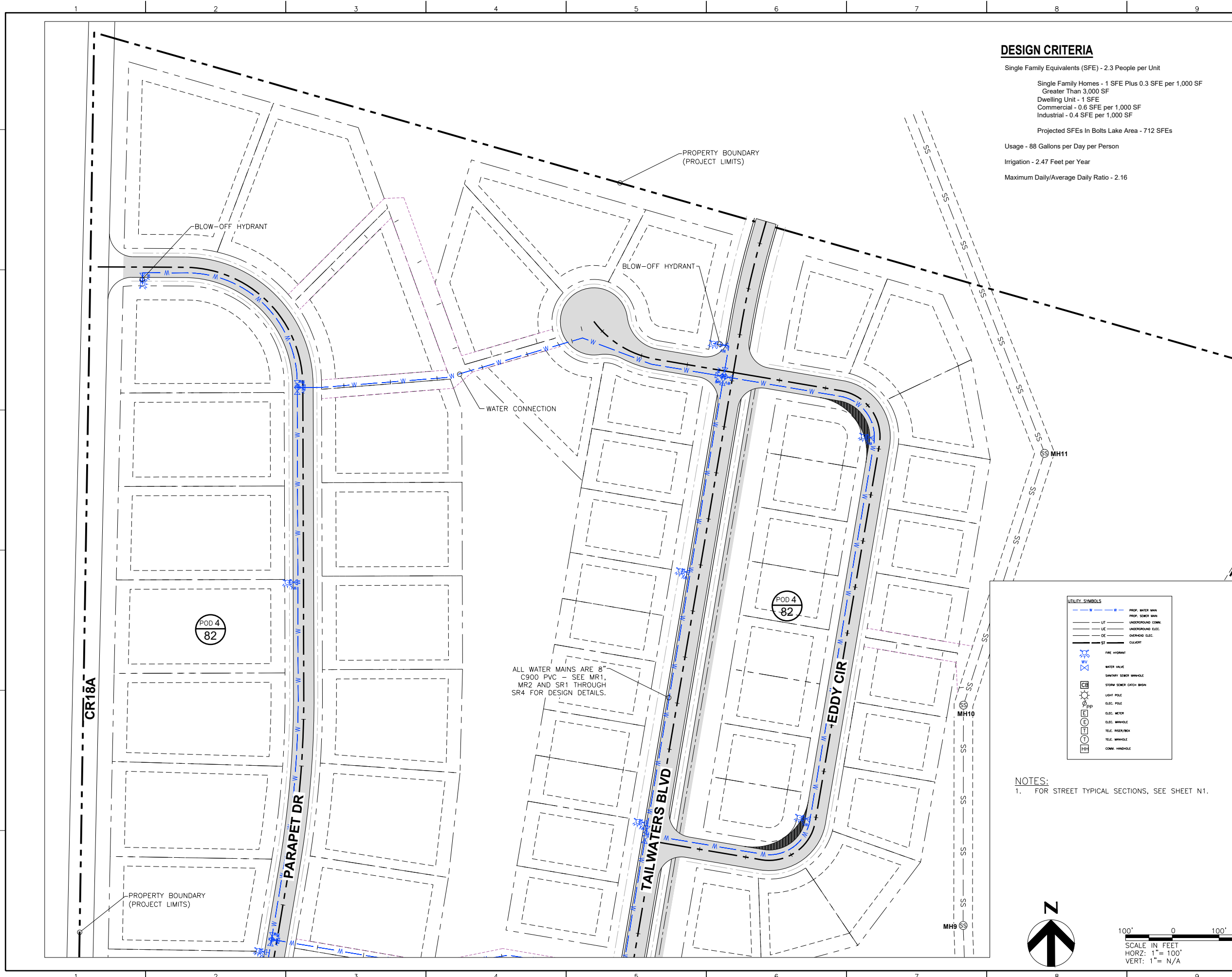


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 PLOT DATE/TIME: 10/9/2024 11:54 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



