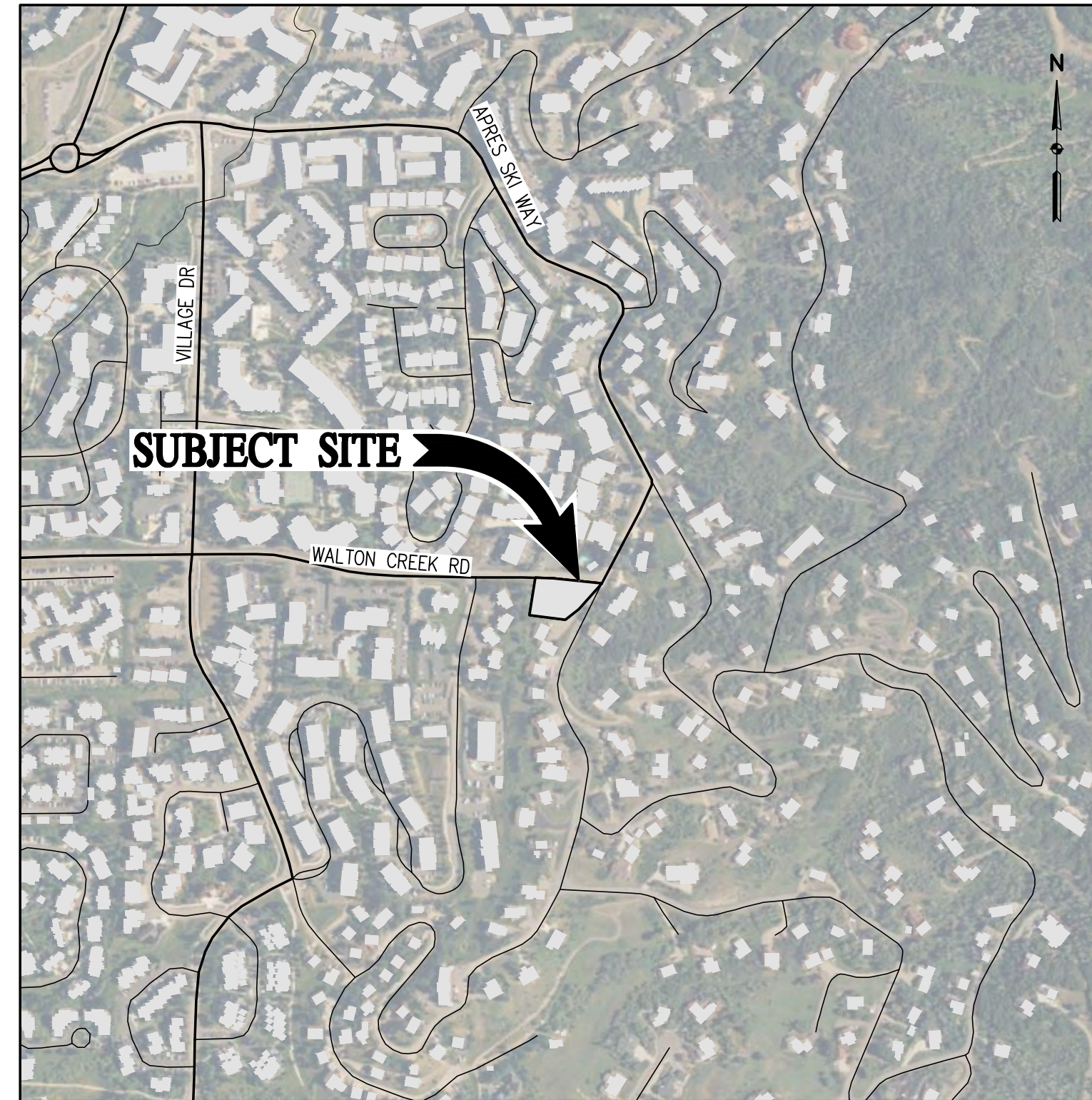
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Mount Werner Water District

WATER & SANITARY SEWER:
MT. WERNER WATER DISTRICT
FRANK ALFONE
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CABLE:
COMCAST
ANDY NEWBY
(970) 997-9004



VICINITY MAP
SCALE: 1" = 500'

PREPARED FOR: MAY RIEGLER PROPERTIES, LLC

7200 WISCONSIN AVE #500
BETHESDA, MARYLAND 20814

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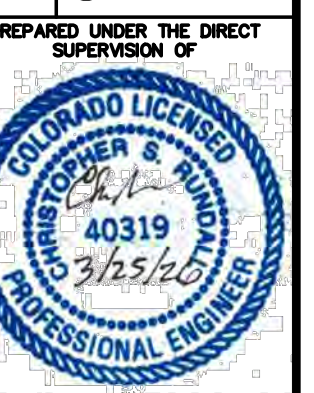
PROJECT BENCHMARK:
CONTACT AJ SUMMER AT LANDMARK
CONSULTANTS FOR PROJECT BENCHMARK
AND CONTROL POINTS.



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REVISION	DESCRIPTION	PREPARED BY	DATE
1	REVERSE ELECTRIC SERVICE LINE LAYOUTS	TJM	5/28/2025
2	UPDATE RETAINING WALL AT POND	CSR	7/3/2025
3	CIVIL UPDATES	CSR	7/9/2025
4	UPDATE TO PATIO AREA	CSR	8/18/2025
5	BOULDER PROTECTION ABOVE EAST RETAINING WALL	TJM	12/15/2025
6	CIVIL UPDATES	TJM	3/25/2026

MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
COVER SHEET



FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	4/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	LANDMARK, INC
SURVEY DATE	5/29/2024
JOB NO.	C020261
DRAWING NAME	20261 COVER-CD.dwg
SHEET	1 OF 23



CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

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

GRADING

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

EROSION CONTROL

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

PAVING

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

WATER, SEWER, AND DRY UTILITY

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

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

SITE-SPECIFIC NOTES

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

LEGEND

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

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

STANDARD ABBREVIATIONS

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

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REVISION	DESCRIPTION	DATE	PREPARED BY	DATE
1	REVISE ELECTRIC SERVICE LINE LAYOUTS	5/29/2025	TJM	5/29/2025
2	UPDATE RETAINING WALL AT POND	7/3/2025	CSR	7/3/2025
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MAY RIEGLER PROPERTIES
ROUIT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
NOTES & LEGENDS

FOR AND ON BEHALF OF
BASELINE CORPORATION
PROFESSIONAL ENGINEER
40319
3/25/26

INITIAL SUBMITTAL	4/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
LANDMARK, INC	5/29/2024
JOB NO.	C020261
DRAWING NAME	20261 COVER-CD.dwg
SHEET	2 OF 23

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DESIGNED BY	DATE	PREPARED BY	DATE	REVISION DESCRIPTION
TJM	5/28/2025	TJM	5/28/2025	REVISE ELECTRIC SERVICE LINE LAYOUTS
TJM	7/13/2025	CSR	7/13/2025	UPDATE RETAINING WALL AT POND
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CSR	3/25/2026	TJM	3/25/2026	CIVIL UPDATES

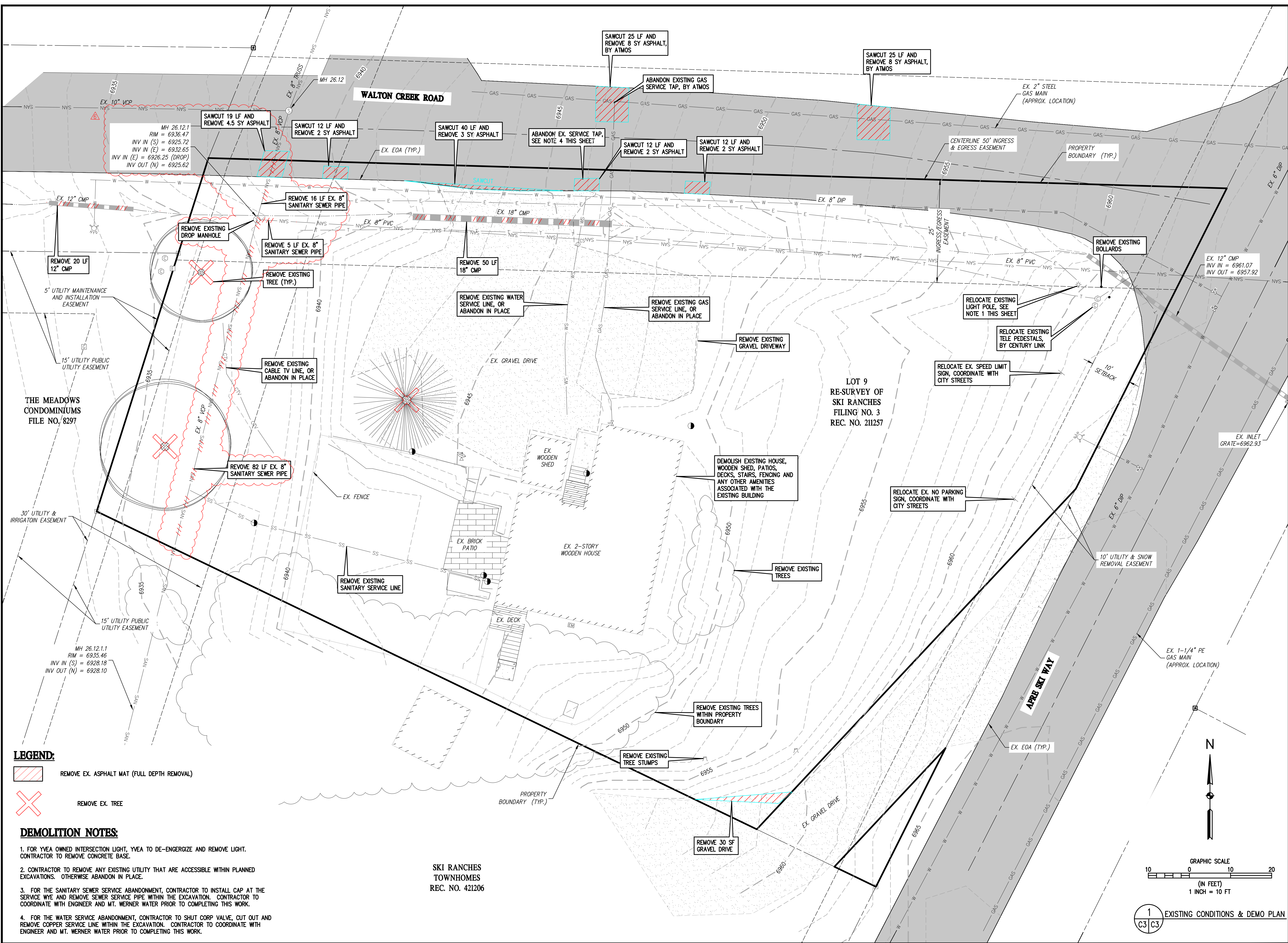
MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
EXISTING CONDITIONS & DEMO PLAN

ROUIT COUNTY



FOR AND ON BEHALF OF
BASELINE CORPORATION
40319
3/25/25
PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF

INITIAL SUBMITTAL 4/05/2024
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
LANDMARK, INC 5/29/2024
JOB NO. C020261
DRAWING NAME
20261 EXIST COND & DEMO PLAN
SHEET 3 OF 23



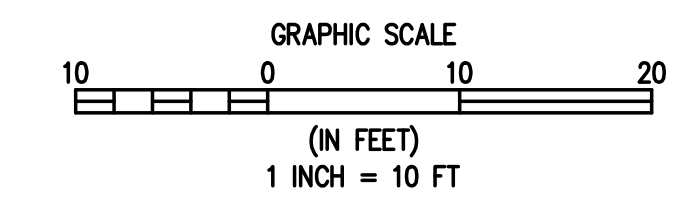
LEGEND:

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

DEMOLITION NOTES:

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

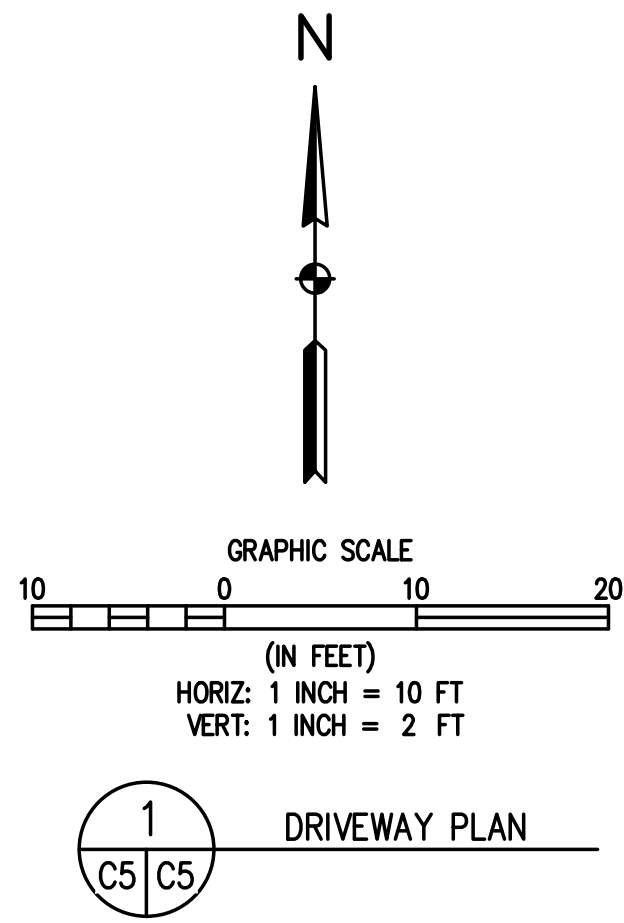
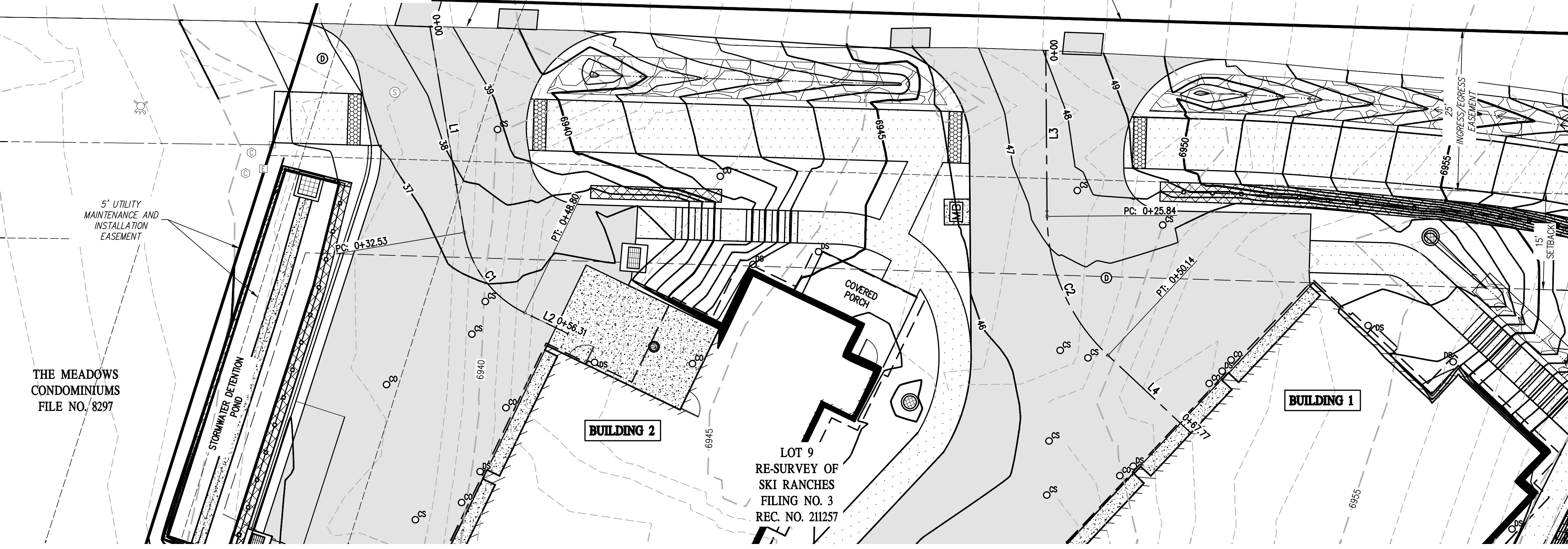
SKI RANCHES
TOWNHOMES
REC. NO. 421206



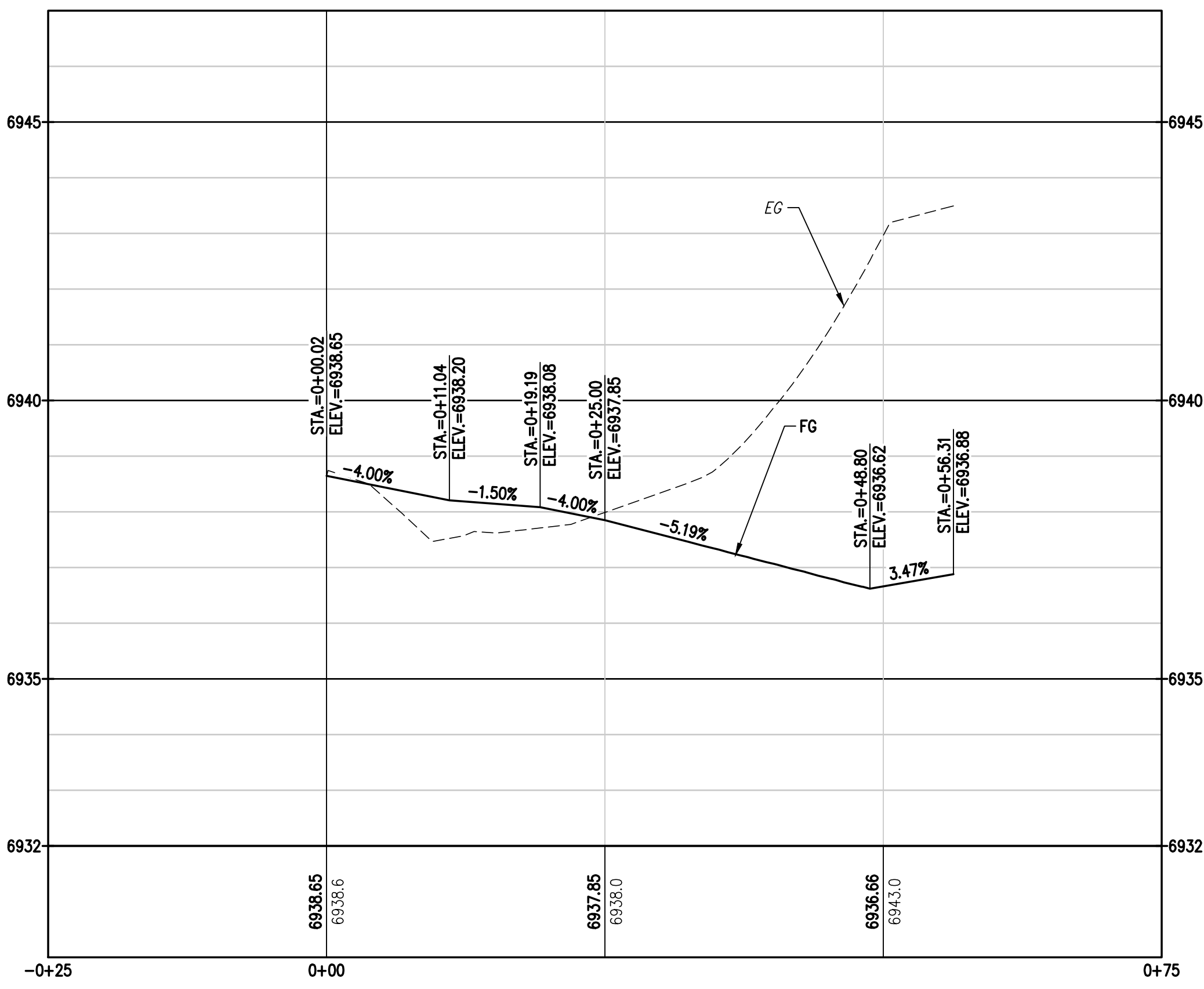
1
C3 C3 EXISTING CONDITIONS & DEMO PLAN

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

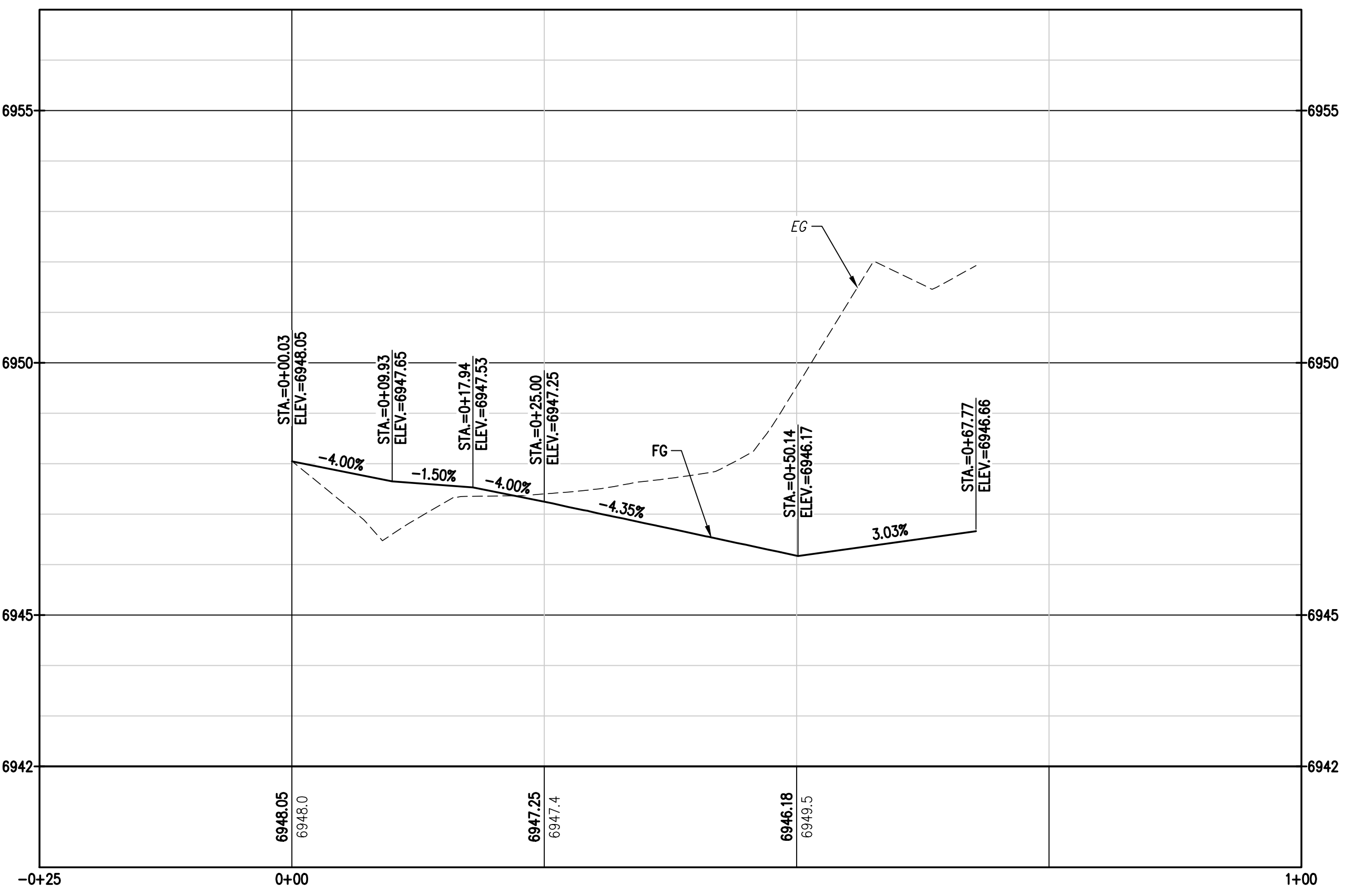
DRIVEWAY BLDG 1							
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING	CHORD LENGTH	START NORTHING START EASTING	END NORTHING END EASTING
L3	25.84'			S 00°26'44" E		N=1,409,787.67 E=2,638,055.99	N=1,409,761.84 E=2,638,056.20
C2	24.30'	30.00'	46.41°	S 23°38'53" E	23.64'	N=1,409,761.84 E=2,638,056.20	N=1,409,740.18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



1 DRIVEWAY PLAN
C5 C5



2 BLDG 2 DRIVEWAY PROFILE
C5 C5



3 BLDG 1 DRIVEWAY PROFILE
C5 C5

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REVISION	DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
1	REVERSE ELECTRIC SERVICE LINE LAYOUTS	5/28/2025	TJM	5/28/2025	TJM
2	UPDATE RETAINING WALL AT POND	7/3/2025	CSR	7/3/2025	TJM
3	CIVIL UPDATES	7/9/2025	CSR	7/9/2025	TJM
4	UPDATE TO PATIO AREA	8/18/2025	CSR	8/18/2025	TJM
5	BOULDER PROTECTION ABOVE EAST RETAINING WALL	12/5/2025	TJM	12/5/2025	CSR
6	CIVIL UPDATES	3/25/2026	TJM	3/25/2026	CSR

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

FOR AND ON BEHALF OF
BASELINE CORPORATION
PROFESSIONAL ENGINEER
40319
3/25/25

INITIAL SUBMITTAL 4/05/2024
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC SURVEY DATE 5/29/2024
JOB NO. C020261
DRAWING NAME 20261 DRIVEWAY P&P-CD.dwg
SHEET 5 OF 23

O:\C020261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 DRIVEWAY P&P-CD.dwg, 3/25/2026 9:44:37 AM, Tim Maxwell

