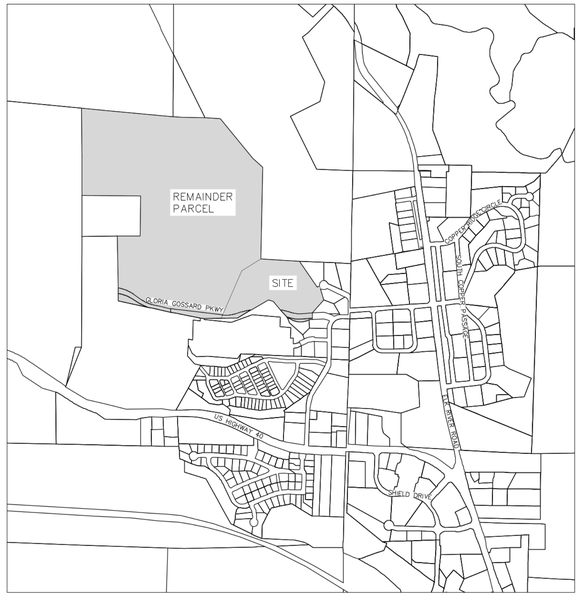
STEAMBOAT AIRPARK
PUBLIC INFRASTRUCTURE
CONSTRUCTION DRAWINGS

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



VICINITY MAP

0 1000 2000 Feet

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

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: SCOTT FLOWERS 970-871-2282

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970-879-3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: KELLY MCCLERNON 970-328-8288

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH 970-870-2683

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1-800-922-1987

SHEET INDEX

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- C3 SIDEWALK & UTILITY PLAN #1
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- C7 SIDEWALK DRAINAGE DETAILS
- C8 RETAINING WALL DETAILS
- C9 SIGN & PAVEMENT MARKING PLAN #1
- C10 SIGN & PAVEMENT MARKING PLAN #2

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- C6 MIDDLE GRADING & DRAINAGE PLAN
- C11 GLORIA GOSSARD PLAN & PROFILE STA 0+00 TO 10+00
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- C43 GLORIA GOSSARD & DOWNHILL DRIVE SIGN & PAVEMENT MARKING PLAN

ABBREVIATIONS:

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	PC	POINT OF CURVATURE
CC	CURB CUT	PED	PEDESTAL
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PR	PROPOSED
C/O	CLEAN OUT	PT	POINT
CONC	CONCRETE	PVC	POINT OF VERTICAL CURVE
CNR	CORNER	PVC	POLYVINYL CHLORIDE PIPE
CR	CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION
CS	CURB STOP	RD	ROAD
D	DEPTH	R	RADIUS
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RW	RETAINING WALL
DMH	DRAINAGE MANHOLE	SQFT	SQUARE FEET
DRN	DRAIN	SMH	SEWER MANHOLE
DT	DITCH	SS	SANITARY SEWER
DW	DRIVEWAY	STA	STATION
EG	EXISTING GRADE	SW	SIDEWALK
EL	ELEVATION	TB	THRUST BLOCK
EW	EDGE OF WALK	TBC	TOP BACK OF CURB
EX	EXISTING	TBR	TO BE REMOVED
FES	FLARED END SECTION	TBW	TOP BACK OF WALK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FG	FINISH GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FT	FOOT OR FEET	VOL	VOLUME
G	GRAVEL	VP	VALLEY PAN
GB	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH
IN	INLET		

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

GENERAL NOTES:

1. BENCHMARK = FOUND 1 $\frac{1}{2}$" 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 POTHOLING.

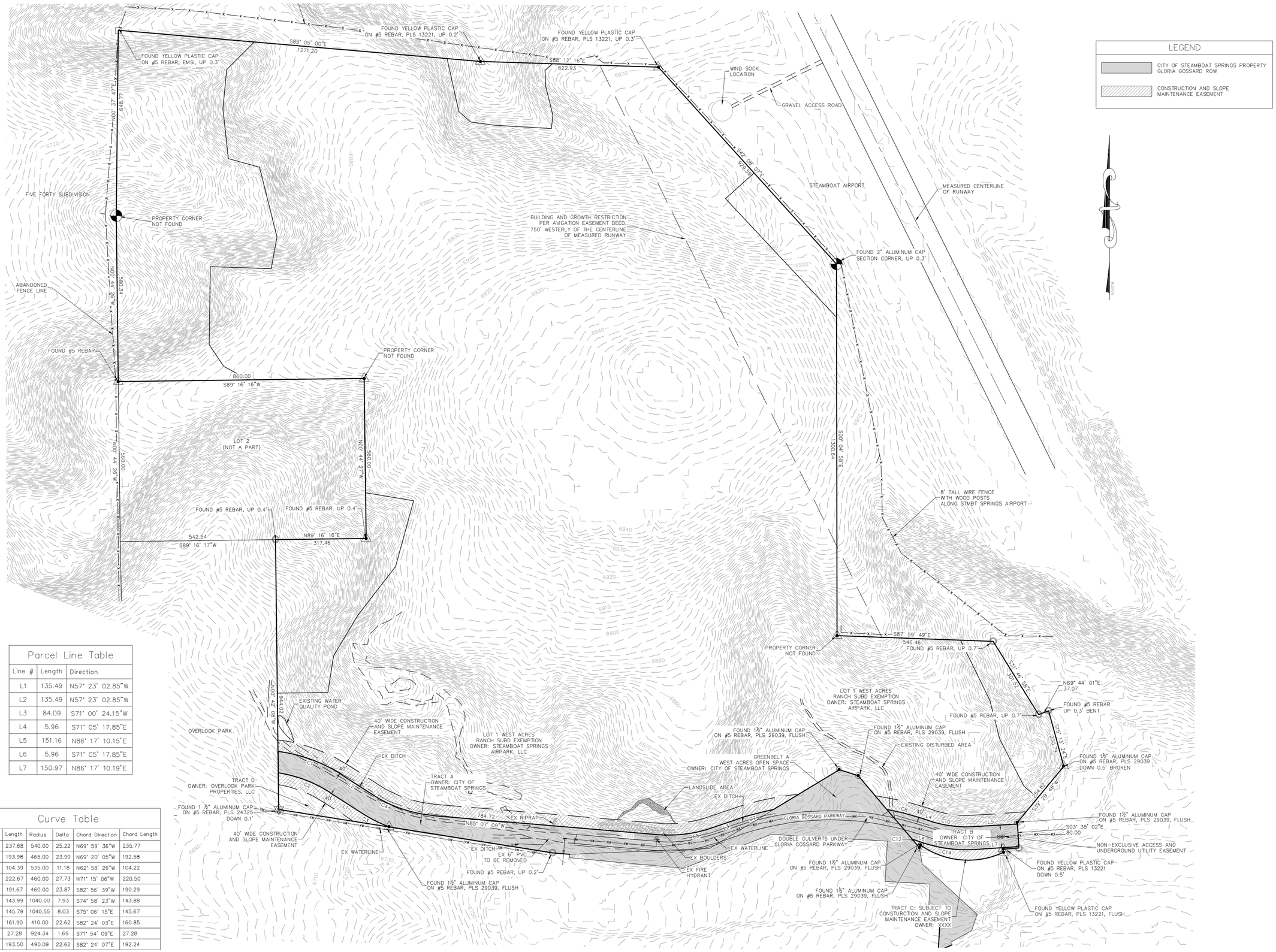
CONSTRUCTION DRAWINGS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
	1	8/26/2021	DRT REVIEW & RESPONSE	MDM
DATE: 4-9-2021				
JOB #: 1670-001				
DRAWN BY: WNM				
DESIGN BY: WNM				
REVIEW BY: JLW				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				

FOUR POINTS SURVEYING ENGINEERING

Four Points Surveying & Engineering
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

SHEET # C1

STEAMBOAT AIRPARK PUBLIC INFRASTRUCTURE CONSTRUCTION DRAWINGS



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
1	8/26/2021	DRT REVIEW & RESPONSE	MDM

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

Horizontal Scale

150' 0 75' 150'

1" = 150'

Contour Interval = 2 ft

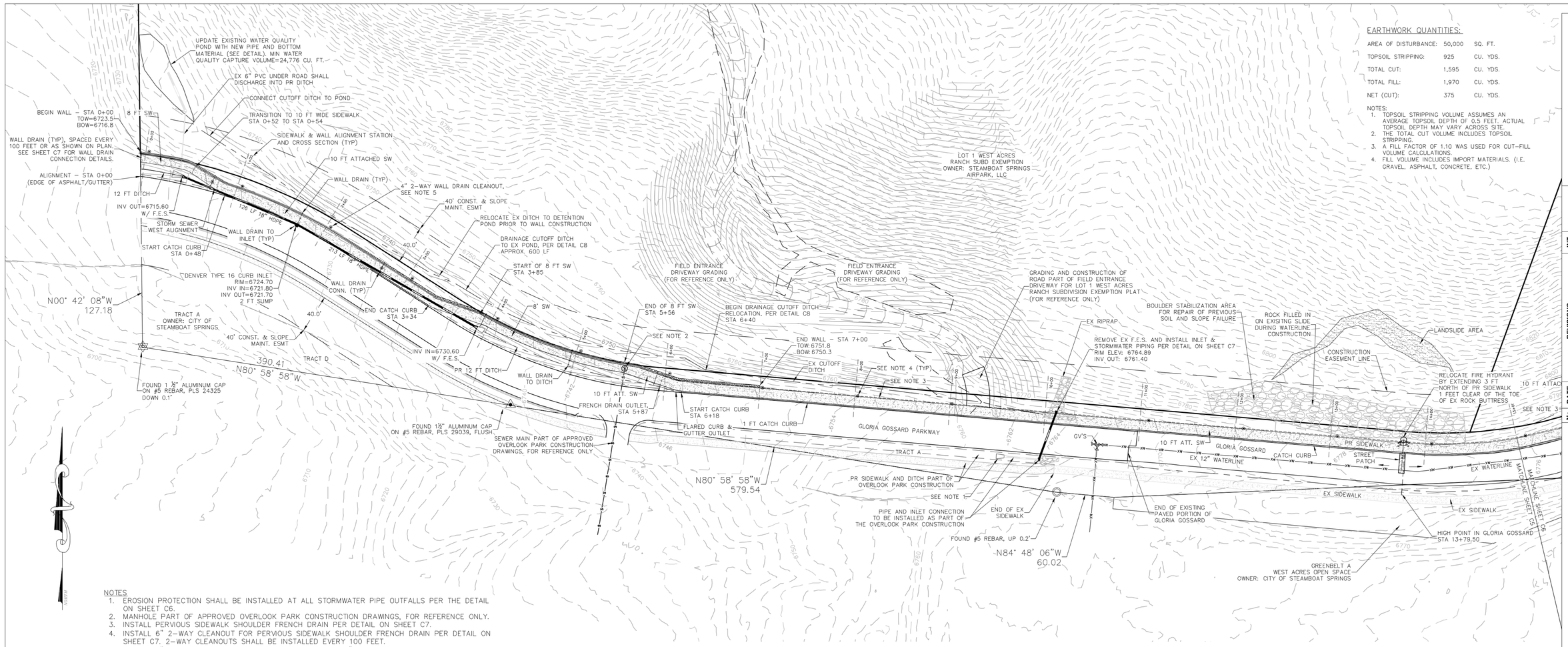
DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

