

12/2021 2:08:43 PM

		APPROVAL STAMPS:
	NORTH	
20 0	20 40 60 Feet	
	1 inch = 20 ft.	
LEGEND:		
PROPOSED STORM SEWER		3 4-12-23 Substantial Conformance 2 5-27-22 DRT Comments
PROPOSED STORM INLET (CURB & AREA)		1 3-31-22 Addressed DRT Comments
PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR	6805	No. Date Description
EXISTING MAJOR CONTOUR		SUBMISSIONS & REVISIONS
EXISTING MINOR CONTOUR		OWNER
PROPOSED SWALE PROPOSED CURB & GUTTER	· · ·	
PROPERTY BOUNDARY		2201 WISCONSIN AVE NW
PROPOSED LOT LINE EXISTING RIGHT OF WAY		WASHINGTON DC 20007
FLOOD HAZARD LIMITS		
PROPOSED SPOT ELEVATION	00.10	
EXISTING SPOT ELEVATION	00.10 X	
PROPOSED OVERLAND FLOW DIRECTION W/SL		K A S A
PROPOSED CHANNELIZED FLOW DIRECTION W	/ SLOPE	KEVIN & ASAKO SPERRY ARCHITECTURE
EXISTING CHANNELIZED FLOW DIRECTION		3318 N. Columbus Street
NOTES		Arlington, VA 22207 T.312.636.3248 / 312.636.4252
		www.kasa-arch.com
1. THE SIZE, TYPE AND LOCATION OF ALL KI	NOWN UNDERGROUND UTILITIES	STRUCTURAL ENGINEER
ARE APPROXIMATE WHEN SHOWN ON TH RESPONSIBILITY OF THE DEVELOPER TO	ESE DRAWINGS. IT SHALL BE THE VERIFY THE EXISTENCE OF ALL	STEAMBOAT ENGINEERING
UNDERGROUND UTILITIES IN THE AREA O	F THE WORK. BEFORE	
RESPONSIBLE FOR LOCATING ALL UNKNOWN	GROUND UTILITIES	STEAMBOAT SPRINGS, CO 80487
RESPONSIBLE FOR FOR ALL UNKNOWN U		
2. ALL PROJECT DATA IS ON VERTICAL DATU FOR BENCHMARK REFERENCES.	JM; NAVD 88. SEE COVER SHEET	
3. ELEVATIONS FOR IMPROVEMENTS THAT	ARE CONTROLLED BY ADJACENT	M.E.P. & F.P. ENGINEERS
EXISTING FACILITIES (SUCH AS PROPOSE ASPHALT) MAY REQUIRE ADJUSTMENT BA	D GUTTERS ALONG EXISTING ASED ON ACTUAL CONDITIONS	
COORDINATE WITH ENGINEER TO ENSUR	E A CONSISTENT SECTION WITH	BOULDER ENGINEERING
SEE SOILS REPORT FOR PAVEMENT, SUB		BOULDER, CO 80302
PREPARATION, DESIGN AND RECOMMENT	DATIONS.	
5. ALL CURB SPOTS SHOWN ARE FLOWLINE	ELEVATIONS, UNLESS NOTED	
		CIVIL ENGINEER
VARY SUBSTANTIALLY BASED ON ACTUAL	CONDITION, CHUNKING, DAMAGE	LANDMARK ENGINEERING
SHOULD THEREFORE NOT BE CONSIDERE	ED ABSOLUTE OR STATIC AND	141 9TH STREET
ADDITIONAL IMPROVEMENTS SHOULD BE	ANTICIPATED.	STEAMBOAT SPRINGS, CO 80477
 PROVIDE POSITIVE DRAINAGE AWAY FRO LOCATIONS. NOTIFY ENGINEER IMMEDIAT 	M STRUCTURES AT ALL ELY IF CONDITIONS APPEAR TO	
PREVENT POSITIVE DRAINAGE FOR A MIN FOUNDATION.	IMUM DISTANCE OF 10-FT FROM	
(FROM C.002 - NOTE #28) DIMENSIONS FOR LAY	YOUT AND CONSTRUCTION ARE	LANDSCAPE ARCHITECT
NOT TO BE SCALED FROM ANY DRAWING. IF PE	RTINENT DIMENSIONS OR	
AND ANNOTATE THE PROVIDED DIMENSION ON	I THE AS-BUILT RECORD	
URAWINGS. CONTOURS ARE NOT SUITABLE FC	R JUNSTRUCTION LAYOUT.	
BLANKET EASEMENT NOTE		
A PRIVATE RI ANKET EASEMENT OUTSIDE ()F BUII DING FN1/FI OPES (PE·	
PRELIMINARY PLAT) FOR INSTALLATION AN SNOW REMOVAL AND STORAGE DRAWLAG	D MAINTENANCE OF UTILITIES,	GENERAL CONTRACTOR
WELL AS PARKING AND CROSS PARKING A	SSIGNMENTS, WILL BE CREATED	
DI SEPARATE INSTRUMENT AND RECORDE PLAT.	WITH THE SUBUIVISION FINAL	
THIS PRIVATE BLANKET EASEMENT IS IN AI	DDITION TO THE PUBLIC ACCESS,	
DRAINAGE, AND WATER/SEWER EASEMENT OF STEAMBOAT SPRINGS.	S TO BE DEDICATED TO THE CITY	
		5 I EAMBOA I
		RASECAMP
		1901 CURVE PLAZA STEAMBOAT SPRINGS. CO 80487
		DRAWING TITLE
		DETAILED CIVIL
		GRADING & DRAINAGE
		PLAN (1 OF 2)
		SEAL DATE:
		5/4/22
		DRAWN BY:
CALL UTILITY NOTIFICATION (COLORADO	JENTER OF	EG
ົ		CHECKED BY:
		PROJECT NO:
Know what's below		2387-004
Call before you		DRAWING NO:
GALL 2 BUSINESS DAYS IN ADVANCE DIG, GRADE, OR EXCAVATE FOR THE UNDERGROUND MEMBER LITH	MARKING OF ITIES.	C 310



