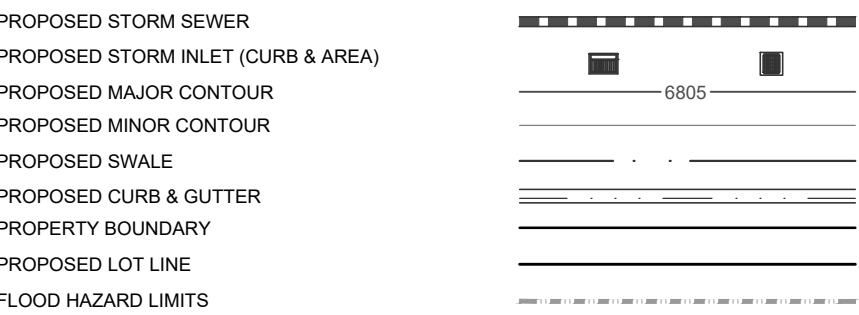
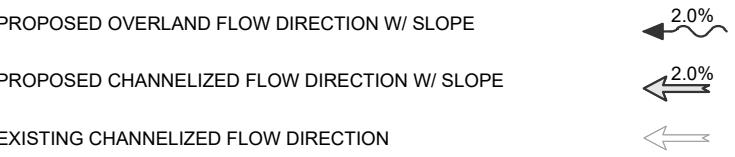


# RIVERVIEW SITE B & E STEAMBOAT SPRINGS, CO

## GRADING PLAN LEGEND:



## SPOT ELEVATION



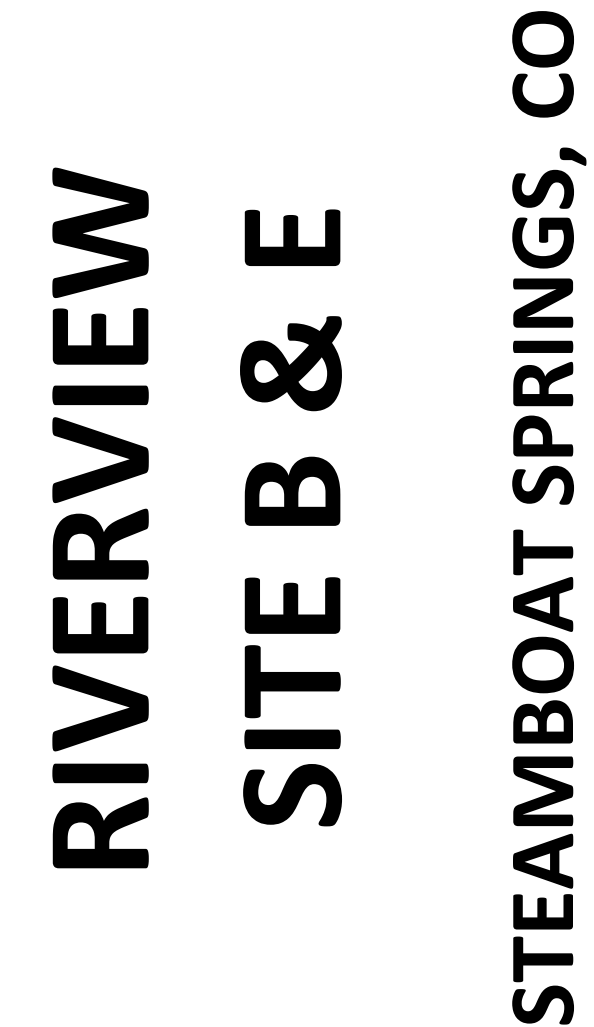
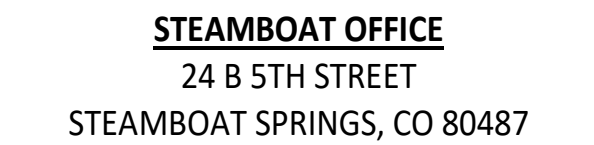
## NOTES:

- 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 ALL UNKNOWN UNDERGROUND UTILITIES.
- PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP, HAVING AN ELEVATION 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
- 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.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

## Issue Dates:

DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL





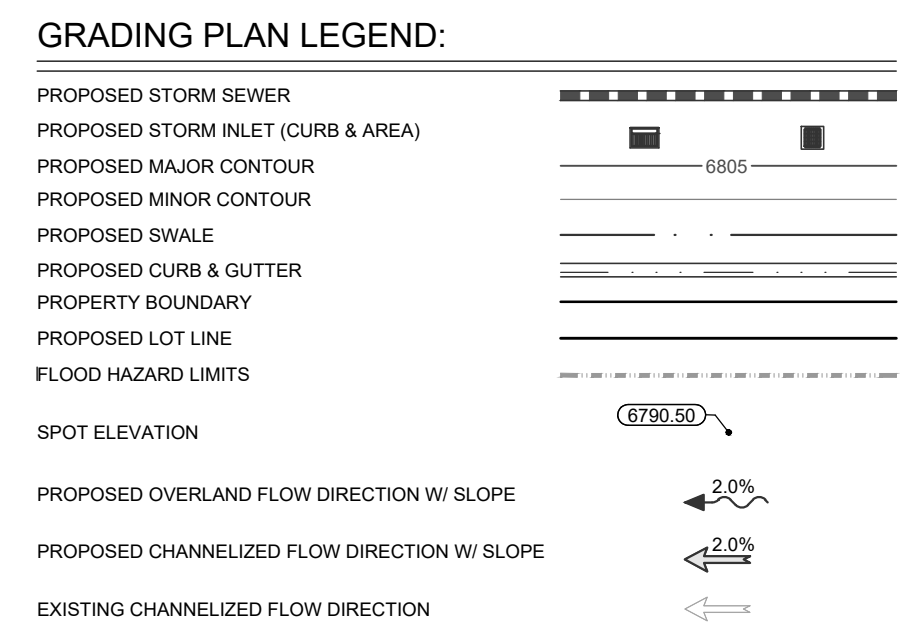
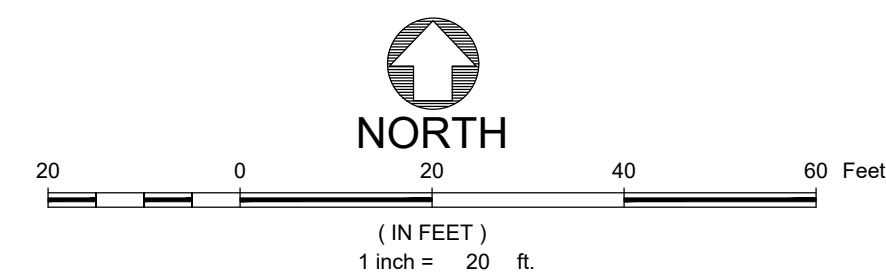
DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title

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DETAILED GRADING PLAN  
LOT B

