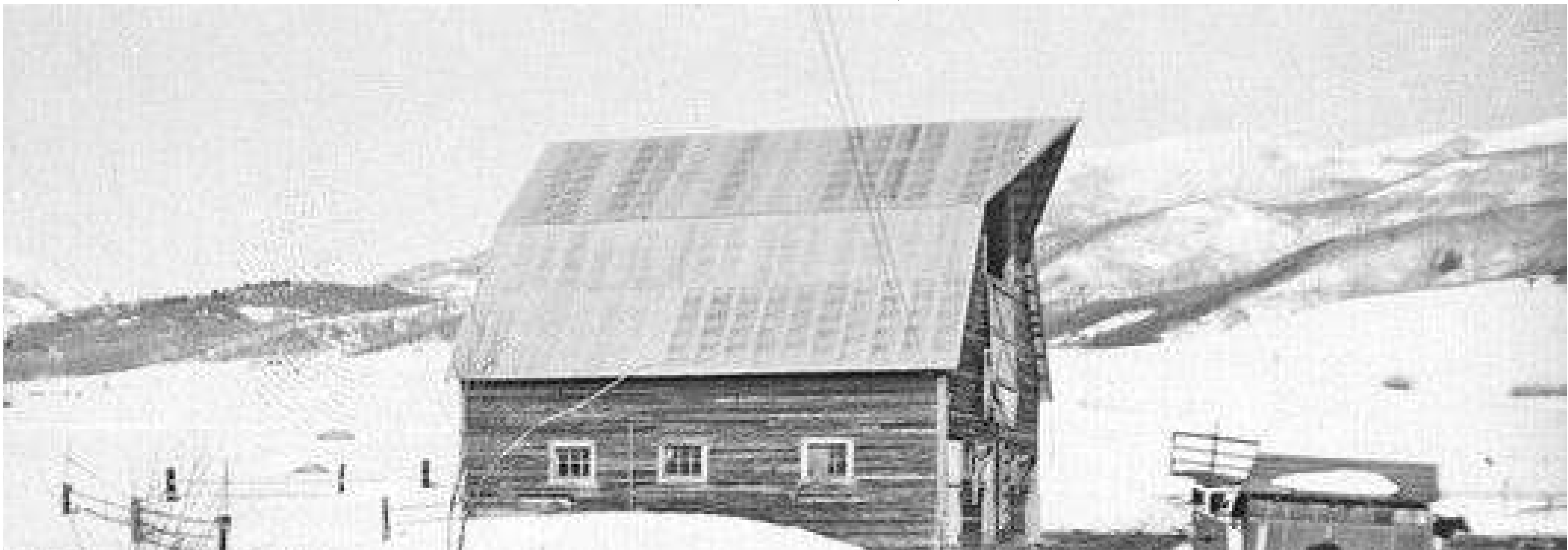


ICONIC ENTRY - ARNOLD BARN INTERPRETIVE DISPLAY

MOUNT WERNER CIRCLE
STEAMBOAT SPRINGS, CO



A NATURAL RESOURCE AREA IN THE RR-1 ZONE DISTRICT

PROJECT TEAM:

CIVIL ENGINEER

Baseline Engineering, Planning, & Surveying
Project Contact: Chris Rundall
419 Oak St., Steamboat Springs, CO 80487
970.879.1825

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MOUNTAIN ARCHITECTURE DESIGN GROUP
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STRUCTURAL

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CONTRACTOR

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TABLE OF CONTENTS:

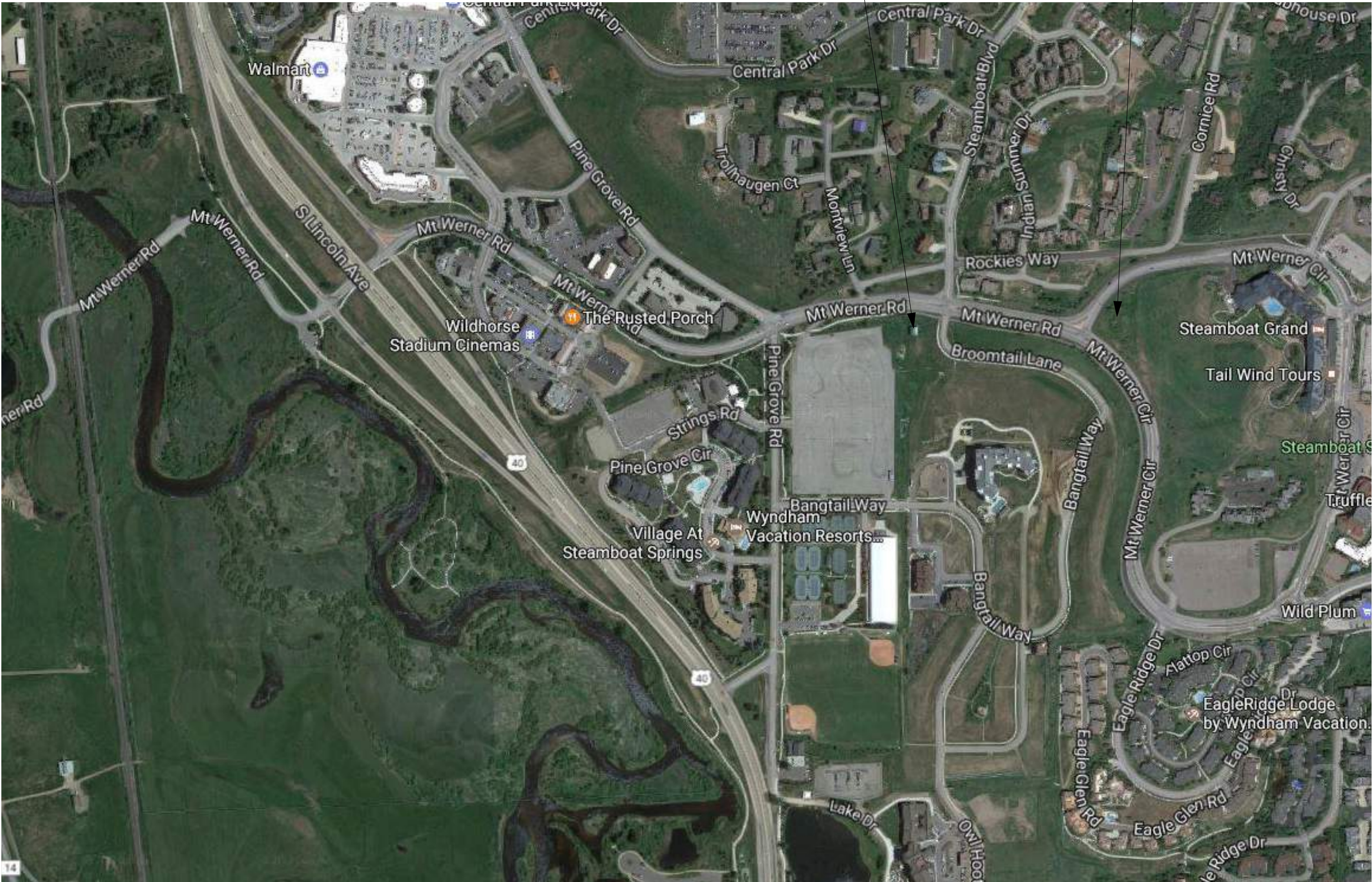
C1	COVER SHEET
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C3	PHASE 1 -- SITE AND UTILITY
C4	PHASE 1 -- GRADING AND EROSION CONTROL PLAN
C5	PHASE 2 -- SITE PLAN
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A8	ROOF PLAN
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A10	ELEVATIONS
A11	DOORS & WINDOW DETAILS


S1	FOUNDATION PLAN & SECTIONS
S2	BUILDING SECTION

LP1	PROPOSED LIGHTING PLAN
LP2	PROPOSED LIGHTING



VICINITY MAP

MOUNTAIN ARCHITECTURE



DESIGN GROUP P.C.

Jan Michael Kaminski,
President

P.O. BOX 1000
STEAMBOAT SPRINGS, COLORADO 80487
(970) 879-5764
jmk@mtnarch.com

©

AN ICONIC ENTRY FOR THE

ARNOLD BARN INTERPRETIVE DISPLAY

2305 MT. WERNER CIR.
STEAMBOAT SPRINGS, CO. 80487-9023

TITLE

COVER SHEET

JOB NO. PROJECT NUMBER

DRAWN BY LRR

CHECKED BY JMK

ISSUE DATE 5/25/2018

REVISIONS:

1 DATE

DRAWING NUMBER

CS

CONSTRUCTION DOCUMENTS
URAAC/SSRA ICONIC ENTRY

LOCATED IN PORTIONS OF SECTIONS 21 & 28, TOWNSHIP 6 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

PROJECT CONTACTS



CIVIL ENGINEER:
BASELINE ENGINEERING
CHRIS RUNDALL
(970) 879-1825



CLIENT:
STEAMBOAT SPRINGS REDEVELOPMENT AUTHORITY
DANNY PAUL & RALPH WALTON
(970) 871-8210



GAS:
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DON CRANE
(970) 846-1505



ELECTRIC:
YAMPA VALLEY ELECTRIC
LARRY BALL
(970) 879-1160



CenturyLink

TELEPHONE:
CENTURY LINK
KELLY MCCLERNON
970-328-8288



Mount Werner Water District

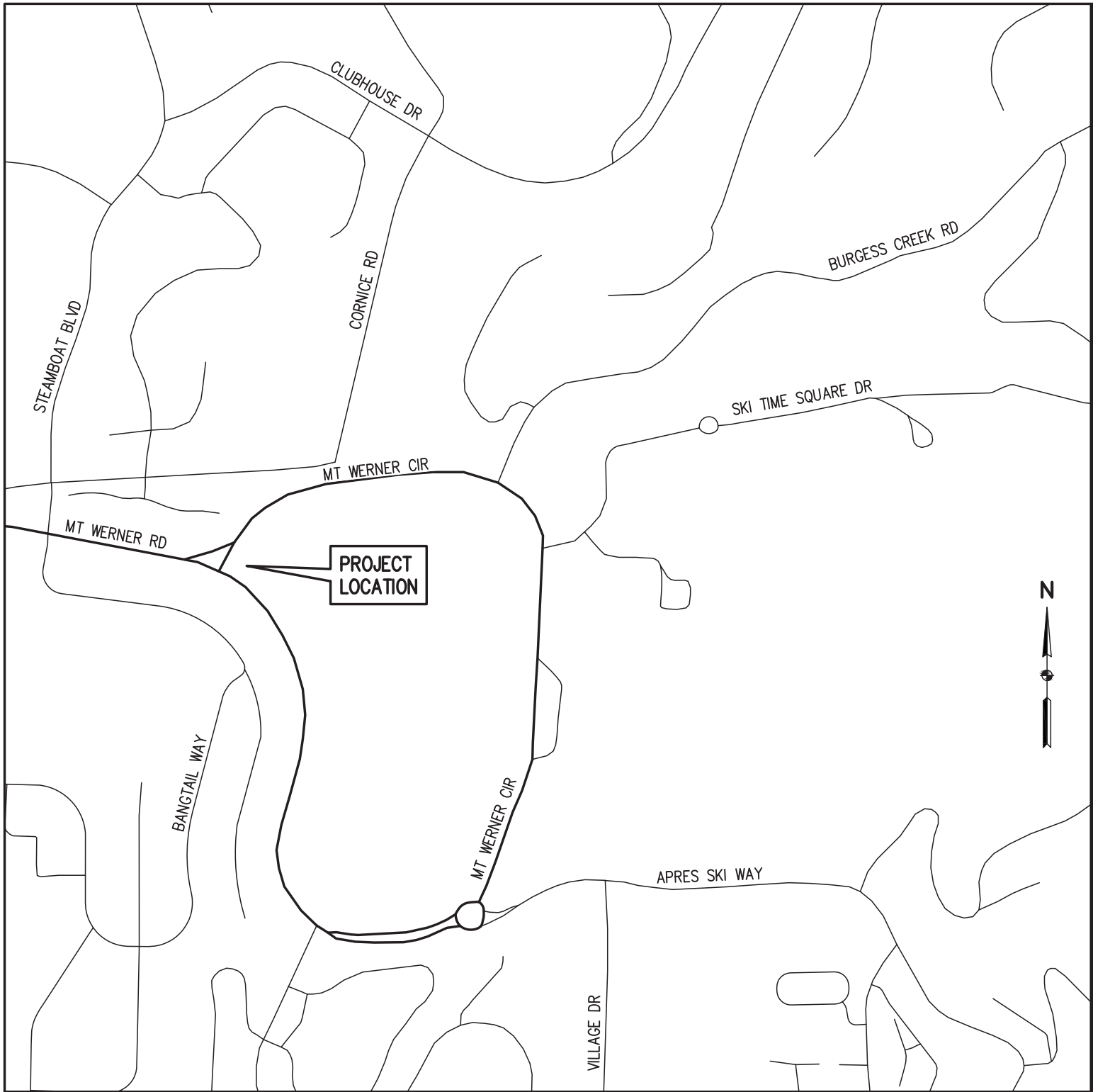
WATER & SANITARY SEWER:
MT. WERNER WATER DISTRICT
RICHARD BUCCINO
(970) 879-2424



CABLE:
COMCAST
DAVE STEPISNIK
(970) 539-0610



BROADBAND/FIBER:
RESORT INTERNET
CHRIS PROCTOR
(970) 389-6399



1
C1 C1
VICINITY MAP
SCALE: 1" = 500

SHEET INDEX

- NO. SHEET TITLE
C1 COVER SHEET
C2 NOTES AND LEGEND
C3 PHASE 1 - SITE & UTILITY PLAN
C4 PHASE 1 - GRADING AND EROSION CONTROL PLAN
C5 PHASE 2 - SITE PLAN
C6 PHASE 2 - SIDEWALK CONNECTION SITE PLAN
C7 PHASE 2 - GRADING PLAN
C8 PHASE 2 - SIDEWALK CONNECTION GRADING PLAN
C9 PHASE 2 - EROSION CONTROL PLAN
C10 PHASE 2 - SIDEWALK CONNECTION EROSION CONTROL PLAN
C11 STORM WATER MANAGEMENT PLAN
C12 DETAILS
C13 EROSION CONTROL DETAILS

PROJECT BENCHMARK:
A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST
CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST
OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF
STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344.
NORTHING = 1,412,535.68
EASTING = 2,636,559.05
ELEVATION = 6935.40 (NAVD88)



Know what's below.
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P. 970.879.1825 • F. 303.940.9569 • www.baselinecorp.com

DESIGNED BY
SMB
DRAWN BY
SMB
CHECKED BY
CSR

DATE
5/3/18
PREPARED BY
CSR

REVISION DESCRIPTION
DESIGN TEAM REVIEW/COORDINATION

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS
ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
COVER SHEET

FOR AND ON BEHALF OF
SUPERVISOR OF



INITIAL SUBMITTAL 4/25/17

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
D&D, INC. 10/11/14

JOB NO. C020169

DRAWING NAME
C020169 CD COVER.dwg

SHEET 1 OF 13

C1

O:\C020169 Iconic Entry\Drawings\C020169 CD COVER.dwg, 5/3/2018 3:45:08 PM, Chris Rundall

CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

- BENCHMARK = SEE COVER SHEET. NOTE THE PROJECT IS ON THE NAVD 88 VERTICAL DATUM AND NAD 1983 HORIZONTAL DATUM AS REQUIRED BY THE CITY.
- TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY D&D INC. ON 10/11/14. LANDMARK CONSULTANTS, INC. UPDATED THE SURVEY IN 2017 TO MATCH IN WITH THE DATUM OF THE SKI TIME SQUARE DR AND MT WERNER CIRCLE ROUNDABOUT PROJECT. ADDITIONALLY A SURVEY PERFORMED BY WHELAN LAND SURVEYS DATED 12/8/17 WAS INCORPORATED INTO THE PLANS WITH A HORIZONTAL DATUM TRANSFORMATION.
- CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
- ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MT. WERNER WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
- PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
- PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: NONE.
- RECORD DRAWINGS ARE REQUIRED FOR: STORM SEWER

GRADING

- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
- VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL

- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
- ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING

- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
- ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
- CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970) 879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT GENERAL NOTES

- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR THE ACCURACY OF ALL STAKING IN ACCORDANCE WITH THE APPROVED PLANS. IN THE EVENT THAT DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR PROJECT MANAGER PRIOR TO COMMENCING WITH CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- ANY COMPONENTS OF WORK NOT ADDRESSED BY CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS SHALL CONFORM TO THE CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION. IN ADDITION TO CITY AND CDOT STANDARD SPECIFICATIONS, THE PROJECT SPECIAL PROVISIONS AND STANDARD SPECIAL PROVISIONS, CONTROL CONSTRUCTION OF THIS PROJECT.
- THE TEMPORARY CONSTRUCTION EASEMENTS ARE LIMITED TO SPECIFIC CONSTRUCTION ITEMS AND THE AREA IS TO BE RETURNED TO EXISTING CONDITION AS SOON AS POSSIBLE. THE AREAS ARE NOT TO BE USED FOR STORAGE OR PARKING.
- ALL TREES, BUSHES AND OTHER FIXED OBJECTS WITHIN THE LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS SHALL BE REMOVED UNLESS OTHERWISE NOTED. ALL OTHER TREES AND BUSHES SHALL BE PROTECTED, UNLESS OTHERWISE NOTED.
- WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK ON-SITE FOR DUST CONTROL. WATER SHALL NOT BE PAID FOR SEPARATELY.
- THE CONTRACTOR SHALL KEEP THE WORK AREA DRY OF STANDING WATER AND SHALL KEEP THE EXCAVATION AREAS FREE FROM STORM RUN-OFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCEPTANCE AND CONTROL OF ALL SURFACE AND SUBSURFACE DRAINAGE AND GROUNDWATER ENTERING THE PROJECT AREA. ANY DEWATERING NEEDED WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- THE PHYSICAL FEATURES AND EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES AND EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OTHER WORK. ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE INSPECTOR.
- ANY MATERIALS REMOVED FROM THIS PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. AT THE CITY'S DISCRETION, SOME MATERIALS MAY REMAIN THE PROPERTY OF THE CITY OR THE ADJACENT PROPERTY OWNERS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO PUBLIC STREETS AND PRIVATE PROPERTY ADJOINING THE PROJECT. THE CONTRACTOR WILL NOT BE ALLOWED TO SHUT OFF ACCESS TO ANY PROPERTY AND MUST COORDINATE HIS WORK WITH THE PROPERTY OWNERS.
- ONE-HALF INCH EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN ABUTTING ANY EXISTING CONCRETE TO A FIXED STRUCTURE. ZIP CAP SPACERS SHALL BE USED TO PROVIDE A CLEAN JOINT PRIOR TO CALKING.
- THE CONTRACTOR SHALL PROVIDE SHORING AT ALL LOCATIONS NECESSARY TO SUPPORT THE EARTH AND/OR ROADWAY ADJACENT TO AN EXCAVATION, EMBANKMENT, OR OTHER CONSTRUCTION OPERATION. LOCATIONS SHALL BE AS DETERMINED BY THE CONTRACTOR'S SEQUENCE OF OPERATIONS AND TRAFFIC CONTROL ARRANGEMENTS. SHORING SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND OBTAINING A SUITABLE STAGING AREA.
- WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL MANHOLES, CLEANOUTS, VALVE BOXES AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL PAVEMENT LIFT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PAY FOR ALL TESTING. ALL SUBGRADE, CONCRETE, AND ASPHALTIC PAVEMENT TESTING SHALL CONFORM TO THE STEAMBOAT SPRINGS STANDARD SPECIFICATIONS. ALL TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR HIS REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL CONCRETE, FOUNDATIONS, WALKS, WALLS, TREES AND OTHER DEBRIS INDICATED ON THE SURVEY OR SPECIFIED IN THE SITE WORK SPECIFICATIONS. ALL SALVAGEABLE STORM SEWER GRATES, INLETS OR MANHOLE RING AND COVERS WHICH ARE NOT BEING RE-USED ON SITE SHALL BE RETURNED TO STEAMBOAT SPRINGS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER AND ADJACENT PUBLIC STREETS. THE CONTRACTOR SHALL BE REQUIRED TO COORDINATE WITH ALL BUSINESS OWNERS ON ANTICIPATED CLOSURE OF THE ACCESS POINTS ONTO ADJACENT PROPERTY. CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH BOX AND/OR SHORING DESIGN ASSOCIATED WITH ALL COMPONENTS OF THIS WORK.
- PHASE 1 PROJECT DISTURBANCE = 0.64 ACRES. PHASE 2 PROJECT DISTURBANCE = 1.32 ACRES. TOTAL PROJECT DISTURBANCE = 1.63 ACERS.

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		MINOR CONTOUR (1' INTERVAL)
		MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		EASEMENT
		EDGE OF BUILDING
		BUILDING OVERHANG
		PHASE & APPROX. DISTURBANCE LIMITS
		ROADWAY CENTERLINE
		EDGE OF ASPHALT
		EDGE OF CONCRETE
		EDGE OF GRAVEL
		CURB AND GUTTER (SPILL/CATCH)
		WOOD FENCE
		DITCH FLOWLINE
		STORM SEWER
		WATER LINE
		SANITARY SEWER MAIN
		IRRIGATION LINE
		UNDERGROUND ELECTRIC
		UNDERGROUND TELEPHONE
		CABLE TV
		FIBER OPTIC

EXISTING SYMBOLS	PROPOSED SYMBOLS	
		SPOT ELEVATION
		NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FIRE HYDRANT
		WATER VALVE
		SANITARY MANHOLE
		TYPE '13' VALLEY INLET
		METAL FLARED END SECTION
		LIGHT POLE
		ELECTRIC PEDESTAL
		CONIFEROUS TREE
		DECIDUOUS TREE
		SIGN
		IRRIGATION BOX
		FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		POLE MOUNTED LIGHT
		ELECTRICAL JUNCTION BOX

	SIDEWALK PAVING		EXISTING ASPHALT
	GRAVEL		PROPOSED ASPHALT
	WETLANDS		

STANDARD ABBREVIATIONS

FL = FLOWLINE
INV = INVERT
TP = TOP OF PAVEMENT
TC = TOP OF CONCRETE
TO = TOP OF GRAVEL
TBC = TOP BACK OF CURB
HP = HIGH POINT
LP = LOW POINT
GB = GRADE BREAK
EOA = EDGE OF ASPHALT
EOG = EDGE OF GRAVEL
TOW = TOP OF WALL
BOW = BOTTOM OF WALL
TOS = TOP OF STEP
BOS = BOTTOM OF STEP
ME = MATCH EXISTING
CMP = CORRUGATED METAL PIPE
HDPE = HIGH-DENSITY POLYETHYLENE
BC = GRADE AT BUILDING CORNER
SP = FINISH GRADE SPOT ELEVATION

BASELINE

Engineering • Planning • Surveying

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P. 970.879.0255 • F. 303.940.9569 • www.baselinecorp.com

DESIGNED BY	SMB	DATE	5/3/18
DRAWN BY	SMB	PREPARED BY	CSR
CHECKED BY	CSR	REVISION	
		DESIGN TEAM	REVIEW/COORDINATION

CITY OF STEAMBOAT SPRINGS

STEAMBOAT SPRINGS

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD

ROUTT COUNTY

NOTES AND LEGEND

FOR AND ON BEHALF OF
BASELINE CORPORATION

PROFESSIONAL ENGINEER
40319
5/3/18

INITIAL SUBMITTAL 4/25/17

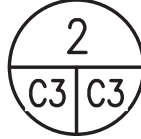
DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE
D&D, INC. 10/11/14

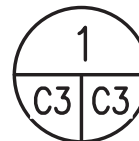
JOB NO. C020169

DRAWING NAME
C020169 CD COVER.dwg

SHEET 2 OF 13



21



BASELINE

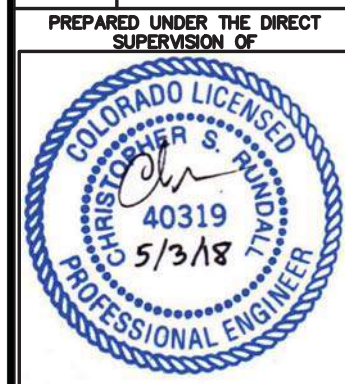
Engineering • Planning • Surveying

DESIGNED BY SMB	DRAWN BY SMB	CHECKED BY CSR
--------------------	-----------------	-------------------

DATE 3/3/18PREPARED BY
CSR

REVISION	DESCRIPTION	DESIGN TEAM	REVIEW/COORDINATION
1	Initial Design	John Doe	Jane Smith
2	Revised Design	John Doe	Jane Smith
3	Final Design	John Doe	Jane Smith

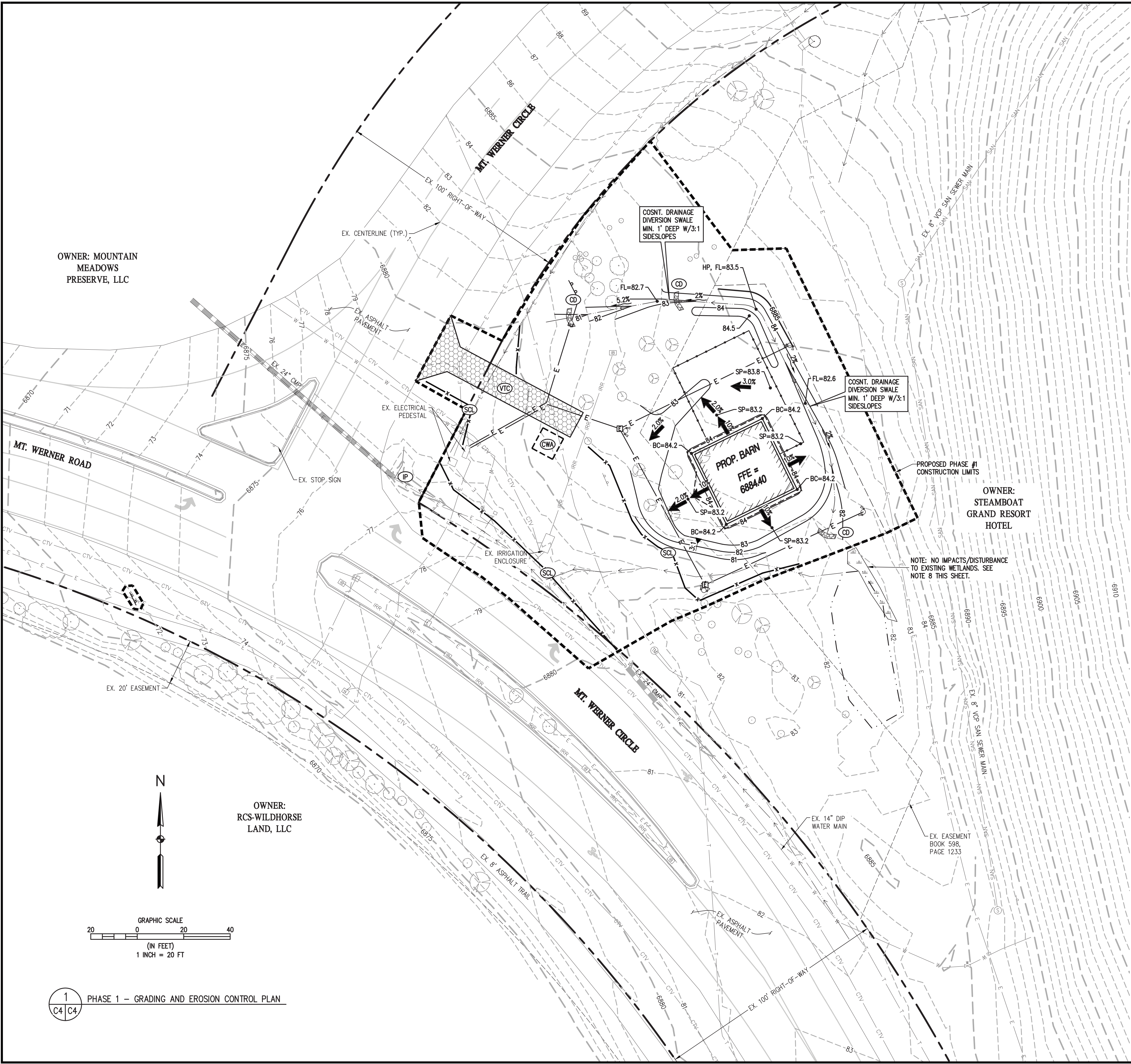
CITY OF STEAMBOAT SPRINGS	ROUTT COUNTY
URAAAC/SSRA ICONIC ENTRY MT. WERNER CIRCLE/MT. WERNER ROAD PHASE 1 – SITE & UTILITY PLAN	

STEAMBOAT SPRINGS
CT

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	4/25/17
DRAWING SIZE	24" X 36"
SURVEY FIRM D&D, INC.	SURVEY DATE 10/11/14
JOB NO.	C020169
DRAWING NAME C020169 CIVIL CDs.dwg	
SHEET	3 OF 13

C3

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EROSION AND SEDIMENT CONTROL LEGEND

- IP INLET PROTECTION
- OP OUTLET PROTECTION
- RS ROCK SOCK
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- CWA CONCRETE WASHOUT AREA
- SP STOCKPILE
- SSA STABILIZED STORAGE AREA
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKET
- CD ROCK CHECK DAM

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE TO LOCATE CONCRETE WASHOUT AREA, STOCKPILE LOCATION, AND STABILIZED STORAGE AREA WHERE IT WILL NOT INTERFERE WITH TRAFFIC AND ADJACENT PROPERTY OWNERS AND UPDATE THE PLAN ACCORDINGLY.
- ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
- CONTRACTOR TO PLACE VEHICLE TRACKING CONTROL (VTC) AT ALL LOCATIONS WHERE THERE IS THE POTENTIAL TO TRACK MUD ON THE EXISTING PAVEMENT. VTC LOCATION TO BE COORDINATED WITH THE BUILDING MOVER.
- ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.
- SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.
- REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.
- CONTRACTOR TO COORDINATE ON EXACT LOCATION OF VEHICLE TRACKING CONTROL PAD WITH HOUSE MOVER AND OWNER'S REP. A TEMPORARY CULVERT MAY NECESSARY DEPENDING ON THE LOCATION. CONTRACTOR TO COORDINATE WITH ENGINEER.
- CONTRACTOR TO INSTALL TEMPORARY ORANGE CONSTRUCTION FENCING ALONG TEMPORARY CONSTRUCTION EASEMENT LINE IN THE AREA ADJACENT TO THE EXISTING WETLANDS TO DELINEATE DISTURBANCE AREA AND AVOID INADVERTENT IMPACTS TO WETLANDS.

CITY OF STEAMBOAT SPRINGS

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 1 - GRADING AND EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF	4/25/17
INITIAL SUBMITTAL	4/25/17
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
D&D, INC.	10/11/14
JOB NO.	CO20169
DRAWING NAME	CO20169 CIVIL CDs.dwg
SHEET	4 OF 13

C4

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DESIGNED BY	SMB
DRAWN BY	SMB
CHECKED BY	CSR

DATE	5/3/18
PREPARED BY	CSR

REVISION DESCRIPTION	DESIGN TEAM REVIEW/COORDINATION
DESIGN TEAM REVIEW/COORDINATION	

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REGULATORY SIGN NOTES:

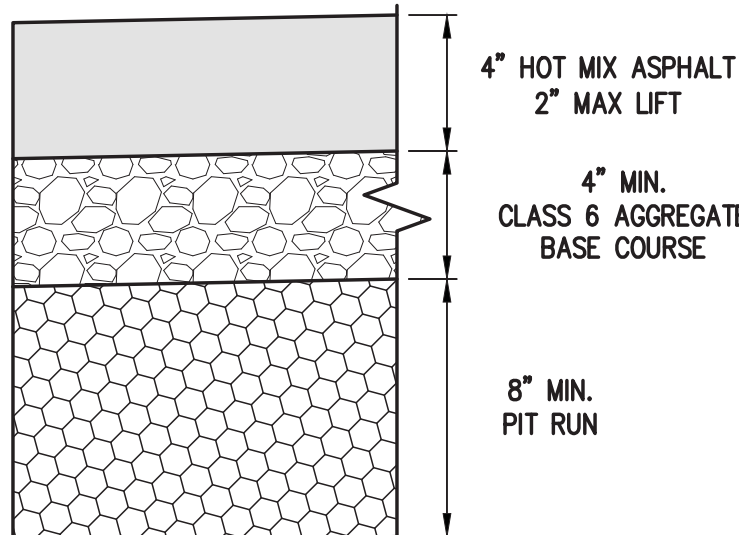
1. ALL SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITH CAP. THE SIGN SUPPORT SHALL BE THE TUBULAR CONCRETE FOOTING WITH WEDGE SHOWN ON CDOT DETAIL S-614-8 SHEET 1.
2. ALL REGULATORY SIGNS SHALL BE HIGH INTENSITY PRISMATIC (HIP.) PEDESTRIAN CROSSING SIGN R1-6 SHALL BE FLUORESCENT GREEN DIAMOND GRADE.
3. ALL SIGN MATERIAL SHALL BE ALUMINUM (0.080").
4. THE SIZE OF THE INDIVIDUAL SIGNS ARE TO MEET THE "CONVENTIONAL ROAD SINGLE LANE" CATEGORY LISTED IN THE MUTCD TABLES 2B-1 AND 2C-2.

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

OWNER: STEAMBOAT GRAND RESORT HOTEL

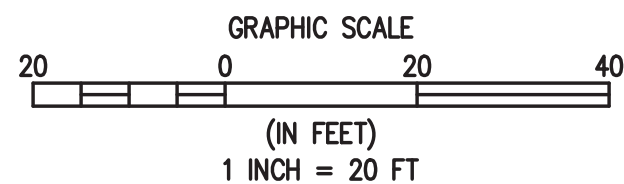
OWNER: RCS-WILDHORSE LAND, LLC

SPEED LIMIT 25 R2-1



2 C5 C5

FLEXIBLE PAVEMENT SECTION NOT TO SCALE



1 C5 C5

PHASE 2 - SITE PLAN

SITE PLAN NOTES:

1. RAILING AT STAIRS TO BE 1-3/4" ROUND OR SQUARE METAL TUBING - GALVANIZED OR POWDER COATED. RAILING SHALL MEET ALL BUILDING CODE REQUIREMENTS. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW/APPROVAL.
2. ALL IMPROVEMENTS TO COMPLY WITH APPLICABLE CDOT M&S STANDARD DETAILS (M-603-4, M-608-1, ETC.)

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CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 2 - SITE PLAN

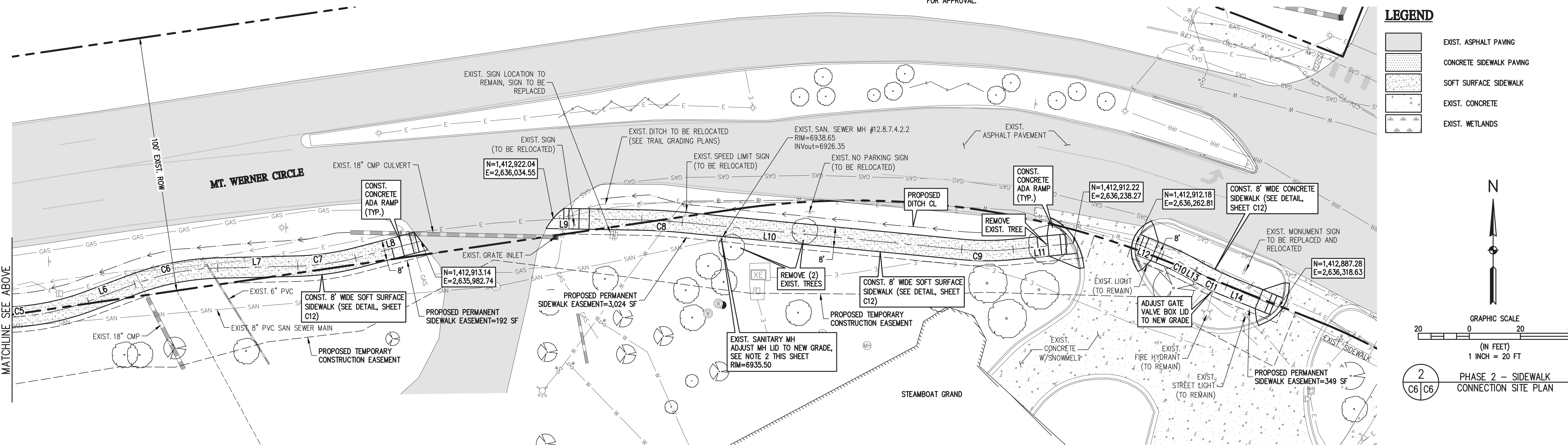
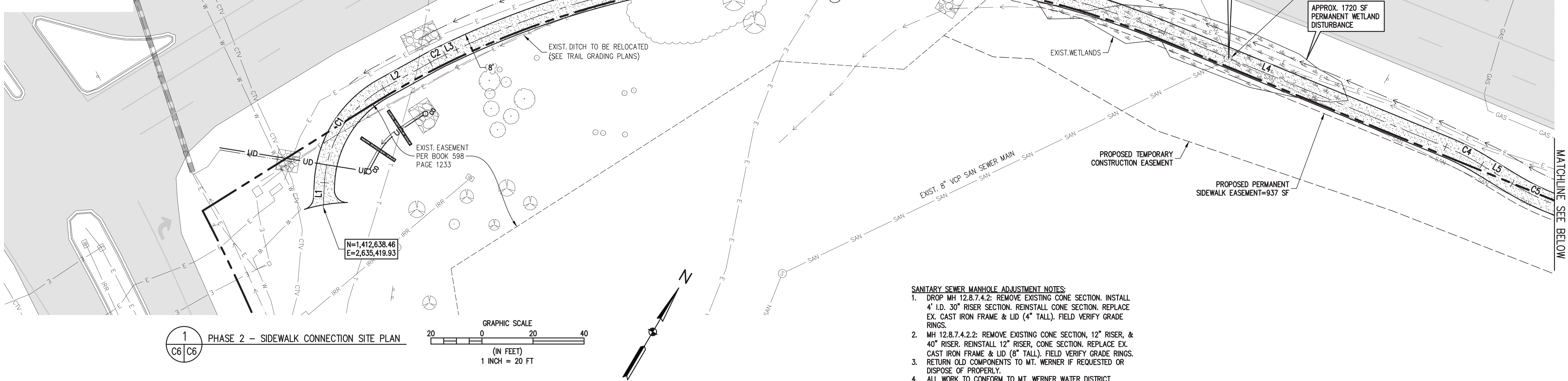
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INITIAL SUBMITTAL 4/25/17
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D&D, INC. 10/11/14
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SHEET 5 OF 13
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LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	9.54'	N 27°38'36" W	C1	45.66'	45.00'	58°08'25"	N 01°25'37" E	43.73'
L2	20.85'	N 30°29'49" E	C2	6.60'	100.00'	3°47'01"	N 32°23'20" E	6.60'
L3	4.90'	N 34°16'50" E	C3	285.56'	345.00'	47°25'25"	N 57°59'33" E	277.47'
L4	118.89'	N 81°42'15" E	C4	15.83'	100.00'	9°04'12"	N 86°14'21" E	15.81'
L5	14.02'	S 89°13'33" E	C5	36.99'	100.00'	21°11'32"	N 80°10'41" E	36.78'
L6	19.42'	N 69°34'56" E	C6	33.22'	100.00'	19°02'11"	N 79°06'01" E	33.07'
L7	31.34'	N 88°37'06" E	C7	22.94'	100.00'	13°08'30"	N 82°02'51" E	22.89'
L8	26.46'	N 75°28'36" E	C8	15.97'	204.00'	4°29'06"	N 86°42'34" W	15.96'
L9	34.65'	N 88°57'07" W	C9	20.22'	104.00'	11°08'30"	S 89°57'44" W	20.19'
L10	109.90'	N 84°28'02" W	C10	14.05'	99.00'	8°07'48"	N 63°46'12" W	14.04'
L11	23.66'	S 84°23'29" W	C11	13.34'	94.00'	8°07'48"	N 63°46'12" W	13.33'
L12	11.35'	N 67°50'06" W						
L13	0.43'	N 59°42'17" W						
L14	22.02'	N 67°50'06" W						



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DESIGNED BY
SMB

DRAWN BY
SMB

CHECKED BY
CSR

DATE
5/3/18

PREPARED BY
CSR

REVISION DESCRIPTION
DESIGN TEAM REVIEW/COORDINATION

CITY OF STEAMBOAT SPRINGS

ROUTE COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 2 - SIDEWALK CONNECTION SITE PLAN

STEAMBOAT SPRINGS

PREPARED UNDER THE DIRECT SUPERVISION OF

COLORADO LICENSED
SURVEYOR & ENGINEER
40319
5/3/18

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 4/25/17

DRAWING SIZE 24" X 36"

SURVEY FIRM D&D, INC.

SURVEY DATE 10/11/14

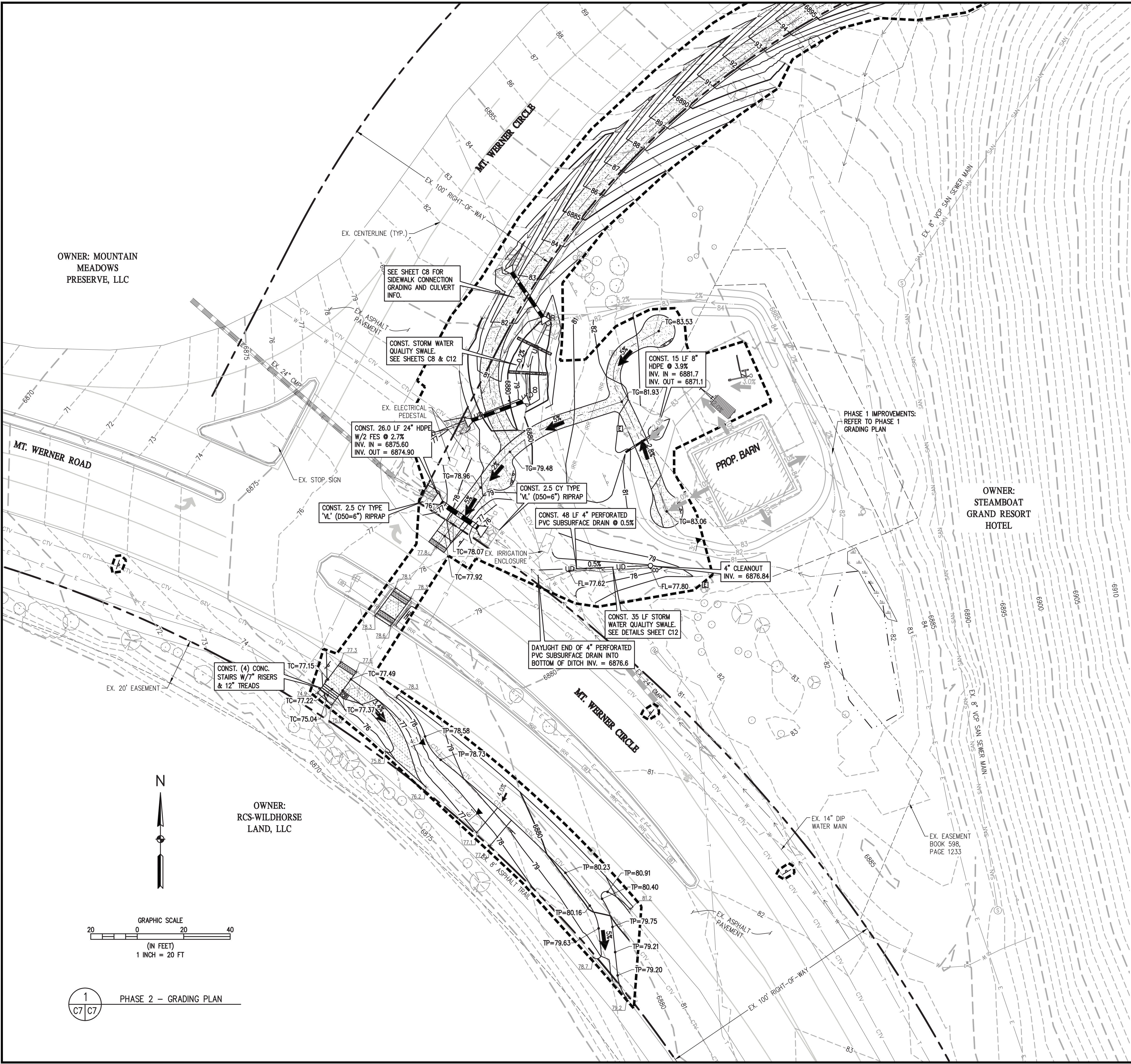
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SMB

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SMB

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CSR

DATE
5/3/18

PREPARED BY
CSR

REVISION DESCRIPTION

DESIGN TEAM REVIEW/COORDINATION

CITY OF STEAMBOAT SPRINGS

ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 2 – GRADING PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

PROFESSIONAL ENGINEER
40319
5/3/18

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 4/25/17

DRAWING SIZE 24" X 36"

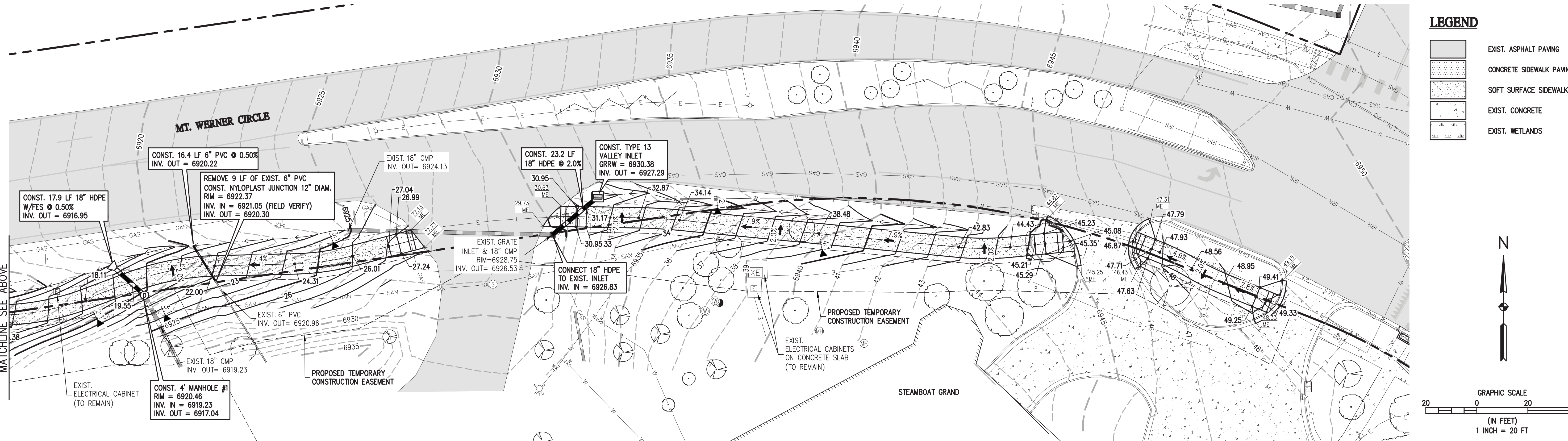
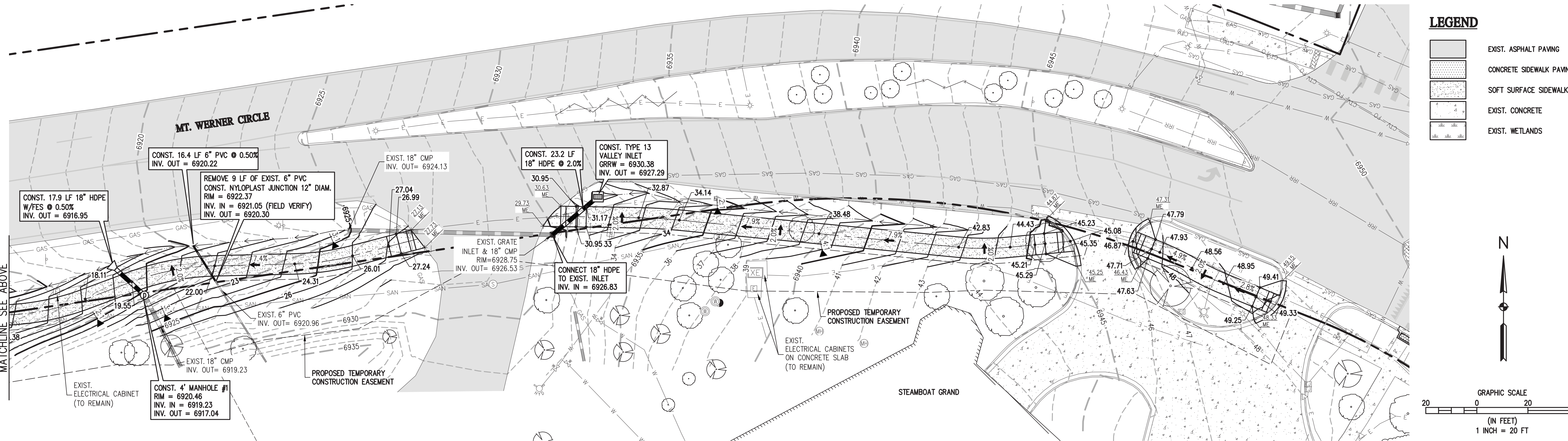
SURVEY FIRM SURVEY DATE
D&D, INC. 10/11/14

JOB NO. CO20169

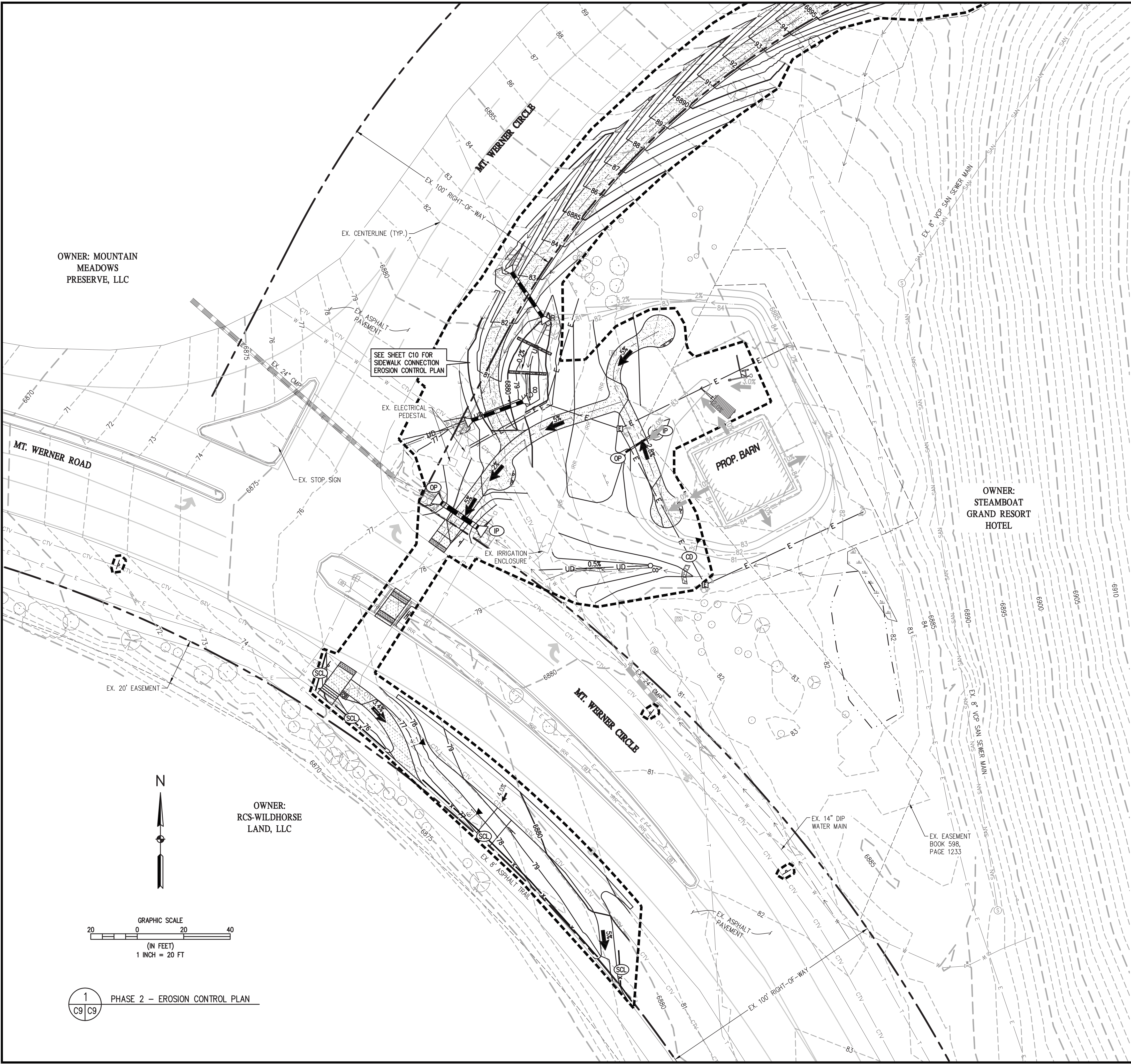
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SHEET 7 OF 13

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EROSION AND SEDIMENT CONTROL LEGEND

- IP INLET PROTECTION
- OP OUTLET PROTECTION
- RS ROCK SOCK
- VTC VEHICLE TRACKING CONTROL
- LOD LIMITS OF DISTURBANCE
- CWA CONCRETE WASHOUT AREA
- SP STOCKPILE
- SSA STABILIZED STORAGE AREA
- SCL SEDIMENT CONTROL LOG
- ECB EROSION CONTROL BLANKET
- CD ROCK CHECK DAM

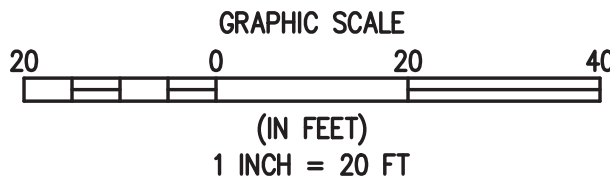
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE TO LOCATE CONCRETE WASHOUT AREA, STOCKPILE LOCATION, AND STABILIZED STORAGE AREA WHERE IT WILL NOT INTERFERE WITH TRAFFIC AND ADJACENT PROPERTY OWNERS AND UPDATE THE PLAN ACCORDINGLY.
- ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
- CONTRACTOR TO PLACE VEHICLE TRACKING CONTROL (VTC) AT ALL LOCATIONS WHERE THERE IS THE POTENTIAL TO TRACK MUD ON THE EXISTING PAVEMENT. VTC LOCATION TO BE COORDINATED WITH THE BUILDING MOVER.
- ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.
- SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.
- REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

OWNER: MOUNTAIN
MEADOWS
PRESERVE, LLC

OWNER:
STEAMBOAT
GRAND RESORT
HOTEL

OWNER:
RCS-WILDHORSE
LAND, LLC



1 PHASE 2 – EROSION CONTROL PLAN
C9 C9

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DESIGNED BY: SMB
DRAWN BY: SMB
CHECKED BY: CSR

DATE: 5/3/18
PREPARED BY: CSR

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CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS
ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 2 – EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF



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BASELINE CORPORATION
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SURVEY FIRM D&D, INC. SURVEY DATE 10/11/14
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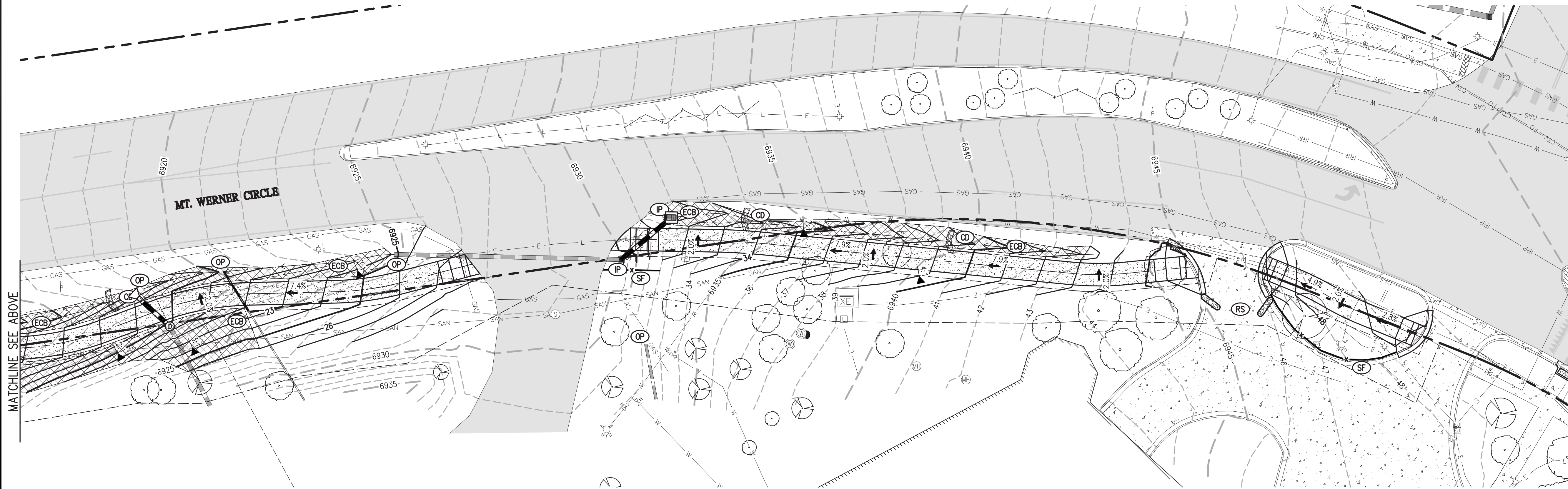
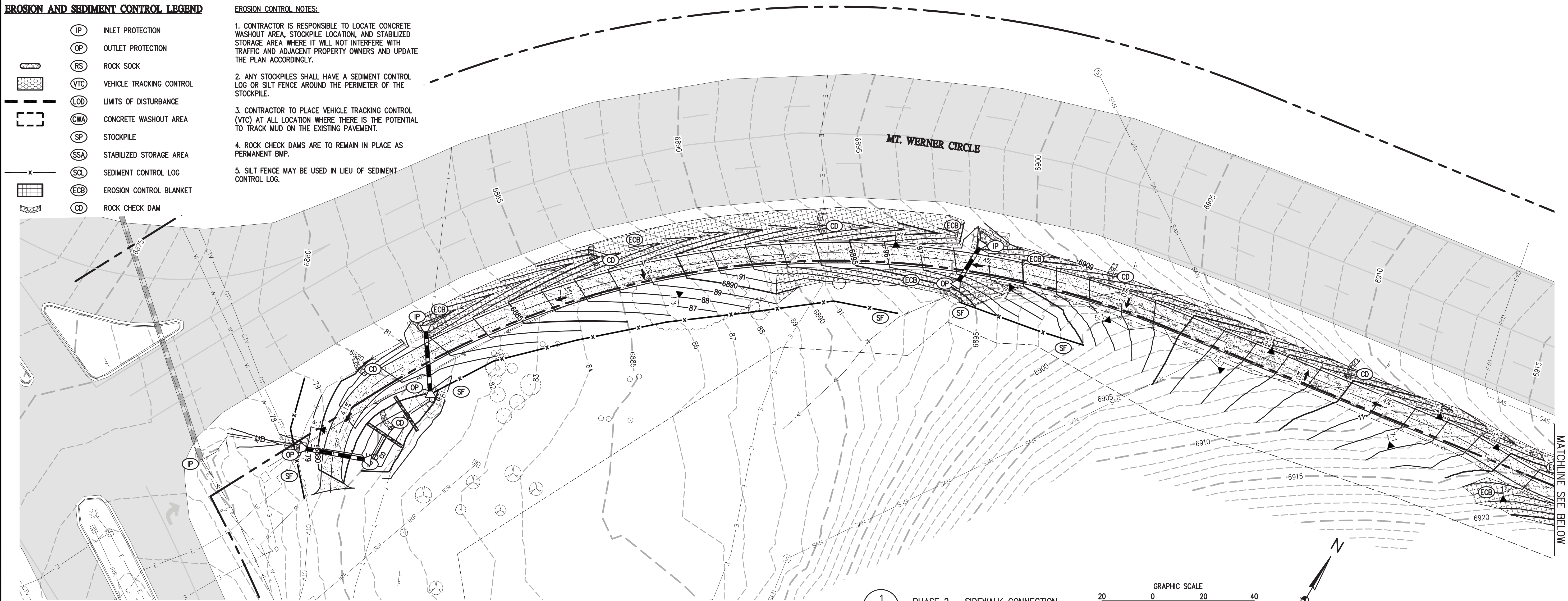
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EROSION AND SEDIMENT CONTROL LEGEND

- IP INLET PROTECTION
OP OUTLET PROTECTION
RS ROCK SOCK
VTC VEHICLE TRACKING CONTROL
LOD LIMITS OF DISTURBANCE
CWA CONCRETE WASHOUT AREA
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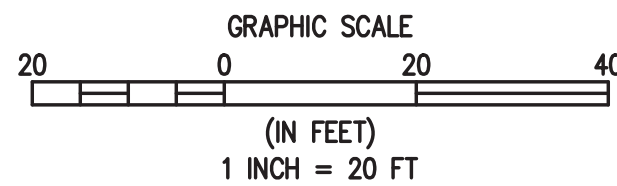
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3. CONTRACTOR TO PLACE VEHICLE TRACKING CONTROL (VTC) AT ALL LOCATION WHERE THERE IS THE POTENTIAL TO TRACK MUD ON THE EXISTING PAVEMENT.
4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.
5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.



LEGEND

- EXIST. ASPHALT PAVING
CONCRETE SIDEWALK PAVING
SOFT SURFACE SIDEWALK
EXIST. CONCRETE
EXIST. WETLANDS



2 PHASE 2 - SIDEWALK CONNECTION
C10 C10 EROSION CONTROL PLAN

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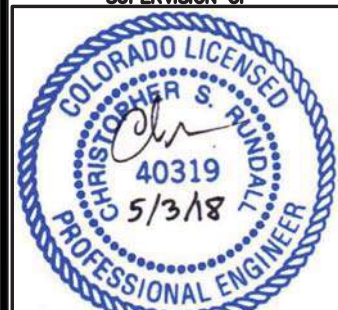
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CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
PHASE 2 - SIDEWALK CONNECTION EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 4/25/17
DRAWING SIZE 24" X 36"
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JOB NO. C020169
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SHEET 10 OF 13

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EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES:

1. THE DISTURBANCE AREA FOR THE PROJECT IS GREATER THAN ONE ACRE; THEREFORE, A STATE OF COLORADO CONSTRUCTION STORMWATER DISCHARGE PERMIT IS REQUIRED. NO ADDITIONAL PERMITTING FROM THE ARMY CORPS OF ENGINEERS WILL BE REQUIRED.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE STORMWATER MANAGEMENT PLANS MAY BE MODIFIED WITH APPROPRIATE APPROVALS FROM THE ENGINEER, AND MAY REQUIRE ADDITIONAL MEASURES AS FIELD CONDITIONS WARRANT.
3. A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT PLAN BEST MANAGEMENT PRACTICES (BMPs) SHALL BE PERFORMED EVERY FOURTEEN (14) CALENDAR DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT EVENT. PERIODIC INSPECTIONS SHALL ALSO INCLUDE INSPECTING EQUIPMENT FOR LEAKS AND REVIEWING EQUIPMENT MAINTENANCE PRACTICE. ALL INSPECTIONS AND MAINTENANCE SHALL BE DOCUMENTED BY THE PROJECT EROSION CONTROL SUPERVISOR AND MADE AVAILABLE TO THE ENGINEER UPON REQUEST. ANY EROSION CONTROL BMP THAT HAS BEEN COMPROMISED OR HAS BEEN DISTURBED SHALL BE REPLACED OR RECONSTRUCTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL EROSION CONTROL BMPs IN PLACE AND EFFECTIVE PRIOR TO A STORM EVENT.
4. THE STORMWATER MANAGEMENT PLAN LOG BOOK SHALL BE UPDATED EVERY FOURTEEN (14) DAYS. THIS LOG SHALL REMAIN ON SITE AVAILABLE FOR REVIEW BY THE ENGINEER UPON REQUEST. MAINTENANCE ACTIVITIES TO CORRECT PROBLEMS NOTED DURING INSPECTIONS MUST BE DOCUMENTED AND KEPT IN THE STORMWATER MANAGEMENT PLAN LOG BOOK. THE STORMWATER MANAGEMENT PLAN MUST BE UPDATED TO REFLECT ALL CHANGES TO BMP'S AND PHASING AS THE CHANGES OCCUR.
5. ALL STREETS WITHIN AND IMMEDIATELY SURROUNDING A CONSTRUCTION SITE SHALL BE CLEANED OF DIRT AND DEBRIS ON A WEEKLY BASIS AND IMMEDIATELY FOLLOWING A SPILL OR TRACKING OF EARTH MATERIALS. STREETS SHALL BE CLEANED BY SCRAPING AND SWEEPING THE DIRT OFF THE ROADWAYS. SCRAPED OR SWEEPED MATERIAL SHALL NOT BE DEPOSITED IN THE ROADSIDE DITCHES OR IN THE CREEK. DIRT TRACKED ONTO ROADWAYS AND OTHER PAVED SURFACES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
6. ALL CONSTRUCTION SITE OPERATORS SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, HAZARDOUS CHEMICALS (TO INCLUDE BUT NOT LIMITED TO HEAVY EQUIPMENT MAINTENANCE FLUIDS, MOTOR OIL, ANTIFREEZE AND VEHICLE FUEL), LITTER, AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO STORMWATER QUALITY.
7. ALL POTENTIAL POLLUTION SOURCES ON-SITE SHALL BE IDENTIFIED AND CONTROL MEASURES INSTALLED AND PRACTICED TO MINIMIZE THE LIKELIHOOD OF A RELEASE.
8. ALL PORTABLE TOILET FACILITIES SHALL BE LOCATED AWAY FROM GUTTERS, INLETS DITCHES, DRAINAGEWAYS, RECEIVING WATERS AND AREAS SUSCEPTIBLE TO FLOODING OR DAMAGE BY CONSTRUCTION EQUIPMENT.
9. ALL PORTABLE TOILET FACILITIES SHALL BE SECURED IN PLACE BY STAKES INTO THE GROUND TO PREVENT TIPPING.
10. STOCKPILES INCLUDING LANDSCAPING MATERIALS, EARTH MATERIALS AND DIRT FROM GRADING OR EXCAVATION SHALL NOT BE LOCATED ADJACENT TO WATERWAYS.
11. ALL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT. HAUL ROUTES MUST BE PRE-APPROVED BY THE CITY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT FIRST OBTAINING A GRADING PERMIT FROM THE CITY.
12. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL CONTAIN ALL WASHOUT WATER. STORMWATER SHALL NOT CARRY WASTES FROM WASHOUT LOCATION.
13. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET HORIZONTAL FROM WATERS OF THE STATE. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL BE SIGNED AS - "CONCRETE WASHOUT."

PERFORMANCE STANDARD NOTES:

1. TEMPORARY EROSION CONTROL FACILITIES AND/OR PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF AN EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
2. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
3. PERSONS ENGAGED IN EARTH DISTURBANCES SHALL DESIGN, IMPLEMENT, AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS ADOPTED BY CDOT.
4. EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
6. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
7. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN THE DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED. SOME SPILLS MAY NEED TO BE REPORTED TO THE DIVISION IMMEDIATELY: SPECIFICALLY, A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY ENTER WATERS OF THE STATE, MUST BE REPORTED. MORE GUIDANCE IS AVAILABLE ON THE WEB AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. THE DIVISION'S TOLL FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE IS 1.877.518.5608. IN ADDITION TO CONTACTING CDPHE, ALSO IMMEDIATELY CALL THE STEAMBOAT SPRINGS ENGINEERING DEPARTMENT AT 970-879-2060

BMP MAINTENANCE NOTES:

1. IT IS ANTICIPATED THAT THE BMPs IMPLEMENTED AT THE SITE WILL HAVE TO BE MODIFIED TO ADAPT TO CHANGING CONDITIONS OR TO ENSURE THAT POTENTIAL POLLUTANTS ARE BEING PROPERLY MANAGED AT THE SITE. WHEN BMPs ARE MODIFIED, THE SWMP MUST BE MODIFIED TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS.
2. THE OWNER/CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL SEDIMENT CONTROL LOGS AND SILT FENCING SO THAT IT FUNCTIONS PROPERLY DURING CONSTRUCTION AND WORK SUSPENSIONS. ALL SEDIMENT CONTROL LOGS AND SILT FENCING SHALL BE REMOVED BY THE CONTRACTOR UPON SUBSTANTIAL PERMANENT STABILIZATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. ALL INLET/OUTLET PROTECTIONS WILL BE CHECKED FOR MAINTENANCE AND FAILURE. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE IT HAS ACCUMULATED TO HALF THE DESIGN OF THE TRAP.
4. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURE'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
5. EACH CONCRETE TRUCK OPERATOR SHALL BE AWARE OF THE DESIGNATED CONCRETE WASHOUT AREA.
6. THE CONTRACTOR SHALL CHECK THE CAPACITY FOR ALL CONCRETE WASHOUT AREAS. WASTE MATERIALS MUST BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF WHEN ACCUMULATIONS AMOUNT TO TWO-THRDS OF THE WET STORAGE CAPACITY OF THE STRUCTURE.
7. ALL CONCRETE WASHOUT AREAS SHALL BE CLEARLY MARKED. THE CONCRETE WASHOUT CONTAINMENT DETAIL WILL INCLUDE ORANGE PLASTIC CONSTRUCTION FENCING OR EQUIVALENT AROUND THE WASHOUT STRUCTURE AND A SIGN POSTED WITH THE WORDS "CONCRETE WASHOUT".
8. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
9. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED WASTE SITE.

STANDARD STEAMBOAT SPRINGS CONSTRUCTION SITE MANAGEMENT PLAN NOTES:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPs).
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
7. ALL INGRESS, EGRESS POINTS AND VEHICLE ACCESS POINTS ONTO DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMs.
8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED:(1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED.
10. BMPs SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPs WHEN THE SEDIMENT LEVEL REACHES ½ THE HEIGHT OF THE BMP.
11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
12. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND APRIL 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
14. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE CONTRACTOR MUST NOTIFY THE CITY OF STEAMBOAT SPRINGS AT LEAST THREE DAYS PRIOR TO STARTING CONSTRUCTION.
2. ALL GRADING, EROSION, AND SEDIMENT CONTROL MUST CONFORM TO APPROVED PLANS. REVISIONS TO DISTURBANCE AREAS, SLOPES, AND/OR EROSION AND SEDIMENT CONTROL MEASURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY OF STEAMBOAT SPRINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT LEAST 10 DAYS PRIOR THE START OF CONSTRUCTION ACTIVITIES FOR LAND DISTURBANCE AREAS OF ONE ACRE OR GREATER. THE PERMIT MUST BE KEPT CURRENT THROUGHOUT THE CONSTRUCTION DURATION. STATE STORMWATER PERMIT APPLICATIONS ARE AVAILABLE AT THIS ADDRESS: [HTTP://WWW.CDPHE.STATE.CO.US/WQ/PERMITSUNIT/WQCDPMI.HTML](http://WWW.CDPHE.STATE.CO.US/WQ/PERMITSUNIT/WQCDPMI.HTML)
4. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO GRADING ACTIVITIES, TO THE MAXIMUM EXTENT PRACTICABLE. ANY PROJECT THAT REQUIRES A STATE STORMWATER DISCHARGE PERMIT REQUIRES PHASING. PHASED EROSION CONTROL PLANS MUST BE PREPARED BY THE CONTRACTOR.
5. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. FOR EXAMPLE, EROSION CONTROL BLANKETS, SEDIMENT CONTROL LOGS, OR SILT FENCES WILL REQUIRE REPLACEMENT WHEN THE BMP FAILS. SEDIMENT TRAPS AND BASINS WILL REQUIRE SEDIMENT REMOVAL ACCORDING TO CDPHE GUIDELINES.
6. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, MUST BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN MUST BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN MUST BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT MUST BE SEEDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA MUST BE CONTROLLED TO PREVENT EROSION AND SEDIMENTATION OF RECEIVING WATERS. TOPSOIL IS TO BE AMENDED WITH COMPOST TO PROMOTE SEED GROWTH.
7. THE LANDOWNER AND/OR CONTRACTOR MUST IMMEDIATELY TAKE ALL NECESSARY STEPS TO CONTROL SEDIMENT DISCHARGE.
8. THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE LANDOWNER AND/OR CONTRACTOR MUST TAKE REASONABLE PRECAUTIONS TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS ON TO STREETS/ROADS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING *LITTER SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, AND SANITARY WASTE, AS APPLICABLE. IN ADDITION, SPILL PREVENTION AND CONTAINMENT BMPs FOR CONSTRUCTION MATERIALS, WASTE, AND FUEL MUST BE PROVIDED, AS APPLICABLE. LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS, AND TRASH RECEPTACLES MUST BE CLEARLY SHOWN ON THE PLANS. *LITTERING IS DEFINED AND ENFORCED BY COLORADO REVISED STATUTES, SECTION 18-4-511.
11. THE STORM SEWER LINES WILL BE CLEANED BY CONTRACTOR UPON COMPLETION OF THE PROJECT.

12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETED IN A GIVEN AREA. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. TEMPORARY VEGETATIVE COVER CONSISTING OF ANNUAL RYE GRASS MUST BE HYDRO-SEEDED AT 20 POUNDS PURE LIVE SEED PER ACRE. MULCH CONSISTING OF GRASS HAY, APPLIED AT A RATE OF ONE TON PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE.
14. MULCH CONSISTING OF GRASS HAY, APPLIED AT A RATE OF ONE TON PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE. SEE EROSION CONTROL PLAN FOR LOCATIONS OF EROSION CONTROL BLANKETS.
15. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING. DURING GRADING, APPLYING A COMBINATION OF WATER, TACKIFIER AND SILT FENCE TO BREAK UP WIND SURFACE VELOCITIES MAY CONTROL DUST. IF WIND SPEEDS EXCEED THE ABILITY OF BMPs TO CONTROL FUGITIVE DUST, GRADING ACTIVITIES MUST CEASE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CDPHE AIR POLLUTION CONTROL DIVISION IF REQUIRED.
16. ALL DISTURBED FILL SLOPES GREATER THAN OR EQUAL TO 3:1, FLOMLINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF CITY STAFF, SHALL BE PROTECTED WITH AN EROSION BLANKET. SEE EROSION CONTROL PLANS FOR ADDITIONAL LOCATIONS OF EROSION CONTROL BLANKETS.
17. THE CITY OF STEAMBOAT SPRINGS, OR ITS AUTHORIZED REPRESENTATIVE, MAY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN AS FIELD CONDITIONS WARRANT.
18. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TEMPORARY DEWATERING PLAN IF NEEDED TO THE CITY OF STEAMBOAT SPRINGS FOR REVIEW AND APPROVAL 10 DAYS PRIOR TO INITIATING CONSTRUCTION.
19. BMP MAINTENANCE AND REPLACEMENT MAY REQUIRE PERIODIC WORK. THIS IS TO OCCUR PER CDPHE REQUIREMENTS IMMEDIATELY, AND AT SPECIFIC POINTS OF SEDIMENT ACCUMULATION, PHASING, OR DAILY ACTIVITIES.

SITE DESCRIPTION	
CONSTRUCTION ACTIVITY	PHASE 1: RELOCATION OF ICONIC BARN AND ASSOCIATED GRADING. PHASE 2: CONSTRUCTION OF SOFT SURFACE TRAIL, PARKING STALLS AND CONNECTION TO SIDEWALK
DISTURBANCE AREA	DISTURBANCE AREA = APPROX. 1.63 ACRES
RUNOFF COEFFICIENTS	C100 = 0.61
EXISTING VEGETATION	MAJORITY OF COVER IS NATIVE GRASS WITH TREES AND BUSHES
SOIL CONDITION	GENERALLY, SUBRADE SOIL CONDITIONS CONSIST OF LOAM SOILS THAT ARE WELL DRAINED AND HYDROLOGIC SOIL TYPE C
PROPOSED LANDSCAPE AREA	0.8 ACRES
POTENTIAL POLLUTION SOURCES	SEDIMENT, ASPHALT PAVEMENT, VEHICLE REFUELING, LEAKING VEHICLES, OFF-SITE VEHICLE TRACKING, CONCRETE
LOCATION OF NON-STORMWATER DISCHARGE	THE CONTRACTOR WILL DESIGNATE A CONFINED, CONCRETE WASH-OUT AREA ON SITE.
NAME AND LOCATION OF RECEIVING WATERS	YAMPA RIVER LOCATED APPROX. 3000 FEET TO THE WEST OF THE SITE.

OVERALL SCOPE / PROJECT CHARACTERISTICS

INDUSTRIAL ACTIVITIES	NONE KNOWN
FINAL SITE DISPOSITION	THE SITE WILL BE RETURNED TO ORIGINAL CONDITIONS OR BETTER. TREES WILL BE REMOVED THAT CONFLICT WITH PROPOSED IMPROVEMENTS. DISTURBED SLOPES WILL RECEIVE HYDROMULCH SEEDING WITH FIBER BOND MATRIX.
EROSION CONTROL MEASURES	STRAW WATTLES OR SILT FENCE WILL BE AT THE TOE OF FILL SLOPES TO MINIMIZE SEDIMENT TRANSPORT. INLET AND OUTLET PROTECTION WILL BE PROVIDED AT ALL CULVERTS AND STORM SEWER. GRAVEL FILTER BAGS WILL BE PLACED WITHIN SWALES. A CONCRETE WASH-OUT AREA WILL BE PROVIDED. A VEHICLE TRACKING PAD WILL BE PROVIDED AT MT WERNER CIRCLE TO ACCESS THE SITE AND REDUCE TRACKING MUD ONTO THE EXISTING ASPHALT.
OFFSITE FLOWS	MINIMAL OFF-SITE FLOWS ENTER THE PROJECT.

SCHEDULE OF GRADING ACTIVITIES/SEQUENCE

1. INSTALL EROSION CONTROL MEASURES	5. FINE GRADING
2. EARTHWORK/GRADING	6. SOFT SURFACE SIDEWALK CONSTRUCTION
3. BARN RELOCATION (PHASE 1)	7. ASPHALT PAVING AND TRAIL CONNECTIONS SOUTH OF MWC
4. CULVERT CONSTRUCTION (PHASE 2)	8. FINAL STABILIZATION

BEST MANAGEMENT PRACTICES (BMP's)

STORM WATER QUALITY BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO MINIMIZE SOIL EROSION, SEDIMENTATION, INCREASED POLLUTION LOADS AND CHANGED WATER FLOW CHARACTERISTICS RESULTING FROM LAND DISTURBING ACTIVITY TO THE MAXIMUM EXTENT PRACTICAL, AS TO MINIMIZE POLLUTION OF RECEIVING WATERS.	
MATERIALS HANDLING AND SPILL PREVENTION	MATERIALS EXPECTED TO BE PRESENT ARE AS FOLLOWS: PETROLEUM PRODUCTS & CONCRETE. NO CHEMICALS OR FUELS ARE TO BE STORED ON SITE. THE FOLLOWING MATERIAL MANAGEMENT PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. •PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS WITH ORIGINAL MANUFACTURER LABEL. •ALL OF THE PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. •ALL ON-SITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. •CONCRETE TRUCKS WILL BE ALLOWED MINIMAL WASHING ONLY IN DESIGNATED WASHOUT AREA. •THE SWMP ADMINISTRATOR SHALL BE NOTIFIED OF ANY SPILLS. CONTAINMENT OF THE SPILL MUST OCCUR IMMEDIATELY. IN THE EVENT OF A SPILL, THE FOLLOWING AGENCIES MUST BE CONTACTED: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT 303-692-3500 STEAMBOAT SPRINGS ENGINEERING DEPARTMENT - 970-879-2060
OTHER CONTROLS	WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.
INSPECTION AND MAINTENANCE	INSPECTIONS: 1. PERFORM EVERY 14 DAYS, AND FOLLOWING A STORM EVENT 2. COMPLETE AN INSPECTION REPORT FOR EACH INSPECTION PERFORMED 3. KEEP INSPECTION REPORTS ON SITE: 1. PERFORM MAINTENANCE ON ITEMS OR AREAS IDENTIFIED IN THE INSPECTION REPORT IMMEDIATELY. 2. PERFORM MAINTENANCE AS INDICATED IN THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT, URBAN STORM DRAINAGE CRITERIA MANUAL, VOL 3, PER MANUFACTURER'S SPECIFICATIONS OR OTHER SOURCES DETERMINED TO BE ACCEPTABLE. AN EFFICIENT RECORD-KEEPING SYSTEM IS A HELPFUL TOOL IN MANAGING INSPECTION AND MAINTENANCE REPORTS. IT IS RECOMMENDED THAT A LOGBOOK BE MAINTAINED FOR INSPECTION REPORTS, MAINTENANCE RECORDS, SPILL RESPONSE, WEATHER CONDITIONS, TRAINING CORRESPONDENCE, ETC.

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SMB

DRAWN BY
SMB

CHECKED BY
CSR

DATE
5/3/18

PREPARED BY
CSR

REVISION DESCRIPTION
DESIGN TEAM REVIEW/COORDINATION


CITY OF STEAMBOAT SPRINGS

STEAMBOAT SPRINGS

ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
STORM WATER MANAGEMENT PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 4/25/17

DRAWING SIZE 24" X 36"

SURVEY FIRM D&D, INC.

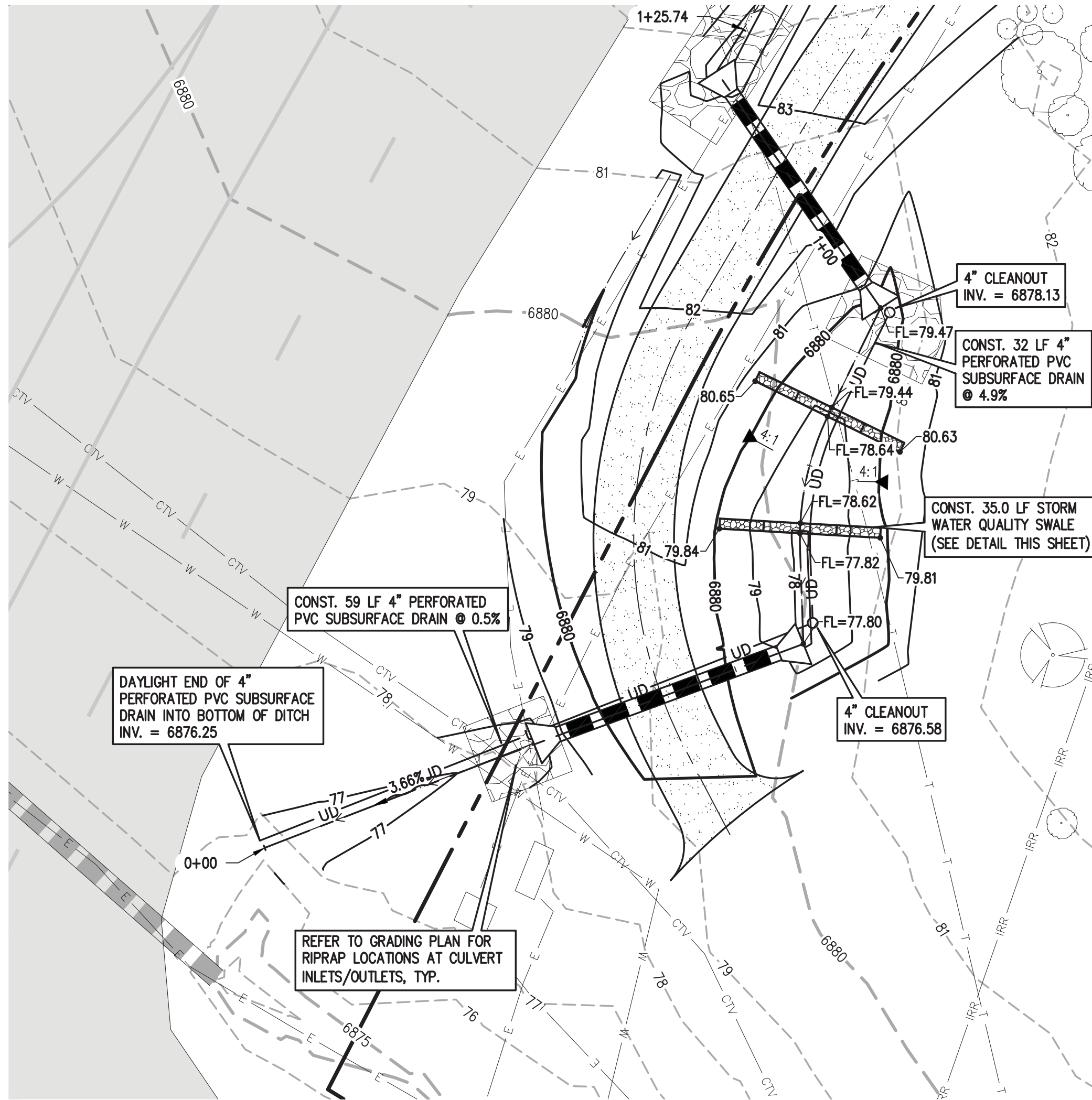
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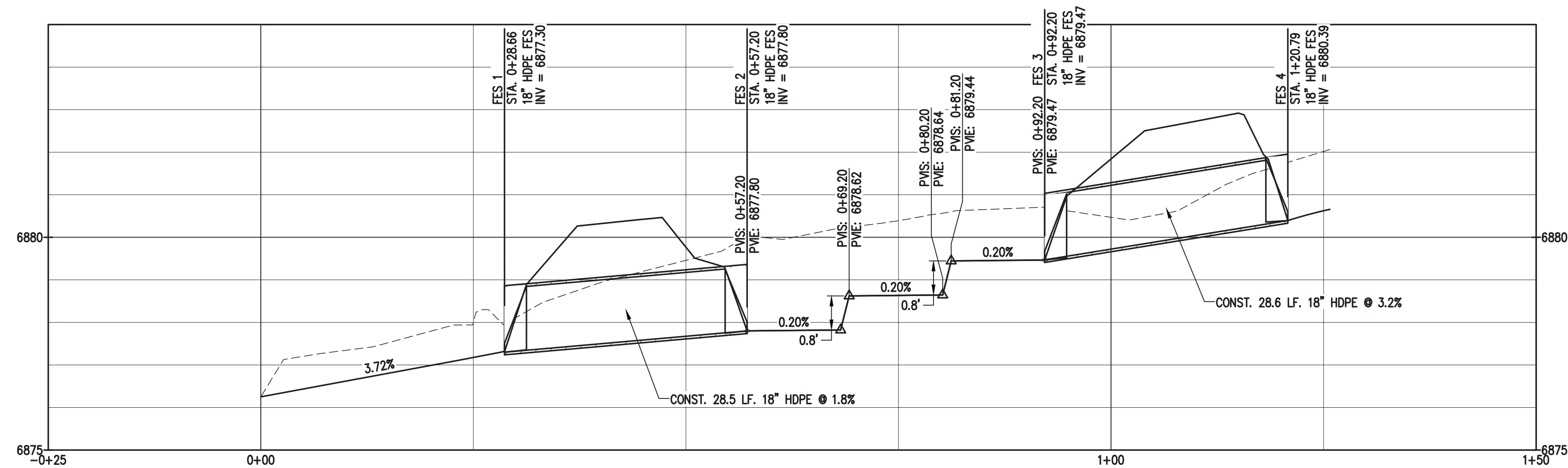
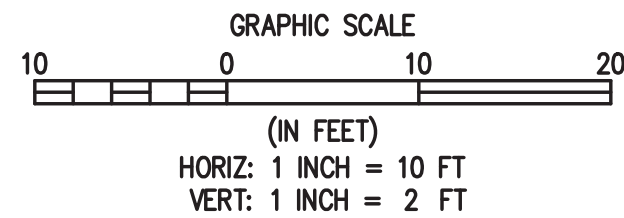
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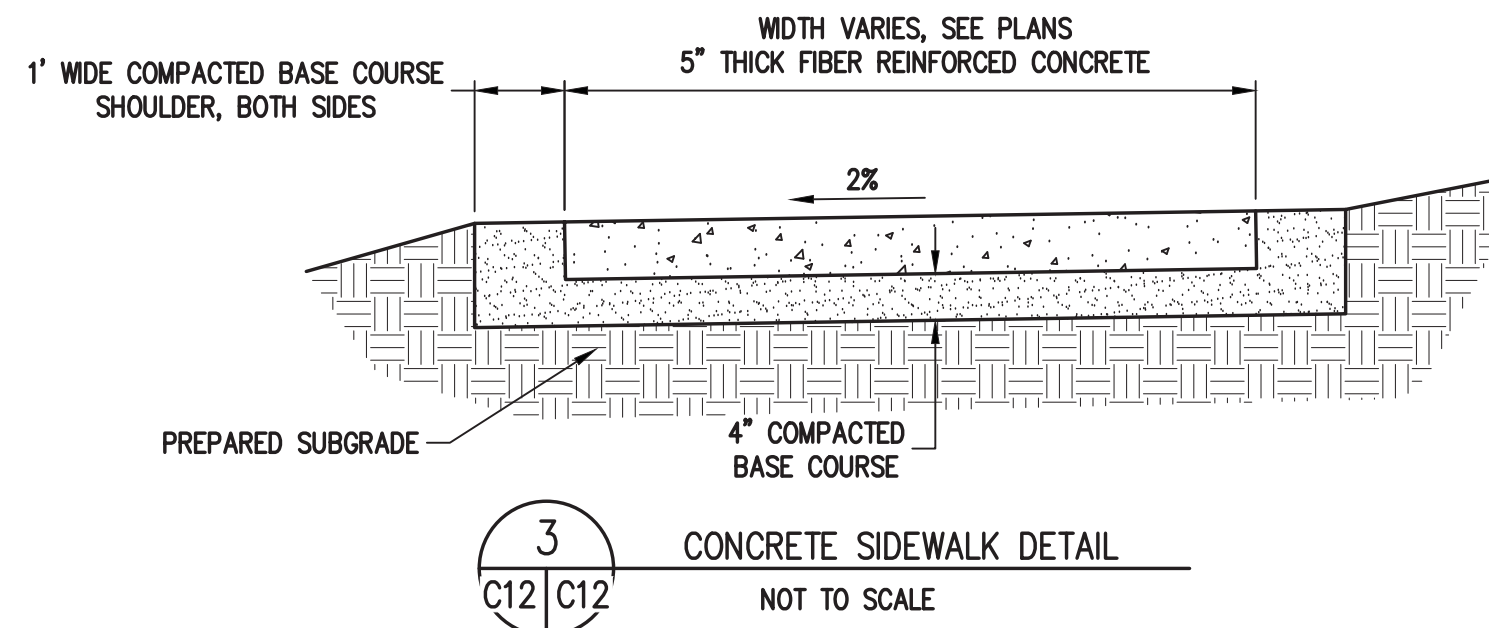
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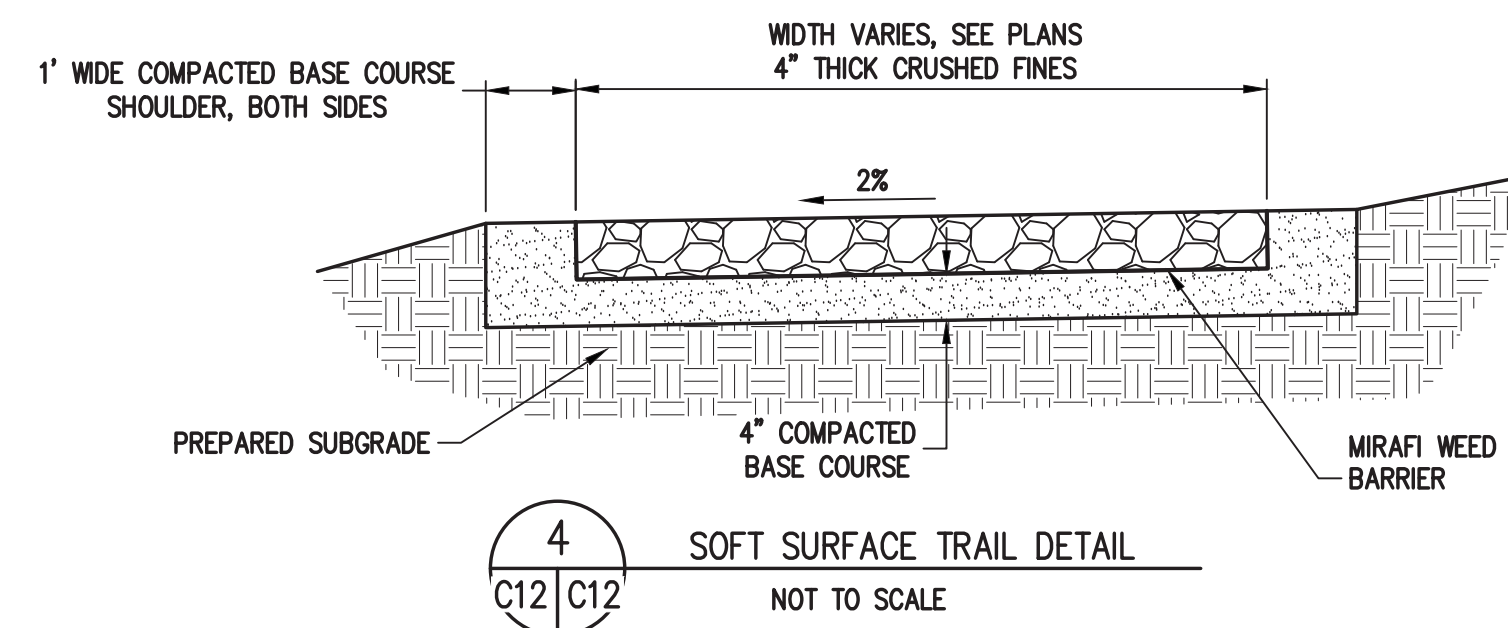
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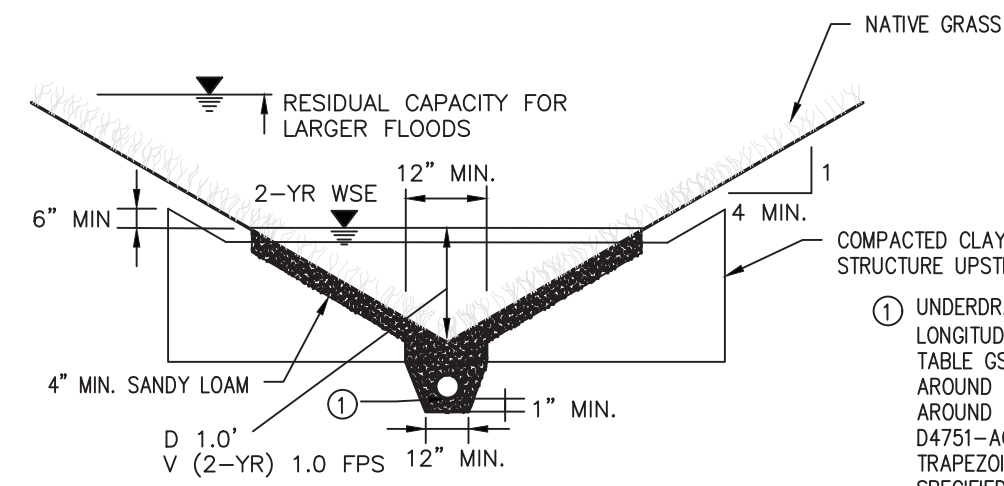
2 WATER QUALITY SWALE PROFILE



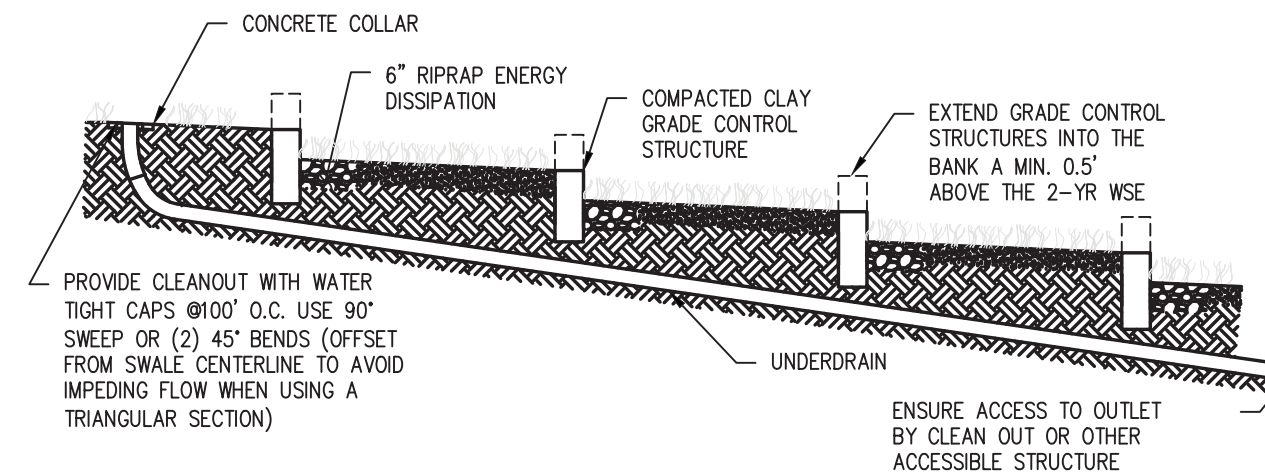
3 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



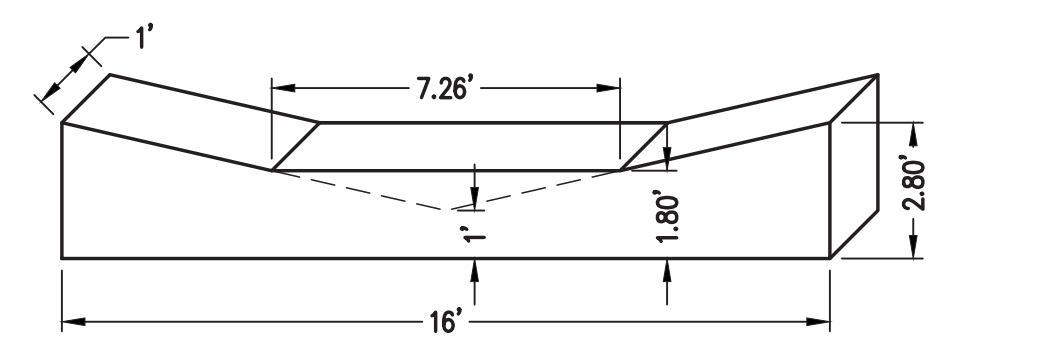
4 SOFT SURFACE TRAIL DETAIL
NOT TO SCALE



TRIANGULAR SWALE SECTION
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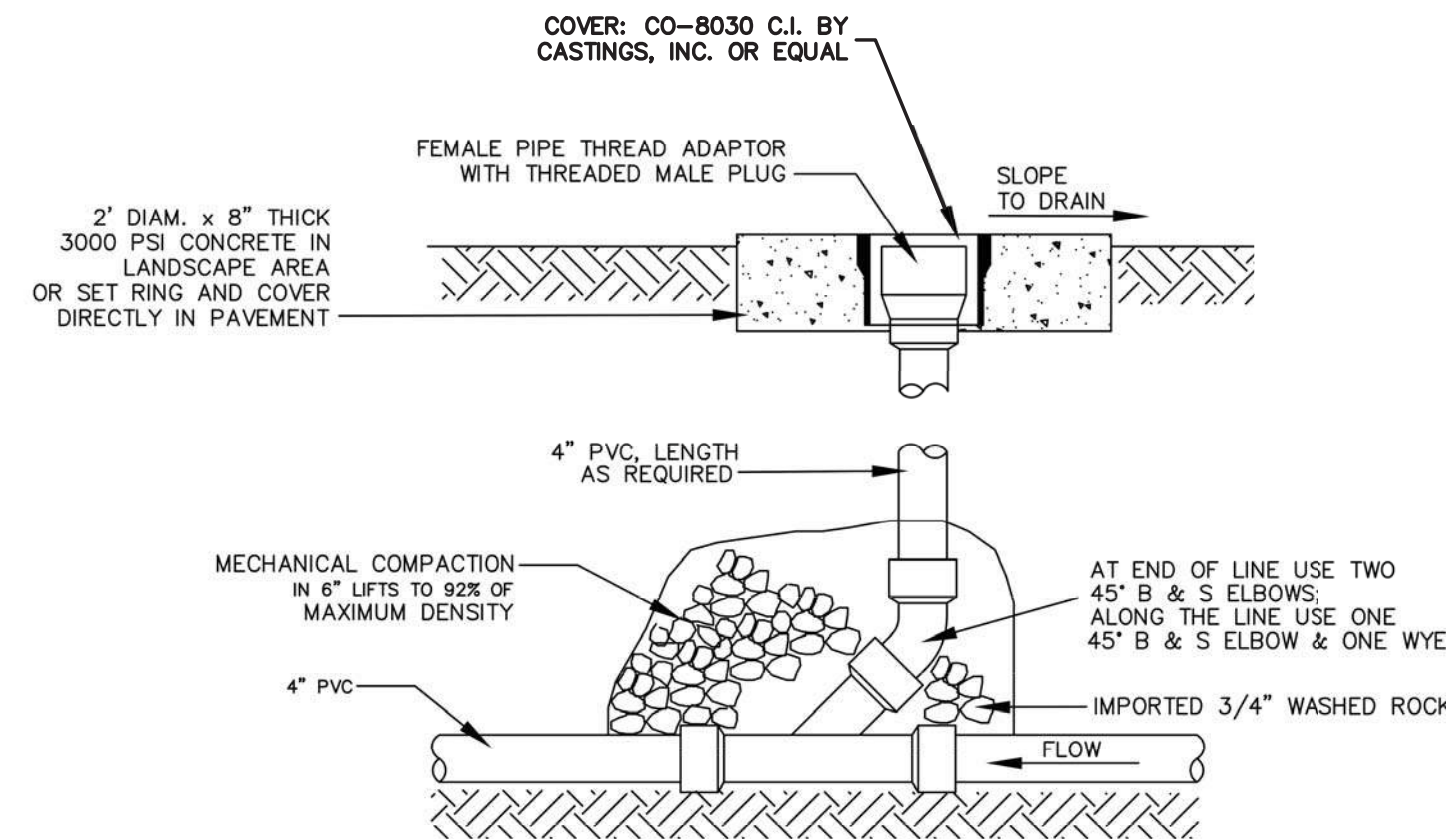


SWALE PROFILE
NTS



COMPACTED CLAY GRADE CONTROL STRUCTURE ISOMETRIC
NTS

5 WATER QUALITY SWALE DETAIL
C12 C12



6 UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

NOTE: SEE PLAN SHEETS
FOR INVERTS.

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DRAWN BY	SMB
CHECKED BY	CSR

DATE	5/3/18
PREPARED BY	CSR
DESIGN TEAM	REVIEW/COORDINATION

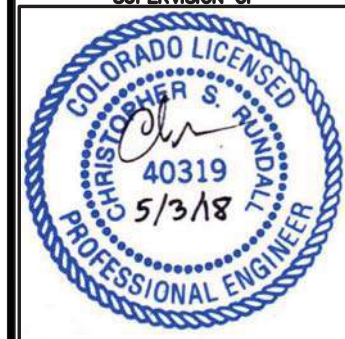
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ROUTT COUNTY

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MT. WERNER CIRCLE/MT. WERNER ROAD
DETAILS

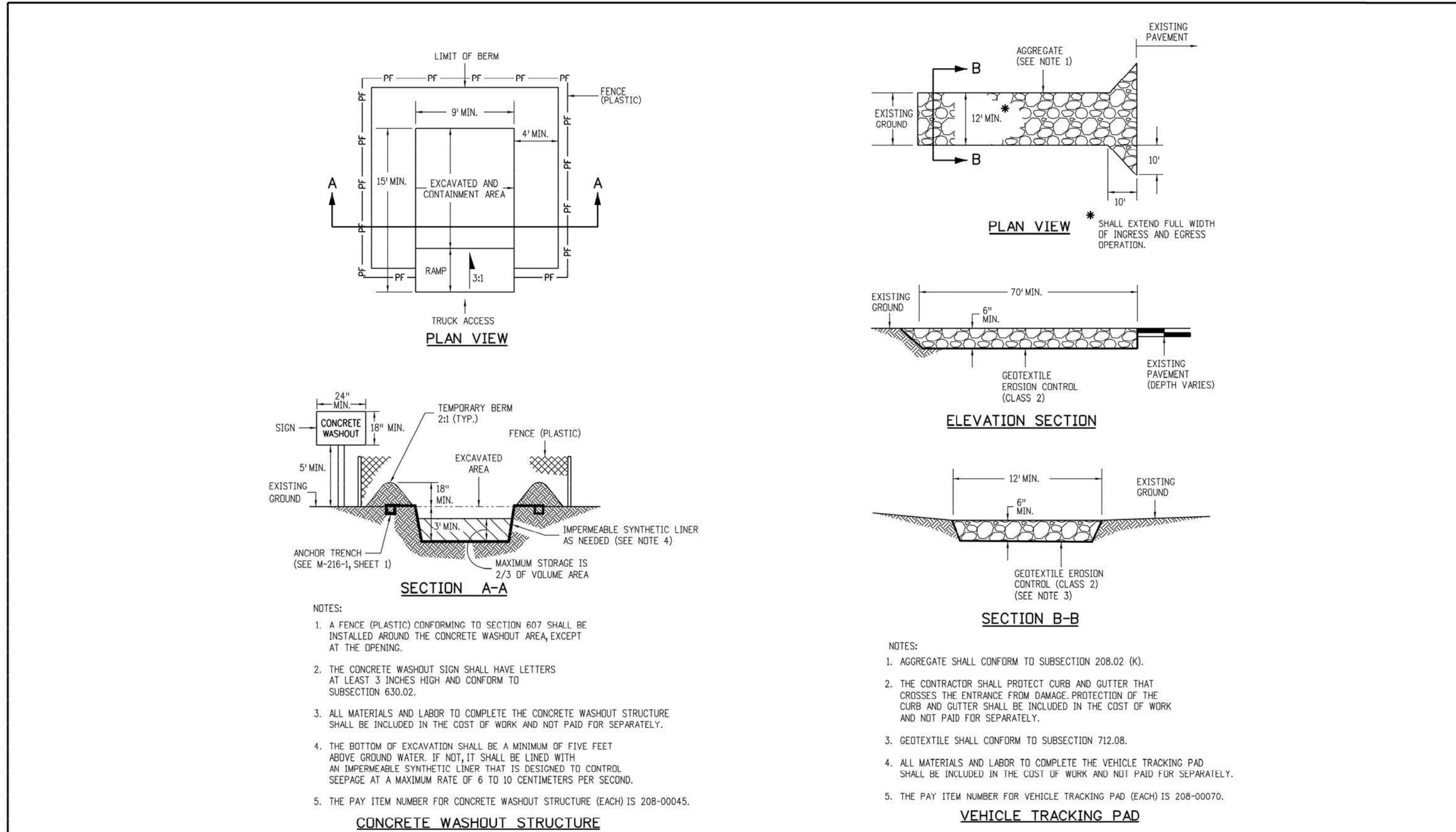
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FOR AND ON BEHALF OF

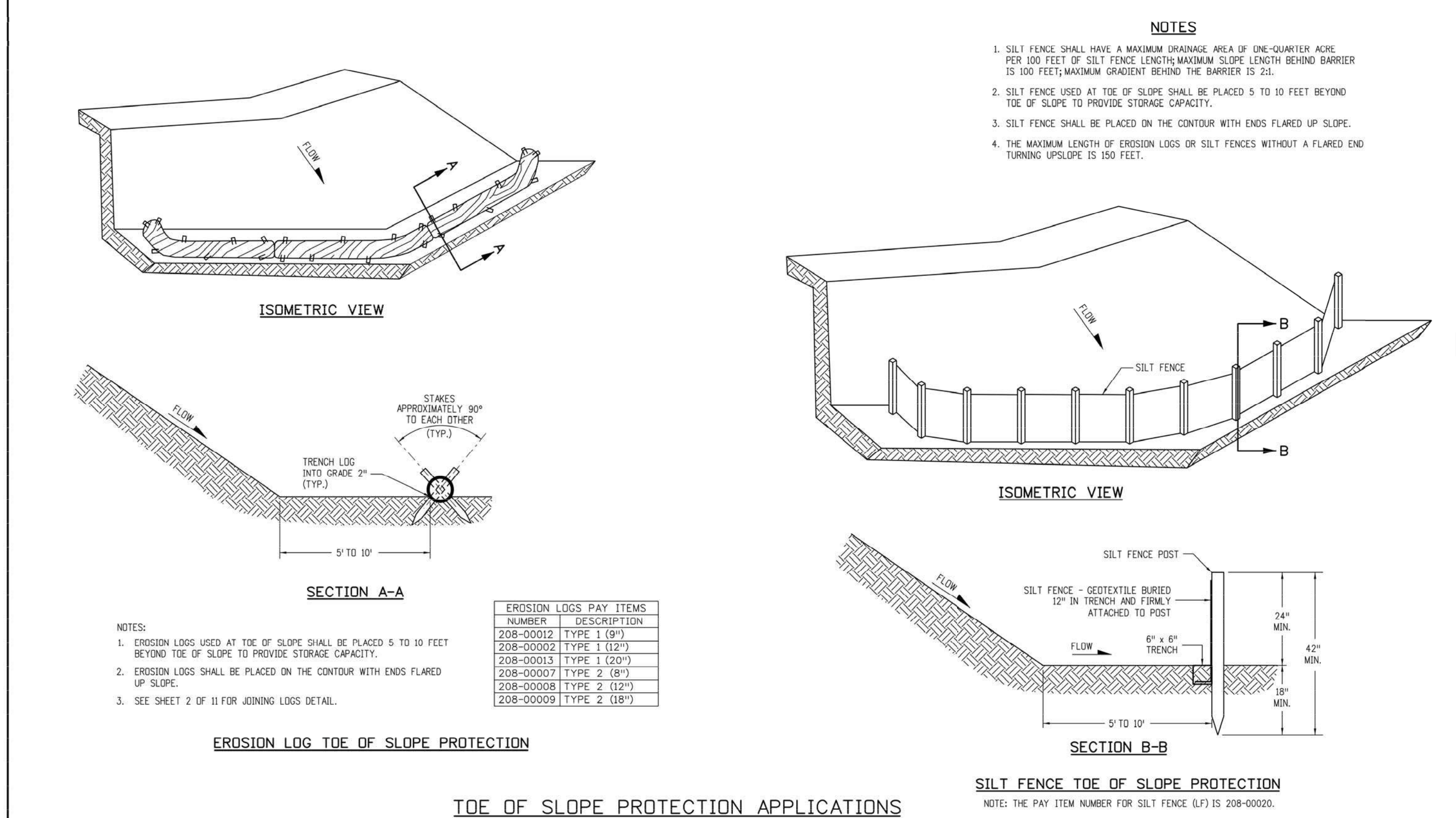


INITIAL SUBMITTAL	4/25/17
DRAWING SIZE	24" X 36"
SURVEY FIRM	D&D, INC.
SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	20169 TRAIL DETAILS.dwg
SHEET	12 OF 13

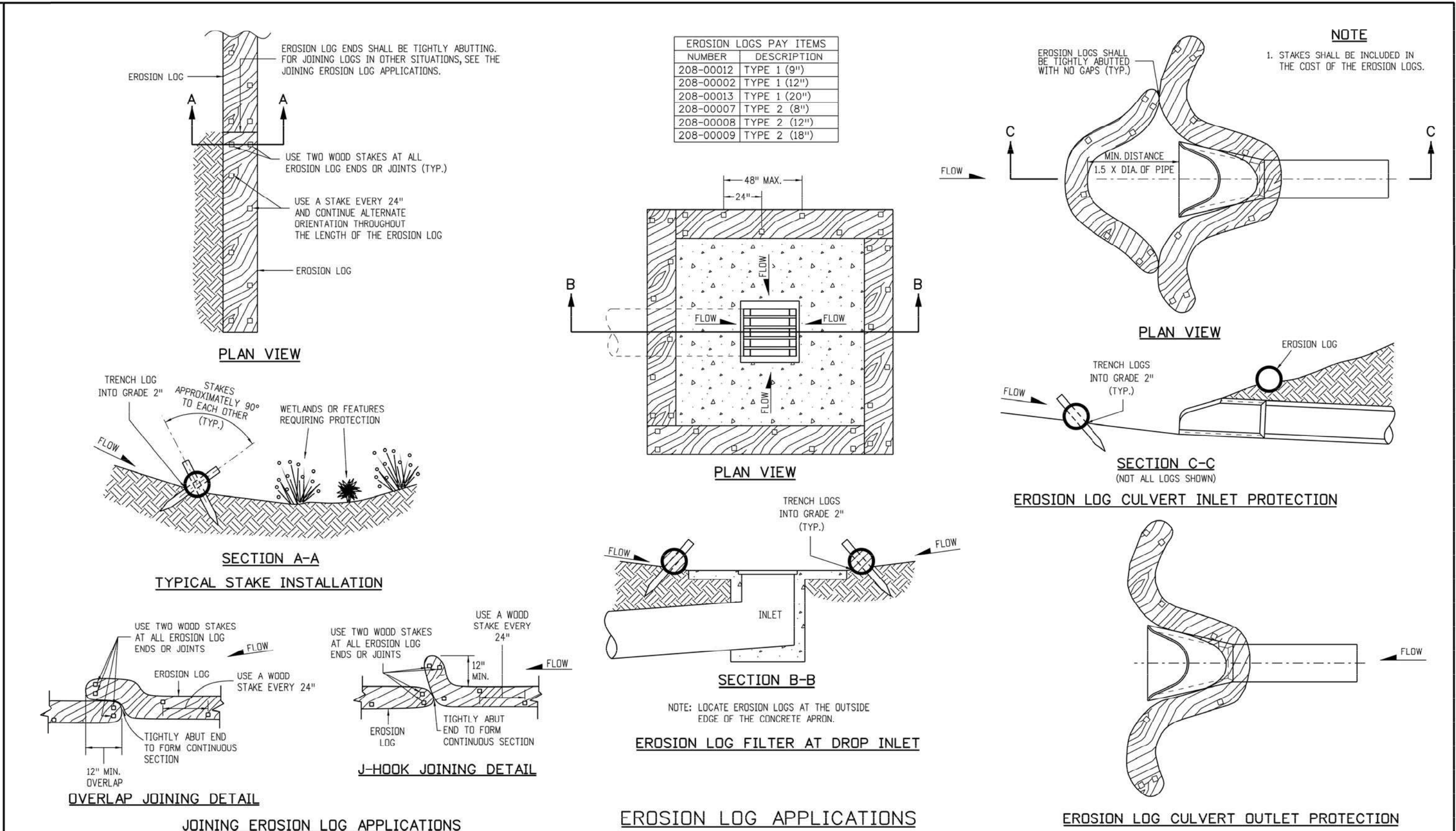
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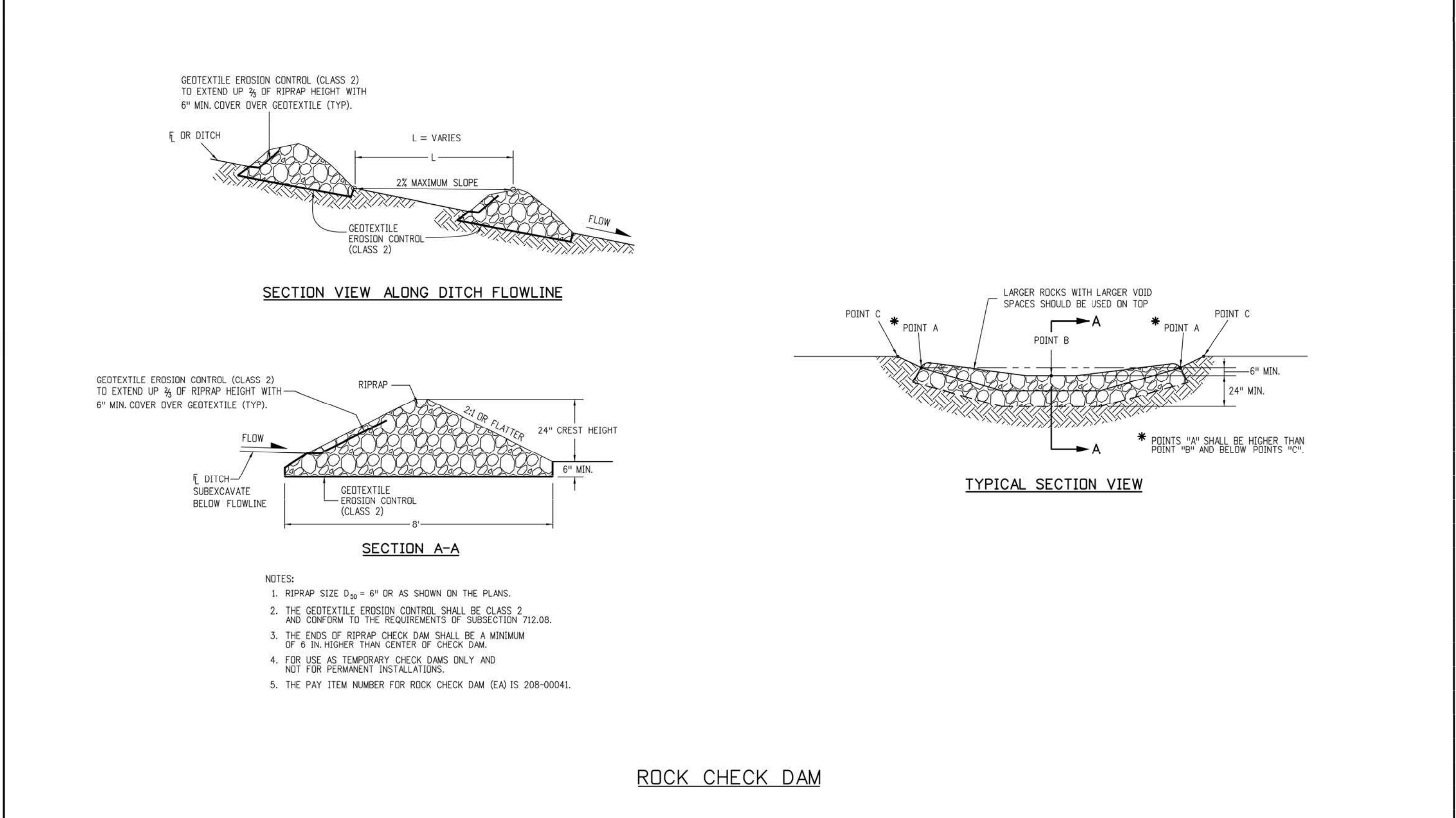
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Creation Date: 07/04/12	Initials: JBK	Date:	Comments		4201 East Arkansas Avenue	CDOT HQ, 4th Floor Denver, CO 80222 Phone: 303-757-9021 FAX: 303-757-9868	M-208-1	Sheet No. 1 of 11	
Last Modification Date: 08/10/17	Initials: LTA	07/16/15	Added the two sub-sections. Added detail notes. They are now attached to the sub-sections.						
Full Path: www.coloradodot.info/business/designsupport		03/29/16	Minor revisions to some dimensions and detail notes.						
Drawing File Name: 208010101.dgn									
CAD Ver.: MicroStation V8	Scale: Not to Scale Units: English								



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Creation Date: 07/04/12	Initials: JBK	Date: 03/29/16	Minor revisions to some dimensions. Added detail notes. They are now attached to the sub-sections.		4201 East Arkansas Avenue	<div>Division of Project Support</div> <div>JBK/LTA</div>		M-208-1	Sheet No. 3 of 11
Last Modification Date: 08/10/17	Initials: LTA				CDOT HQ, 4th Floor				
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Drawing File Name: 208010101.dgn				Phone: 303-757-9021	FAX: 303-757-9868				
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Last Modification Date: 08/10/17	Initials: LTA	03/29/16	Minor revisions to some dimensions. Added Detail Notes. They are now attached to the sub-sections.		CDOT HQ, 4th Floor					Denver, CO 80222
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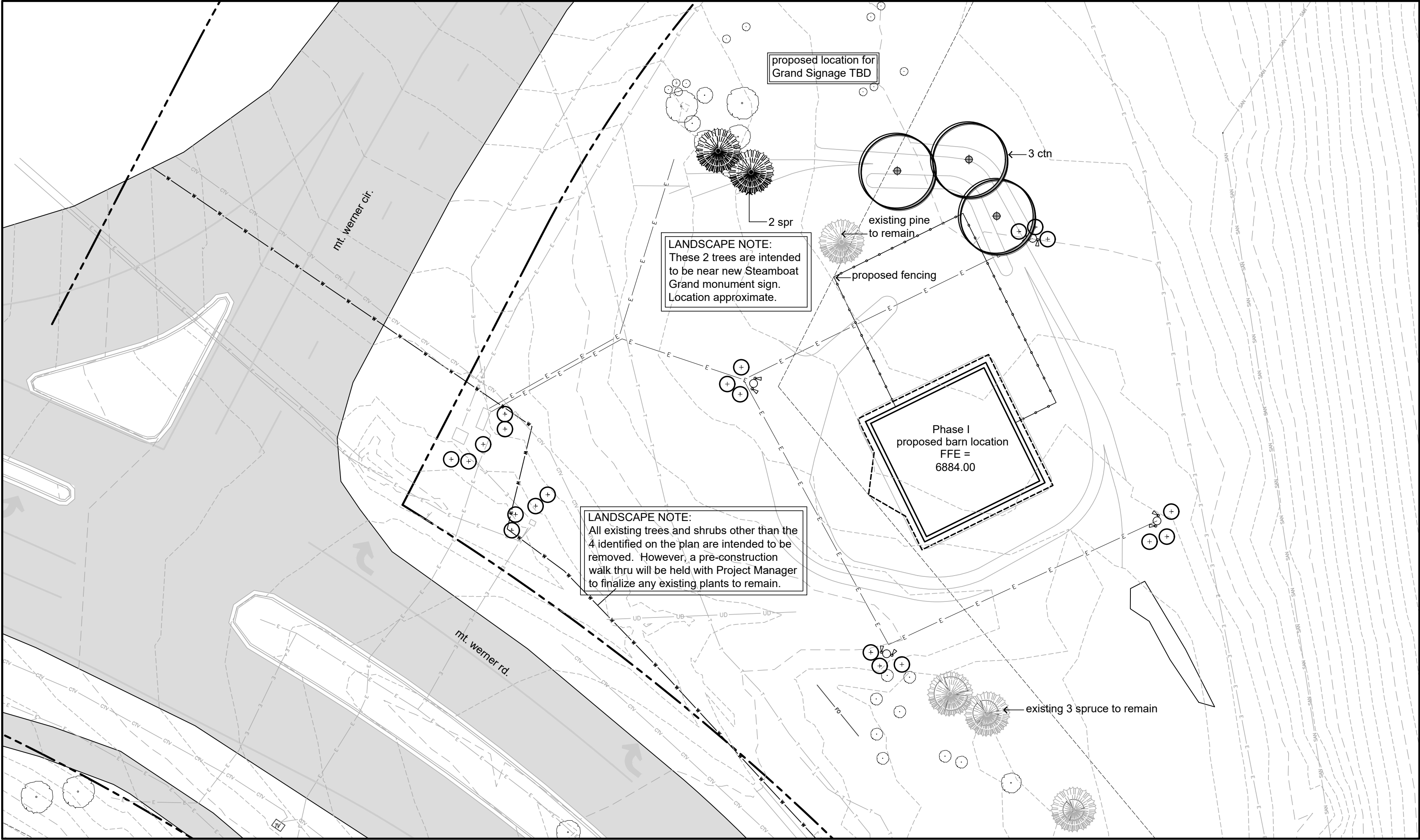
STEAMBOAT SPRINGS

FOR AND ON BEHALF OF
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PROFESSIONAL ENGINEER
40319
5/3/18

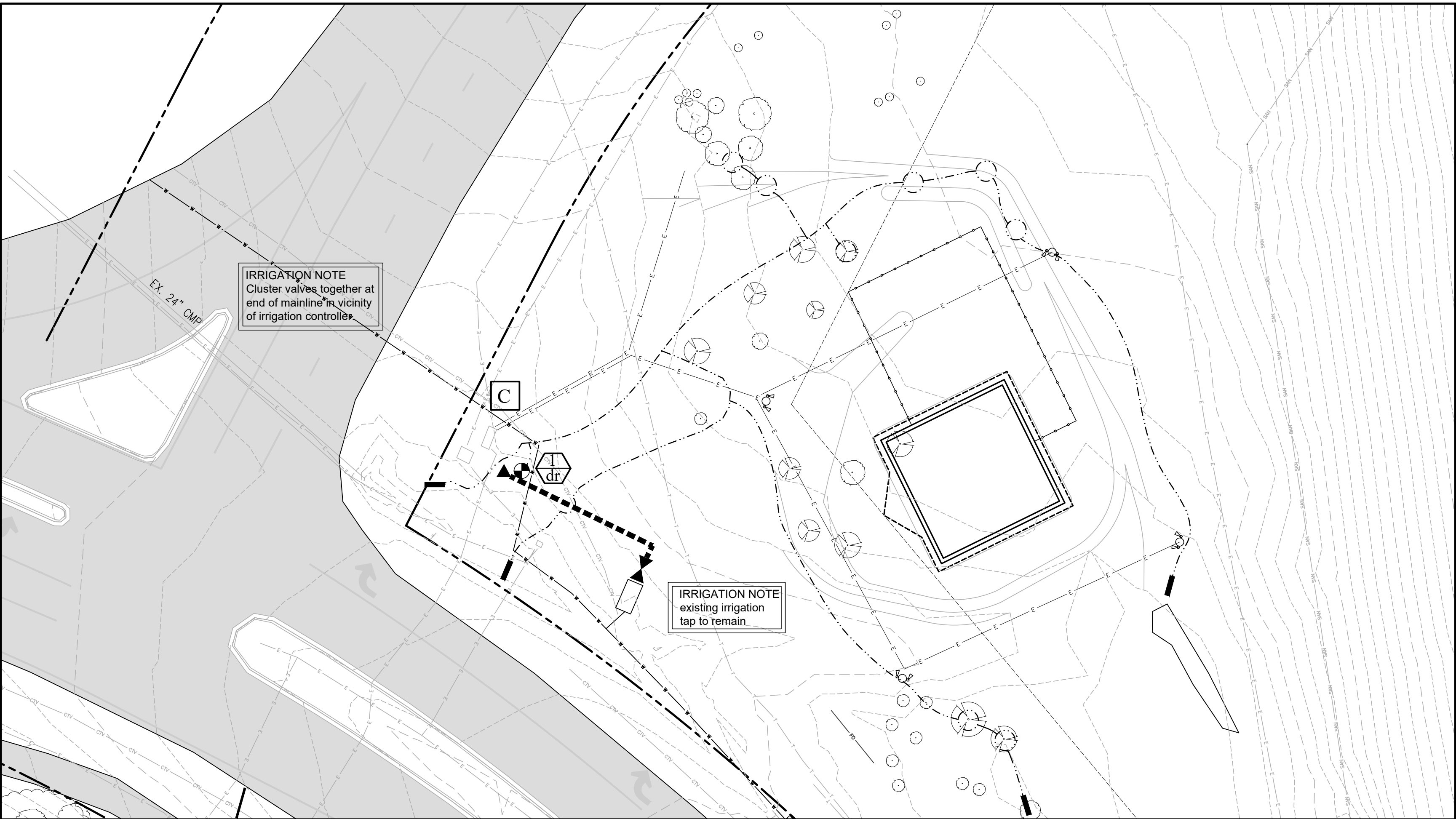
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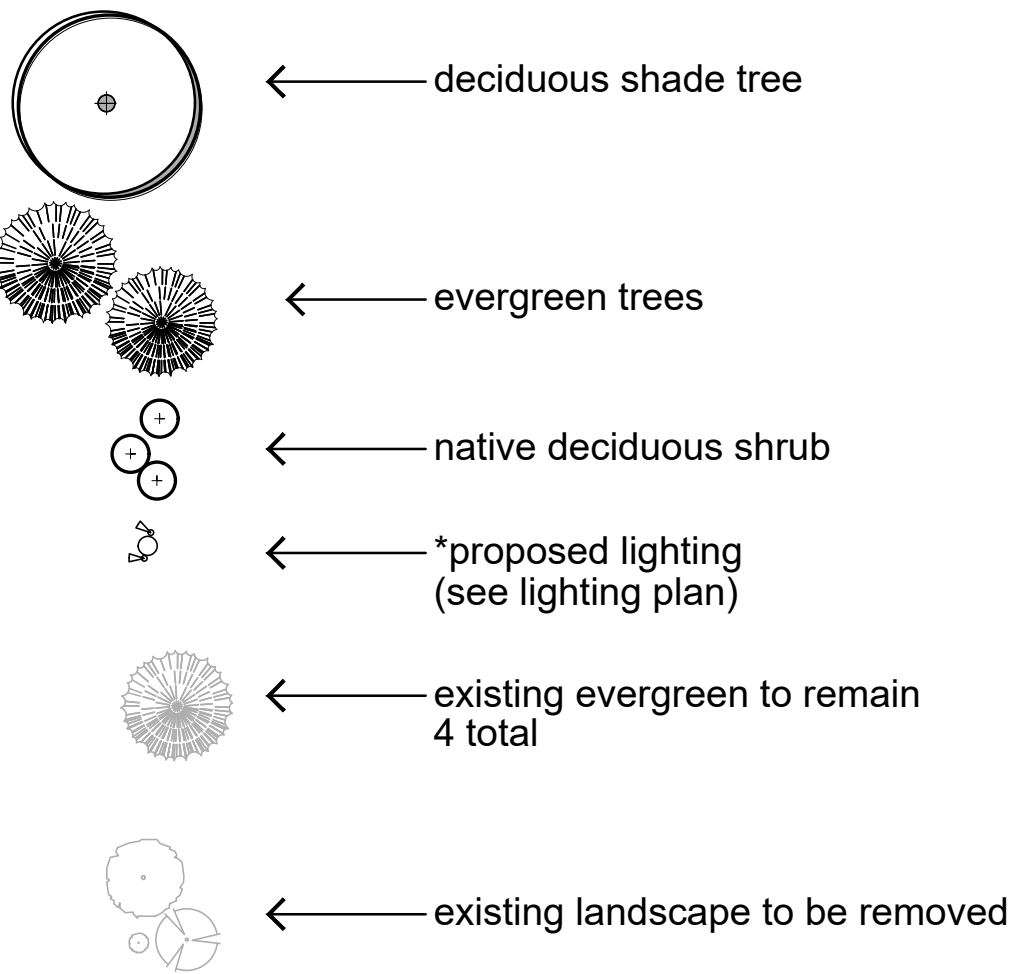
LANDSCAPE PLAN



IRRIGATION PLAN



LANDSCAPE LEGEND



PLANT LIST

#	SYM	BOTANIC NAME	COMMON NAME	SIZE
2	spr	picea pungens	colorado spruce	9'-10' ht.
3	ctn	populus angustifolia	narrowleaf cottonwood	2.5" cal.
21	chk	prunus virginiana	native chokecherry	5 gal.

* All plants, related irrigation and lighting will be installed in Phase I.

TREE COUNT

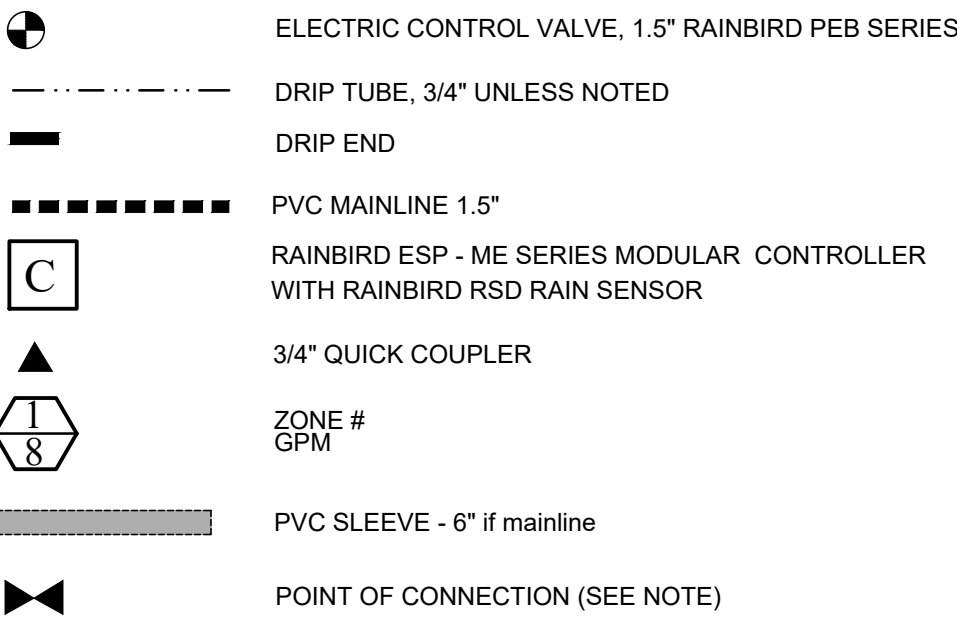
- 2 proposed colorado spruce
- 3 proposed narrowleaf cottonwood
- 7 proposed shrubs (21 shrubs = 7 trees)
- 3 existing colorado spruce to remain
- 1 ponderosa pine to remain

16 total

NOTES

- Existing conditions provided by Baseline Engineering.
- Site grading plan provided by Baseline Engineering.
- Prior to the start of any excavation for the project contractor shall notify utility locating company for location of all existing utilities.
- Project manager to approve layout of all proposed work prior to installation.

IRRIGATION LEGEND



Operating System design parameters - up to 30gpm @ 45psi-Contractor to field verify prior to start of installation
Point of Connection
In Place - confirm
• 1 1/2" backflow prevention device
• 1 1/2" pressure reducing valve

Irrigation Controller
• to be installed approximately where shown

GENERAL IRRIGATION NOTES

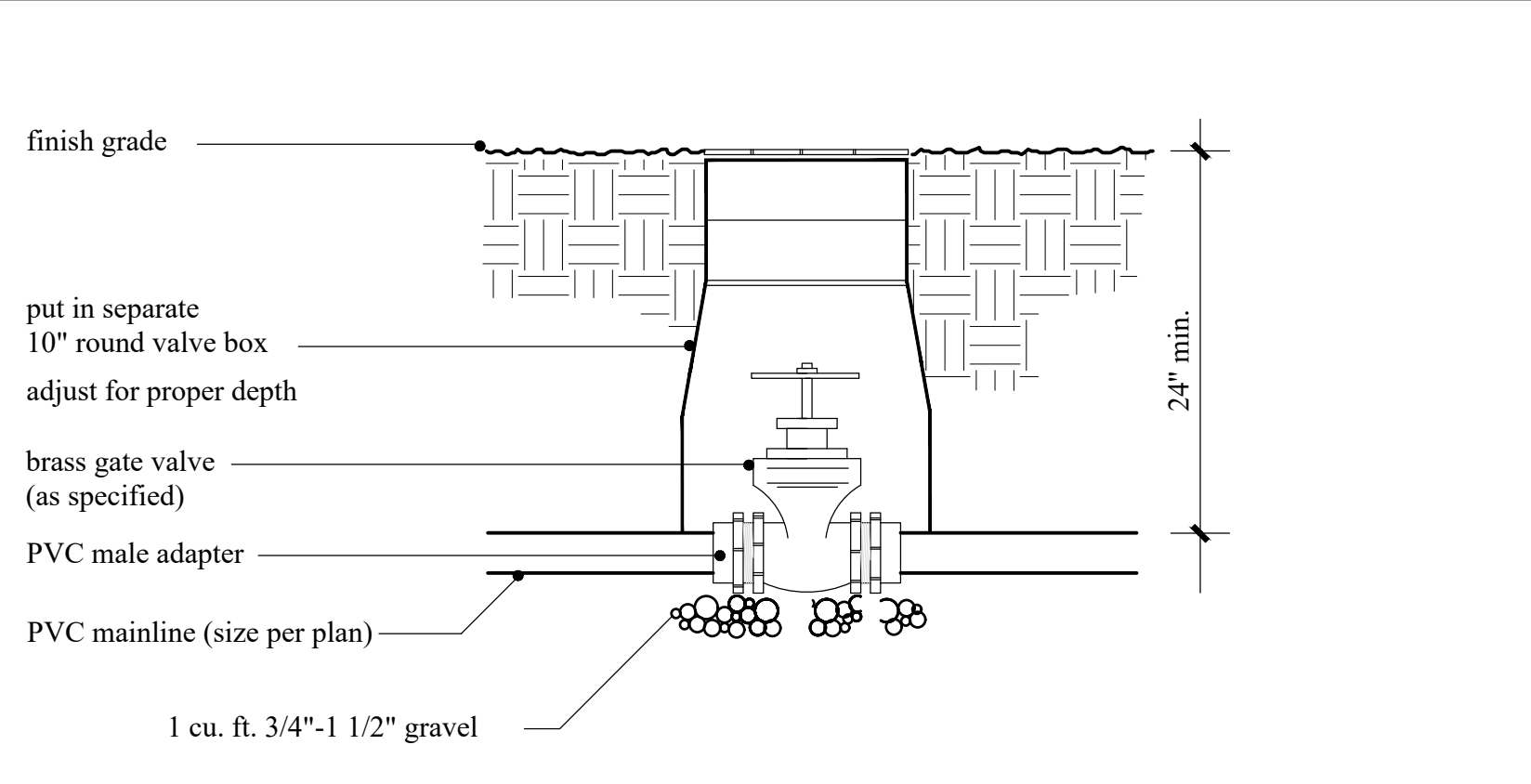
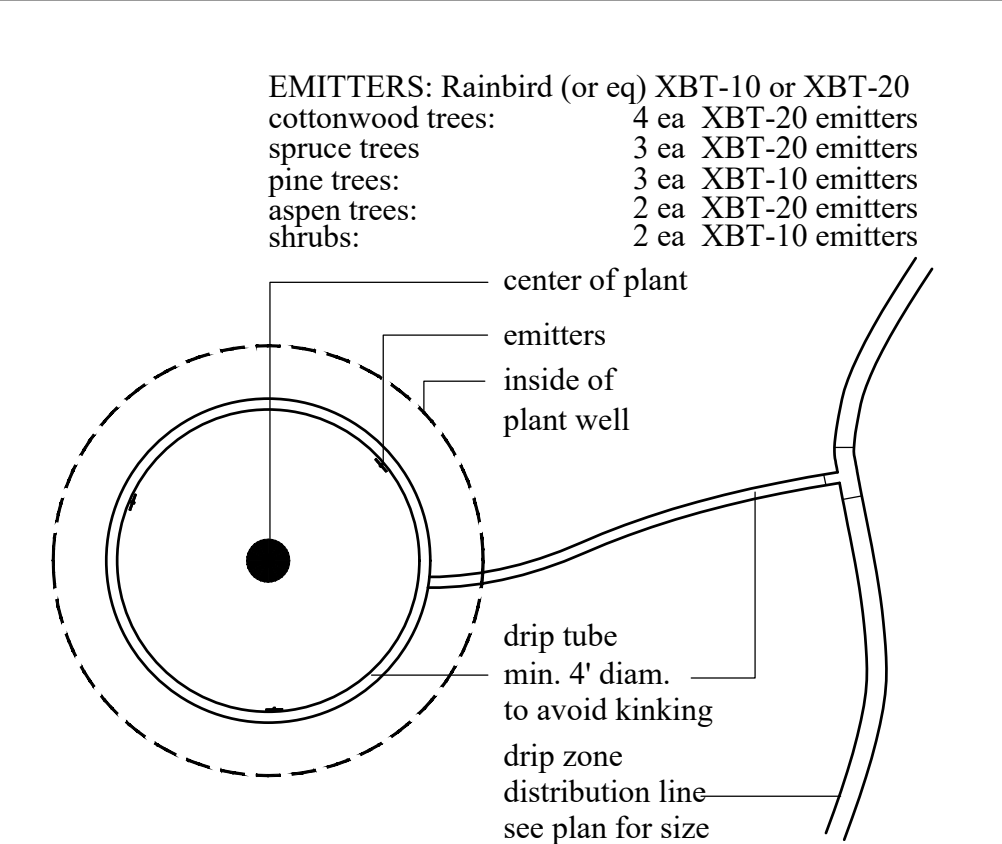
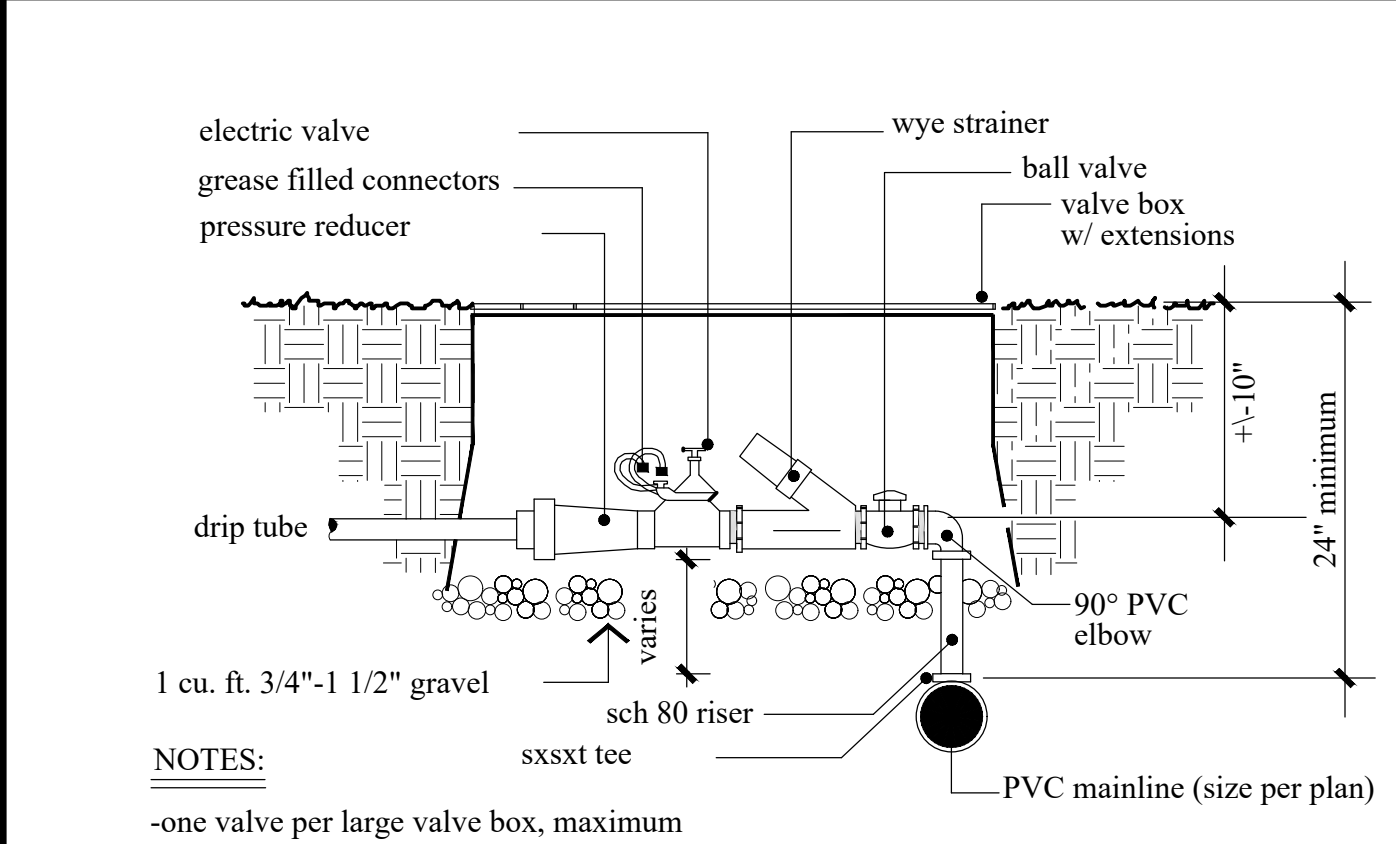
- Existing Conditions and Site layout plan provided by Baseline Engineering.
- Prior to the start of any excavation for the project the Irrigation Contractor shall notify all local utility locating services for the location of all existing utilities.
- Irrigation drawing is diagrammatic in nature. All heads, valves, mainline, laterals, driptube, sleeves, and related irrigation components are to be located outside of all Public ROW's shown on Civil Drawings. Irrigation Contractor to field locate all ROW's and utility easements to insure that irrigation components are not installed within these areas.
- Contractor shall maintain positive drainage away from all building foundations, structures and planting beds at all times.
- These plans and associated specifications for irrigation system installation begin on the downstream side of backflow prevention device. Specifications and installation of irrigation tap and backflow preventer by others.
- See sheet L.101 for irrigation details and specifications.

Landscape Plan

URACC / SSRA ICONIC ENTRY
The Arnold Barn Re-Location
Steamboat Springs, CO

MBC DESIGN, INC.
LANDSCAPE ARCHITECTURE
SITE DESIGN
WATER USE in LANDSCAPE
P.O. Box 773522
Steamboat Springs, CO 80477
(970) 879-7740

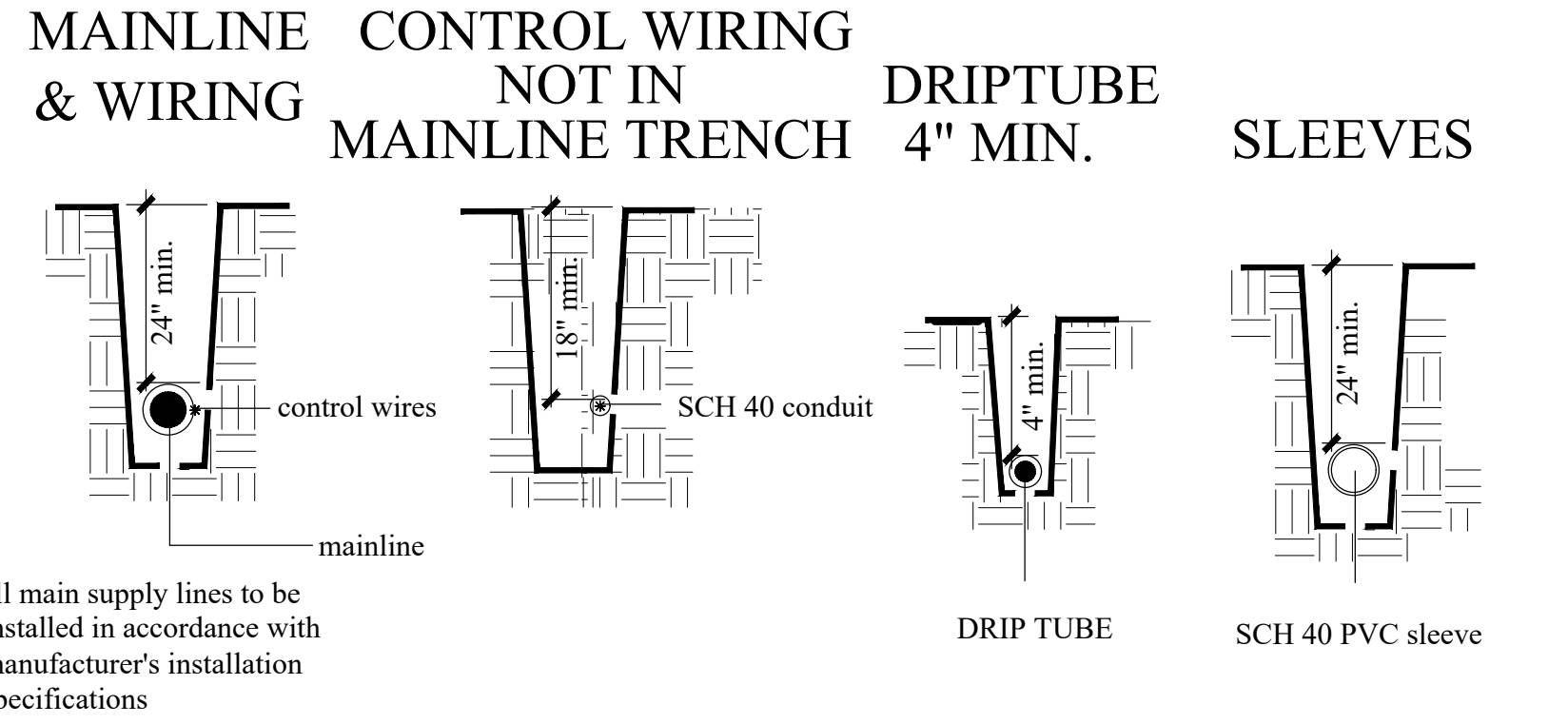
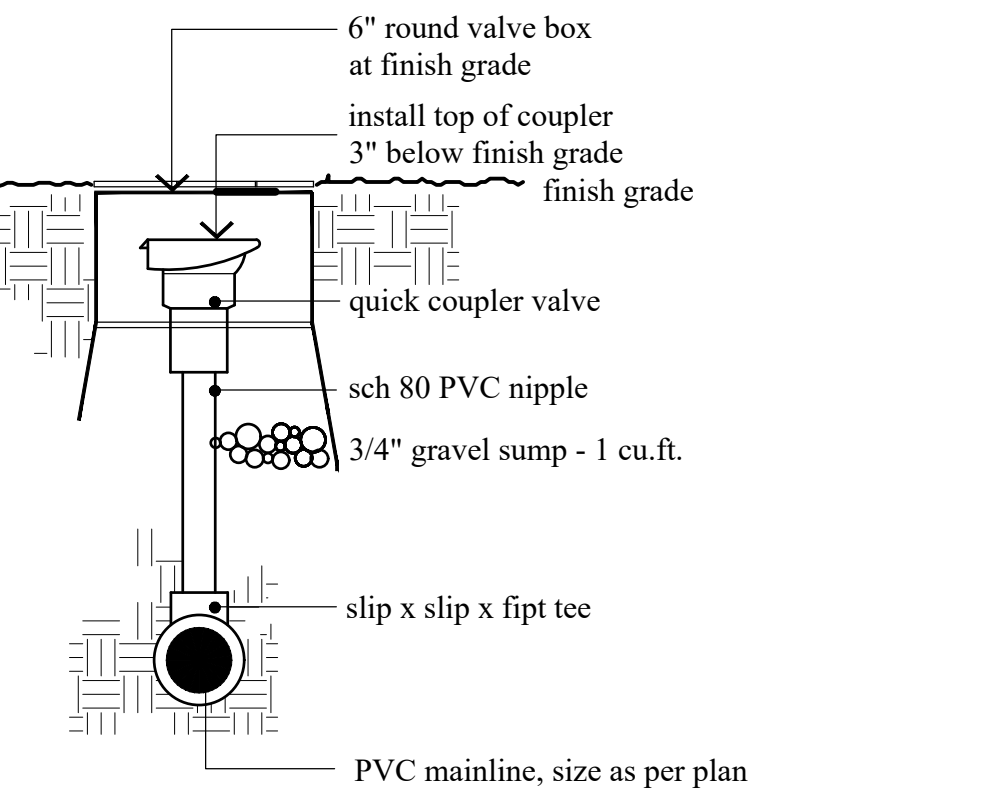
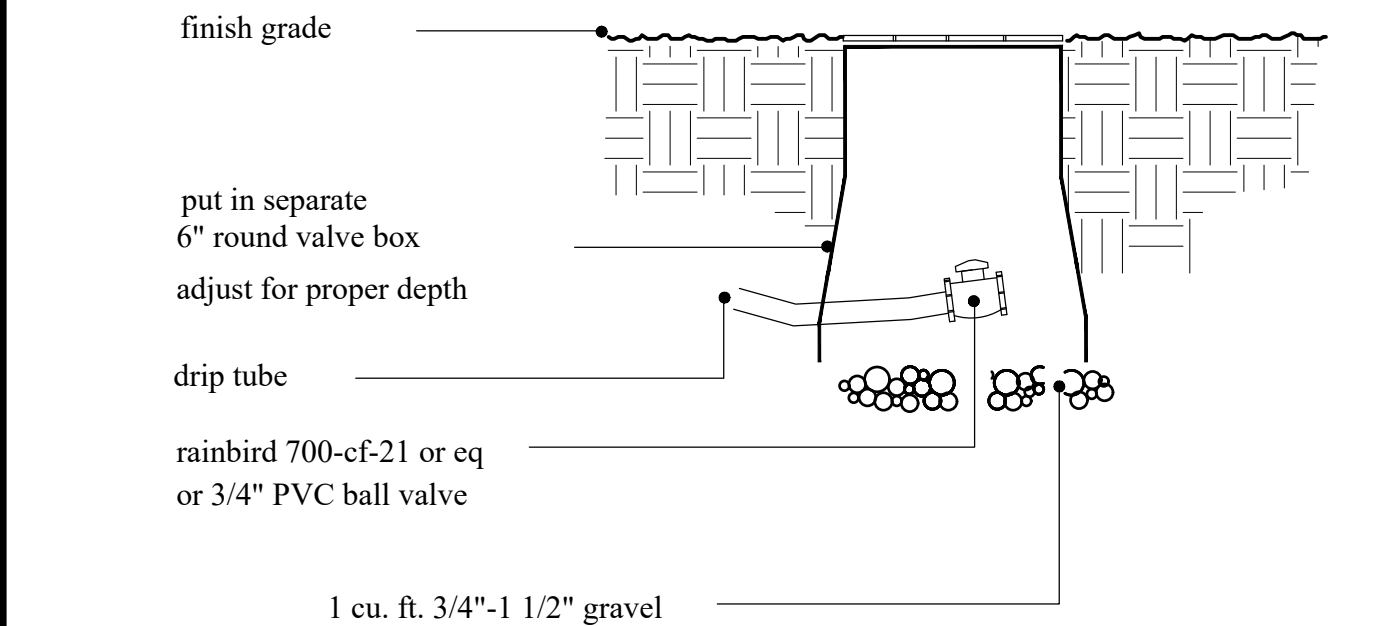
sheet #
L.100



1
L.101
DRIP VALVE ASSEMBLY
no scale

2
L.101
TUBE & EMITTERS AT TREES
no scale

3
L.101
GATE VALVE/ISOLATION VALVE
no scale



4
L.101
DRIP TUBE END CLOSURE
no scale

5
L.101
QUICK COUPLER VALVE DETAIL
no scale

6
L.101
TYPICAL TRENCHING DETAIL
no scale

DESCRIPTION of WORK - IRRIGATION

- Work shall include all labor, materials and equipment and obtaining of all permits required to complete the sprinkler system as indicated on the irrigation plan and these specifications. The work shall comply with the requirements of all legally constituted authorities having jurisdiction.
- Work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman capable of interpreting Drawings and Specifications. The Contractor shall notify the Project Manager as soon as any discrepancies between Drawings and Specifications are discovered.
- Coordinate work of this section with site work, plumbing and other trades and schedule in a manner to avoid damage to other work.
- It is intended that the Drawings and Specifications specify an efficient and complete sprinkler irrigation system for use in accordance with the Manufacturer's recommendations and meeting the Project Manager's approval without further cost to the Owner.
- All plot and/or scale dimensions are approximate. Before beginning any phase of work, the Contractor shall check and verify all dimensions on the Drawings and shall notify the Project Manager of any discrepancies.
- The Contractor shall verify the authenticity of all finish grades within the project area for insurance of proper coverage of the sprinkler system. All finish grades shall be approved prior to installation of the irrigation sprinklers.
- All work specified on the Drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the Specifications.
- Omissions from the Specifications or Drawings, or any misdescriptions of details or work which are absolutely necessary to carry out the intentions of the Drawings and Specifications shall not relieve the Contractor from performing such omitted details of work, but they shall be executed as if fully set forth and described in the Specifications and Drawings, at the Contractor's own expense.

SUBMITTALS

A. Material List

All materials shall be new and the best quality of its kind. In addition to compliance with these Specifications and Drawings, all materials and equipment must be accepted by the Project Manager.

B. Record Drawings

The Contractor shall be furnished with three (3) sets of Drawings which indicate the work which is part of this contract. The Contractor shall record all changes in the work (including exact measurements of buried valves and locations) on two (2) sets, which will become the property of the Owner at the time of acceptance.

The Contractor shall dimension from two (2) reference points, (sidewalk or road intersection, etc.) the location of the following items:
- Connection of existing water lines, routing of pressure supply lines, sleeve locations, sprinkler control valves.

The Contractor shall deliver, on or before the date of final inspection, the corrected and completed Drawings to the Owner or his representative. Additionally, the contractor shall arrange for a surveyor to add to the CAD base map file points for valves, sleeves and irrigation mainline. Delivery of the Record Drawings will not relieve the Contractor of the responsibility of furnishing the Owner with required location information during the one (1) year guarantee period.

C. Operation and Maintenance Data

Submit written operating instructions, watering schedule, and winterizing operations to the Owner prior to final acceptance.

JOB CONDITIONS

A. Site Conditions

The Contractor shall coordinate his work with that of other trades wherever possible so as not to conflict. Before starting work, the Contractor shall inspect the site and check all grades to satisfy himself that he may safely proceed. Changes or alterations in the system to meet site conditions shall be made at the Contractor's expense.

B. Existing Utilities and Conditions

Before excavation, the Contractor shall call for location of all private and public cables, conduits, sewers, septic tanks, and other underground utilities, and shall be cautious enough as not to damage them. If such obstacles conflict with the proposed work, the Contractor shall immediately notify the Project Manager for arrangements for relocations.

In the event of damage, the Contractor shall repair or replace these lines to the satisfaction of the Owner of these lines.

C. Water Supply Source

The water supply source will be in place by others and shall be 1 1/2" copper stubbed to outside BFP enclosure. Plans and specifications begin at this point. See water district details for additional information on backflow preventer and pressure reducing valve.

Contractor to confirm design pressure and flow is available prior to the start of installation. Minor changes caused by actual site conditions shall be made by the Contractor at no expense to the Owner.

WARRANTY

The entire sprinkler system work shall be guaranteed for the period of one (1) year from the date of acceptance of work.

Should any trouble develop within the time specified above, due to faulty workmanship or material, the defect shall be corrected by the Contractor without expense to the Owner. Any setting of backfilled trenches which may occur during the guarantee period shall be repaired without expense to the Owner, including complete restoration of all damaged property.

As part of contract, during the guarantee period the Contractor shall make adjustments to the system as necessary, winterize the system in the 1st Fall with compressed air, put it in operation in the 1st Spring and perform all other necessary service work without additional cost to the Owner.

MEASUREMENT AND PAYMENT

Measurement of the sprinkler system shall be on the basis of the entire system furnished and installed complete and in place, including all pipe, fittings, sprinkler heads, valves, automatic controller, wiring and incidentals necessary to complete the item and provide the coverage of the areas to be landscaped. Payment will be made on a % complete basis of the lump sum bid. A 10% retainage will be held from each payment and be released upon final acceptance of system and delivery of all specified as built information.

MAINTENANCE

A. Contractor to maintain irrigation system, controller programing, and valve adjustments within guidelines acceptable to Landscape Architect until final acceptance.

MATERIALS

- Pipe
 - Mainline. Pipe shall be PVC Pipe Belled end for solvent welds, Class 200 (SDR-21) as manufactured by Continental Plastics Industries, Inc., or approved equal. All pipe shall be continuous, new and permanently marked with the manufacturer's name. All pipe shall conform to the United States Department of Commerce commercial standard ASTM D-2241, National Sanitation Foundation No. 14. Pipe shall be sized as per Drawings.
 - Sleeving. Irrigation sleeving shall be PVC Schedule 40 pipe sized as per Drawings. All pipe shall be continuous, new and permanently marked with the manufacturer's name. All pipe shall conform to the United States Department of Commerce commercial standard ASTM-D-2241 NSF approved.
 - Fittings and Connections. All PVC pipe fittings shall be ASTM D-2241 Schedule 80 molded fittings suitable for solvent weld or with nipples and swing joint assemblies, screwed connections.
- Valves And Keys
 - Electric Remote Control Valve. Valves shall be of type and size as indicated drawings.
 - Quick Coupling Valves (2-piece body). The quick coupling valves, where indicated in the Drawings, shall be of type and size as indicated on drawings. Sprinkler Quick-Coupling Valve Keys. The valve keys shall be of the same manufacturer as the quick coupling valves and shall be of proper size to fit the valves as previously specified. Top key shall have male and/or female thread, as specified, for the sprinkler connection.
 - Isolation/Gate Valve. All brass, size per plan.
 - Valve Boxes. All remote control valves, gate valves and quick coupler valves shall be installed in suitable thermoplastic valve access boxes of proper size as required for easy access to the valve.

D. Automatic Controller. Irrigation Contractor shall supply the controller to site electrician. The controller will be installed where convenient along with other electrical components such as meter and panel for barn lighting. See plan.

E. Irrigation Control Wiring. All wiring to be used for connecting the automatic controller to the electric remote control valves shall be the type UF-600V, #14, single wire direct burial UF irrigation control cable. All pilot or "hot" wires are to be of one color and all "common" wires are to be another color. Extra wire will be used in the case of wire failure. See drawings for notes on additional, future, and spare wiring.

EXECUTION

INSTALLATION SCHEDULE, IMPLEMENTATION & SYSTEM TESTING

The irrigation work shall be scheduled by the Contractor in such a way that it is not interrupted for periods so long that plant materials and lawns are injured permanently. When Contractor is prepared for one of the required inspections, he shall give the Project Manager & Landscape Architect twenty-four (24) hours notice to visit the site and perform the inspection. This does not preclude the right of the Project Manager to make informal inspections at any time during the work of this section. The required inspections for which the Contractor must notify the Project Manager are as follows:

- Planting, Utility And Sprinkler Location Staking. The Landscape Architect shall inspect the staked locations of all utility lines, proposed trees and shrubs and sprinkler lines and heads for conformance to these Drawings and Specifications. The Landscape Architect reserves the right to move, shift or adjust any or all of the stakes to better achieve the design intentions as shown on the Drawings. No trenching shall be done until approval of inspection is complete.
- Mainline Pressure Test. In the presence of the Project Manager & Landscape Architect, the Contractor shall conduct a pressure test on the mainline pipe at the full applicable system design pressure to determine if there are any leaks in the pipe or joints. A minimum of twenty four inches (24") of soil will be placed over lines, with all joints exposed during testing, and all valves uncovered. Failure to execute testing in this manner will be corrected at the Contractor's expense.

CONTROL WIRING

Control and Common Wire Installation. Control, common and extra wires shall be installed beside the mainline (see Details). Wire shall then be placed as loose as possible and with as much slack as possible to allow for expansion and contraction of the wire. Where it is necessary to run wire in a separate trench, the wire shall have a minimum cover of twelve inches (18") and shall be sleeved in Schedule 40 PVC electrical conduit. Verification of wire types and installation procedures should be checked to conform to local codes. Connecting and splicing of wire at the valve or in the field may be made by using Pen-lite wire connectors or grease filled wire nuts (as designated by the Details).

AUTOMATIC CONTROLLER

Controller shall be as specified. Irrigation contractor to provide controller to project electrician for mounting and connection to 110v power.

VALVES AND VALVE BOXES

Control Valves And Quick Coupler Valves. Quick Coupler valves shall be installed as per details on this sheet.

Valve Boxes. Control valve boxes shall be installed on a minimum of one (1) cubic foot base of gravel for proper foundation of box and easy leveling of box to proper grade and also to provide drainage of the access box.

TAP AND BACKFLOW PREVENTER

Backflow preventer and pressure reducing valve are in place per water district details and not a part of this contract. Contractor to confirm design pressure and flow is available prior to the start of installation. See Point of Connection note.

FLUSHING

After all new sprinkler piping is in place and connected for a given section, and all necessary work has been completed, prior to the installation of the sprinkler heads, all control valves shall be opened and a full head of water used to flush out the system.

PLASTIC PIPELINE, FITTINGS

All workmanship and materials shall be in conjunction with all applicable local codes and ordinances of legally constituted authorities; where the provisions of these Specifications exceed such requirements, these Specifications shall govern. All plastic pipe shall be installed in a manner so as to provide for expansion and contraction as recommended by the Manufacturer.

BACKFILLING

In no event shall trenches be backfilled until all required tests of the system have been completed and until the line has been approved by the Project Manager. Trenches shall be carefully backfilled with the excavated soil after all dirt clods and rocks larger than three inches (3") in diameter have been either broken up or removed. The backfill shall then be equally distributed on both sides of the pipe in twelve inch (12") layers and thoroughly compacted.

Puddling or jetting shall be used during backfilling operations. An excess of water shall be avoided in order to prevent disturbance of the ground around the periphery of the pipe and also to prevent unnecessary pressure on the pipe. When jetting is used, jets shall be of approved quality and sufficient length to reach the bottom of each layer.

Backfilling of trenches which cross future paths, as indicated on the Drawings, shall be thoroughly compacted to ninety-five percent (95%) relative compaction.

Any setting of backfilled trenches which may occur during the guarantee period shall be repaired without expense to the Owner, including complete restoration of all damaged property.

LINES UNDER PAVEMENT

Provide sleeves using Schedule 40 PVC pipe sized as per Drawings where mainline and wire cross under future paths. Have surveyor locate all sleeves under paving and include within as built information.

Backfill trenches under paving, asphaltic concrete or concrete, with sand six inches (6") below and three inches (3") above the pipe, compacted in six inch (6") layers to ninety-five percent (95%) Standard Proctor density, using manual or mechanical tamping devices. Leave trenches flush with subgrade level to receive paving. Set in place, cap and pressure test all piping under paving prior to the paving work.

Provide a minimum cover of twenty inches (24") between the top of the pipe and the bottom of the aggregate base for all piping installed under paving.

ADJUSTMENTS AND WINTERIZATION

During the guarantee period, the Contractor shall make adjustments to the system as necessary, drain the system in the Fall and put it in operation in the Spring and perform all other necessary service work without additional cost to the Owner.

The Contractor shall winterize the completed system at the conclusion of the first sprinkling season upon notification (within [3] days) to the Owner. All water shall be removed from the system by using compressed air. Contractor shall re-open, operate and adjust system malfunctions accordingly during the following year as requested by the Owner. The Contractor shall be responsible for properly draining the backflow preventer and making adjustments/replacements during the guarantee period.

PROTECTION AND REPAIRS

Protection of Property. It shall be the responsibility of the Contractor for the protection and preservation of all plant materials, structure, ground surfaces, etc., from damage during irrigation construction. If damage does occur, all damage shall be completely repaired or restored by the Contractor at his own expense to the satisfaction of the Project Manager.

CLEAN UP

A. Perform clean up as a continuous operation throughout the duration of the work.

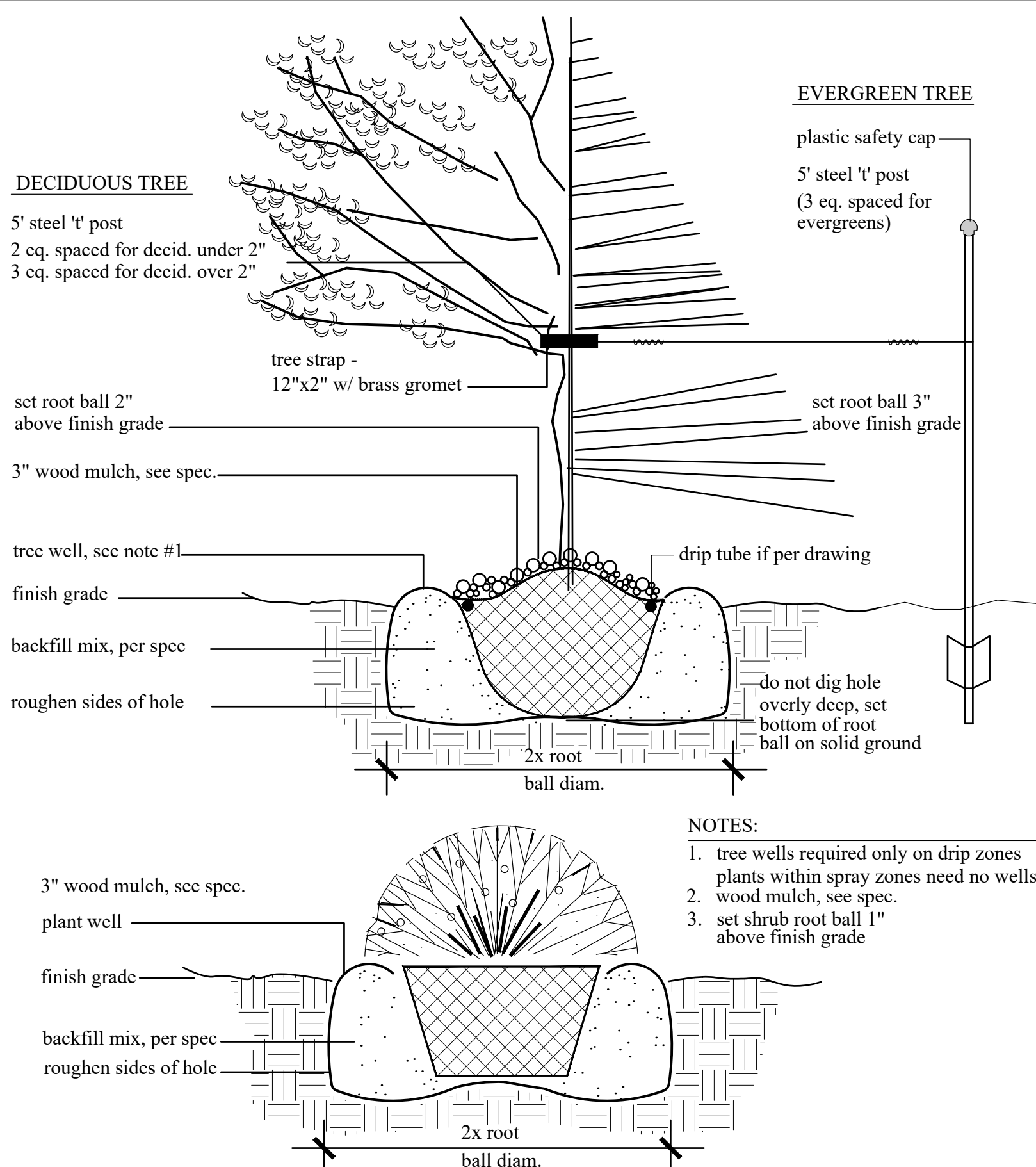
FINAL INSPECTION

When the Contractor is satisfied that the system is operating properly, that it is balanced and adjusted, and that all work and clean up is completed, he shall notify the Project Manager that he is prepared for Final Inspection with date and time at least seventy-two (72) hours in advance. At the given time the sprinkler system shall be inspected by the Project Manager and Landscape Architect for the following:

Gate valves and control valves operating properly and not leaking.

All drip emitters operational
Controllers operating properly and programmed.

Any inconsistencies to the Drawings or Specifications shall be noted in writing by the Project Manager and/or the Landscape Architect and given to the Contractor.