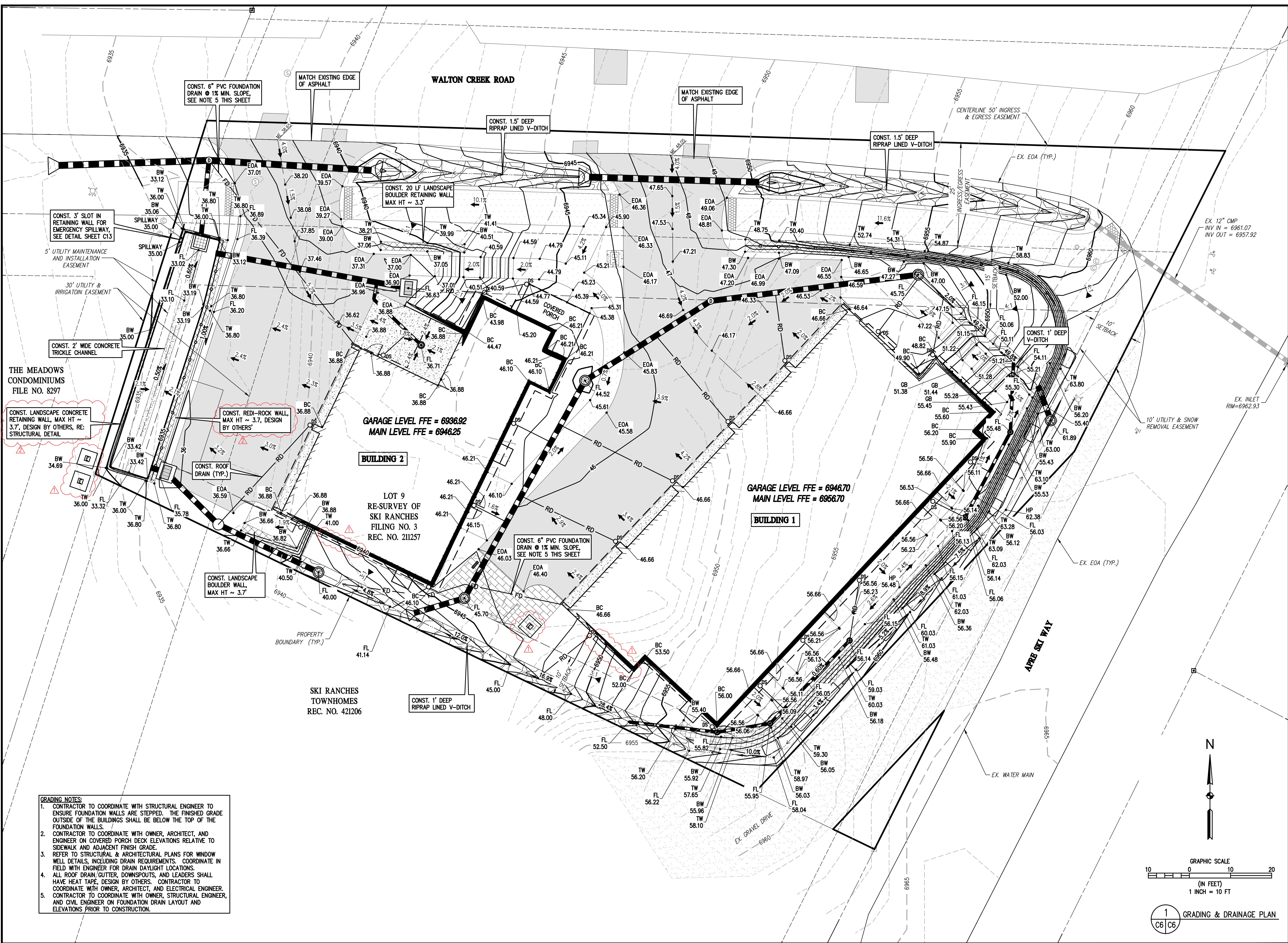
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TJM	5/28/2025	TJM	5/28/2025	REVISE ELECTRIC SERVICE LINE LAYOUTS
TJM	7/13/2025	CSR	7/13/2025	UPDATE RETAINING WALL AT POND
TJM	7/19/2025	CSR	7/19/2025	CIVIL UPDATES
TJM	8/18/2025	CSR	8/18/2025	UPDATE TO PATIO AREA
TJM	12/5/2025	CSR	12/5/2025	BOULDER PROTECTION ABOVE EAST RETAINING WALL
CSR	3/25/2026	TJM	3/25/2026	CIVIL UPDATES

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

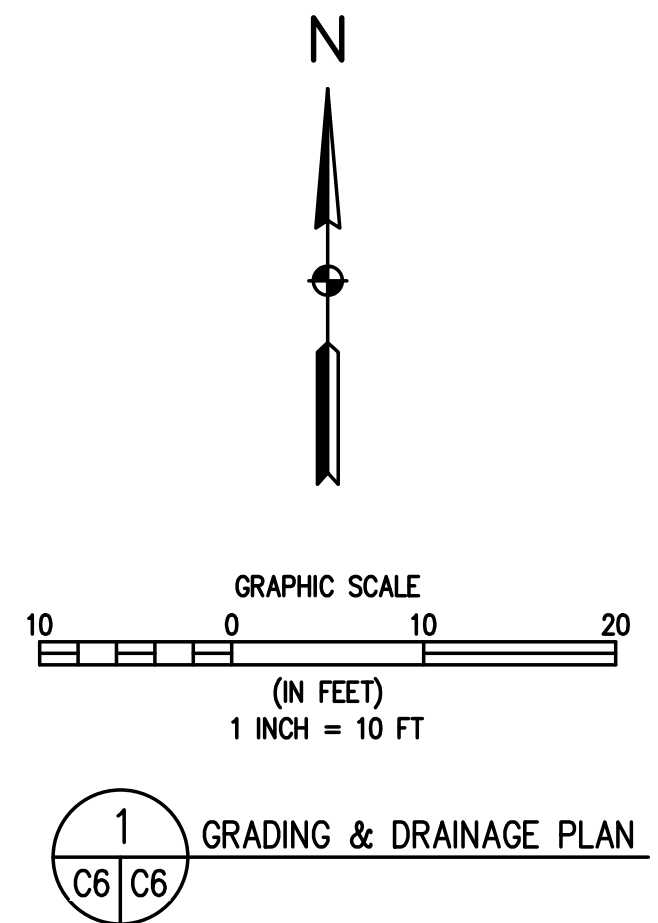
PREPARED UNDER THE DIRECT SUPERVISION OF

CHRISTOPHER A. JOHNSON
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
BASELINE CORPORATION
 INITIAL SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE
 LANDMARK, INC 5/29/2024
 JOB NO. C020261
 DRAWING NAME 20261 GRADING & DRAINAGE PLAN-CD.dwg
 SHEET 6 OF 23

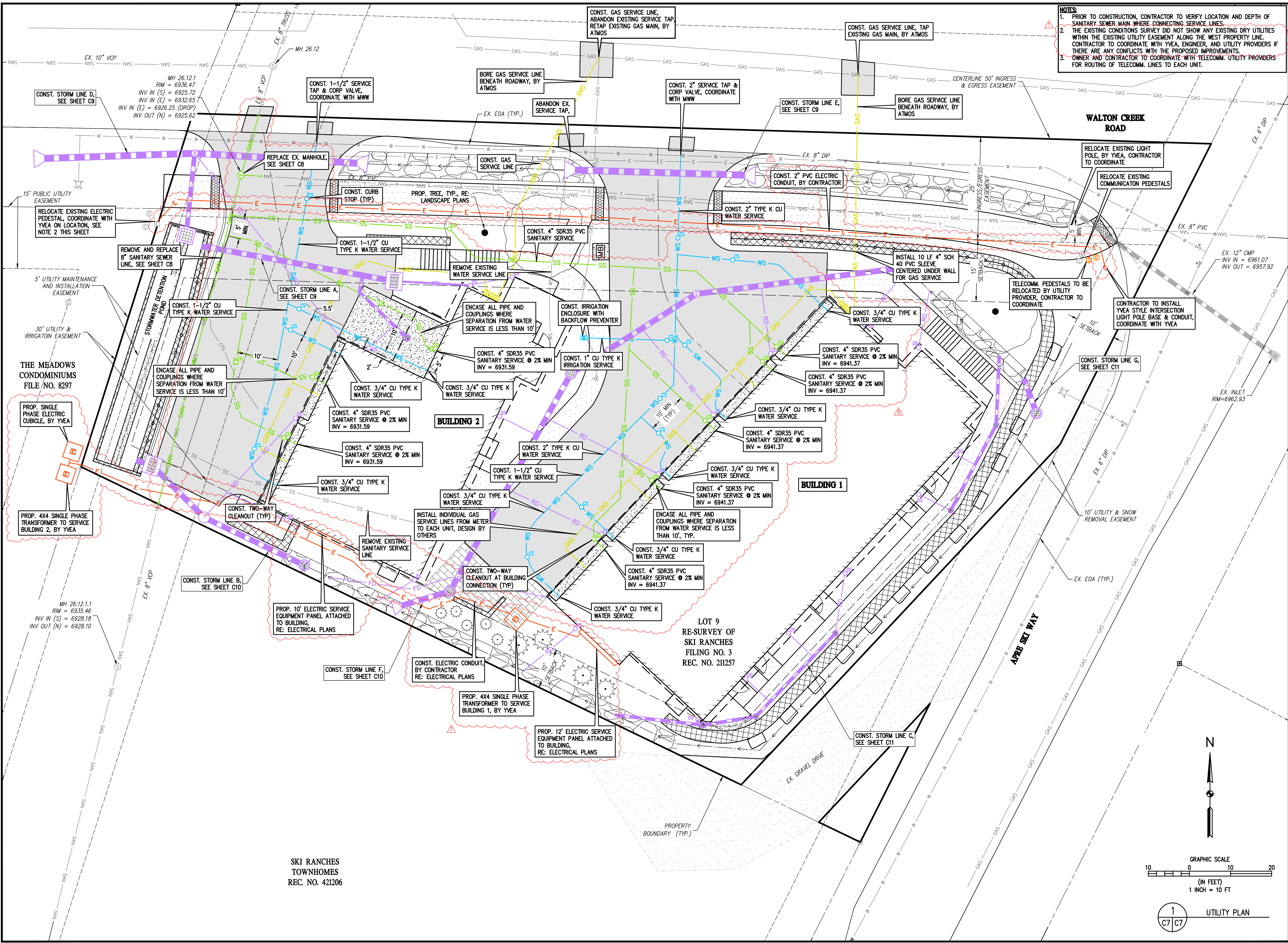


- GRADING NOTES:**
- CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER TO ENSURE FOUNDATION WALLS ARE STEPPED. THE FINISHED GRADE OUTSIDE OF THE BUILDINGS SHALL BE BELOW THE TOP OF THE FOUNDATION WALLS.
 - CONTRACTOR TO COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER ON COVERED PORCH DECK ELEVATIONS RELATIVE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



C:\CO20261\2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 GRADING & DRAINAGE PLAN-CD.dwg, 3/25/2026 9:44:47 AM, Tim Maxwell

C:\020261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 UTILITY PLAN-CD.dwg, 3/25/2025 9:44:59 AM, Tim Maxwell



NOTES:

1. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF SANITARY SEWER MAIN WHERE CONNECTING SERVICE LINES.
2. THE EXISTING UTILITY EASEMENT ALONG THE WEST PROPERTY LINE. CONTRACTOR TO COORDINATE WITH YVEA, ENGINEER, AND UTILITY PROVIDERS IF THERE ARE ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS.
3. OWNER AND CONTRACTOR TO COORDINATE WITH TELECOMM. UTILITY PROVIDERS FOR ROUTING OF TELECOMM. LINES TO EACH UNIT.

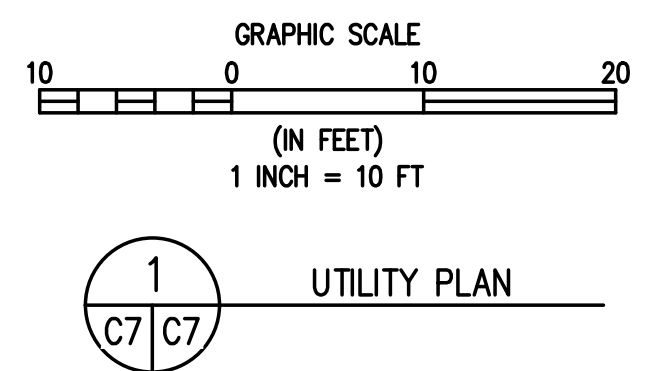
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REVISION	DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
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2	UPDATE RETAINING WALL AT POND	7/13/2025	CSR	7/13/2025	CSR
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MAY RIEGLER PROPERTIES
 ROUTT COUNTY
 CITY OF STEAMBOAT SPRINGS
 WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 UTILITY PLAN

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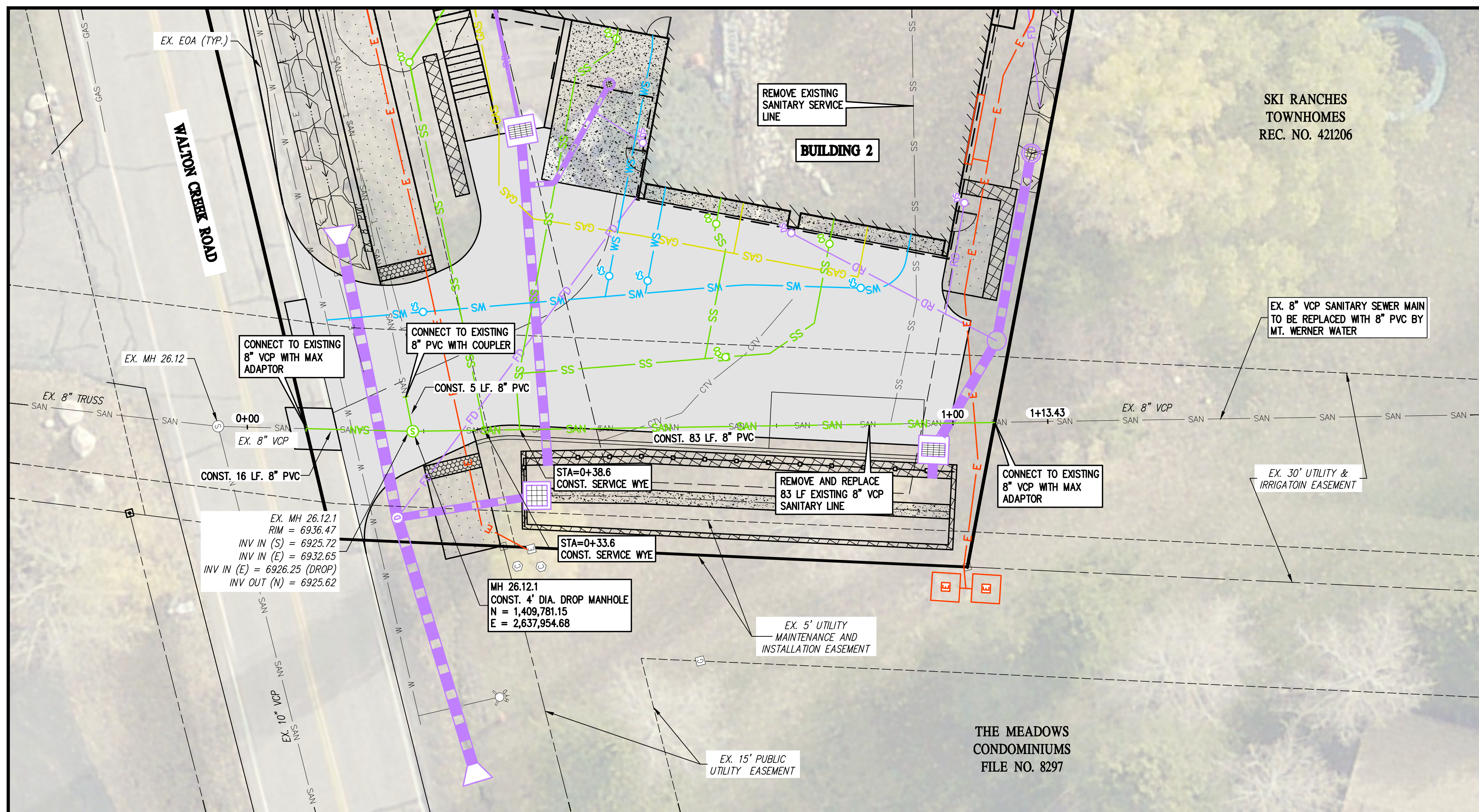
FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE
 LANDMARK, INC 5/29/2024
 JOB NO. C020261
 DRAWING NAME
 20261 UTILITY PLAN-CD.dwg
 SHEET 7 OF 23



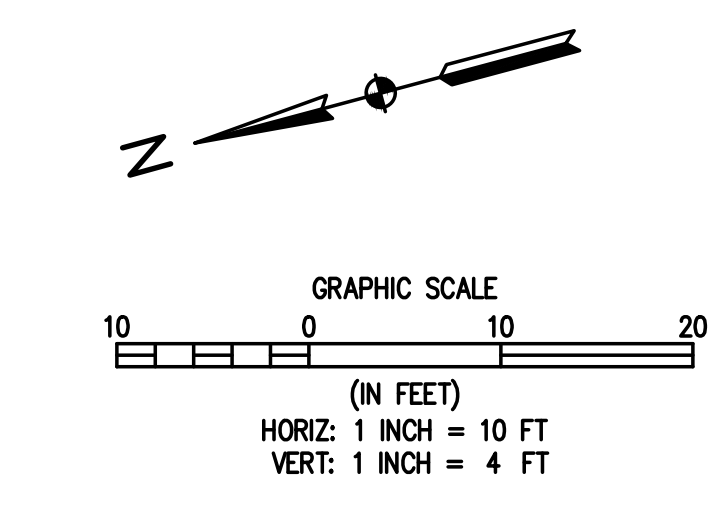
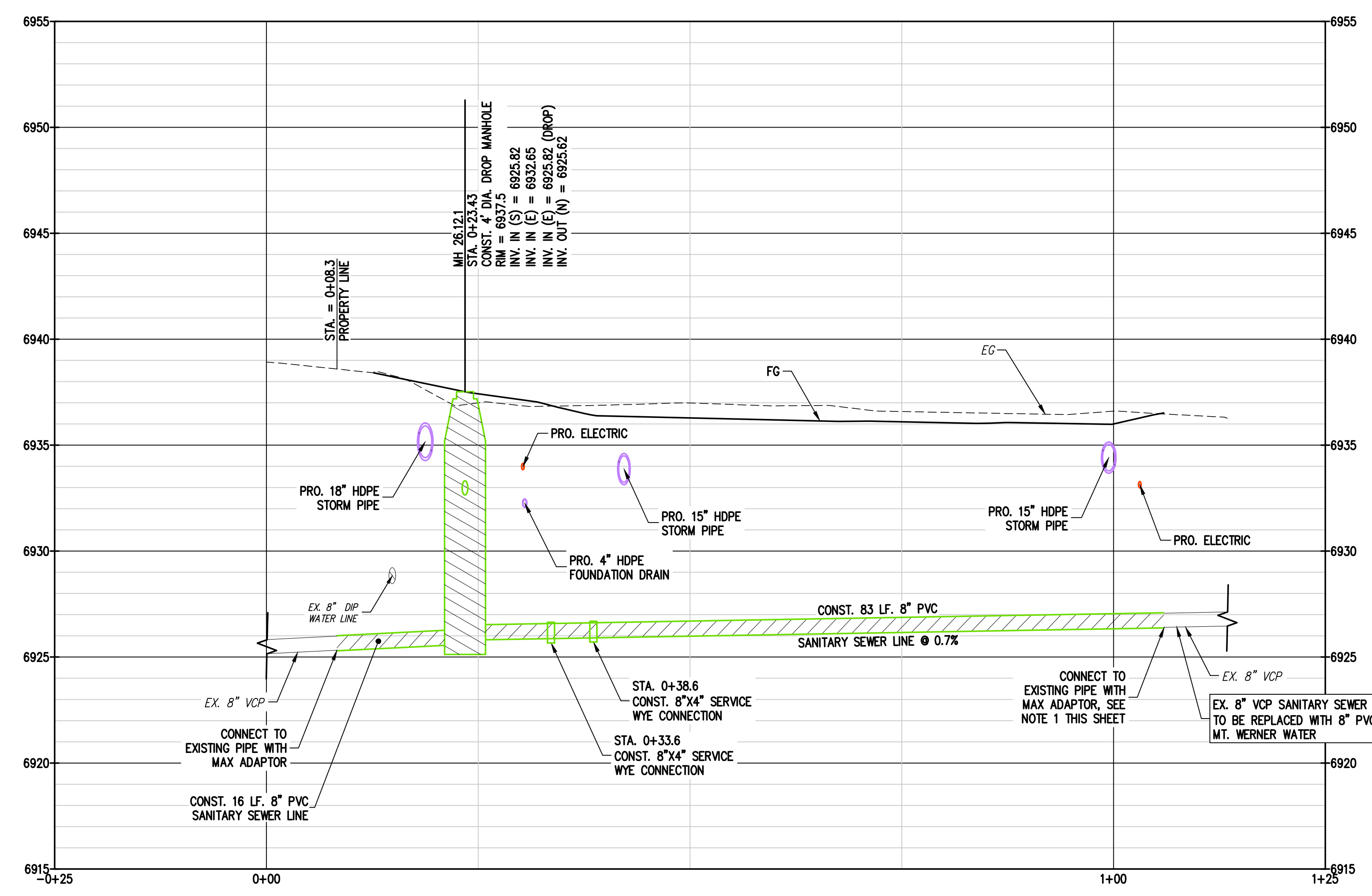
SKI RANCHES
 TOWNHOMES
 REC. NO. 421206

1
 C7/C7
 UTILITY PLAN


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NOTES:
 1. CONTRACTOR SHALL CONTINUE REPLACEMENT OF THE EXISTING 8" VCP SANITARY SEWER MAIN IF THE TIMING WORKS TO COMPLETE THE MT. WERNER WATER PORTION OF REPLACEMENT TO THE SOUTH AT THE SAME TIME AS THE WALTON CREEK TOWNHOMES PROJECT. IN THIS CASE, THE MAX ADAPTOR CONNECTION WILL NOT BE NECESSARY.



1
 C8 SANITARY SEWER MAIN PLAN & PROFILE



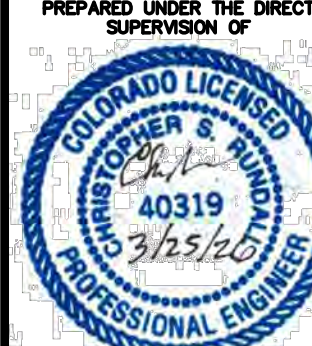
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DESIGNED BY: TJM
 DATE: 5/28/2025
 DRAWN BY: TJM
 DATE: 7/3/2025
 CHECKED BY: CSR
 DATE: 8/18/2025
 DATE: 12/15/2025
 DATE: 3/25/2026

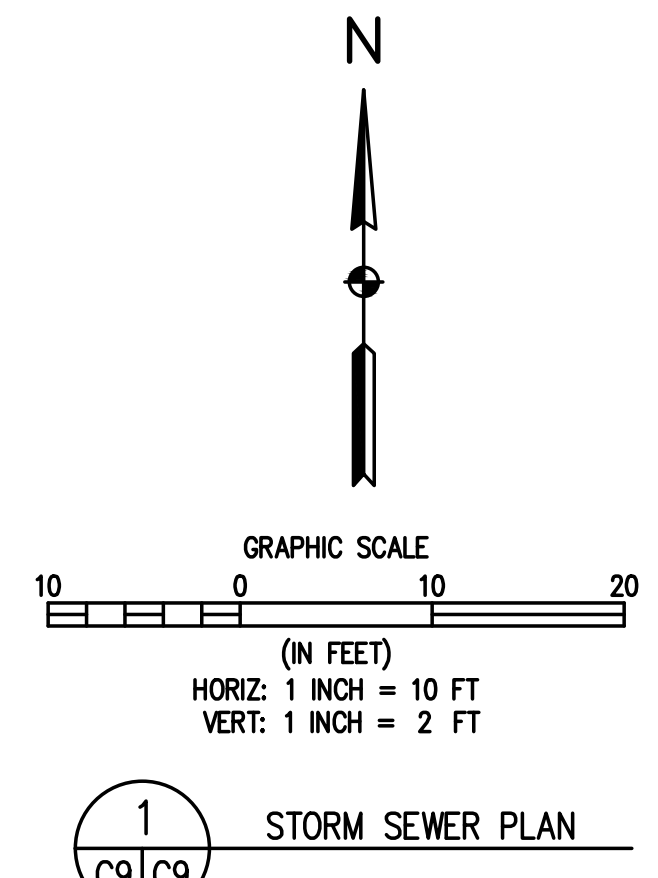
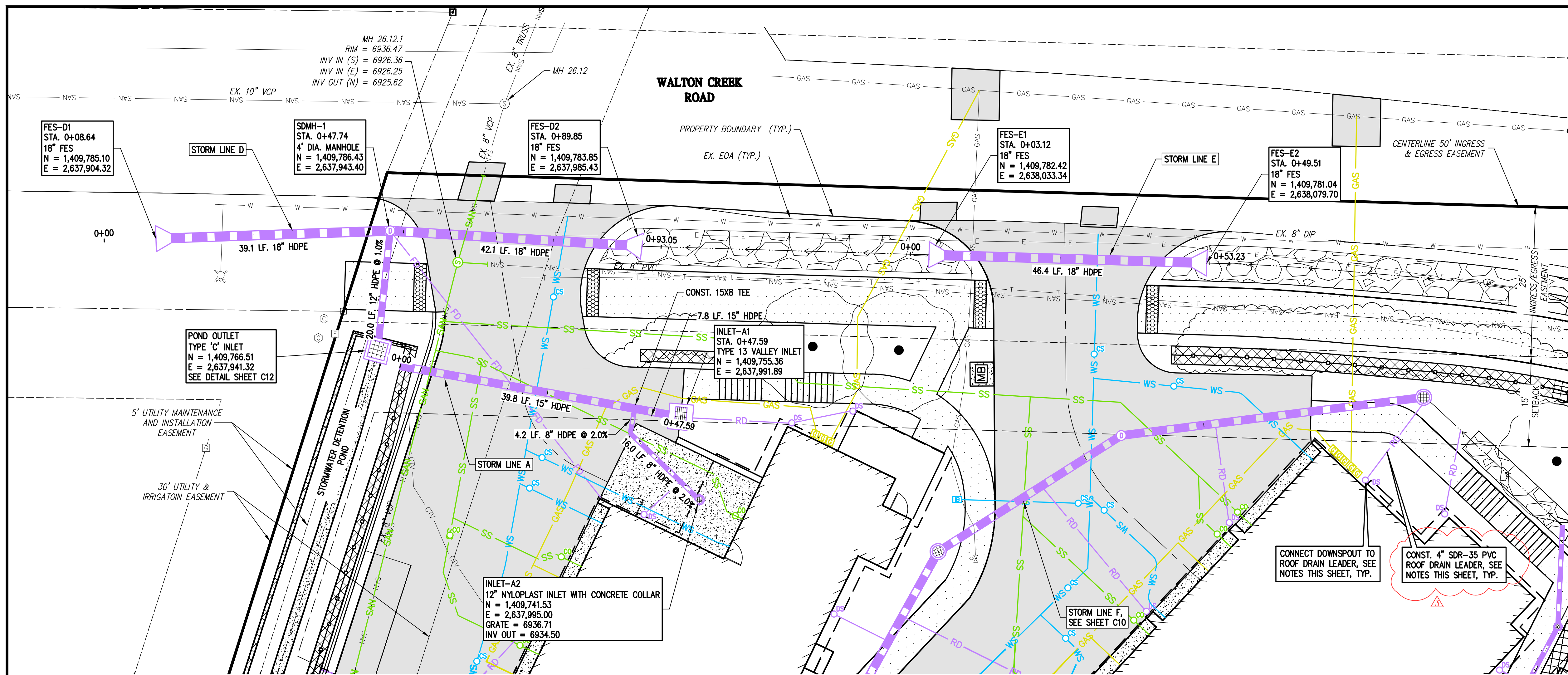
REVISION DESCRIPTION

REVERSE ELECTRIC SERVICE LINE LAYOUTS	TJM	5/28/2025
UPDATE RETAINING WALL AT POND	CSR	7/3/2025
CIVIL UPDATES	CSR	7/9/2025
UPDATE TO PATIO AREA	CSR	8/18/2025
BOULDER PROTECTION ABOVE EAST RETAINING WALL	TJM	12/15/2025
CIVIL UPDATES	TJM	3/25/2026

