

# 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



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	
<u>WATER AND SANITARY SEWER</u>	
CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT 10TH STREET STEAMBOAT SPRINGS CONTACT: AMBER GREGORY 970-879-2060	
<u>ELECTRICAL</u>	
YAMPA VALLEY ELECTRIC COMPANY 2211 ELK RIVER ROAD STEAMBOAT SPRINGS, CO CONTACT: SCOTT FLOWERS 970-871-2282	
<u>GAS</u>	
ATMOS ENERGY 30405 DOWNHILL DRIVE STEAMBOAT SPRINGS, CO CONTACT: DON CRANE 970-879-3223	
<u>TELEPHONE</u>	
CENTURY LINK 138 7TH STREET STEAMBOAT SPRINGS, CO CONTACT: KELLY MCCLERNON 970-328-8288	
<u>CABLE TELEVISION</u>	
COMCAST 625 SOUTH LINCOLN, SUITE #205 STEAMBOAT SPRINGS, CO 80487 CONTACT: TONY HILDRETH 970-870-2683	
<u>UTILITY NOTIFICATION CENTER OF COLORADO</u>	
CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1-800-922-1987	


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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
PE	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
R	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	
<u>PROJECT OWNER</u>	
STEAMBOAT SPRINGS AIRPARK, LLC	(785) 845-3709
ATTN: BOB ZIBELL	
27582 Silver Spur St	
Steamboat Springs, CO 80487	
<u>CIVIL ENGINEER AND SURVEYOR</u>	
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
<u>UTILITY NOTIFICATION CENTER OF COLORADO</u>	
CALL 2 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES	
ATTN: N/A	(800) 922-1987

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"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



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

C1

- GENERAL NOTES:**
- BENCHMARK = FOUND 1" ALUMINUM CAP ON #5 REBAR, PLS 24325 AT THE SE CORNER OF THE PROPERTY, ELEVATION= \_6706.62' (NAVD88) (SEE EXISTING CONDITIONS PLAN).
  - TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON MARCH 13, 2017.
  - 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.
  - 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.
  - 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.
  - ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
  - 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.
  - 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.
  - BEFORE 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.
  - PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
  - 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.
  - 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
  - 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.
  - CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
  - 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.
  - THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS.
  - RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER MAINWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
  - ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

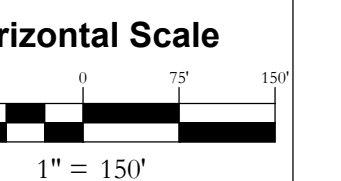
- GRADING:**
- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
  - NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
  - VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.
- EROSION CONTROL:**
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
  - CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
  - 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.
  - ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
- RECORD DRAWINGS:**
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
  - 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.
  - 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.
  - 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:**
- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.

STEAMBOAT AIRPARK PUBLIC INFRASTRUCTURE CONSTRUCTION DRAWINGS

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: MDM  
REVIEW BY: JLW

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING CONDITIONS PLAN**

DRAWING:

SHEET #

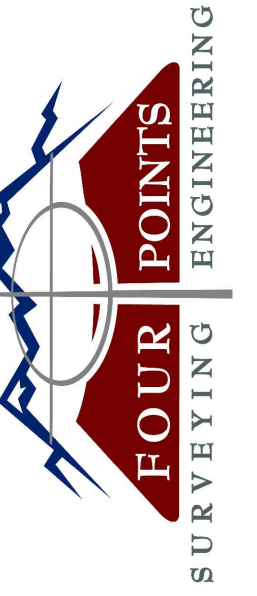
**C2**



LEGEND	
	CITY OF STEAMBOAT SPRINGS PROPERTY GLORIA GOSSARD ROW
	CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT

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

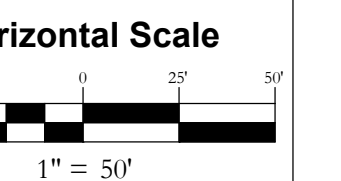
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 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
1	8/26/2021	DRT REVIEW & RESPONSE

**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: MDM  
REVIEW BY: JLW

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:**  
**SIDEWALK & UTILITY PLAN #1**

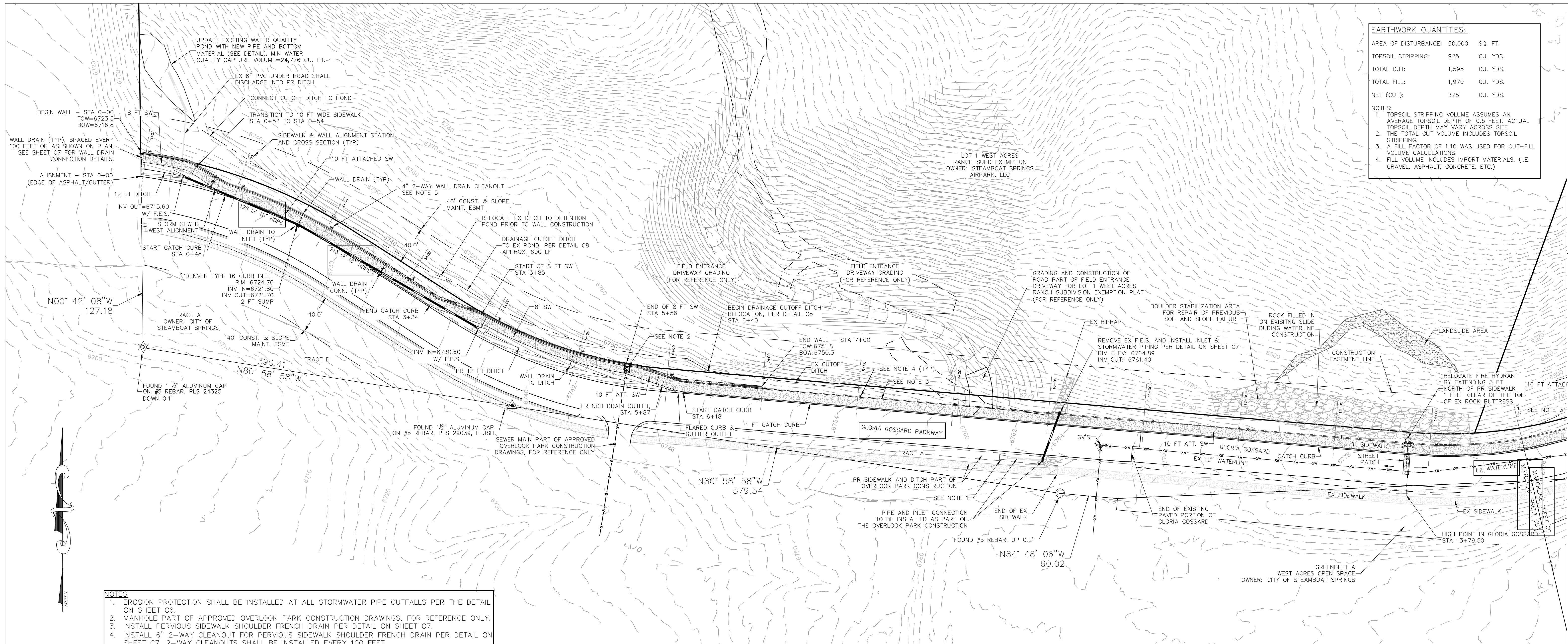
**SHEET #**  
**C3**

**EARTHWORK QUANTITIES:**

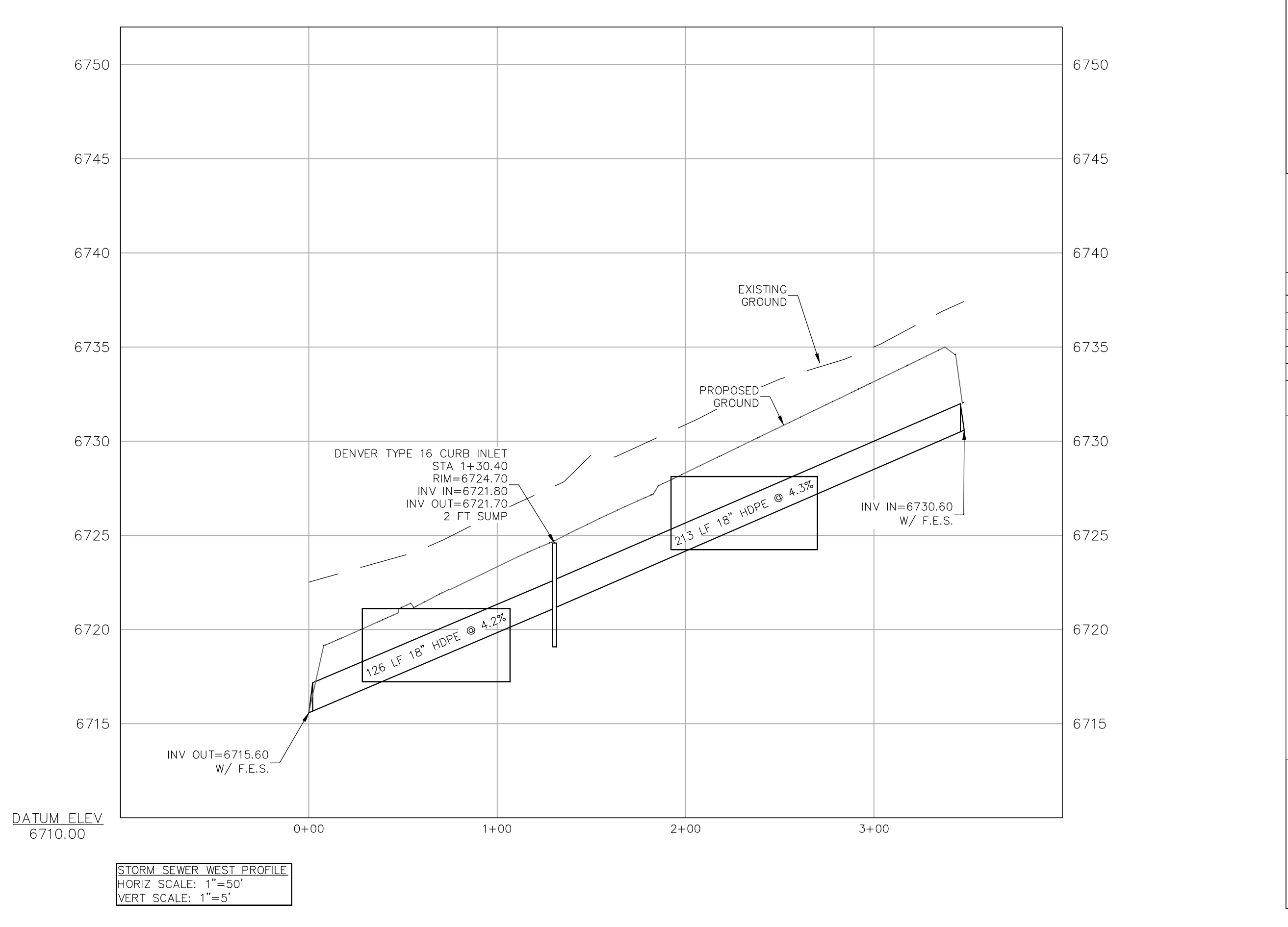
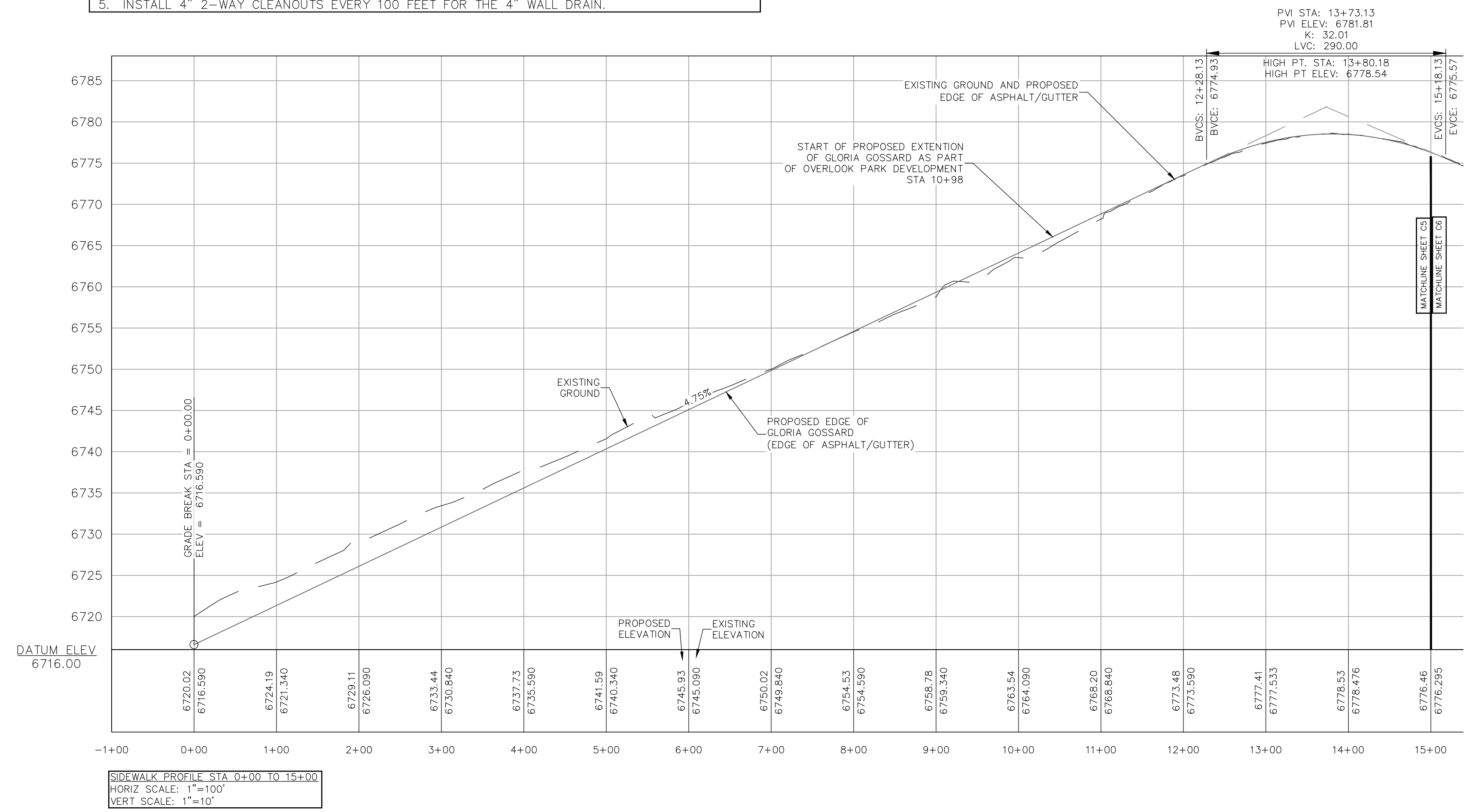
AREA OF DISTURBANCE:	50,000	SQ. FT.
TOPSOIL STRIPPING:	925	CU. YDS.
TOTAL CUT:	1,595	CU. YDS.
TOTAL FILL:	1,970	CU. YDS.
NET (CUT):	375	CU. YDS.

**NOTES:**

- TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS SITE.
- THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
- A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
- FILL VOLUME INCLUDES IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

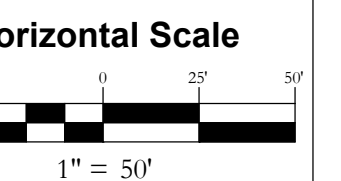


- NOTES**
- EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
  - MANHOLE PART OF APPROVED OVERLOOK PARK CONSTRUCTION DRAWINGS, FOR REFERENCE ONLY.
  - INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7.
  - INSTALL 6" 2-WAY CLEANOUT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



NO.	DATE	REVISIONS
1	02/26/2021	DRT REVIEW & RESPONSE

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



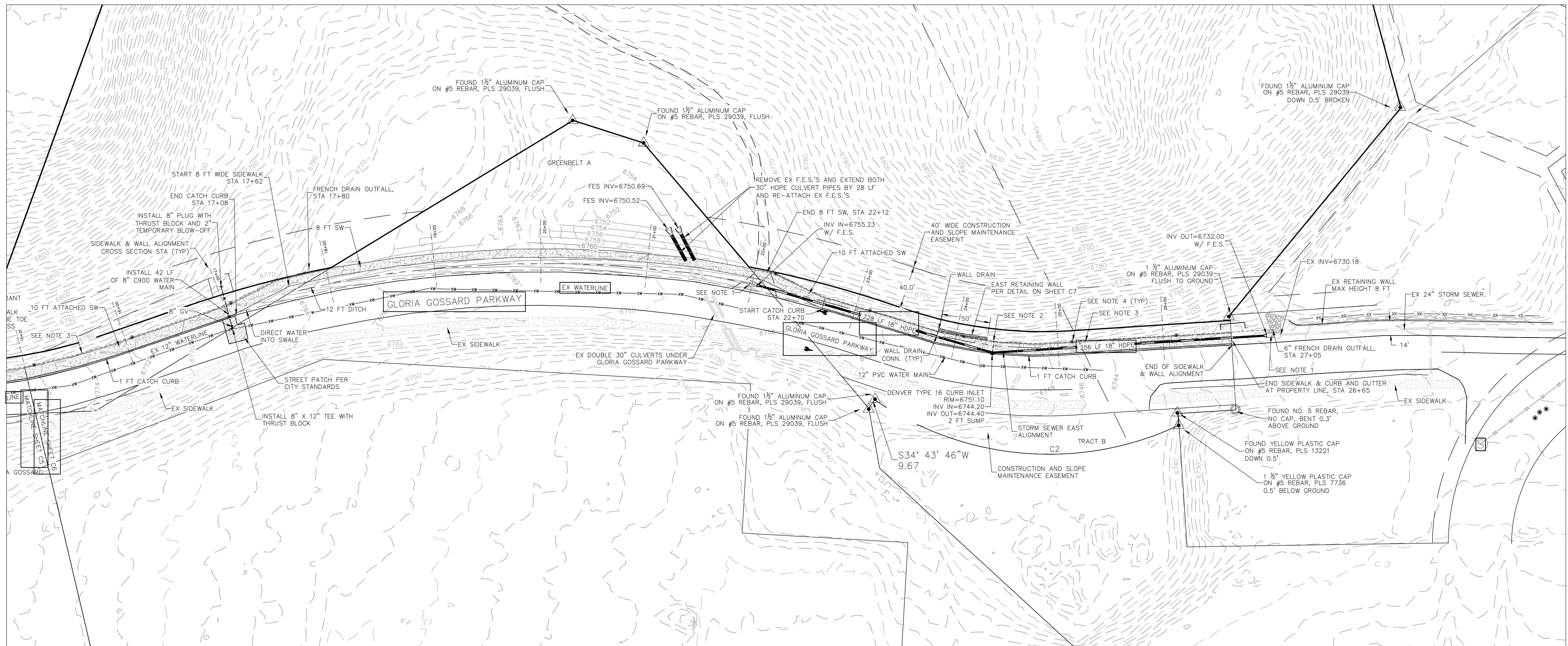
Contour Interval = 2 ft

DATE: 3-25-2021  
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DRAWN BY: MDM  
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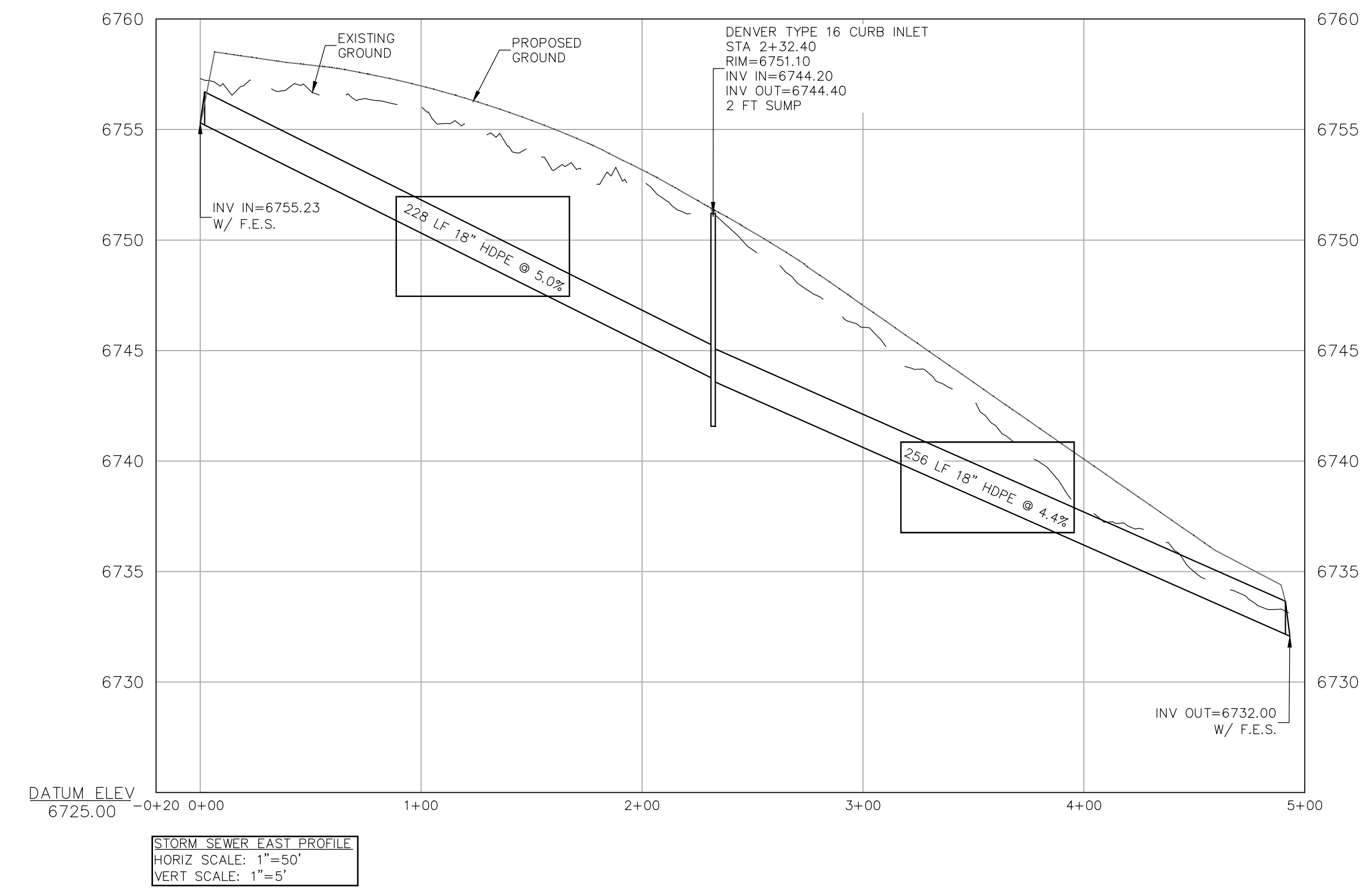
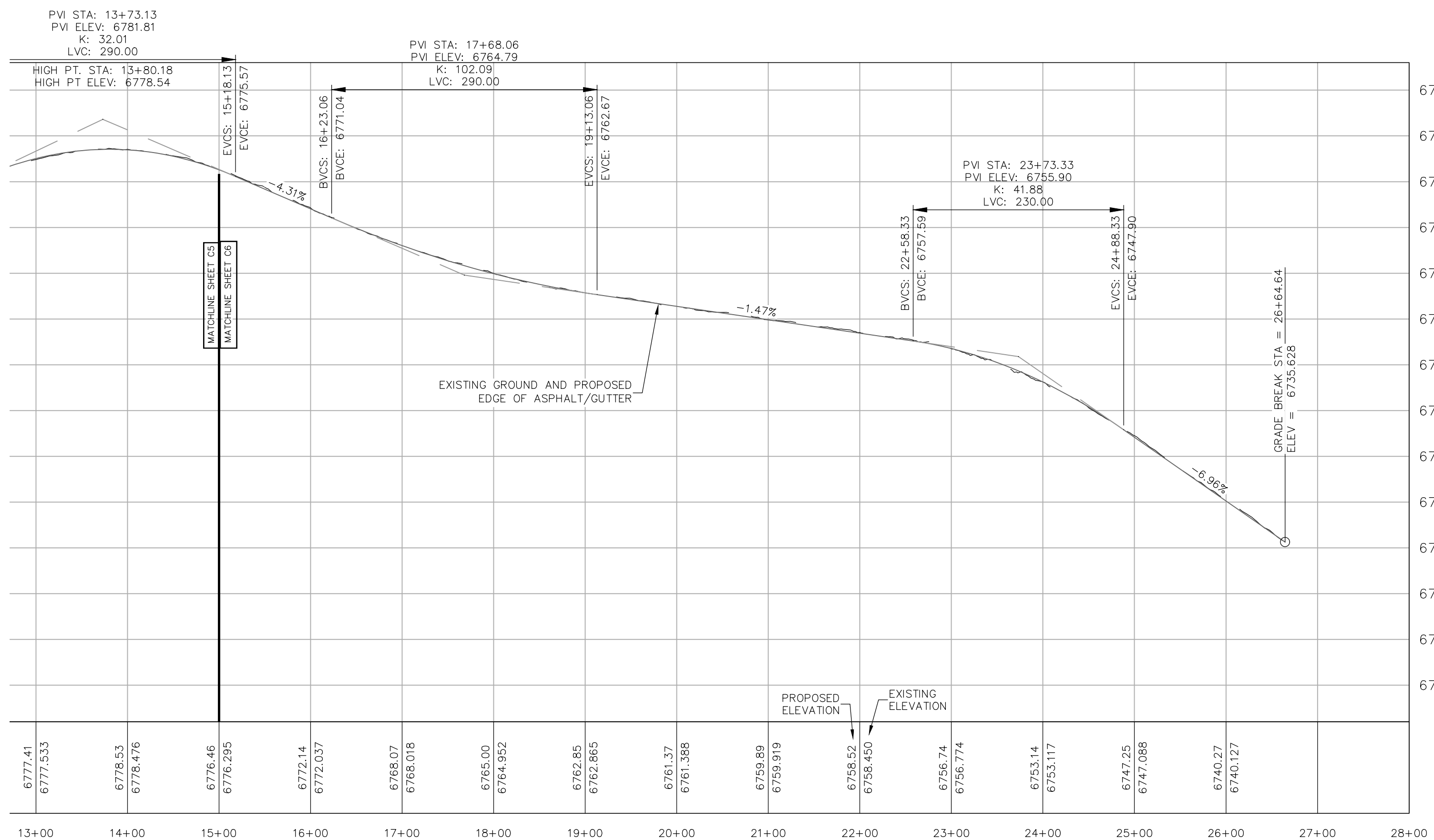
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DRAWING:  
SIDEWALK &  
UTILITY PLAN #2

SHEET #  
**C4**



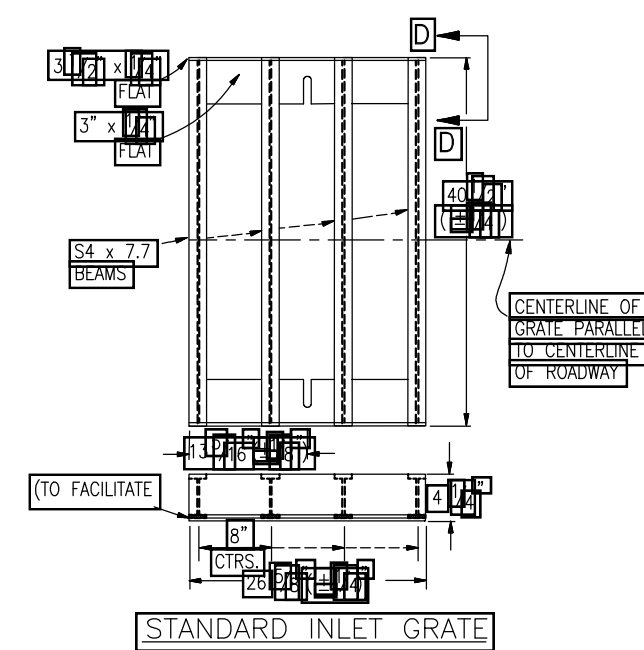
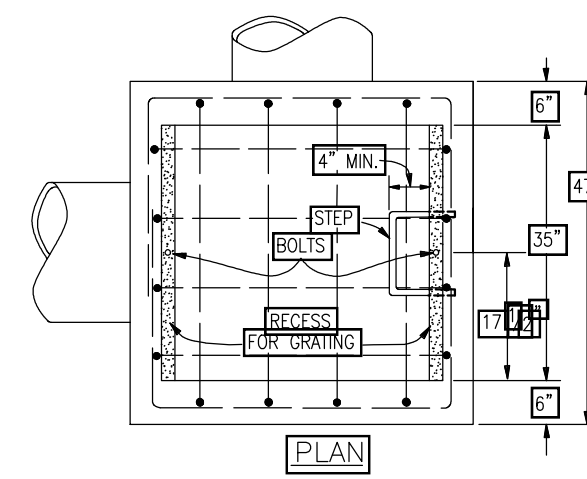
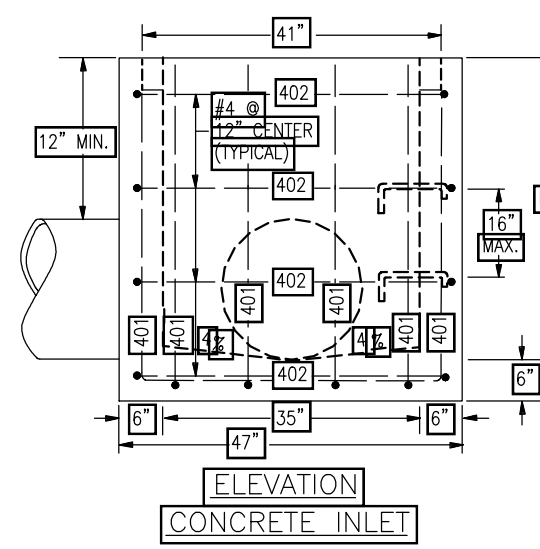
- NOTES**
1. EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C6.
  2. PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN. INSTALL 6" TEE AND INSTALL SOLID 6" PVC TO TYPE 16 INLET.
  3. INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C7.
  4. INSTALL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



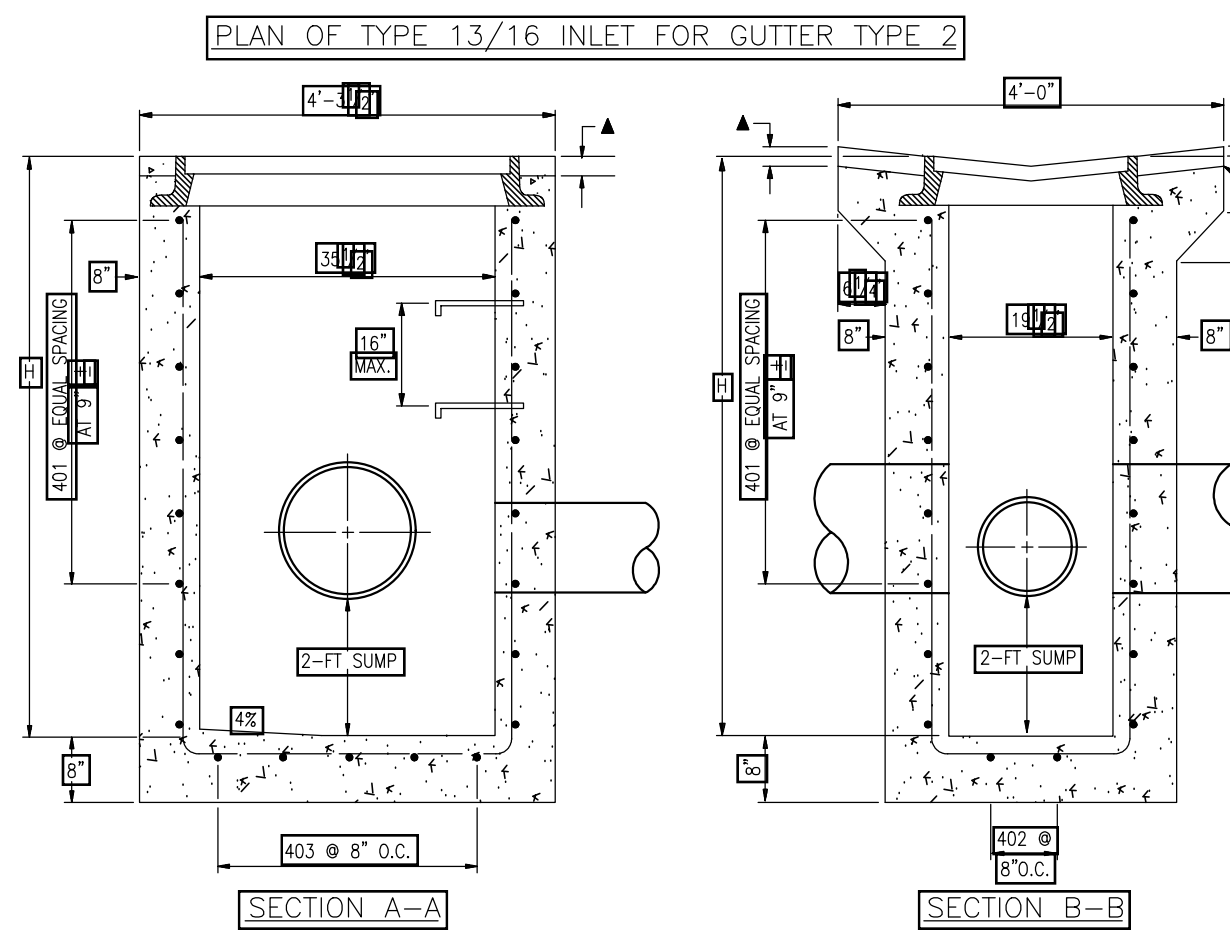
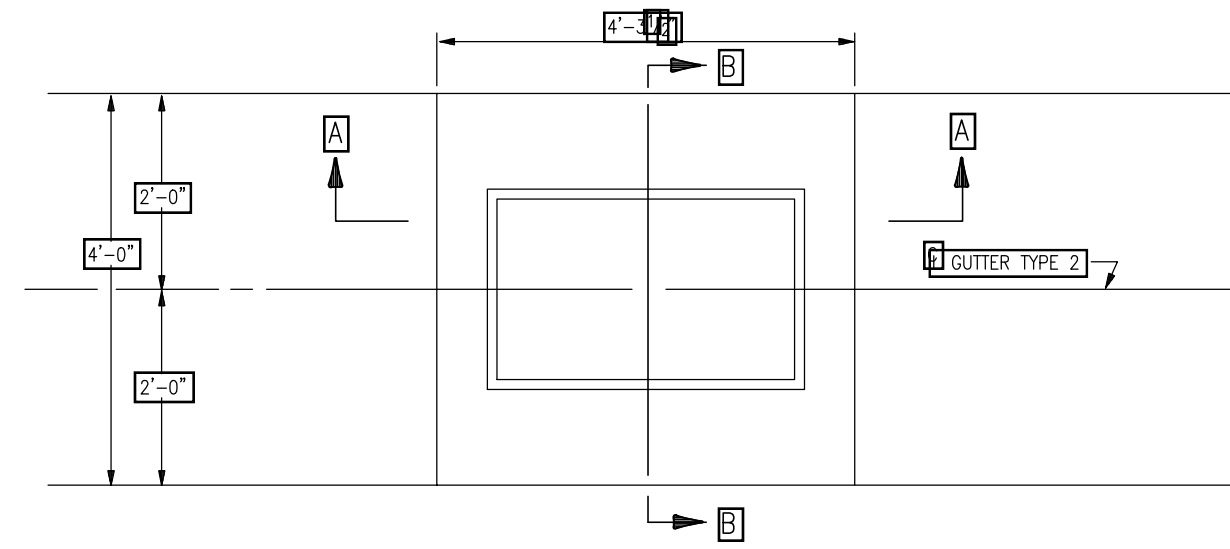
SIDEWALK PROFILE STA 15+00 TO 27+15  
HORIZ SCALE: 1"=100'  
VERT SCALE: 1"=10'







TYPE C INLET



TYPE 13/16 INLET

**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 192.
- ALL GRATES AND FRAMES SHALL BE GRAY OR DUCHEUX CAST IRON. MANHOLES TO TYPICAL "BOXES" AND "FRAMES" SHALL BE DESIGNED TO WITHSTAND THE 20' LOADING.

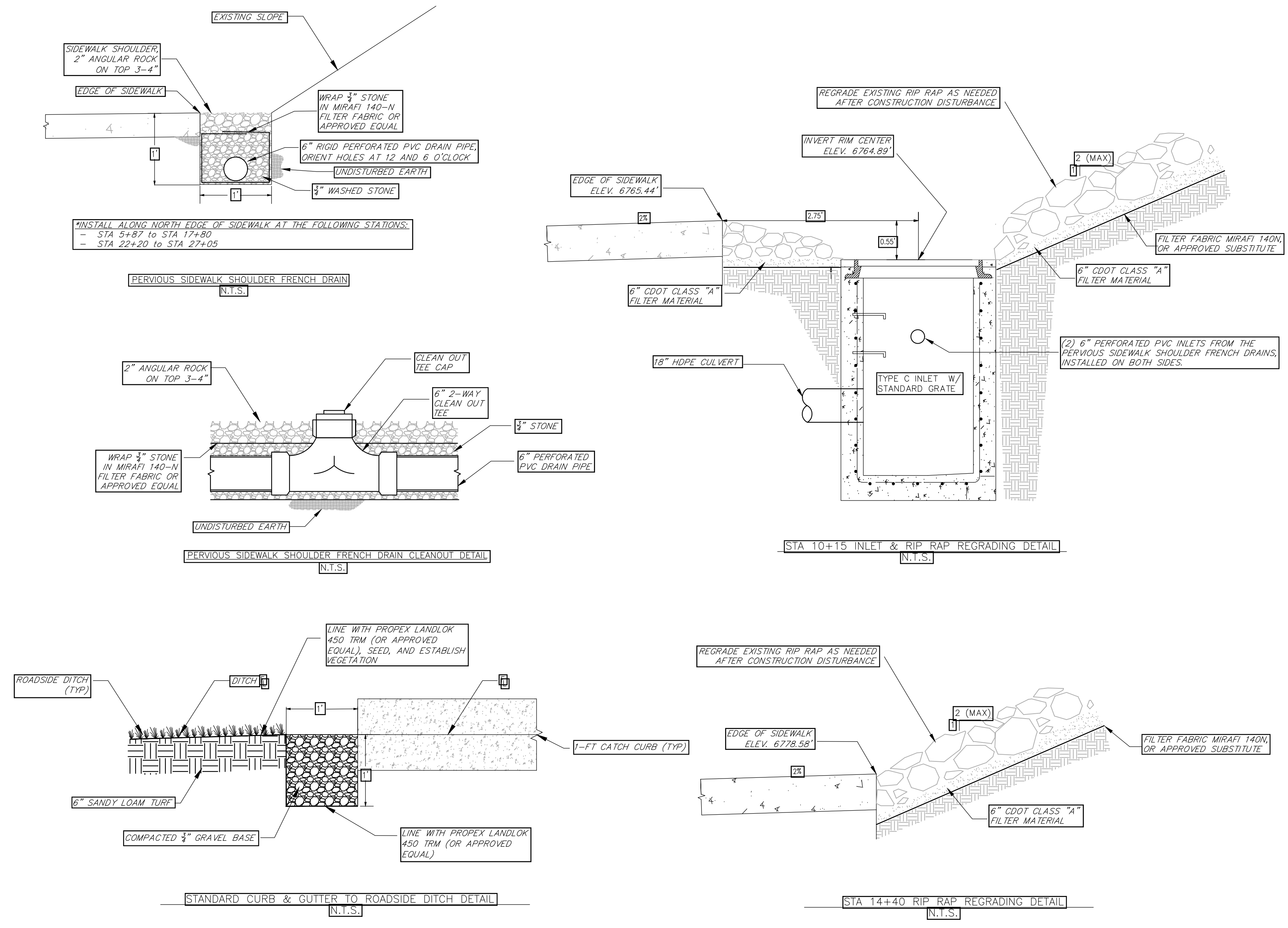
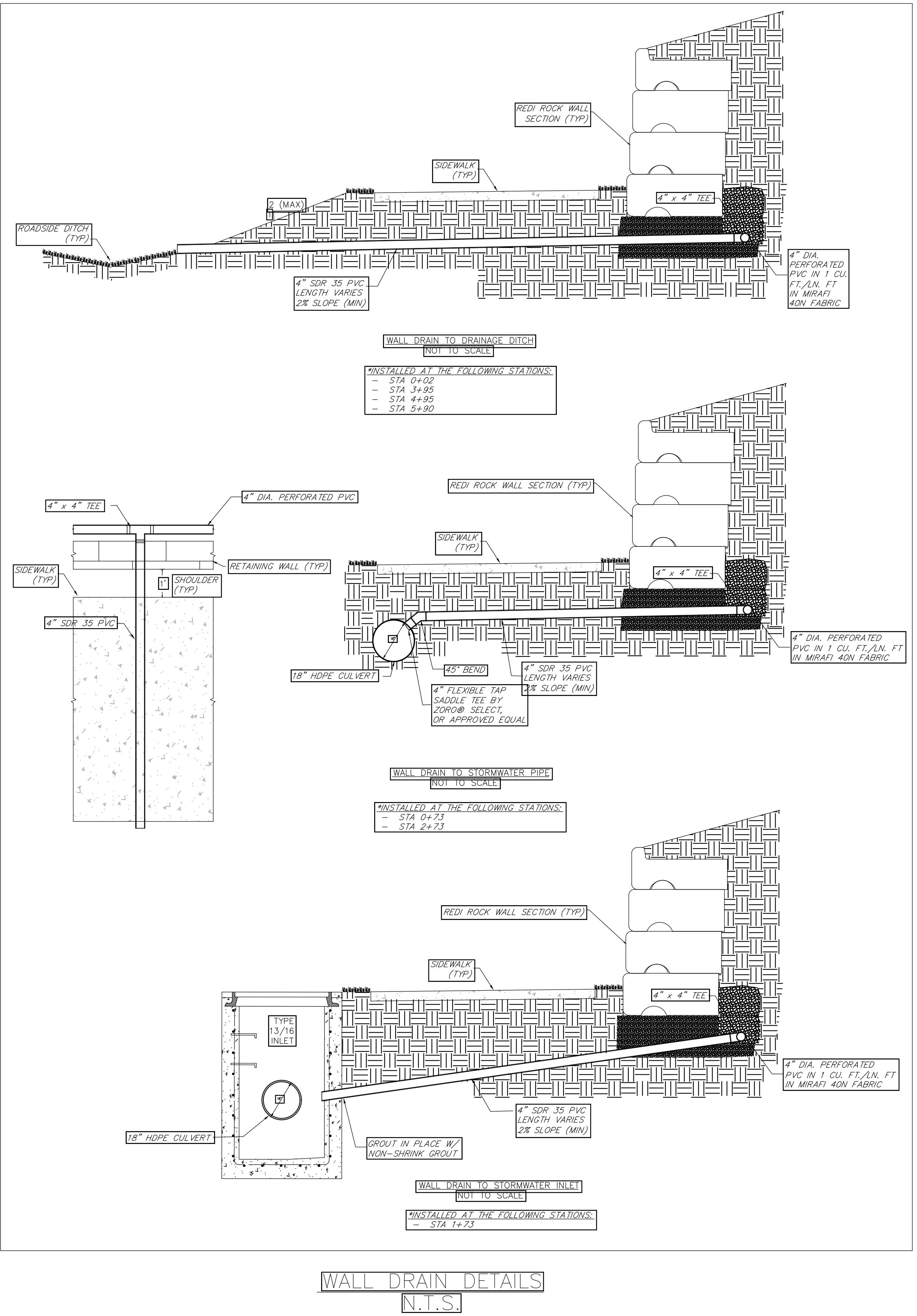
**QUANTITIES**

MARK	CONCRETE CU. YD.	REINFORCING STEEL LB.	NO. OF GRATES
401	18.3	72	4
402	18.3	72	4
403	18.3	72	4
404	18.3	72	4
405	18.3	72	4
406	18.3	72	4
407	18.3	72	4
408	18.3	72	4
409	18.3	72	4
410	18.3	72	4
411	18.3	72	4
412	18.3	72	4
413	18.3	72	4
414	18.3	72	4
415	18.3	72	4
416	18.3	72	4
417	18.3	72	4
418	18.3	72	4
419	18.3	72	4
420	18.3	72	4

**BAR LIST FOR H=3'-0"**

MARK	REINFORCING	LENGTH
401	1	13'-4"
402	2	13'-4"
403	3	13'-4"
404	4	13'-4"
405	5	13'-4"
406	6	13'-4"
407	7	13'-4"
408	8	13'-4"
409	9	13'-4"
410	10	13'-4"
411	11	13'-4"
412	12	13'-4"
413	13	13'-4"
414	14	13'-4"
415	15	13'-4"
416	16	13'-4"
417	17	13'-4"
418	18	13'-4"
419	19	13'-4"
420	20	13'-4"

**NOTES:**  
 1. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPES.  
 2. WHEN BITUMINOUS MATERIAL IS TO BE APPLIED TO THE FACE OF THE SETTING FRAME, CONCRETE MAY BE DEPRESSED.



**FOUR POINTS SURVEYING ENGINEERING**

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 Steamboat Springs, CO 80487  
 (970)-871-6772  
 www.fourpointse.com

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

**Horizontal Scale**  
 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 A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

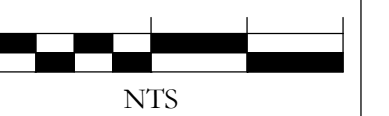
**SIDEWALK DRAINAGE DETAILS**

DRAWING: SHEET # **C7**

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

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

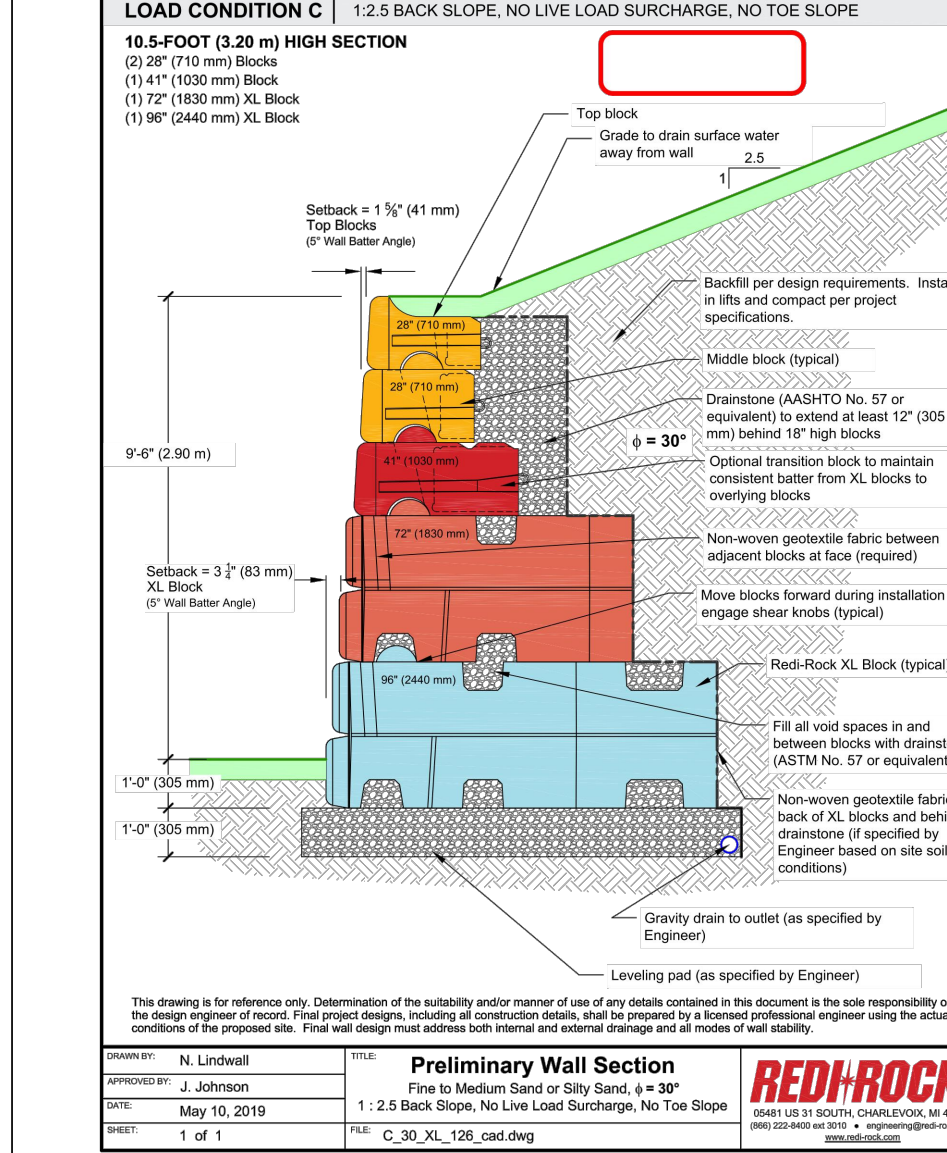
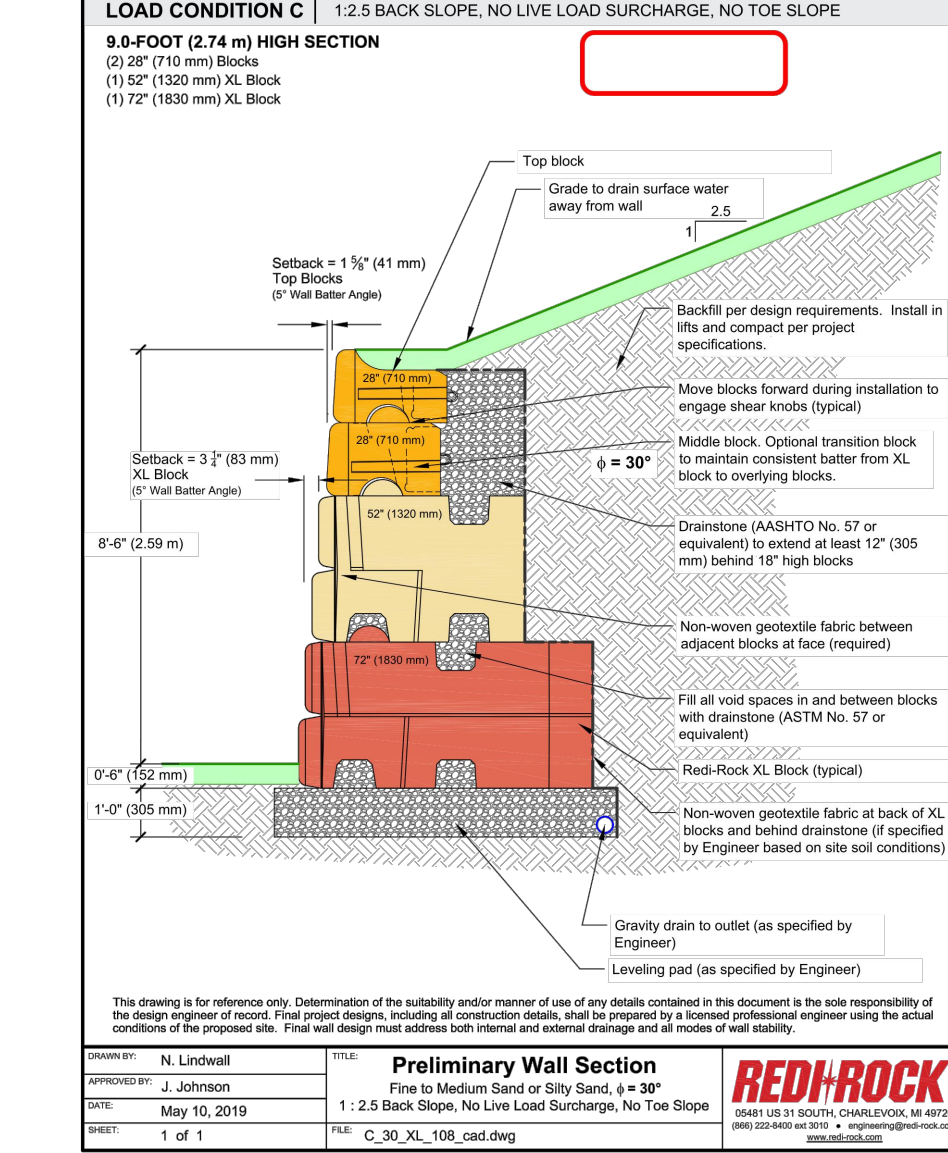
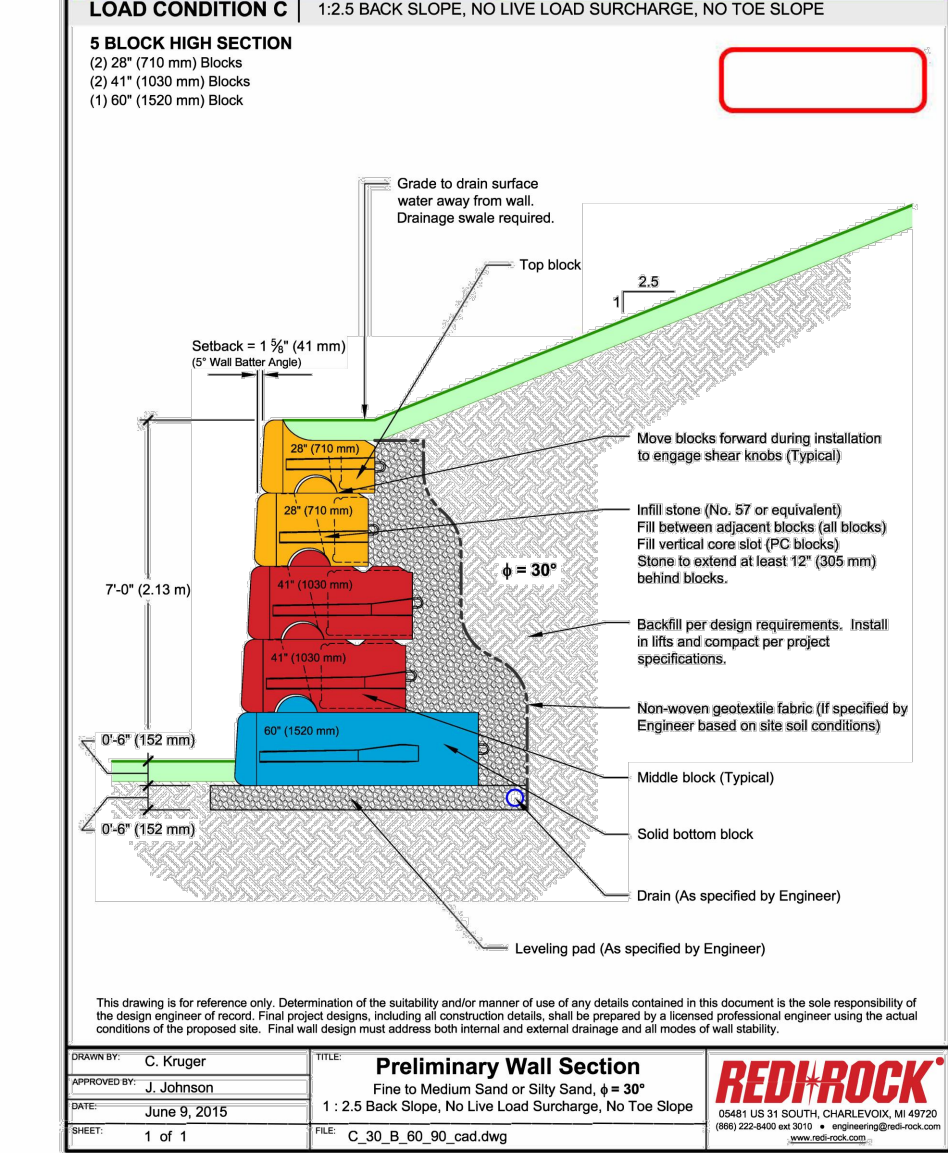
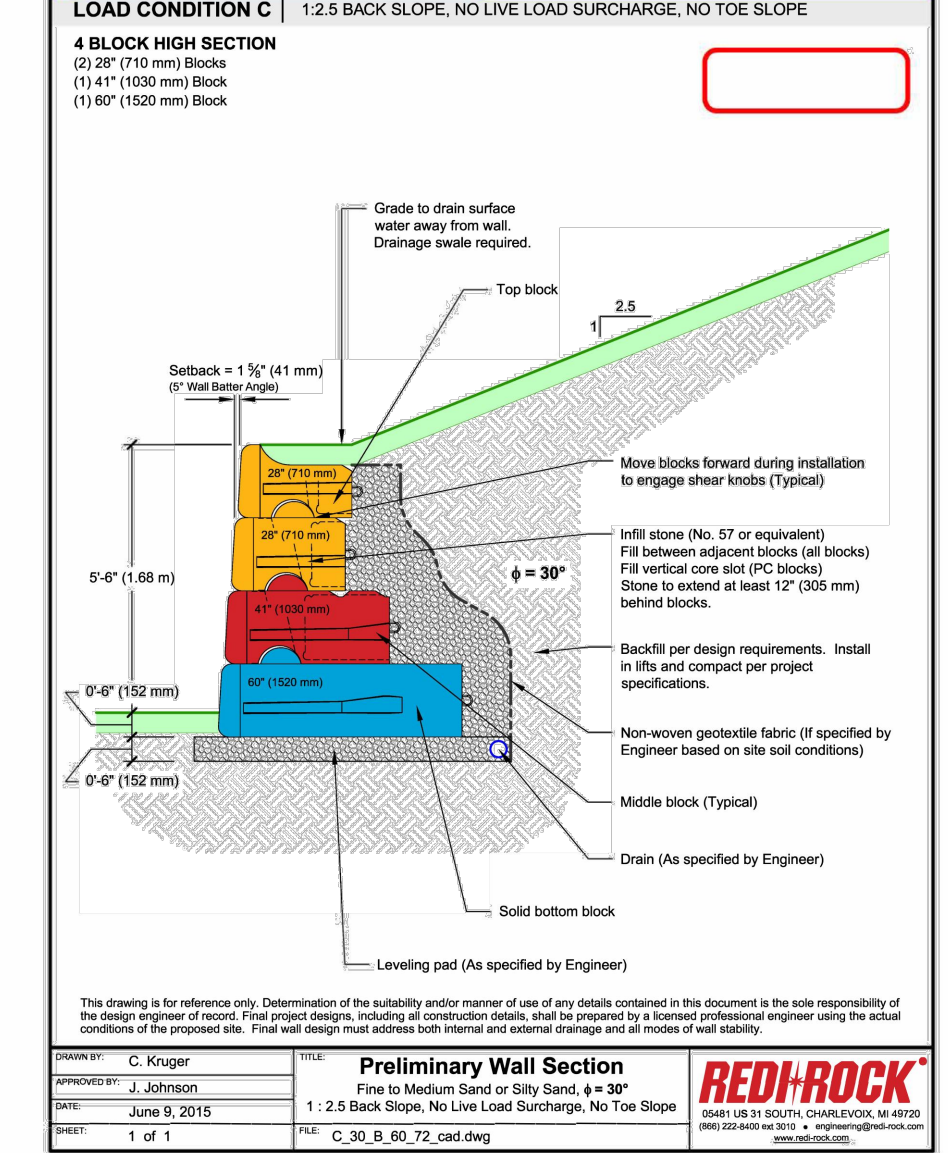
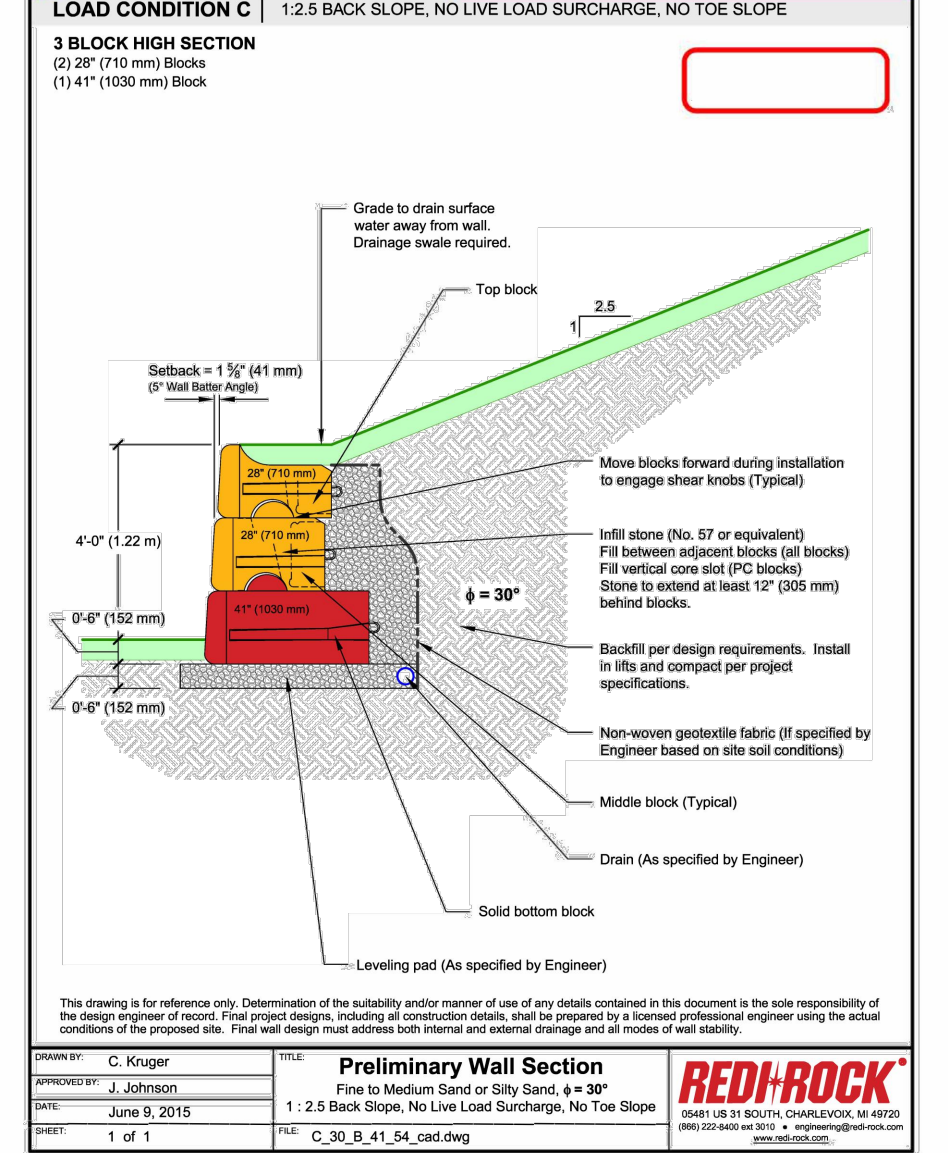
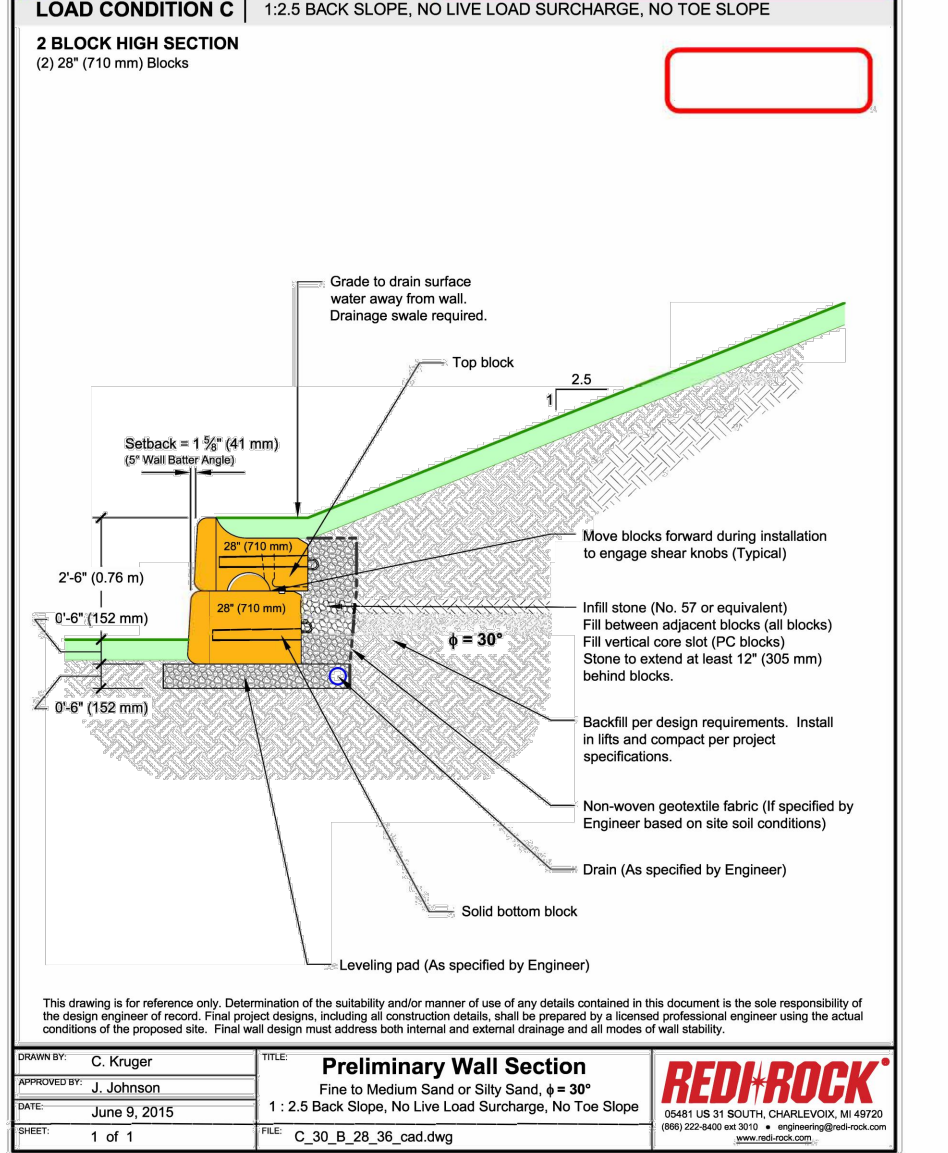
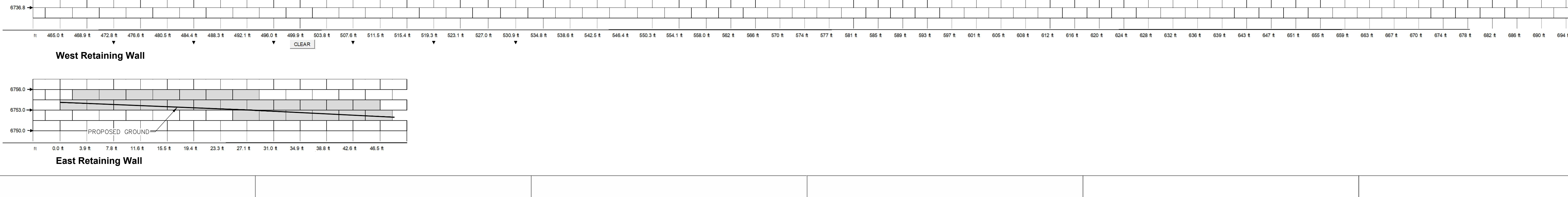
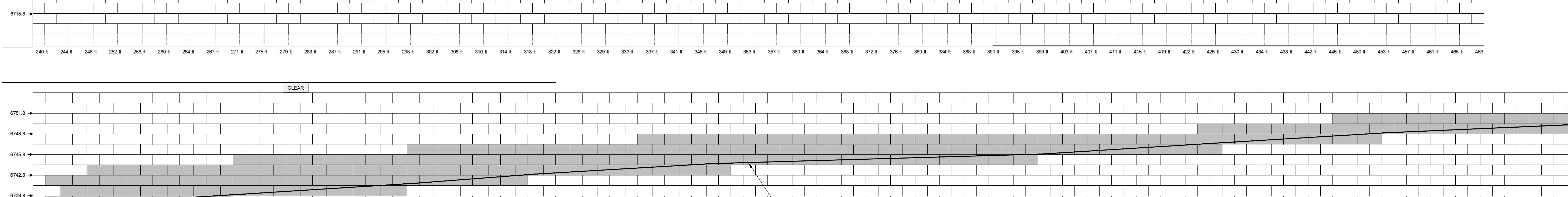
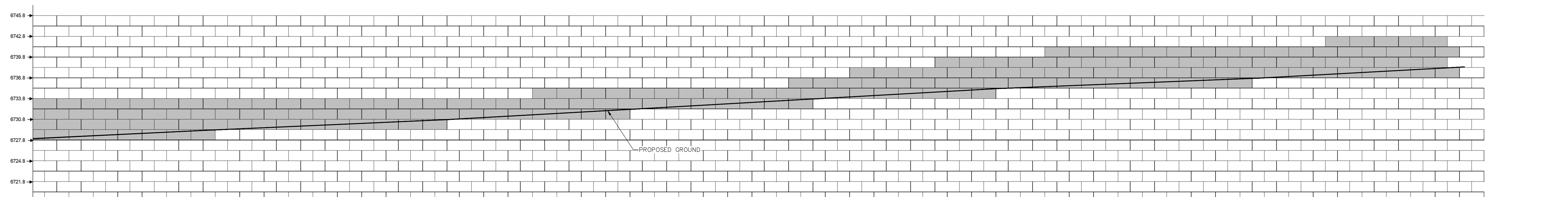
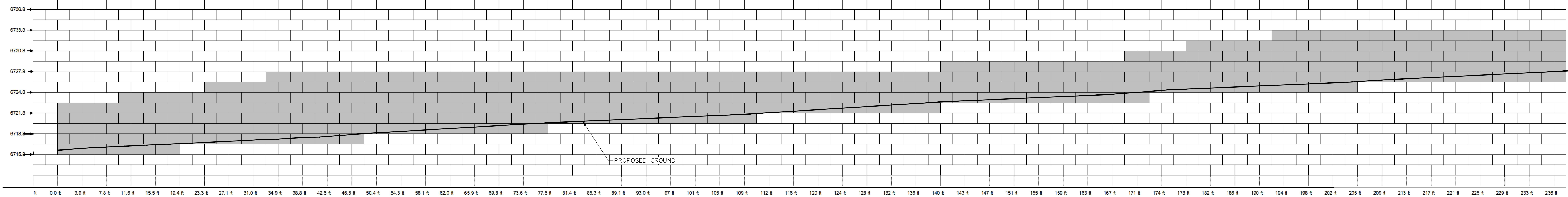
Horizontal Scale



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

RETAINING WALL  
DETAILS

DRAWING: SHEET #  
C8



Wall - 3 ft Tall

Wall - 4.5 ft Tall

Wall - 6 ft Tall

Wall - 7.5 ft Tall

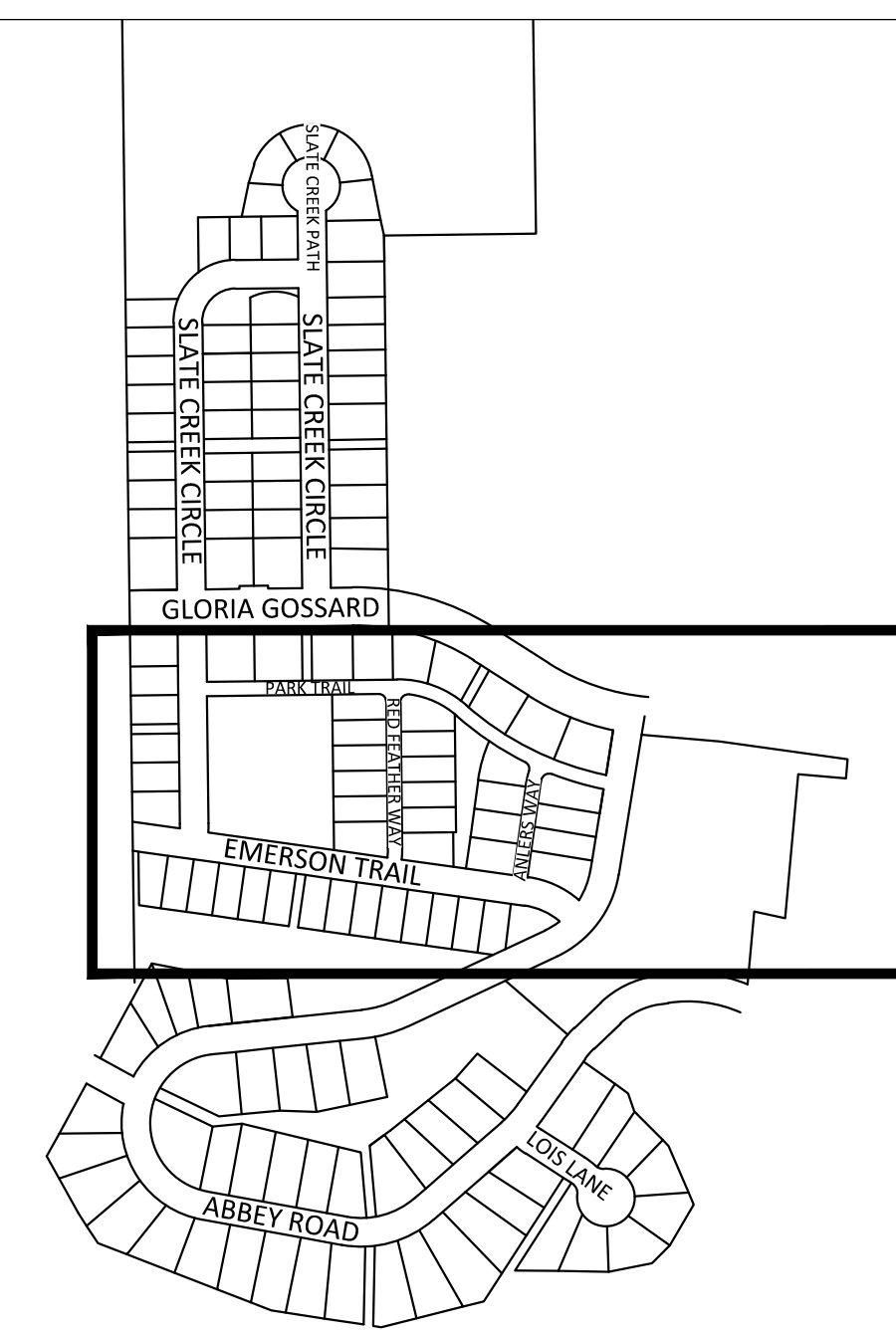
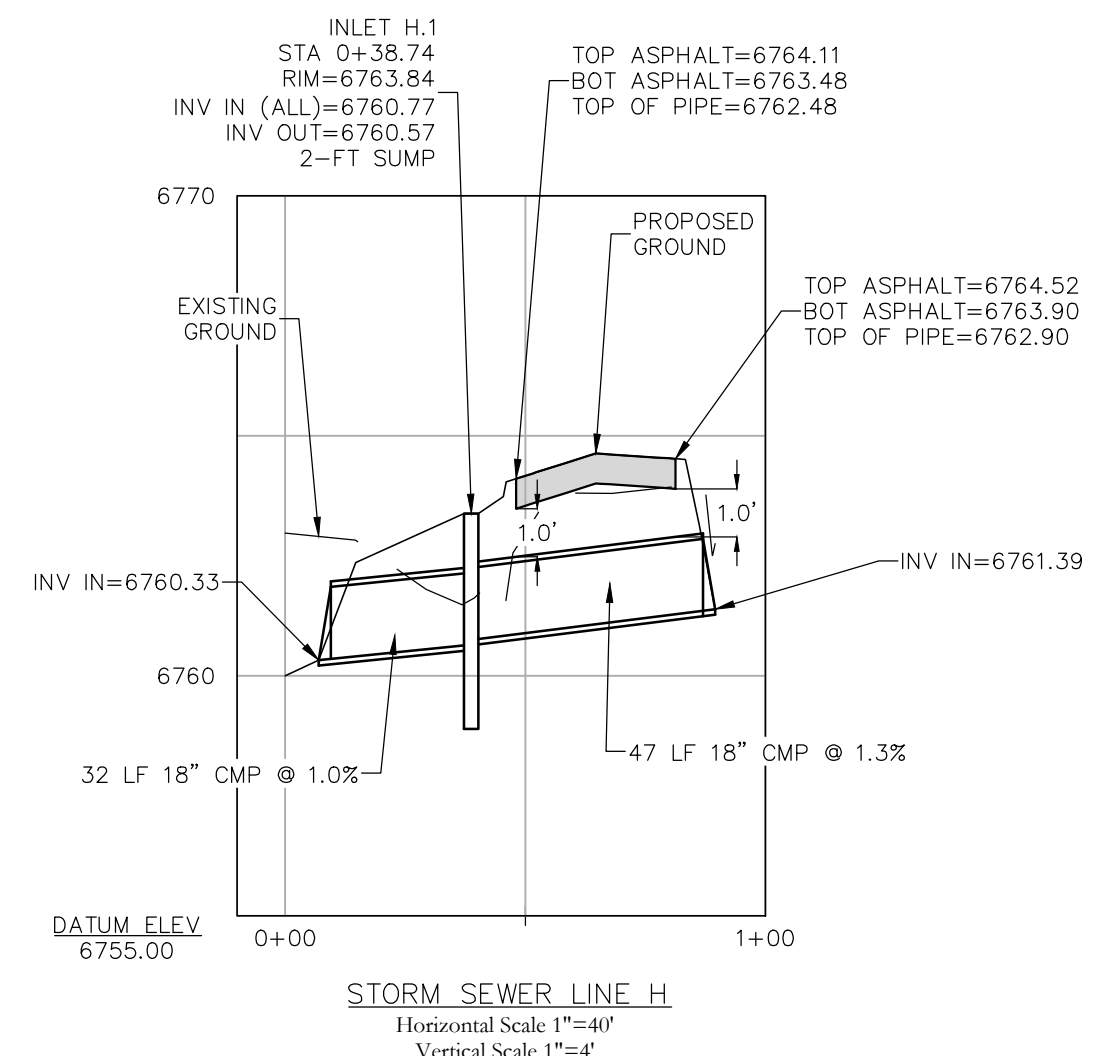
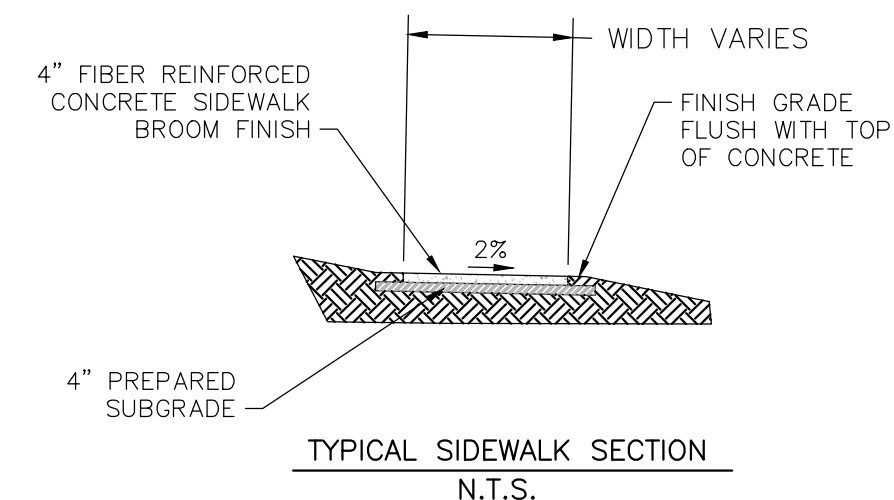
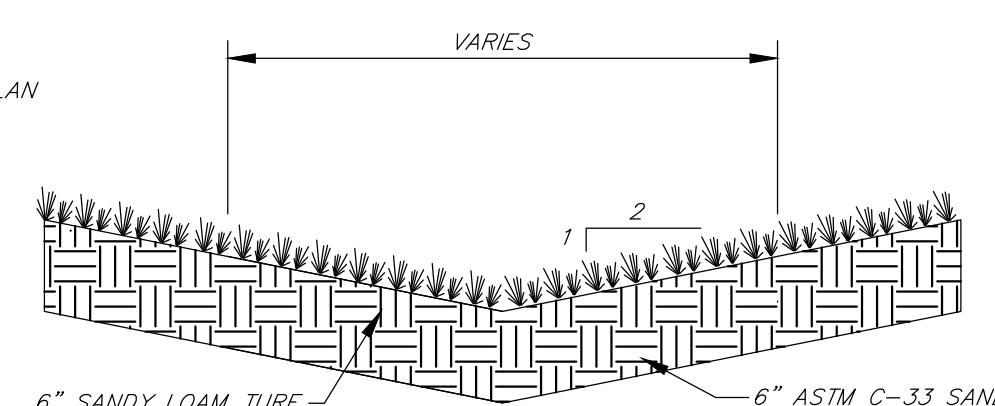
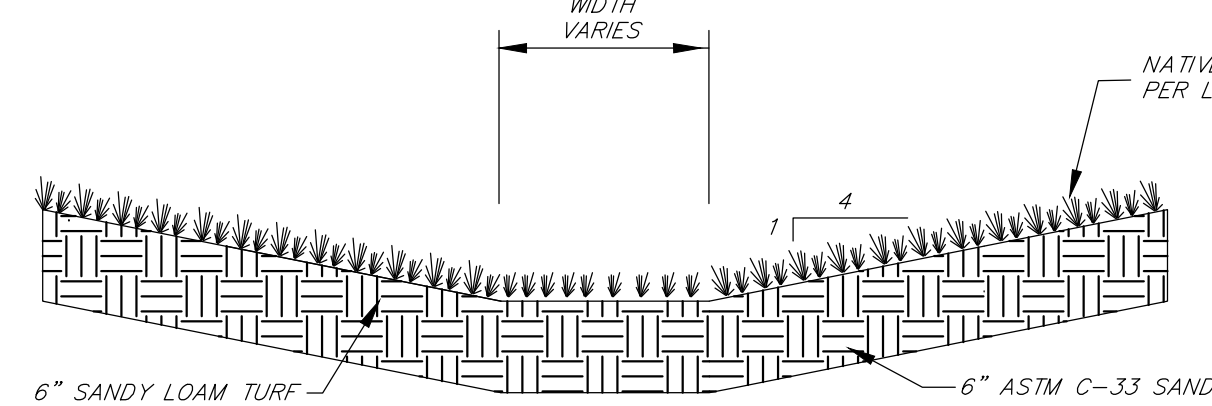
Wall - 9 ft Tall

Wall - 10.5 ft Tall



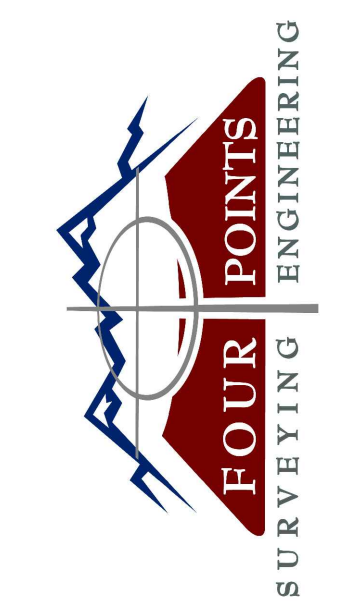


- NOTES:
1. ALL CULVERT OUTLETS SHALL HAVE FLARED END SECTIONS.
  2. ALL CULVERT AND PIPE OUTFALLS SHALL HAVE EROSION PROTECTION.
  3. INLETS SHALL HAVE DENVER TYPE 16 COMBINATION GRATED WITH BICYCLE SAFE GRATE.
  4. CUT EXCAVATION PERFORMED ALONG THE EAST SIDE OF SLATE CREEK CIRCLE AND NORTH SIDE OF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



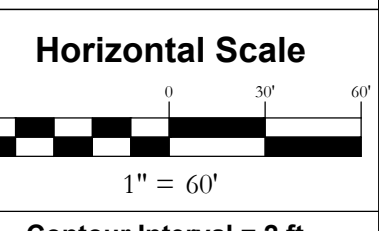
Key Map n.t.s.

No.	DATE	REVISIONS
1	6/22/2018	TAC REVIEW & RESPONSE
2	6/22/2018	TAC REVIEW & RESPONSE
3	9/10/2018	TAC REVIEW & RESPONSE
4	12/20/2018	FINAL TAC
5	1/15/2020	FINAL TAC
6	3/18/2020	FINAL TAC 2



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

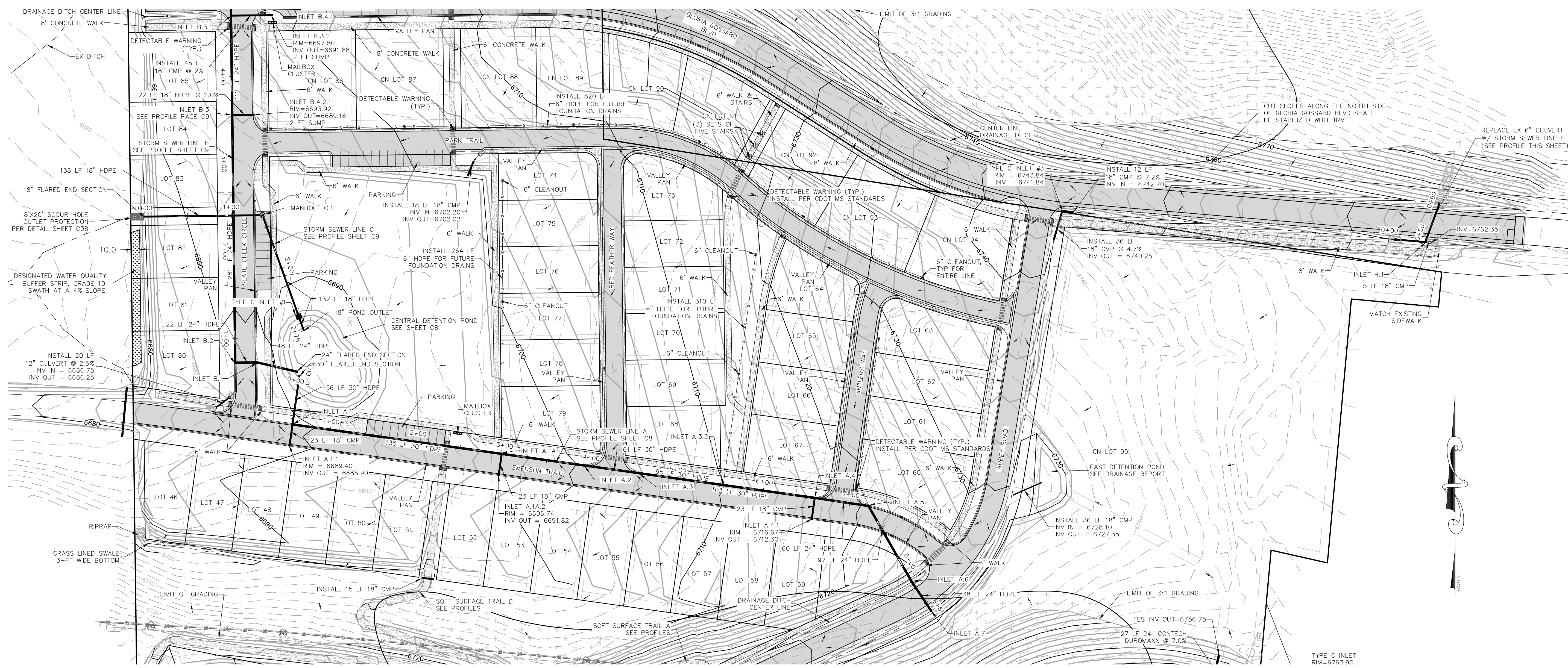


Horizontal Scale  
Contour Interval = 2 ft  
DATE: 2/15/2018  
JOB #: 1670-002  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY: FPSE

**MIDDLE GRADING**  
**& DRAINAGE PLAN**

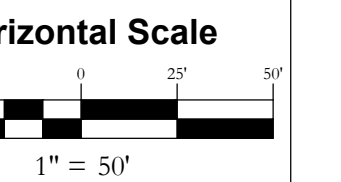
DRAWING:  
SHEET #

**C6**



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

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



Contour Interval = 2 ft

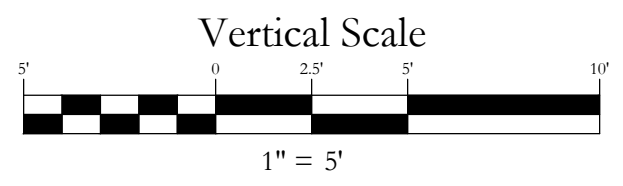
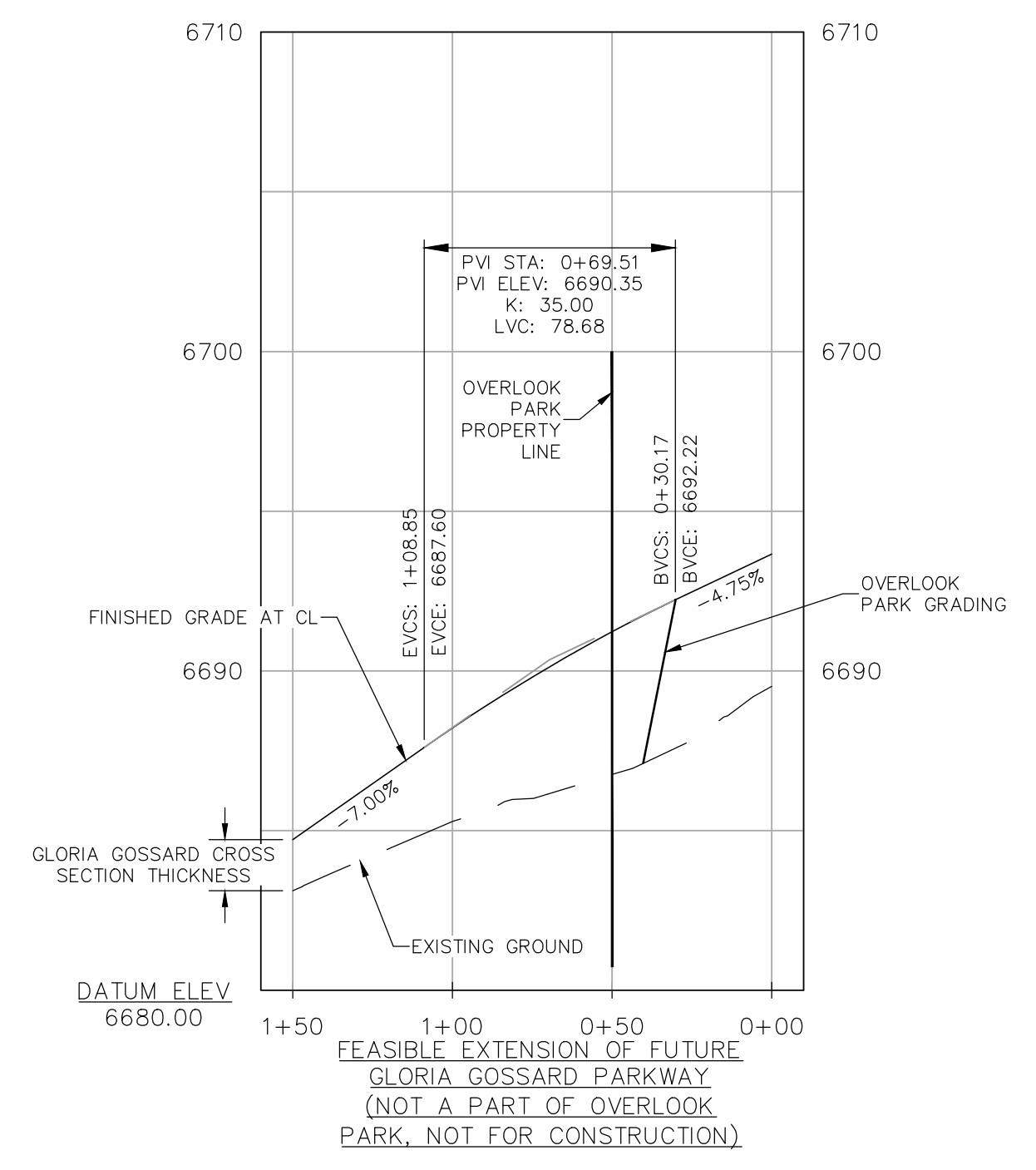
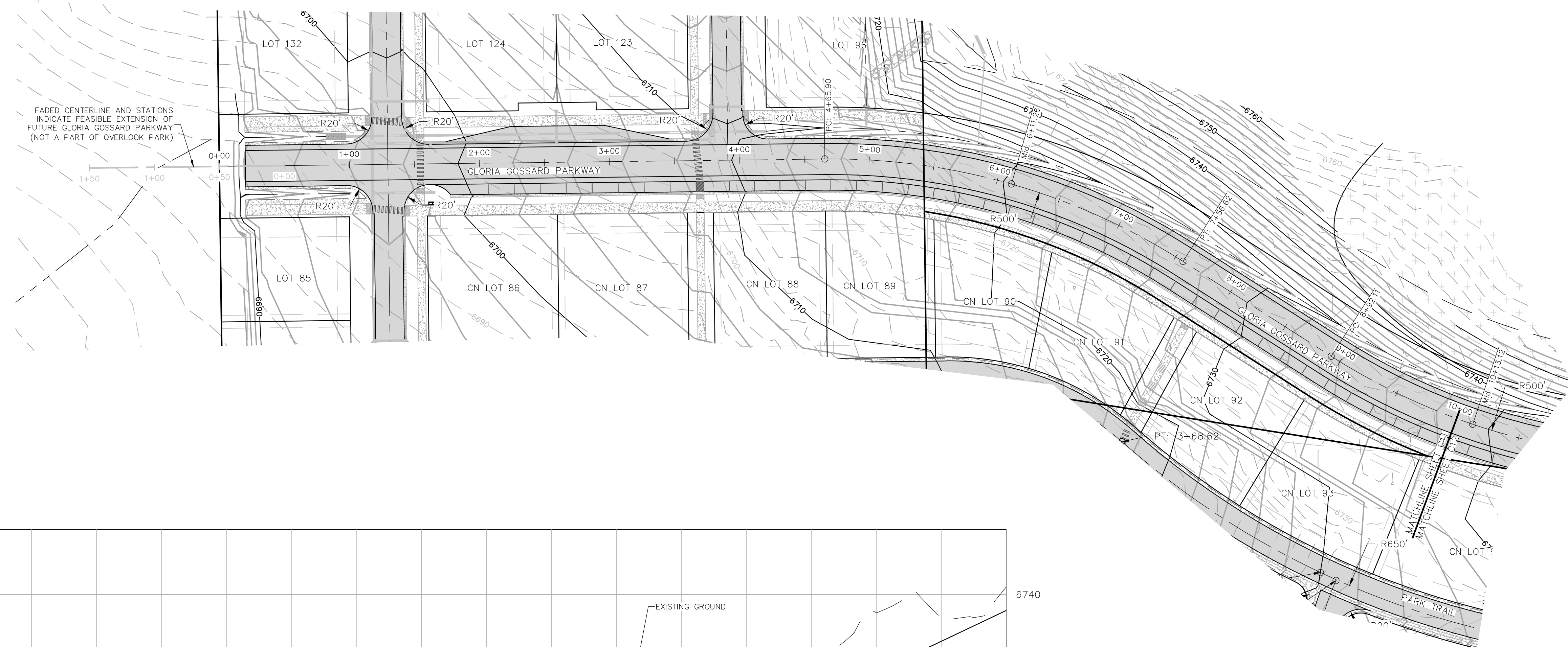
DATE: 2/15/2018  
JOB #: 1670-002  
DRAWN BY: MDM  
DESIGN BY: MDM  
REVIEW BY:

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

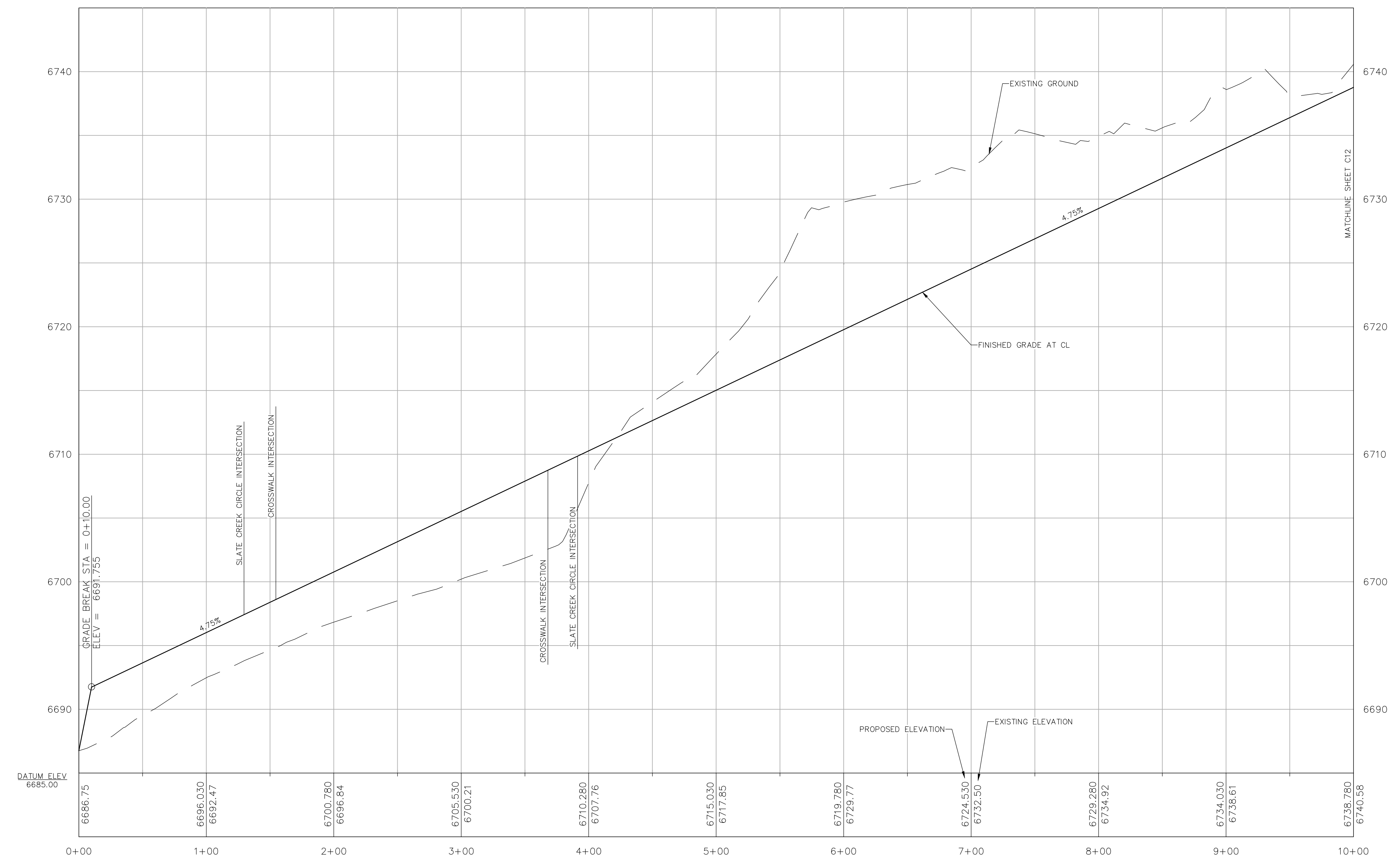
DRAWING:  
**GLORIA GOSSARD  
PLAN & PROFILE  
STA 0+00 TO 10+00**

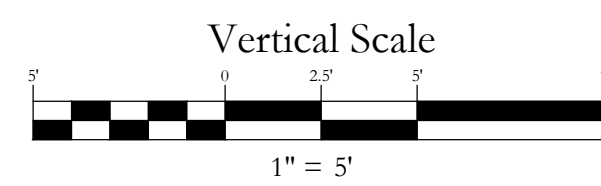
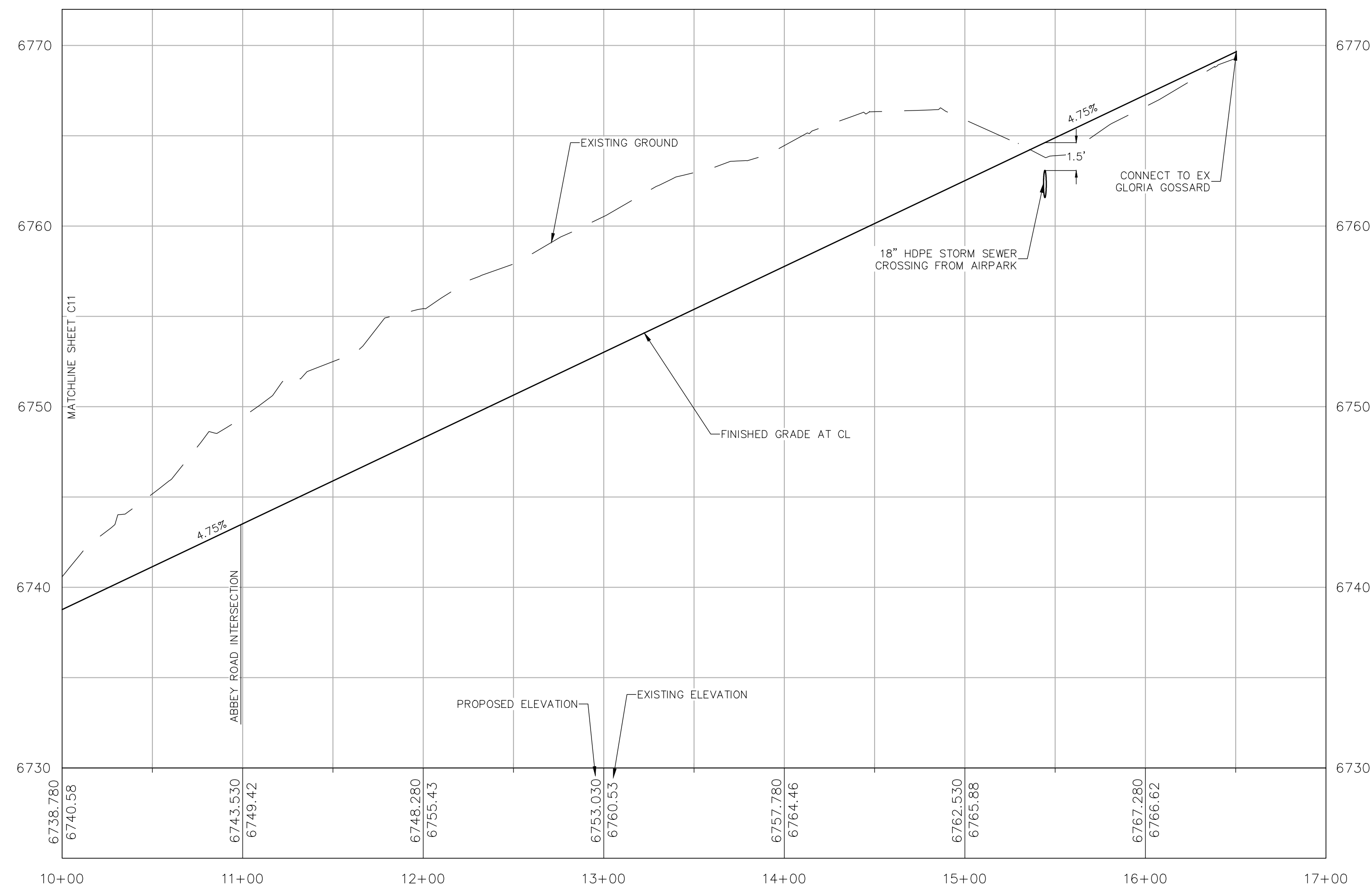
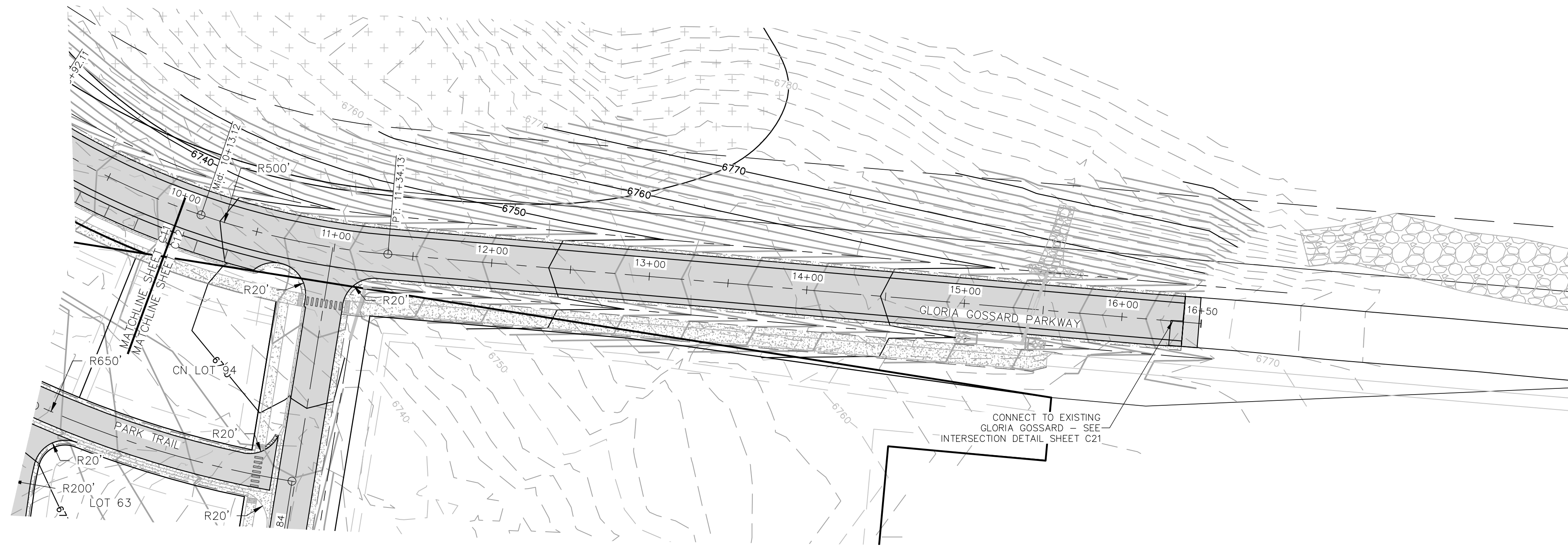
SHEET #

