

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EX CURB STOP, GATE VALVE, FIRE HYDRANT
	PROPOSED WATER SERVICE LINE
	PR CURB STOP, GATE VALVE, FIRE HYDRANT
	THRUST BLOCK
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS
	PROPOSED SEWER LINE
	PROPOSED MANHOLE AND CLEANOUTS
	EXISTING ELECTRICAL
	EXISTING TELEPHONE
	UTILITY PEDESTALS
	POWER POLE
	GAS
	EXISTING FENCE
	PROPOSED EDGE OF CONCRETE
	DECK
	PROPOSED BUILDING
	OVERHANG
	PROPOSED POND
	SIDEWALK/BOARDWALK
	PERIMETER DRAIN
	WALL
	VEGETATION OUTLINE
	PROPERTY CORNERS
	STORM INLET
	PR CULVERT W/ FLARED END SECTIONS
	EX CULVERT W/ FLARED END SECTIONS
	ASPHALT
	CONCRETE
	GRAVEL
	ROCK/RIP RAP

ABBREVIATIONS:	
AP	ANGLE POINT
APR	APPROXIMATE
A	ASPHALT
BFF	BASEMENT FINISH FLOOR
BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CURB
CC	CURB CUT
CG	CURB AND GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
C/O	CLEAN OUT
CONC	CONCRETE
CNR	CORNER
CR	CURB RETURN
CS	CURB STOP
D	DEPTH
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAINAGE MANHOLE
DRN	DRAIN
DT	DITCH
DW	DRIVEWAY
EG	EXISTING GRADE
EL	ELEVATION
EW	EDGE OF WALK
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT OR FEET
G	GRAVEL
GB	GRADE BREAK
HC	HANDICAP RAMP
HP	HIGH POINT
IN	INLET

INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL GROUND
O/S	OFFSET
PC	POINT OF CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PR	PROPOSED
PT	POINT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RD	ROAD
R	RADIUS
ROW	RIGHT-OF-WAY
RW	RETAINING WALL
SQFT	SQUARE FEET
SMH	SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
SW	SIDEWALK
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TOP	TOP OF PIPE
TOW	TOP OF WALL
TYP	TYPICAL
VOL	VOLUME
VP	VALLEY PAN
W	WIDTH
WL	WATERLINE
W/	WITH

PROJECT CONTACT LIST		
PROJECT OWNER		
STEAMBOAT SPRINGS AIRPARK, LLC	(785) 845-3709	
ATTN: BOB ZIBELL		
27582 Silver Spur St		
Steamboat Springs, CO 80487		
CIVIL ENGINEER AND SURVEYOR		
FOUR POINTS SURVEYING AND ENGINEERING		
440 S. Lincoln Ave, Suite 4B		
P.O. Box 775966,		
Steamboat Springs, CO 80477		
ATTN: WALTER MAGILL	(970) 871-6772	
MATTHEW MCLEOD	(248) 444-3268	
UTILITY NOTIFICATION CENTER OF COLORADO		
CALL 2 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES	(800) 922-1987	
ATTN: N/A		

CONSTRUCTION DRAWINGS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 4-9-2021	1	8/26/2021	DRY REVIEW & RESPONSE	MDM
JOB #: 1670-001				
DRAWN BY: WNM				
DESIGN BY: WNM				
REVIEW BY: JLW				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36" THE GRAPHIC SCALE SHOULD BE UTILIZED.				

STEAMBOAT AIRPARK PUBLIC INFRASTRUCTURE CONSTRUCTION DRAWINGS

LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN
THE N ¹/₂ SECTION 1, TOWNSHIP 6 NORTH AND S ¹/₂ SECTION 36,
TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO



VICINITY MAP



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C5	SIDEWALK CROSS SECTIONS #2 & ROAD DETAILS
C6	SIDEWALK DRAINAGE DETAILS
C7	RETAINING WALL DETAILS
C8	SIGN & PAVEMENT MARKING PLAN #1
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SHEETS INCLUDED FROM OVERLOOK PARK CONSTRUCTION PLANS	
C6	MIDDLE GRADING & DRAINAGE PLAN
C11	GLORIA GOSSARD PLAN & PROFILE STA 0+00 TO 10+00
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C41	CENTRAL SIGN & PAVEMENT MARKING PLAN
C43	GLORIA GOSSARD & DOWNHILL DRIVE SIGN & PAVEMENT MARKING PLAN

GENERAL NOTES:

1. BENCHMARK = FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR, PLS 24325 AT THE SE CORNER OF THE PROPERTY, ELEVATION=_6706.62' (NAVD88) (SEE EXISTING CONDITIONS PLAN).
2. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON MARCH 13, 2017.
3. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
9. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 -APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
10. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
12. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE
13. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
15. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSM MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
16. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS.
17. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
18. DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
19. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

GRADING:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

RECORD DRAWINGS:

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FINAL HEIGHT OF ALL NEW VALVE BOXES AND CURB BOXES TO THE SPECIFIED LEVELS OF AS MAY BE DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENT TO MANHOLES NECESSARY TO ACHIEVE CITY OF STEAMBOAT SPRINGS REQUIREMENTS.
4. CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970)879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLOGING.

STEAMBOAT AIRPARK PUBLIC INFRASTRUCTURE CONSTRUCTION DRAWINGS

Four Points Surveying & Engineering

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Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointssse.com



SHEET #

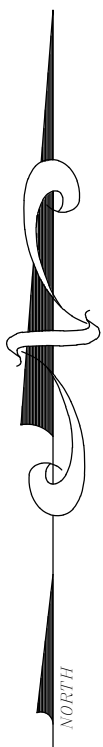
C1



LEGEND

CITY OF STEAMBOAT SPRINGS PROPERTY
GLORIA GOSSARD ROW

CONSTRUCTION AND SLOPE
MAINTENANCE EASEMENT



Parcel Line Table			
Line #	Length	Direction	
L1	135.49	N57° 23' 02.85"W	
L2	135.49	N57° 23' 02.85"W	
L3	84.09	S71° 00' 24.15"W	
L4	5.96	S71° 05' 17.85"E	
L5	151.16	N86° 17' 10.15"E	
L6	5.96	S71° 05' 17.85"E	
L7	150.97	N86° 17' 10.19"E	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	924.34	1.69	S71° 54' 09"E	27.28
C14	193.50	490.09	22.62	S82° 24' 07"E	192.24

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No.	DATE	REVISIONS	
		INT	MDM
1	8/26/2021		

LOT 1, WEST ACRES RANCH SUBDIVISION

GLORIA GOSSARD PARKWAY

STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 150'

Contour Interval = 2 ft

DATE: 3-25-2021

JOB #: 1670-001

DRAWN BY: MDM

DESIGN BY: MDM

REVIEW BY: JLW

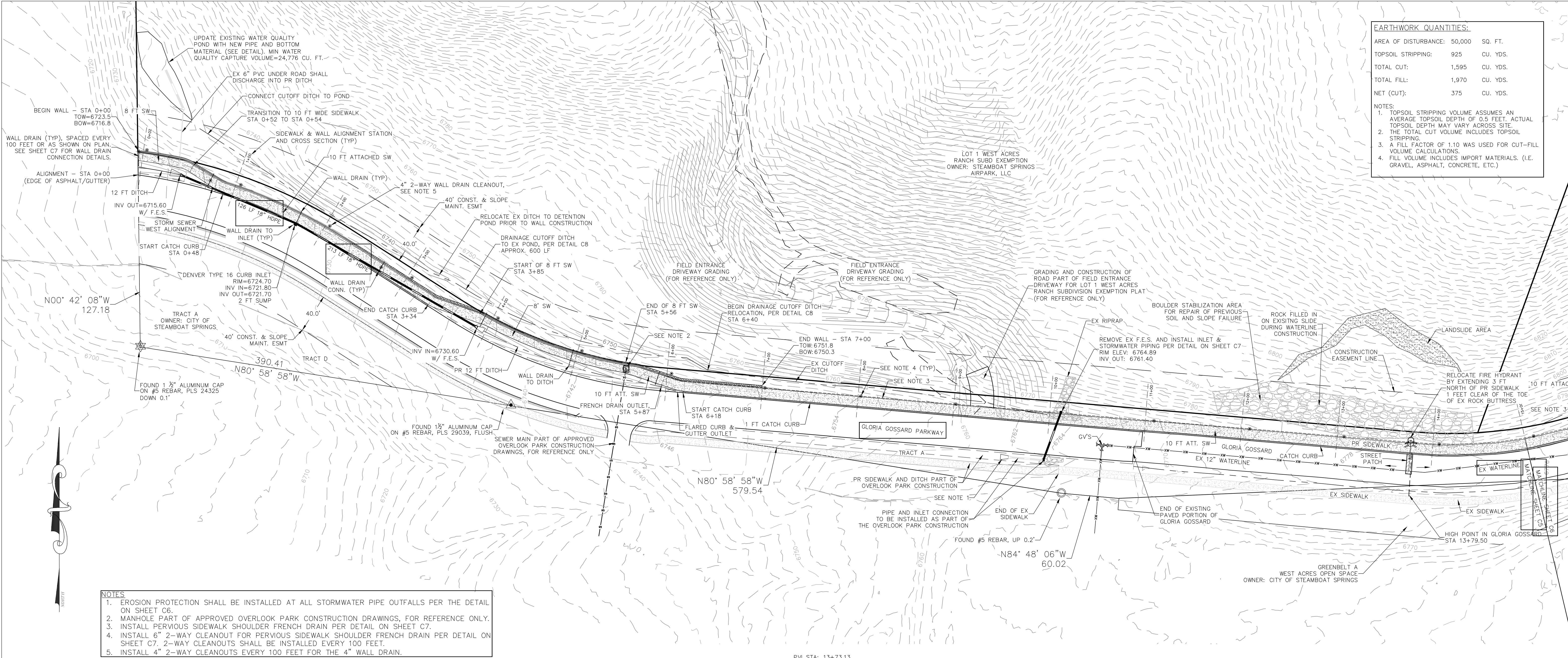
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GRAPHIC SCALE SHOULD BE UTILIZED.

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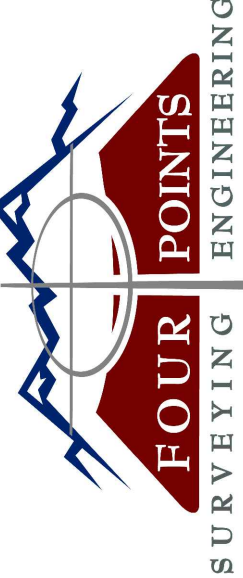
EXISTING
CONDITIONS PLAN

SHEET #

C2



EARTHWORK QUANTITIES:			
AREA OF DISTURBANCE:	50,000	SQ. FT.	
TOPSOIL STRIPPING:	925	CU. YDS.	
TOTAL CUT:	1,595	CU. YDS.	
TOTAL FILL:	1,970	CU. YDS.	
NET (CUT):	375	CU. YDS.	
NOTES:			
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS SITE.			
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.			
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.			
4. FILL VOLUME INCLUDES IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)			



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INT	MDM	REVISIONS	No.	DATE
		1	8/26/2021	DRT REVIEW & RESPONSE

LOT 1, WEST ACRES RANCH SUBDIVISION

GLORIA GOSSARD PARKWAY

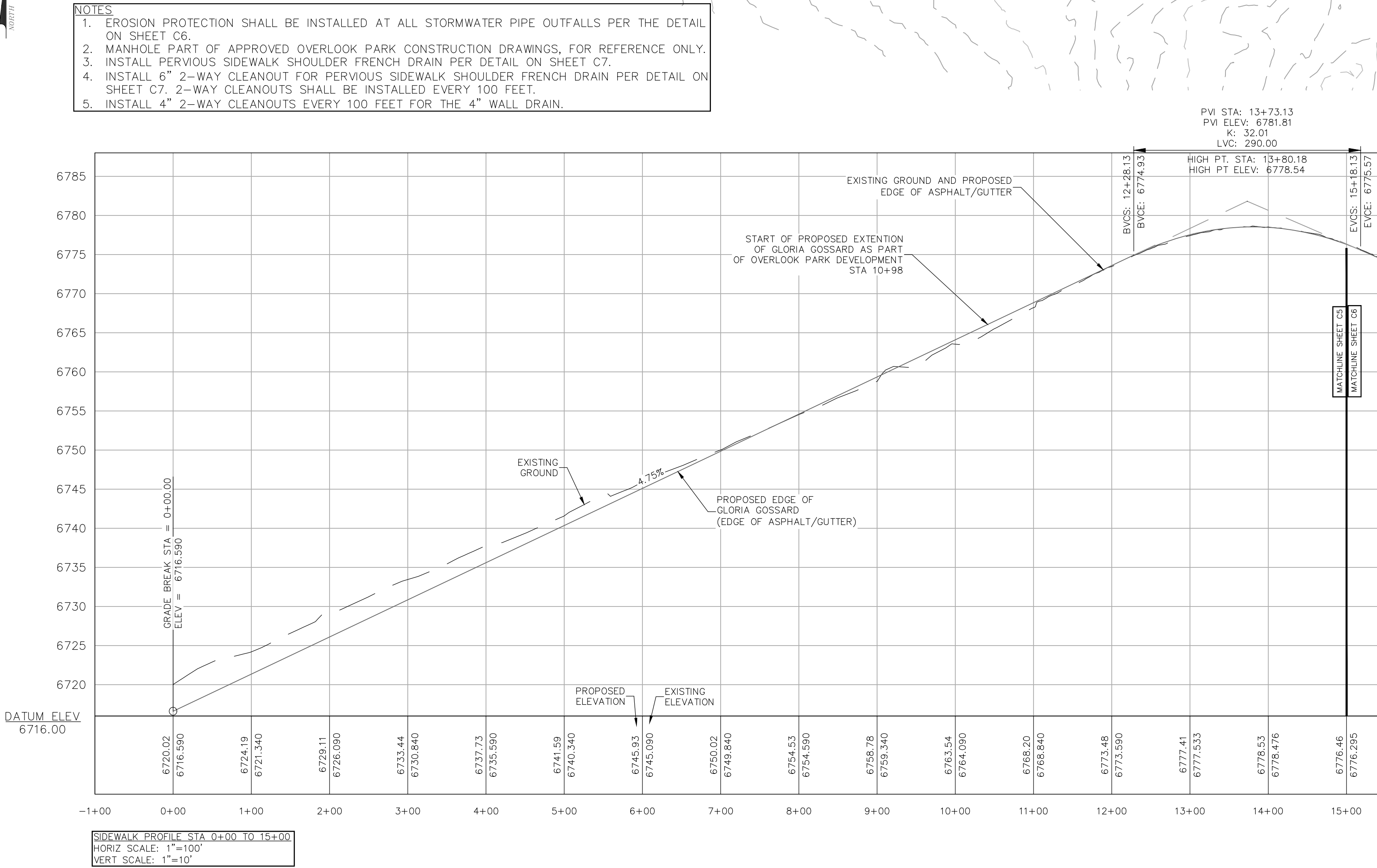
STEAMBOAT SPRINGS, CO 80487

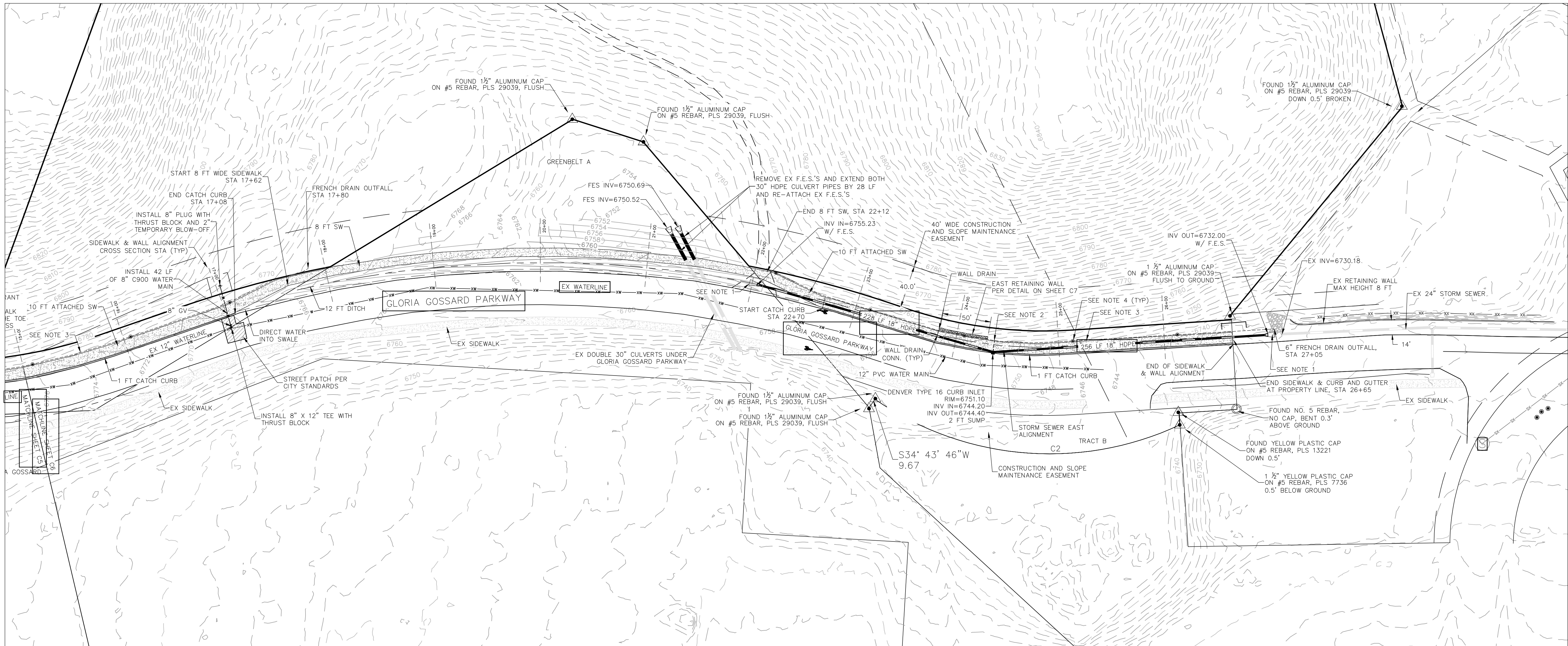
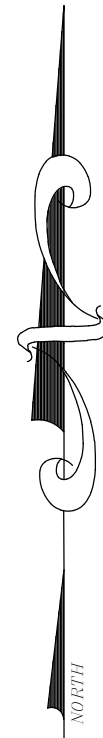
DRAWING:

SIDEWALK & UTILITY PLAN #1

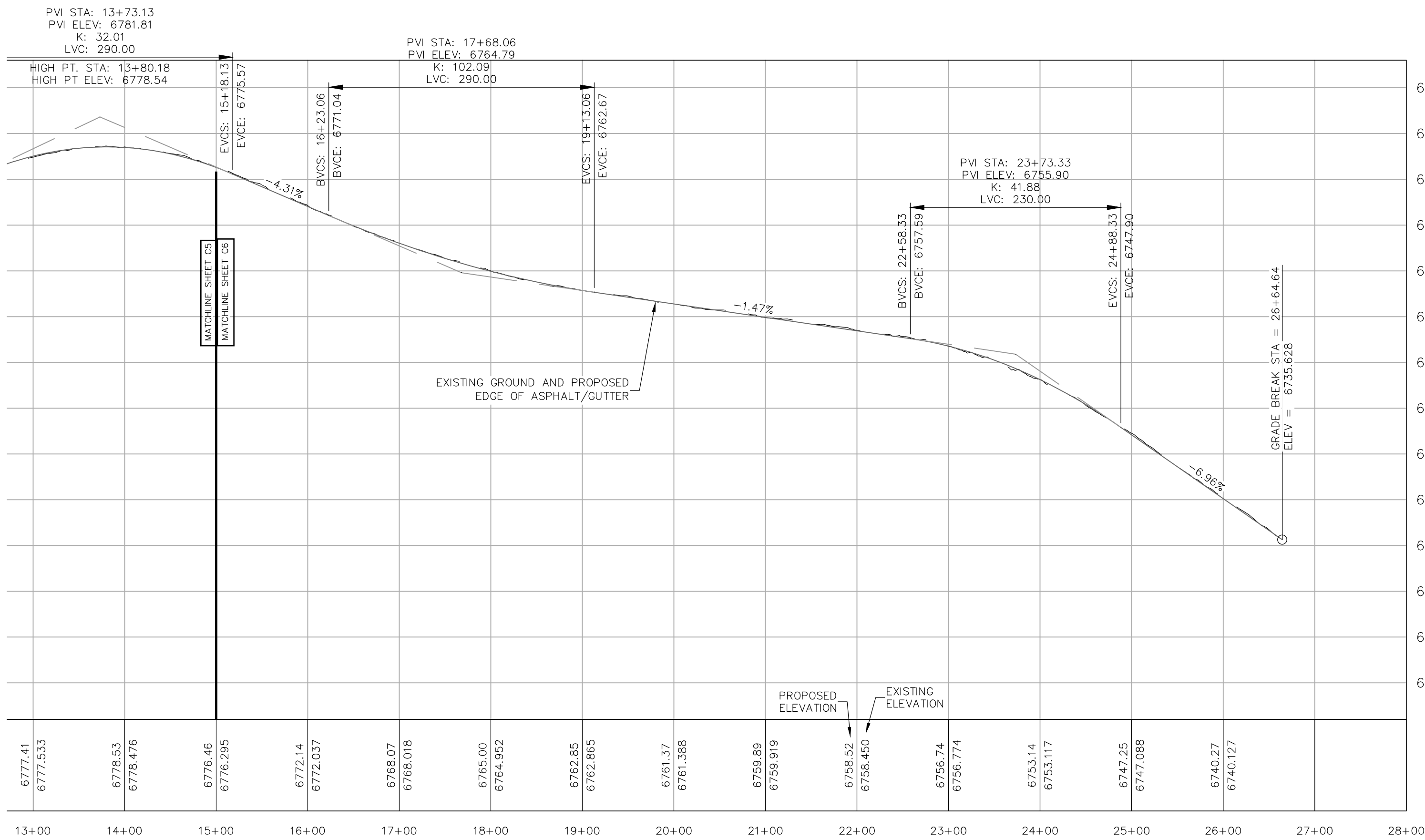
SHEET #

C3

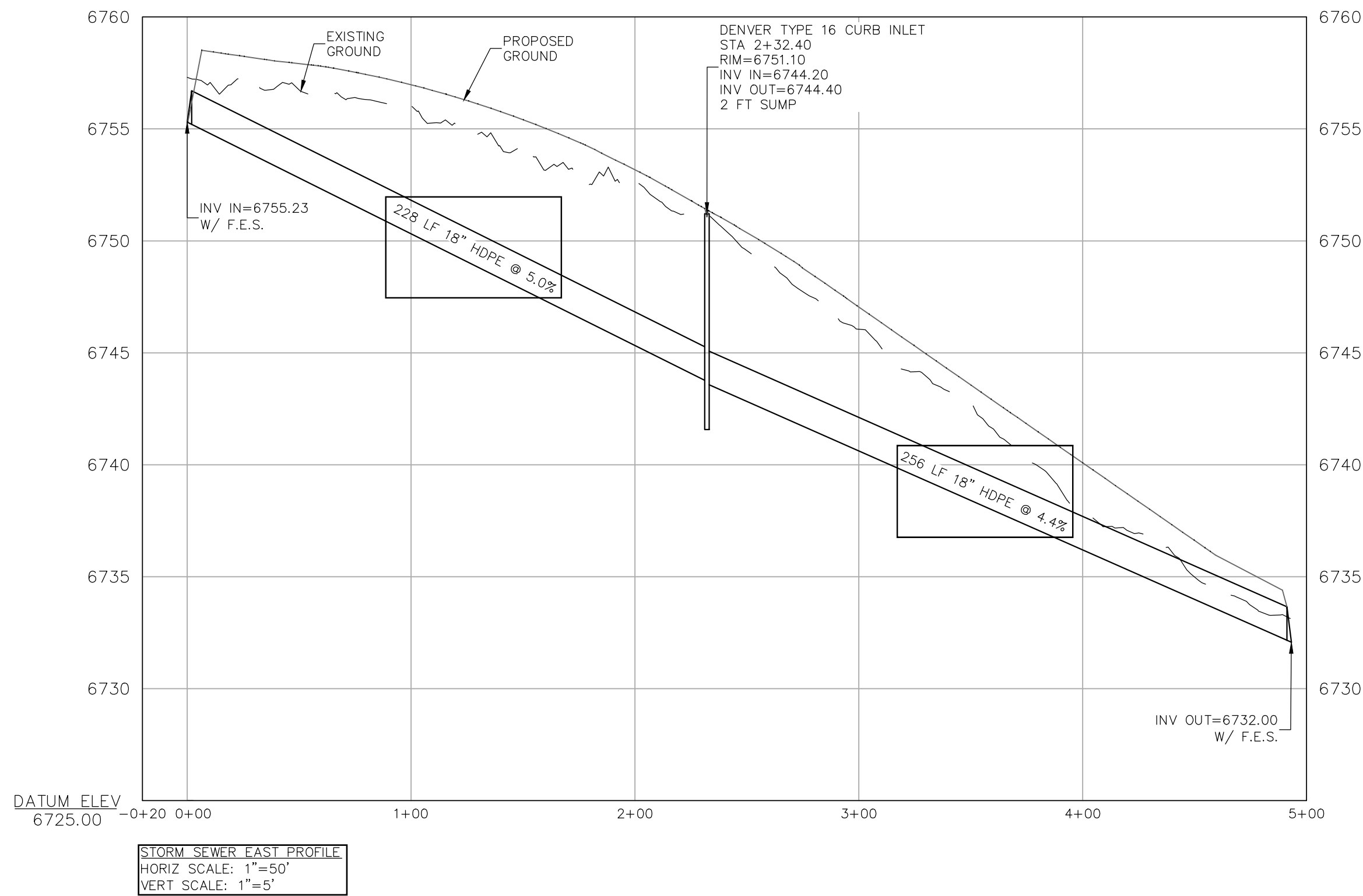




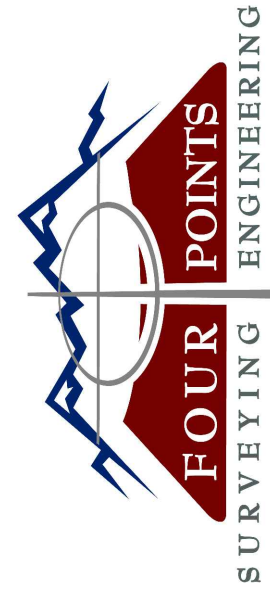
- NOTES
1. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
 2. PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN. INSTALL 6" TEE AND INSTALL SOLID 6" PVC TO TYPE 16 INLET.
 3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7.
 4. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.