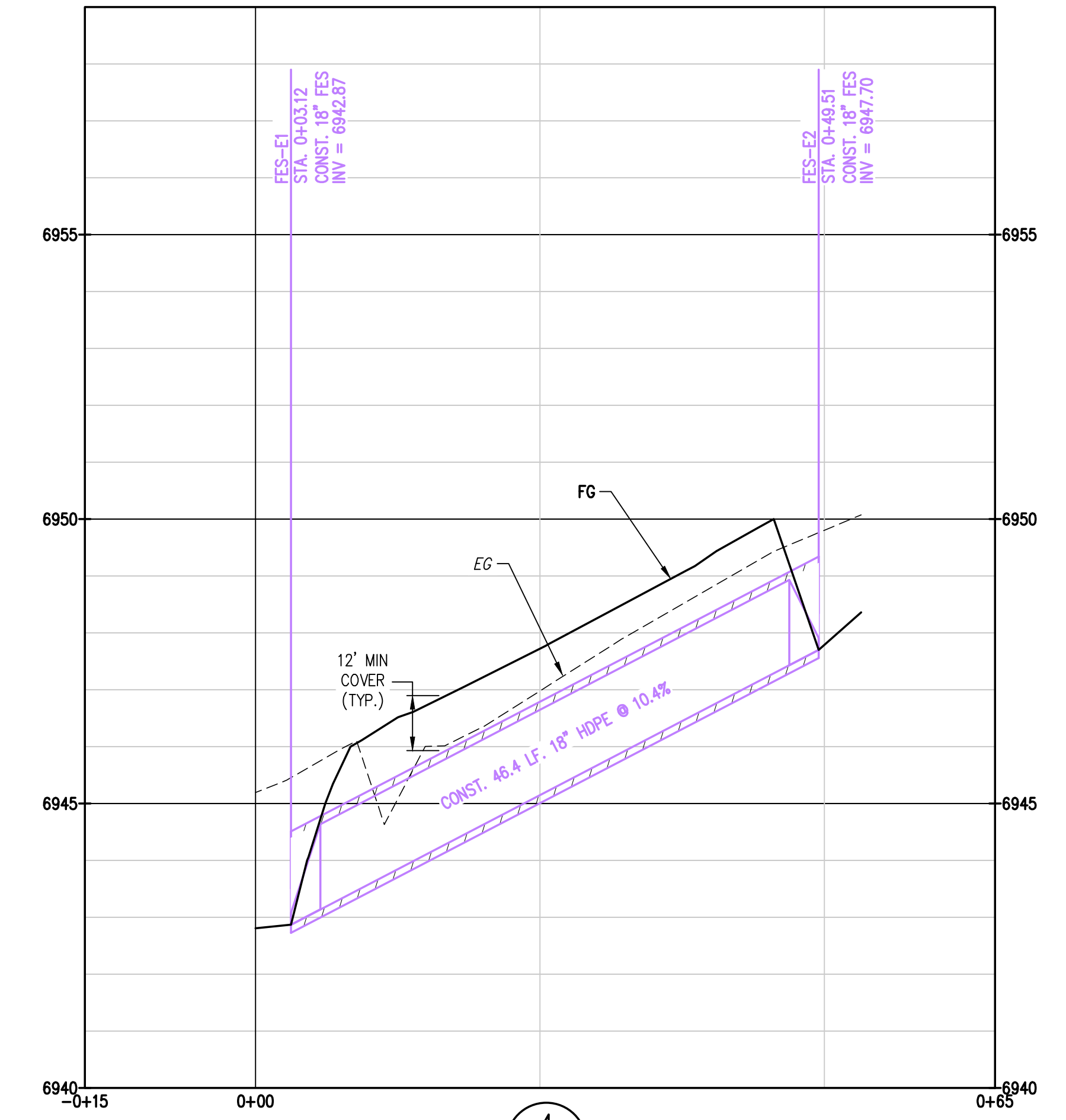
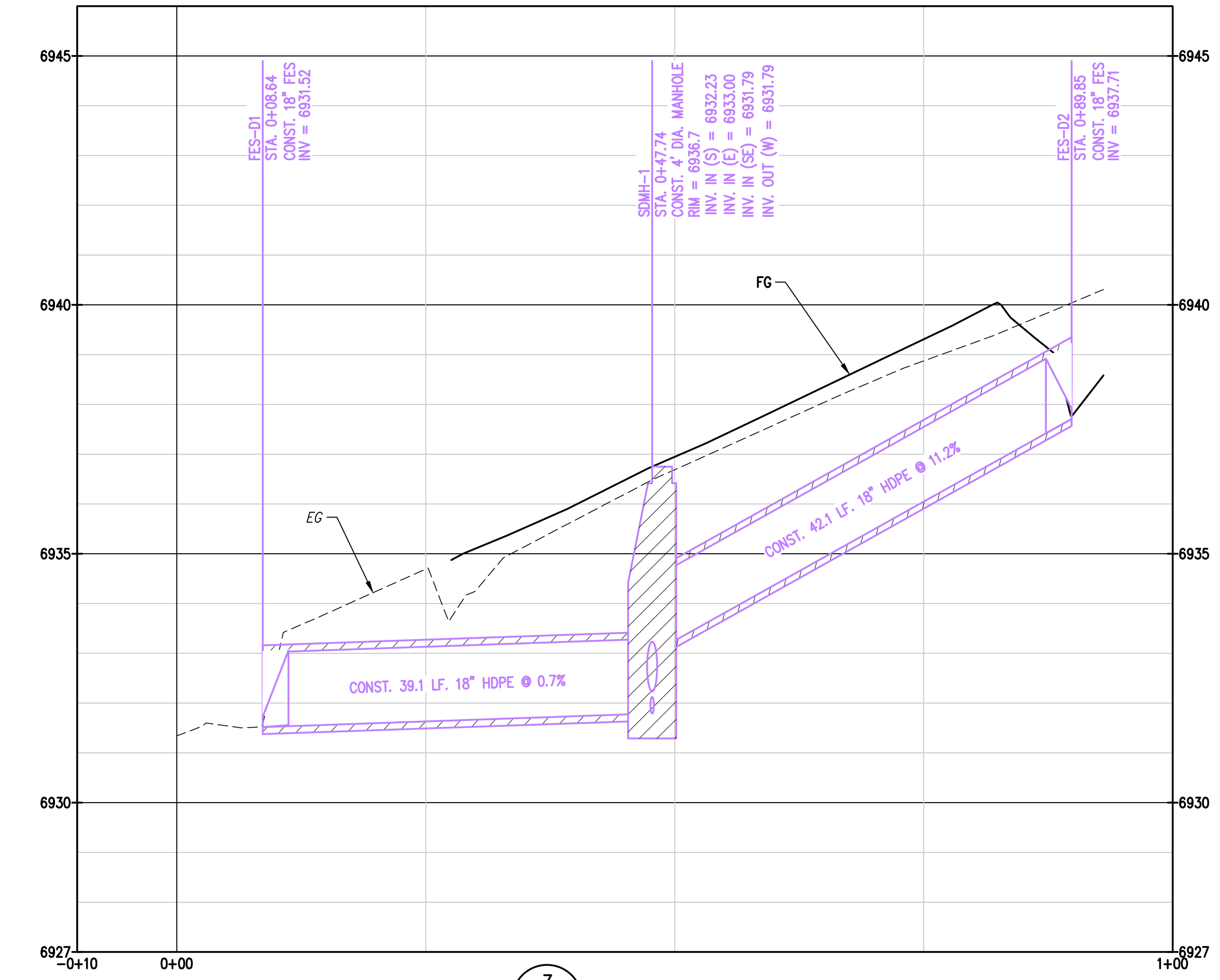
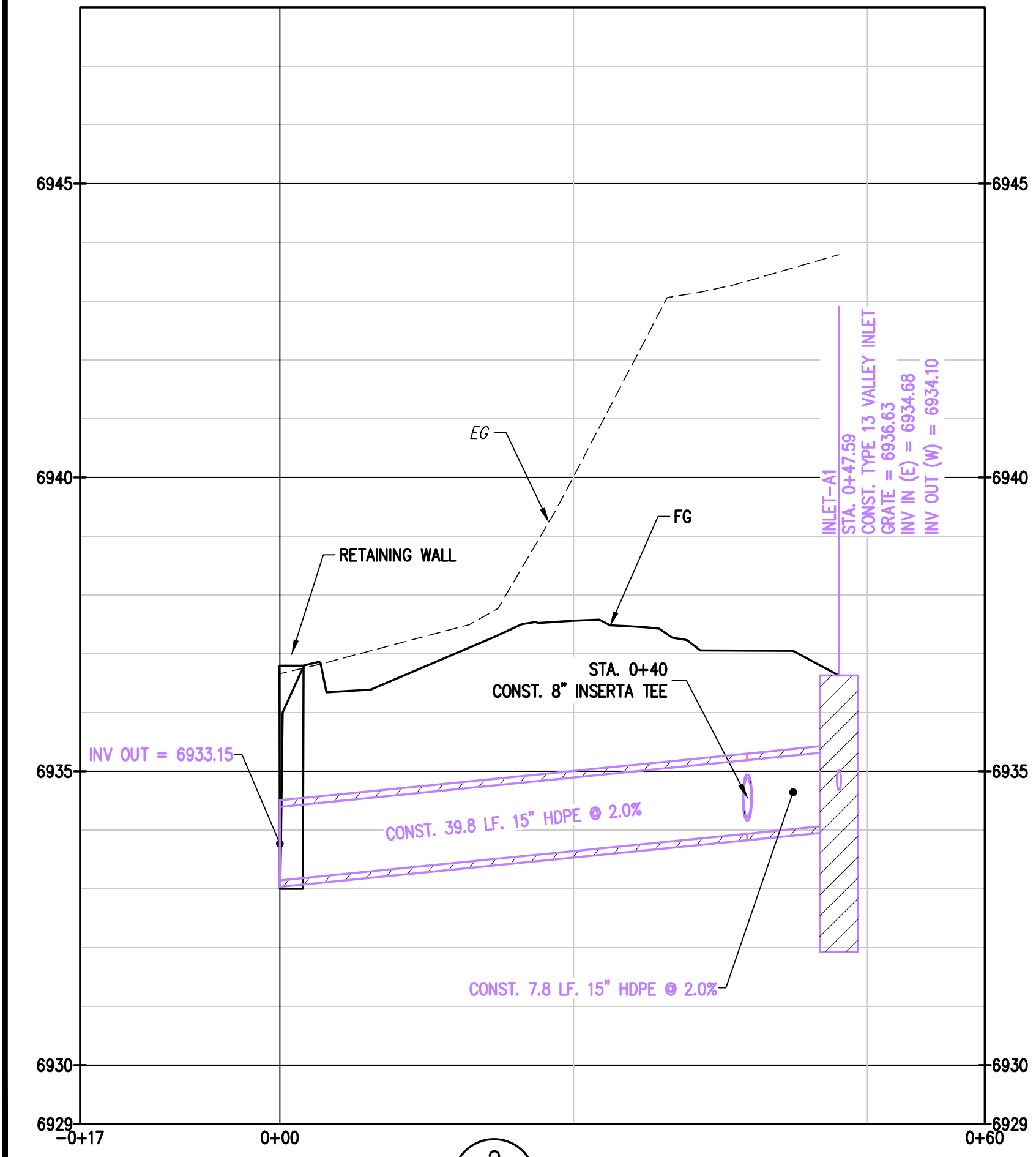
MAY RIEGLER PROPERTIES
 ROUTT COUNTY
 CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 SANITARY SEWER MAIN PLAN & PROFILE

FOR AND ON BEHALF OF
 BASELINE CORPORATION

 PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF
 INITIAL SUBMITTAL: 4/05/2024
 DRAWING SIZE: 24" X 36"
 SURVEY FIRM: LANDMARK, INC
 SURVEY DATE: 5/29/2024
 JOB NO.: C020261
 DRAWING NAME: 20261 SANITARY P&P-CD.dwg
 SHEET 8 OF 23



- NOTES:**
- ALL ROOF DRAIN LEADERS TO BE 4" SDR35-PVC WITH 12" MINIMUM COVER AND 2% MINIMUM SLOPE. CONTRACTOR TO COORDINATE WITH ARCHITECT, OWNER, AND ENGINEER ON DETAILS FOR DOWNSPOUT CONNECTIONS TO ROOF DRAIN LEADERS.
 - ALL DOWNSPOUTS AND ROOF DRAIN LEADERS TO HAVE HEAT TAPE. DESIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT.



NOTE: EXISTING AND PROPOSED UTILITY CROSSING NOT SHOWN. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL CLEARANCE BETWEEN WET UTILITIES AND 12" VERTICAL CLEARANCE FROM DRY UTILITIES. NOTIFY ENGINEER IF CONFLICTS ARISE.

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DESIGNED BY	DATE	PREPARED BY	DATE
TJM	5/28/2025	TJM	5/28/2025
DRWN BY	7/3/2025	CSR	7/3/2025
CHECKED BY	7/9/2025	CSR	7/9/2025
APPROVED BY	8/18/2025	CSR	8/18/2025
ISSUED BY	12/5/2025	TJM	12/5/2025
REVISION	3/25/2026	TJM	3/25/2026

REVISION DESCRIPTION

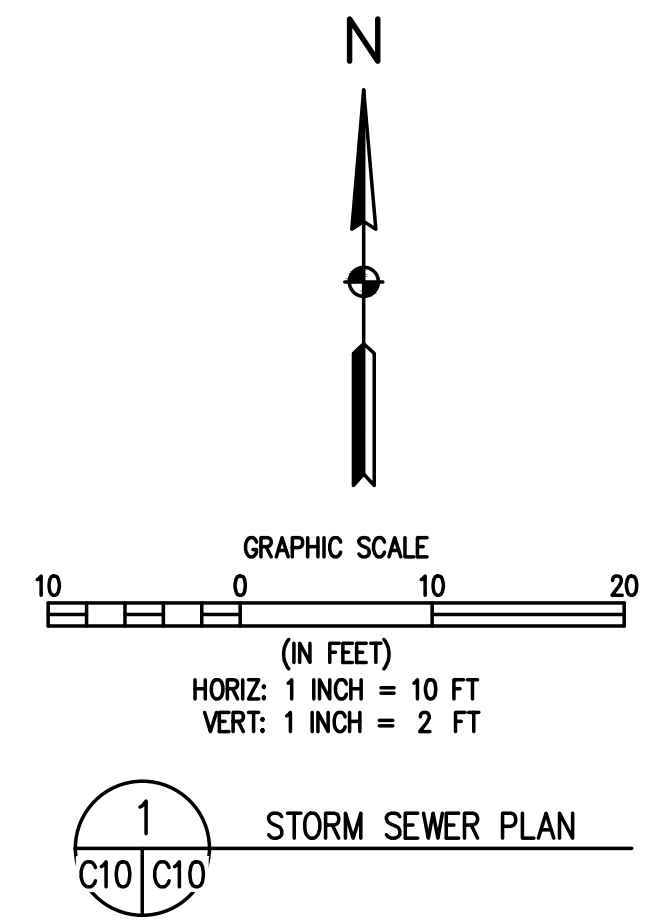
- REVERSE ELECTRIC SERVICE LINE LAYOUTS
- UPDATE RETAINING WALL AT POND
- CIVIL UPDATES
- UPDATE TO PATIO AREA
- BOULDER PROTECTION ABOVE EAST RETAINING WALL
- CIVIL UPDATES

MAY RIEGLER PROPERTIES
 ROUTT COUNTY
 CITY OF STEAMBOAT SPRINGS
 WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 STORM SEWER PLAN & PROFILES 1

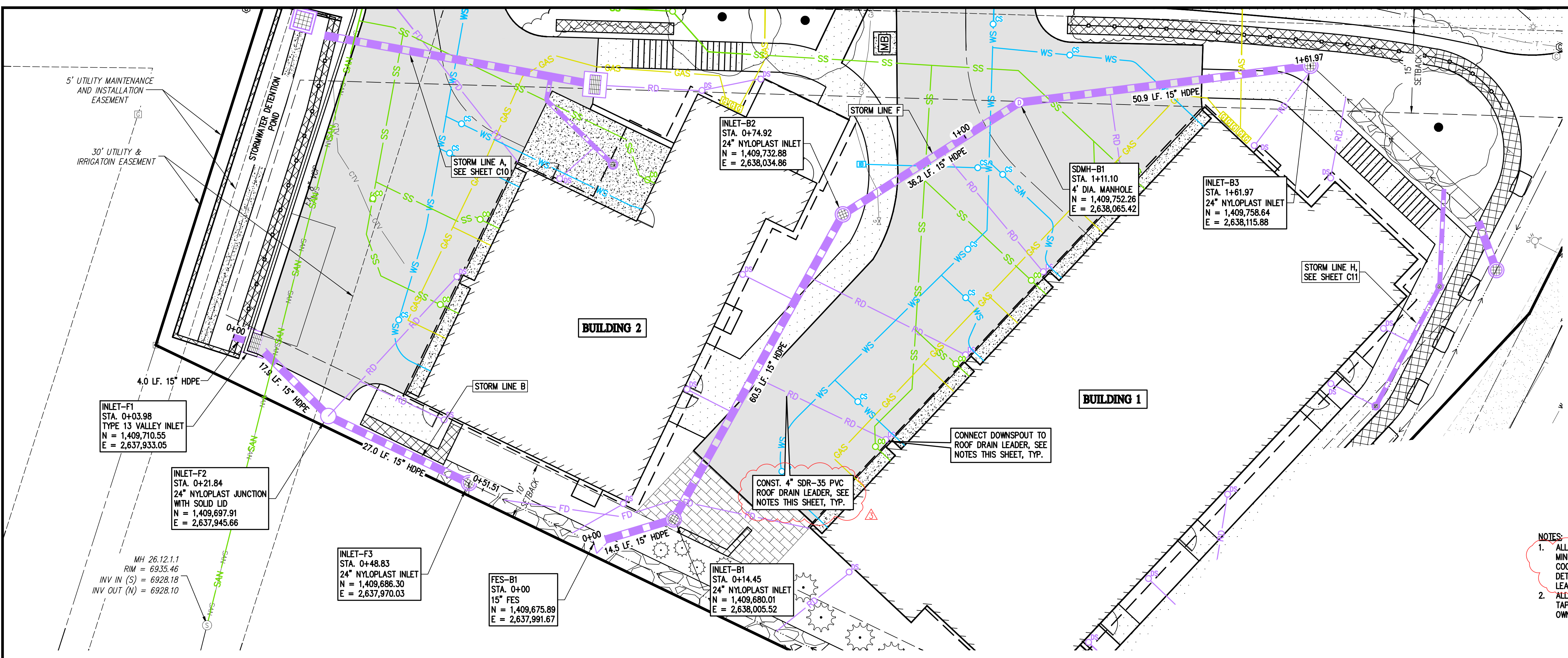
FOR AND ON BEHALF OF
 SUPERVISOR OF

 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE 5/29/2024
 LANDMARK, INC.
 JOB NO. C020261
 DRAWING NAME 20261 STORM P&P-CD.dwg
 SHEET 9 OF 23

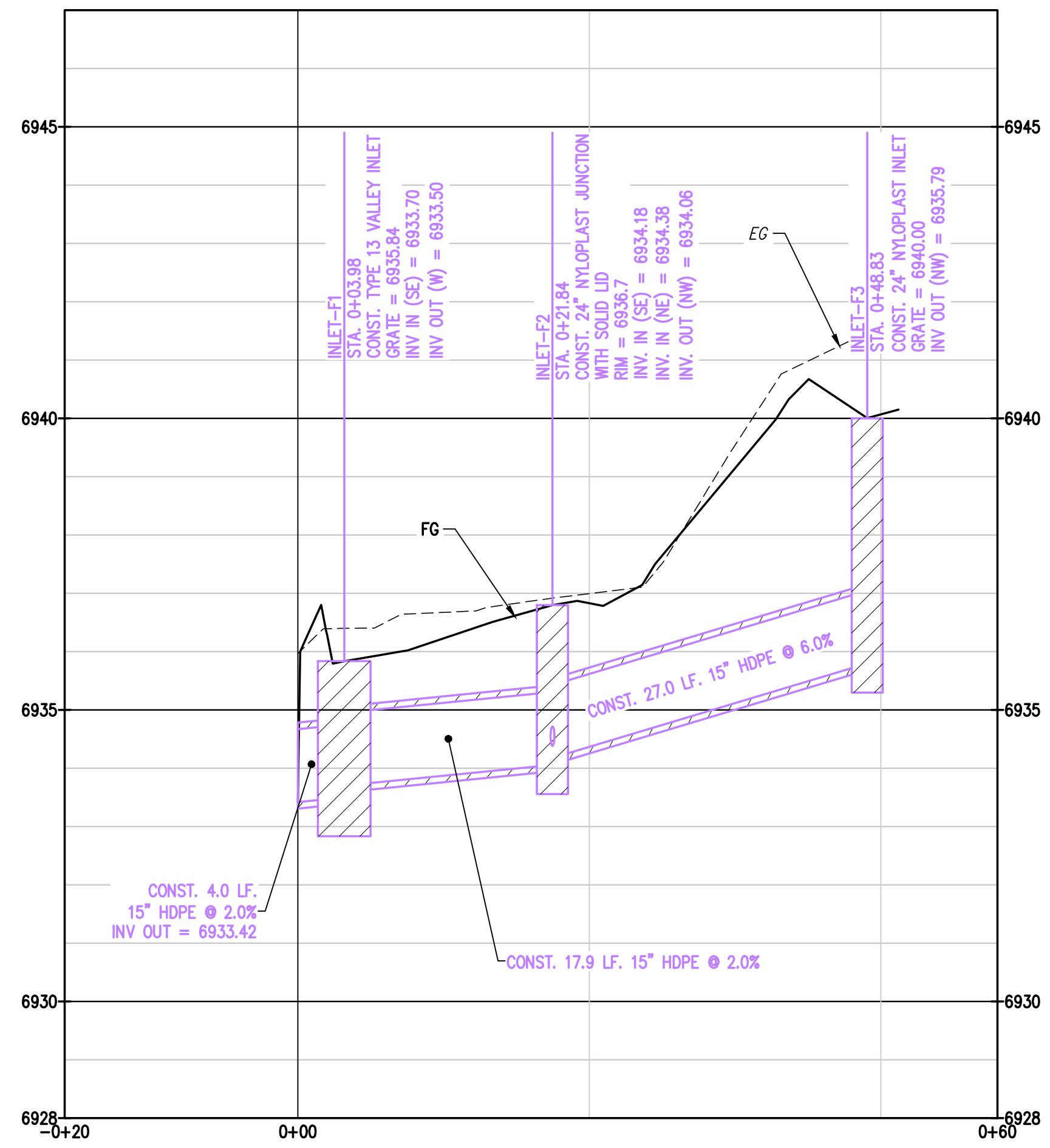


1
C10 | C10
STORM SEWER PLAN

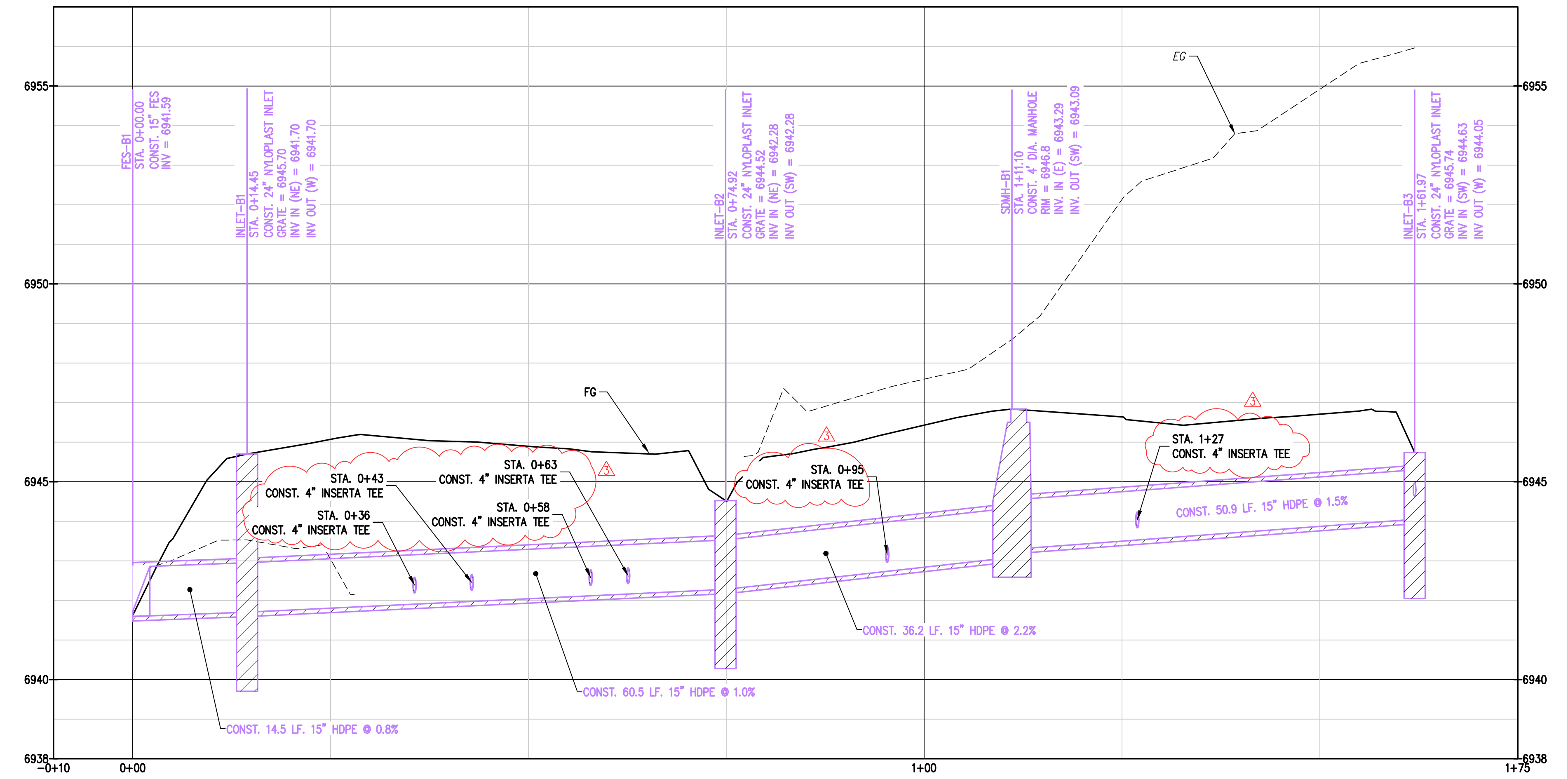


- NOTES:**
1. ALL ROOF DRAIN LEADERS TO BE 4" SDR-35 PVC WITH 12" MINIMUM COVER AND 2% MINIMUM SLOPE. CONTRACTOR TO COORDINATE WITH ARCHITECT, OWNER, AND ENGINEER ON DETAILS FOR DOWNSPOUT CONNECTIONS TO ROOF DRAIN LEADERS.
 2. ALL DOWNSPOUTS AND ROOF DRAIN LEADERS TO HAVE HEAT TAPE. DESIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT.

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2
C10 | C10
PROFILE STORM LINE B



3
C10 | C10
PROFILE STORM LINE F

NOTE: EXISTING AND PROPOSED UTILITY CROSSING NOT SHOWN. CONTRACTOR TO ENSURE MINIMUM 18" VERTICAL CLEARANCE BETWEEN WET UTILITIES AND 12" VERTICAL CLEARANCE FROM DRY UTILITIES. NOTIFY ENGINEER IF CONFLICTS ARISE.