7
L.101
PLANTING DETAILS
no scale

DESCRIPTION of WORK - LANDSCAPE

The work included under this section consists of furnishing all fees and permits, all labor, tools, equipment, material, transportation and services required to furnish and properly install all planting and related items as required by the Contract Drawings Sheet L-100 and these Specifications. The general extent of the planting is as noted, indicated and/or detailed on the Drawings and includes, but is not necessarily limited to the following:

- Excavating, planting, and backfilling for all plant materials.
- Walk through and replacement guarantee.
- Maintenance through construction period.

PROJECT CONDITIONS

- Planting work shall be done under the direct supervision of a qualified superintendent working on the site with experienced laborers familiar with planting procedures.
- The Owner may schedule a pre-construction conference with Contractor at least 7 days before beginning work under this Section. Purpose of this conference is to review questions Contractor may have regarding the work, administrative procedures during construction and project work schedule.

SUBMITTALS

Mulches - wood mulch

WORK SCHEDULE

Proceed with the work as rapidly as the site becomes available, consistent with normal seasonal limitations for planting work.

PRODUCT DELIVERY, STORAGE AND HANDLING

Labeling. Furnish standard products in manufacturer's standard containers bearing original labels legibly showing quantity, analysis, genus/species and name of manufacturer/grower.

GUARANTEE

- Warrant that all plant materials are true to species and variety. Warrant that all trees and shrubs planted under this Contract will be healthy and in flourishing condition of active growth one year from date of Final Acceptance.

REPLACEMENTS

- For a period of one (1) year after final acceptance of all work and at no additional cost to the Owner, the Contractor is to replace any plant material that is not healthy and flourishing and/or dead.

PRODUCTS

PLANT MATERIALS

- Plant Material - All plant material shall be supplied in sizes as indicated in plant list.
- Substitutions are not permitted except on proof that plant materials specified are not available. Request for substitution must be made to the Owner. Cost of substitute plants shall be approved by the Owner. Larger plants than those specified in the plant list may be supplied in which case the root system shall be proportional to the size of the component parts of the plant in the opinion of the Project Manager.
- The Owner and Project Manager shall have the right to reject plants prior to and during progress of work for size, conditions of top structure, condition of root structure, defects or injuries, or non-conformity to specifications.

TREE STAKING AND GUYING

Tree brace straps shall be provided at connection of guy or pole support wires to tree trunk. Staking poles shall be standard "T" five (5) foot high steel fence posts, dark green or approved color. Guy wire shall be 14 gauge single strand pliable wire or equal.

MULCHING MATERIAL

- Western Cedar Mulch. To be used in maintained plant beds. Shredded Cedar of a brown color free of twigs, sticks, dirt, sawdust and stones to be approved by Landscape Architect prior to installation. Chipper mulch is not acceptable.

EXECUTION

PLANTING

- Locations of all Material shall be flagged and approved by the Landscape Architect and Owners Representative before planting. 4' survey lath is to be used for tree layout. 5 gal. and less size plants will be placed for layout approval. Any materials placed in ground without location approval, will be subject to re-location at Contractor's expense. Do not install irrigation heads or piping prior to bed layout approval.
- In drip applications, build 3 inch berm around the edge of the rootball to form basin for holding water.

STAKING AND GUYING

All trees shall be staked and guyed as detailed.

MULCHES

- Mulching shall take place after all shrubs and trees have been planted and all drip systems have been inspected.
- Install a 3 inch deep layer of wood mulch in all shrub and tree rings.

GENERAL CLEAN-UP

During the process of the work, the site shall be kept in a condition which is clean, neat, and free from the accumulation of cans, surplus materials, and waste materials. All planting areas shall be neatly dressed and finished and all walks, paved areas, and the like flushed clean to the satisfaction of the Owner.

FINAL WALK-THROUGH

- The Contractor shall arrange for presence of the Owner Representative, Project Manager and Landscape Architect 72 hours in advance.
- The Owner shall be satisfied with all aspects of the entire project. Once all items have been resolved to the satisfaction of the Owner, the Owner shall notify the Contractor in writing of final acceptance and the one year warranty on all materials and labor shall begin.

date 9-12-17
city submittal #1
rev. 11-17-17
city submittal #2
rev. 12-6-17
lac comments
rev. 5-11-18
construction set

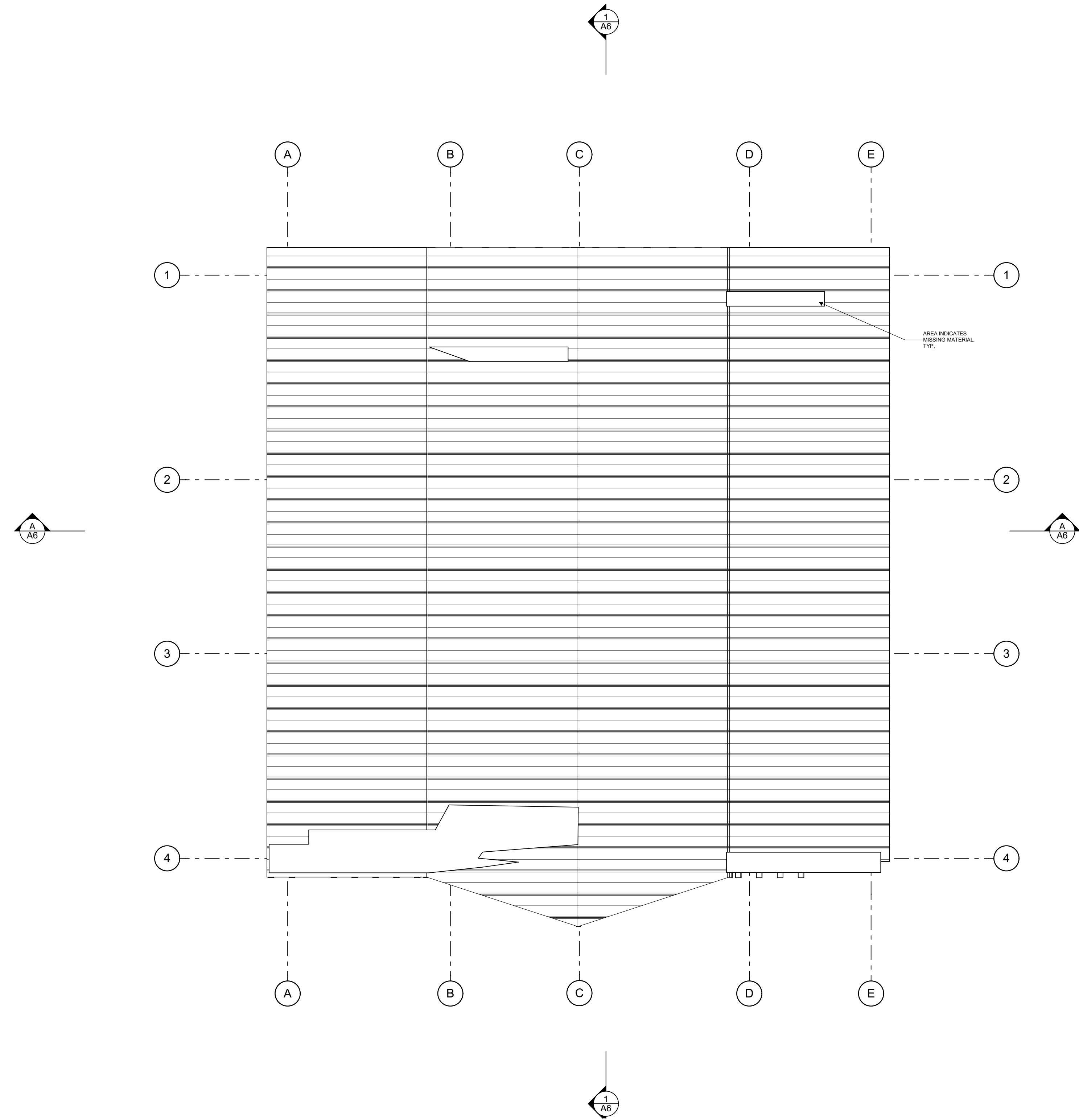
Landscape & Irrigation Details and Specifications

URACC / SSRA ICONIC ENTRY
The Arnold Barn Re-Location
Steamboat Springs, CO



sheet #
L.101





1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

MOUNTAIN ARCHITECTURE



DESIGN GROUP P.C.

Jan Michael Kaminski,
President

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jmk@mtaarch.com

©

AN ICONIC ENTRY FOR THE

ARNOLD BARN INTERPRETIVE DISPLAY

2305 MT. WERNER CIR.
STEAMBOAT SPRINGS, CO. 80487-9023

TITLE

EXISTING ROOF
PLAN

JOB NO. PROJECT NUMBER

DRAWN BY LRR

CHECKED BY JMK

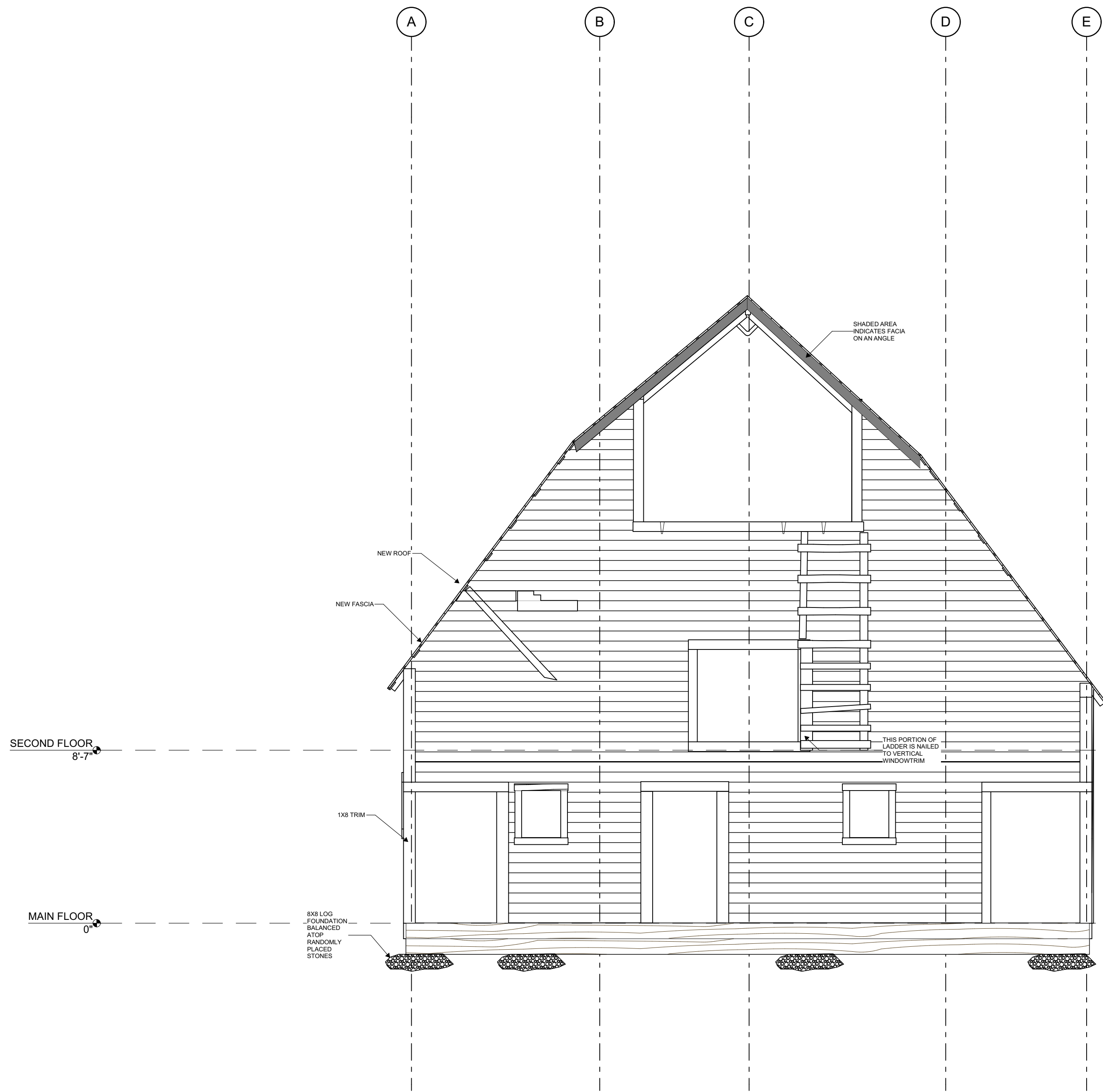
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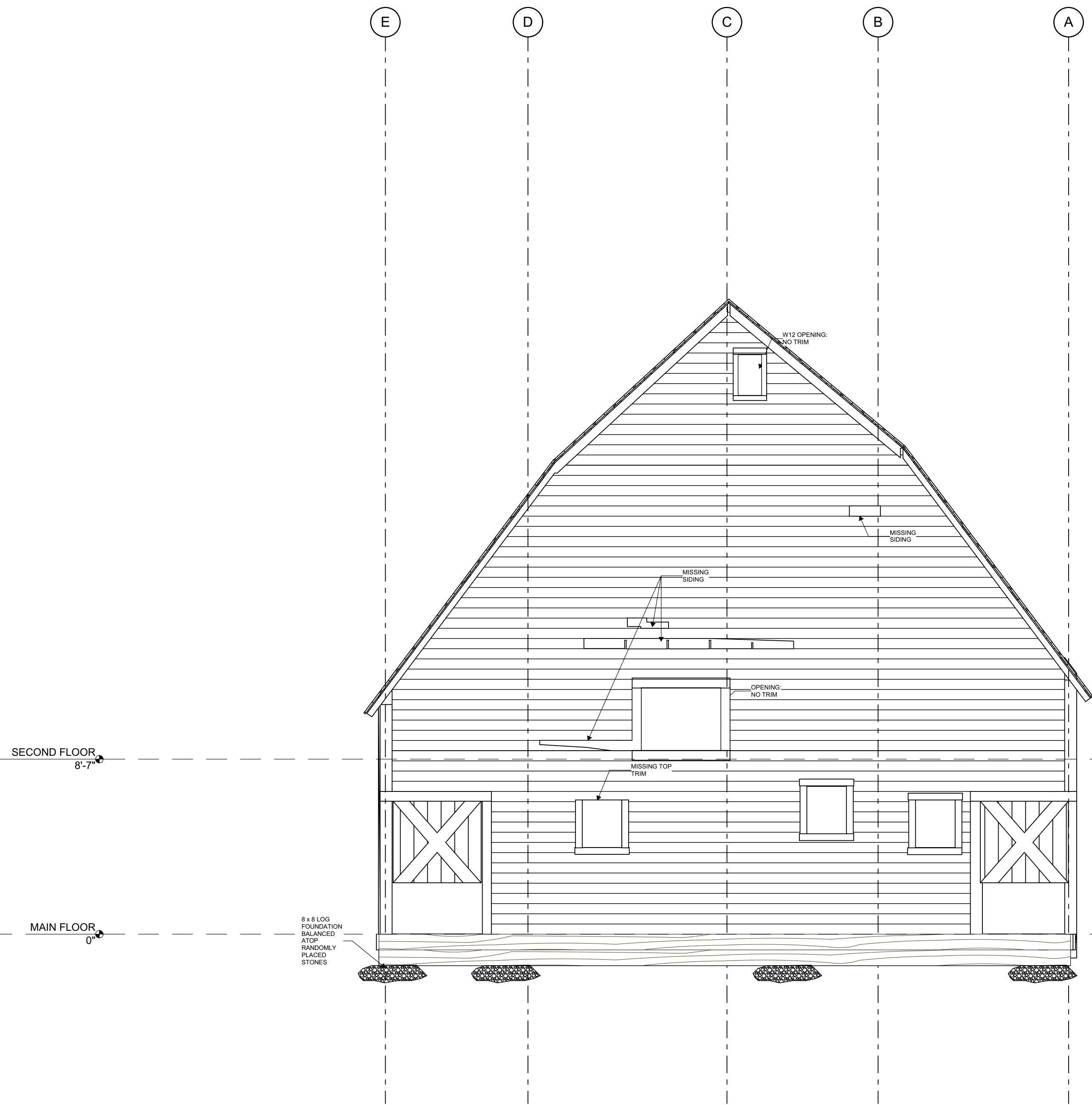
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DRAWING NUMBER

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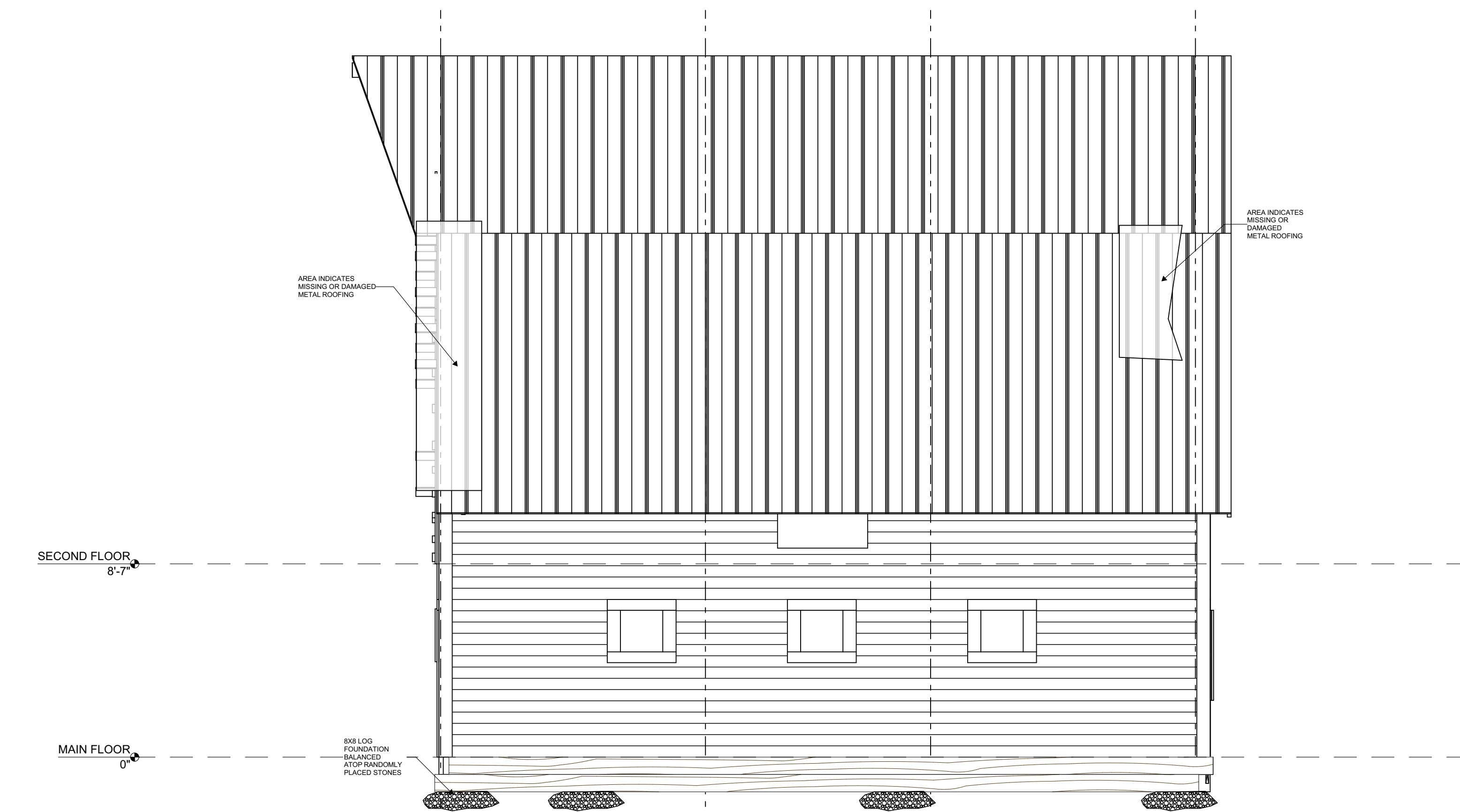


1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

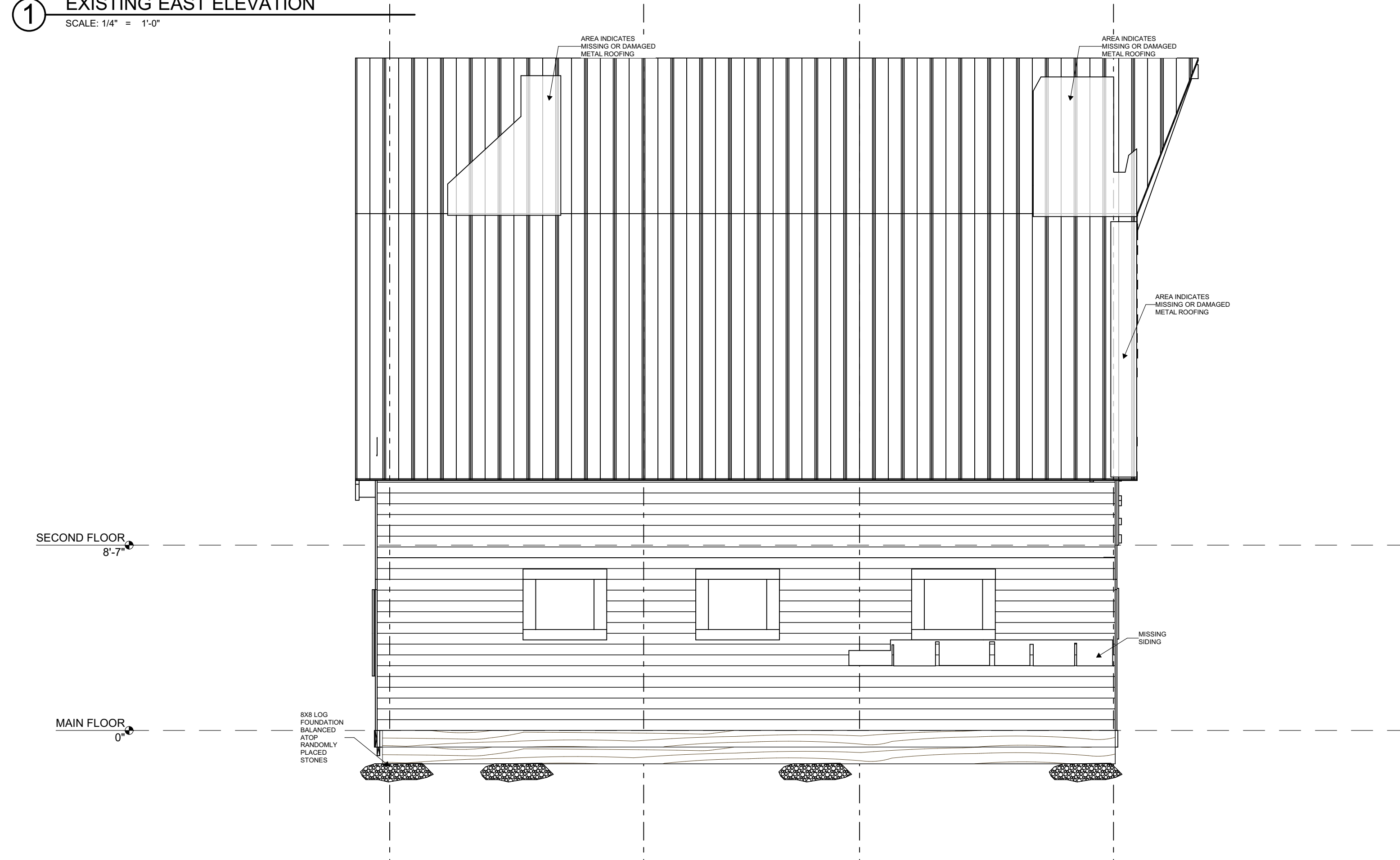


2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



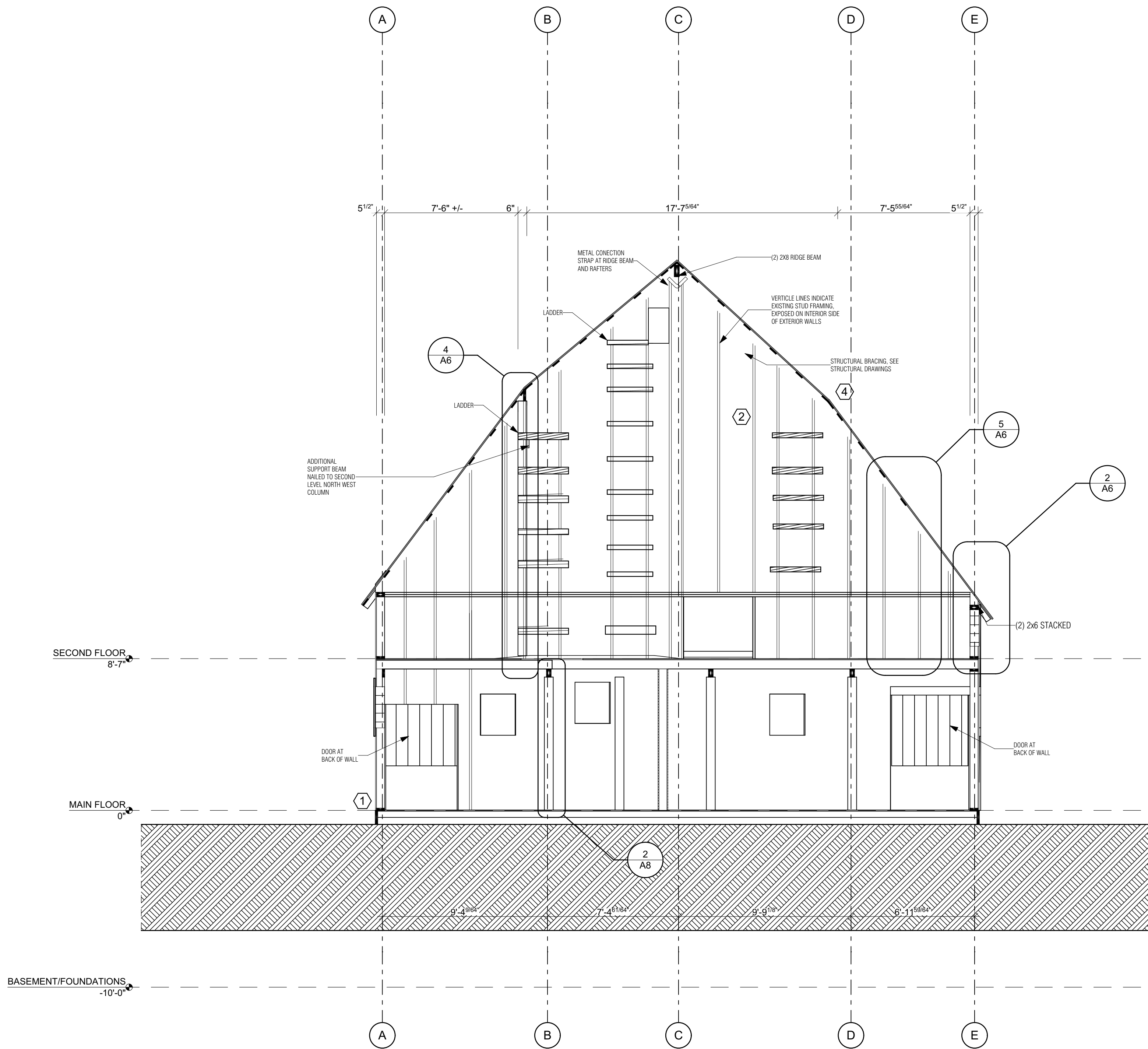


1 EXISTING EAST ELEVATION
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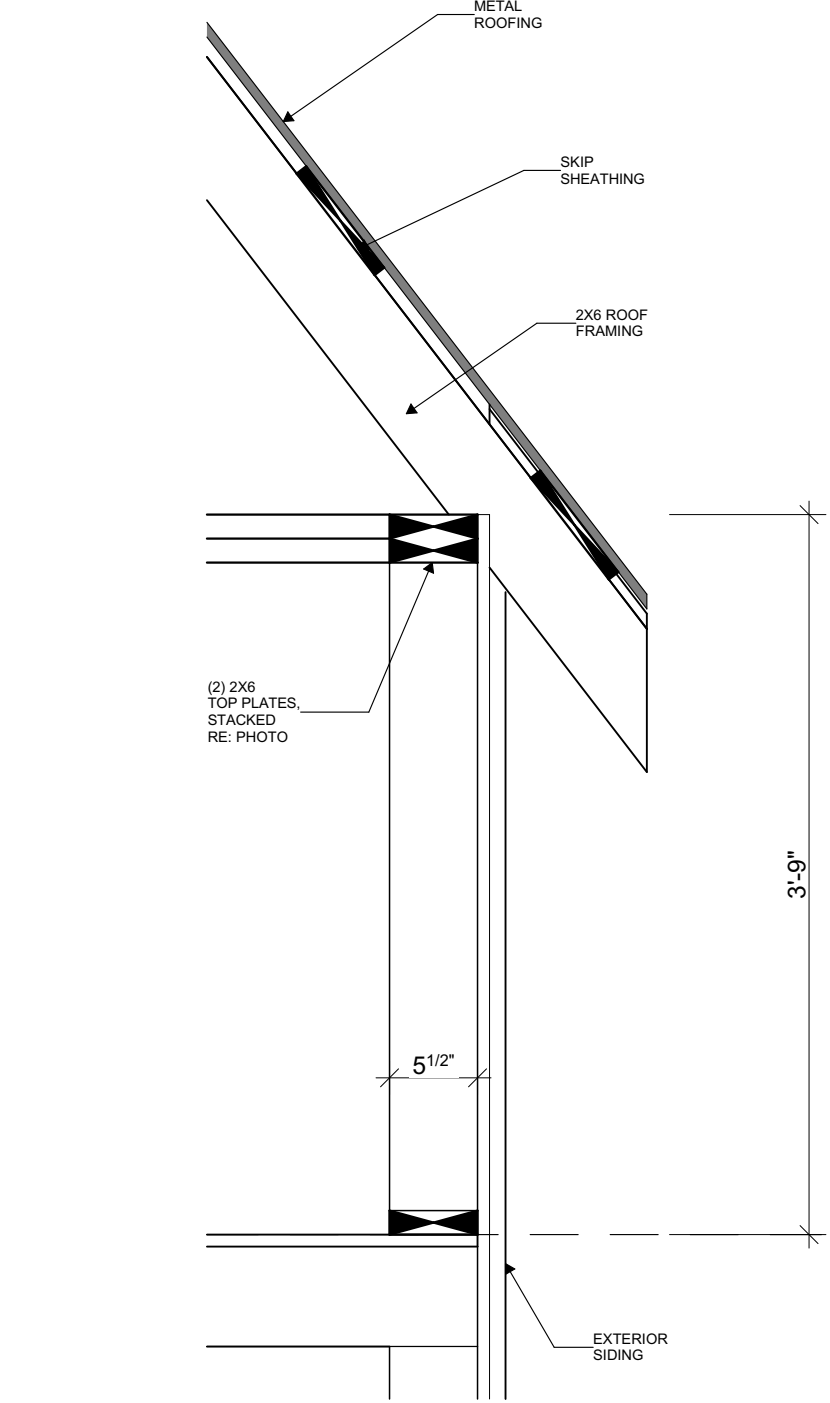


2 WEST EXISTING ELEVATION
SCALE: 1/4" = 1'-0"





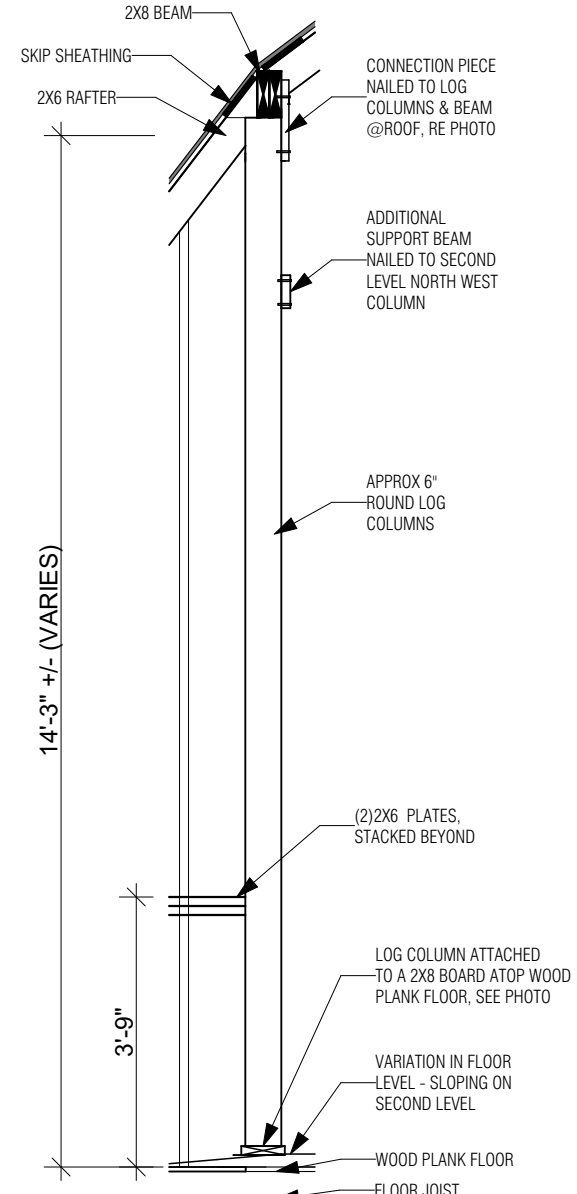
1 BUILDING SECTION A
SCALE: 1/4" = 1'-0"



2 EXTERIOR WALL & ROOF CONNECTION
SCALE: 1" = 1'-0"



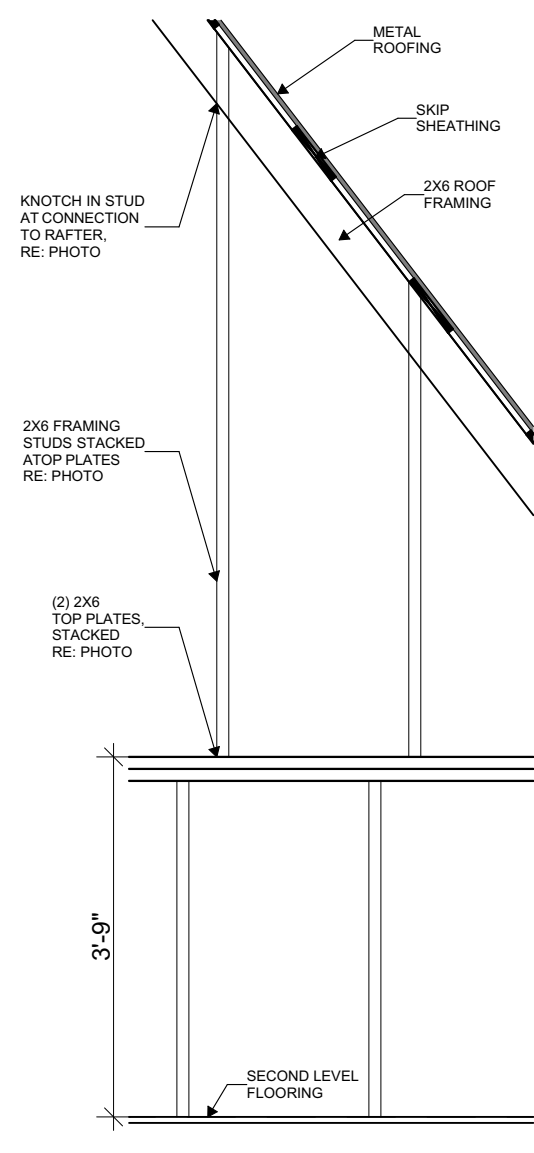
IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS



4 LOFT LEVEL LOG POST
SCALE: 3/8" = 1'-0"



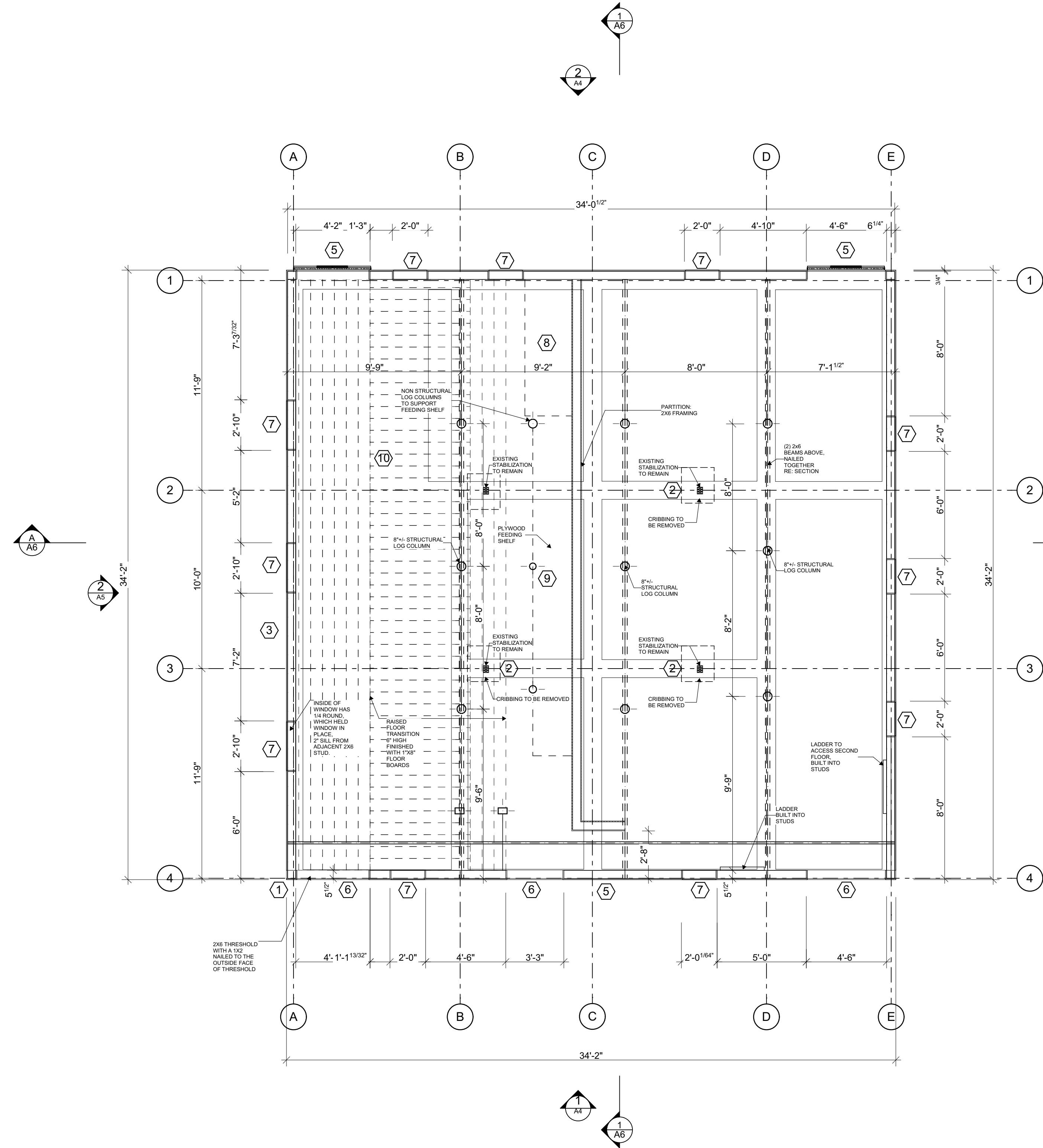
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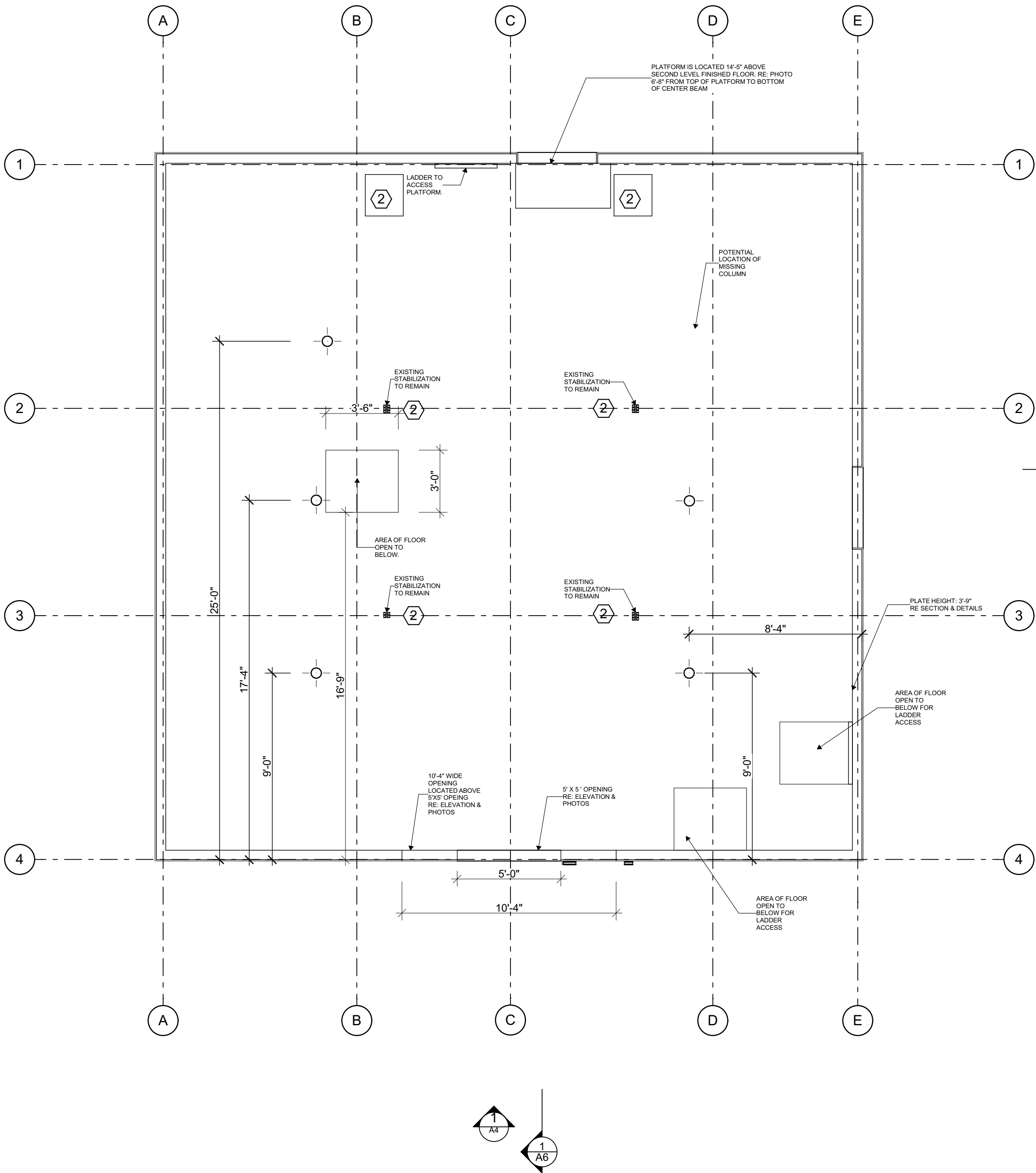
5 FRAMING CONNECTION @ 2ND LEVEL
SCALE: 1/2" = 1'-0"



IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



9 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- KEY NOTES
- 1 REPLACE 2 LOG BASE SOURCES IN KIND
 - 2 PROVIDE STRUCTURAL MEMBERS TO SUPPORT ROOF AND LOFT FLOOR, REFER TO STRUCTURAL DRAWINGS
 - 3 REMOVE SECOND GENERATION SIDING. PRESERVE SIDING UNLESS TOO DETERIORATED. IF TOO DETERIORATED, REPLACE IN KIND WITH RECYCLED WEATHER WORN BARN WOOD
 - 4 REPLACE ROOF IN KIND
 - 5 DOOR TO BE REHABILITATED
 - 6 DOOR TO BE PRESERVED IN KIND UTILIZING PHOTO DOCUMENTATION
 - 7 SINGLE GLAZED BARD SASH WINDOW TO BE REPLACED IN KIND UTILIZING PHOTO DOCUMENTATION
 - 8 GRAIN BIN TO BE PRESERVED
 - 9 FEEDING SHELF AND SUPPORTING MEMBERS TO BE REMOVED
 - 10 FLOOR TO BE DISENGAGED FROM EXTERIOR WALLS AND REMOVED

MOUNTAIN ARCHITECTURE

DESIGN GROUP P.C.

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AN ICONIC ENTRY FOR THE

ARNOLD BARN INTERPRETIVE DISPLAY

2305 MT. WERNER CIR.
STEAMBOAT SPRINGS, CO. 80487-9023

TITLE

MAIN FLOOR
PLAN
TREATMENTS

JOB NO. PROJECT NUMBER
DRAWN BY LRR
CHECKED BY JMK
ISSUE DATE 5/25/2018

REVISIONS:
1 DATE

DRAWING NUMBER

A7

REPLACE 2 LOG BASE SOURCES IN KIND

PROVIDE STRUCTURAL MEMBERS TO SUPPORT ROOF AND LOFT FLOOR, REFER TO STRUCTURAL DRAWINGS

REMOVE SECOND GENERATION SIDING. PRESERVE SIDING UNLESS TOO DETERIORATED. IF TOO DETERIORATED, REPLACE IN KIND WITH RECYLCED WEATHER WORN BARN WOOD

REPLACE ROOF IN KIND

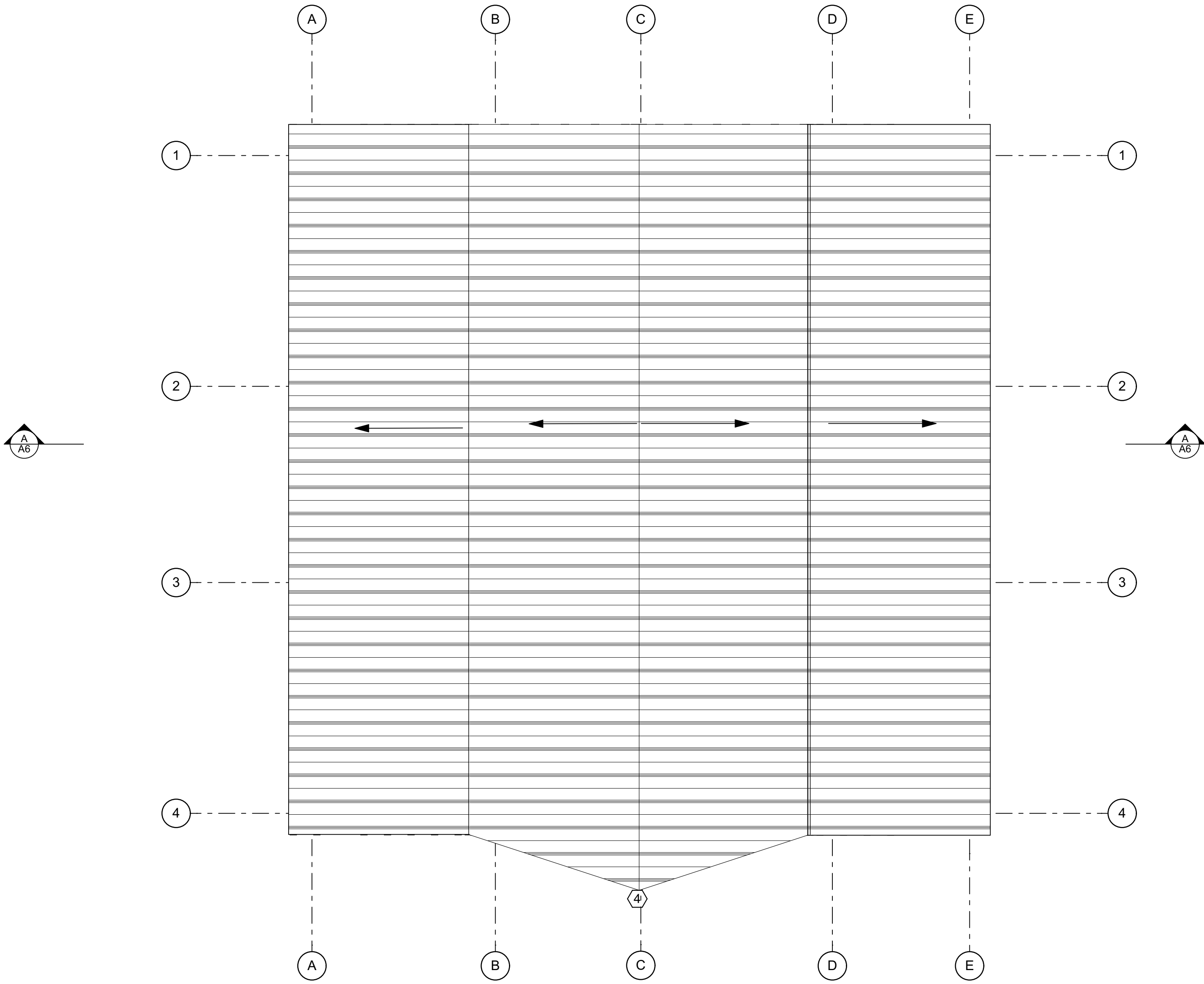
DOOR TO BE PRESERVED

DOOR TO BE PRESERVED IN KIND UTILIZING PHOTO DOCUMENTATION

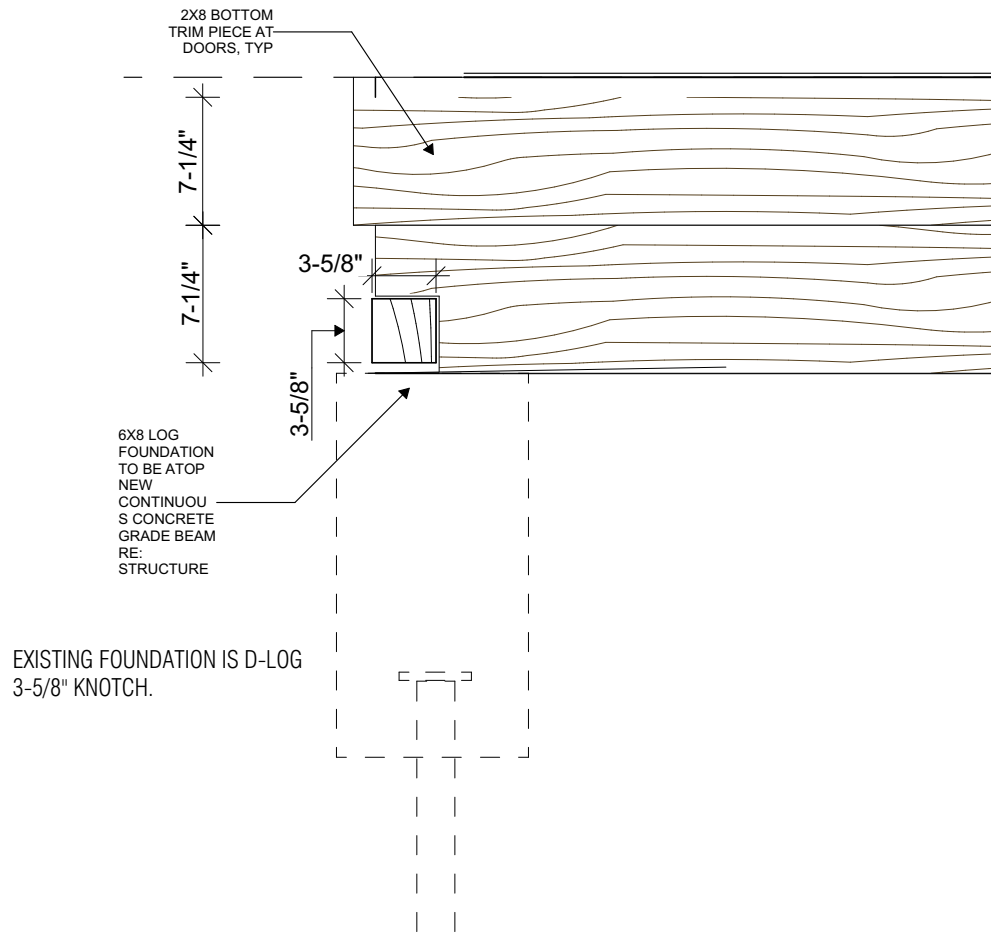
SINGLE GLAZED BARD SASH WINDOW TO BE REPLACED IN KIND UTILIZING PHOTO DOCUMENTATION

GRAIN BIN TO BE PRESERVED

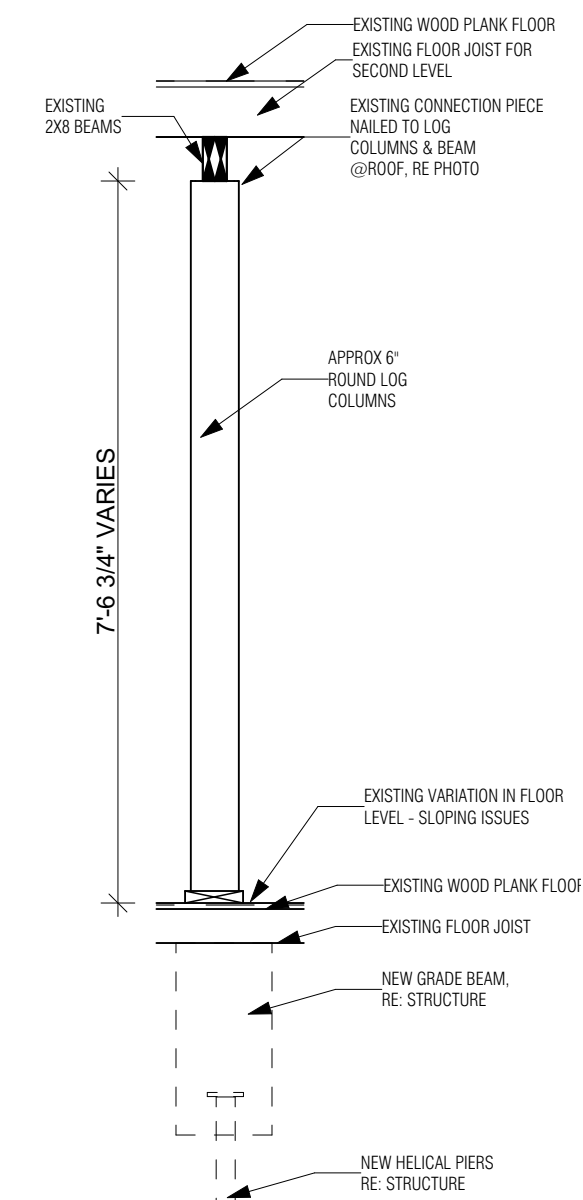
FEEDING SHELF AND SUPPORTING MEMBERS TO BE REMOVED



1 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 FOUNDATION
SCALE: 1" = 1'-0"



2 LOG POST
SCALE: 1/2" = 1'-0"

IMAGE DOCUMENTED TO SUPPORT FOUNDATION DETAIL



ADDITIONAL EXISTING FOUNDATION IMAGES:




ADDITIONAL EXISTING FOUNDATION IMAGES:



IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS

MOUNTAIN ARCHITECTURE



DESIGN GROUP P.C.

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AN ICONIC ENTRY FOR THE

ARNOLD BARN INTERPRETIVE DISPLAY

2305 MT. WERNER CIR.
STEAMBOAT SPRINGS, CO. 80487-9023

TITLE

ROOF PLAN

ADDITIONAL EXISTING FOUNDATION IMAGES:

JOB NO. PROJECT NUMBER

DRAWN BY LRR

CHECKED BY JMK

ISSUE DATE 5/25/2018

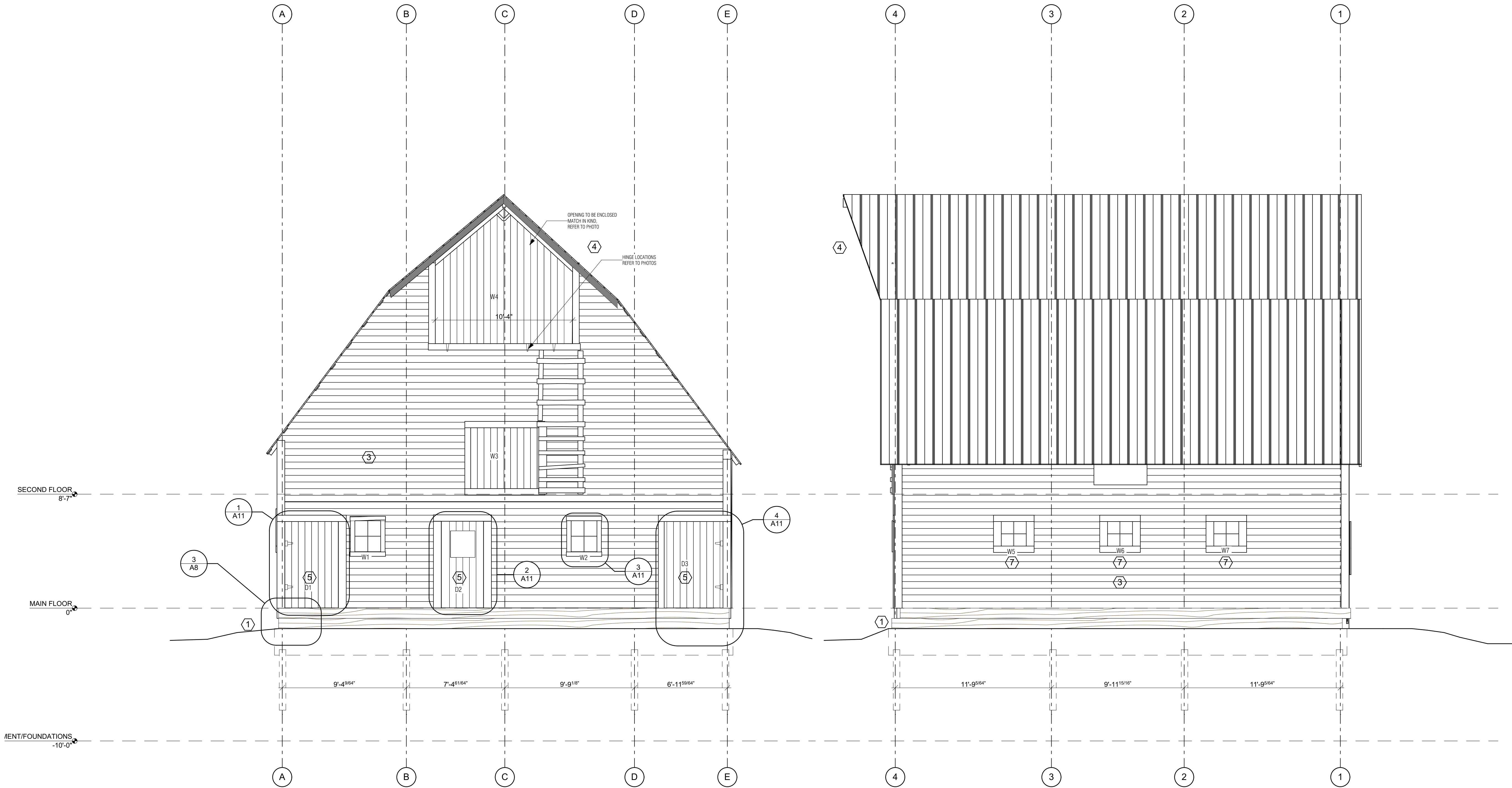
REVISIONS:

1 DATE

DRAWING NUMBER

A8

- KEY NOTES
- 1 REPLACE 2 LOG BASE SOURCES IN KIND
 - 2 PROVIDE STRUCTURAL MEMBERS TO SUPPORT ROOF AND LOFT FLOOR, REFER TO STRUCTURAL DRAWINGS
 - 3 REMOVE SECOND GENERATION SIDING, PRESERVE SIDING UNLESS TOO DETERIORATED. IF TOO DETERIORATED, REPLACE IN KIND WITH RECYCLED WEATHER WORN BARN WOOD
 - 4 REPLACE ROOF IN KIND
 - 5 DOOR TO BE REHABILITATED
 - 6 DOOR TO BE PRESERVED IN KIND UTILIZING PHOTO DOCUMENTATION
 - 7 SINGLE GLAZED BARD SASH WINDOW TO BE REPLACED IN KIND UTILIZING PHOTO DOCUMENTATION
 - 8 GRAIN BIN TO BE PRESERVED
 - 9 FEEDING SHELF AND SUPPORTING MEMBERS TO BE REMOVED



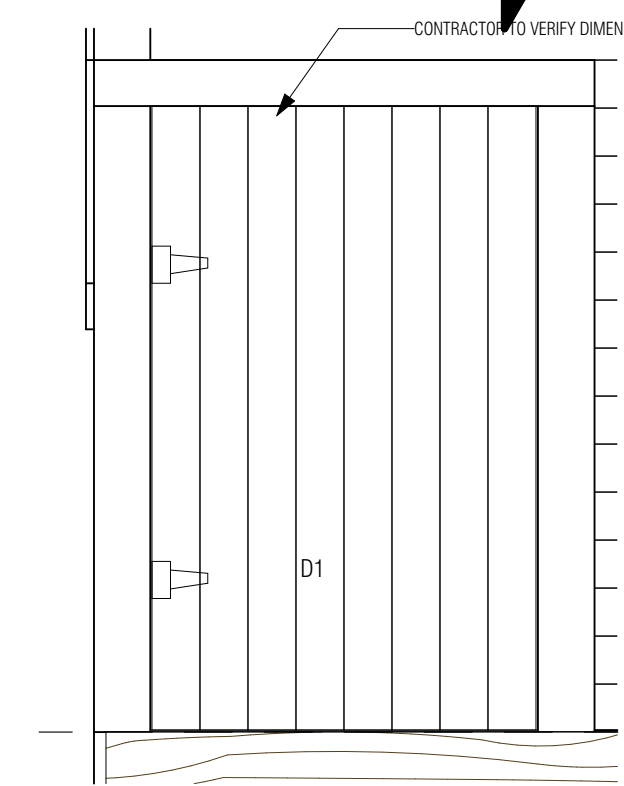


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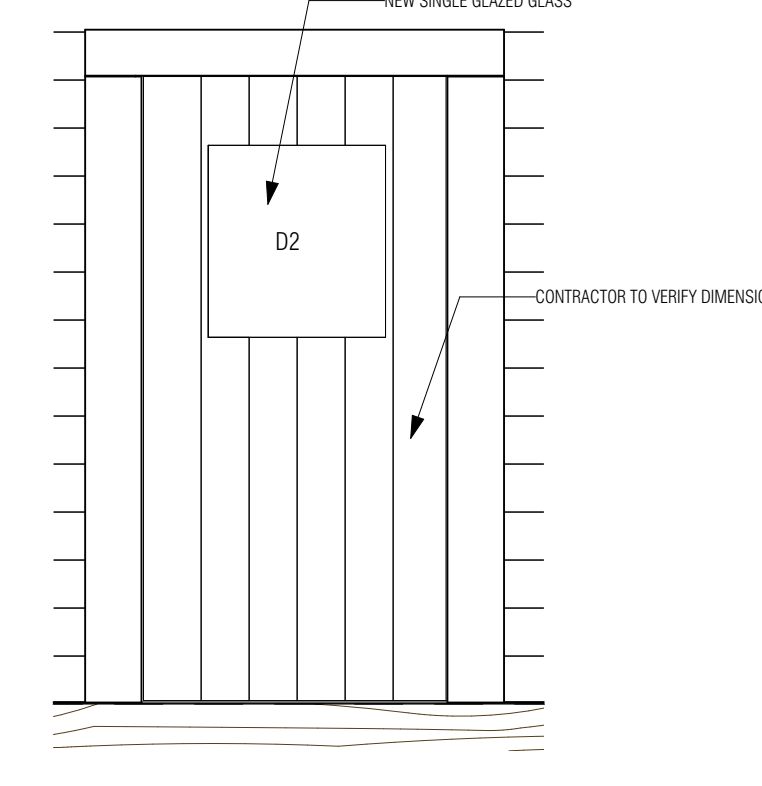
TITLE
ELEVATIONS

JOB NO. PROJECT NUMBER
DRAWN BY LRR
CHECKED BY JMK
ISSUE DATE 5/25/2018
REVISIONS:
1 DATE

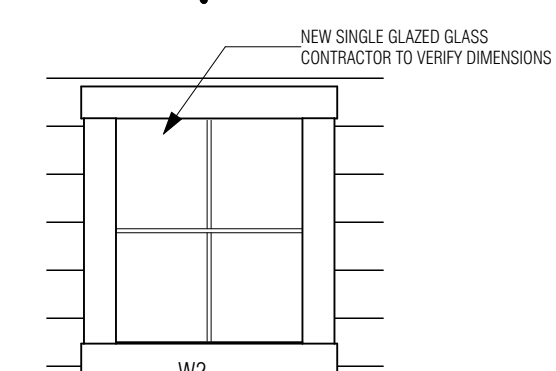
DRAWING NUMBER
A10



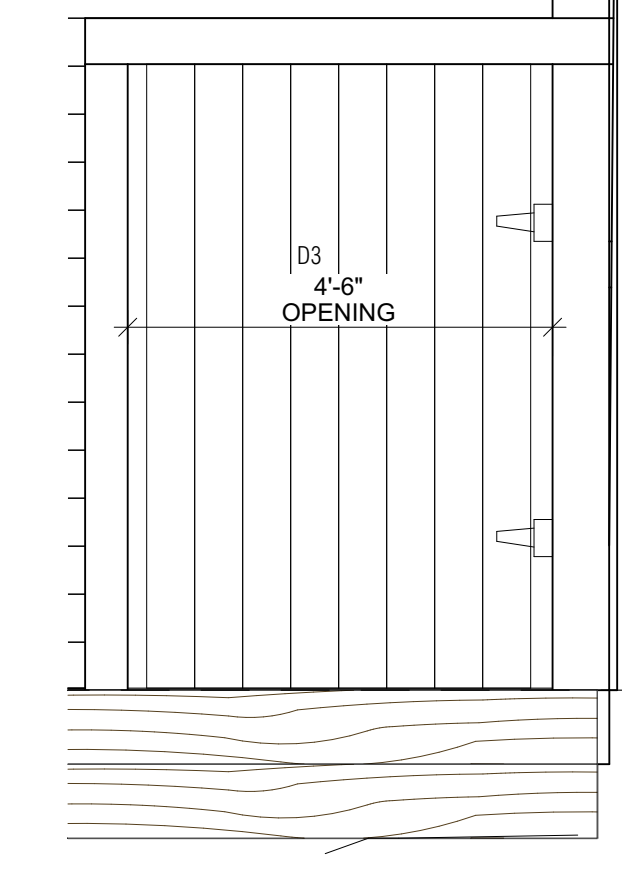
① SOUTH: D1
SCALE: 1/2" = 1'-0"



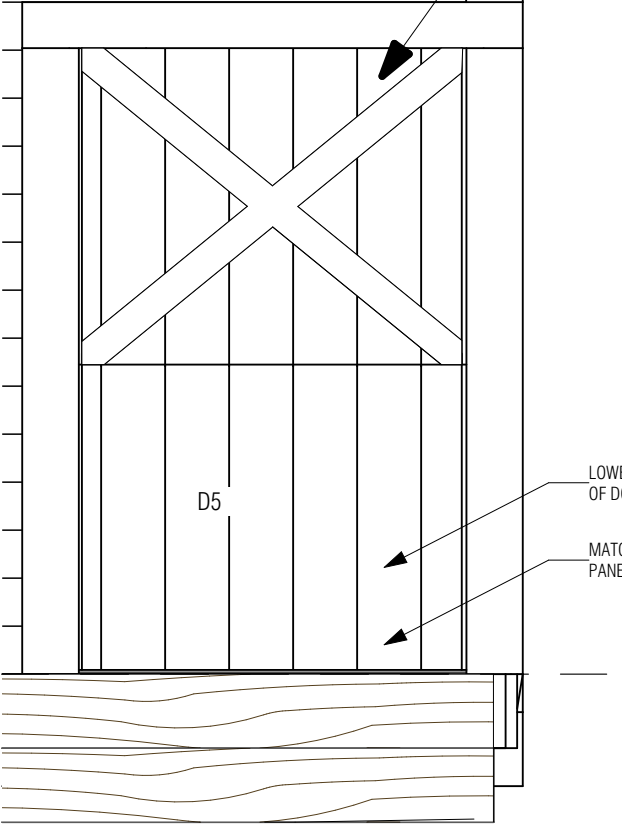
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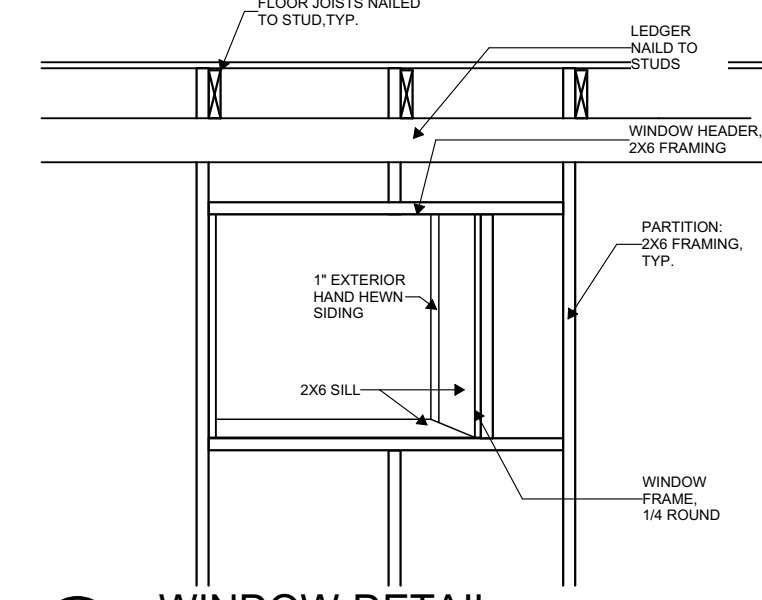
③ SOUTH: W2
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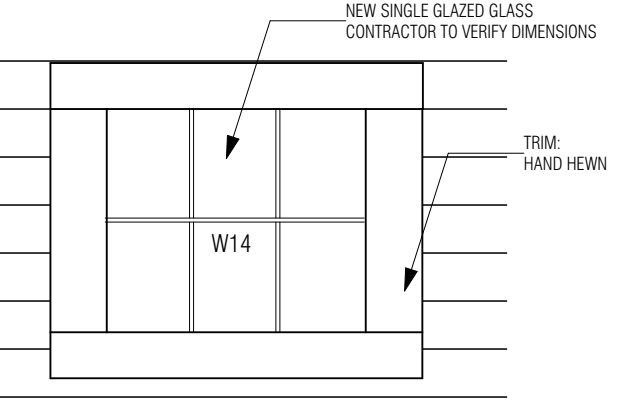
④ SOUTH: D3
SCALE: 1/2" = 1'-0"



⑤ DOOR @ NORTH WEST CORNER
SCALE: 1/2" = 1'-0"



⑥ WINDOW DETAIL
SCALE: 1/2" = 1'-0"



⑦ EXTERIOR WINDOW STYLE, TYP.
SCALE: 1/2" = 1'-0"



AN ICONIC ENTRY FOR THE
ARNOLD BARN INTERPRETIVE DISPLAY
2305 MT. WERNER CIR.
STEAMBOAT SPRINGS, CO. 80487-9023

TITLE
DOOR & WINDOW
DETAILS

JOB NO. PROJECT NUMBER
DRAWN BY LRR
CHECKED BY JMK
ISSUE DATE 5/25/2018

REVISIONS:
1 DATE

DRAWING NUMBER
A11

STRUCTURAL NOTES

Applicable Codes and Standards:

- A. 2015 International Building Code (including all local adoptions)
B. 2015 International Residential code (including all local adoptions)
C. City of Steamboat Springs Community Development Code
D. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-10
E. "Building Code Requirements for Structural Concrete" - ACI318
F. "Steel Construction Manual" - AISC fourteenth edition
G. "National Design Specification for Wood Construction" - ANSI/APA-NDS 2005

Design Live Loads:

- A. Roofs: 20 psf
B. Floors: 20 psf
C. Wind: 120 mph, Exposure B
D. Seismic Design: Category B, Soil Type D

Foundation Criteria:

- A. Design of continuous concrete grade beams with helical piles is based on the presence of expansive soils per the soils report No. 17-10873 by Northwest Colorado Consultants, Inc.
B. The helical pile foundations and tiebacks are designed in accordance with the Practical Design and Inspection Guide for Helical Piles and Helical Tension Anchors Compiled and Prepared by John S. Pack, P.E. for I.M.R., Inc., Denver, Colorado, Revision 2, July 27, 2008.
C. The helical piles and tension anchors shall be installed to the minimum torques and lengths specified herein.
D. The installation of the helical piles and tension anchors shall be monitored and recorded by a representative of SEAD, Inc. or approved independent testing agency.