SIDEWALK PROFILE STA 15+00 TO 27+15
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



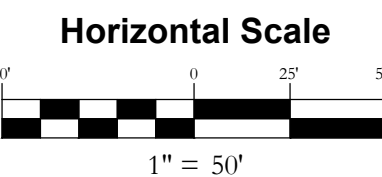
STORM SEWER EAST PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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No.	DATE	REVISIONS	INT
1	8/26/2021	DRT REVIEW & RESPONSE	MDM

LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: JLV
REVIEW BY: JLV

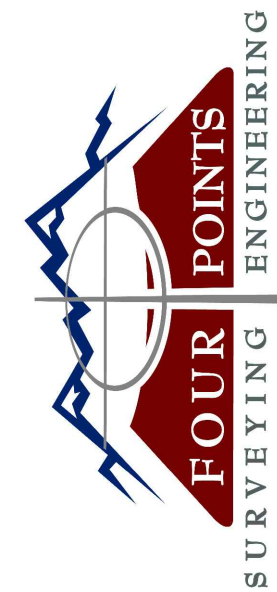
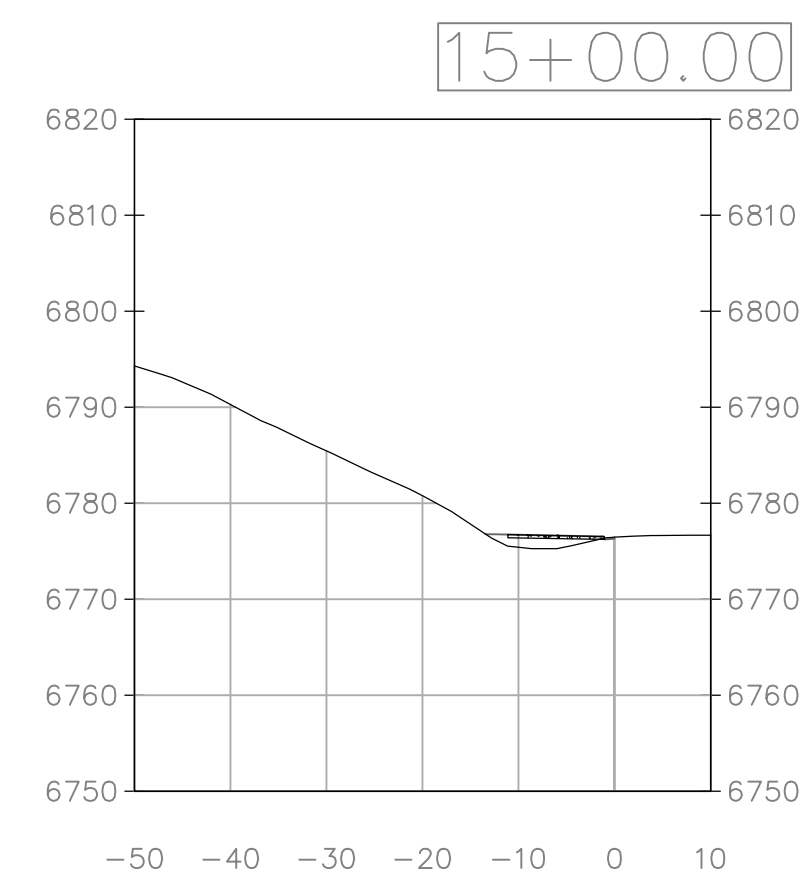
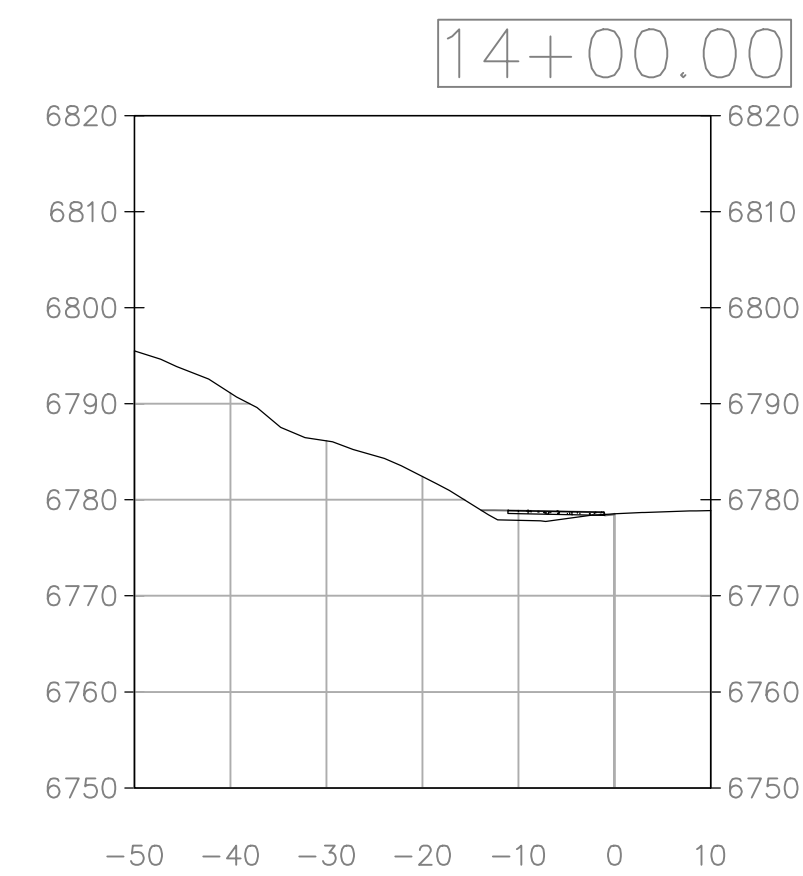
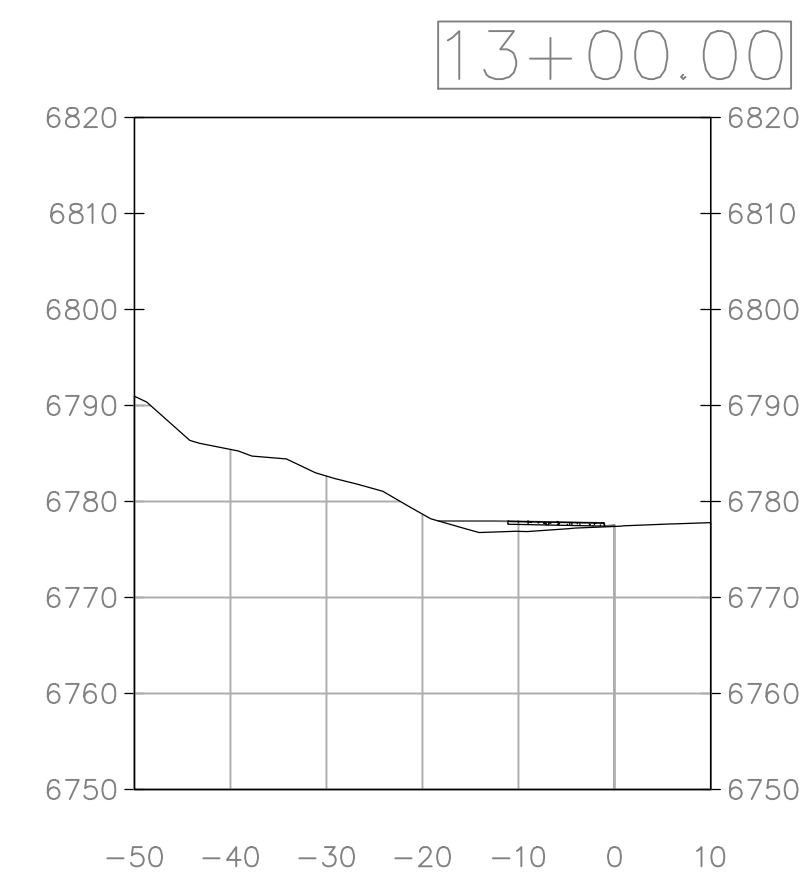
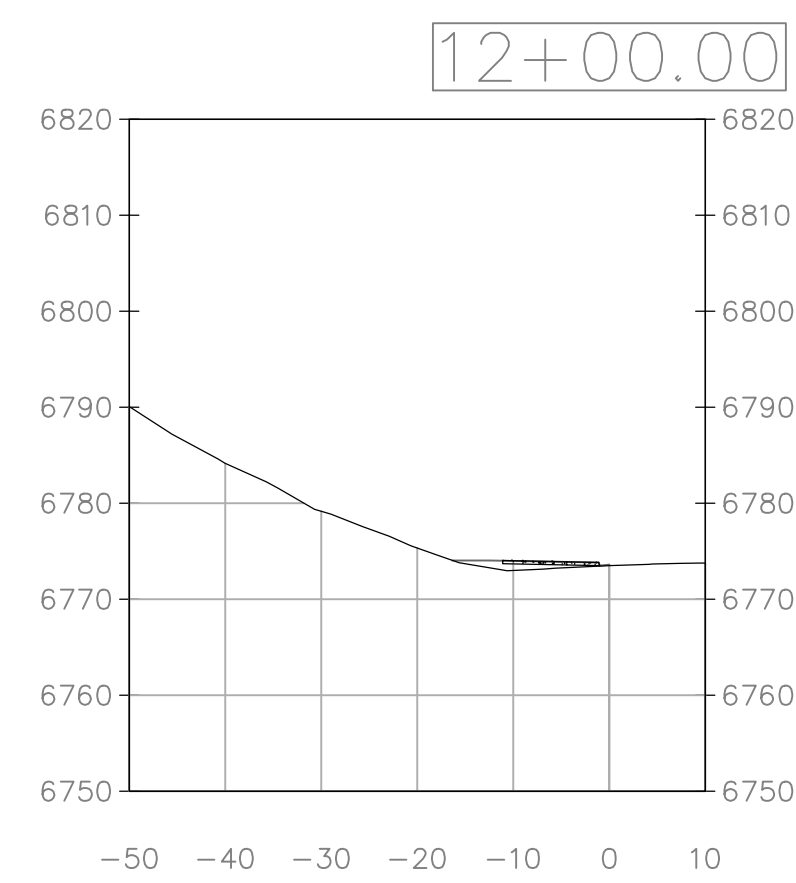
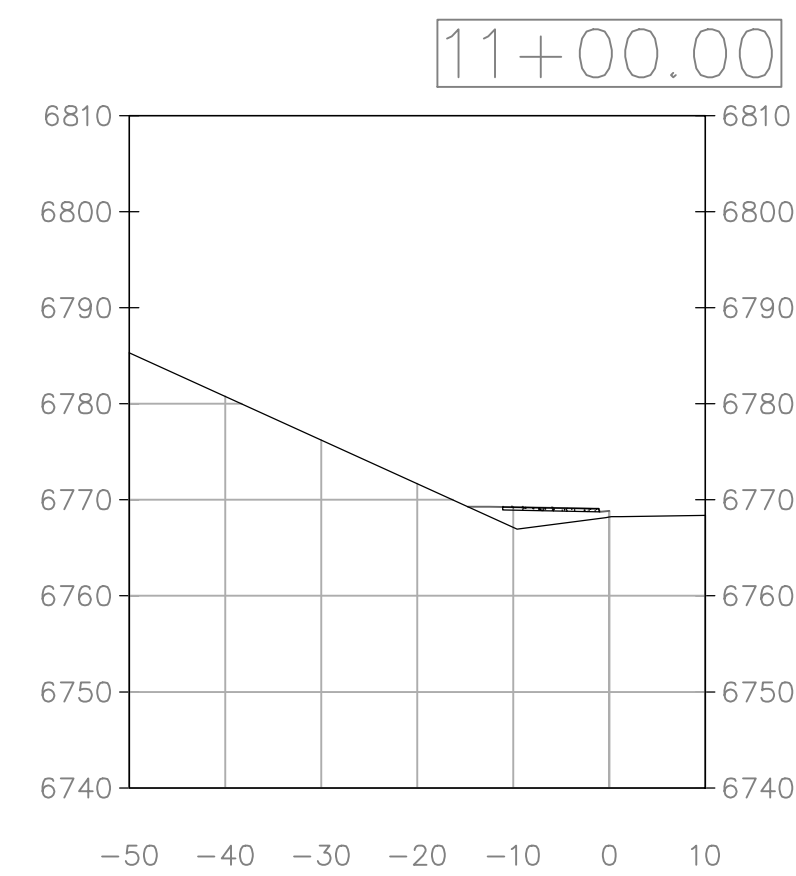
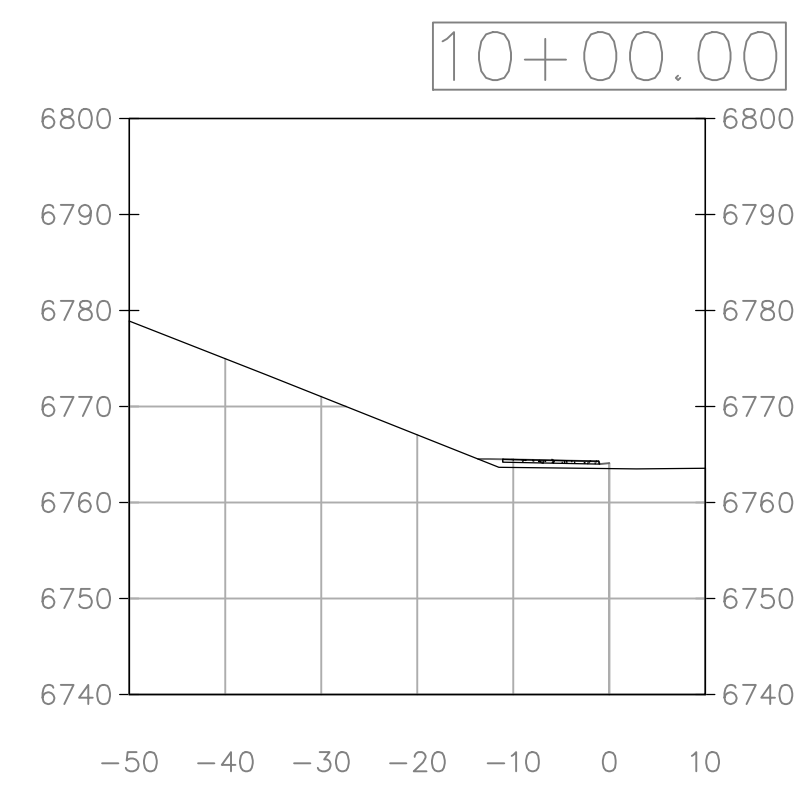
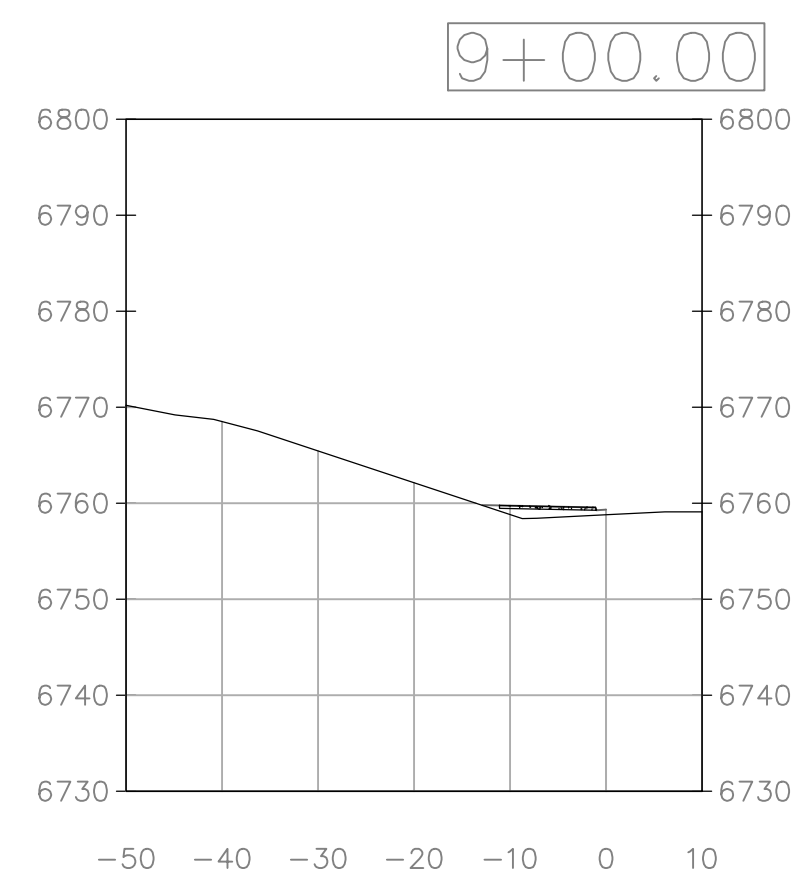
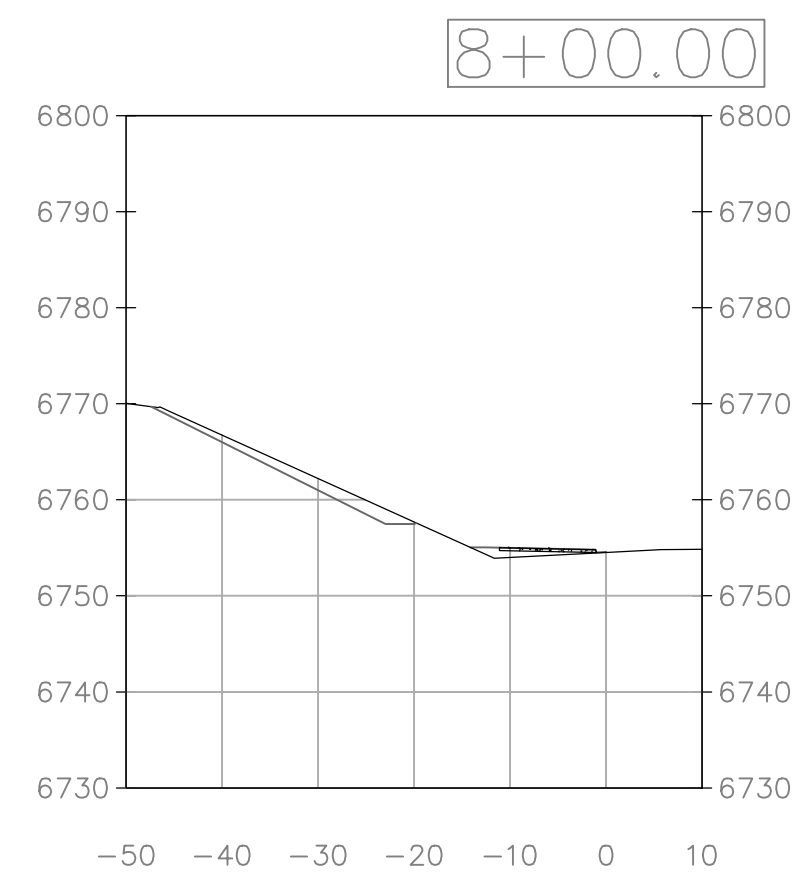
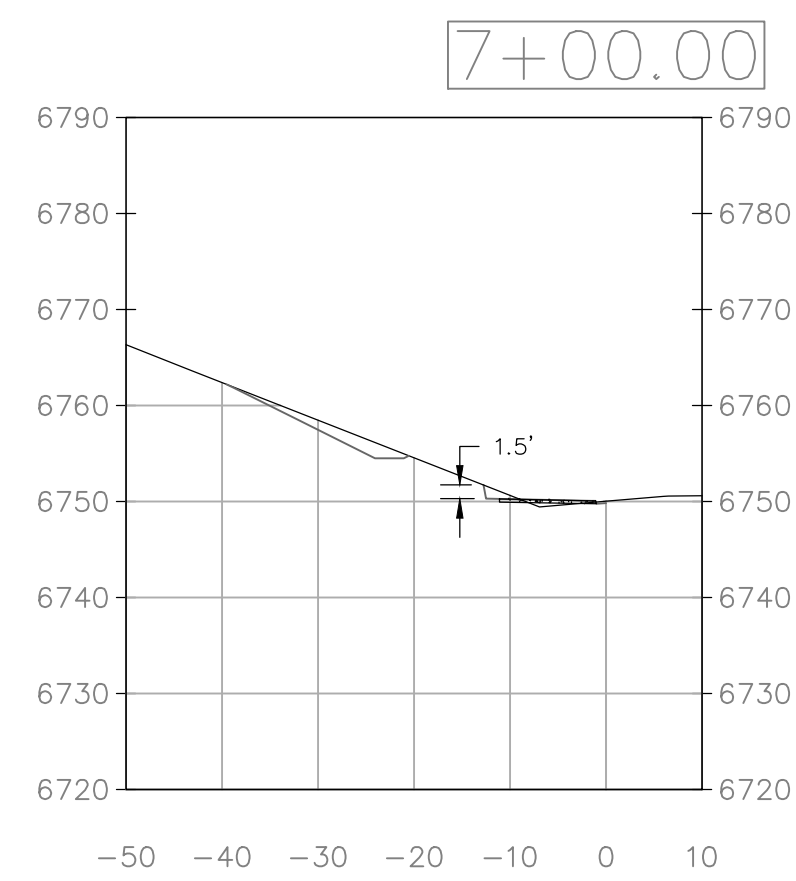
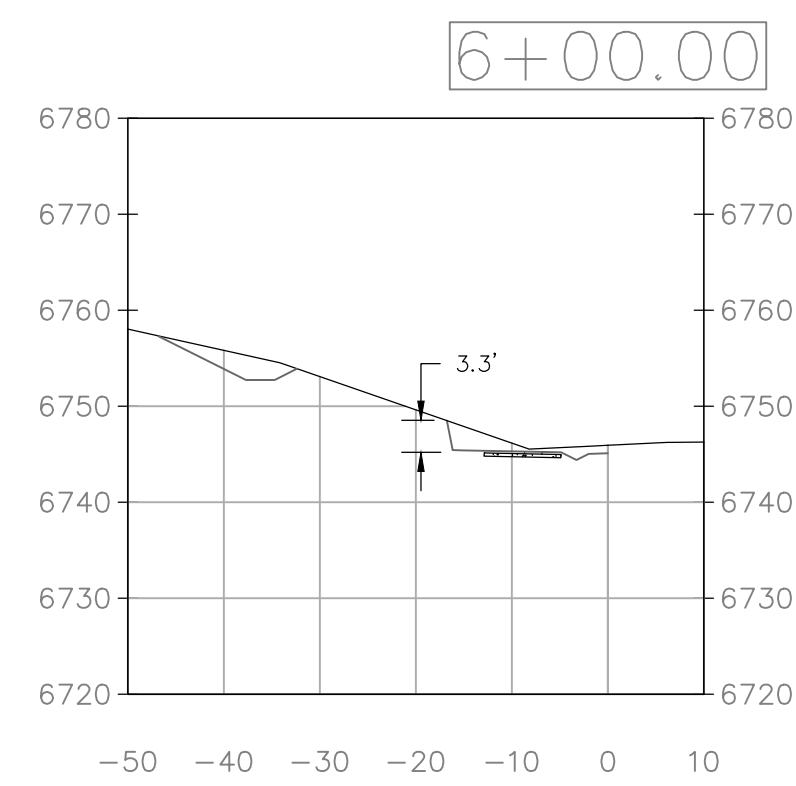
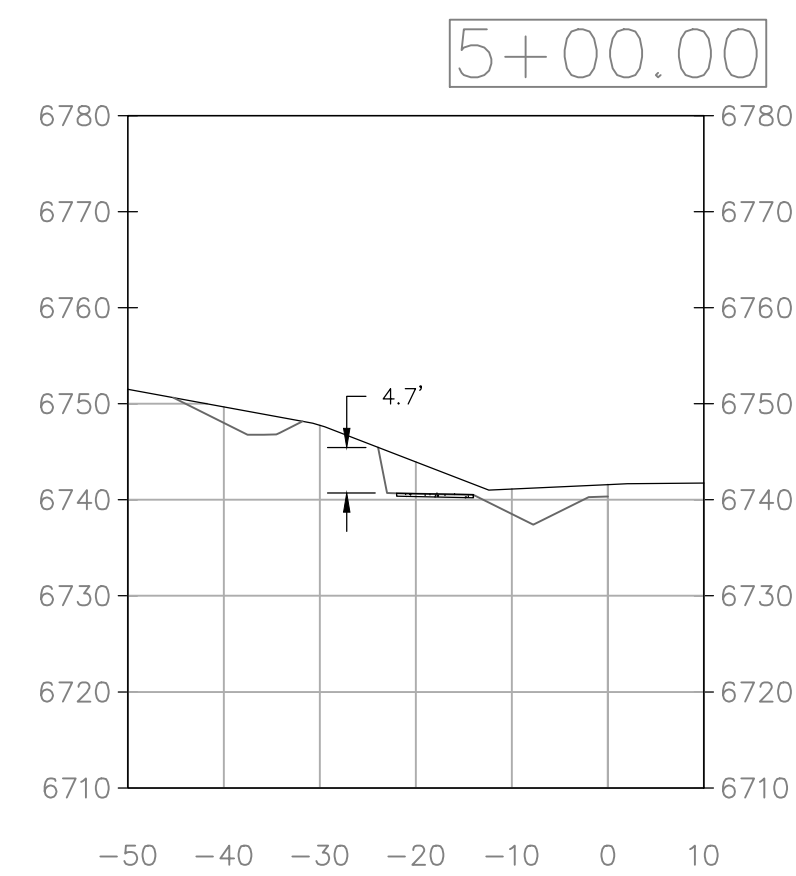
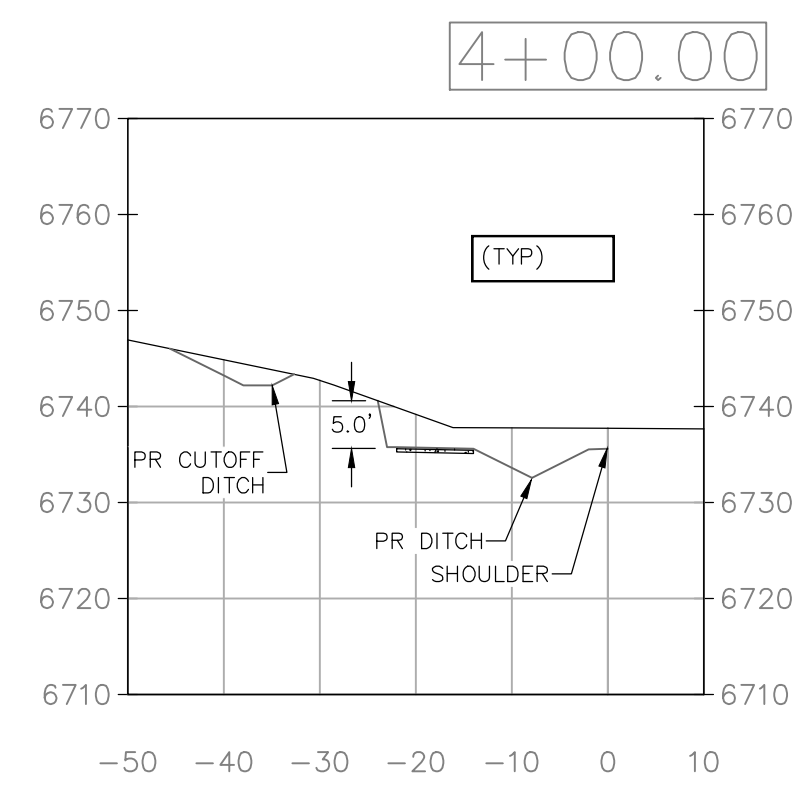
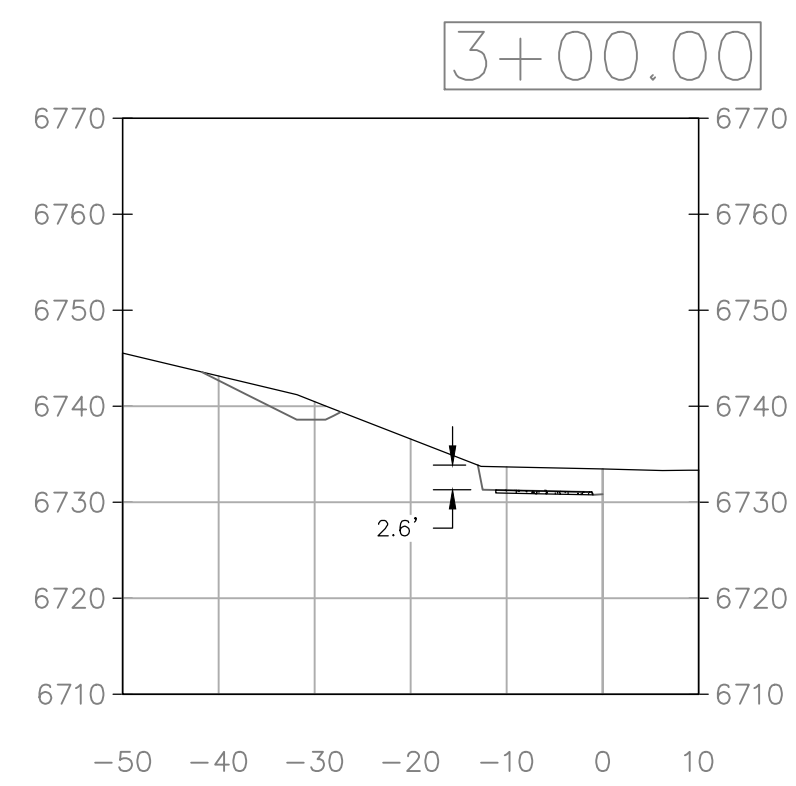
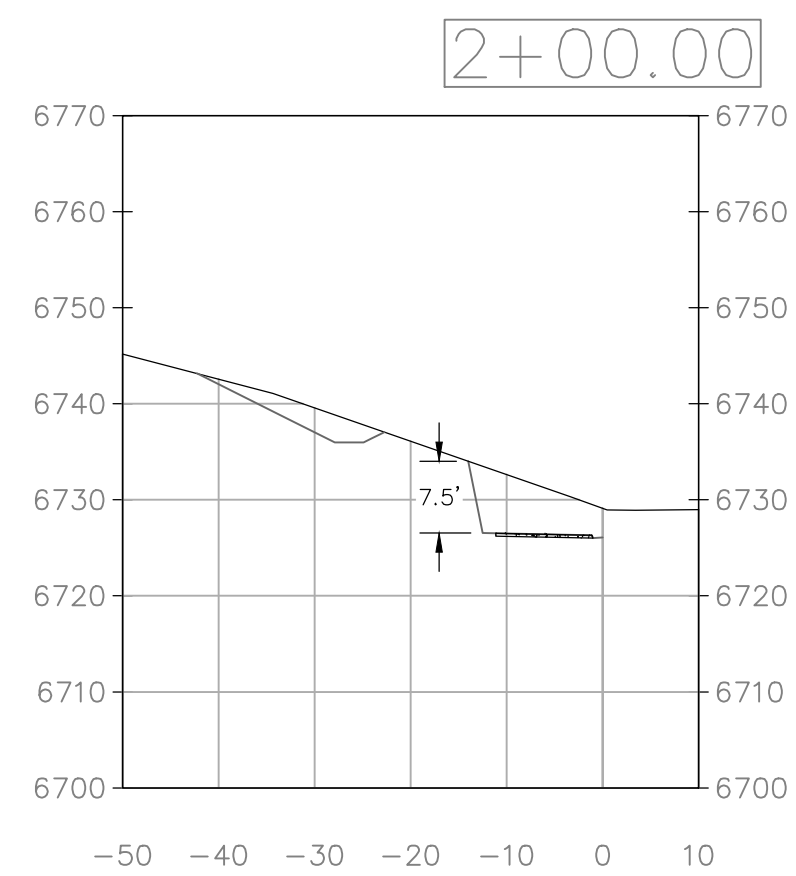
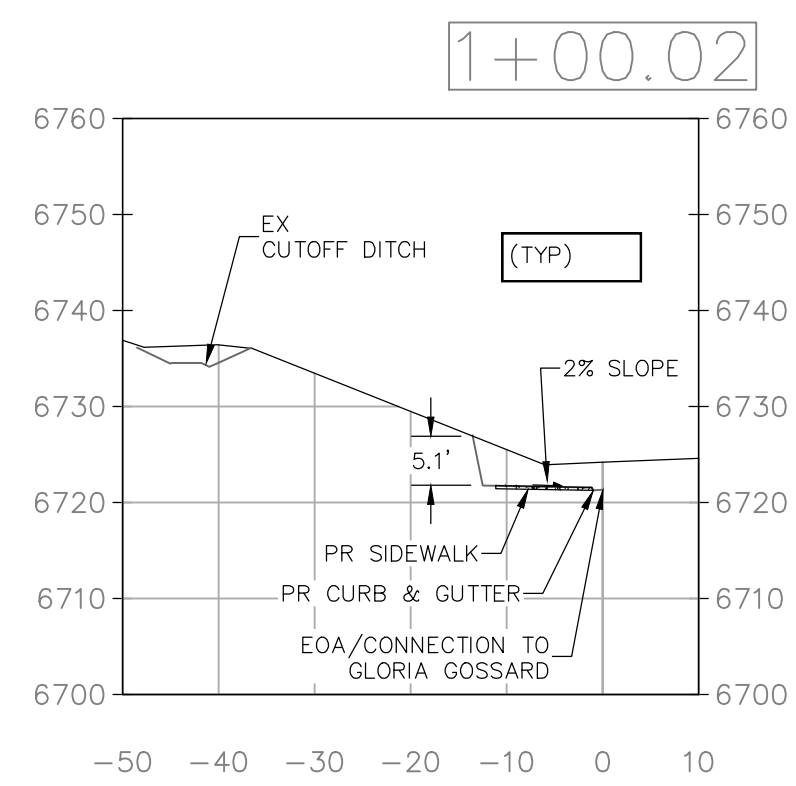
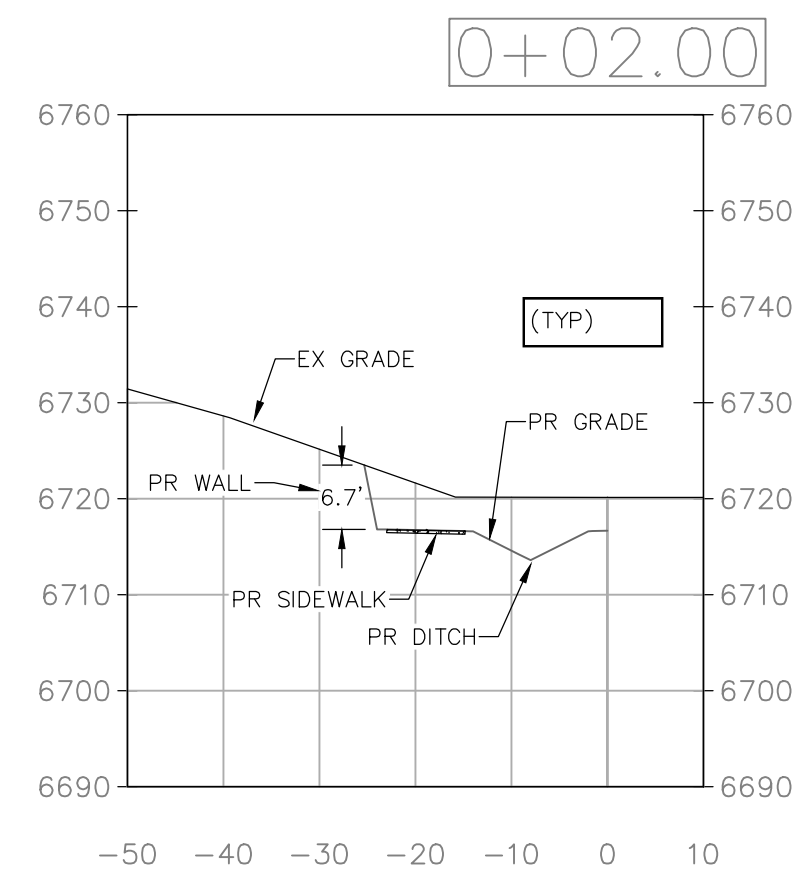
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SIDEWALK &
UTILITY PLAN #2