**C11**



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





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



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**













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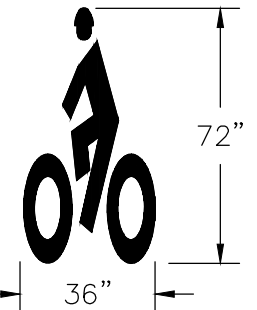
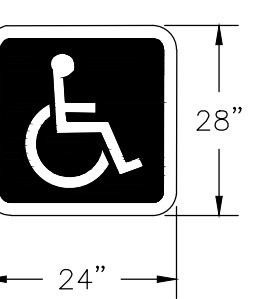
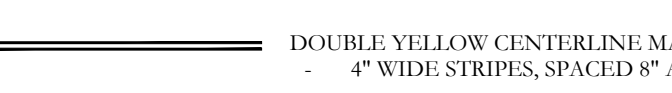
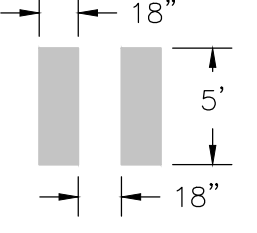
No.	DATE	REVISIONS
1	6/20/2018	TAC REVIEW & RESPONSE
2	6/20/2018	TAC REVIEW & RESPONSE
3	9/20/2018	TAC REVIEW & RESPONSE
4	12/20/2018	TAC REVIEW & RESPONSE
5	1/11/2020	FINAL TAC
6	3/18/2020	FINAL TAC 2



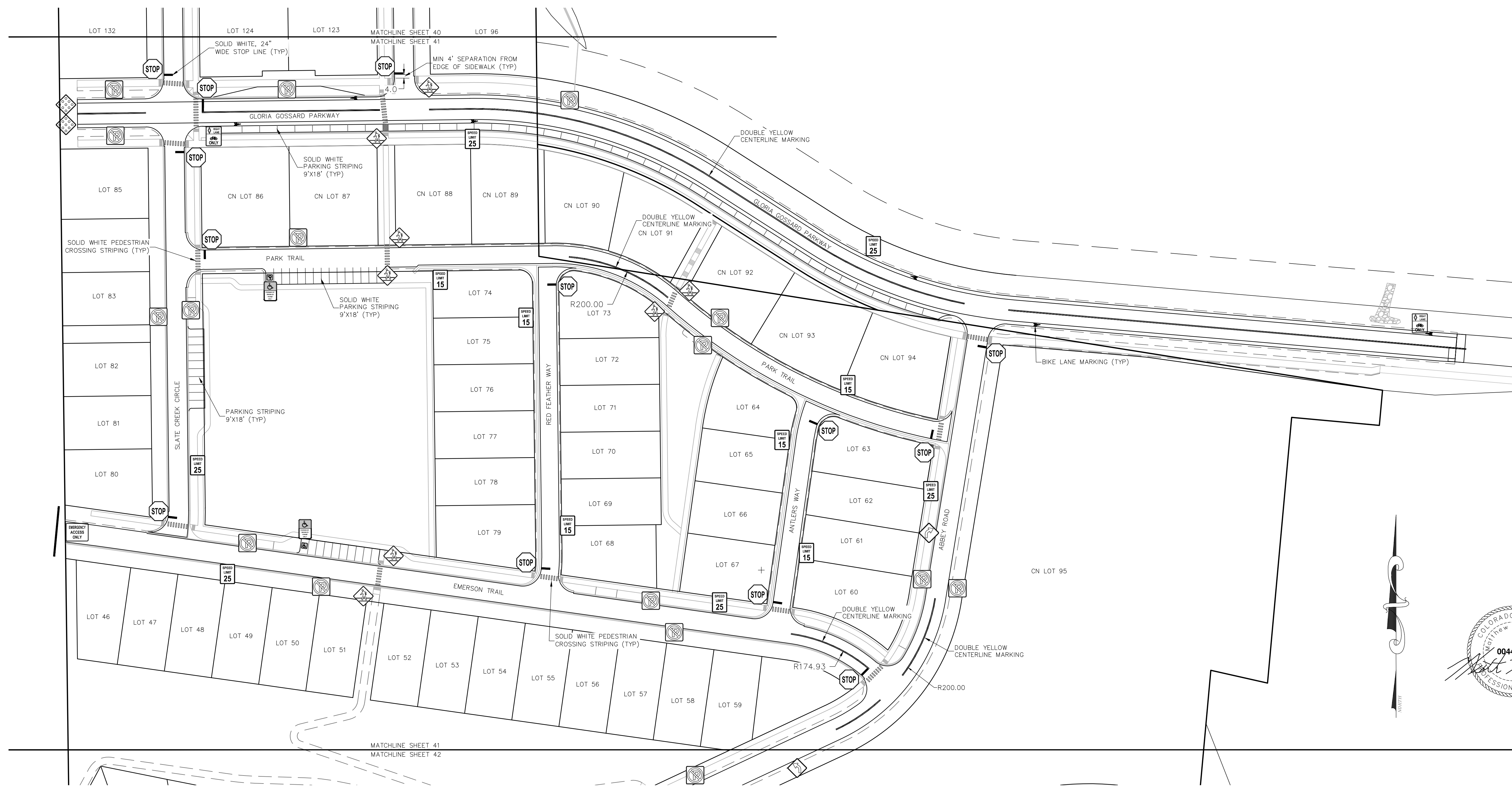
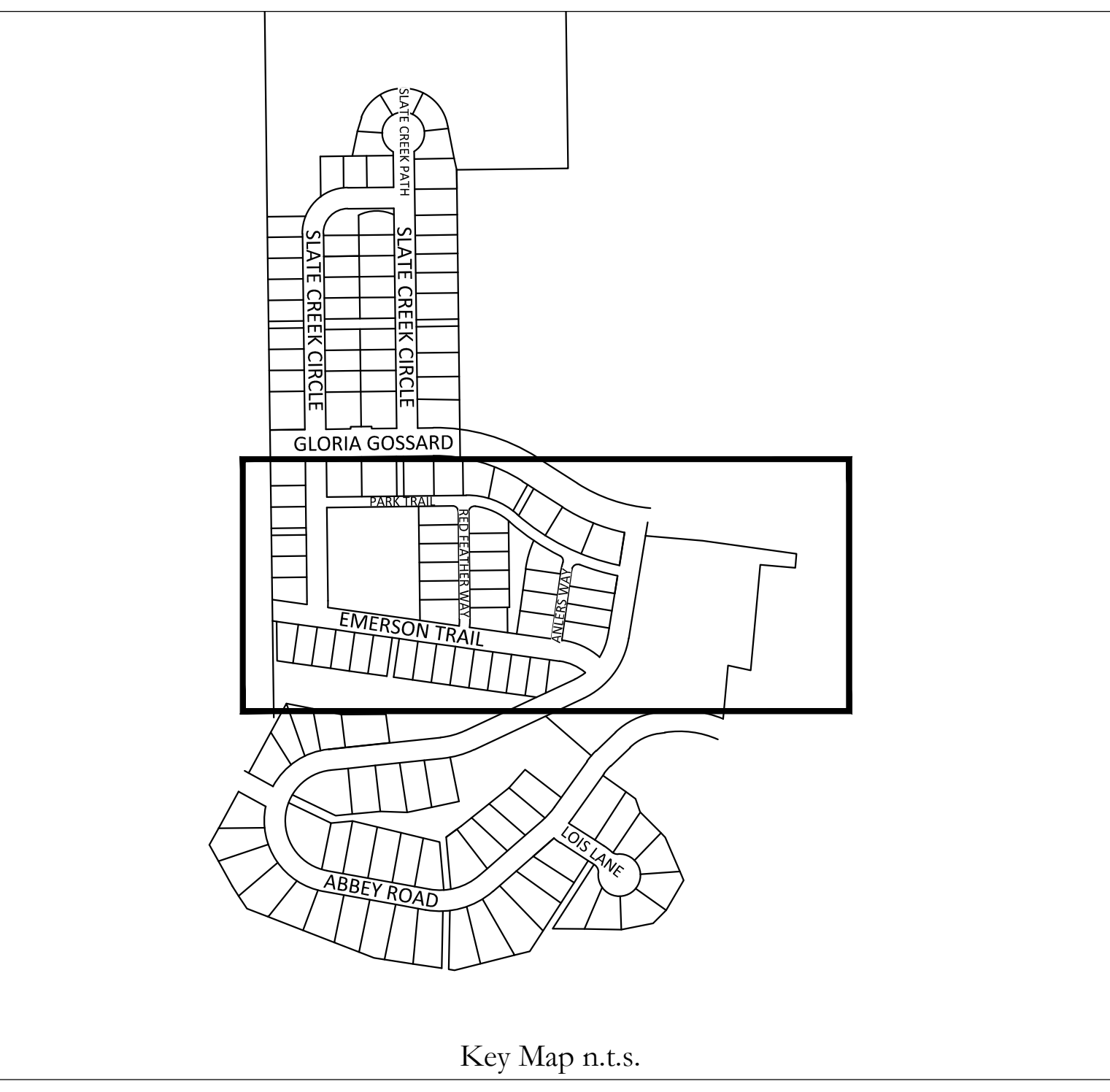
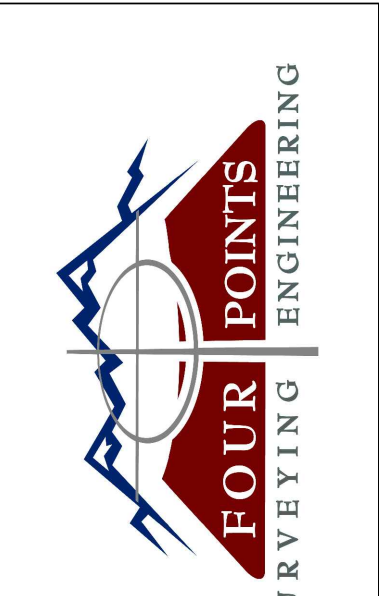
MUTCD SIGN LEGEND

-  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 (F1P-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
-  PEDESTRIAN CROSSING STRIPING  
18" x 5" x 18"

- NOTES
- 1) ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED PER CDOT STANDARDS FOR CLASS I 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.

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No.	DATE	REVISIONS
1	6/28/2018	TAC REVIEW & RESPONSE
2	9/20/2018	TAC REVIEW & RESPONSE
3	12/20/2018	TAC REVIEW & RESPONSE
4	11/17/2020	FINAL TAC
5	11/17/2020	FINAL TAC
6	3/18/2020	FINAL TAC 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

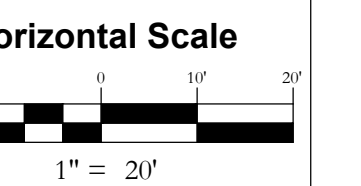
DRAWING:  
**CENTRAL SIGN & PAVEMENT MARKING PLAN**

SHEET #  
**C41**



No.	DATE	REVISIONS
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**



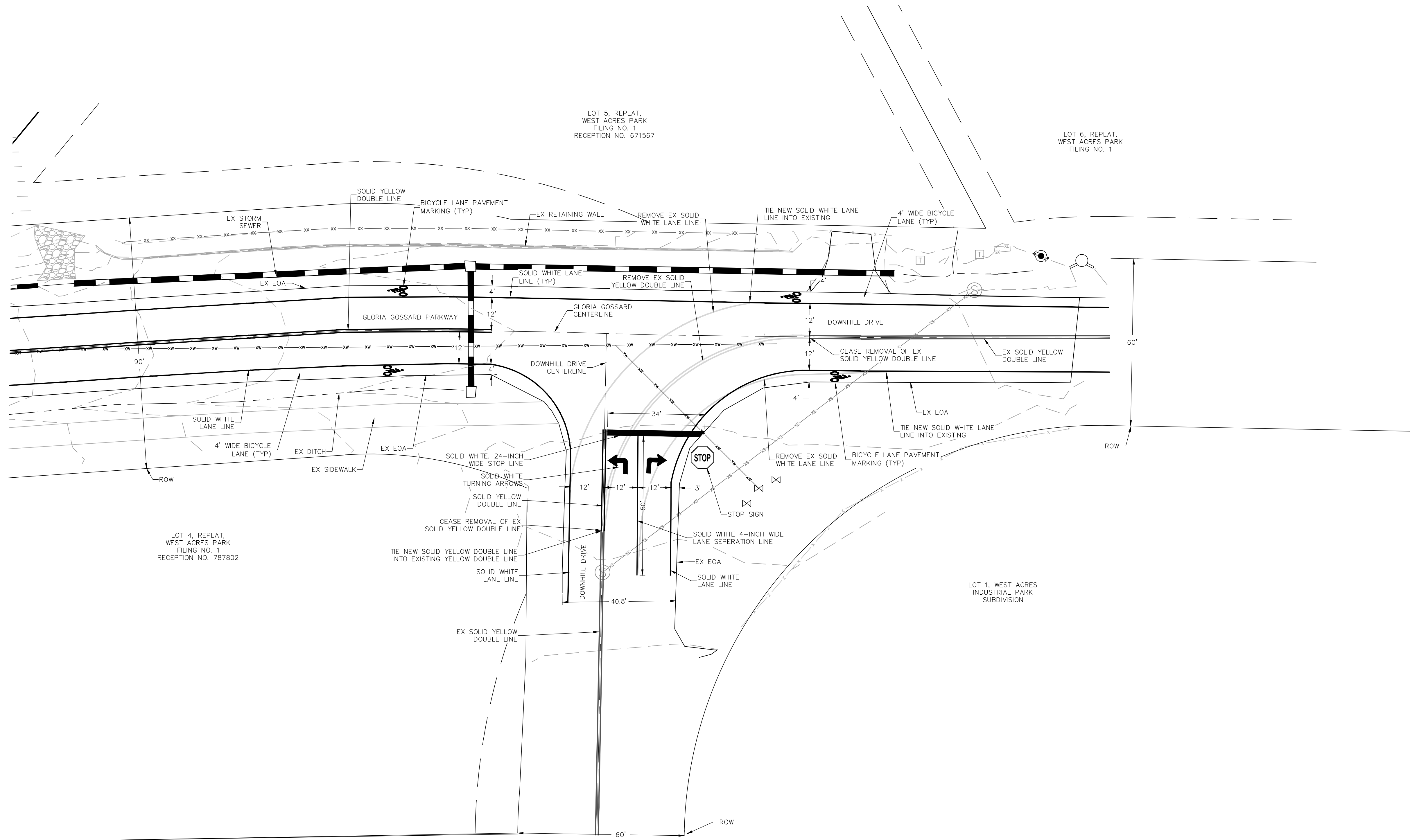
Contour Interval = 2 ft

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**



**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.

