

CAPITOL FLATS
EAGLE, COLORADO

- SHEET INDEX:
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 - C.2 PROPOSED SITE PLAN
 - C.3 UTILITY PLAN
 - C.4 DRAINAGE PLAN
 - C.5 SITE DETAILS
 - C.6 STORM DRAIN PLANS

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DESCRIPTION

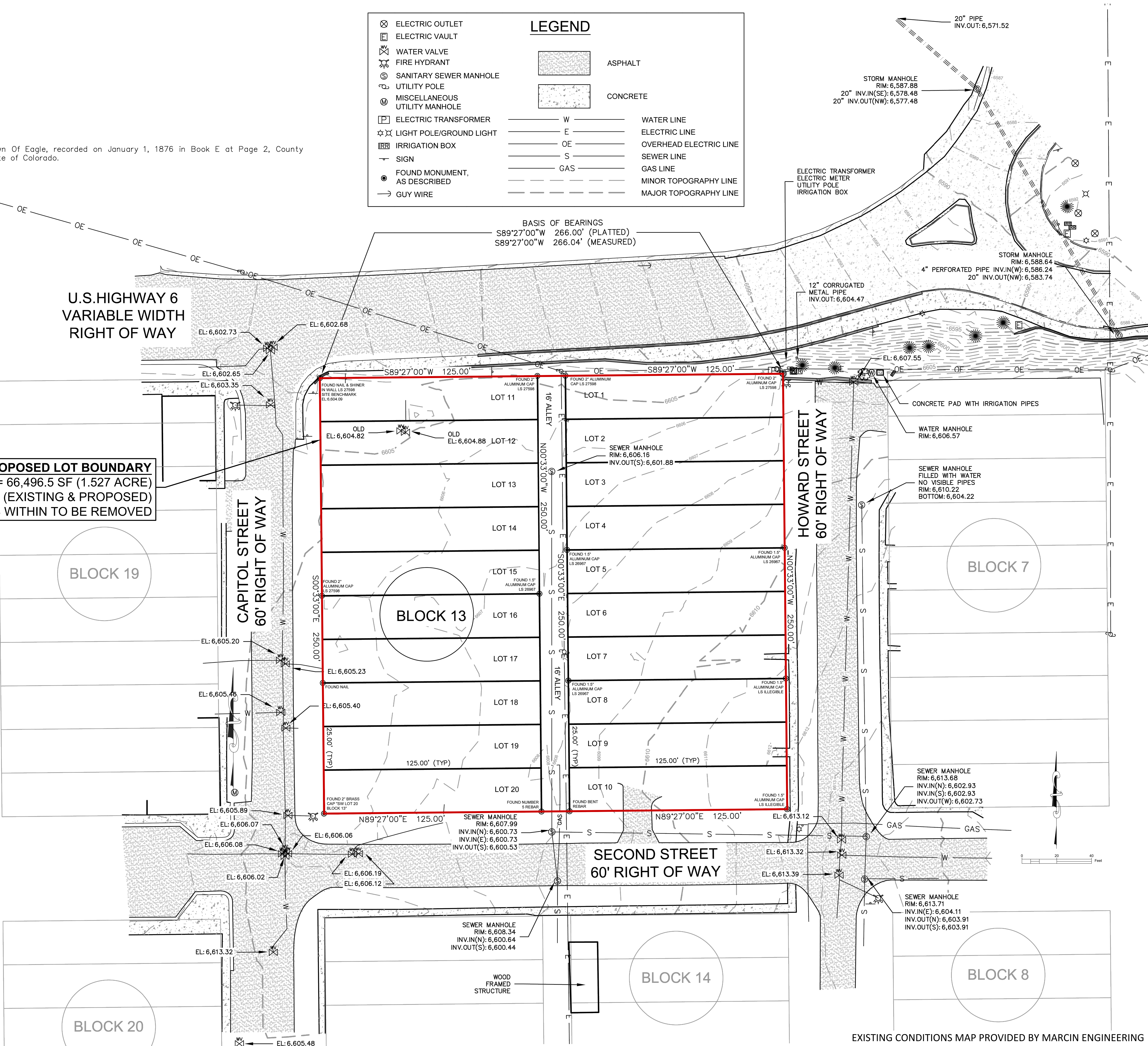
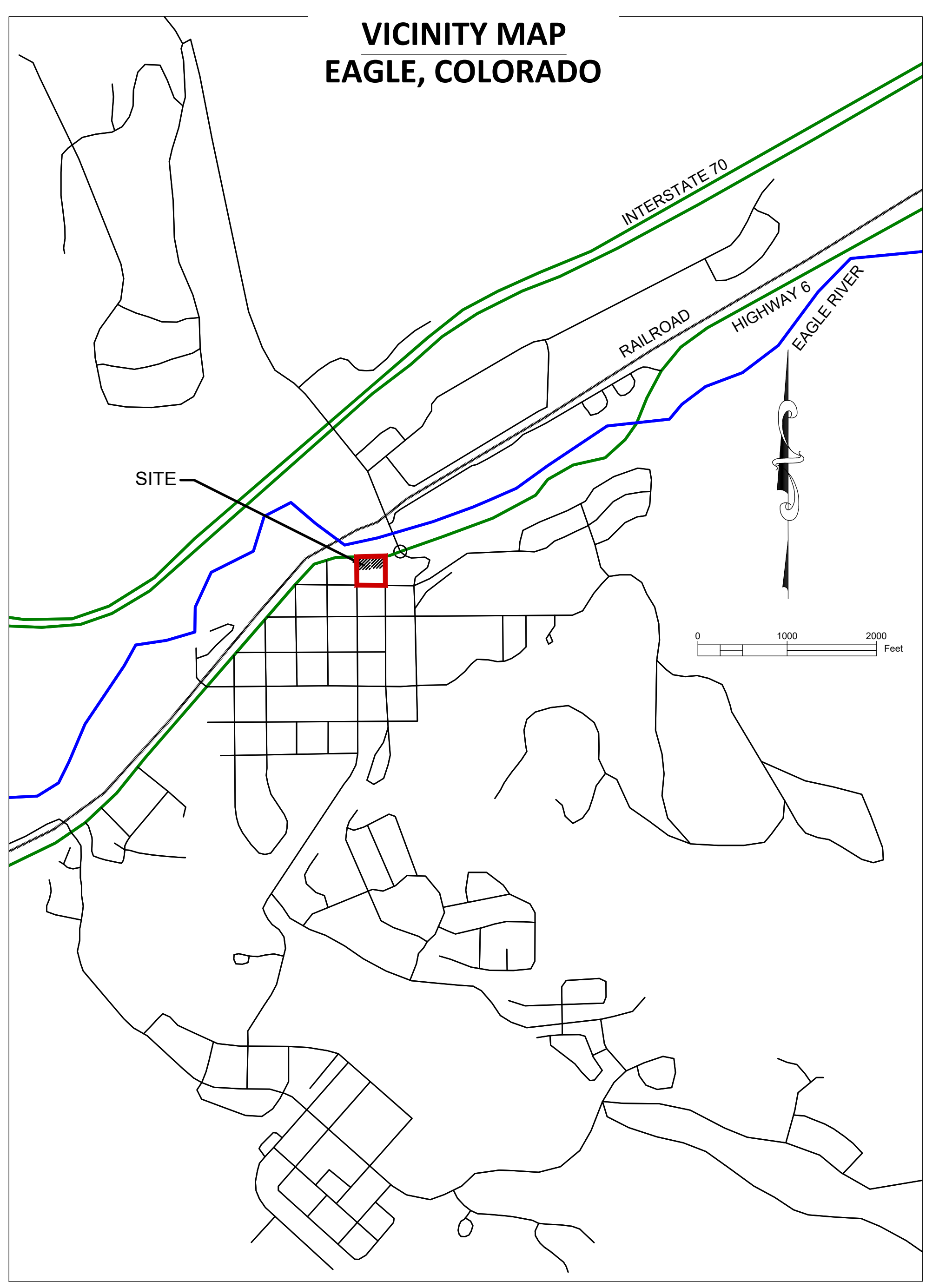
Block 13, Town Of Eagle, recorded on January 1, 1876 in Book E at Page 2, County of Eagle, State of Colorado.

LEGEND

	ELECTRIC OUTLET		ASPHALT
	ELECTRIC VAULT		CONCRETE
	WATER VALVE		
	FIRE HYDRANT		
	SANITARY SEWER MANHOLE		
	UTILITY POLE		
	MISCELLANEOUS UTILITY MANHOLE		
	ELECTRIC TRANSFORMER		
	LIGHT POLE/GROUND LIGHT		
	IRRIGATION BOX		
	SIGN		
	FOUND MONUMENT, AS DESCRIBED		
	GUY WIRE		

W	WATER LINE
E	ELECTRIC LINE
OE	OVERHEAD ELECTRIC LINE
S	SEWER LINE
GAS	GAS LINE
---	MINOR TOPOGRAPHY LINE
---	MAJOR TOPOGRAPHY LINE

PROPOSED LOT BOUNDARY
AREA = 66,496.5 SF (1.527 ACRE)
RESIDENTIAL USE (EXISTING & PROPOSED)
ALL EXISTING IMPROVEMENTS WITHIN TO BE REMOVED



Capitol Flats

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10/30/24 Sketch Plan Submittal
10/4/24 Sketch Plan comments

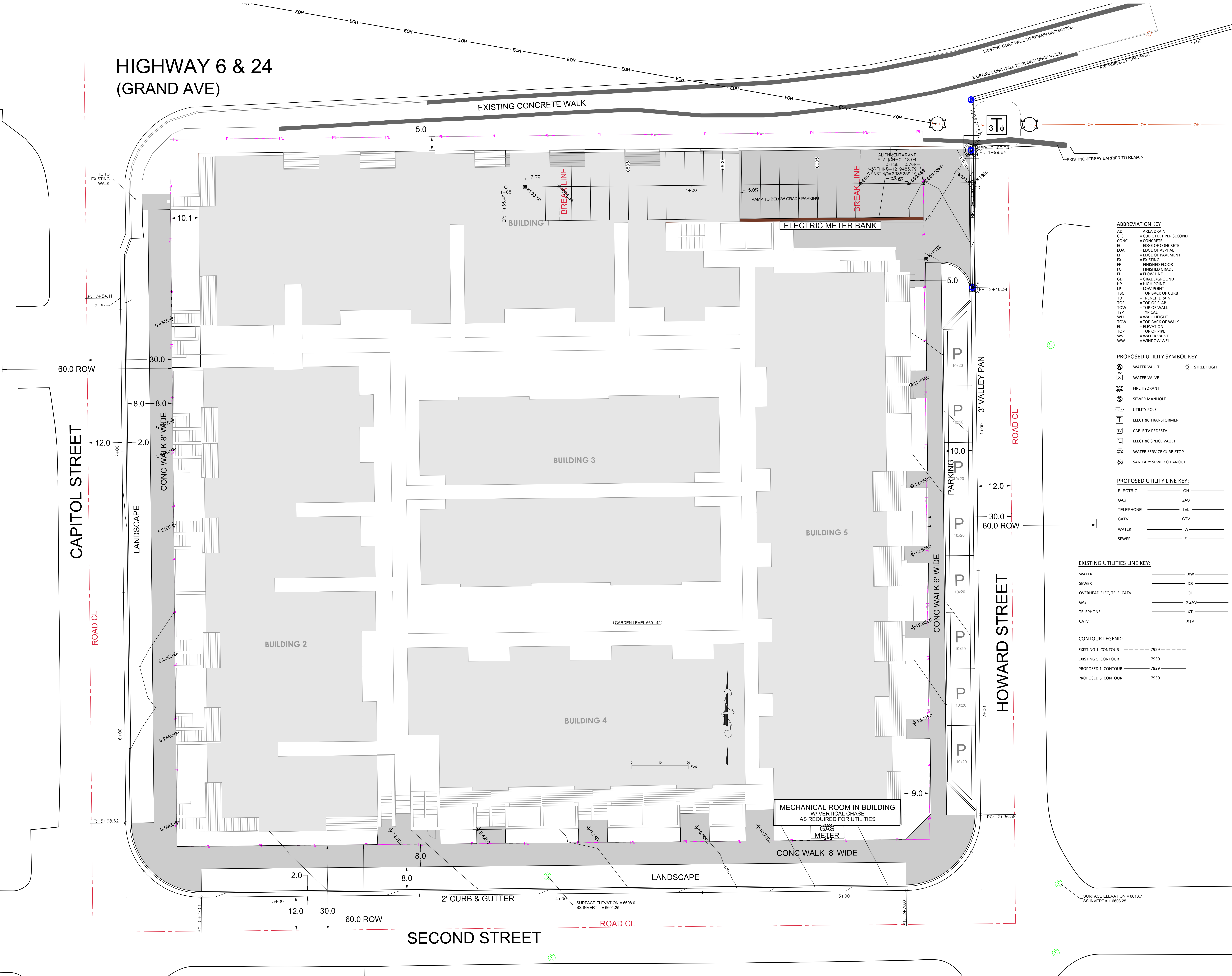
EXISTING CONDITIONS

Sheet:

C.1

EXISTING CONDITIONS MAP PROVIDED BY MARCIN ENGINEERING

HIGHWAY 6 & 24
(GRAND AVE)



- ABBREVIATION KEY
- AD = AREA DRAIN
 - CFS = CUBIC FEET PER SECOND
 - CONC = CONCRETE
 - EC = EDGE OF CONCRETE
 - EOA = EDGE OF ASPHALT
 - EP = EDGE OF PAVEMENT
 - EX = EXISTING
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FL = FLOW LINE
 - GD = GRADE/GROUND
 - HP = HIGH POINT
 - LP = LOW POINT
 - TBC = TOP BACK OF CURB
 - TD = TRENCH DRAIN
 - TOS = TOP OF SLAB
 - TOW = TOP OF WALL
 - TYP = TYPICAL
 - WH = WALL HEIGHT
 - TOW = TOP BACK OF WALK
 - EL = ELEVATION
 - TOP = TOP OF PIPE
 - WV = WATER VALVE
 - WW = WINDOW WELL

- PROPOSED UTILITY SYMBOL KEY:
- WATER VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - UTILITY POLE
 - ELECTRIC TRANSFORMER
 - CABLE TV PEDESTAL
 - ELECTRIC SPLICE VAULT
 - WATER SERVICE CURB STOP
 - SANITARY SEWER CLEANOUT
 - STREET LIGHT

- PROPOSED UTILITY LINE KEY:
- | | |
|-----------|-----|
| ELECTRIC | OH |
| GAS | GAS |
| TELEPHONE | TEL |
| CATV | CTV |
| WATER | W |
| SEWER | S |

- EXISTING UTILITIES LINE KEY:
- | | |
|---------------------------|------|
| WATER | XW |
| SEWER | XS |
| OVERHEAD ELEC, TELE, CATV | OH |
| GAS | XGAS |
| TELEPHONE | XT |
| CATV | XTV |

- CONTOUR LEGEND:
- | | |
|---------------------|------|
| EXISTING 1' CONTOUR | 7929 |
| EXISTING 5' CONTOUR | 7930 |
| PROPOSED 1' CONTOUR | 7929 |
| PROPOSED 5' CONTOUR | 7930 |

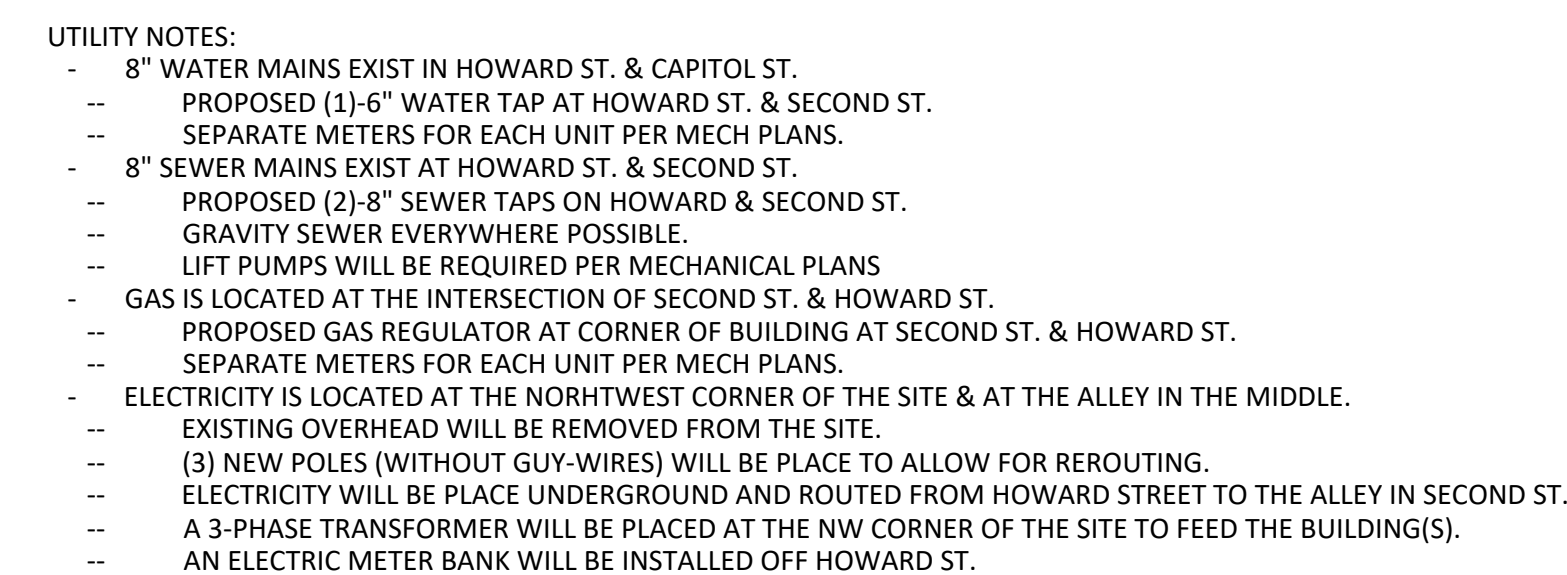
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Eagle, Colorado

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PROPOSED
SITE PLAN

Sheet:
C.2



HIGHWAY 6 & 24
(GRAND AVE)

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- ABBREVIATION KEY
- AD = AREA DRAIN
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 - WV = WATER VALVE
 - WW = WINDOW WELL

- PROPOSED UTILITY SYMBOL KEY:
- WATER VAULT
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - UTILITY POLE
 - ELECTRIC TRANSFORMER
 - CABLE TV PEDESTAL
 - ELECTRIC SPUCE VAULT
 - WATER SERVICE CURB STOP
 - SANITARY SEWER CLEANOUT
 - STREET LIGHT

- PROPOSED UTILITY LINE KEY:
- ELECTRIC
 - GAS
 - TELEPHONE
 - CATV
 - WATER
 - SEWER
 - OH
 - GAS
 - TEL
 - CTV
 - W
 - S

- EXISTING UTILITIES LINE KEY:
- WATER
 - SEWER
 - OVERHEAD ELEC, TELE, CATV
 - GAS
 - TELEPHONE
 - CATV
 - XW
 - XS
 - OH
 - XGAS
 - XT
 - XTV

- CONTOUR LEGEND:
- EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - 7929
 - 7930
 - 7929
 - 7930

- DRAINAGE NOTES:
- PROPOSED CURB & GUTTER AT SECOND ST. WILL ROUTE STORMWATER TO EXISTING CURB & GUTTER AT GRANDE AVE.
 - PROPOSED CURB & GUTTER AT HOWARD ST. WILL ROUTE STORMWATER PROPOSED STORM SEWER.
 - PROPOSED DRAIN INLETS & STORM SEWER ON HOWARD STREET TO BE PIPED TO EAGLE RIVER.
 - ROOF & SURFACE DRAINAGE ON SITE TO BE CAPTURED BY GUTTERS & AREA DRAINS.
 - GUTTERS & AREA DRAINS TO BE TIED TO PIPE NETWORK IN GARAGE.
 - SURFACE DRAINAGE PIPE NETWORK TO BE TIED TO STORM SEWER IN HOWARD STREET.
 - STORMCCEPTOR OR EQUIVALENT FILTRATION SYSTEM TO BE INSTALLED IN STORM SEWER.
 - ALL STORM WATER WILL BE ROUTED NORTH TO THE EAGLE RIVER.

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Title:

DRAINAGE
PLAN

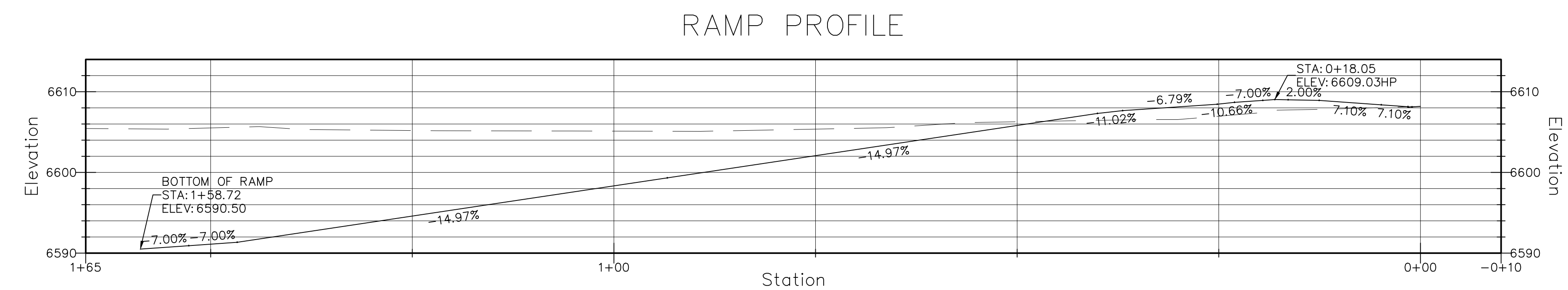
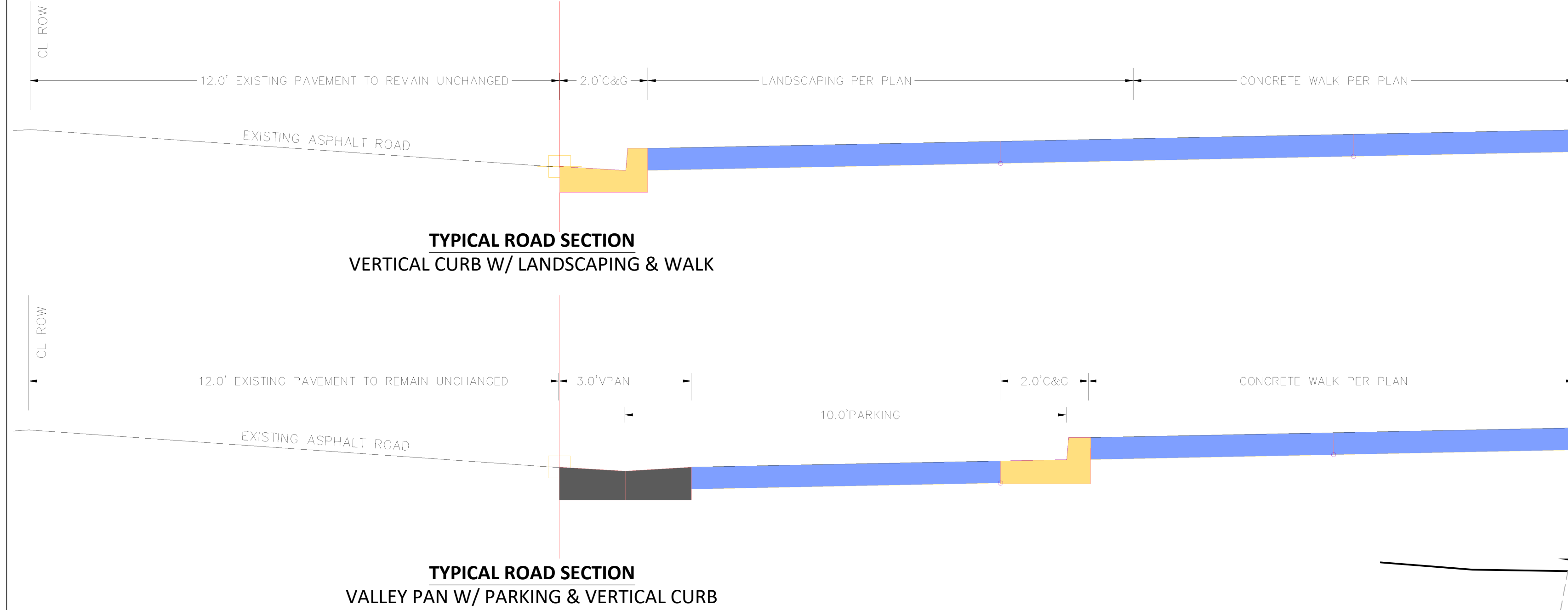
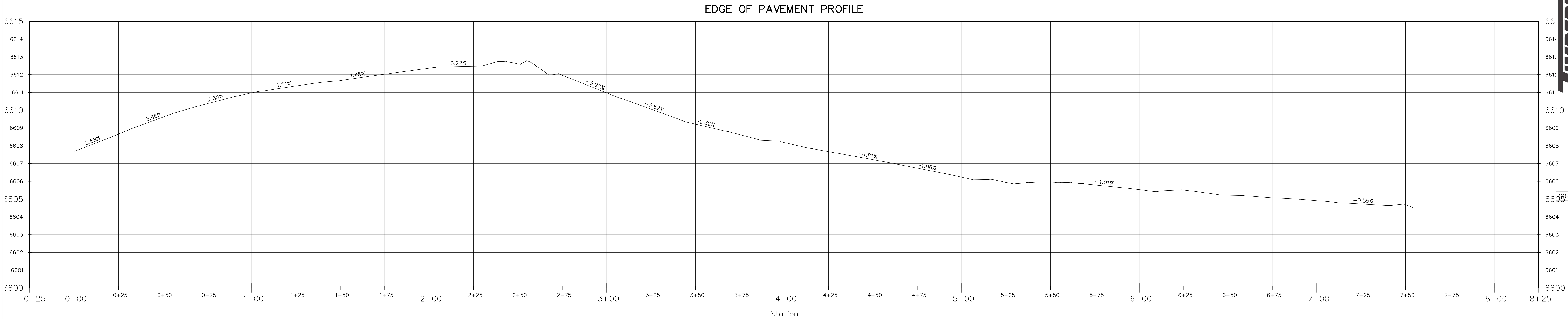
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C.4

Capitol Flats

Eagle, Colorado





ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EDA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
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FG	= FINISHED GRADE
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TD	= TRENCH DRAIN
TOS	= TOP OF SLAB
TOW	= TOP OF WALL
TYP	= TYPICAL
WH	= WALL HEIGHT
TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

PROPOSED UTILITY SYMBOL KEY:

⊕	WATER VAULT	⚡	STREET LIGHT
⊕	WATER VALVE		
⊕	FIRE HYDRANT		
⊕	SEWER MANHOLE		
⊕	UTILITY POLE		
⊕	ELECTRIC TRANSFORMER		
⊕	CABLE TV PEDESTAL		
⊕	ELECTRIC SPURCE VAULT		
⊕	WATER SERVICE CURB STOP		
⊕	SANITARY SEWER CLEANOUT		

PROPOSED UTILITY LINE KEY:

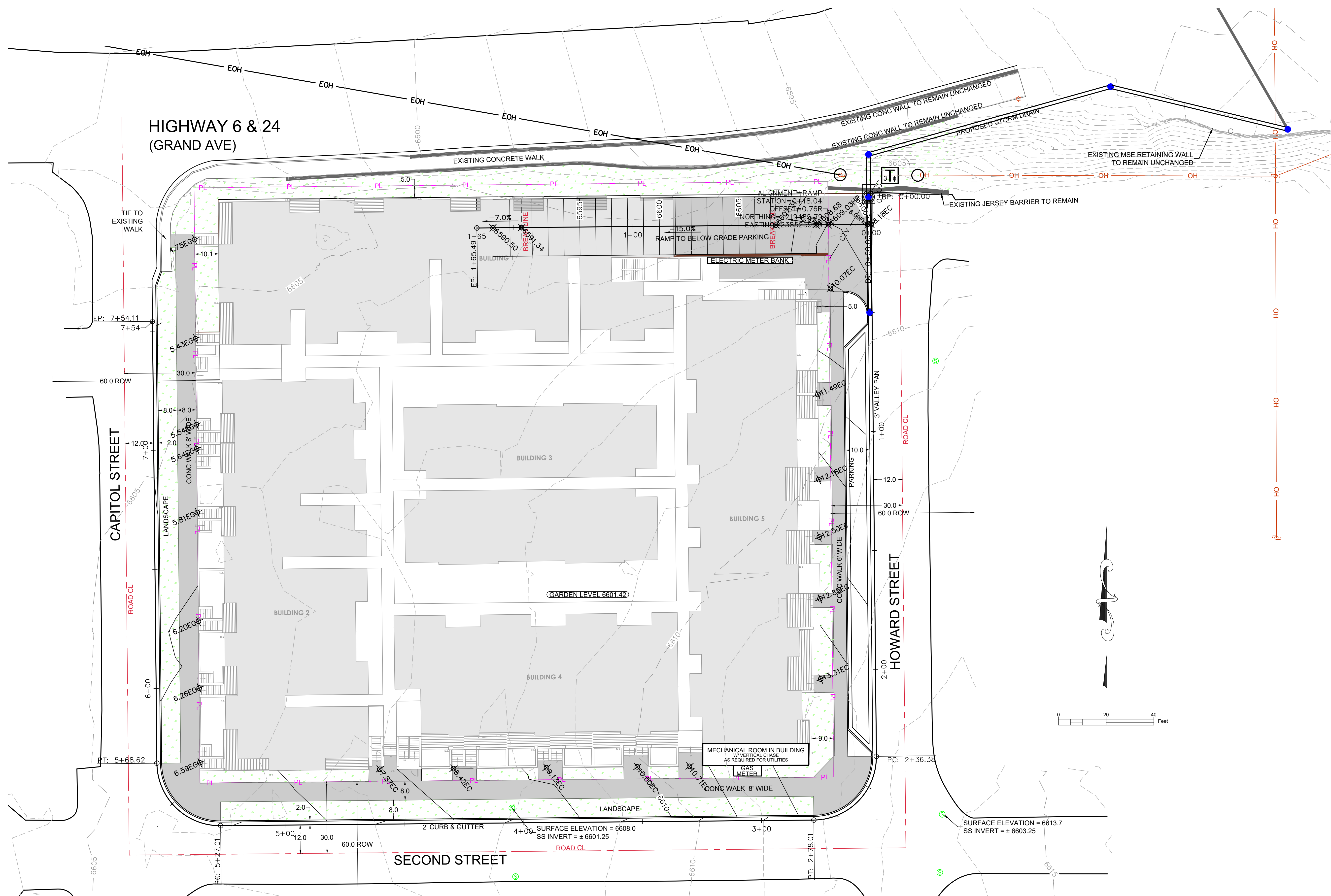
ELECTRIC	OH
GAS	GAS
TELEPHONE	TEL
CATV	CTV
WATER	W
SEWER	S

EXISTING UTILITIES LINE KEY:

WATER	XW
SEWER	XS
OVERHEAD ELEC, TELE, CATV	OH
GAS	XGAS
TELEPHONE	XT
CATV	XTV

CONTOUR LEGEND:

EXISTING 1' CONTOUR	7929
EXISTING 5' CONTOUR	7930
PROPOSED 1' CONTOUR	7929
PROPOSED 5' CONTOUR	7930



Capitol Flats

Eagle, Colorado

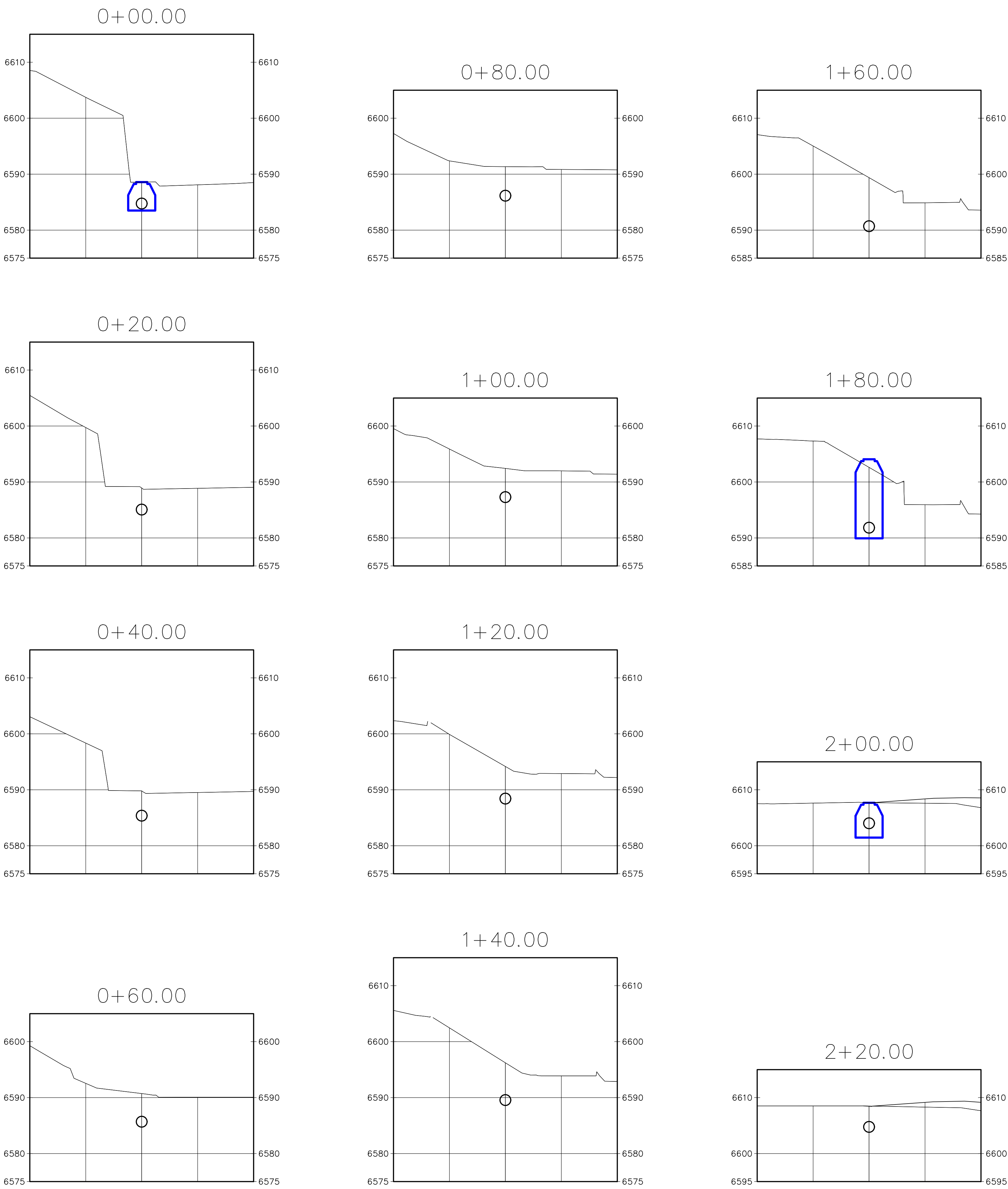
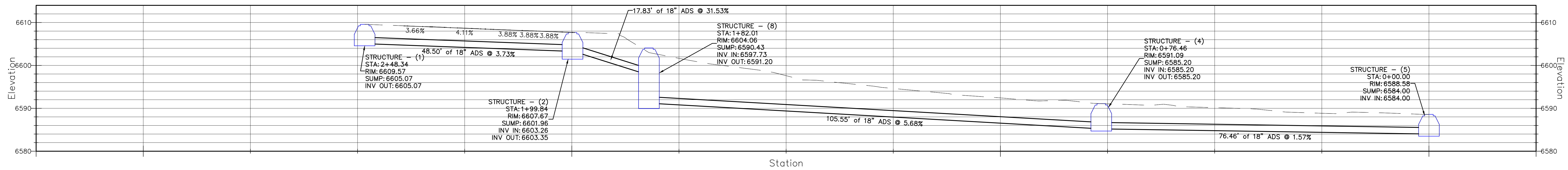
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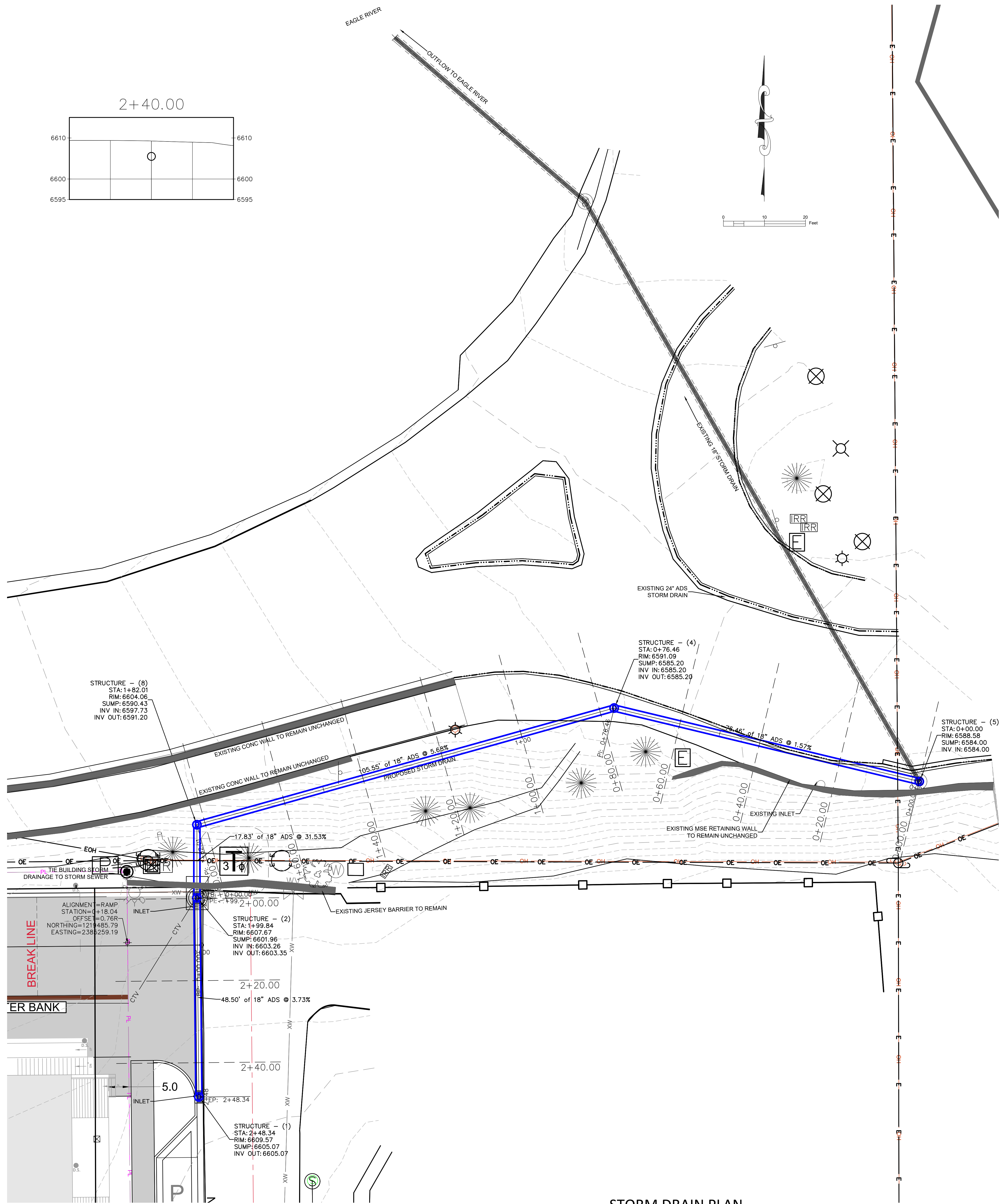
Site
DETAILS

C.5

STORM DRAIN PROFILE



STORM DRAIN CROSS SECTIONS



STORM DRAIN PLAN

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Title:
STORM DRAIN
PLAN, PROFILE
& CROSS
SECTIONS

Sheet:

C.6