DESIGN CRITERIA

Single Family Equivalents (SFE) - 2.3 People per Unit

Single Family Homes - 1 SFE Plus 0.3 SFE per 1,000 SF
 Greater Than 3,000 SF
 Dwelling Unit - 1 SFE
 Commercial - 0.6 SFE per 1,000 SF
 Industrial - 0.4 SFE per 1,000 SF

Projected SFEs In Bolts Lake Area - 712 SFEs

Usage - 88 Gallons per Day per Person

Irrigation - 2.47 Feet per Year

Maximum Daily/Average Daily Ratio - 2.16

UTILITY SYMBOLS

	PROP. WATER MAIN
	PROP. SEWER MAIN
	UNDERGROUND COMM.
	UNDERGROUND ELEC.
	OVERHEAD ELEC.
	CULVERT
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER CATCH BASIN
	LIGHT POLE
	ELEC. POLE
	ELEC. METER
	ELEC. MANHOLE
	TELE. RISE/BOX
	TELE. MANHOLE
	COMM. MANHOLE

NOTES:
 1. FOR STREET TYPICAL SECTIONS, SEE SHEET N1.



SCALE IN FEET
 HORZ: 1" = 100'
 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

PLANNER:

 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810

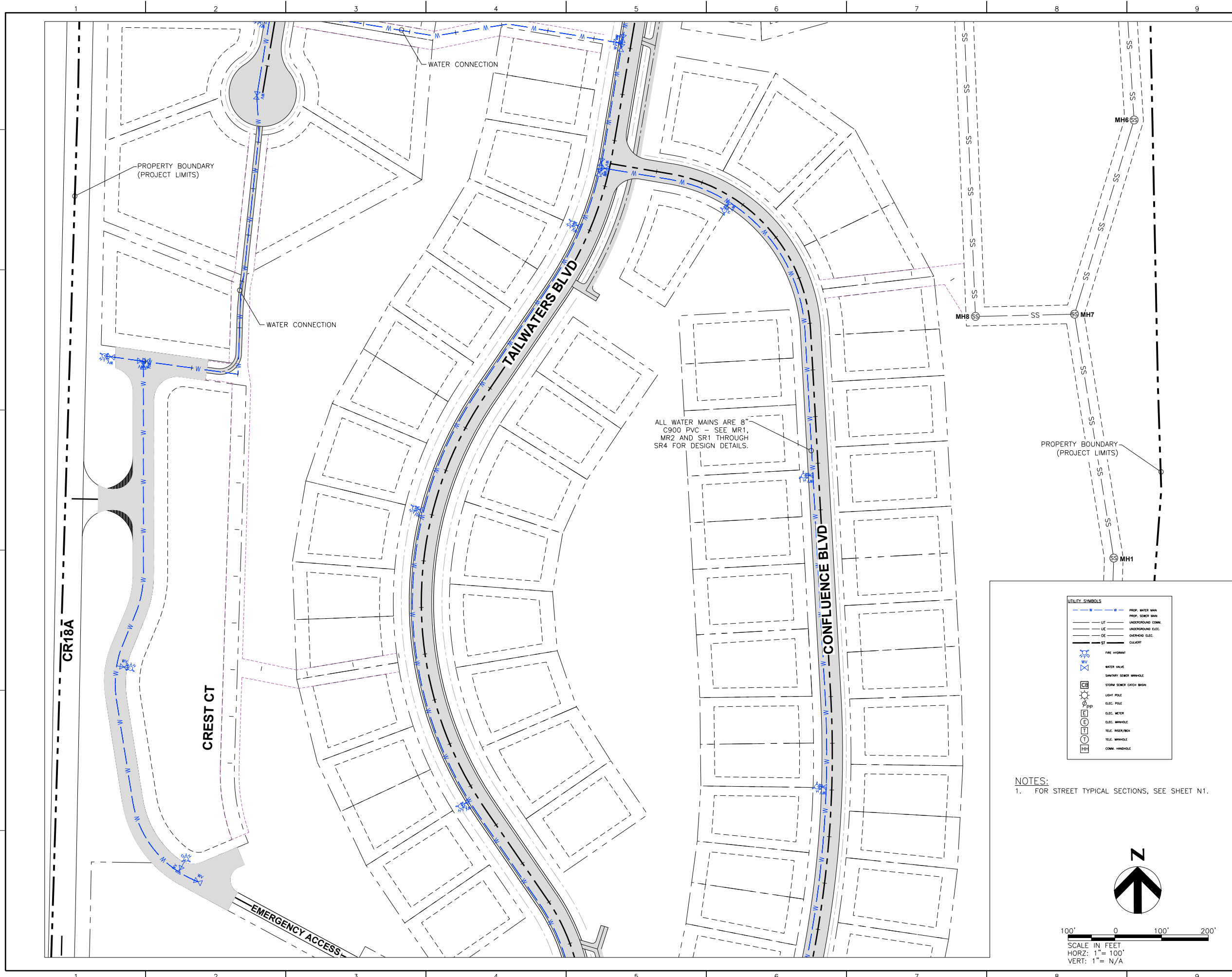
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION
ISSUE DATE	DESCRIPTION	