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

DRAWING: EXISTING CONDITIONS PLAN

SHEET #

C2

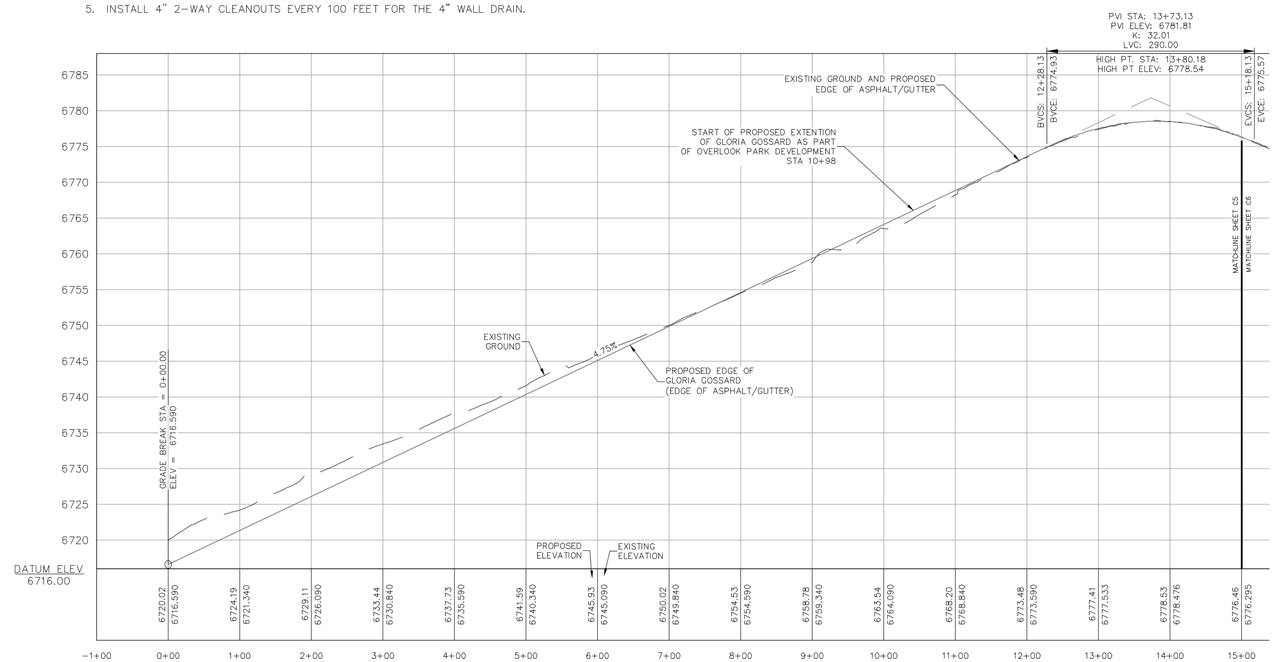


NOTES
1. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
2. MANHOLE PART OF APPROVED OVERLOOK PARK CONSTRUCTION DRAWINGS, FOR REFERENCE ONLY.
3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7.
4. INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.
5. INSTALL 4" 2-WAY CLEANOUTS EVERY 100 FEET FOR THE 4" WALL DRAIN.

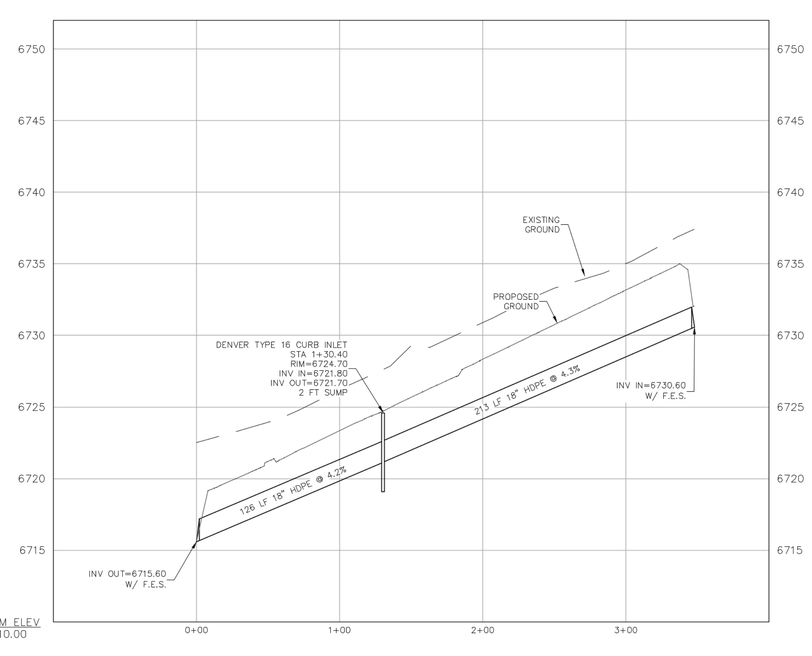
EARTHWORK QUANTITIES:

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.)



SIDEWALK PROFILE STA 0+00 TO 15+00
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'



STORM SEWER WEST 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

Horizontal Scale
50' 0 25' 50'
1" = 50'

Contour Interval = 2 ft

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

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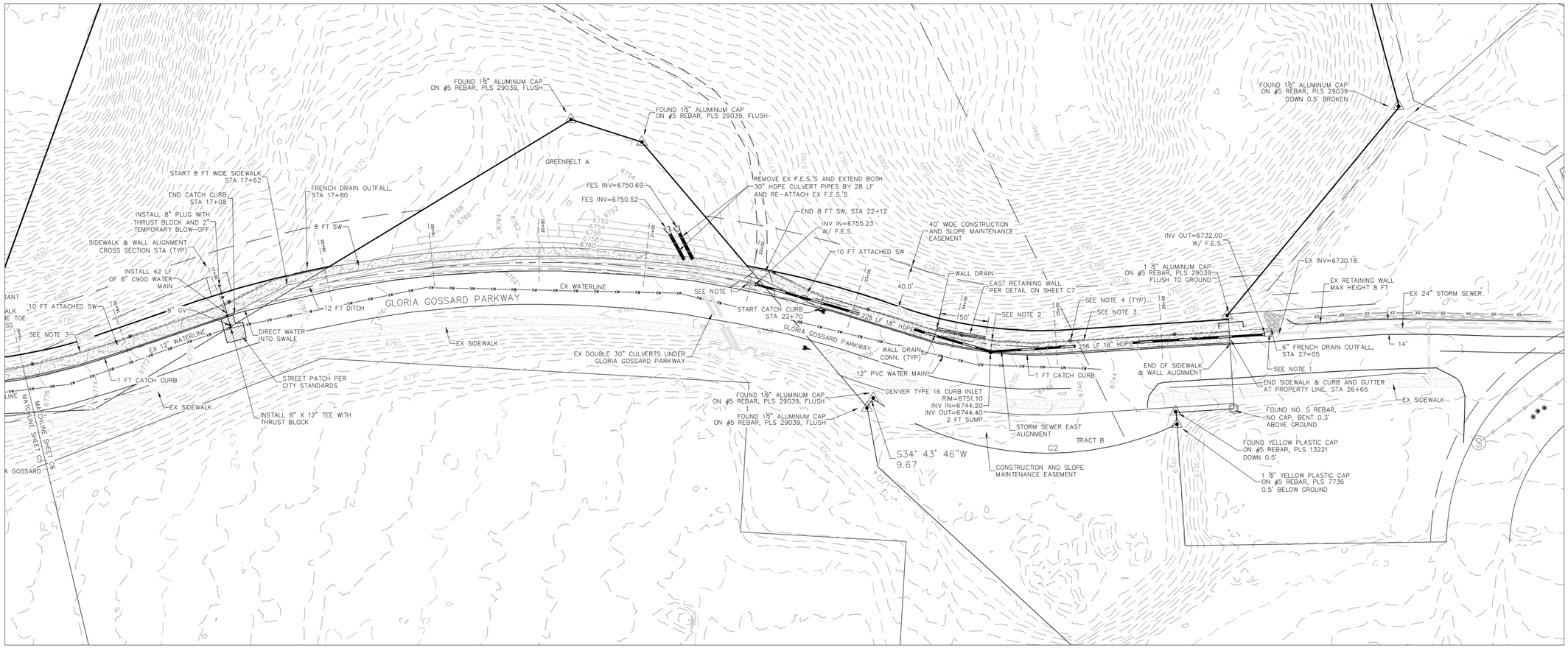
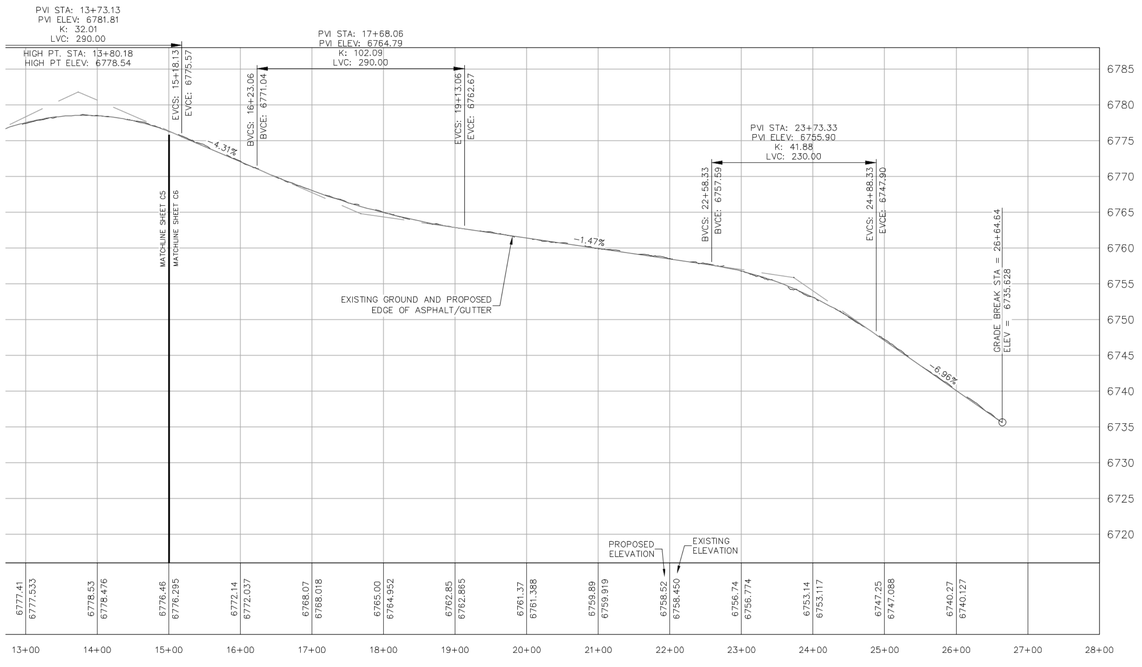
DRAWING:
SIDEWALK & UTILITY PLAN #1

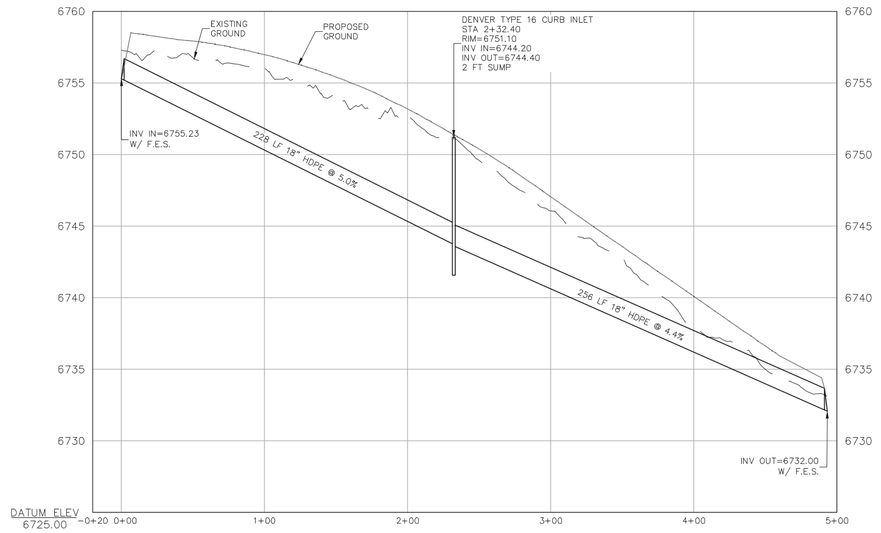
SHEET #
C3



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'

FOUR POINTS SURVEYING ENGINEERING
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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

Horizontal Scale
50' 0 25' 50'
1" = 50'

Contour Interval = 2 ft

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

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DRAWING:
SIDEWALK & UTILITY PLAN #2

SHEET #
C4

440 S. Lincoln Ave, Suite 4A
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www.fourpointsse.com

No.	DATE	REVISIONS	INT
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LOT 1, WEST ACRES RANCH SUBDIVISION

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

DATE: 3-25-2021
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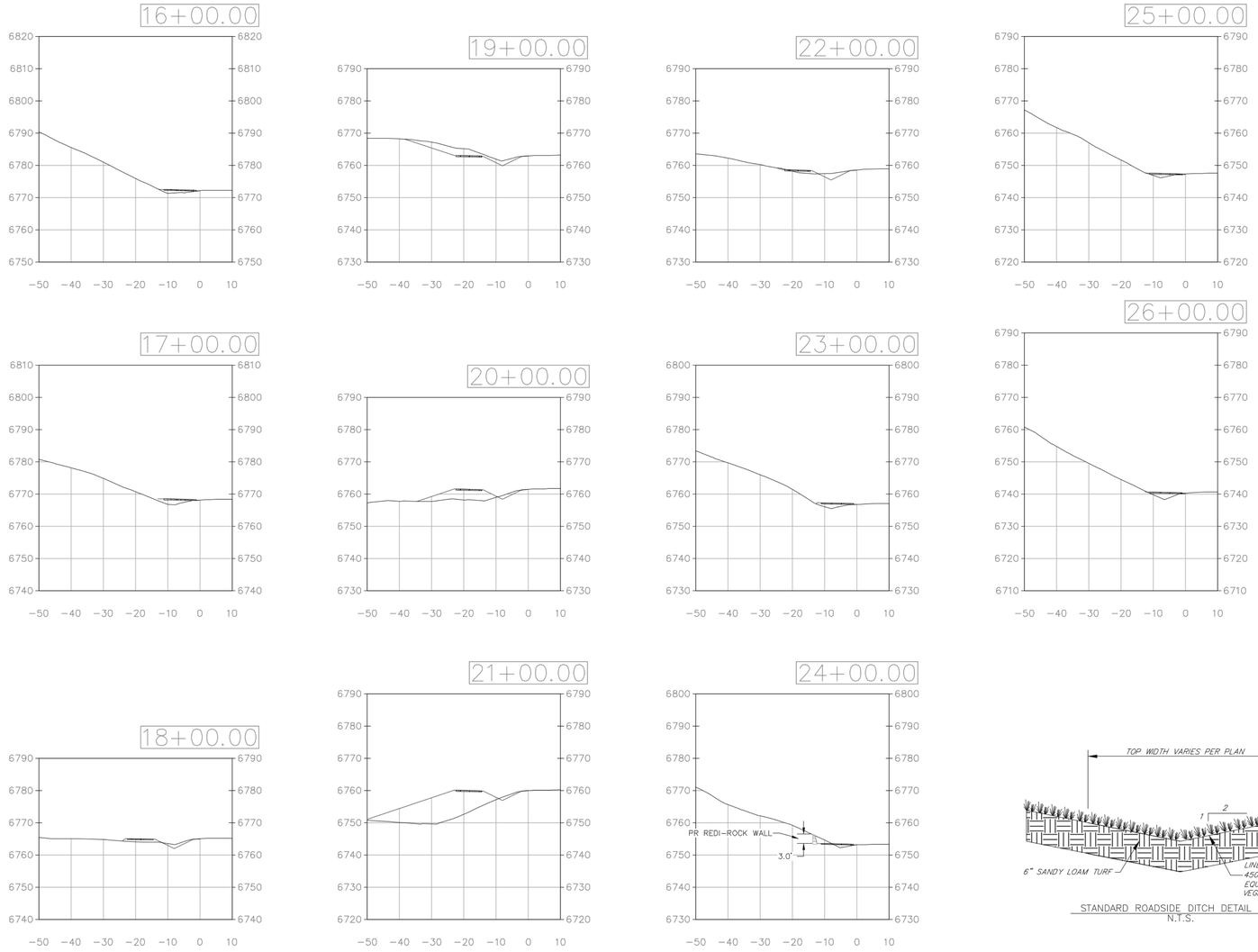
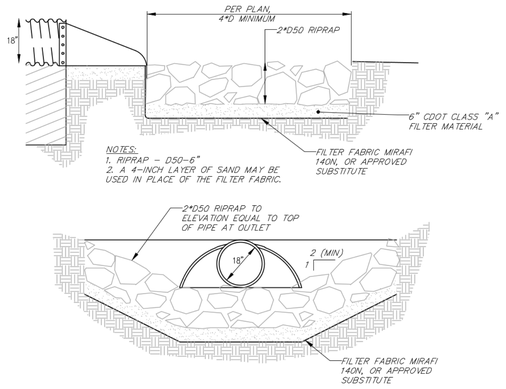
DRAWING:

SIDEWALK CROSS SECTIONS #1

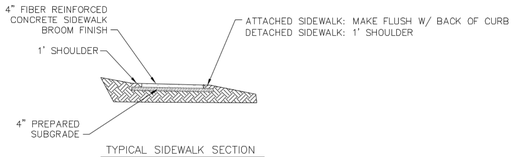
SHEET #

C5





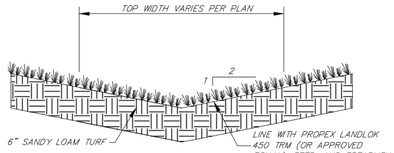
STORM PIPE INLEY/OUTLET RIPRAP DETAILS
N.T.S.



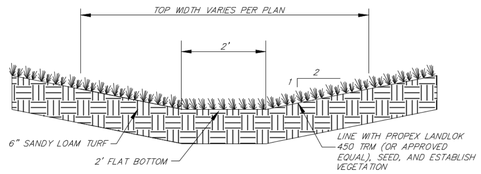
TYPICAL SIDEWALK SECTION
N.T.S.

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. CONTROL JOINTS SHALL RECEIVE JOINT SEALANT
5. EXPANSION JOINTS SHALL BE USED AT ABUTTING ASPHALT AND PROPOSED SIDEWALK AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER. JOINTS SHALL BE ½" WIDE WITH 1" DEPTH OF JOINT SEALER.
6. EXPANSION JOINTS SHALL BE USED AT ABUTTING STRUCTURE AND SIDEWALKS AND SHALL RECIEVE PREFORMED JOINT FILLER AND SEALER.
7. CONTRACTION JOINTS SHALL BE 1" DEEP AND ⅜" WIDE WITH ¼" FORMED RADIUS. MAXIMUM 6' SPACING CENTER TO CENTER.

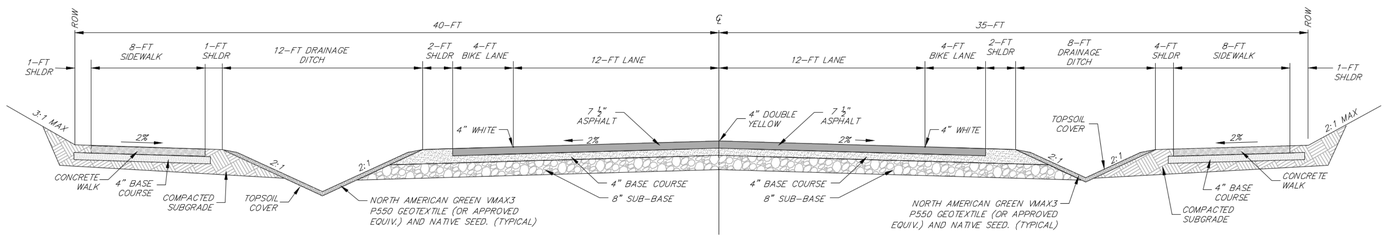


STANDARD ROADSIDE DITCH DETAIL
N.T.S.



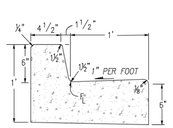
STANDARD CUTOFF DITCH DETAIL
N.T.S.

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.



GLORIA GOSSARD – DETACHED WALK

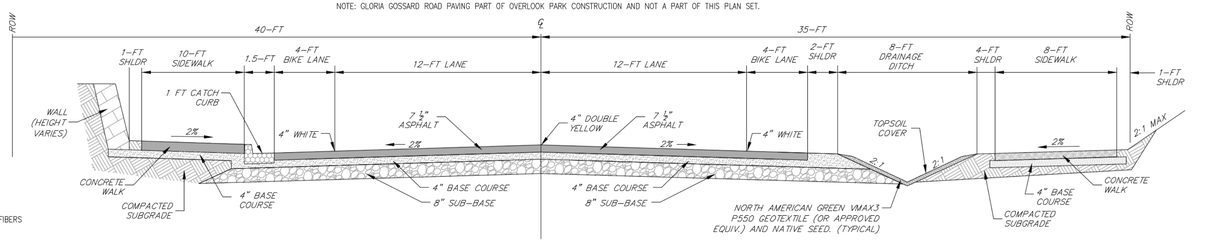
NOTE: GLORIA GOSSARD ROAD PAVING PART OF OVERLOOK PARK CONSTRUCTION AND NOT A PART OF THIS PLAN SET.



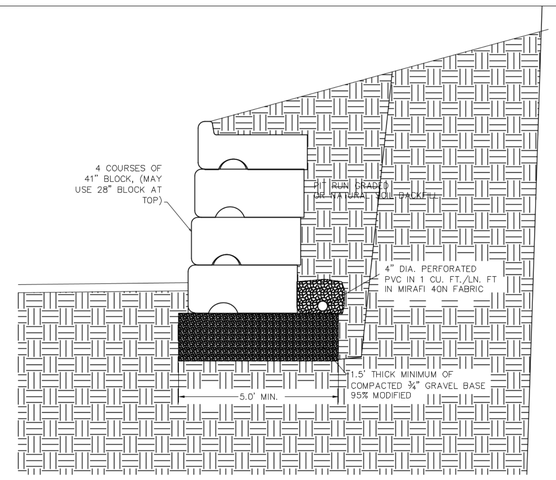
1-FT COMBINED CATCH CURB & GUTTER
N.T.S.

CURB NOTES

1. CONCRETE SHALL BE CLASS B
2. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.



GLORIA GOSSARD – ATTACHED WALK



6.0' WALL ABOVE SIDEWALK

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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

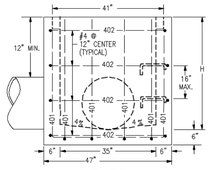
Horizontal Scale
50' 0 25' 50'
1" = 50'

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

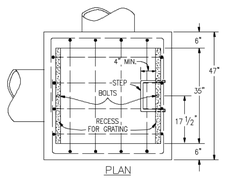
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
SIDEWALK CROSS SECTIONS #2 & ROAD DETAILS

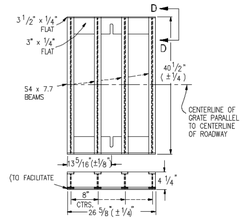
SHEET #
C6



ELEVATION
CONCRETE INLET

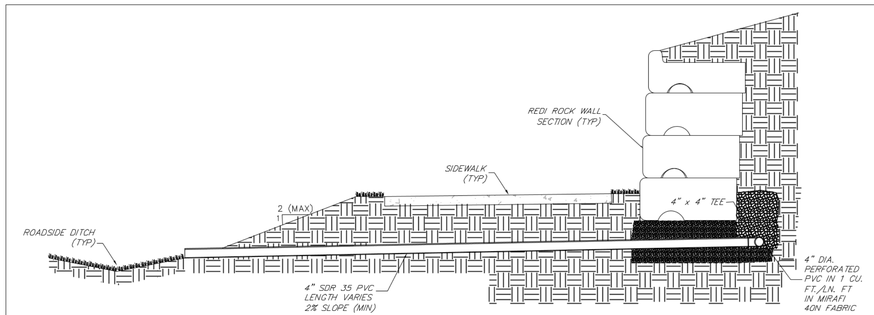


PLAN



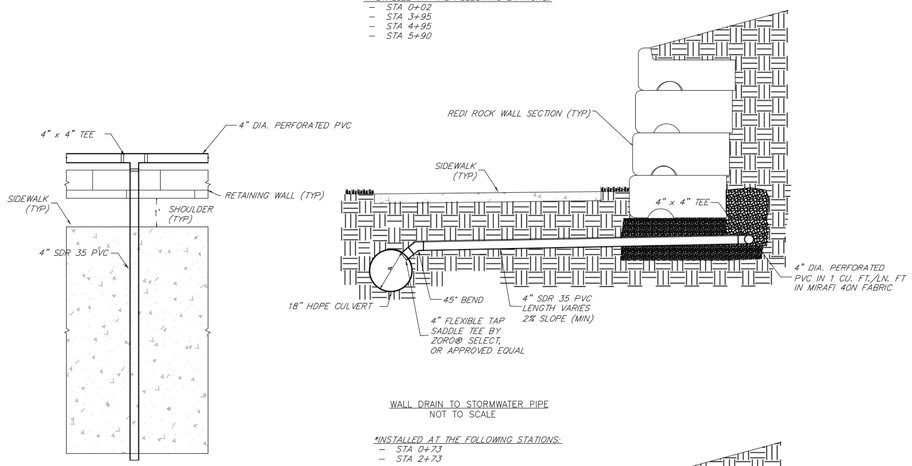
STANDARD INLET GRATE

TYPE C INLET



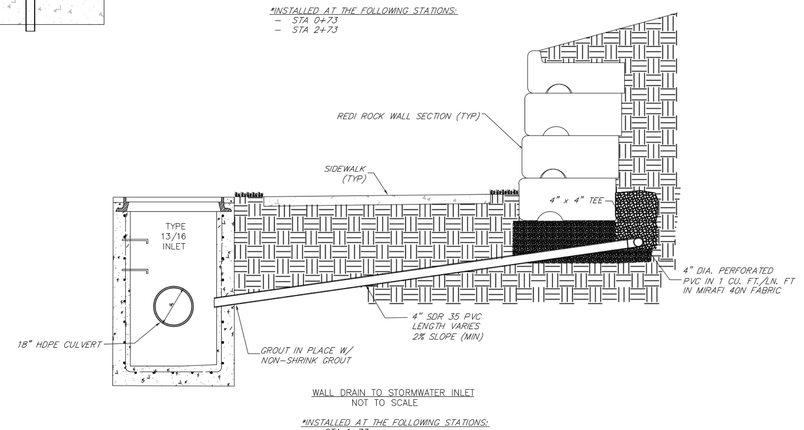
WALL DRAIN TO DRAINAGE DITCH
NOT TO SCALE

INSTALLED AT THE FOLLOWING STATIONS:
- *STA 0+02*
- *STA 3+95*
- *STA 4+95*
- *STA 5+90*



WALL DRAIN TO STORMWATER PIPE
NOT TO SCALE

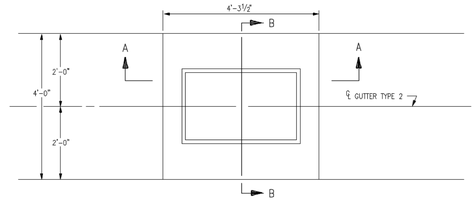
INSTALLED AT THE FOLLOWING STATIONS:
- *STA 0+73*
- *STA 2+73*



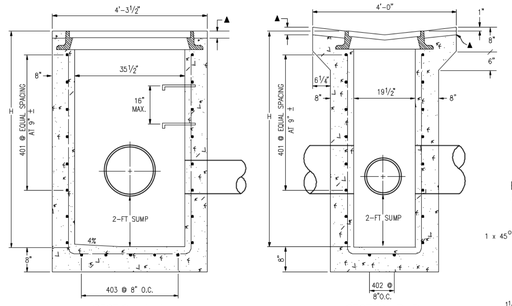
WALL DRAIN TO STORMWATER INLET
NOT TO SCALE

INSTALLED AT THE FOLLOWING STATIONS:
- *STA 1+73*

WALL DRAIN DETAILS
N.T.S.

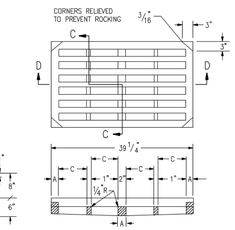


PLAN OF TYPE 13/16 INLET FOR GUTTER TYPE 2

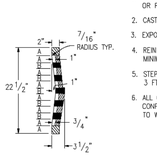


SECTION A–A　　SECTION B–B

TYPE 13/16 INLET

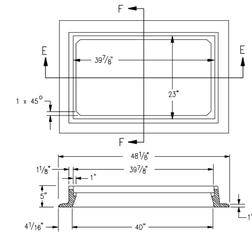


SECTION D–D
NO. 13/16 GRATE



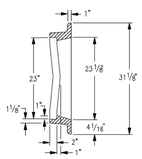
SECTION C–C

A = 1 3/4"
B = 11 1/16"
C = 7 15/16"



SECTION E–E
NO. 13/16 GRATING & FRAMES

APPROX. WEIGHT 590 LBS.



SECTION F–F

NOTE:
SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.

▲ WHEN BITUMINOUS MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.

GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.

QUANTITIES

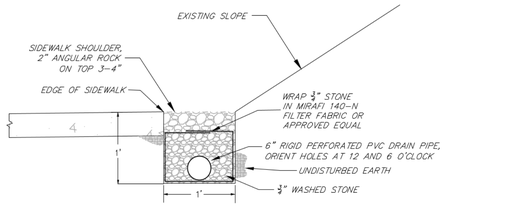
H	CONCRETE CU. YD.	REINFORCING STEEL θ LB.	NO. OF 401 BARS REQ'D.
3'–0"	1.3	72	4
3'–6"	1.5	76	4
4'–0"	1.6	90	5
4'–6"	1.8	104	6
5'–0"	1.9	109	6
5'–6"	2.1	122	7
6'–0"	2.2	136	8
6'–6"	2.4	141	8
7'–0"	2.5	154	9
7'–6"	2.7	168	10
8'–0"	2.8	173	10
8'–6"	3.0	187	11
9'–0"	3.1	200	12
9'–6"	3.3	205	12
10'–0"	3.4	219	13

θ INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

BAR LIST FOR H=3'–0"

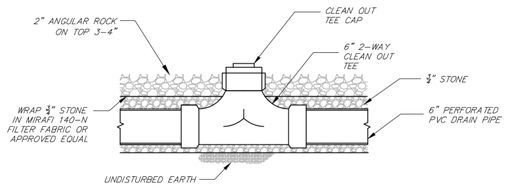
MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'–6"	2'–2"	13'–4"
402	2	3'–4 1/2"	* 2'–6 1/2"	8'–5 1/2"
403	5	2'–1/2"	* 2'–7"	7'–2 1/2"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.–0 IN.

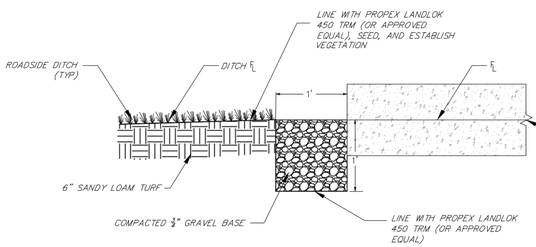


INSTALL ALONG NORTH EDGE OF SIDEWALK AT THE FOLLOWING STATIONS:
- *STA 5+87 to STA 17+80*
- *STA 22+20 to STA 27+05*

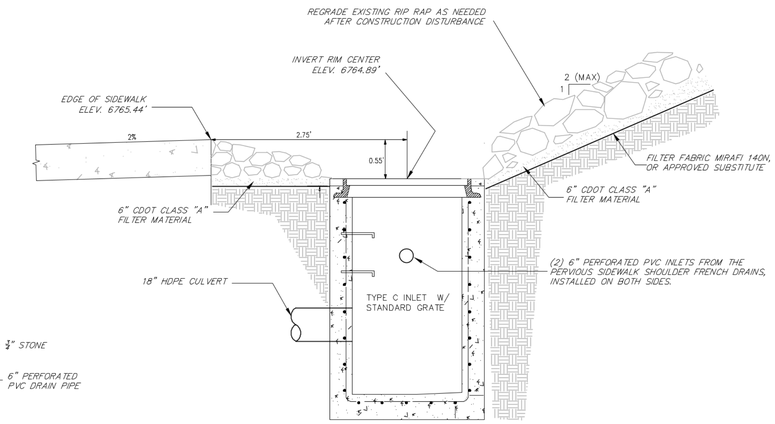
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN
N.T.S.



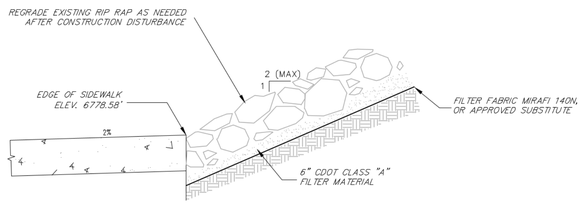
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN CLEANOUT DETAIL
N.T.S.



STANDARD CURB & GUTTER TO ROADSIDE DITCH DETAIL
N.T.S.



STA 10+15 INLET & RIP RAP REGRADING DETAIL
N.T.S.



STA 14+40 RIP RAP REGRADING DETAIL
N.T.S.

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No.	DATE	REVISIONS	INT
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LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
50' 0 25' 50'
1" = 50'

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

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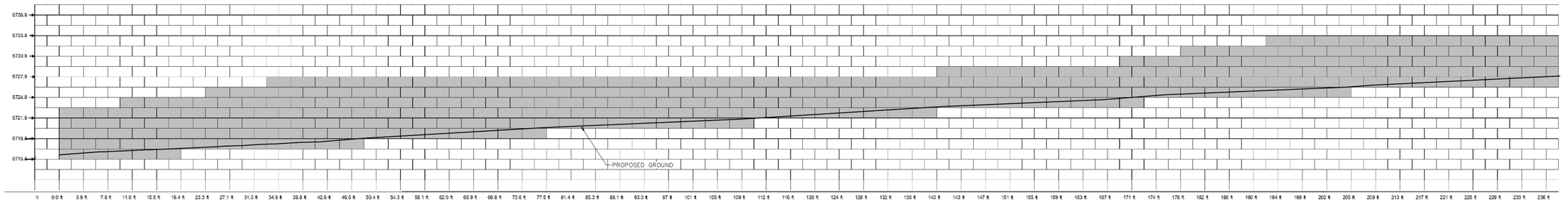
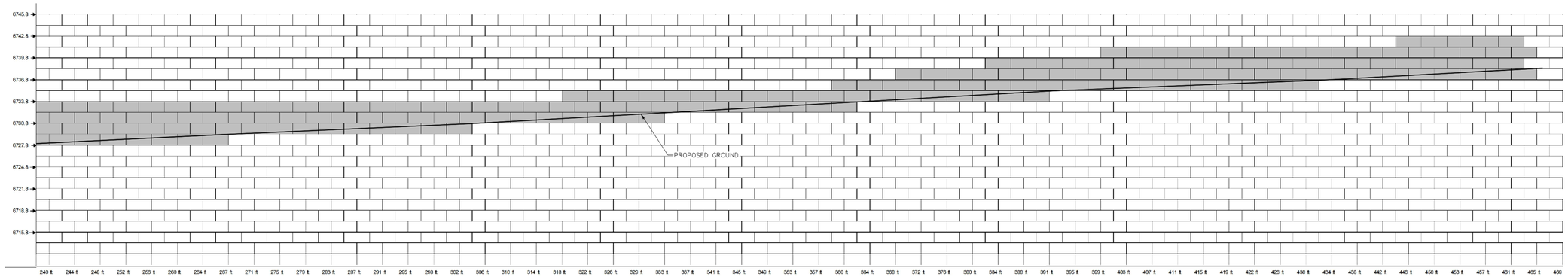
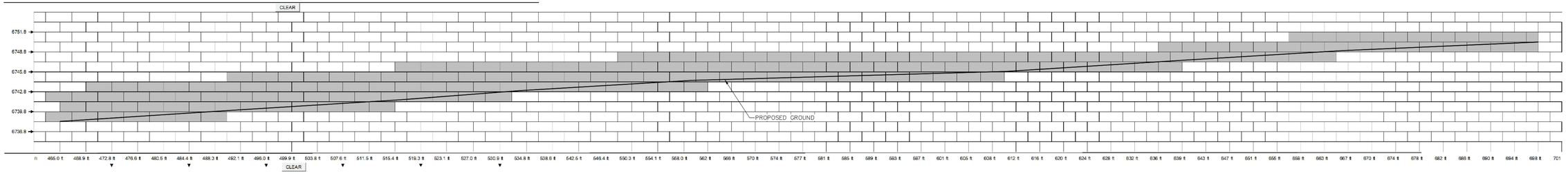
DRAWING: SIDEWALK DRAINAGE DETAILS

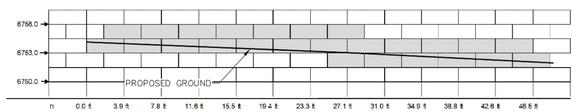
SHEET # C7



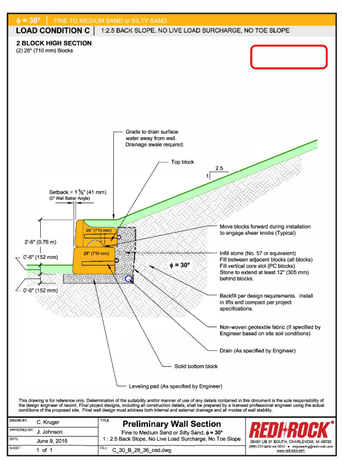




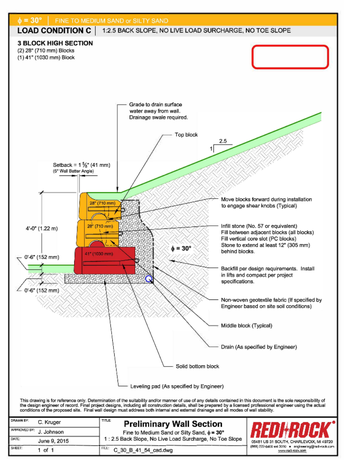
West Retaining Wall



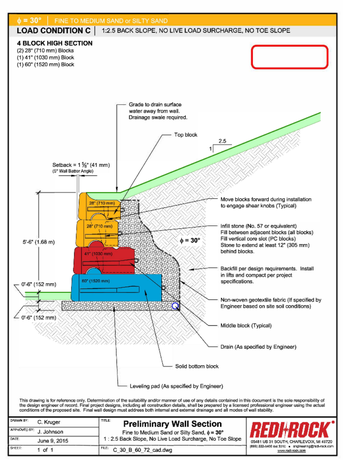
East Retaining Wall



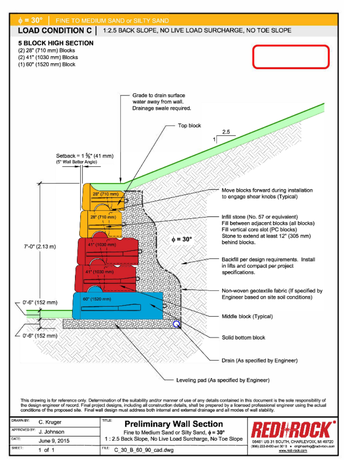
Wall - 3 ft Tall



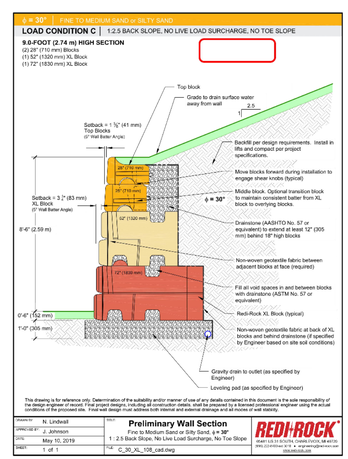
Wall - 4.5 ft Tall



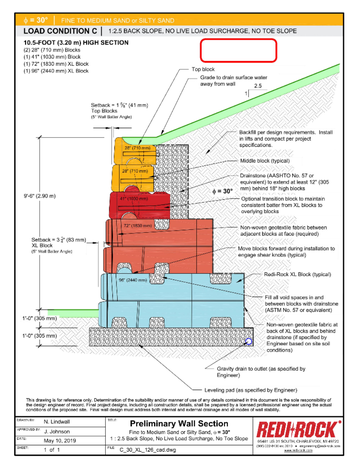
Wall - 6 ft Tall



Wall - 7.5 ft Tall



Wall - 9 ft Tall



Wall - 10.5 ft Tall

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GLORIA GOSSARD PARKWAY
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Horizontal Scale

NTS

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DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

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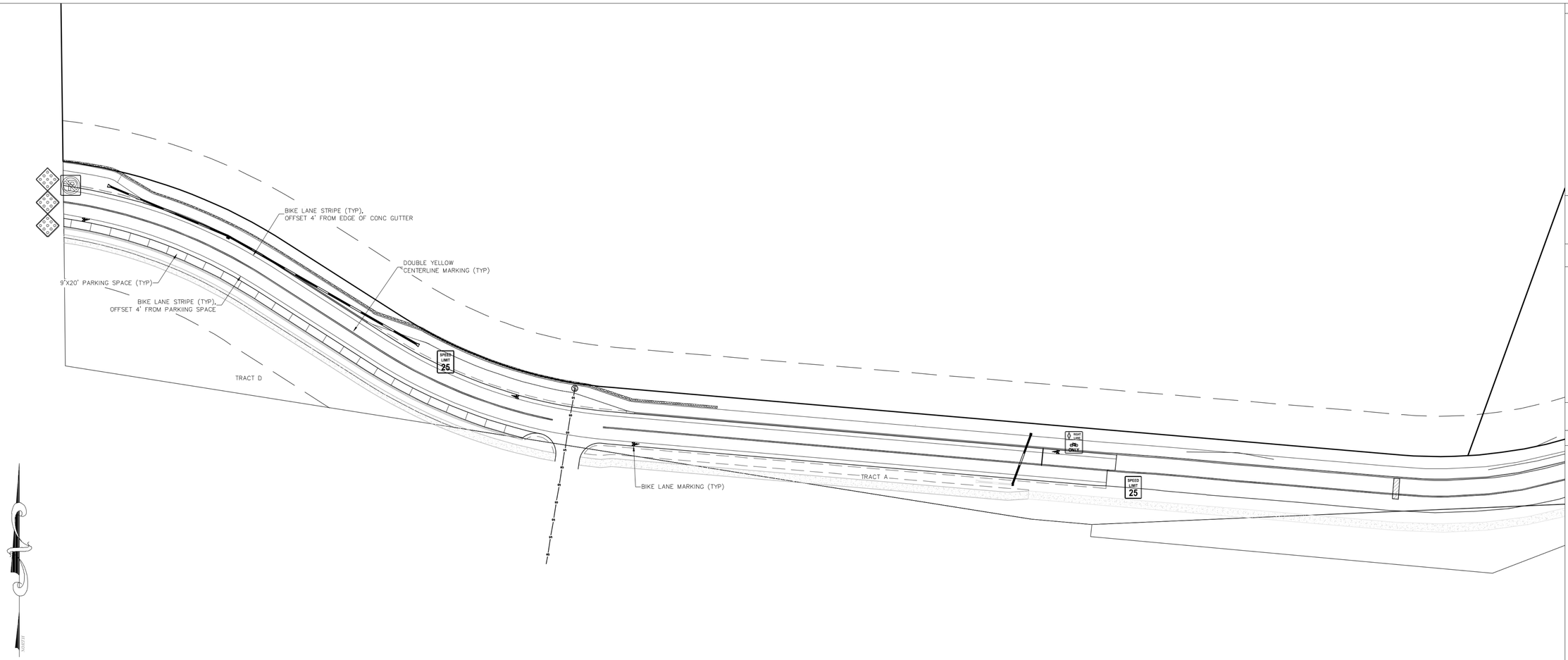
DRAWING:
RETAINING WALL DETAILS

SHEET #
C8



MUTCD SIGN LEGEND

STOP — STOP SIGN (R1-1)

RIGHT LANE / ONLY — BIKE LANE (R13-17)

SPEED LIMIT 25 — SPEED LIMIT (R2-1), VARIES

NO PARKING (R8-3A)

END OF ROADWAY (OM4-2)

PAVEMENT MARKING LEGEND

NOTES

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 S-614-2.
2) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROFLECTIVE 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 0.080" 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.

FOUR POINTS SURVEYING ENGINEERING
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P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

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

Horizontal Scale
50' 0 25' 50'
1" = 50'

Contour Interval = 2 ft

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:
SIGN & PAVEMENT MARKING PLAN #1

SHEET #
C9

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)

PAVEMENT MARKING LEGEND

NOTES
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 S-614-2.
2) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROFLECTIVE 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.
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9) STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.

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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

Horizontal Scale
50' 0 25' 50'
1" = 50'

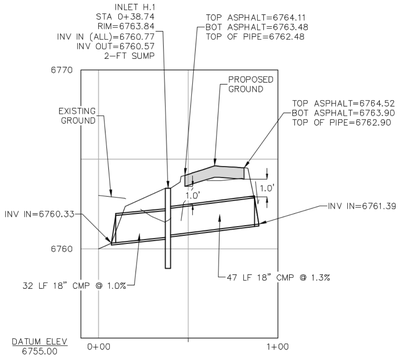
Contour Interval = 2 ft
DATE: 3-25-2021
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: JLW

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

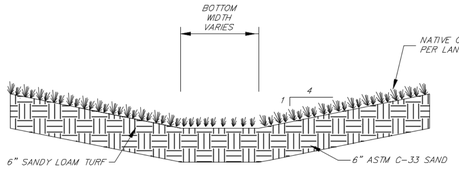
DRAWING:
SIGN & PAVEMENT MARKING PLAN #2

SHEET #
C10

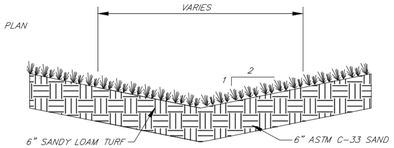
NOTES:
1. ALL CULVERT OUTLETS SHALL HAVE FLARED END SECTIONS.
2. ALL CULVERT AND PIPE OUTFALLS SHALL HAVE EROSION PROTECTION
3. INLETS SHALL HAVE DENVER TYPE 16 COMBINATION GRATED WITH BICYCLE SAFE GRATE
4. CUT EXCAVATION PERFORMED ALONG THE EAST SIDE OF SLATE CREEK CIRCLE AND NORTH SIDE OF GLORIA GOSSARD 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).



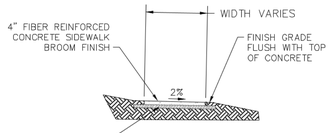
STORM SEWER LINE H
Horizontal Scale 1"=40'
Vertical Scale 1"=4'



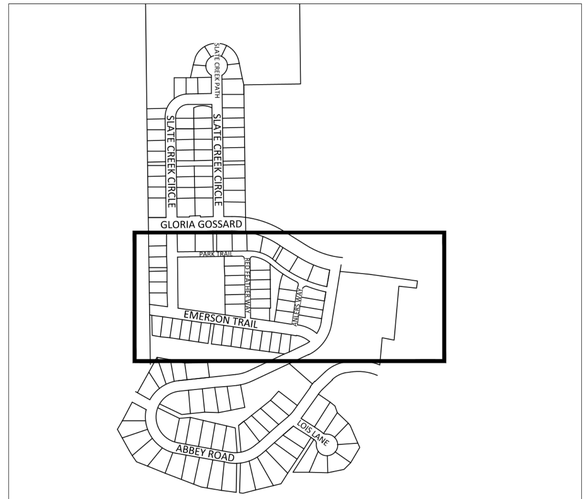
GRASS LINED WATER QUALITY SWALE
N.T.S.



DRAINAGE DITCH
N.T.S.



TYPICAL SIDEWALK SECTION
N.T.S.



Key Map n.t.s.

FOUR POINTS SURVEYING ENGINEERING
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mcleodm970@gmail.com

No.	DATE	REVISIONS	INT
1	6/8/2018	TAC REVIEW & RESPONSE	FPSE
2	6/28/2019	TAC REVIEW & RESPONSE	FPSE
3	9/19/2019	TAC REVIEW & RESPONSE	FPSE
4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE
6	3/16/2020	FINAL TAC 2	FPSE

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 60'

Contour Interval = 2 ft

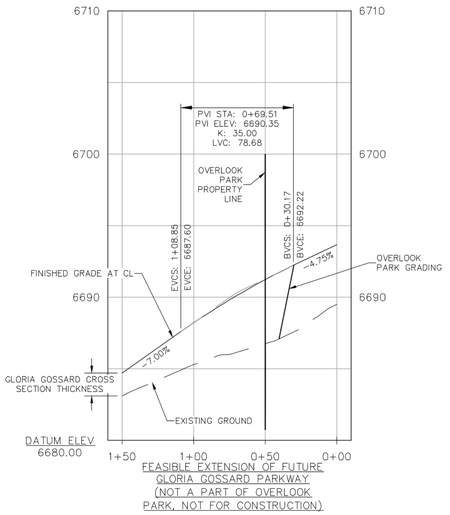
DATE: 2/15/2018
JOB #: 1670-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

COLORADO LICENSED
Matthew D. McLeod
0044949
PROFESSIONAL ENGINEER



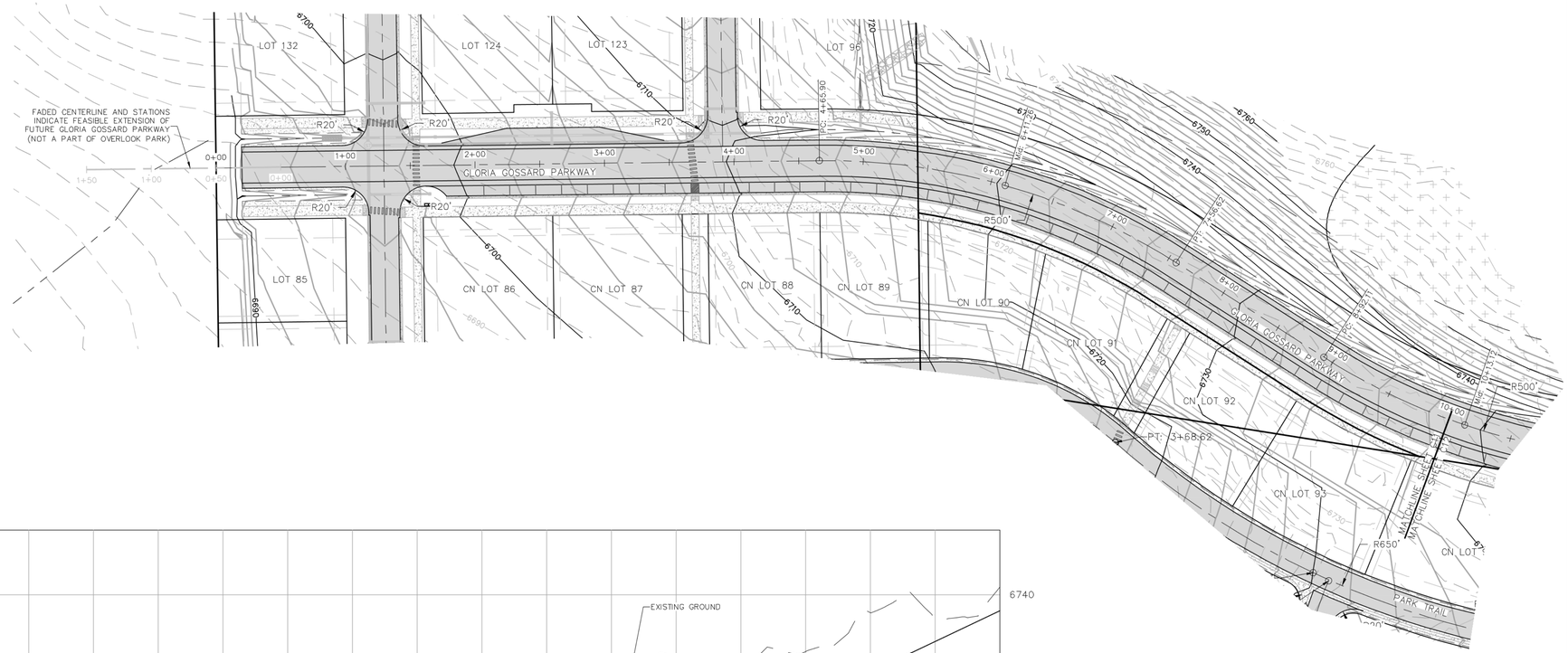
FEASIBLE EXTENSION OF FUTURE GLORIA GOSSARD PARKWAY (NOT A PART OF OVERLOOK PARK, NOT FOR CONSTRUCTION)

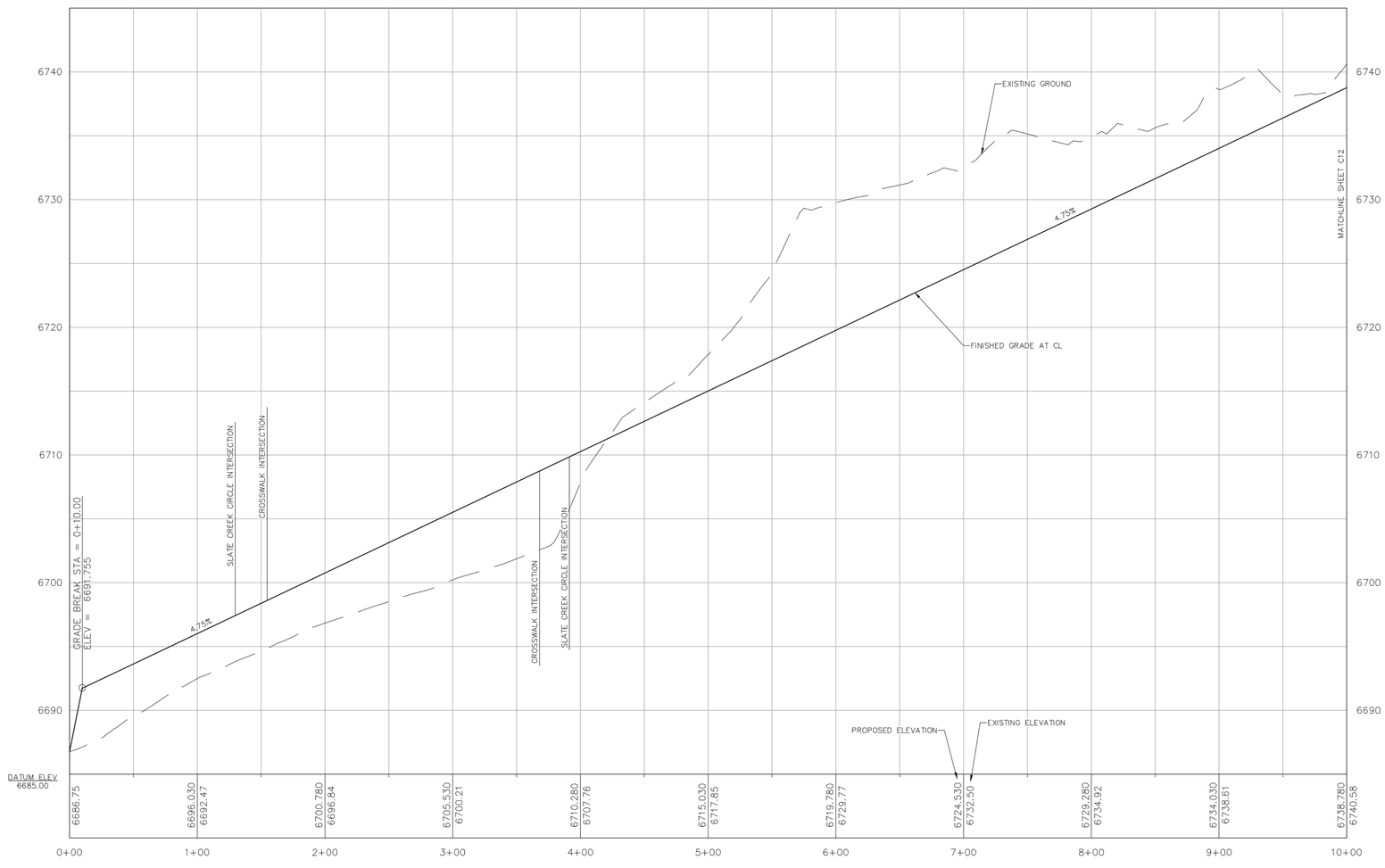
Vertical Scale

-5' 0 2.5' 5' 10'

1" = 5'

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
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4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE
6	3/18/2020	FINAL TAC 2	FPSE

OVERLOOK PARK

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

-5' 0 2.5' 5'

1" = 50'

Contour Interval = 2 ft

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

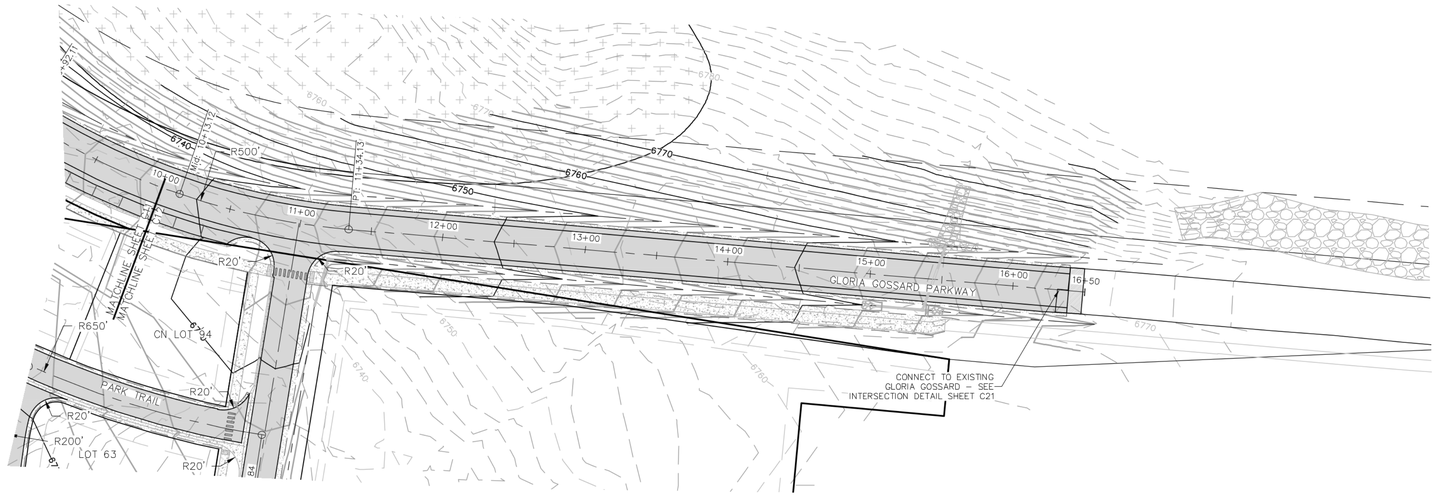
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

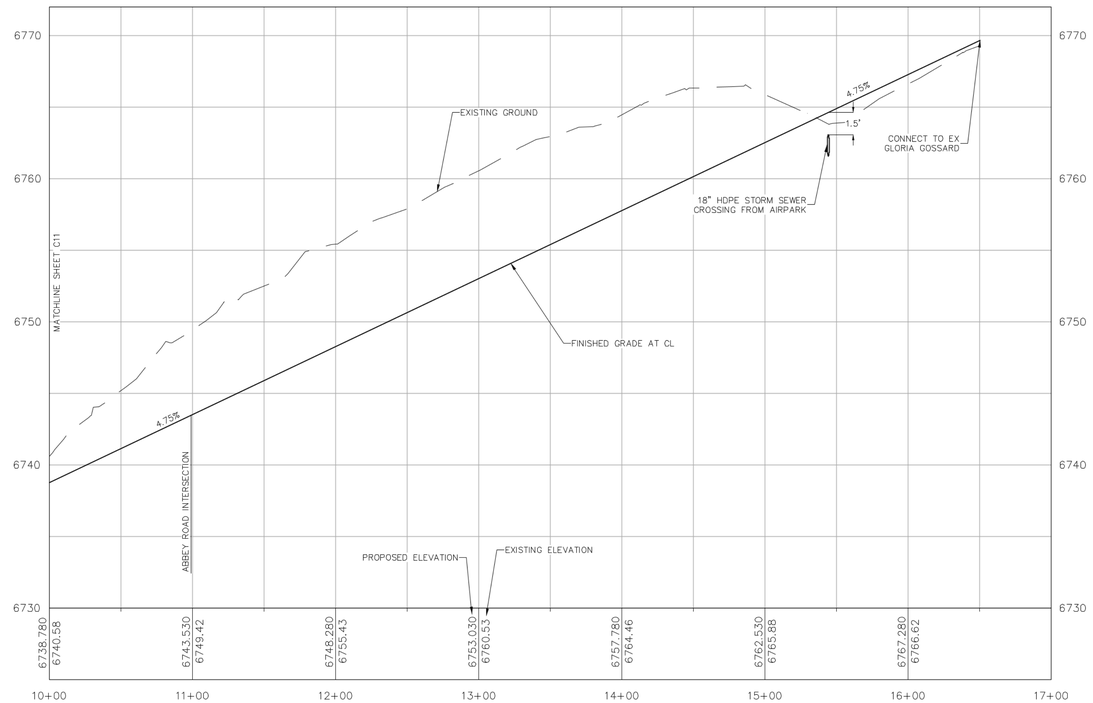
DRAWING:

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

SHEET #

C11





Vertical Scale

5' 0 2.5' 5' 10'

1" = 5'

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
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2	6/28/2019	TAC REVIEW & RESPONSE	FPSE
3	9/20/2019	TAC REVIEW & RESPONSE	FPSE
4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE
6	3/18/2020	FINAL TAC 2	FPSE

OVERLOOK PARK

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

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

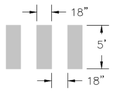
- STOP SIGN (R1-1)
- PEDESTRIAN CROSSING (W11A-2)
- ADVANCED WARNING RIGHT CURVE (W1-1R)
- ADVANCED WARNING LEFT CURVE (W1-1L)
- BIKE LANE (R13-17)
- SPEED LIMIT 25 (R2-1), VARIES
- DISABLED PARKING (FTP-25)
- NO PARKING (R8-3A)
- END OF ROADWAY (OM4-2)
- EMERGENCY ACCESS ONLY (R8-4)

PAVEMENT MARKING LEGEND

BIKE LANE

ADA PARKING

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



PEDESTRIAN CROSSING STRIPING

NOTES
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 S-614-2.
2) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROFLECTIVE PAINT. SEE CDOT STANDARD PLANS S-627-1.
3) GROUND SIGN PLACEMENT SHALL CONFORM TO CDOT STANDARDS. SEE CDOT STANDARD PLANS S-614-1.
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7) STOP SIGN POSTS AND STREET SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITHIN A BREAKAWAY SLEEVE.
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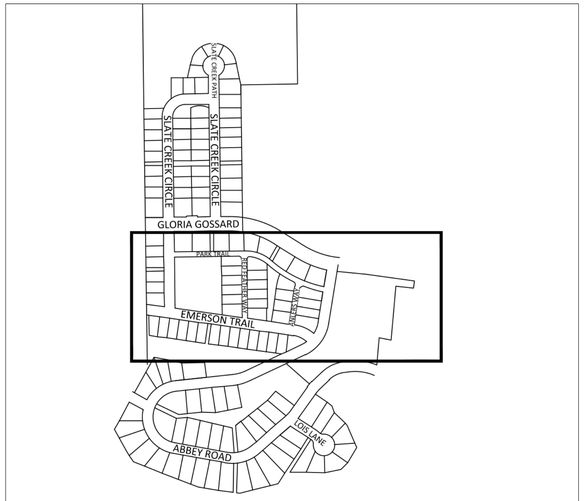
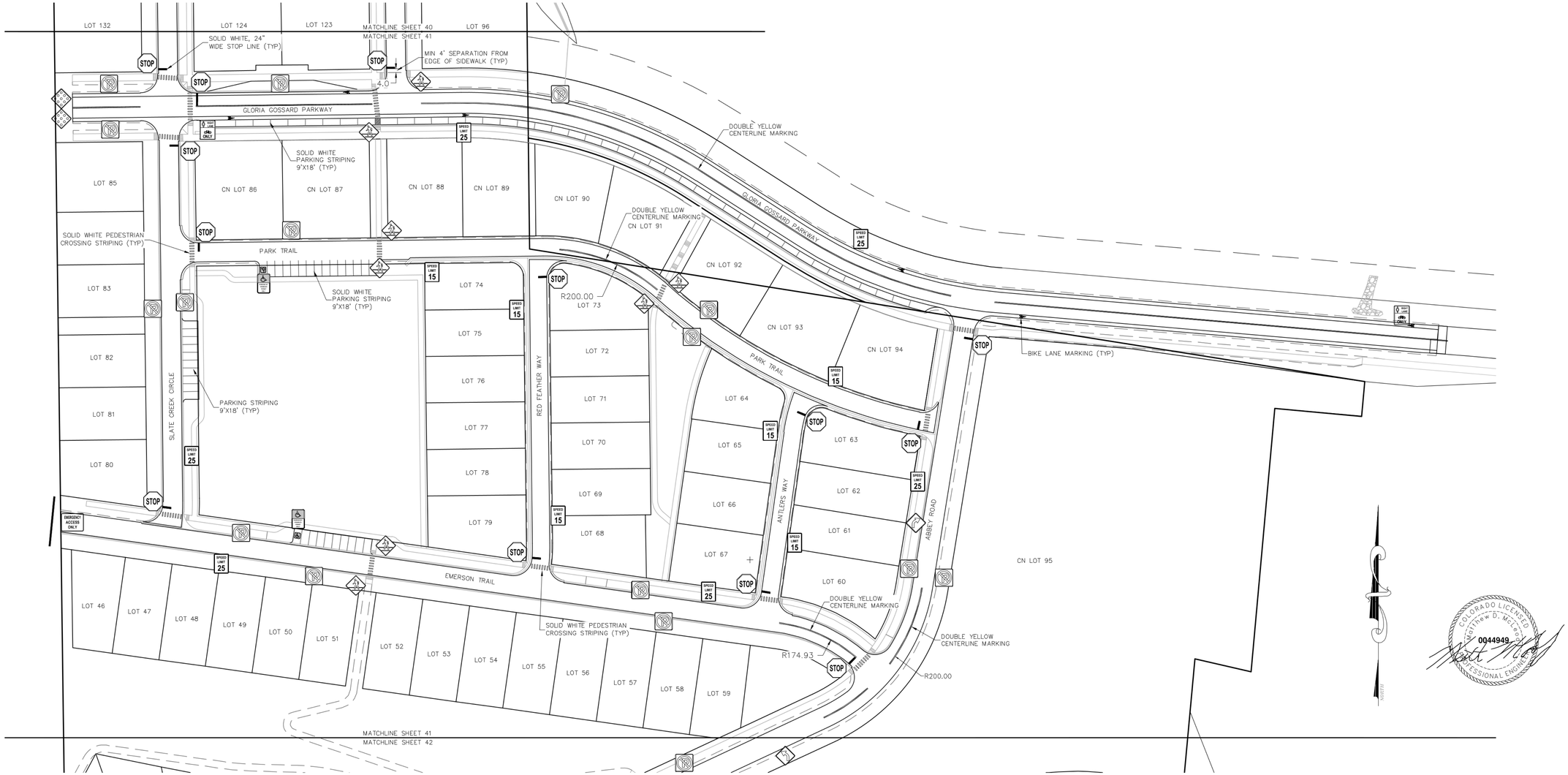
9) STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.



Key Map n.t.s.



COLORADO LICENSED
MATTHEW D. MCLEOD
0044949
PROFESSIONAL ENGINEER

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4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE
6	3/18/2020	FINAL TAC 2	FPSE

OVERLOOK PARK

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

60' 0 30' 60'

1" = 60'

Contour Interval = 2 ft

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

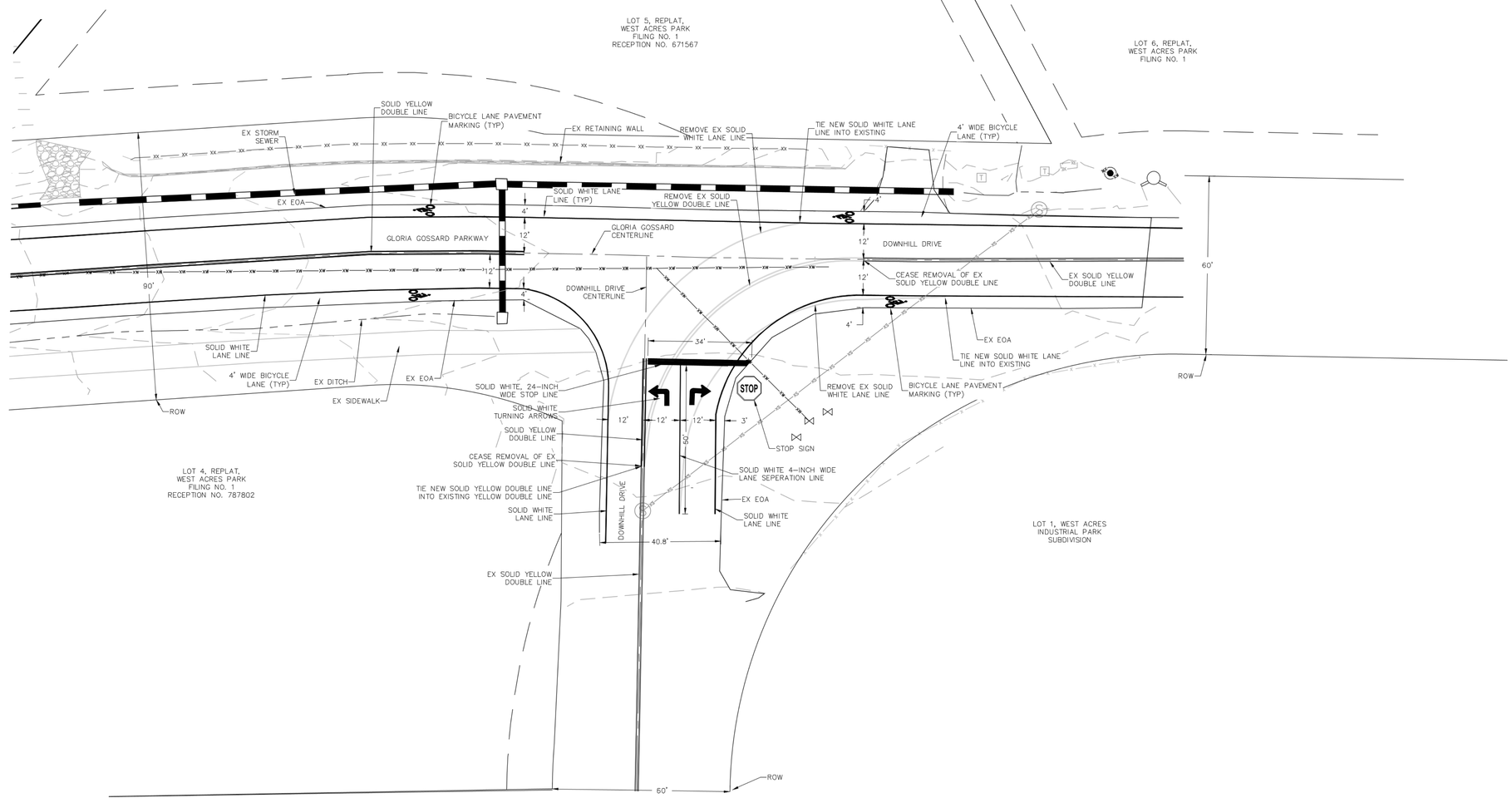
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

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.

COLORADO LICENSED
Matthew D. McLeod
0044949
PROFESSIONAL ENGINEER

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No.	DATE	REVISIONS	INT
1	6/22/2018	TAC REVIEW & RESPONSE	FPSE
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3	9/20/2019	TAC REVIEW & RESPONSE	FPSE
4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
20' 0 10' 20'
1" = 20'

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