

0/2021 2-08-43 PM

	APPROVAL STAMPS:
NORTH	
30 0 30 60 90 Fee	t
( IN FEET )	
1  inch = 30  ft.	
LEGEND:	
PROPERTY BOUNDARY	
FINAL MAJOR CONTOUR       — — — — 6805 — — — — —         FINAL MINOR CONTOUR       — — — — 6805 — — — — — —	
PR CURB & GUTTER	
STACKED BOULDER SLOPE (BY OTHERS)	
PR GV, FH & CS M A	
PR SANITARY SEWER MH & C.O.	4 6-1-23 DRT Comments
EXISTING SANITARY SEWER MH	34-12-23Substantial Conformance25-27-22DRT Comments
PR STORM SEWER METAL F.E.S. WITH RIPRAP	1         3-31-22         Addressed DRT Comments           No.         Date         Description
_	SUBMISSIONS & REVISIONS
PR CDOT STORM STRUCTURES	OWNER
SIGN	MAY REIGLER PROPERTIES
CABLE PEDESTAL	2201 WISCONSIN AVE NW SUITE 200 WASHINGTON DC 20007
TELEPHONE PEDESTAL AND MANHOLE/VAULT	
	ARCHITECT
UTILITY POLE AND GUY WIRE	K A S A
	KEVIN & ASAKO SPERRY ARCHITECTURE
NOTES:	3318 N. Columbus Street Arlington, VA 22207
I. 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	T.312.636.3248 / 312.636.4252 www.kasa-arch.com
UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE	STRUCTURAL ENGINEER
RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.	STEAMBOAT ENGINEERING
<ol> <li>ALL PROJECT DATA IS ON VERTICAL DATUM; NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.</li> </ol>	AND DESIGN, INC 2740 ACRE LANE, STE. E
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT	STEAMBOAT SPRINGS, CO 80487
EXISTING FACILITIES (SUCH AS PR GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.	M.E.P. & F.P. ENGINEERS
<ol> <li>SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.</li> </ol>	BOULDER ENGINEERING
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE, ALL OTHER SPOTS ARE FINISHED GRADE FLEVATIONS	1717 15TH STREET BOULDER, CO 80302
6. 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 SHOULD THEREFORE NOT BE CONSIDERED ABSOLUTE OR STATIC AND ADDITIONAL IMPROVEMENTS SHOULD BE ANTICIPATED.	CIVIL ENGINEER
7. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST	LANDMARK ENGINEERING 141 9TH STREET
EDITION.	PO BOX 774943 STEAMBOAT SPRINGS, CO 80477
VC VERTICAL CURB AND GUTTER (CDOT TYPE 2, SECTION IIB)	
SC SPILL CURB (CDOT TYPE 2, SECTION IB)	LANDSCAPE ARCHITECT
AW SIDEWALK WITH ATTACHED CURB AND GUTTER	
VP VALLEY PAN (CDOT TYPE 2 GUTTER)	
SW SIDEWALK	
CR CURB RAMP	GENERAL CONTRACTOR
BLANKET EASEMENT NOTE:	
A PRIVATE BLANKET EASEMENT OUTSIDE OF BUILDING ENVELOPES (RE: PRELIMINARY PLAT) FOR INSTALLATION AND MAINTENANCE OF UTILITIES,	
SNOW REMOVAL AND STORAGE, DRAINAGE, PEDESTRIAN, LANDSCAPING, AS WELL AS PARKING AND CROSS PARKING ASSIGNMENTS, WILL BE CREATED	
BY SEPARATE INSTRUMENT AND RECORDED WITH THE SUBDIVISION FINAL PLAT.	
THIS PRIVATE BLANKET EASEMENT IS IN ADDITION TO THE PUBLIC ACCESS, DRAINAGE, AND WATER/SEWER EASEMENTS TO BE DEDICATED TO THE CITY	STEAMBOAT
OF STEAMBOAT SPRINGS.	BASECAMP
	1901 CURVE PLAZA STEAMBOAT SPRINGS, CO 80487
	DRAWING TITLE
	CIVIL
	SITE PLAN
	SEAL DATE:
	SEAL DATE: 5/4/22
	DRAWN BY
CALL UTILITY NOTIFICATION CENTER OF COLORADO	EG
	CHECKED
	PROJECT
Know what's below.	2387-004
Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF	DRAWING NO: