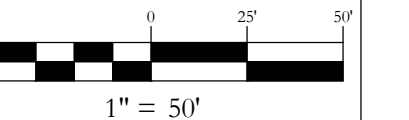


440 S. Lincoln Ave, Suite 4A
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(970)-871-6772
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No.	DATE	REVISIONS	
		INT	MDM
1	3/13/2023	DRT REVIEW & RESPONSE	MDM
2	6/16/2023	DRT REVIEW & RESPONSE	MDM

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

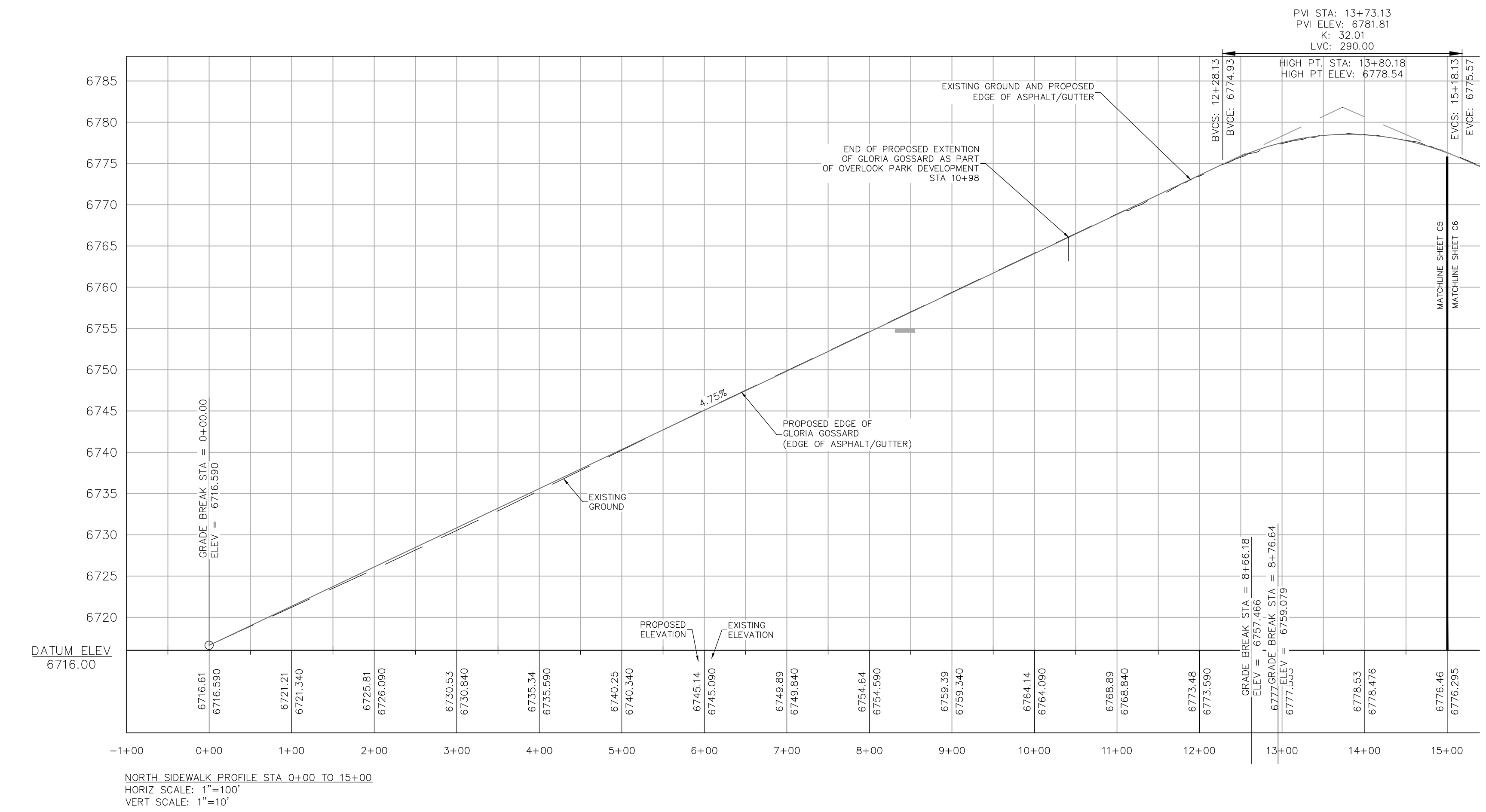
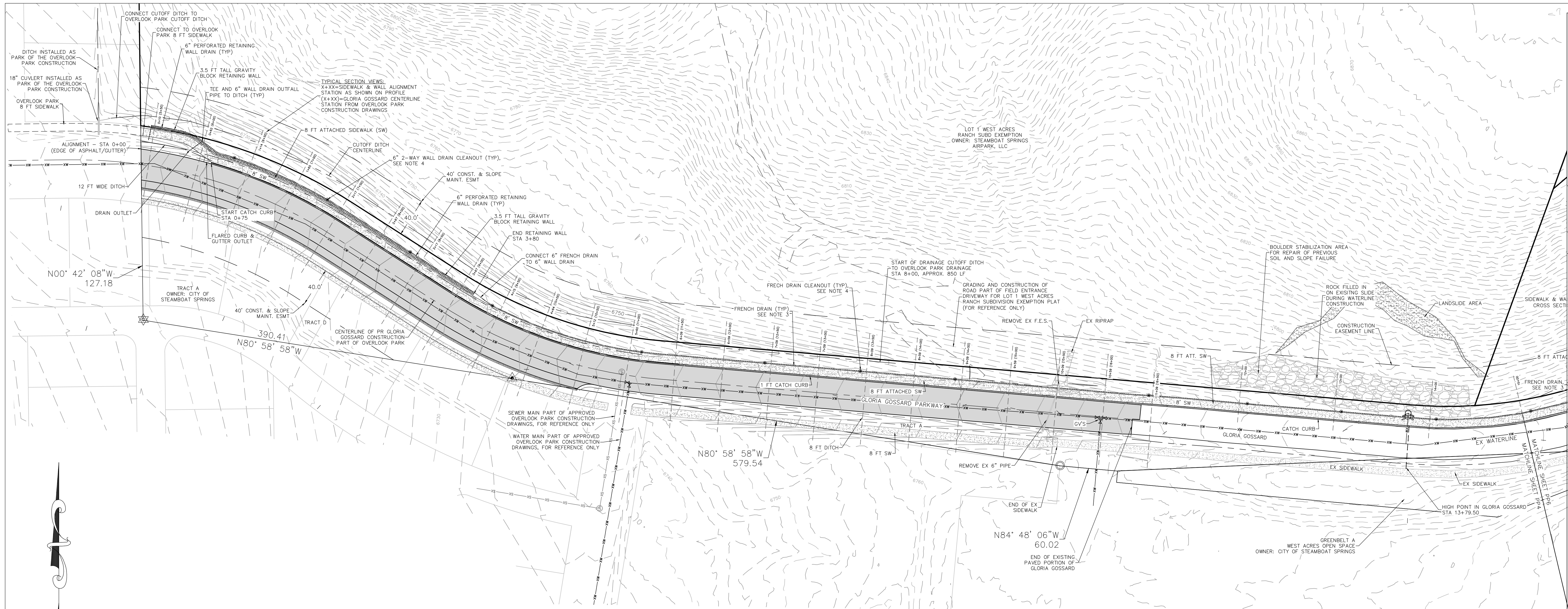
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

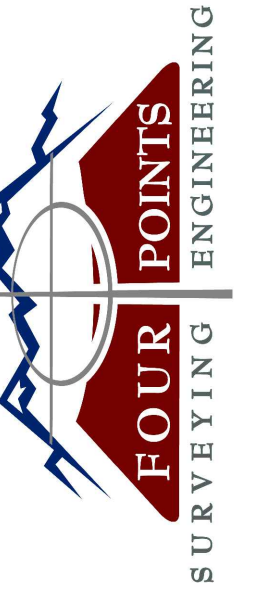
DRAWING:
**SIDEWALK & STORM
SEWER PLAN #1**

SHEET #

PP5



- NOTES
1. PRIOR TO CONSTRUCTION PLANS, A SLOPE STABILITY PLAN IS REQUIRED BY A GEOTECHNICAL ENGINEER FOR ALL SLOPES IMPACTED BY THE CONSTRUCTION OF THE SIDEWALK ON THE NORTH SIDE OF GLORIA GOSSARD PARKWAY.
 2. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET PP6.
 3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP7.
 4. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.
 5. INSTALL A 6" PVC 2-WAY CLEANOUT FOR THE PERFORATED PVC WALL DRAIN.
 6. SEE SHEETS PP14 AND PP16 FOR GLORIA GOSSARD CONSTRUCTION INFORMATION.



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No.	DATE	REVISIONS	INT	
			MDM	MDM
1	9/2/2022	DRT REVIEW & RESPONSE		
2	6/16/2023	DRT REVIEW & RESPONSE		

**STEAMBOAT AIRPARK
 PRELIMINARY PLAT
 LOT 1, WEST ACRES RANCH SUBDIVISION
 GLORIA GOSSARD PARKWAY
 STEAMBOAT SPRINGS, CO 80487**

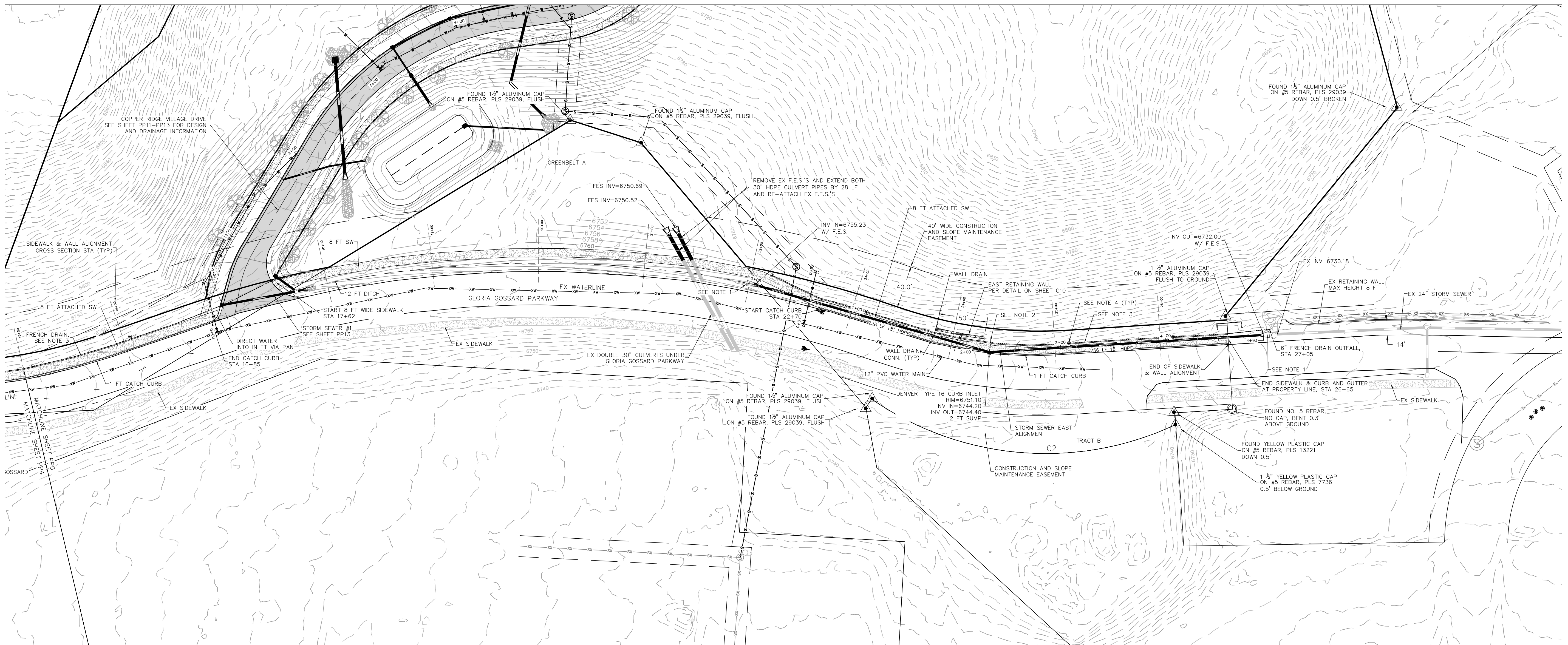
Horizontal Scale

 1" = 50'
Contour Interval = 2 ft
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

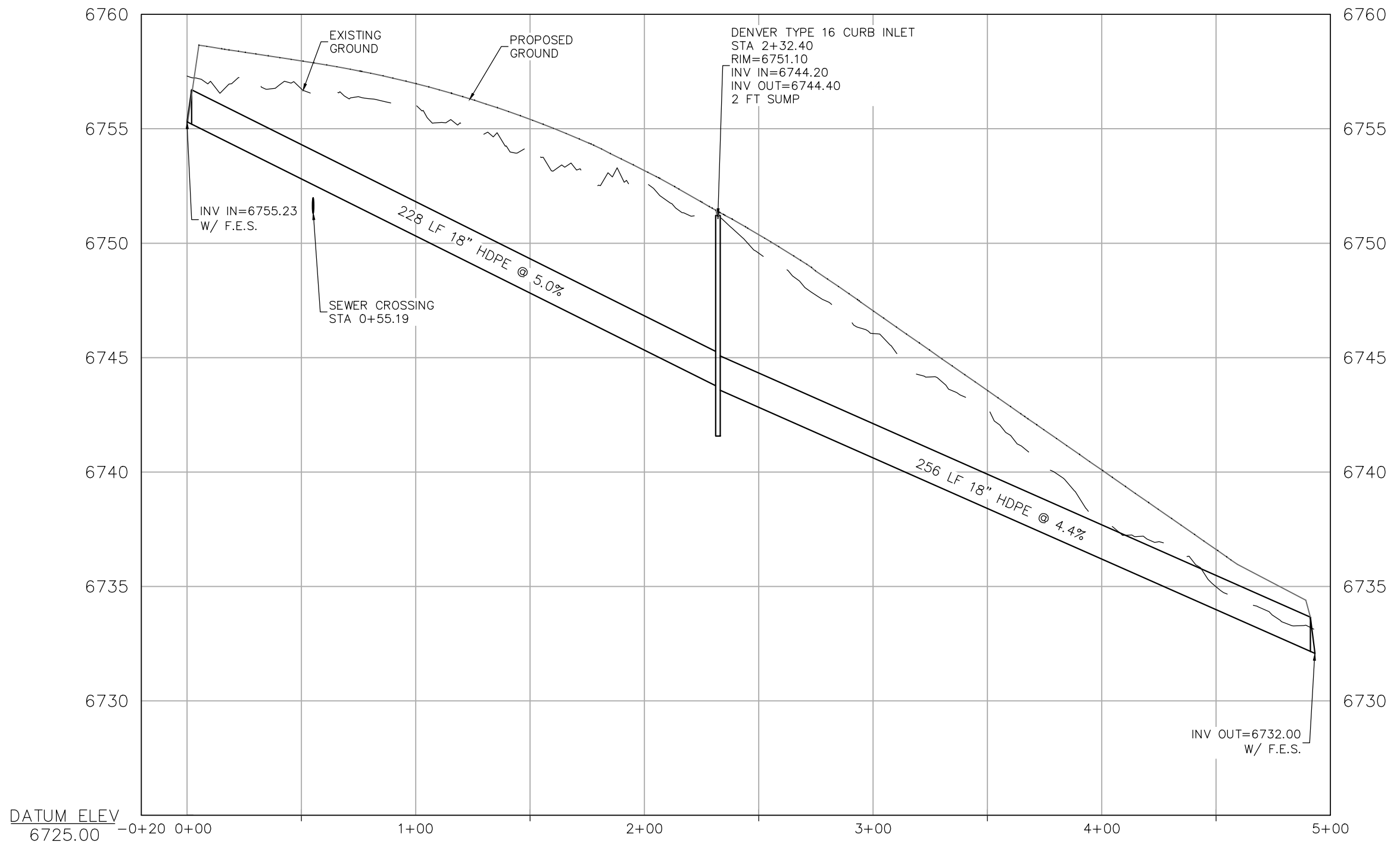
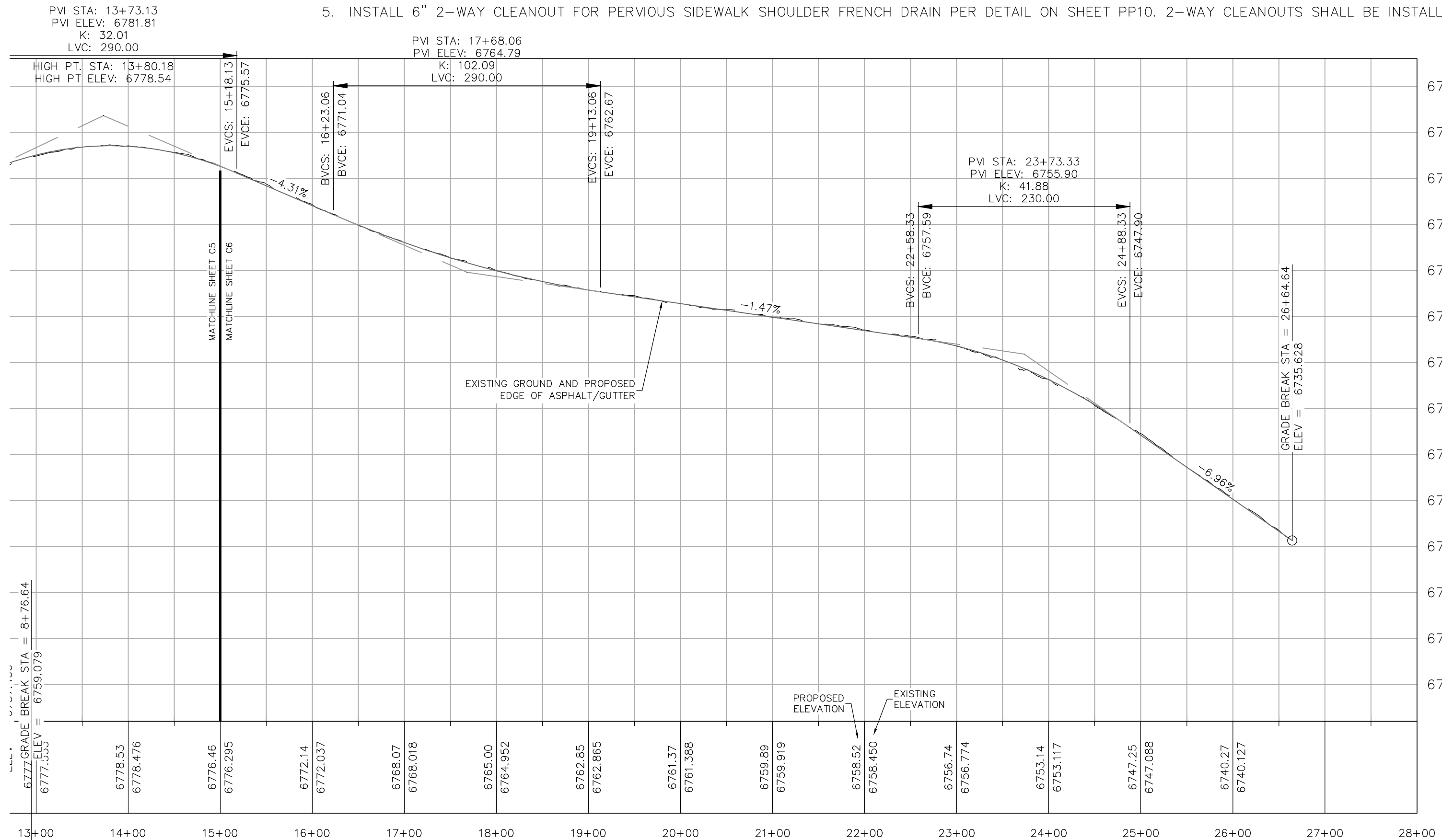
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
SIDEWALK & STORM SEWER PLAN #2

SHEET #
PP6



- NOTES**
1. PRIOR TO CONSTRUCTION PLANS, A SLOPE STABILITY PLAN IS REQUIRED BY A GEOTECHNICAL ENGINEER FOR ALL SLOPES IMPACTED BY THE CONSTRUCTION OF THE SIDEWALK ON THE NORTH SIDE OF GLORIA GOSSARD PARKWAY.
 2. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
 3. PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN. INSTALL 6" TEE AND INSTALL SOLID 6" PVC TO TYPE 16 INLET.
 4. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP10.
 5. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET PP10. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.



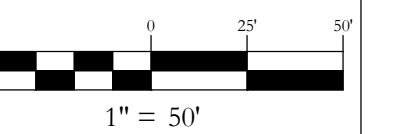
SIDEWALK PROFILE STA 15+00 TO 27+15
 HORIZ SCALE: 1"=100'
 VERT SCALE: 1"=10'

STORM SEWER EAST PROFILE
 HORIZ SCALE: 1"=50'
 VERT SCALE: 1"=5'

INT	MDM	MDM
REVISIONS	DATE	DESCRIPTION
1	3/13/2023	DRT REVIEW & RESPONSE
2	6/16/2023	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK
PRELIMINARY PLAN
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



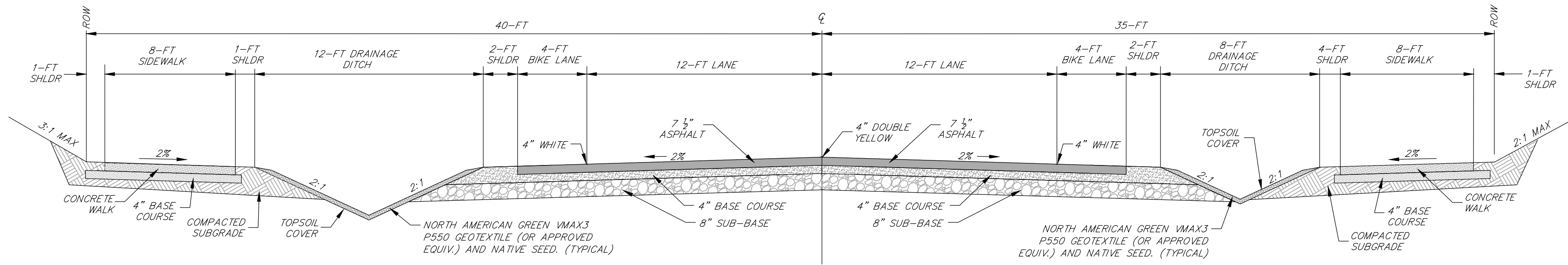
DATE: 4-22-2022
JOB #: 1670-001
DRAWN BY: MDM/JLW
DESIGN BY: MDM/JLW
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