MAY RIEGLER PROPERTIES
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
STORM SEWER PLAN & PROFILES 2

CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

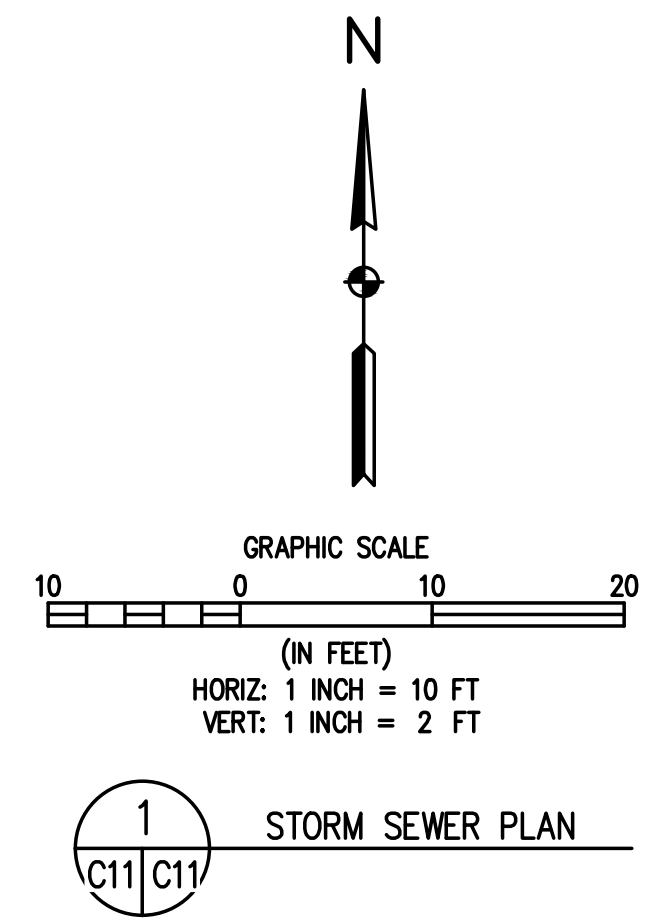
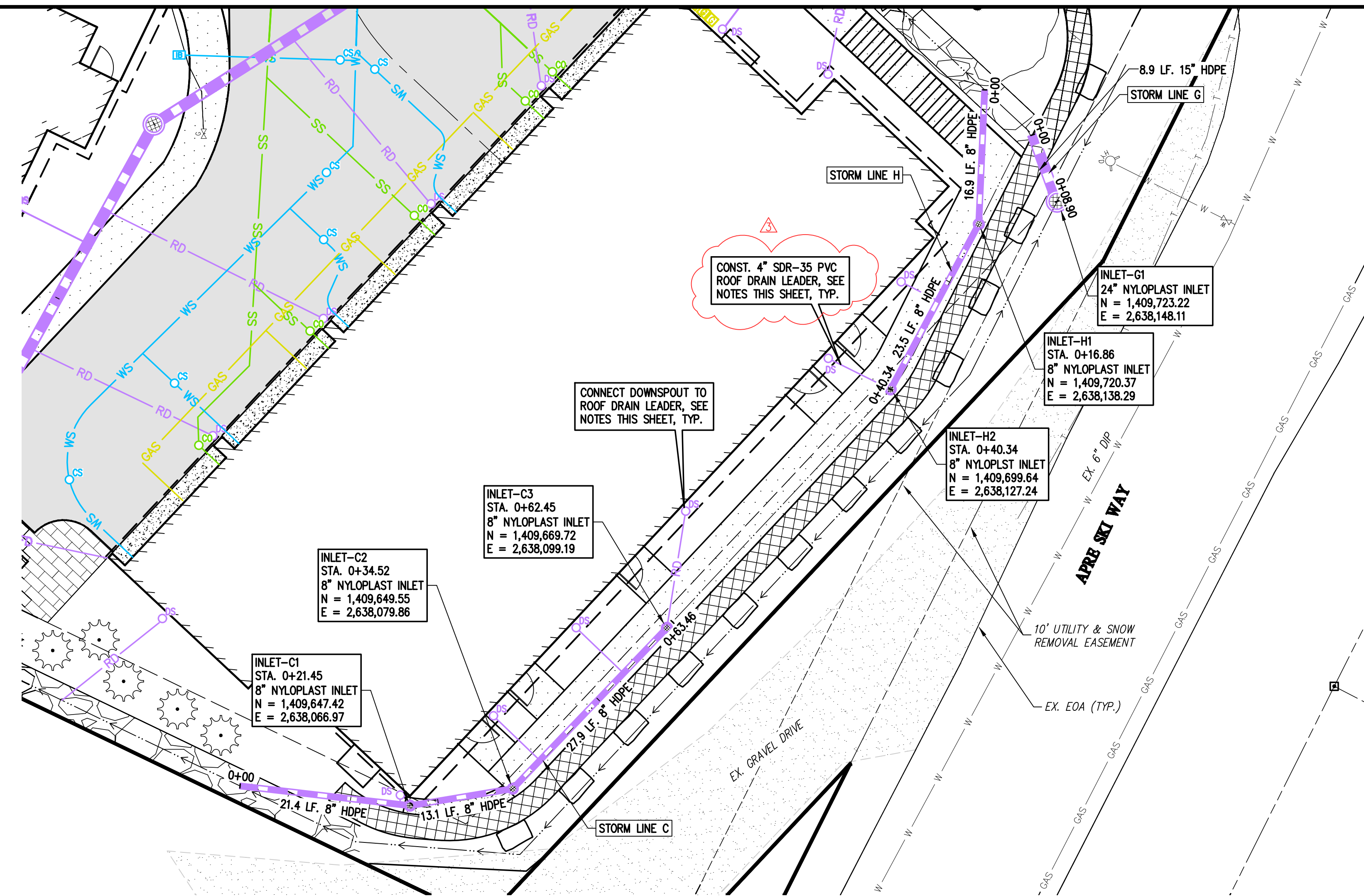
CHRISTOPHER S. JOHNSON
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF

BASELINE CORPORATION

INITIAL SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM LANDMARK, INC SURVEY DATE 5/29/2024
 JOB NO. C020261
 DRAWING NAME 20261 STORM P&P-CD.dwg
 SHEET 10 OF 23

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- NOTES:**
1. ALL ROOF DRAIN LEADERS TO BE 4" SDR-35 PVC WITH 12" MINIMUM COVER AND 2% MINIMUM SLOPE. CONTRACTOR TO COORDINATE WITH ARCHITECT, OWNER, AND ENGINEER ON DETAILS FOR DOWNSPOUT CONNECTIONS TO ROOF DRAIN LEADERS.
 2. ALL DOWNSPOUTS AND ROOF DRAIN LEADERS TO HAVE HEAT TAPE. DESIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT.

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REVISION	DESCRIPTION	DATE	PREPARED BY	DATE	DESIGNED BY
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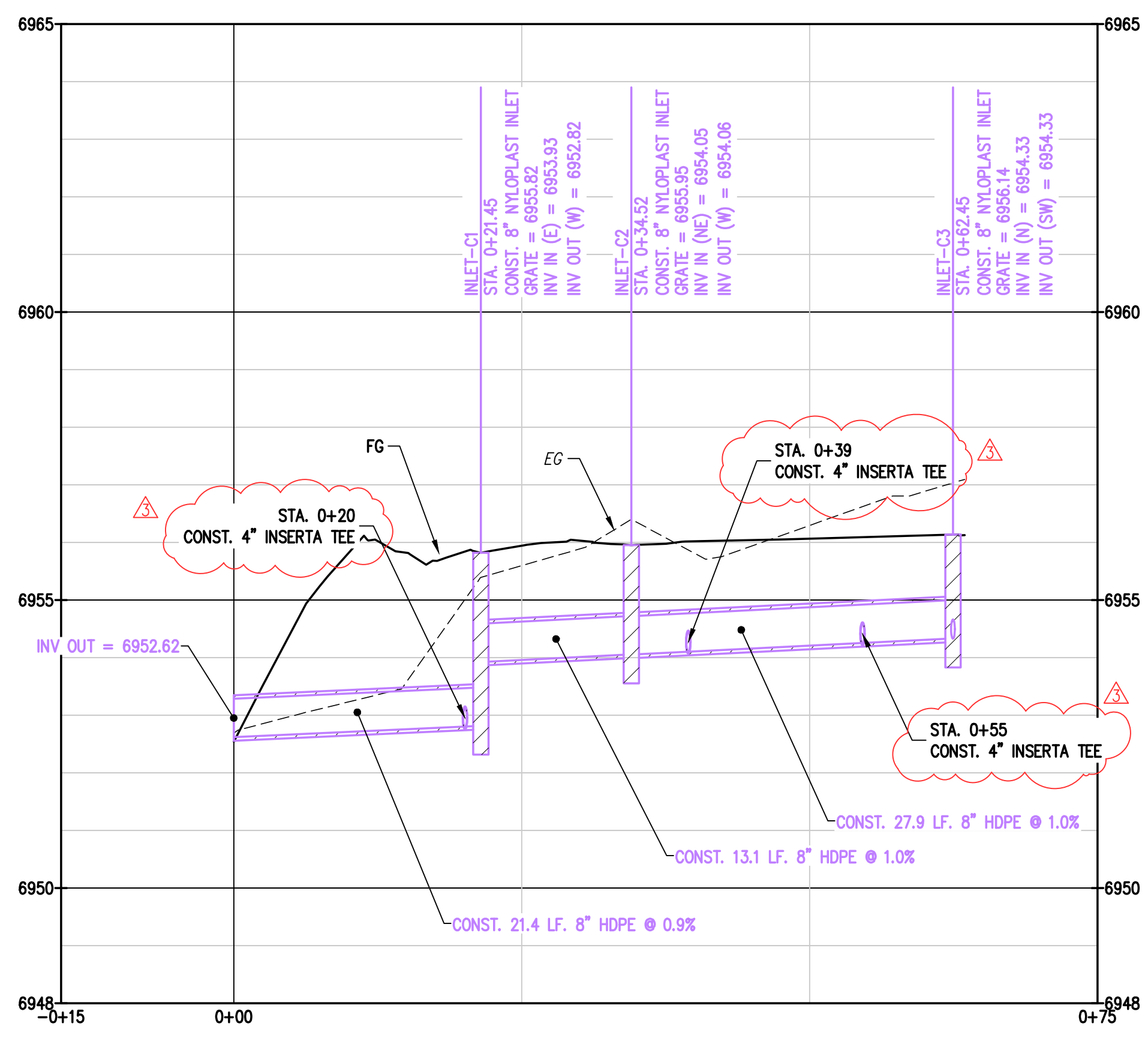
MAY RIEGLER PROPERTIES
 ROUTT COUNTY
 CITY OF STEAMBOAT SPRINGS
WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 STORM SEWER PLAN & PROFILES 3

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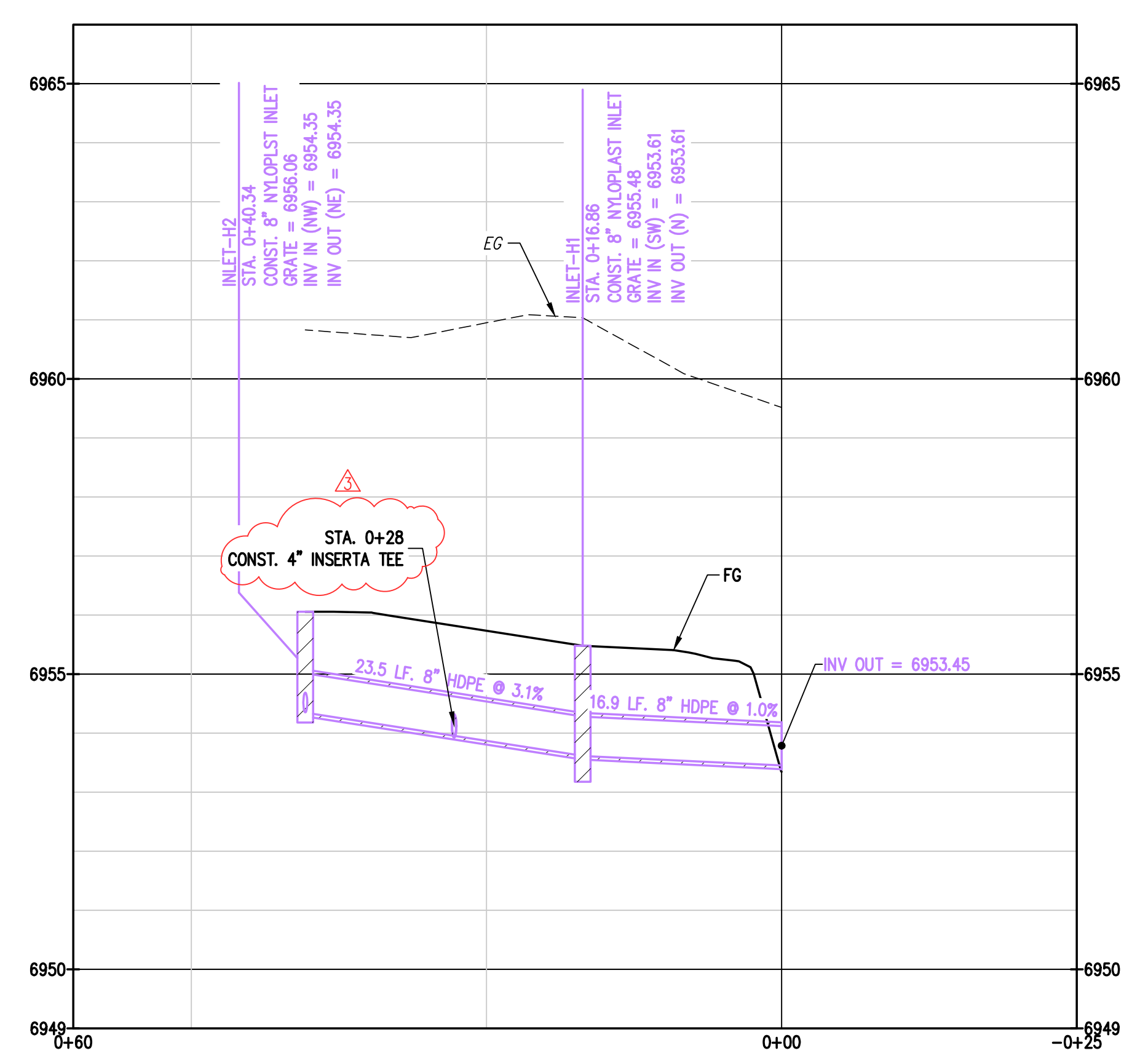
 CHRISTOPHER S. JOHNSON
 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
 BASELINE CORPORATION

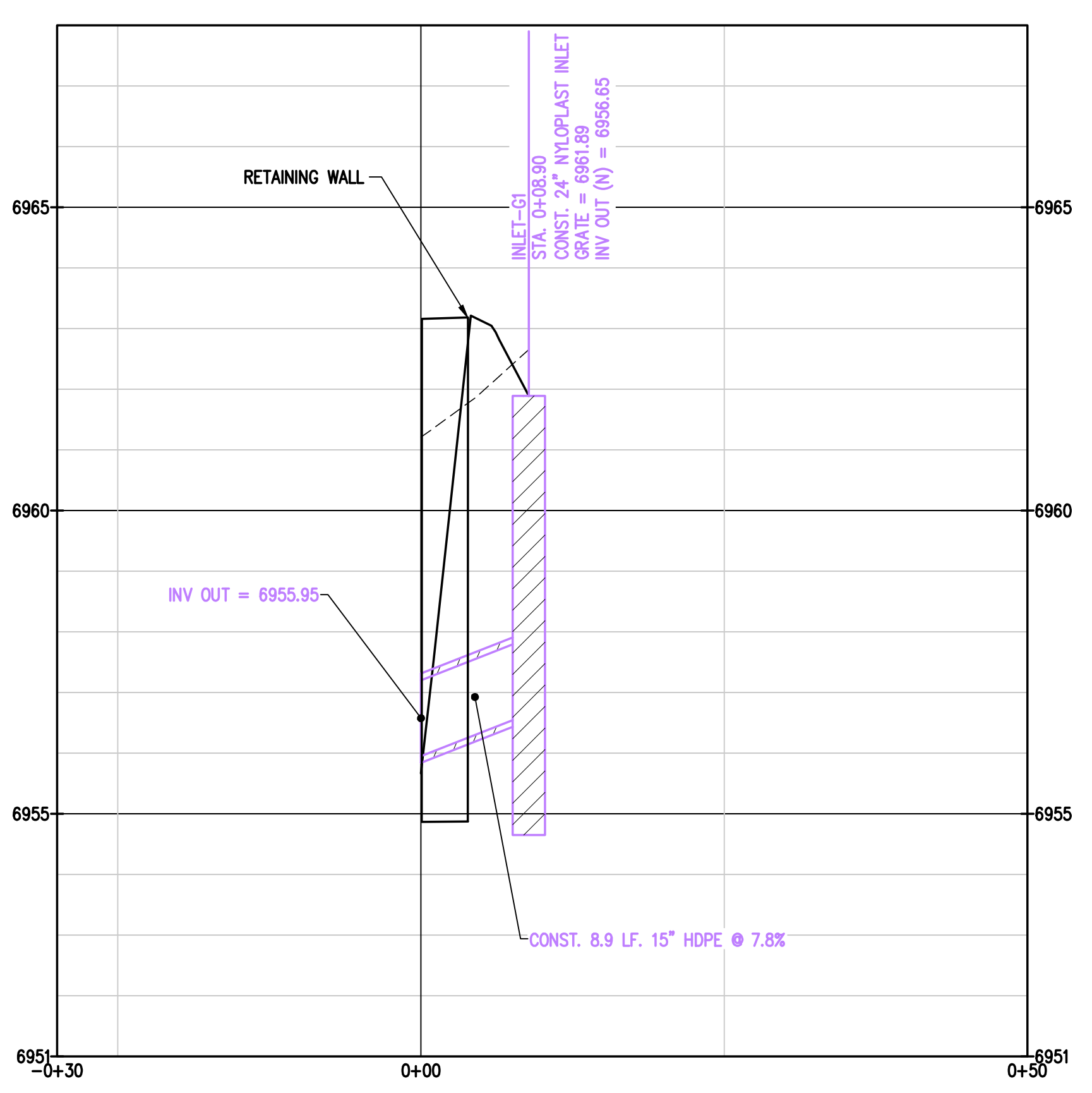
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 DRAWING SIZE 24" X 36"
 SURVEY FIRM LANDMARK, INC SURVEY DATE 5/29/2024
 JOB NO. C020261
 DRAWING NAME 20261 STORM P&P-CD.dwg
 SHEET 11 OF 23



2 PROFILE STORM LINE C
 C11|C11



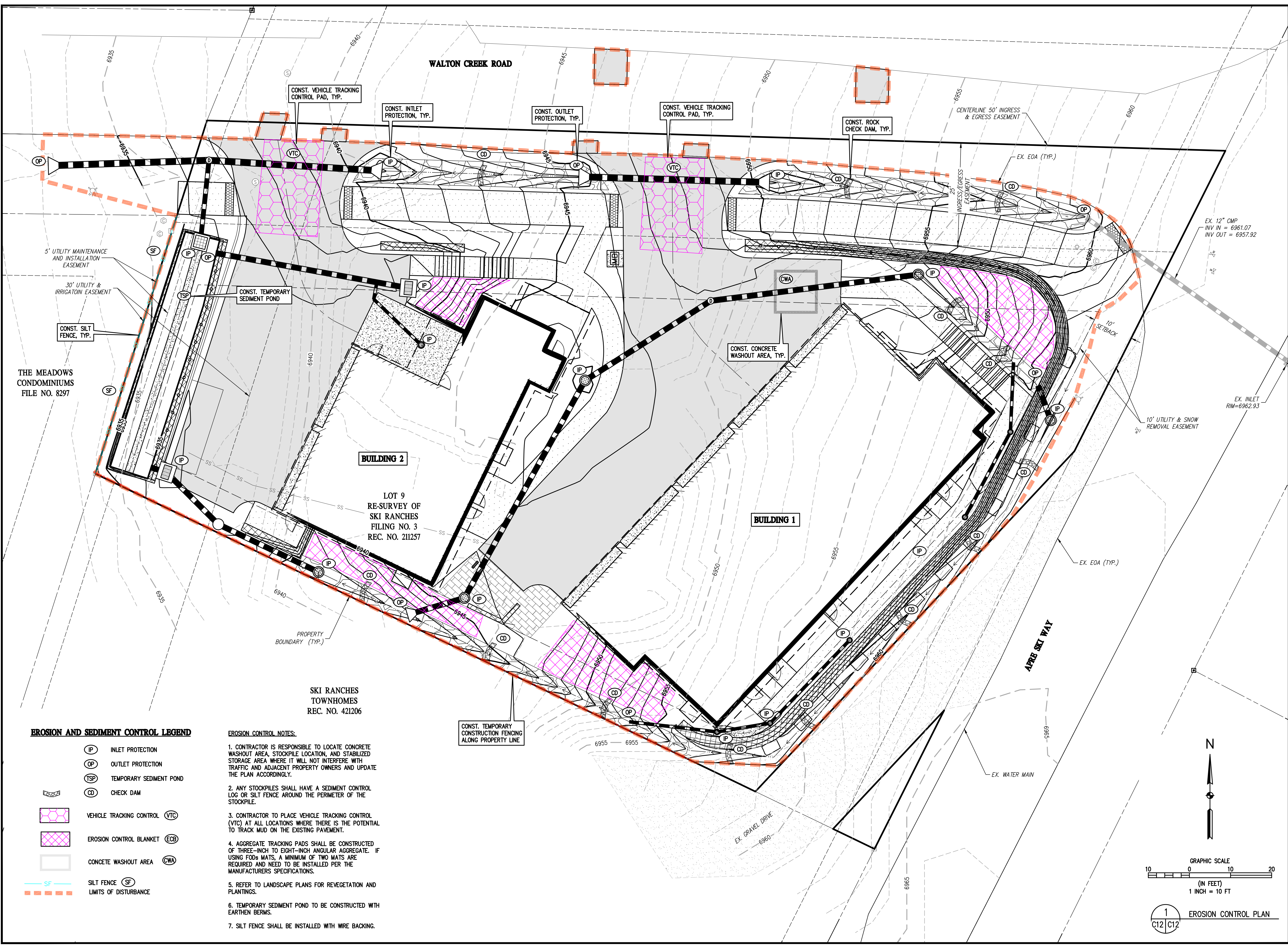
3 PROFILE STORM LINE H
 C11|C11



4 PROFILE STORM LINE G
 C11|C11

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C:\CO20261\2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 EROSION CONTROL-CD.dwg, 3/25/2026 9:45:42 AM, Tim Maxwell



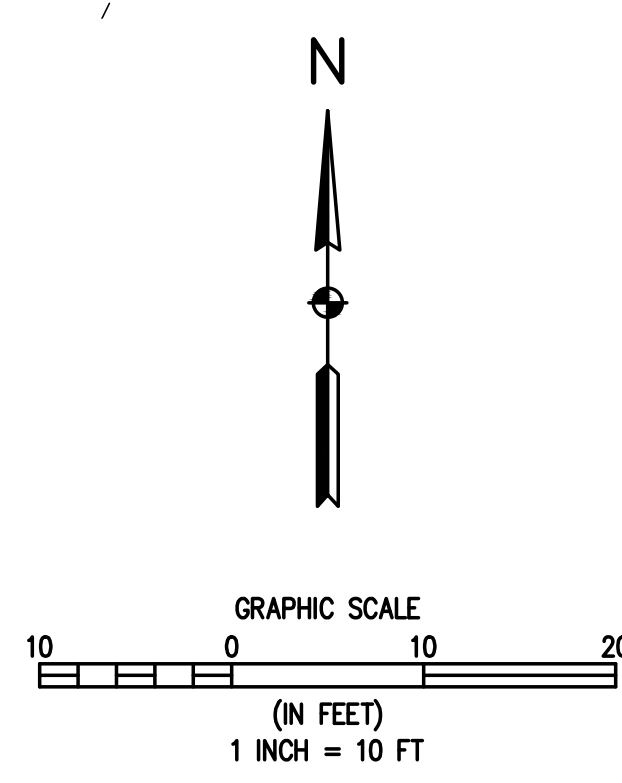
EROSION AND SEDIMENT CONTROL LEGEND

- INLET PROTECTION
- OUTLET PROTECTION
- TEMPORARY SEDIMENT POND
- CHECK DAM
- VEHICLE TRACKING CONTROL
- EROSION CONTROL BLANKET
- CONCRETE WASHOUT AREA
- SILT FENCE
- LIMITS OF DISTURBANCE

EROSION CONTROL NOTES:

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

CONST. TEMPORARY CONSTRUCTION FENCING ALONG PROPERTY LINE



1
12 OF 23
EROSION CONTROL PLAN

BASELINE

Engineering - Planning - Surveying

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DESIGNED BY: TJM

DATE: 5/28/2025

PREPARED BY: TJM

DATE: 7/13/2025

REVISION DESCRIPTION: REVERSE ELECTRIC SERVICE LINE LAYOUTS

DATE: 7/13/2025

REVISION DESCRIPTION: UPDATE RETAINING WALL AT POND

DATE: 7/19/2025

REVISION DESCRIPTION: CIVIL UPDATES

DATE: 8/18/2025

REVISION DESCRIPTION: UPDATE TO PATIO AREA

DATE: 12/15/2025

REVISION DESCRIPTION: BOULDER PROTECTION ABOVE EAST RETAINING WALL

DATE: 3/25/2026

REVISION DESCRIPTION: CIVIL UPDATES

DATE: 3/25/2026

MAY RIEGLER PROPERTIES

CITY OF STEAMBOAT SPRINGS

WALTON CREEK TOWNHOMES

2075 WALTON CREEK ROAD

EROSION CONTROL PLAN

ROUTT COUNTY

PROFESSIONAL ENGINEER

40319

3/25/25

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL: 4/05/2024

DRAWING SIZE: 24" X 36"

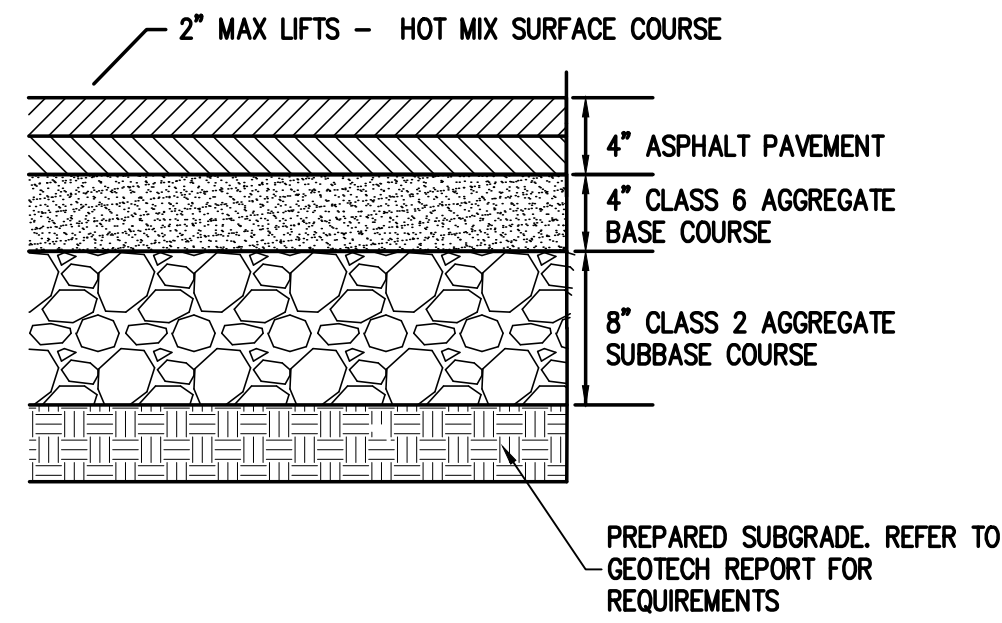
SURVEY FIRM: SURVEY DATE: 5/29/2024

LANDMARK, INC.

