



LEGEND:

- MAJOR CONTOUR --- 6800 ---
- MINOR CONTOUR --- 6800 ---
- SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT
- WATER LINE MARKER, FIRE HYDRANT
GATE VALVE, CURB STOP & BLOWOFF
- GAS LINE MARKER, VALVE,
MANHOLE/VAULT AND METER
- CABLE LINE MARKER, VAULT AND PEDESTAL
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
- TELEPHONE LINE MARKER, VAULT,
PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER,
METER AND SECONDARY PEDESTAL
- SNOW MELT DISTRIBUTION LINE AND VAULT
- SNOW MAKING WATER MAIN
- LIGHT POLE AND LIGHT POLE W/ MAST
- EXIST # STORM/CULVERT,
END SECTION WITH RIPRAP
- STORM MANHOLE, AREA DRAIN,
GRATE INLET AND CURB INLET
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION 00.10 X
- PROPOSED OVERLAND FLOW DIRECTION W/SLOPE 2.0%
- EXISTING OVERLAND FLOW DIRECTION W/SLOPE (2.0%)
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE 2.0%
- EXISTING CHANNELIZED FLOW DIRECTION
- FINISHED FLOOR ELEVATION
(SEE NOTE 5) + x 6900.0'

NOTES:

1. SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 94 WEST OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
2. CONTOUR INTERVAL = 1 FOOT
3. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE APPROXIMATE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
4. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
5. EXISTING FINISH FLOOR ELEVATIONS WERE OBTAINED BY MEASUREMENTS MADE ON LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
6. SEWER AND WATER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
7. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
8. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.

SPECIAL CLARIFICATIONS:

EXISTING CONDITIONS: THE UNDERLYING EXISTING INFORMATION DEPICTED HEREON IS A COLLECTION OF PRE-DEVELOPMENT CONDITIONS COMBINED WITH THE PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE GOLD WALK AND GONDOLA SQUARE PLAZA APPLICATIONS (ANTICIPATED EXISTING CONDITIONS). SOME DISCREPANCIES MAY EXIST.

SITE UTILITIES: THERE ARE NO PROPOSED WATER OR SEWER IMPROVEMENTS FOR THIS APPLICATION. THE PROPOSED BUILDING WILL USE THE PLUMBING AS PART OF THE UNDERLYING PLAZA BUILDING.

GRADING/DRAINAGE: THERE ARE NO PROPOSED IMPACTS TO THE PREVIOUSLY PROPOSED GRADING AND DRAINAGE CONCEPT. THE PROPOSED BUILDING IS EXPECTED TO MATCH THE ELEVATIONS AROUND THE PERIMETER AND MAINTAIN PREVIOUSLY DEVELOPED DRAINAGE PATTERNS. NO ADDITIONAL IMPERVIOUS SURFACES ARE PROPOSED.

ALL PROPOSED FACILITIES ABOVE STRUCTURES ARE BY OTHERS AND SHOWN HEREON FOR REFERENCE PURPOSES ONLY. LANDMARK CONSULTANTS, INC. IS NOT RESPONSIBLE FOR DESIGN ELEMENTS ON TOP OF STRUCTURES.



2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler

1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8855
Fax 303.252.6823



141 9th Street
PO Box 774943
Steamboat Springs, CO
80477
Tel 970.871.9494

DESIGNWORKSHOP

1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186



14143 Denver West Pkwy
Suite 300
Golden, CO
United States
Tel 303.421.6655

Date	Description
10.04.2021	DEVELOPMENT PLAN SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
SSRC | BASE AREA PLAZA Improvements

Project Number
003.7835.000

Description
CIVIL SITE PLAN (GRADING, DRAINAGE AND UTILITY PLAN)

Scale
SEE GRAPHICAL SCALE

C.100