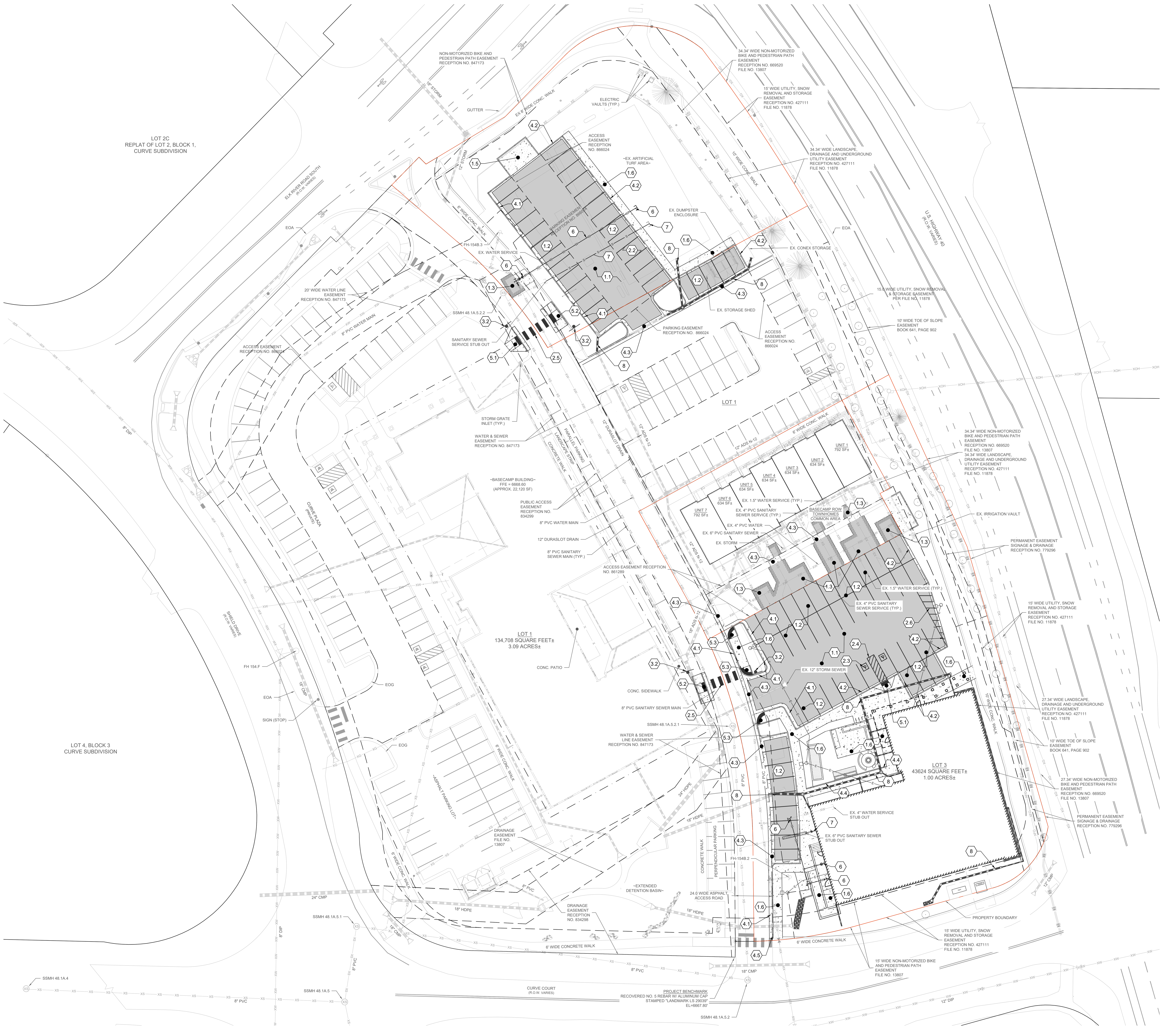

NORTH

30 0 30 60 90

(IN FEET)
1 IN. = 30 FT.

CODED LEGEND:

(1) **PAVEMENTS**

- 1.1 HEAVY TRAFFIC (ALL NON-PARKING STALLS) ASPHALT SECTION
- 1.2 LIGHT TRAFFIC (PARKING STALLS) ASPHALT SECTION
- 1.3 T-TOP AND ASPHALT TRENCH PATCH (FLOWFILL) SECTION
- 1.5 DUMPSTER PAD
- 1.6 SIDEWALK AND PATIO - NON-TRAFFIC

(2) **PAVEMENT MARKINGS/STRIPING**

- 2.1 STOP BAR
- 2.2 4-INCH WIDE SOLID YELLOW
- 2.3 ADA PARKING SYMBOL
- 2.4 ADA LOADING AISLE
- 2.5 CROSSWALK STRIPING
- 2.6 CROSS HATCH STRIPING

(3) **SIGNAGE**

- 3.1 ADA PARKING SIGNAGE
- 3.2 YIELD TO PEDESTRIAN CROSSING (R1-6)

(4.0) **CONCRETE CURBS AND GUTTERS**

- 4.1 CATCH CURB AND GUTTER
- 4.2 SPILL CURB AND GUTTER
- 4.3 VALLEY PAN
- 4.4 BARRIER CURB
- 4.5 TAPERED CURB
- 4.6 CONCRETE WALK THICKENED EDGE

(5.0) **CURB RAMPS**

- 5.1 CDOT CURB RAMP TYPE 1 PERPENDICULAR RAMP
- 5.2 CDOT CURB RAMP TYPE 2 PARALLEL CURB RAMP
- 5.3 CDOT CURB RAMP TYPE 5 DEPRESSED CORNER RAMP

(6) **WATER IMPROVEMENTS**

(7) **SEWER IMPROVEMENTS**

(8) **STORM SEWER IMPROVEMENTS**

NOTES:

1. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
2. **THE SCOPE REFLECTED ON THIS PLAN SHALL ONLY BE USED FOR ITEMS SPECIFIED AND DETAILED ON DRAWINGS PREPARED BY LANDMARK CONSULTANTS, INC. REFERENCES TO "BY OTHERS", "LANDSCAPE", "LANDSCAPE PLANS" AND/OR SIMILAR NOTATION ARE EXCLUDED FROM THIS PLAN. CONTACT LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM IF DISCREPANCIES ARE DISCOVERED.**

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

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COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

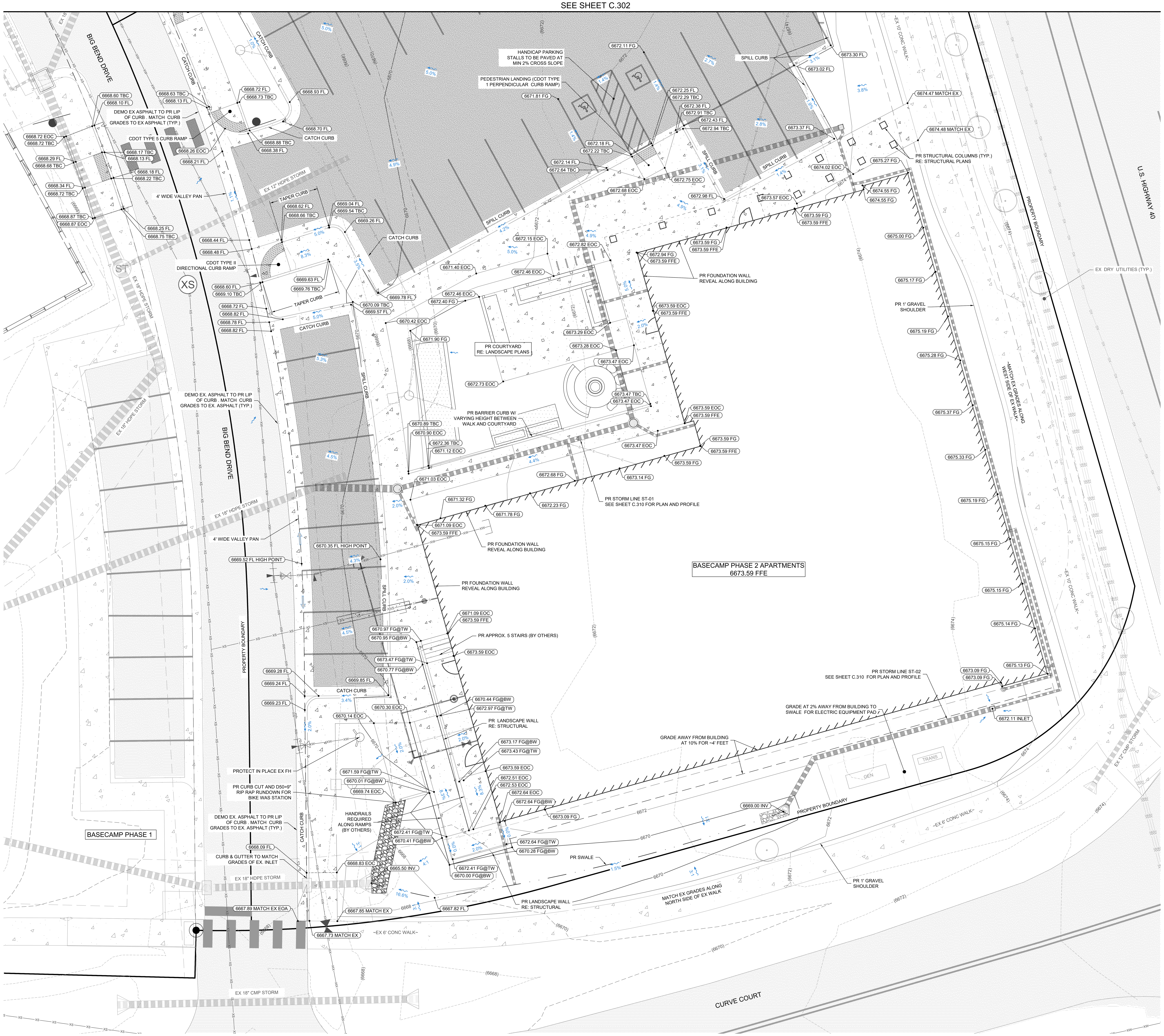
Steamboat Basecamp 2 Residential

Overall Civil Site Plan Lot 2 and Lot 3

SHEET

C.100

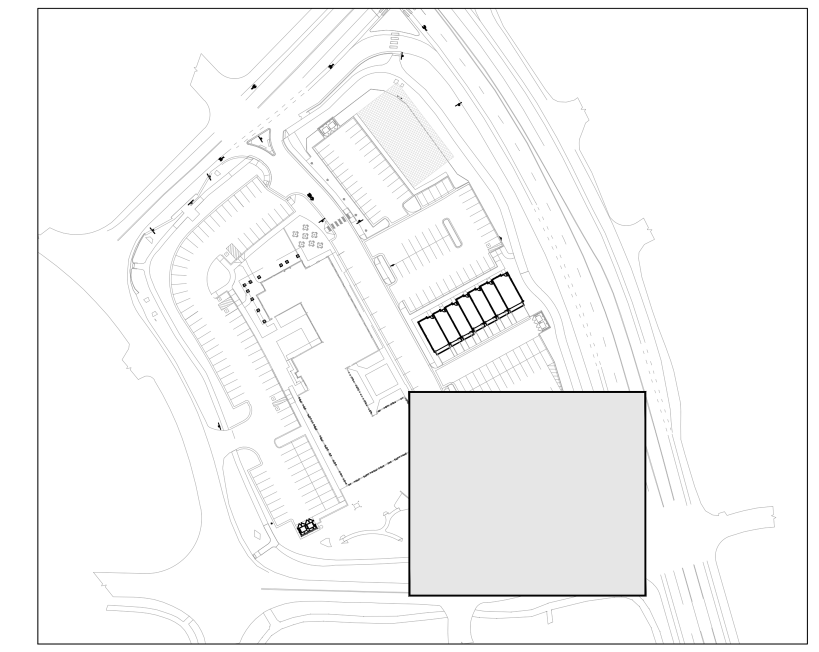
SEE SHEET C.302



NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

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	
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
STORM SEWER FLOW DIRECTION	
EX ASPHALT	
EX CONCRETE	
PR ASPHALT	
PR CONCRETE	