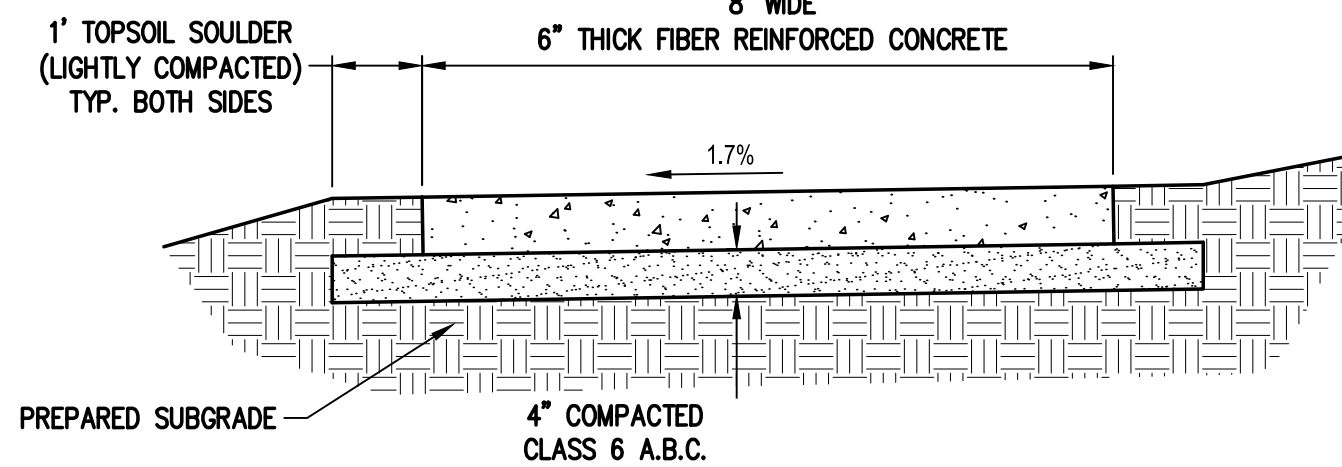
JOB NO.: C020261

DRAWING NAME: 20261 EROSION CONTROL-CD.dwg

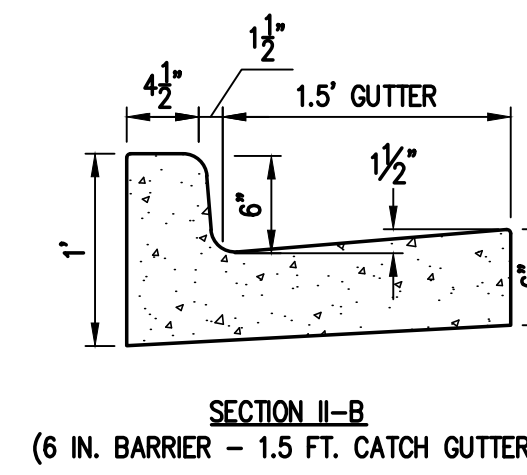
SHEET 12 OF 23



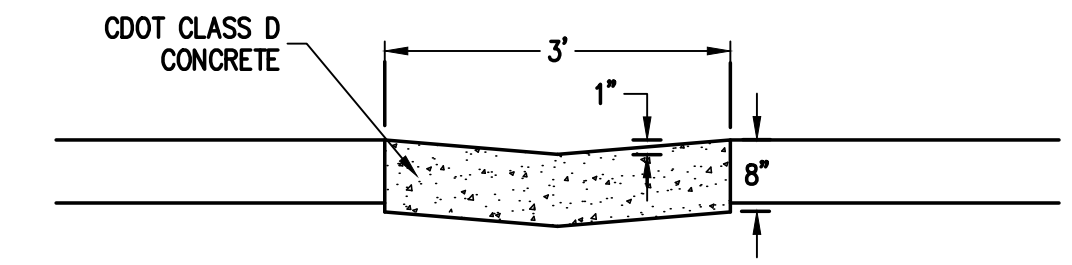
1 TYPICAL ASPHALT PAVEMENT SECTION
NOT TO SCALE



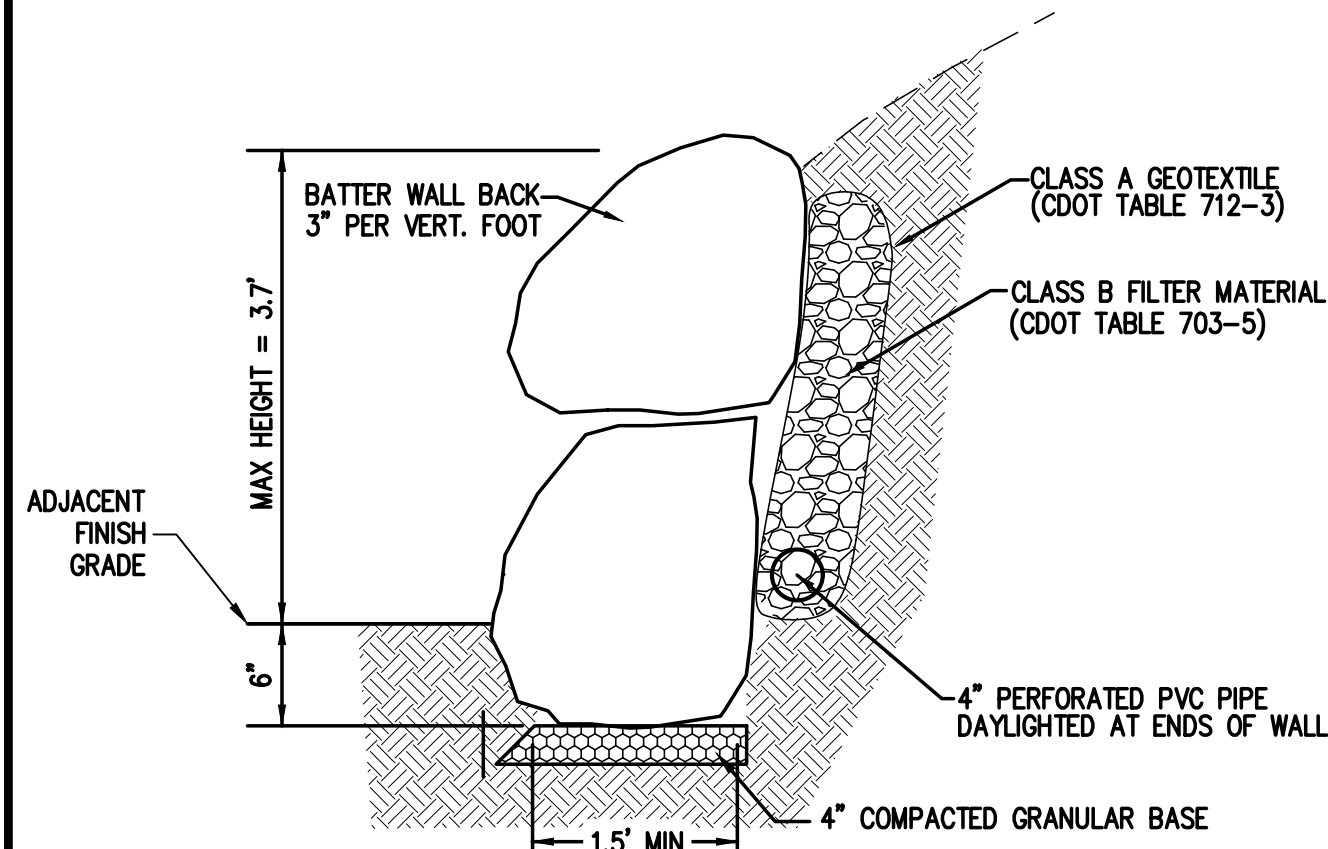
2 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



3 CURB & GUTTER DETAIL
NOT TO SCALE

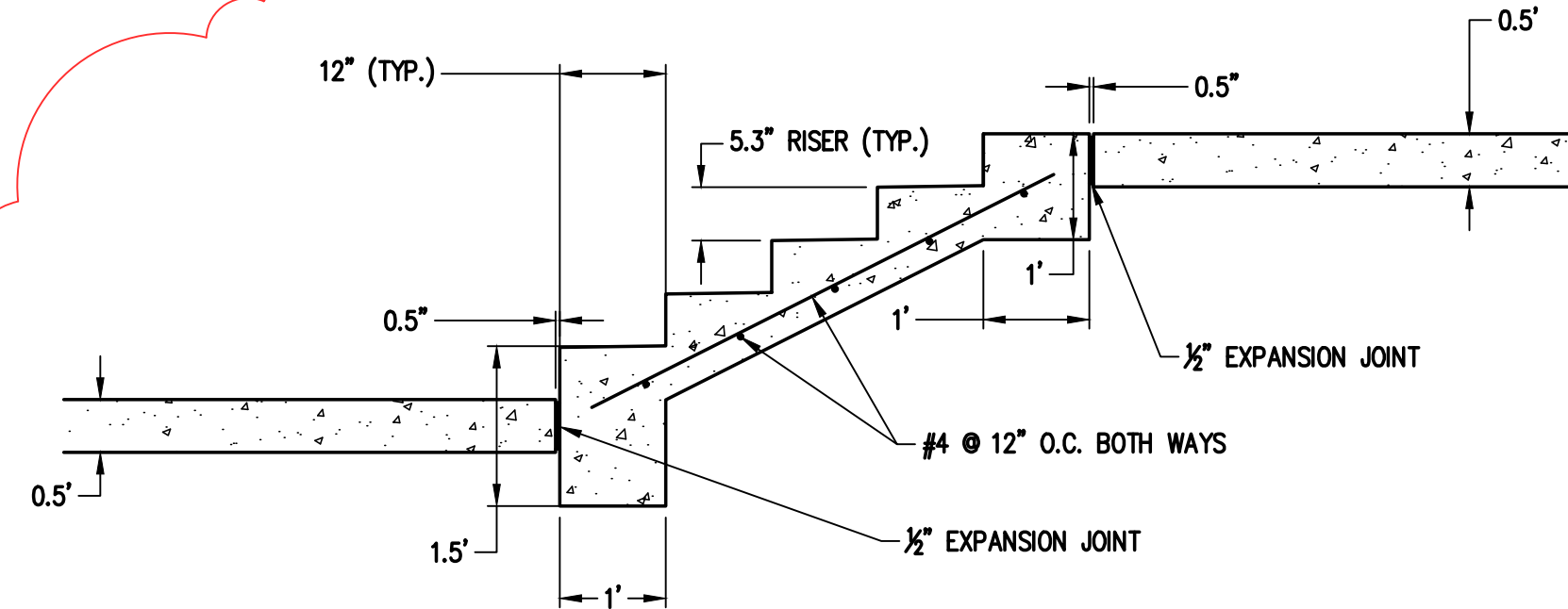


4 CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



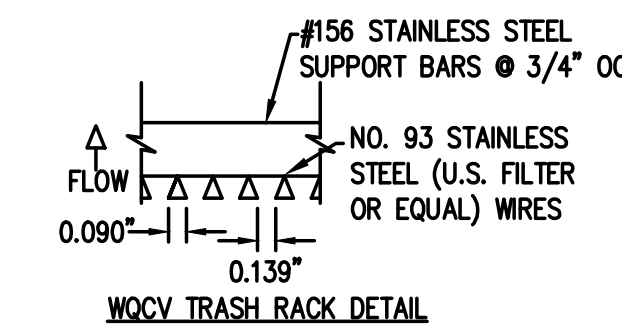
- NOTES:
- LANDSCAPE BOULDERS TO BE FREE OF SURFACE BLEMISHES & CRACKS. CONTRACTOR TO COORDINATE WITH OWNER ON APPROVAL OF BOULDER MATERIAL AND COLOR IN ADVANCE OF PROCURING BOULDERS.
 - BOULDERS ALONG BOTTOM COURSE TO BE LARGER FOR FOUNDATION OF STACKED WALL WITH APPROXIMATE DIMENSIONS OF 18"-24". CONTRACTOR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

6 LANDSCAPE BOULDER RETAINING WALL
NOT TO SCALE

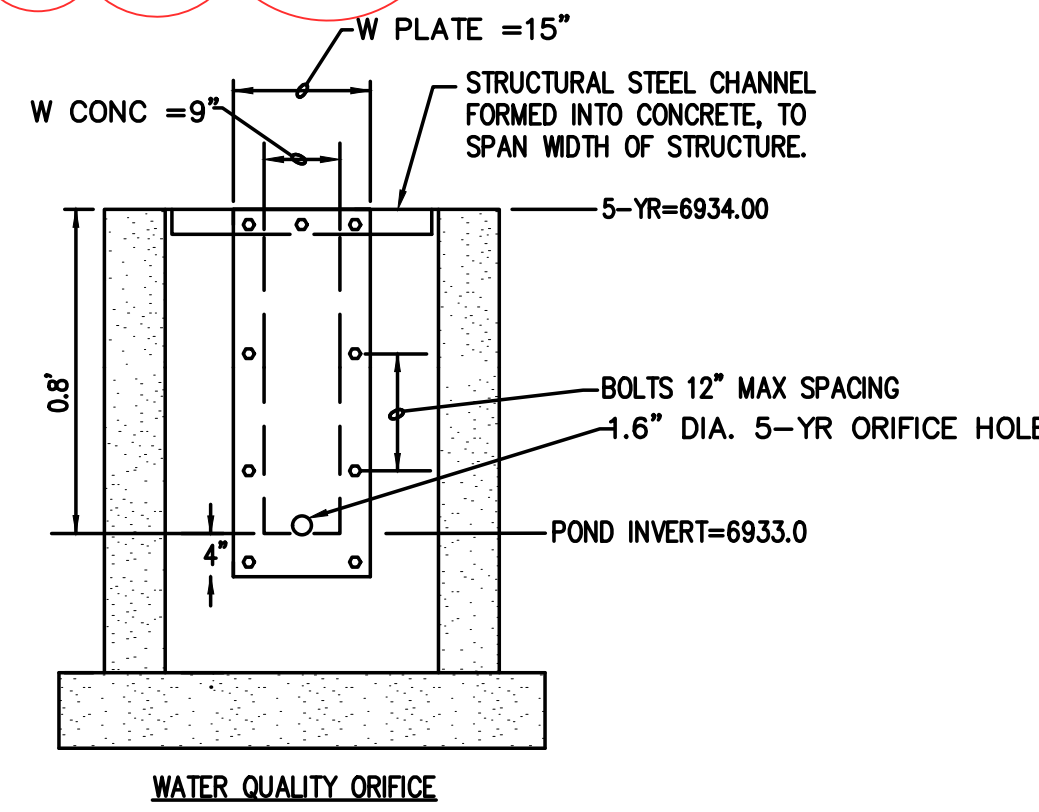


- NOTES:
- REFER TO SITE AND GRADING PLAN SHEETS FOR NUMBER OF STEPS AT EACH LOCATION.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DETAILS FOR RAILING DESIGN AND ATTACHMENT DETAILS.
 - REFER TO CONCRETE SIDEWALK DETAIL FOR BASE COURSE AND SUBGRADE REQUIREMENTS.

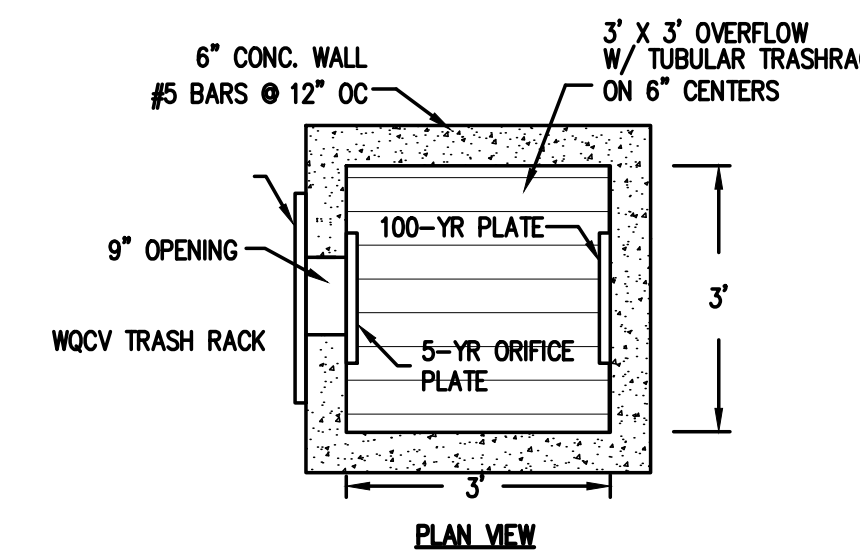
11 CONCRETE STEPS DETAIL
NOT TO SCALE



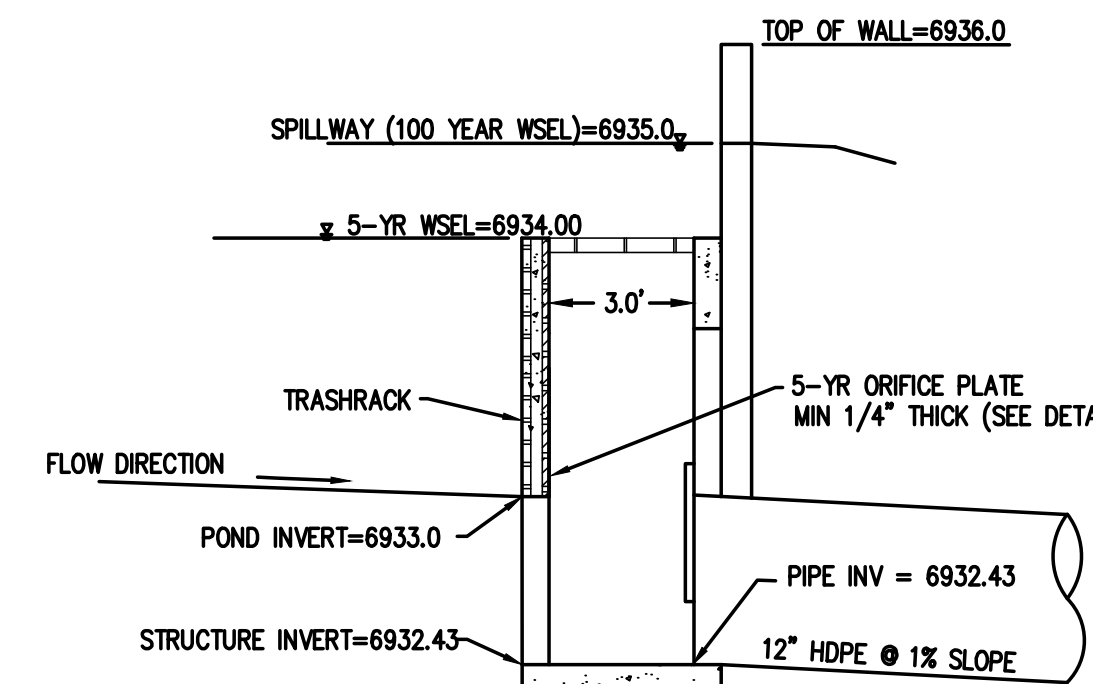
WQCV TRASH RACK DETAIL



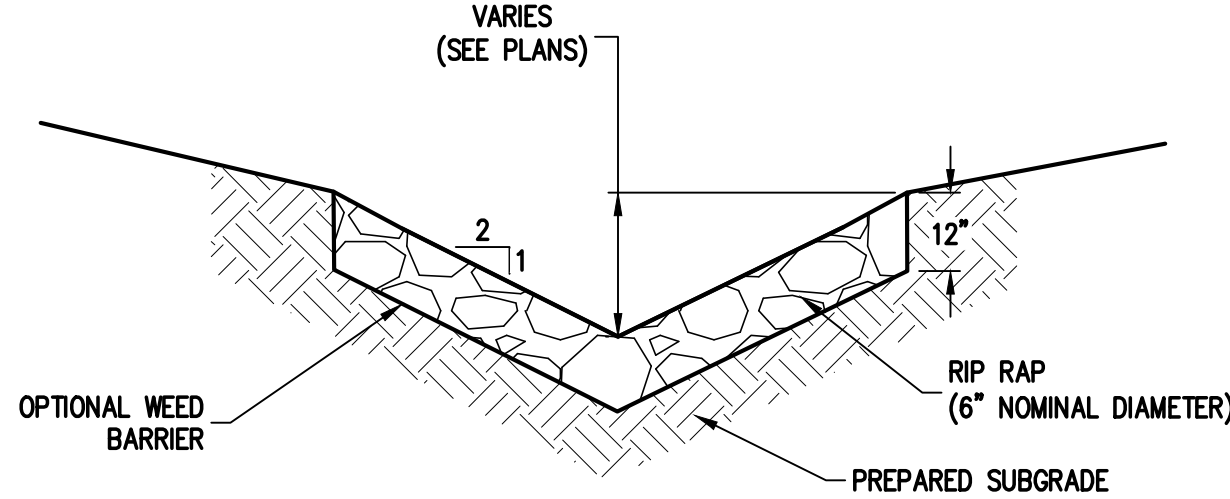
WATER QUALITY ORIFICE



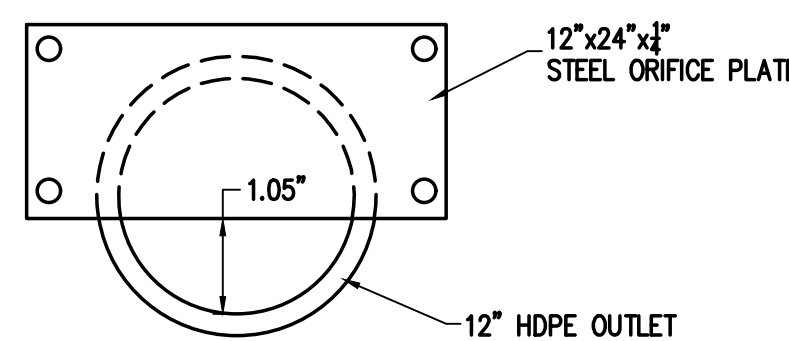
PLAN VIEW



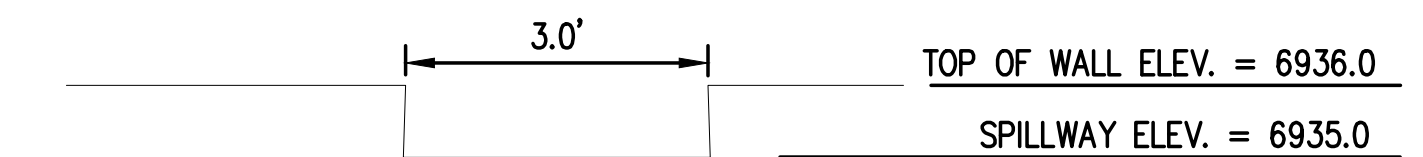
9 WATER QUALITY POND OUTLET STRUCTURE
NOT TO SCALE



7 RIPRAP LINED V-DITCH
NOT TO SCALE



8 100-YEAR ORIFICE PLATE
NOT TO SCALE



10 EMERGENCY SPILLWAY DETAIL
NOT TO SCALE

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

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

DESIGNED BY	DATE	PREPARED BY	DATE	REVISION DESCRIPTION
TJM	5/28/2025	TJM	5/28/2025	REVISE ELECTRIC SERVICE LINE LAYOUTS
TJM	7/3/2025	CSR	7/3/2025	UPDATE RETAINING WALL AT POND
TJM	7/9/2025	CSR	7/9/2025	CIVIL UPDATES
CSR	8/18/2025	CSR	8/18/2025	UPDATE TO POND AREA
CSR	12/5/2025	TJM	12/5/2025	BOULDER PROTECTION ABOVE EAST RETAINING WALL
CSR	3/25/2026	TJM	3/25/2026	CIVIL UPDATES

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

PREPARED UNDER THE DIRECT SUPERVISION OF

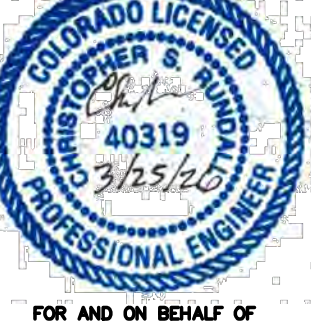
FOR AND ON BEHALF OF
BASELINE CORPORATION

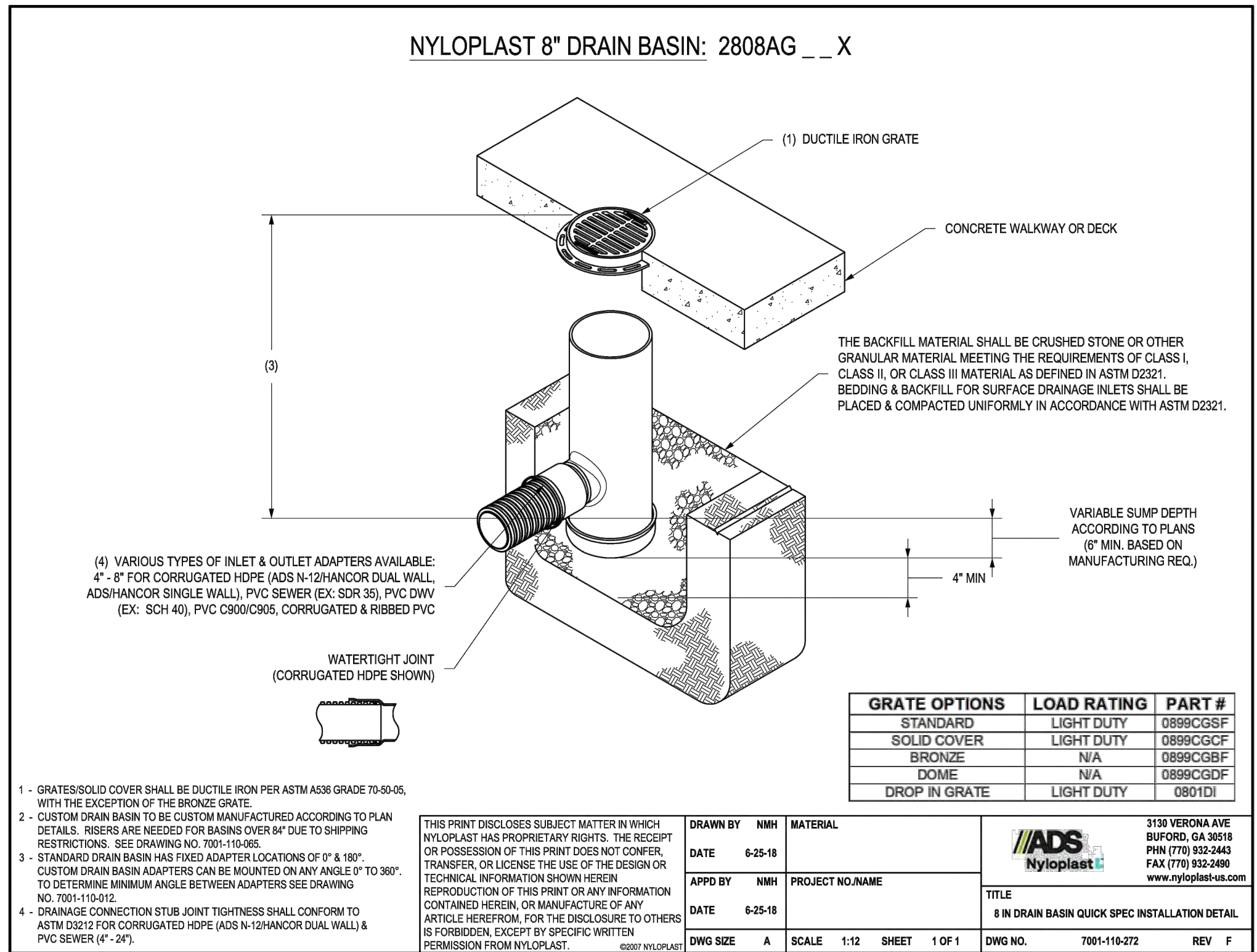
INITIAL SUBMITTAL 4/05/2024
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC SURVEY DATE 5/29/2024
JOB NO. C020261
DRAWING NAME 20261 DETAILS-CD.dwg
SHEET 13 OF 23

