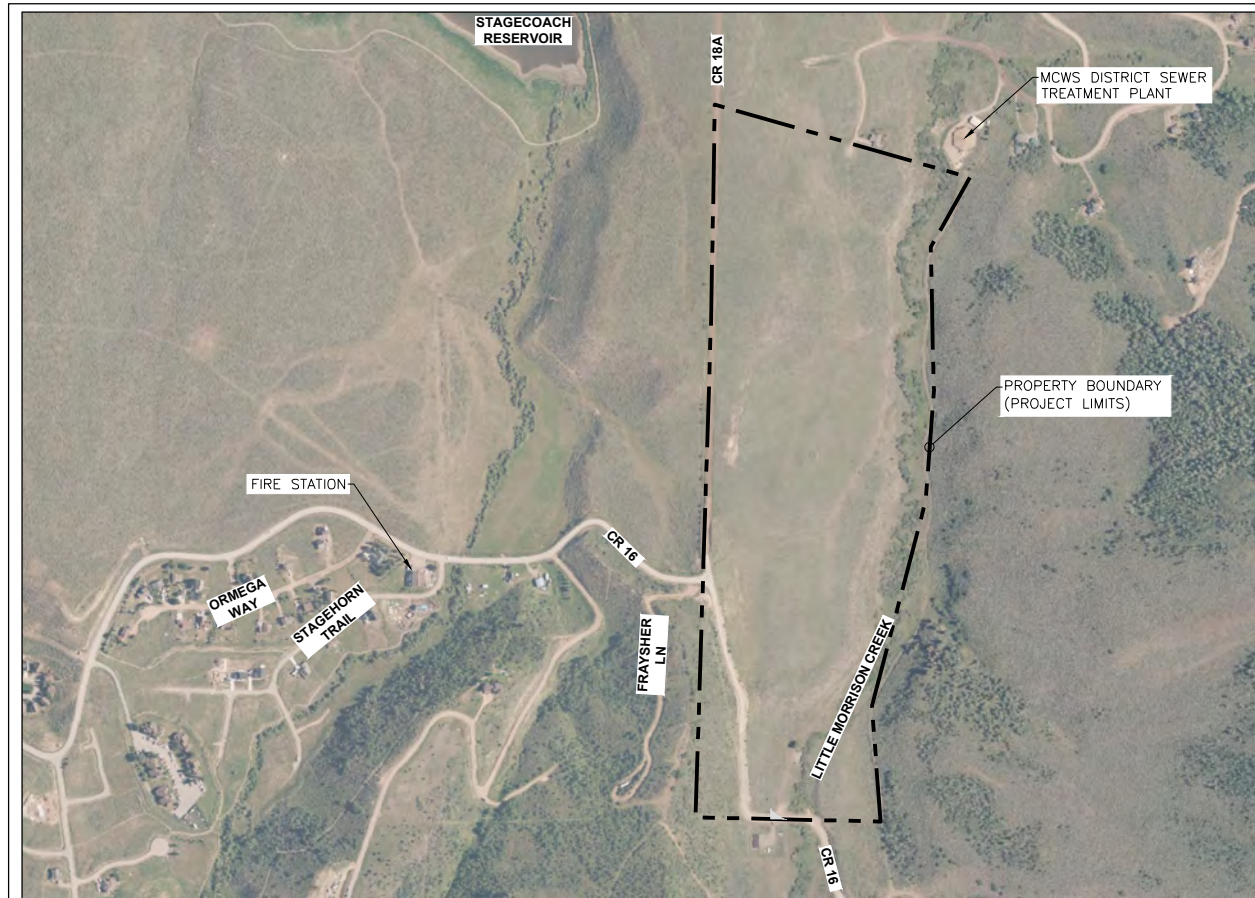


TAILWATERS AT STAGECOACH

PRELIMINARY ENGINEERING PLANS

PRELIMINARY PLAN SUBMISSION

ROUTT COUNTY, COLORADO



VICINITY MAP - SCALE 1"=500'



PROJECT: NAME: CONTOUR DESIGN COLLECTIVE PHONE: 970-239-1485 EMAIL: TMCQUIRE@CONTOURDESIGNCOLLECTIVE.COM	ENGINEER: CONTACT: NKE ENGINEERING, LLC PHONE: 970-445-8810 EMAIL: SAM.OTERO@NKEENGINEERING.COM
--	---

PROJECT DATA

JURISDICTION: ROUTT COUNTY - ROAD AND BRIDGE
 CONTACT: ZACHARY SCHAFFNER
 136 6TH STREET, SUITE 103
 STEAMBOAT SPRINGS, CO 80487
 PHONE NO.: 970-870-5552

JURISDICTION INFORMATION

NOT FOR CONSTRUCTION

PRELIMINARY ENGINEERING IN SUPPORT OF ROUTT COUNTY PRELIMINARY PLAN REVIEW PROCESS FOR TAILWATERS AT STAGECOACH DEVELOPMENT

The sole purpose of these maps and drawings, and associated plans and reports, is to support the Routt County Subdivision (Preliminary Plan) review process based on documented requirements of Routt County Regulations, last amended August 17, 2021. The maps and drawings, and associated plans and reports, represent the overall design intent, layouts, existing facilities coordination and operational configurations based on Routt County, Morrison Creek Water and Sanitation District, appropriate agency, and industry standards. The maps and drawings, and associated plans and reports, are intended to show practicability and guide final design, when approved, and are not intended to provide the final design information necessary to support the permitting or approval process for other agencies.

These maps and drawings, and associated plans and reports were prepared by or under the direction of a registered professional engineer (William S. Otero, state of Colorado Professional Engineer, Registration #32163).

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OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:



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
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DRAWN BY: S. OTERO

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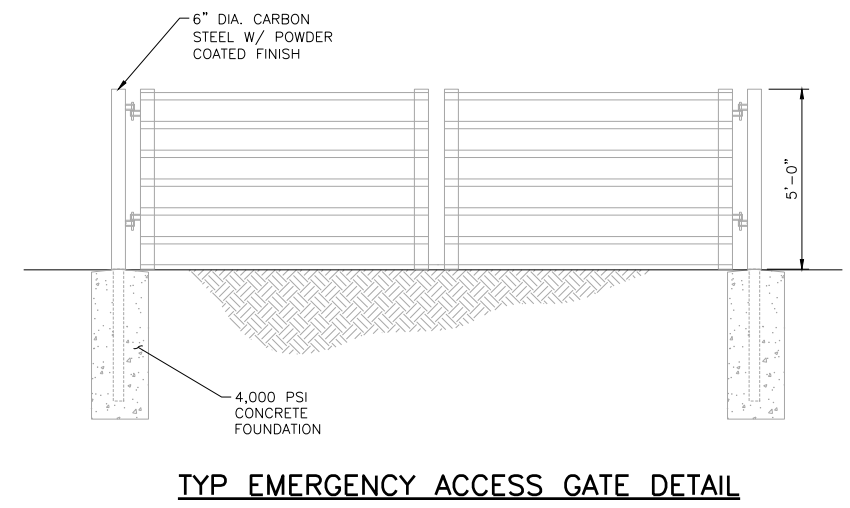
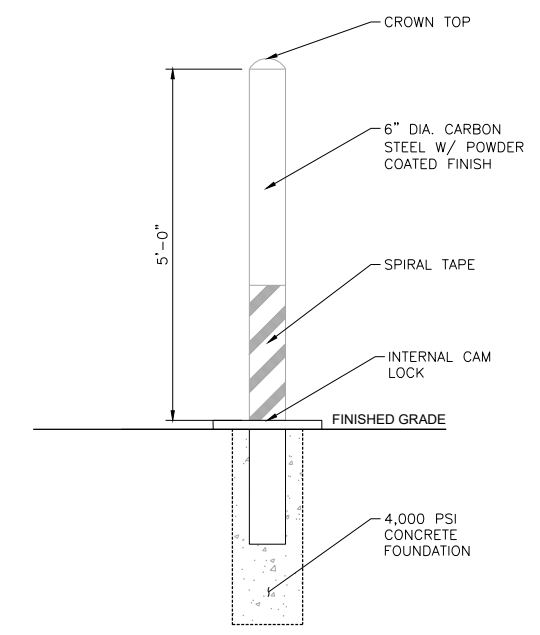
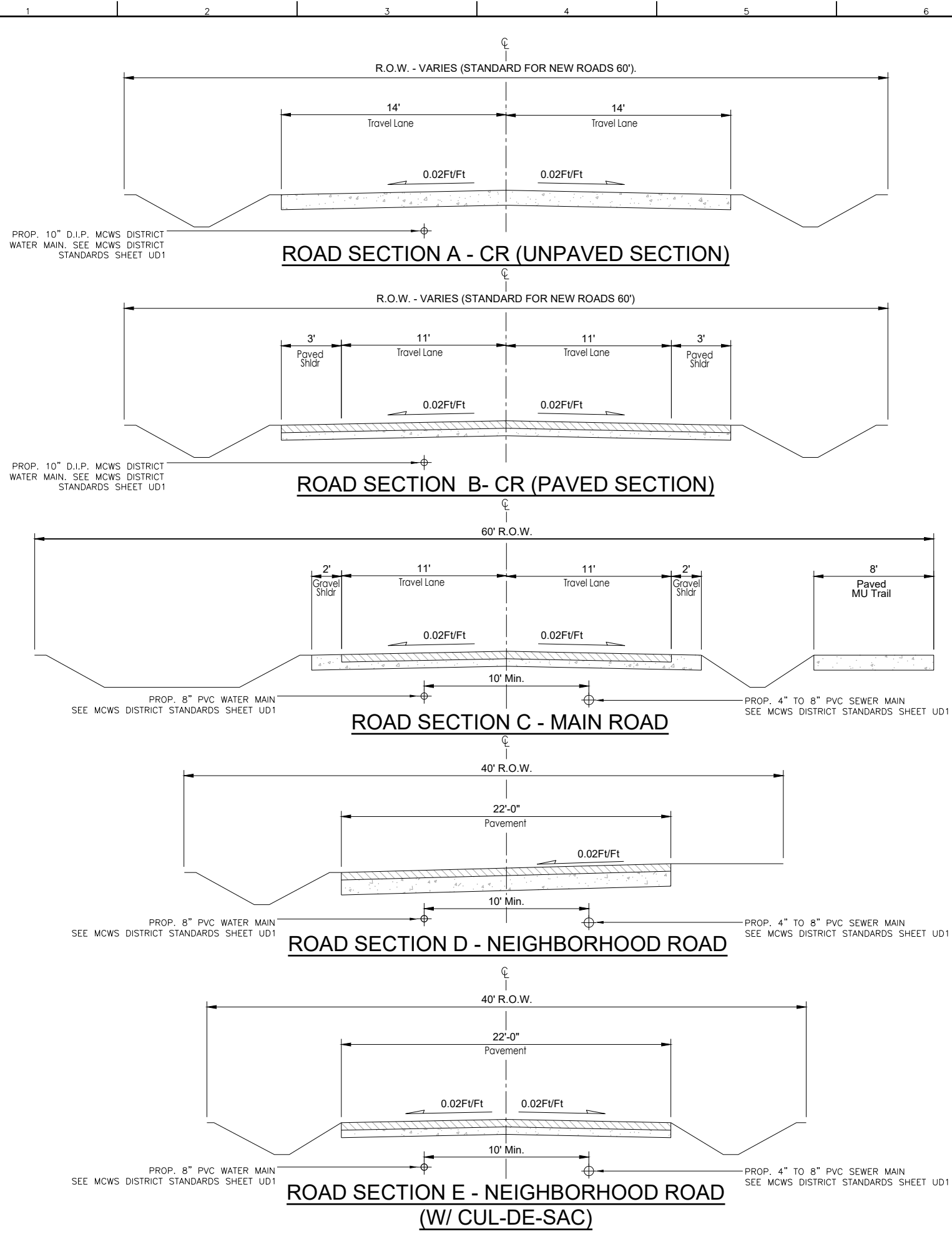
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Know what's below.
Call before you dig.

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OWNER:
TAILWATERS AT STAGECOACH, LLC

PLANNER:

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

ARCHITECT:

LANDSCAPE ARCHITECT:

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 SHEET TITLE:
TYPICAL ROAD SECTIONS AND ACCESS DETAILS

SHEET NUMBER:
N1

GENERAL NOTES

- ALL WORK WITHIN THE PUBLIC RIGHTS-OF-WAY (ROW) AND EASEMENTS SHALL CONFORM TO THE ROUTT COUNTY REGULATIONS, CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS. WORK ASSOCIATED WITH UTILITY CUTS IN EXISTING ROADWAYS, BIKE PATHS, DRIVEWAYS, CURB, GUTTER, OR OTHER SURFACES WITHIN THE PUBLIC ROW SHALL CONFORM TO THE PAVEMENT UTILITY CUT AND PATCH SPECIFICATIONS.
- A PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC ROW. IN ADDITION, ANY WORK PERFORMED WITHIN EASEMENTS SHALL OBTAIN PERMITS FROM EASEMENT OWNER(S).
- ALL EXISTING ROADS SHALL BE KEPT OPEN TO TRAFFIC UNLESS APPROVED BY THE COUNTY. PRIOR TO ACQUIRING A PERMIT, A TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TRAFFIC ENGINEERING DIVISION. ALL BARRICADING AND TRAFFIC CONTROL DEVICES SHALL BE PLACED IN COMPLIANCE WITH THE APPROVED TRAFFIC CONTROL PLAN.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 800-922-1982 AND OTHER AFFECTED UTILITIES LOCATED WITHIN THE WORK AREA AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY INSPECTOR 48 HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO EACH DESIRED AND REQUIRED INSPECTION.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE WORK AREA, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND INCLUDES TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CITY'S REVIEW OF PLANS AND CONSTRUCTION IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE SAFETY MEASURES IN, ON OR NEAR THE WORK AREA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR DURING CONSTRUCTION ACTIVITIES TO RESOLVE ISSUES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED DURING THE PROGRESS OF ANY PORTION OF THE WORK. IF, IN THE OPINION OF THE COUNTY'S INSPECTOR, THE MODIFICATIONS PROPOSED BY THE CONTRACTOR TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK TO BE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE TO REVISE PLANS AND SUBMIT THEM TO THE COUNTY FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK. ANY IMPROVEMENTS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS, OR THE APPROVED REVISED PLANS SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE COUNTY.
- THE CONTRACTOR SHALL PROVIDE ACCESS TO AND FROM ALL PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.

PRELIMINARY PLAN - MAJOR ENGINEERING QUANTITIES

PRELIMINARY PLAN - MAJOR QUANTITIES

UTILITIES	
4" DIA. SEWER MANHOLES (EA)	64
SDR35 PVC SEWER MAIN - 8" (LF)	6,354
SDR35 PVC SEWER MAIN - 6" (LF)	1,475
C900 PVC WATER MAIN - 10" (LF)	4,115
C900 PVC WATER MAIN - 8" (LF)	8,915
FIRE HYDRANTS AND ASSOCIATED ASSEMBLY (EA)	24
BLOW-OFF HYDRANT (EA)	5
8" VALVES	40
10" VALVES	24
STRUCTURE FILL (TONS)	1,450
DRAINAGE MATERIAL (TONS)	352
CONCRETE FOR THRUST SUPPORT (TONS)	240
SOIL MATERIAL - BASED ON PRELIMINARY PLAN	
CUT (CUBIC YARDS)	81,024
FILL (CUBIC YARDS)	86,024
ROAD AND TRAIL MATERIALS	
ASPHALT = 4" HIMA SX PG 58-28 (TONS)	6,421
ROADBASE - 12" CLASS 1 OR 2 ABC (TONS)	12,767
GRAVEL COUNTY ROAD BASE - 6" CLASS 6 ABC (TONS)	300
ROADBASE - 8" CLASS 1 OR 2 ABC (TONS)	520
PAVED TRAIL - 4" OF ASPHALT (TONS)	350
ROADBASE - 4" CLASS 1 OR 2 ABC (TONS)	325
4" STEEL (LOCKED) BOLLARDS W/ CONCRETE FOUNDATIONS (EA)	6
5' BY 30' (AVG) PRIVATE STEEL GATES W/POST AND LOCKS (EA)	2
DRAINAGE AND EROSION PROTECTION	
CULVERTS CMP OR RCP 18"	370
CULVERTS CMP OR RCP 24"	400
ENHANCED GRASS CHANNELS (LF)	5,446
GRASS LINED ROADSIDE DITCHES (LF)	3,475
DETENTION BASIN VEGETATION (ACRES)	1
ENHANCED SLOPE VEGETATION (ACRES)	2
SILT FENCE (LF) + 25% FOR MAINTENANCE	7,388
STRAW WATTLE CHECK DAMS - AVERAGE 25' WIDE	35

LEGEND

UTILITY SYMBOLS

- PROP. WATER MAIN
- PROP. SEWER MAIN
- UNDERGROUND COMM.
- UNDERGROUND ELEC.
- OVERHEAD ELEC.
- CULVERT

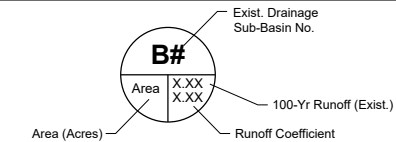
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER CATCH BASIN
- LIGHT POLE
- ELEC. POLE
- ELEC. METER
- ELEC. MANHOLE
- TELE. RISER/BOX
- TELE. MANHOLE
- COMM. HANDHOLE

PROPERTY/ROW SYMBOLS

- PROPERTY BOUNDARY (PROJECT LIMITS)
- MCWS SEWER EASEMENT
- PROP. PARCEL LINE
- PROP. PARCEL SETBACKS
- PROP. RIGHT-OF-WAY
- EXIST. CONTOUR (2' INTERVAL)
- EXIST. LIMITS OF SURVEYED WETLANDS
- PRIVATE GATE
- EMERGENCY ACCESS BOLLARDS

DRAINAGE AND PROP. EROSION CONTROL SYMBOLS

- BASIN CHANNEL FLOW
- CONVEYANCE GRASS SWALE
- ROADSIDE DITCH
- ENHANCED GRASS SWALE
- BASIN OUTFALL
- DIRECTION OF SURFACE WATER FLOW - OUTSIDE LOTS
- EXIST. SLOPES >30%
- APPROX. EDGE OF SURVEY WETLANDS
- PROP. WATER QUALITY/DETENTION BASIN
- DIRECTION OF FLOW - HIGH DENSITY AREAS
- PROP. ENHANCED VEGETATION BMP
- PROP. SNOW STORAGE AREA
- PROP SILT FENCE
- PROP STABILIZED CONSTRUCTION ENTRANCE
- PROP STRAW WATTLE CHECK DAM



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

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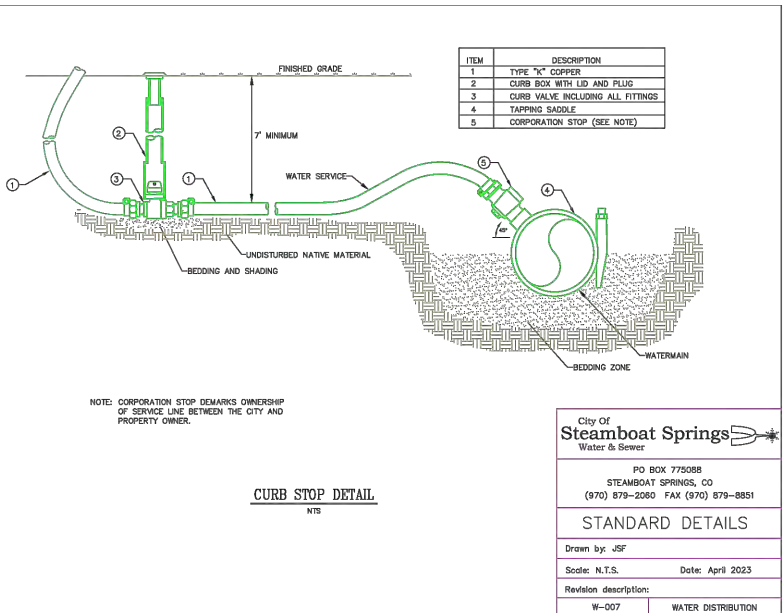
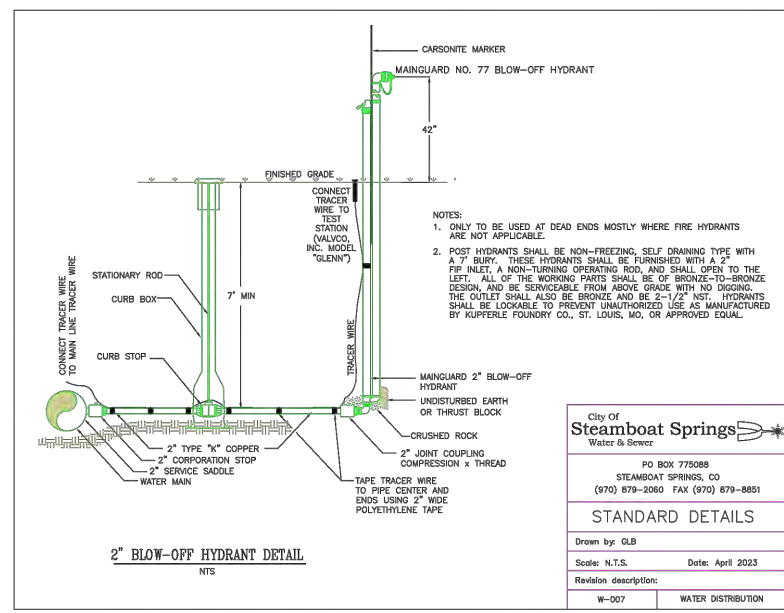
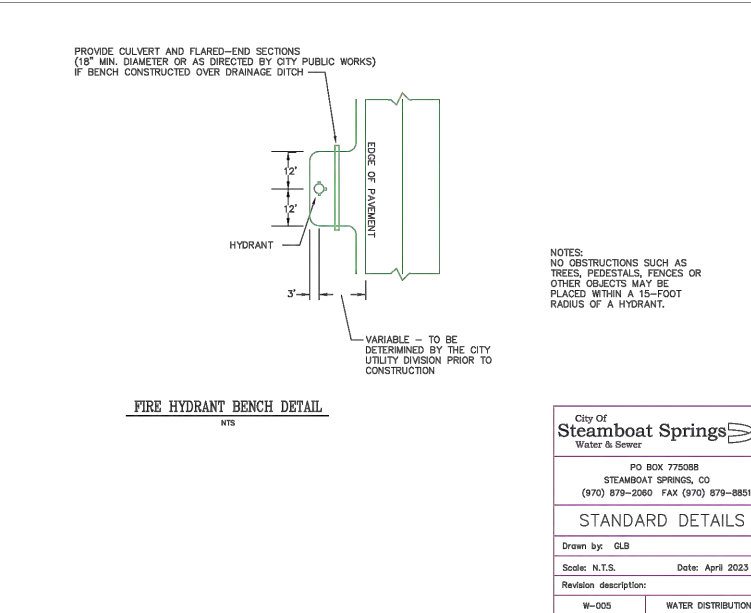
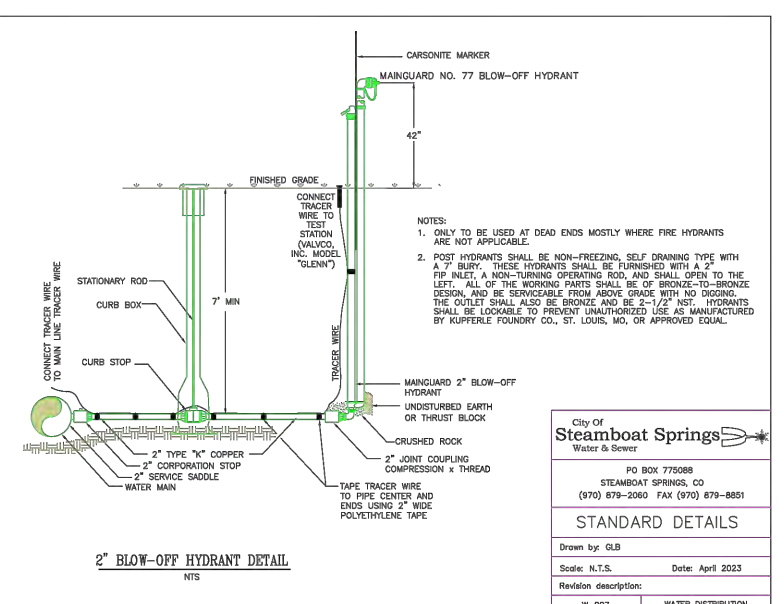
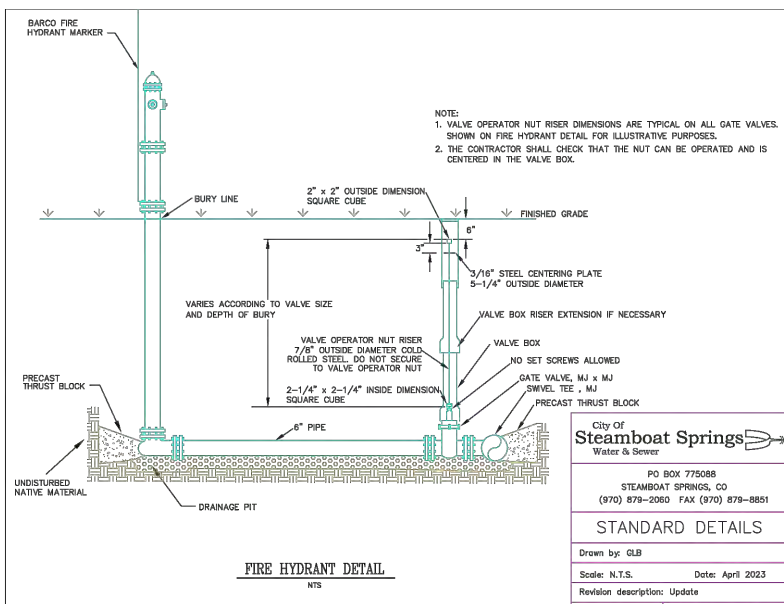
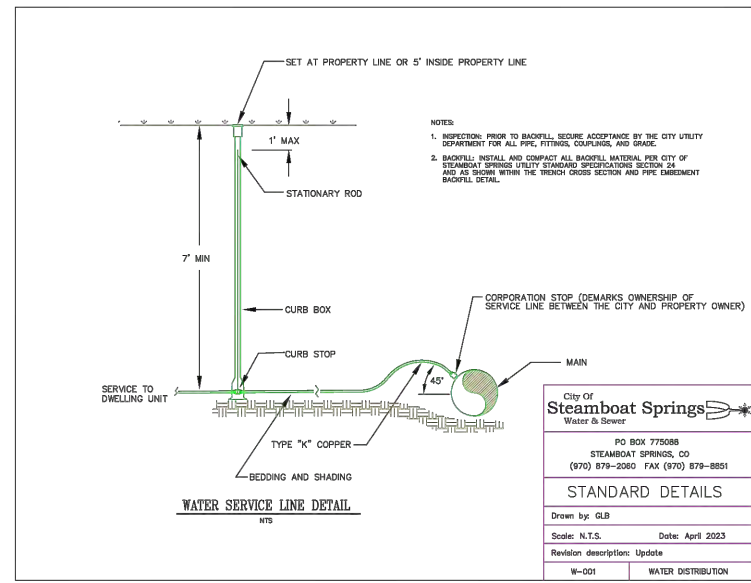
GENERAL NOTES, LEGEND AND PROJECT QUANTITIES

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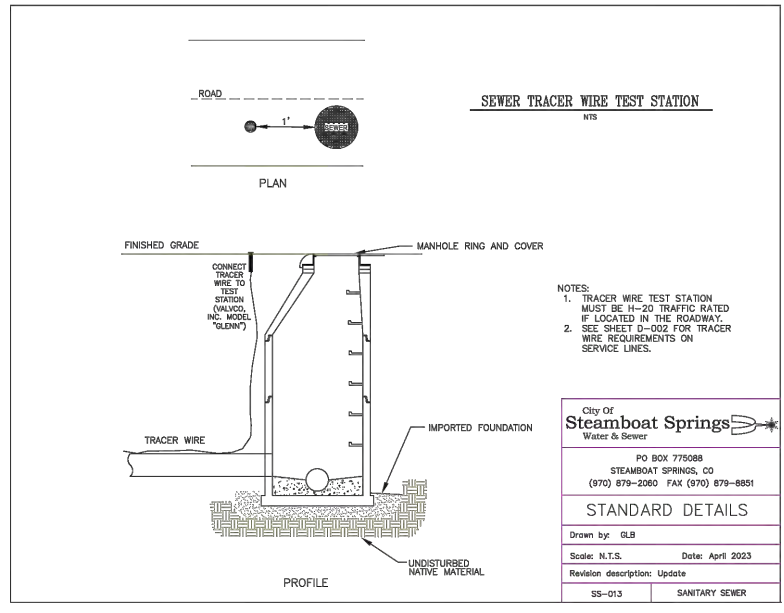
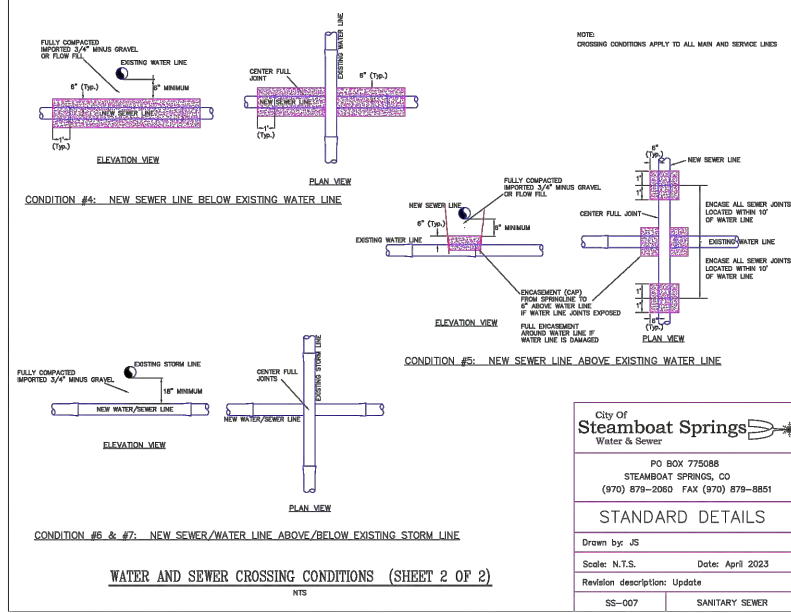
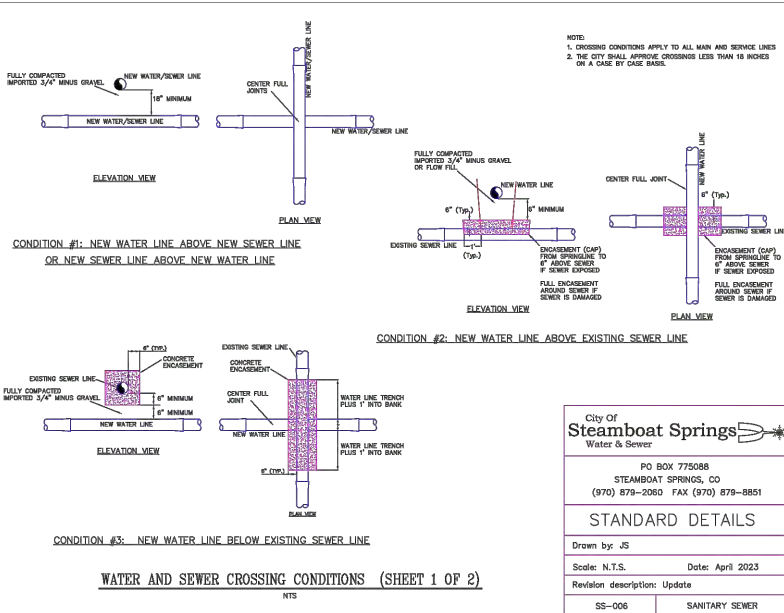
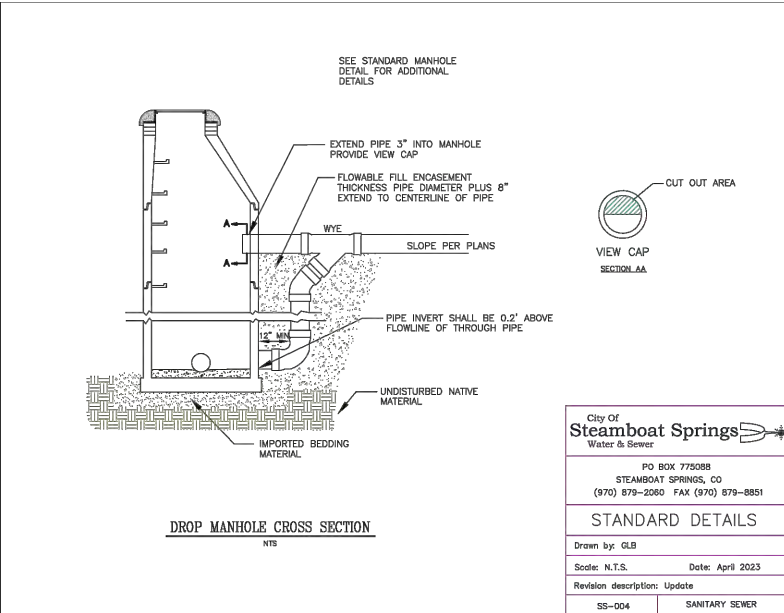
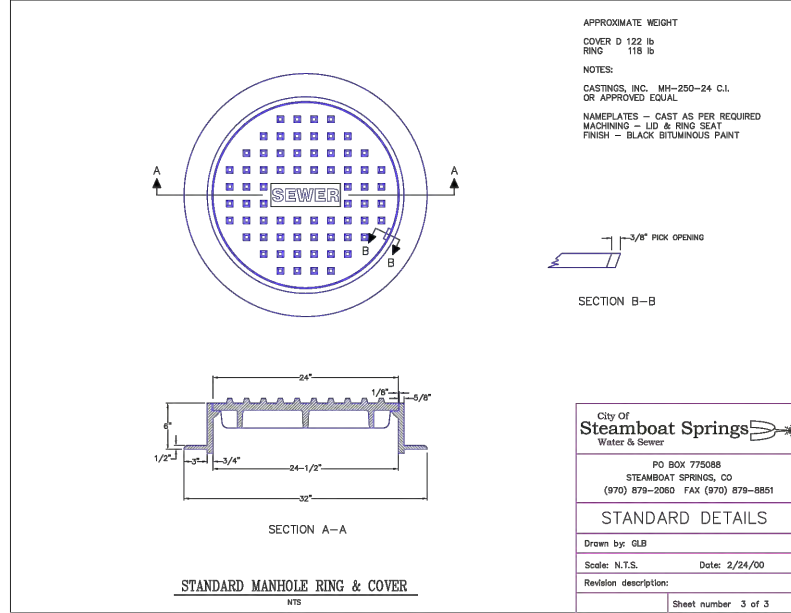
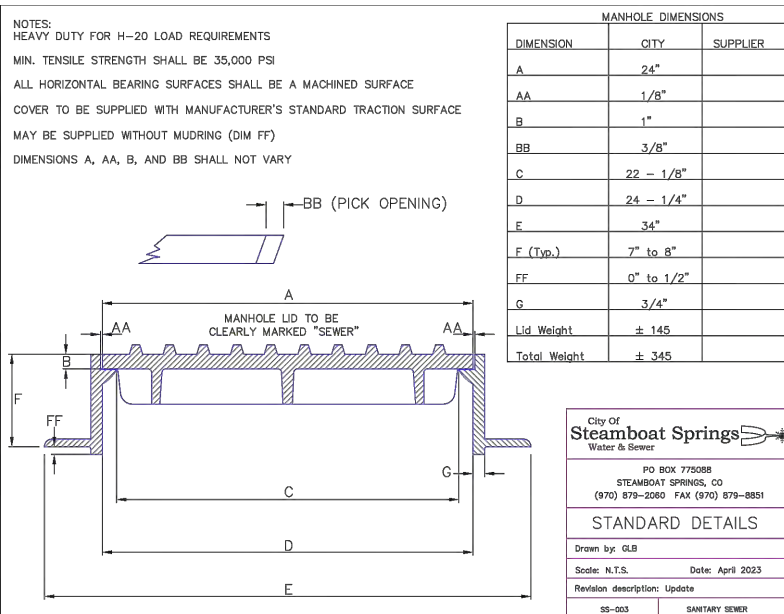
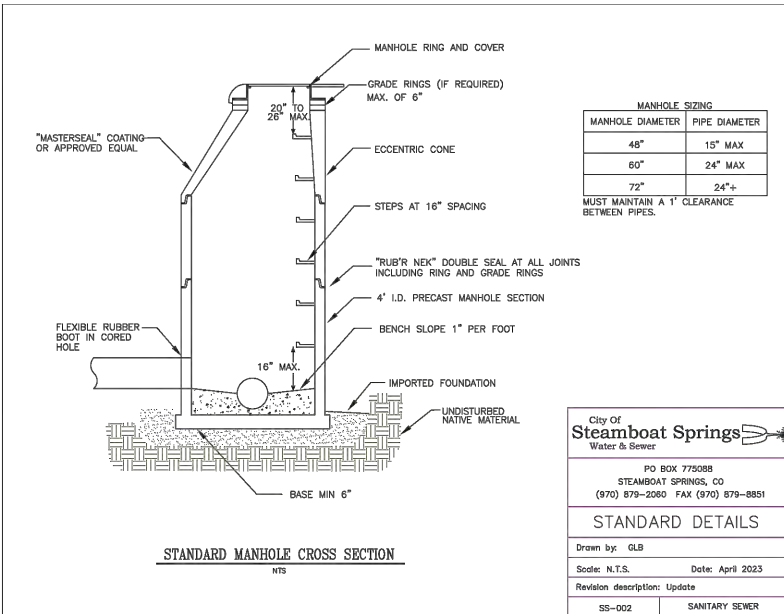
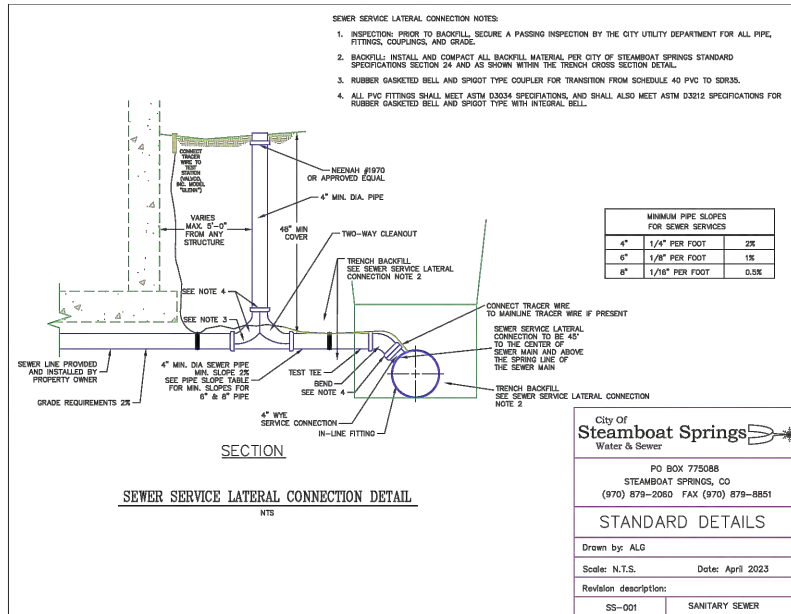
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ENGINEER:
 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810

ISSUE	DATE	DESCRIPTION
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UTILITY TYPICAL DETAILS WATER SERVICES
 SHEET NUMBER:
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PLANNER:

CONTOUR 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

WILLIAM S. OTERO
 32163
 10/09/24
 PROFESSIONAL ENGINEER

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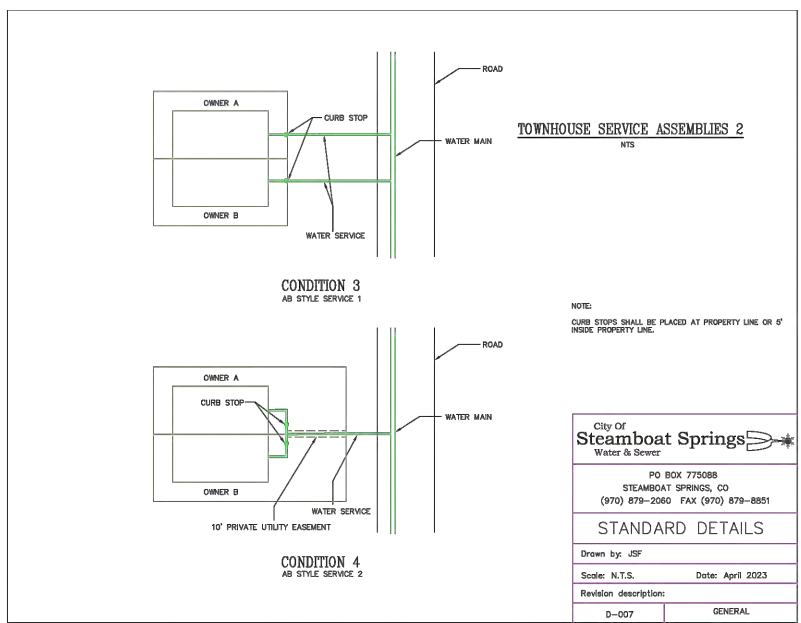
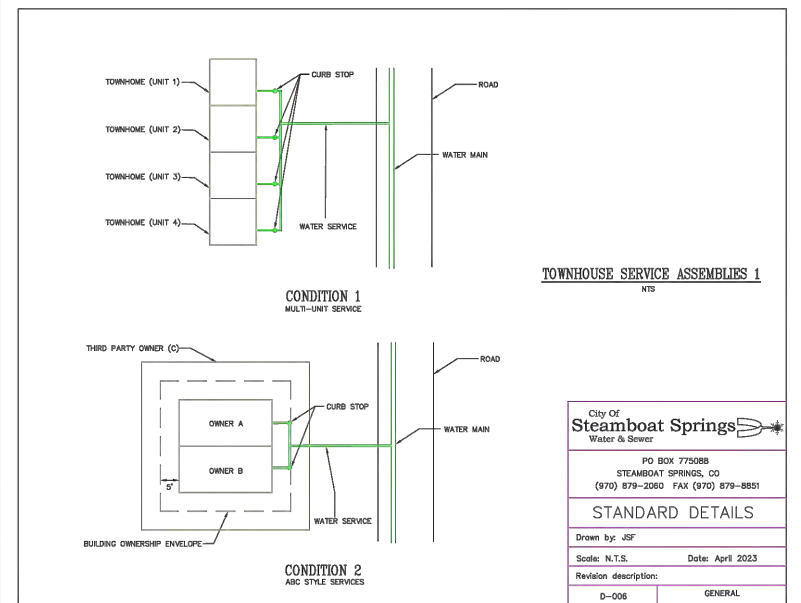
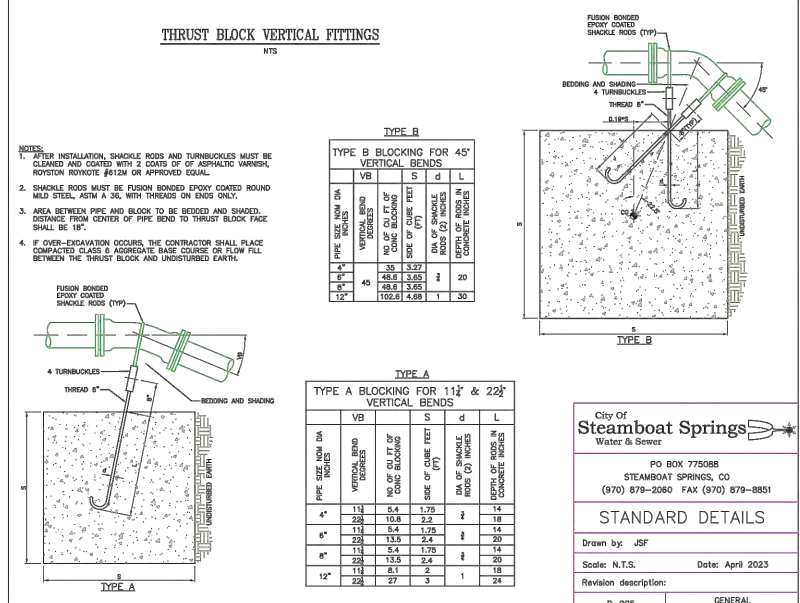
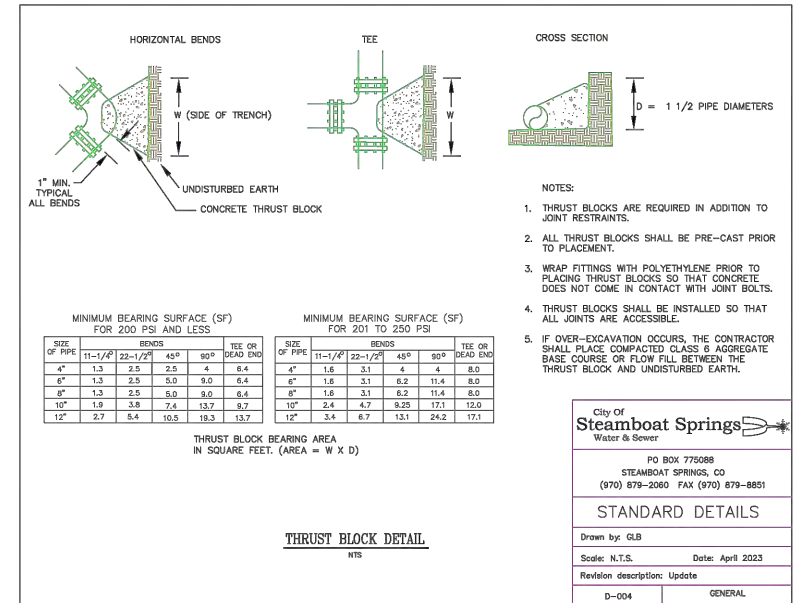
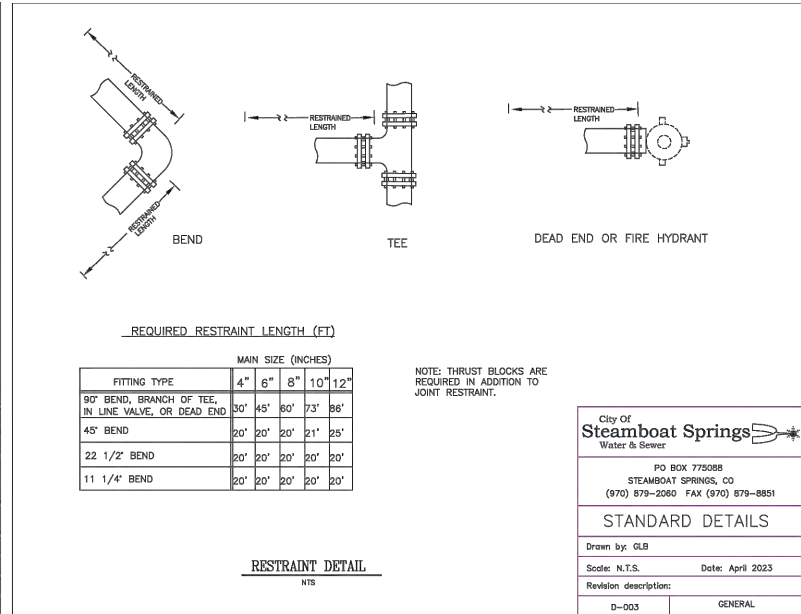
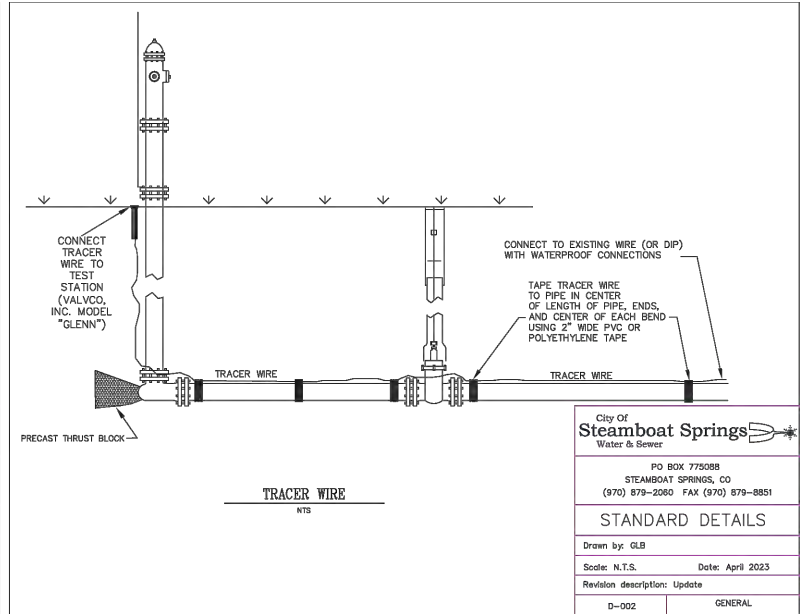
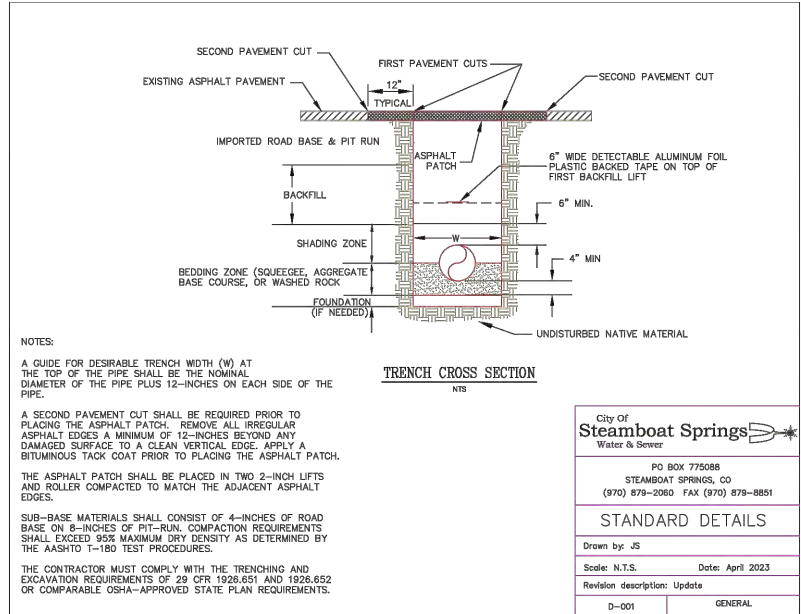
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UTILITY TYPICAL DETAILS SEWER SERVICES

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William S. Otero
32163
10/09/24
PROFESSIONAL ENGINEER

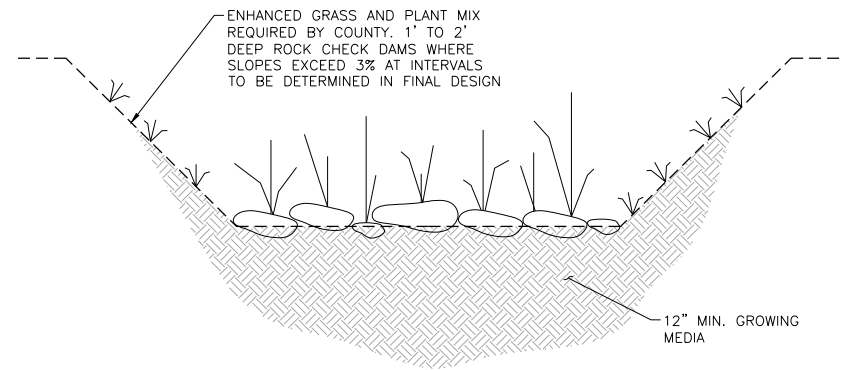
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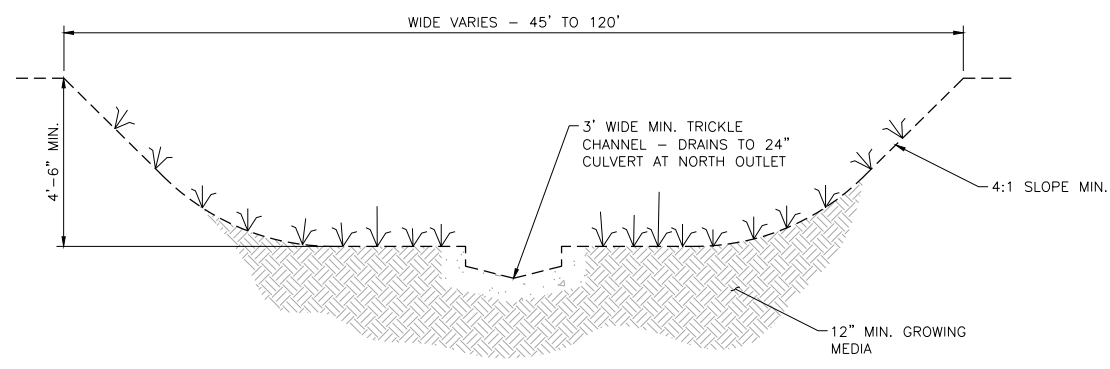
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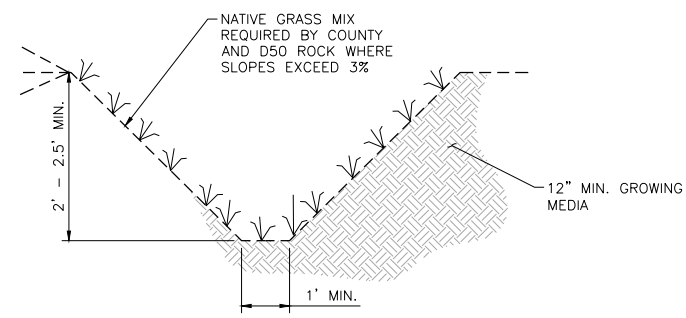
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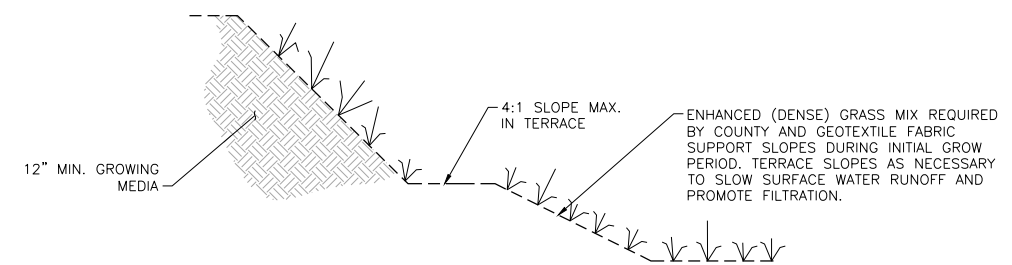
TYP ENHANCED GRASS SWALE/CHANNEL DETAIL



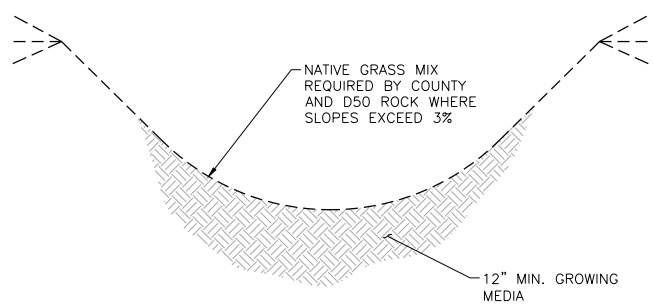
TYP DETENTION BASIN SLOPE DETAIL



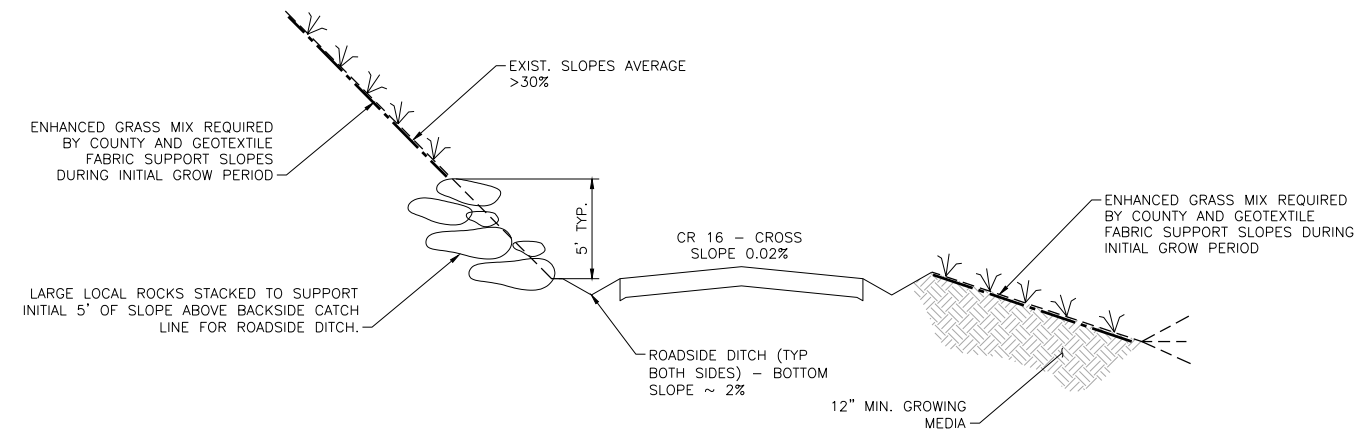
TYP GRASS ROADSIDE DITCH DETAIL



TYP ENHANCED TERRACED STRIP DETAIL



TYP GRASS SWALE/CHANNEL DETAIL



**TYP COUNTY ROAD 16 SLOPE PROTECTION DETAIL
 (FROM STA: 7+50 TO STA: 10+00)**

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**TAILWATERS AT
 STAGECOACH, LLC**

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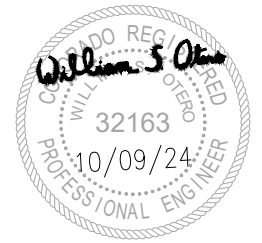
ARCHITECT:

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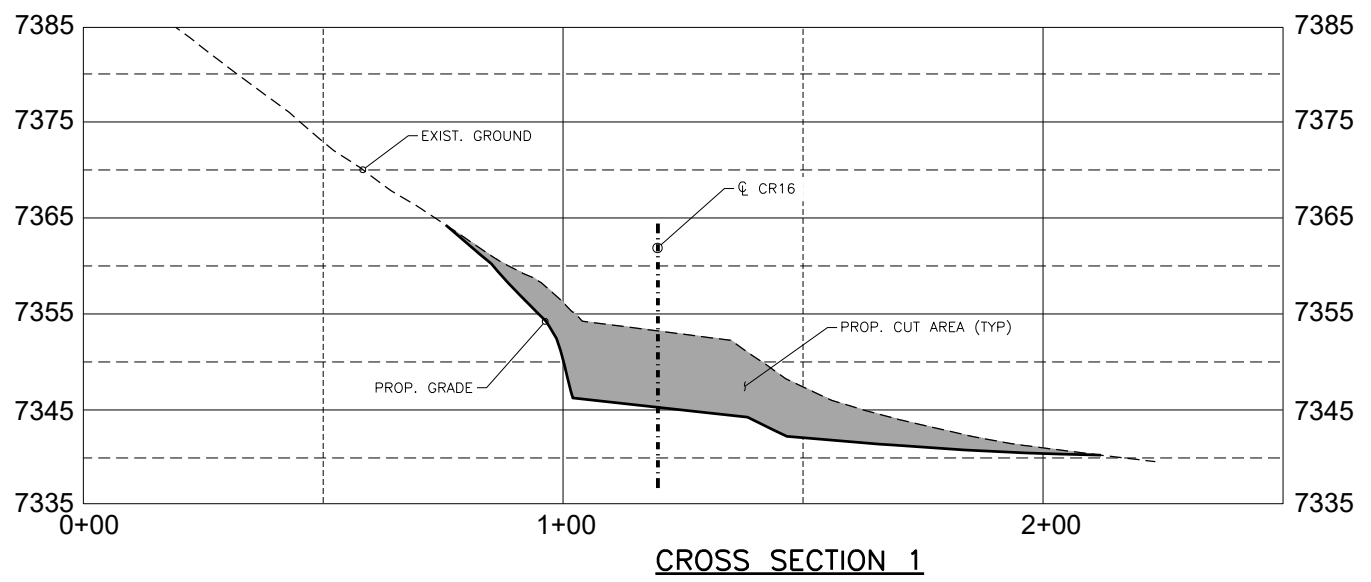
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**DRAINAGE AND ROAD
 TYPICAL DETAILS**

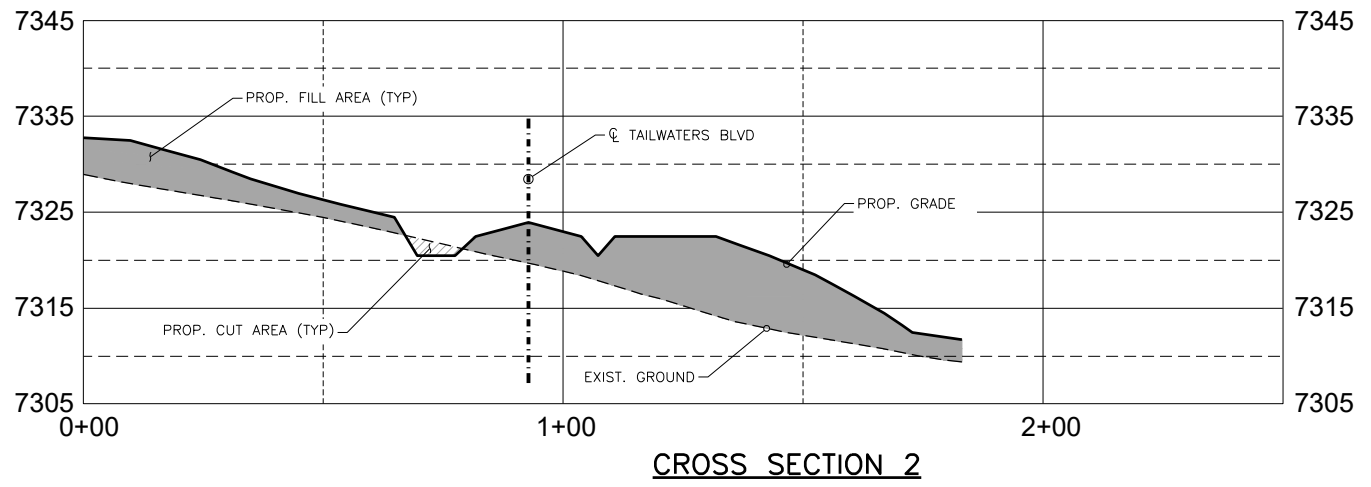
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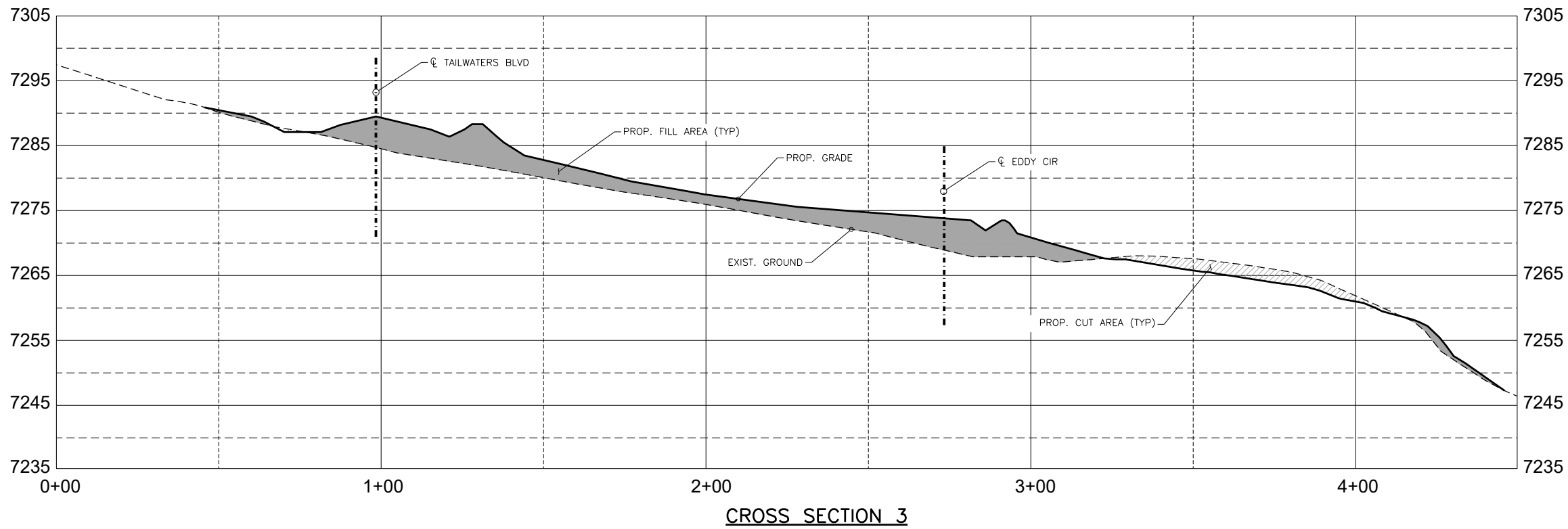
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 PLOT STYLE: 8140CAD_MSTANDARD.CTB



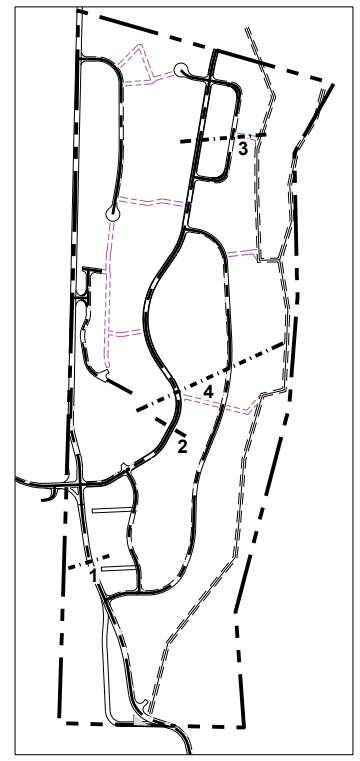
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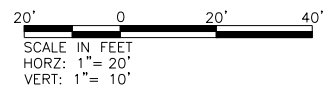
CROSS SECTION 2




CROSS SECTION 3



CROSS SECTION KEY MAP



OWNER:
TAILWATERS AT STAGECOACH, LLC

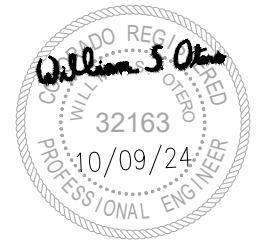
PLANNER:
 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

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



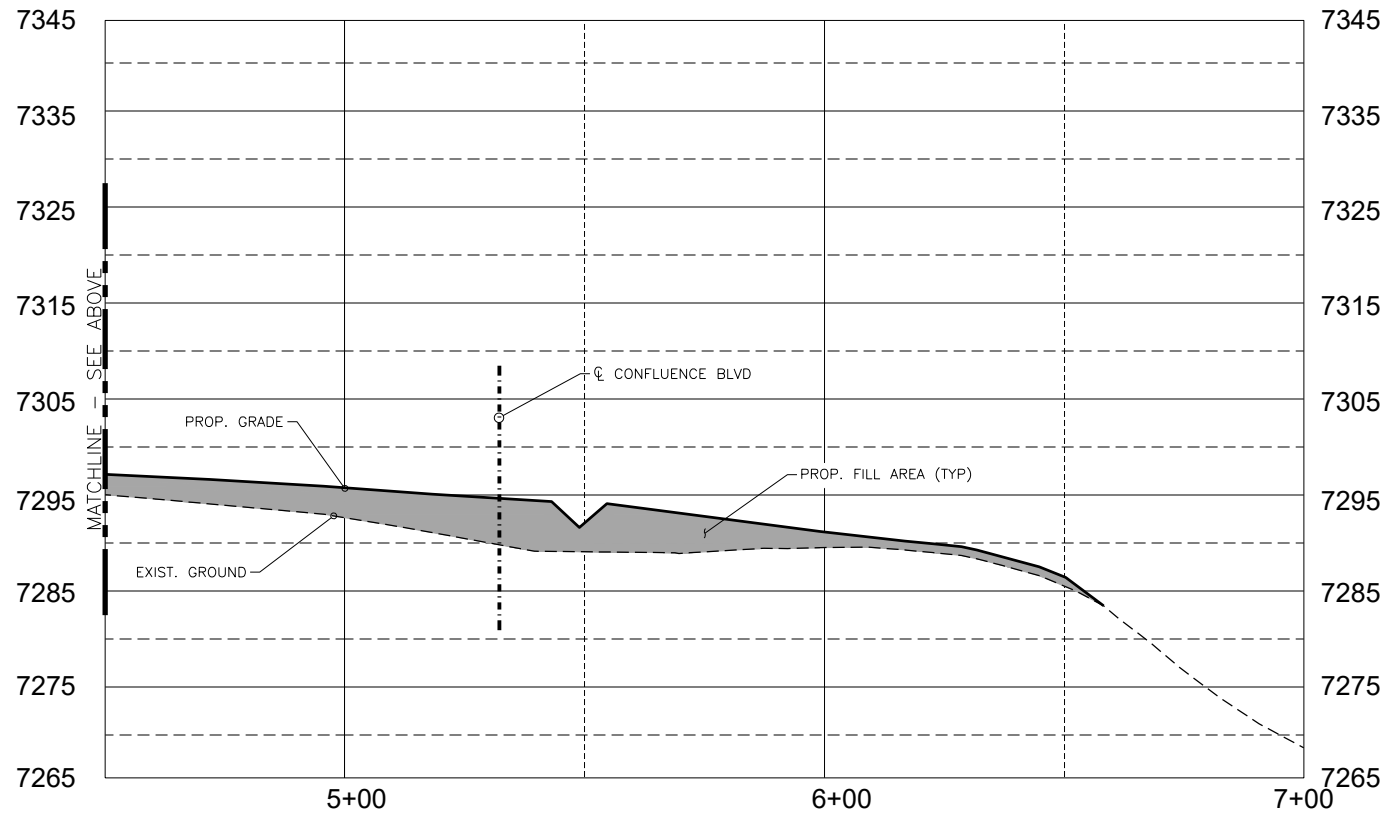
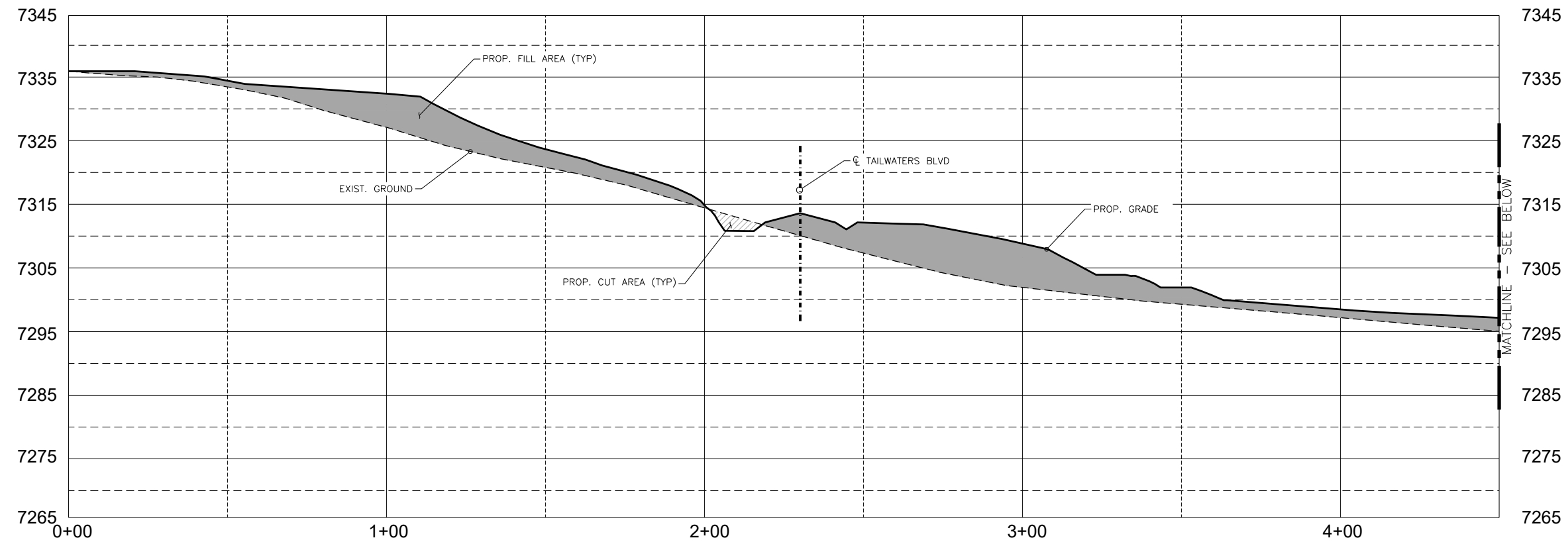
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3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

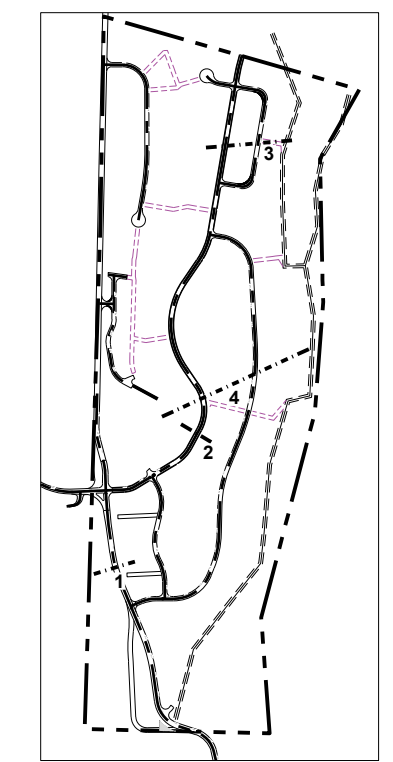
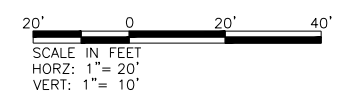
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SHEET NUMBER:
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CROSS SECTION 4



CROSS SECTION KEY MAP

OWNER:
TAILWATERS AT STAGECOACH, LLC

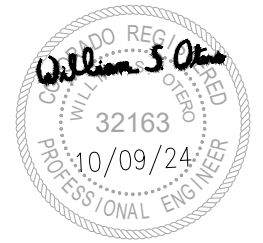
PLANNER:
 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

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



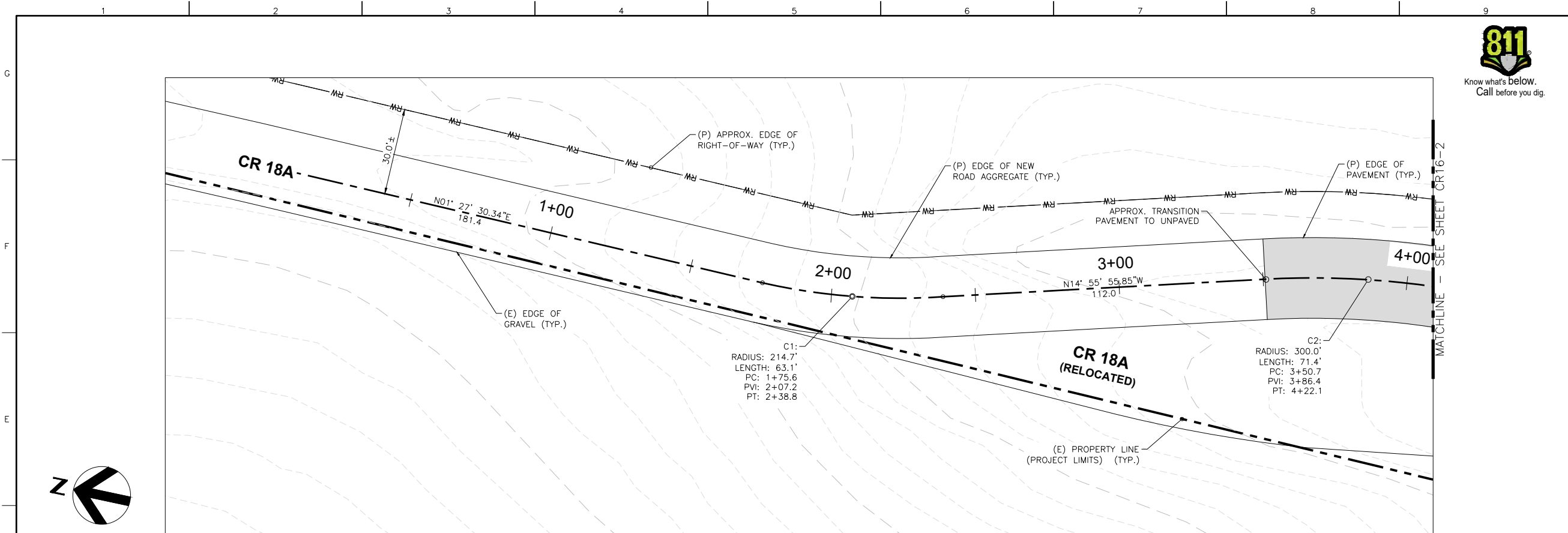
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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
TYPICAL SITE PLAN SECTIONS

SHEET NUMBER:
TSPS2

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 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:
TAILWATERS AT STAGECOACH, LLC

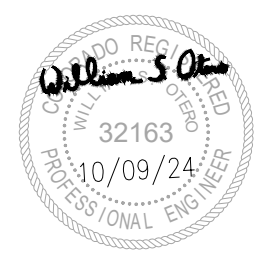
PLANNER:

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

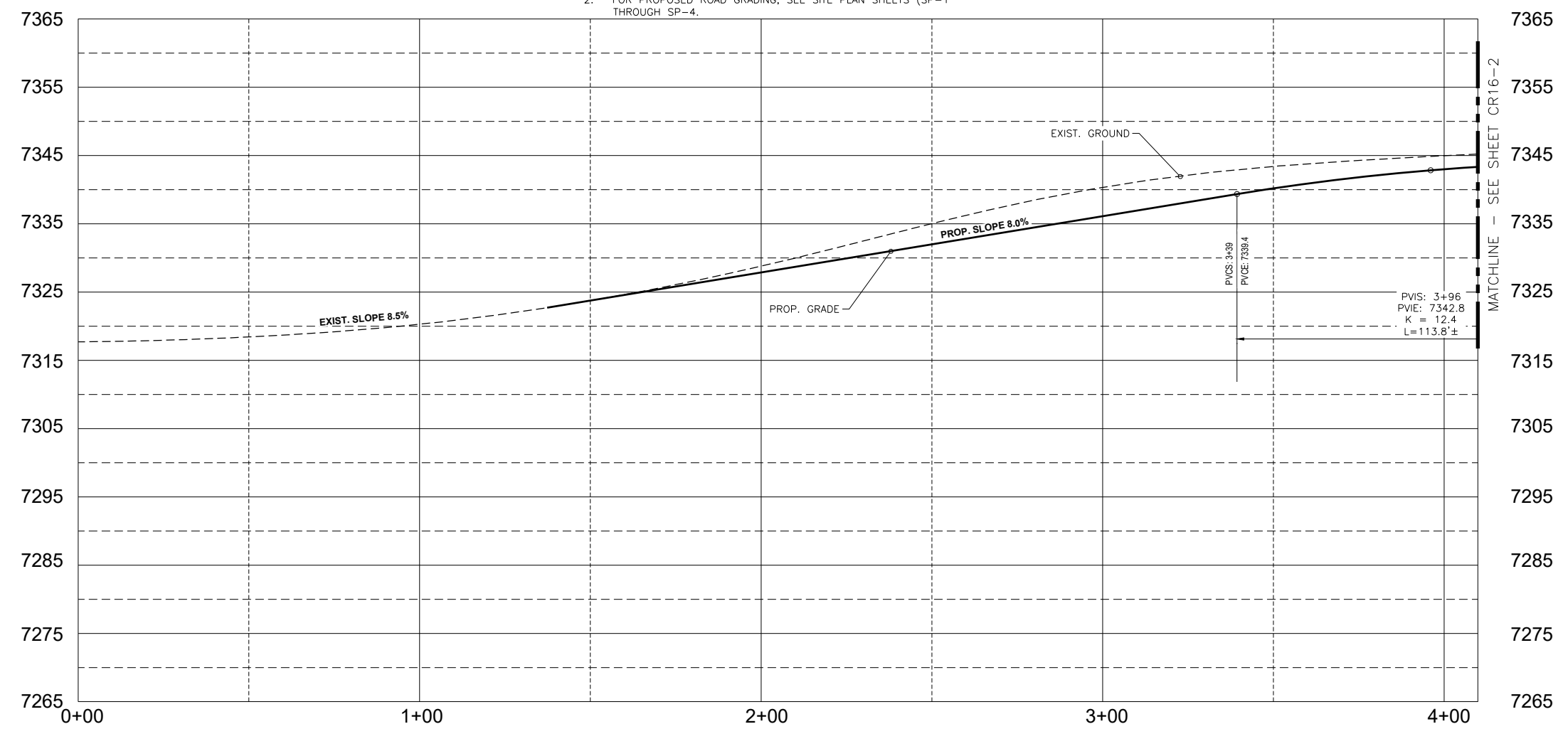
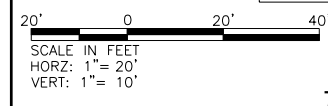
ARCHITECT:
 LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

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



NOTES:
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



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:
PLAN VIEW AND PROFILE CR18A

SHEET NUMBER:
CR16-1



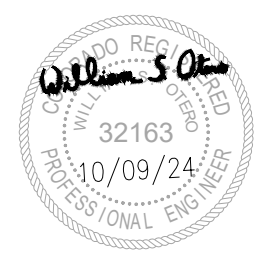
OWNER:
TAILWATERS AT STAGECOACH, LLC

PLANNER:
CONTOUR
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

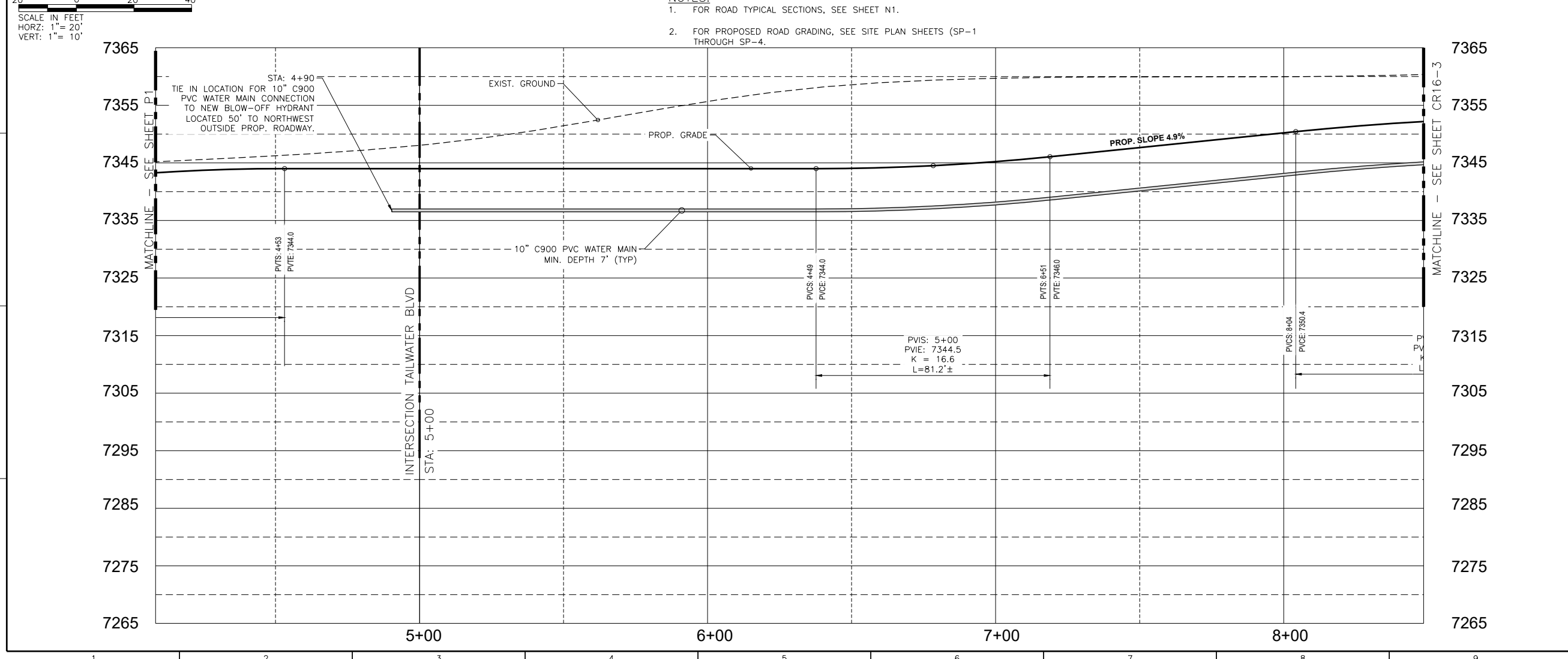
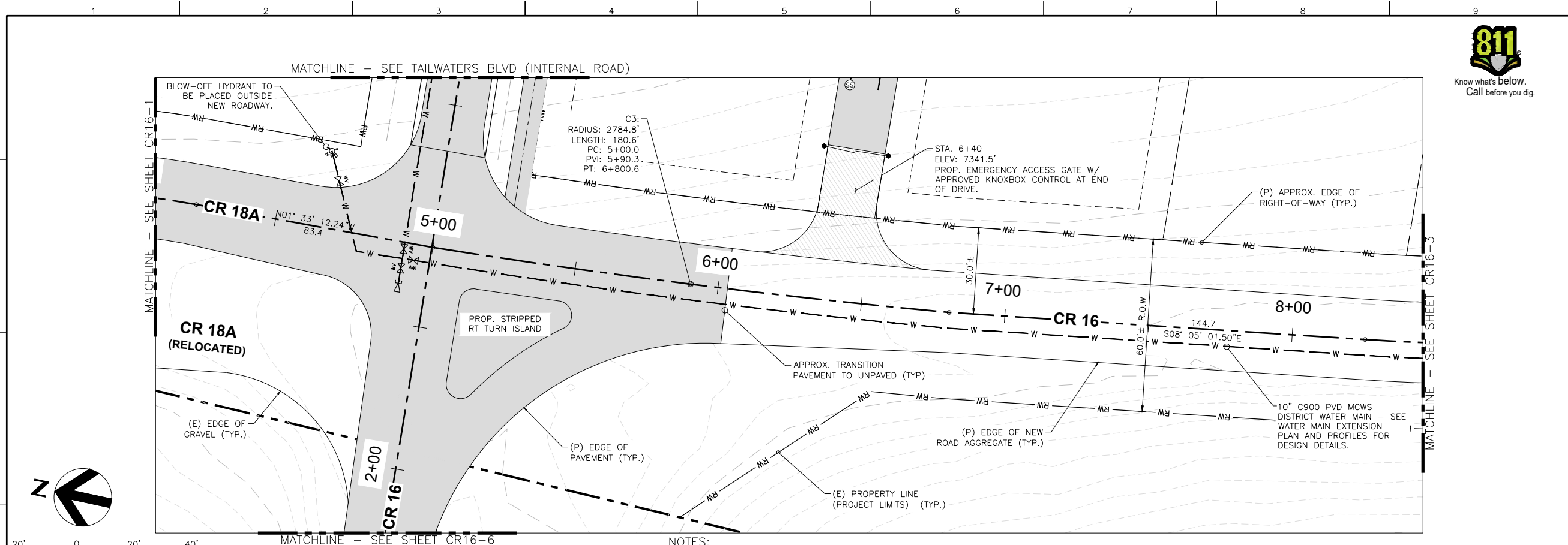


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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

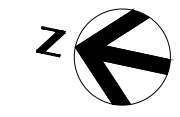
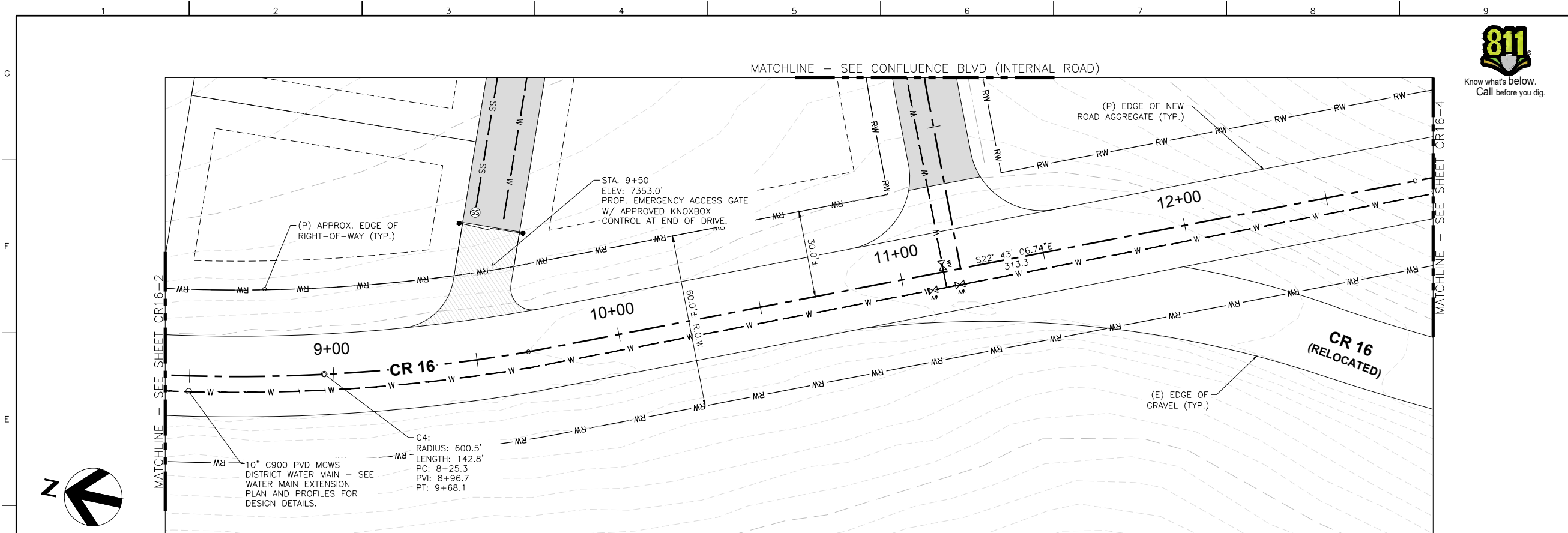
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PLAN VIEW AND PROFILE CR16

SHEET NUMBER:
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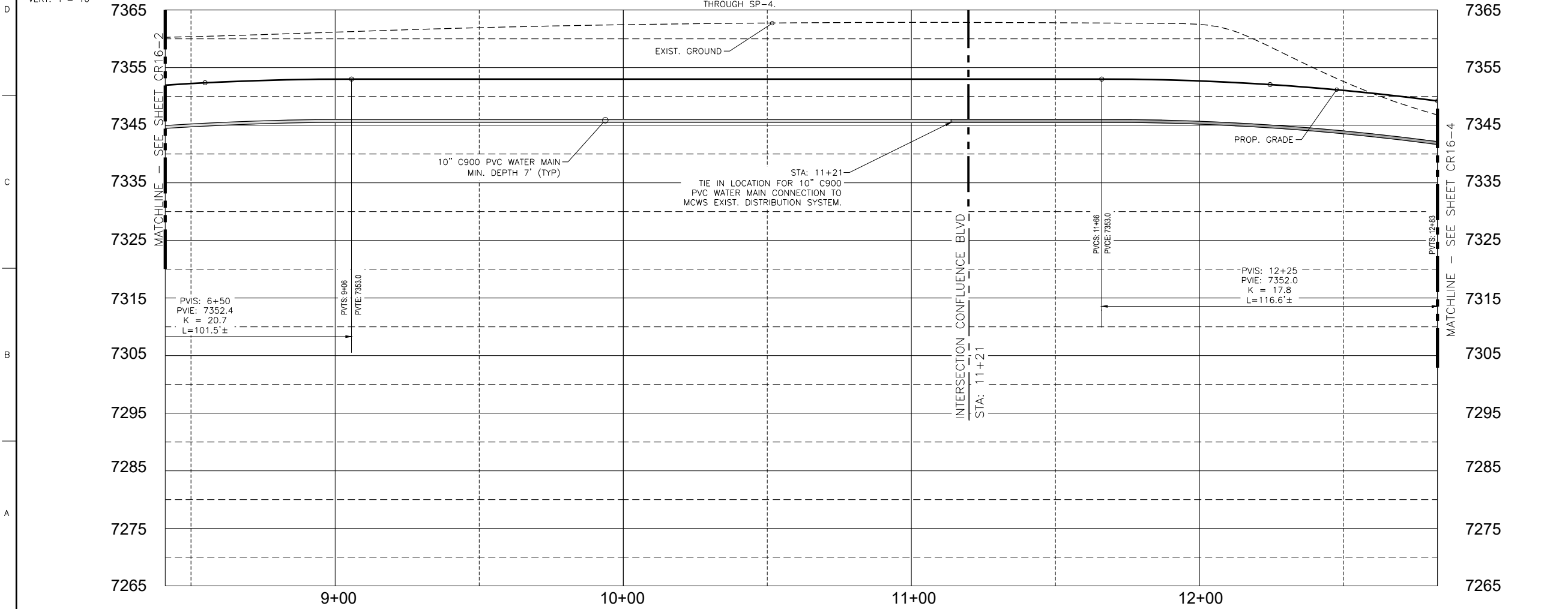
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PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_STANDARD.CTB

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 PLOT DATE/TIME: 10/9/2024 11:05 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB




SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'

NOTES:
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



OWNER:
TAILWATERS AT STAGECOACH, LLC

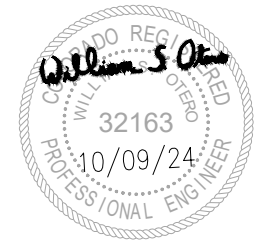
PLANNER:

 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:
PLAN VIEW AND PROFILE CR16

SHEET NUMBER:
CR16-3



OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:



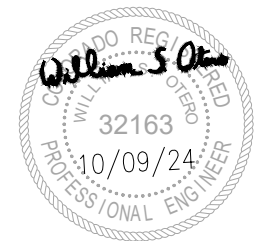
ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:

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



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

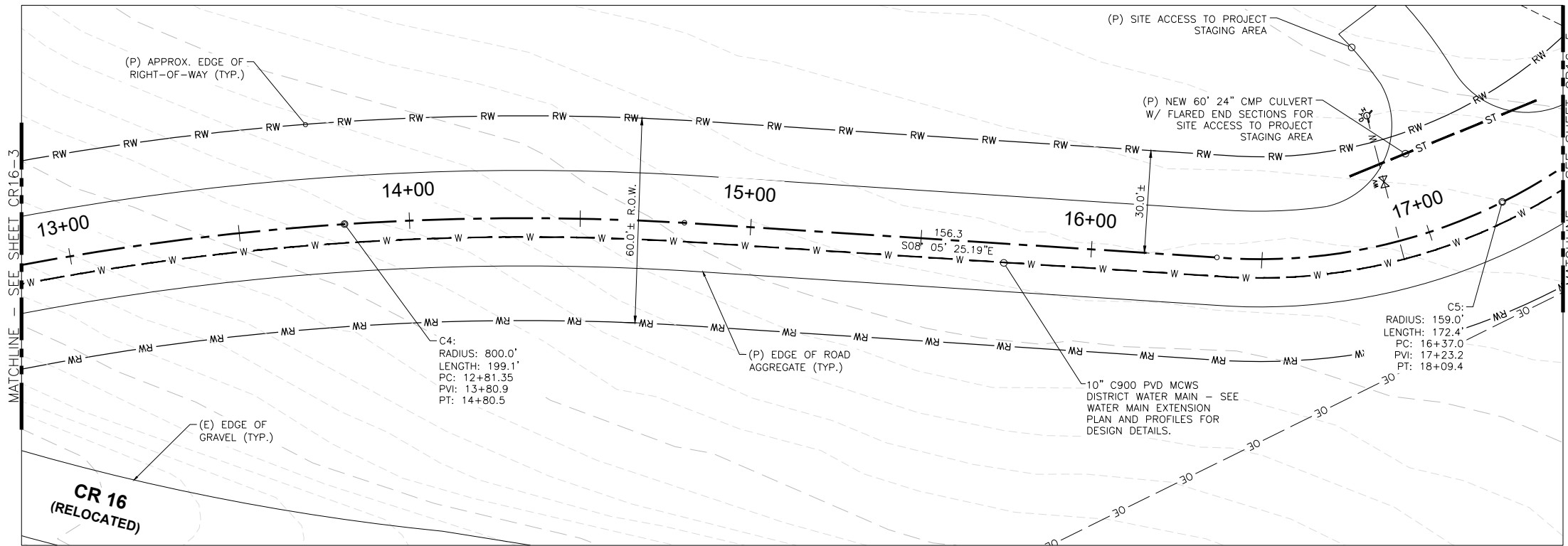
DRAWN BY: S. OTERO

SHEET TITLE:

PLAN VIEW AND PROFILE CR16

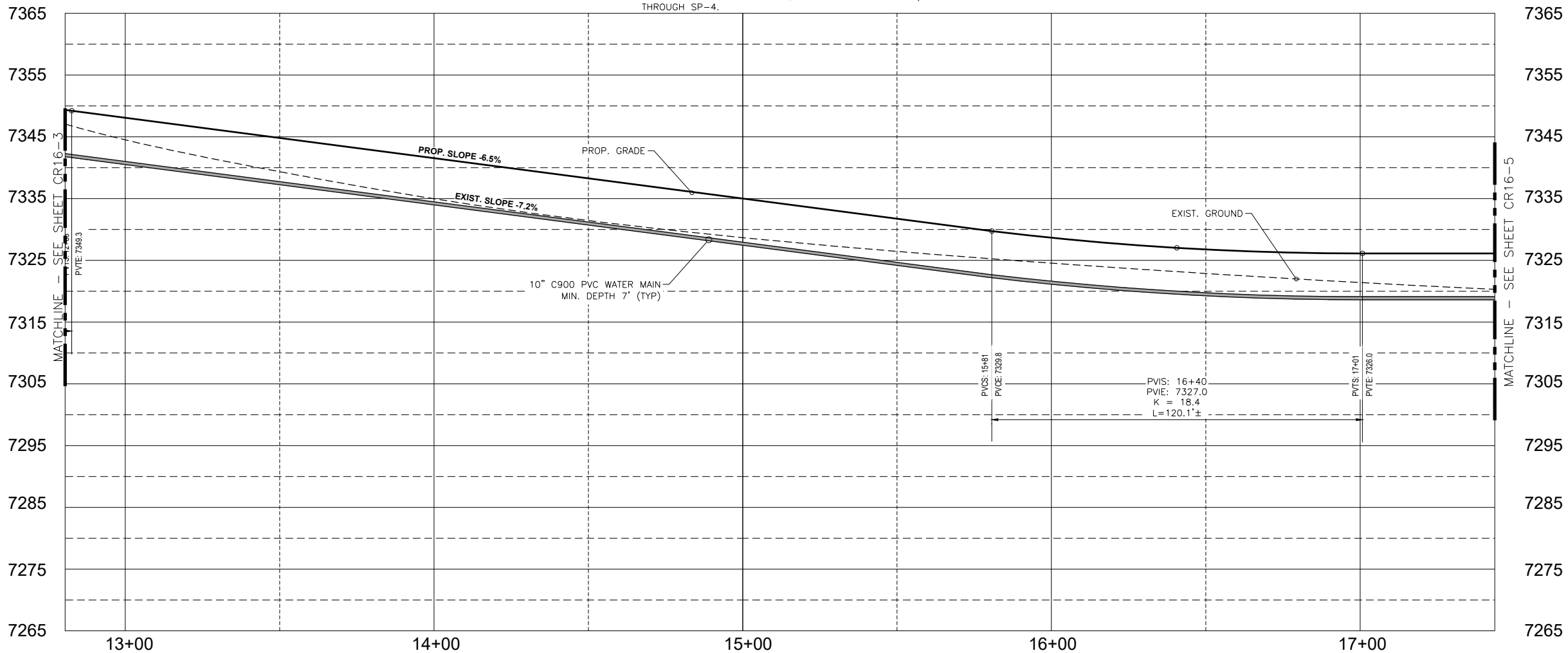
SHEET NUMBER:

CR16-4



- NOTES:
- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 - FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).

SCALE IN FEET
HORIZ: 1" = 20'
VERT: 1" = 10'



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PLOT DATE/TIME: 10/9/2024 11:05 AM
PLOT BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:
TAILWATERS AT STAGECOACH, LLC

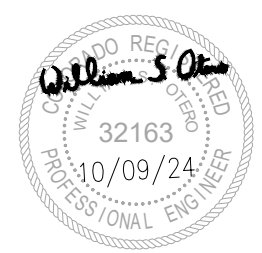
PLANNER:

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

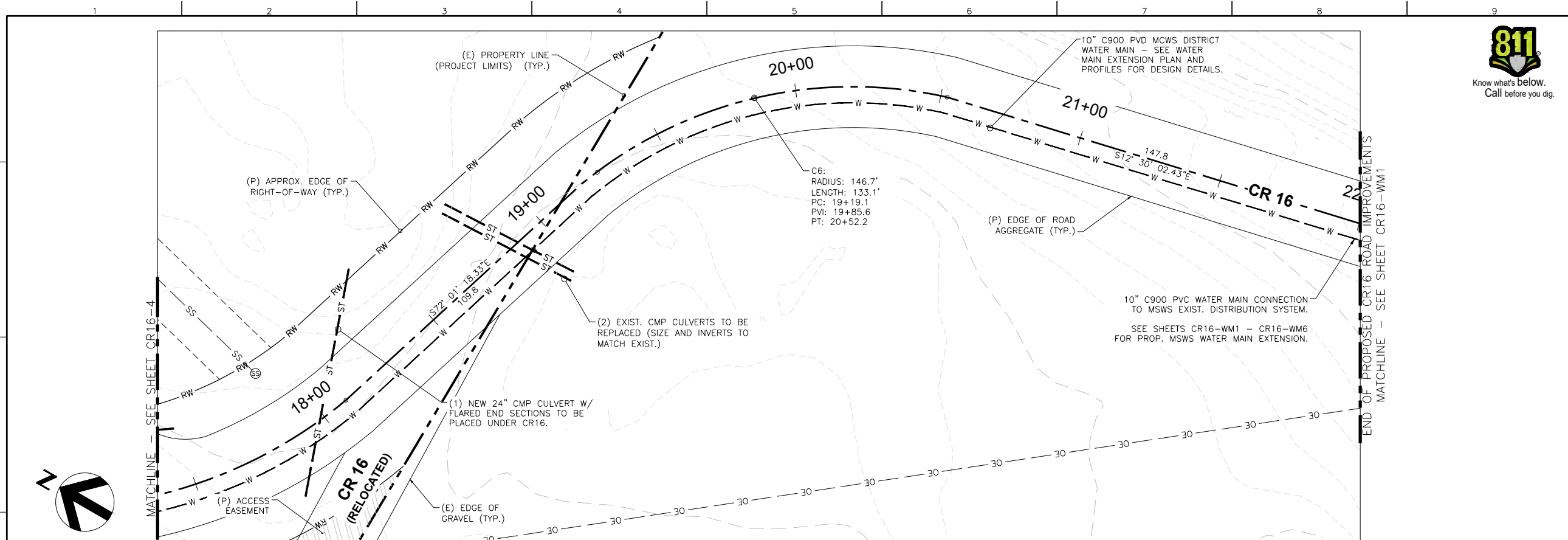


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0	01/11/24	PRELIMINARY PLAN SUBMISSION

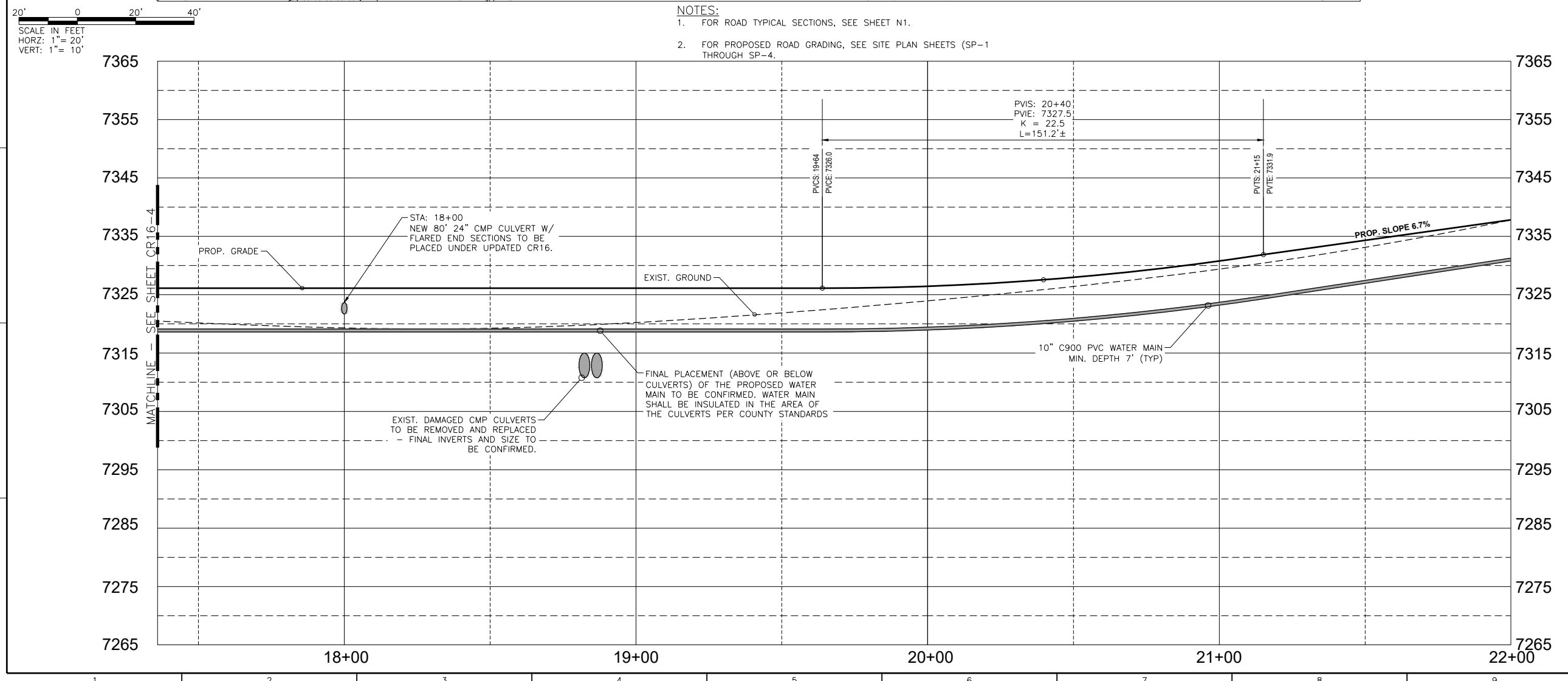
DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CR16

SHEET NUMBER:
CR16-5



NOTES:
1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



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PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB

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 PLOT DATE/TIME: 10/9/2024 11:05 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



Know what's below.
Call before you dig.

OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



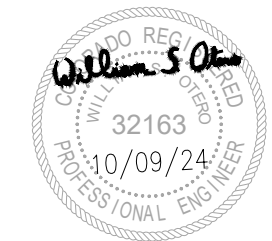
ARCHITECT:

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

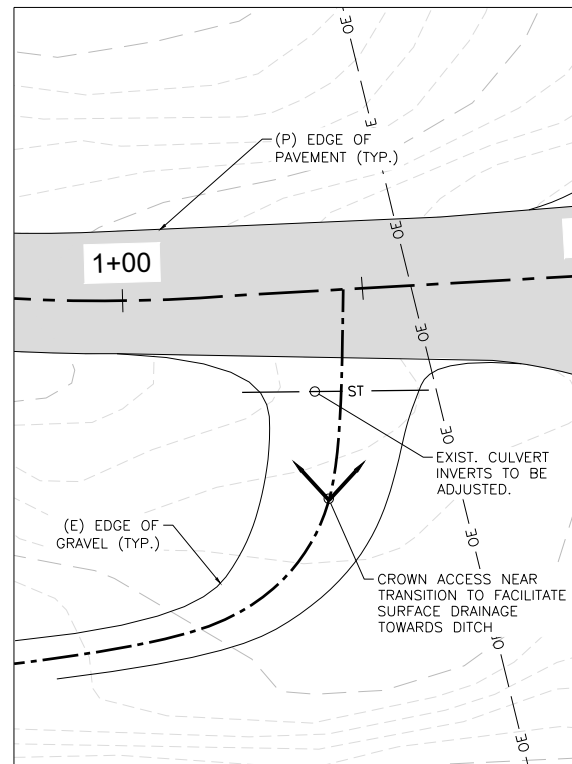
DRAWN BY: S. OTERO

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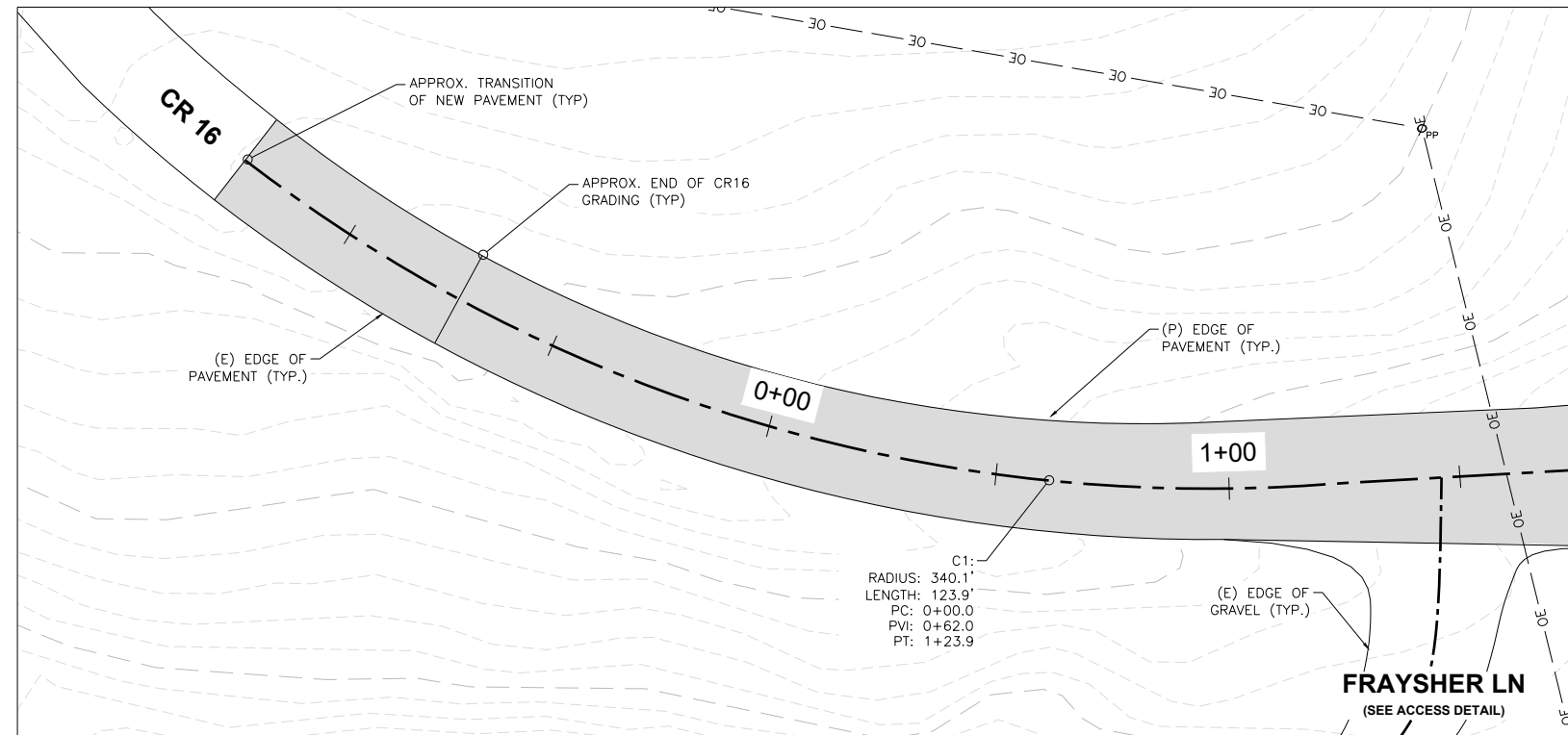
**PLAN VIEW
AND PROFILE
CR16**

SHEET NUMBER:

CR16-6

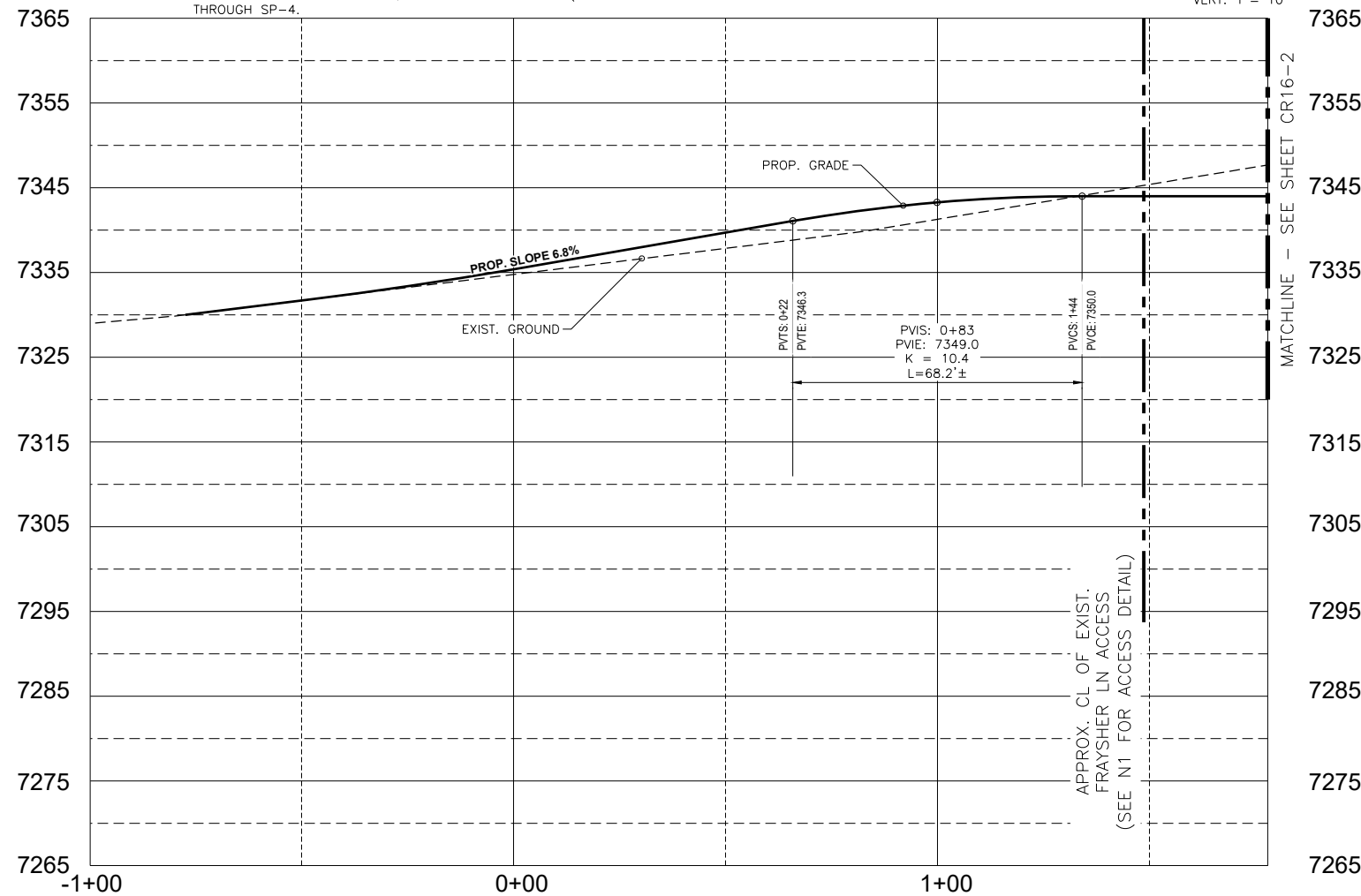
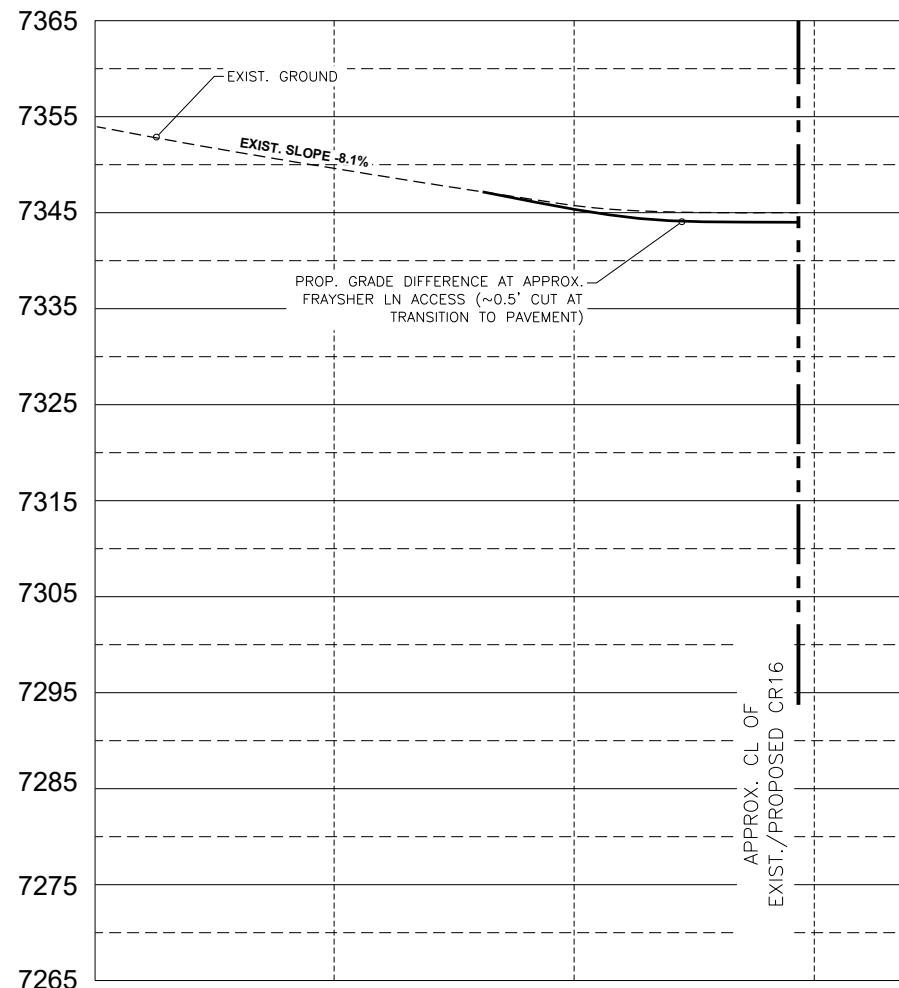


**FRAYSHER LN
(ACCESS DETAIL)**



- NOTES:**
- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 - FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).

SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'



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 PLOT DATE/TIME: 10/9/2024 11:07 AM
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OWNER:
TAILWATERS AT STAGECOACH, LLC

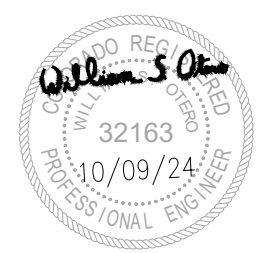
PLANNER:

 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

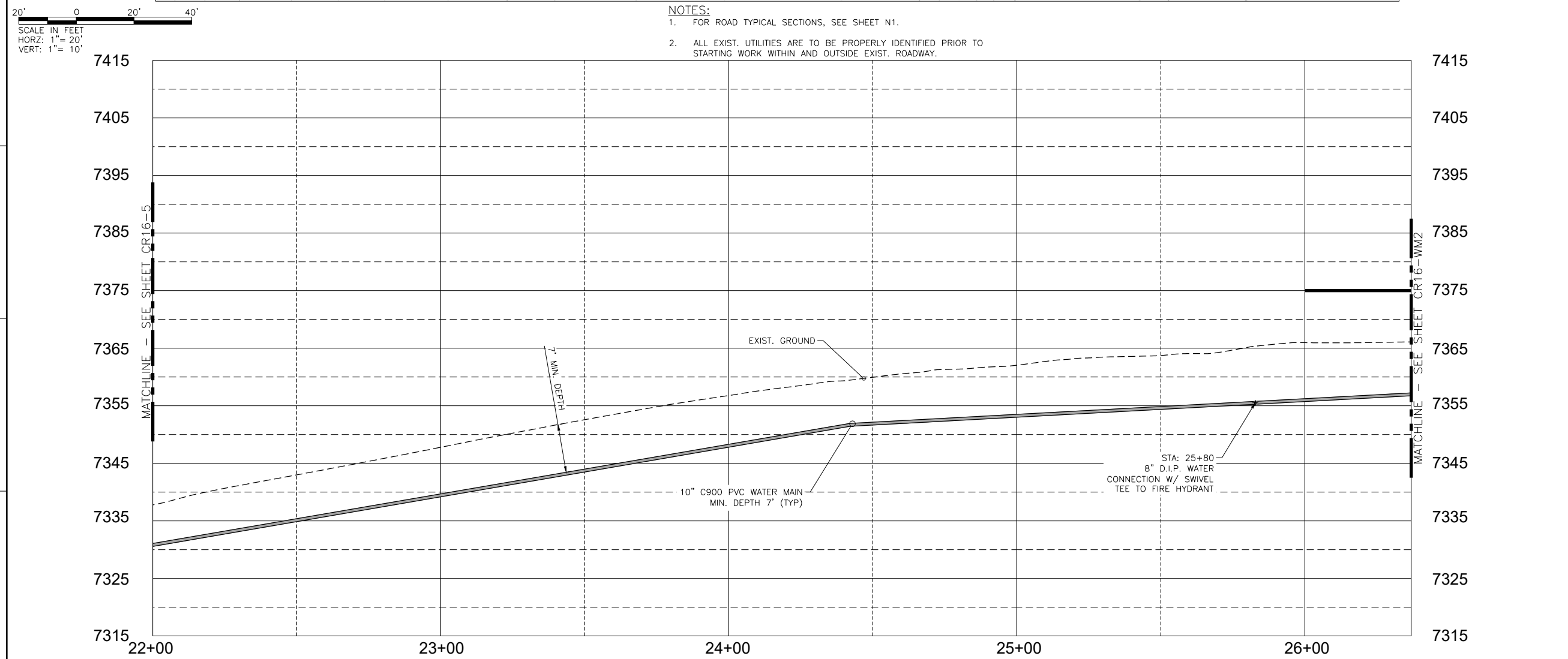
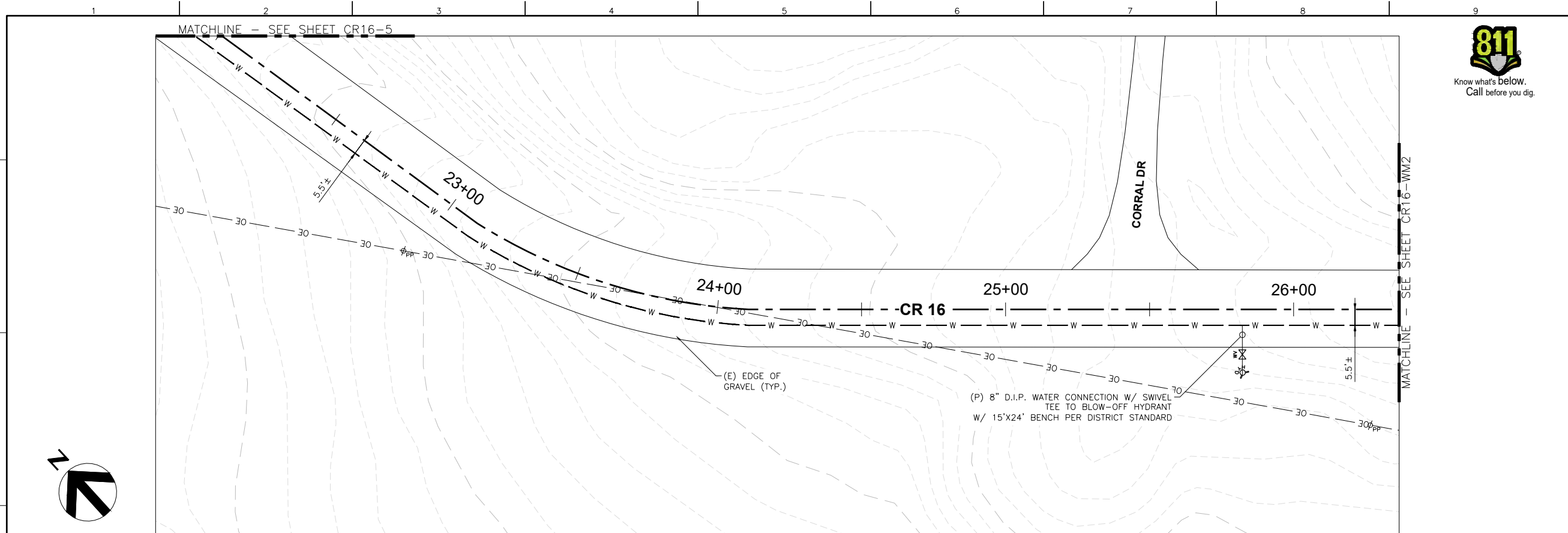


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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CR16 WATER EXTENSION

SHEET NUMBER:
CR16-WM1



CR16-WM1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_CR 16 WATER MAIN.DWG
 PLOT DATE/TIME: 10/9/2024 11:07 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:
TAILWATERS AT STAGECOACH, LLC

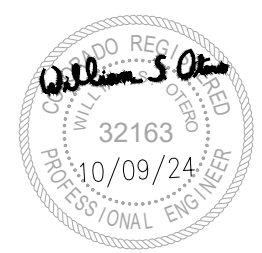
PLANNER:

 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

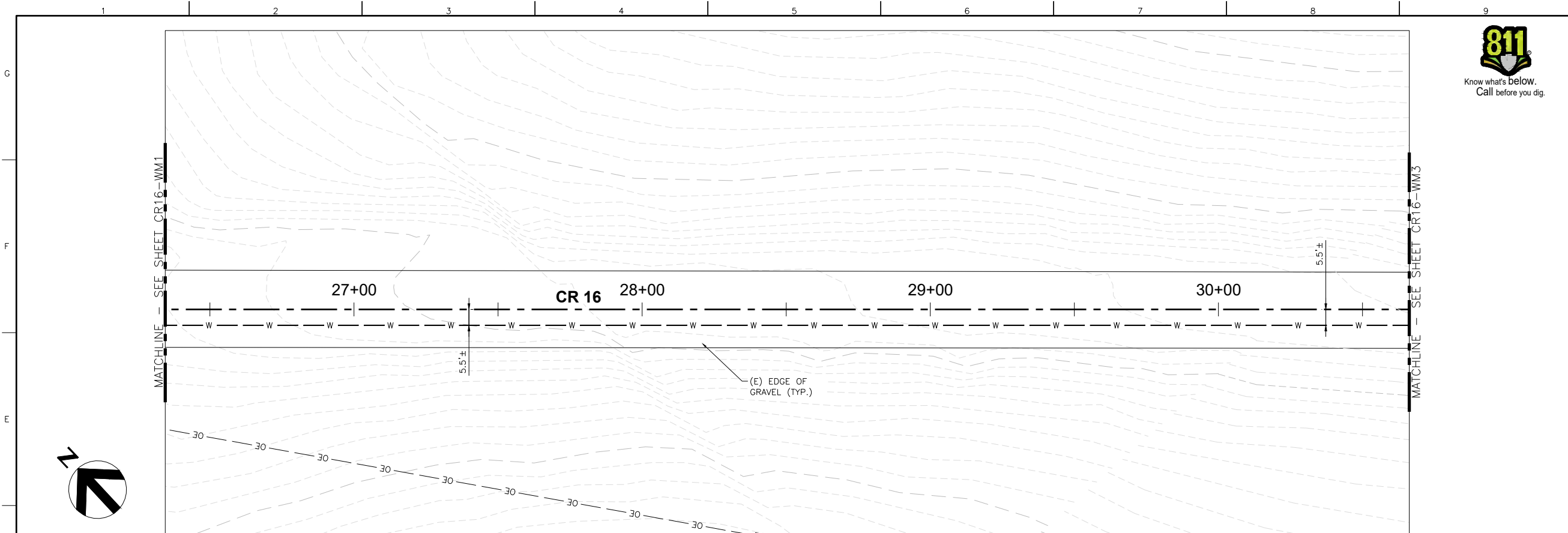


ISSUE	DATE	DESCRIPTION
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1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

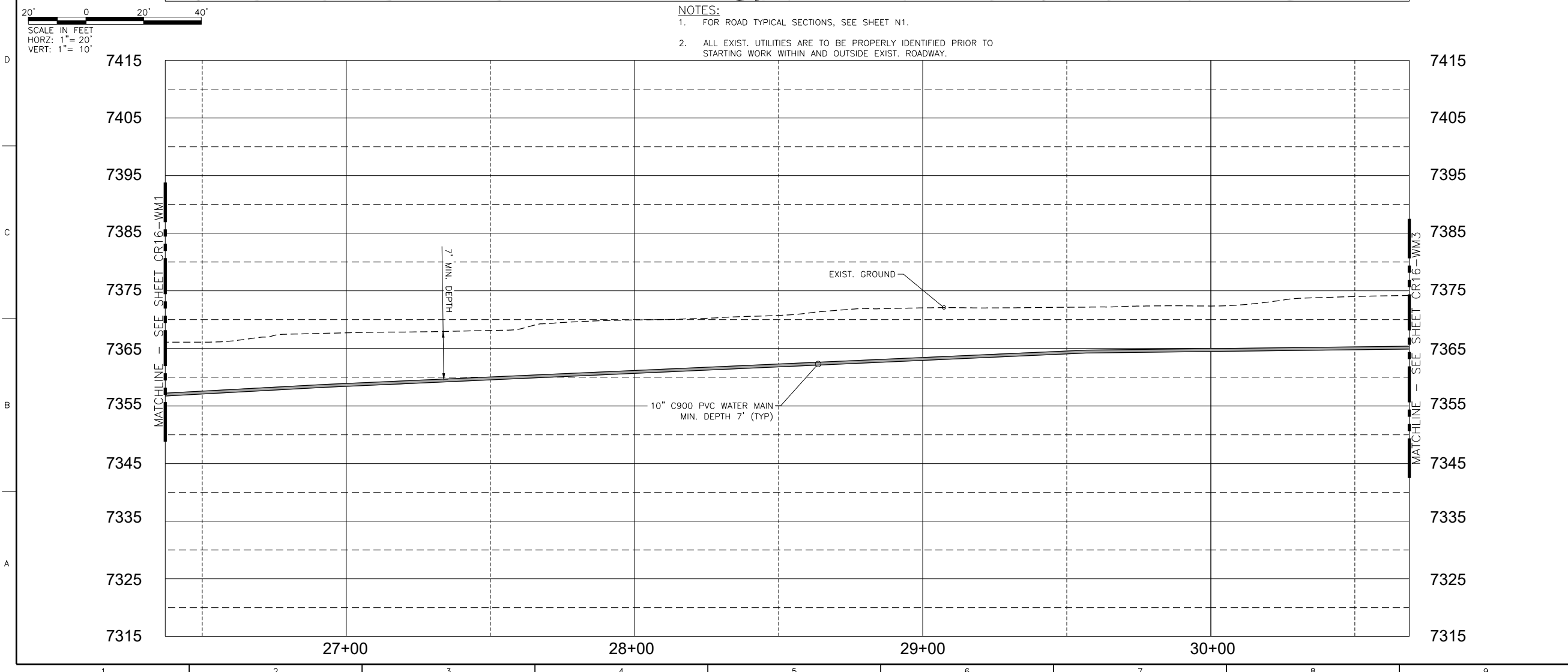
DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CR16 WATER EXTENSION

SHEET NUMBER:
CR16-WM2



NOTES:
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 2. ALL EXIST. UTILITIES ARE TO BE PROPERLY IDENTIFIED PRIOR TO STARTING WORK WITHIN AND OUTSIDE EXIST. ROADWAY.



1 2 3 4 5 6 7 8 9

G
F
E
D
C
B
A

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_CR 16 WATER MAIN.DWG
 PLOT DATE/TIME: 10/09/2024 11:07 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:
TAILWATERS AT STAGECOACH, LLC

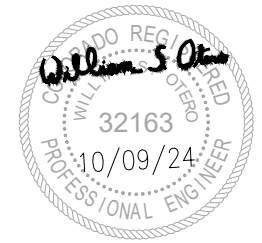
PLANNER:

 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

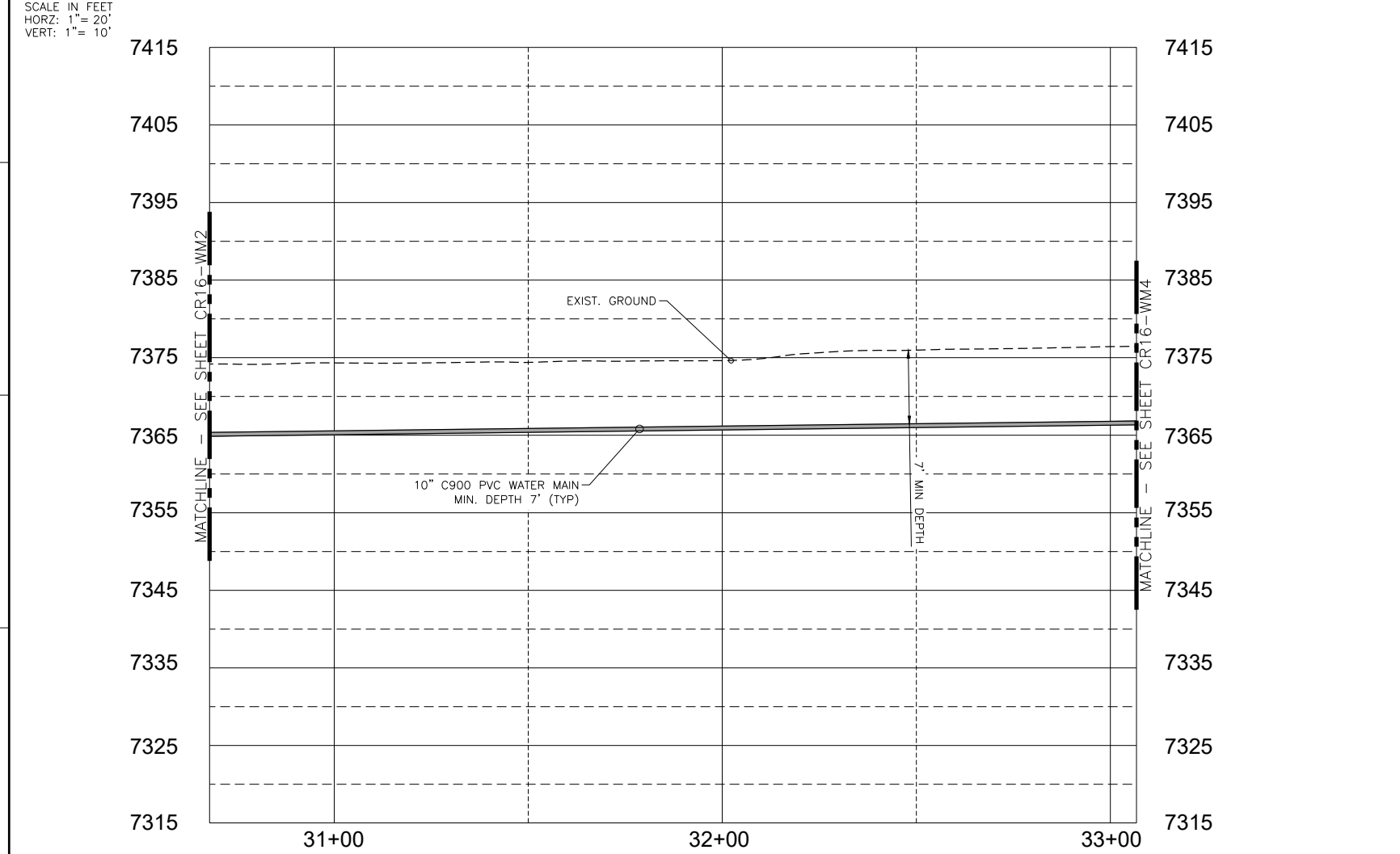
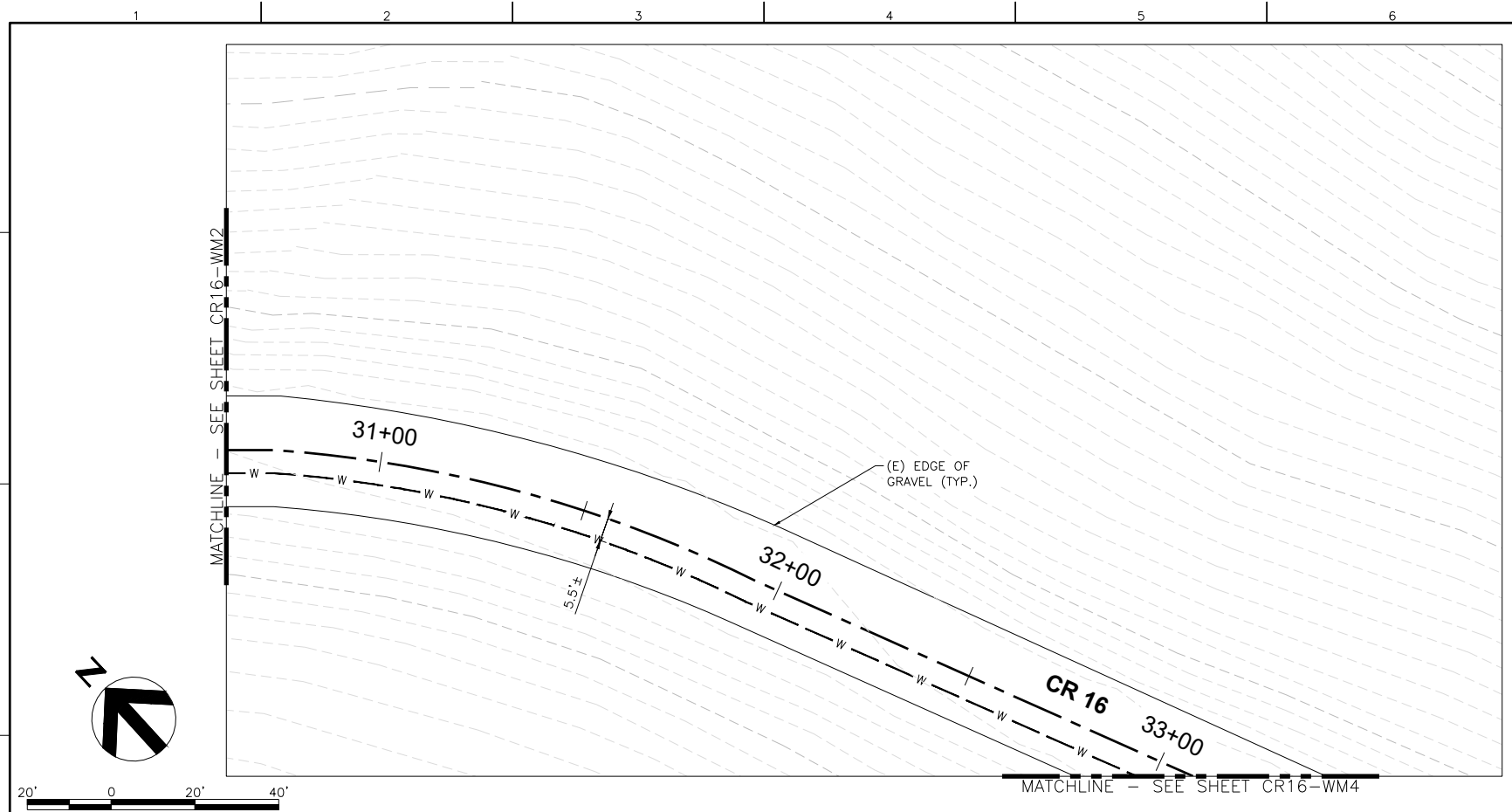


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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CR16 WATER EXTENSION

SHEET NUMBER:
CR16-WM3




NOTES:

- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
- ALL EXIST. UTILITIES ARE TO BE PROPERLY IDENTIFIED PRIOR TO STARTING WORK WITHIN AND OUTSIDE EXIST. ROADWAY.

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 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



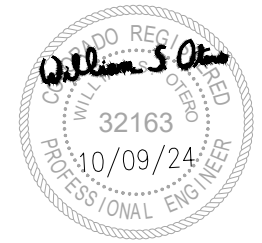
OWNER:
TAILWATERS AT STAGECOACH, LLC

PLANNER:

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

ARCHITECT:

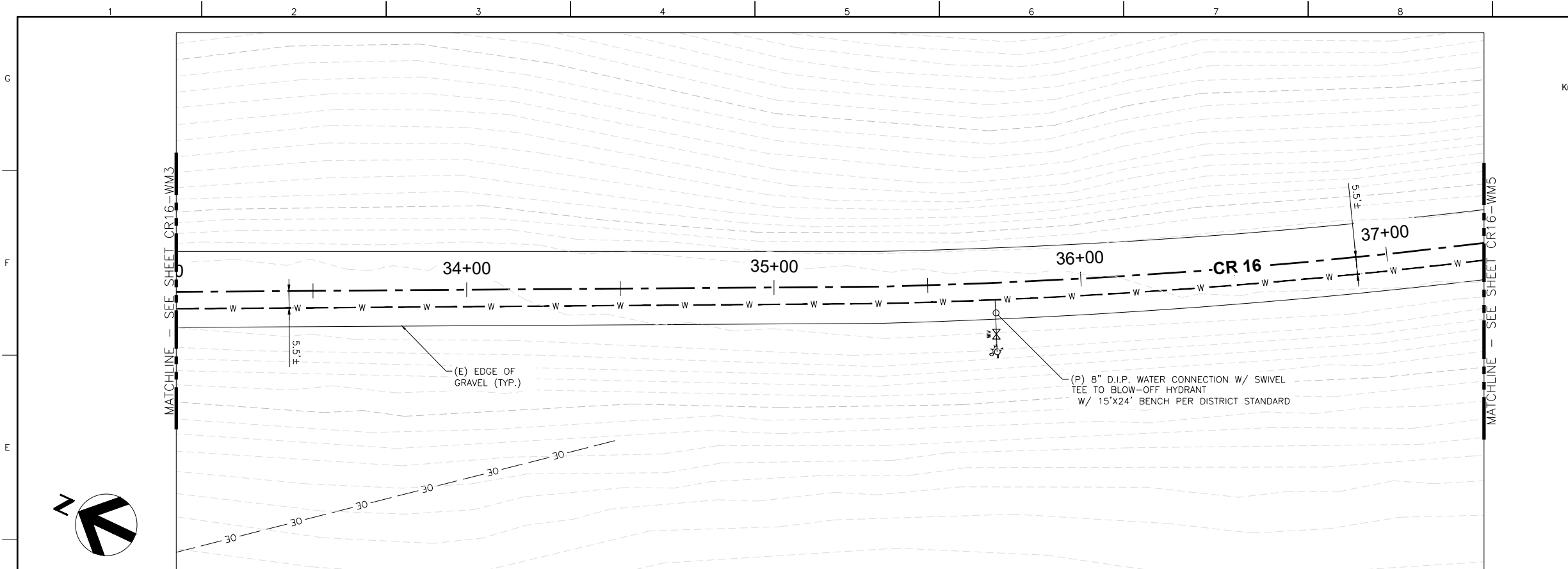
LANDSCAPE ARCHITECT:
NOT FOR CONSTRUCTION

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

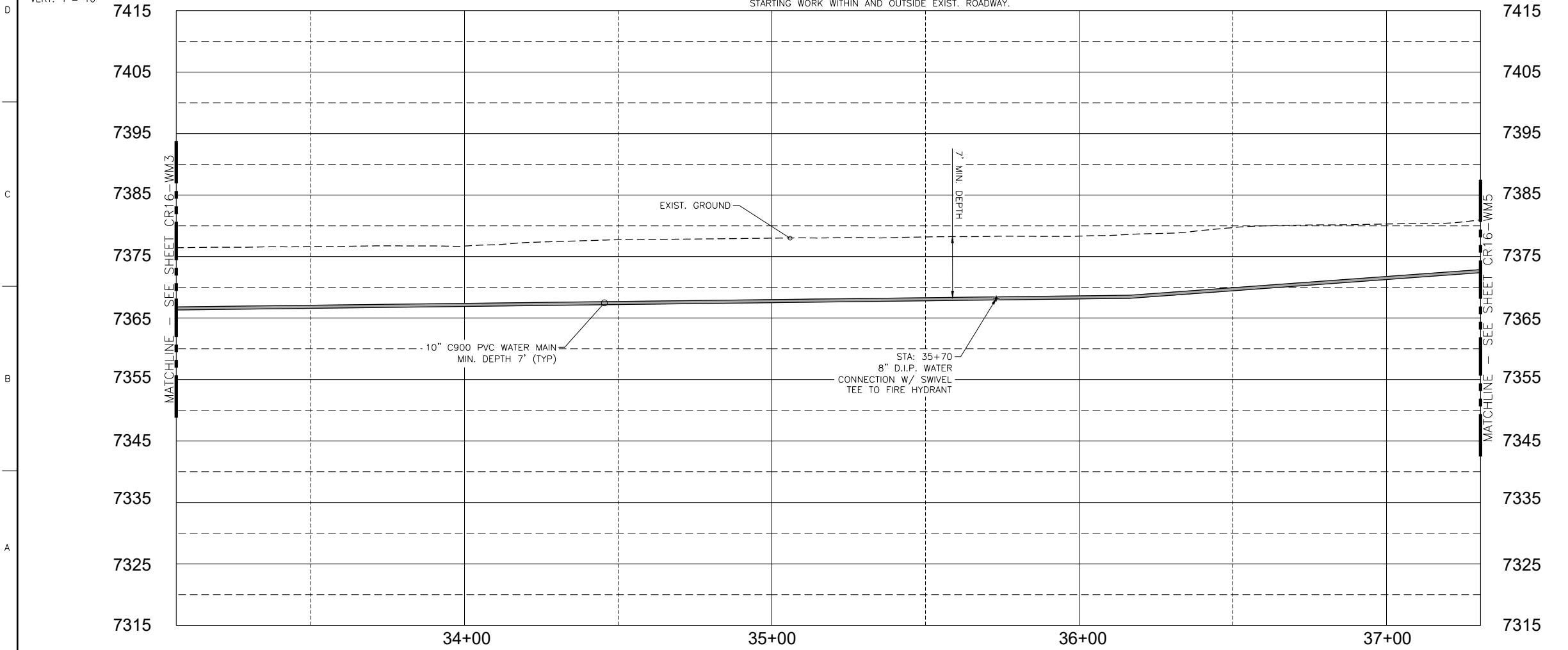


ISSUE	DATE	DESCRIPTION
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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

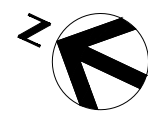
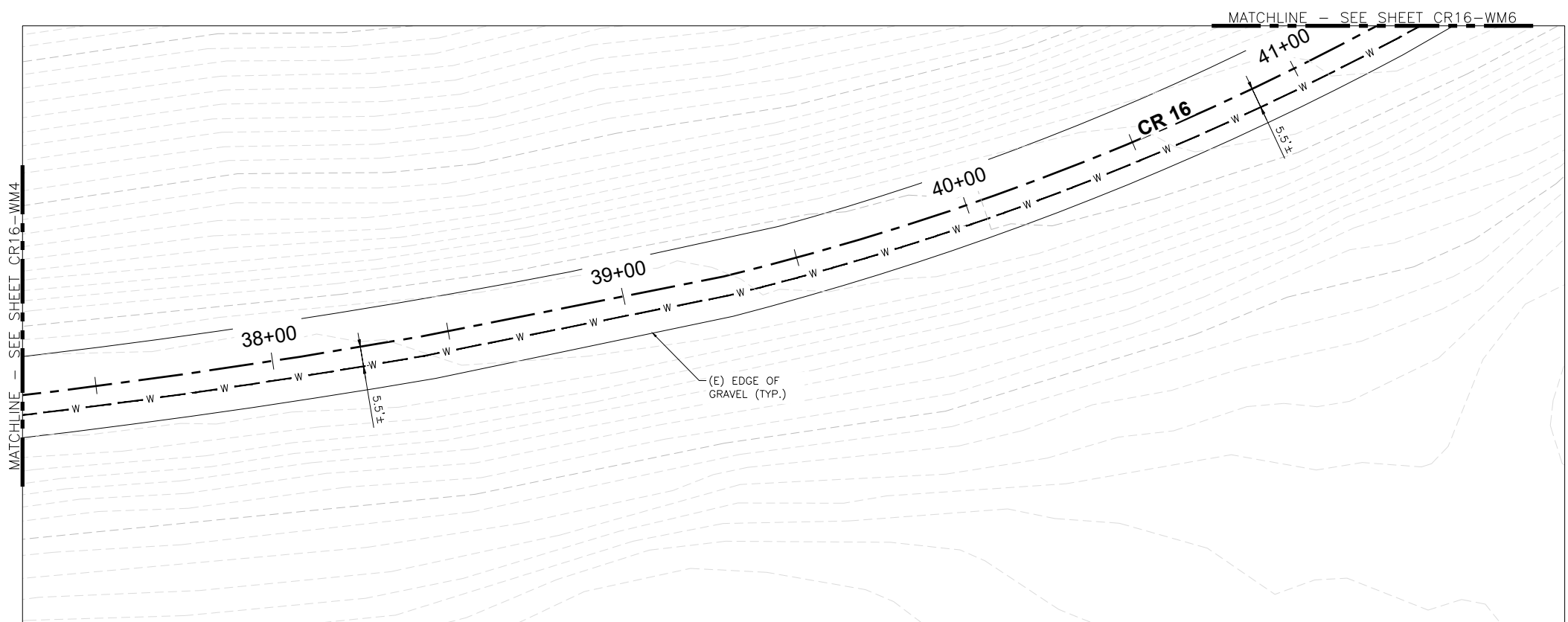
DRAWN BY: S. OTERO
 SHEET TITLE:
**PLAN VIEW AND PROFILE
 CR16 WATER EXTENSION**
 SHEET NUMBER:
CR16-WM4



NOTES:
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 2. ALL EXIST. UTILITIES ARE TO BE PROPERLY IDENTIFIED PRIOR TO STARTING WORK WITHIN AND OUTSIDE EXIST. ROADWAY.

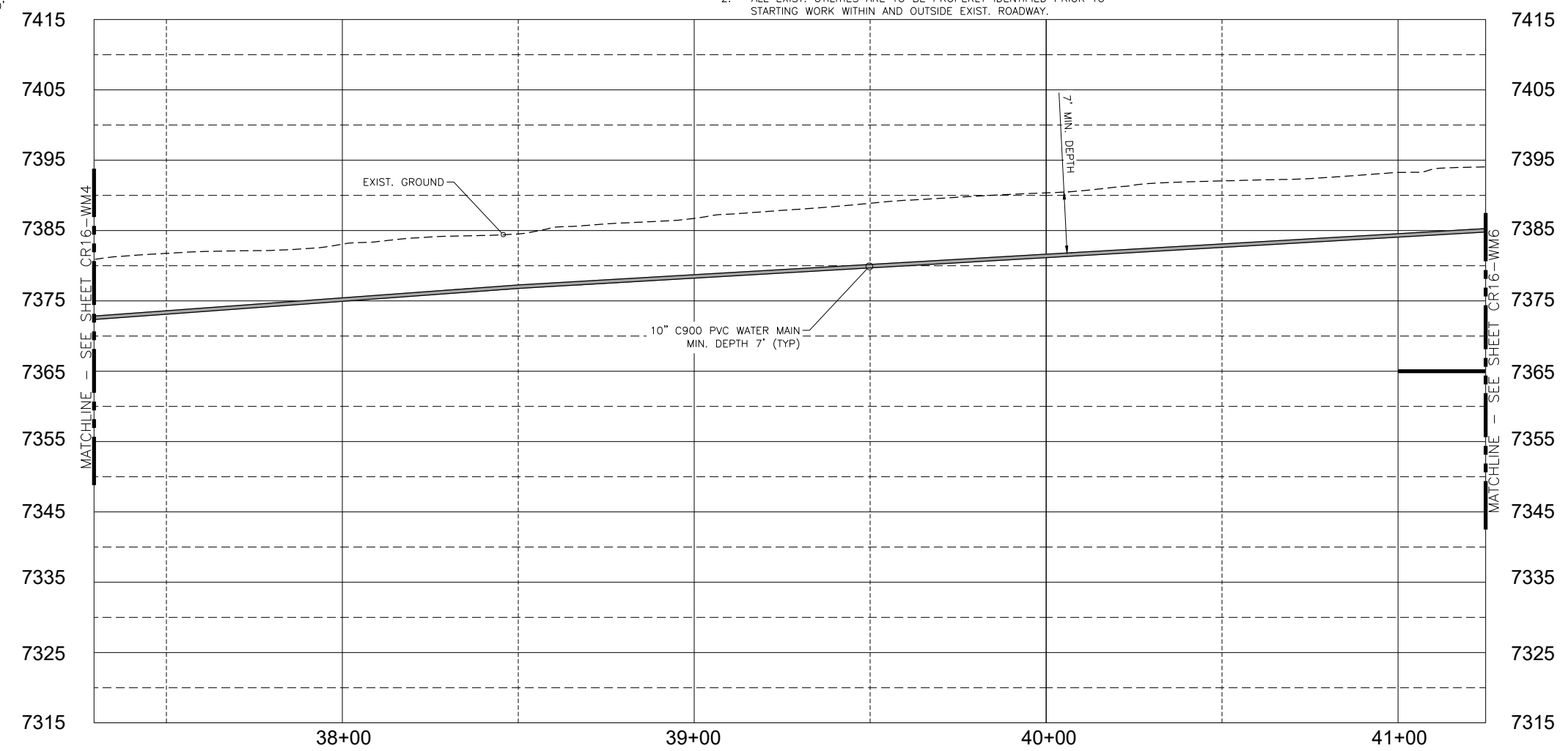


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 PLOT DATE/TIME: 10/9/2024 11:07 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB




SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'

NOTES:
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 2. ALL EXIST. UTILITIES ARE TO BE PROPERLY IDENTIFIED PRIOR TO STARTING WORK WITHIN AND OUTSIDE EXIST. ROADWAY.



OWNER:
TAILWATERS AT STAGECOACH, LLC

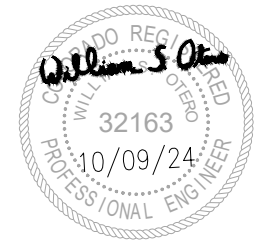
PLANNER:

 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

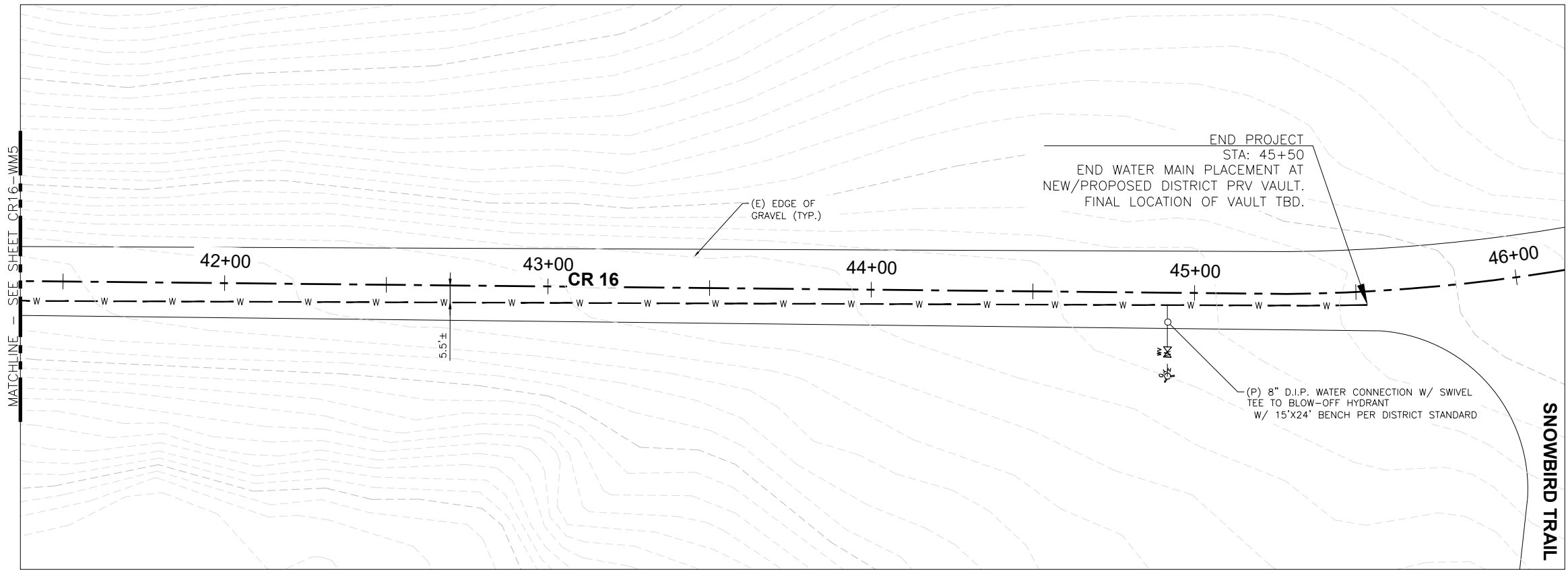
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**PLAN VIEW AND PROFILE
 CR16 WATER EXTENSION**

SHEET NUMBER:
CR16-WM5



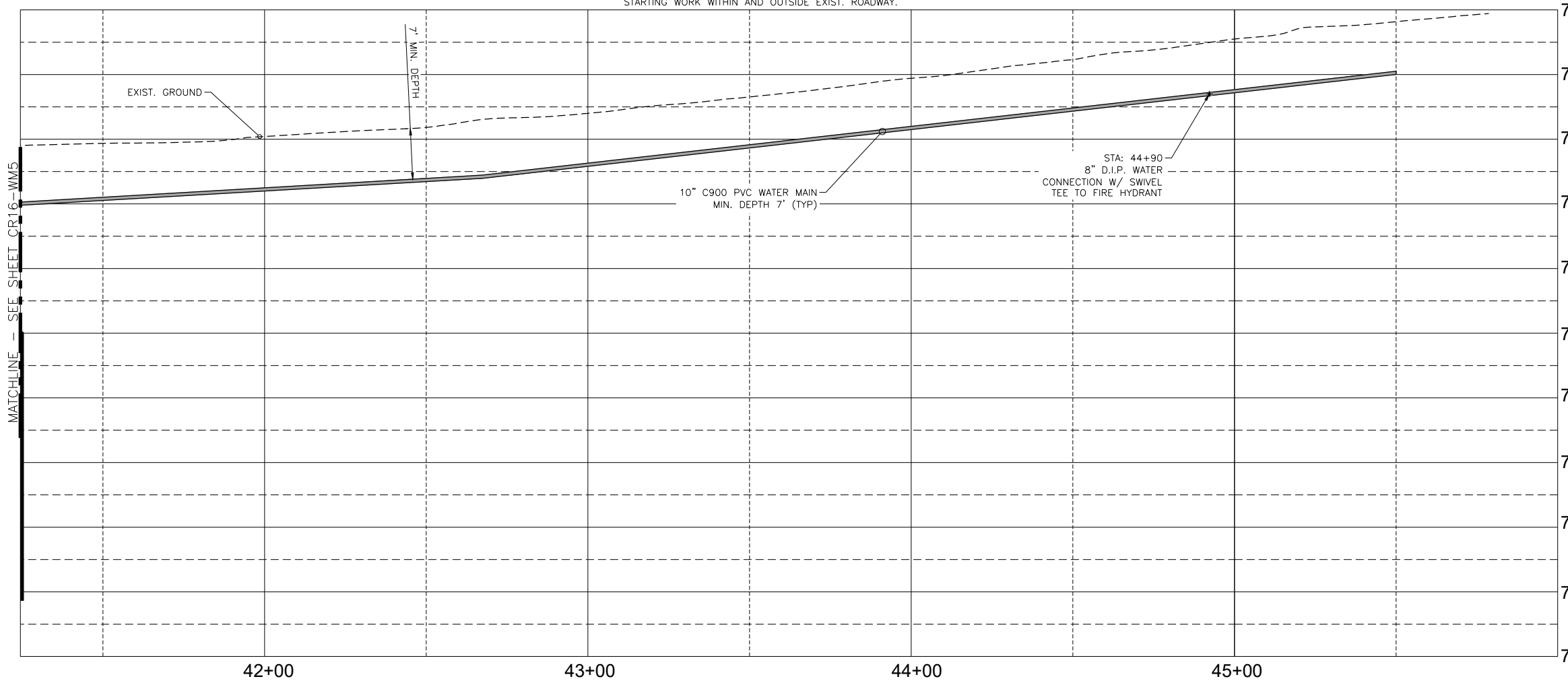
Know what's below.
Call before you dig.

MATCHLINE - SEE SHEET CR16-WM5




SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'

NOTES:
1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
2. ALL EXIST. UTILITIES ARE TO BE PROPERLY IDENTIFIED PRIOR TO STARTING WORK WITHIN AND OUTSIDE EXIST. ROADWAY.



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

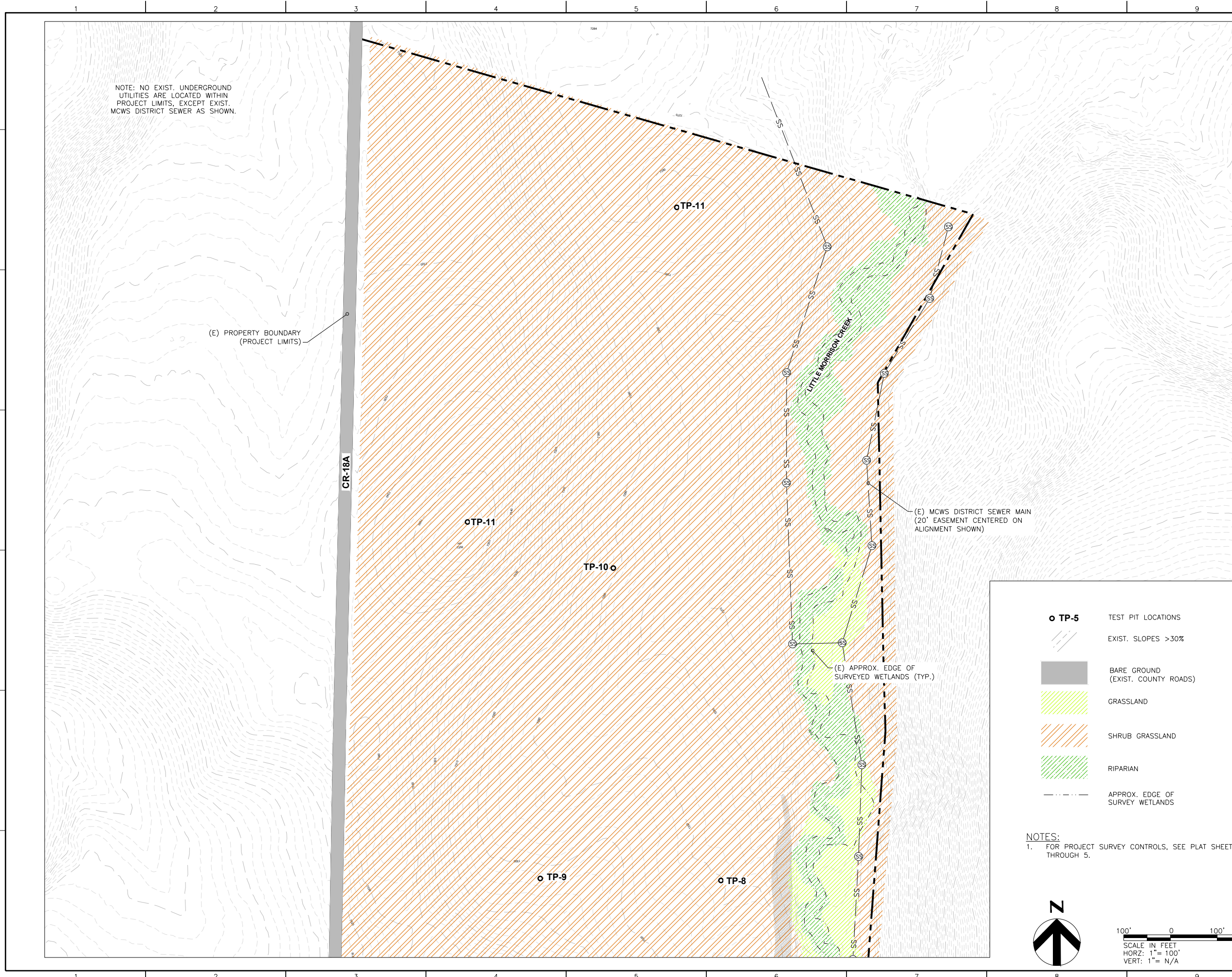
DRAWN BY: S. OTERO

SHEET TITLE:
**PLAN VIEW AND PROFILE
CR16 WATER EXTENSION**

SHEET NUMBER:
CR16-WM6

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PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB

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



NOTE: NO EXIST. UNDERGROUND UTILITIES ARE LOCATED WITHIN PROJECT LIMITS, EXCEPT EXIST. MCWS DISTRICT SEWER AS SHOWN.

(E) PROPERTY BOUNDARY (PROJECT LIMITS)

CR-18A

TP-11

TP-11

TP-10

LITTLE MORRISON CREEK

(E) MCWS DISTRICT SEWER MAIN (20' EASEMENT CENTERED ON ALIGNMENT SHOWN)

(E) APPROX. EDGE OF SURVEYED WETLANDS (TYP.)

TP-9

TP-8


- TP-5 TEST PIT LOCATIONS
- EXIST. SLOPES >30%
- BARE GROUND (EXIST. COUNTY ROADS)
- GRASSLAND
- SHRUB GRASSLAND
- RIPARIAN
- APPROX. EDGE OF SURVEY WETLANDS

NOTES:
 1. FOR PROJECT SURVEY CONTROLS, SEE PLAT SHEETS 1 THROUGH 5.



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

OWNER:
TAILWATERS AT STAGECOACH, LLC

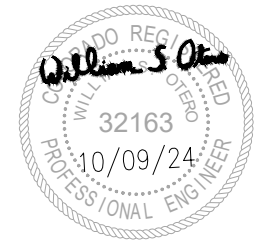
PLANNER:

 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



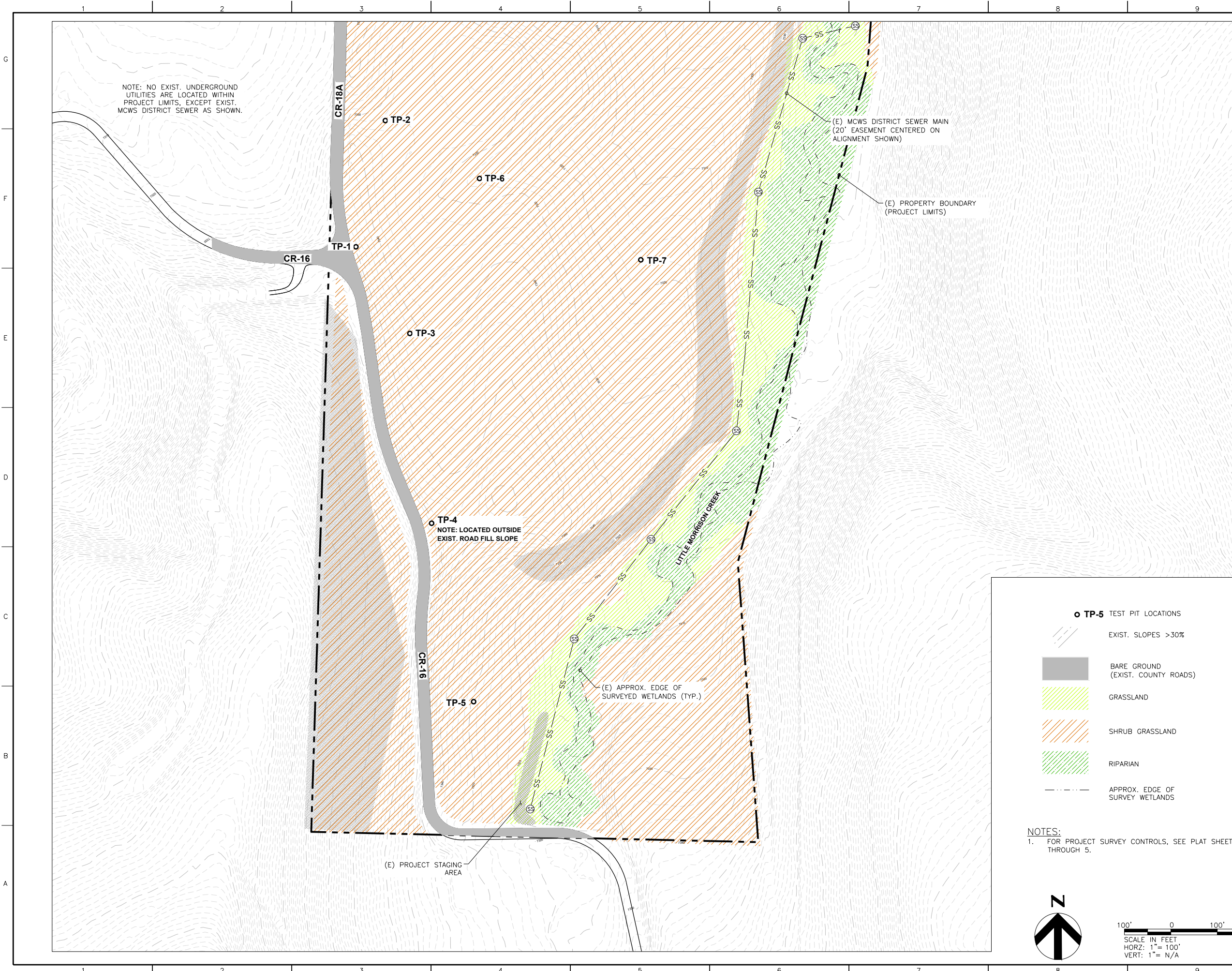
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
EXIST. CONDITIONS (NORTH)

SHEET NUMBER:
EX-1

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



○ TP-5 TEST PIT LOCATIONS

- EXIST. SLOPES >30%
- BARE GROUND (EXIST. COUNTY ROADS)
- GRASSLAND
- SHRUB GRASSLAND
- RIPARIAN
- APPROX. EDGE OF SURVEY WETLANDS

NOTES:
 1. FOR PROJECT SURVEY CONTROLS, SEE PLAT SHEETS 1 THROUGH 5.

N

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

OWNER:
TAILWATERS AT STAGECOACH, LLC

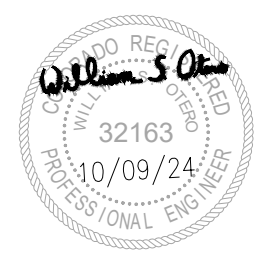
PLANNER:

 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



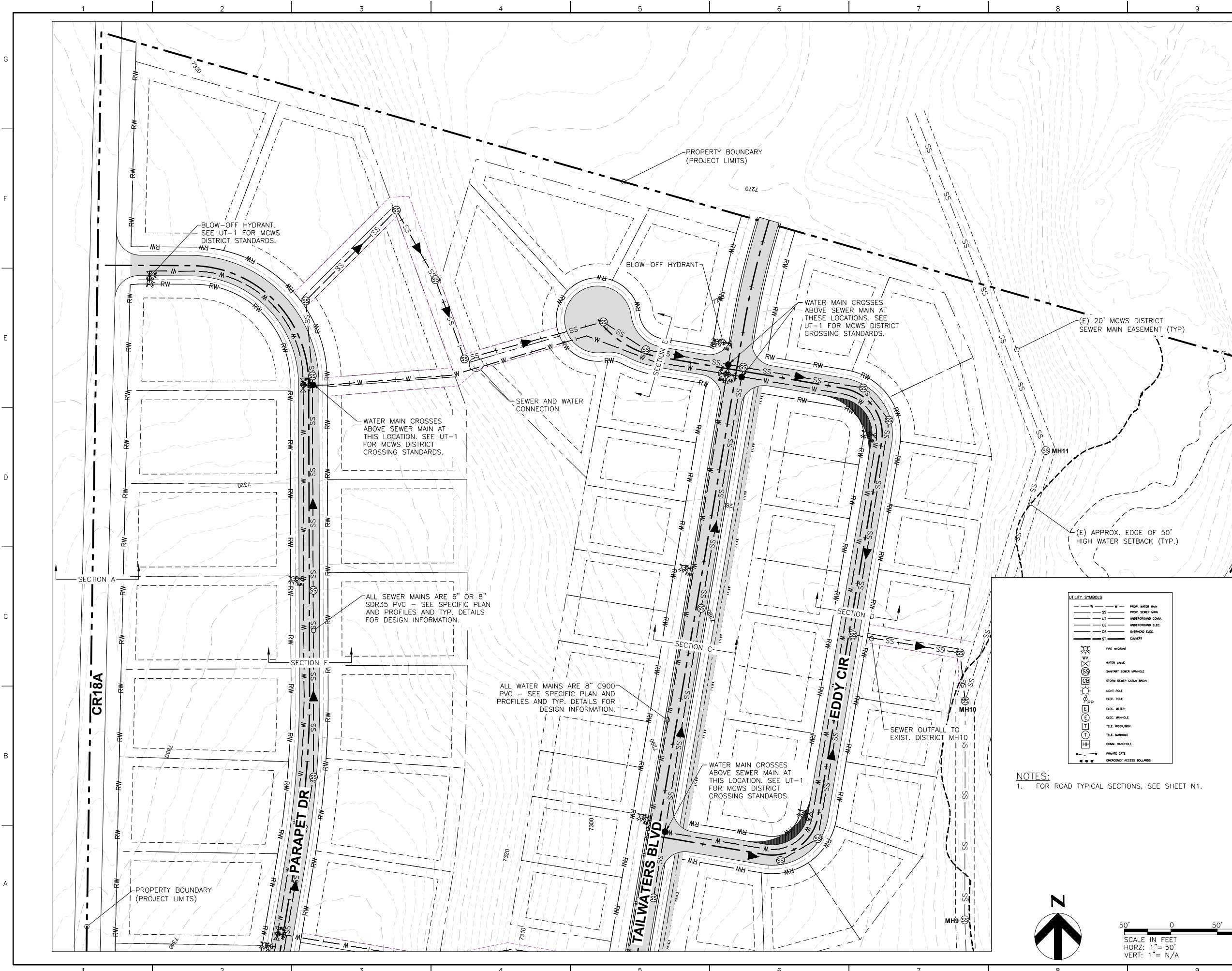
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
EXIST. CONDITIONS (SOUTH)

SHEET NUMBER:
EX-2

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_SITE PLAN.DWG
 PLOT DATE/TIME: 10/09/2024 11:19 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



UTILITY SYMBOLS

— W —	PROP. WATER MAIN
— SS —	PROP. SEWER MAIN
— UT —	UNDERGROUND COMM.
— UE —	UNDERGROUND ELEC.
— OE —	OVERHEAD ELEC.
— ST —	COLLECTOR
⊗	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
⊙	PRIVATE GATE
⊙	EMERGENCY ACCESS BARRIERS

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



SCALE IN FEET
 HORZ: 1" = 50'
 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

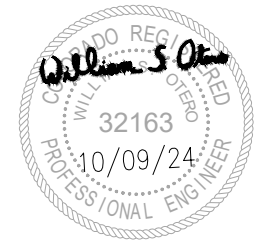
PLANNER:

 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

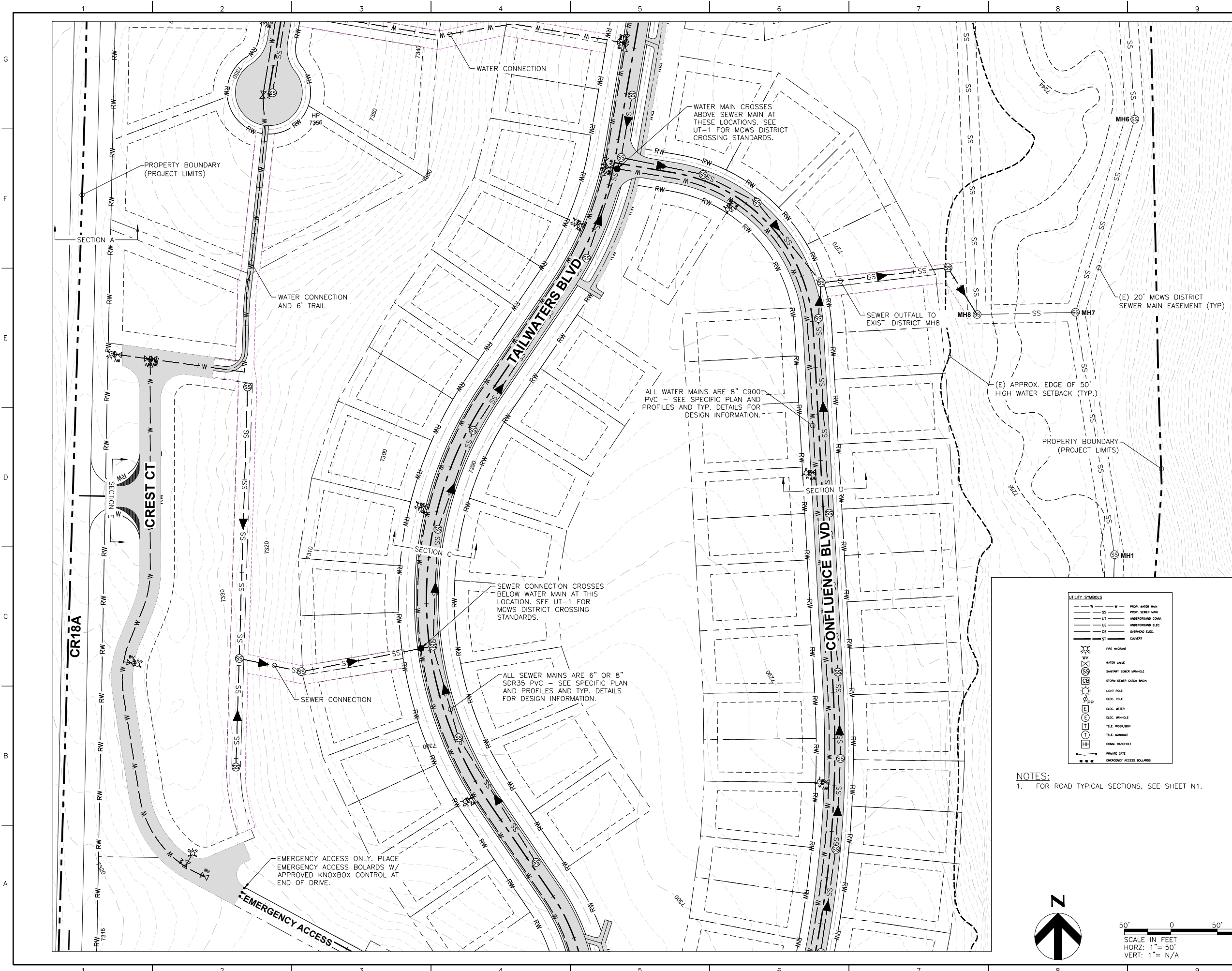


ISSUE DATE	DESCRIPTION
3 10/09/24	COUNTY PLAN COMMENTS
2 08/23/24	DRAINAGE PLAN UPDATE
1 07/19/24	PRELIMINARY PLAN UPDATE
0 01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO
 SHEET TITLE:

PROJECT SITE PLAN (NORTH)
 SHEET NUMBER:
SP1

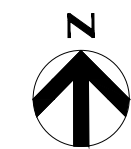
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 PLOT DATE/TIME: 10/9/2024 11:19 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



UTILITY SYMBOLS


W	PROP. WATER MAIN
SS	PROP. SEWER MAIN
UT	UNDERGROUND COMM.
UE	UNDERGROUND ELEC.
OE	OVERHEAD ELEC.
ST	COLLECTOR
FW	FIRE HYDRANT
WV	WATER VALVE
SM	SANITARY SEWER MANHOLE
SCB	STORM SEWER CATCH BASIN
LP	LIGHT POLE
EP	ELEC. POLE
EM	ELEC. METER
EMH	ELEC. MANHOLE
TE	TELE. MANHOLE
TEH	TELE. MANHOLE
CMH	COMM. MANHOLE
PG	PRIVATE GATE
EB	EMERGENCY ACCESS BOLARDS

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



SCALE IN FEET
 HORZ: 1" = 50'
 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

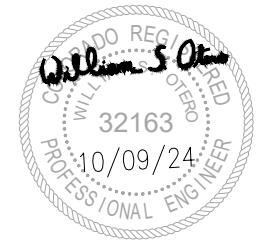
PLANNER:

 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

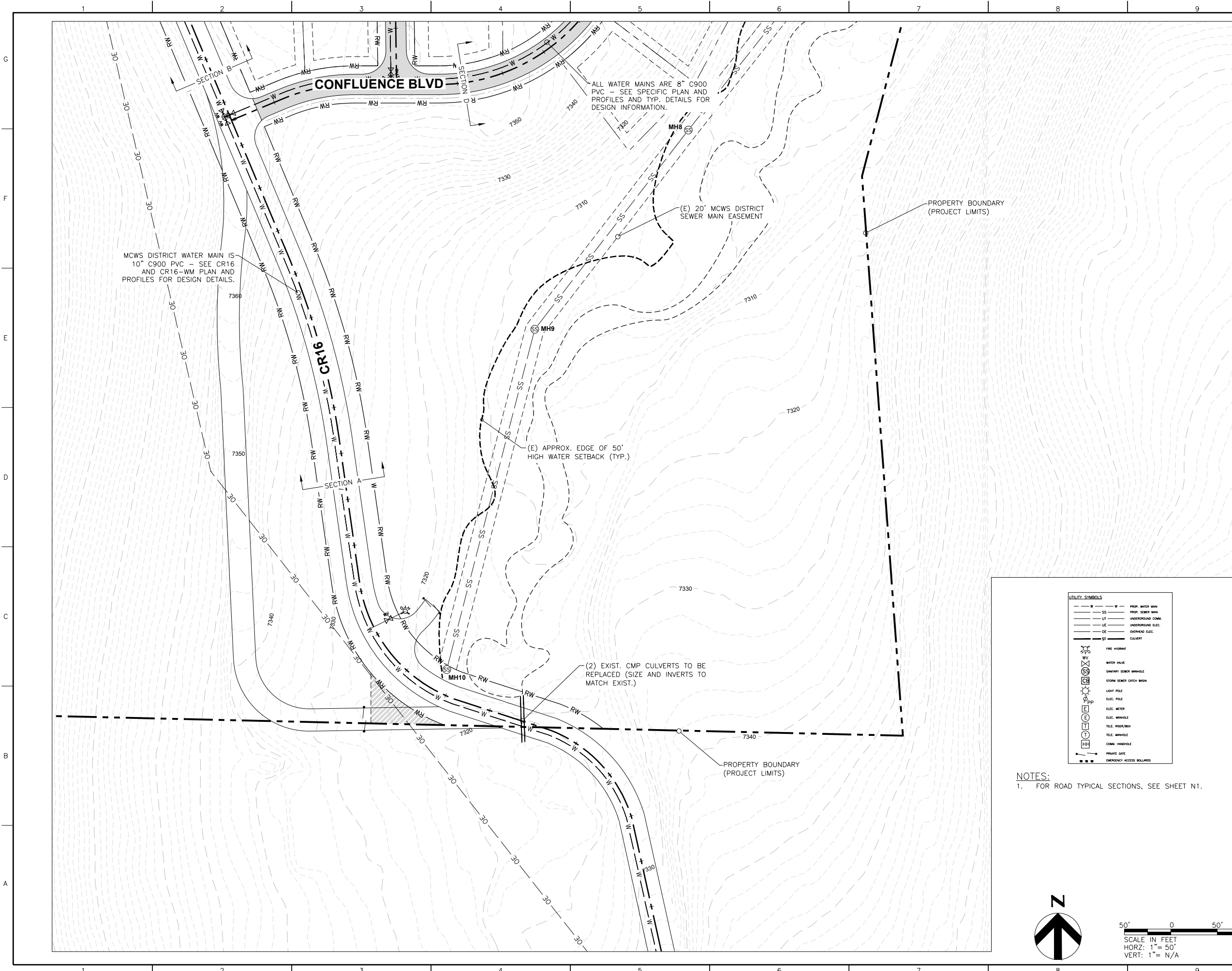


3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION
ISSUE DATE		DESCRIPTION

DRAWN BY: S. OTERO
 SHEET TITLE:
PROJECT SITE PLAN (NORTH CENTRAL)

SHEET NUMBER:
SP2

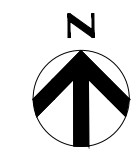
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 PLOT DATE/TIME: 10/9/2024 11:19 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



UTILITY SYMBOLS


---	W	PROP. WATER MAIN
---	SS	PROP. SEWER MAIN
---	UT	UNDERGROUND COMM.
---	UE	UNDERGROUND ELEC.
---	OE	OVERHEAD ELEC.
---	ST	CULVERT
⊗		FIRE HYDRANT
⊕		WATER VALVE
⊗		SANITARY SEWER MANHOLE
⊕		STORM SEWER CATCH BASIN
⊙		LIGHT POLE
⊕		ELEC. POLE
⊕		ELEC. METER
⊕		ELEC. MANHOLE
⊕		TELE. POLE/BOX
⊕		TELE. MANHOLE
⊕		COMM. MANHOLE
⊕		PRIVATE GATE
⊕		EMERGENCY ACCESS BOLLARDS

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



SCALE IN FEET
 HORZ: 1" = 50'
 VERT: 1" = N/A

OWNER:
TAILWATERS AT STAGECOACH, LLC

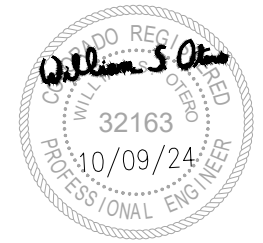
PLANNER:

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

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

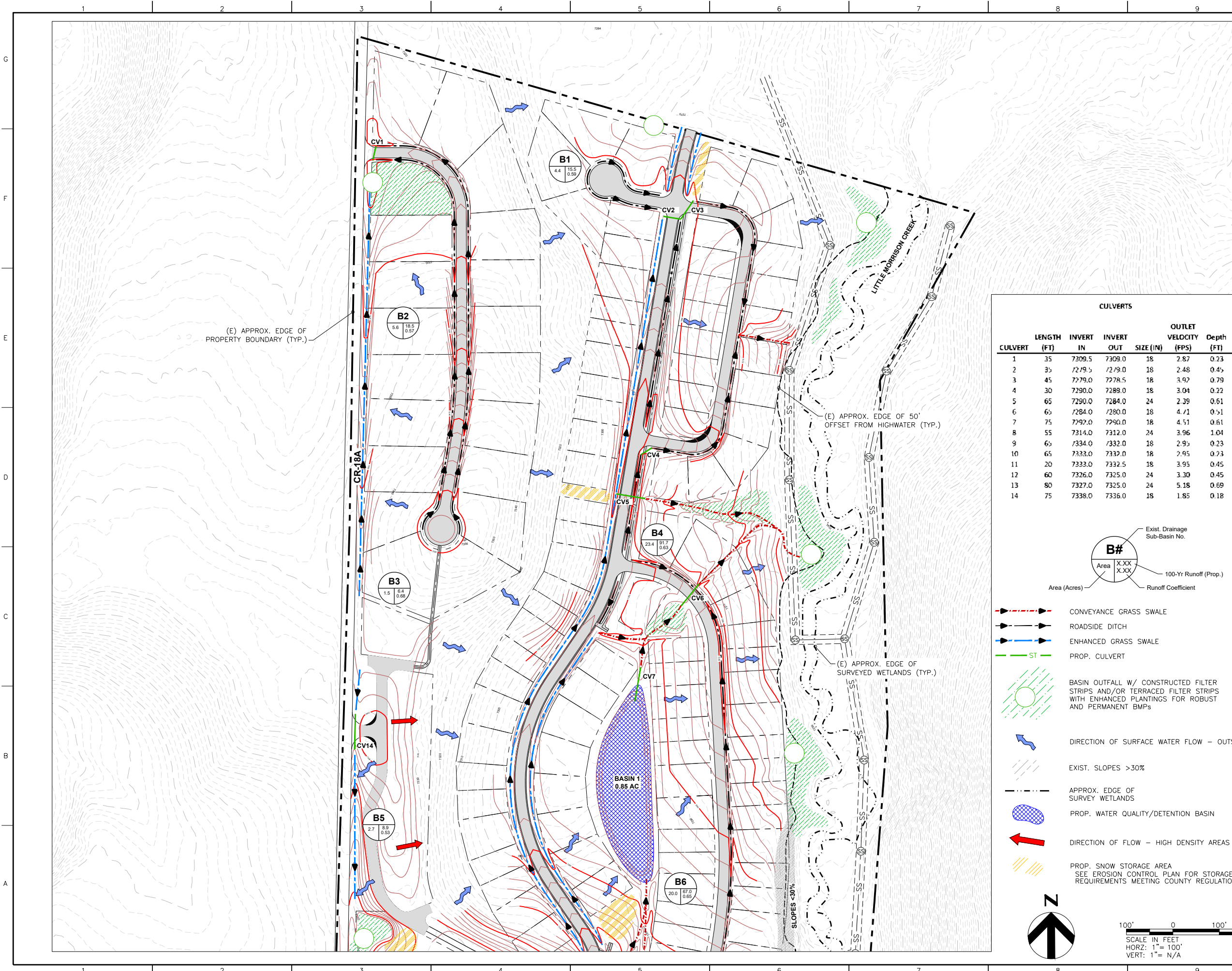
ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810



ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
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)
 SHEET NUMBER:
SP4

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_PROP_GRADING.DWG
 PLOT DATE/TIME: 10/9/2024 11:29 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



CULVERTS

CULVERT	LENGTH (FT)	INVERT IN	INVERT OUT	OUTLET VELOCITY (FPS)	Depth (FT)
1	35	7309.5	7309.0	18	2.87
2	35	7279.5	7279.0	18	2.48
3	45	7279.0	7278.5	18	3.92
4	30	7290.0	7289.0	18	3.04
5	65	7290.0	7284.0	24	2.39
6	65	7284.0	7280.0	18	4.71
7	75	7292.0	7290.0	18	4.51
8	55	7314.0	7312.0	24	3.96
9	65	7334.0	7332.0	18	2.95
10	65	7333.0	7332.0	18	2.95
11	20	7333.0	7332.5	18	3.95
12	60	7326.0	7325.0	24	3.30
13	80	7327.0	7325.0	24	5.18
14	75	7338.0	7336.0	18	1.85

Basin Legend:

B#
 Area (Acres) | Exist. Drainage Sub-Basin No. | 100-Yr Runoff (Prop.) | Runoff Coefficient

Basin Data:

B#	Area (Acres)	Exist. Drainage Sub-Basin No.	100-Yr Runoff (Prop.)	Runoff Coefficient
B1	4.4	15.5	0.59	
B2	5.6	18.5	0.57	
B3	1.5	6.4	0.65	
B4	23.4	91.7	0.65	
B5	2.7	8.8	0.55	
B6	20.0	67.0	0.65	

Basin 1: 0.85 AC

Legend:

- CONVEYANCE GRASS SWALE
- ROADSIDE DITCH
- ENHANCED GRASS SWALE
- PROP. CULVERT
- BASIN OUTFALL W/ CONSTRUCTED FILTER STRIPS AND/OR TERRACED FILTER STRIPS WITH ENHANCED PLANTINGS FOR ROBUST AND PERMANENT BMPs
- DIRECTION OF SURFACE WATER FLOW - OUTSIDE LOTS
- EXIST. SLOPES >30%
- APPROX. EDGE OF SURVEY WETLANDS
- PROP. WATER QUALITY/DETENTION BASIN
- DIRECTION OF FLOW - HIGH DENSITY AREAS
- PROP. SNOW STORAGE AREA SEE EROSION CONTROL PLAN FOR STORAGE REQUIREMENTS MEETING COUNTY REGULATIONS

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

OWNER:
TAILWATERS AT STAGECOACH, LLC

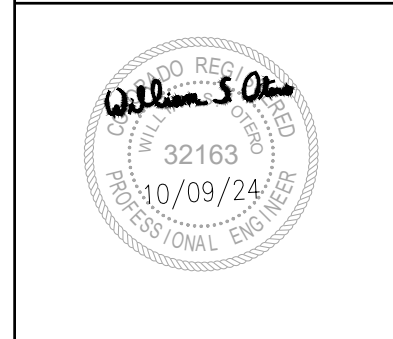
PLANNER:

 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



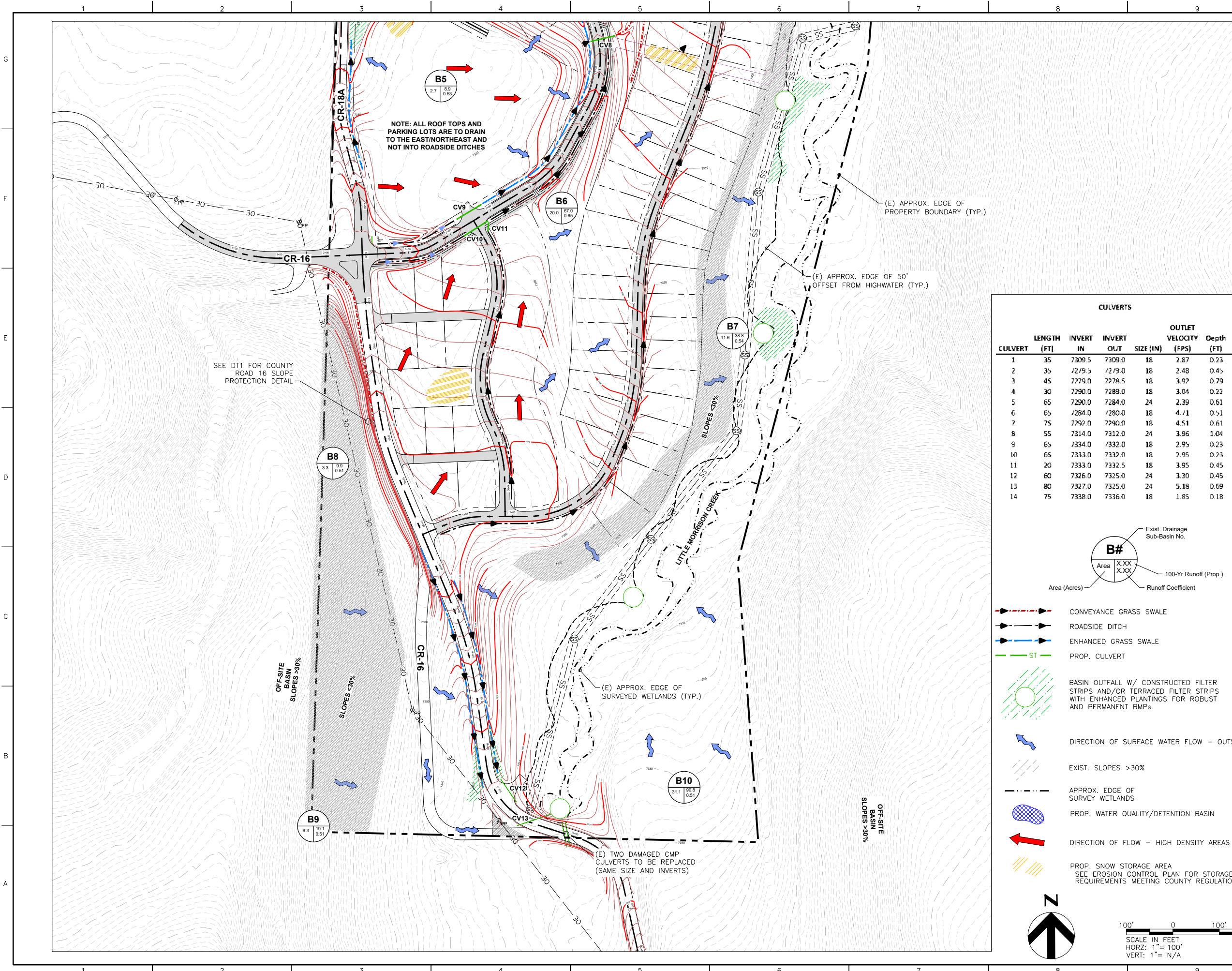
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PROP. MASTER DRAINAGE AND GRADING (NORTH)

SHEET NUMBER:
PR-MD1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_PROP_GRADING.DWG
 PLOT DATE/TIME: 10/9/2024 11:29 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



CULVERTS

CULVERT	LENGTH (FT)	INVERT IN	INVERT OUT	OUTLET SIZE (IN)	VELOCITY (FPS)	Depth (FT)
1	35	7309.5	7309.0	18	2.87	0.23
2	35	7279.5	7279.0	18	2.48	0.45
3	45	7279.0	7278.5	18	3.92	0.79
4	30	7290.0	7289.0	18	3.04	0.22
5	65	7290.0	7284.0	24	2.39	0.61
6	65	7284.0	7280.0	18	4.71	0.51
7	75	7292.0	7290.0	18	4.51	0.61
8	55	7314.0	7312.0	24	3.96	1.04
9	65	7334.0	7332.0	18	2.95	0.23
10	65	7333.0	7332.0	18	2.95	0.23
11	20	7333.0	7332.5	18	3.95	0.45
12	60	7326.0	7325.0	24	3.30	0.45
13	80	7327.0	7325.0	24	5.18	0.69
14	75	7338.0	7336.0	18	1.85	0.18

Basin Legend:

B#
 Area (Acres) | Exist. Drainage Sub-Basin No. | 100-Yr Runoff (Prop.) | Runoff Coefficient

Flow Indicators:

- CONVEYANCE GRASS SWALE
- ROADSIDE DITCH
- ENHANCED GRASS SWALE
- PROP. CULVERT
- BASIN OUTFALL W/ CONSTRUCTED FILTER STRIPS AND/OR TERRACED FILTER STRIPS WITH ENHANCED PLANTINGS FOR ROBUST AND PERMANENT BMPs
- DIRECTION OF SURFACE WATER FLOW - OUTSIDE LOTS
- EXIST. SLOPES >30%
- APPROX. EDGE OF SURVEY WETLANDS
- PROP. WATER QUALITY/DETENTION BASIN
- DIRECTION OF FLOW - HIGH DENSITY AREAS
- PROP. SNOW STORAGE AREA SEE EROSION CONTROL PLAN FOR STORAGE REQUIREMENTS MEETING COUNTY REGULATIONS

Scale and Orientation:

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

OWNER:
TAILWATERS AT STAGECOACH, LLC

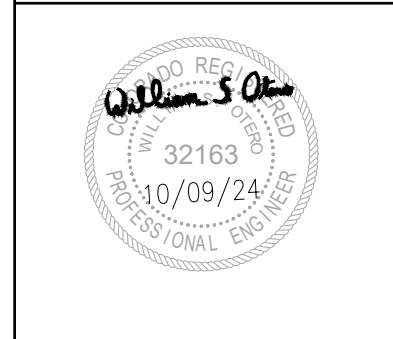
PLANNER:

 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



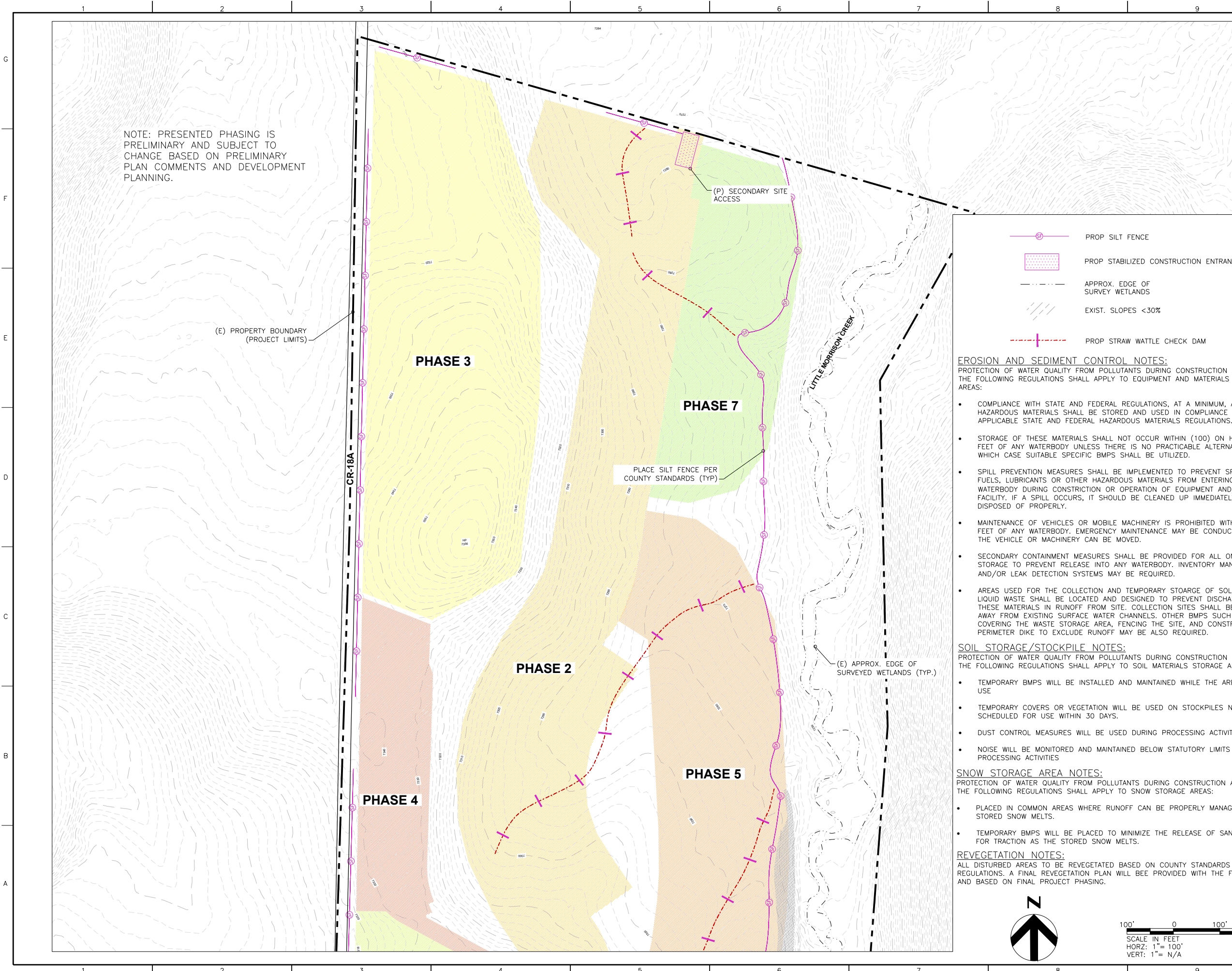
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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO
 SHEET TITLE:

PROP. MASTER DRAINAGE AND GRADING (SOUTH)

SHEET NUMBER:
PR-MD2

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_ESC PRE.DWG
 PLOT DATE/TIME: 10/9/2024 11:32 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



- PROP SILT FENCE
- PROP STABILIZED CONSTRUCTION ENTRANCE
- APPROX. EDGE OF SURVEY WETLANDS
- EXIST. SLOPES <30%
- PROP STRAW WATTLE CHECK DAM

EROSION AND SEDIMENT CONTROL NOTES:
 PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO EQUIPMENT AND MATERIALS STORAGE AREAS:

- COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, AT A MINIMUM, ALL HAZARDOUS MATERIALS SHALL BE STORED AND USED IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL HAZARDOUS MATERIALS REGULATIONS.
- STORAGE OF THESE MATERIALS SHALL NOT OCCUR WITHIN (100) ON HUNDRED FEET OF ANY WATERBODY UNLESS THERE IS NO PRACTICABLE ALTERNATIVE, IN WHICH CASE SUITABLE SPECIFIC BMPs SHALL BE UTILIZED.
- SPILL PREVENTION MEASURES SHALL BE IMPLEMENTED TO PREVENT SPILLED FUELS, LUBRICANTS OR OTHER HAZARDOUS MATERIALS FROM ENTERING A WATERBODY DURING CONSTRUCTION OR OPERATION OF EQUIPMENT AND/OR FACILITY. IF A SPILL OCCURS, IT SHOULD BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.
- MAINTENANCE OF VEHICLES OR MOBILE MACHINERY IS PROHIBITED WITHIN 100 FEET OF ANY WATERBODY. EMERGENCY MAINTENANCE MAY BE CONDUCTED UNTIL THE VEHICLE OR MACHINERY CAN BE MOVED.
- SECONDARY CONTAINMENT MEASURES SHALL BE PROVIDED FOR ALL ONSITE FUEL STORAGE TO PREVENT RELEASE INTO ANY WATERBODY. INVENTORY MANAGEMENT AND/OR LEAK DETECTION SYSTEMS MAY BE REQUIRED.
- AREAS USED FOR THE COLLECTION AND TEMPORARY STORAGE OF SOLID OR LIQUID WASTE SHALL BE LOCATED AND DESIGNED TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM SITE. COLLECTION SITES SHALL BE LOCATED AWAY FROM EXISTING SURFACE WATER CHANNELS. OTHER BMPs SUCH AS COVERING THE WASTE STORAGE AREA, FENCING THE SITE, AND CONSTRUCTION OF PERIMETER DIKE TO EXCLUDE RUNOFF MAY BE ALSO REQUIRED.

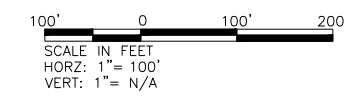
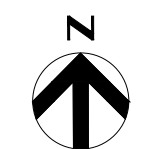
SOIL STORAGE/STOCKPILE NOTES:
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- TEMPORARY BMPs WILL BE INSTALLED AND MAINTAINED WHILE THE AREA IS IN USE
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- NOISE WILL BE MONITORED AND MAINTAINED BELOW STATUTORY LIMITS DURING PROCESSING ACTIVITIES

SNOW STORAGE AREA NOTES:
 PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SNOW STORAGE AREAS:

- PLACED IN COMMON AREAS WHERE RUNOFF CAN BE PROPERLY MANAGED AS THE STORED SNOW MELTS.
- TEMPORARY BMPs WILL BE PLACED TO MINIMIZE THE RELEASE OF SAND AND SALT FOR TRACTION AS THE STORED SNOW MELTS.

REVEGETATION NOTES:
 ALL DISTURBED AREAS TO BE REVEGETATED BASED ON COUNTY STANDARDS AND REGULATIONS. A FINAL REVEGETATION PLAN WILL BE PROVIDED WITH THE FINAL DESIGN AND BASED ON FINAL PROJECT PHASING.



OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:

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

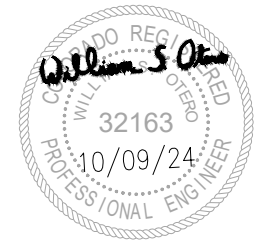
ARCHITECT:

 LANDSCAPE ARCHITECT:

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ENGINEER:

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 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

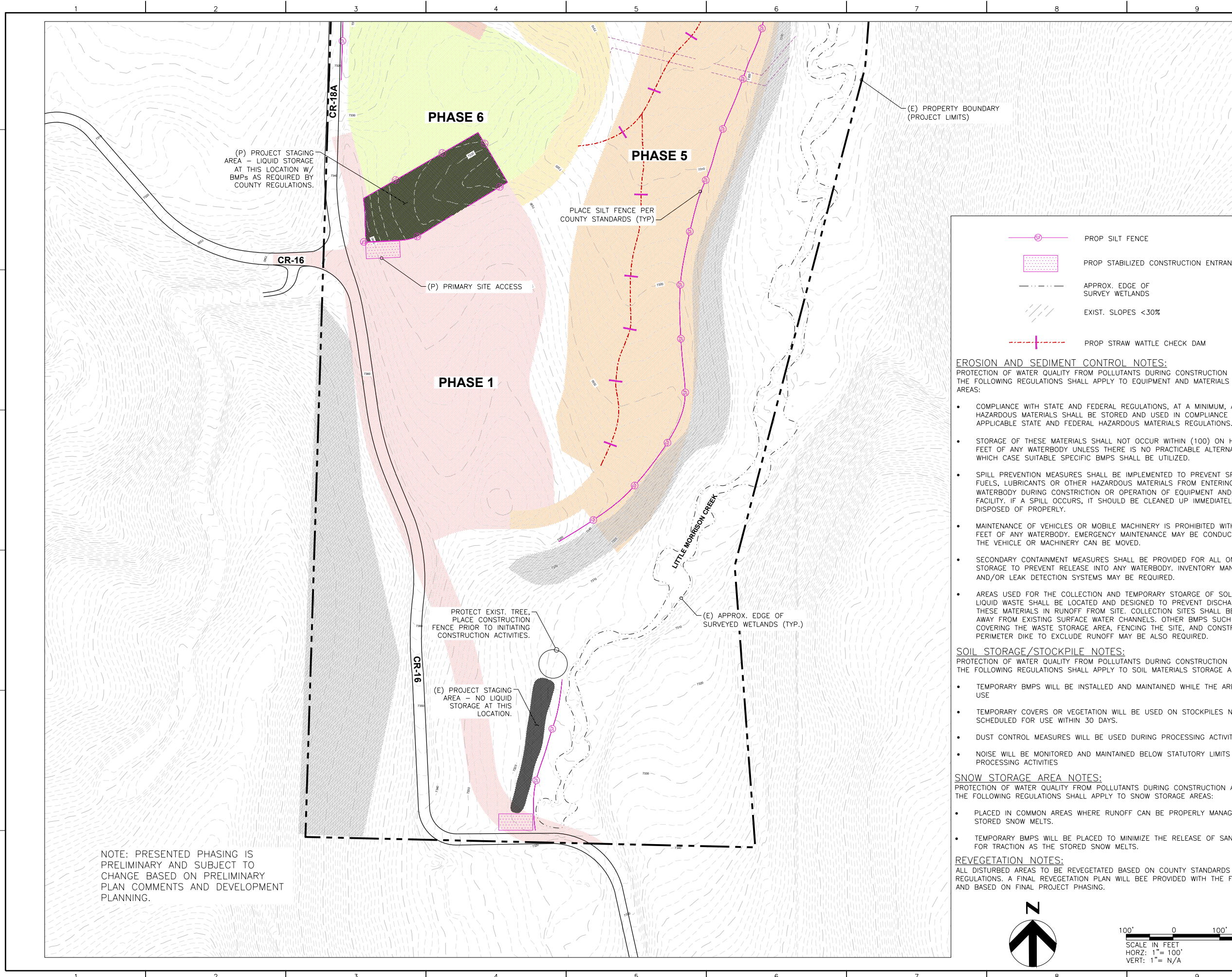
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EROSION & SEDIMENT CONTROL PLAN AND PHASING (NORTH)

SHEET NUMBER:

ESC1

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 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



NOTE: PRESENTED PHASING IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON PRELIMINARY PLAN COMMENTS AND DEVELOPMENT PLANNING.

(P) PROJECT STAGING AREA - LIQUID STORAGE AT THIS LOCATION W/ BMPs AS REQUIRED BY COUNTY REGULATIONS.

(P) PRIMARY SITE ACCESS

PLACE SILT FENCE PER COUNTY STANDARDS (TYP)

PROTECT EXIST. TREE. PLACE CONSTRUCTION FENCE PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.

(E) PROJECT STAGING AREA - NO LIQUID STORAGE AT THIS LOCATION.

(E) PROPERTY BOUNDARY (PROJECT LIMITS)

(E) APPROX. EDGE OF SURVEYED WETLANDS (TYP.)

LEGEND:

- PROPOSED SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- APPROX. EDGE OF SURVEY WETLANDS
- EXIST. SLOPES <30%
- PROPOSED STRAW WATTLE CHECK DAM

EROSION AND SEDIMENT CONTROL NOTES:
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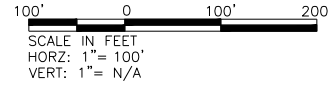
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OWNER:

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PLANNER:


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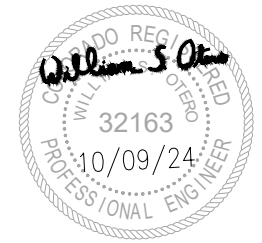
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ENGINEER:

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ISSUE	DATE	DESCRIPTION
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DRAWN BY: S. OTERO

SHEET TITLE:

EROSION & SEDIMENT CONTROL PLAN AND PHASING (SOUTH)

SHEET NUMBER:

ESC2



Know what's below.
Call before you dig.

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**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



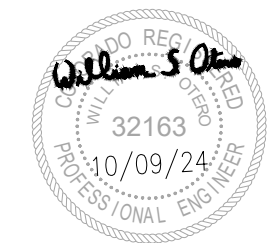
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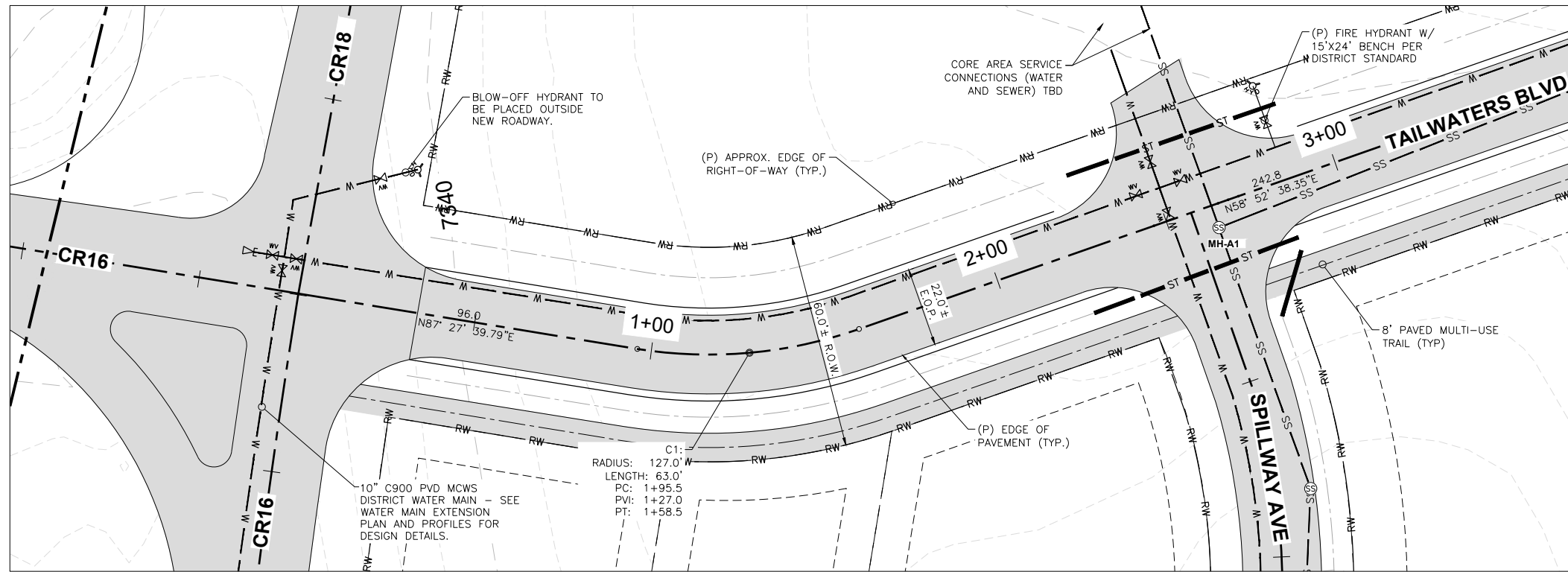
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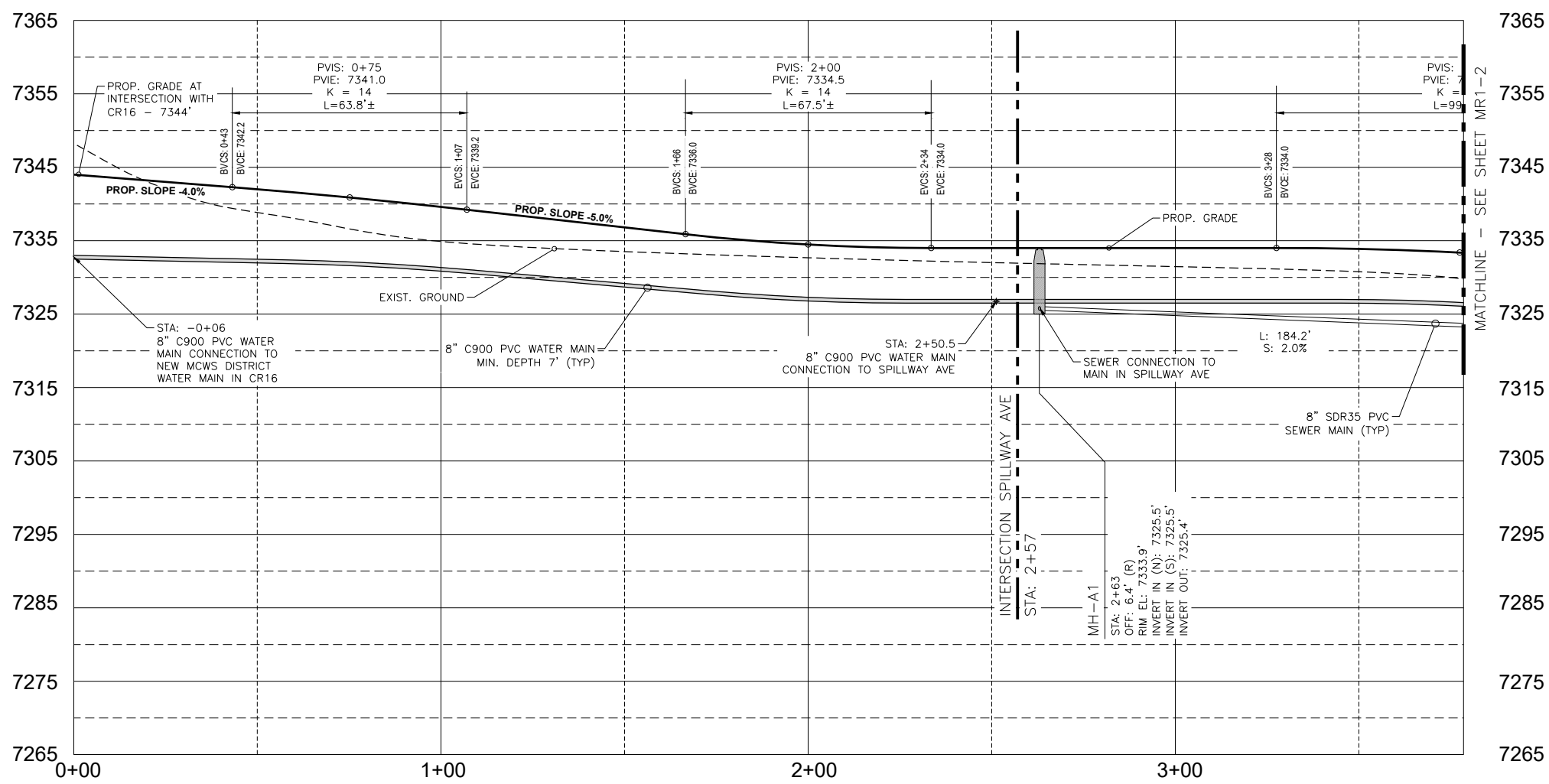
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AND PROFILE
TAILWATERS BLVD**

SHEET NUMBER:

MR1-1

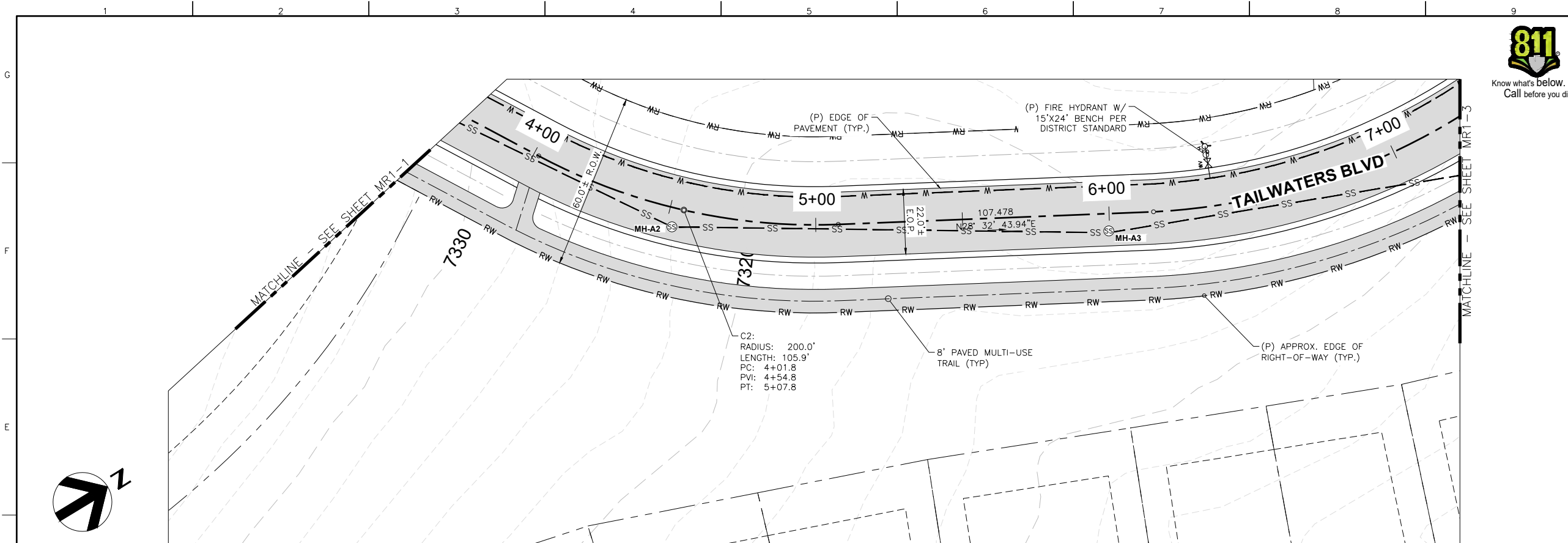


SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'