DRAWN BY: S. OTERO

SHEET TITLE:
PROJECT SITE PLAN (NORTH)

SHEET NUMBER:
SP1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_WATER_CALCUS.DWG
 PLOT DATE/TIME: 10/9/2024 11:54 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



UTILITY SYMBOLS	
	PROP. WATER MAIN
	PROP. SEWER MAIN
	UNDERGROUND COMM.
	UNDERGROUND ELEC.
	OVERHEAD ELEC.
	STORM SEWER
	CULVERT
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM SEWER CATCH BASIN
	LIGHT POLE
	ELEC. POLE
	ELEC. METER
	ELEC. MANHOLE
	TELE. RISE/BOX
	TELE. MANHOLE
	COMM. MANHOLE

NOTES:
 1. FOR STREET TYPICAL SECTIONS, SEE SHEET N1.



100' 0 100' 200'
 SCALE IN FEET
 HORZ: 1" = 100'
 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

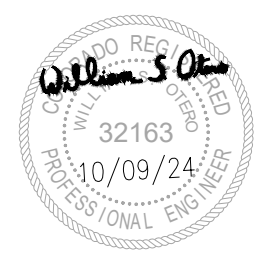
PLANNER:

 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485
CONTOUR
 DESIGN COLLECTIVE

ARCHITECT:

LANDSCAPE ARCHITECT:
NOT FOR CONSTRUCTION

ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810



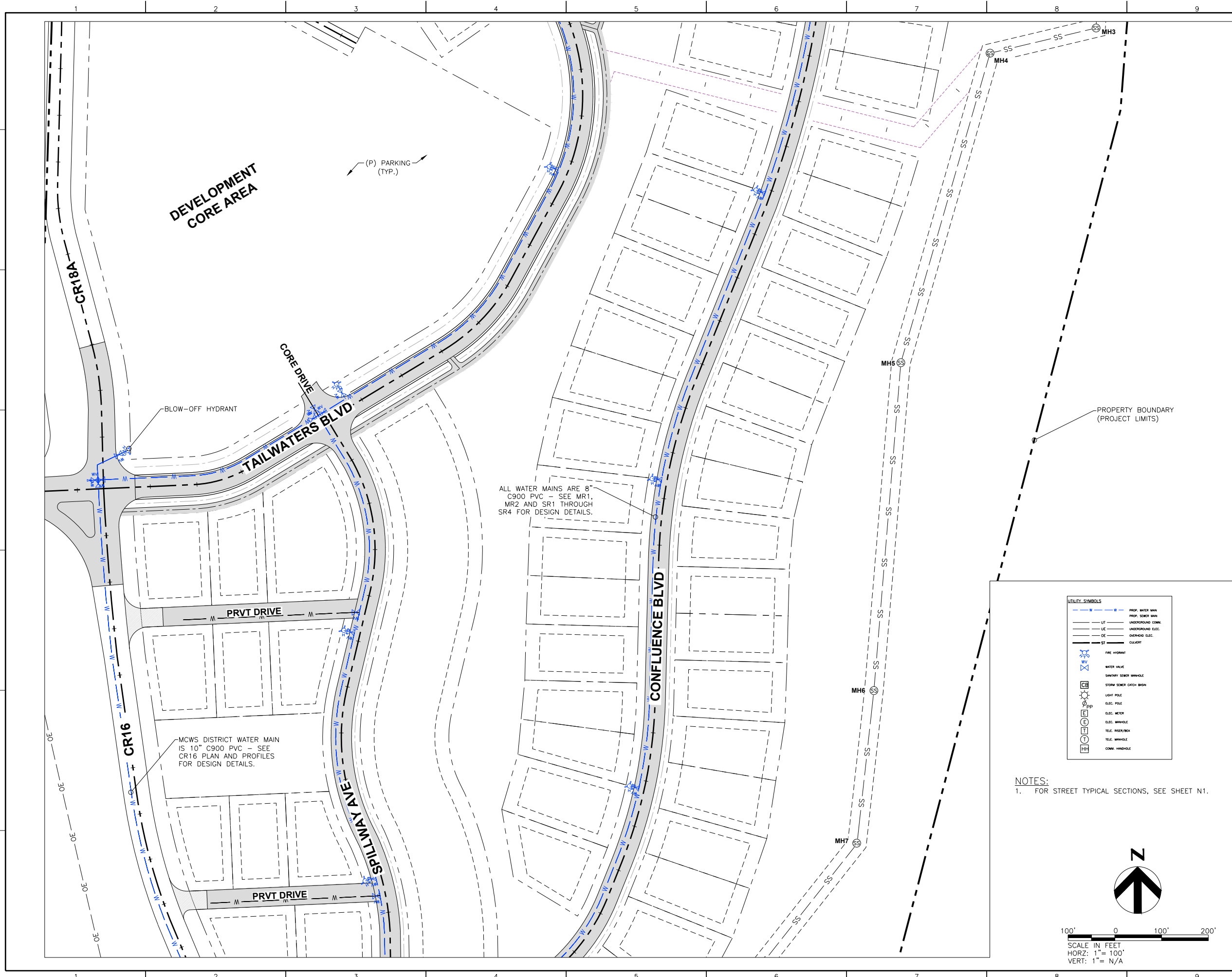
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO


SHEET TITLE:
PROJECT SITE PLAN (NORTH CENTRAL)

SHEET NUMBER:
SP2

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_WATER_CALC.DWG
 PLOT DATE/TIME: 10/9/2024 11:54 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:
TAILWATERS AT STAGECOACH, LLC

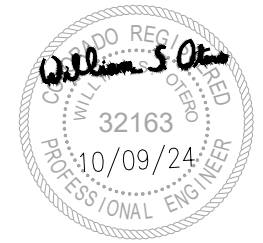
PLANNER:

 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810



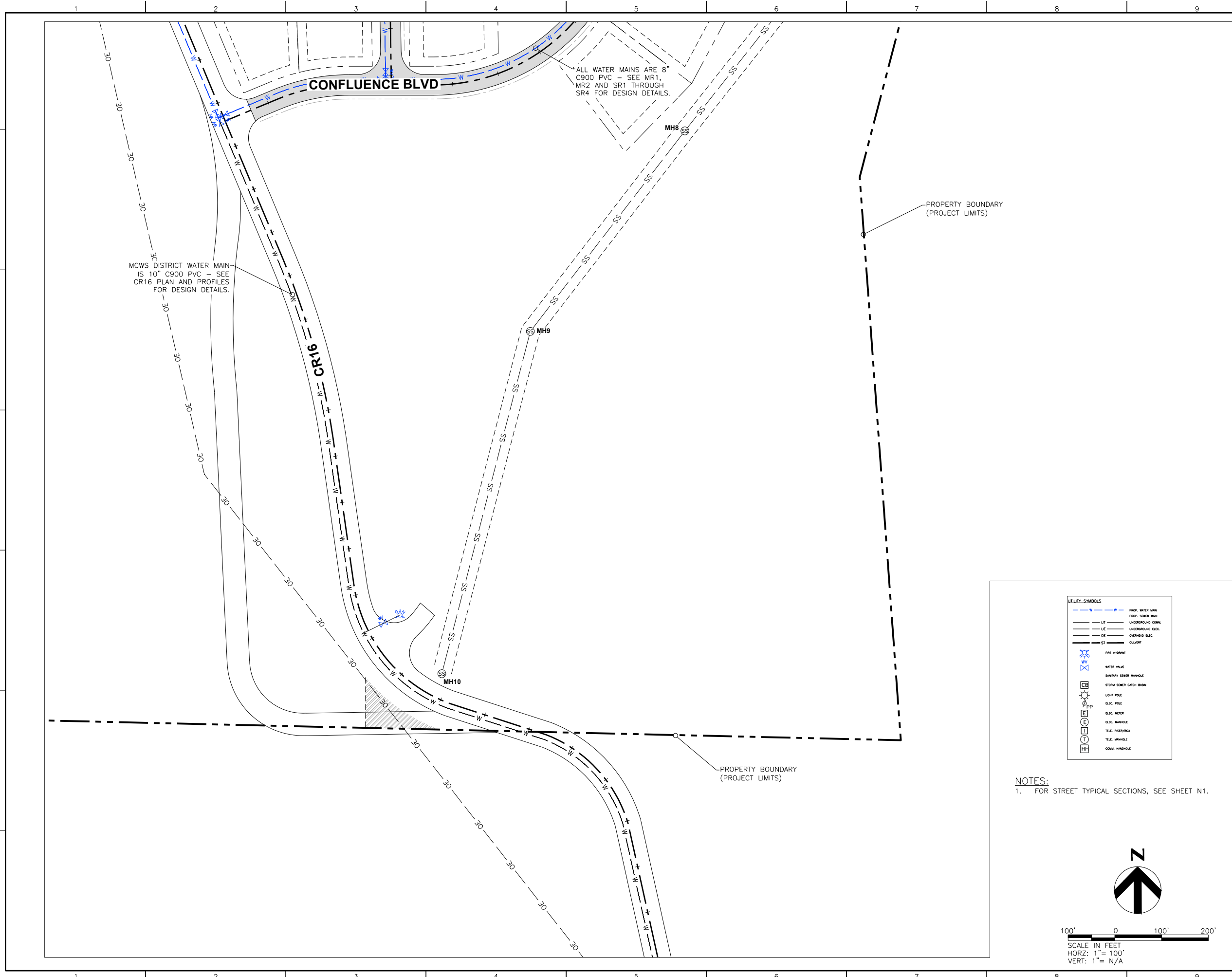
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PROJECT SITE PLAN (SOUTH CENTRAL)

SHEET NUMBER:
SP3

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_WATER_CALC.S.DWG
 PLOT DATE/TIME: 10/9/2024 11:54 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



MCWS DISTRICT WATER MAIN IS 10" C900 PVC - SEE CR16 PLAN AND PROFILES FOR DESIGN DETAILS.

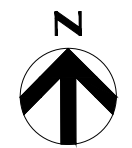
ALL WATER MAINS ARE 8" C900 PVC - SEE MR1, MR2 AND SR1 THROUGH SR4 FOR DESIGN DETAILS.

PROPERTY BOUNDARY (PROJECT LIMITS)

PROPERTY BOUNDARY (PROJECT LIMITS)


UTILITY SYMBOLS	
	PROP. WATER MAIN
	PROP. SEWER MAIN
	UNDERGROUND COMM.
	UNDERGROUND ELEC.
	OVERHEAD ELEC.
	CONCRETE
	FIRE HYDRANT
	WATER VALVE
	SAINTARY SEWER MANHOLE
	STORM SEWER CATCH BASIN
	LIGHT POLE
	ELEC. POLE
	ELEC. METER
	ELEC. MANHOLE
	TELE. POLE/BOX
	TELE. MANHOLE
	COMM. MANHOLE

NOTES:
 1. FOR STREET TYPICAL SECTIONS, SEE SHEET N1.



SCALE IN FEET
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 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

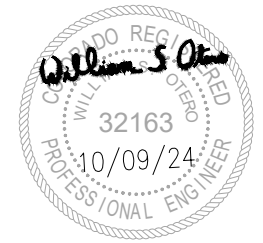
PLANNER:
 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810



ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
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1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PROJECT SITE PLAN (SOUTH)

SHEET NUMBER:
SP4