DESIGNED BY	DATE	PREPARED BY	DATE
TJM	5/28/2025	TJM	5/28/2025
TJM	7/13/2025	CSR	7/13/2025
TJM	7/9/2025	CSR	7/9/2025
CSR	8/18/2025	CSR	8/18/2025
CSR	12/5/2025	TJM	12/5/2025
CSR	3/25/2026	TJM	3/25/2026

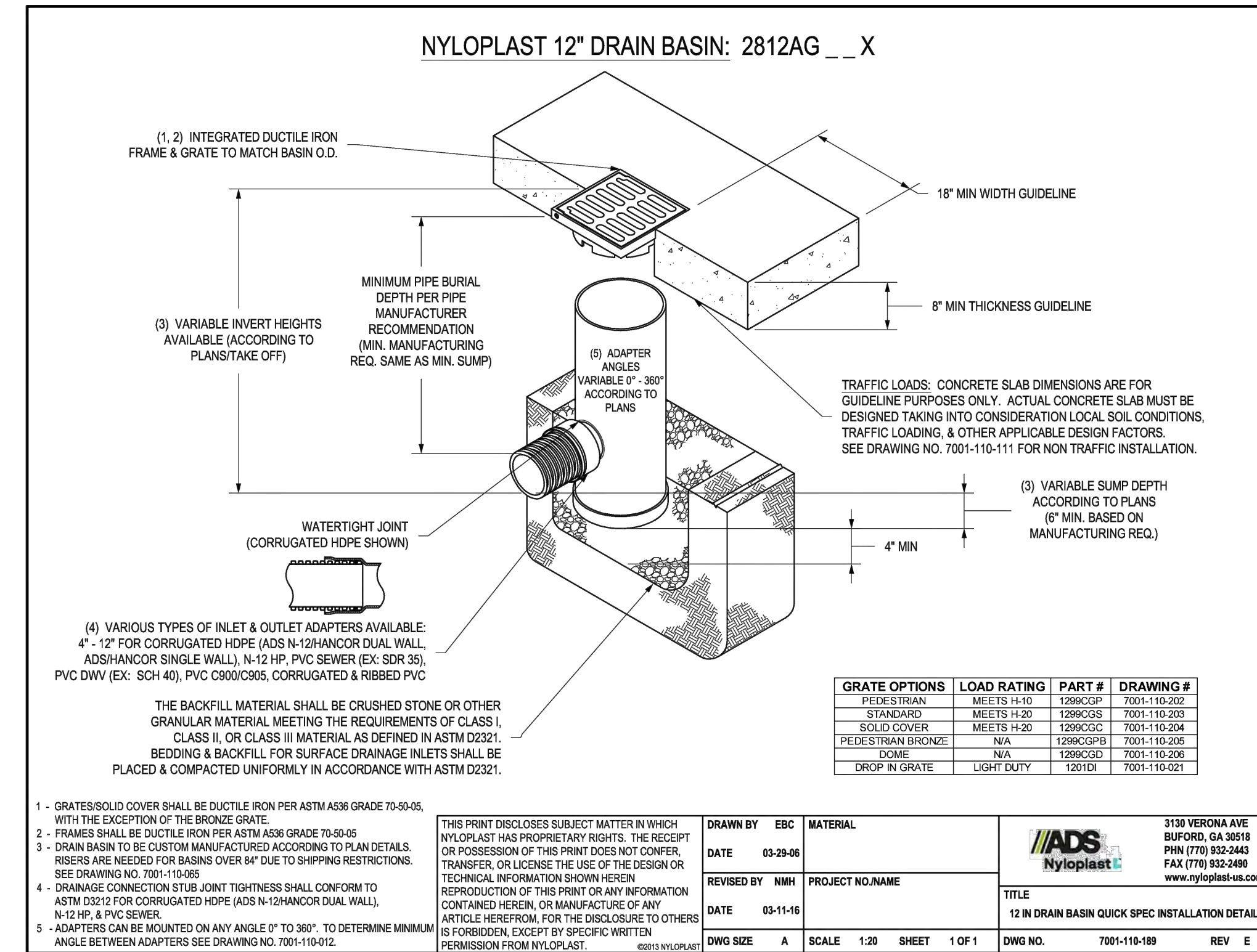
REVISION DESCRIPTION
 REVISE ELECTRIC SERVICE LINE LAYOUTS
 UPDATE RETAINING WALL AT POND
 CIVIL UPDATES
 UPDATE TO POND AREA
 BOULDER PROTECTION ABOVE EAST RETAINING WALL
 CIVIL UPDATES

ROUTE COUNTY
 MAY RIEGLER PROPERTIES
 WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 INLET DETAILS

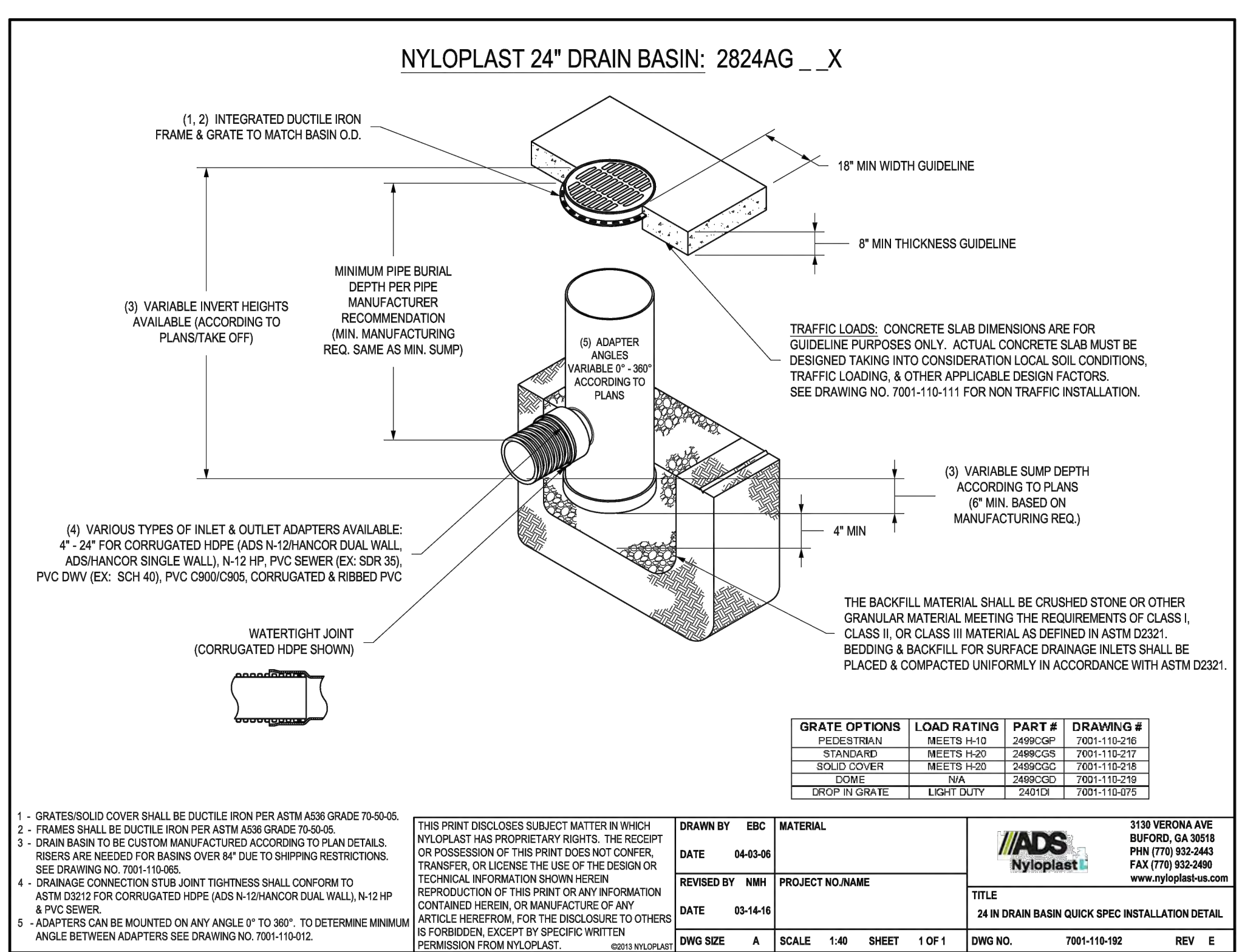
PREPARED UNDER THE DIRECT SUPERVISION OF

 FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE
 LANDMARK, INC 5/29/2024
 JOB NO. C020261
 DRAWING NAME 20261 DETAILS-CD.dwg
 SHEET 14 OF 23



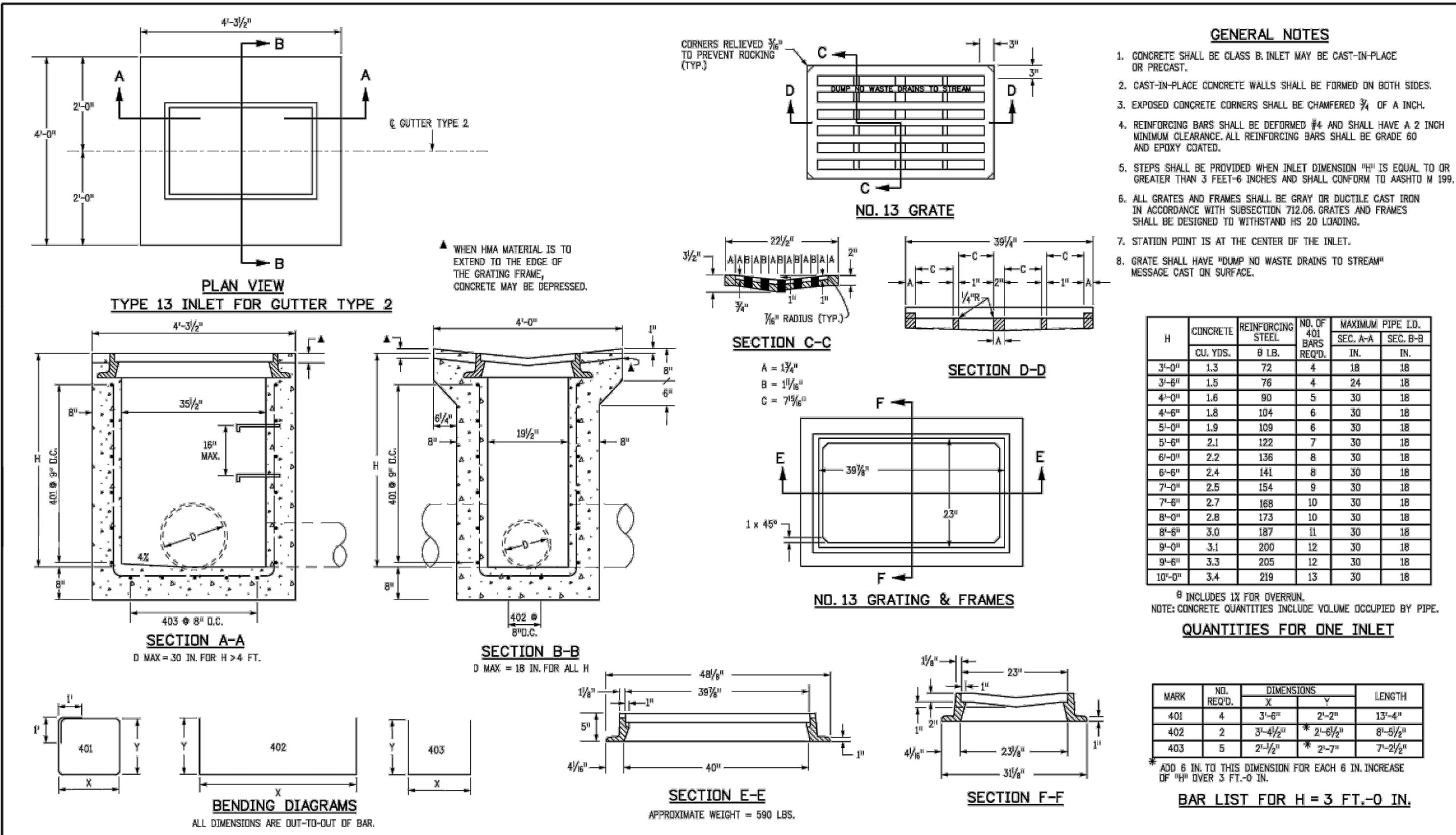
1
 8" NYLOPLAST INLET DETAIL
 NOT TO SCALE



2
 12" NYLOPLAST INLET DETAIL
 NOT TO SCALE



3
 24" NYLOPLAST INLET DETAIL
 NOT TO SCALE



4
 TYPE 13 INLET INLET DETAIL
 NOT TO SCALE

C:\020261_2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 DETAILS-CD.dwg, 3/25/2025 9:45:52 AM, Tim Maxwell

REVISION	DESCRIPTION	DATE	PREPARED BY	DATE
1	REVISE ELECTRIC SERVICE LINE LAYOUTS	5/28/2025	TJM	5/28/2025
2	UPDATE RETAINING WALL AT POND	7/3/2025	CSR	7/3/2025
3	CIVIL UPDATES	7/9/2025	CSR	7/9/2025
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5	BOULDER PROTECTION ABOVE EAST RETAINING WALL	12/5/2025	TJM	12/5/2025
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MAY RIEGLER PROPERTIES
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
GENERAL DETAILS 1

CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY

FOR AND ON BEHALF OF
BASELINE CORPORATION
40319
3/25/25
PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR SURVEY AND DESIGN OF
SURVEY FIRM
LANDMARK, INC
5/29/2024
JOB NO.
C020261
DRAWING NAME
20261 DETAILS-CD.dwg
SHEET 15 OF 23

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD)*
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

MINIMUM RECOMMENDED COVER BASED ON RAILWAY LOADING CONDITIONS

PIPE DIAM.	COOPER E-80**
UP TO 24"	24"
30"-36"	36"
42"-60"	48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM OF RAILWAY TIE.
*** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

NOTES:

- 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 EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- 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.
- 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-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- 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 FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

ADVANCED DRAINAGE SYSTEMS, INC. (ADS) HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DIRECT THE CONTRACTOR AS TO THE INSTALLATION OF ADS. 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 BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEET ALL APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	DATE	CHKD.
2	ADDED E-80 INFORMATION	TJR	08/20/07	
1	TYPICAL TRENCH DETAIL	ADS		

4640 TREXMAN BLVD
HILLDALE, OHIO 43086

DRAWING NUMBER: STD-101

1
C15 C15
TYPICAL TRENCH DETAIL
NOT TO SCALE

NOTES TO A/E:

NOTES:

- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI. # 3B BARS, CONTAIN 4# MIN. - SEE MAX. BAR ENTANGLEMENT AND BE PLACED WITH A 3.50-4.50 SLUMP IN ACCORDANCE WITH AC 301.
- REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615, GRADE 60 OVERALL LENGTH.
- EXPANSION JOINTS SHALL BE LOCATED ON THE FOLLOWING CONDITIONS:
 - H-21 WALK BOLT (www.usps.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7724. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4"-1/8".
 - WALK BOLT (www.usps.com) 1/2" DIAMETER x 7" OVERALL LENGTH, CATALOG NUMBER: 7724. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".
 - WALK BOLT (www.usps.com) 1/2" DIAMETER x 5-1/2" OVERALL LENGTH, CATALOG NUMBER: 7724. ENSURE THAT THE MIN. EMBEDMENT IN CONCRETE IS AT LEAST 4".

CLUSTER BOX UNIT (CBU) INSTALLATION - SINGLE UNIT

Scale: 1/2" = 1'-0"

UNIT: G1-2-0(e)

DATE: 10/17/2016

REVISION: 10/27/2016

2
C15 C15
CLUSTER BOX DETAIL
NOT TO SCALE

Typical XL Gravity Wall Section

NOTES:

- Soil outside of foundation dimensions must be compacted.
- For sidewalk installation: Top of foundation is flush with sidewalk and there is no chamfer.
- Use expansion material in and against sidewalk installations.
- Allow a minimum 14 days of curing time before erecting pole.
- The steel anchor bolts shall conform to the following specifications: Steel = ASTM A675; threads = 1-8 UNC; threaded length = 6 inches; coating = hot dip galvanized on threaded end; coating must extend at least 12 inches.

REVISION OF DS-10-3

STREET LIGHT BASE - 40\"/>

3
C15 C15
TYPICAL REDI-ROCK SECTION
NOT TO SCALE

Fence or Pedestrian Guard Connection Options

NOTES:

- FALL PROTECTION RAILING TO BE 42" TALL WITH 4" MAXIMUM OPENING SIZE.
- STRUCTURAL DESIGN AND DETAILING OF RAILING IS BY OTHERS. CONTRACTOR TO COORDINATE WITH ENGINEER AND OWNER PRIOR TO PROCUREMENT AND/OR FABRICATION.

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site.

REDI-ROCK

05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

4
C15 C15
FALL PROTECTION RAILING DETAIL
NOT TO SCALE

NOTES:

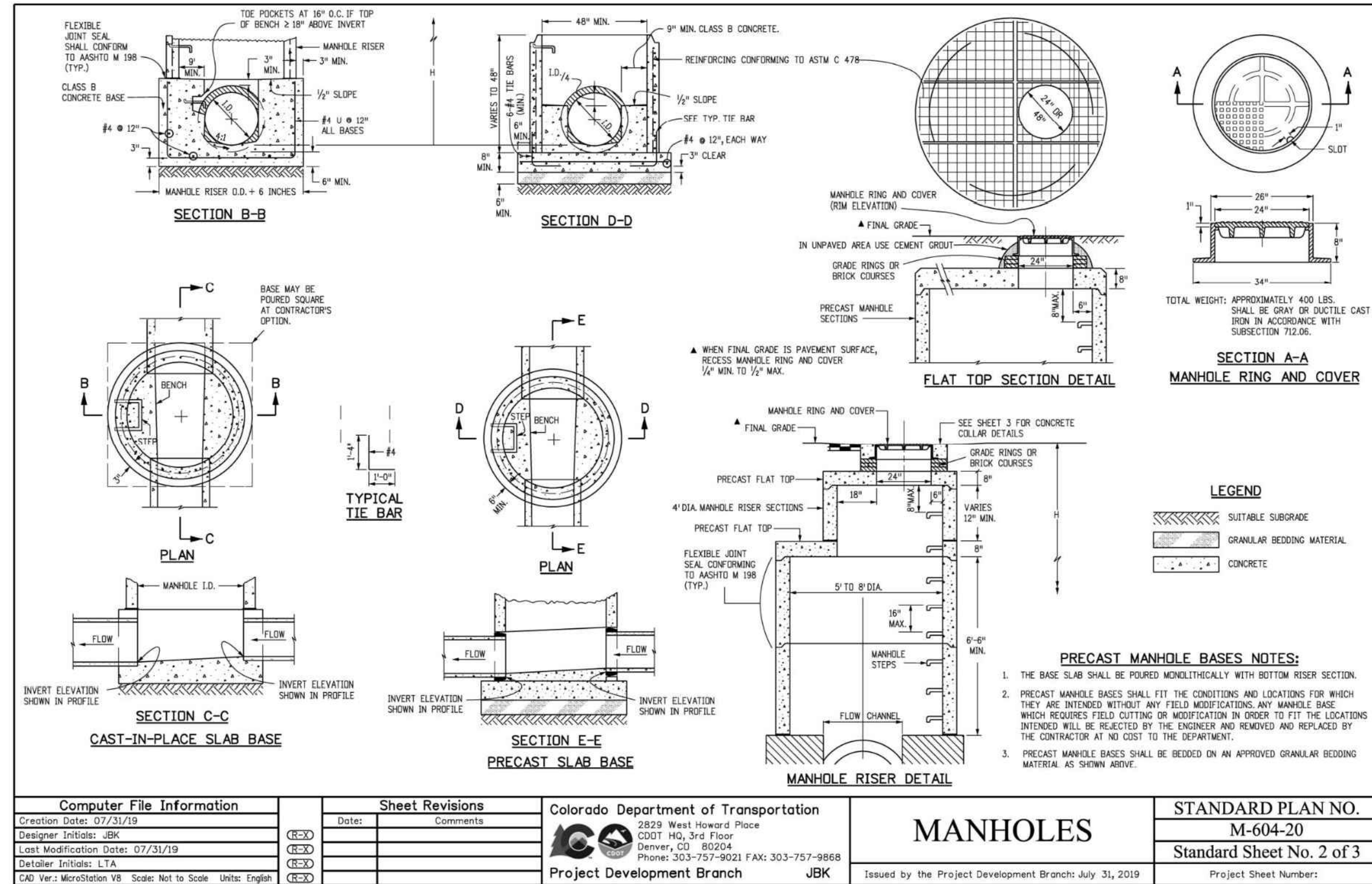
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- STRUCTURAL DESIGN AND DETAILING OF RAILING IS BY OTHERS. CONTRACTOR TO COORDINATE WITH ENGINEER AND OWNER PRIOR TO PROCUREMENT AND/OR FABRICATION.

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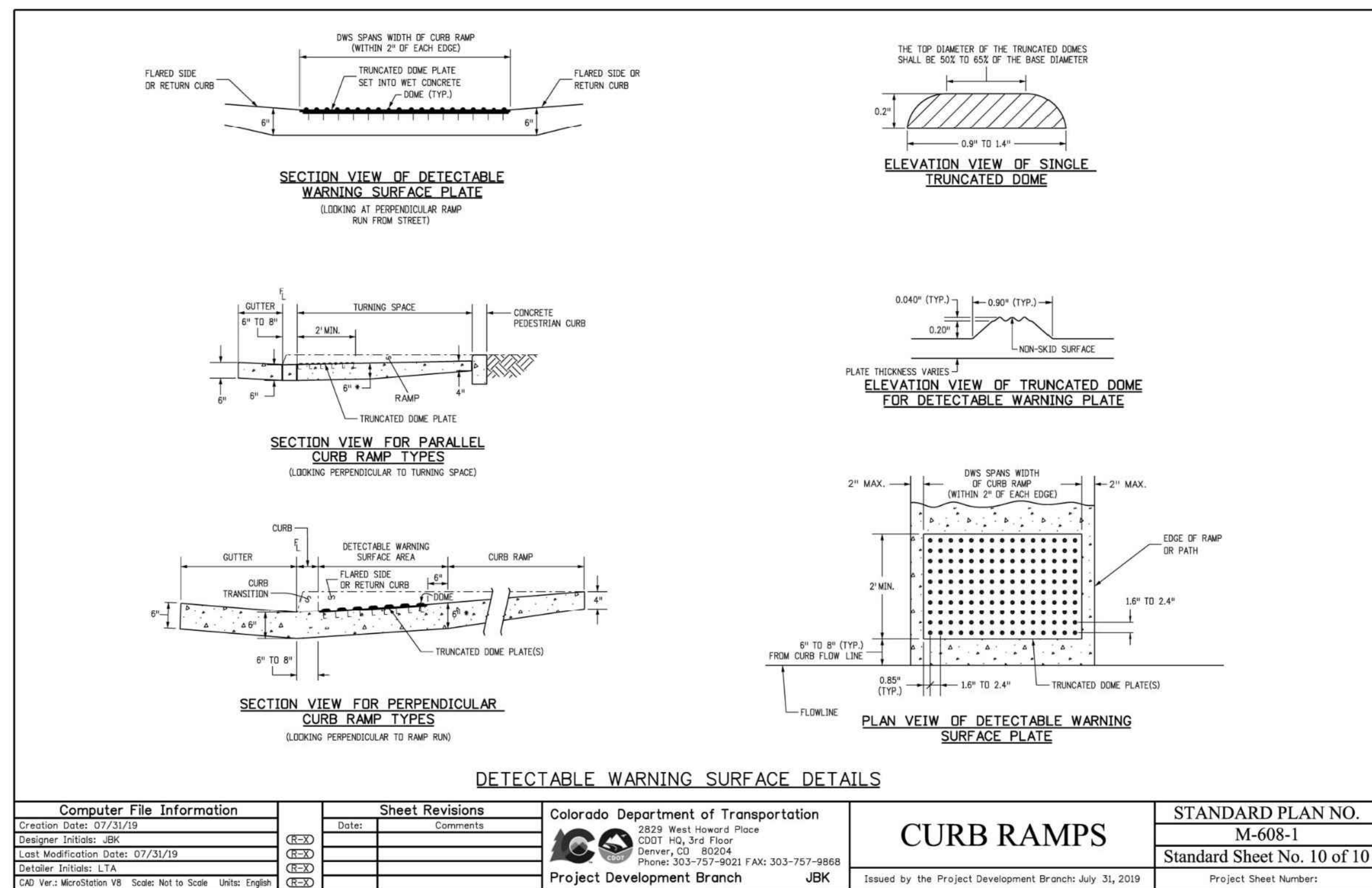
REDI-ROCK

05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(866) 222-8400 ext 3010 • engineering@redi-rock.com
www.redi-rock.com

5
C15 C15
STREET LIGHT POLE BASE DETAIL
NOT TO SCALE



1
C16 | C16
STORM DRAIN MANHOLE DETAIL
NOT TO SCALE



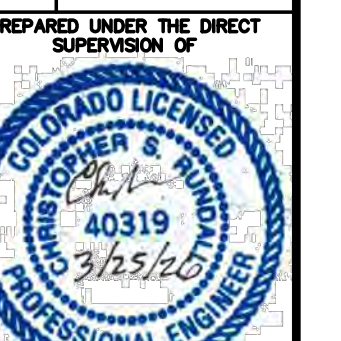
2
C16 | C16
DETECTABLE WARNING PLATE DETAILS
NOT TO SCALE

DESIGNED BY	DATE	PREPARED BY	DATE
TJM	5/28/2025	TJM	5/28/2025
DRN BY	7/13/2025	CSR	7/13/2025
TJM	7/9/2025	CSR	7/9/2025
CSR	8/18/2025	CSR	8/18/2025
CSR	12/15/2025	TJM	12/15/2025
CSR	3/25/2026	TJM	3/25/2026

REVISION DESCRIPTION

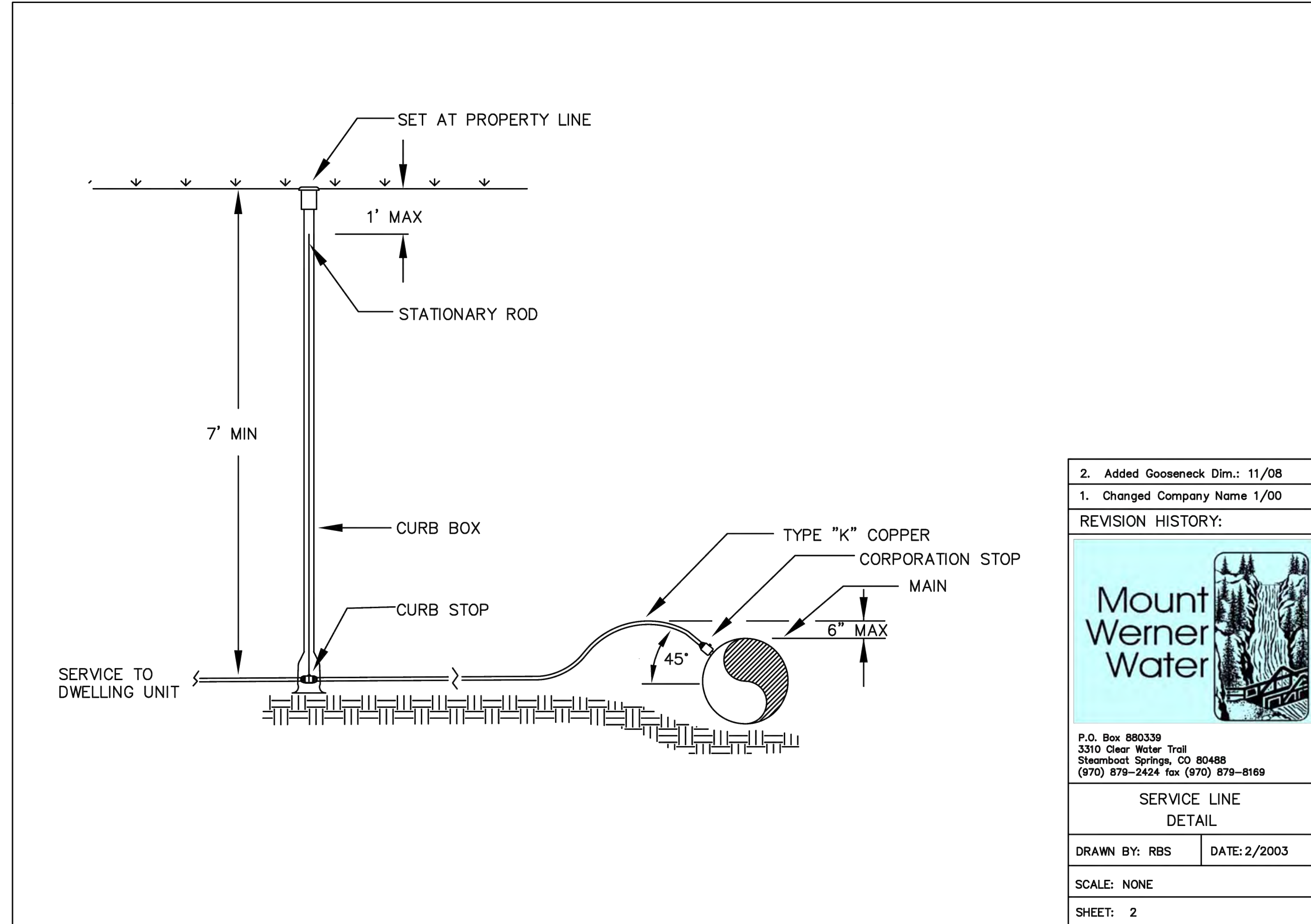
REVISION	DESCRIPTION
1	REVISE ELECTRIC SERVICE LINE LAYOUTS
2	UPDATE RETAINING WALL AT POND
3	CIVIL UPDATES
4	UPDATE TO PATIO AREA
5	BOULDER PROTECTION ABOVE EAST RETAINING WALL
6	CIVIL UPDATES

MAY RIEGLER PROPERTIES
CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
GENERAL DETAILS 2



FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	4/05/2024
DRAWING SIZE	24" X 36"
SURVEY FIRM	LANDMARK, INC
SURVEY DATE	5/29/2024
JOB NO.	C020261
DRAWING NAME	20261 DETAILS-CD.dwg
SHEET	16 OF 23



2. Added Gooseneck Dim.: 11/08
1. Changed Company Name 1/00

REVISION HISTORY:

P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

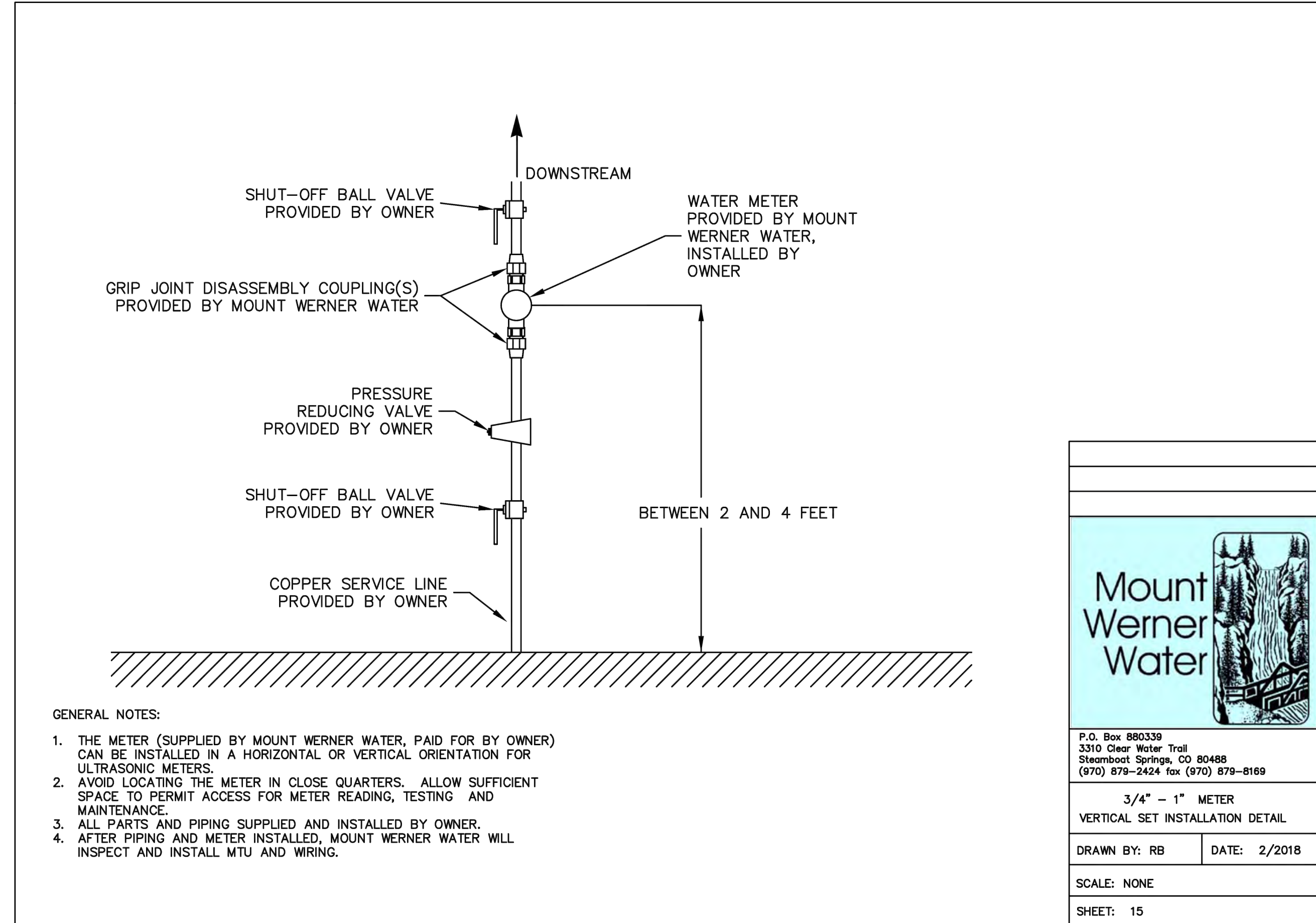
SERVICE LINE
DETAIL

DRAWN BY: RBS DATE: 2/2003

SCALE: NONE

SHEET: 2

1
C17 C17 WATER SERVICE LINE DETAIL
NOT TO SCALE



- GENERAL NOTES:
1. THE METER (SUPPLIED BY MOUNT WERNER WATER, PAID FOR BY OWNER) CAN BE INSTALLED IN A HORIZONTAL OR VERTICAL ORIENTATION FOR ULTRASONIC METERS.
 2. AVOID LOCATING THE METER IN CLOSE QUARTERS. ALLOW SUFFICIENT SPACE TO PERMIT ACCESS FOR METER READING, TESTING AND MAINTENANCE.
 3. ALL PARTS AND PIPING SUPPLIED AND INSTALLED BY OWNER.
 4. AFTER PIPING AND METER INSTALLED, MOUNT WERNER WATER WILL INSPECT AND INSTALL MTU AND WIRING.

P.O. Box 880339
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Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

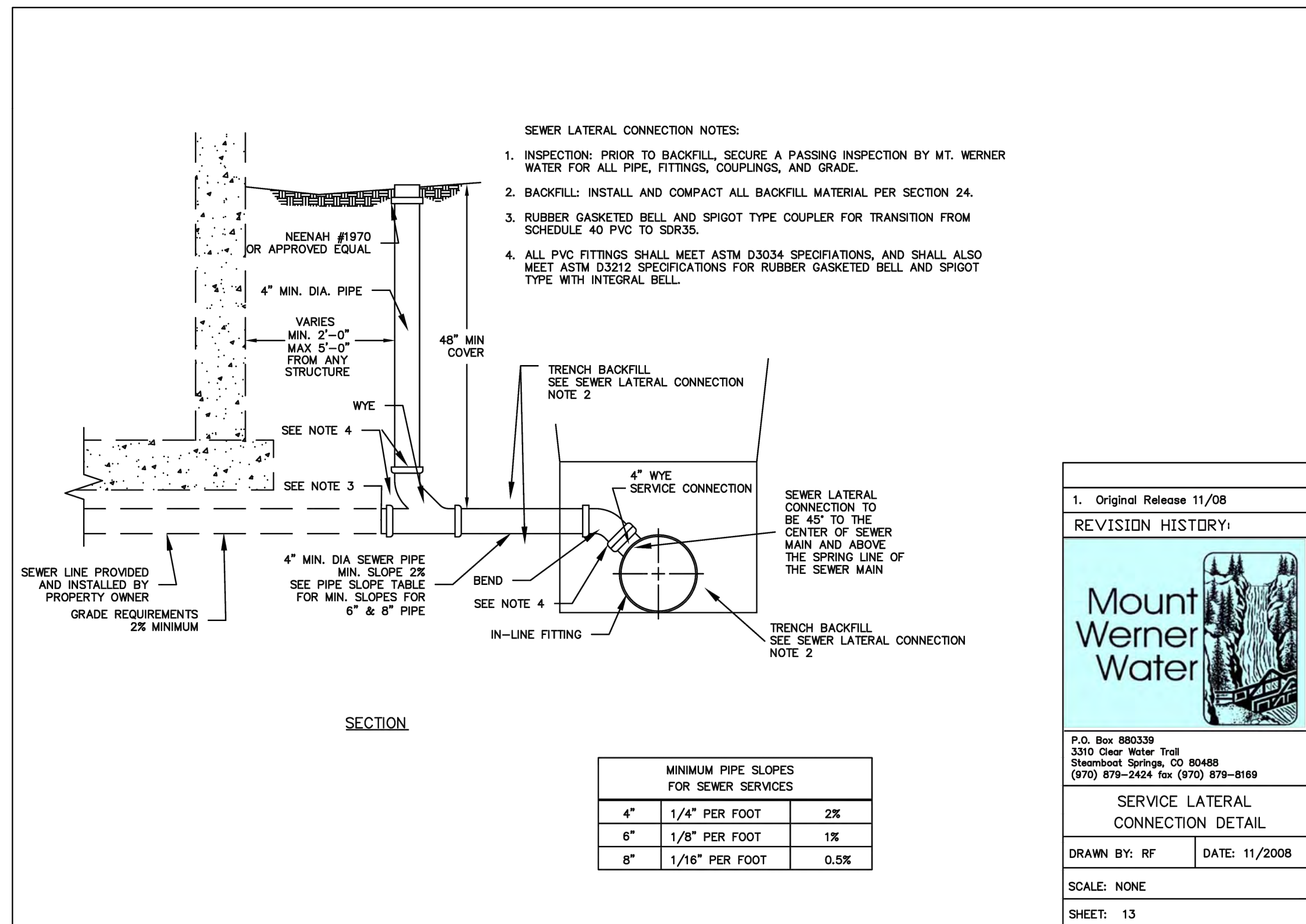
3/4" - 1" METER
VERTICAL SET INSTALLATION DETAIL

DRAWN BY: RB DATE: 2/2018

SCALE: NONE

SHEET: 15

2
C17 C17 VERTICAL WATER METER DETAIL
NOT TO SCALE



- 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 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

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%

1. Original Release 11/08

REVISION HISTORY:

P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

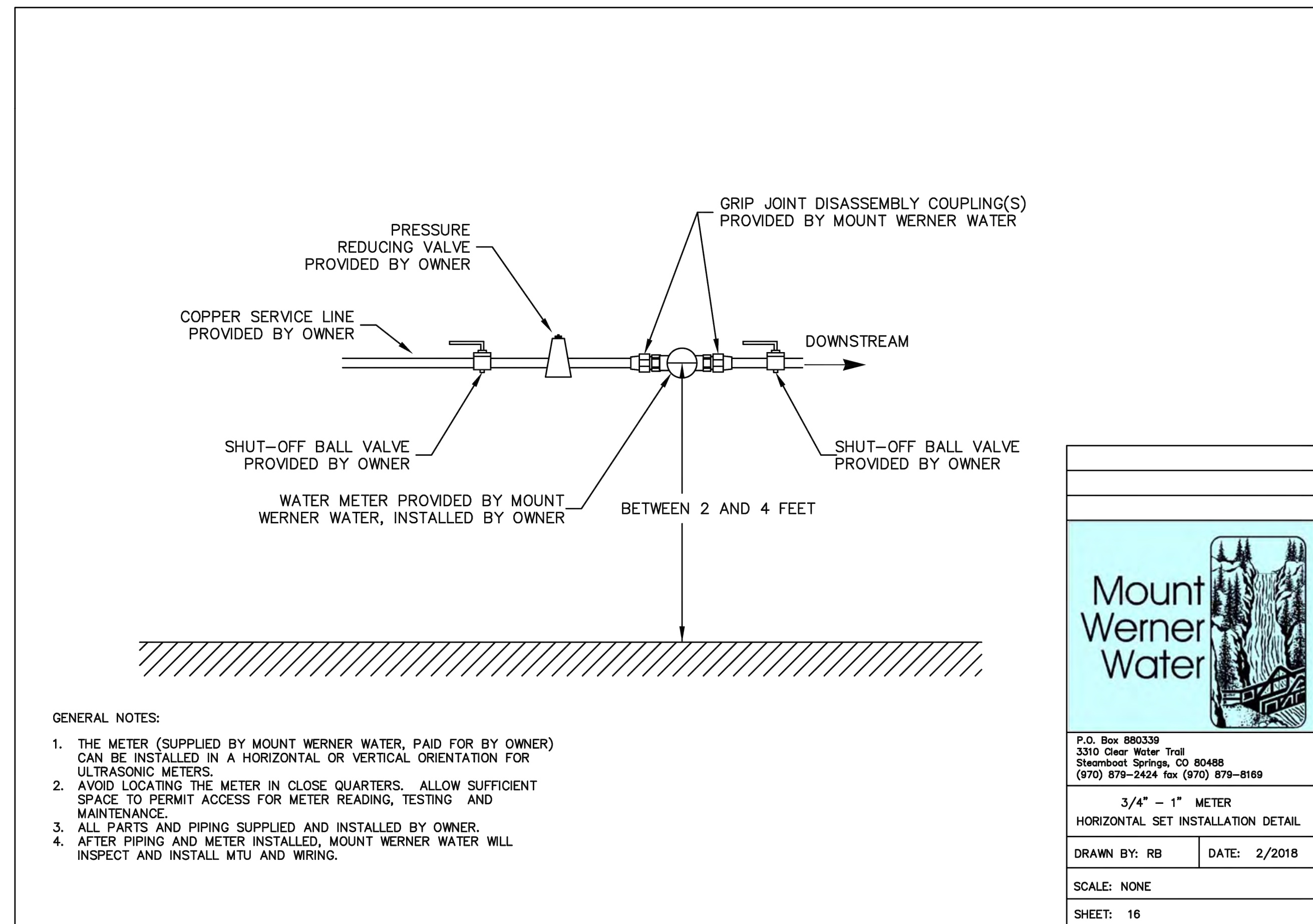
SERVICE LATERAL CONNECTION DETAIL

DRAWN BY: RF DATE: 11/2008

SCALE: NONE

SHEET: 13

3
C17 C17 SEWER SERVICE DETAIL
NOT TO SCALE



- GENERAL NOTES:
1. THE METER (SUPPLIED BY MOUNT WERNER WATER, PAID FOR BY OWNER) CAN BE INSTALLED IN A HORIZONTAL OR VERTICAL ORIENTATION FOR ULTRASONIC METERS.
 2. AVOID LOCATING THE METER IN CLOSE QUARTERS. ALLOW SUFFICIENT SPACE TO PERMIT ACCESS FOR METER READING, TESTING AND MAINTENANCE.
 3. ALL PARTS AND PIPING SUPPLIED AND INSTALLED BY OWNER.
 4. AFTER PIPING AND METER INSTALLED, MOUNT WERNER WATER WILL INSPECT AND INSTALL MTU AND WIRING.

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3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

40319
3/25/2024

3/4" - 1" METER
HORIZONTAL SET INSTALLATION DETAIL

DRAWN BY: RB DATE: 2/2018

SCALE: NONE

SHEET: 16

4
C17 C17 HORIZONTAL WATER METER DETAIL
NOT TO SCALE

REVISION	DESCRIPTION	DATE	PREPARED BY	DATE
REVISE	ELECTRIC SERVICE LINE LAYOUTS	5/28/2025	TJM	5/28/2025
UPDATE	RETAINING WALL AT POND	7/3/2025	CSR	7/3/2025
CIVIL	UPDATES	7/9/2025	CSR	7/9/2025
UPDATE	TO PATIO AREA	8/18/2025	CSR	8/18/2025
BOULDER	PROTECTION ABOVE EAST RETAINING WALL	12/5/2025	TJM	12/5/2025
CIVIL	UPDATES	3/25/2026	TJM	3/25/2026

MAY RIEGLER PROPERTIES
ROUIT COUNTY
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
MWW DETAILS 1

CITY OF STEAMBOAT SPRINGS

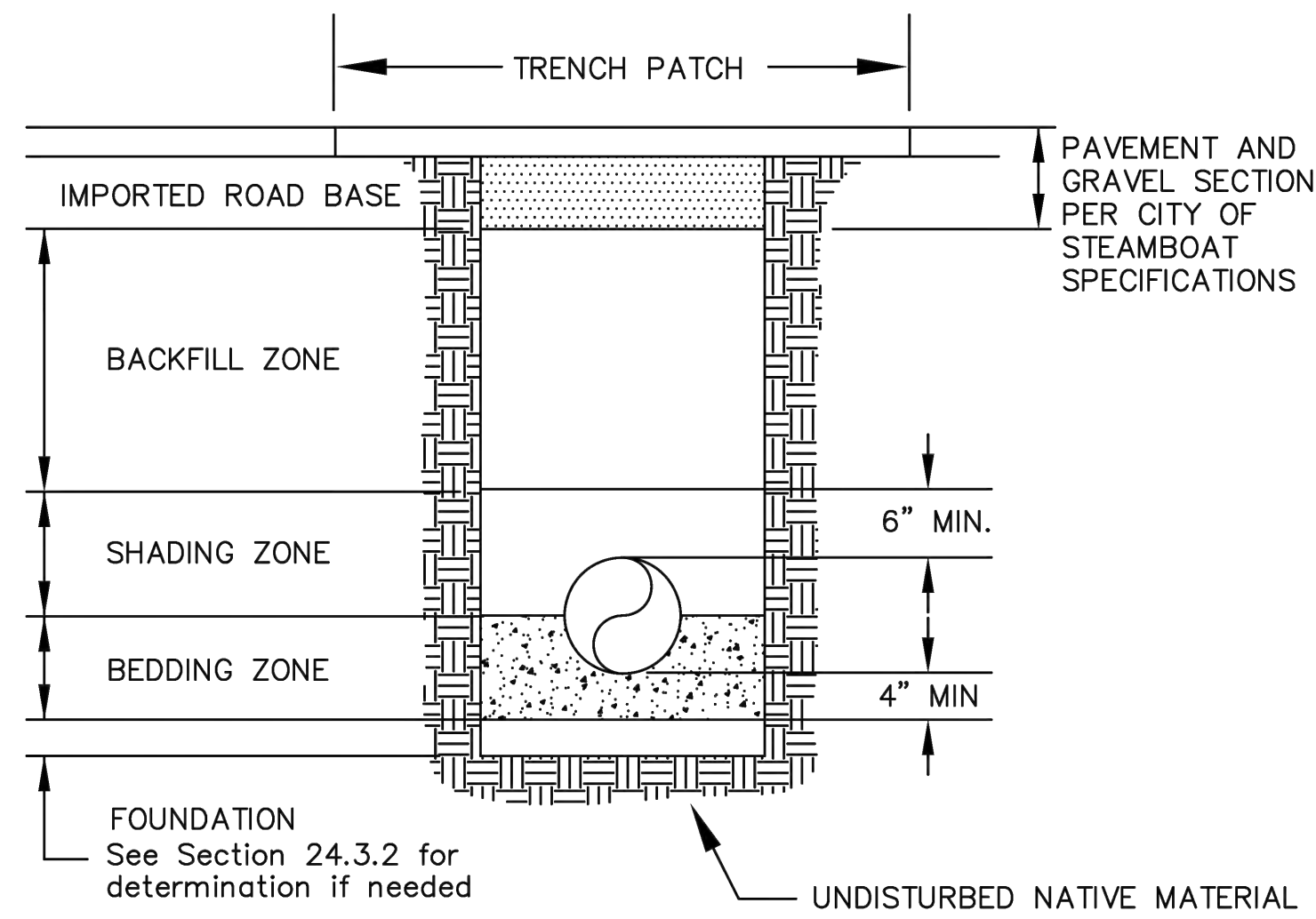
PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 4/05/2024
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC SURVEY DATE 5/29/2024
JOB NO. C020261
DRAWING NAME 20261 DETAILS-CD.dwg
SHEET 17 OF 23

C17

C:\020261 2075 Walton Creek Rd Townhomes\Drawings\Construction Documents\20261 DETAILS-CD.dwg, 3/25/2025 9:46:06 AM, Tim Maxwell



2. Added Pmnt. Sect. Note: 11/08
 1. Changed Company Name 1/00

REVISION HISTORY:

P.O. Box 880339
 3310 Clear Water Trail
 Steamboat Springs, CO 80488
 (970) 879-2424 fax (970) 879-8169

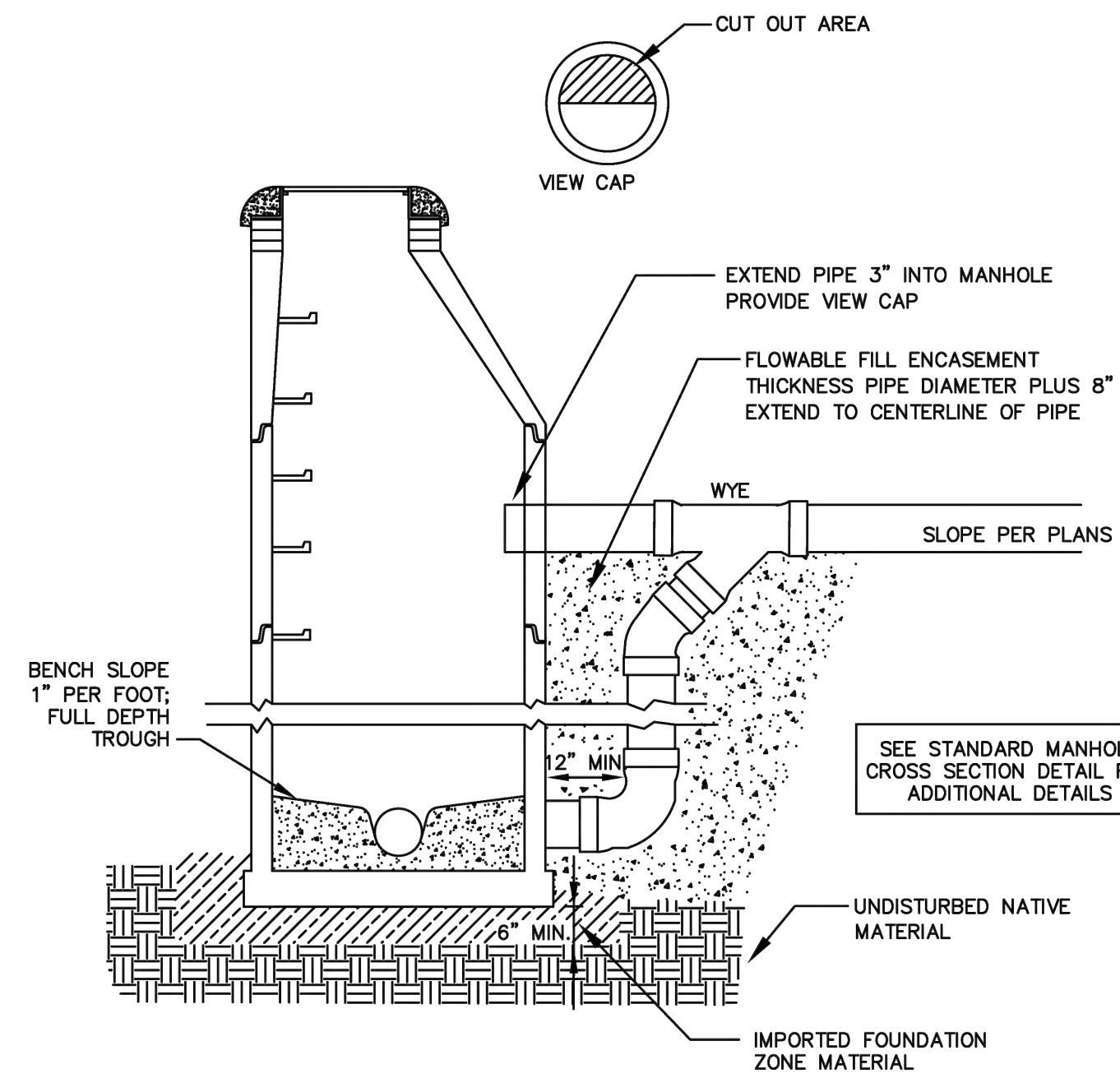
TRENCH CROSS SECTION AND PIPE EMBEDMENT DETAIL