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2. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ ALUMINUM CAP STAMPED "LS 29039" HAVING AN ELEVATION OF 6667.80' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
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.
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Steamboat Basecamp 2 Residential
Grading & Drainage Plan

SHEET
C.301

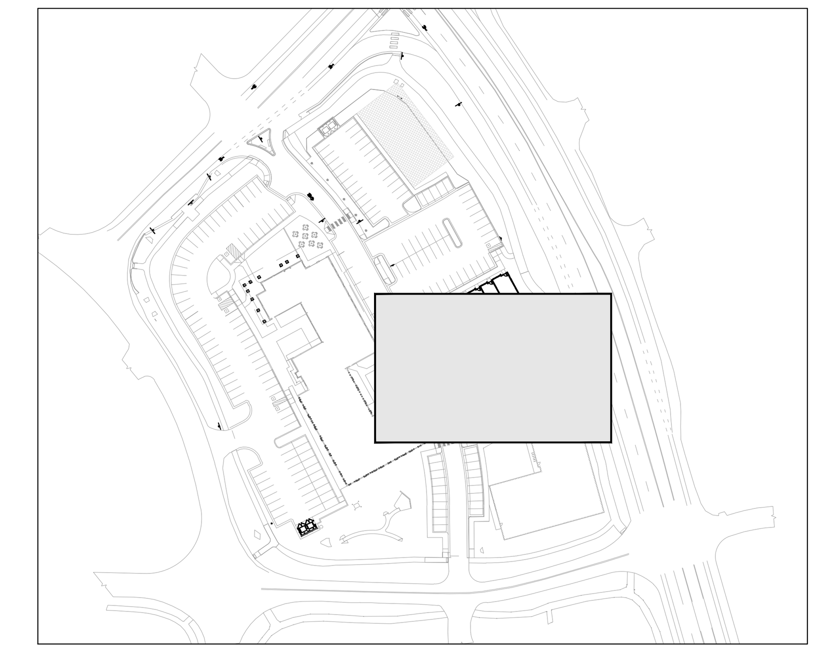
SEE SHEET C.303

SEE SHEET C.301

NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



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DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Grading & Drainage Plan

SHEET

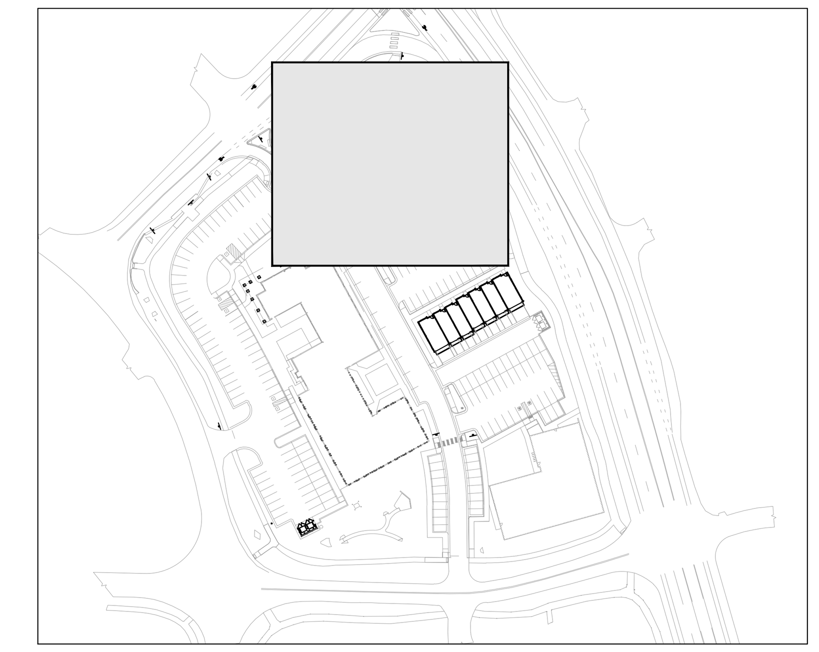
C.303

SEE SHEET C.302

NORTH

0 ## ##

(IN FEET)
1 IN. = ## FT.



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