DRAWING:

SHEET #

C4

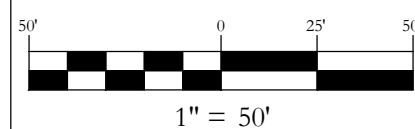


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**LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

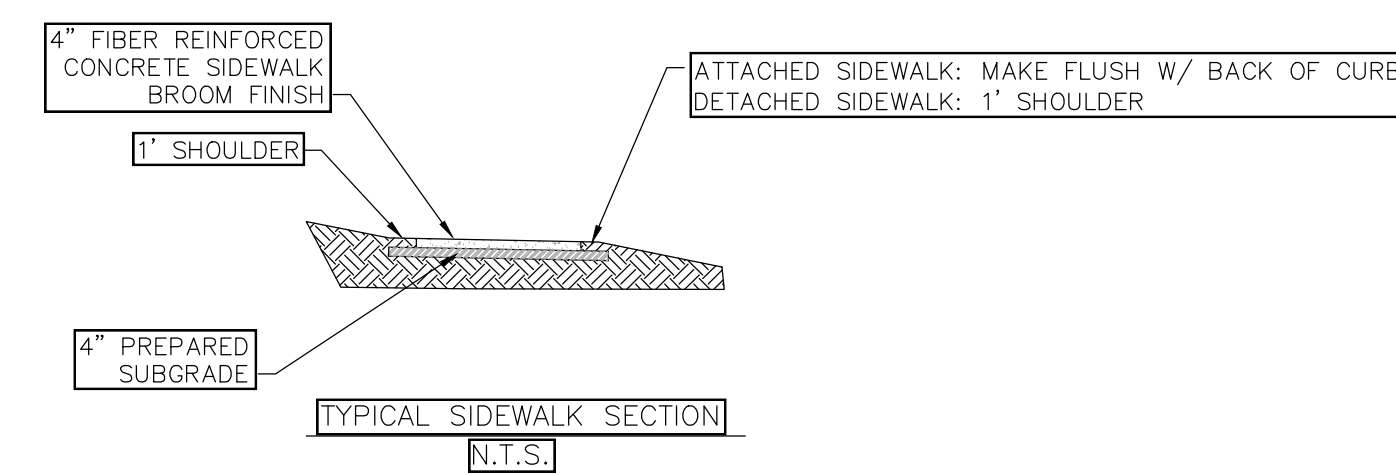
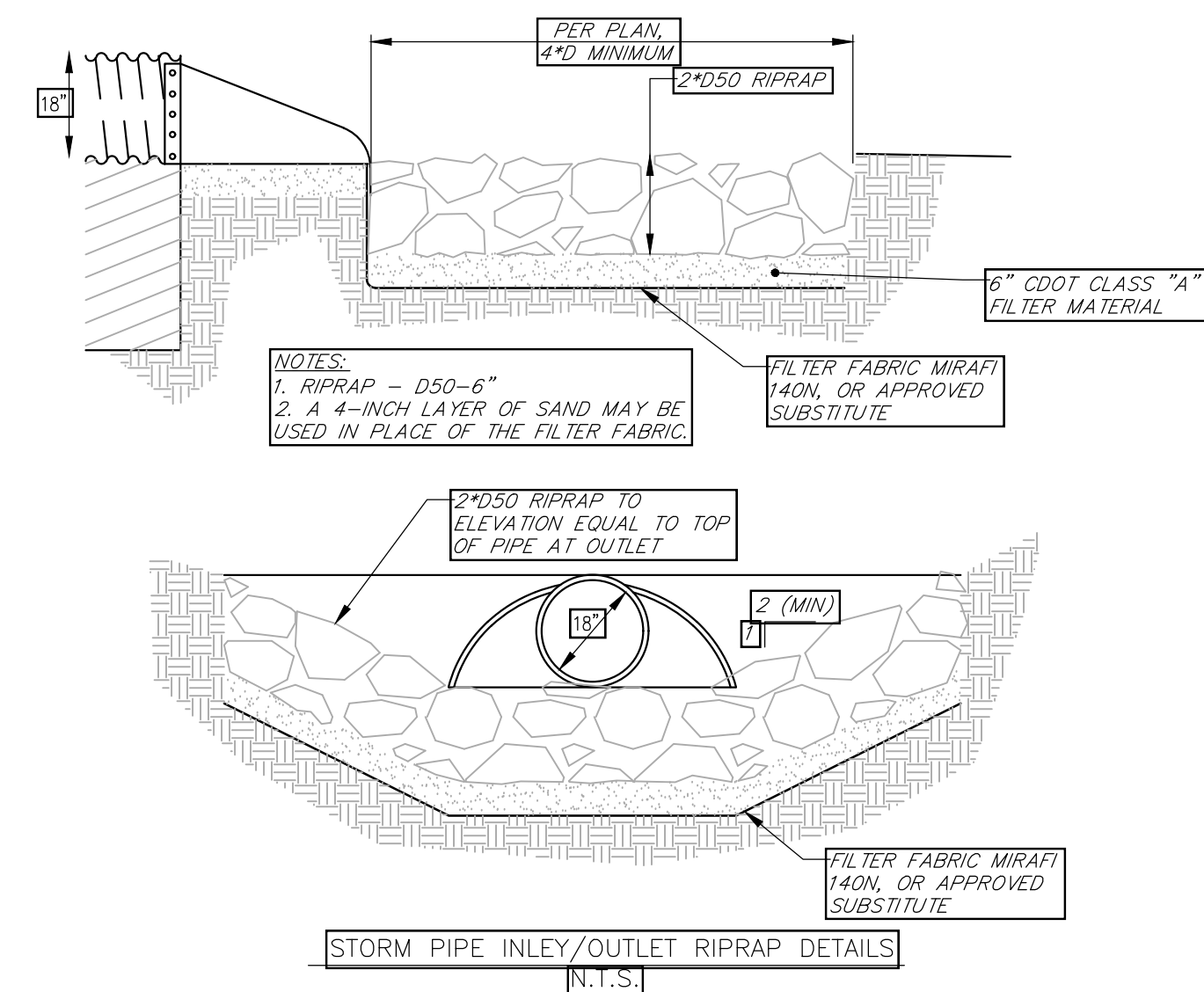
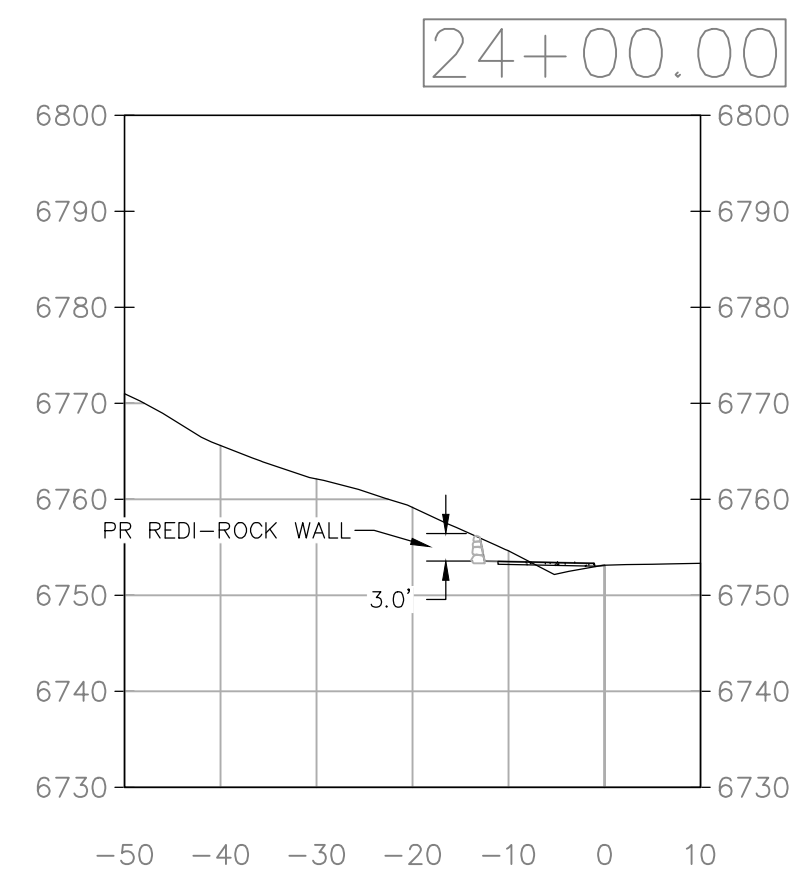
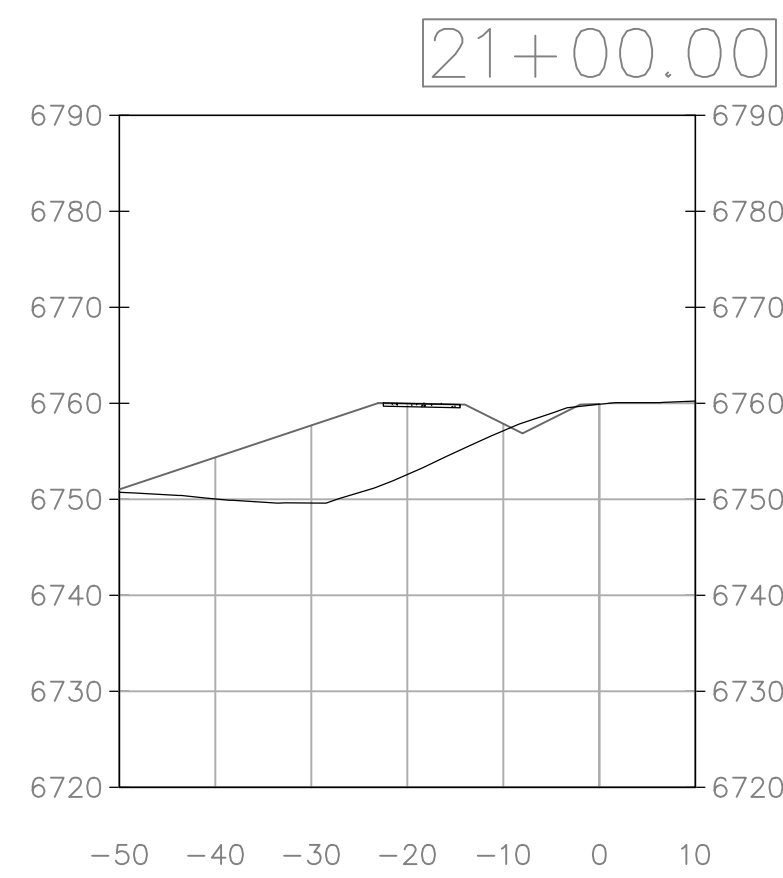
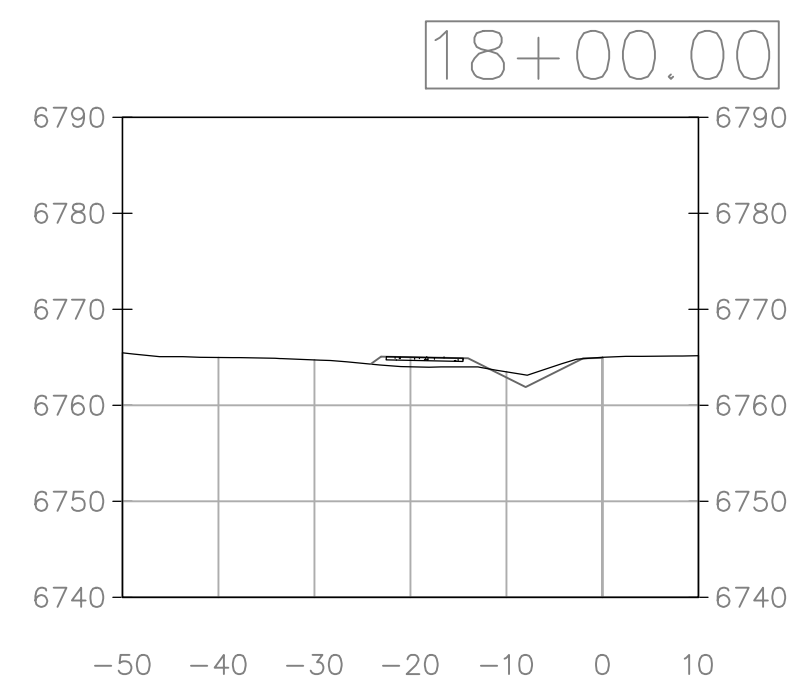
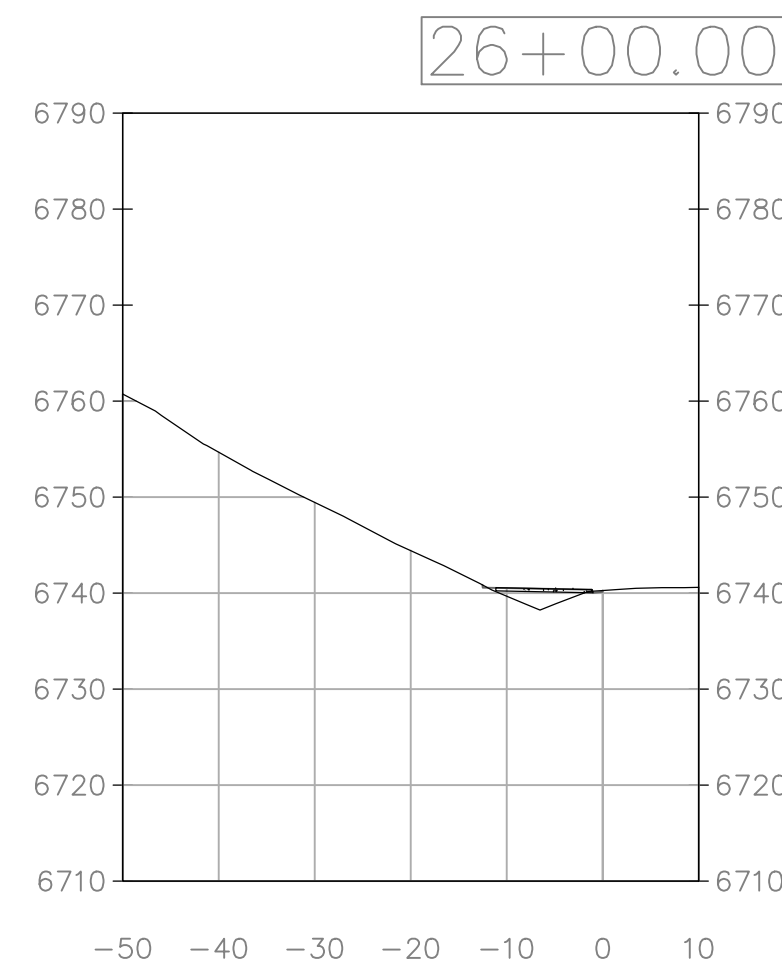
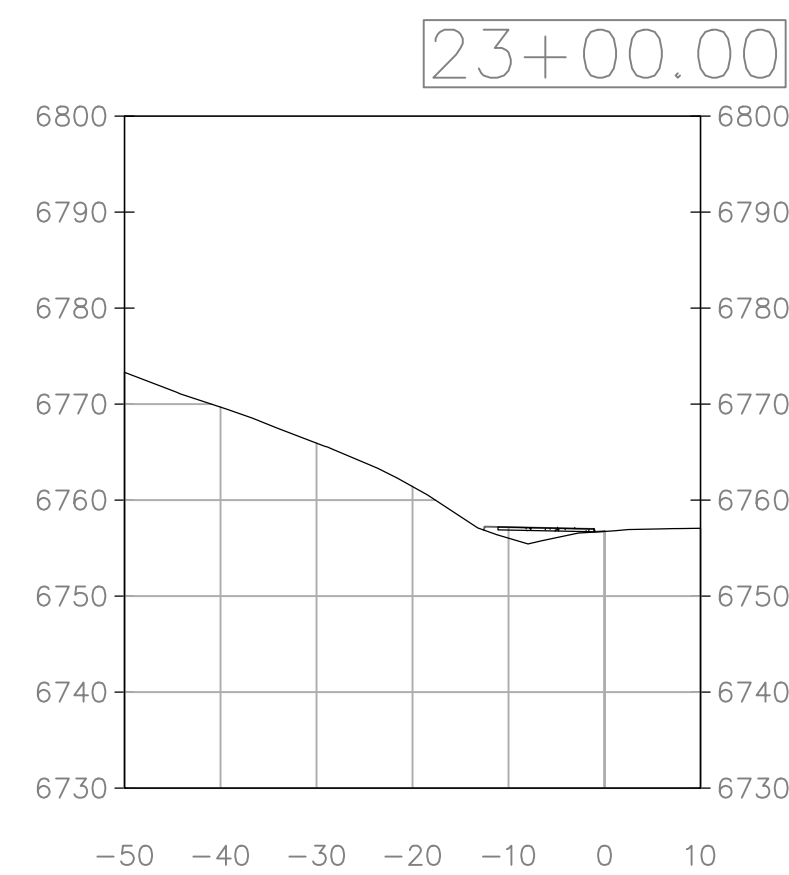
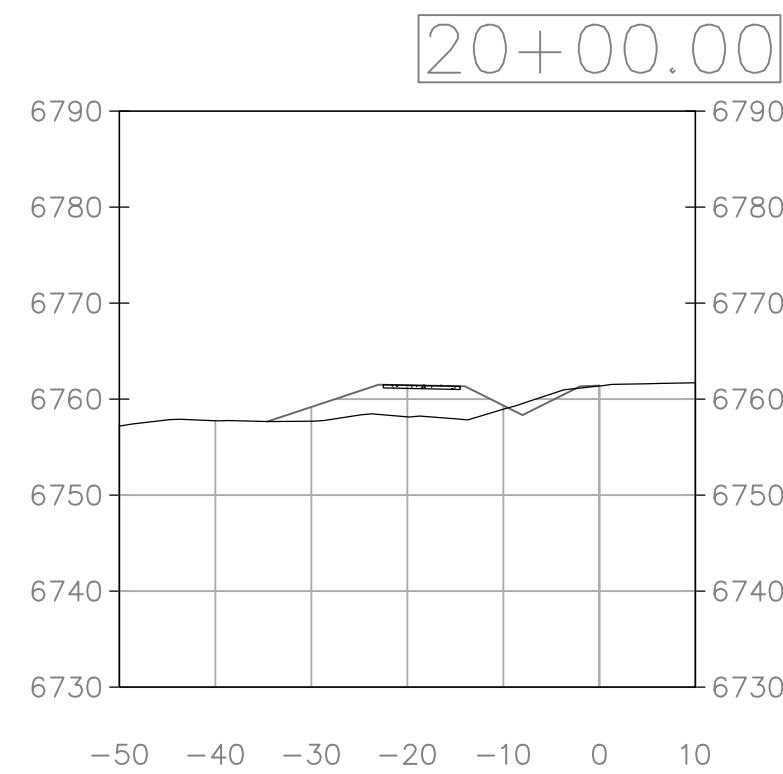
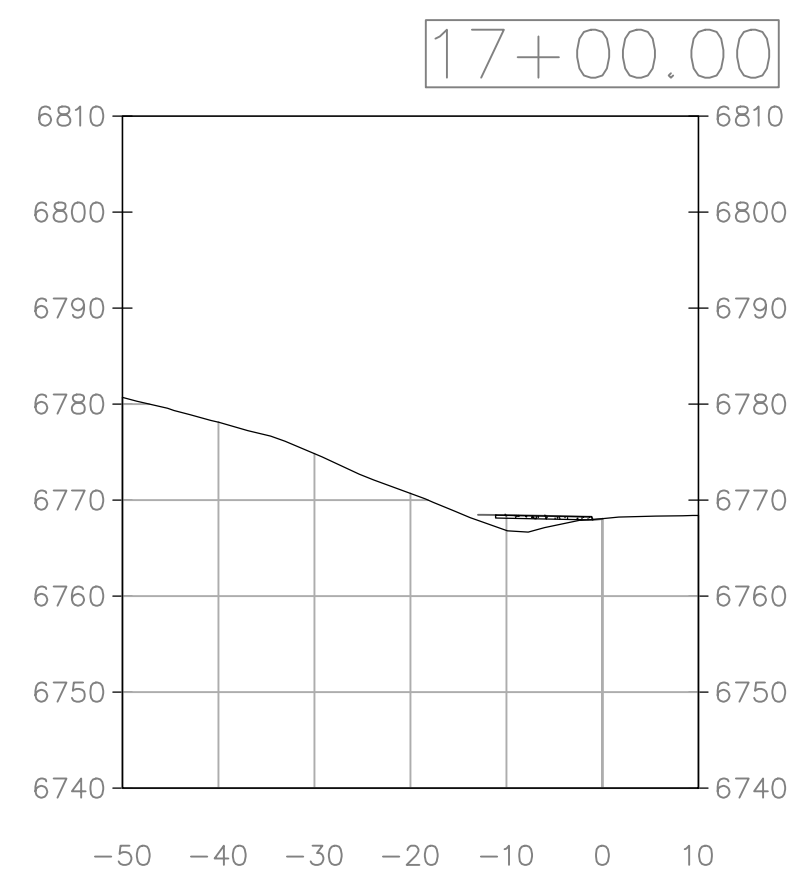
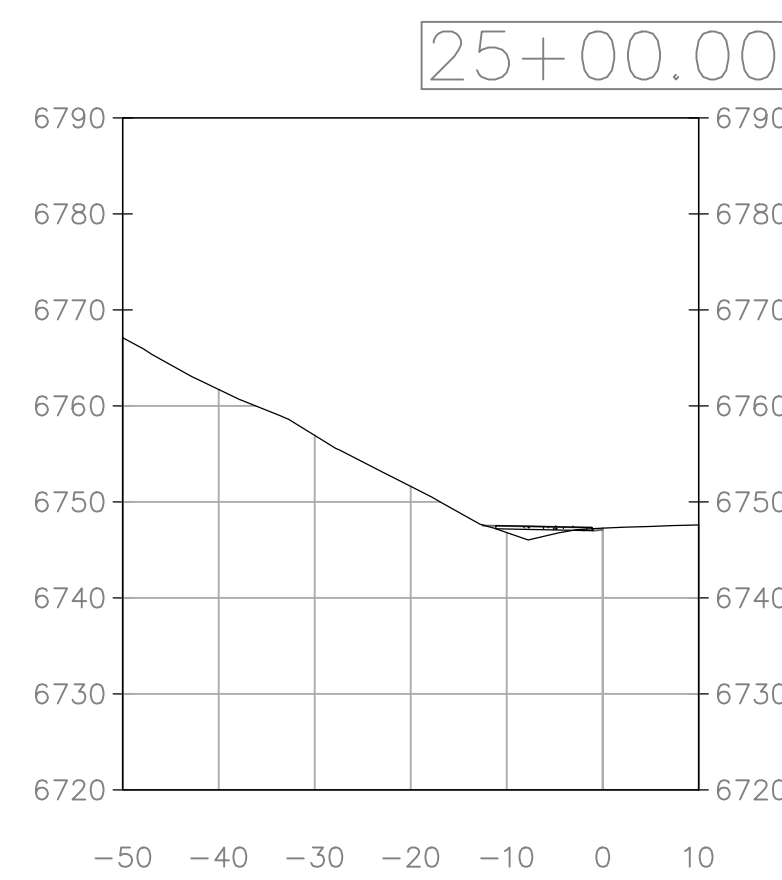
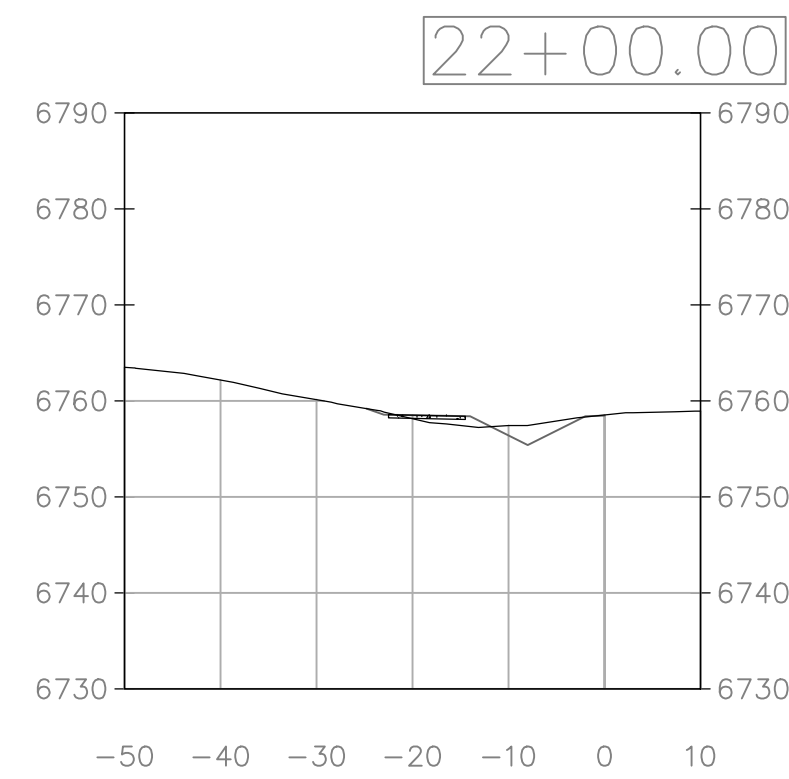
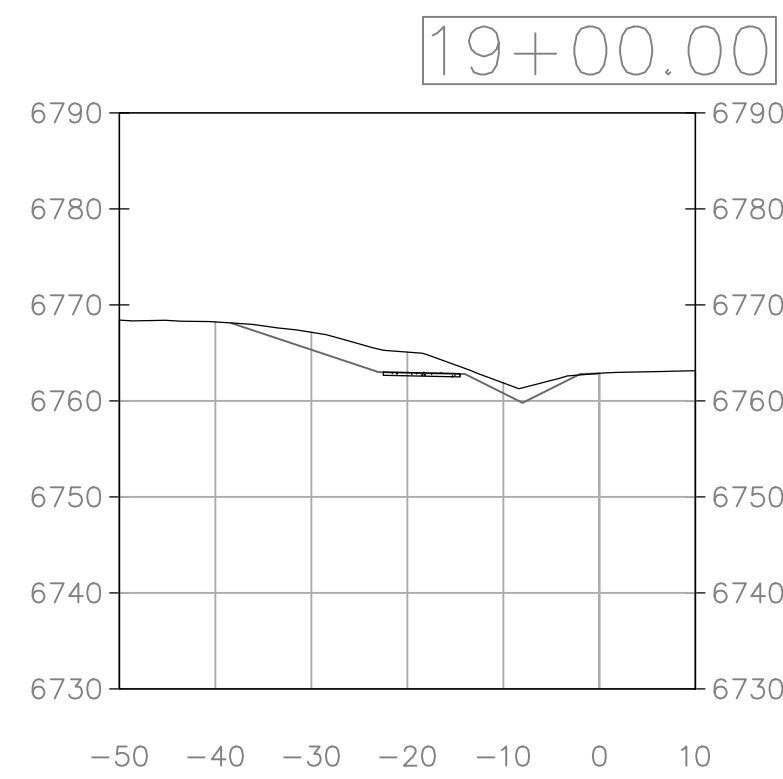
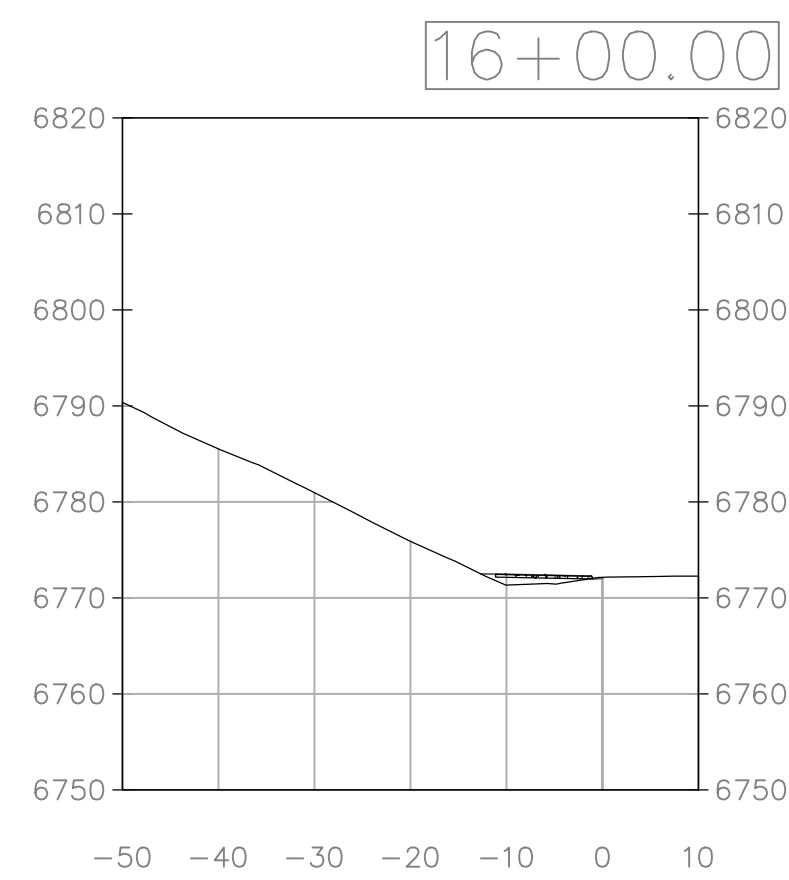
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED

DRAWING:

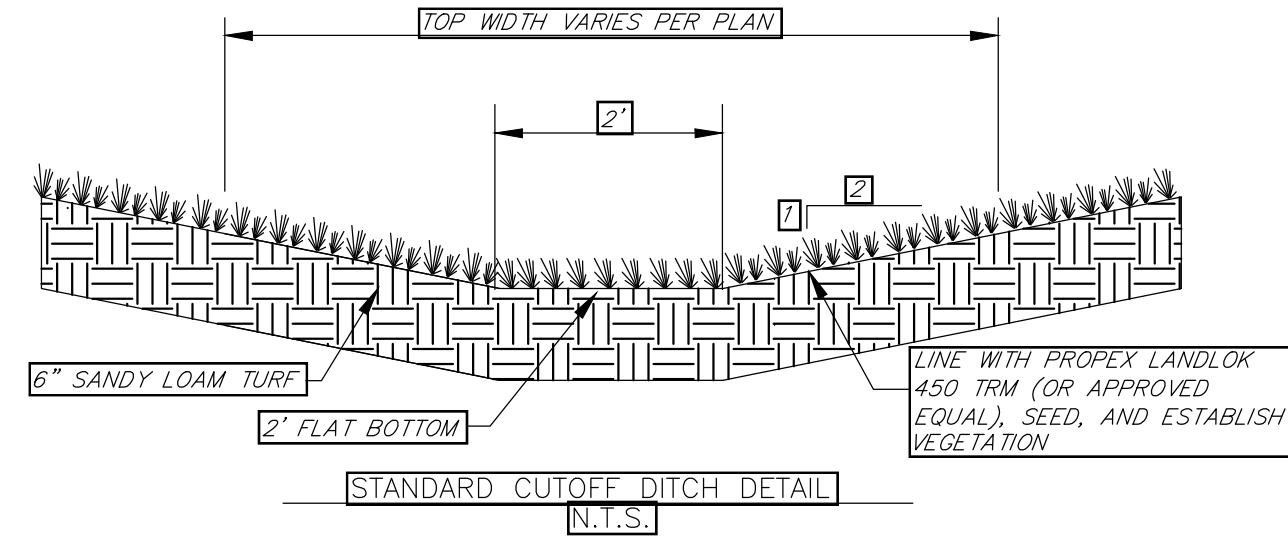
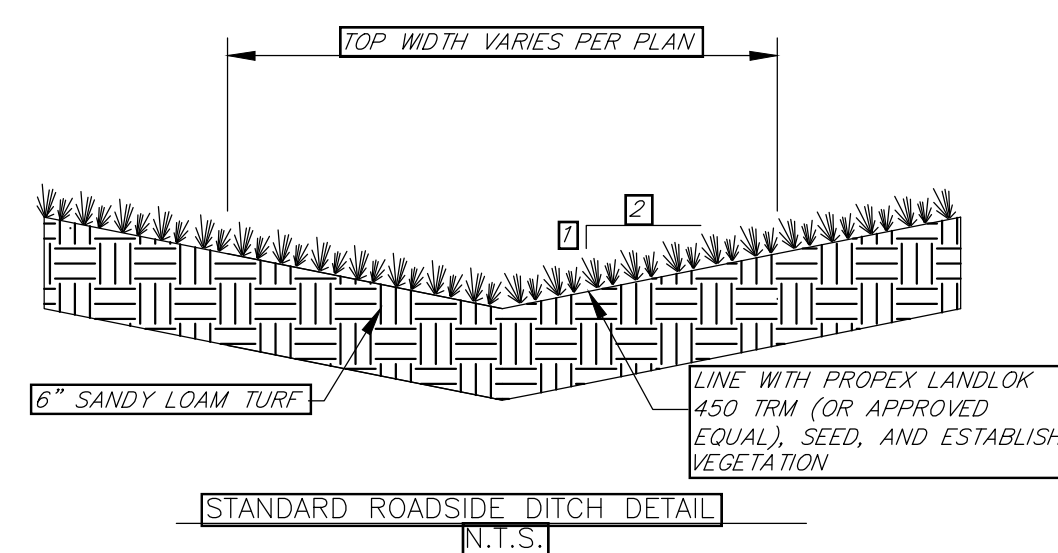
SIDEWALK CROSS SECTIONS #1

SHEET #

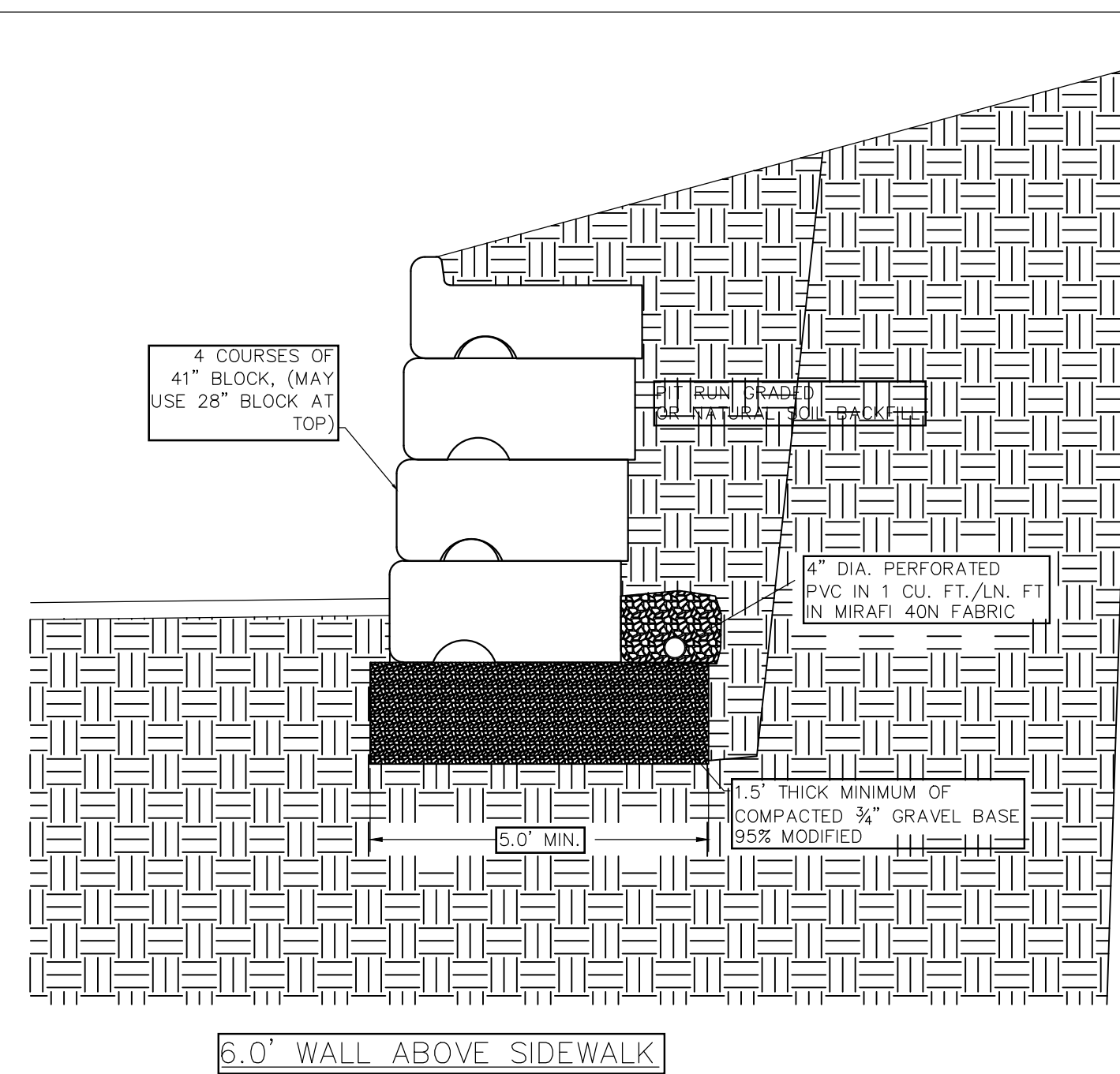
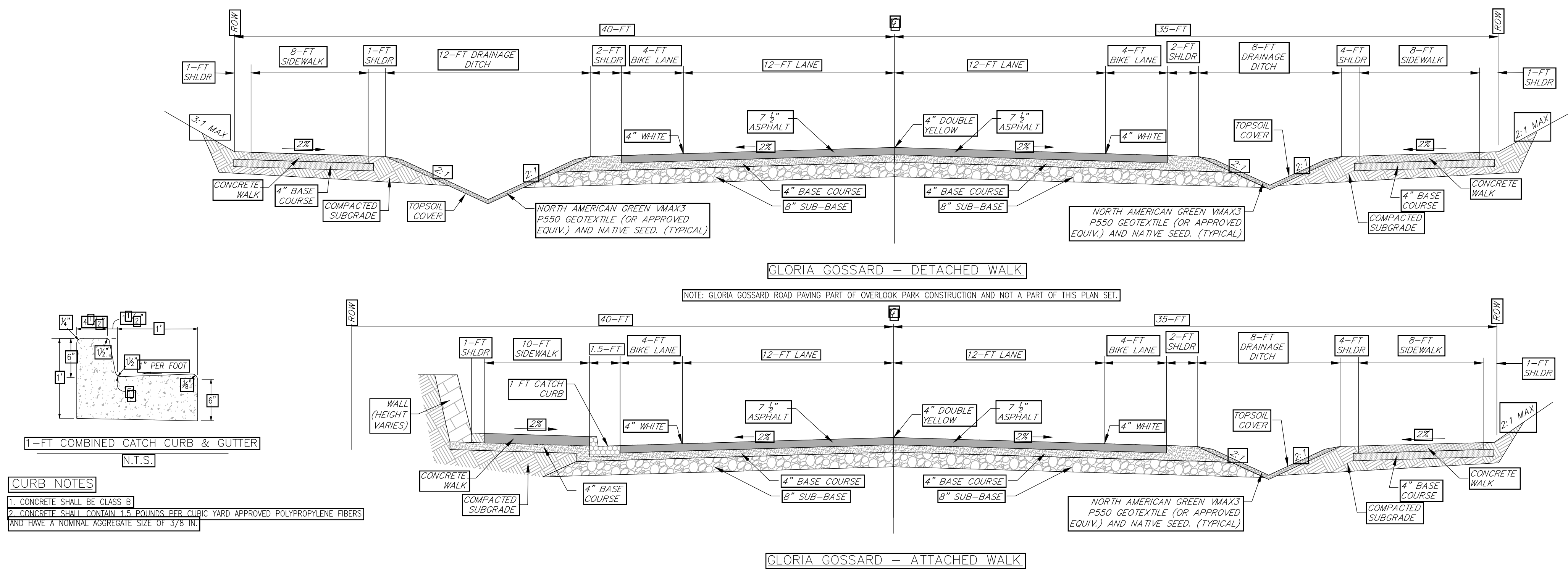
C5



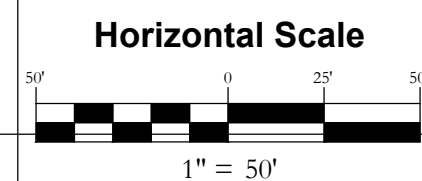
- SIDEWALK AND SIDEWALK RAMP NOTES:**
1. ALL SIDEWALKS SHALL HAVE 2% SLOPE UNLESS SPECIFIED OTHERWISE IN GRADING PLAN. ALL SIDEWALKS SHALL BE SLOPED AWAY FROM BUILDINGS.
 2. CONCRETE SHALL BE CLASS B WITH FIBER REINFORCEMENT.
 3. CONTRACTION JOINTS SHALL BE INSTALLED A MAXIMUM OF 10' OC
 4. CONTRACTION JOINTS SHALL BE REINFORCED WITH JOINT SEALER.
 5. EXPANSION JOINTS SHALL BE USED AT ABUTTING ASPHALT AND PROPOSED SIDEWALK AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER. JOINTS SHALL BE 3" WIDE WITH 1" LATCH OF JOINT SEALER.
 6. EXPANSION JOINTS SHALL BE USED AT ABUTTING STRUCTURE AND SIDEWALKS AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER.
 7. CORNERS SHALL BE ROUNDED WITH 8" RADIUS AND 8" WIDE WITH 2" FORMED RADIUS. MAXIMUM 6" SPACING CENTER TO CENTER.



- DITCH NOTES
1. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 2. TRM FABRIC WIDTH IN DITCH SHALL BE THE WIDTH OF THE STANDARD ROLL, I.E. 8 FEET.
 - 2.1. MIDDLE OF ROLL SHALL BE IN LINE WITH THE CL OF THE DITCH.