NORTH	
	Feet
(IN FEET) 1 inch = 20 ft.	
I EGEND.	
PROPOSED STORM INLET (CURB & AREA)	3 4-12-23 Substantial Conformance 2 5-27-22 DRT Comments
PROPOSED MAJOR CONTOUR 6805	1 3-31-22 Addressed DRT Comment No. Date Description
EXISTING MAJOR CONTOUR — — — — 6805 — — — — — EXISTING MINOR CONTOUR — — — — 6805 — — — — —	SUBMISSIONS & REVISION
PROPOSED SWALE	
PROPERTY BOUNDARY PROPOSED LOT LINE	2201 WISCONSIN AVE NW SUITE 200
EXISTING RIGHT OF WAY	WASHINGTON DC 20007
PROPOSED SPOT ELEVATION	ARCHITECT
EXISTING SPOT ELEVATION 00.10 X	
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	K A S
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE Image: Comparison of the state of	KEVIN & ASAKO SPERRY ARCHITECTL 3318 N. Columbus Street
NOTES:	Arlington, VA 22207 T.312.636.3248 / 312.636.4252
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES	STRUCTURAL ENGINEER
ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL	
COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE	2740 ACRE LANE, STE. E STEAMBOAT SPRINGS, CO 80487
 RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE COVER SHEET 	
FOR BENCHMARK REFERENCES. 3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT	M.E.P. & F.P. ENGINEERS
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	BOULDER ENGINEERING
SMOOTH TRANSITIONS WHERE NECESSARY.	1717 15TH STREET BOULDER, CO 80302
4. SEE SOLS REPORT FOR PAVEILIENT, 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.	CIVIL ENGINEER
 LIMITS OF EXISTING FACILITIES OR MATERIALS SHOWN AS REMAINING MAY VARY SUBSTANTIALLY BASED ON ACTUAL CONDITION, CHUNKING, DAMAGE DURING CONSTRUCTION OR OTHER DISCOVERIES. LIMITS OF WORK 	LANDMARK ENGINEERING
SHOULD THEREFORE NOT BE CONSIDERED ABSOLUTE OR STATIC AND ADDITIONAL IMPROVEMENTS SHOULD BE ANTICIPATED.	141 9TH STREET PO BOX 774943 STEAMBOAT SPRINGS, CO 80477
 PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT ALL LOCATIONS. NOTIFY ENGINEER IMMEDIATELY IF CONDITIONS APPEAR TO PREVENT POSITIVE DRAINAGE FOR A MINIMUM DISTANCE OF 10-FT FROM 	
FOUNDATION.	LANDSCAPE ARCHITECT
(FROM C.002 - NOTE #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.	
BLANKET EASEMENT NOTE:	
A PRIVATE BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES (RE: PRELIMINARY PLAT) FOR INSTALLATION AND MAINTENANCE OF UTILITIES, SNOW PEMOVAL AND STORAGE DEPAINAGE DEPERTMENT AND STORAGE AND	GENERAL CONTRACTOR
WELL AS PARKING AND CROSS PARKING ASSIGNMENTS, WILL BE CREATED BY SEPARATE INSTRUMENT AND RECORDED WITH THE SUBDIVISION FINAL	
PLAT. THIS PRIVATE BLANKET EASEMENT IS IN ADDITION TO THE PUBLIC ACCESS,	
DRAINAGE, AND WATER/SEWER EASEMENTS TO BE DEDICATED TO THE CITY OF STEAMBOAT SPRINGS.	
	PROJECT LOCATION
	STEAMBOAT
	BASECAMP
	1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487
	GRADING & DRAINA PLAN
CALL UTILITY NOTIFICATION CENTER OF	DRAWN
COLORADO	CHECKE
Know what's below	PROJEC 2387-00-
Call before you dig.	DRAWING NO: