RCRBD
RECORD SET

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:
ATMOS ENERGY
DON CRANE
(970) 846-1505

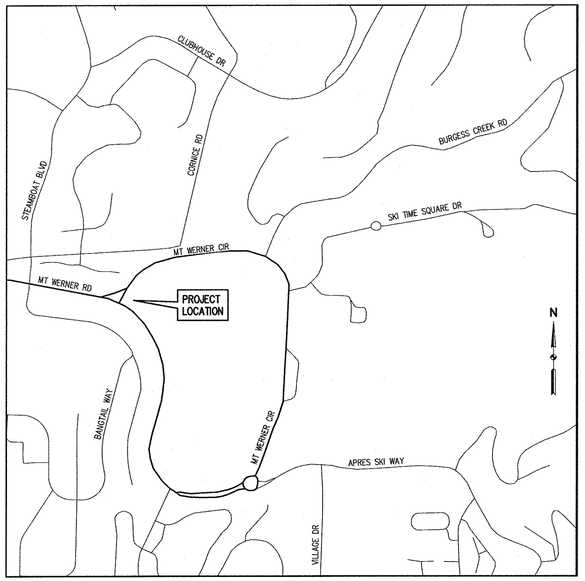
ELECTRIC:
YAMPA VALLEY ELECTRIC
LARRY BALL
(970) 879-1160

TELEPHONE:
CENTURY LINK
KELLY MCCLERNON
970-328-8288

WATER & SANITARY SEWER:
MT. WERNER WATER DISTRICT
RICHARD BUCONO
(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

NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

PREPARED FOR:
STEAMBOAT SPRINGS REDEVELOPMENT AUTHORITY
137 10TH ST.
STEAMBOAT SPRINGS, COLORADO 80477

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)

PROJECT APPROVED BY COUNCIL _____

FINAL DESIGN APPROVALS

	DATE	INITIALS
ENGINEERING	6/27/18	
PLANNING	6/26/18	
PUBLIC UTILITIES (MT. WERNER/CITY)	6/27/18	
OTHER ( )		

811 Know what's **below.** **Call** before you dig.

BASELINE Engineering · Planning · Surveying
419 OAK ST · PO BOX 770052 · STEAMBOAT SPRINGS, CO 80477
P: 970.879.1825 · F: 3033403959 · www.baselinecorp.com

REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18
ADDRESS TAC COMMENTS	CSR	6/7/18

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

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

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDALL 40319 6/7/18 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/3/18
DRAWING SIZE	24" X 36"
SURVEY FIRM	D&D, INC.
SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET	1 OF 13

C1

RCRBD
RECORD SET

CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

1. BENCHMARK = SEE COVER SHEET. NOTE THE PROJECT IS ON THE NAVD 88 VERTICAL DATUM AND NAD 1983 HORIZONTAL DATUM AS REQUIRED BY THE CITY.
2. 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.
3. 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.
4. 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.
5. 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.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MT. WERNER WATER DISTRICT STANDARDS AND SPECIFICATIONS.
8. 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.
9. 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.
10. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
11. 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.
12. 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.
13. 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.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
15. 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.
16. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: NONE.
17. RECORD DRAWINGS ARE REQUIRED FOR: STORM SEWER

GRADING

1. 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.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. 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.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. 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.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
4. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL KEEP THE WORK AREA DRY OF STANDING WATER AND SHALL KEEP THE EXCAVATION AREAS FREE FROM STORM RUN-OFF.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND OBTAINING A SUITABLE STAGING AREA.
17. 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.
18. 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.
19. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
20. 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.
21. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE.
22. 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.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH BOX AND/OR SHORING DESIGN ASSOCIATED WITH ALL COMPONENTS OF THIS WORK.
24. 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	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	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
W	W	WATER LINE
SAN	SAN	SANITARY SEWER MAIN
IRR	IRR	IRRIGATION LINE
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
CTV	CTV	CABLE TV
FO	FO	FIBER OPTIC

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.45	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FIRE HYDRANT
		WATER VALVE
S	S	SANITARY MANHOLE
		TYPE '13' VALLEY INLET
		METAL FLARED END SECTION
		LIGHT POLE
E	E	ELECTRIC PEDESTAL
		CONIFEROUS TREE
		DECIDUOUS TREE
		SIGN
IB		IRRIGATION BOX
FO		FIBER OPTIC MARKER
TM		TELEPHONE MANHOLE
		POLE MOUNTED LIGHT
E		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
TG = 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
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REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18
ADDRESS TAC COMMENTS	CSR	6/7/18

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY

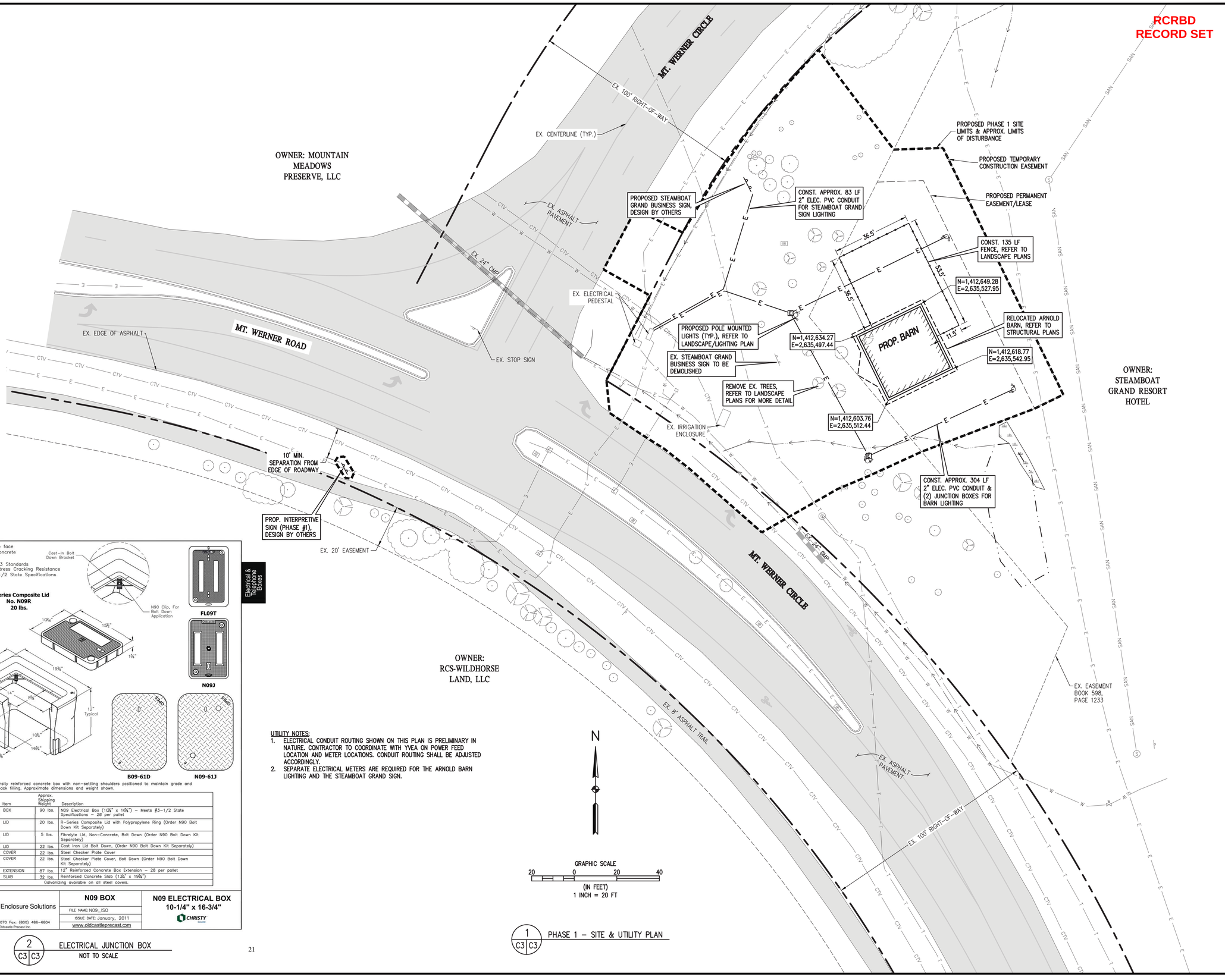
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WERNER ROAD
NOTES AND LEGEND

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. NOVAK 40319 6/7/18 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/3/18
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	

C2

RCRBD
RECORD SET



UTILITY NOTES:
1. ELECTRICAL CONDUIT ROUTING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE. CONTRACTOR TO COORDINATE WITH YVEA ON POWER FEED LOCATION AND METER LOCATIONS. CONDUIT ROUTING SHALL BE ADJUSTED ACCORDINGLY.
2. SEPARATE ELECTRICAL METERS ARE REQUIRED FOR THE ARNOLD BARN LIGHTING AND THE STEAMBOAT GRAND SIGN.

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C3 C3 PHASE 1 – SITE & UTILITY PLAN

Electrical & Telephone Boxes

- Etched polypropylene face
- Face anchored in concrete
- Ultra-violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance
- Meets Caltrans #3 1/2 State Specifications

R-Series Composite Lid No. N09R 20 lbs.

Cast-In Bolt Down Bracket

N90 Clip, For Bolt Down Application

FL09T

Electrical Box No. N09 BOX 90 lbs.

N09J

B09-61D

N09-61J

A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
N09BOX	BOX	90 lbs.	N09 Electrical Box (10¾" x 15¾") – Meets #3–1/2 State Specifications – 28 per pallet
N09R	LID	20 lbs.	R-Series Composite Lid with Polypropylene Ring (Order N90 Bolt Down Kit Separately)
FL09T	LID	5 lbs.	Fibrelyte Lid, Non-Concrete, Bolt Down (Order N90 Bolt Down Kit Separately)
N09J	LID	22 lbs.	Cast Iron Lid Bolt Down, (Order N90 Bolt Down Kit Separately)
B09-61D	COVER	22 lbs.	Steel Checker Plate Cover
N09-61J	COVER	22 lbs.	Steel Checker Plate Cover, Bolt Down (Order N90 Bolt Down Kit Separately)
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (13⅜" x 19¾")
Galvanizing available on all steel covers.			

Oldcastle Enclosure Solutions
Phone: (800) 486-7070 Fax: (800) 486-6804
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N09 BOX
FILE NAME: N09_ISO
ISSUE DATE: January, 2011
www.oldcastleprecast.com

N09 ELECTRICAL BOX 10-1/4" x 16-3/4"
CHRISTY

2 C3 C3 ELECTRICAL JUNCTION BOX
NOT TO SCALE

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419 OAK ST. • PO BOX 771152 • STEAMBOAT SPRINGS, CO. 80477
P. 9708791825 • F. 3033402959 • www.baselinecorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

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

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDELL PROFESSIONAL ENGINEER 40319 6/7/18
FOR AND ON BEHALF OF BASELINE CORPORATION

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DRAWING NAME	C020169 CIVIL CDs.dwg
SHEET	3 OF 13

C3

RCRBD
RECORD SET

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:

1. 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.

2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.

3. 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.

4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.

5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.

6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

7. 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.

8. 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.

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

OWNER: STEAMBOAT GRAND RESORT HOTEL

OWNER: RCS-WILDHORSE LAND, LLC

MT. WERNER CIRCLE

MT. WERNER ROAD

EX. 100' RIGHT-OF-WAY

EX. CENTERLINE (TYP.)

EX. ASPHALT PAVEMENT

EX. 24" CMP

EX. ELECTRICAL PEDESTAL

EX. STOP SIGN

EX. IRRIGATION ENCLOSURE

EX. 20' EASEMENT

EX. 8' ASPHALT TRAIL

EX. 8" VCP SAN SEWER MAIN

EX. 14" DIP WATER MAIN

EX. EASEMENT BOOK 598, PAGE 1233

COSNT. DRAINAGE DIVERSION SWALE MIN. 1' DEEP W/3:1 SIDESLOPES

PROP. BARN FFE = 6884.40

PROPOSED PHASE #1 CONSTRUCTION LIMITS

NOTE: NO IMPACTS/DISTURBANCE TO EXISTING WETLANDS. SEE NOTE 8 THIS SHEET.

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 / C4 | C4 PHASE 1 – GRADING AND EROSION CONTROL PLAN

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REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18
ADDRESS TAC COMMENTS	CSR	6/7/18

DESIGNED BY SMB
DRAWN BY SMB
CHECKED BY CSR

CITY OF STEAMBOAT SPRINGS

STEAMBOAT SPRINGS ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 1 – GRADING AND EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDALL 40319 PROFESSIONAL ENGINEER
6/7/18
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/3/18
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	4 OF 13

C4

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.

MT. WERNER CIRCLE
EX. 100' RIGHT-OF-WAY
EX. CENTERLINE (TYP.)
OWNER: MOUNTAIN MEADOWS PRESERVE, LLC
SEE SHEET C6 FOR PHASE 2 CIVIL PLAN OF PROPOSED SOFT SURFACE SIDEWALK ALONG MT. WERNER CIRCLE
EX. ASPHALT PAVEMENT
EX. 24" CMP
EX. ELECTRICAL PEDESTAL
MT. WERNER ROAD
EX. EDGE OF ASPHALT
EX. STOP SIGN
PROPOSED PHASE 2 SITE LIMITS & APPROX. LIMITS OF DISTURBANCE
PROPOSED TEMPORARY CONSTRUCTION EASEMENT
PROPOSED PERMANENT EASEMENT/LEASE
N=1,412,686.88
E=2,635,483.35
PROP. INTERPRETIVE SIGN, DESIGN BY OTHERS
PROP. FUTURE FARM IMPLEMENTS BY OTHERS
N=1,412,656.51
E=2,635,467.42
PHASE 1 IMPROVEMENTS: REFER TO PHASE 1 SITE PLAN
6' (TYP)
CONST. 157 SY SOFT SURFACE SIDEWALK
PROP. BARN
N=1,412,625.42
E=2,635,414.75
PROP. INTERPRETIVE SIGN, DESIGN BY OTHERS
R=7 TYP.
N=1,412,609.30
E=2,635,486.77
PROP. INTERPRETIVE SIGN, DESIGN BY OTHERS
OWNER: STEAMBOAT GRAND RESORT HOTEL
CONST. 10 SY CONC. ADA LANDING & DETECTABLE WARNINGS AT CROSSWALK
EX. IRRIGATION ENCLOSURE
CONST. 26 LF CURB & GUTTER, 13 SY CONC., & DETECTABLE WARNINGS FOR ISLAND BREAK.
SPEED LIMIT 25
R2-1
W11-2
AHEAD
W16-9P
PHASE 1 IMPROVEMENT: REFER TO PHASE 1 SITE PLAN
EX. 20' EASEMENT
CONST. 48 SY CONC. WALK, W/4 STEPS/RISERS & METAL HAND RAIL ON ONE SIDE & DETECTABLE WARNING AT CROSSWALK
W11-2
W16-7pL
2 X R1-6 PLACE ON BOTH SIDES OF POST
COMCAST PEDESTAL TO BE RELOCATED; CONTRACTOR TO COORDINATE WITH COMCAST
RELOCATE EX. SPEED LIMIT SIGN
OWNER: RCS-WILDHORSE LAND, LLC
CONST. 180 SY ASPHALT PARKING. SEE PAVING SECTION THIS SHEET
INSTALL "15 MINUTE PARKING ALL TIMES" SIGN R7-5
MT. WERNER CIRCLE
24.5' (TYP)
EX. 8' ASPHALT TRAIL
11.5'
10.7'
8' (TYP)
6'
W11-2
W16-7pL
EX. 24" CMP
RELOCATED EX. LANE DESIGNATION SIGN
EX. LANE STRIPING, TYP.
EX. ASPHALT PAVEMENT
EX. EASEMENT BOOK 598, PAGE 1233
W11-2
AHEAD
W16-9P
EX. 100' RIGHT-OF-WAY
NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

4" HOT MIX ASPHALT
2" MAX LIFT
4" MIN. CLASS 6 AGGREGATE BASE COURSE
8" MIN. PIT RUN

2 C5 | C5 FLEXIBLE PAVEMENT SECTION
NOT TO SCALE

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

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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ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 - SITE PLAN
STEAMBOAT SPRINGS

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COLORADO LICENSED CHRISTOPHER S. RUNDELL 40319 6/7/18 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF BASELINE CORPORATION

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C5

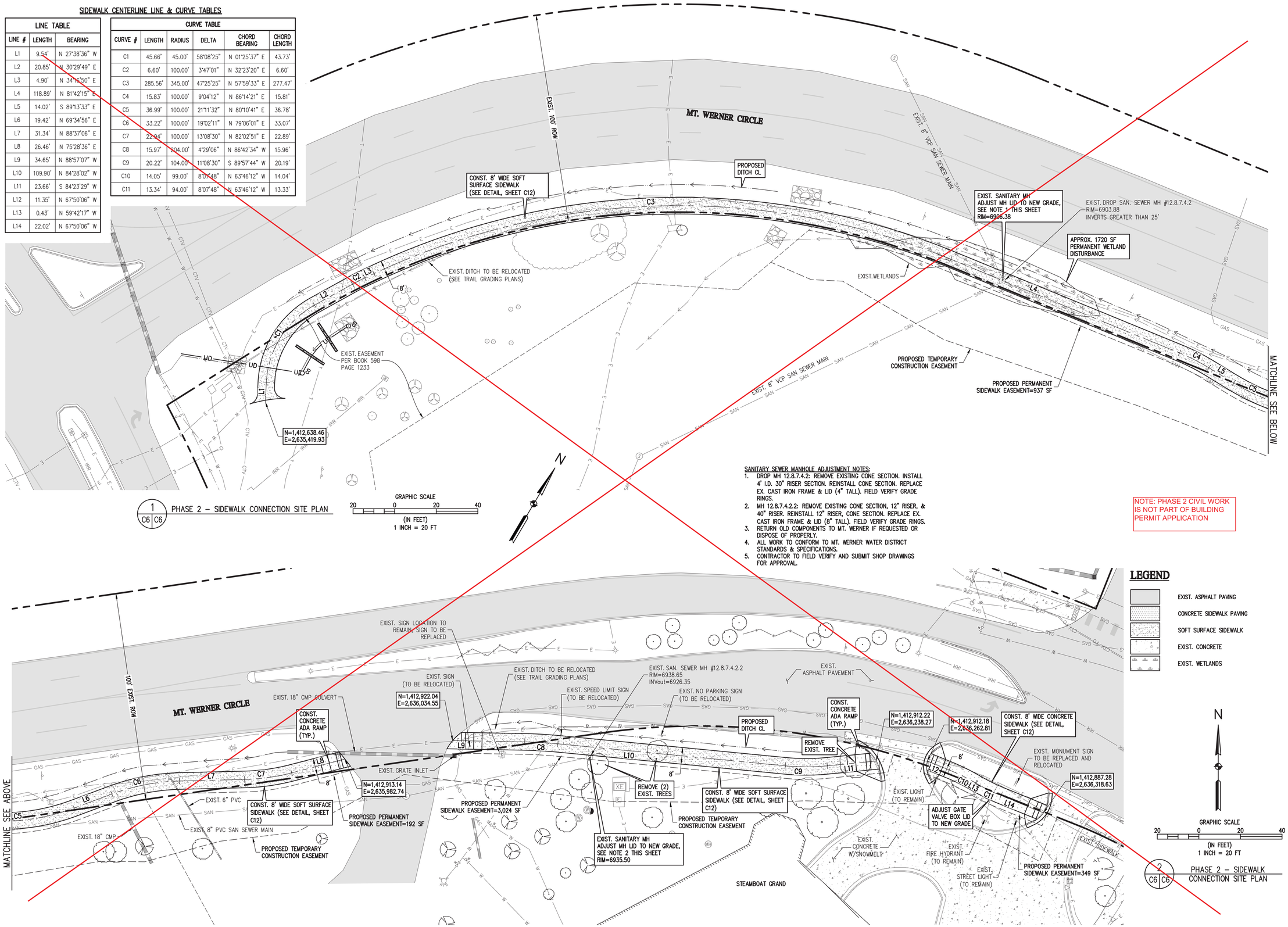
SIDEWALK CENTERLINE LINE & CURVE TABLES

LINE TABLE

LINE #	LENGTH	BEARING
L1	9.54'	N 27°38'36" W
L2	20.85'	N 30°29'49" E
L3	4.90'	N 34°16'50" E
L4	118.89'	N 81°42'15" E
L5	14.02'	S 89°13'33" E
L6	19.42'	N 69°34'56" E
L7	31.34'	N 88°37'06" E
L8	26.46'	N 75°28'36" E
L9	34.65'	N 88°57'07" W
L10	109.90'	N 84°28'02" W
L11	23.66'	S 84°23'29" W
L12	11.35'	N 67°50'06" W
L13	0.43'	N 59°42'17" W
L14	22.02'	N 67°50'06" W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.66'	45.00'	58°08'25"	N 01°25'37" E	43.73'
C2	6.60'	100.00'	3°47'01"	N 32°23'20" E	6.60'
C3	285.56'	345.00'	47°25'25"	N 57°59'33" E	277.47'
C4	15.83'	100.00'	9°04'12"	N 86°14'21" E	15.81'
C5	36.99'	100.00'	21°11'32"	N 80°10'41" E	36.78'
C6	33.22'	100.00'	19°02'11"	N 79°06'01" E	33.07'
C7	22.94'	100.00'	13°08'30"	N 82°02'51" E	22.89'
C8	15.97'	204.00'	4°29'06"	N 86°42'34" W	15.96'
C9	20.22'	104.00'	11°08'30"	S 89°57'44" W	20.19'
C10	14.05'	99.00'	8°07'48"	N 63°46'12" W	14.04'
C11	13.34'	94.00'	8°07'48"	N 63°46'12" W	13.33'



1 C6 | C6 PHASE 2 – SIDEWALK CONNECTION SITE PLAN

SANITARY SEWER MANHOLE ADJUSTMENT NOTES:

1. DROP MH 12.8.7.4.2: REMOVE EXISTING CONE SECTION. INSTALL 4' I.D. 30" RISER SECTION. REINSTALL CONE SECTION. REPLACE EX. CAST IRON FRAME & LID (4" TALL). FIELD VERIFY GRADE RINGS.
2. MH 12.8.7.4.2.2: REMOVE EXISTING CONE SECTION, 12" RISER, & 40" RISER. REINSTALL 12" RISER, CONE SECTION. REPLACE EX. CAST IRON FRAME & LID (8" TALL). FIELD VERIFY GRADE RINGS.
3. RETURN OLD COMPONENTS TO MT. WERNER IF REQUESTED OR DISPOSE OF PROPERLY.
4. ALL WORK TO CONFORM TO MT. WERNER WATER DISTRICT STANDARDS & SPECIFICATIONS.
5. CONTRACTOR TO FIELD VERIFY AND SUBMIT SHOP DRAWINGS FOR APPROVAL.

NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

LEGEND

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

2 C6 | C6 PHASE 2 – SIDEWALK CONNECTION SITE PLAN

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

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUSSELL PROFESSIONAL ENGINEER 40319 6/7/18
FOR AND ON BEHALF OF BASELINE CORPORATION

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DRAWING NAME	20169 TRAIL SITE PLAN.dwg
SHEET	6 OF 13

C6

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

MT. WERNER CIRCLE

EX. 100' RIGHT-OF-WAY

EX. CENTERLINE (TYP.)

SEE SHEET C8 FOR SIDEWALK CONNECTION GRADING AND CULVERT INFO.