[illegible]

**LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



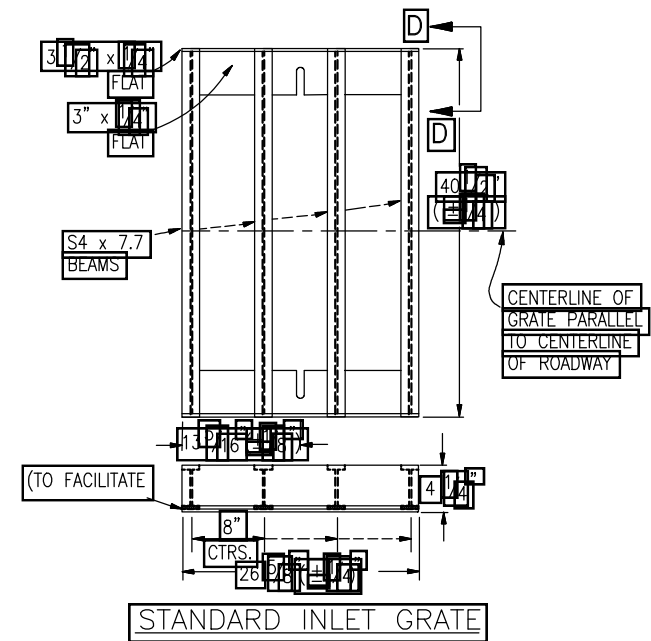
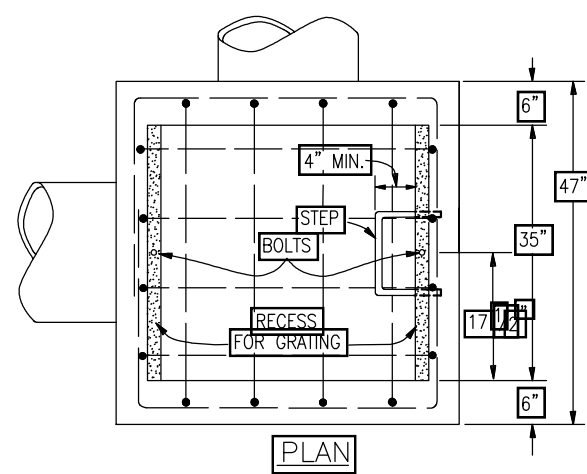
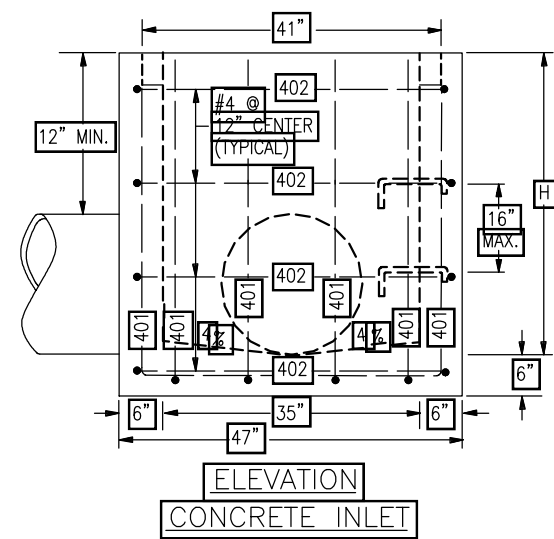
DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

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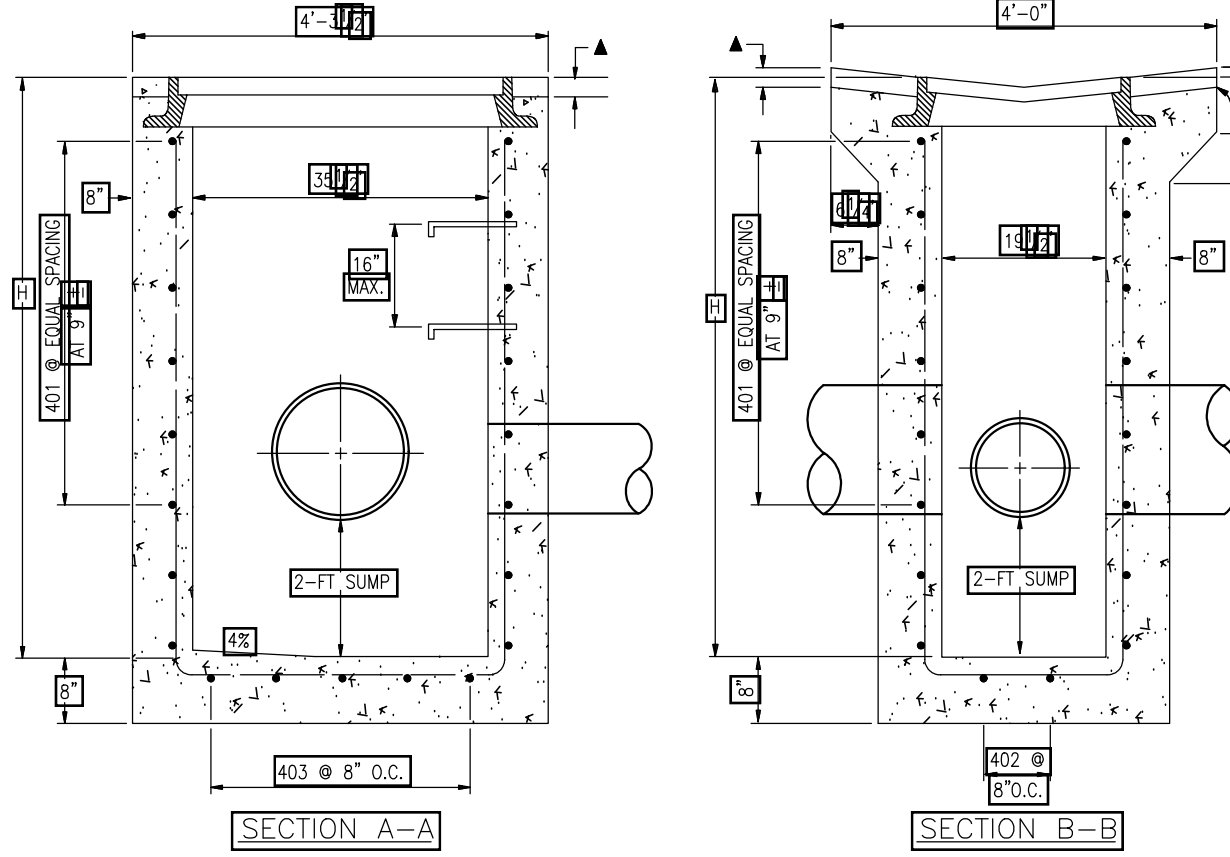
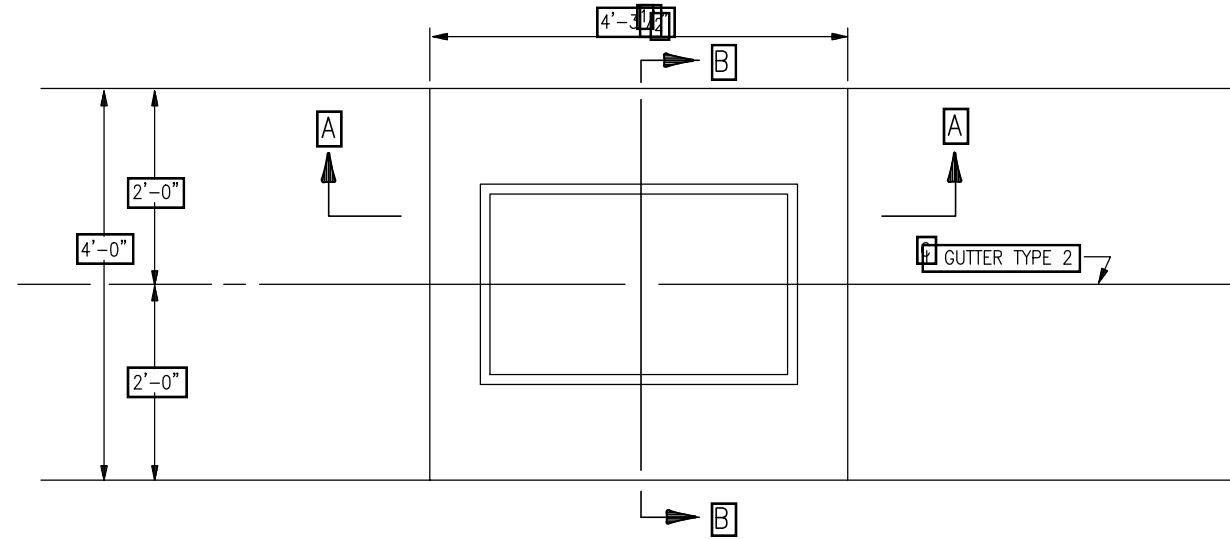
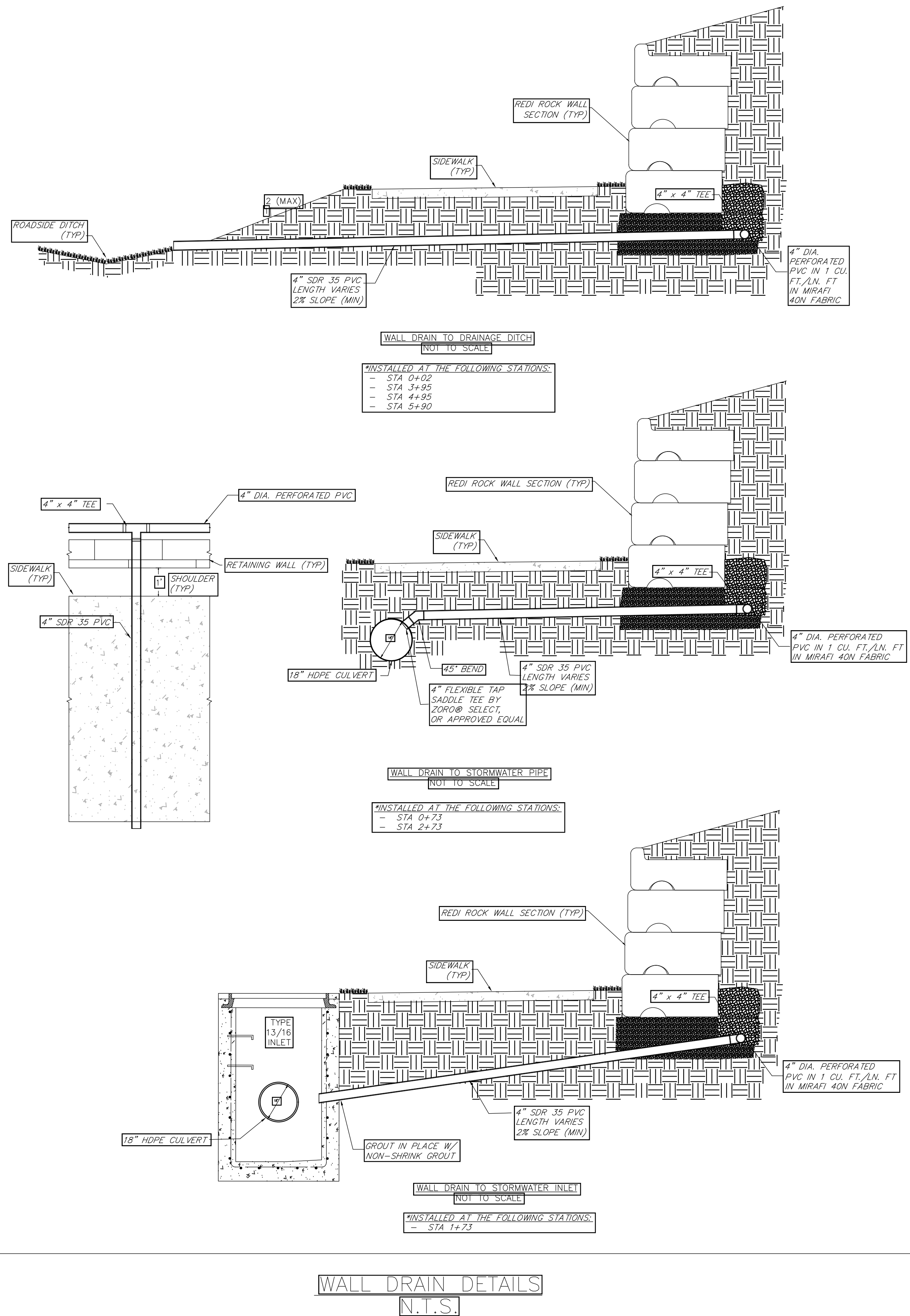
NG: **SIDEWALK CROSS
SECTIONS #2 &
ROAD DETAILS**

SHEET #

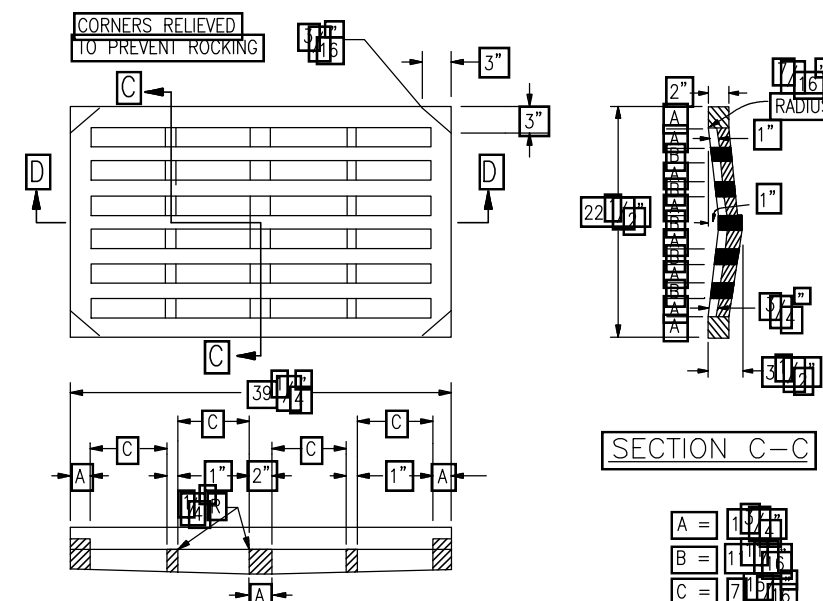
C6



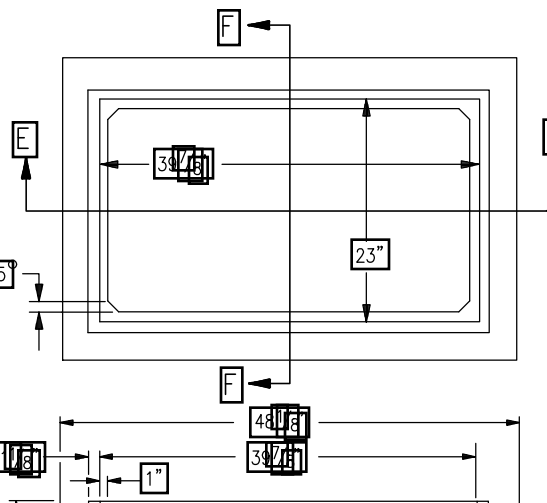
TYPE C INLET



TYPE 13/16 INLET

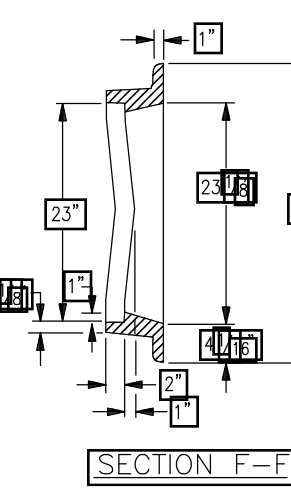


SECTION D-D
NO. 13/16 GRATE



SECTION C-C

SECTION D-D



NOTE:
SEE PLAN DETAILS FOR LOCATION AND SIZE OF REINFORCING.
WHEN BITUMINOUS MATERIAL IS TO BE APPLIED TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.

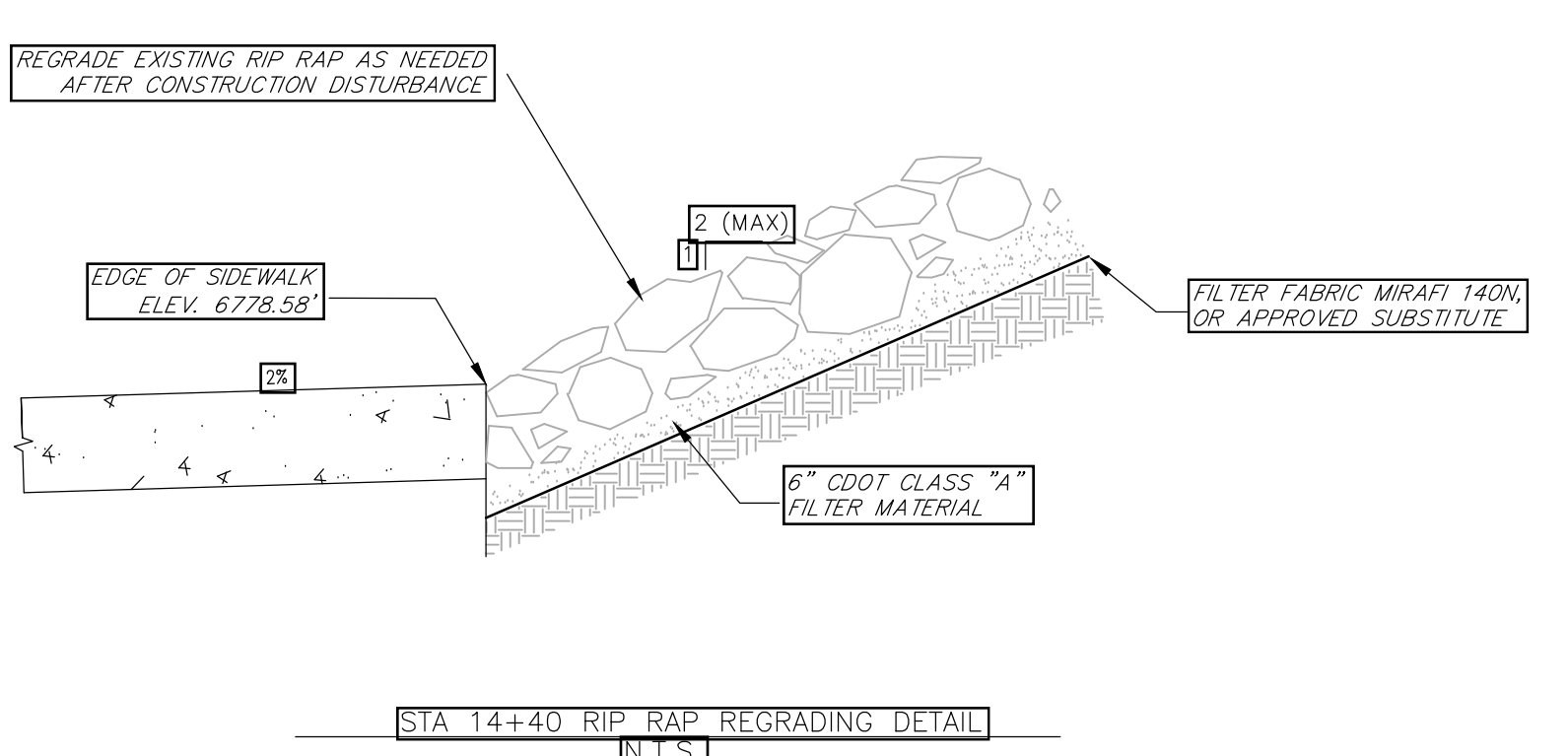
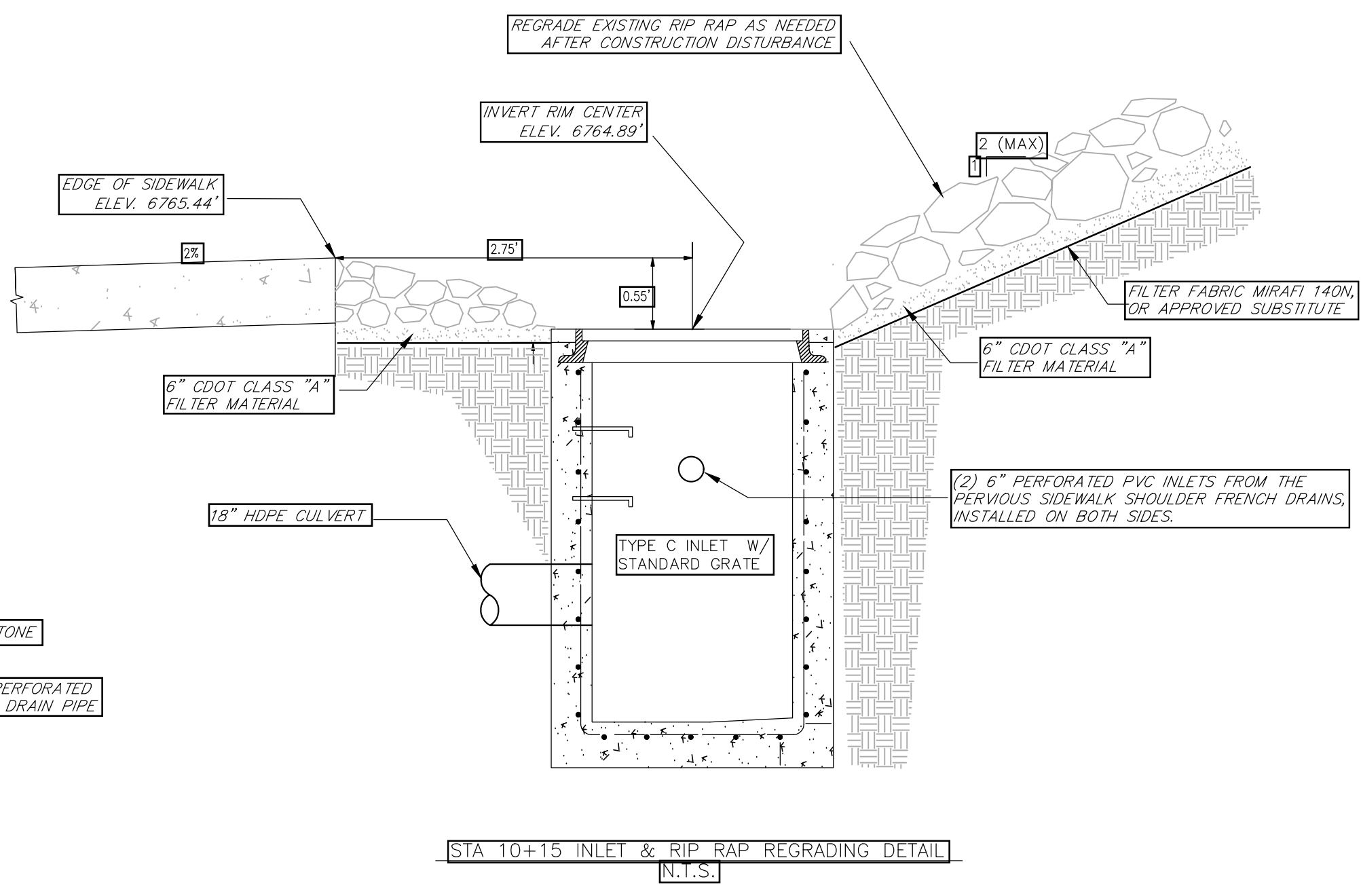
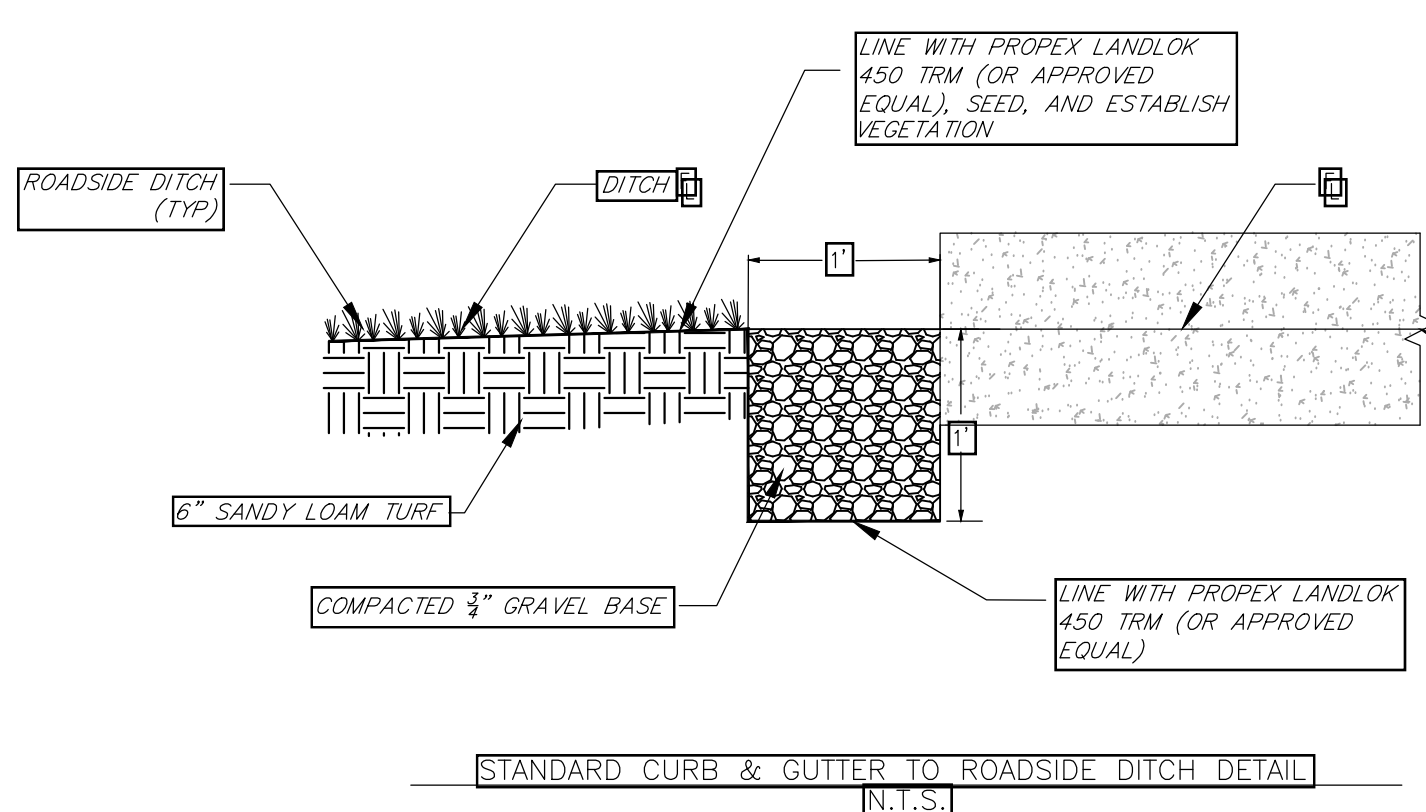
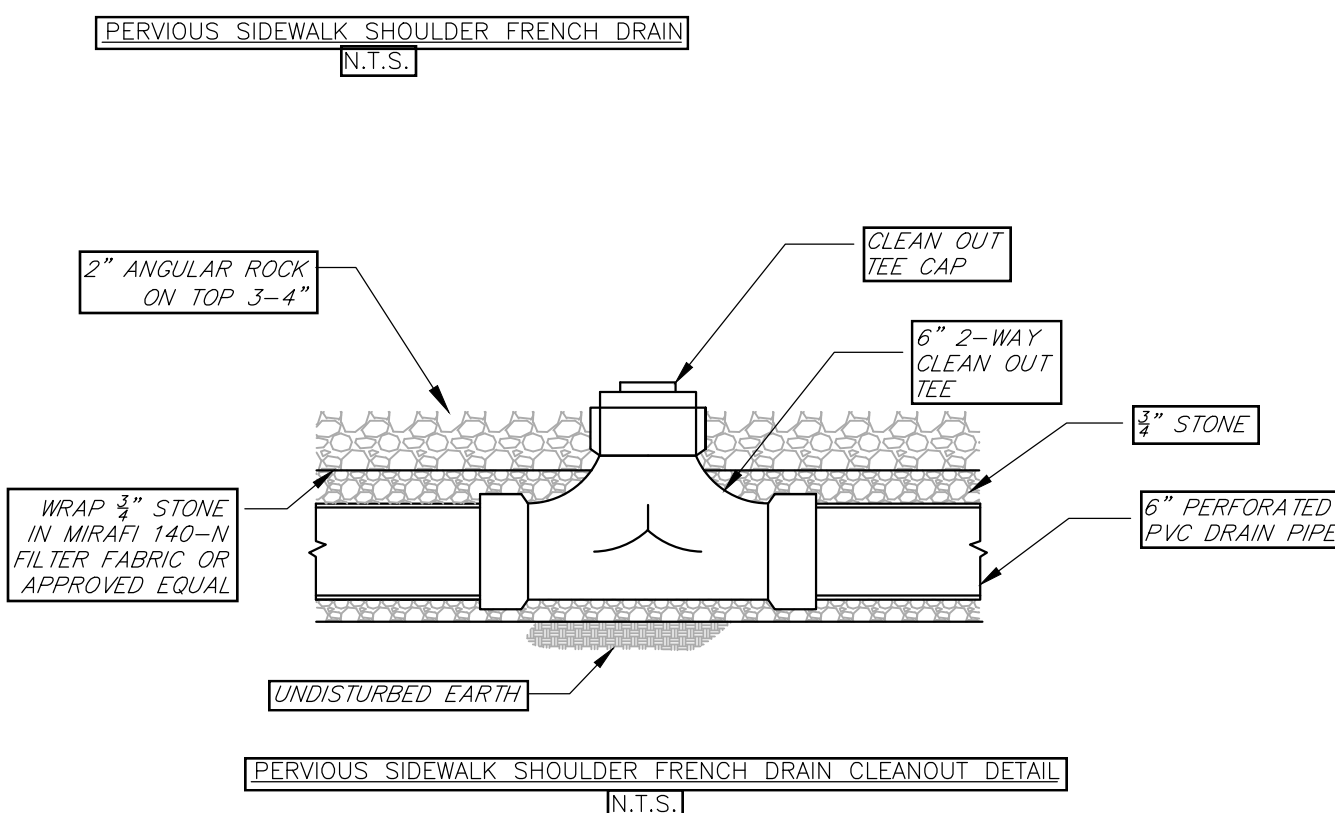
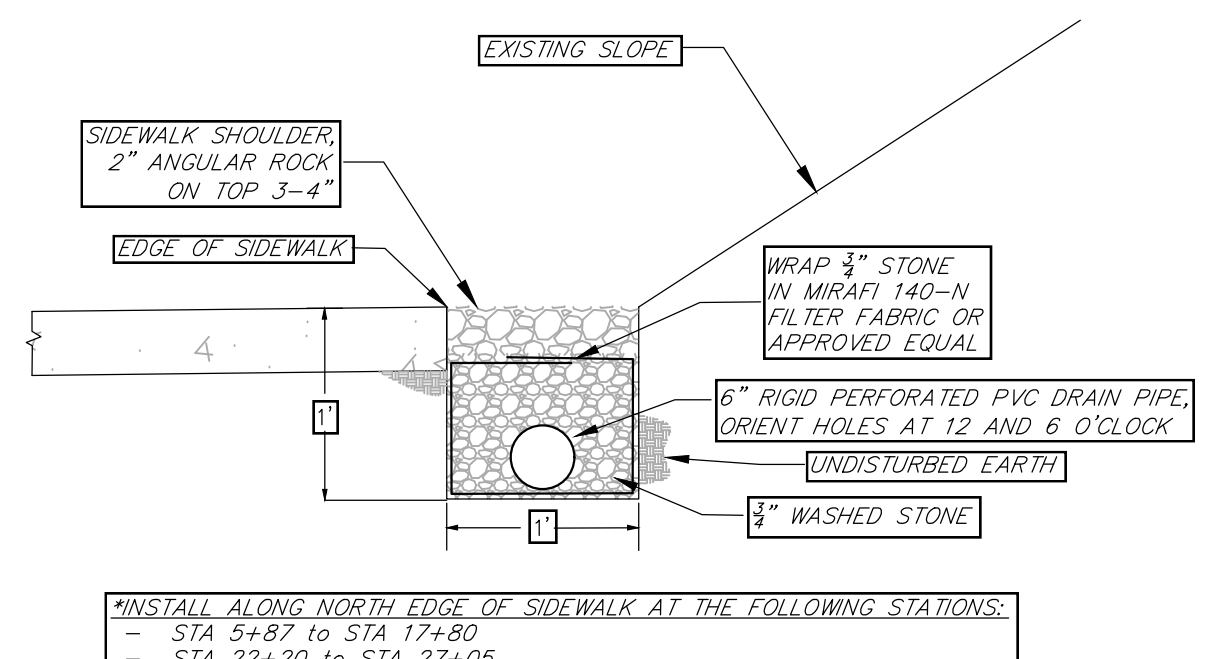
- GENERAL NOTES
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 - CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED.
 - REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 6 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON.
 - MANHOLES TO TYPE C, 13/16 AND FRAMES SHALL BE DESIGNED TO WITHSTAND THE 20 TON LOAD.

