

11/12/2021 2:08:43 PM



NORTH

40 0 40 80 120 Feet

( IN FEET )

1 inch = 40 ft.

SUMMARY OF PROPOSED SUBDIVISION IMPROVEMENTS:

- PARTIAL SIDEWALK RELOCATION ALONG US HWY 40 AND CURVE COURT (AS SHOWN)
- WATER AND SEWER AS SHOWN (THESE ARE IDENTIFIED ON THE PHASE 1 CD'S, HOWEVER THEY ARE NOT REQUIRED FOR PHASE 1, BUT ARE REQUIRED FOR THIS SUBDIVISION TO SERVE PHASE 2).
- STORM SEWER EXTENSIONS TO THE EAST SIDE OF THE INTERNAL ACCESS ROAD.

LEGEND:

EXISTING STORM SEWER

PROPOSED STORM SEWER

PROPOSED STORM INLET (CURB & AREA)

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED CURB & GUTTER

EX. SANITARY SEWER LINE MARKER

MANHOLE AND CLEANOUT

PR. 8" SANITARY SEWER W/ MH & C.O.

WATER LINE MAKER, FIRE HYDRANT

GATE VALVE, CURB STOP & BLOWOFF

PROPOSED 8" WATER PIPE

PROPOSED GV, FH & CS

GAS LINE MARKER, VALVE,

MANHOLE/VAULT AND METER

CABLE LINE MARKER, VAULT AND PEDESTAL

FIBER LINE MARKER, VAULT & PEDESTAL

TELEPHONE LINE MARKER, VAULT,

PEDESTAL AND MANHOLE

ELECTRIC LINE MARKER, TRANSFORMER,

METER AND SECONDARY PEDESTAL

LIGHT POLE AND LIGHT POLE W/ MAST

EXIST 8" STORMCULVERT,

END SECTION WITH RIPRAP

PROPOSED STORMCULVERT, INLET, MH,

END SECTION WITH RIPRAP

ASPHALT

EX. CONCRETE

PR. CONCRETE

PAVERS

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
- 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.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

THE PROPOSED IMPROVEMENTS INDICATED HEREON REFLECT THE PHASE I CIVIL CONSTRUCTION DRAWINGS SCOPE. PLEASE REFER TO THE CDS FOR ADDITIONAL DETAIL.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

**811**

Know what's below.  
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

APPROVAL STAMPS:

No.	Date	Description
1	3-31-22	ADDRESSED DRT COMMENTS

SUBMISSIONS & REVISIONS

OWNER

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

ARCHITECT

**K A S A**  
KEVIN & ASAKO SPERRY ARCHITECTURE  
3318 N. Columbus Street  
Arlington, VA 22207  
T.312.636.3248 / 312.636.4252  
www.kasa-arch.com

STRUCTURAL ENGINEER

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

M.E.P. & F.P. ENGINEERS

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

CIVIL ENGINEER

**LANDMARK ENGINEERING**  
141 9TH STREET  
PO BOX 174843  
STEAMBOAT SPRINGS, CO 80477

LANDSCAPE ARCHITECT

GENERAL CONTRACTOR

PROJECT LOCATION

**STEAMBOAT BASECAMP**  
1901 CURVE PLAZA  
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

PRELIMINARY PLAT SUBMISSION  
**PRELIMINARY SITE, GRADING, DRAINAGE, & UTILITY PLAN**

SEAL

DATE:  
3/11/22

DRAWN BY:  
PN

CHECKED BY:

PROJECT NO:  
2387-004

DRAWING NO:

**C.100**

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