DRAWN BY: RBS DATE: 2/2003

SCALE: NONE

SHEET: 1

1 TRENCH SECTION & PIPE EMBEDMENT DETAIL
 NOT TO SCALE



1. REVISED MH TROUGH 5/07

REVISION HISTORY:

P.O. Box 880339
 3310 Clear Water Trail
 Steamboat Springs, CO 80488
 (970) 879-2424 fax (970) 879-8169

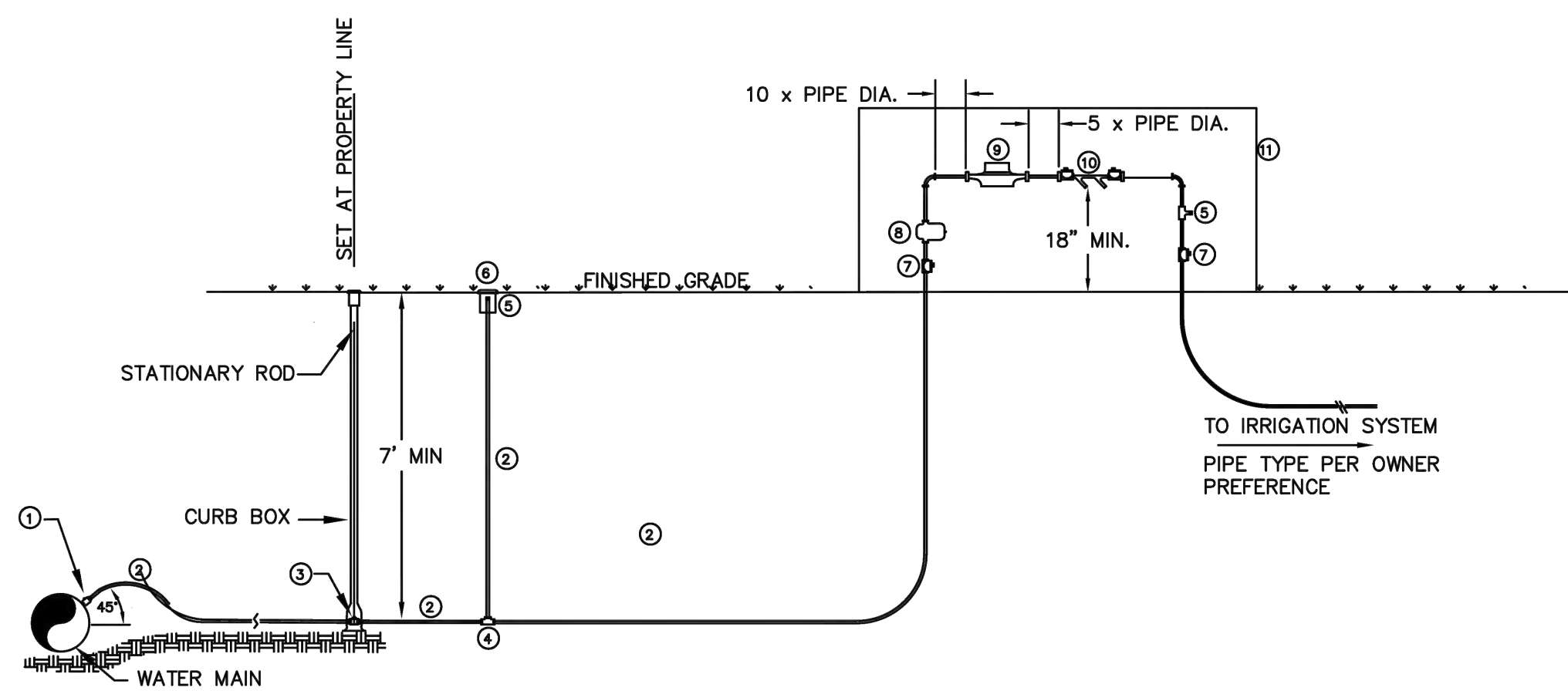
DROP MANHOLE DETAIL

DRAWN BY: RBS DATE: 2/2003

SCALE: NONE

SHEET: 9

2 DROP MANHOLE DETAIL
 NOT TO SCALE



1. Initial release 1/01

REVISION HISTORY:

P.O. Box 880339
 3310 Clear Water Trail
 Steamboat Springs, CO 80488
 (970) 879-2424 fax (970) 879-8169

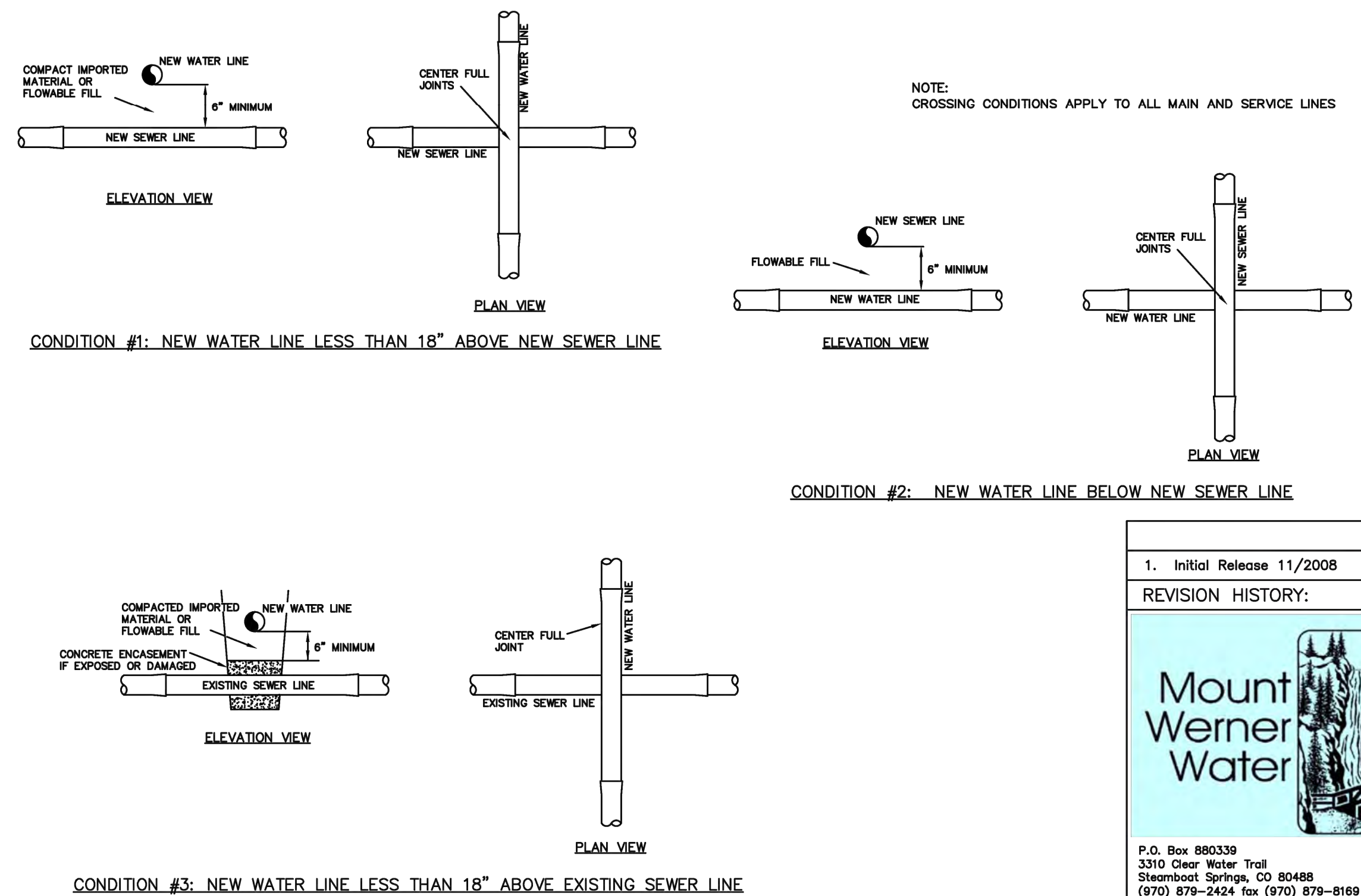
IRRIGATION SERVICE DETAIL

DRAWN BY: RBS DATE: 2/2003

SCALE: NONE

SHEET: 11

3 IRRIGATION SERVICE DETAIL
 NOT TO SCALE



1. Initial Release 11/2008

REVISION HISTORY:

P.O. Box 880339
 3310 Clear Water Trail
 Steamboat Springs, CO 80488
 (970) 879-2424 fax (970) 879-8169

WATER & SEWER CROSSINGS DETAIL

DRAWN BY: GLB DATE: 11/2008

SCALE: NONE

SHEET: 20

4 CROSSING CONDITION DETAILS
 NOT TO SCALE

BASELINE
 Engineering - Planning - Surveying
 169 HILTOP PKWY. SUITE 204 • STEAMBOAT SPRINGS, CO 80477
 P. 970.879.8225 • F. 970.879.8559 • www.baselinecorp.com

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

DATE: 5/28/2025
 PREPARED BY: TJM
 DATE: 7/3/2025
 DATE: 7/9/2025
 DATE: 8/18/2025
 DATE: 12/5/2025
 DATE: 3/25/2026

REVISION DESCRIPTION: REVISE ELECTRIC SERVICE LINE LAYOUTS
 UPDATE RETAINING WALL AT POND
 CIVIL UPDATES
 UPDATE TO PATIO AREA
 BOULDER PROTECTION ABOVE EAST RETAINING WALL
 CIVIL UPDATES

REVISION DATE: 5/28/2025
 DATE: 7/3/2025
 DATE: 7/9/2025
 DATE: 8/18/2025
 DATE: 12/5/2025
 DATE: 3/25/2026

ROUTT COUNTY
 MAY RIEGLER PROPERTIES
 WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 MWW DETAILS 2

CITY OF STEAMBOAT SPRINGS
 PREPARED UNDER THE DIRECT SUPERVISION OF

PROFESSIONAL ENGINEER
 40319
 3/25/25

FOR AND ON BEHALF OF
 BASELINE CORPORATION

INITIAL SUBMITTAL: 4/05/2024
 DRAWING SIZE: 24" X 36"
 SURVEY FIRM: LANDMARK, INC
 SURVEY DATE: 5/29/2024
 JOB NO.: C020261
 DRAWING NAME: 20261 DETAILS-CD.dwg
 SHEET 18 OF 23

C18

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DESIGNED BY	DATE	PREPARED BY	DATE
TJM	5/28/2025	TJM	5/28/2025
TJM	7/13/2025	CSR	7/13/2025
TJM	7/9/2025	CSR	7/9/2025
TJM	8/18/2025	CSR	8/18/2025
TJM	12/15/2025	TJM	12/15/2025
CSR	3/25/2026	TJM	3/25/2026

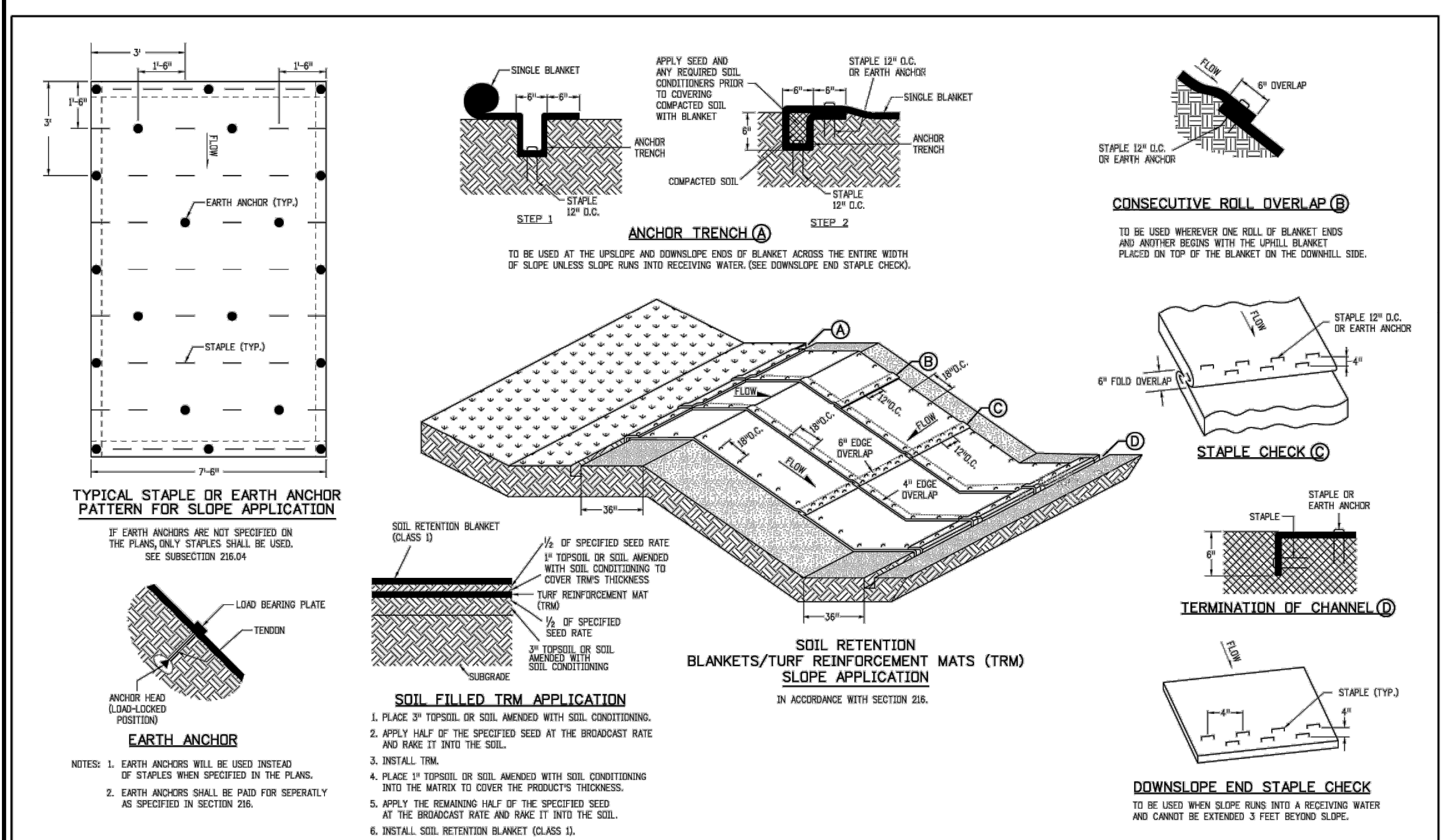
REVISION DESCRIPTION
 REVERSE ELECTRIC SERVICE LINE LAYOUTS
 UPDATE RETAINING WALL AT POND
 CIVIL UPDATES
 UPDATE TO POND AREA
 BOULDER PROTECTION ABOVE EAST RETAINING WALL
 CIVIL UPDATES

MAY RIEGLER PROPERTIES
 WALTON CREEK TOWNHOMES
 2075 WALTON CREEK ROAD
 EROSION CONTROL DETAILS 1

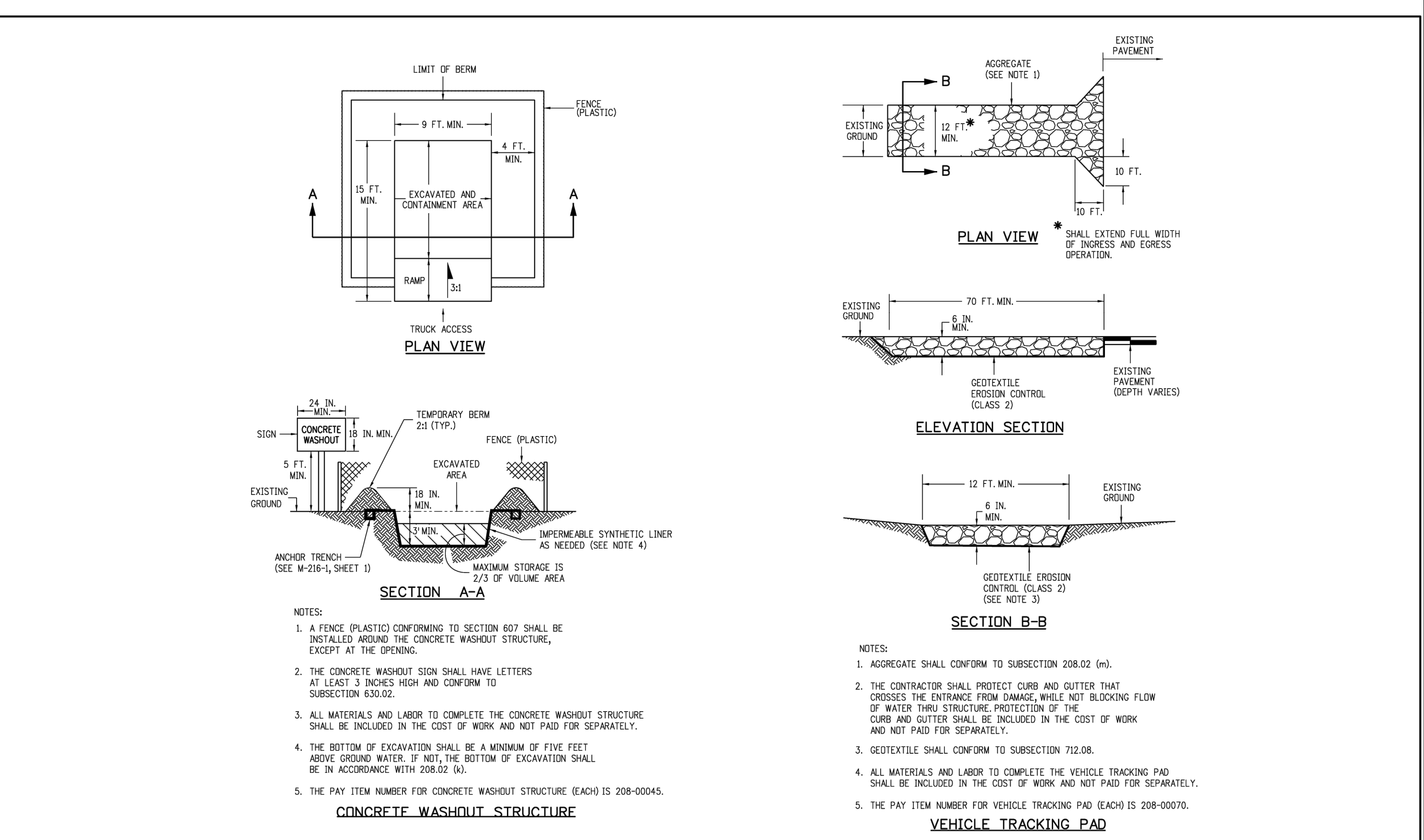
CITY OF STEAMBOAT SPRINGS
 ROUTT COUNTY

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 40319
 3/25/25
 PROFESSIONAL ENGINEER

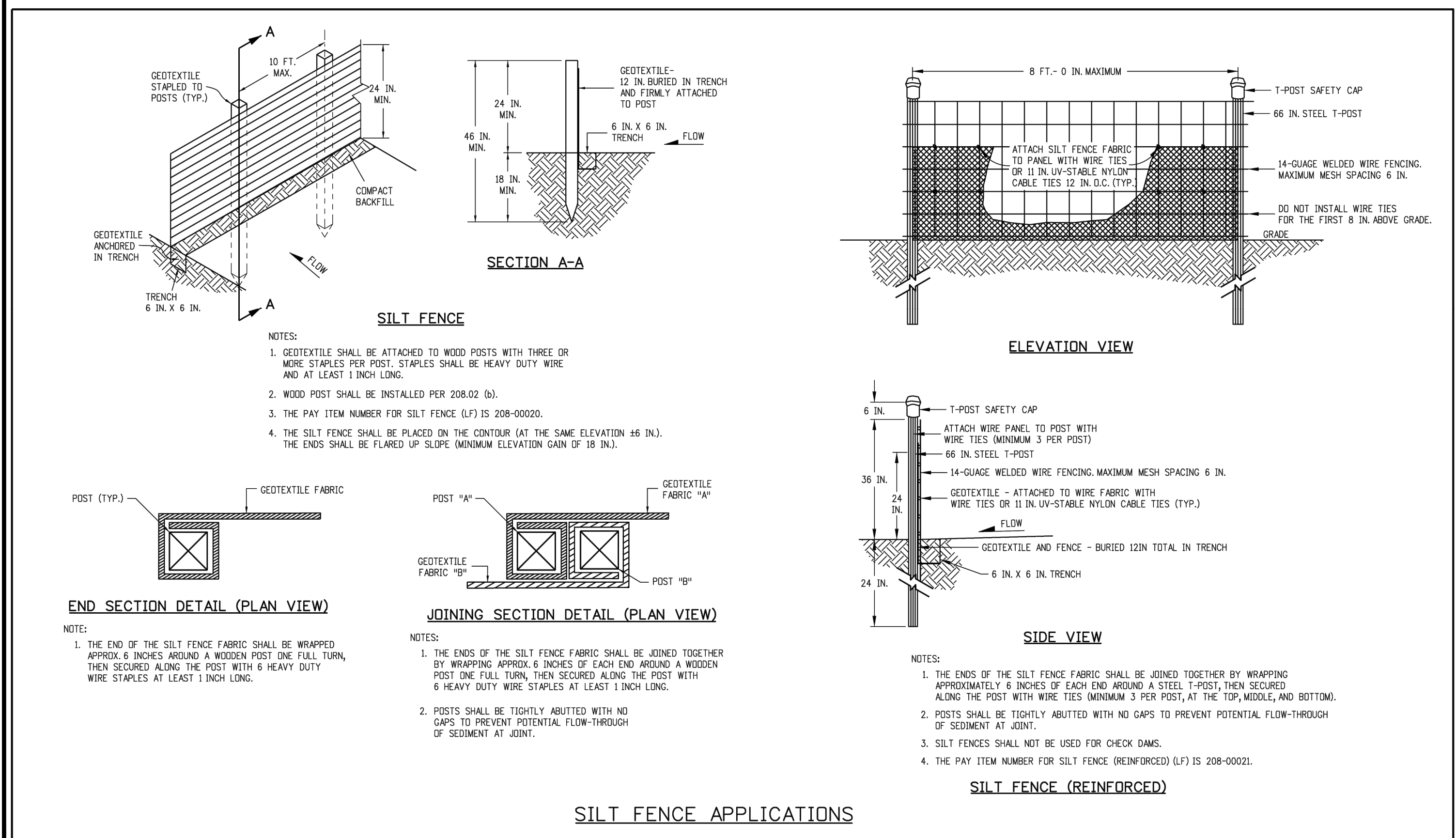
FOR SUBMITTAL 4/05/2024
 DRAWING SIZE 24" X 36"
 SURVEY FIRM SURVEY DATE
 LANDMARK, INC 5/29/2024
 JOB NO. C020261
 DRAWING NAME
 20261 DETAILS-CD.dwg
 SHEET 19 OF 23



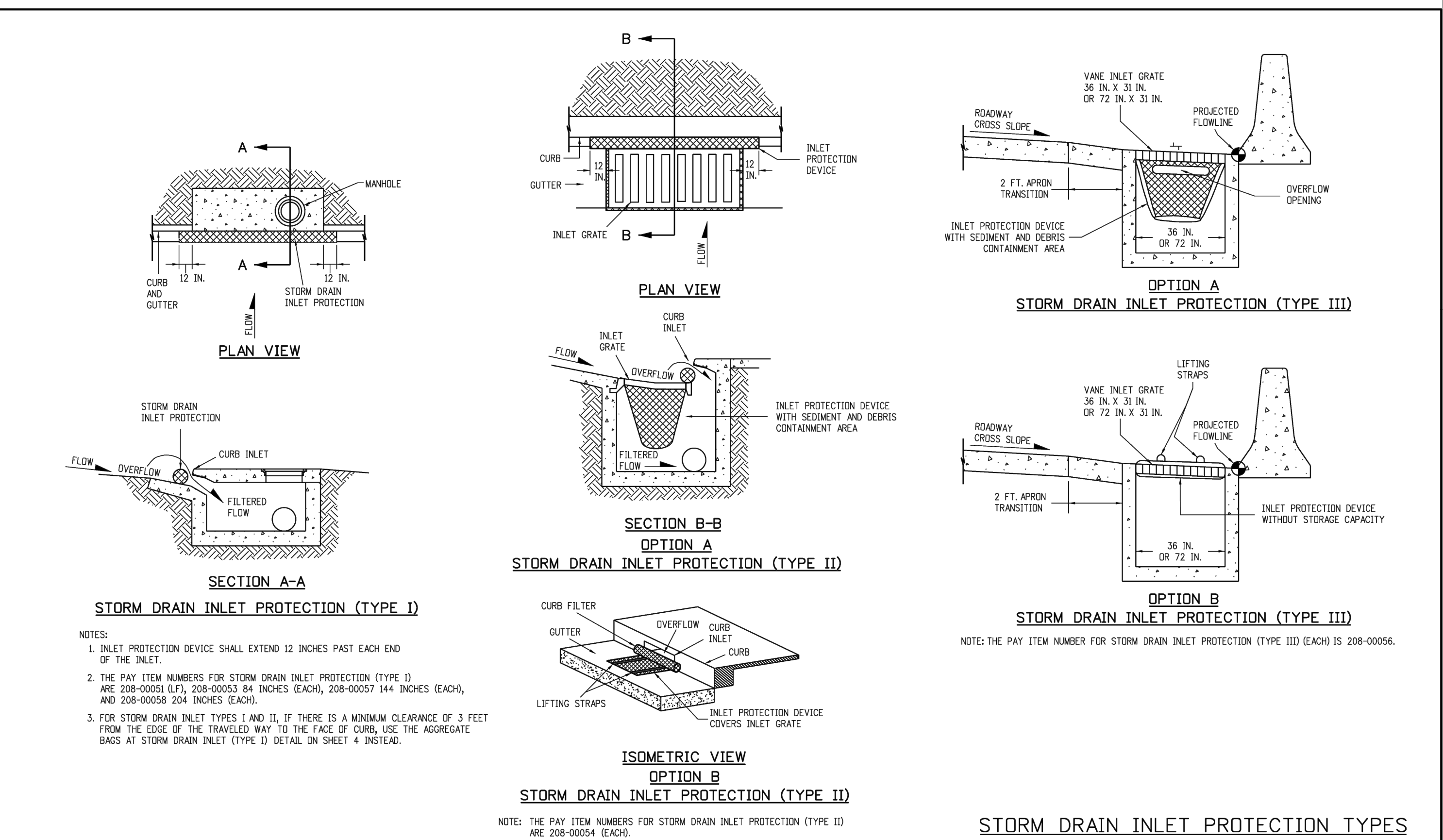
Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868	M-216-1
Designer Initials: JBK		Project Development Branch	Standard Sheet No. 2 of 2
Last Modification Date: 07/31/19		JBK	Project Sheet Number:
Detailer Initials: LTA			
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English			



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



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



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

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