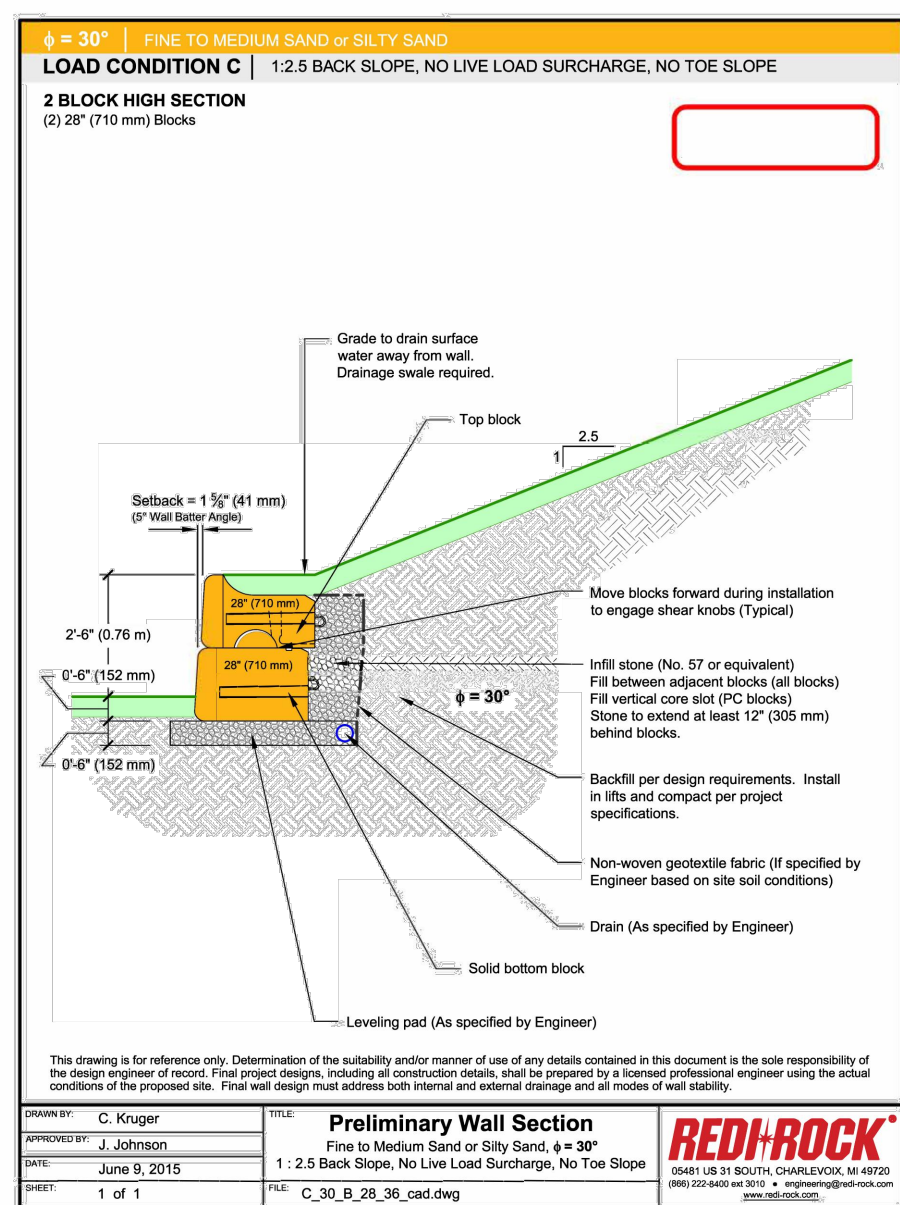
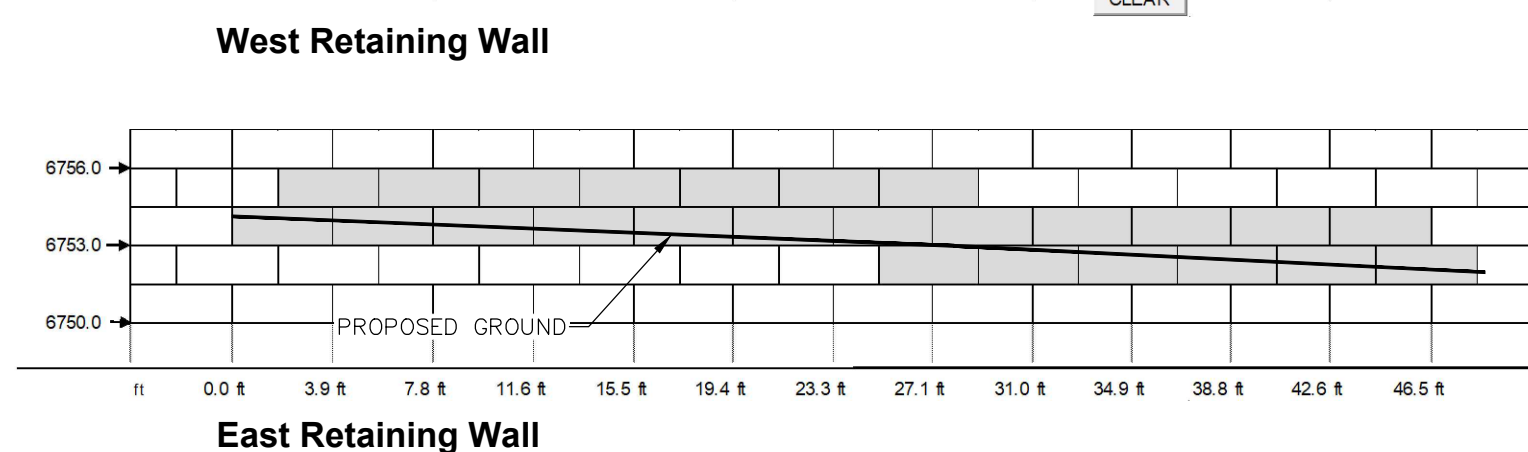
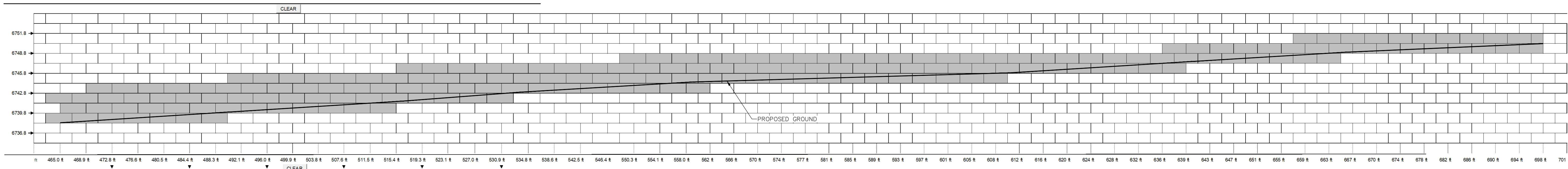
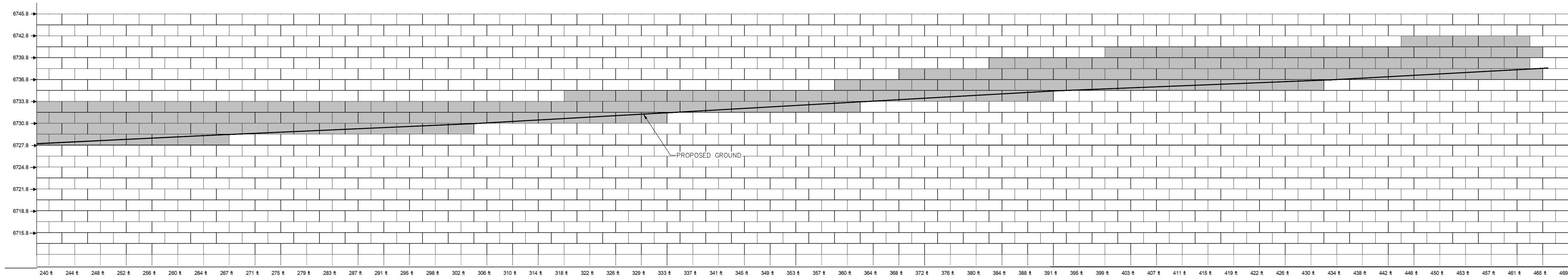
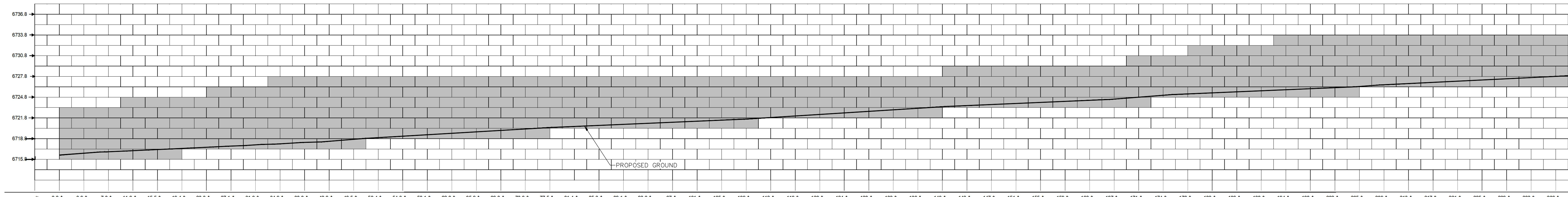
QUANTITIES

ITEM	CONCRETE	REINFORCING	NO. OF
	CU. YD.	Q. LB.	PIECES
1	1.3	72	1
2	1.3	72	1
3	1.3	72	1
4	1.3	72	1
5	1.3	72	1
6	1.3	72	1
7	1.3	72	1
8	1.3	72	1
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100	1.3	72	1

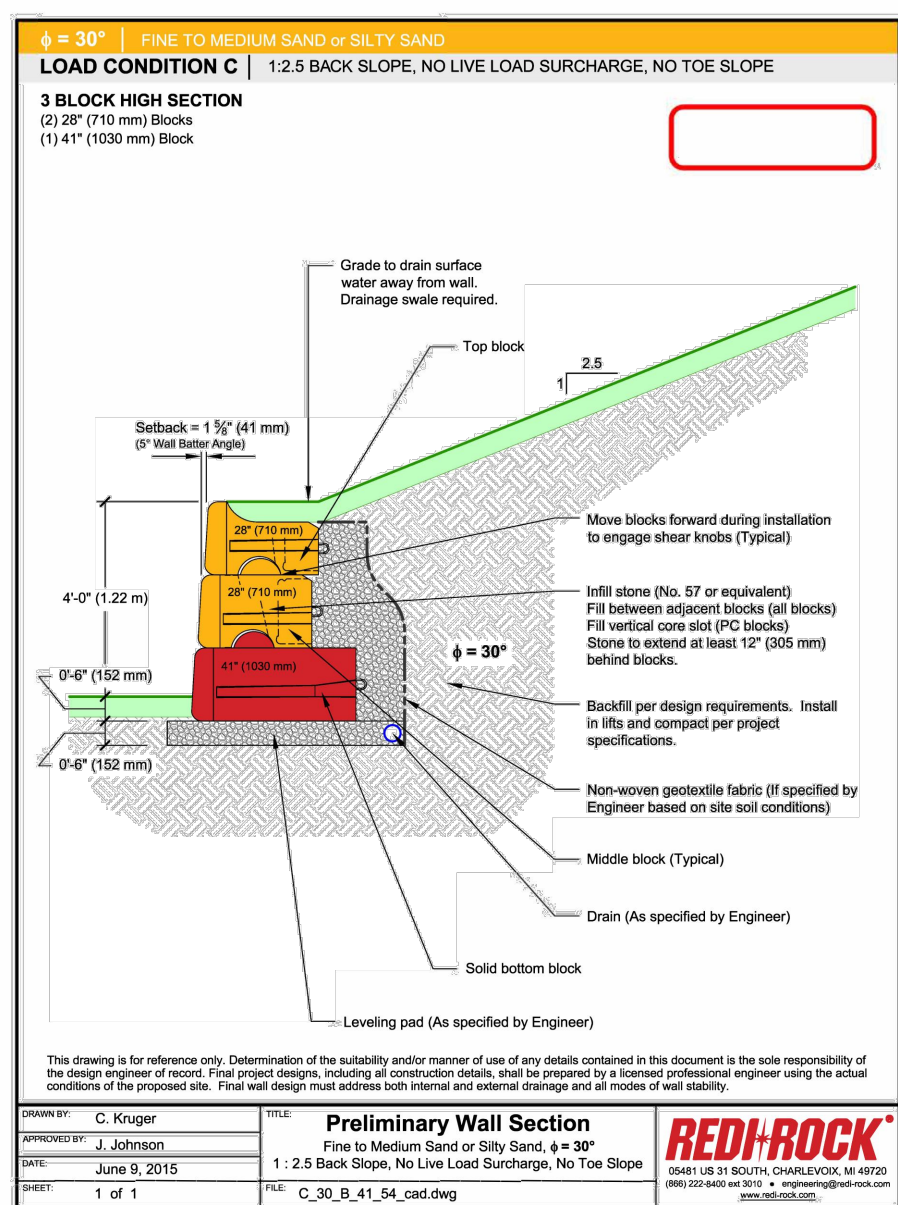
BAR LIST FOR H=3'-0"

MARK	REINFORCING	LENGTH
401	4	1'-6"
402	4	1'-6"
403	4	1'-6"

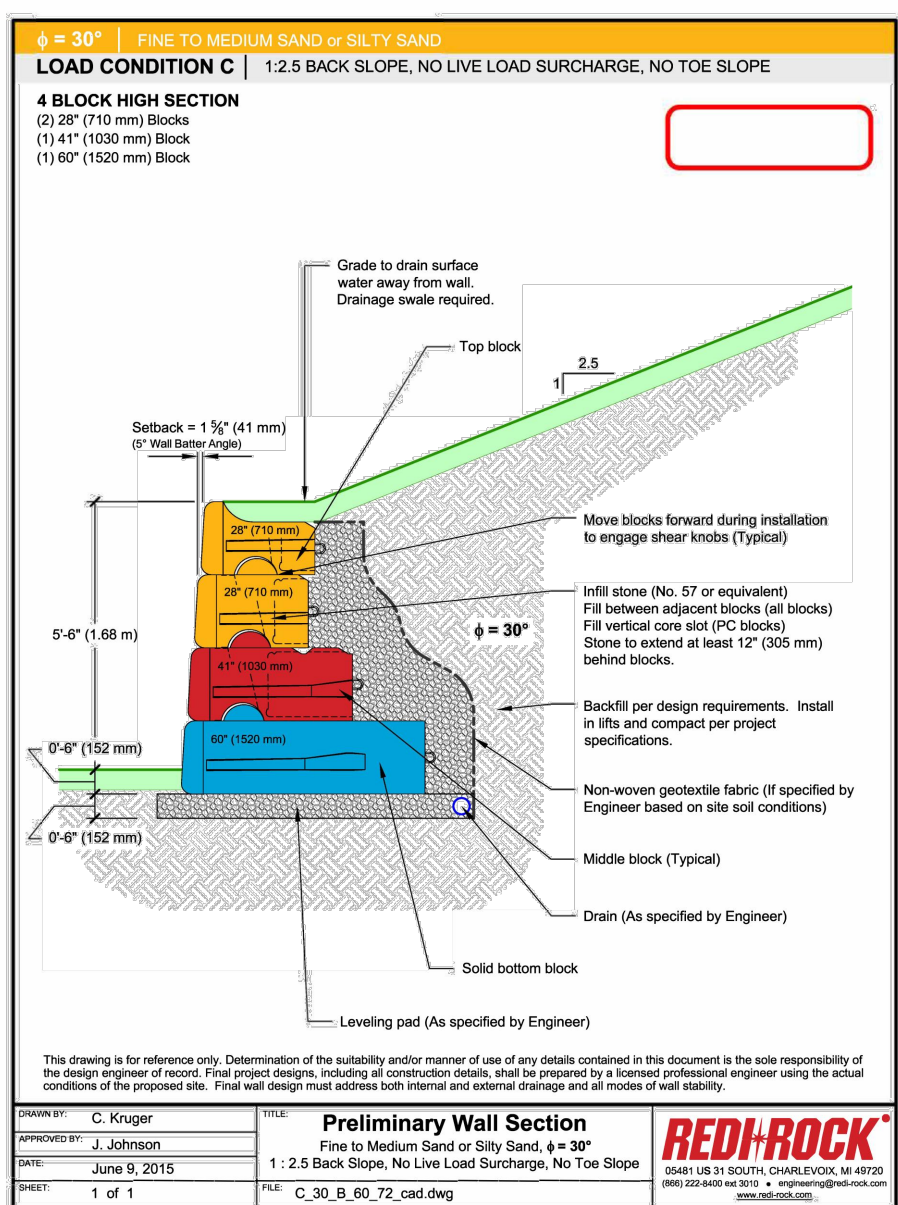




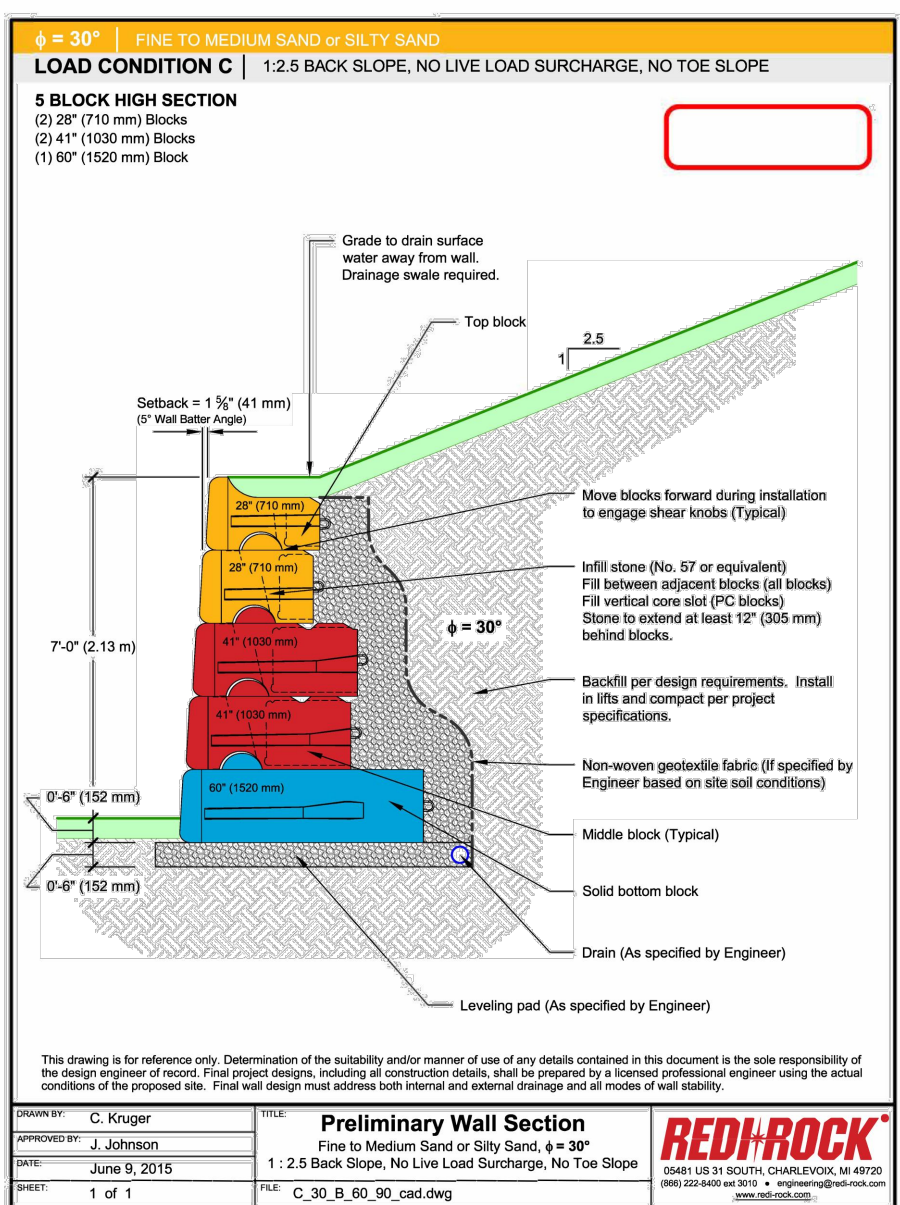
Wall - 3 ft Tall



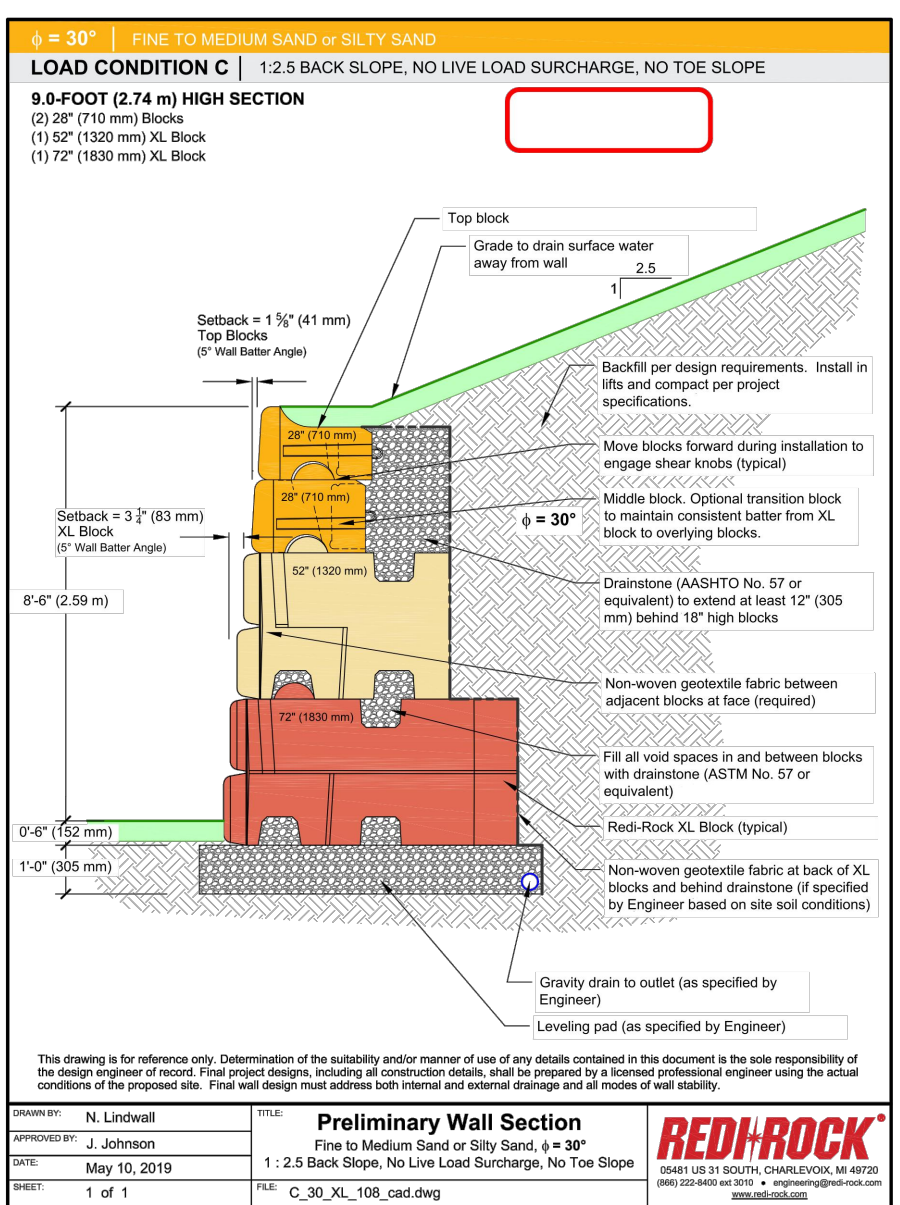
Wall - 4.5 ft Tall



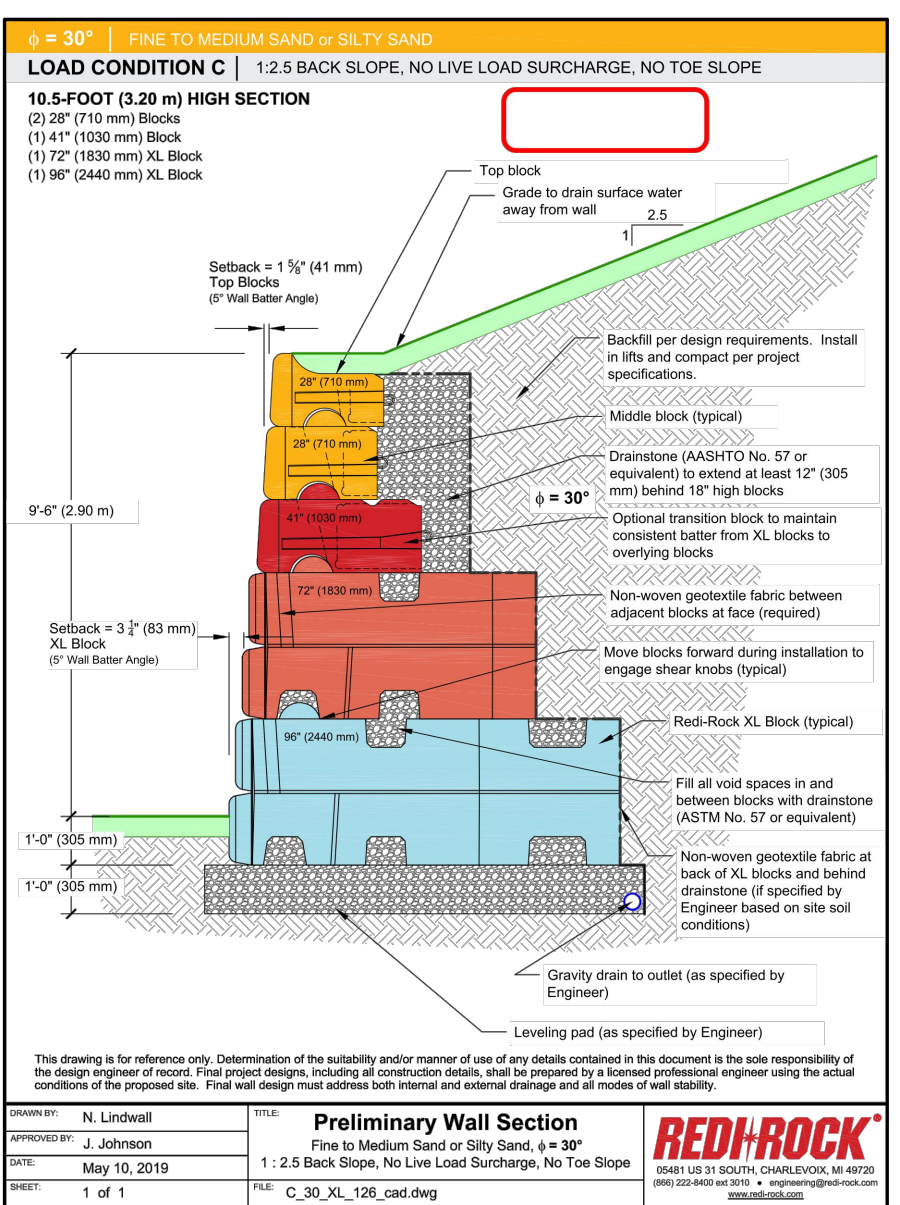
Wall - 6 ft Tall



Wall - 7.5 ft Tall



Wall - 9 ft Tall



Wall - 10.5 ft Tall

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
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LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

