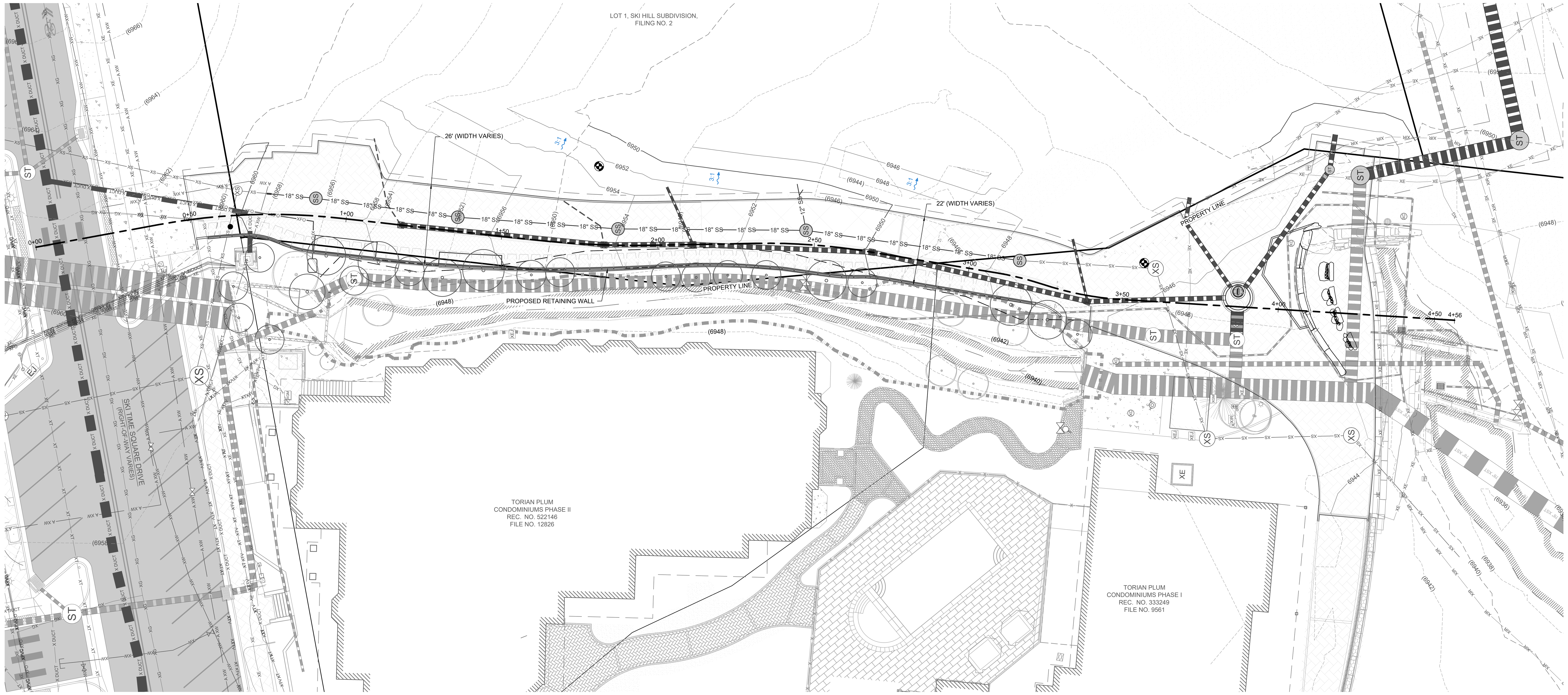
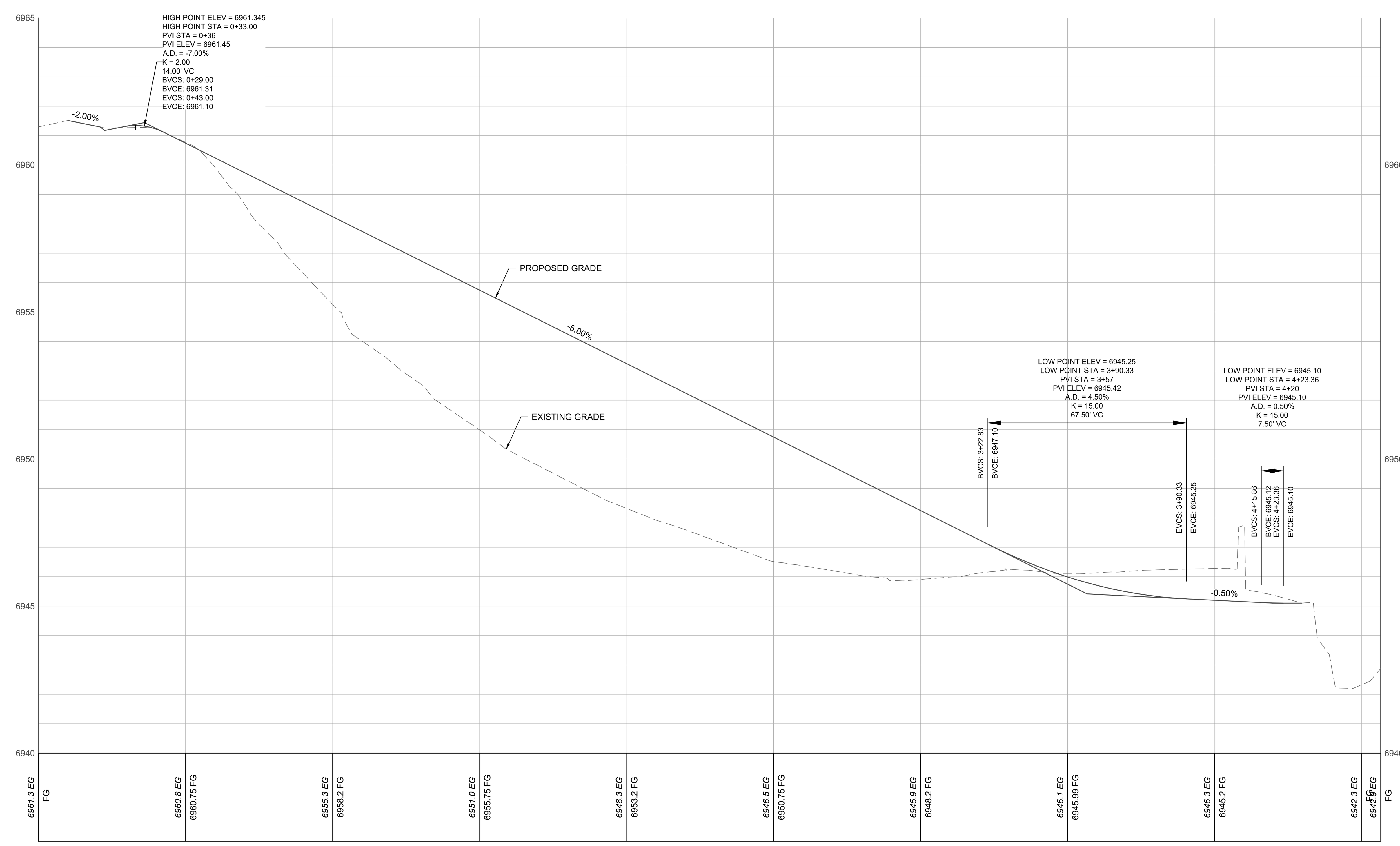