EX. ASPHALT PAVEMENT

CONST. STORM WATER QUALITY SWALE. SEE SHEETS C8 & C12

EX. 24" CMP

EX. ELECTRICAL PEDESTAL

CONST. 26.0 LF 24" HDPE W/2 FES @ 2.7% INV. IN = 6875.60 INV. OUT = 6874.90

MT. WERNER ROAD

EX. STOP SIGN

CONST. 2.5 CY TYPE 'VL' (D50=6") RIPRAP

CONST. 15 LF 8" HDPE @ 3.9% INV. IN = 6881.7 INV. OUT = 6871.1

TG=83.53

TG=81.93

TG=79.48

TG=78.96

TG=83.06

PROP. BARN

PHASE 1 IMPROVEMENTS: REFER TO PHASE 1 GRADING PLAN

OWNER: STEAMBOAT GRAND RESORT HOTEL

CONST. 2.5 CY TYPE 'VL' (D50=6") RIPRAP

CONST. 48 LF 4" PERFORATED PVC SUBSURFACE DRAIN @ 0.5%

TC=78.07

EX. IRRIGATION ENCLOSURE

TC=77.92

FL=77.62

FL=77.80

4" CLEANOUT INV. = 6876.84

CONST. 35 LF STORM WATER QUALITY SWALE. SEE DETAILS SHEET C12

DAYLIGHT END OF 4" PERFORATED PVC SUBSURFACE DRAIN INTO BOTTOM OF DITCH INV. = 6876.6

EX. 8" VCP SAN SEWER MAIN

NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

CONST. (4) CONC. STAIRS W/7" RISERS & 12" TREADS

TC=77.15

TC=77.49

TC=77.22

TC=77.37

TC=75.04

EX. 20' EASEMENT

EX. 24" CMP

MT. WERNER CIRCLE

TP=78.58

TP=78.73

TP=80.23

TP=80.91

TP=80.40

TP=80.16

TP=79.75

TP=79.63

TP=79.21

TP=79.20

8' ASPHALT TRAIL

EX. ASPHALT PAVEMENT

EX. 14" DIP WATER MAIN

EX. EASEMENT BOOK 598, PAGE 1233

EX. 100' RIGHT-OF-WAY

OWNER: RCS-WILDHORSE LAND, LLC

N

GRAPHIC SCALE

20 0 20 40

(IN FEET)

1 INCH = 20 FT

1 C7 C7 PHASE 2 – GRADING PLAN

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CITY OF STEAMBOAT SPRINGS

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MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 – GRADING PLAN

STEAMBOAT SPRINGS ROUTT COUNTY

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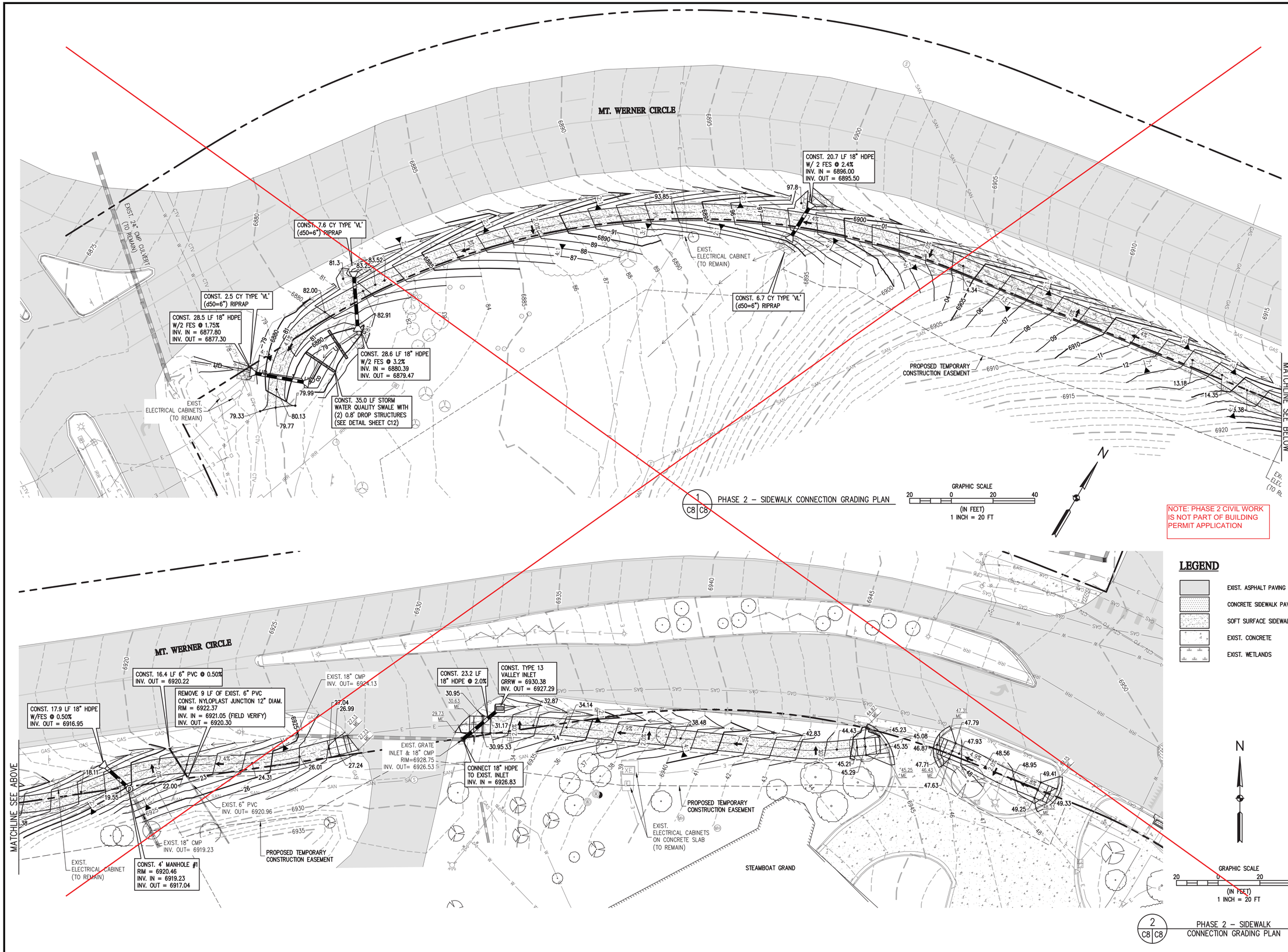
C7



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

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED PROFESSIONAL ENGINEER
CHRISTOPHER S. RUNDELL
40319
6/7/18

FOR AND ON BEHALF OF BASELINE CORPORATION

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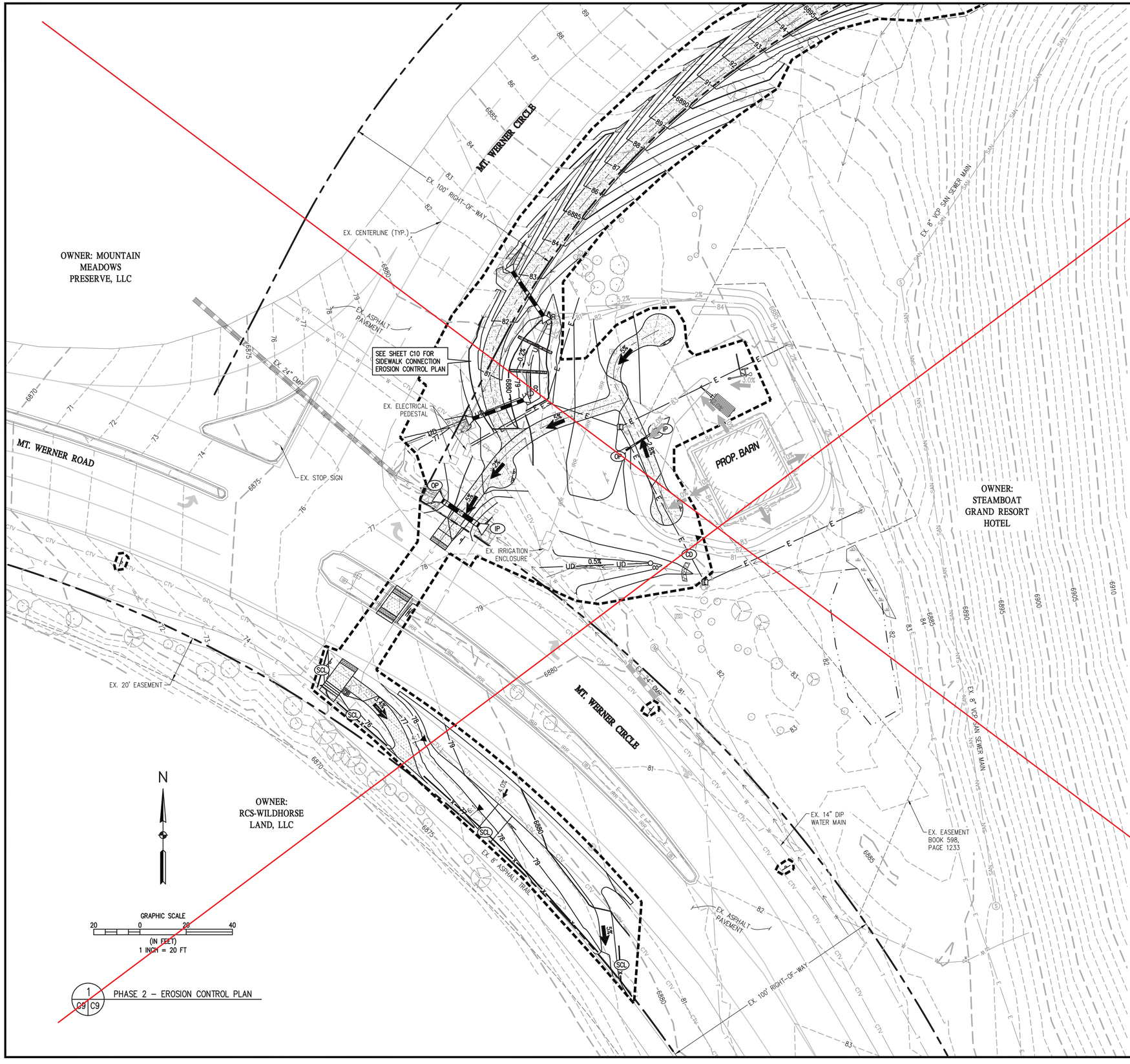
SHEET	8 OF 13

C8



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:

1. 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.

2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.

3. 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.

4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.

5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.

6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

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PHASE 2 – EROSION CONTROL PLAN

STEAMBOAT SPRINGS ROUTT COUNTY

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C9

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	

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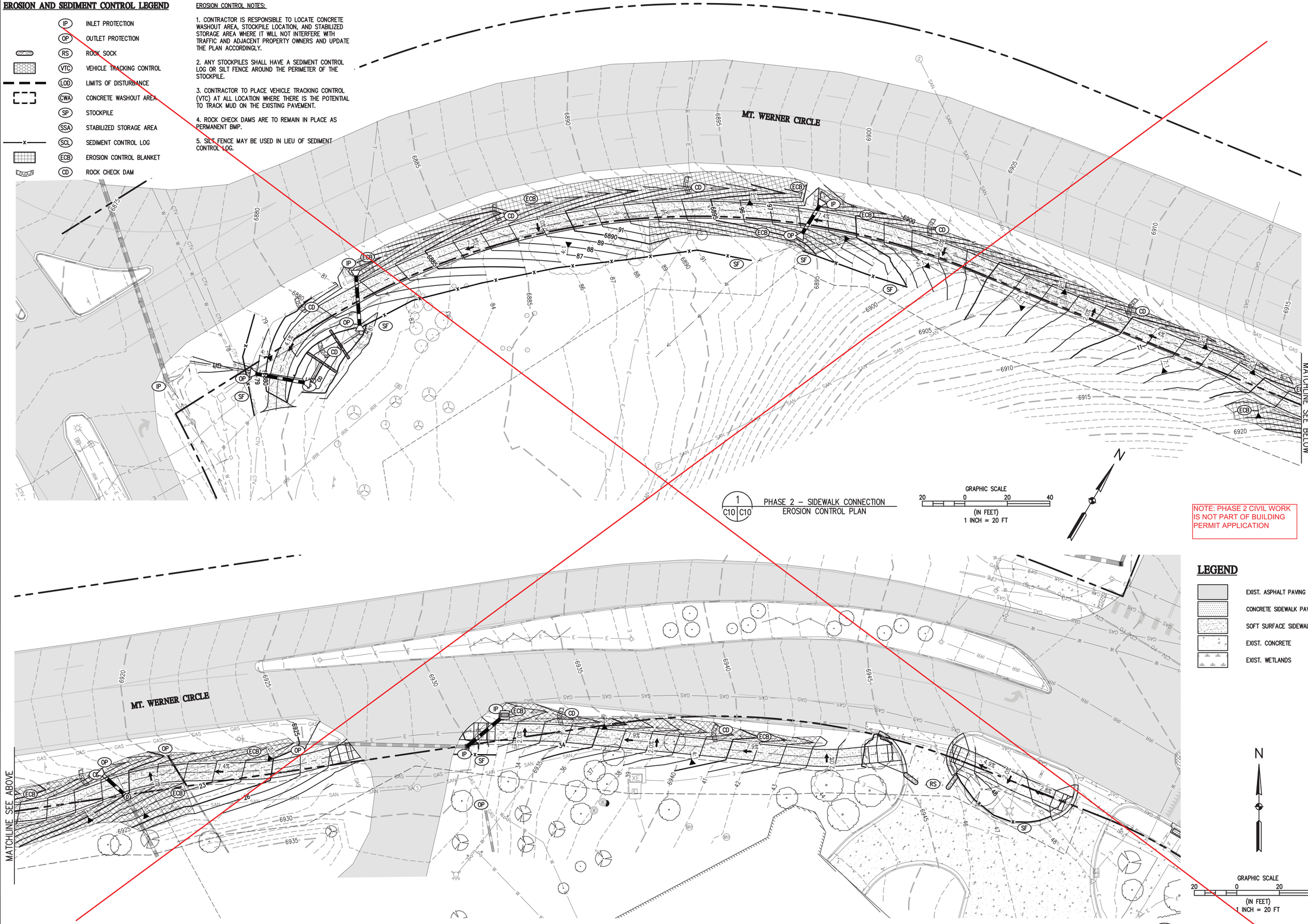
5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.



1 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

NOTE: PHASE 2 CIVIL WORK IS NOT PART OF BUILDING PERMIT APPLICATION

LEGEND

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

2 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

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C10

RCRBD
RECORD SET

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 SWEPT 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 CSMP.

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/WQCDPMT.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 STATUES, 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, FLOWLINES 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-STE FLOWS ENTER THE PROJECT.

SCHEDULE OF GRADING ACTIVITIES/SEQUENCE

1. INSTALL EROSION CONTROL MEASURES
2. EARTHWORK/GRADING
3. BARN RELOCATION (PHASE 1)
4. CULVERT CONSTRUCTION (PHASE 2)
5. FINE GRADING
6. SOFT SURFACE SIDEWALK CONSTRUCTION
7. ASPHALT PAVING AND TRAIL CONNECTIONS SOUTH OF MWC
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 ONSITE 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 MINUMUM OF THREE TIMES PER WEEK. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT 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 DRITERIA 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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P: 9708791825 • F: 3033402959 • www.baselinecorp.com

REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18
ADDRESS TAC COMMENTS	CSR	6/7/18

DESIGNED BY SMB
DRAWN BY SMB
CHECKED BY CSR

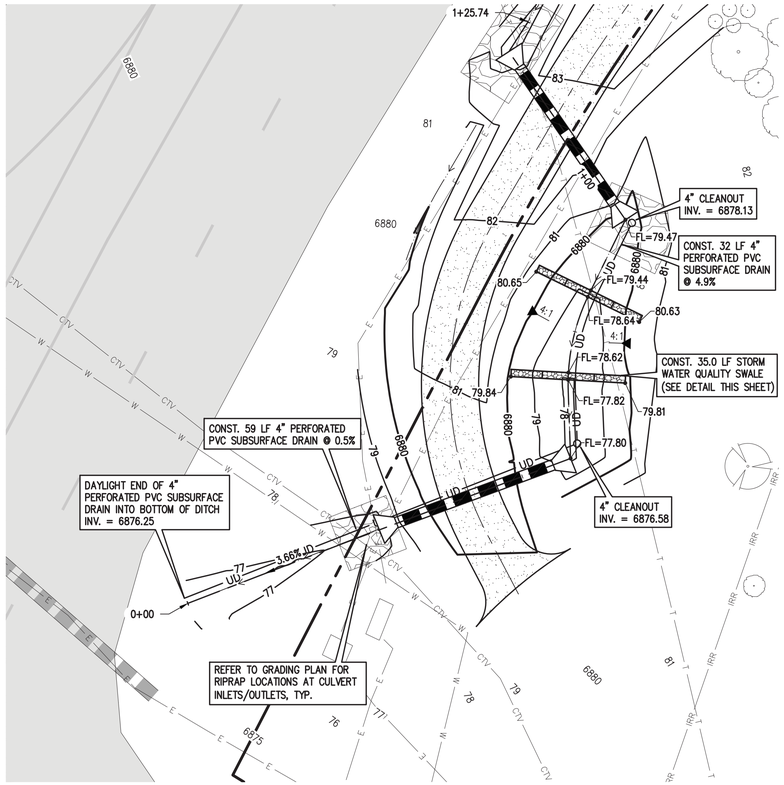
CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
STORM WATER MANAGEMENT PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDELL PROFESSIONAL ENGINEER 40319 6/7/18
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/3/18
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	11 OF 13

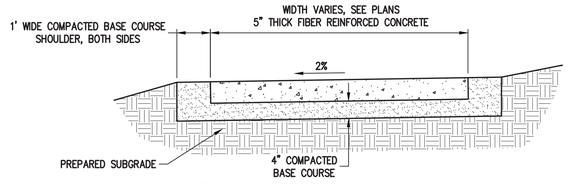
C11

RCRBD
RECORD SET

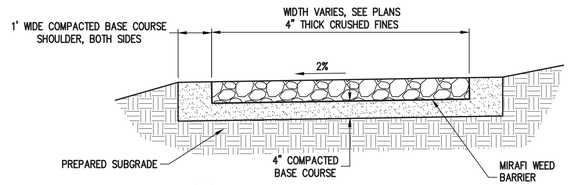


1 C12 C12 WATER QUALITY SWALE DETAIL
SCALE: 1" = 10'

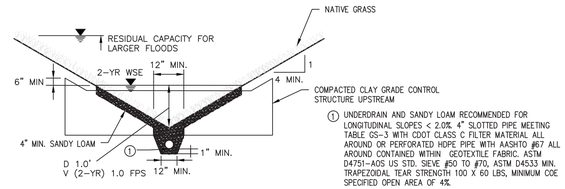
GRAPHIC SCALE
10 0 10 20
(IN FEET)
HORIZ: 1 INCH = 10 FT
VERT: 1 INCH = 2 FT



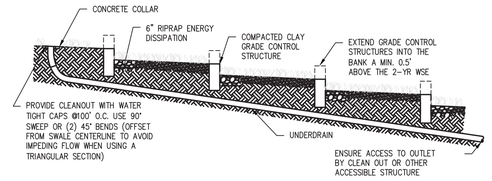
3 C12 C12 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



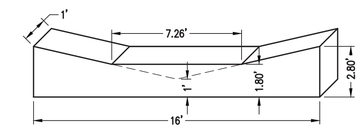
4 C12 C12 SOFT SURFACE TRAIL DETAIL
NOT TO SCALE



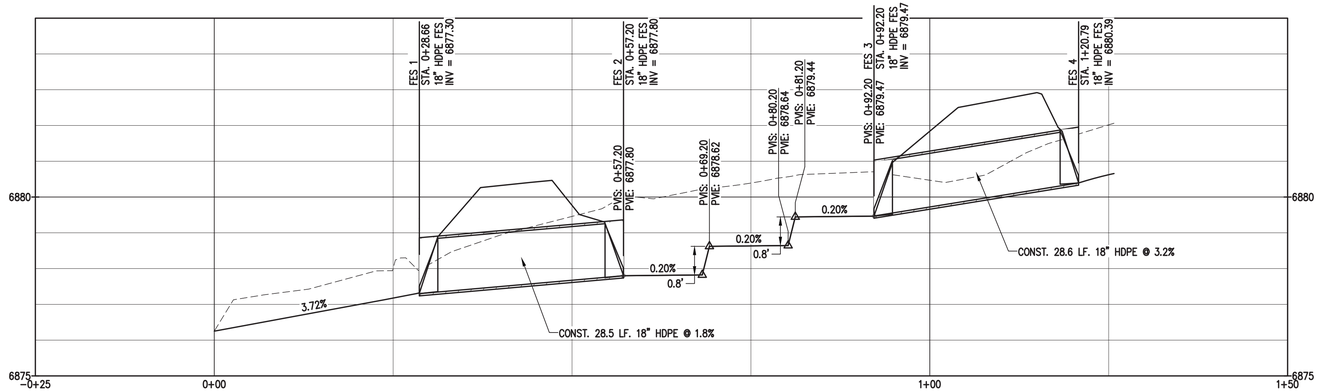
TRIANGULAR SWALE SECTION
NTS



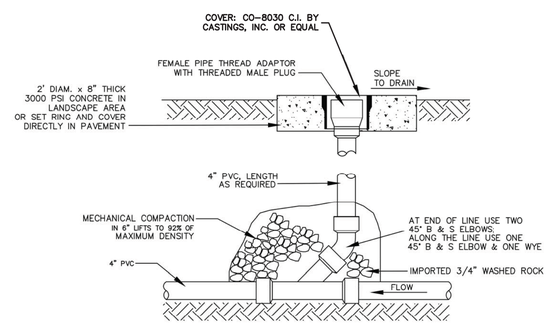
SWALE PROFILE
NTS



COMPACTED CLAY GRADE CONTROL STRUCTURE ISOMETRIC
NTS



2 C12 C12 WATER QUALITY SWALE PROFILE



5 C12 C12 WATER QUALITY SWALE DETAIL

6 C12 C12 UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

NOTE: SEE PLAN SHEETS FOR INVERTS.

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40319
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FOR AND ON BEHALF OF BASELINE CORPORATION

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SURVEY FIRM	SURVEY DATE
D&D, INC.	10/11/14
JOB NO.	C020169
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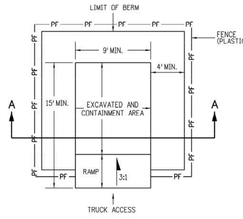
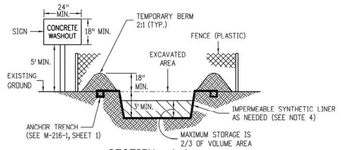
SHEET 12 OF 13	

C12

RCRBD
RECORD SET



PLAN VIEW

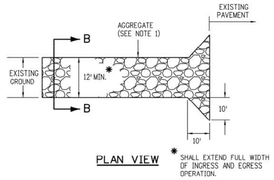


SECTION A-A

NOTES:

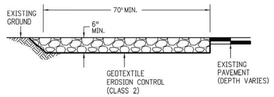
1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, IT SHALL BE LINED WITH AN IMPERMEABLE SYNTHETIC LINER THAT IS DESIGNED TO CONTROL SEEPAGE AT A MAXIMUM RATE OF 6 TO 10 CENTIMETERS PER SECOND.
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

CONCRETE WASHOUT STRUCTURE

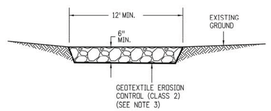


PLAN VIEW

* SHALL EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



ELEVATION SECTION



SECTION B-B

NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (K).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	07/16/15	Deleted the Two Soil Retention Blanket detail sheets. They are now included in the Soil Retention Details.
Full Path: www.coloradodot.info/business/designsupport	(R-X)	03/29/16	Minor revisions to some dimensions and General Notes.
Drawing File Name: 20801010l1.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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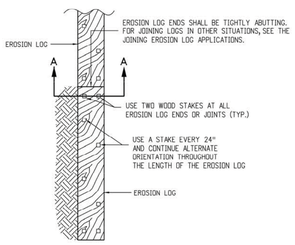
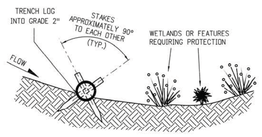
STANDARD PLAN NO. M-208-1

Sheet No. 1 of 11

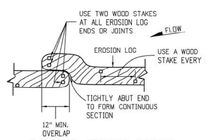


PLAN VIEW

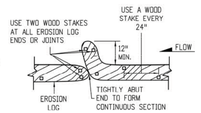


SECTION A-A

TYPICAL STAKE INSTALLATION



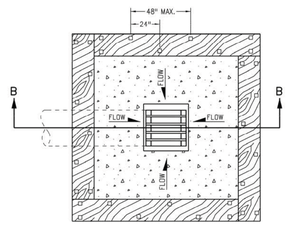
OVERLAP JOINING DETAIL



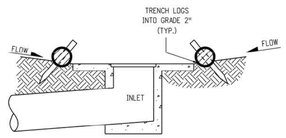
J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00002	TYPE 1 (12")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")



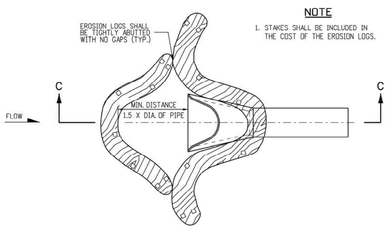
PLAN VIEW



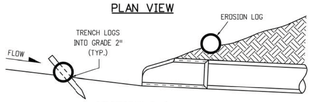
SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

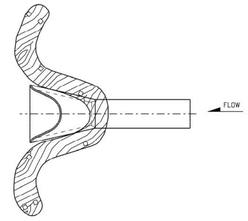


PLAN VIEW



SECTION C-C
(NOT ALL LOGS SHOWN)

EROSION LOG CULVERT INLET PROTECTION



EROSION LOG CULVERT OUTLET PROTECTION

EROSION LOG APPLICATIONS

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Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 20801020l1.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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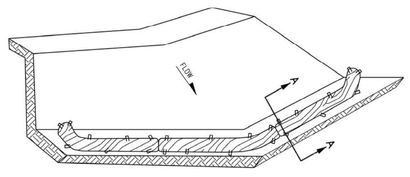
STANDARD PLAN NO. M-208-1

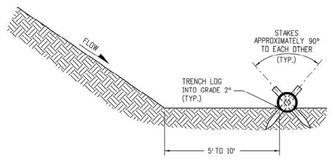
Sheet No. 2 of 11

NOTES

1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF ONE-QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; MAXIMUM SLOPE LENGTH BEHIND BARRIER IS 100 FEET; MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1.
2. SILT FENCE USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
3. SILT FENCE SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
4. THE MAXIMUM LENGTH OF EROSION LOGS OR SILT FENCES WITHOUT A FLARED END TURNING UPSLOPE IS 150 FEET.



ISOMETRIC VIEW



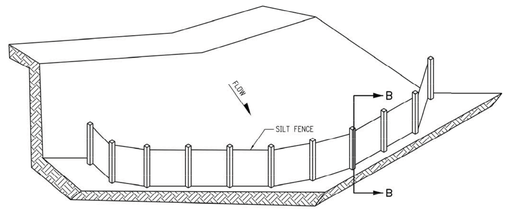
SECTION A-A

NOTES:

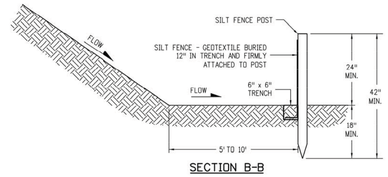
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00002	TYPE 1 (12")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")

EROSION LOG TOE OF SLOPE PROTECTION



ISOMETRIC VIEW

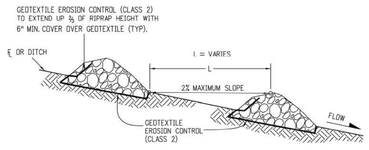


SECTION B-B

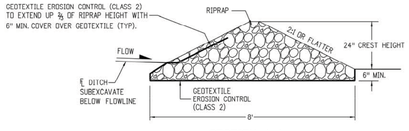
SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS



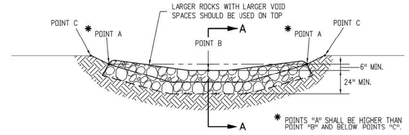
SECTION VIEW ALONG DITCH FLOWLINE



SECTION A-A

NOTES:

1. RIPRAP SIZE D_{50} = 6" OR AS SHOWN ON THE PLANS.
2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN HIGHER THAN CENTER OF CHECK DAM.
4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.



TYPICAL SECTION VIEW

ROCK CHECK DAM

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	03/29/16	Minor revisions to some Notes.
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 20801030l1.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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STANDARD PLAN NO. M-208-1

Sheet No. 3 of 11

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 20801020l1.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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STANDARD PLAN NO. M-208-1

Sheet No. 11 of 11

BASELINE
Engineering · Planning · Surveying
419 OAK ST. • P.O. BOX 771152 • STEAMBOAT SPRINGS, CO. 80477
P. 970.879.3925 • F. 303.940.9959 • www.baselinecos.com

REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18
ADDRESS TAC COMMENTS	CSR	6/7/18

DESIGNED BY SMB
DRAWN BY SMB
CHECKED BY CSR

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
EROSION CONTROL DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

COLORADO LICENSED
Chris Rundell
40319
6/7/18
PROFESSIONAL ENGINEER

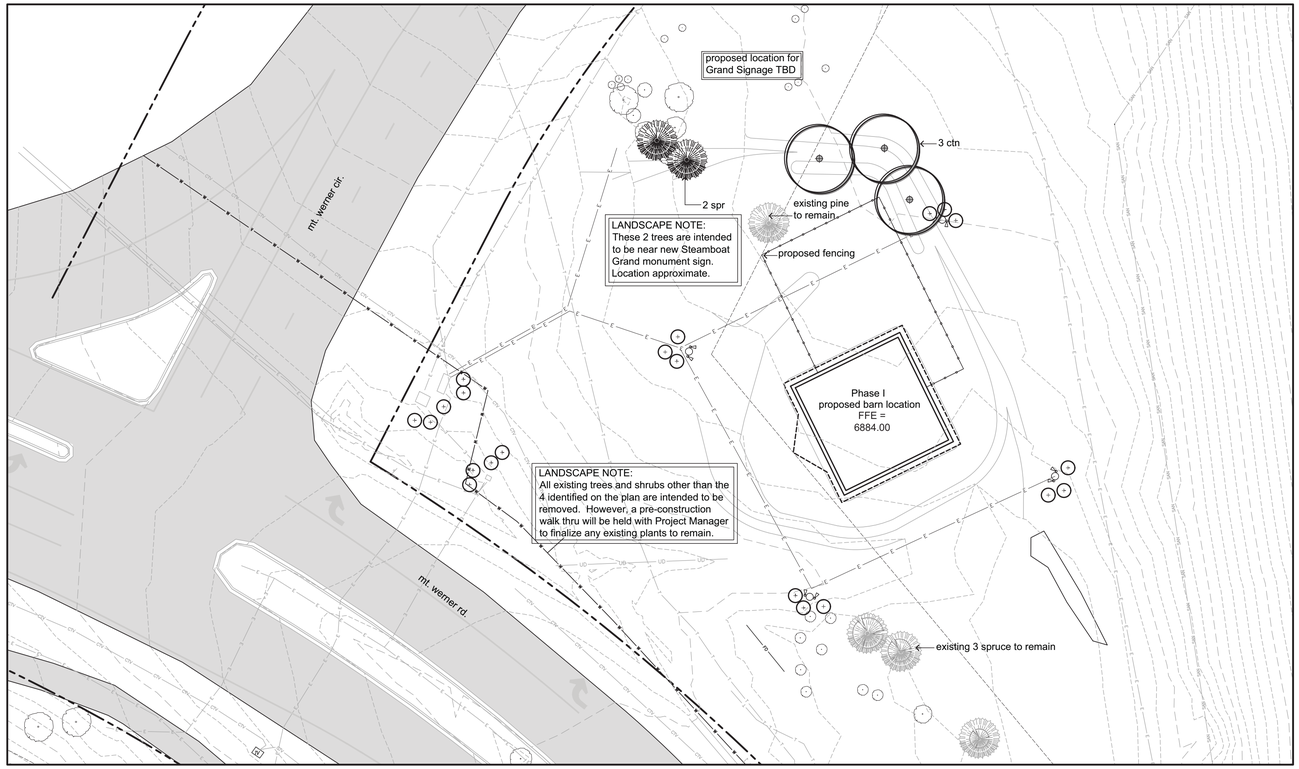
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/3/18
DRAWING SIZE	24" X 36"
SURVEY FIRM D&D, INC.	SURVEY DATE 10/11/14
JOB NO.	C020169
DRAWING NAME C020169 CD COVER.dwg	
SHEET 13 OF 13	

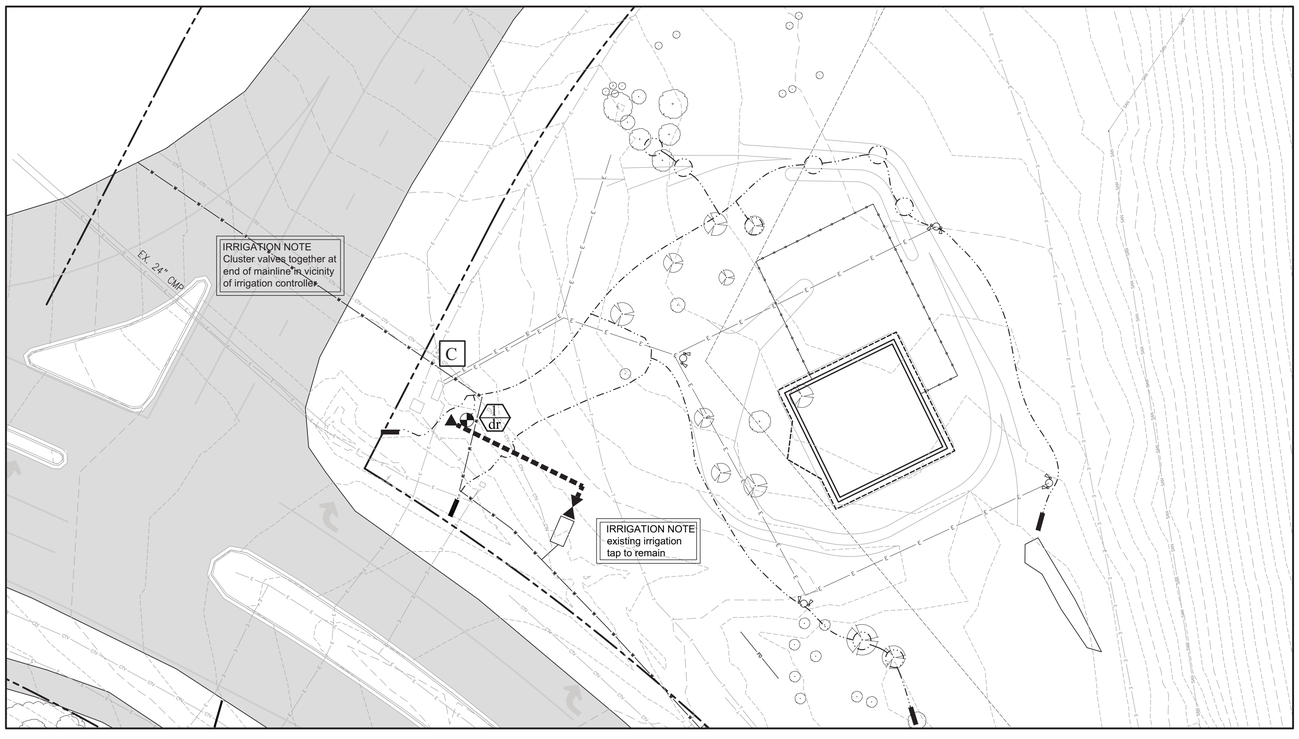
C13

O:\C020169 Iconic Entry\Drawings\C020169 CD COVER.dwg, 6/7/2018 10:06:43 AM, Chris Rundell

LANDSCAPE PLAN



IRRIGATION PLAN



RCRBD
RECORD SET

LANDSCAPE LEGEND

- deciduous shade tree
- evergreen trees
- native deciduous shrub
- *proposed lighting (see lighting plan)
- existing evergreen to remain 4 total
- existing landscape to be removed

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

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

IRRIGATION LEGEND

- ELECTRIC CONTROL VALVE, 1.5" RAINBIRD PEB SERIES
- DRIP TUBE, 3/4" UNLESS NOTED
- DRIP END
- PVC MAINLINE 1.5"
- C — RAINBIRD ESP - ME SERIES MODULAR CONTROLLER WITH RAINBIRD RSD RAIN SENSOR
- 3/4" QUICK COUPLER
- 1 / 8 — ZONE # / GPM
- PVC SLEEVE - 6" if mainline
- POINT OF CONNECTION (SEE NOTE)

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

1. Existing Conditions and Site layout plan provided by Baseline Engineering.
2. 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.
3. 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.
4. Contractor shall maintain positive drainage away from all building foundations, structures and planting beds at all times.
5. 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.
6. See sheet L.101 for irrigation details and specifications.

40' 20' 10' 0'
1"=20'

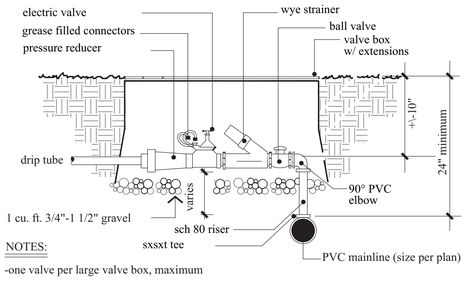
date 9-12-17 city submittal #1
rev. 11-17-17 city submittal #2
rev. 12-6-17 tac comments
rev. 5-11-18 construction set

Landscape Plan

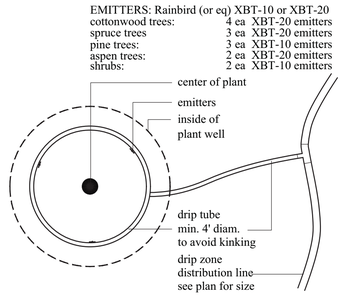
URACC / SSRA ICONIC ENTRY
The Arnold Barn Re-Location
Steamboat Springs, CO

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

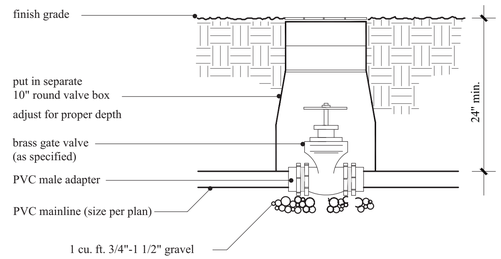
sheet # L.100



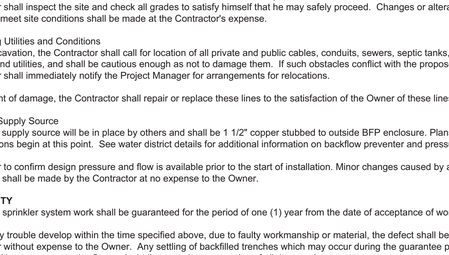
1 L.101 DRIP VALVE ASSEMBLY
no scale



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
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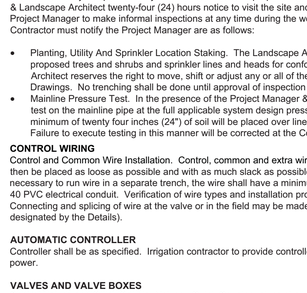
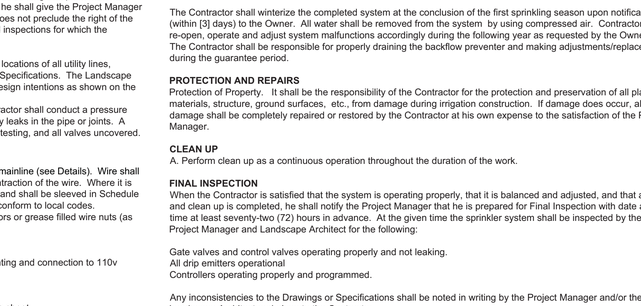


5 L.101 QUICK COUPLER VALVE DETAIL
no scale



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 (l) 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 settling 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

A. 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.

B. 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-tite 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 (l) 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 settling 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.

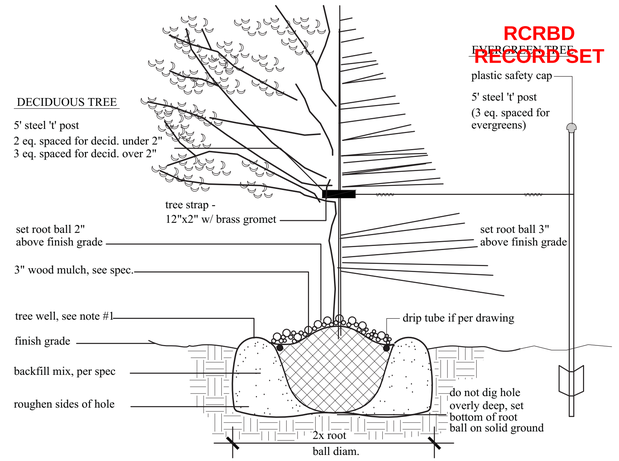
PROTECTION AND REPAIRS
Protection of Property. It shall be the responsibility of the Contractor for the protection and preservation of all plant materials, structure, ground surfaces, etc., from damage during irrigation construction. If damage does occur, all damage shall be completely repaired or restored 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
tac comments
rev. 5-11-18
construction set

Landscape & Irrigation
Details and Specifications

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

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

sheet #
L.101

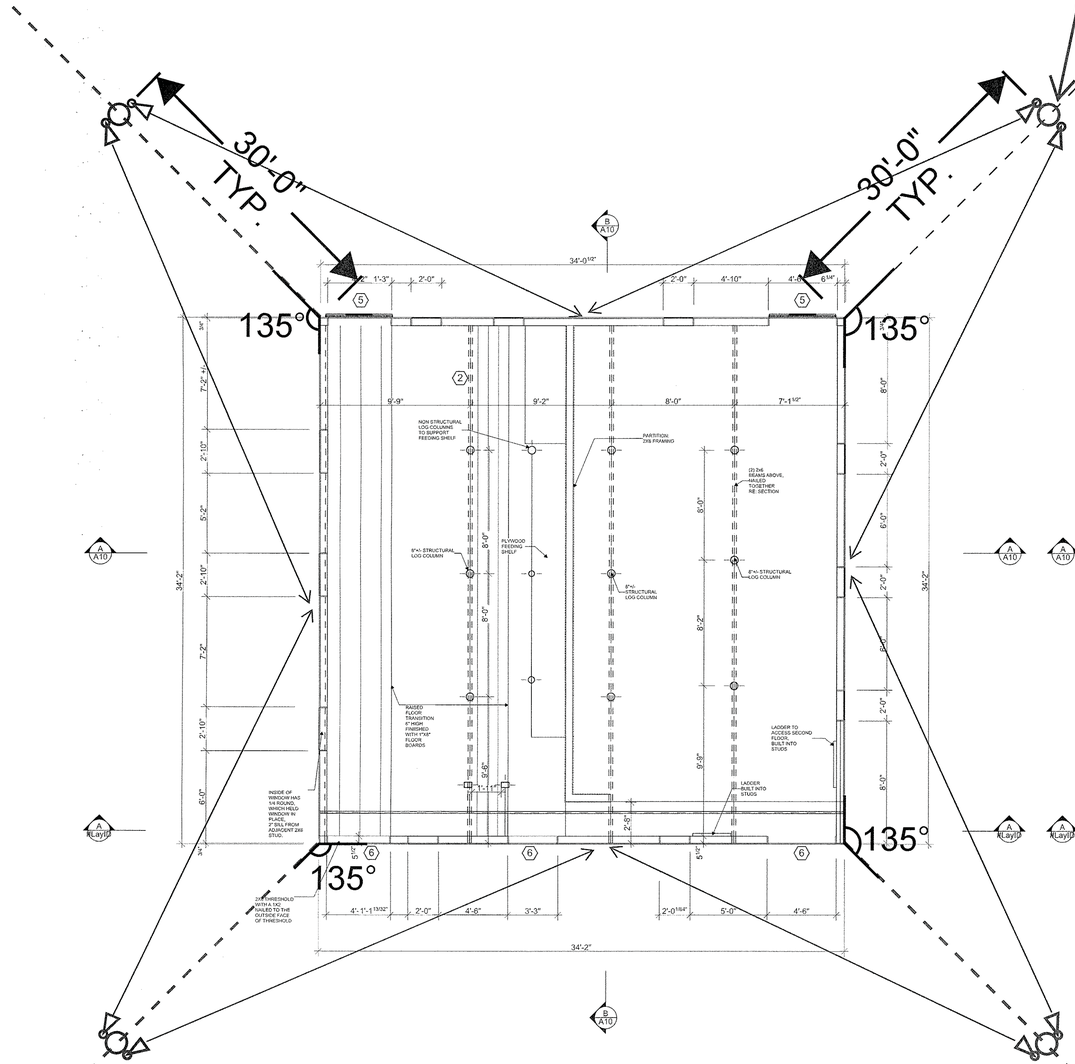
THEATRE PLANNERS / LIGHTING DESIGNERS

Schuler Shook

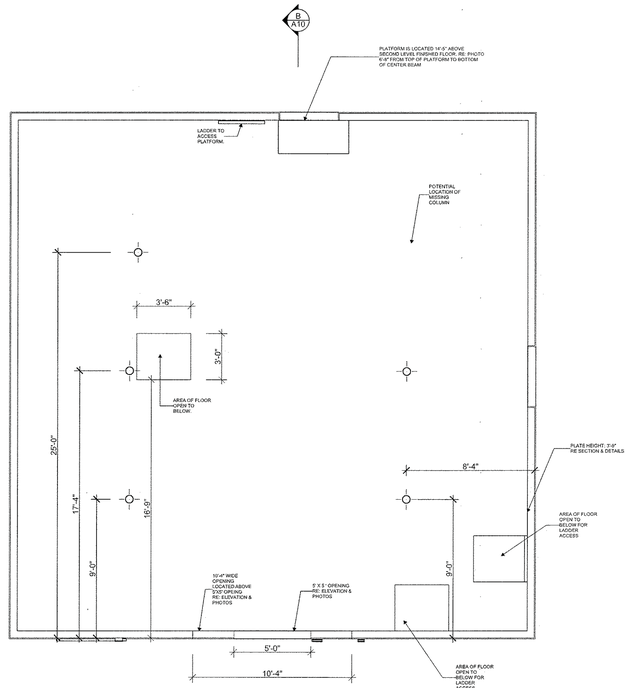
SKETCH: **SK-001**
PROJECT: **ARNOLD BARN**
DATE: **11/13/2017**
SCALE: **N.T.S.**
DRAWING BY: **BJW**

RCRBD
RECORD SET

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



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



2 LOFT FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

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

TITLE
LIGHTING PLAN

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

REVISIONS:

	DATE

DRAWING NUMBER
LP 1

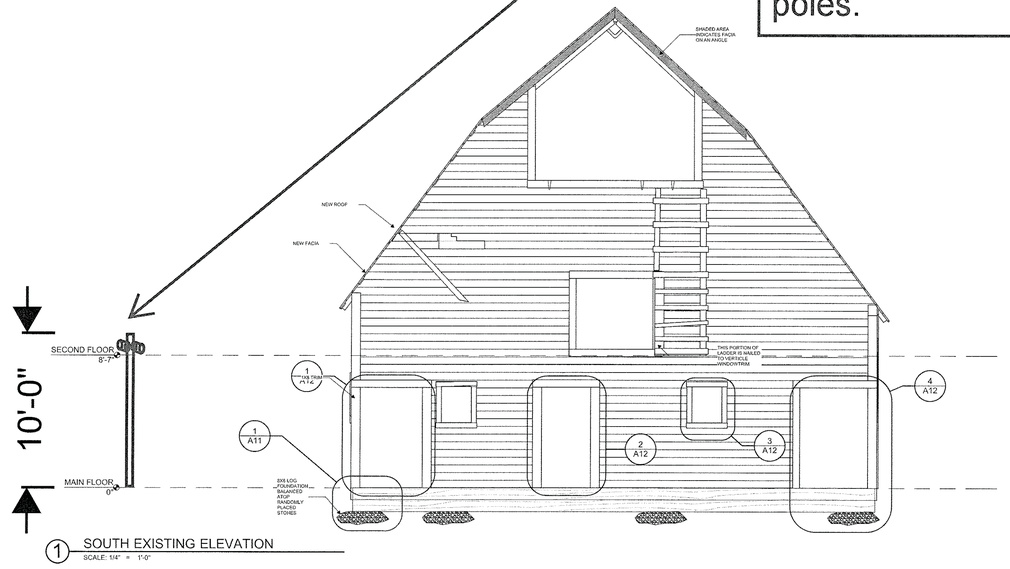
THEATRE PLANNERS / LIGHTING DESIGNERS

Schuler Shook

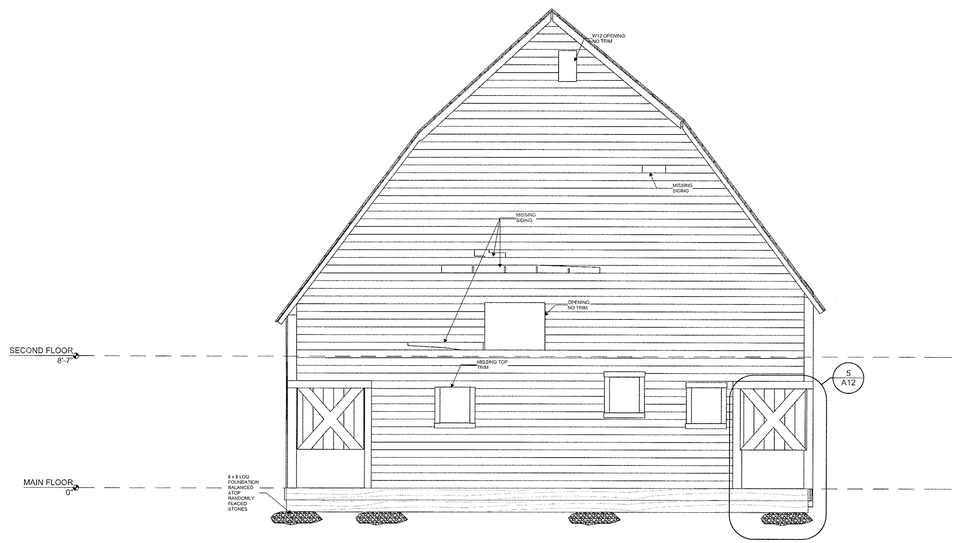
RCRBD
RECORD SET

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

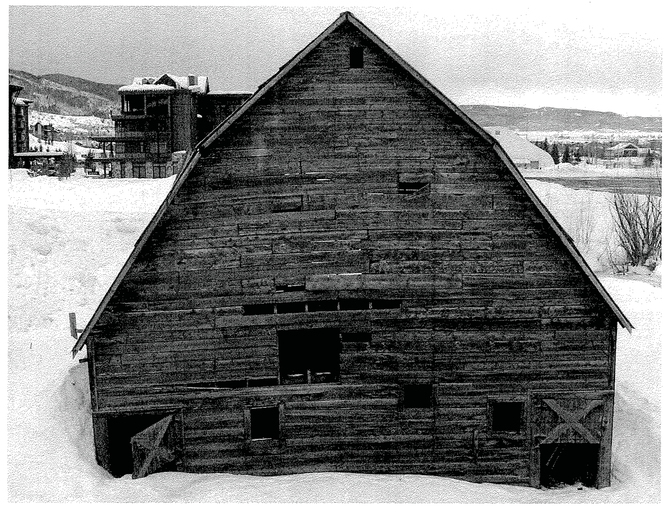
10 ft. tall pole with two (2) Type SA fixtures attached to each pole. Typical of four (4) poles.



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



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



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

TITLE
LIGHTING PLAN

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

REVISIONS:
DATE

DRAWING NUMBER
LP 2

Mountain Architecture ♦ Design Group, P.C.

FROM: JAN M. KAMINSKI

TO: RALPH WALTON
CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS REDEVELOPMENT AUTHORITY

CC: TOBY STAUFFER, STAFF PLANNER
CITY OF STEAMBOAT SPRINGS
PLANNING AND COMMUNITY DEVELOPMENT

DATE: JUNE 25, 2018

SUBJECT: URAAC ICONIC ENTRY – DPF-17-11

Condition 7 of the Development Plan/ Final Development Plan states" Project lighting shall be installed with timing technology and the applicant, Steamboat Springs Redevelopment Authority, ("SSRA") shall enter into a development agreement with the Steamboat Grand Resort Hotel Condominium Association, Inc., ("Grand HOA"), and Steamboat Ski & Resort Corporation, ("SSRC") to allow for future modification of the lighting schedule.

The exterior lighting for the Arnold Barn will either be controlled with a photocell on, timeclock off scenario, or astronomic timeclock. The photocell allows the fixtures to be turned on when ambient light levels drop below a certain level, and turned off at a predetermined time each night. The trigger illuminance level and off time can be programmed. An astronomic timeclock feature will turn the fixtures on and off if used. This would turn the fixtures on based around astronomic data for sunset times in Steamboat Springs, and off at a predetermined time.

Regarding dimming, these fixtures are dimmable with a 0-10V dimming protocol. If dimming is desired to tune the lighting levels, this could be done with an appropriately sized 0-10V dimmer mounted in a dry location on the property. This dimmer could be set once to the desired intensity, with the photocell and timeclock controlling on/off. These controls will be located in a secure place in the barn and installed concurrent with the site lighting.

P.O. Box 770420 ♦ 634 Oak Street
Steamboat Springs, Colorado
Ph. 970.879.5764 Fax. 970.879.5766

ET2800 Series

365/7-Day Astronomic Electronic Control

The ET2800 Series 365/7-Day Astronomic Electronic Controls feature independent 7-day programming for convenient flexibility when load switching differs daily. These electronic controls provide dependable and uncomplicated performance, plus to-the-minute programming for accurate load control and reduced energy costs. Up to 48 ON and 48 OFF events can be preset to automatically repeat. Each event can be applied to any combination of circuits and days. Each circuit can be independently scheduled for Astronomic (Dusk/Dawn) ON/OFF events. In addition, the programming can be easily disabled by changing to the manual operating mode. An additional mode of operation allows for ON/OFF buttons to be used as a 2-hour override, in compliance with current regulations. Manual circuit control buttons operate circuits independently, based on the mode of operation. 50 Holiday Block Scheduling exception dates are available to prevent regularly scheduled events, or allow for a holiday schedule. All models come equipped with a supercapacitor to provide time and date retention for a minimum of 100 hours, and do not require batteries. Each electronic control is housed in a lockable enclosure for vandalism and tampering protection.