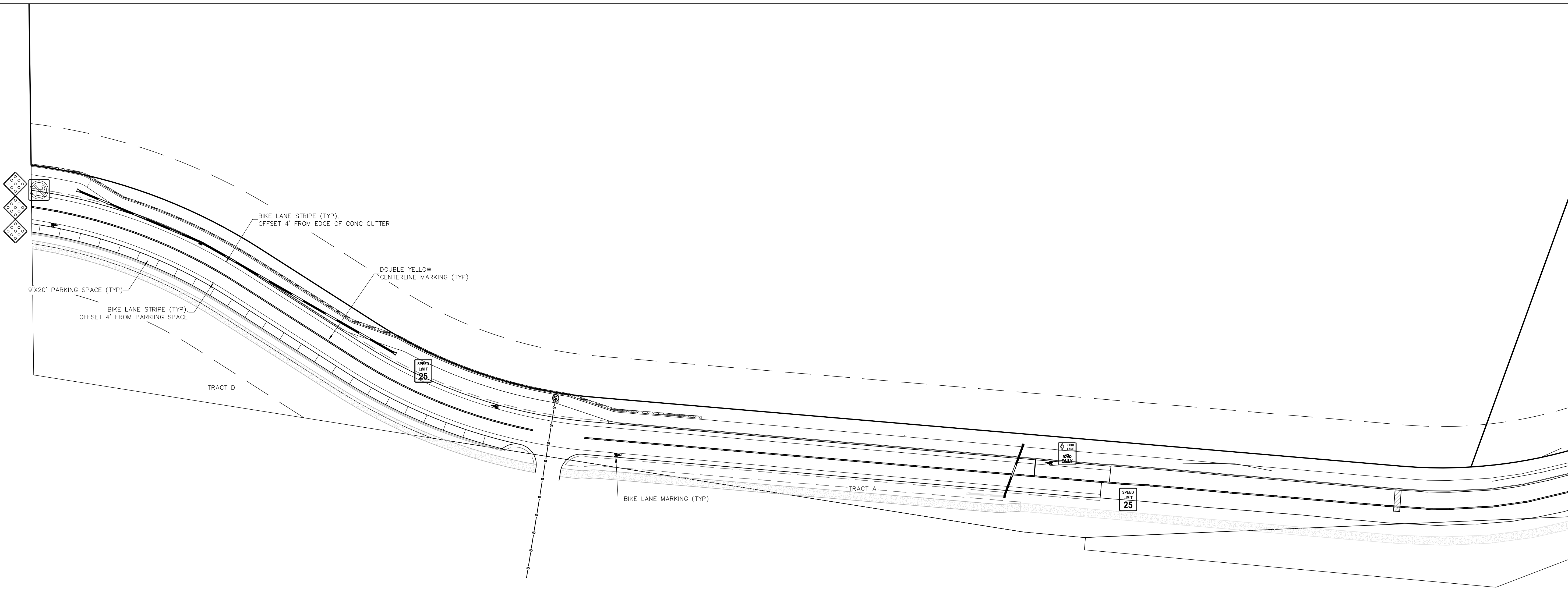
NTS

DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: JMW
REVIEW BY: JMW

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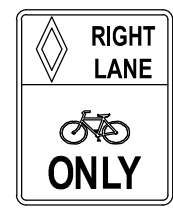
DRAWING:
RETAINING WALL
DETAILS

SHEET #
C8

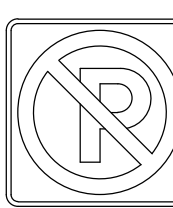


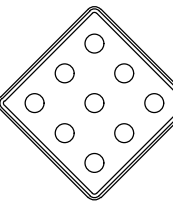
MUTCD SIGN LEGEND

- 

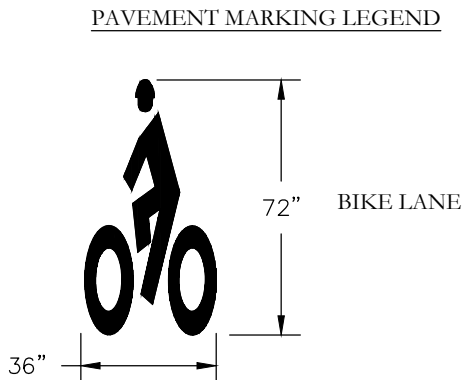
STOP SIGN (R1-1)
- 

BIKE LANE (R13-17)
- 

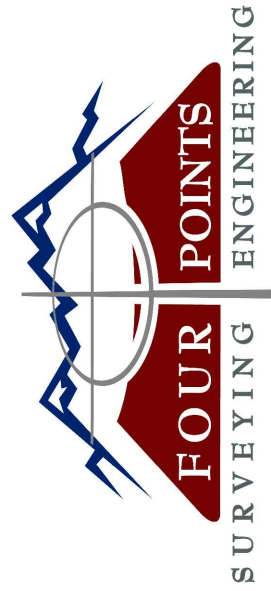
SPEED LIMIT (R2-1), VARIES
- 

NO PARKING (R8-3A)
- 

END OF ROADWAY (OM4-2)



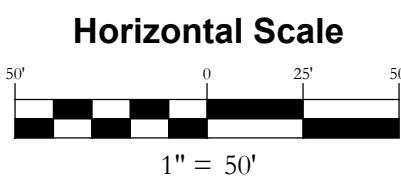
- NOTES
- 1) ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED PER CDOT STANDARDS FOR CLASS 1 SIGNS. SEE CDOT STANDARD PLANS S-614-2.
 - 2) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROREFLECTIVE PAINT. SEE CDOT STANDARD PLANS S-627-1.
 - 3) GROUND SIGN PLACEMENT SHALL CONFORM TO CDOT STANDARDS. SEE CDOT STANDARD PLANS S-614-1.
 - 4) SIGN PANEL GAUGE THICKNESS AND MATERIAL SHALL BE 0.08" ALUMINUM.
 - 5) STREET NAME SIGNS SHALL BE INCLUDED ABOVE ALL INSTALLED STOP SIGNS PER SECTION 2A.16 OF THE MUTCD.
 - 6) CONTRACTOR IS RESPONSIBLE FOR SIGN FABRICATION.
 - 7) STOP SIGN POSTS AND STREET SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITHIN A BREAKAWAY SLEEVE.
 - 8) ALL OTHER SIGN POSTS SHALL BE 2-1/4" GREEN STEEL U-CHANNEL WITH 3/8" HOLES SPACED EVERY 1".
 - 9) STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.



440 S. Lincoln Ave, Suite 4A
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Steamboat Springs, CO 80487
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No.	DATE	REVISIONS	
		INT	MDM
1	8/26/2021	DIRT REVIEW & RESPONSE	

LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 3-25-2021
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DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

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DRAWING:
SIGN & PAVEMENT
MARKING PLAN #1

SHEET #

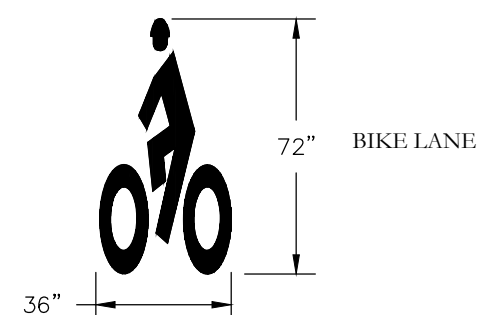
C9



RIGHT LANE
ONLY



PAVEMENT MARKING LEGEND



1. ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED PER CDOT STANDARDS FOR CLASS I SIGNS. SEE CDOT STANDARD PLANS 5-6-14.2.
2. ALL ADJACENT MATERIALS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROREFLECTIVE PAINT. SEE CDOT STANDARD PLANS 5-6-7.4.
3. GROUND SIGN PLACEMENT SHALL CONFORM TO CDOT STANDARDS. SEE CDOT STANDARD PLANS 5-6-1.4.
4. SIGN PANEL GAGE THICKNESS AND MATERIAL SHALL BE 0.08" ALUMINUM.
5. ALL PAVED AREAS SHALL BE INCLUDED AROUND ALL INSTALLED STOP SIGNS PER SECTION 2A.16 OF THE MUTCD.
6. CONTRACTOR IS RESPONSIBLE FOR SIGN FABRICATION.
7. ALL COUNTERPOSTS SHALL BE 2-1/4" GREEN GALVANIZED STEEL WITH 3/8" DIAMETER GALVANIZED STEEL WITH A BREAKAWAY SLEEVE.
8. STOP SIGNS POSTS AND STREET SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITH A BREAKAWAY SLEEVE.
9. ALL OTHER SIGNS POSTS SHALL BE 2-1/4" GREEN GALVANIZED STEEL WITH 3/8" HOLES SPACED EVERY 1'.
10. STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.

[illegible]

**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

0 25' 50'

1" = 50'

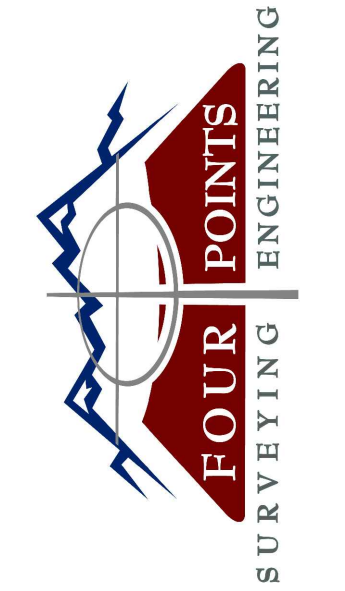
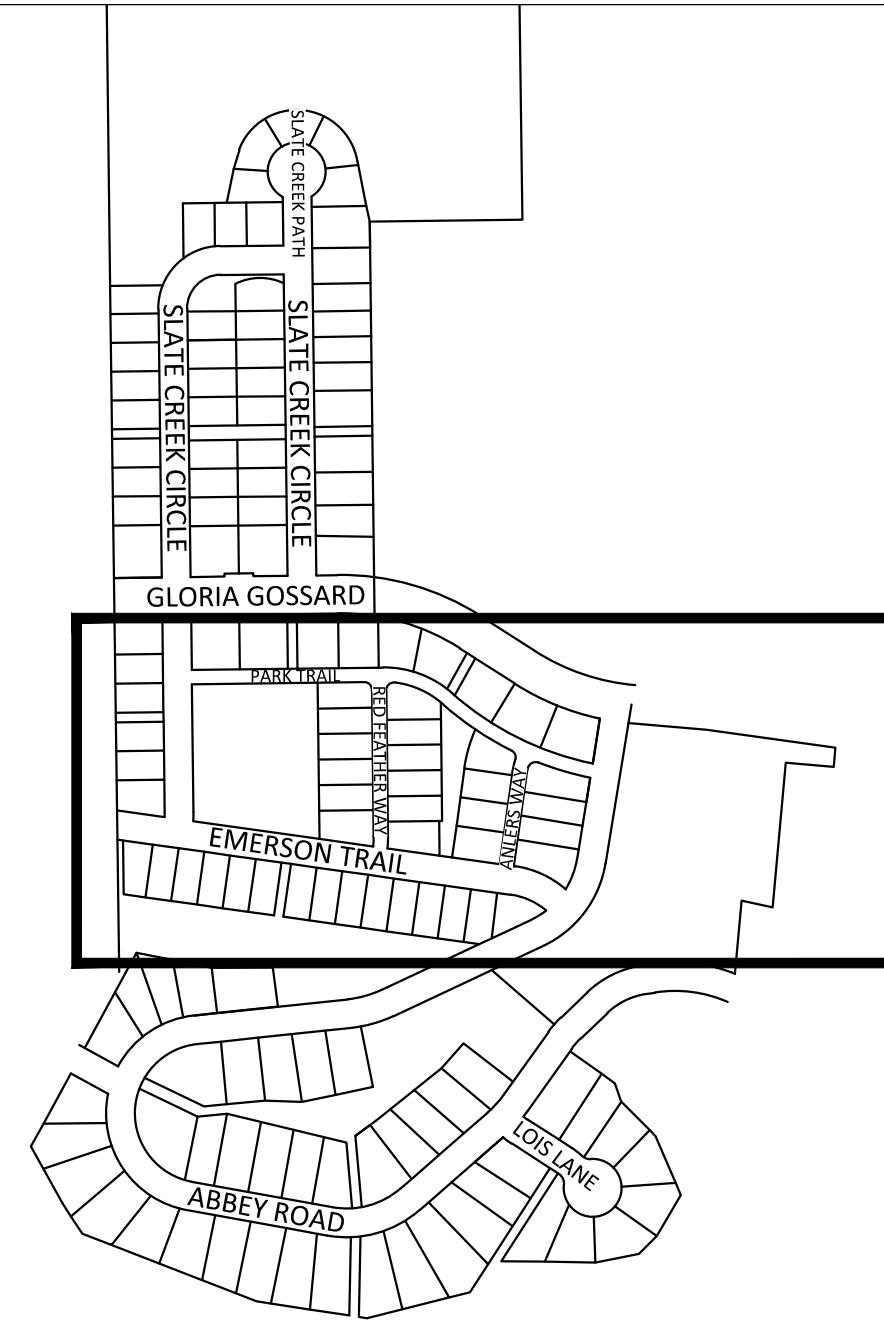
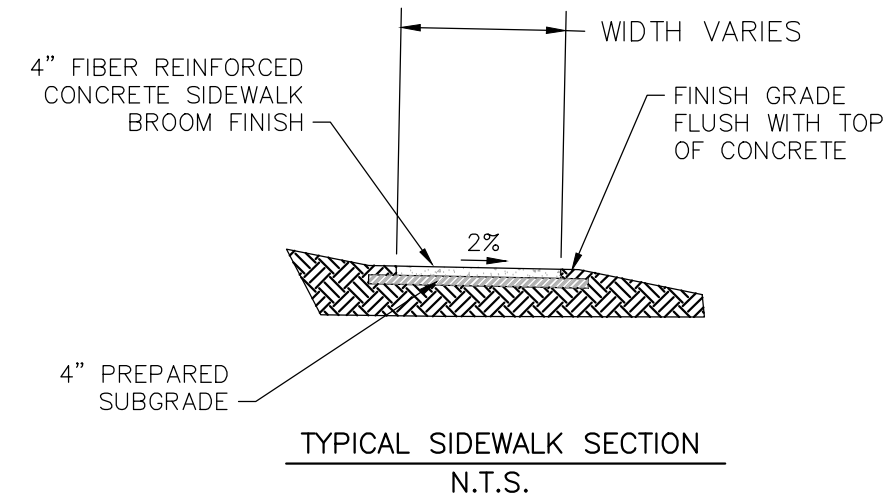
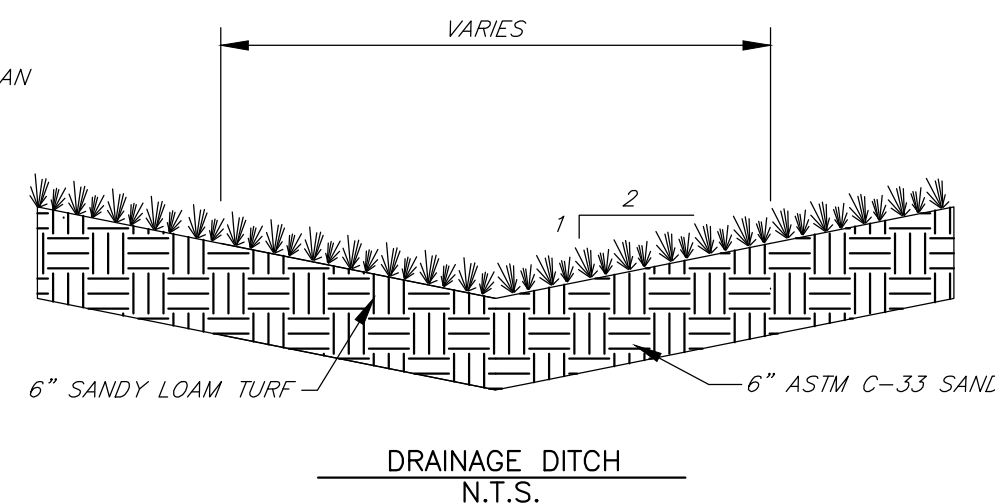
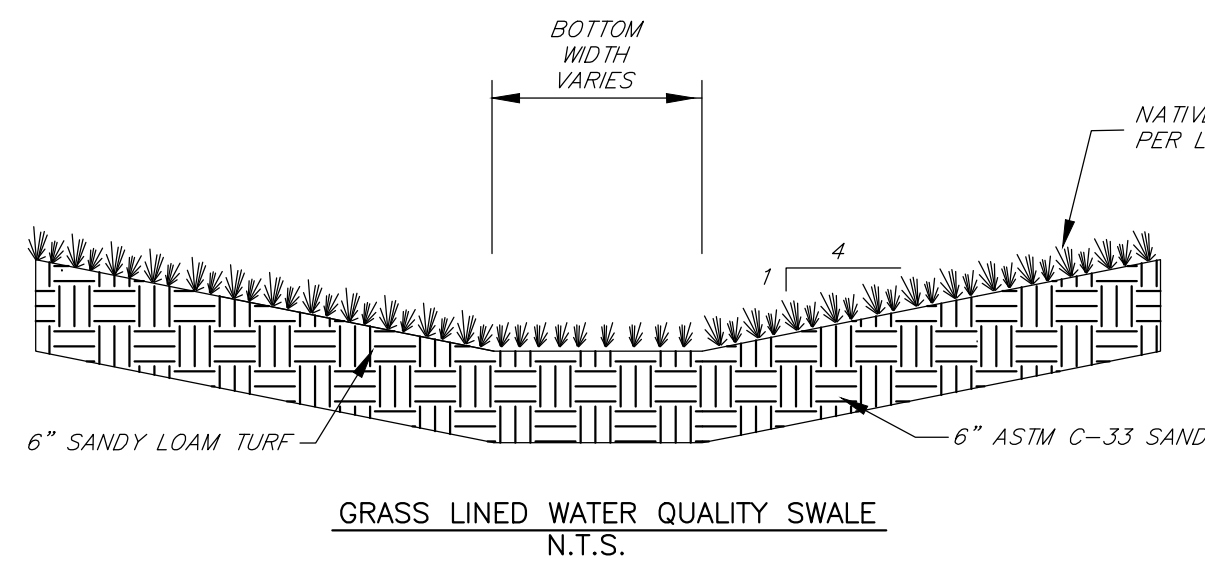
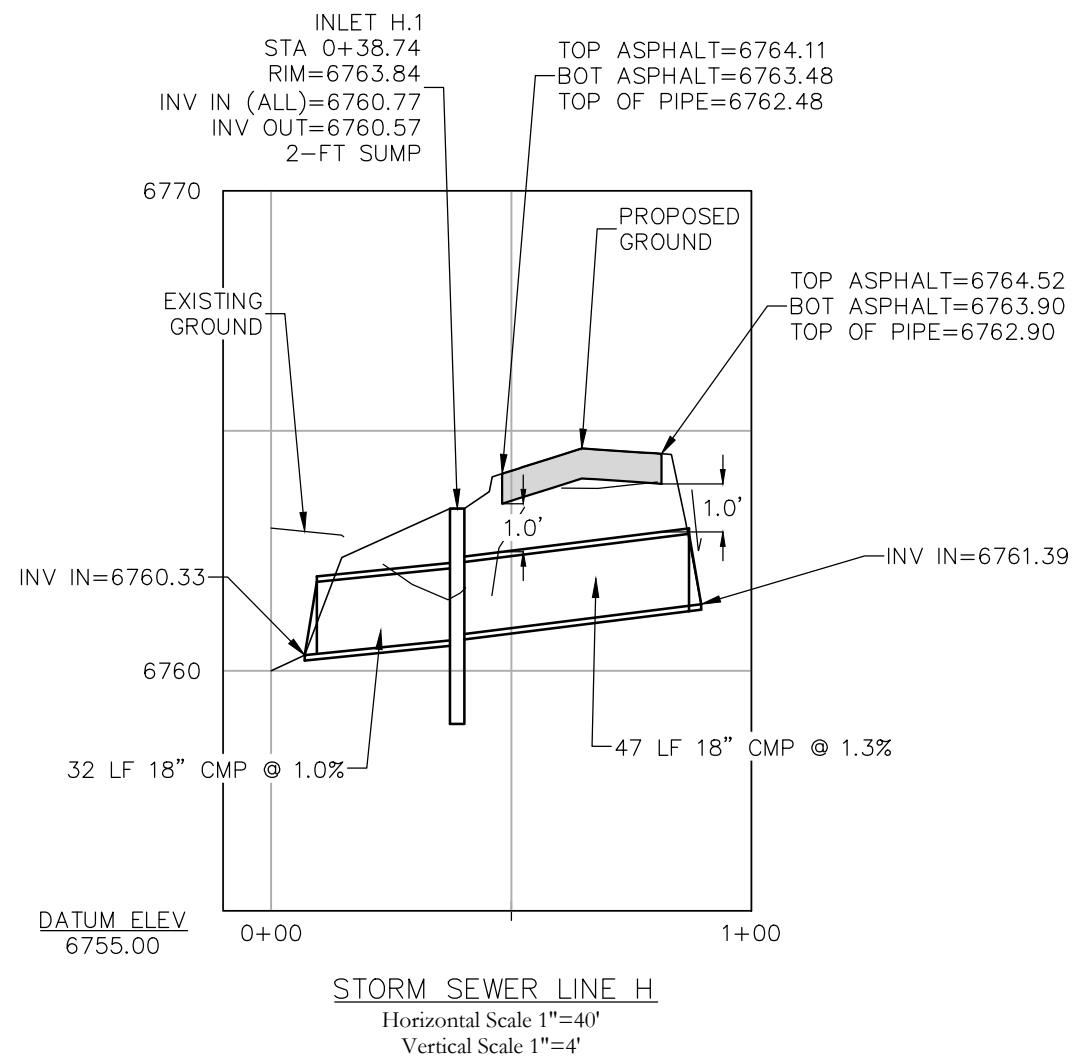
E: 3-25-2021
#: 1670-001
WN BY: MDM
IGN BY: MDM
EW BY: JLW

IF THIS DRAWING IS PRESENTED IN A
SIZE OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

SIGN & PAVEMENT MARKING PLAN #2

C10

- NOTES:
1. ALL CULVERT OUTLETS SHALL HAVE FLARED END SECTIONS.
 2. ALL CULVERT AND PIPE OUTFALLS SHALL HAVE EROSION PROTECTION.
 3. INLETS SHALL HAVE DENVER TYPE 16 COMBINATION GRATED WITH BICYCLE SAFE GRATE.
 4. CUT EXCAVATION PERFORMED ALONG THE EAST SIDE OF SLATE CREEK CIRCLE AND NORTH SIDE OF GLORIA GOSSARD BLVD SHALL BE OBSERVED BY AN ENGINEER FROM NWCC OR OTHER QUALIFIED ENGINEER IN ORDER TO OBSERVE POTENTIAL SLOPE INSTABILITY.
 5. A MAXIMUM OF 4 INCHES OF TOPSOIL TO BE PLACED AS COVER ON ALL CUT SLOPES TO PROMOTE VEGETATION, PER NWCC REPORT DATED 10-21-2018.
 6. TURF REINFORCEMENT MAT (TRM) REQUIRED TO STABILIZE CUT SLOPES. TRM WILL BE PROPOEX PYRAMAT 75 OR EQUIVALENT PRODUCT PER NWCC REPORT DATED 10-21-2018 (SEE DETAIL SHEET C39).