NORTH

20 0 20 40 60 Feet
(IN FEET)
1 inch = 20 ft.

ROADWAY VALLEY PAN CENTERLINE PLAN & PROFILE (STA. 0+00 - 4+56)

PROFILE SCALE: 1" = 30' (H) 1" = 3' (V)



GRADING PLAN LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION
PROPOSED STORM INLET (CURB & AREA)
PROPOSED STORM MANHOLE & CLEANOUT
EXISTING MAJOR CONTOUR (6805)
EXISTING MINOR CONTOUR
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%
STORM SEWER FLOW DIRECTION

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 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.
2. PROJECT BENCHMARK: RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GRAND, NAVD88 ELEV. = 6784.29
3. 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.
4. SEE SOILS REPORT FOR PAVEMENT, 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.
6. PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.
7. CONTRACTOR TO INSTALL TRACER WIRE ON ALL WATER, SEWER AND STORM MAINS AND SERVICES CONNECTED TO THE BUILDING.
8. CONTRACTOR TO INSTALL TEST STATION AT BUILDING AT ALL WATER, SEWER AND STORM ENTRY POINTS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811 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.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

COLORADO LICENSED PROFESSIONAL ENGINEER MATTHEW E. GERACI 55990 2/26/2026

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

NO.	DATE:	BY:	DESCRIPTION:
1	2/26/2026	MG	UPDATED PER BUILDING REVISIONS

PROJECT:	2163-004
DATE:	2/26/2026
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

The Stockman - Grading Permit

Promenade Profile

SHEET

C.400