1 inch = 5 ft.

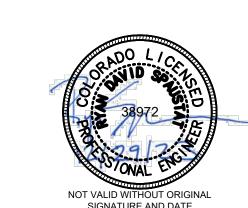


(IN FEET)

1 inch = 15 ft.

STEAMBOAT OFFICE 24 5TH STREET, SUITE B

STEAMBOAT SPRINGS, CO 80487





GRADING PLAN LEGEND:	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
PROPOSED SWALE	· · ·
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
FLOOD HAZARD LIMITS	
SPOT ELEVATION	(6790.50)
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%

- 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 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 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 HERON.
- 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: O6/12/2024 DOMESTIC / FIRE INV UPDATE 06/19/2024 WATER LENGTH UPDATE

03/11/2025 ASI 4 07/18/2025 ASI #5

Project No. Plot Date: 5/20/2025 10:12:27 AM Drawn by: Checked by: LANDMARK Approved by: LANDMARK

Sheet Title

CALL UTILITY NOTIFICATION CENTER OF **GRADING & DRAINAGE**

Sheet No.

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.