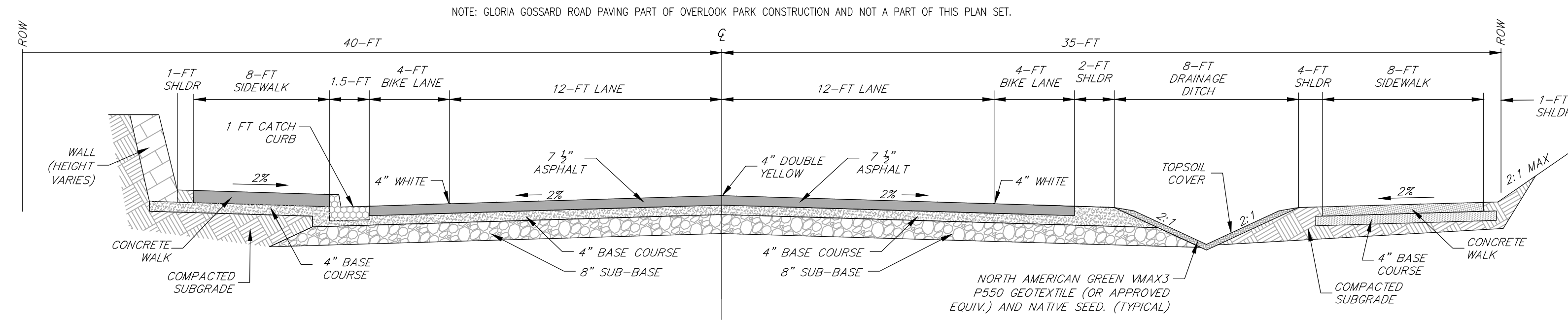
DRAWING:

SHEET #

PP9

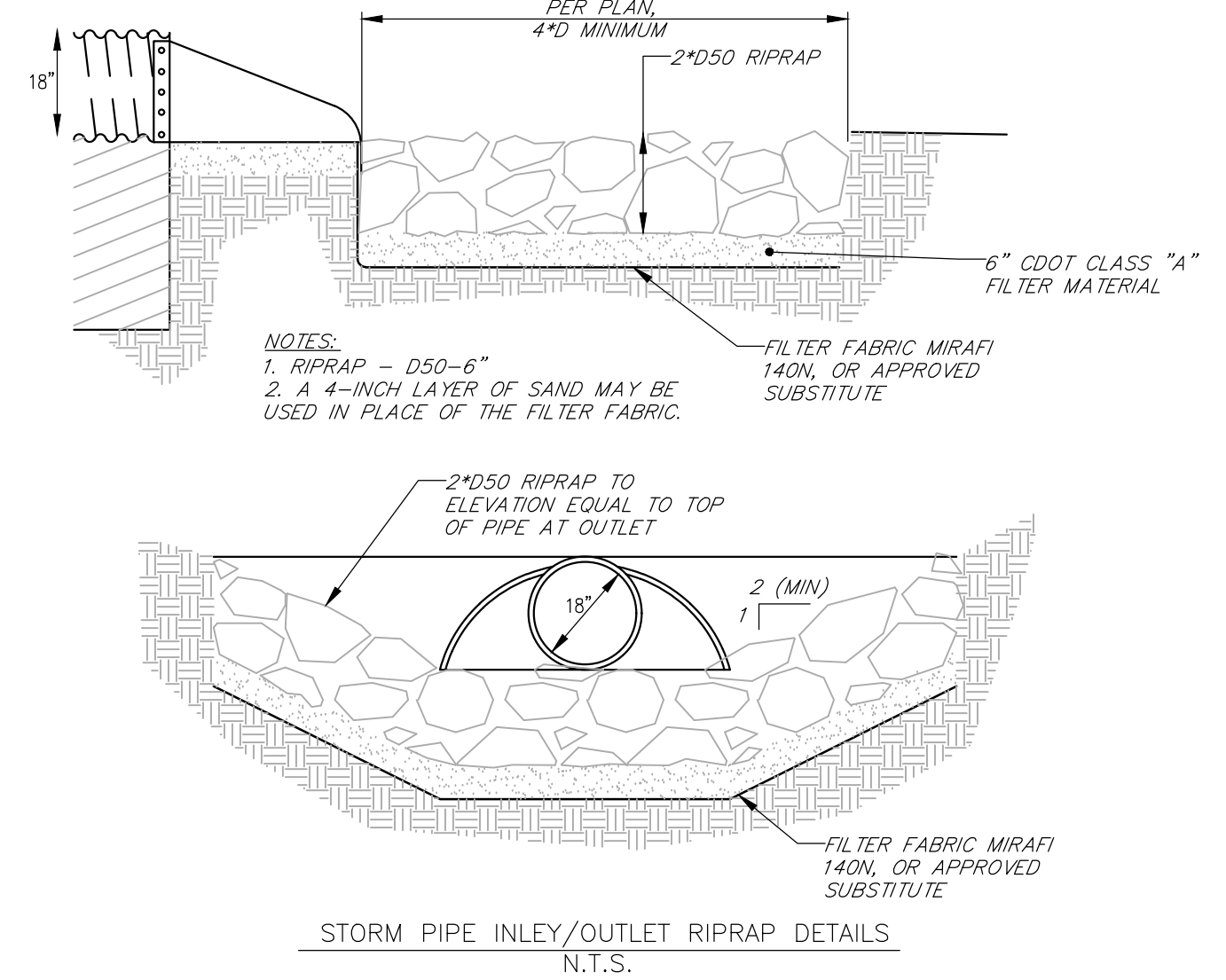


GLORIA GOSSARD - DETACHED WALK

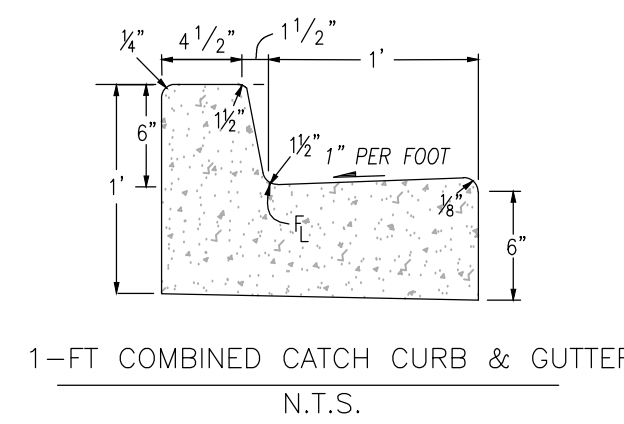


GLORIA GOSSARD - ATTACHED WALK

NOTE: GLORIA GOSSARD ROAD PAVING PART OF OVERLOOK PARK CONSTRUCTION AND NOT A PART OF THIS PLAN SET.

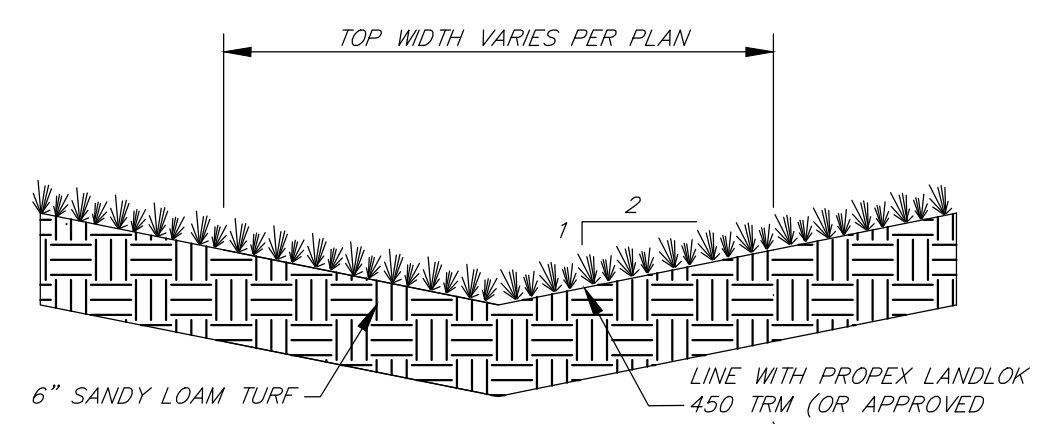


STORM PIPE INLET/OUTLET RIPRAP DETAILS
N.T.S.

