



LEGEND:

- 
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED OVERLAND FLOW DIRECTION W/SLOPE
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE
- EXISTING CHANNELIZED 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 BIDDER 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.
2. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE CONSTRUCTION ON AN ACTUAL CONDITION AND 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.

Access road and detention/PSWTF required to be constructed prior to recording Final Plat

CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



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.

APPROVAL STAMPS:

[illegible]

## SUBMISSIONS & REVISIONS

OWNER

**MAY REIGLER PROPERTIES**  
2201 WISCONSIN AVE NW  
SUITE 200  
WASHINGTON DC 20007

ARCHITECT



KEVIN & ASAKO SPERRY ARCHITECTURE  
3318 N. Columbus Street  
Arlington, VA 22207  
T.312.636.3248 / 312.636.4252  
[www.kasa-arch.com](http://www.kasa-arch.com)

STRUCTURAL ENGINEER

**STEAMBOAT ENGINEERING  
AND DESIGN, INC**  
2740 ACRE LANE, STE. E  
STEAMBOAT SPRINGS, CO 80487

M.E.P. &amp; F.P. ENGINEERS

**BOULDER ENGINEERING**  
1717 15TH STREET  
BOULDER, CO 80302

CIVIL ENGINEER

**LANDMARK ENGINEERING**  
141 9TH STREET  
PO BOX 774943  
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

# STEAMBOAT BASECAMP

1901 CURVE PLAZA  
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

DRAWING TITLE

# PRELIMINARY SITE, GRADING, DRAINAGE, & UTILITY PLAN

SEAL

DATE:

8/11/21

DRAWN BY:

PN

CHECKED BY:

EG

PROJECT NO:

2387-004

DRAWING NO:

## C.100

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