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PLOT STYLE: 8140CAD_MSTANDARD.CTB

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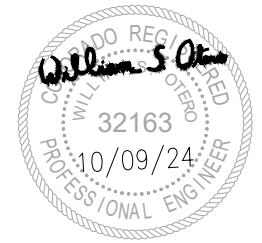
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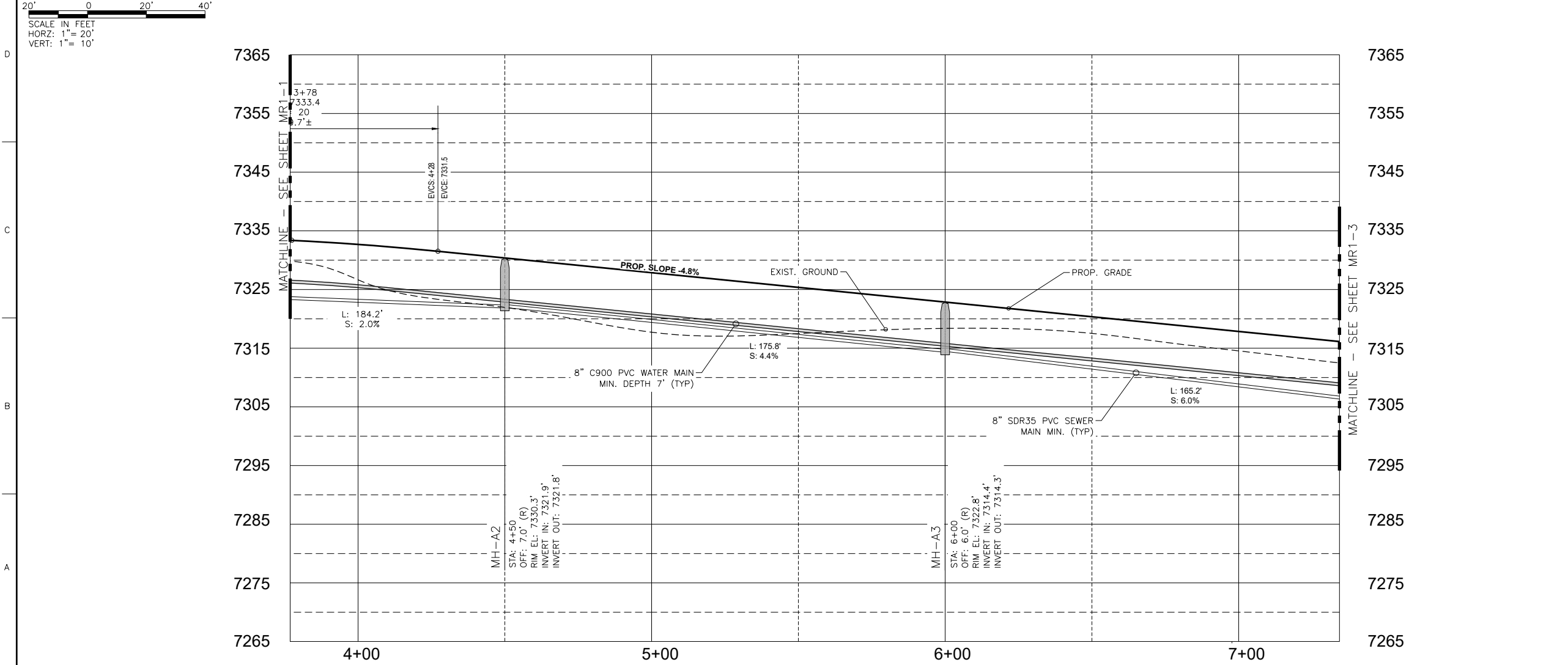


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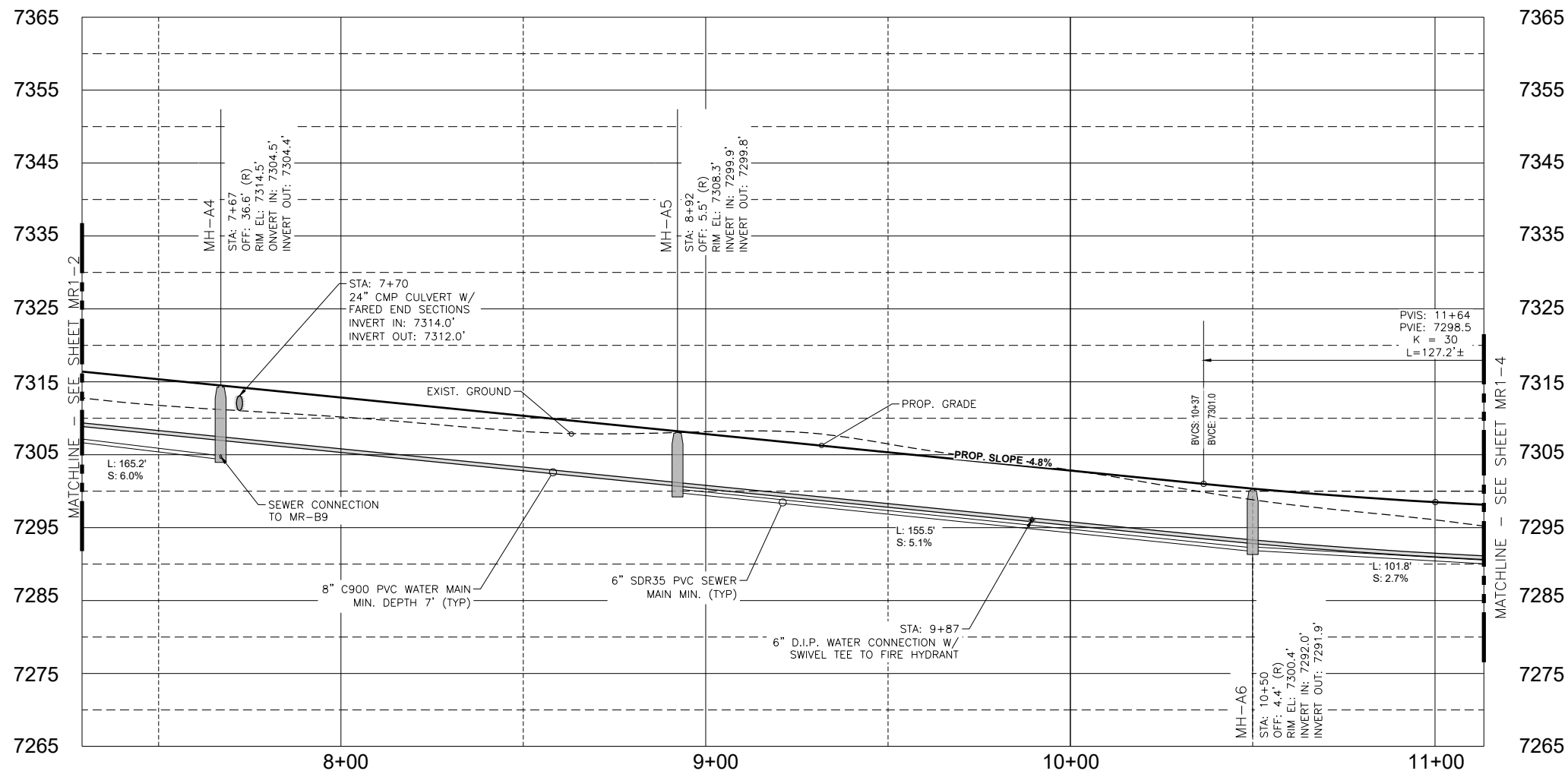
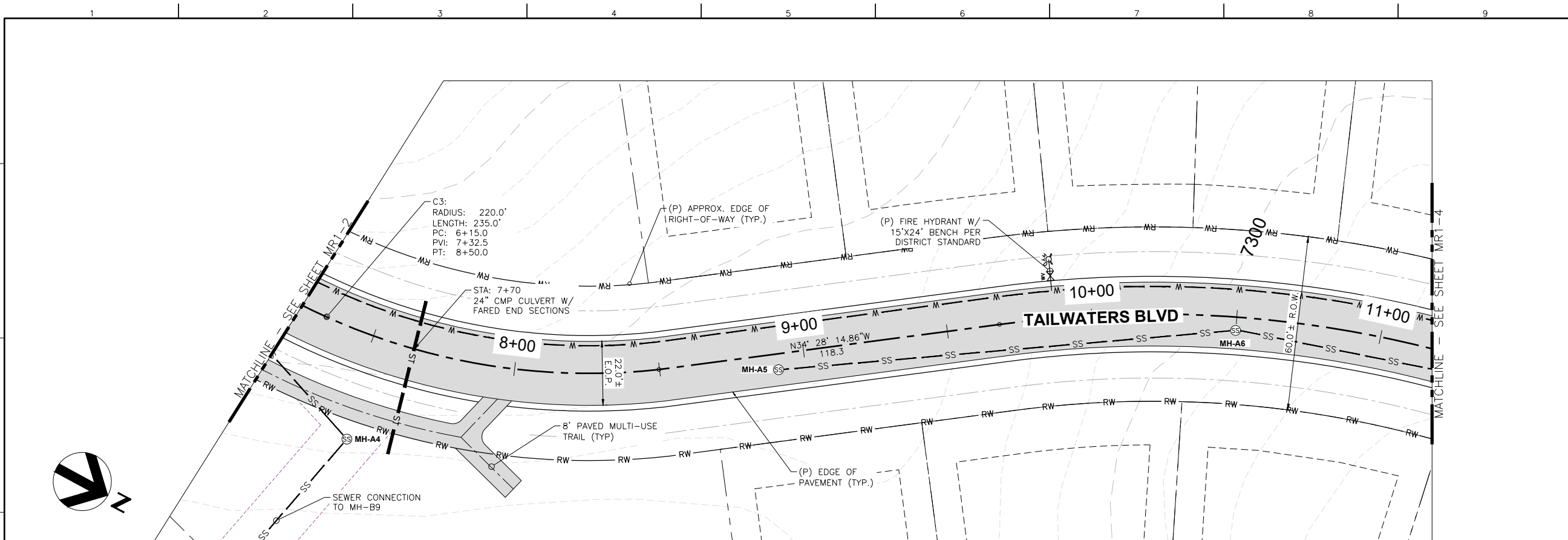
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SHEET TITLE:
**PLAN VIEW AND PROFILE
 TAILWATERS BLVD**


SHEET NUMBER:
MR1-2



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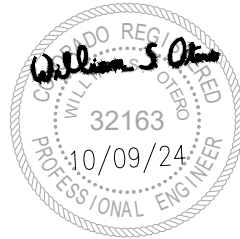
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ENGINEER:
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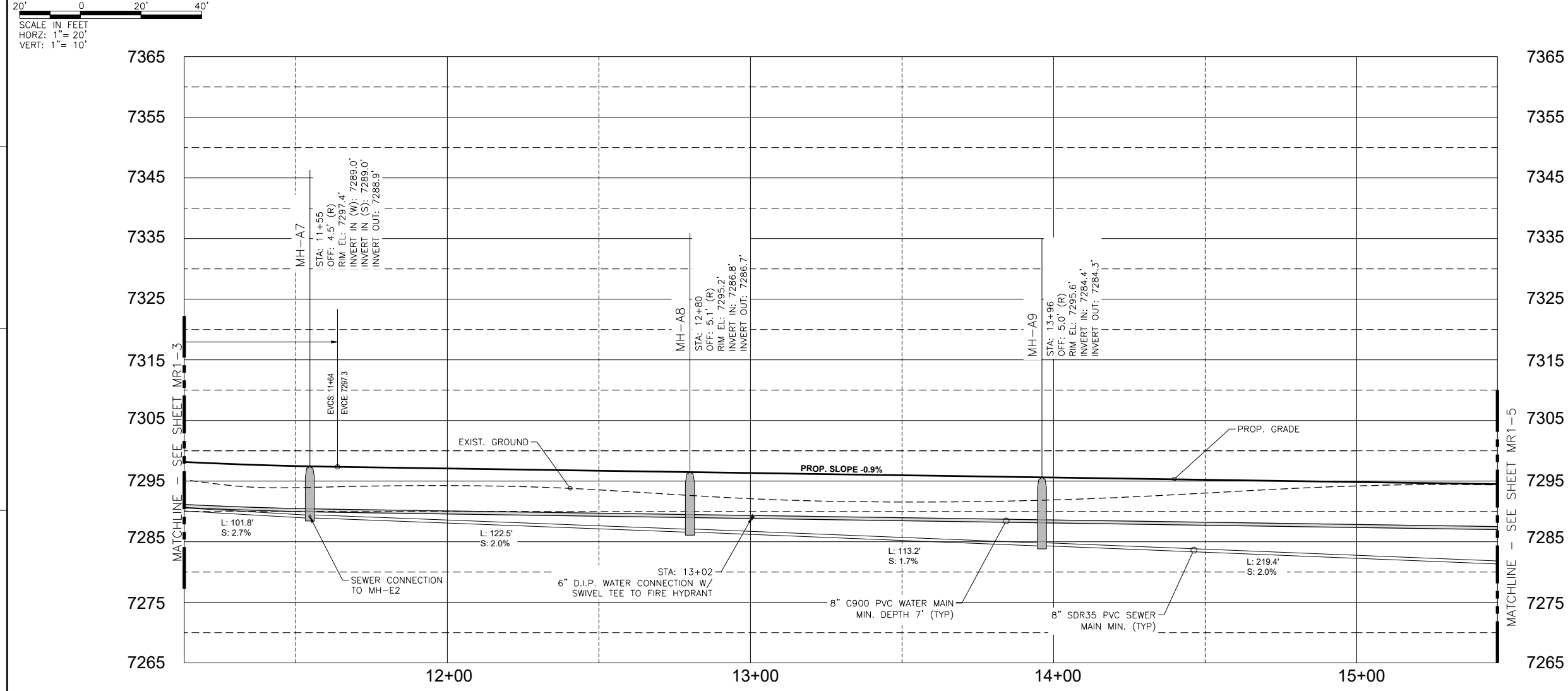
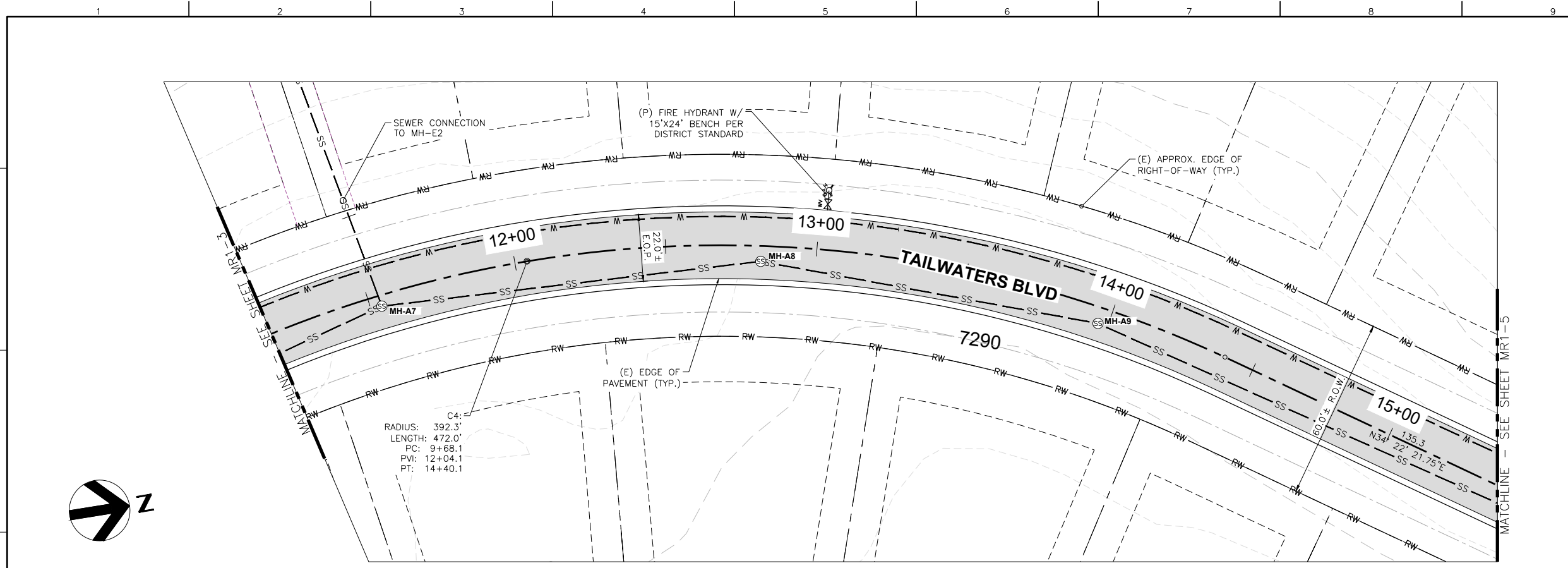
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DRAWN BY: S. OTERO


SHEET TITLE:
**PLAN VIEW AND PROFILE
 TAILWATERS BLVD**

SHEET NUMBER:
MR1-3

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OWNER:
TAILWATERS AT STAGECOACH, LLC

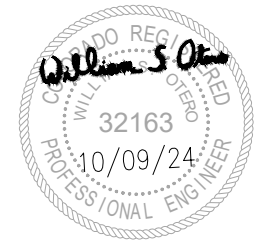
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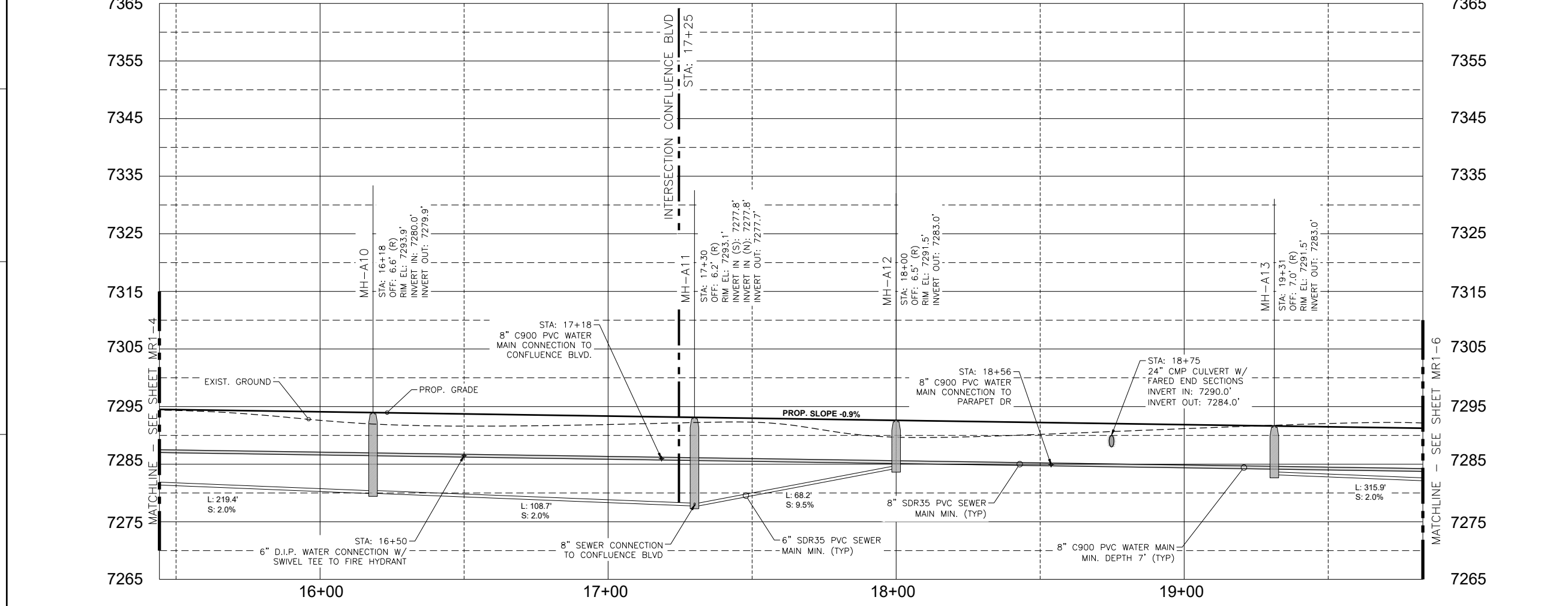
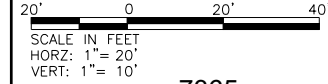
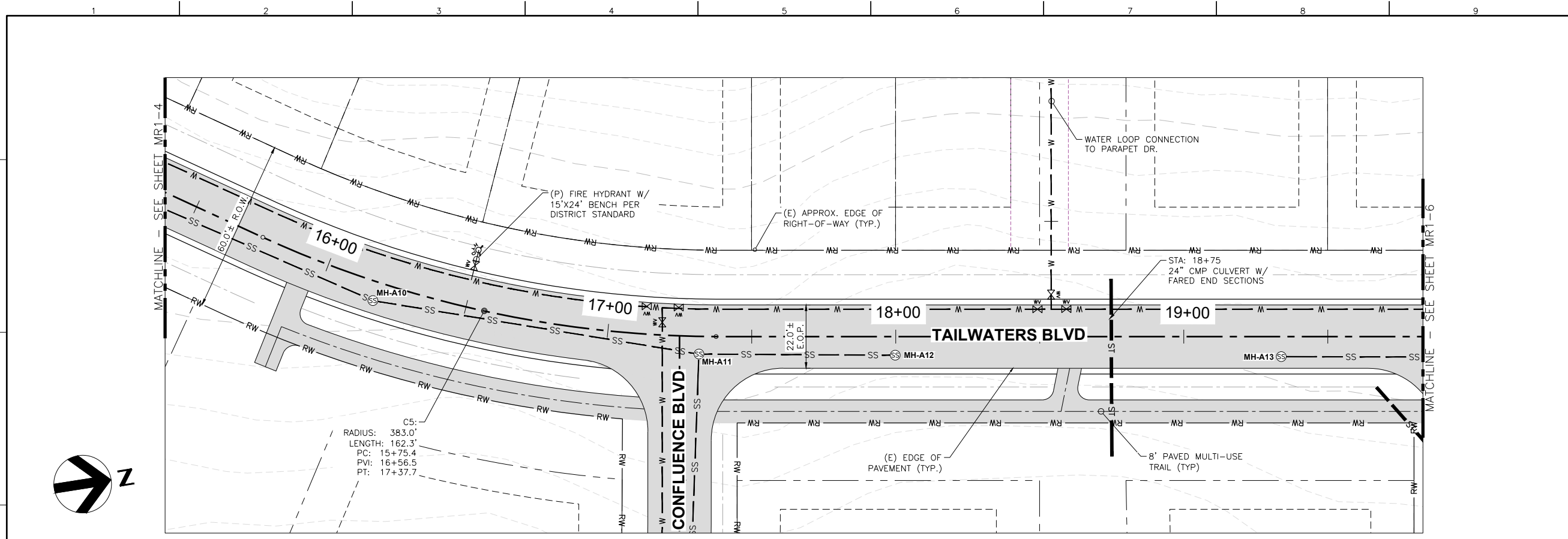


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DRAWN BY: S. OTERO
 SHEET TITLE:
PLAN VIEW AND PROFILE TAILWATERS BLVD

SHEET NUMBER:
MR1-4

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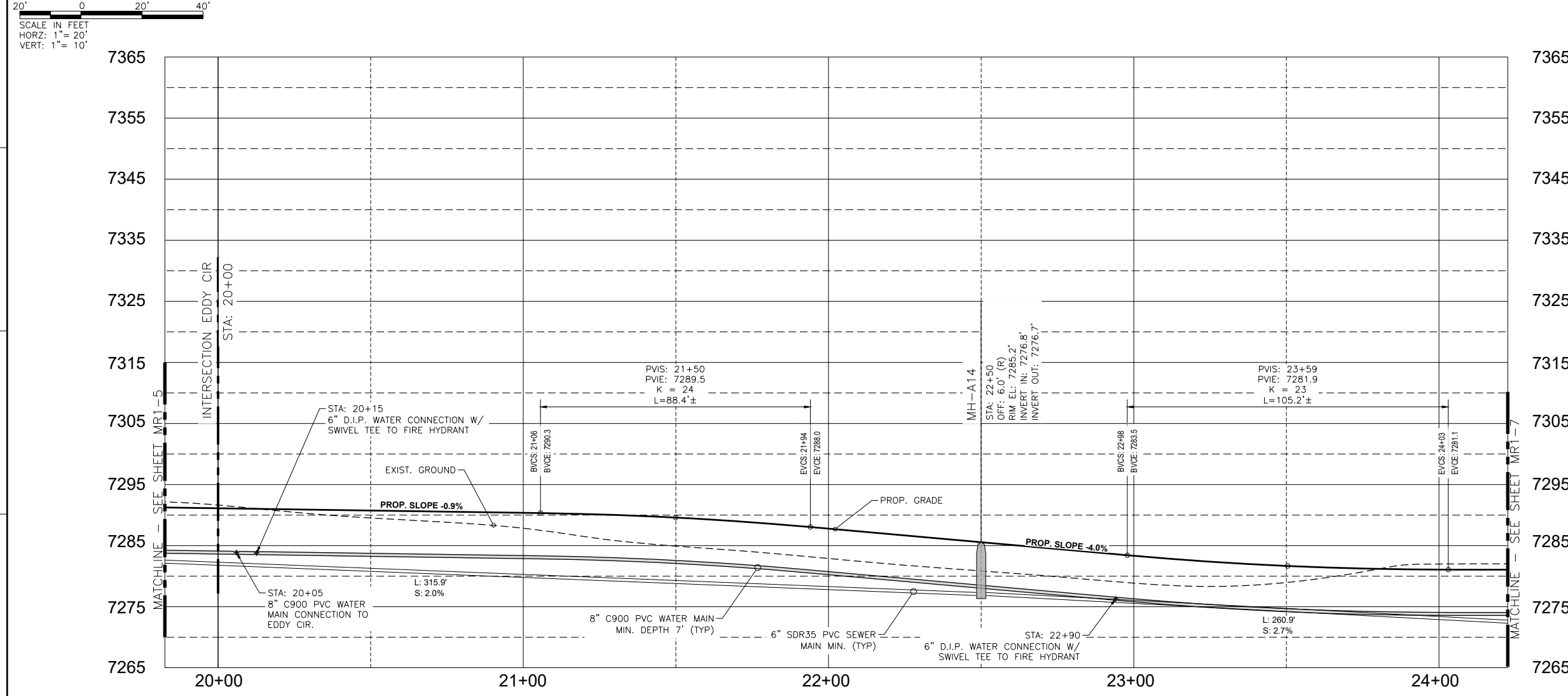
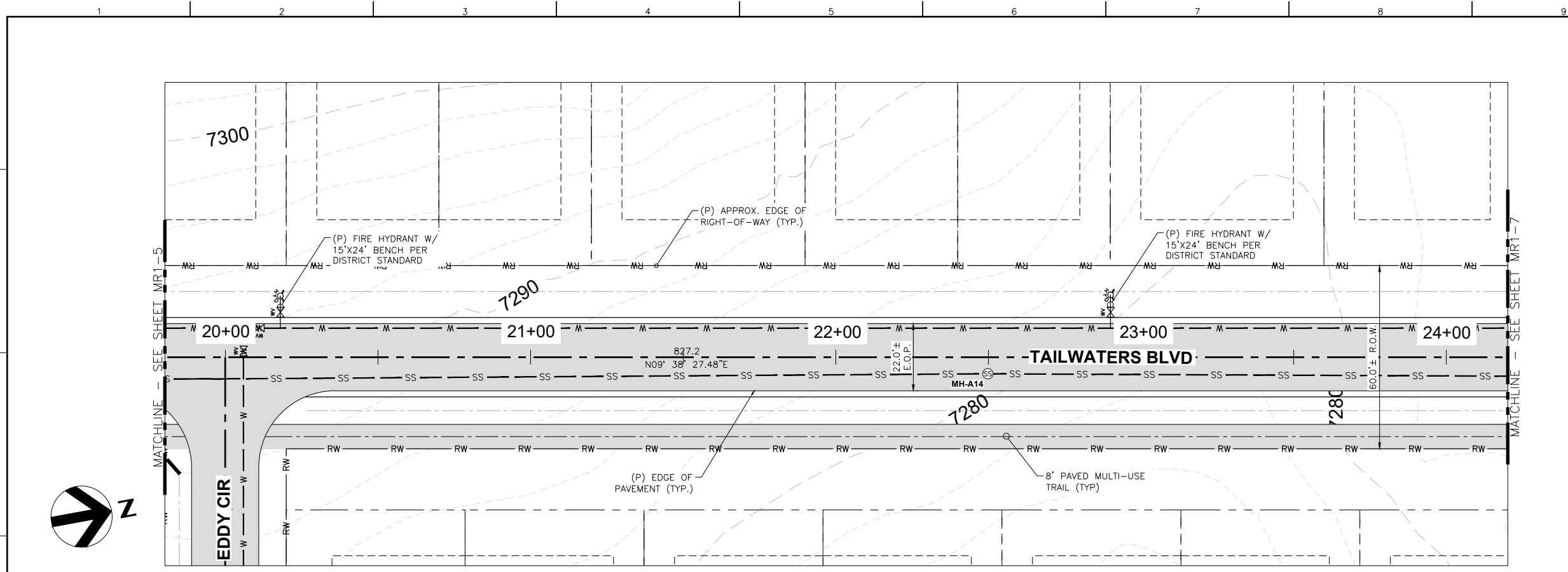
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DRAWN BY: S. OTERO
SHEET TITLE: **PLAN VIEW AND PROFILE TAILWATERS BLVD**

SHEET NUMBER: **MR1-5**

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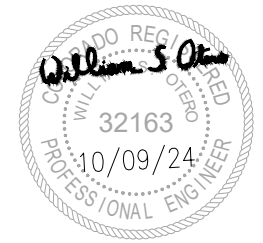
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ARCHITECT:

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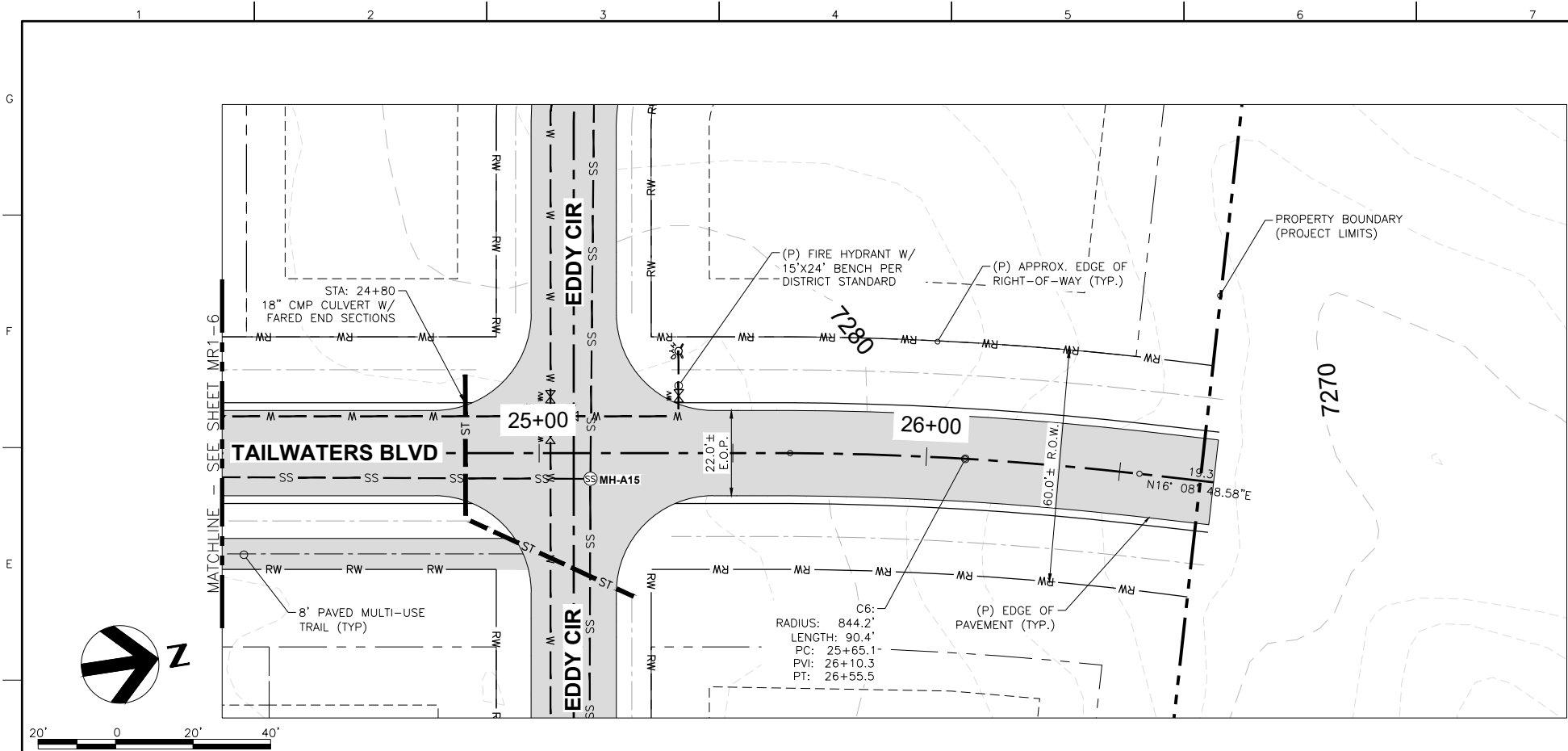
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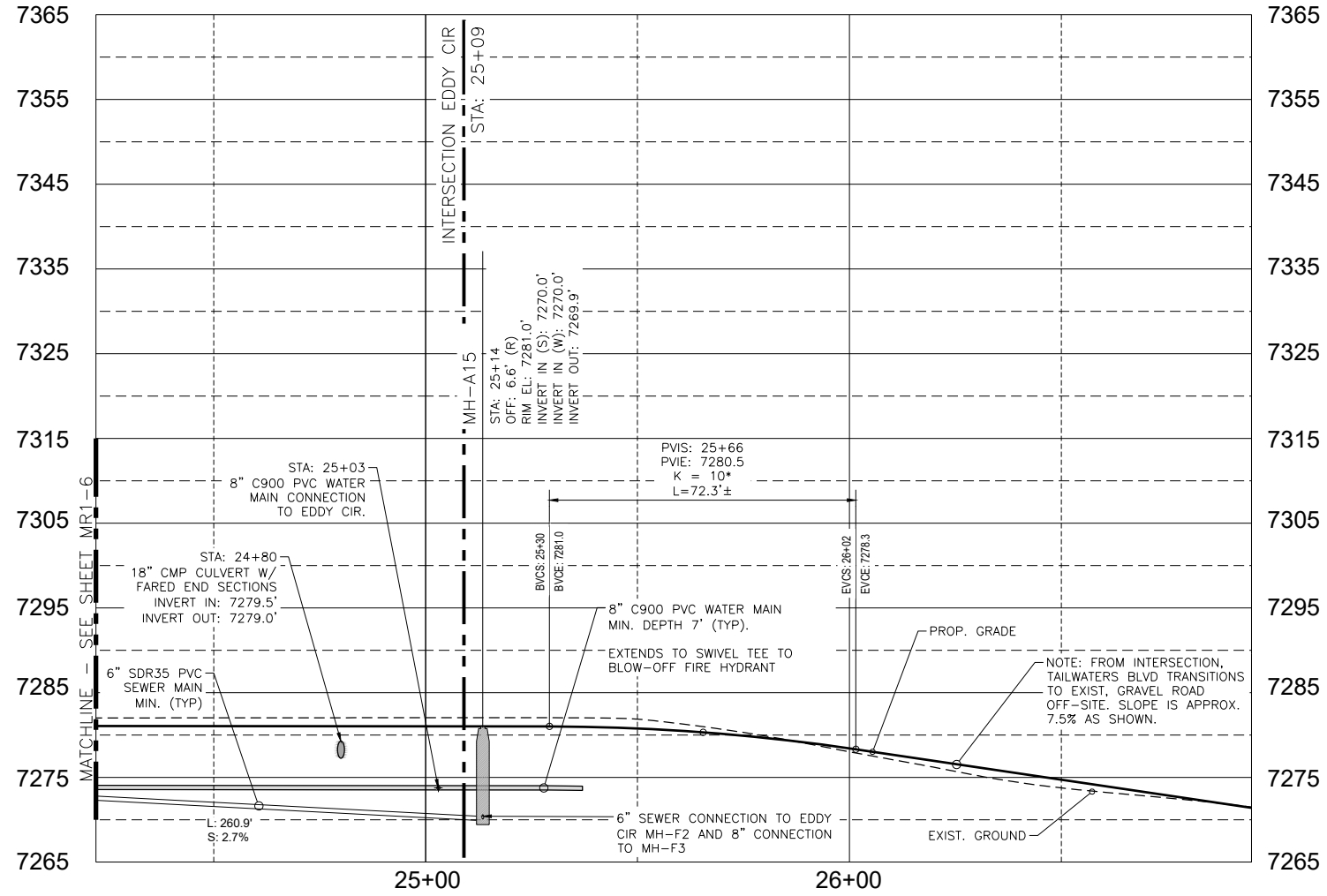
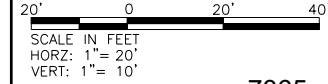
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DRAWN BY: S. OTERO
 SHEET TITLE:
PLAN VIEW AND PROFILE TAILWATERS BLVD
 SHEET NUMBER:
MR1-6

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_RD2_UPDATE.DWG
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 PLOT STYLE: 8140CAD_MSTANDARD.CTB



- NOTES:**
- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 - FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).
 - SEWER AND WATER SYSTEM SUMMATIONS, SEE UT-1.
 - GRAVITY SEWER HYDRAULIC CHARACTERISTICS, SEE TABULATIONS UNDER SEPARATE COVER.
 - VERTICAL SEPARATION BETWEEN WATER AND SEWER IS LESS THAN 18" AND/OR SEWER LINE CROSSES ABOVE THE WATER LINE; THEREFORE SEWER LINE SHALL BE ENCASED PER DISTRICT STANDARDS.
 - VERTICAL SEPARATION BETWEEN WATER LINE AND SEWER LINE IS LESS THAN 12"; THEREFORE THE SPACE BETWEEN SHALL BE FILLED WITH 3000 PSI CONCRETE.
 - VERTICAL BENDS IN WATER LINE MEETS MAXIMUM DEFLECTION CRITERIA (5 DEGREES) UNLESS OTHERWISE NOTED.
 - LOOKING UP STATION OFFSETS ARE DESIGNATED EITHER RIGHT OR LEFT OF CENTERLINE.



OWNER:
 TAILWATERS AT STAGECOACH, LLC

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DRAWN BY: S. OTERO

SHEET TITLE:
 PLAN VIEW AND PROFILE
 TAILWATERS BLVD

SHEET NUMBER:
 MR1-7



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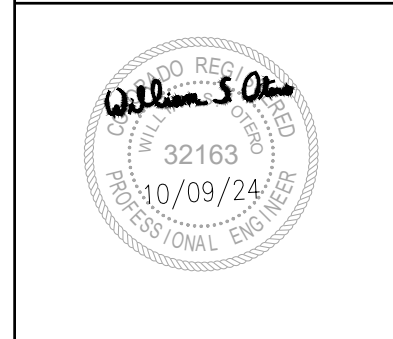
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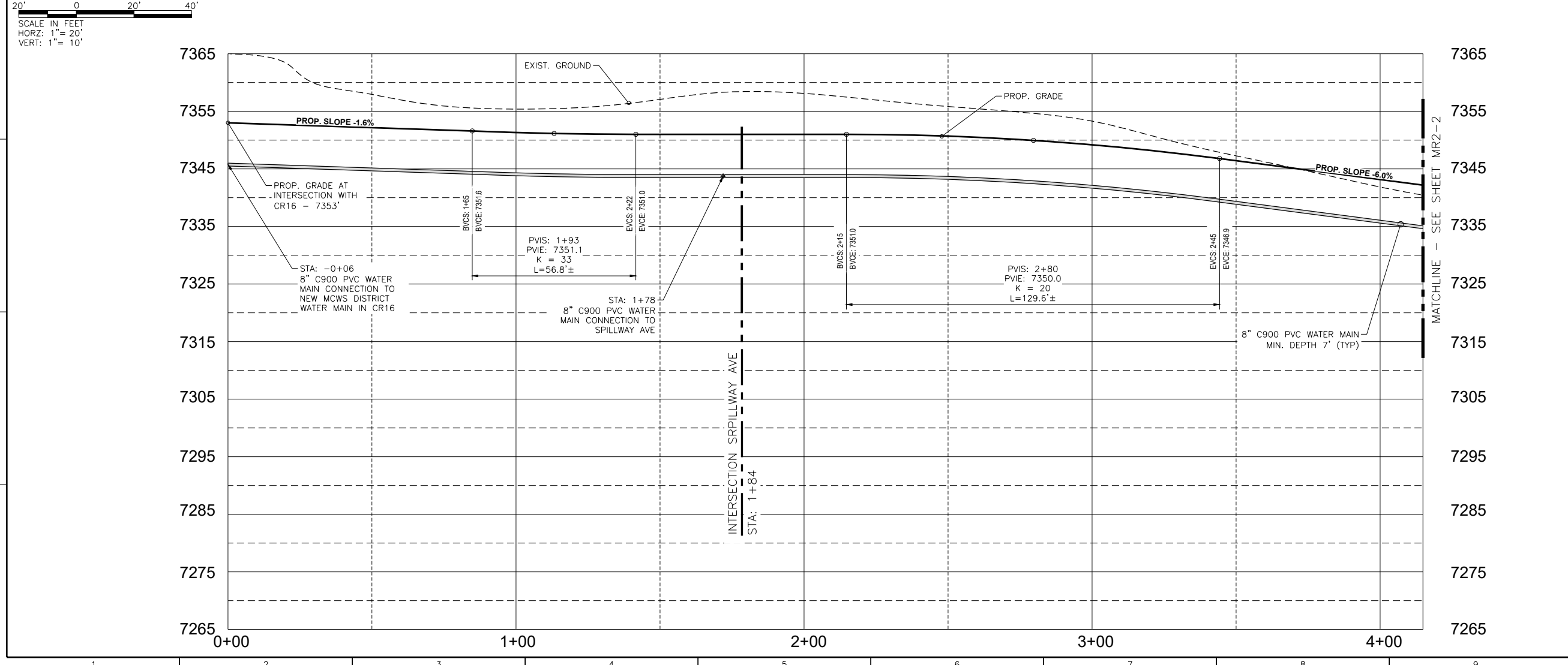
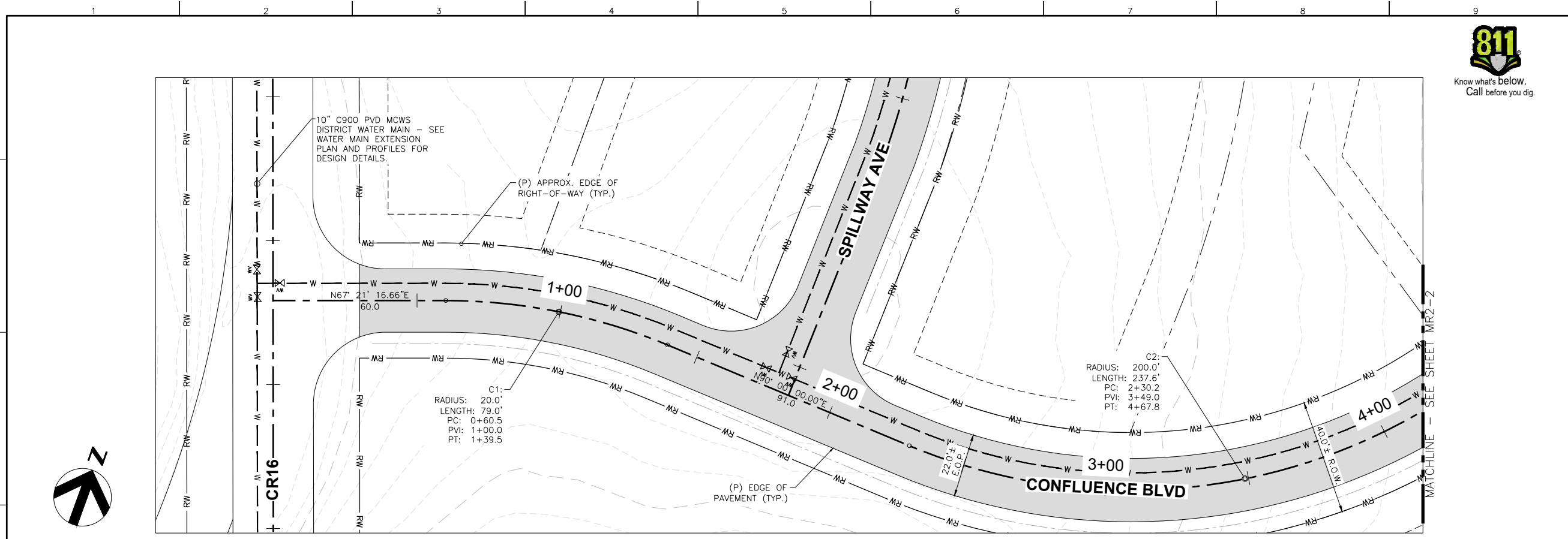


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DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CONFLUENCE BLVD

SHEET NUMBER:
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OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:



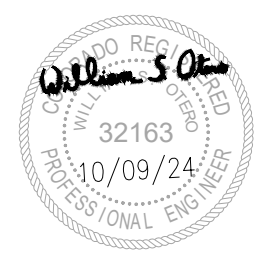
ARCHITECT:

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

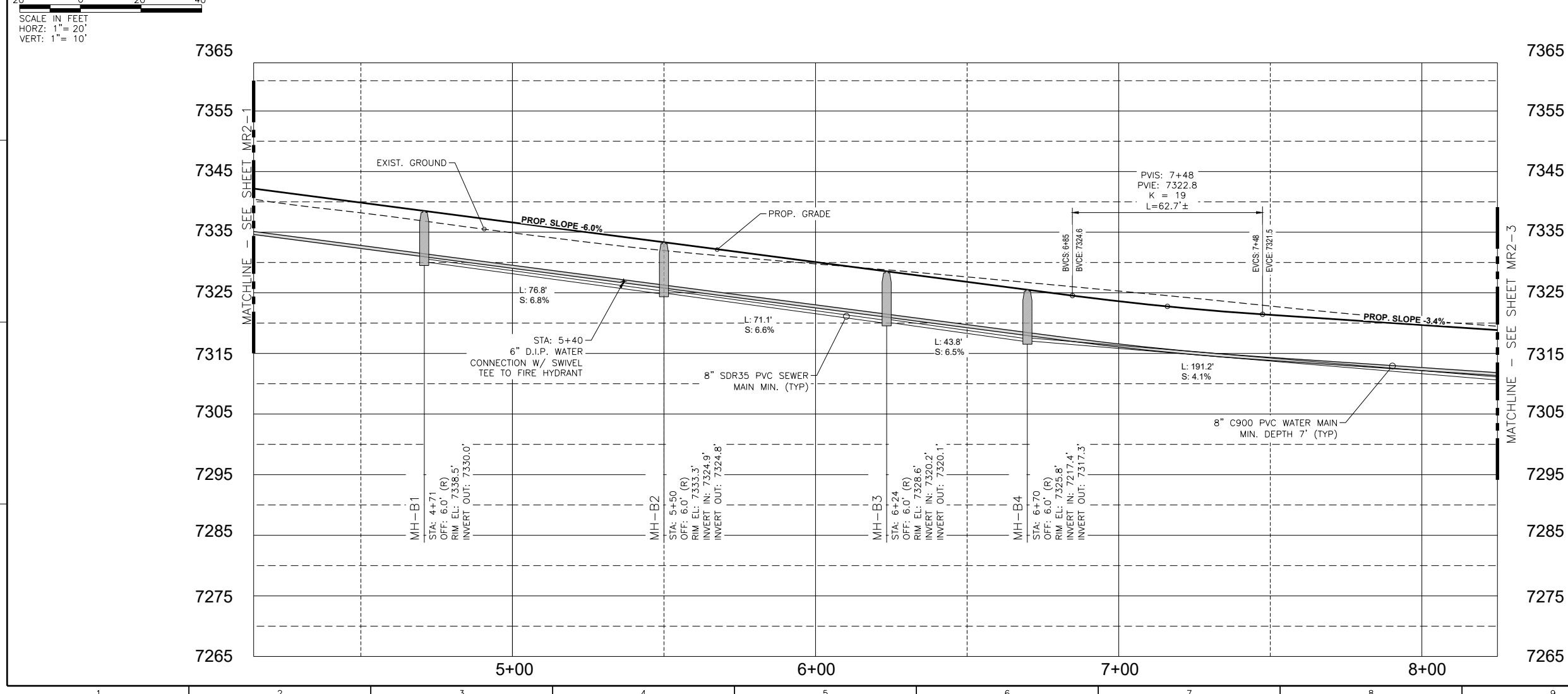
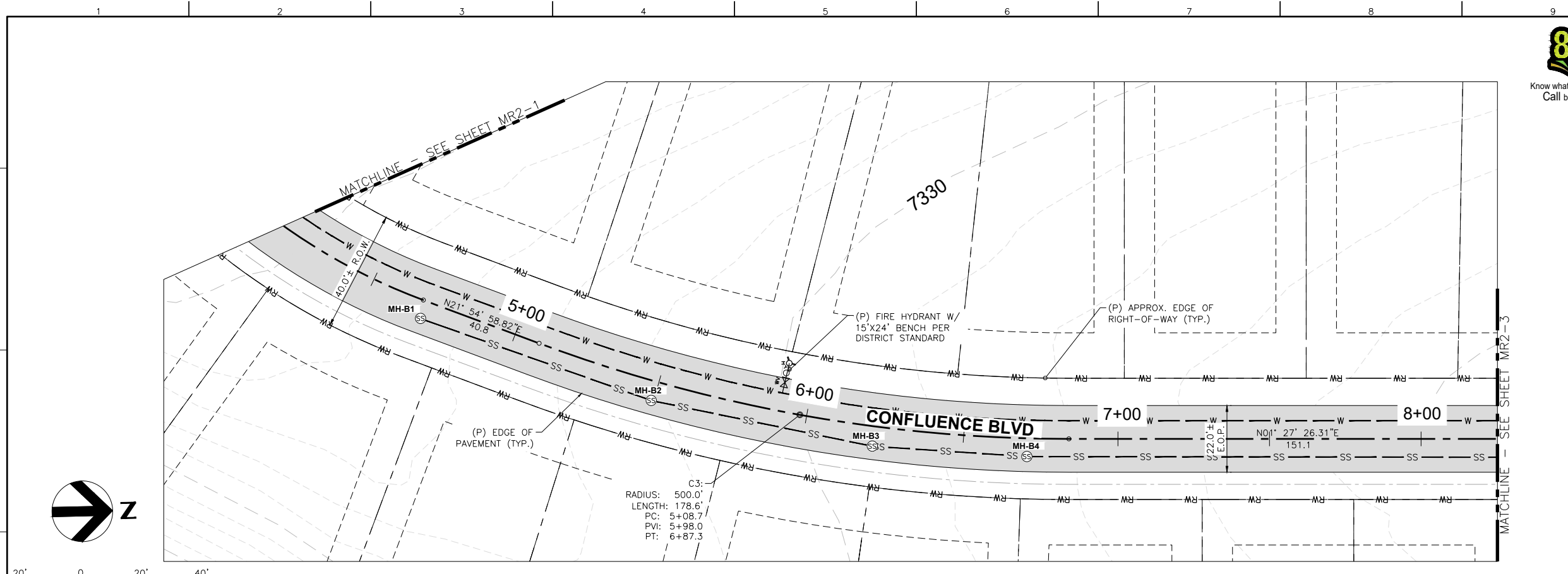
DRAWN BY: S. OTERO

SHEET TITLE:

PLAN VIEW AND PROFILE CONFLUENCE BLVD

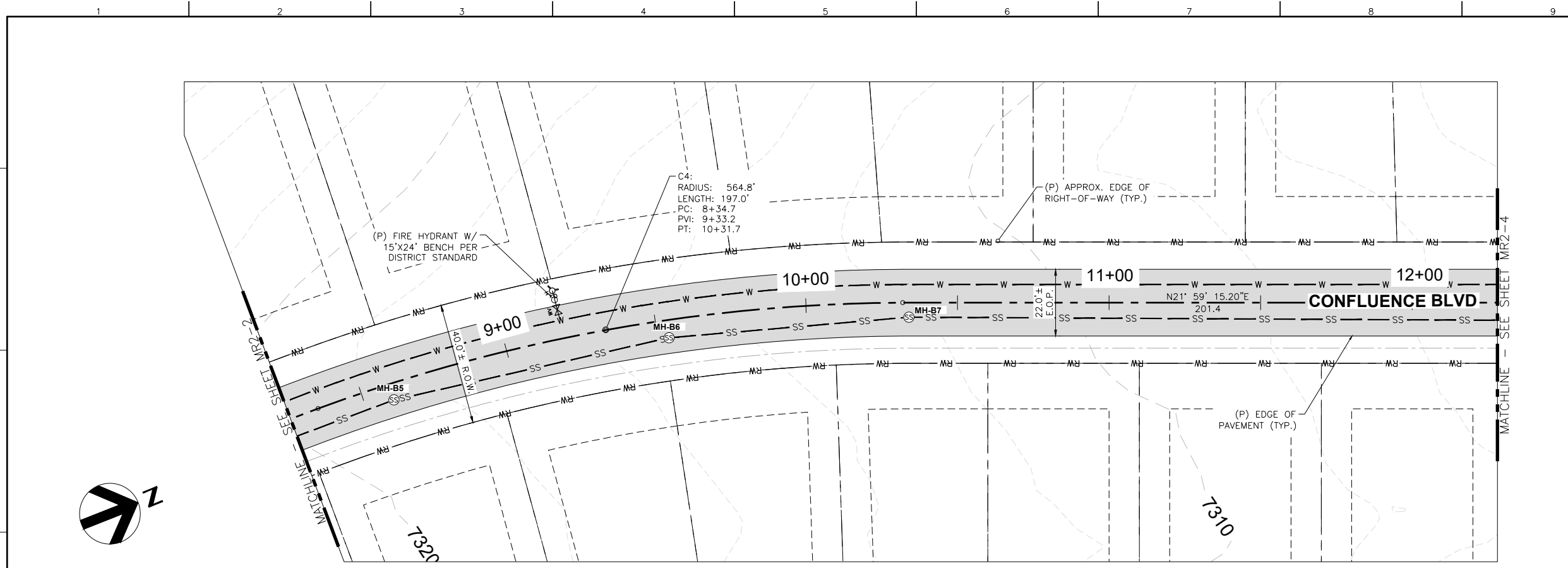
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MR2-2

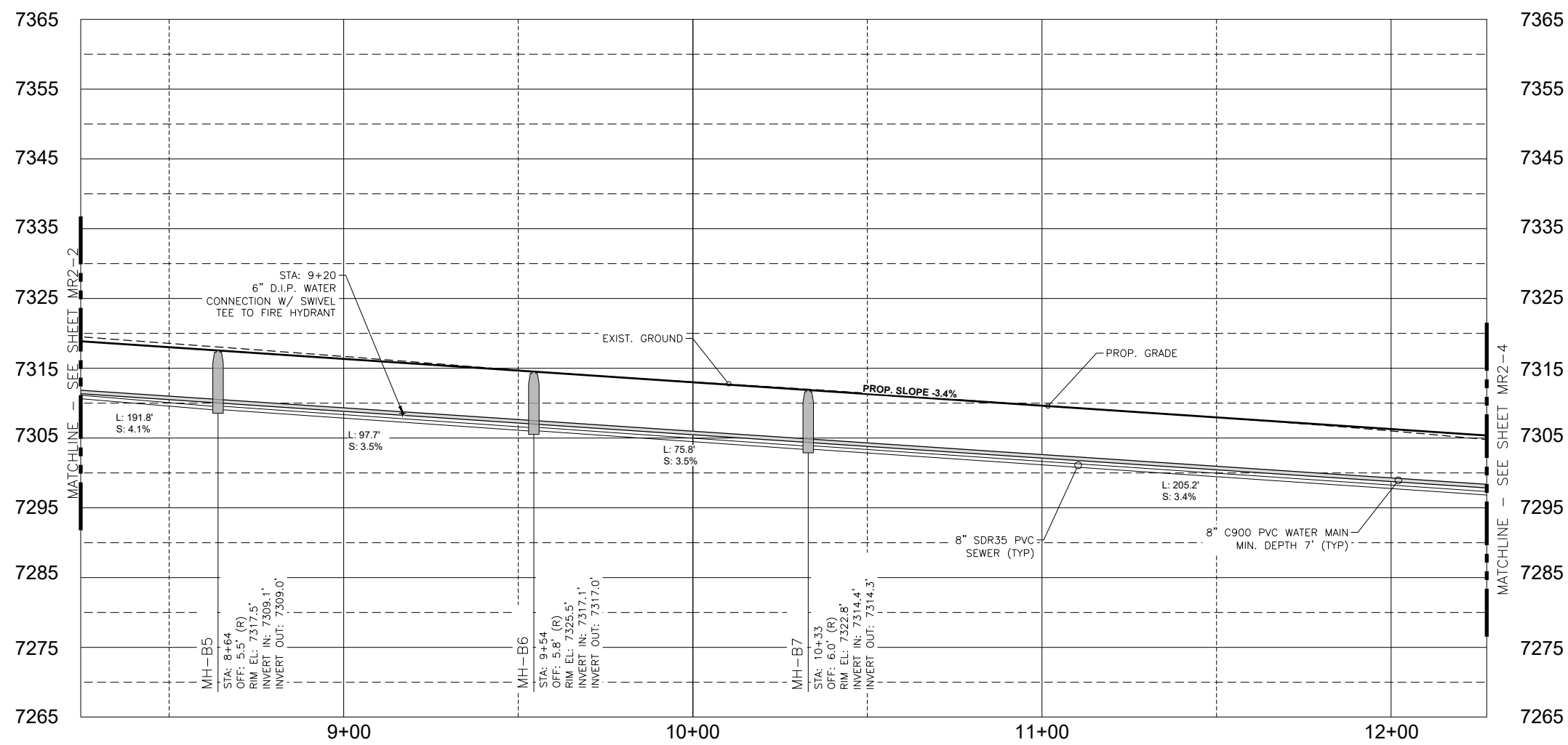


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 PLOT STYLE: 8140CAD_MSTANDARD.CTB


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 PLOT DATE/TIME: 10/09/2024 11:39 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'



OWNER:
TAILWATERS AT STAGECOACH, LLC

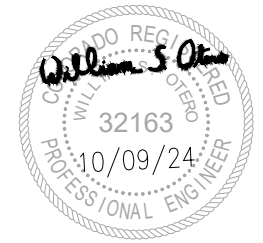
PLANNER:

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

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
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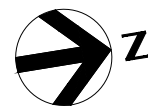
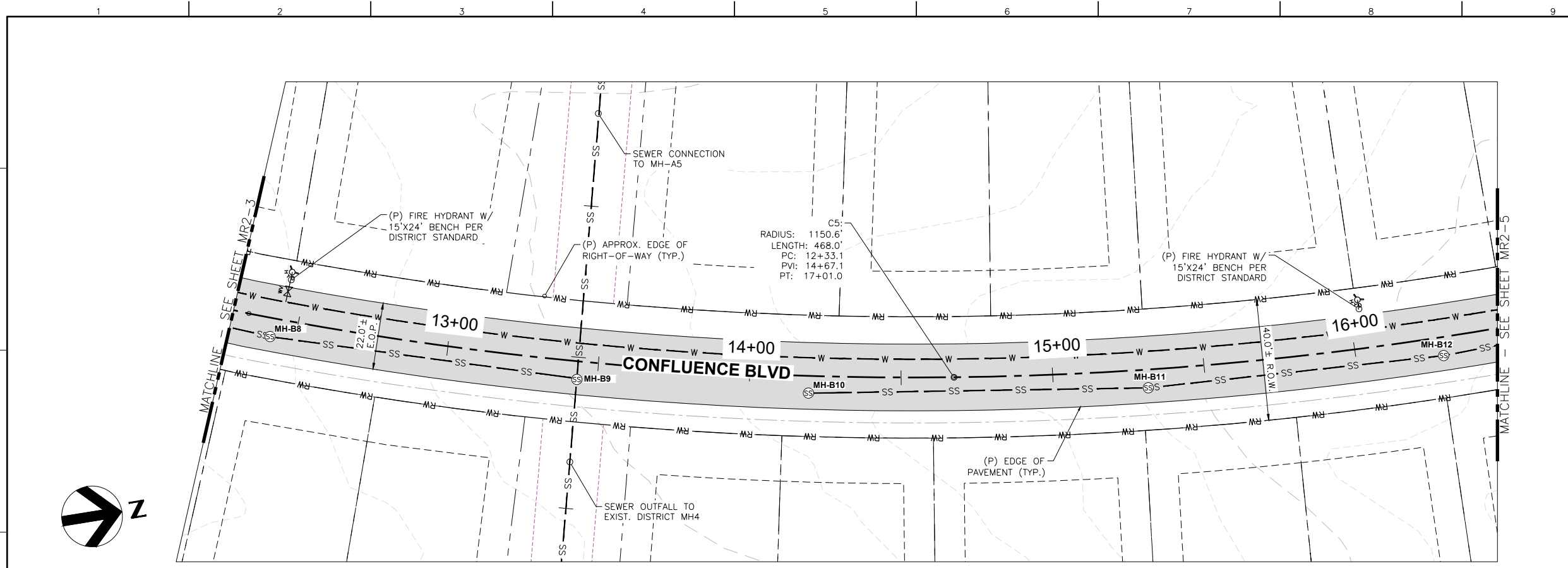


ISSUE	DATE	DESCRIPTION
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1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

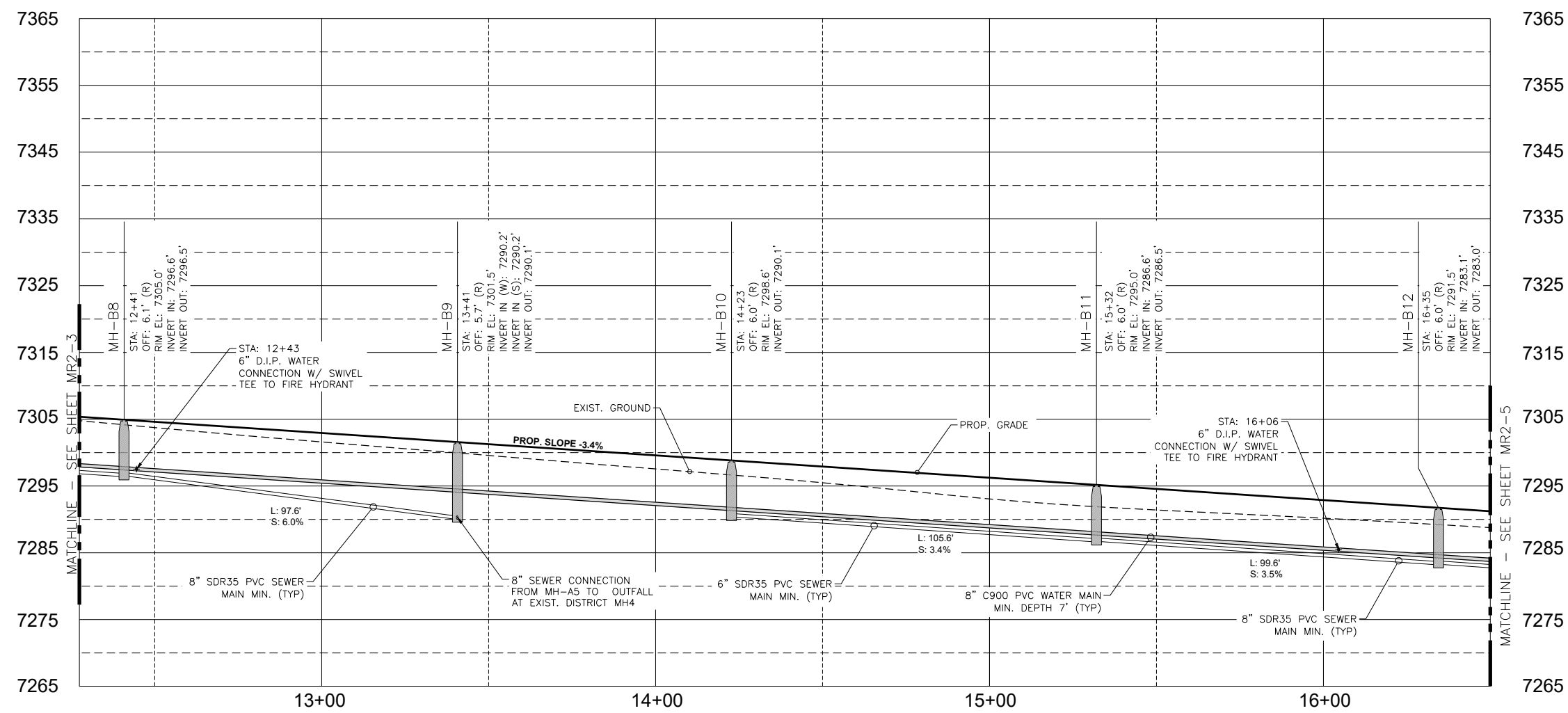
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 SHEET TITLE:
PLAN VIEW AND PROFILE CONFLUENCE BLVD

SHEET NUMBER:
MR2-3

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 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'



OWNER:
TAILWATERS AT STAGECOACH, LLC

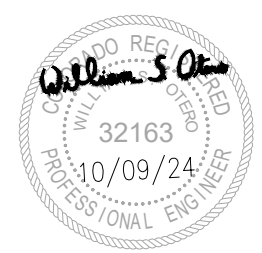
PLANNER:

 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



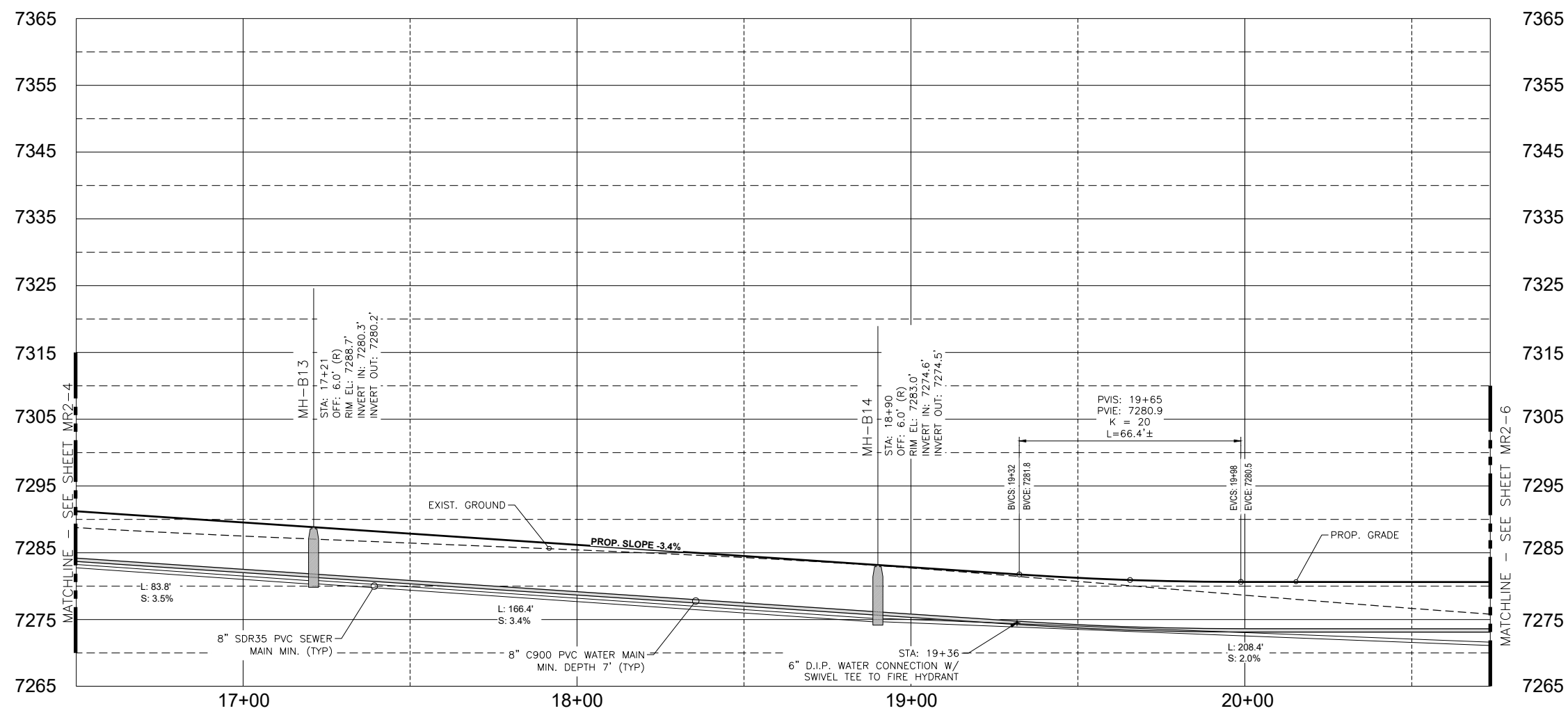
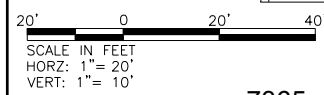
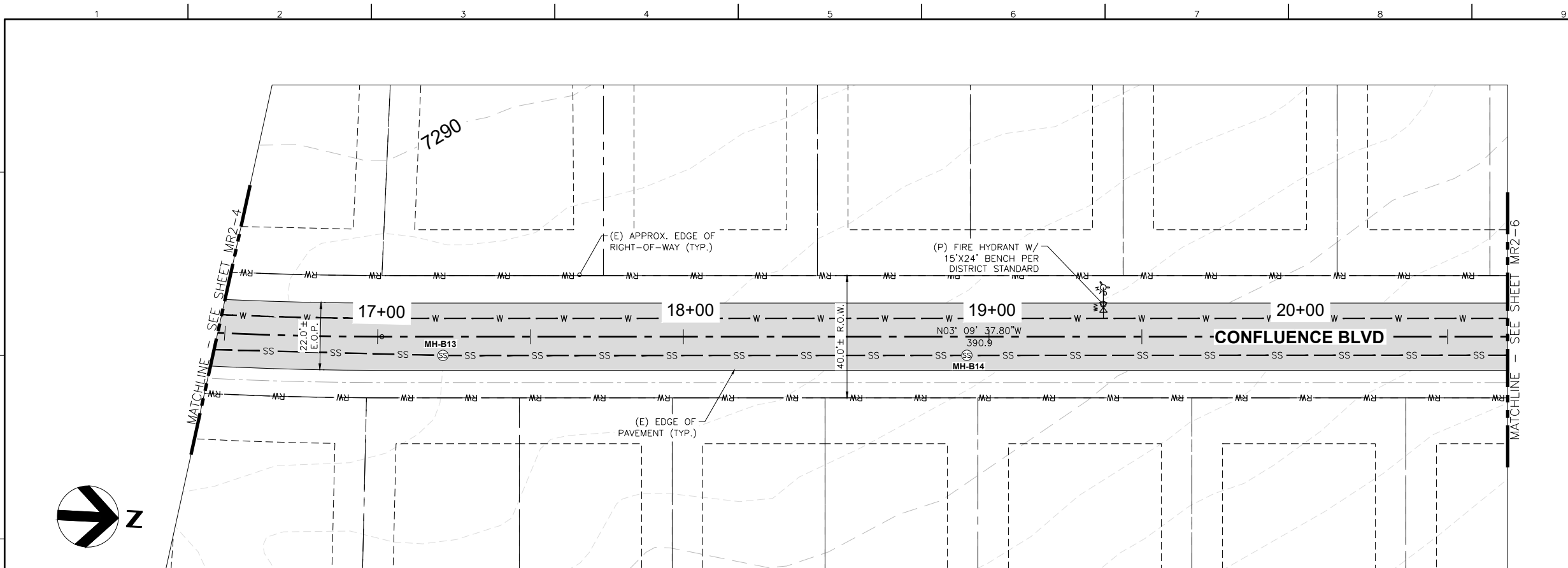
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0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO
 SHEET TITLE:


PLAN VIEW AND PROFILE CONFLUENCE BLVD

SHEET NUMBER:
MR2-4

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 PLOT STYLE: 8140CAD_MSTANDARD.CTB



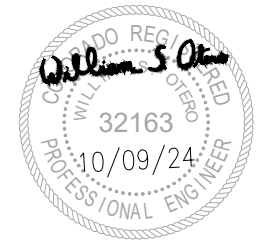
OWNER:
TAILWATERS AT STAGECOACH, LLC

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



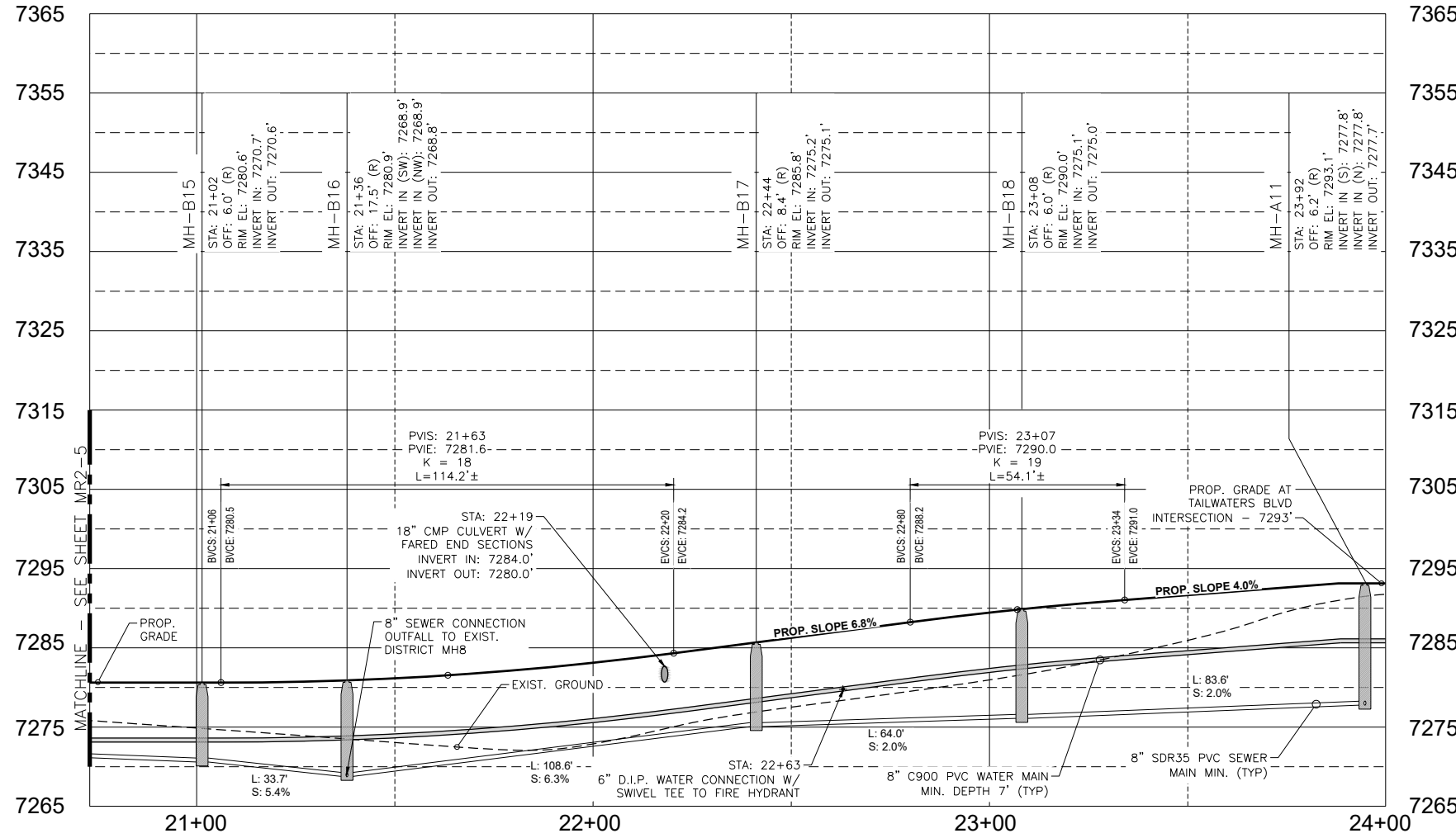
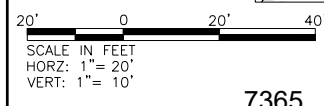
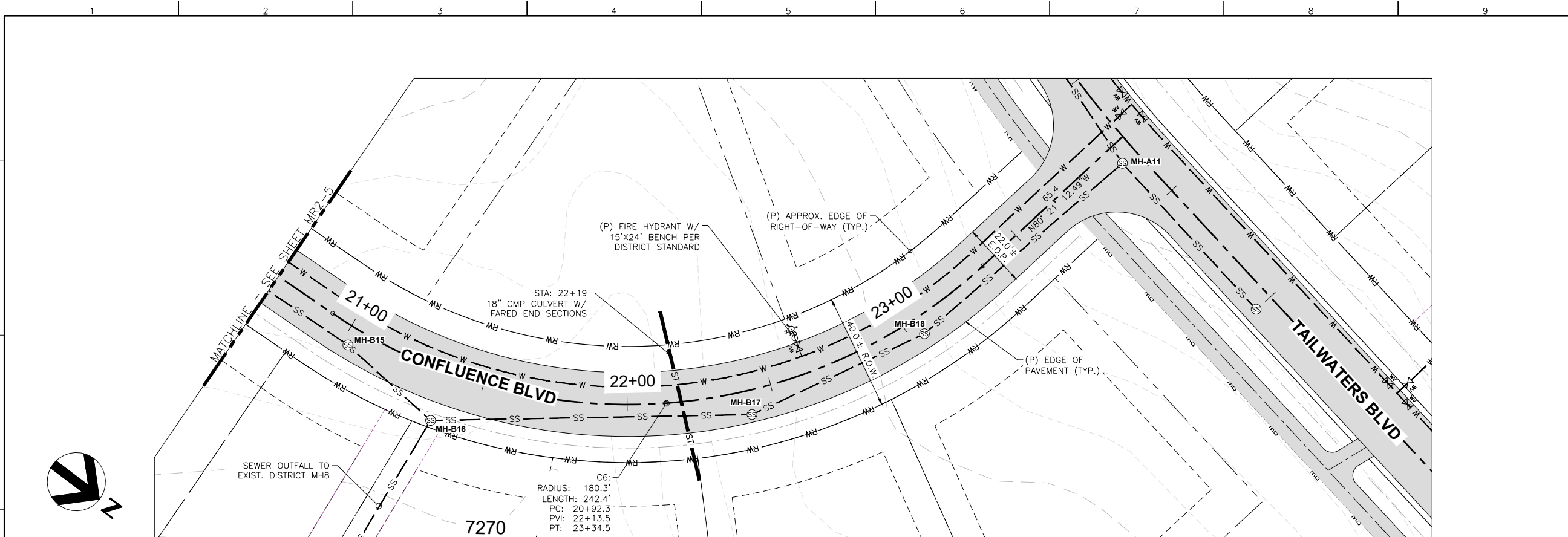
ISSUE	DATE	DESCRIPTION
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0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CONFLUENCE BLVD

SHEET NUMBER:
MR2-5

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_RD1_UPDATE.DWG
 PLOT DATE/TIME: 10/9/2024 11:39 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



- NOTES:**
- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
 - FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).
 - SEWER AND WATER SYSTEM SUMMATIONS, SEE UT-1.
 - GRAVITY SEWER HYDRAULIC CHARACTERISTICS, SEE TABULATIONS UNDER SEPARATE COVER.
 - VERTICAL SEPARATION BETWEEN WATER AND SEWER IS LESS THAN 18" AND/OR SEWER LINE CROSSES ABOVE THE WATER LINE; THEREFORE SEWER LINE SHALL BE ENCASED PER DISTRICT STANDARDS.
 - VERTICAL SEPARATION BETWEEN WATER LINE AND SEWER LINE IS LESS THAN 12"; THEREFORE THE SPACE BETWEEN SHALL BE FILLED WITH 3000 PSI CONCRETE.
 - VERTICAL BENDS IN WATER LINE MEETS MAXIMUM DEFLECTION CRITERIA (5 DEGREES) UNLESS OTHERWISE NOTED.
 - LOOKING UP STATION OFFSETS ARE DESIGNATED EITHER RIGHT OR LEFT OF CENTERLINE.

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:
PLAN VIEW AND PROFILE CONFLUENCE BLVD
 SHEET NUMBER:
MR2-6

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OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:



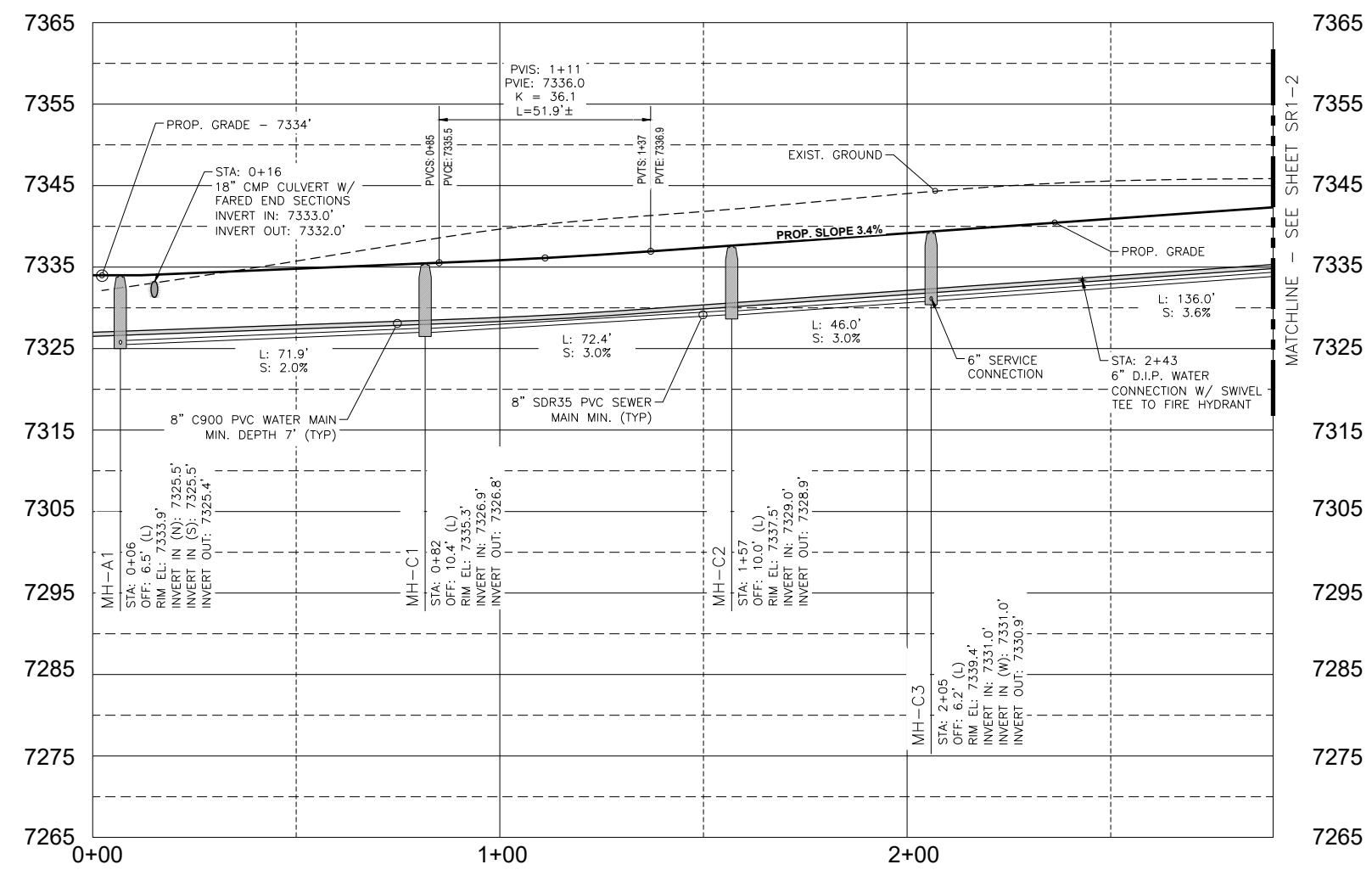
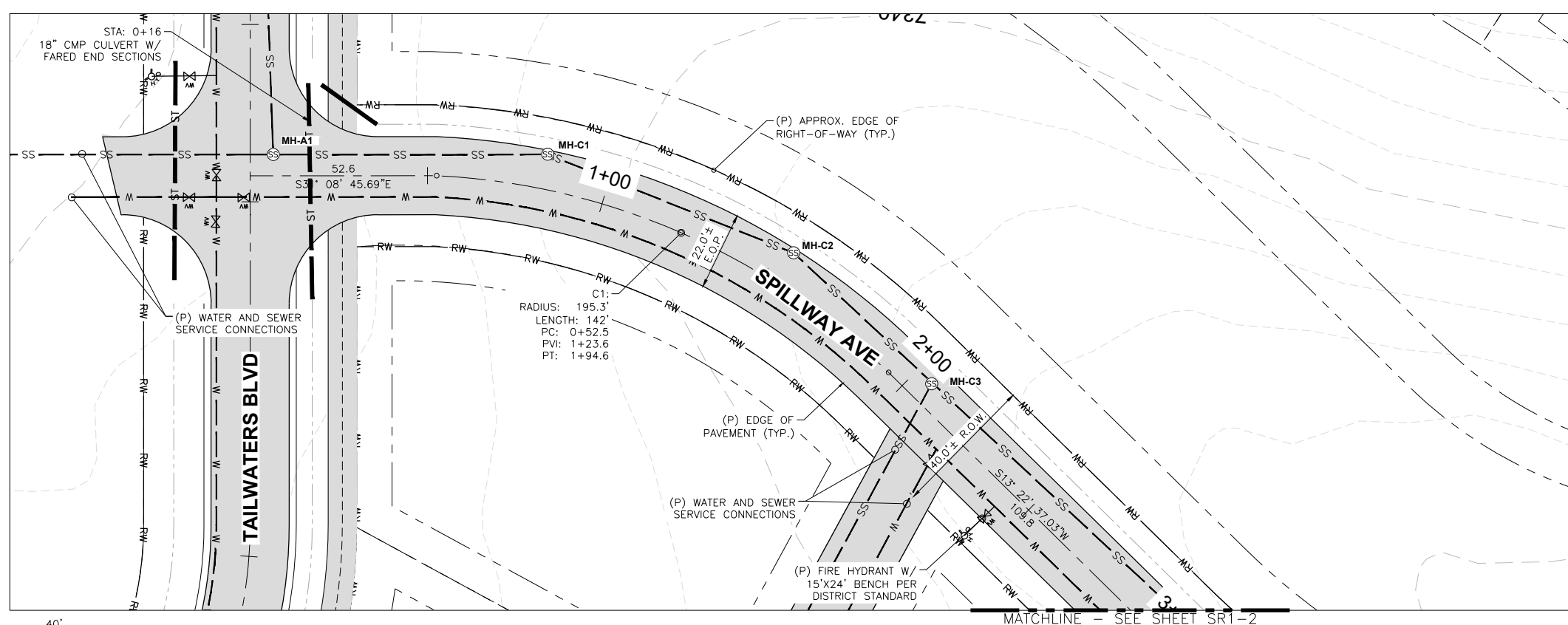
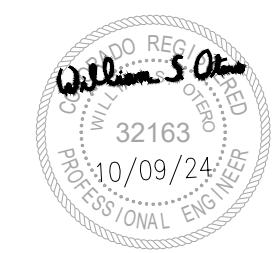
ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:

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



- NOTES:**
- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
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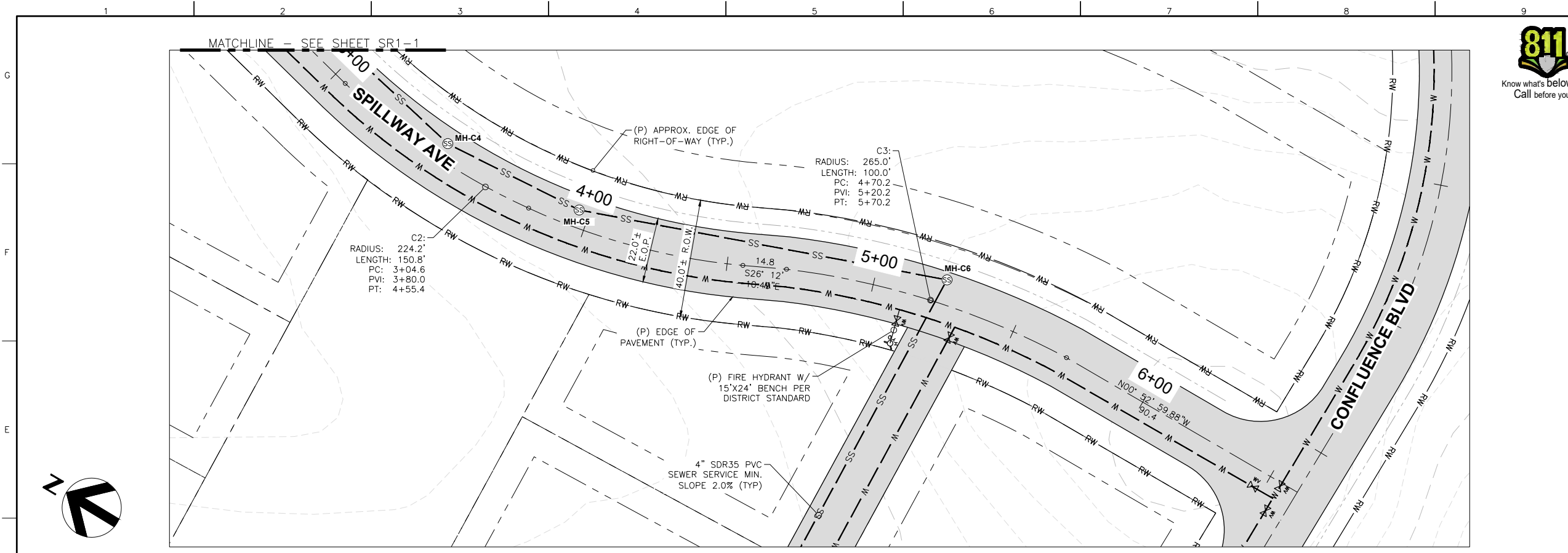
ISSUE	DATE	DESCRIPTION
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2	08/23/24	DRAINAGE PLAN UPDATE
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0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO
 SHEET TITLE:

PLAN VIEW AND PROFILE SPILLWAY AVE

SHEET NUMBER:
SR1-1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_SRI.DWG
 PLOT DATE/TIME: 10/9/2024 11:42 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

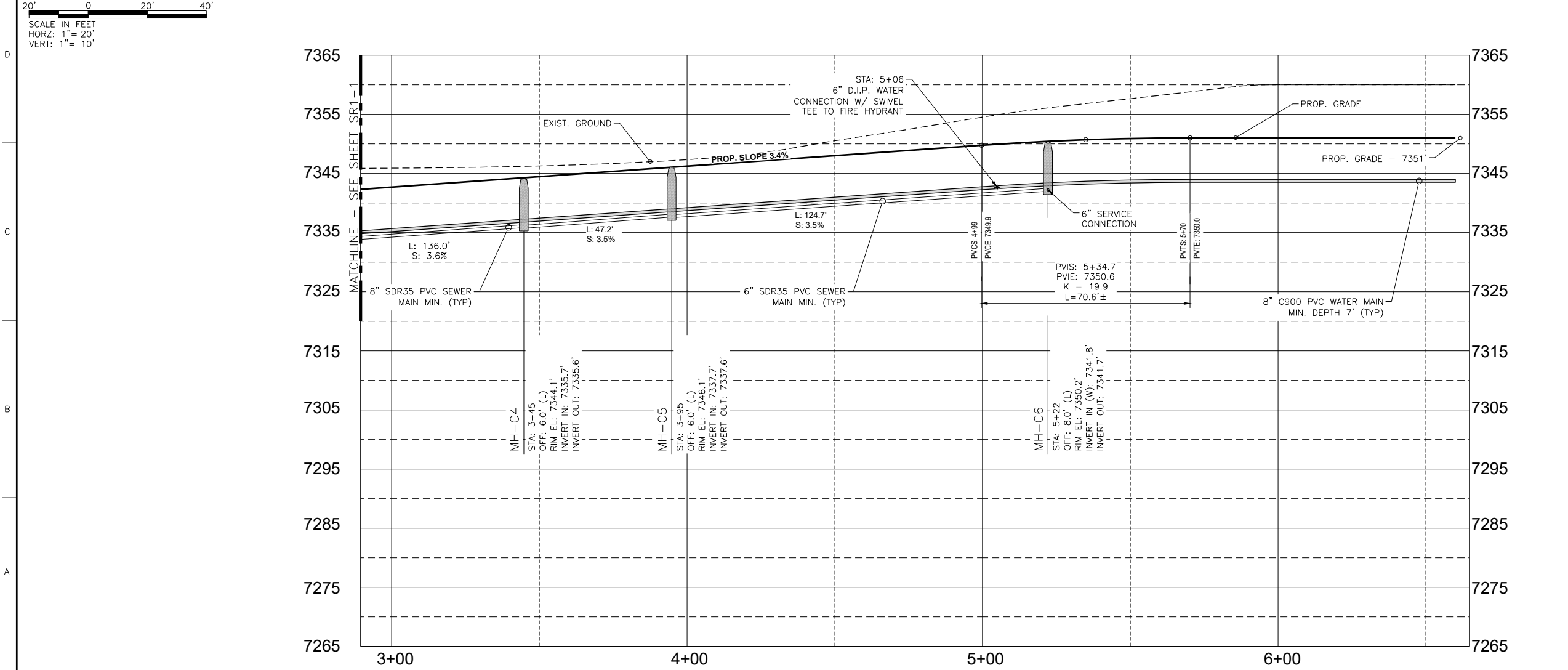
ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
 (970) 445-8810

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:
PLAN VIEW AND PROFILE SPILLWAY AVE

SHEET NUMBER:
SR1-2





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OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:



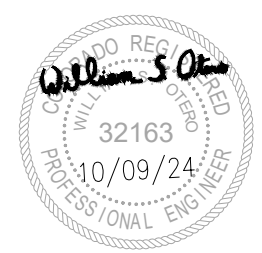
ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:

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



ISSUE	DATE	DESCRIPTION
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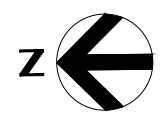
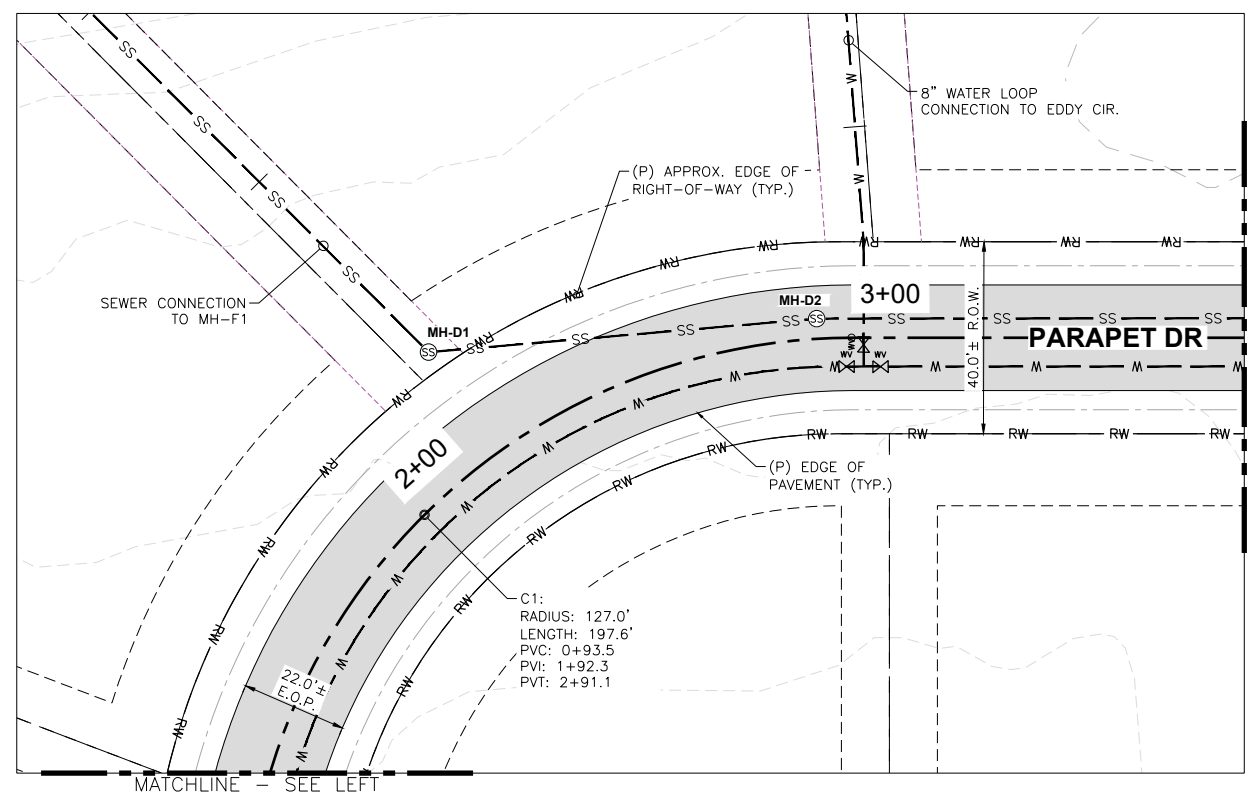
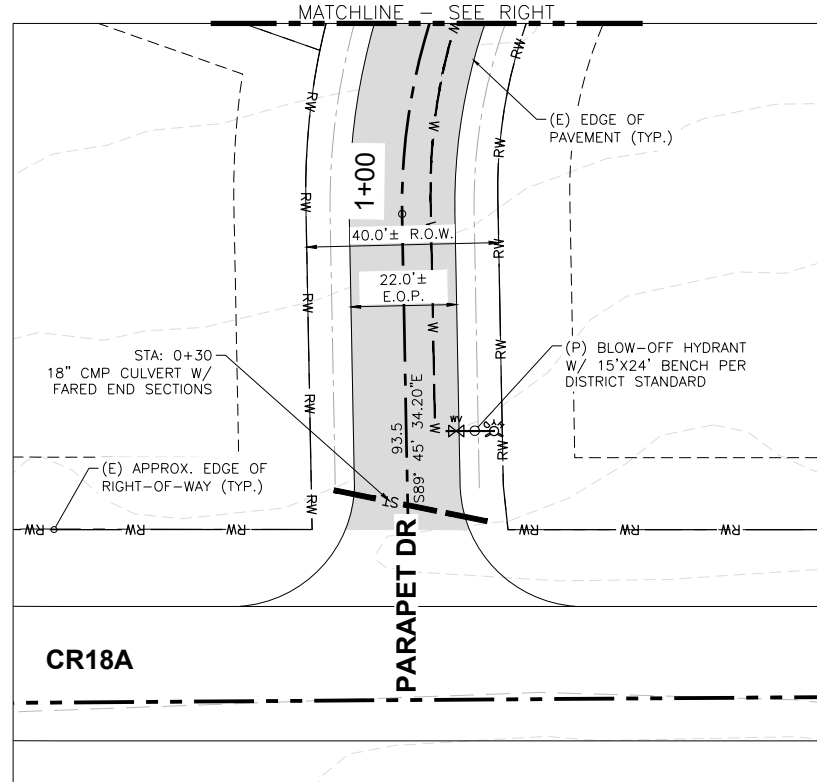
DRAWN BY: S. OTERO

SHEET TITLE:

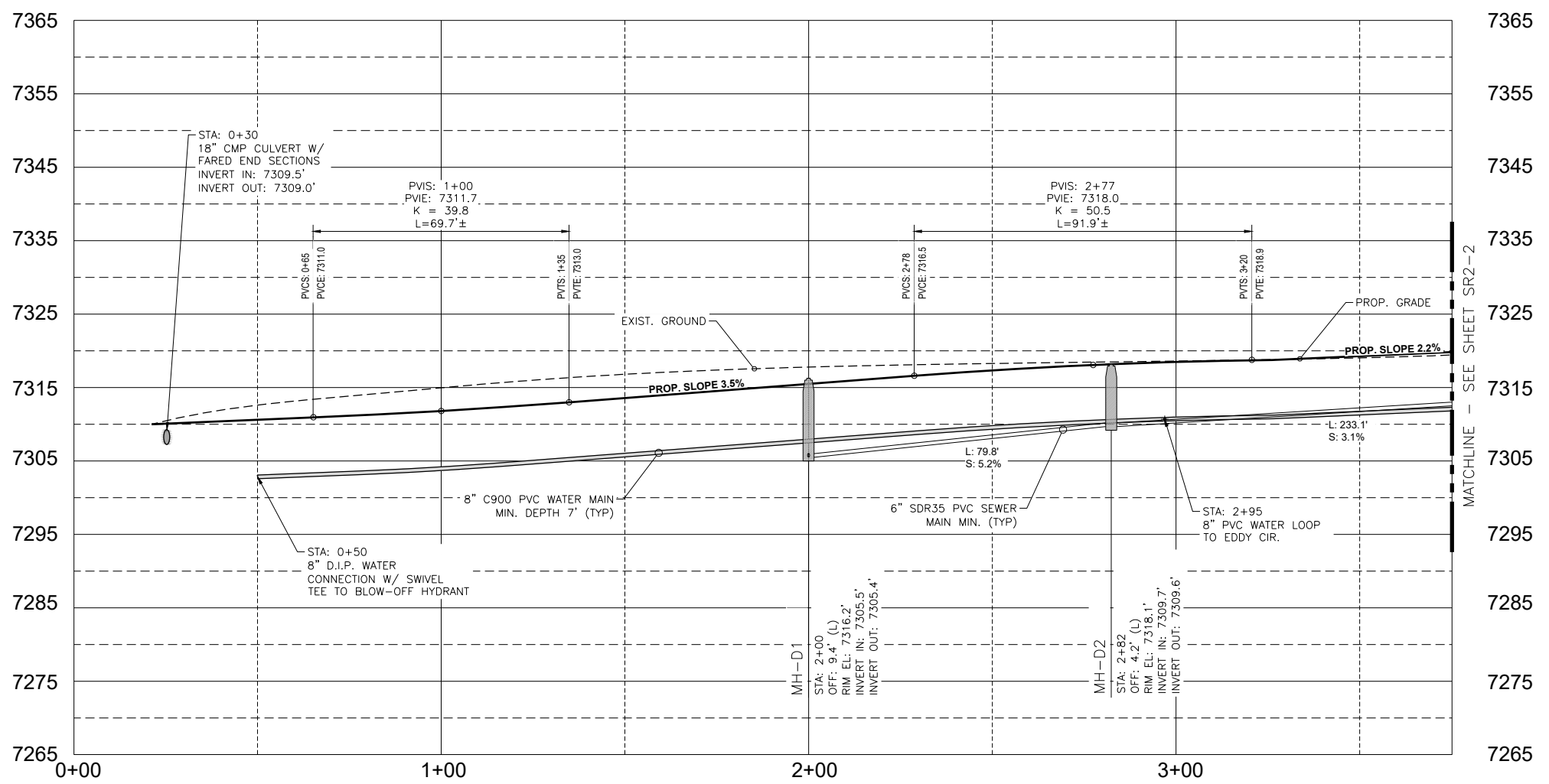
**PLAN VIEW AND PROFILE
PARAPET DR**

SHEET NUMBER:

SR2-1



SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'



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PLOT DATE/TIME: 10/9/2024 11:43 AM
PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB



Know what's below.
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OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



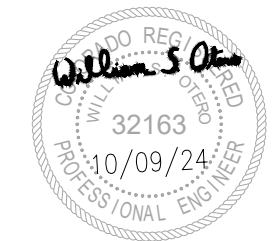
ARCHITECT:

LANDSCAPE ARCHITECT:

**NOT FOR
CONSTRUCTION**

ENGINEER:

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Littleton, CO 80120
(970) 445-8810



ISSUE	DATE	DESCRIPTION
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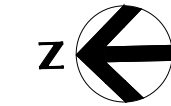
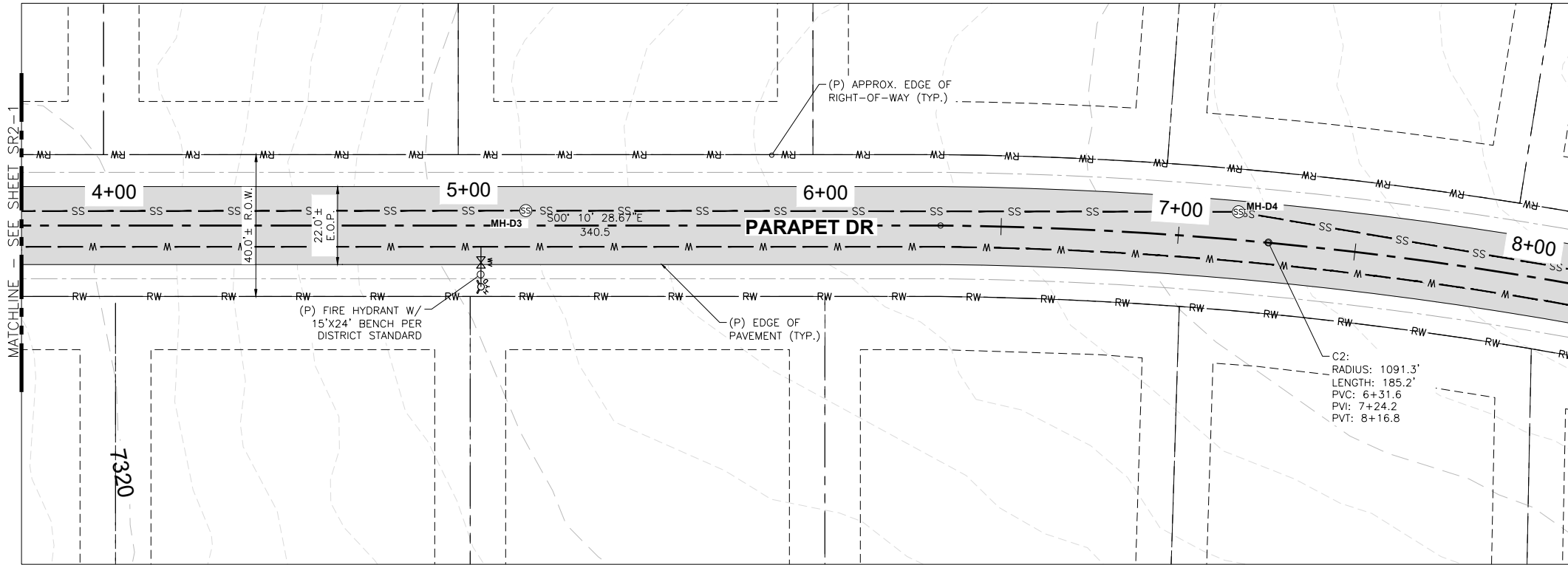
DRAWN BY: S. OTERO

SHEET TITLE:

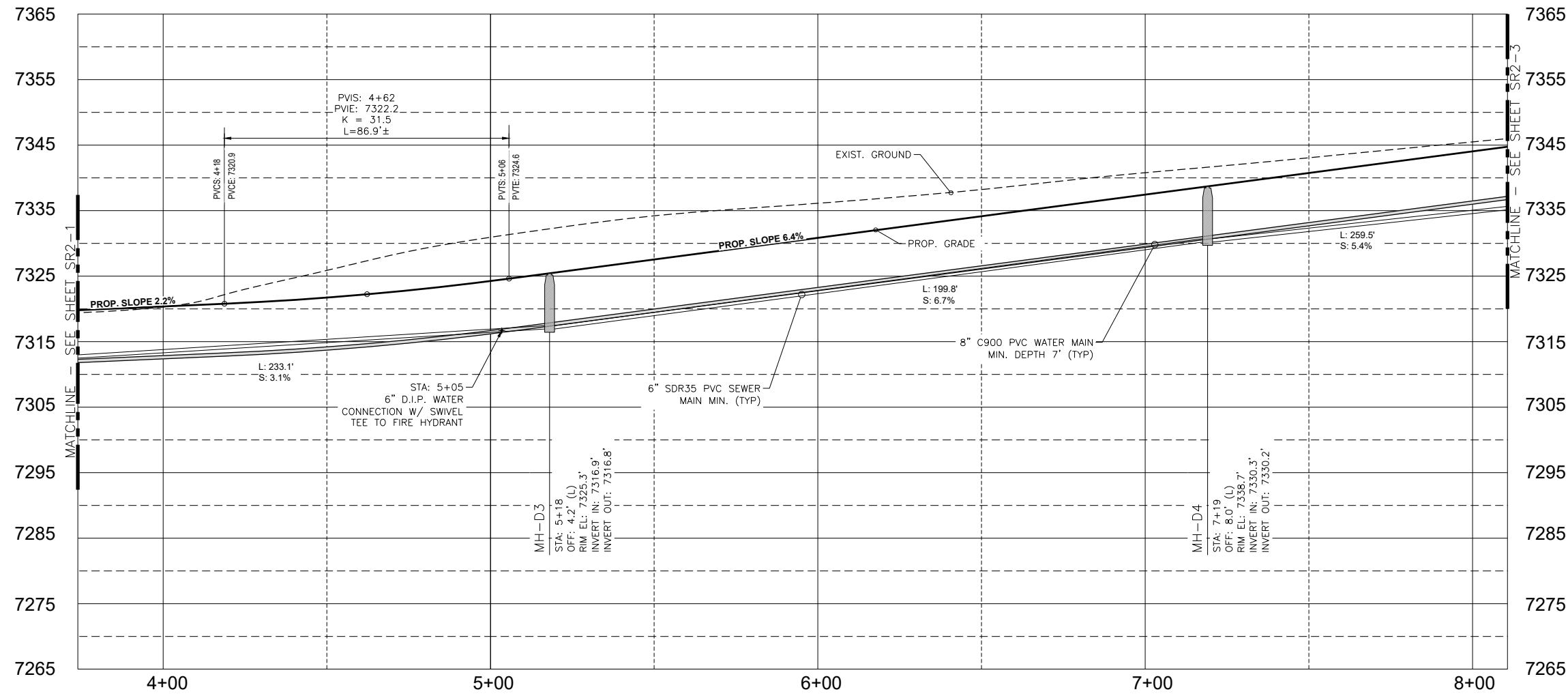
**PLAN VIEW
AND PROFILE
PARAPET DR**

SHEET NUMBER:

SR2-2



SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'



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PLOT STYLE: 8140CAD_MSTANDARD.CTB



Know what's below.
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OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



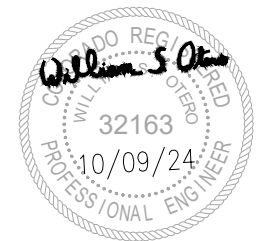
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LANDSCAPE ARCHITECT:

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CONSTRUCTION**

ENGINEER:

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Littleton, CO 80120
(970) 445-8810



ISSUE	DATE	DESCRIPTION
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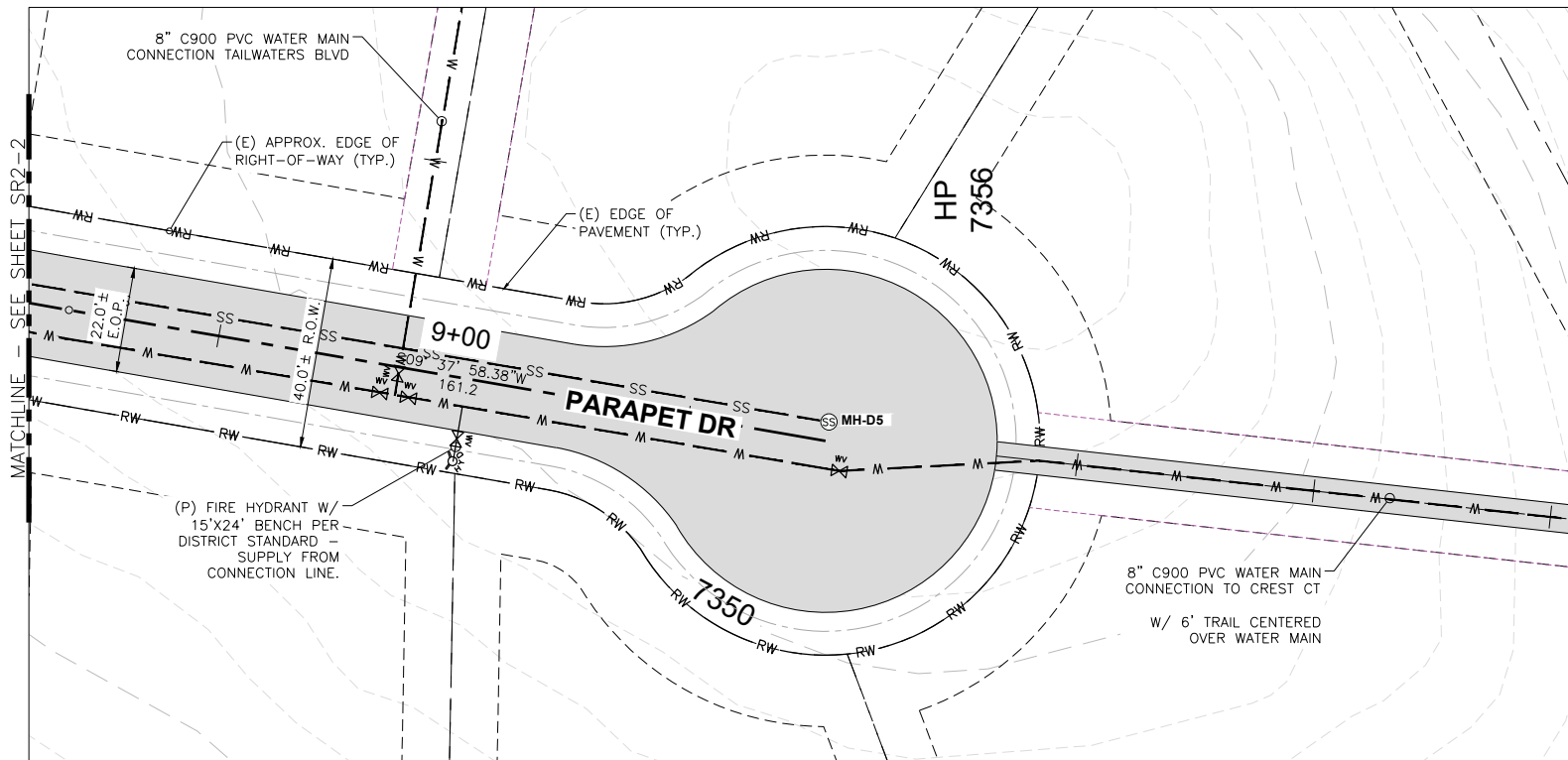
DRAWN BY: S. OTERO

SHEET TITLE:

**PLAN VIEW
AND PROFILE
PARAPET DR**

SHEET NUMBER:

SR2-3

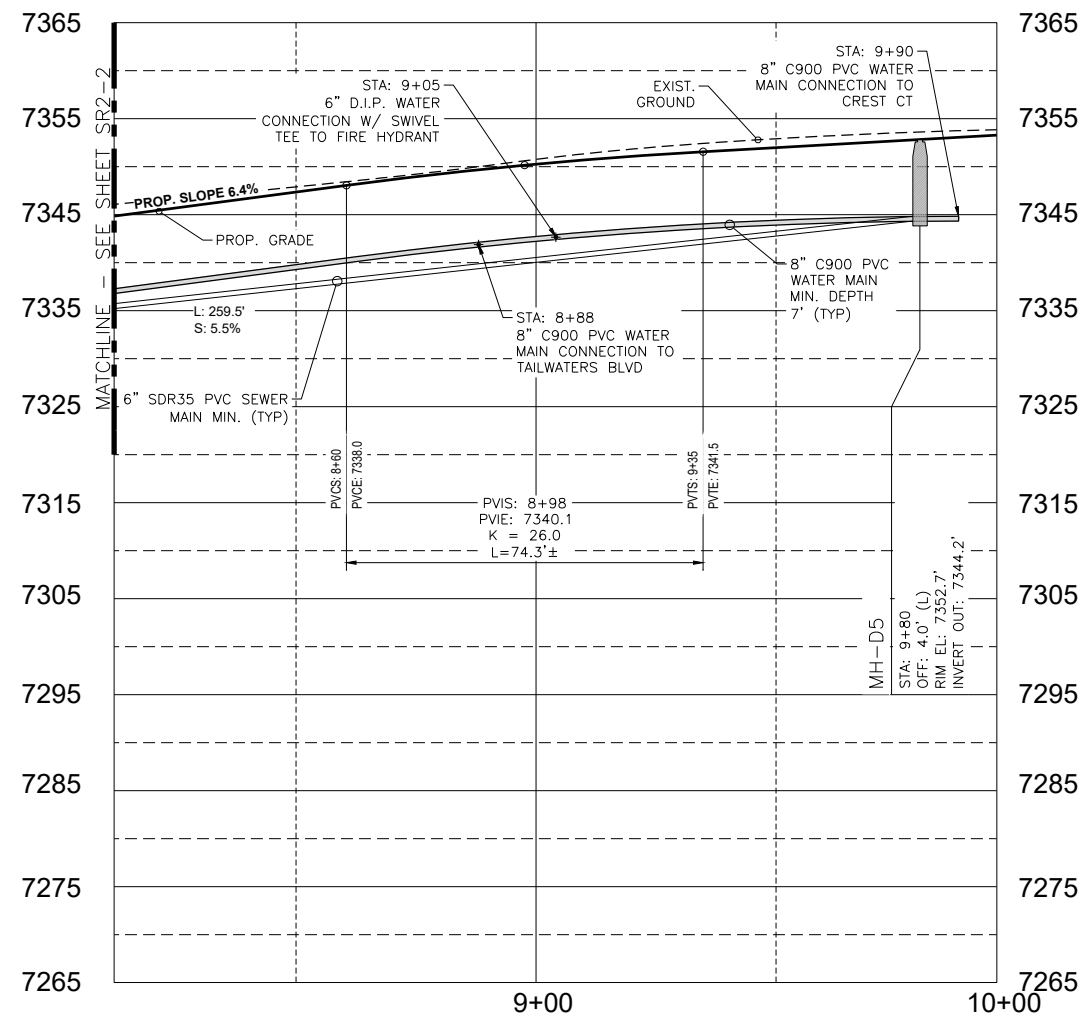


NOTES:

- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
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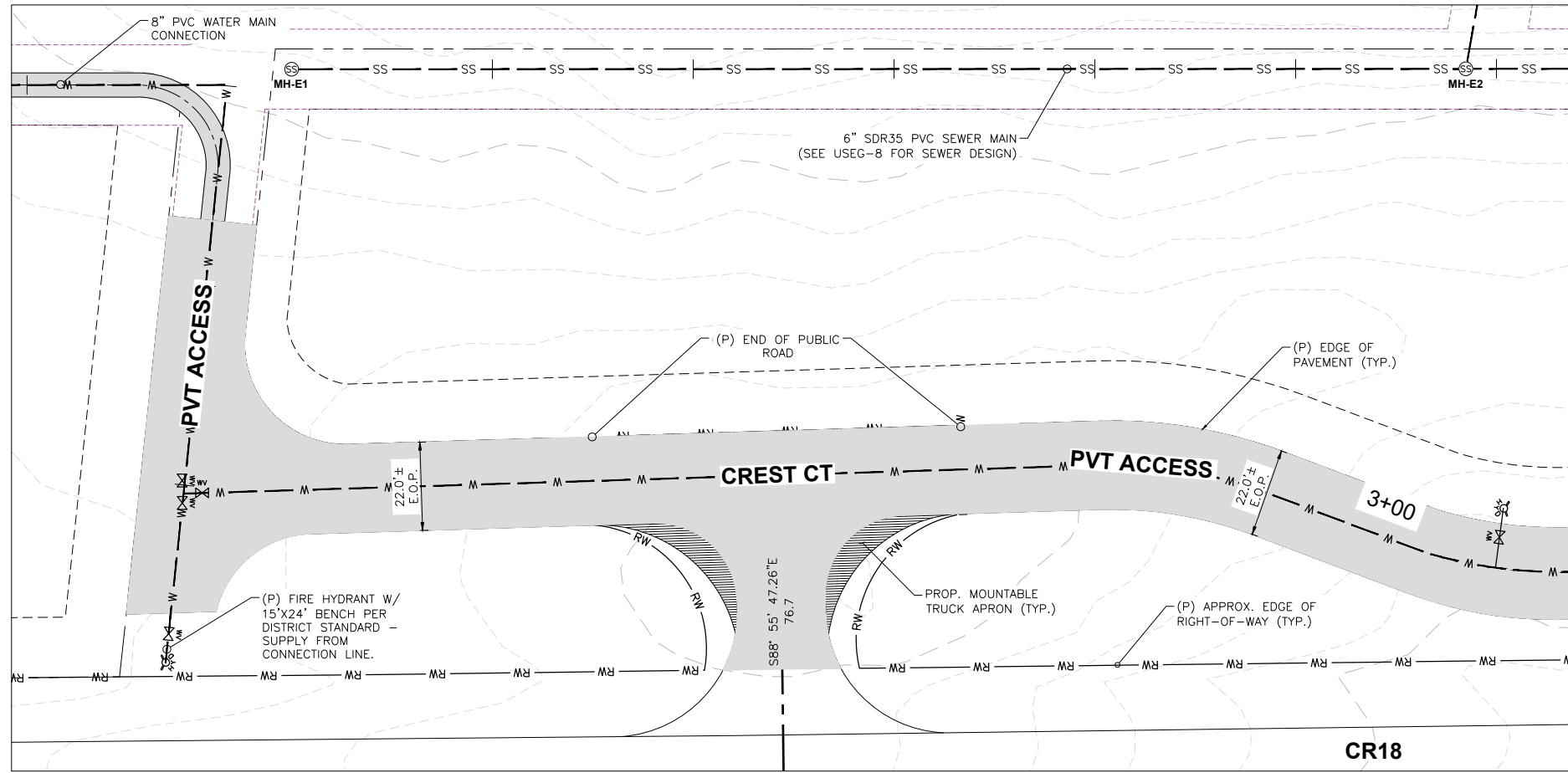
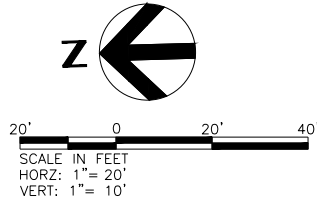
SCALE IN FEET
HORZ: 1" = 20'
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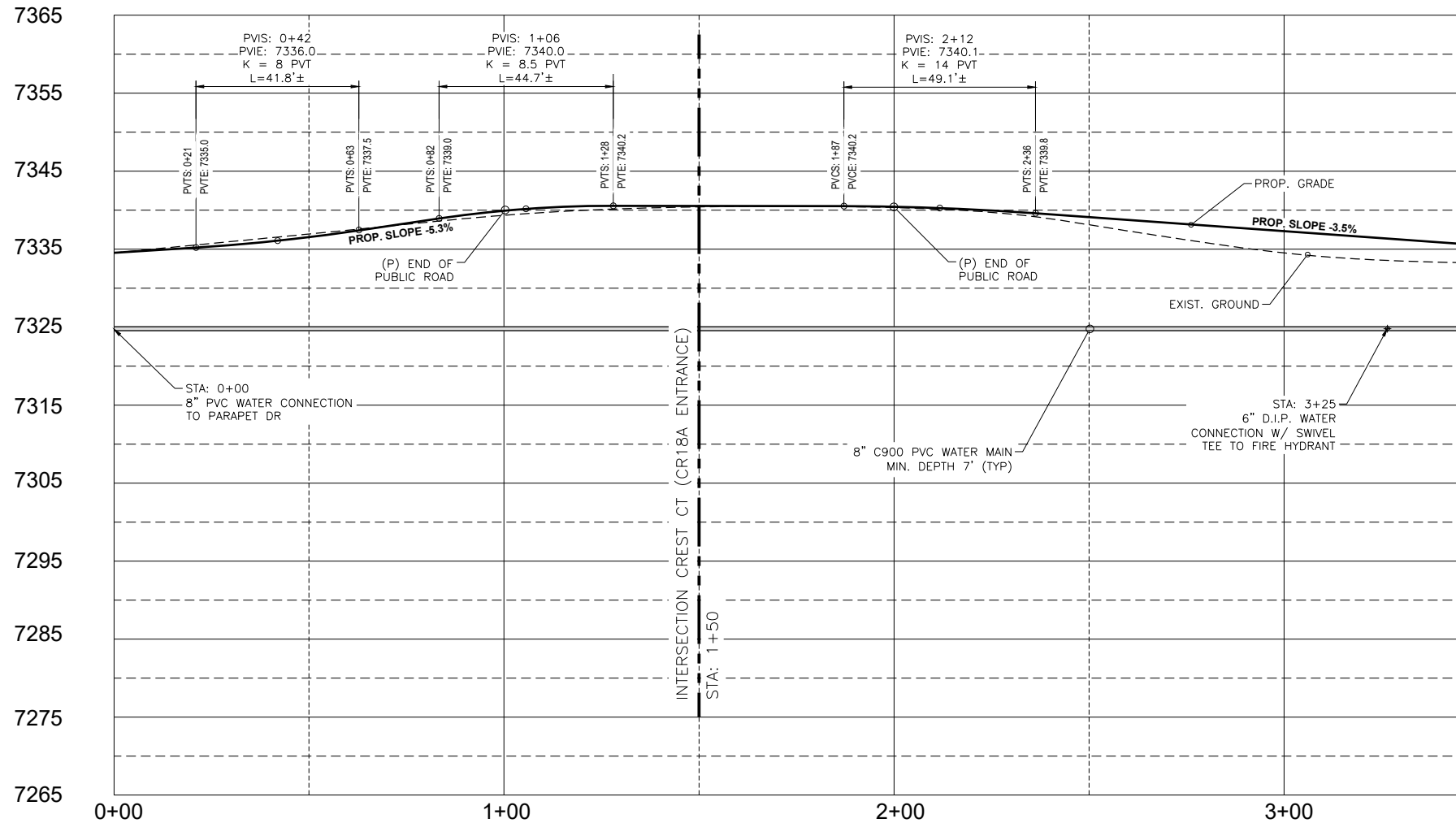
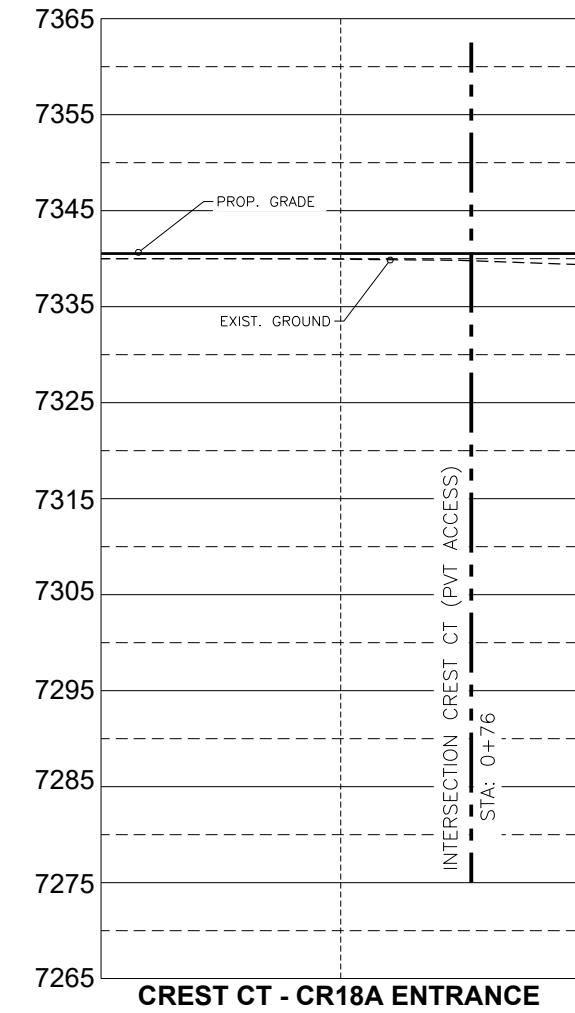
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PLOT DATE/TIME: 10/9/2024 11:43 AM
PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB



Know what's below.
Call before you dig.



MATCHLINE - SEE SHEET SR3-2



MATCHLINE - SEE SHEET SR3-2

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
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DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CREST CT

SHEET NUMBER:
SR3-1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_SR3.DWG
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PLOT STYLE: 8140CAD_MSTANDARD.CTB

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OWNER:
TAILWATERS AT STAGECOACH, LLC

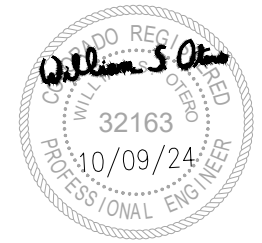
PLANNER:

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

ARCHITECT:

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ENGINEER:
NKE 7638 S Crocker Ct
 Littleton, CO 80120
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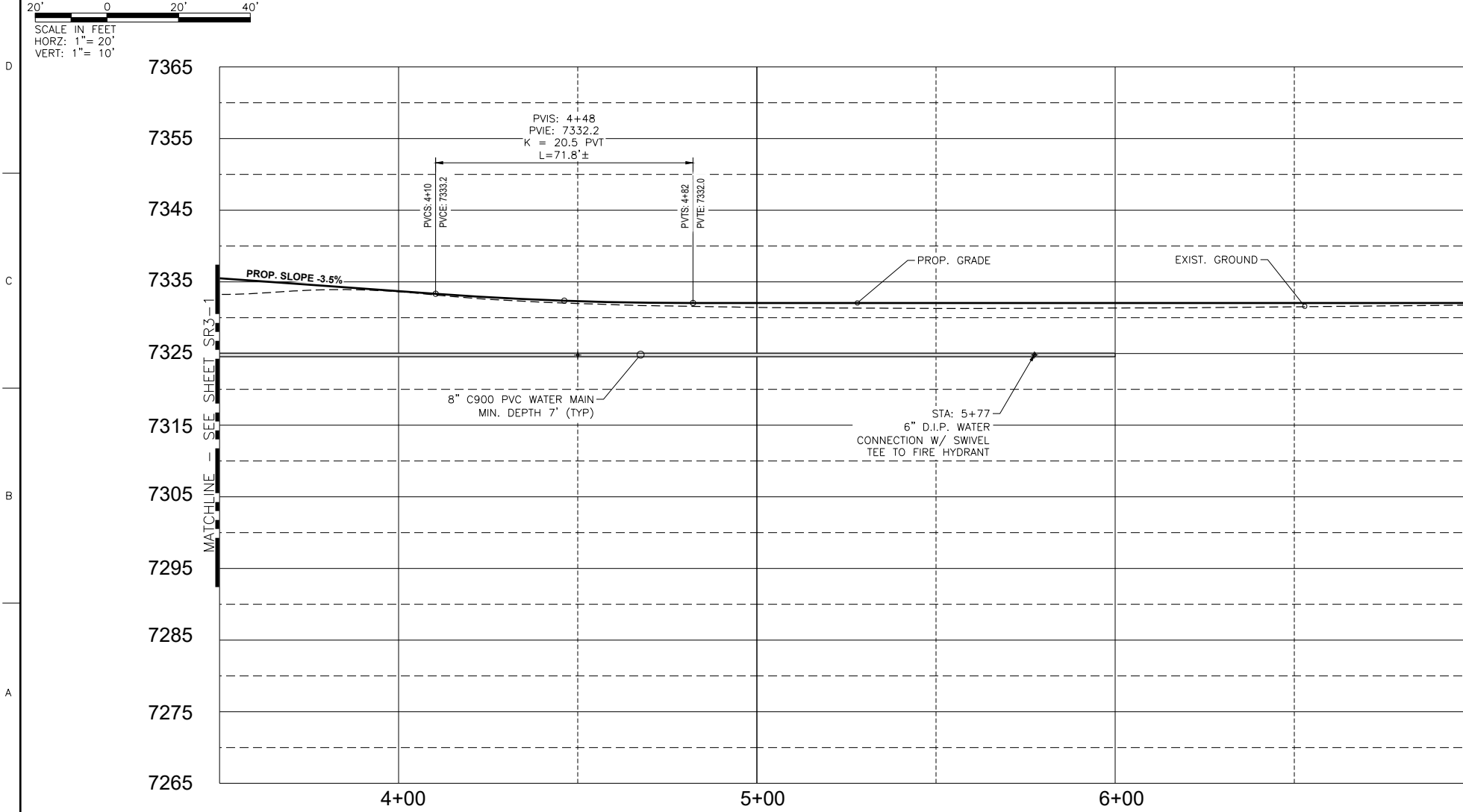
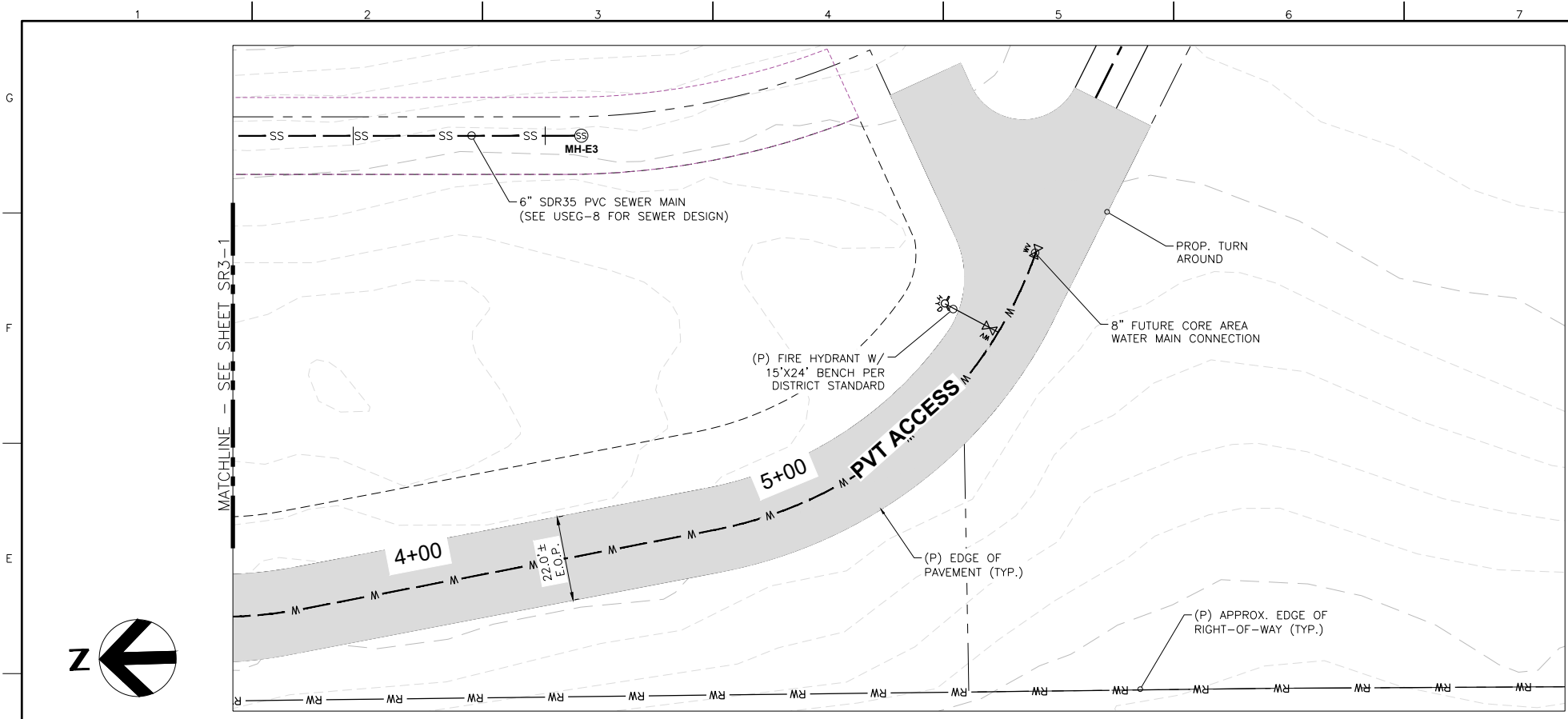


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DRAWN BY: S. OTERO

SHEET TITLE:
PLAN VIEW AND PROFILE CREST CT

SHEET NUMBER:
SR3-2



FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_SRS3.DWG
 PLOT DATE/TIME: 10/09/2024 11:45 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



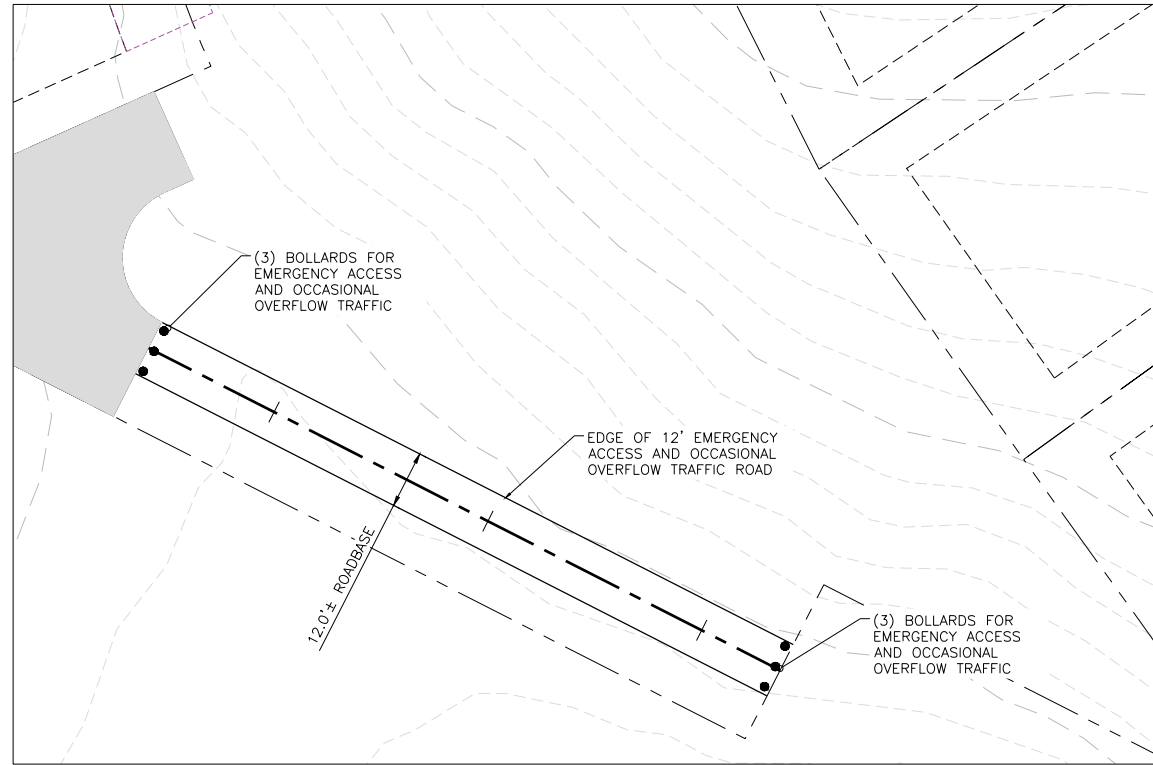
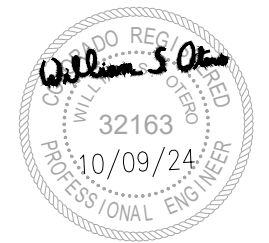
ARCHITECT:

LANDSCAPE ARCHITECT:

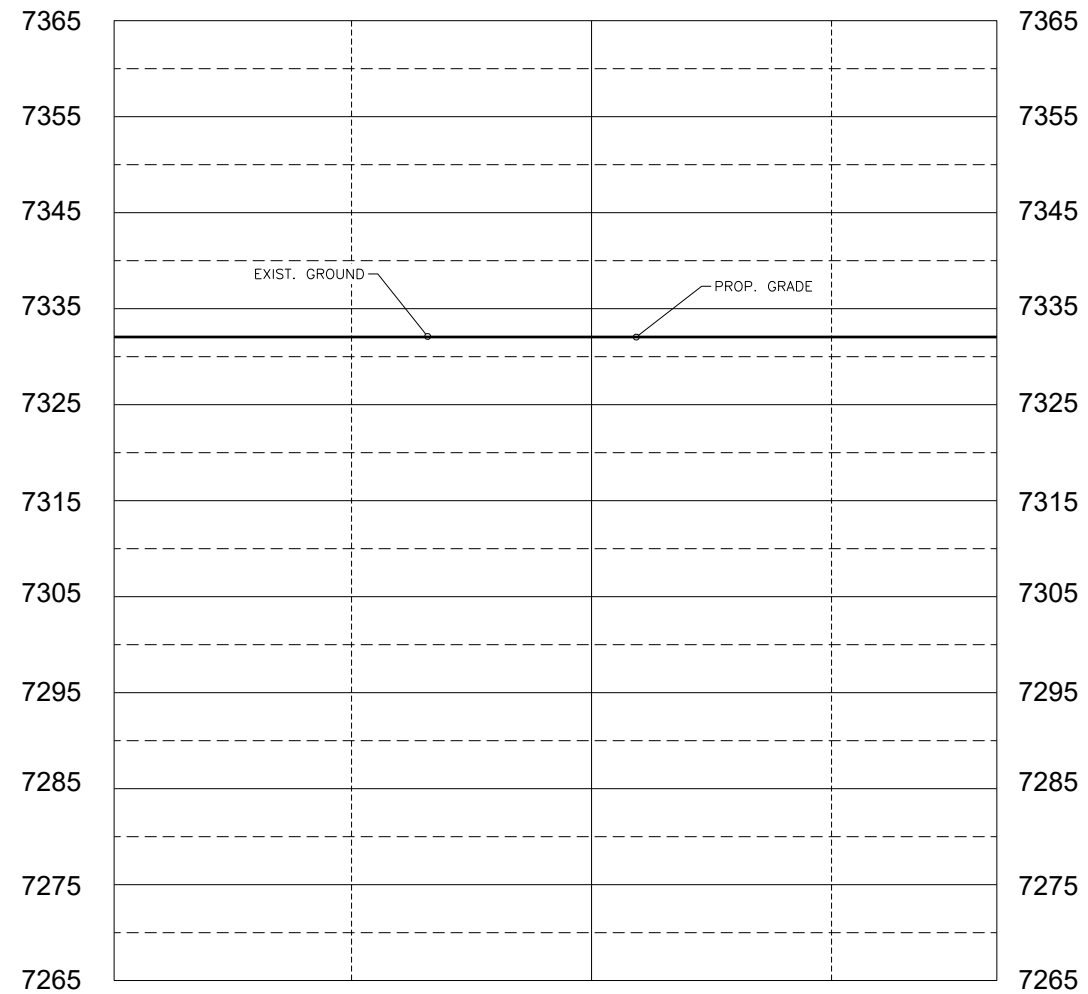
**NOT FOR
CONSTRUCTION**

ENGINEER:

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



SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'



NOTES:

- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
- FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).
- SEWER AND WATER SYSTEM SUMMATIONS, SEE UT-1.
- GRAVITY SEWER HYDRAULIC CHARACTERISTICS, SEE TABULATIONS UNDER SEPARATE COVER.
- VERTICAL SEPARATION BETWEEN WATER AND SEWER IS LESS THAN 18" AND/OR SEWER LINE CROSSES ABOVE THE WATER LINE; THEREFORE SEWER LINE SHALL BE ENCASED PER DISTRICT STANDARDS.
- VERTICAL SEPARATION BETWEEN WATER LINE AND SEWER LINE IS LESS THAN 12"; THEREFORE THE SPACE BETWEEN SHALL BE FILLED WITH 3000 PSI CONCRETE.
- VERTICAL BENDS IN WATER LINE MEETS MAXIMUM DEFLECTION CRITERIA (5 DEGREES) UNLESS OTHERWISE NOTED.
- LOOKING UP STATION OFFSETS ARE DESIGNATED EITHER RIGHT OR LEFT OF CENTERLINE.

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:

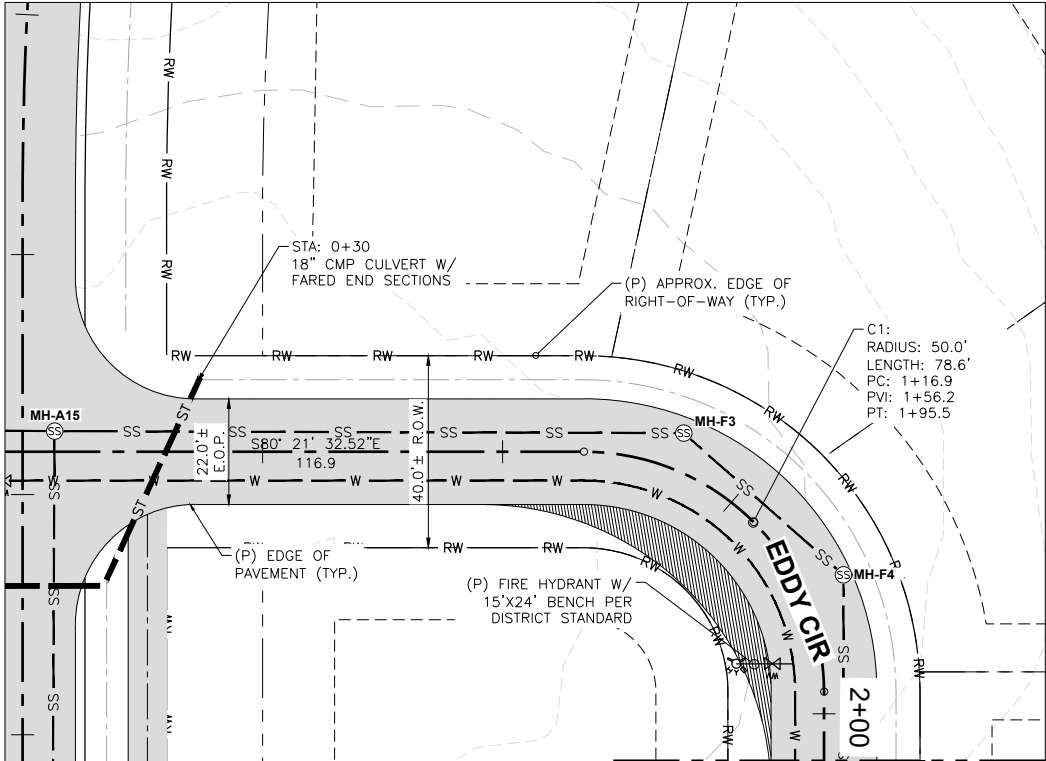
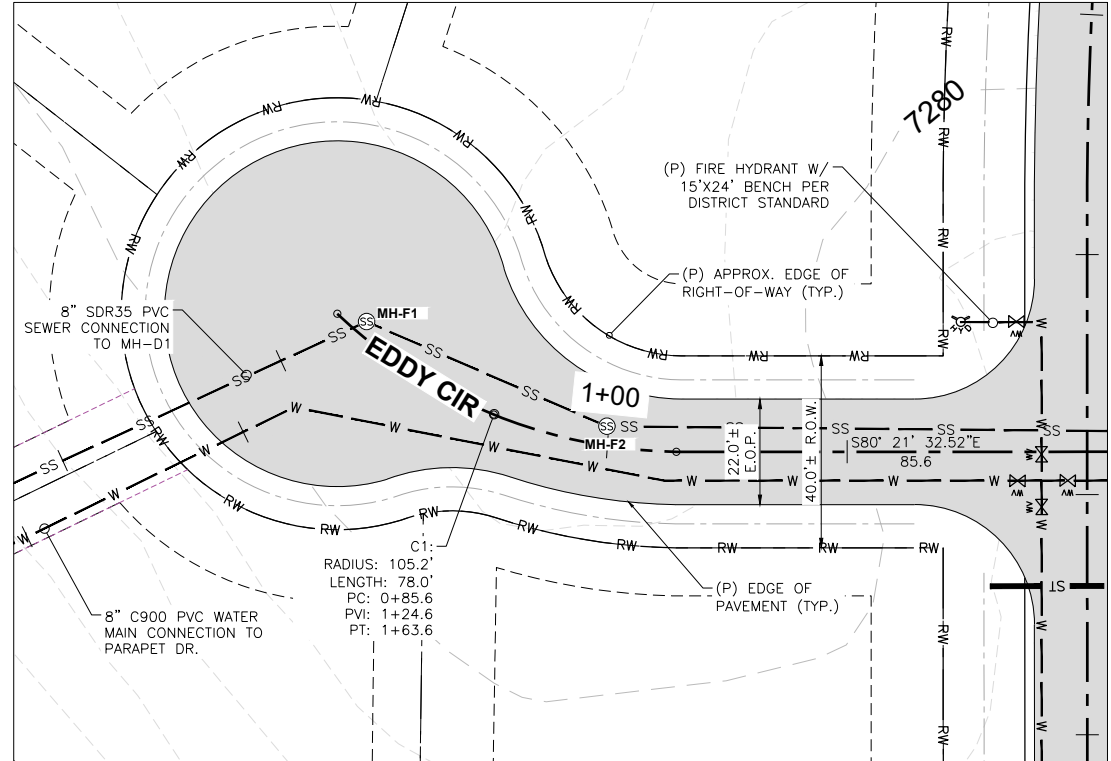
**PLAN VIEW
AND PROFILE
EMERGENCY ACCESS**

SHEET NUMBER:

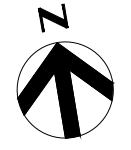
SR3-3



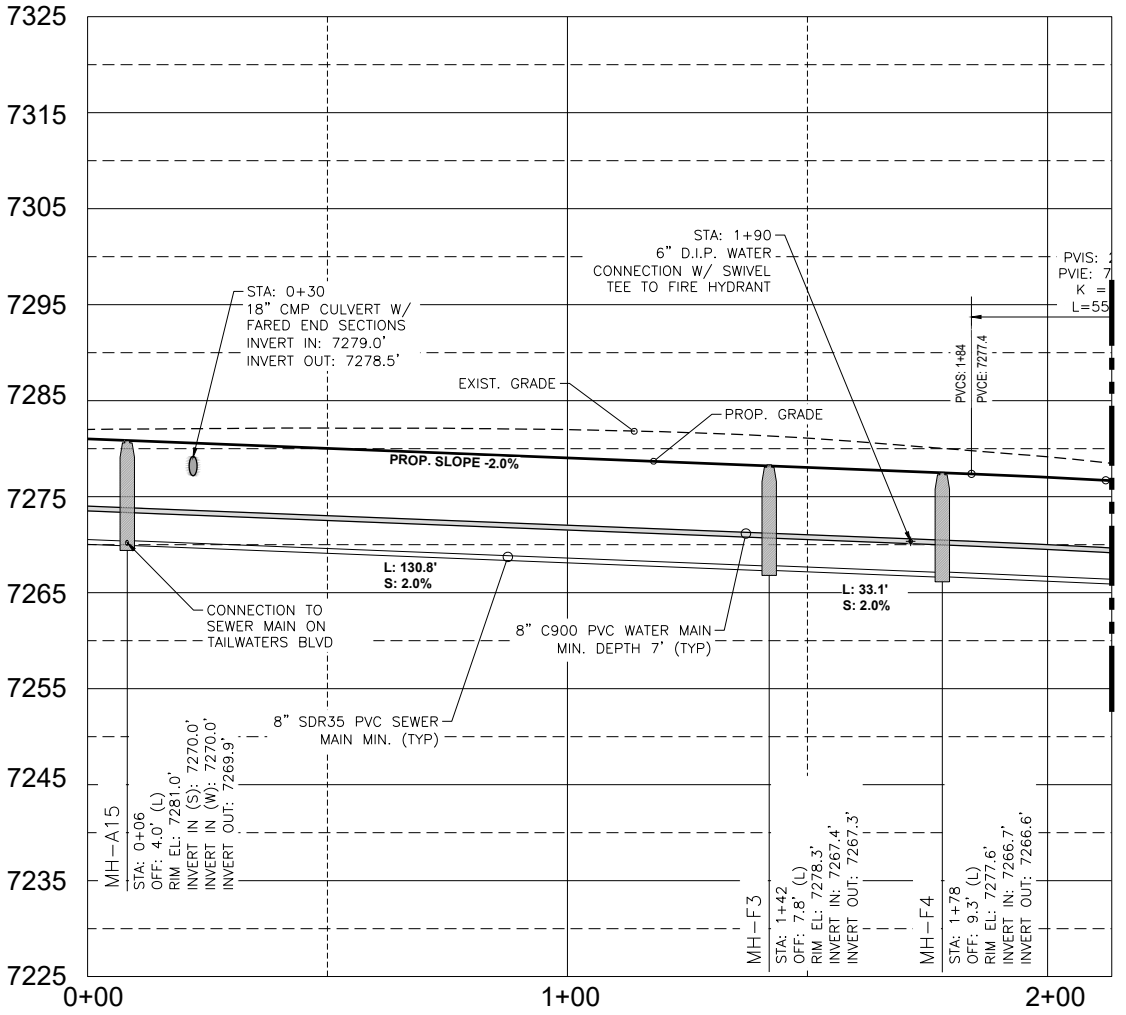
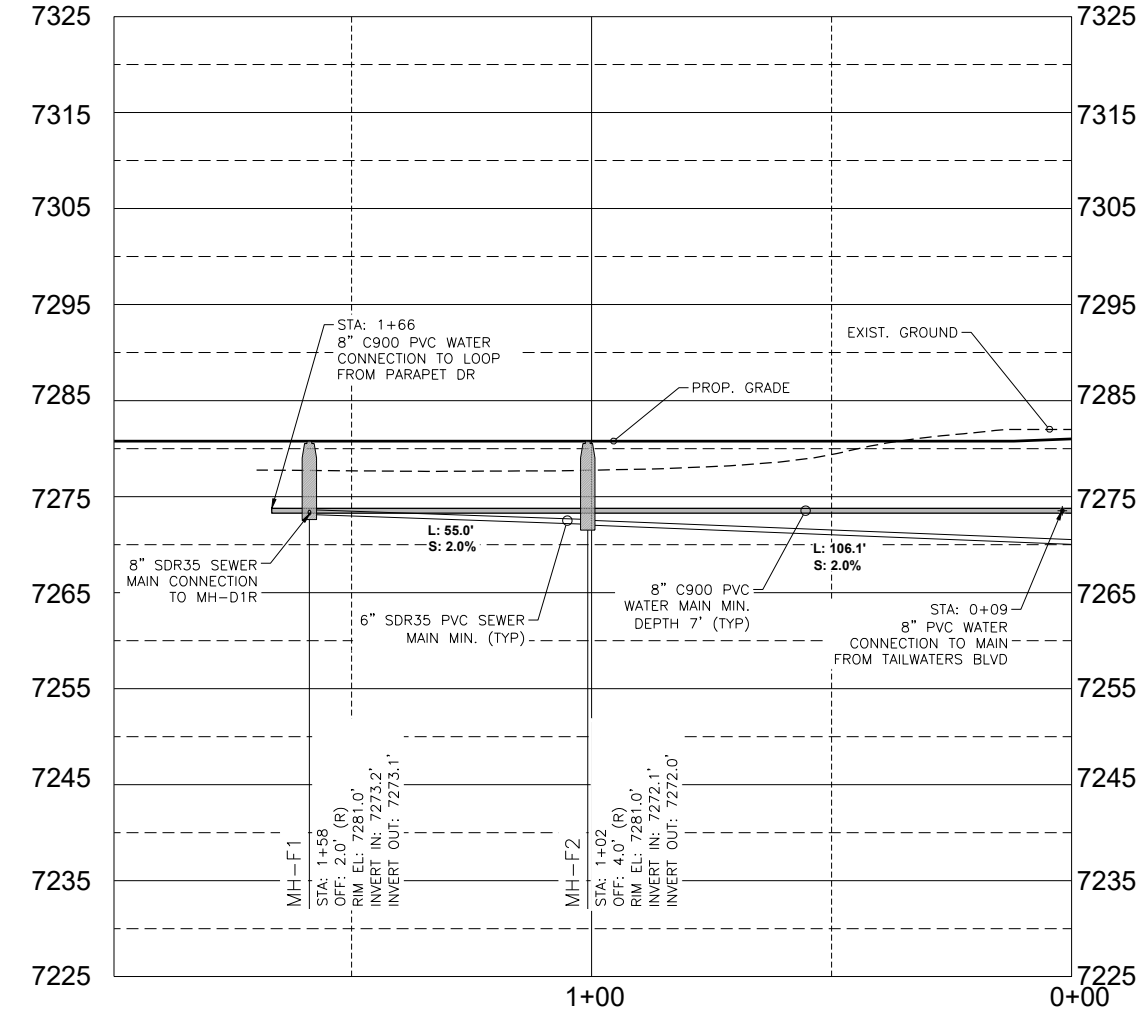
Know what's below.
Call before you dig.



MATCHLINE - SEE SHEET SR4-2



SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'



MATCHLINE - SEE SHEET SR4-2

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:
**PLAN VIEW AND PROFILE
EDDY CIR**

SHEET NUMBER:
SR4-1

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_SR4.DWG
PLOT DATE/TIME: 10/9/2024 11:46 AM
PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB



Know what's below.
Call before you dig.

OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



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

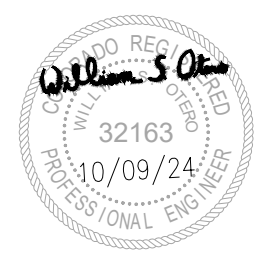
ARCHITECT:

LANDSCAPE ARCHITECT:

**NOT FOR
CONSTRUCTION**

ENGINEER:

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



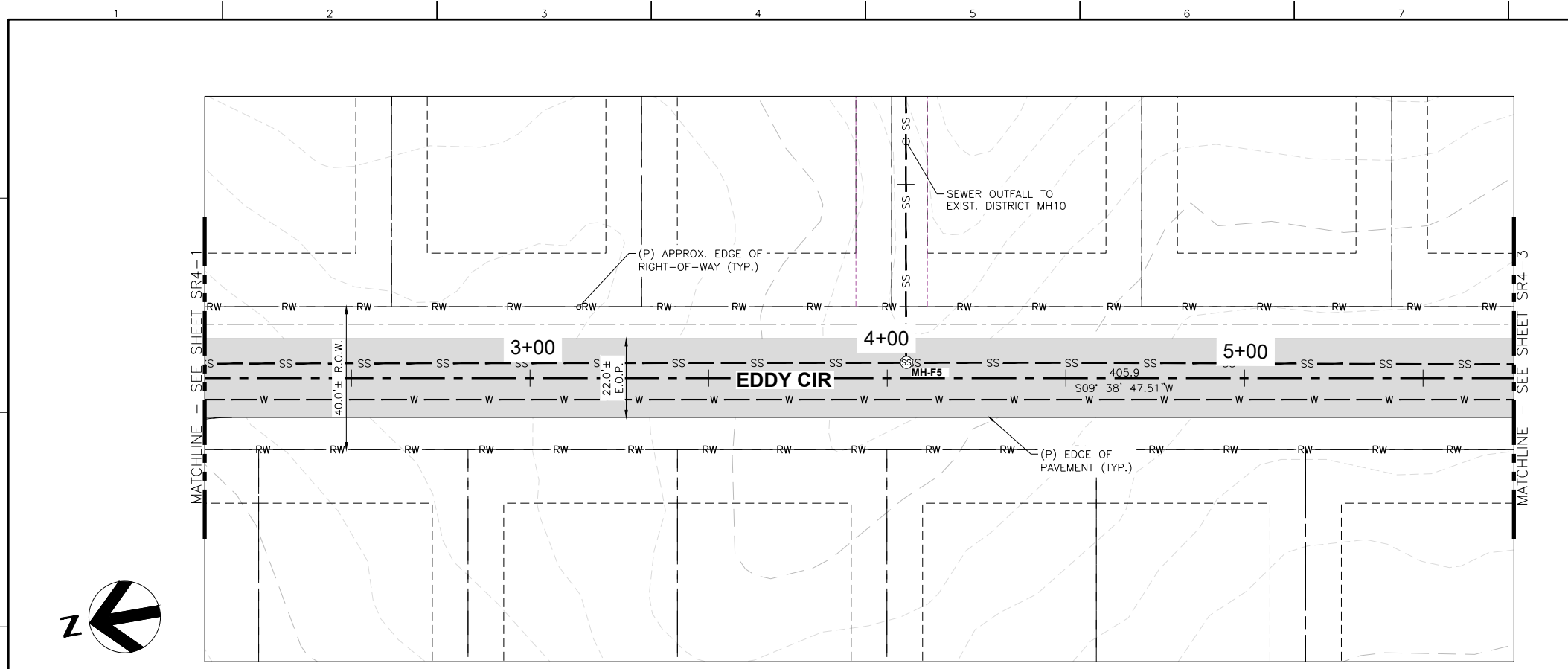
ISSUE	DATE	DESCRIPTION
3	10/09/24	COUNTY PLAN COMMENTS
2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO
SHEET TITLE:

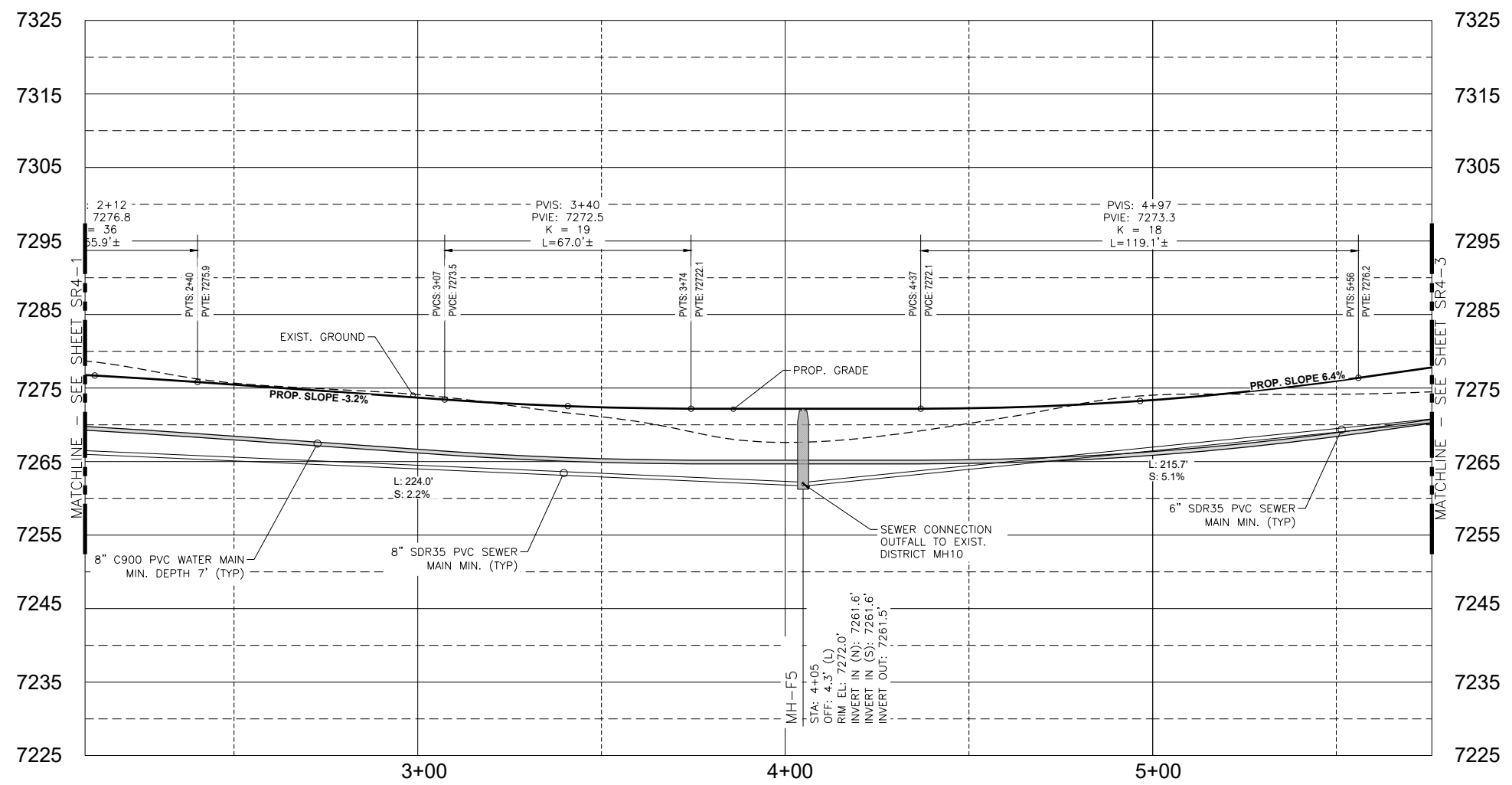
**PLAN VIEW
AND PROFILE
EDDY CIR**

SHEET NUMBER:

SR4-2

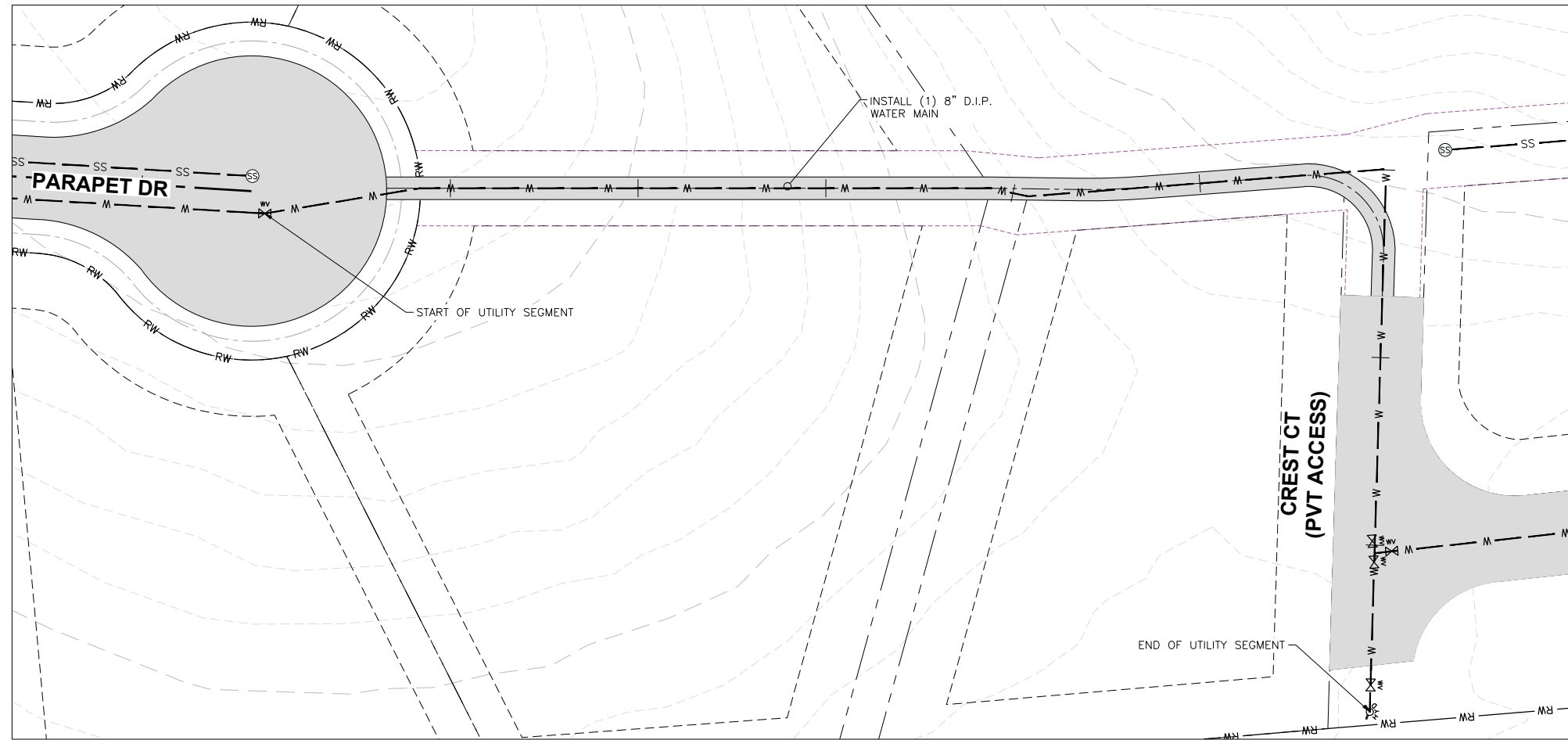


SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'

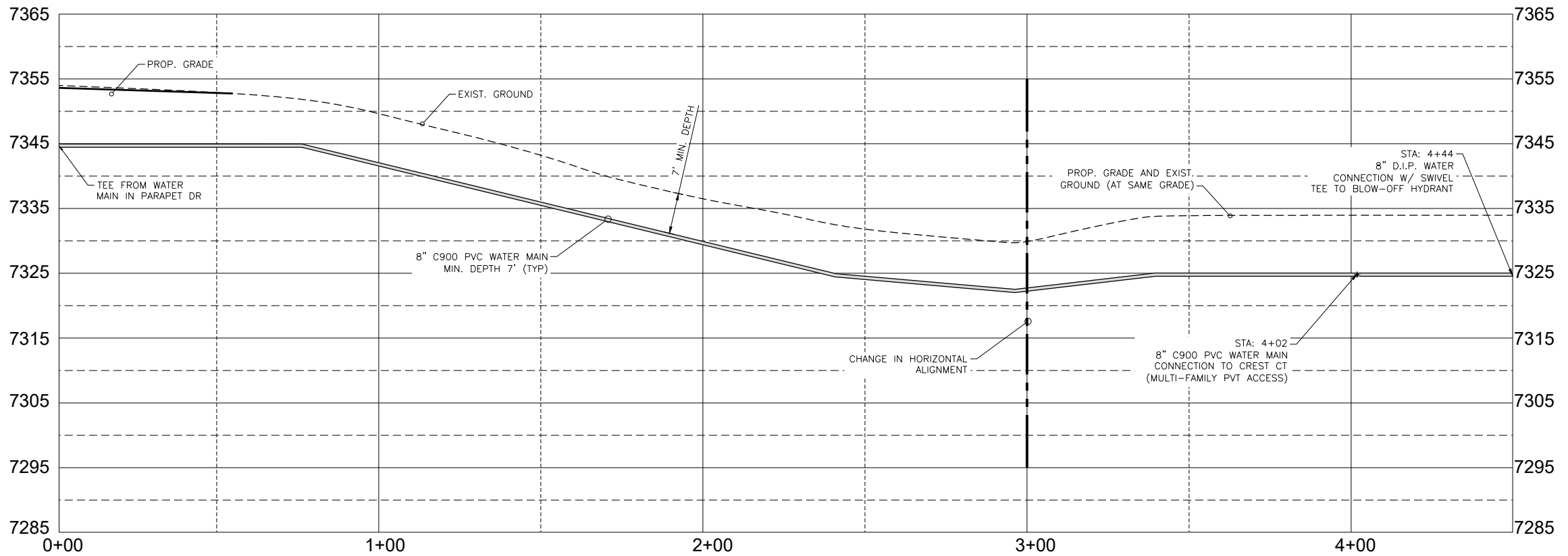
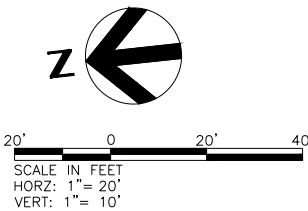


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PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB


FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
 PLOT DATE/TIME: 10/9/2024 11:51 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



**WATER LOOP
 PARAPET DR TO CREST CT (PVT ACCESS)**




OWNER:
TAILWATERS AT STAGECOACH, LLC

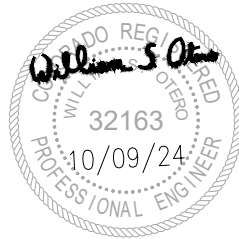
PLANNER:
 164 Railroad Ave
 Minturn, CO 81645
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

NOT FOR CONSTRUCTION

ENGINEER:
 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:
**UTILITY SEGMENT CONNECTIONS
 PLAN VIEW AND PROFILE**

SHEET NUMBER:
USEG-1

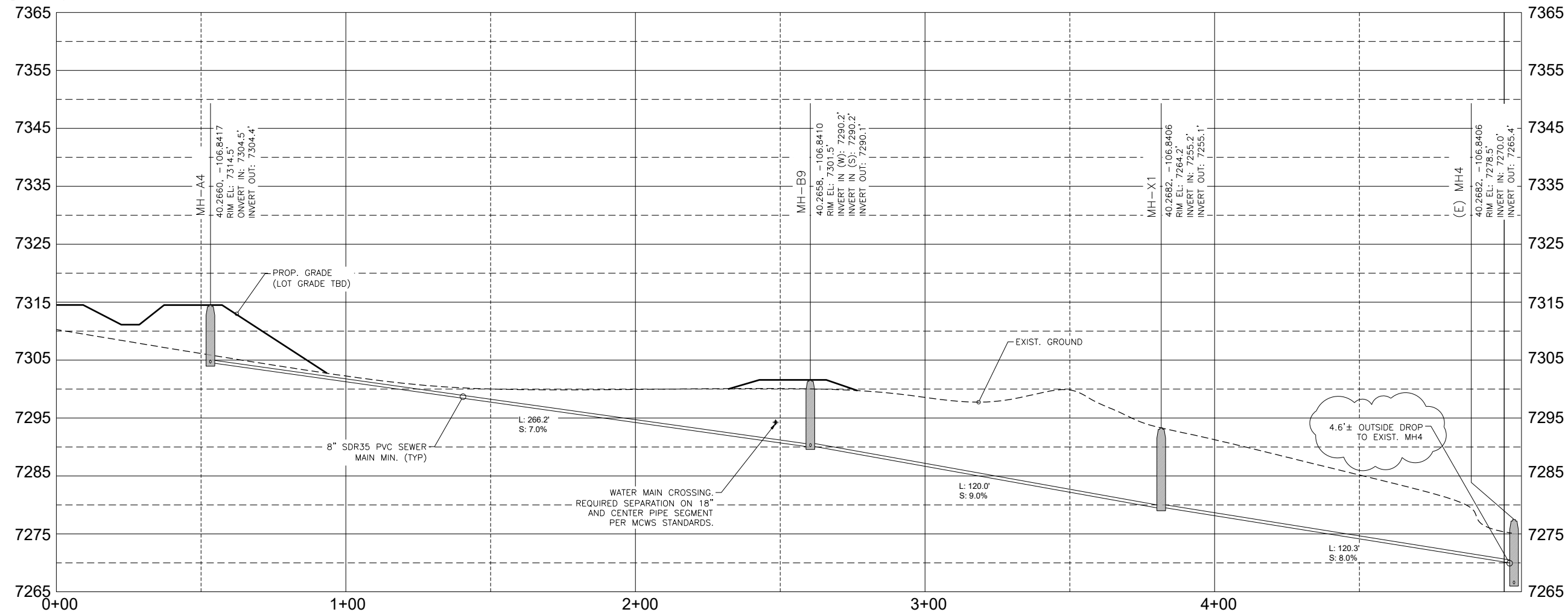


Know what's below.
Call before you dig.



SCALE IN FEET
HORZ: 1" = 20'
VERT: 1" = 10'

SEWER CONNECTOR MH-A5 TO MH-B8 TO MH4 (EXIST.)



OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:

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

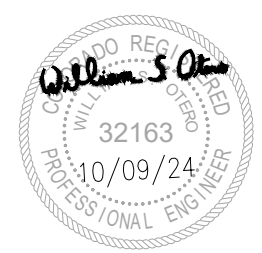
ARCHITECT:

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:

UTILITY SEGMENT CONNECTIONS PLAN VIEW AND PROFILE

SHEET NUMBER:
USEG-2

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
PLOT DATE/TIME: 10/9/2024 11:51 AM
PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
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 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



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

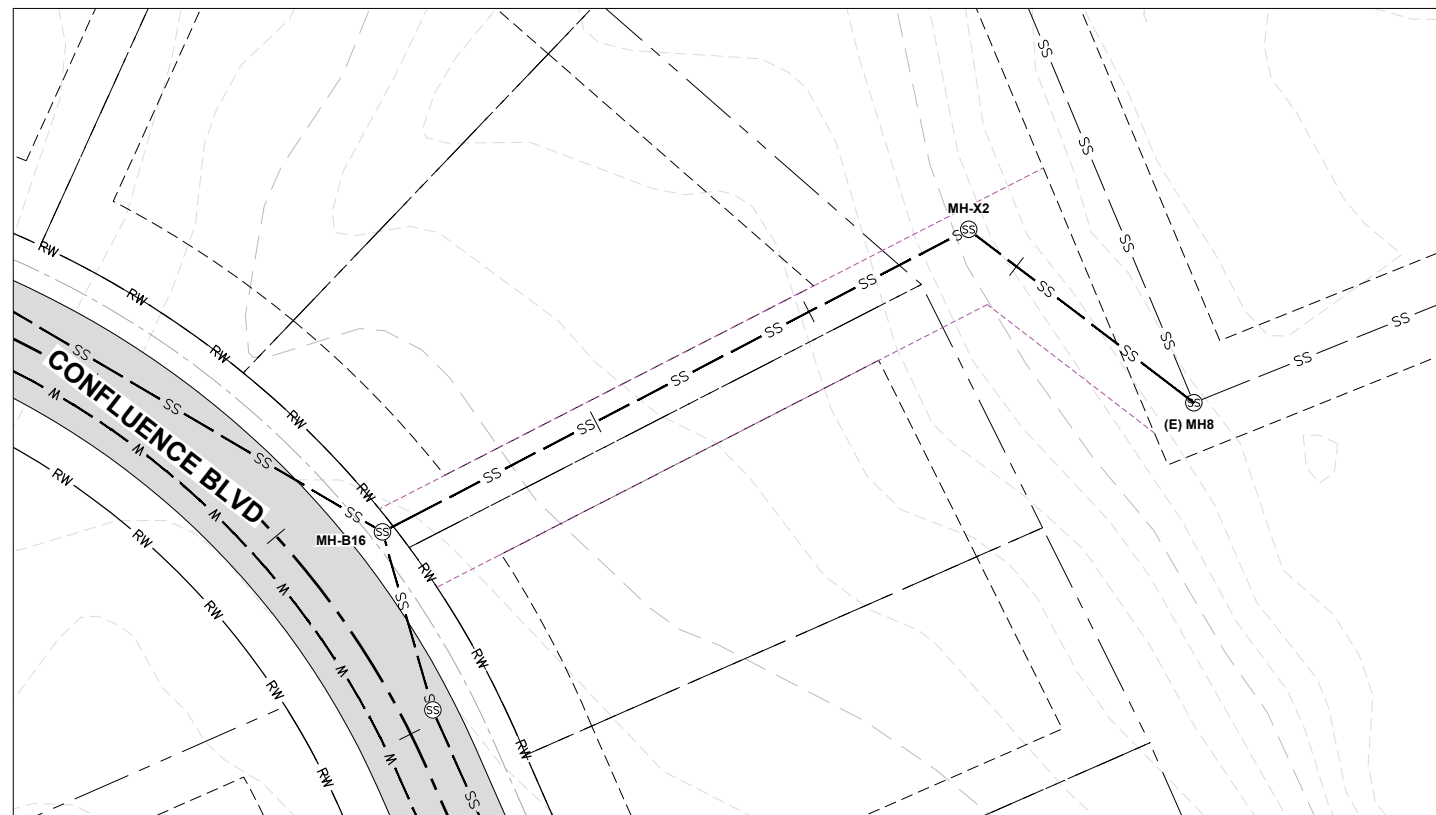
DRAWN BY: S. OTERO

SHEET TITLE:

**UTILITY SEGMENT
CONNECTIONS
PLAN VIEW AND PROFILE**

SHEET NUMBER:

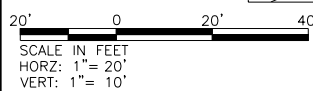
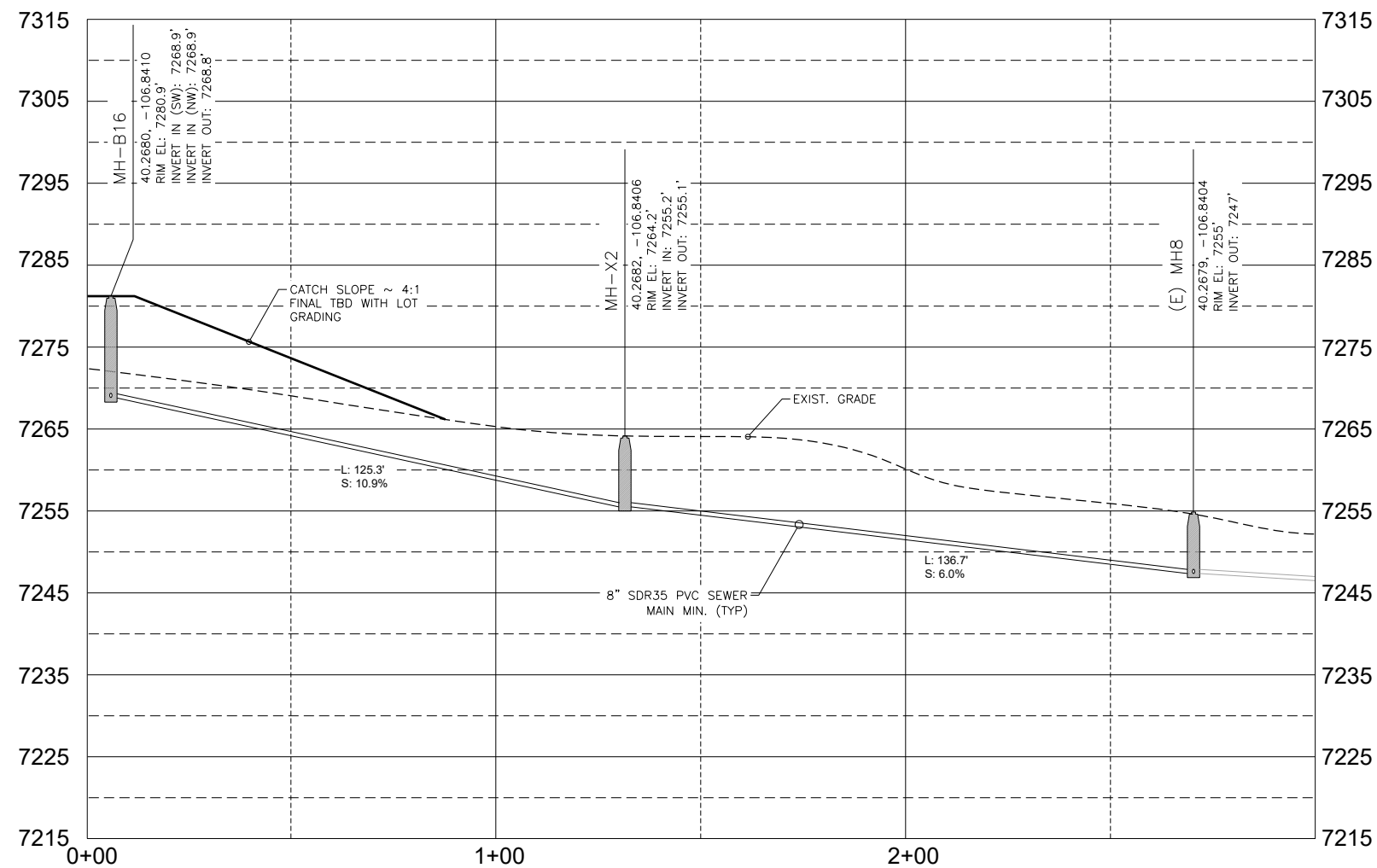
USEG-3



NOTES:

- FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.
- FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).
- SEWER AND WATER SYSTEM SUMMATIONS, SEE UT-1.
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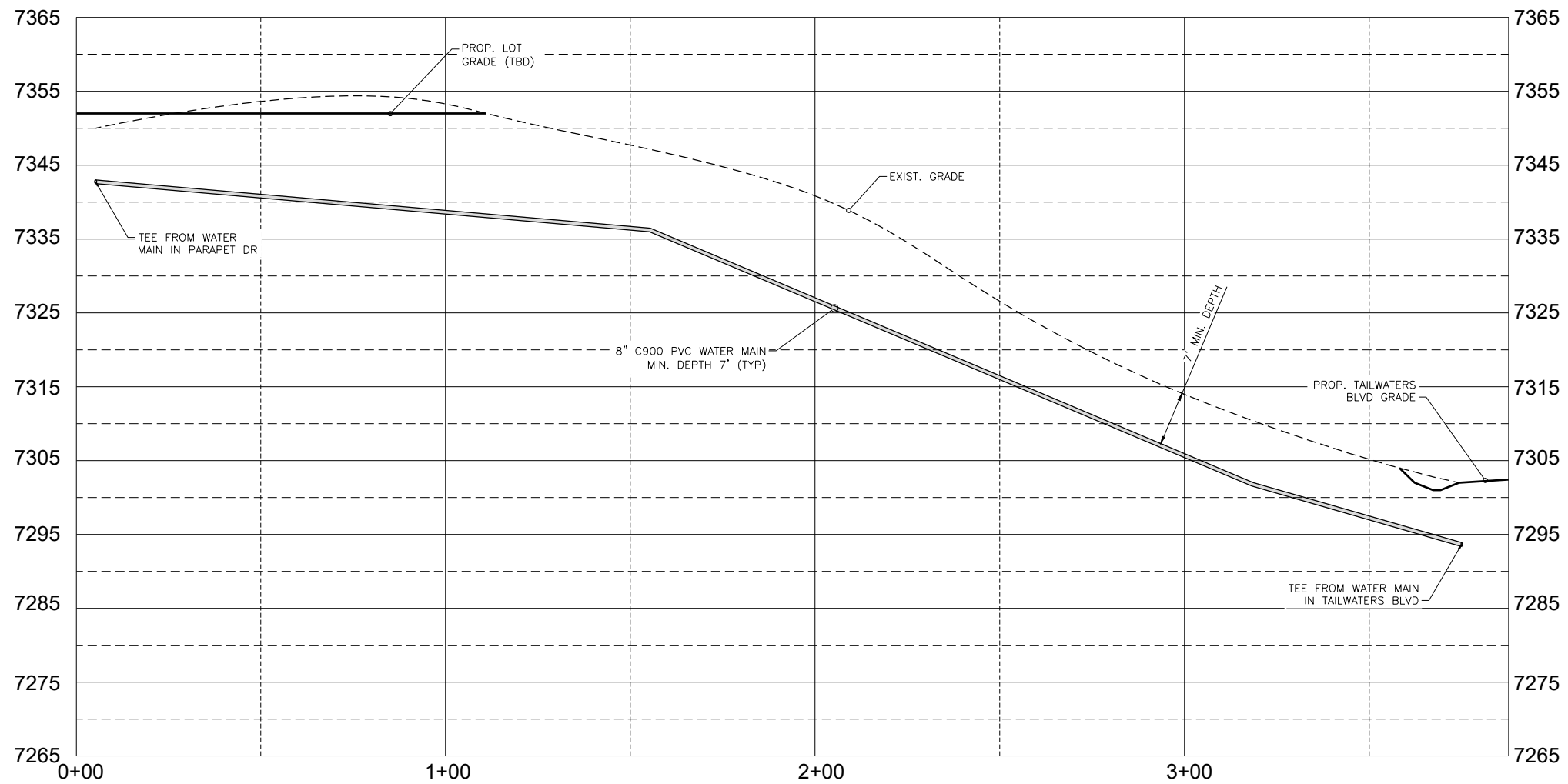
**SEWER CONNECTOR
MH-B16 TO MH8 (EXIST.)**





SCALE IN FEET
 HORZ: 1" = 20'
 VERT: 1" = 10'

**WATER LOOP
 PARAPET DR TO TAILWATERS BLVD**



FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
 PLOT DATE/TIME: 10/9/2024 11:51 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB

OWNER:

**TAILWATERS AT
 STAGECOACH, LLC**

PLANNER:



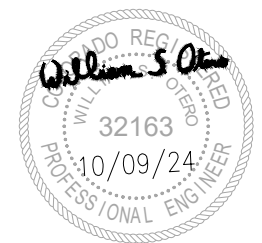
ARCHITECT:

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

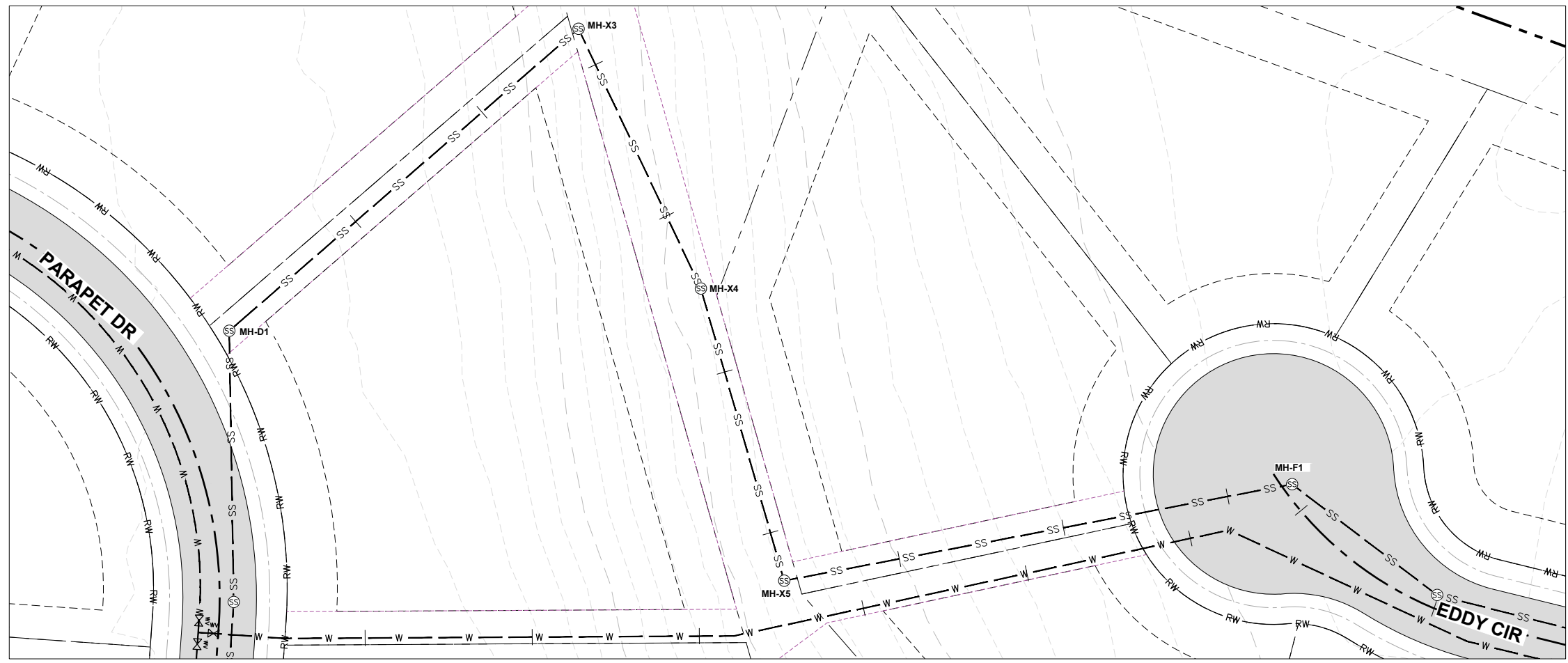
DRAWN BY: S. OTERO

SHEET TITLE:

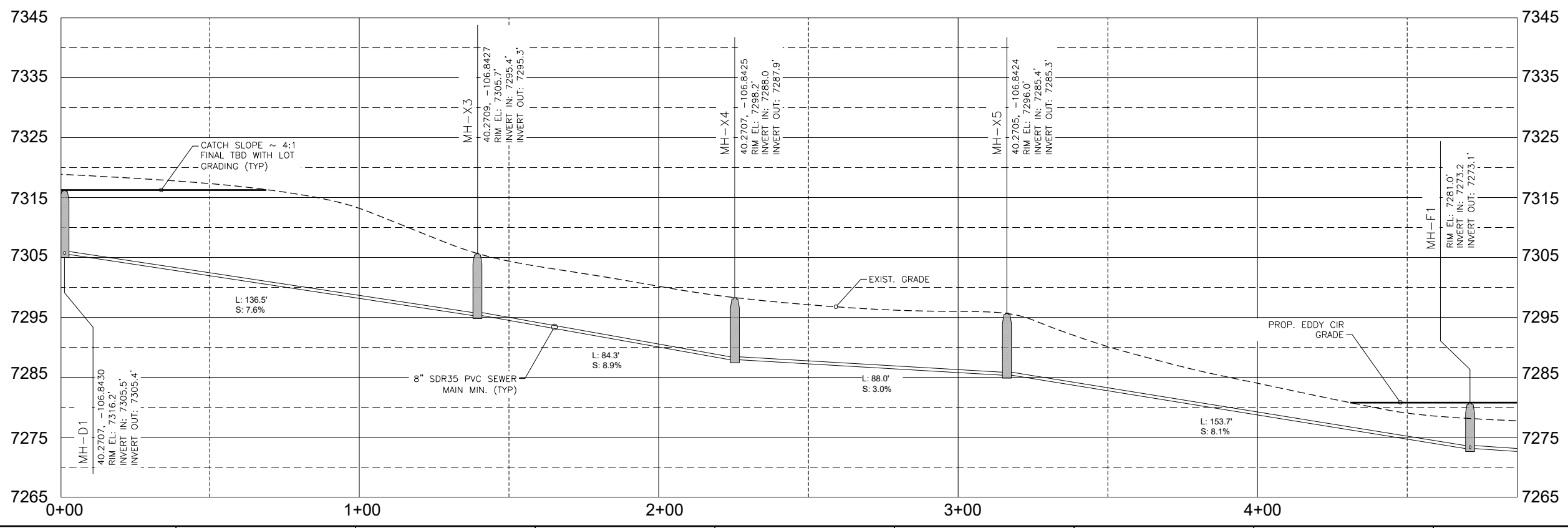
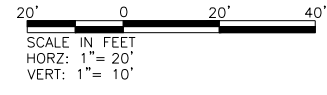
**UTILITY SEGMENT
 CONNECTIONS
 PLAN VIEW AND PROFILE**

SHEET NUMBER:

USEG-4



**SEWER CONNECTOR
PARAPET DR TO EDDY CIR**



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

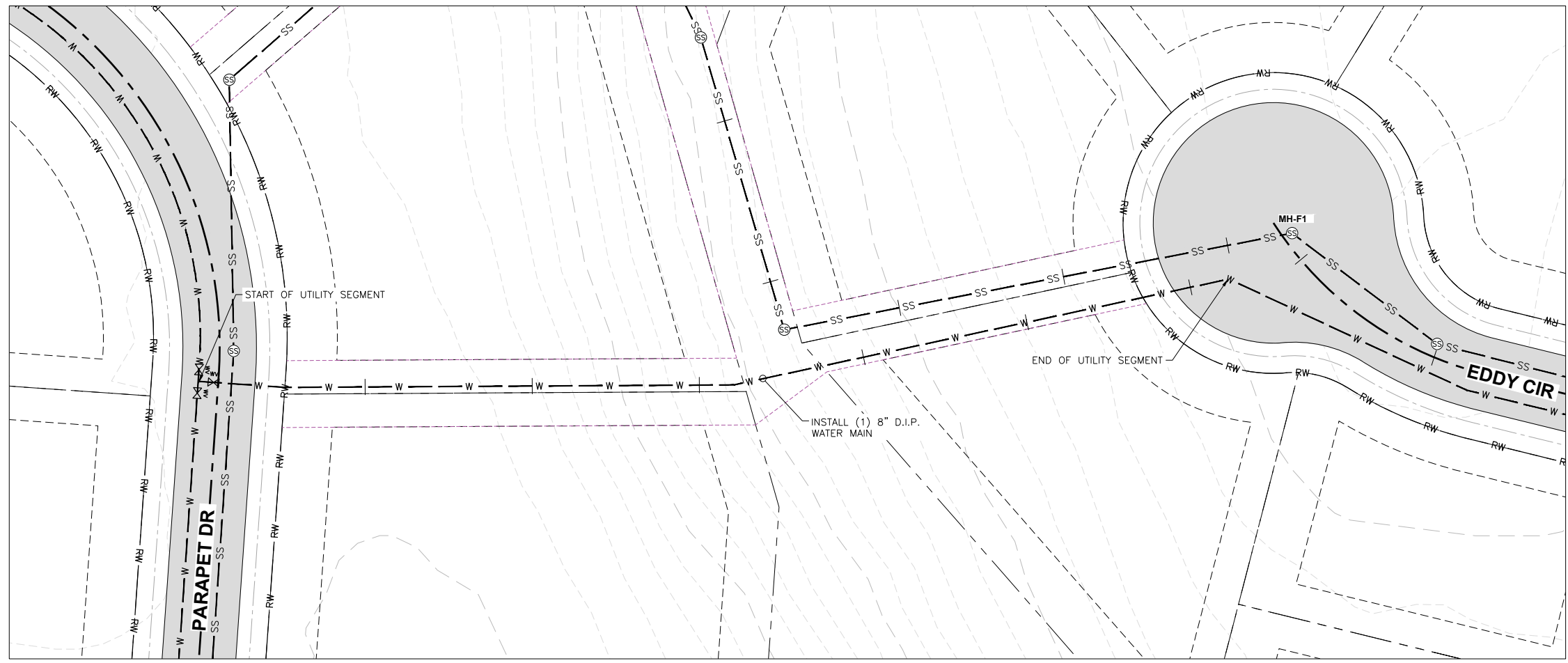
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2	08/23/24	DRAINAGE PLAN UPDATE
1	07/19/24	PRELIMINARY PLAN UPDATE
0	01/11/24	PRELIMINARY PLAN SUBMISSION

DRAWN BY: S. OTERO

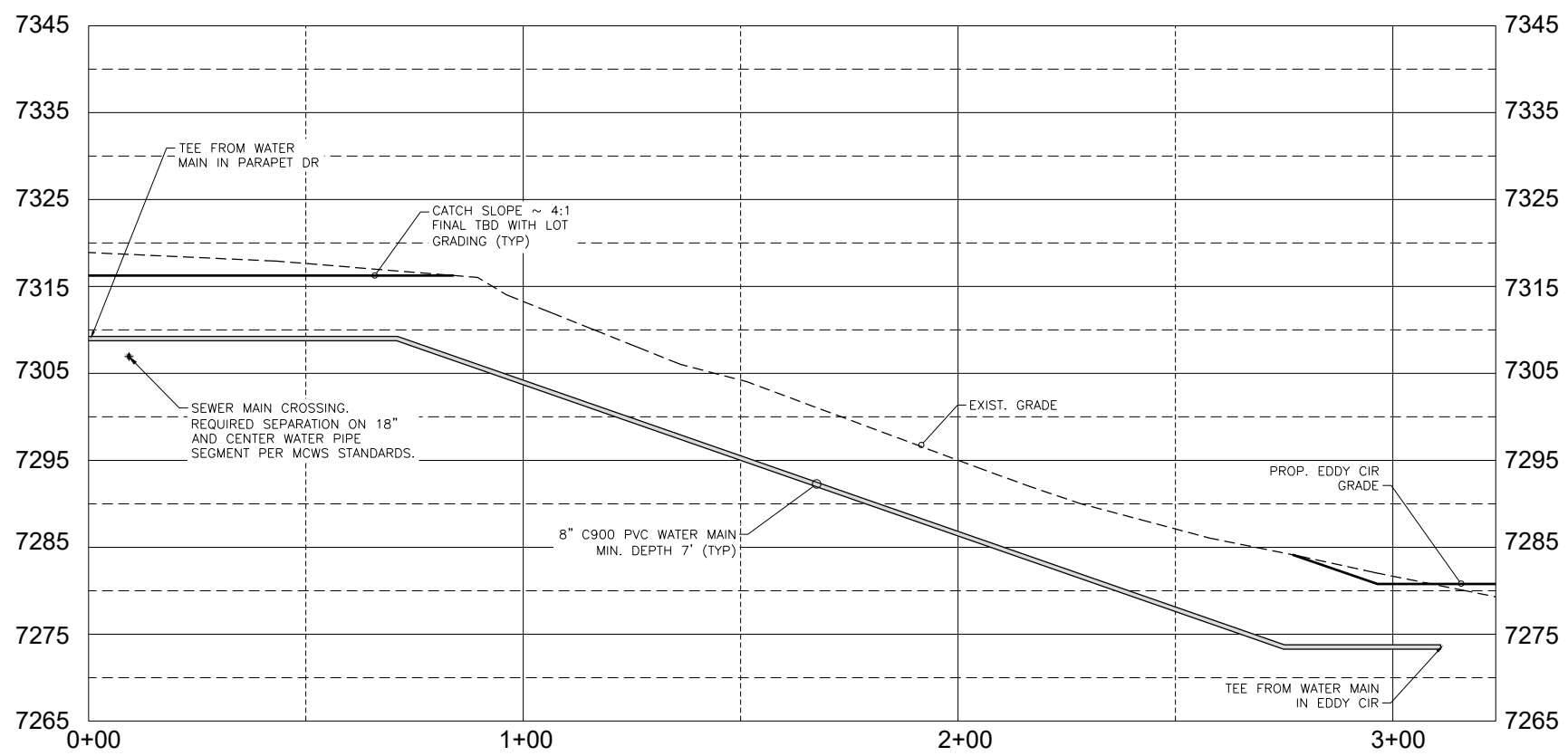
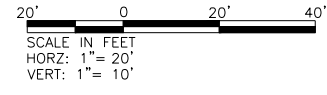
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**UTILITY SEGMENT CONNECTIONS
PLAN VIEW AND PROFILE**

SHEET NUMBER:
USEG-5


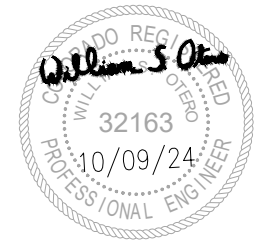
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 PLOT DATE/TIME: 10/9/2024 11:51 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



**WATER MAIN LOOP
PARAPET DR TO EDDY CIR**



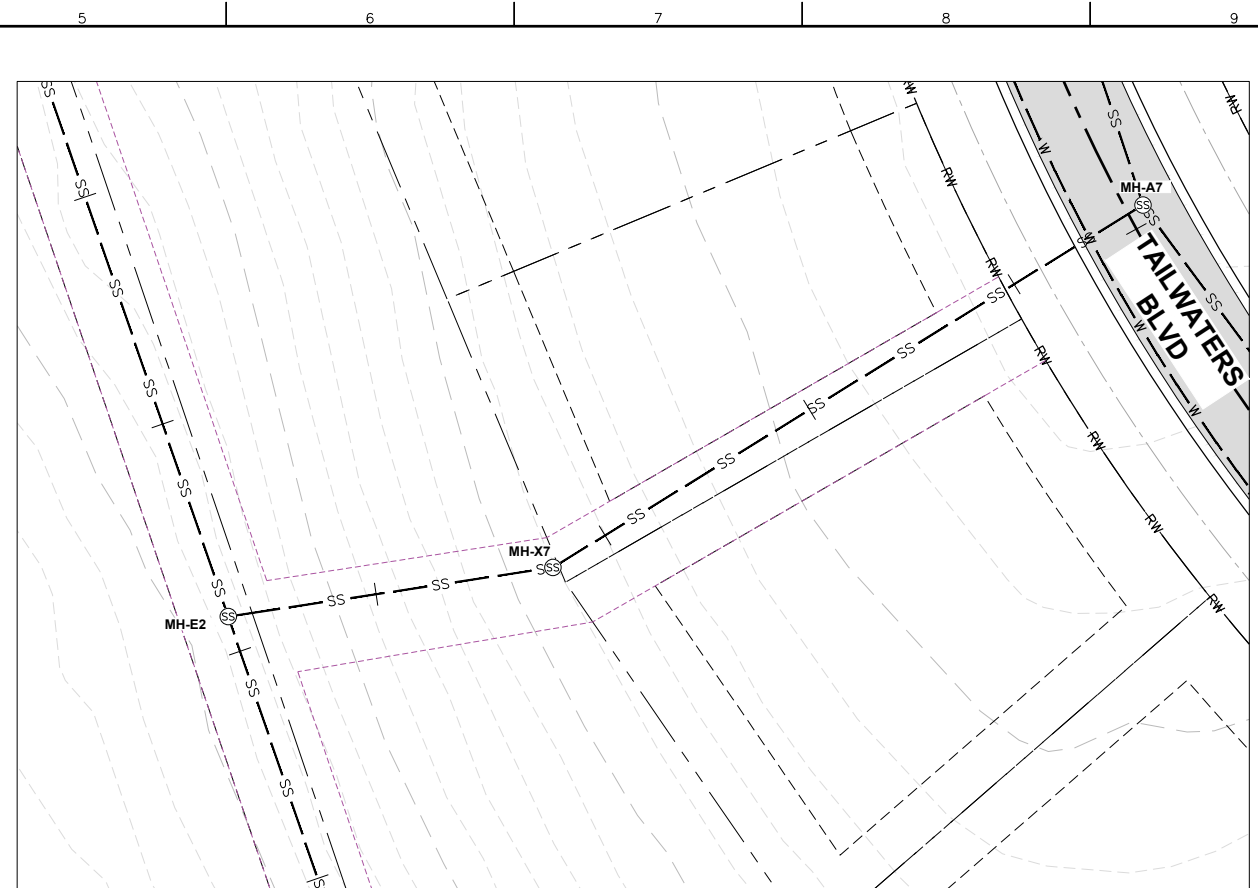
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 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB

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: UTILITY SEGMENT CONNECTIONS PLAN VIEW AND PROFILE	
SHEET NUMBER: USEG-6	

FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
 PLOT DATE/TIME: 10/9/2024 11:51 AM
 PLOTTED BY: SAM OTERO
 PLOT STYLE: 8140CAD_MSTANDARD.CTB



**SEWER CONNECTOR
 MH-F5 TO MH10 (EXIST.)**



**SEWER CONNECTOR
 MH-E2 TO MH-A7**



OWNER:
**TAILWATERS AT
 STAGECOACH, LLC**

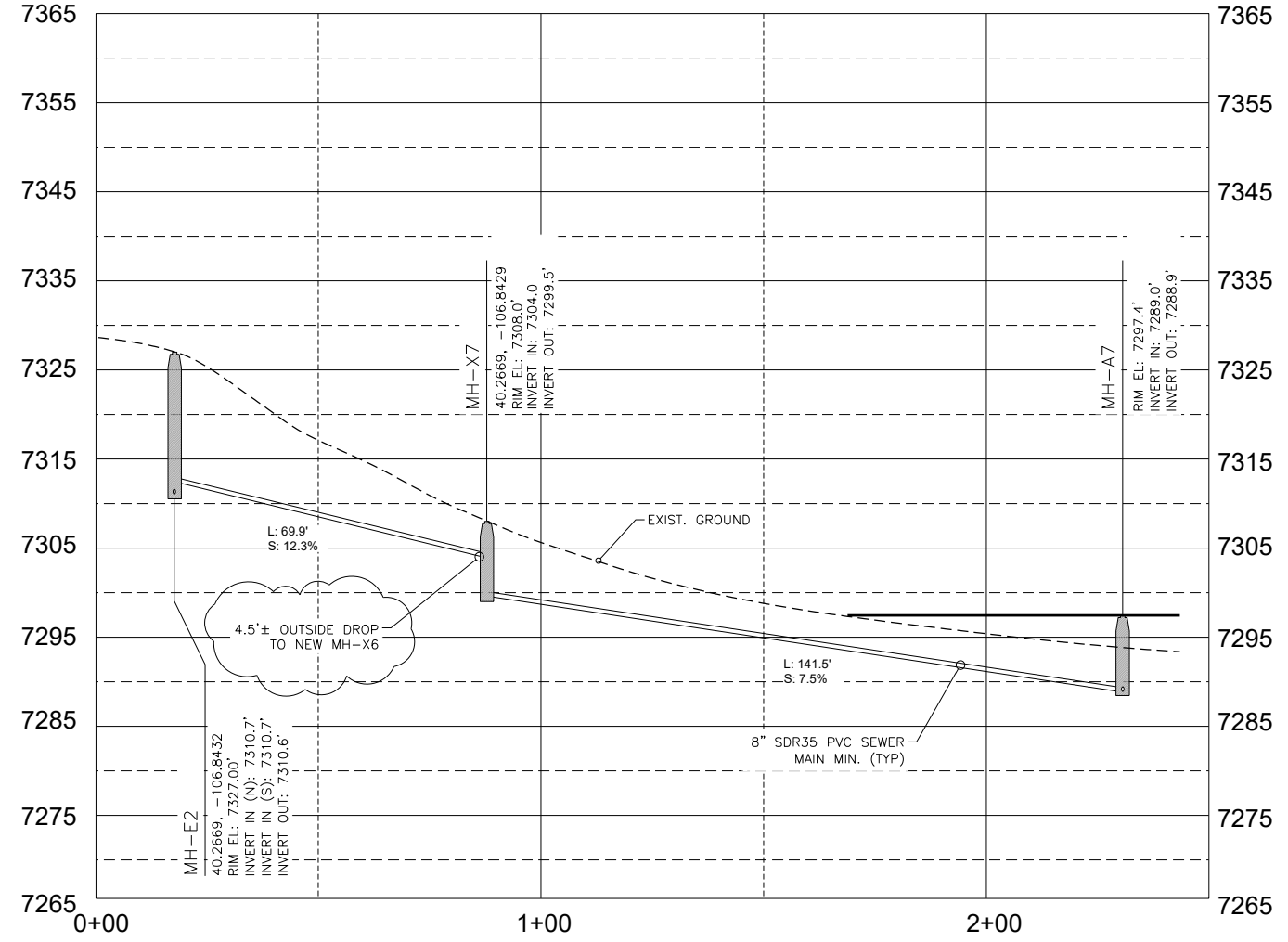
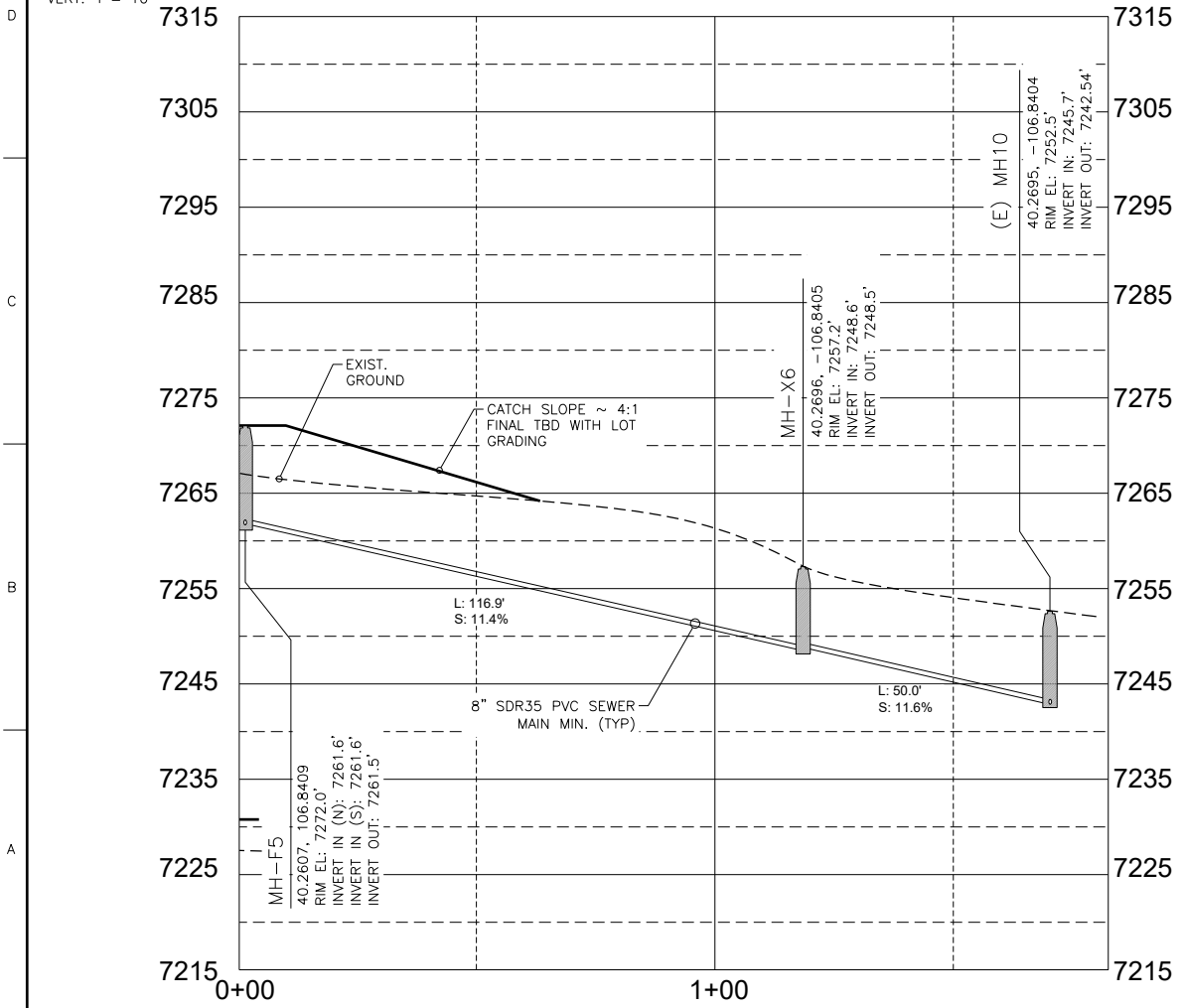
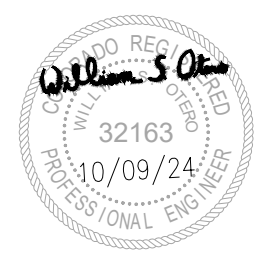
PLANNER:

 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:
**UTILITY SEGMENT
 CONNECTIONS
 PLAN VIEW AND PROFILE**
 SHEET NUMBER:
USEG-7



Know what's below.
Call before you dig.

OWNER:

**TAILWATERS AT
STAGECOACH, LLC**

PLANNER:



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

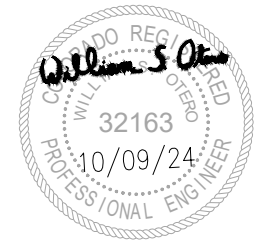
ARCHITECT:

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

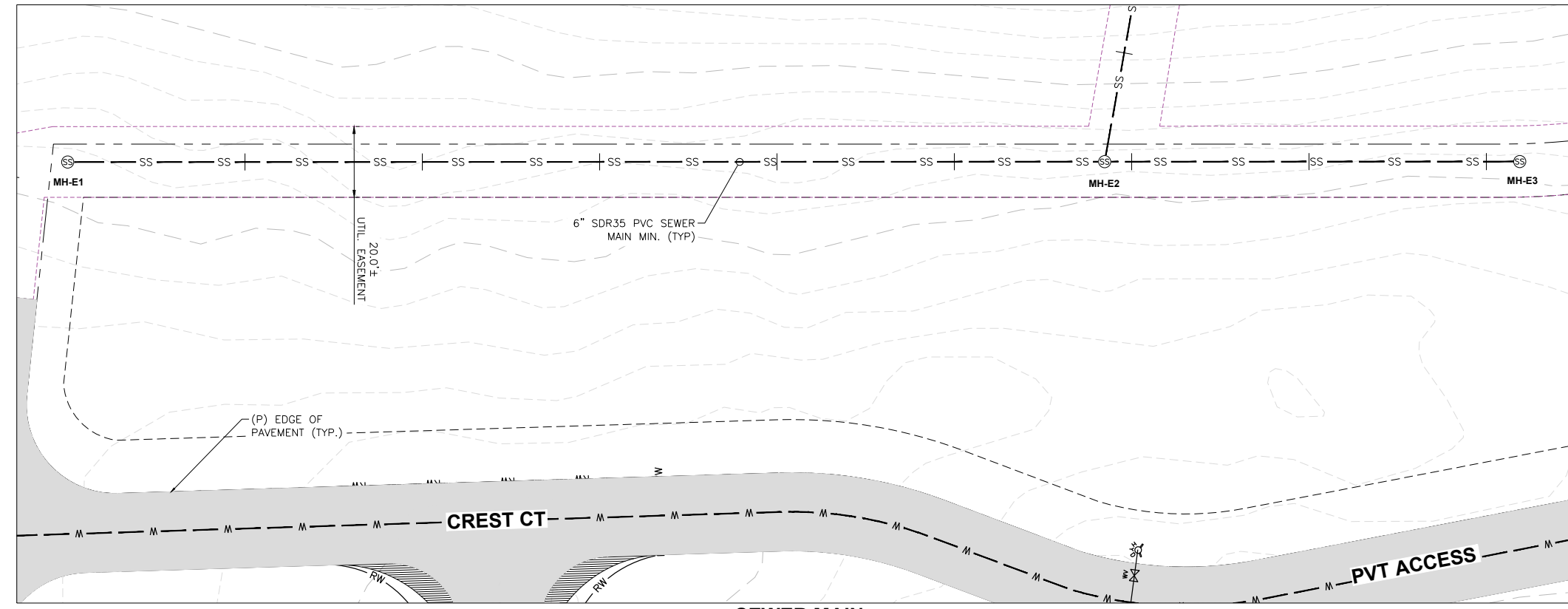
DRAWN BY: S. OTERO

SHEET TITLE:

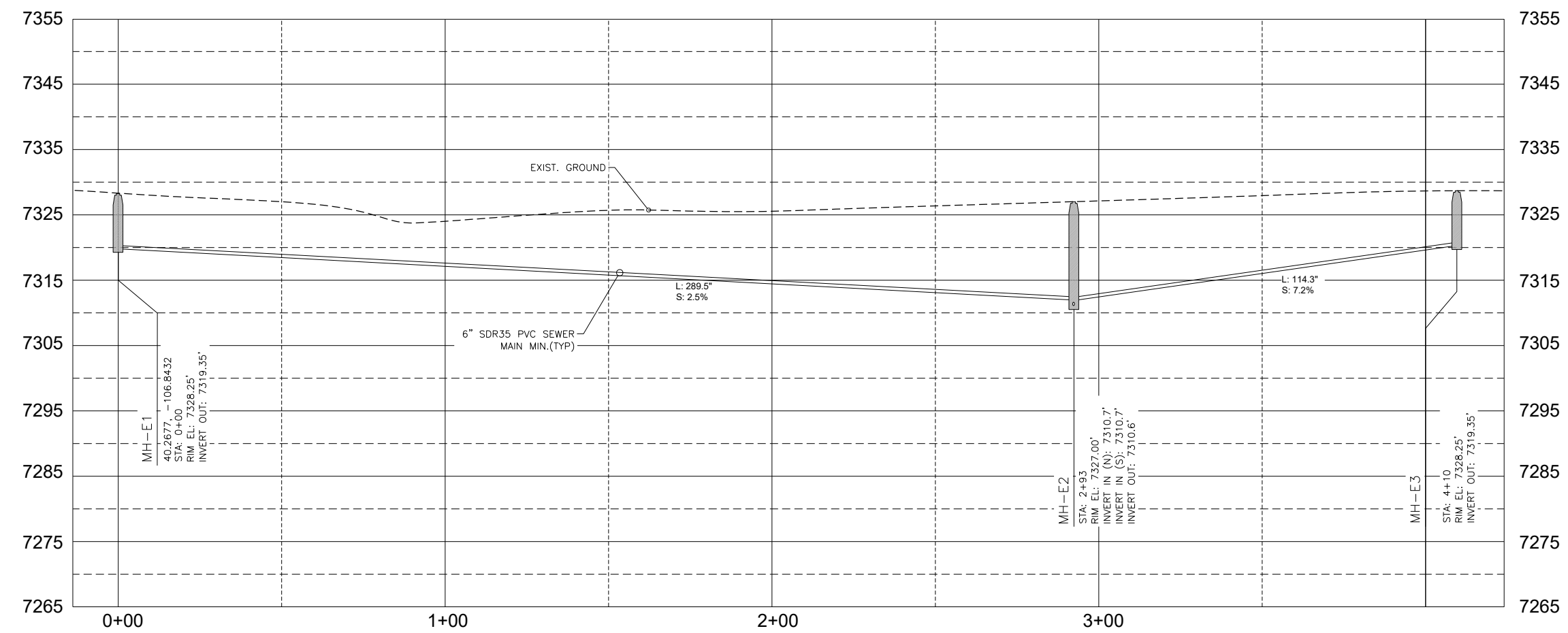
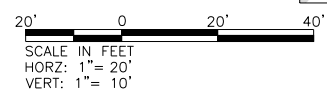
**UTILITY SEGMENT
CONNECTIONS
PLAN VIEW AND PROFILE**

SHEET NUMBER:

USEG-8



**SEWER MAIN
UTILITY EASEMENT AT BACK OF LOTS
ALONG CREST CT (PVT ACCESS)**



FILE NAME: N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS_UTIL_SEG.DWG
PLOT DATE/TIME: 10/9/2024 11:51 AM
PLOTTED BY: SAM OTERO
PLOT STYLE: 8140CAD_MSTANDARD.CTB