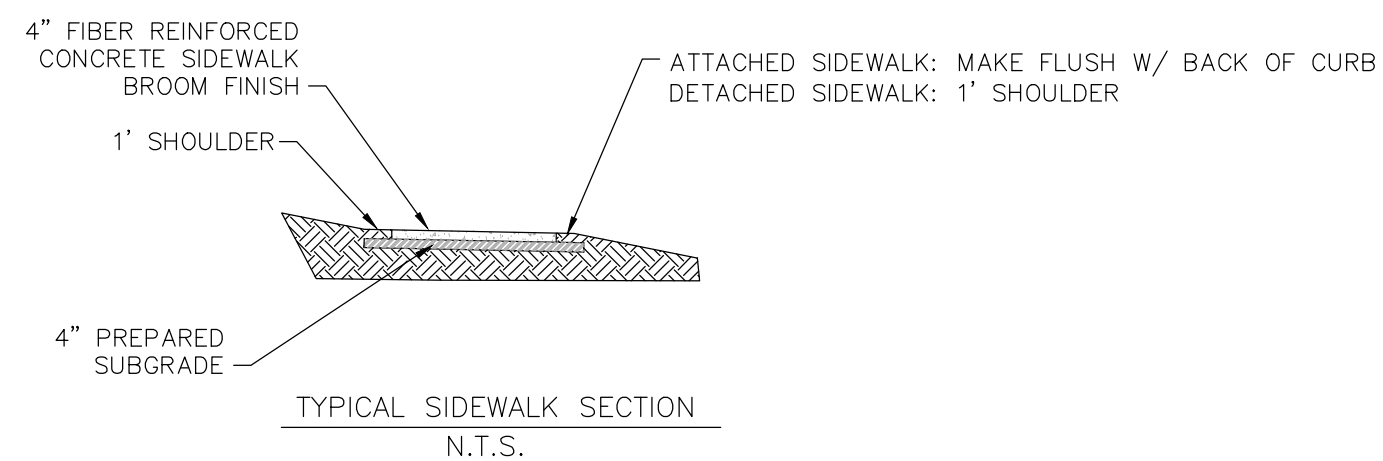


CURB NOTES

1. CONCRETE SHALL BE CLASS B
2. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

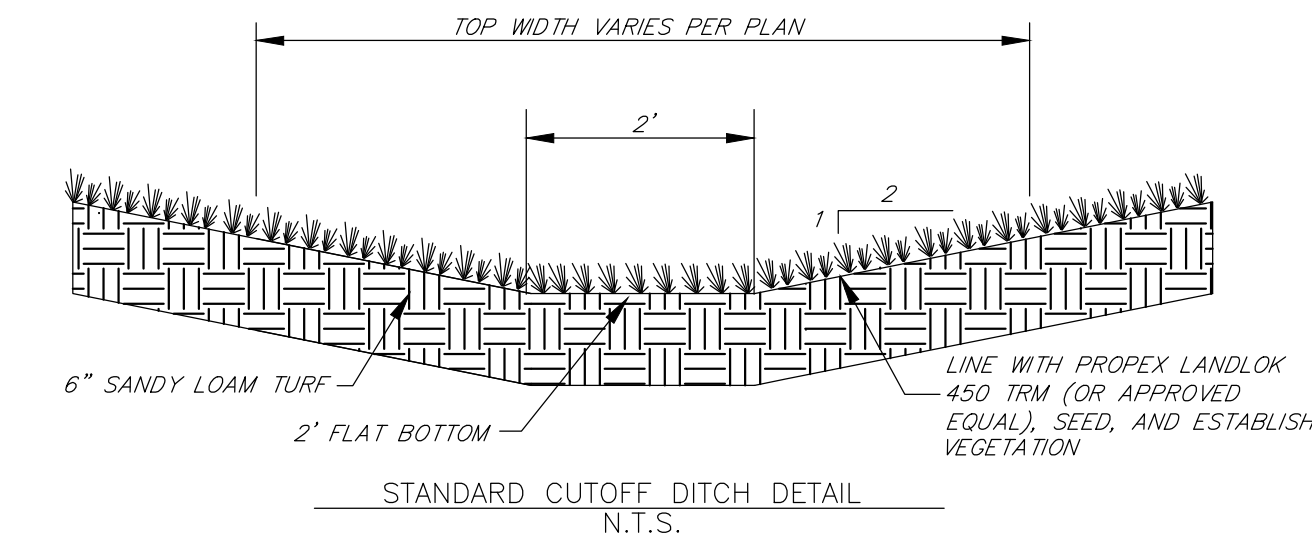


STANDARD ROADSIDE DITCH DETAIL
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.

- SIDEWALK AND SIDEWALK RAMP NOTES:
1. ALL SIDEWALKS SHALL HAVE 2% SLOPE UNLESS SPECIFIED OTHERWISE IN GRADING PLAN. ALL SIDEWALKS SHALL BE SLOPED AWAY FROM BUILDINGS.
 2. CONCRETE SHALL BE CLASS B WITH FIBER REINFORCEMENT.
 3. CONTRACTION JOINTS SHALL BE INSTALLED A MAXIMUM OF 10' OC
 4. CONTROL JOINTS SHALL RECEIVE JOINT SEALANT
 5. EXPANSION JOINTS SHALL BE USED AT ABUTTING ASPHALT AND PROPOSED SIDEWALK AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER. JOINTS SHALL BE 3/4" WIDE WITH 1/2" DEPTH OF JOINT SEALER.
 6. EXPANSION JOINTS SHALL BE USED AT ABUTTING STRUCTURE AND SIDEWALKS AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER.
 7. CONTRACTION JOINTS SHALL BE 1" DEEP AND 3/8" WIDE WITH 1/4" FORMED RADIUS. MAXIMUM 6' SPACING CENTER TO CENTER.



STANDARD CUTOFF DITCH DETAIL
N.T.S.

- DITCH NOTES:
1. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 2. TRM FABRIC WIDTH IN DITCH SHALL BE THE WIDTH OF THE STANDARD ROLL, I.E. 8 FEET.
 - 2.1. MIDDLE OF ROLL SHALL BE IN LINE WITH THE CL OF THE DITCH.