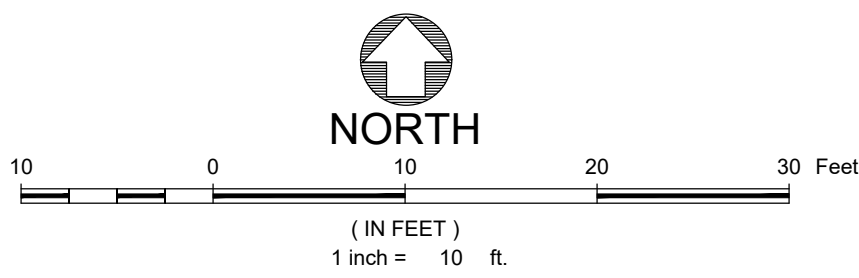
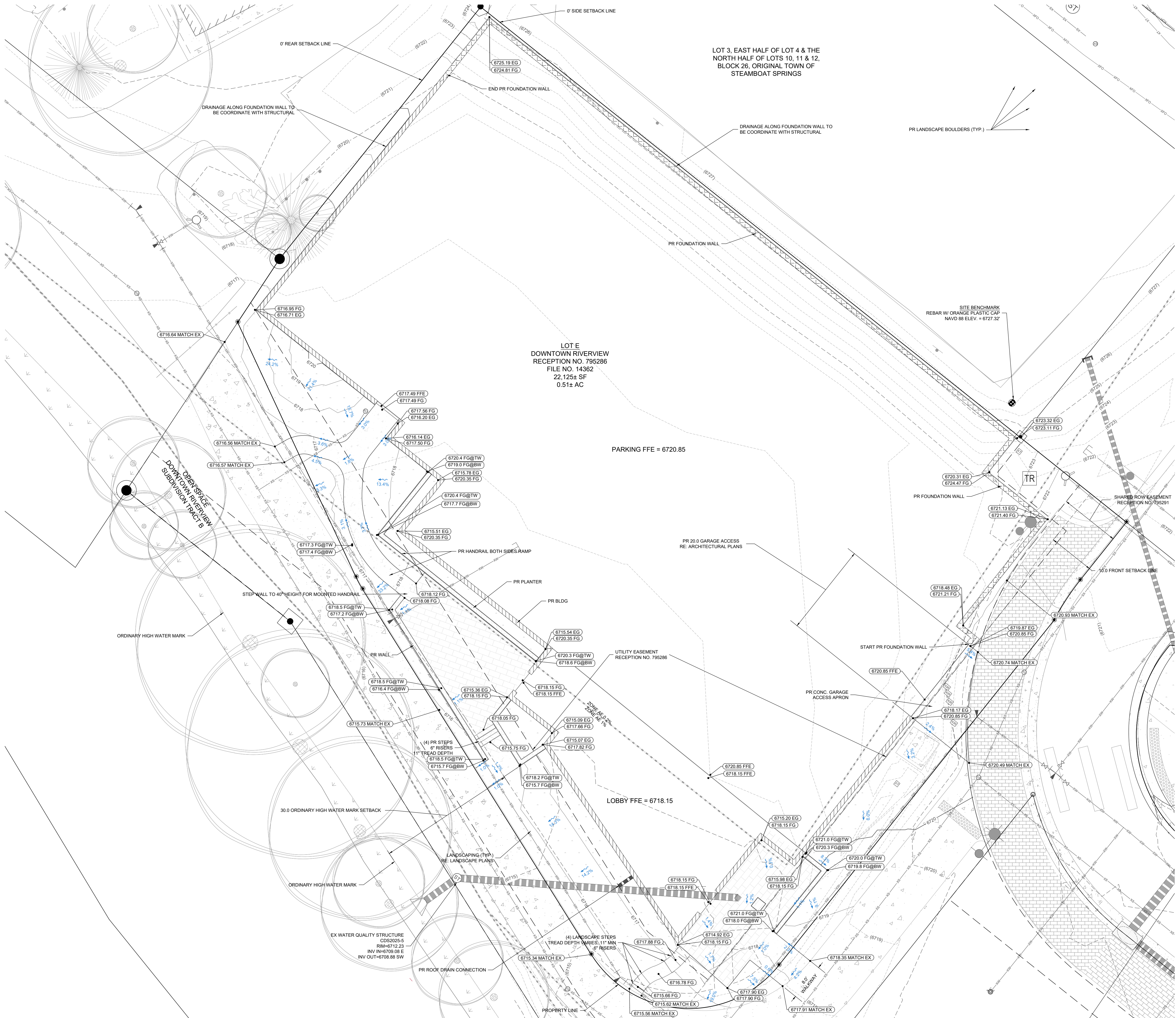
Sheet No.  
**C.301**



## 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 BIDDER TO VERIFY THE EXISTENCE OF ALL KNOWN 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. PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP, HAVING AN ELEVATION OF 677.32 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS SHOWN HERE.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING UTILITIES SUCH AS GAS AND WATER UTILITIES ALONG EXISTING ASPHALT WILL REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOLS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SHOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISH GRADE ELEVATIONS.





STEAMBOAT OFFICE  
24 B 5TH STREET  
STEAMBOAT SPRINGS, CO 80487



# RIVERVIEW SITE B & E STEAMBOAT SPRINGS, CO

**GRADING PLAN LEGEND:**

PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
FLOOD HAZARD LIMITS	
SPOT ELEVATION	
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	
EXISTING CHANNELIZED FLOW DIRECTION	

- NOTES:**
- 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 ALL UNKNOWN UNDERGROUND UTILITIES.
  - PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP, HAVING AN ELEVATION 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
  - 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.
  - SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
  - ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

**Issue Dates:**

DATE	DESCRIPTION
09/08/2023	DEVELOPMENT PLAN
11/16/2023	DEVELOPMENT PLAN 2ND SUBMITTAL

Sheet Title  
DETAILED GRADING PLAN  
LOT E

Sheet No.  
**C.302**