Project: _____

Location: _____

Product Type: _____

Contact/Phone: _____

Model #: _____

ET2825C

ET2845CP

ET2805CR

Features

- Program can be repeated on a weekly basis
- Multi-volt operation from 120-277 VAC 60 Hz, with auto-voltage detection
- To-the-minute programming for accurate load control and reduced energy costs
- Astronomic feature provides sunset ON and sunrise OFF settings, eliminating the need for separate photo control devices
- Astronomic programming can be combined with independent programs to provide a sunset ON and timed OFF program
- Relays with Zero-Cross Technology to extend the life of the control
- 2-circuit models are field configurable for: 2 independent outputs, DPST output, or 1 channel ON pulse/OFF pulse output
- 4-circuit models are field configurable for: 4 independent outputs, 2 DPST outputs, 1 DPST and 2 SPST, or 2 channel ON pulse/OFF pulse output
- USB port to easily copy and paste schedules from one control to another or simply backup schedule
- Automatic Daylight Saving Time (DST) ON/OFF adjustment
- Non-volatile EEPROM memory for lifetime programming protection
- Temporary override or permanent manual override available via control buttons
- Additional mode of operation allowing ON/OFF buttons to become a 2 hour override control
- 100-hour super capacitor eliminates battery dependency
- 50 Holiday Blocks with schedules

Ratings

Enclosure Options:	Standard: Type 1 Gray Painted Steel CR: Type 3R Gray Metal Enclosure CP: Type 3R High-Impact UV Resistant Polycarbonate Plastic with Clear Cover
Knockouts:	Combination ½" & ¾" Knockouts Bottom: 2, Left: 1, Right: 1, Back: 1
Input Voltage:	120, 208, 240, or 277 VAC 50/60 Hz

LED TITLE 20 CA LISTED c UL us

ET2800 Series

INTERMATIC

Operating Temperature:	-40° F to 155° F (-40° C to 68° C)

ET2800 Models

NO Contact Ratings:	Resistive: 30 A @ 120/240 VAC Resistive: 20 A @ 28 VDC Inductive: 30 A@ 120/240 VAC Tungsten: 5 A @ 120/240 VAC Magnetic Ballast: 20 A @ 277 VAC Electronic Ballast/LED: 10 A @ 120/277 VAC Motor: 1 HP @ 120 VAC Motor: 2 HP @ 240 VAC
SPDT NO Contact Ratings:	Resistive: 20 A @ 120-240 VAC Resistive: 20 A @ 28 VDC Inductive: 20 A @ 120-240 VAC Magnetic Ballast: 20 A @ 120-277 VAC Electronic Ballast/LED: 10 A @ 120/277 VAC Motor: 1 HP @ 120 VAC Motor: 2 HP @ 240 VAC
SPDT NC Contact Ratings:	Resistive: 10 A @ 120-240 VAC Resistive: 10 A @ 28 VDC Inductive: 10 A @ 120-240 VAC Magnetic Ballast: 3 A @ 120-277 VAC Motor: ¼ HP @ 120 VAC Motor: ½ HP @ 240 VAC
Pulse Feature:	2-second pulse option for contactor and bell ringing applications (2 and 4-circuit models only)
Auto DST:	Automatic adjustment for Daylight Saving Time
Super Capacitor Backup:	A super capacitor to maintain date and time accuracy for a minimum of 100-hours if power is lost
Wiring Terminals:	#18 to #10 AWG wire
Minimum ON/OFF Time:	1 minute
Maximum ON/OFF Time:	6 days, 23 hours, 59 minutes
Warranty:	Limited 2 year

Model Number	Circuits	Switch	Volts AC	Rating	Enclosure	Shipping Weight
ET2805C	1	SPST	120-277 VAC	30 A	Indoor Metal	2.95 lbs.
ET2805CP	1	SPST	120-277 VAC	30 A	Indoor/Outdoor Plastic	2.25 lbs.
ET2805CR	1	SPST	120-277 VAC	30 A	Outdoor Metal	3.30 lbs.
ET2815C	1	SPDT	120-277 VAC	20 A	Indoor Metal	2.95 lbs.
ET2815CP	1	SPDT	120-277 VAC	20 A	Indoor/Outdoor Plastic	2.25 lbs.
ET2815CR	1	SPDT	120-277 VAC	20 A	Outdoor Metal	3.30 lbs.
ET2825C	2	SPST	120-277 VAC	30 A	Indoor Metal	2.95 lbs.
ET2825CP	2	SPST	120-277 VAC	30 A	Indoor/Outdoor Plastic	2.25 lbs.
ET2825CR	2	SPST	120-277 VAC	30 A	Outdoor Metal	3.30 lbs.
ET2845C	4	SPST	120-277 VAC	30 A	Indoor Metal	2.95 lbs.
ET2845CP	4	SPST	120-277 VAC	30 A	Indoor/Outdoor Plastic	2.25 lbs.
ET2845CR	4	SPST	120-277 VAC	30 A	Outdoor Metal	3.30 lbs.

All 2 or 4-circuit models can be wired to DPST
2-circuit models = 2 x SPST or 1 x DPST
4-circuit models = 4 x SPST, 2 x DPST, or 1 x DPST and 2 x SPST

Specification

The 365/7-Day Astronomic Electronic Control shall be capable of permitting up to 48 ON/48 OFF events. In addition, the electronic control shall include selectable Astronomic (dusk/dawn) settings for each day and circuit to allow load switching at sunset and/or sunrise without a photo control device. The electronic control shall provide a minimum ON or OFF time of 1 minute. The electronic control to be powered by ___ (120)(208)(240)(277) VAC, ___ 60 Hz power supply. The electronic control mechanism features a snap-in design to provide easy mechanism removal for mounting the enclosure. The electronic control enclosure shall be a _____ (Type 1 Steel)(Type 3R Steel)(Type 3R Plastic) lockable enclosure that shall be painted with an electrostatic process to eliminate the potential for corrosion. The electronic control shall provide clear terminal identification on a transparent non-curling terminal insulator. The electronic control shall have a USB port to provide for schedule backup and transfer capabilities. Switch configuration shall be _____ (SPST)(DPST)(SPDT) with a UL or CSA listed switch rating of:

If SPST:

- Resistive: 30 A @ 120/240 VAC
- Resistive: 20 A @ 28 VDC
- Inductive: 30 A @ 120/240 VAC
- Tungsten: 5 A @ 120/240 VAC
- Ballast: 20 A @ 120-277 VAC
- Electronic Ballast: 10 A @ 120/277 VAC
- Motor: 1 HP @ 120 VAC
- Motor: 2 HP @ 240 VAC

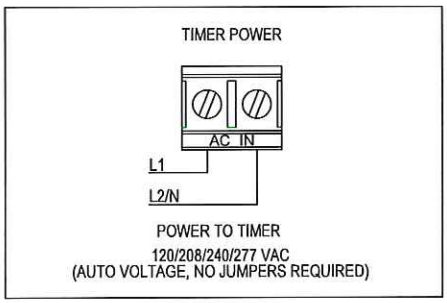
If SPDT:

- Resistive: 20 A @ 120/240 VAC
- Resistive: 20 A @ 28 VDC
- Inductive: 20 A @ 120/240 VAC
- Magnetic Ballast: 20 A @ 120/240 VAC
- Electronic Ballast: 10 A @ 120/277 VAC
- Motor: 1 HP @ 120 VAC
- Motor: 2 HP @ 240 VAC

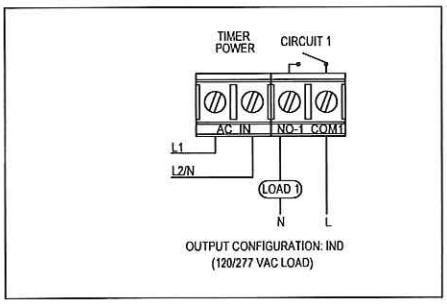
The electronic control shall be UL or CSA listed under UL category 916 Energy Management Equipment and shall be Intermatic model _____(See Model Numbers Listed).

Diagrams

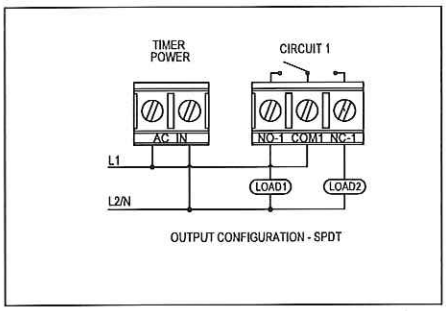
All Units



1 Circuit SPST

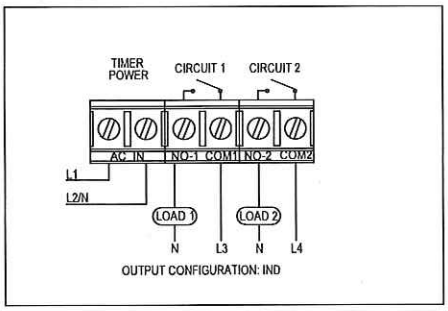


1 Circuit SPDT

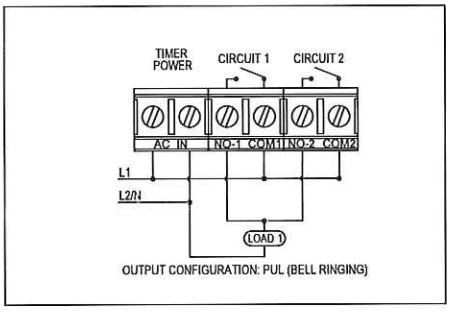


ET2800 Series

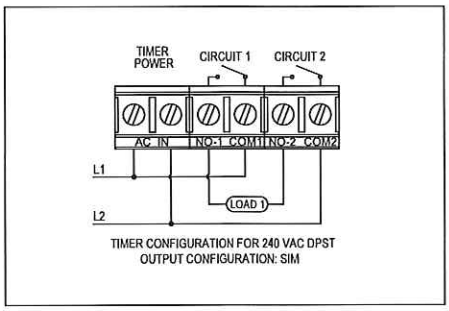
2 Circuit SPST



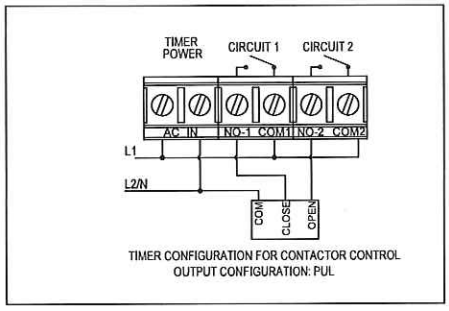
OUTPUT CONFIGURATION: IND



OUTPUT CONFIGURATION: PUL (BELL RINGING)



TIMER CONFIGURATION FOR 240 VAC DPST
OUTPUT CONFIGURATION: SIM



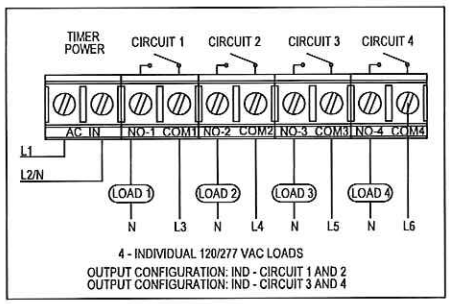
TIMER CONFIGURATION FOR CONTACTOR CONTROL
OUTPUT CONFIGURATION: PUL

There are many different ways to set the relays on the ET2800 Series Time Switch. The four relays can be used individually or in pairs. Refer to the table below for a complete list of ways to set the relays and the illustrations for some of the common wiring installations

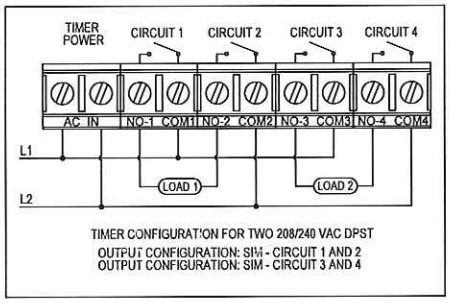
IND/IND
IND/SIM
IND/PUL

Note:
IND= Independent SIM= Simultaneous PUL= Pulse

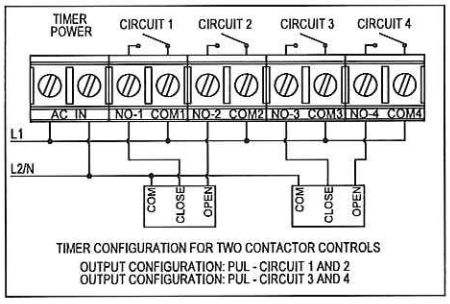
4 Circuit SPST



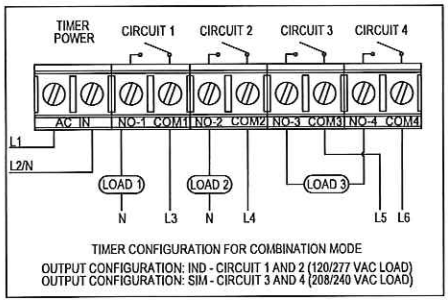
4 - INDIVIDUAL 120/277 VAC LOADS
OUTPUT CONFIGURATION: IND - CIRCUIT 1 AND 2
OUTPUT CONFIGURATION: IND - CIRCUIT 3 AND 4



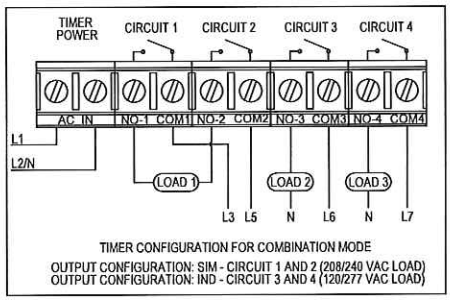
TIMER CONFIGURATION FOR TWO 208/240 VAC DPST
OUTPUT CONFIGURATION: SIM - CIRCUIT 1 AND 2
OUTPUT CONFIGURATION: SIM - CIRCUIT 3 AND 4



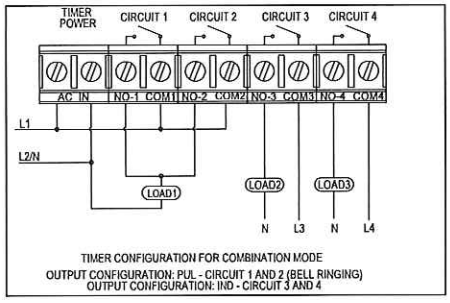
TIMER CONFIGURATION FOR TWO CONTACTOR CONTROLS
OUTPUT CONFIGURATION: PUL - CIRCUIT 1 AND 2
OUTPUT CONFIGURATION: PUL - CIRCUIT 3 AND 4



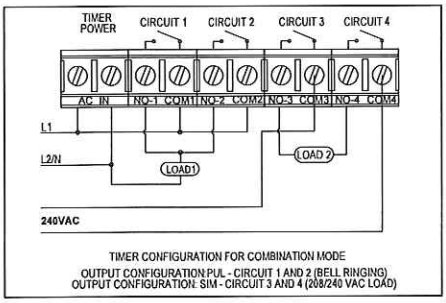
TIMER CONFIGURATION FOR COMBINATION MODE
OUTPUT CONFIGURATION: IND - CIRCUIT 1 AND 2 (120/277 VAC LOAD)
OUTPUT CONFIGURATION: SIM - CIRCUIT 3 AND 4 (208/240 VAC LOAD)



TIMER CONFIGURATION FOR COMBINATION MODE
OUTPUT CONFIGURATION: SIM - CIRCUIT 1 AND 2 (208/240 VAC LOAD)
OUTPUT CONFIGURATION: IND - CIRCUIT 3 AND 4 (120/277 VAC LOAD)



TIMER CONFIGURATION FOR COMBINATION MODE
OUTPUT CONFIGURATION: PUL - CIRCUIT 1 AND 2 (BELL RINGING)
OUTPUT CONFIGURATION: IND - CIRCUIT 3 AND 4



TIMER CONFIGURATION FOR COMBINATION MODE
OUTPUT CONFIGURATION PUL - CIRCUIT 1 AND 2 (BELL RINGING)
OUTPUT CONFIGURATION: SIM - CIRCUIT 3 AND 4 (208/240 VAC LOAD)

There are many different ways to set the relays on the ET2800 Series Time Switch. The four relays can be used individually or in pairs of two. Refer to the table below for a complete list of ways to set the relays and the illustrations for some of the common wiring installations

IND/IND	SIM/IND	PUL/IND
IND/SIM	SIM/SIM	PUL/SIM
IND/PUL	SIM/PUL	PUL/PUL

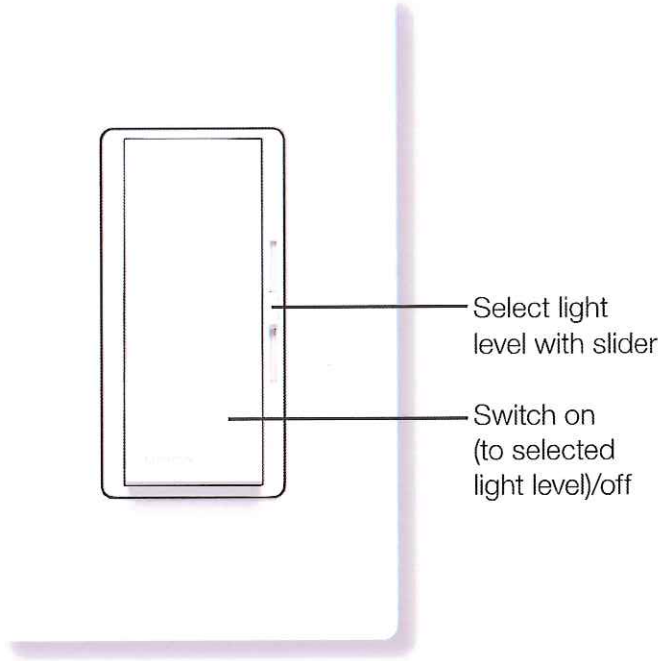
Note:
IND= Independent SIM= Simultaneous PUL= Pulse

Diva 0–10 V Controls

Controls for 0–10 V LED drivers and fluorescent ballasts.

Features

- Large paddle switch with a captive linear-slide control for a standard designer-opening wallplate.
- 0–10 V control link controls third party fixtures.
- DVSTV- wires as single pole or 3-way, 120–277 V~ switch.
- DVTV- wires as a 24 V⎓ switch. A power pack is required to switch 120–277 V~ and 347 V~.
- Patented switching technology extends product lifetime.
- Coordinating Claro and Satin Colors wallplates [1] (available separately).
- High-end and low-end trim user adjustable for optimal performance.



Diva 0–10 V Control

Model Numbers

Model Number	Operating Voltage	Wiring	Load Switching Capacity	0–10 V Sink Capacity
DVSTV-XX [3]	120–277 V~	Single pole/3-way [2]	8 A	50 mA
DVSTV-453PH-WH [1] DVSTV-453PH-WH-C [1, 6]	120–277 V~	Single pole/3-way [2]	450 W 3.75 A (120 V~) 1.62 A (277 V~)	50 mA
DVTV-XX [3] DVSCTV-YY [4]	24 V⎓	Single pole only	0 A [5]	30 mA

1 DVSTV-453PH-WH and DVSTV-453PH-WH-C available in white gloss only.
2 For 3-way switching, use Claro switches or other mechanical switches.
3 "XX" in the model number represents gloss finish color code. See **Standard Colors and Finishes** on Page 4.
4 "YY" in the model number represents satin finish color code. See **Standard Colors and Finishes** on Page 4.
5 A Lutron power pack (PP-DV or PP-347H) is required for switching ballasts and drivers. For Lutron power pack specification, please see Lutron P/N 369544.
6 Clamshell packaged product for Canada.

Job Name:	Model Numbers:	
Job Number:		

Specifications

DVSTV- Models

Regulatory Approvals

- cULus Listed
- NOM

Power

Operating Voltage

120–277 V~ 50/60 Hz

Output Ratings

- Switch rating of 8 A.
- 0–10 V control link for 50 mA maximum output (sink only).

0–10 V Control Link

- 0–10 V control link is Class 1.
- Controls up to 25 ballasts or drivers (IEC 60929 Annex E.2 requires the ballast/driver to limit the current draw to 2.0 mA maximum).

Performance

- Power pack cannot be used with DVSTV- models.
- Works with all ballasts and drivers that provide a current source compliant to IEC 60629 Annex E.2, and whose inrush current does not exceed NEMA410 standards for electronic ballast/driver loads of 8 A steady state current.
- Adjustable high-end and low-end trim for optimal dimming performance.
- Power failure memory: should power be interrupted, the control will return to its previously set level prior to the interruption when power is restored.
- Captive linear slider.
- Precise color matching.

Environment

- For indoor use only.
- Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing.

Application Requirements

- No derating required if ganged.
- Night light not available.
- Always consult local wiring codes.

Warranty

- www.lutron.com/TechnicalDocumentLibrary/369-119_Wallbox_Warranty.pdf

Specifications *(continued)*

DVSTV-453PH-WH Model

Regulatory Approvals

- cULus Listed
- NOM

Power

Operating Voltage

120–277 V~ 50/60 Hz

Output Ratings

- Switch rating of 450 W.
- 0–10 V control link for 50 mA maximum output (sink only).

0–10 V Control Link

- 0–10 V control link is Class 1.
- Controls up to 25 ballasts or drivers (IEC 60929 Annex E.2 requires the ballast/driver to limit the current draw to 2.0 mA maximum).

Performance

- Power pack cannot be used with DVSTV- models.
- Works with all ballasts and drivers that provide a current source compliant to IEC 60629 Annex E.2, and whose inrush current does not exceed NEMA410 standards for electronic ballast/driver loads of 8 A steady state current.
- Adjustable high-end and low-end trim for optimal dimming performance.
- Power failure memory: should power be interrupted, the control will return to its previously set level prior to the interruption when power is restored.
- Captive linear slider.
- Precise color matching.

Environment

- For indoor use only.
- Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing.

Application Requirements

- No derating required if ganged.
- Night light not available.
- Always consult local wiring codes.

Warranty

- www.lutron.com/TechnicalDocumentLibrary/369-119_Wallbox_Warranty.pdf

Specifications *(continued)*

DVTV- and DVSCTV- Models

Power

Operating Voltage
24 V⎓ 100 mA

Output Ratings
- Power pack required for load switching. Power pack is rated for 16 A.
- 30 mA maximum output (sink only).

0–10 V Control Link
- 0–10 V control is Class 2.
- Controls up to 15 ballasts or drivers (IEC 60929 Annex E.2 requires the ballast/driver to limit the current draw to 2.0 mA maximum).

Performance

- For 120-277 V~ installations switching more than 8 A, use DVTV- with Lutron power pack (PP-DV). See Lutron P/N 369544.
- For 347 V~ installations, use DVTV- with Lutron power pack (PP-347H) See Lutron P/N 369544.
- Works with all ballasts and drivers that provide a current source compliant to IEC 60629 Annex E.2.
- Adjustable high-end and low-end trim for optimal dimming performance.
- Power failure memory: should power be interrupted, the 0–10 V⎓ signal will return to its previously set level prior to the interruption when power is restored.
- Captive linear slider.
- Precise color matching.

Environment

- For indoor use only.
- Ambient operating temperature: 32 °F to 104 °F (0 °C to 40 °C), 0% to 90% humidity, non-condensing.

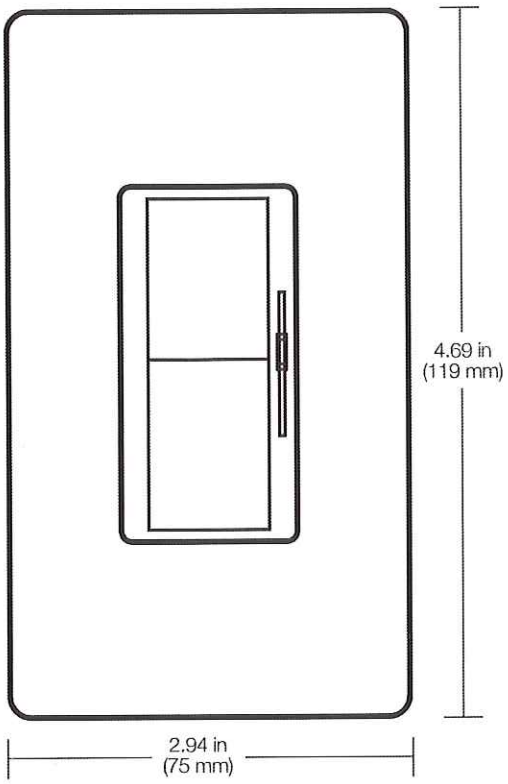
Application Requirements

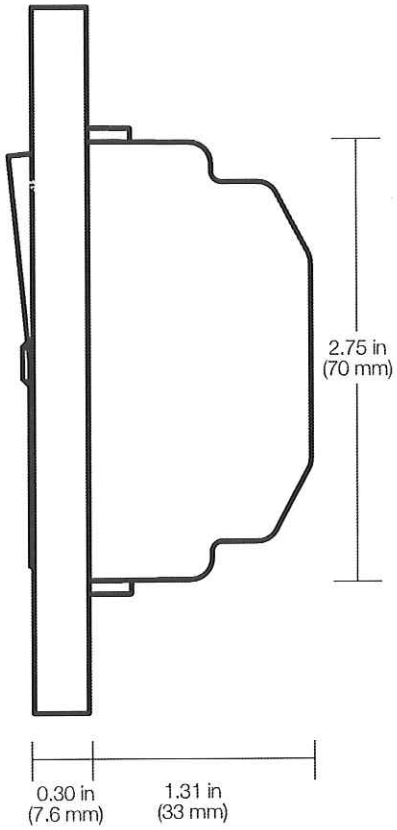
- No derating required if ganged.
- Night light not available.
- Always consult local wiring codes.