Reinforced Concrete:

- A. Structural concrete shall be Type I, and have a minimum 28 day strength of 3,000 psi. Exterior concrete slabs shall be Type I and have a minimum 28 day strength of 4,000 psi. All concrete shall have a min 6% (+/- 1.5%) entrained air for durability and a 4" (+/- 1") slump. The maximum aggregate size shall be 3/4". Concrete shall not be placed on frozen ground and shall be protected from freezing for a minimum of 7 days. During cold weather the methods and specifications set forth in ACI 306R-88 shall be followed to prevent frost damage.
B. All concrete work shall conform to the requirements of ACI318 and 301, latest edition.
C. All exposed edges shall have a 3/4" chamfer.
D. Reinforcing bars shall conform to ASTM spec. A615-79 and shall be Grade 60.
E. At splices, lap bars a minimum of 38 diameters. At corners and intersections, make horizontal continuous or provide matching corner bars. Around openings in walls and slabs, provide (2) #5 bars extending a minimum of 2 feet beyond the edge of the opening. Continuous top bars in walls shall be spliced at mid-span. Continuous bottom bars in walls shall be spliced at supports.
F. Concrete cover shall conform to ACI 318-08, 7.7. Unless a greater cover is required, concrete cast against earth shall have 3in. min. cover, concrete exposed to earth or weather shall have 2in. min. cover for No. 6 bars & greater, & 1 1/2in. min. cover for No. 5 bars & smaller. Concrete not exposed to weather shall have 3/4" min. cover for No. 11 bars & smaller.
G. Welded wire fabric shall conform to ASTM 185 and shall be lapped one full mesh at splices and tied together.
H. Concrete shall be adequately consolidated/vibrated during placement to ensure it is thoroughly placed around all reinforcing steel and embedded fixtures.
I. Unless noted otherwise, slabs, footings and walls shall not have any horizontal 'cold joints'. All construction joints shall be detailed or reviewed by the Engineer of Record.
J. Interior concrete slab finish shall be steel towel finished and exterior concrete slabs shall be boom finished.

Structural Steel:

- A. Structural steel shall be detailed and fabricated in accordance with the latest version of the AISC Manual of Steel Construction.
B. All bolts, including anchor bolts, shall conform to ASTM spec. A307.
C. Structural steel rolled shapes, including plates and angles, shall be ASTM A36.
D. Expansion bolts called for on the drawings shall be Simpson "Weg-All", "Strong-Bolt 2" or approved wedge type anchors with the following minimum embedments: 3/4" diameter bolts - 3 3/8", 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".
E. All epoxy shall be Simpson "Set-XP" and shall be installed per the "Anchoring and Fastening Systems For Concrete and Masonry" Simpson catalog #C-SAS-2012 by a qualified personnel.
F. Field welded connections must be inspected by the Engineer of Record.
G. Fillet welds indicated on the plans shall be of E70xx electrodes and shall be the minimum size specified in the AISC Manual of Steel Construction, Table J2.4.
H. All welds shall be performed by a certified welder.

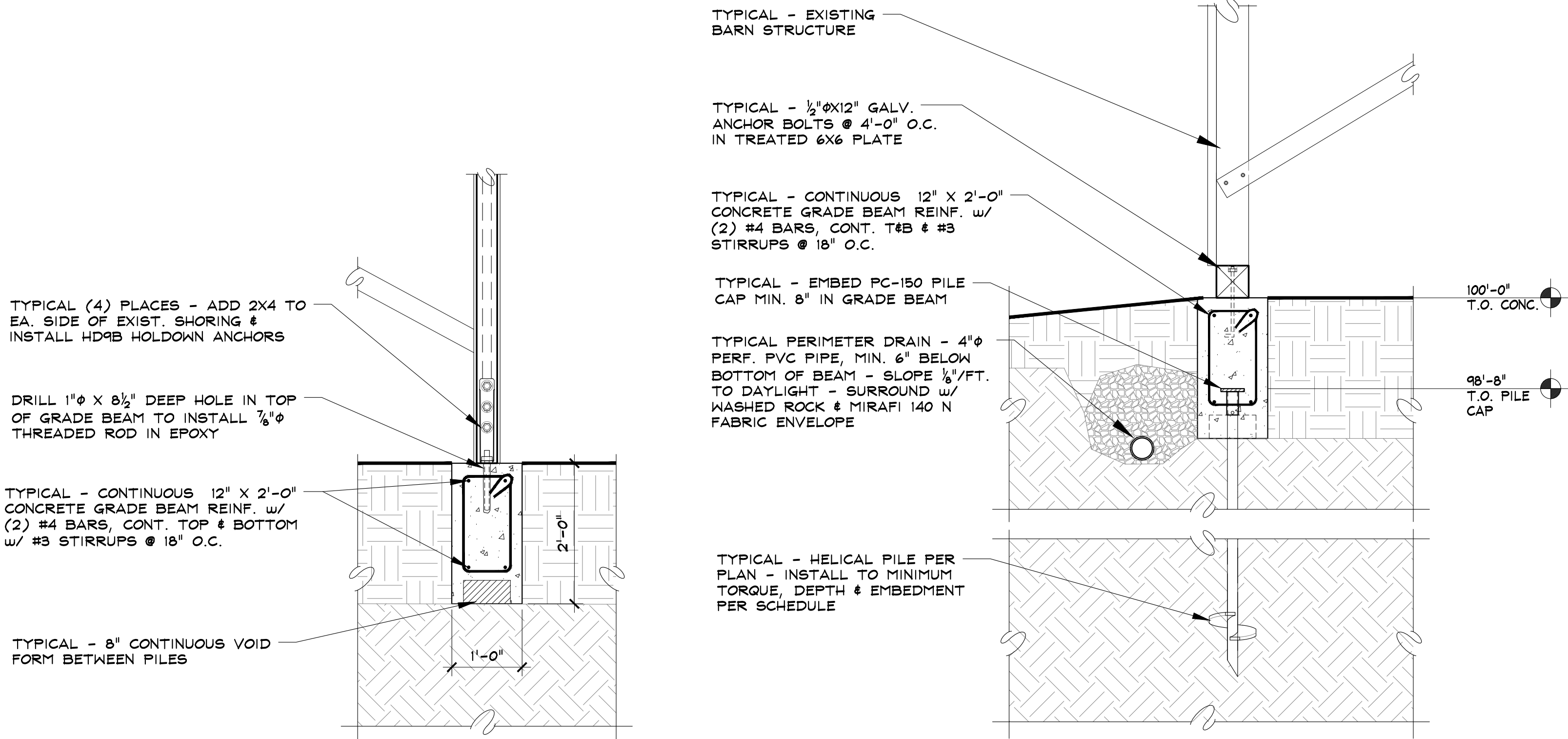
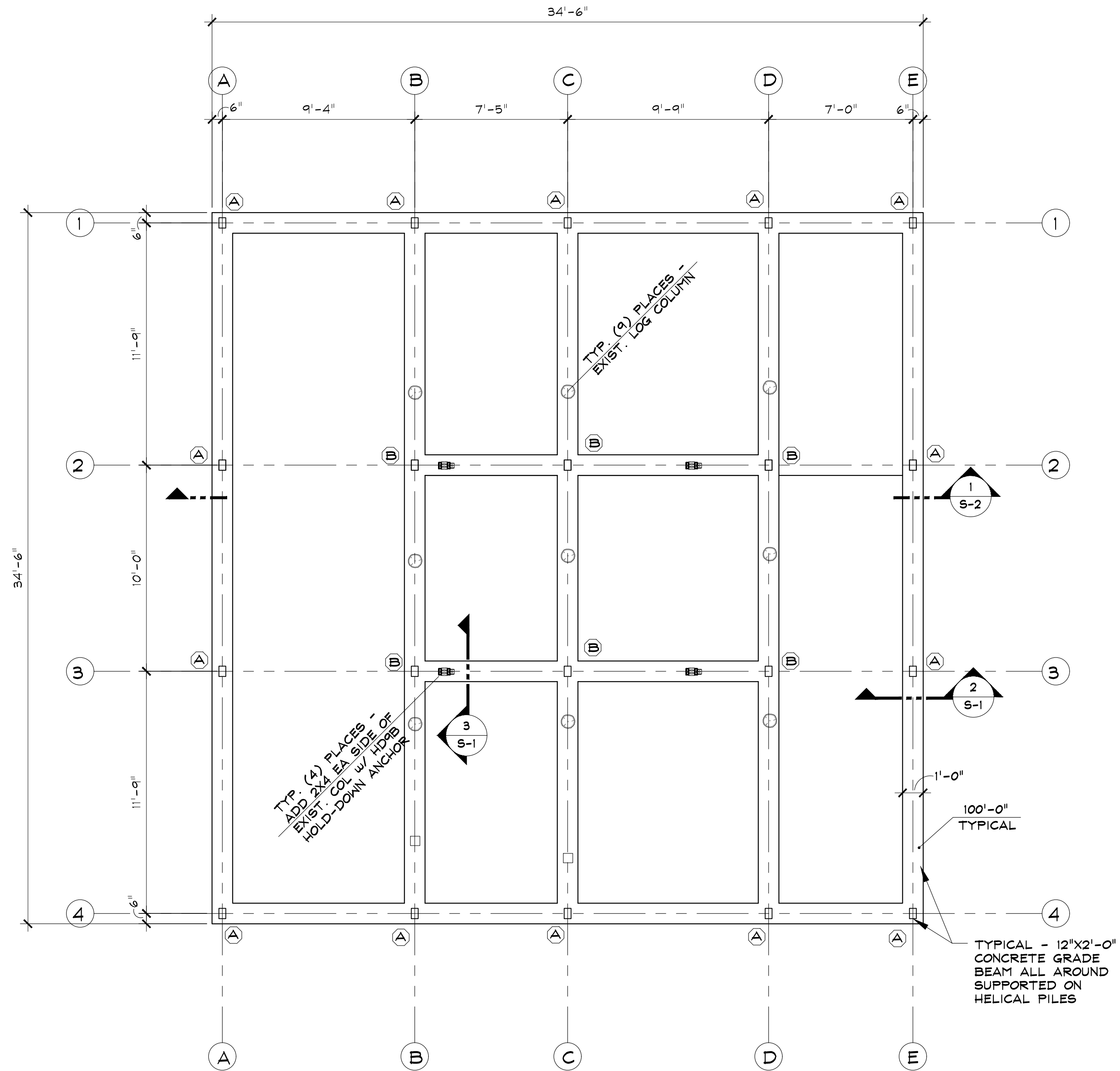
Structural Wood Framing:

- A. Unless noted otherwise, all 2" lumber shall be Douglas Fir S4S No. 2 and better. All solid timber beams and posts shall be DF-L No. 1 or better.
B. Unless noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.9.1, "Fastening Schedule", of the 2009 IBC or Table No. R602.3(1), "Fastener Schedule For Structural Members", of the 2009 IRC.
C. Wall and floor sheathing shall be APA rated with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
D. Where light gauge framing anchors are shown or required, they shall be Simpson "Strong Tie" (or equal approved by ICBO). They shall be installed with the number and type of fasteners recommended by the manufacturer to develop the rated capacity.
E. Laminated Veneer Lumber shall be of such stress grade to provide an allowable bending stress of 2,600 psi, allowable shear stress parallel to the glue line of 285 psi and a modulus of elasticity of 1,900,000 psi.
F. Glue laminated timber shall be stress grade marked 24F-V4 for simple spans & 24F-V8 for multiple spans.
G. Roof trusses shall be designed by a Colorado Registered Professional Engineer to support the full live load and dead loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species, and grade and substantiating data for connector capacities and truss bearing, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
H. Floor joists shall be plant fabricated I series with LVL or solid wood flanges and plywood or OSB webs, and shall carry ICBO approval for a complete section. Joists shall be designed to carry full live and dead loads of the roof(s), floor(s), and any superimposed loads.
I. Roof overframing shall be 2x6 rafters @ 24" O.C. w/ 2x6 studs @ 24" O.C. to stack over rafters or purlins below.

Field Verification:

- A. The contractor shall thoroughly inspect and survey the existing structure to verify dimensions, elevations, framing, etc., which may affect the work shown on the drawings and report any variations or discrepancies to the Engineer.

HELICAL PILE SCHEDULE		
PILE I.D.	MINIMUM LENGTH Feet	MINIMUM TORQUE Ft. - Lbs.
PILE I.D. (A)	7 Ft. w/ 2 Ft. Bedrock Penetration	3,000 Ft. - Lbs.
PILE I.D. (B)	7 Ft. w/ 3 Ft. Bedrock Penetration	4,000 Ft. - Lbs.
MINIMUM TORQUE INCLUDES F.S. = 2 FOR HELICAL PILES		
ALL PILES SHALL BE 'HELI-PILE' 1.5 INCH MODULAR HPC15 OR APPROVED EQUAL		



3 FOUNDATION SECTION

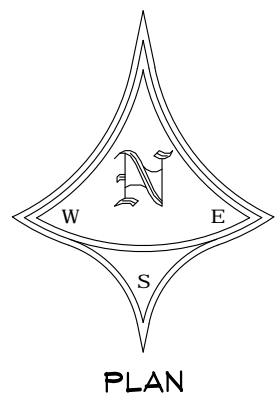
SCALE: 3/4" = 1'-0"

2 TYPICAL PERIMETER SECTION

SCALE: 3/4" = 1'-0"

1 FOUNDATION PLAN

NOTE: DIMENSIONS ARE TO CENTERLINES OF HELICAL PILES AND CONCRETE GRADE BEAMS



SCALE: 1/4" = 1'-0"

ICONIC ENTRY / ARNOLD BARN

MOUNT WERNER CIRCLE
STEAMBOAT SPRINGS, COLORADO
FOUNDATION & SHORING FOR:
MOUNTAIN ARCHITECTURE DESIGN GROUP, P.C.

ISSUE DATES

PRICING
10 . 20 . 17
PERMIT
05 . 14 . 18

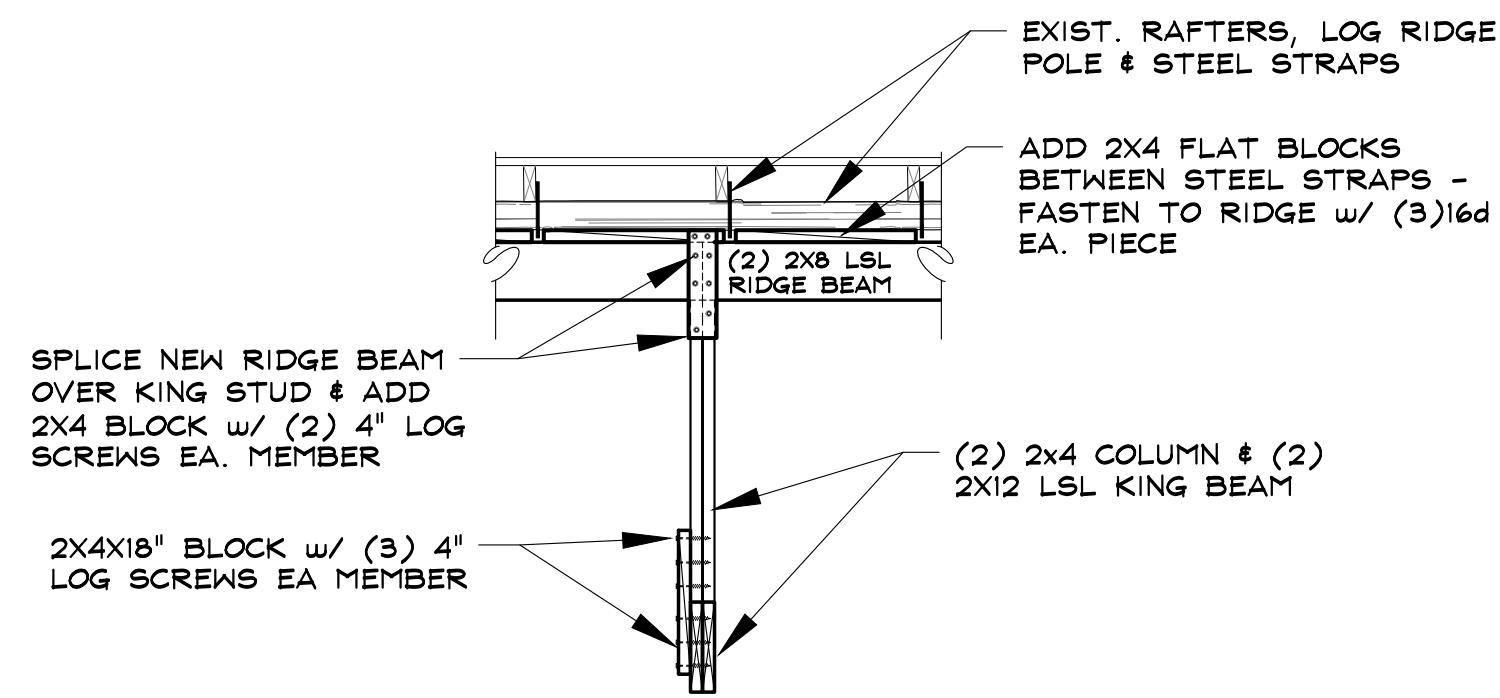
DRAWN BY:
SJM/JEM
PROJECT # 17057

FOUNDATION
PLAN & SECTIONS

S - 1

SHEET 1 of 2

SEAD
Steamboat Engineering & Architectural Design, Inc.
2740 Ace Lane Suite E, Steamboat Springs, CO 80487
Phone: 970.871.8711 Fax: 970.871.9089
Email: Steve@seadinc.com



CUT KING BEAM TO BEAR ON LSL PURLINS & FASTEN TO EXIST. RAFTER w/ (3) 6" LOG SCREWS

NEW 2X4 FLAT BLOCKS AND (2) 2X8 LSL RIDGE BEAM Re: 2/S-2

2X4 BLOCK w/ (2) 4" LOG SCREWS EA MEMBER

2X4X18" BLOCK w/ (3) 4" LOG SCREWS EA MEMBER

(2) 2X12 LSL KING BEAM

TYPICAL - EXISTING SHORING PER SEAD PROJECT No. 17001K

TYPICAL (4) PLACES - CUT FLOORING AS REQ'D. TO ADD (2) MSTC40 STRAPS BETWEEN UPPER & LOWER COLUMNS

TYPICAL (4) PLACES - ADD 2X4 TO EACH SIDE OF TEMP. SHORING COLUMN & INSTALL HD9B HOLDOWN ANCHORS

TYPICAL (9) PLACES - ADD BLOCKING AS REQ'D. BELOW EXIST LOG COLUMNS TO NEW FOUNDATION

TYPICAL - BACKFILL TO TOP OF CONCRETE ALL AROUND WITH WELL COMPACTED GRANULAR SOILS

TYPICAL - PLACE TOP OF FOUNDATION TO CREATE 10% GRADE AWAY ALL AROUND

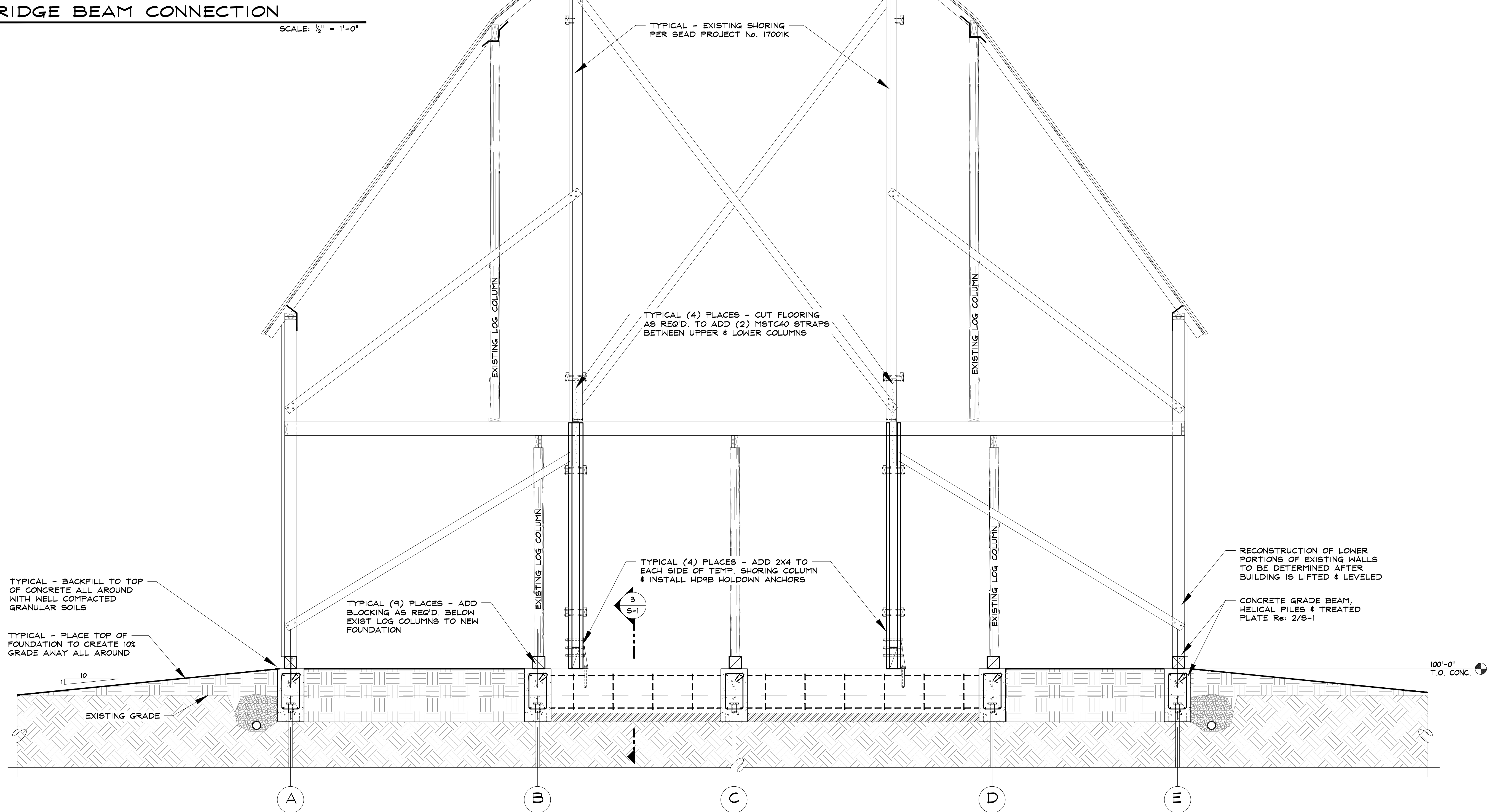
RECONSTRUCTION OF LOWER PORTIONS OF EXISTING WALLS TO BE DETERMINED AFTER BUILDING IS LIFTED & LEVELED

CONCRETE GRADE BEAM, HELICAL PILES & TREATED PLATE Re: 2/S-1

100'-0" T.O. CONC.

2 RIDGE BEAM CONNECTION

SCALE: 1/2" = 1'-0"



1 TRANSVERSE BUILDING SECTION AT COLUMN LINES 2 & 3

Re: 1/S-1

SCALE: 1/2" = 1'-0"

ICONIC ENTRY / ARNOLD BARN

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STEAMBOAT SPRINGS, COLORADO
FOUNDATION & SHORING FOR:
MOUNTAIN ARCHITECTURE DESIGN GROUP, P.C.

ISSUE DATES

PRICING
10 . 20 . 17
PERMIT
05 . 14 . 18

DRAWN BY:
SJM/JEM
PROJECT # 17057

BUILDING
SECTION

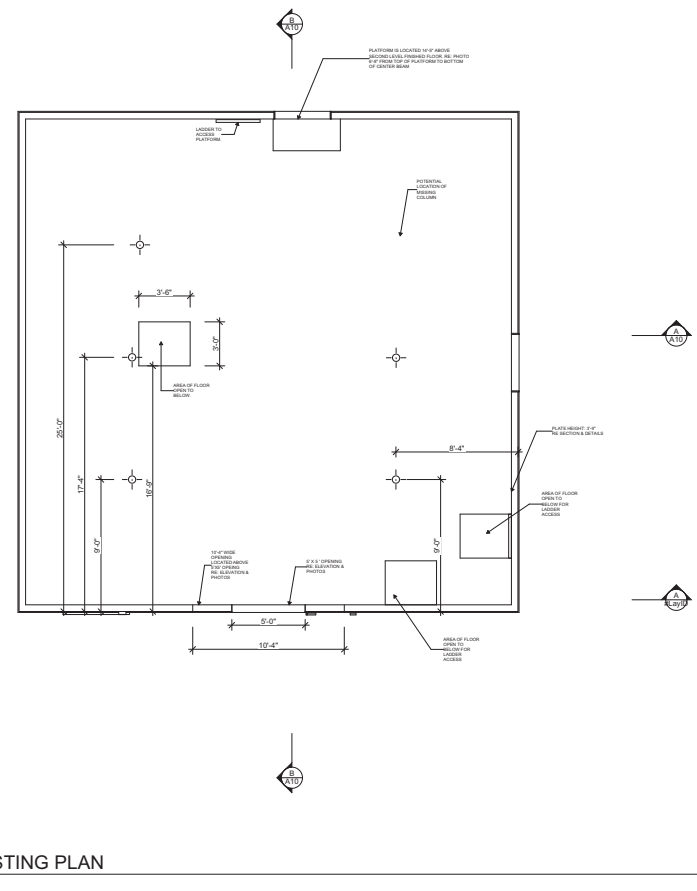
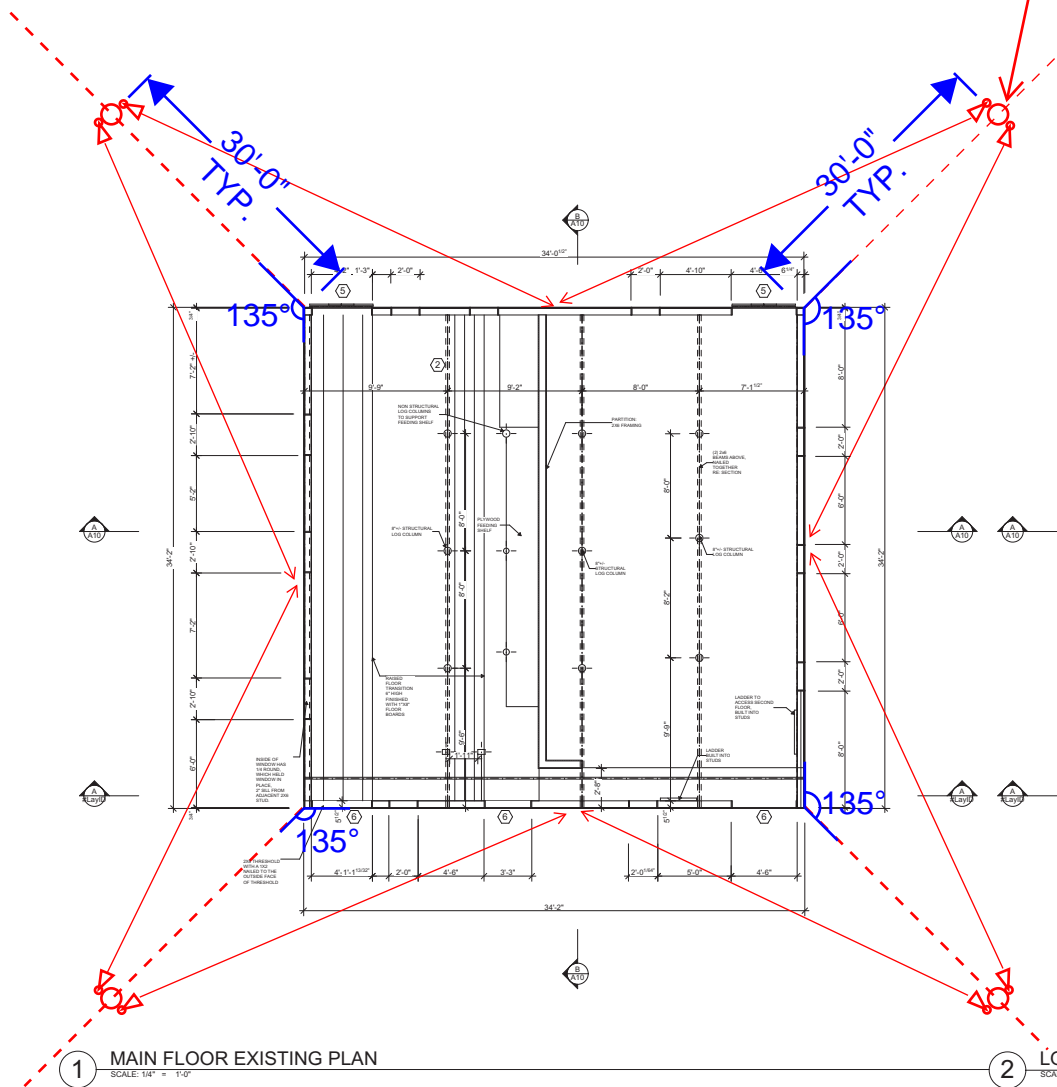
S - 2

SHEET 2 of 2

SEAD
Steamboat Engineering & Architectural Design, Inc.
2740 Ace Lane Suite E
Steamboat Springs, CO 80487
Phone: 970.871.8711 Fax: 970.871.9889
Email: Steve@seadinc.com

SKETCH: SK-001
PROJECT: ARNOLD BARN
DATE: 11/13/2017
SCALE: N.T.S.
DRAWING BY: BJW

10 ft. tall pole with two (2)
 Type SA fixtures attached to
 each pole. Typical of four (4)
 poles.



AN ICONIC ENTRY FOR THE
ARNOLD BARN INTERPRETIVE DISPLAY
 2305 MT. WERNER CR.
 STEAMBOAT SPRINGS, CO. 80467-9023

TITLE
LIGHTING PLAN

JOB NO. PROJECT NUMBER
 DRAWN BY: LJR
 CHECKED BY: JMK
 ISSUE DATE: 9/12/2017

REVISIONS:
 DATE

DRAWING NUMBER
LP 1

SKETCH: SK-001
PROJECT: ARNOLD BARN
DATE: 11/13/2017
SCALE: N.T.S.
DRAWING BY: BJW

10 ft. tall pole with two (2)
 Type SA fixtures attached to
 each pole. Typical of four (4)
 poles.