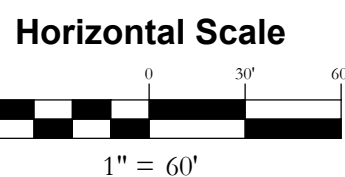
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No.	DATE	REVISIONS	
		INT	PRE
1	6/8/2018	TAC REVIEW & RESPONSE	PRE
2	6/8/2019	TAC REVIEW & RESPONSE	PRE
3	9/9/2019	TAC REVIEW & RESPONSE	PRE
4	12/20/2019	TAC REVIEW & RESPONSE	PRE
5	1/11/2020	FINAL TAC	PRE
6	3/18/2020	FINAL TAC 2	PRE

OVERLOOK PARK

GLORIA GOSSARD PARKWAY

STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

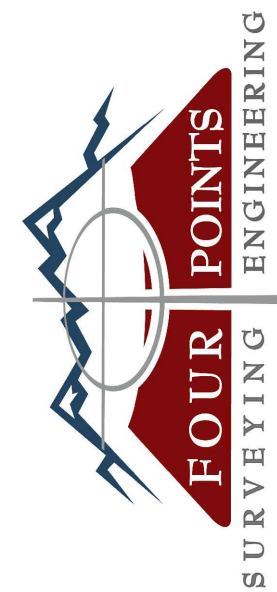
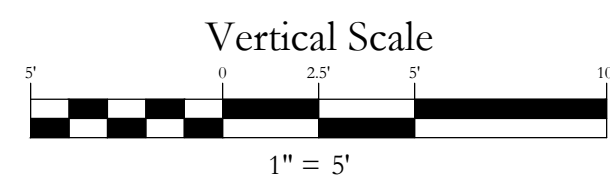
DATE: 2/15/2018
JOB #: 1670-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
MIDDLE GRADING
& DRAINAGE PLAN
SHEET #

C6



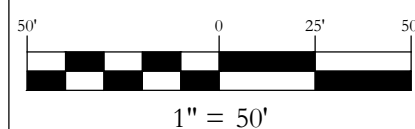


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INT	REVIEWS	No.	DATE
FSPE	TAC REVIEW & RESPONSE	1	6/8/2019
FSPE	TAC REVIEW & RESPONSE	2	6/23/2019
FSPE	TAC REVIEW & RESPONSE	3	9/20/2019
FSPE	TAC REVIEW & RESPONSE	4	12/20/2019
FSPE	TAC REVIEW & RESPONSE	5	1/31/2020
FSPE	FINAL TAC	6	3/18/2020
	FINAL TAC 2		

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



Contour Interval = 2 ft

DATE: 2/15/2018

JOB #: 1670-002

DRAWN BY: MD

DESIGN BY: MD

REVIEW BY:

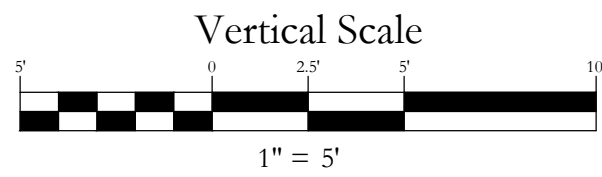
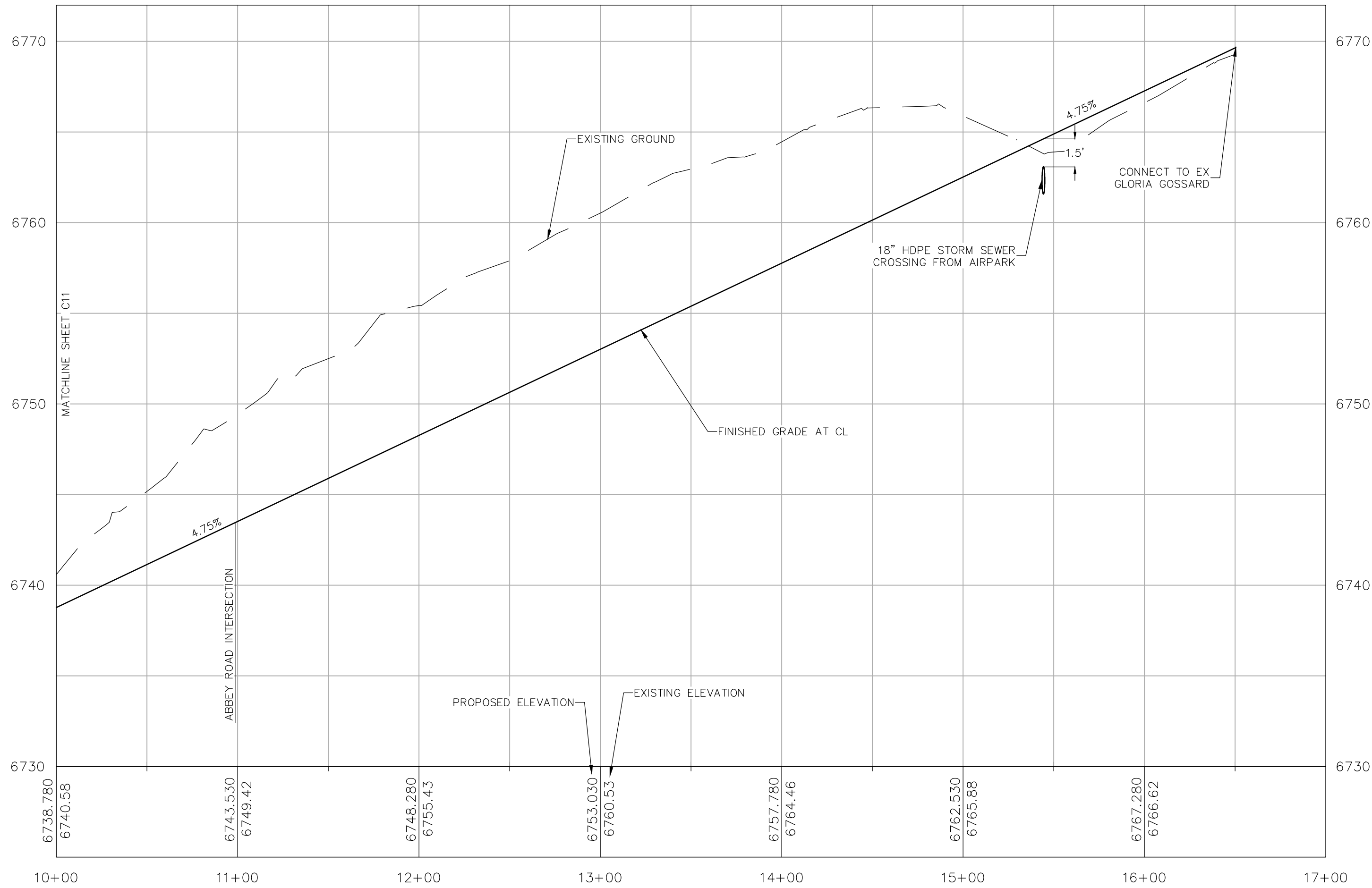
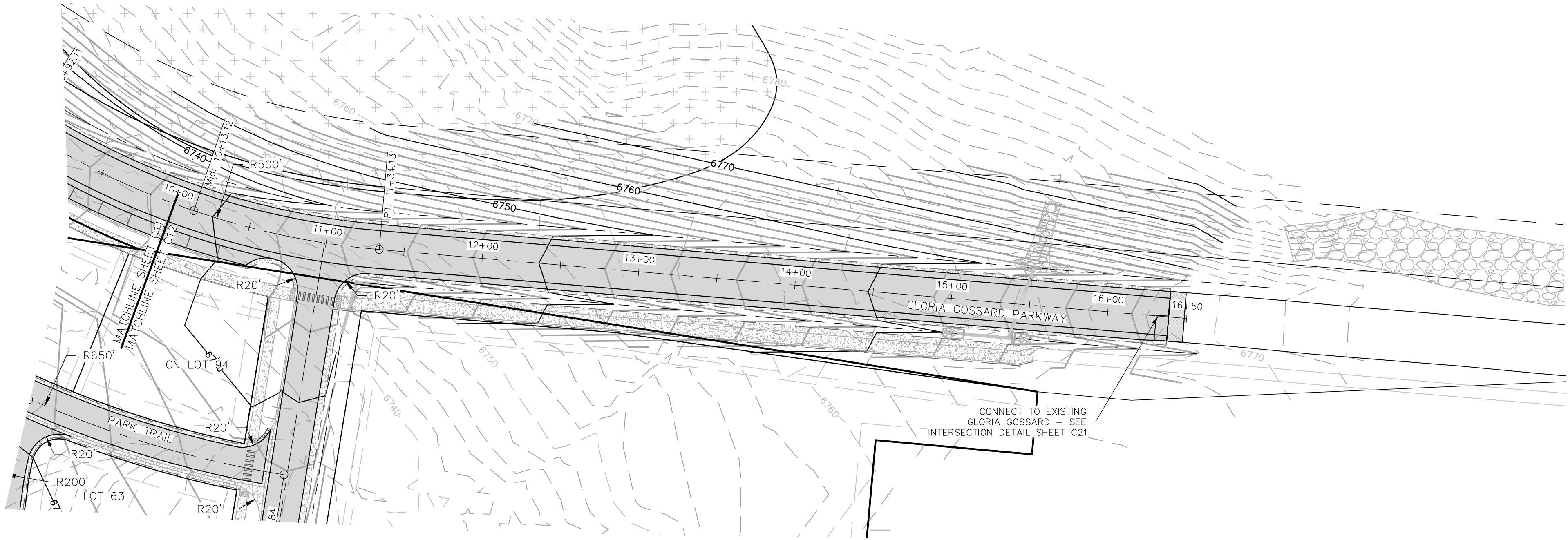
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED

WING:
GLORIA GOSSARD
PLAN & PROFILE
STA 0+00 TO 10+00

DRAWING:

SHEET #

C11



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.



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No.	DATE	REVISIONS	INT
1	6/8/2018	TAC REVIEW & RESPONSE	FPSE
2	6/28/2018	TAC REVIEW & RESPONSE	FPSE
3	9/20/2018	TAC REVIEW & RESPONSE	FPSE
4	12/20/2018	TAC REVIEW & RESPONSE	FPSE
5	1/11/2020	FINAL TAC	FPSE
6	3/18/2020	FINAL TAC 2	FPSE

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 50'
Contour Interval = 2 ft

DATE: 2/15/2018
JOB #: 1670-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
**GLORIA GOSSARD
PLAN & PROFILE
STA 10+00 TO 16+50**

SHEET #
C12

MUTCD SIGN LEGEND

- 

STOP SIGN (R1-1)
- 

PEDESTRIAN CROSSING (W11A-2)
- 

ADVANCED WARNING RIGHT CURVE (W1-1R)
- 

ADVANCED WARNING LEFT CURVE (W1-1L)
- 

BIKE LANE (R13-17)
- 

SPEED LIMIT (R2-1), VARIES
- 

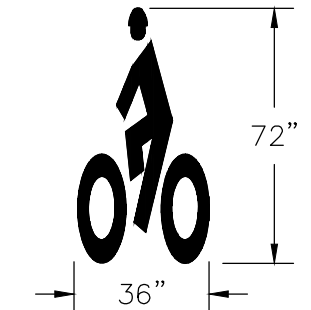
DISABLED PARKING (FTP-25)
- 

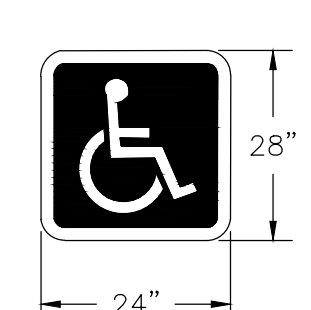
NO PARKING (R8-3A)
- 

END OF ROADWAY (OM4-2)
- 

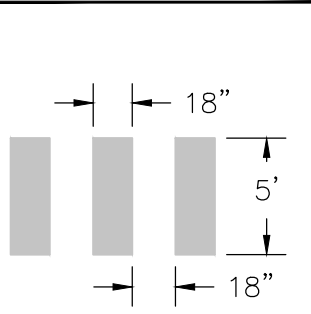
EMERGENCY ACCESS ONLY (R8-4)

PAVEMENT MARKING LEGEND

- 

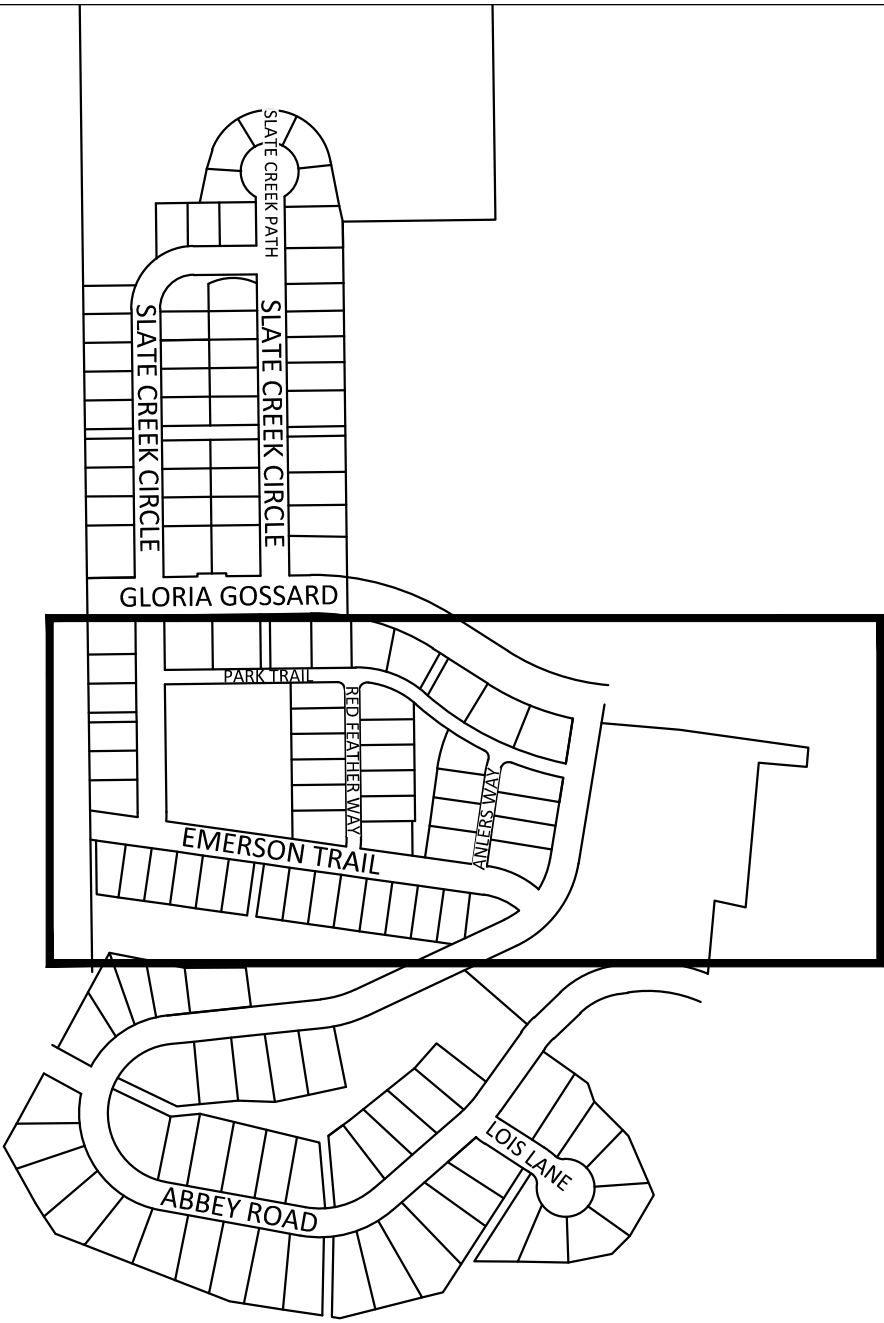
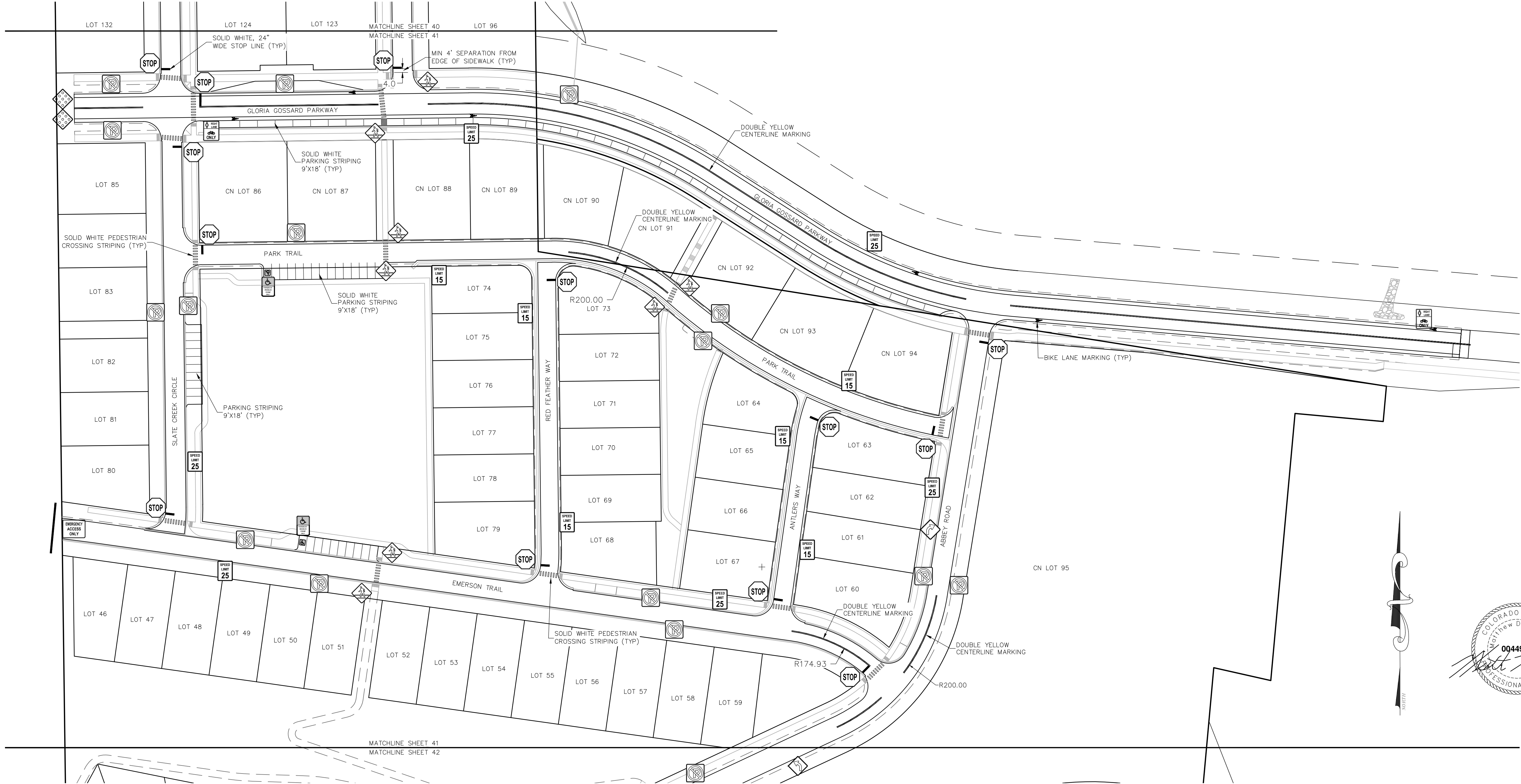
72" BIKE LANE
36"
- 

28" ADA PARKING
24"
- 

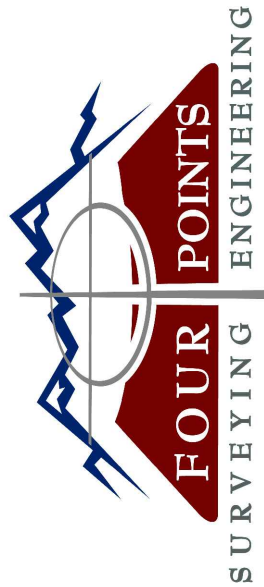
DOUBLE YELLOW CENTERLINE MARKING
4" WIDE STRIPES, SPACED 8" APART O/C
- 

18" 5' 18"
PEDESTRIAN CROSSING STRIPING

- NOTES
- 1) ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED PER CDOT STANDARDS FOR CLASS 1 SIGNS.
 - 2) SEE CDOT STANDARD PLANS S-614-2.
 - 3) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROREFLECTIVE PAINT. SEE CDOT STANDARD PLANS S-627-1.
 - 4) GROUND SIGN PLACEMENT SHALL CONFORM TO CDOT STANDARDS. SEE CDOT STANDARD PLANS S-614-1.
 - 5) SIGN PANEL GAUGE THICKNESS AND MATERIAL SHALL BE 0.08" ALUMINUM.
 - 6) STREET NAME SIGNS SHALL BE INCLUDED ABOVE ALL INSTALLED STOP SIGNS PER SECTION 2A.16 OF THE MUTCD.
 - 7) CONTRACTOR IS RESPONSIBLE FOR SIGN FABRICATION.
 - 8) STOP SIGN POSTS AND STREET SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITHIN A BREAKAWAY SLEEVE.
 - 9) ALL OTHER SIGN POSTS SHALL BE 2-1/4" GREEN STEEL U-CHANNEL WITH 3/8" HOLES SPACED EVERY 1".
 - 10) STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.



Key Map n.t.s.

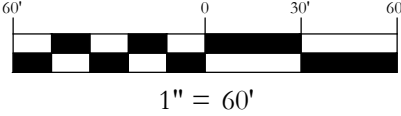


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No.	DATE	REVISIONS	INT			
			FPSE	FPSE	FPSE	FPSE
2	6/22/2019	TAC REVIEW & RESPONSE				
3	9/22/2019	TAC REVIEW & RESPONSE				
4	12/20/2019	TAC REVIEW & RESPONSE				
5	11/17/2020	FINAL TAG				
6	3/18/2020	FINAL TAG 2				

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



1" = 60'

Contour Interval = 2 ft

DATE: 2/15/2018
JOB #: 1670-002
DRAWN BY: JW
DESIGN BY: MDM
REVIEW BY: FPSE

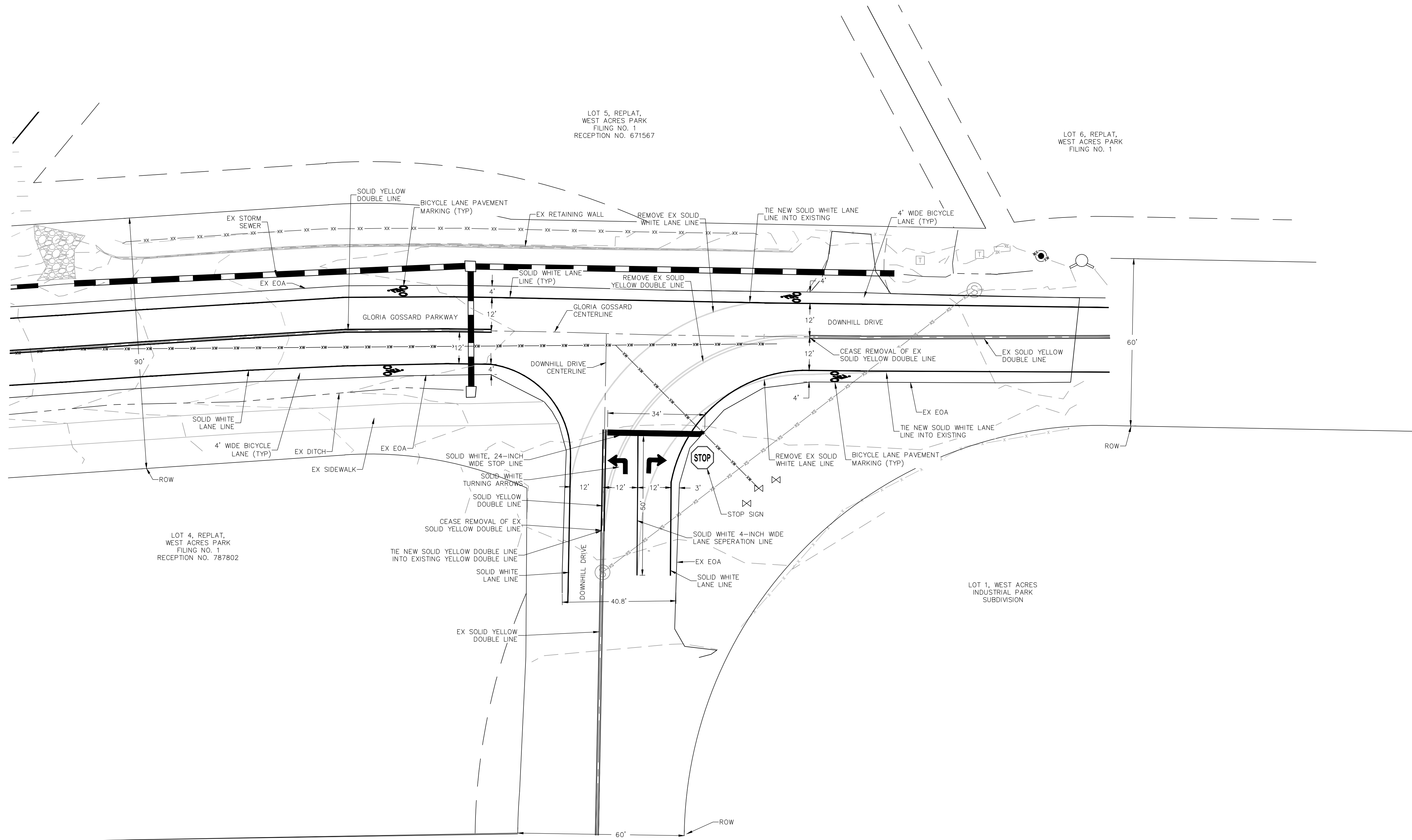
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
CENTRAL SIGN &
PAVEMENT
MARKING PLAN

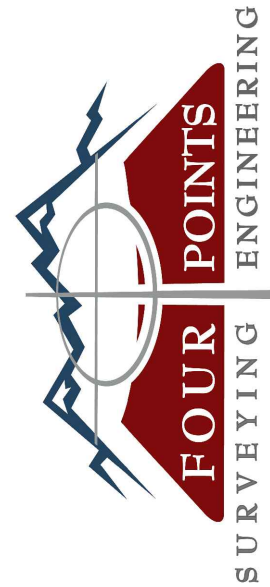
SHEET #

C41





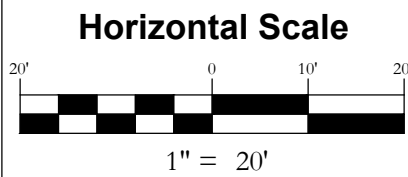
- NOTE:
1. THIS IS A PROPOSED PAVEMENT MARKING PLAN FOR THE T-INTERSECTION OF GLORIA GOSSARD BLVD AND DOWNHILL DRIVE.
 2. PAVEMENT MARKING SHALL BE DONE WITH ONLY MUTCD APPROVED RETRO-FLECTIVE PAINT.
 3. SEE SIGN PLANS (C40-C42) FOR PAVEMENT MARKING LEGEND.



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No.	DATE	REVISIONS	
		INT	
1	6/22/2018	TAC REVIEW & RESPONSE	
2	6/28/2018	TAC REVIEW & RESPONSE	
3	9/20/2018	TAC REVIEW & RESPONSE	
4	12/20/2018	TAC REVIEW & RESPONSE	
5	11/12/2020	FINAL TAC	

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 3/1/2018
JOB #: 1670-002
DRAWN BY: JLW
DESIGN BY:
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
GLORIA GOSSARD &
DOWNHILL DRIVE
SIGN & PAVEMENT
MARKING PLAN

SHEET #
C43