Warranty

- www.lutron.com/TechnicalDocumentLibrary/369-119_Wallbox_Warranty.pdf

Dimensions





Standard Colors and Finishes

Gloss Finishes*

Add color suffix to model #
Example: DVSTV-WH

WH	White
IV	Ivory
AL	Almond
LA	Light Almond
GR	Gray
BR	Brown
BL	Black

Satin Colors*

Add color suffix to model #
Example: DVSCTV-SW

HT	Hot	MN	Midnight
MR	Merlot	TC	Terracotta
PL	Plum	SI	Sienna
TQ	Turquoise	GB	Green Briar
SG	Sea Glass	BG	Bluestone
TP	Taupe	MS	Mocha Stone
ES	Eggshell	GS	Goldstone
BI	Biscuit	DS	Desert Stone
SW	Snow	ST	Stone
PD	Palladium	LS	Limestone

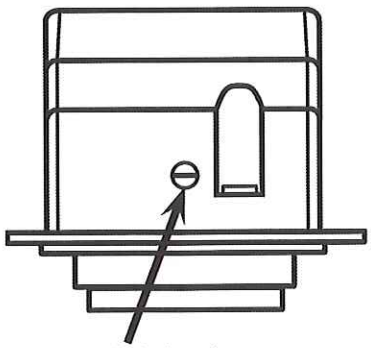
*DVSTV-453PH-WH and DVSTV-453PH-WH-C available in white gloss only.

Job Name:	Model Numbers:	
Job Number:		

High-End and Low-End Adjustments

DVSTV- Models

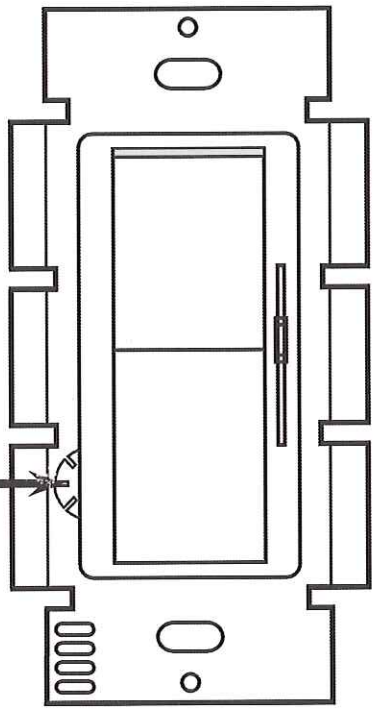
Bottom View



Maximum Light Level
(High-End) Trim

All Models

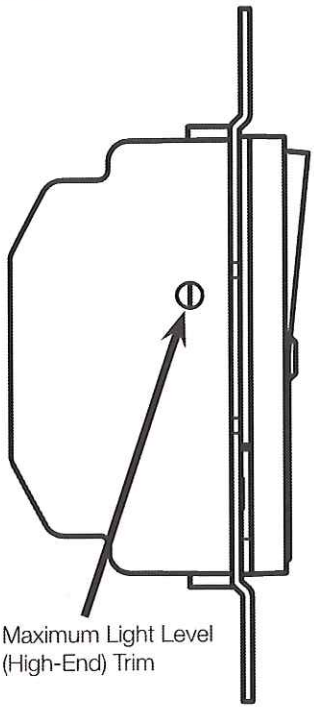
Front View



Minimum Light Level
(Low-End) Trim

DVTV- and DVSCTV- Models

Side View

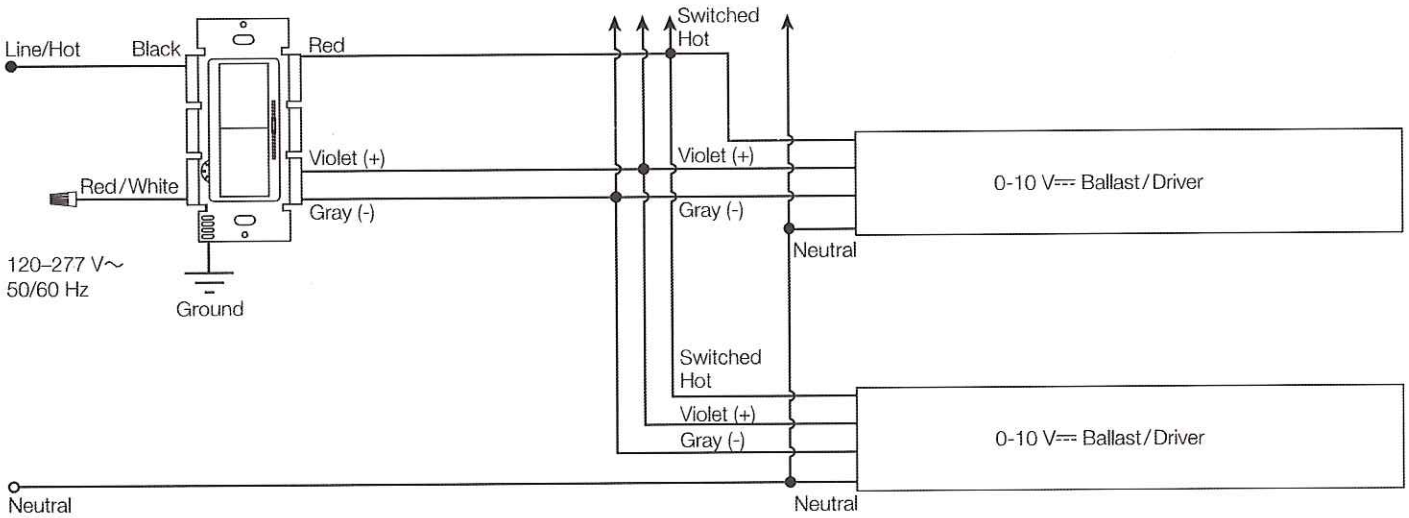


Maximum Light Level
(High-End) Trim

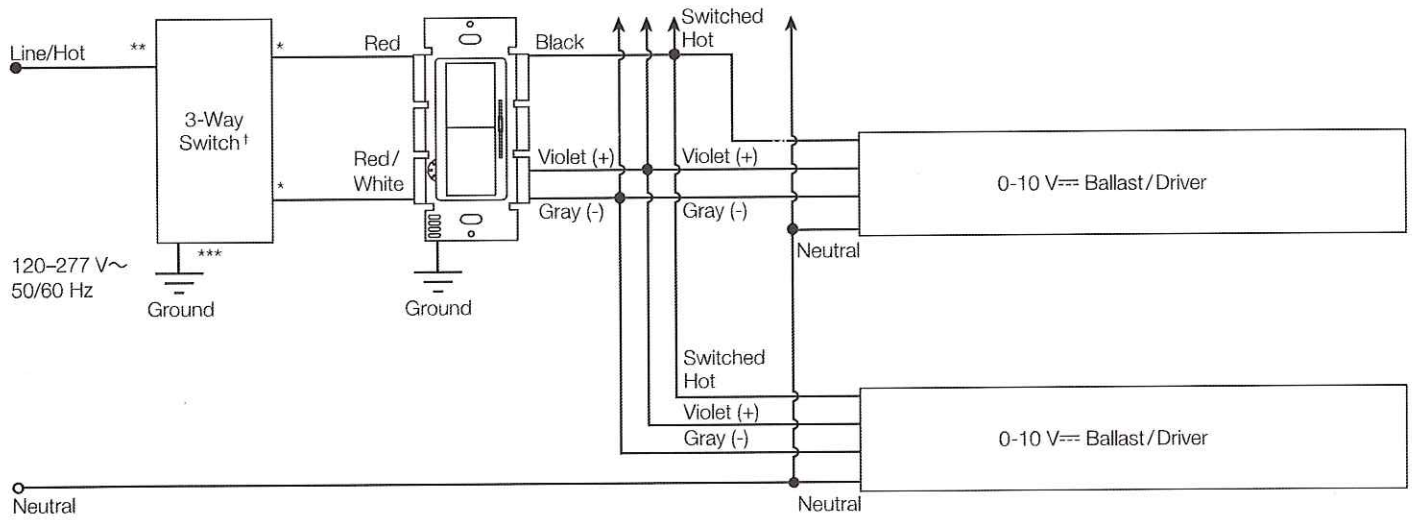
Job Name:	Model Numbers:	
Job Number:		

Wiring Diagrams
DVSTV-

Single Pole Wiring



3-Way Wiring



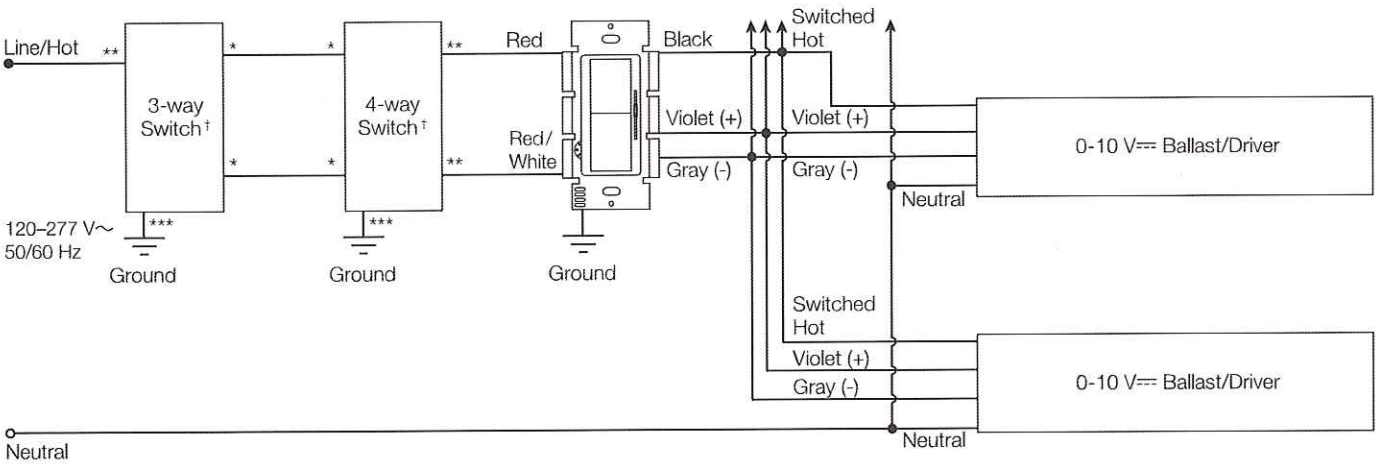
* Copper/Black screw terminal
** Brass/Gold screw terminal
*** Green screw terminal
† For proper wiring, please refer to installation instructions for 3-way switch.

Job Name:	Model Numbers:	
Job Number:		

Wiring Diagrams *(continued)*

DVSTV- *(continued)*

4-Way Wiring



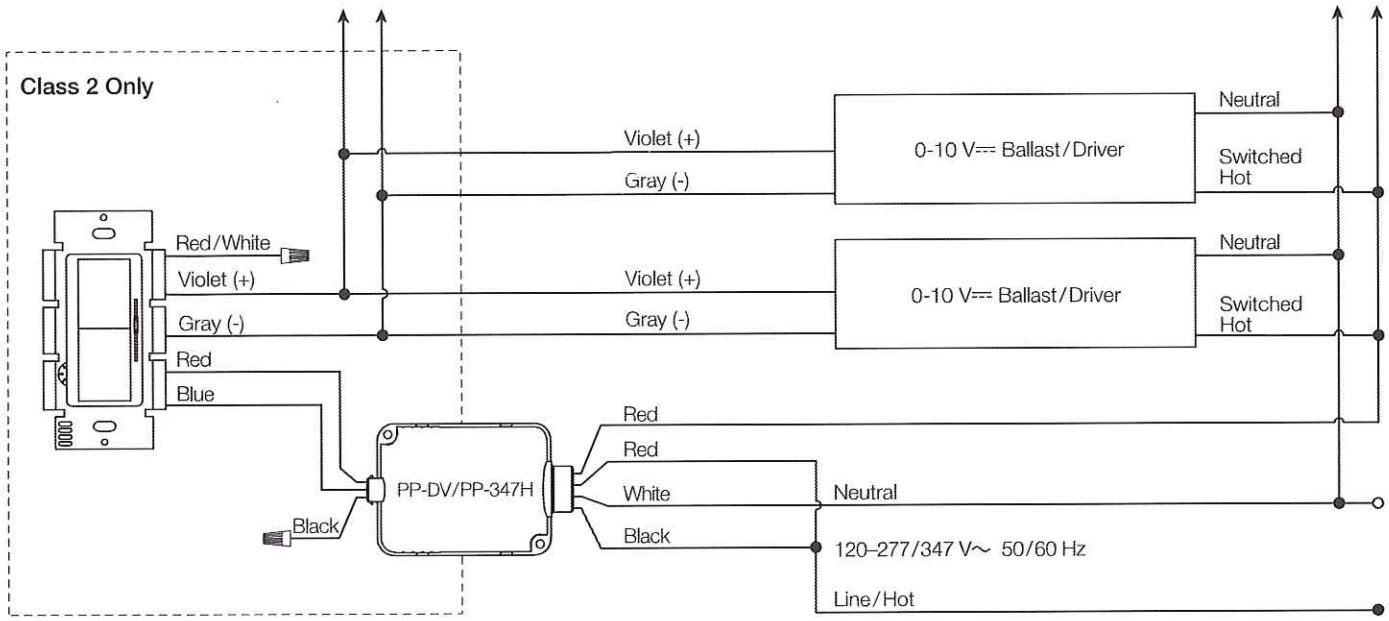
Note: For 4-way wiring, control must be installed line side or load side. It cannot be installed in the 4-way location.

* Copper/Black screw terminal
** Brass/Gold screw terminal
*** Green screw terminal
† For proper wiring, please refer to installation instructions for 3-way/4-way switch.

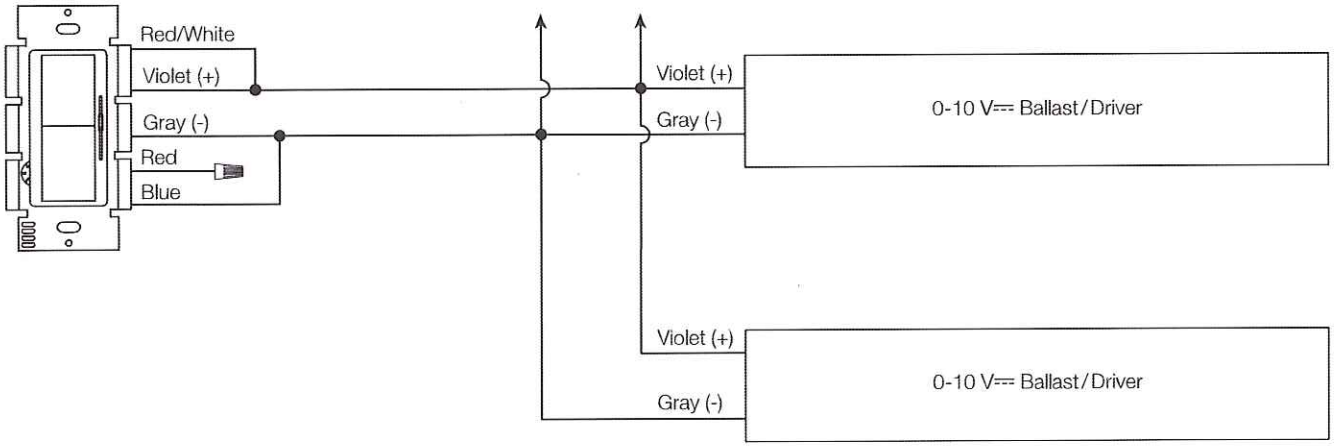
Job Name:	Model Numbers:	
Job Number:		

Wiring Diagrams *(continued)*
DVTV- and DVSCTV-

Dimming With ON/OFF Control
Wiring Diagram Using a Power Pack



Dimming With ON/OFF Control For Drivers Which Support Dim To OFF Capability
Power Wiring Not Shown—See Lighting Device For Wiring



Job Name:	Model Numbers:	
Job Number:		

FLC230 LED

667-3420

1/11

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

we-ef

Description
IP66, Class I. IK07. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG_R_ Controlled Compression Gasket. Safety glass lens. One cable gland. Second gland for through wiring on request. Integral EC electronic converter, thermally separated. CAD-optimised optics for superior illumination and glare control. OLC_R_ One LED Concept. Factory installed LED circuit board. 1-10V, DALI Interface or Eco Step Dim_R_ on request. Maximum one internal optical accessory possible.

Beam Type	symmetric, wide beam [W]
Lamp Type	LED-12/24W / 700 mA - 3000 K
CRI	80
Gear Type	electronic gear

Nominal Luminous Flux (lm)

LED Lumens	271.4 lm
LEDs	12
Total Lumens	3257 lm
Tj	85 °C

Rated Luminous Flux (lm)

LED Lumens	224.4 lm
Total Lumens	2692.9 lm
Ta	25 °C

Rated Input Power	28 W

WE-EF LIGHTING USA LLC
410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

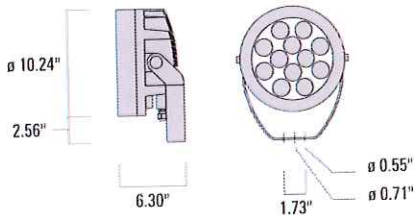
FLC230 LED

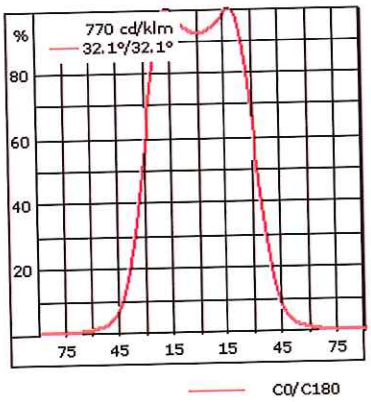
667-3420

2/11

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

we-ef





Material Specification	
Body:	Marine-grade, die-cast aluminium alloy
Weight (lbs):	16.80
Lens:	Safety glass lens
Gasket:	Silicone CCG® Controlled Compression Gasket
Fasteners:	PCS Polymer Coated Stainless Steel Hardware
Ingress protection:	IP66
Impact protection:	IK07
Corrosion protection:	5CE superior corrosion protection system
Finish:	Powdercoat finish in Black RAL9004, White RAL9016, Grey Metallic RAL9007 or Dark Bronze RAL8019

Electrical Specification	
Power supply:	Integral [ECG] electronic driver 120-277V
Power factor:	> 0.9
Ballast:	Integral EC electronic converter in thermally-separated compartment
Cable:	One cable entry, second cable entry on request

Lifetime
LED >60,000 h Ta 25°(L70/B10) Control gear >50,000 h Ta 25°

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FLC230 LED

667-3420

3/11

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

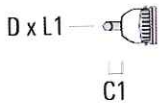
we-ef

Mounting Accessories

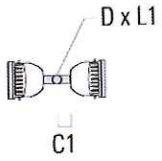
Floodlight mounting bracket TA

Floodlight mounting brackets made from hot dipped galvanized steel. For mounting up to four floodlights. Special executions are available on request, e.g. other spigot fixing dimensions, etc.

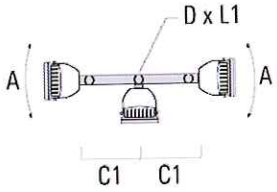
	C1	D x L	L	Weight (lbs)
667-9310 TA1 Mounting bracket, single (Ø 3 x 7.87)	5.12	2.99 x 7.87	2.99	4.19 lbs



	C1	D x L	L	Weight (lbs)
667-9311 TA2 Mounting bracket, double (Ø 4.25 x 7.87)	5.12	2.99 x 7.87	2.99	4.19 lbs



	C1	D x L	L	Weight (lbs)
667-9313 TA3 Mounting bracket, triple (Ø 3.50 x 7.87)	25.59	3.50 x 7.87	3.5	39.46 lbs



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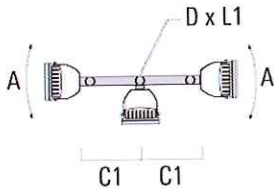
FLC230 LED
667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

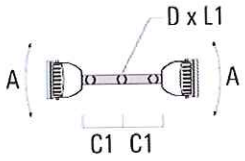
we-ef

4/11

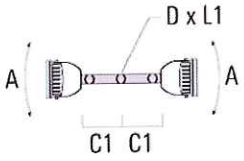
	C1	D x L	Weight (lbs)
667-9318 TA3 Mounting bracket, triple (Ø 4.25 x 7.87)	25.59	4.25 x 7.87	24.20 lbs



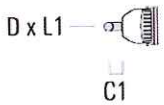
	C1	D x L	L	Weight (lbs)
667-9312 TA2-L Mounting bracket, double (Ø 3.0"x 7.87" long)	16.54	2.99 x 7.87	2.99	35.49 lbs



	C1	D x L	L	Weight (lbs)
667-9316 TA2-L Mounting bracket, double (Ø 4.25 x 7.87 long)	16.54	4.25 x 7.87	4.25	44.53 lbs



	C1	D x L	L	Weight (lbs)
667-9315 TA1 Mounting bracket, single (Ø 4.25 x 7.87)	5.12	4.25 x 7.87	4.25	16.53 lbs



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410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

FLC230 LED
667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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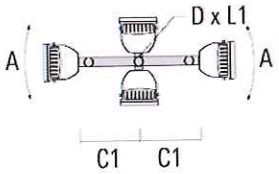
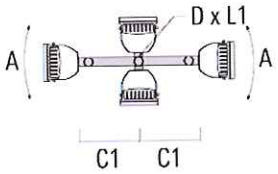
5/11

	C1	D x L	Weight (lbs)
667-9314 TA4 Mounting bracket, quad (Ø 3.50 x 7.87)	25.59	3.50 x 7.87	20.80 lbs



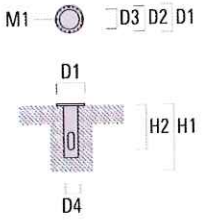
	C1	D x L	Weight (lbs)
667-9319 TA4 Mounting bracket, quad (Ø 4.25 x 7.87)	25.59	4.25 x 7.87	53.00 lbs



Planted root

Planted root made from hot dipped galvanized steel. Includes mounting hardware. Must be used in conjunction with EM short post.

	D1	D2	D3	D4	H1	H2	M1	Weight (lbs)
665-9302 Planted root ESV4	5.71	5.12	4.02	4.25	15.75	13.78	8	4.40 lbs



Pole clamp TS

Pole clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 49.6 lbs.

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FLC230 LED
667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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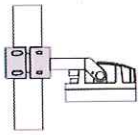
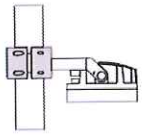
6/11

	D1	Weight (lbs)
667-9348 TS1-2/M12 Pole clamp, single (Ø 4.0"-4.5")	4.0-4.50	3.53 lbs



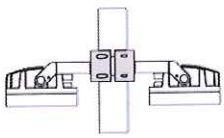
D1

	D1	Weight (lbs)
667-9322 TS1-2/M12 Pole clamp, single (Ø 4.0"-4.5")	4.0-4.50	3.53 lbs



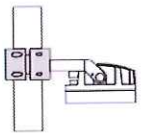
D1

	D1	Weight (lbs)
667-9349 TS2-2/M16 Pole clamp, double (Ø 4.0"-4.5")	4.0-4.50	3.31 lbs



D1

	D1	Weight (lbs)
667-9320 TS1-2/M12 Pole clamp, single (Ø 3"-3.5")	3.0-3.50	3.31 lbs



D1

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FLC230 LED
667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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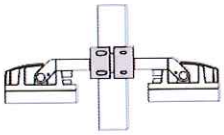
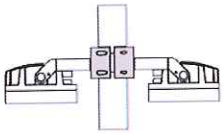
7/11

	D1	Weight (lbs)
667-9321 TS2-2/M12 Pole clamp, double (Ø 3"-3.5")	3.0-3.50	3.09 lbs



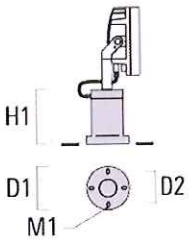
	D1	Weight (lbs)
667-9323 TS2-2/M16 Pole clamp, double (Ø 4.5"-5.25")	4.50-5.25	3.53 lbs



Short post EM

Short posts made from die-cast aluminium with concealed stainless steel hardware. For mounting of one floodlight.

	D1	D2	H1	M1	Weight (lbs)
667-9301 EM1-M16	6.30	5.12	7.87	9	4.85 lbs



Surface Mount Canopy SMC

Suitable for mounting FLC230/240/250/254 series floodlight to any horizontal or vertical surface over a recessed junction box.

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FLC230 LED

667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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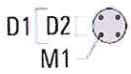
8/11

	D1	D2	Weight (lbs)
683-9329 SMC-200	10.83	9.25	7 lbs



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FLC230 LED

667-3420

9/11

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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Optical Accessories

Surface wash lens IO-360

Broadens light distribution in all planes. A maximum of one internal optical accessory.

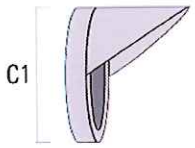
		C1
☐	**667-8120** IO-360-FLC230-LED	7.83

C1

Glare shield

Glare shield made from corrosion resistant aluminum. Inner surfaces matt black powdercoated.

		A	C1
☐	**667-9221** ES-FLC230-LED	5.17	8.90



Honeycomb louvre IW

Honeycomb louvre, matt black Teflon® coated. For luminaires equipped with [W] [M] light distribution. A maximum of one internal optical accessory.

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FLC230 LED

667-3420

10/11

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

we-ef

	C1
667-8210 IW-FLC230-LED	7.83

C1

Linear spread lens IO-180

Broadens light distribution in one plane only. A maximum of one internal optical accessory.

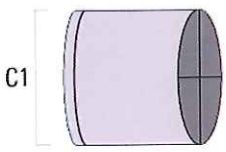
	C1
667-8119 IO-180-FLC230-LED	7.83

C1

Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.

	A	C1
667-9222 Snoot ET	180	293



C1

A

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FLC230 LED

667-3420

FIXTURE TYPE **SA**
SCHULER SHOOK
PROJECT: **ARNOLD BARN**

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11/11

Wallwash lens IO-20

Specifically developed for the lighting of architectural surfaces, in combination with WE-EF [M] symmetric medium beam LED optics. Luminaires fitted with the IO-20 wallwash lens are typically positioned at 0.125 x h away from the target surface and spaced up to 1.75 x d apart: h = height of wall/target surface d = 0.125 x h = distance from the wall/target surface s = 1.75 x d = spacing between luminaires The IO-20 LED wallwash lens is factory-installed within the luminaire. The factory-sealed qualities and advantages of the luminaire are fully maintained. A maximum of one internal optical accessory.

	C1
667-8118 IO-20-FLC230-LED	7.83

C1

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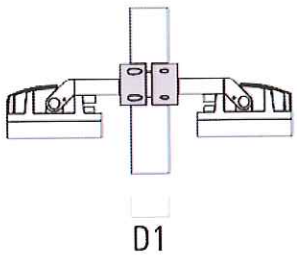
Pole clamp TS

667-9323

Pole clamp TS

Pole clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 49.6 lbs.



			D1	Weight (lbs)
	667-9323	TS2-2/M16 Pole clamp, double (Ø 4.5"-5.25")	4.50-5.25	3.53

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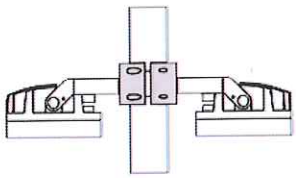
Pole clamp TS

667-9349

Pole clamp TS

Pole clamps made from die-cast aluminium with stainless steel hardware. For mounting of one or two floodlights. Max. permissible weight per installed floodlight 49.6 lbs.



D1

			D1	Weight (lbs)
	667-9349	TS2-2/M16 Pole clamp, double (Ø 4.0"-4.5")	4.0-4.50	3.31

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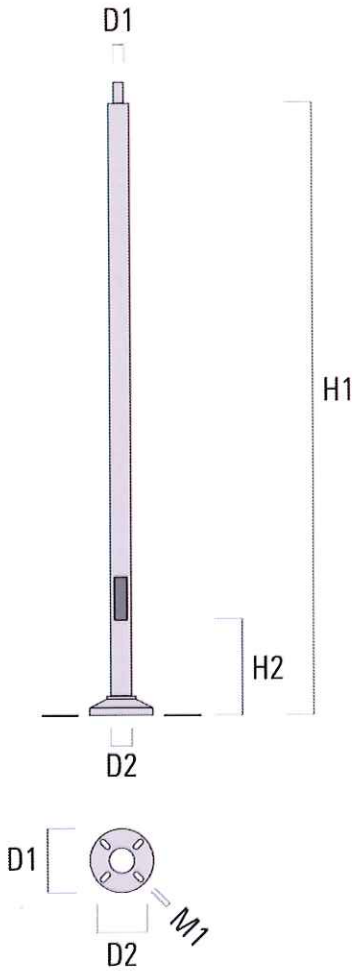
AML-Z

we-ef



Description

Straight round aluminum. Chromated pre-treatment with superior powdercoat finish in black RAL 9004, grey metallic RAL 9007 or white RAL 9016. Specify finish. Consult WE-EF color chart for other options. Specify suitable pole top tenon for inteded brackets. Service door with tamper-proof hadware. Base plate welded tubular shaft. Spun aluminum base plate cover.

		D1 ϕ	D2 ϕ	H1	H2	Weight (lbs)
693-1220	AML-Z-008-40-125	4	4	96	23.62	19
693-1221	AML-Z-10-40-125	4	4	120	23.62	22
693-1222	AML-Z-10-50-125	5	5	120	23.62	27
693-1223	AML-Z-12-40-125	4	4	144	23.62	26
693-1224	AML-Z-12-50-156	5	5	144	23.62	38
693-1225	AML-Z-14-50-156	5	5	168	23.62	44
693-1230	AML-Z-16-50-188	5	5	192	23.62	58
693-1231	AML-Z-16-60-156	6	6	192	23.62	59
693-1232	AML-Z-18-50-188	5	5	216	23.62	65
693-1233	AML-Z-18-60-188	6	6	216	23.62	78
693-1234	AML-Z-20-60-156	6	6	240	23.62	73
693-1235	AML-Z-20-60-188	6	6	240	23.62	86

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AML-Z

2/2

		D1 ϕ	D2 ϕ	H1	H2	Weight (lbs)
693-1236	AML-Z-25-60-188	6	6	300	23.62	106

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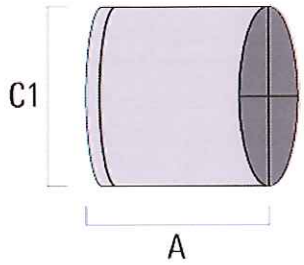
Snoot

667-9222

Snoot

Framing snoot made from corrosion resistant aluminium. Provides all-round glare cut-off as well as effective framing of beam. Inner surfaces matt black powdercoated.



			A	C1
	667-9222	ET-FLC230-LED	180	293

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410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

APPROVED

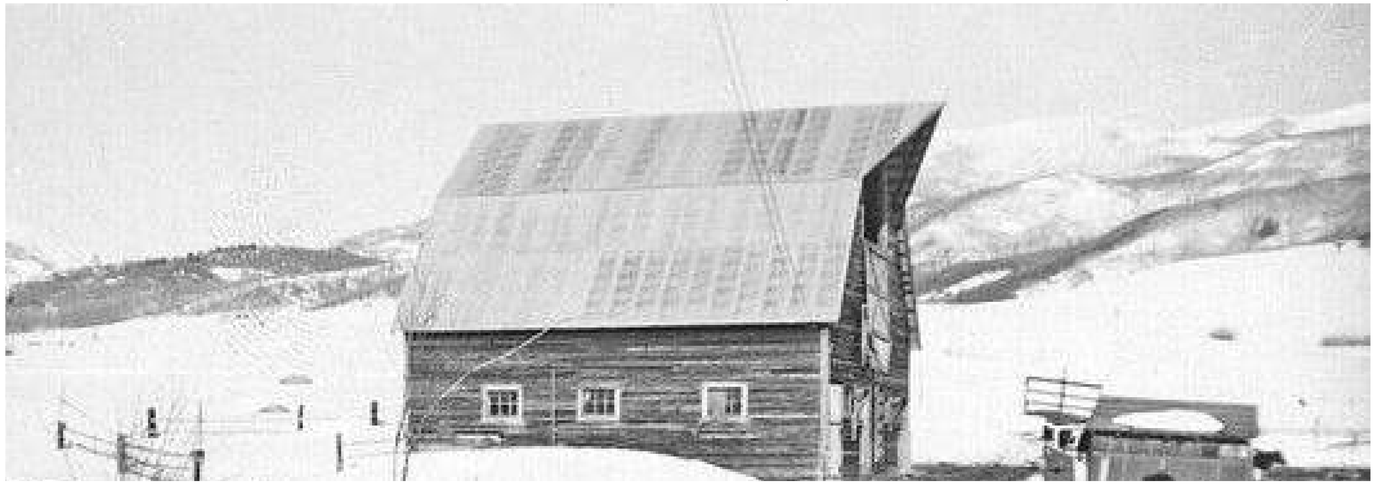
ATMOS ENERGY CORPORATION
2# Systems will not be allowed unless proof of an appliance requiring a MINUMUM of over 7" W.C. is provided to Atmos Energy Corporation personnel for review.
Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place.
Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

PJ2649-6
Fire Prevention
In: 06/04/2018
Out: 06/10/2018

RCRBD
RECORD SET

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

LANDSCAPE
MGC DESIGN, INC
Project Contact: Mike Campbell
141 9TH St, Steamboat Springs, CO 80487
970.879.7740

ARCHITECTURAL
MOUNTAIN ARCHITECTURE DESIGN GROUP
Project Contact: Jan Kaminski
634 Oak St, Steamboat Springs, CO 80487
970.879.5764

STRUCTURAL
Steamboat Engineering And Design, Inc
Project Contact: Jake Mielke
2740 Acre Lane, Ste. E. Steamboat Springs, CO 80487
970.871.9101

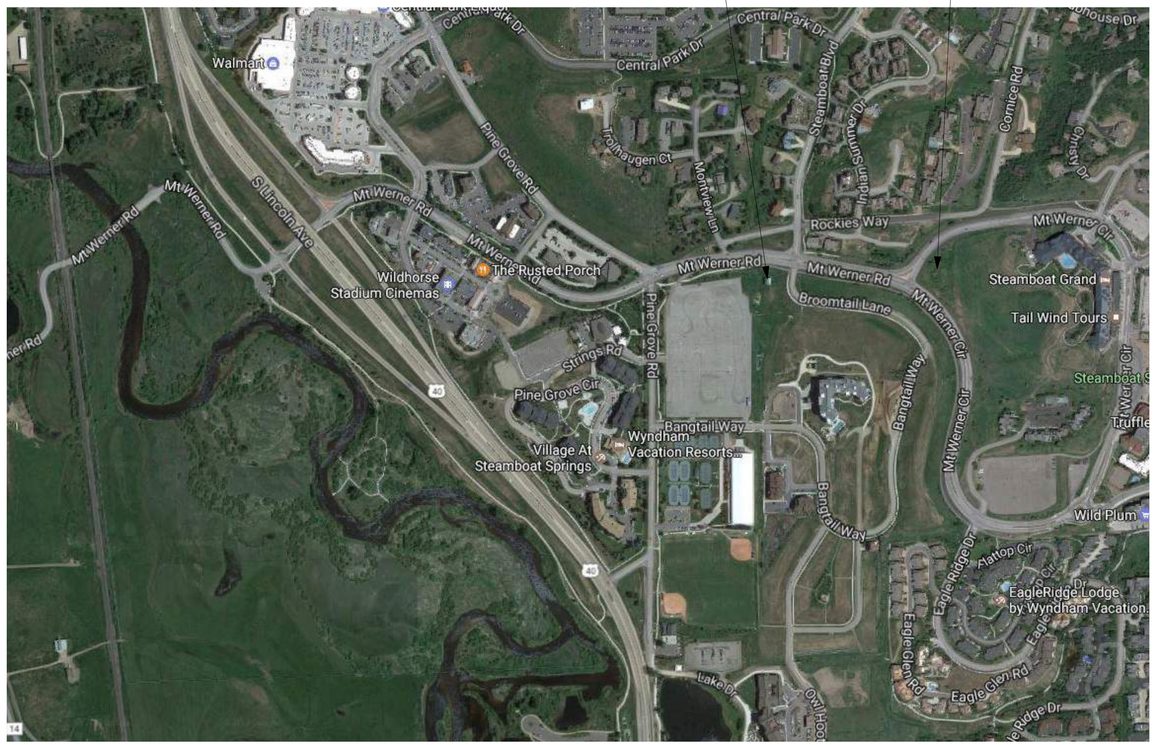
CONTRACTOR
FOX Construction, Inc
Project Contact: Sarah Fox & Kevin Kopasz
2034 Snow Bowl Plaza, Steamboat Springs, CO 80487
970.871.7529

TABLE OF CONTENTS:

Yampa Valley Electric Assoc. INC
This approval addresses only the meter and service location
Approved: Scott Flowers 6/19/18

ARNOLD BARN:
EXISTING LOCATION

ARNOLD BARN:
NEW LOCATION



VICINITY MAP

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
Jan Michael Kaminski, President
P.O. BOX 773420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.0764 | C. 5760 |
www.mtnarch.com
jan@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:
DATE

DRAWING NUMBER
CS

RCRBD
RECORD SET

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:
ATMOS ENERGY
DON CRANE
(970) 846-1505

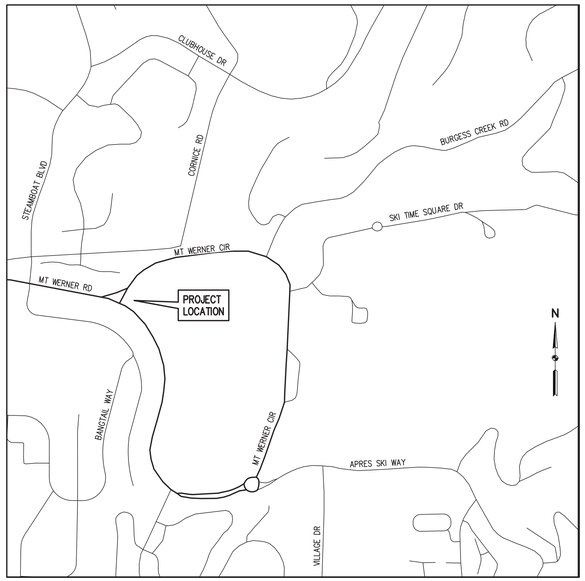
ELECTRIC:
YAMPA VALLEY ELECTRIC
LARRY BALL
(970) 879-1160

TELEPHONE:
CENTURY LINK
KELLY MCCLERNON
970-328-8288

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

PREPARED FOR:
STEAMBOAT SPRINGS REDEVELOPMENT AUTHORITY
137 10TH ST.
STEAMBOAT SPRINGS, COLORADO 80477

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. Call before you dig.

BASELINE Engineering · Planning · Surveying
419 OAK ST. • PO BOX 771152 • STEAMBOAT SPRINGS, CO. 80477
P. 9708791825 • F. 3033402959 • www.baselinecorp.com

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

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

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

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDALL 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.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET 1 OF 13	

C1

CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

1. BENCHMARK = SEE COVER SHEET. NOTE THE PROJECT IS ON THE NAVD 88 VERTICAL DATUM AND NAD 1983 HORIZONTAL DATUM AS REQUIRED BY THE CITY.
2. 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.
3.
4. 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.
5. 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.
6. 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.
7. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
8. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MT. WERNER WATER DISTRICT STANDARDS AND SPECIFICATIONS.
9. 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.
10. 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.
11. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
12. 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.
13. 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.
14. 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.
15. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
16. 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.
17. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: NONE.
18. RECORD DRAWINGS ARE REQUIRED FOR: STORM SEWER

GRADING

1. 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.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. 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.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. 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.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
4. 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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE CONTRACTOR SHALL KEEP THE WORK AREA DRY OF STANDING WATER AND SHALL KEEP THE EXCAVATION AREAS FREE FROM STORM RUN-OFF.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND OBTAINING A SUITABLE STAGING AREA.
17. 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.
18. 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.
19. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
20. 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.
21. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE.
22. 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.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRENCH BOX AND/OR SHORING DESIGN ASSOCIATED WITH ALL COMPONENTS OF THIS WORK.
24. PHASE 1 PROJECT DISTURBANCE = 0.64 ACRES. PHASE 2 PROJECT DISTURBANCE = 1.32 ACRES. TOTAL PROJECT DISTURBANCE = 1.63 ACERS.

LEGEND

RCRBD
RECORD SET

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	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
W	W	WATER LINE
SAN	SAN	SANITARY SEWER MAIN
IRR	IRR	IRRIGATION LINE
E	E	UNDERGROUND ELECTRIC
T	T	UNDERGROUND TELEPHONE
CTV	CTV	CABLE TV
FO	FO	FIBER OPTIC

EXISTING SYMBOLS	PROPOSED SYMBOLS	
25.45	25.36	SPOT ELEVATION
3:1	3:1	NOMINAL SLOPE ON CUT OR FILL
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
		FIRE HYDRANT
		WATER VALVE
S	S	SANITARY MANHOLE
		TYPE '13' VALLEY INLET
		METAL FLARED END SECTION
		LIGHT POLE
E	E	ELECTRIC PEDESTAL
		CONIFEROUS TREE
		DECIDUOUS TREE
		SIGN
IB		IRRIGATION BOX
FO		FIBER OPTIC MARKER
TM		TELEPHONE MANHOLE
		POLE MOUNTED LIGHT
E		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
TG = 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

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

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WERNER ROAD
NOTES AND LEGEND

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. PANNELL 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	D&D, INC.
SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET	2 OF 13

C2

RCRBD
RECORD SET

Meter & meter panels are to be located as described by YVEA. They shall not be enclosed, covered or concealed. Violation shall result in Termination of service.

Yampa Valley Electric Assoc. INC
Meter is to be installed in new meter pedestal installed by consumer next to transformer.
This approval addresses only the meter and service location
Approved: Scott Flowers 6/19/18

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

OWNER: STEAMBOAT GRAND RESORT HOTEL

OWNER: RCS-WILDHORSE LAND, LLC

MT. WERNER CIRCLE

MT. WERNER ROAD

EX. 100' RIGHT-OF-WAY

EX. CENTERLINE (TYP.)

EX. ASPHALT PAVEMENT

EX. 24" CMP

EX. ELECTRICAL PEDESTAL

EX. STOP SIGN

EX. EDGE OF ASPHALT

PROPOSED STEAMBOAT GRAND BUSINESS SIGN, DESIGN BY OTHERS

CONST. APPROX. 83 LF 2" ELEC. PVC CONDUIT FOR STEAMBOAT GRAND SIGN LIGHTING

PROPOSED PHASE 1 SITE LIMITS & APPROX. LIMITS OF DISTURBANCE

PROPOSED TEMPORARY CONSTRUCTION EASEMENT

PROPOSED PERMANENT EASEMENT/LEASE

CONST. 135 LF FENCE, REFER TO LANDSCAPE PLANS

36.5'

53.5'

N=1,412,649.28
E=2,635,527.95

PROPOSED POLE MOUNTED LIGHTS (TYP.), REFER TO LANDSCAPE/LIGHTING PLAN

N=1,412,634.27
E=2,635,497.44

PROP. BARN

11.5'

RELOCATED ARNOLD BARN, REFER TO STRUCTURAL PLANS

N=1,412,618.77
E=2,635,542.95

EX. STEAMBOAT GRAND BUSINESS SIGN TO BE DEMOLISHED

REMOVE EX. TREES, REFER TO LANDSCAPE PLANS FOR MORE DETAIL

N=1,412,603.76
E=2,635,512.44

EX. IRRIGATION ENCLOSURE

CONST. APPROX. 304 LF 2" ELEC. PVC CONDUIT & (2) JUNCTION BOXES FOR BARN LIGHTING

10' MIN. SEPARATION FROM EDGE OF ROADWAY

PROP. INTERPRETIVE SIGN (PHASE #1), DESIGN BY OTHERS

EX. 20' EASEMENT

EX. 24" CMP

EX. EASEMENT BOOK 598, PAGE 1233

EX. ASPHALT PAVEMENT

EX. 8' ASPHALT TRAIL

EX. 100' RIGHT-OF-WAY

UTILITY NOTES:
1. ELECTRICAL CONDUIT ROUTING SHOWN ON THIS PLAN IS PRELIMINARY IN NATURE. CONTRACTOR TO COORDINATE WITH YVEA ON POWER FEED LOCATION AND METER LOCATIONS. CONDUIT ROUTING SHALL BE ADJUSTED ACCORDINGLY.
2. SEPARATE ELECTRICAL METERS ARE REQUIRED FOR THE ARNOLD BARN LIGHTING AND THE STEAMBOAT GRAND SIGN.

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C3 C3 PHASE 1 – SITE & UTILITY PLAN

Electrical & Telephone Boxes

- Etched polypropylene face
- Face anchored in concrete
- Ultra-violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance
- Meets Caltrans #3 1/2 State Specifications

Cast-In Bolt Down Bracket

N90 Clip, For Bolt Down Application

R-Series Composite Lid No. N09R 20 lbs.

FL09T

Electrical Box No. N09 BOX 90 lbs.

N09J

B09-61D

N09-61J

A high density reinforced concrete box with non-settling shoulders positioned to maintain grade and facilitate back filling. Approximate dimensions and weight shown.

Oldcastle Ordering Code	Item	Approx. Shipping Weight	Description
N09BOX	BOX	90 lbs.	N09 Electrical Box (10¾" x 16¾") – Meets #3–1/2 State Specifications – 28 per pallet
N09R	LID	20 lbs.	R-Series Composite Lid with Polypropylene Ring (Order N90 Bolt Down Kit Separately)
FL09T	LID	5 lbs.	Fibrelyte Lid, Non-Concrete, Bolt Down (Order N90 Bolt Down Kit Separately)
N09J	LID	22 lbs.	Cast Iron Lid Bolt Down, (Order N90 Bolt Down Kit Separately)
B09-61D	COVER	22 lbs.	Steel Checker Plate Cover
N09-61J	COVER	22 lbs.	Steel Checker Plate Cover, Bolt Down (Order N90 Bolt Down Kit Separately)
B09X12	EXTENSION	87 lbs.	12" Reinforced Concrete Box Extension – 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (13⅜" x 19¾")
			Galvanizing available on all steel covers.

Oldcastle Enclosure Solutions
Phone: (800) 486-7070 Fax: (800) 486-6804
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N09 BOX
FILE NAME: N09_ISO
ISSUE DATE: January, 2011
www.oldcastleprecast.com

N09 ELECTRICAL BOX 10-1/4" x 16-3/4"
CHRISTY

2 C3 C3 ELECTRICAL JUNCTION BOX
NOT TO SCALE

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DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

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

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

PREPARED UNDER THE DIRECT SUPERVISION OF:
COLORADO LICENSED CHRISTOPHER S. RUNDELL 40319 5/3/18 PROFESSIONAL ENGINEER
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

RCRBD
RECORD SET

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:

1. 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.

2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.

3. 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.

4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.

5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.

6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

7. 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.

8. 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.

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

OWNER: RCS-WILDHORSE LAND, LLC

OWNER: STEAMBOAT GRAND RESORT HOTEL

MT. WERNER CIRCLE

MT. WERNER ROAD

EX. 100' RIGHT-OF-WAY

EX. CENTERLINE (TYP.)

EX. ASPHALT PAVEMENT

EX. 24" CMP

EX. ELECTRICAL PEDESTAL

EX. STOP SIGN

EX. IRRIGATION ENCLOSURE

EX. 20' EASEMENT

EX. 8' ASPHALT TRAIL

EX. 8" VCP SAN SEWER MAIN

EX. 14" DIP WATER MAIN

EX. EASEMENT BOOK 598, PAGE 1233

COSNT. DRAINAGE DIVERSION SWALE MIN. 1' DEEP W/3:1 SIDESLOPES

PROP. BARN FFE = 6884.40

PROPOSED PHASE #1 CONSTRUCTION LIMITS

NOTE: NO IMPACTS/DISTURBANCE TO EXISTING WETLANDS. SEE NOTE 8 THIS SHEET.

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 / C4 | C4 PHASE 1 – GRADING AND EROSION CONTROL PLAN

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DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

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

CITY OF STEAMBOAT SPRINGS

STEAMBOAT SPRINGS ROUTT COUNTY

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

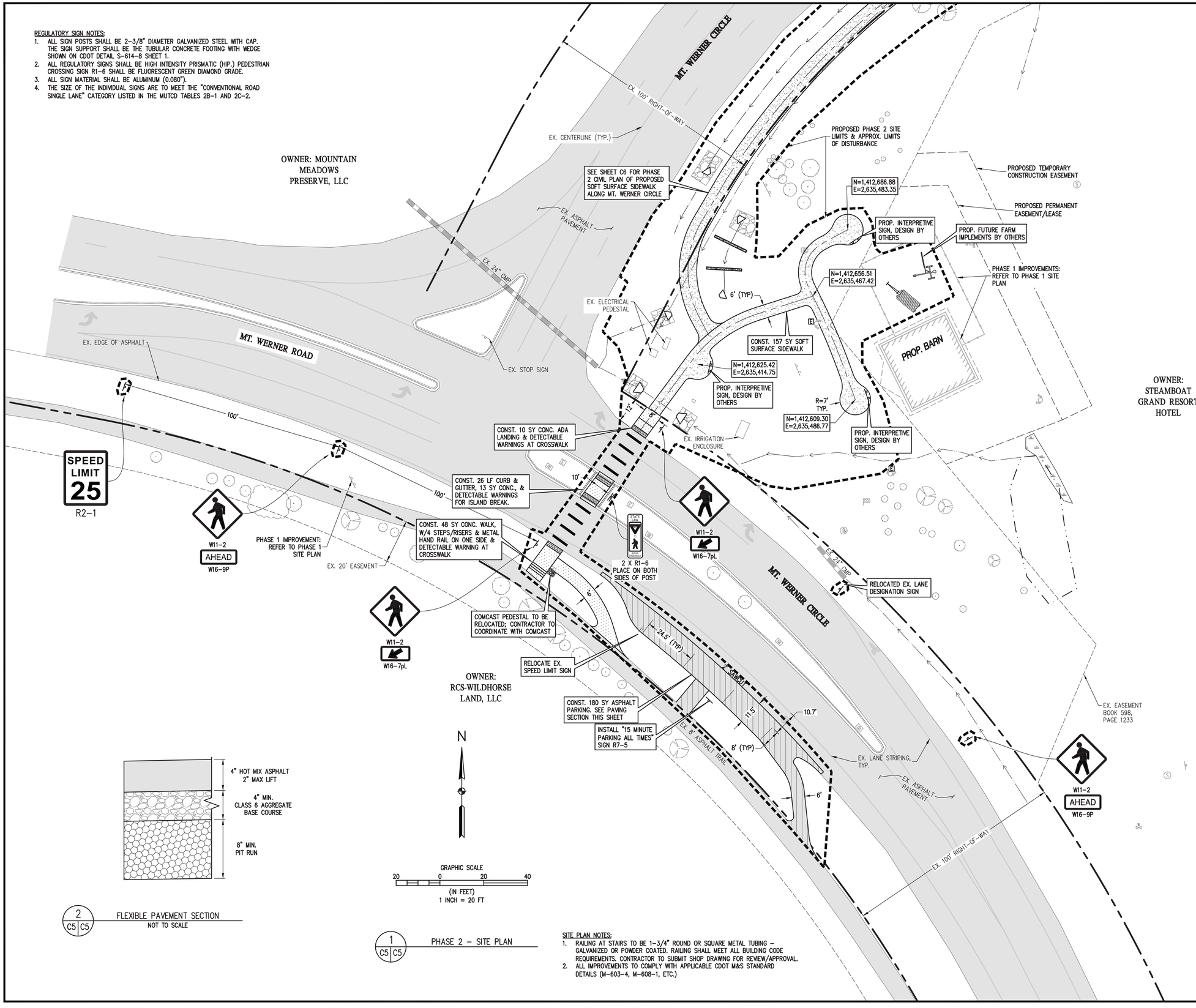
PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDALL PROFESSIONAL ENGINEER
40319
5/3/18
FOR AND ON BEHALF OF BASELINE CORPORATION

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

C4

RCRBD
RECORD SET

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.



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

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

PREPARED UNDER THE DIRECT SUPERVISION OF
CHRISTOPHER S. RUNDALL COLORADO LICENSED 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.	C020169
DRAWING NAME	C020169 CIVIL CDs.dwg
SHEET 5 OF 13	

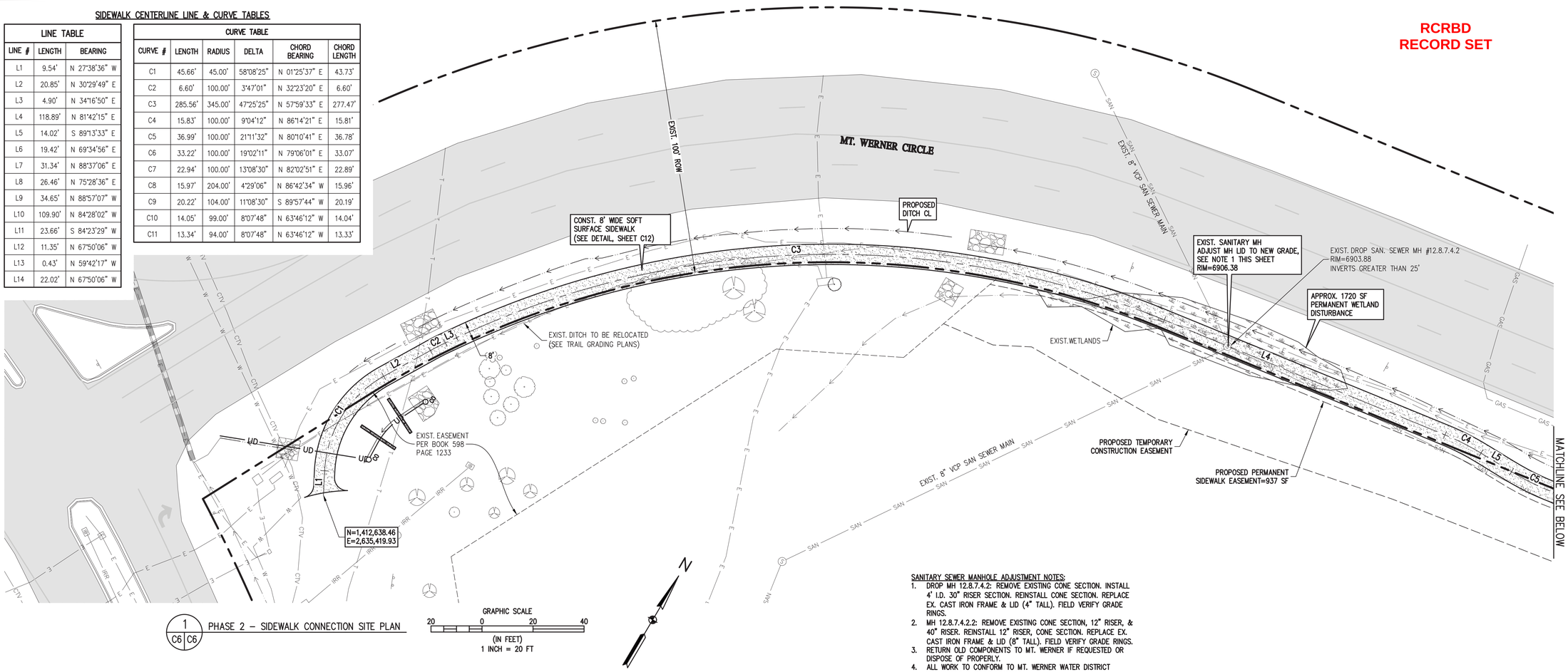
C5

RCRBD
RECORD SET

SIDEWALK CENTERLINE LINE & CURVE TABLES

LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.54'	N 27°38'36" W
L2	20.85'	N 30°29'49" E
L3	4.90'	N 34°16'50" E
L4	118.89'	N 81°42'15" E
L5	14.02'	S 89°13'33" E
L6	19.42'	N 69°34'56" E
L7	31.34'	N 88°37'06" E
L8	26.46'	N 75°28'36" E
L9	34.65'	N 88°57'07" W
L10	109.90'	N 84°28'02" W
L11	23.66'	S 84°23'29" W
L12	11.35'	N 67°50'06" W
L13	0.43'	N 59°42'17" W
L14	22.02'	N 67°50'06" W

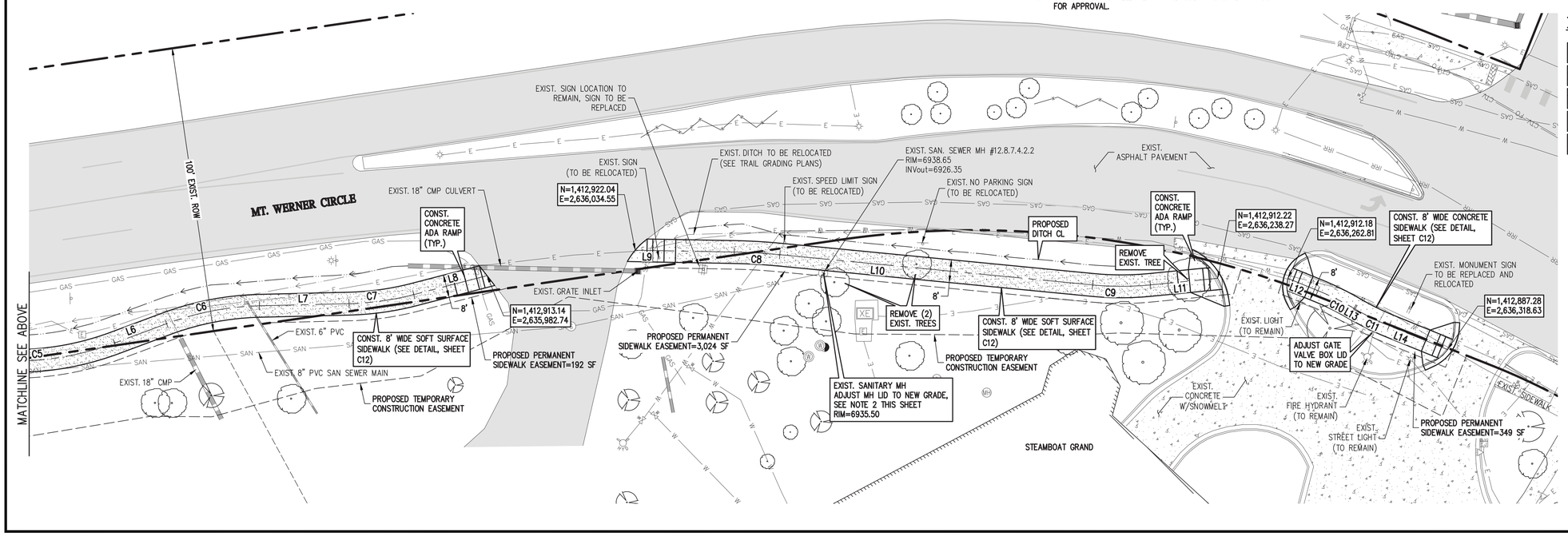
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	45.66'	45.00'	58°08'25"	N 01°25'37" E	43.73'
C2	6.60'	100.00'	3°47'01"	N 32°23'20" E	6.60'
C3	285.56'	345.00'	47°25'25"	N 57°59'33" E	277.47'
C4	15.83'	100.00'	9°04'12"	N 86°14'21" E	15.81'
C5	36.99'	100.00'	21°11'32"	N 80°10'41" E	36.78'
C6	33.22'	100.00'	19°02'11"	N 79°06'01" E	33.07'
C7	22.94'	100.00'	13°08'30"	N 82°02'51" E	22.89'
C8	15.97'	204.00'	4°29'06"	N 86°42'34" W	15.96'
C9	20.22'	104.00'	11°08'30"	S 89°57'44" W	20.19'
C10	14.05'	99.00'	8°07'48"	N 63°46'12" W	14.04'
C11	13.34'	94.00'	8°07'48"	N 63°46'12" W	13.33'



1 C6 | C6 PHASE 2 – SIDEWALK CONNECTION SITE PLAN

SANITARY SEWER MANHOLE ADJUSTMENT NOTES:

1. DROP MH 12.8.7.4.2: REMOVE EXISTING CONE SECTION. INSTALL 4' I.D. 30" RISER SECTION. REINSTALL CONE SECTION. REPLACE EX. CAST IRON FRAME & LID (4" TALL). FIELD VERIFY GRADE RINGS.
2. MH 12.8.7.4.2.2: REMOVE EXISTING CONE SECTION, 12" RISER, & 40" RISER. REINSTALL 12" RISER, CONE SECTION. REPLACE EX. CAST IRON FRAME & LID (8" TALL). FIELD VERIFY GRADE RINGS.
3. RETURN OLD COMPONENTS TO MT. WERNER IF REQUESTED OR DISPOSE OF PROPERLY.
4. ALL WORK TO CONFORM TO MT. WERNER WATER DISTRICT STANDARDS & SPECIFICATIONS.
5. CONTRACTOR TO FIELD VERIFY AND SUBMIT SHOP DRAWINGS FOR APPROVAL.



LEGEND

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

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

2 C6 | C6 PHASE 2 – SIDEWALK CONNECTION SITE PLAN

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PREPARED BY DATE
CSR 5/3/18

REVISION DESCRIPTION
DESIGN TEAM REVIEW/COORDINATION

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 – SIDEWALK CONNECTION SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDELL 40319 5/3/18 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	4/25/17
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SURVEY FIRM	SURVEY DATE
D&D, INC.	10/11/14
JOB NO.	C020169
DRAWING NAME	20169 TRAIL SITE PLAN.dwg
SHEET	6 OF 13

C6

RCRBD
RECORD SET

OWNER: MOUNTAIN MEADOWS PRESERVE, LLC

MT. WERNER CIRCLE

EX. 100' RIGHT-OF-WAY

EX. CENTERLINE (TYP.)

SEE SHEET C8 FOR SIDEWALK CONNECTION GRADING AND CULVERT INFO.

EX. ASPHALT PAVEMENT

CONST. STORM WATER QUALITY SWALE. SEE SHEETS C8 & C12

EX. 24" CMP

EX. ELECTRICAL PEDESTAL

CONST. 26.0 LF 24" HDPE W/2 FES @ 2.7%
INV. IN = 6875.60
INV. OUT = 6874.90

MT. WERNER ROAD

EX. STOP SIGN

CONST. 2.5 CY TYPE 'VL' (D50=6") RIPRAP

TC=78.07

TC=77.92

EX. IRRIGATION ENCLOSURE

CONST. 2.5 CY TYPE 'VL' (D50=6") RIPRAP

CONST. 48 LF 4" PERFORATED PVC SUBSURFACE DRAIN @ 0.5%

TG=79.48

TG=78.96

TG=83.53

CONST. 15 LF 8" HDPE @ 3.9%
INV. IN = 6881.7
INV. OUT = 6871.1

TG=81.93

TG=83.06

PROP. BARN

PHASE 1 IMPROVEMENTS: REFER TO PHASE 1 GRADING PLAN

OWNER: STEAMBOAT GRAND RESORT HOTEL

4" CLEANOUT
INV. = 6876.84

FL=77.62

FL=77.80

CONST. 35 LF STORM WATER QUALITY SWALE. SEE DETAILS SHEET C12

DAYLIGHT END OF 4" PERFORATED PVC SUBSURFACE DRAIN INTO BOTTOM OF DITCH INV. = 6876.6

EX. 44" CMP

EX. 8" VCP SAN SEWER MAIN

CONST. (4) CONC. STAIRS W/7" RISERS & 12" TREADS

TC=77.15

TC=77.49

TC=77.22

TC=77.37

TC=75.04

EX. 20' EASEMENT

MT. WERNER CIRCLE

TP=78.58

TP=78.73

TP=80.23

TP=80.91

TP=80.40

TP=80.16

TP=79.75

TP=79.63

TP=79.21

TP=79.20

8' ASPHALT TRAIL

EX. 14" DIP WATER MAIN

EX. EASEMENT BOOK 598, PAGE 1233

EX. ASPHALT PAVEMENT

EX. 100' RIGHT-OF-WAY

OWNER: RCS-WILDHORSE LAND, LLC

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

1 C7 | C7 PHASE 2 – GRADING PLAN

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SMB	SMB	CSR

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

CITY OF STEAMBOAT SPRINGS

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

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF
CHRISTOPHER S. RUNDALL
COLORADO LICENSED
40319
5/3/18
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	4/25/17
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SURVEY FIRM	D&D, INC.
SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	C020169 CIVIL CDs.dwg
SHEET	7 OF 13

C7

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RCRBD
RECORD SET

MT. WERNER CIRCLE

CONST. 20.7 LF 18" HDPE
W/ 2 FES @ 2.4%
INV. IN = 6896.00
INV. OUT = 6895.50

CONST. 7.6 CY TYPE 'VL'
(d50=6") RIPRAP

CONST. 2.5 CY TYPE 'VL'
(d50=6") RIPRAP

CONST. 28.5 LF 18" HDPE
W/2 FES @ 1.75%
INV. IN = 6877.80
INV. OUT = 6877.30

CONST. 28.6 LF 18" HDPE
W/2 FES @ 3.2%
INV. IN = 6880.39
INV. OUT = 6879.47

CONST. 35.0 LF STORM
WATER QUALITY SWALE WITH
(2) 0.8' DROP STRUCTURES
(SEE DETAIL SHEET C12)

CONST. 6.7 CY TYPE 'VL'
(d50=6") RIPRAP

EXIST. 24" CMP CULVERT
(TO REMAIN)

EXIST.
ELECTRICAL CABINETS
(TO REMAIN)

EXIST.
ELECTRICAL CABINET
(TO REMAIN)

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

MATCHLINE SEE BELOW

1 C8 | C8 PHASE 2 – SIDEWALK CONNECTION GRADING PLAN

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

CONST. 16.4 LF 6" PVC @ 0.50%
INV. OUT = 6920.22

REMOVE 9 LF OF EXIST. 6" PVC
CONST. NYLOPLAST JUNCTION 12" DIAM.
RIM = 6922.37
INV. IN = 6921.05 (FIELD VERIFY)
INV. OUT = 6920.30

CONST. 17.9 LF 18" HDPE
W/FES @ 0.50%
INV. OUT = 6916.95

EXIST. 18" CMP
INV. OUT= 6924.13

CONST. 23.2 LF
18" HDPE @ 2.0%

CONST. TYPE 13
VALLEY INLET
GRRW = 6930.38
INV. OUT = 6927.29

EXIST. GRATE
INLET & 18" CMP
RIM=6928.75
INV. OUT= 6926.53

CONNECT 18" HDPE
TO EXIST. INLET
INV. IN = 6926.83

EXIST. 6" PVC
INV. OUT= 6920.96

EXIST. 18" CMP
INV. OUT= 6919.23

CONST. 4' MANHOLE #1
RIM = 6920.46
INV. IN = 6919.23
INV. OUT = 6917.04

EXIST.
ELECTRICAL CABINET
(TO REMAIN)

PROPOSED TEMPORARY
CONSTRUCTION EASEMENT

EXIST.
ELECTRICAL CABINETS
ON CONCRETE SLAB
(TO REMAIN)

STEAMBOAT GRAND

MATCHLINE SEE ABOVE

LEGEND

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

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

2 C8 | C8 PHASE 2 – SIDEWALK CONNECTION GRADING PLAN

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DRAWN BY SMB
CHECKED BY CSR

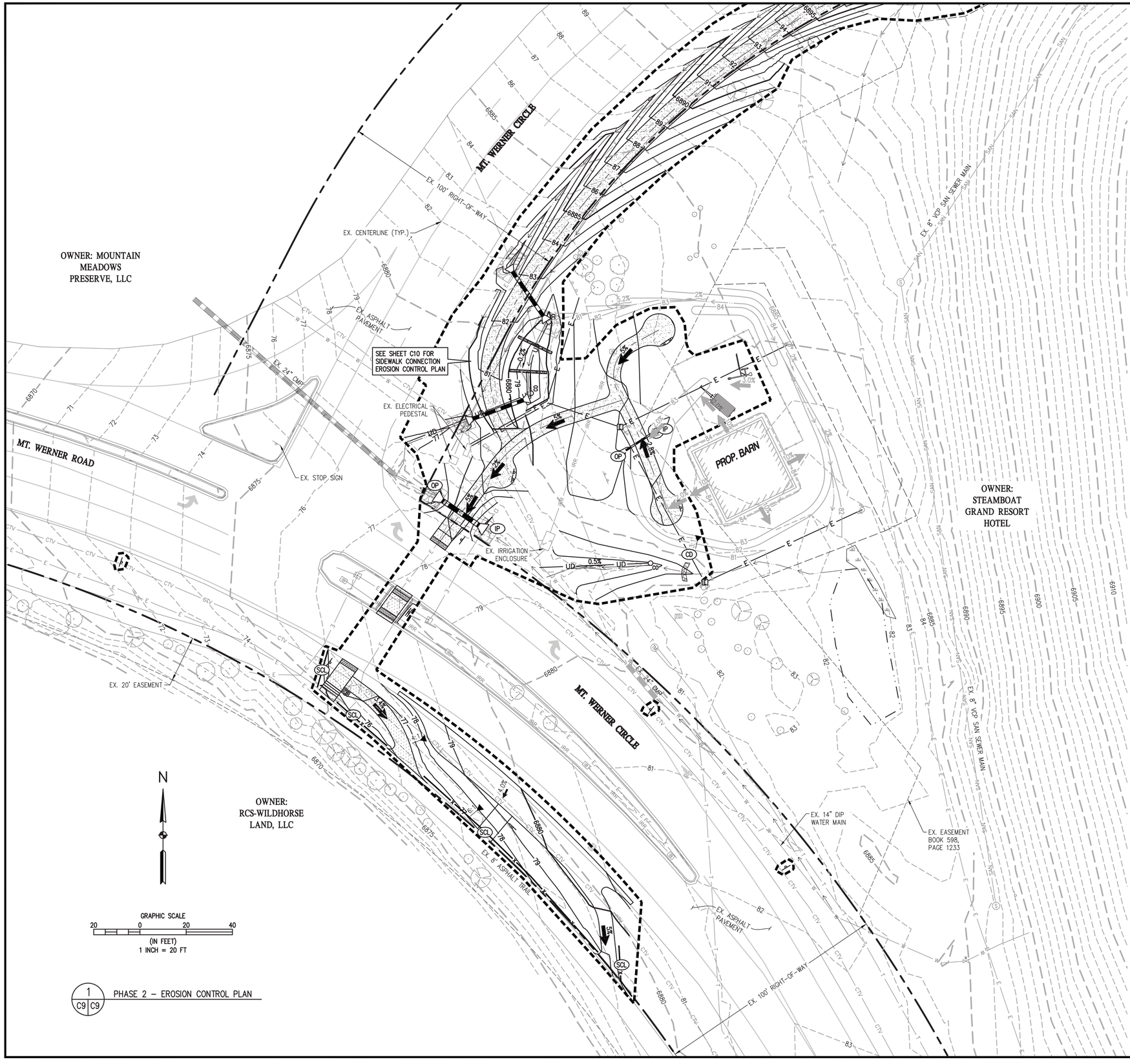
CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY

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

PREPARED UNDER THE DIRECT SUPERVISION OF:
COLORADO LICENSED
CHRISTOPHER S. ROUNDY
40319
5/3/18
PROFESSIONAL ENGINEER
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	20169 TRAIL GRADING PLAN.dwg
SHEET	8 OF 13

C8



RCRBD
RECORD SET

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:

1. 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.

2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.

3. 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.

4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.

5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.

6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

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CITY OF STEAMBOAT SPRINGS

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 – EROSION CONTROL PLAN

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF
CHRISTOPHER S. RUNDALL — COLORADO LICENSED — 40319 — 5/3/18 — PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF BASELINE CORPORATION

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DRAWING NAME	C020169 CIVIL CDs.dwg
SHEET	9 OF 13

C9

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	
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RCRBD
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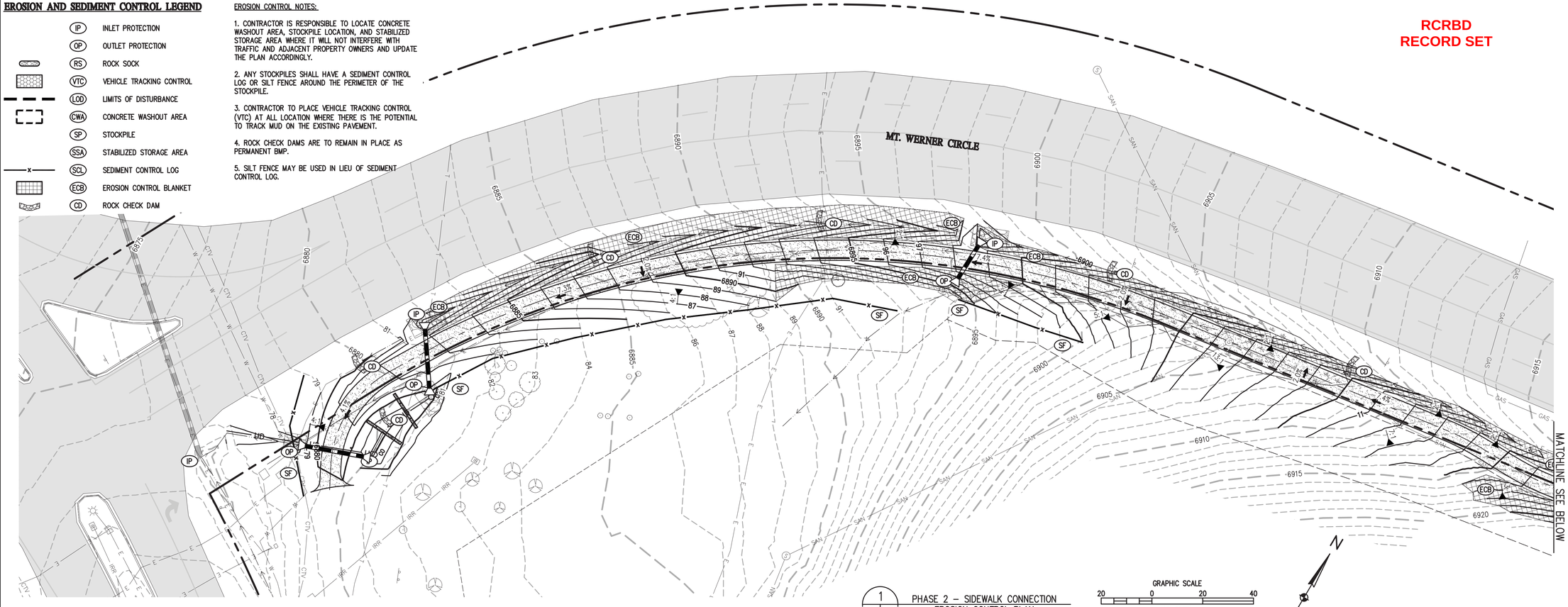

1 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

GRAPHIC SCALE
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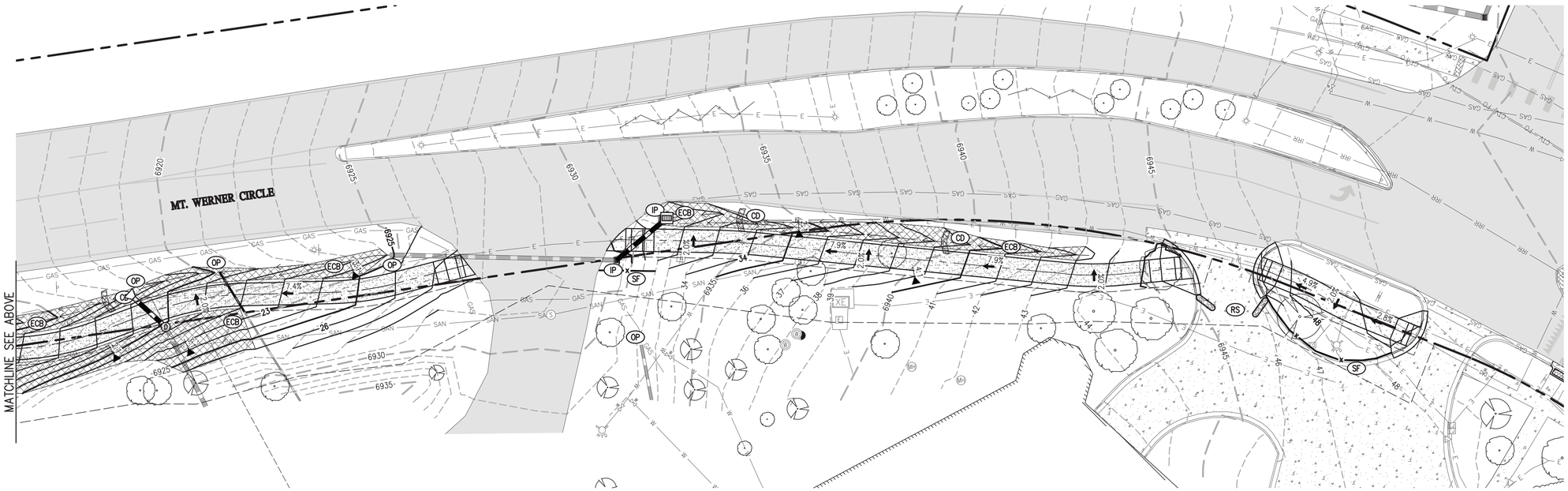
(IN FEET)
1 INCH = 20 FT



LEGEND

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

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

2 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

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CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF:
COLORADO LICENSED USER S. RUNDALL PROFESSIONAL ENGINEER
40319
5/3/18
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	4/25/17
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SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	20169 TRAIL EC PLAN.dwg
SHEET	10 OF 13

C10

RCRBD
RECORD SET

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 SWEPT 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 CSMP.

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/WQCDPMT.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 STATUES, 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, FLOWLINES 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-STE FLOWS ENTER THE PROJECT.

SCHEDULE OF GRADING ACTIVITIES/SEQUENCE

1. INSTALL EROSION CONTROL MEASURES
2. EARTHWORK/GRADING
3. BARN RELOCATION (PHASE 1)
4. CULVERT CONSTRUCTION (PHASE 2)
5. FINE GRADING
6. SOFT SURFACE SIDEWALK CONSTRUCTION
7. ASPHALT PAVING AND TRAIL CONNECTIONS SOUTH OF MWC
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 ONSITE 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 MINUMUM OF THREE TIMES PER WEEK. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT 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 DRITERIA 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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REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

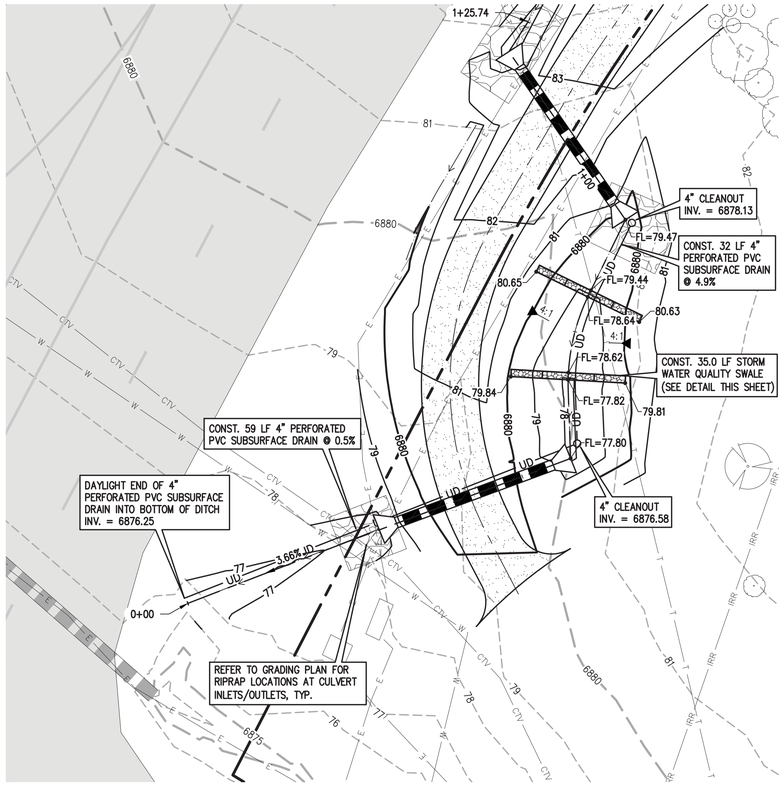
CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WERNER ROAD
STORM WATER MANAGEMENT PLAN

PREPARED UNDER THE DIRECTOR SUPERVISION OF
CHRISTOPHER S. RUNDELL — COLORADO LICENSED — 40319 — 5/3/18 — PROFESSIONAL ENGINEER
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.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET 11 OF 13	

C11

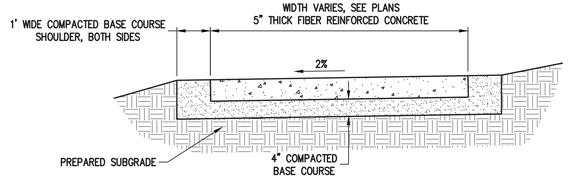
RCRBD
RECORD SET



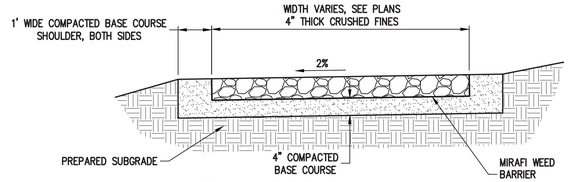
N

1 C12 C12 WATER QUALITY SWALE DETAIL
SCALE: 1" = 10'

GRAPHIC SCALE
10 0 10 20
(IN FEET)
HORIZ: 1 INCH = 10 FT
VERT: 1 INCH = 2 FT



3 C12 C12 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



4 C12 C12 SOFT SURFACE TRAIL DETAIL
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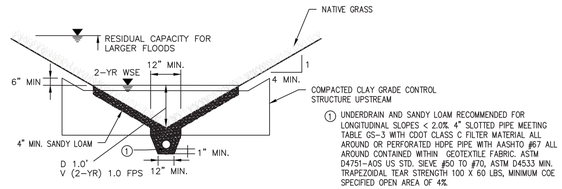
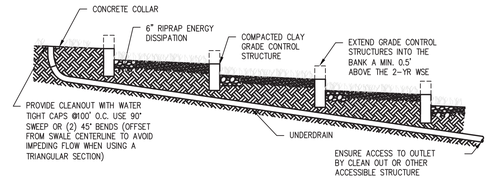
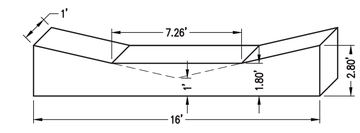


TRIANGULAR SWALE SECTION
NTS



SWALE PROFILE
NTS



COMPACTED CLAY GRADE CONTROL STRUCTURE ISOMETRIC
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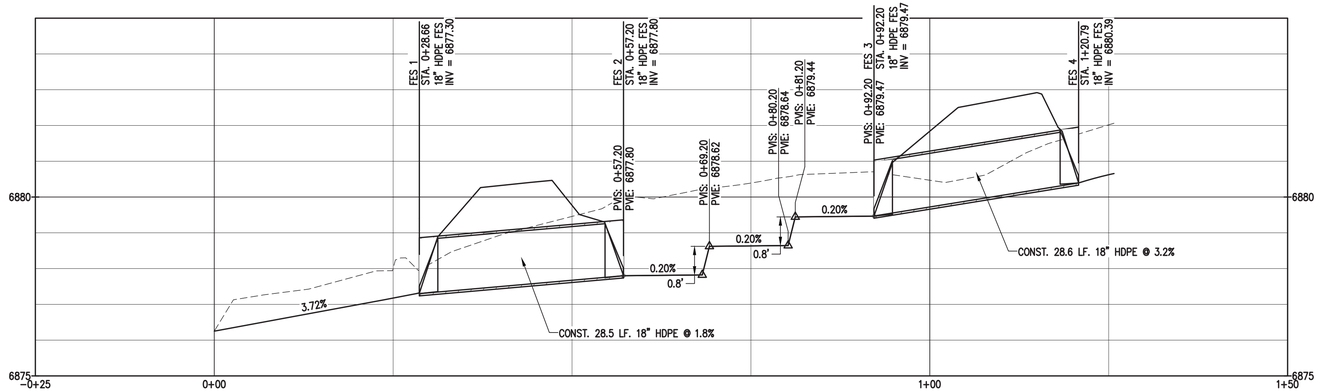
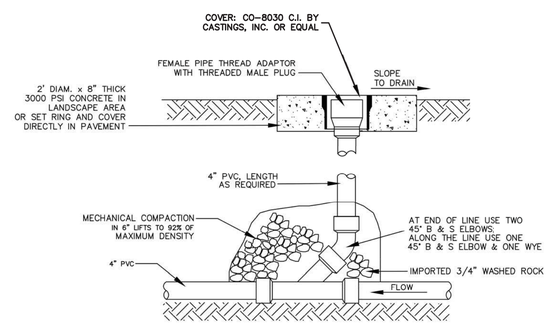


2 C12 C12 WATER QUALITY SWALE PROFILE

5 C12 C12 WATER QUALITY SWALE DETAIL



6 C12 C12 UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

NOTE: SEE PLAN SHEETS FOR INVERTS.

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DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

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

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER ORLE/MT. WENER ROAD
DETAILS

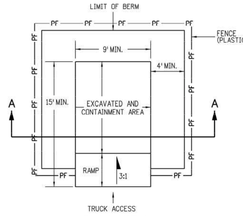
PREPARED UNDER THE DIRECT SUPERVISION OF:
COLORADO LICENSED
CHRISTOPHER S. RUNDELL
40319
5/3/18
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF BASELINE CORPORATION

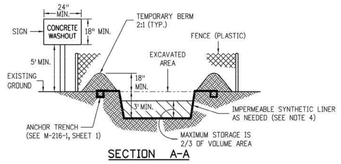
INITIAL SUBMITTAL	4/25/17
DRAWING SIZE	24" X 36"
SURVEY FIRM: D&D, INC.	SURVEY DATE: 10/11/14
JOB NO.	C020169
DRAWING NAME: 20169 TRAIL DETAILS.dwg	
SHEET 12 OF 13	

C12

RCRBD
RECORD SET



PLAN VIEW

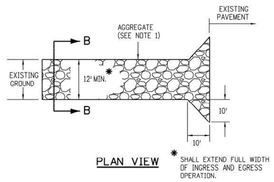


SECTION A-A

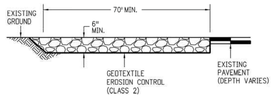
NOTES:

1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, IT SHALL BE LINED WITH AN IMPERMEABLE SYNTHETIC LINER THAT IS DESIGNED TO CONTROL SEEPAGE AT A MAXIMUM RATE OF 6 TO 10 CENTIMETERS PER SECOND.
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

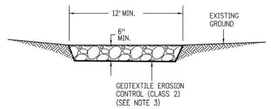
CONCRETE WASHOUT STRUCTURE



PLAN VIEW



ELEVATION SECTION



SECTION B-B

NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (K).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	07/16/15	Deleted the two Soil Retention Blanket detail sheets. They are now included in the Soil Retention Coversh...
Full Path: www.coloradodot.info/business/designsupport	(R-X)	03/29/16	Minor revisions to some dimensions and General Notes.
Drawing File Name: 208010101l.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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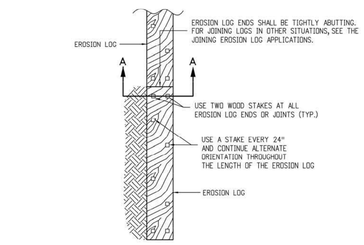
Division of Project Support JBK/LTA

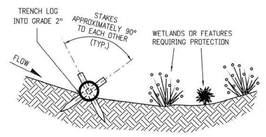
TEMPORARY EROSION CONTROL

Issued By: Project Development Branch on July 4, 2012

STANDARD PLAN NO.
M-208-1
Sheet No. 1 of 11

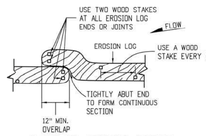


PLAN VIEW

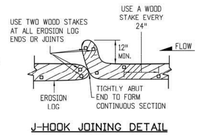


SECTION A-A

TYPICAL STAKE INSTALLATION



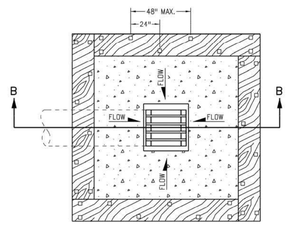
OVERLAP JOINING DETAIL



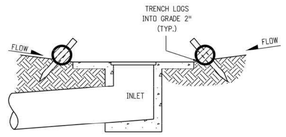
J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00002	TYPE 1 (12")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")



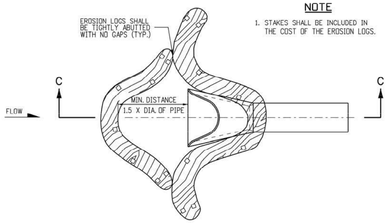
PLAN VIEW



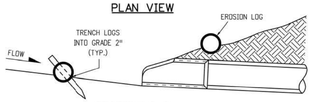
SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

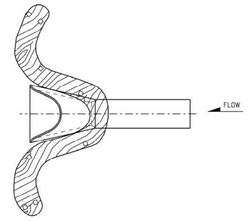


PLAN VIEW



SECTION C-C
(NOT ALL LOGS SHOWN)

EROSION LOG CULVERT INLET PROTECTION



EROSION LOG CULVERT OUTLET PROTECTION

EROSION LOG APPLICATIONS

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 208010201l.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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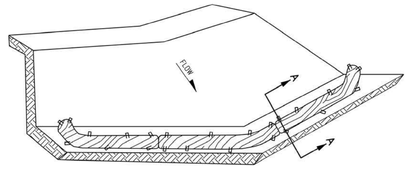
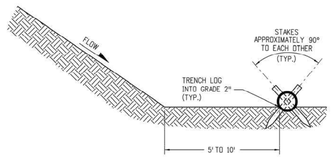
STANDARD PLAN NO.
M-208-1
Sheet No. 2 of 11

NOTES

1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF ONE-QUARTER ACRE PER 100 FEET OF SILT FENCE LENGTH; MAXIMUM SLOPE LENGTH BEHIND BARRIER IS 100 FEET; MAXIMUM GRADIENT BEHIND THE BARRIER IS 2:1.
2. SILT FENCE USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
3. SILT FENCE SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
4. THE MAXIMUM LENGTH OF EROSION LOGS OR SILT FENCES WITHOUT A FLARED END TURNING UPSLOPE IS 150 FEET.



ISOMETRIC VIEW



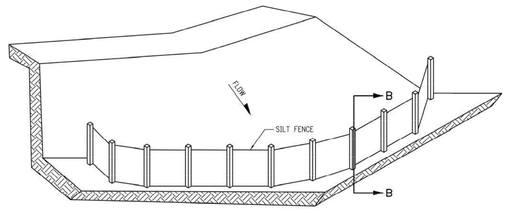
SECTION A-A

NOTES:

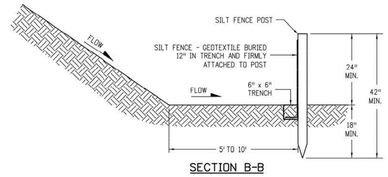
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00002	TYPE 1 (12")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")

EROSION LOG TOE OF SLOPE PROTECTION



ISOMETRIC VIEW

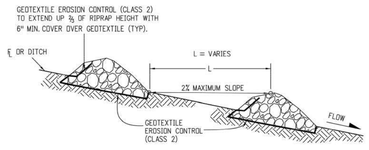


SECTION B-B

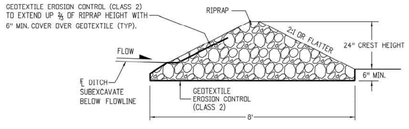
SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS



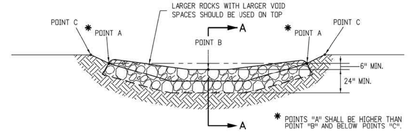
SECTION VIEW ALONG DITCH FLOWLINE



SECTION A-A

NOTES:

1. RIPRAP SIZE D_{50} = 6" OR AS SHOWN ON THE PLANS.
2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN HIGHER THAN CENTER OF CHECK DAM.
4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.



TYPICAL SECTION VIEW

ROCK CHECK DAM

Computer File Information		Sheet Revisions	
Creation Date: 07/04/12 Initials: JBK		Date:	Comments
Last Modification Date: 08/10/17 Initials: LTA	(R-X)	03/29/16	Minor revisions to some Notes.
Full Path: www.coloradodot.info/business/designsupport	(R-X)		
Drawing File Name: 208011011l.dgn	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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TEMPORARY EROSION CONTROL

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STANDARD PLAN NO.
M-208-1
Sheet No. 11 of 11

BASELINE
Engineering · Planning · Surveying
419 OAK ST. • P.O. BOX 771152 • STEAMBOAT SPRINGS, CO. 80477
P. 9708791825 • F. 3039403959 • www.baselinecos.com

DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

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

CITY OF STEAMBOAT SPRINGS
ROUTT COUNTY
STEAMBOAT SPRINGS
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRCLE/MT. WERNER ROAD
EROSION CONTROL DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF

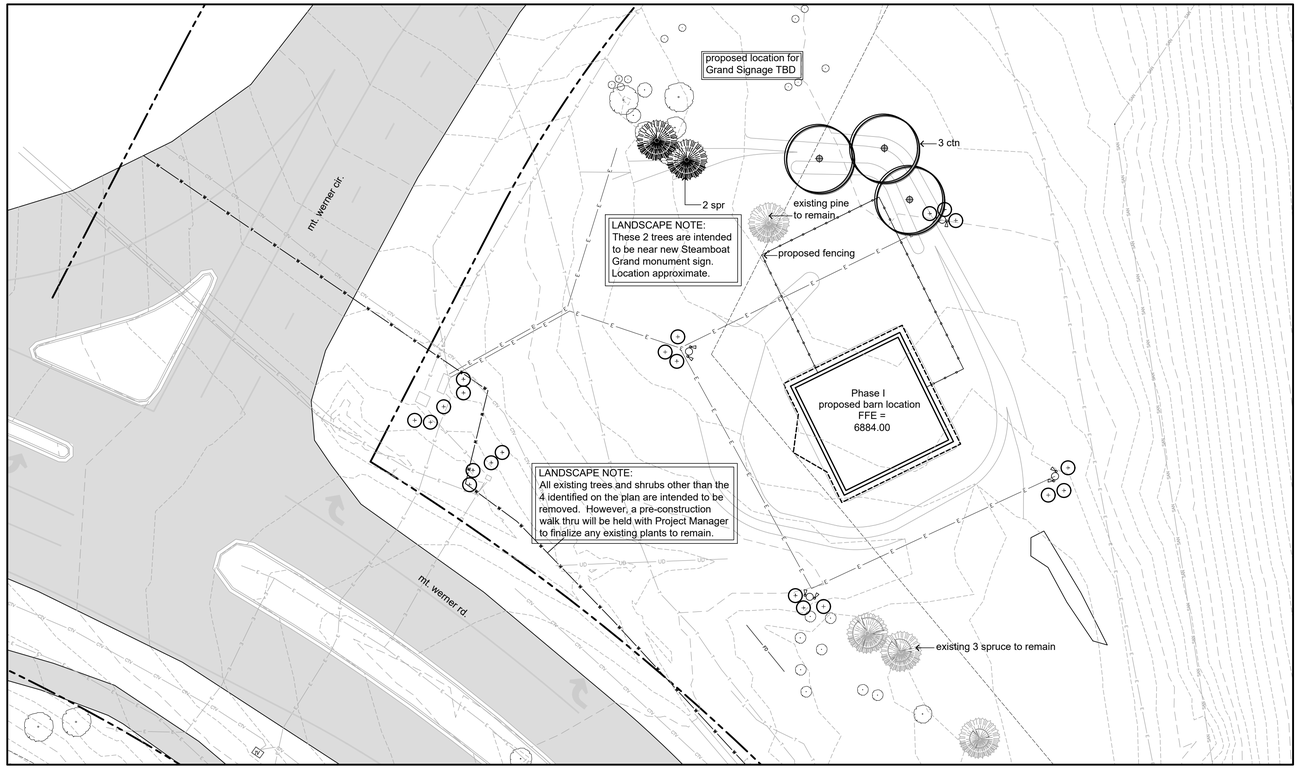
COLORADO LICENSED
CHRISTOPHER S. RUNDALL
40319
5/3/18
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF BASELINE CORPORATION

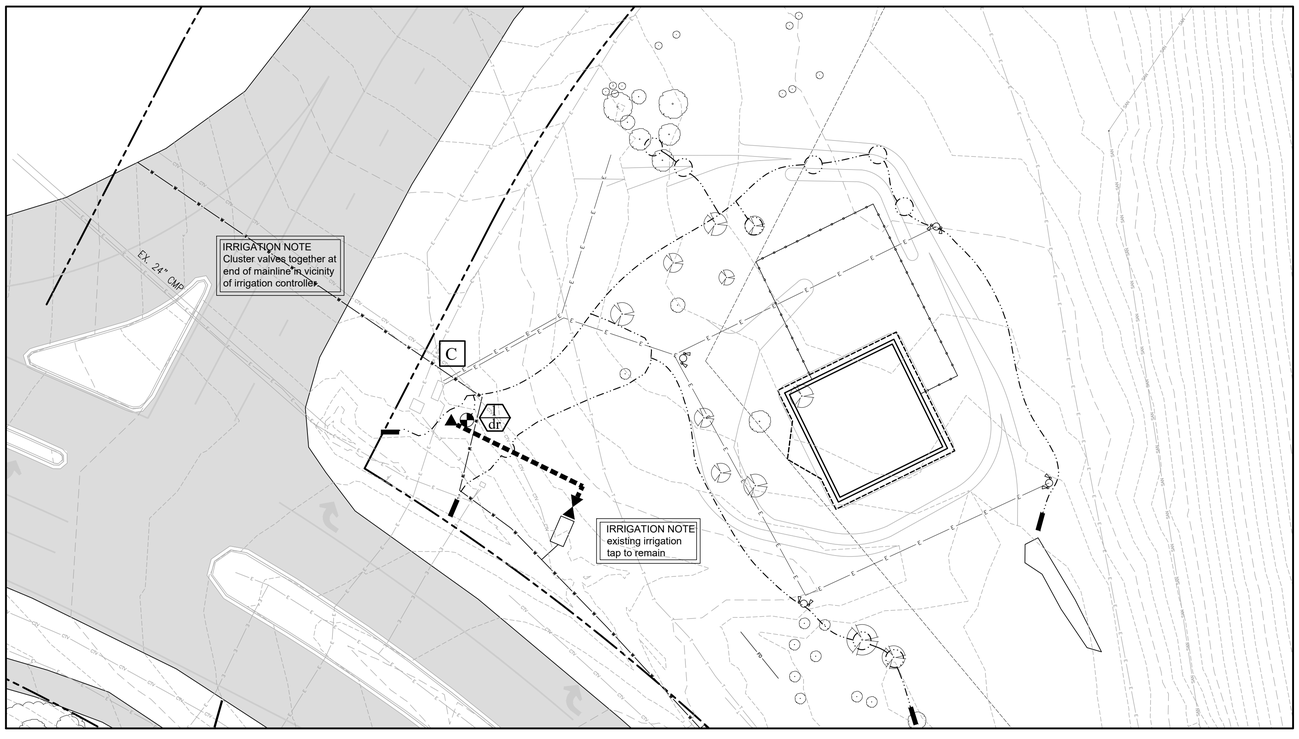
INITIAL SUBMITTAL	4/25/17
DRAWING SIZE	24" X 36"
SURVEY FIRM	D&D, INC.
SURVEY DATE	10/11/14
JOB NO.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET	13 OF 13

C13

LANDSCAPE PLAN



IRRIGATION PLAN



RCRBD
RECORD SET

LANDSCAPE LEGEND

- deciduous shade tree
- evergreen trees
- native deciduous shrub
- *proposed lighting (see lighting plan)
- existing evergreen to remain 4 total
- existing landscape to be removed

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

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

IRRIGATION LEGEND

- ELECTRIC CONTROL VALVE, 1.5" RAINBIRD PEB SERIES
- DRIP TUBE, 3/4" UNLESS NOTED
- DRIP END
- PVC MAINLINE 1.5"
- C — RAINBIRD ESP - ME SERIES MODULAR CONTROLLER WITH RAINBIRD RSD RAIN SENSOR
- 3/4" QUICK COUPLER
- 1 / 8 — ZONE # / GPM
- PVC SLEEVE - 6" if mainline
- POINT OF CONNECTION (SEE NOTE)

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

1. Existing Conditions and Site layout plan provided by Baseline Engineering.
2. 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.
3. 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.
4. Contractor shall maintain positive drainage away from all building foundations, structures and planting beds at all times.
5. 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.
6. See sheet L.101 for irrigation details and specifications.

40' 20' 10' 0'
1"=20'

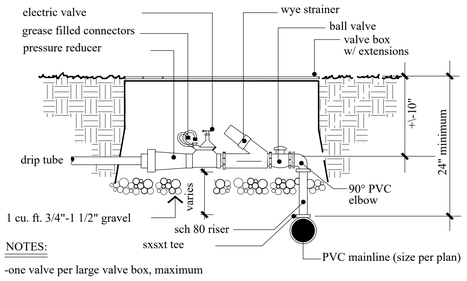
date 9-12-17 city submittal #1
rev. 11-17-17 city submittal #2
rev. 12-6-17 tac comments
rev. 5-11-18 construction set

Landscape Plan

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

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

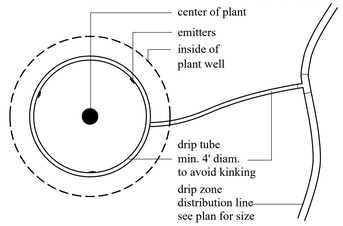
sheet # L.100



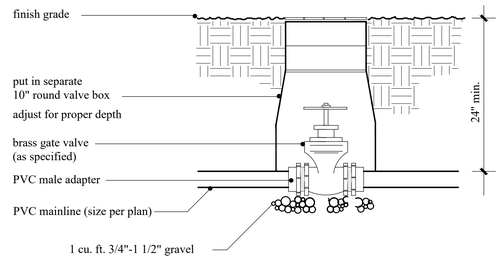
1 L.101 DRIP VALVE ASSEMBLY
no scale

EMITTERS: Rainbird (or eq) XBT-10 or XBT-20

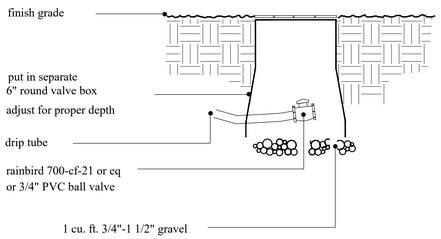
cottonwood trees:	4 ea XBT-20 emitters
spruce trees	3 ea XBT-20 emitters
pine trees:	3 ea XBT-10 emitters
aspen trees:	2 ea XBT-20 emitters
shrubs:	2 ea XBT-10 emitters



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
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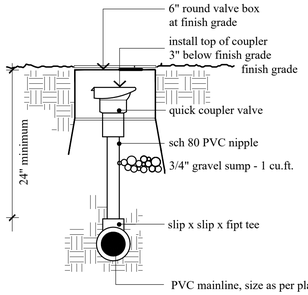
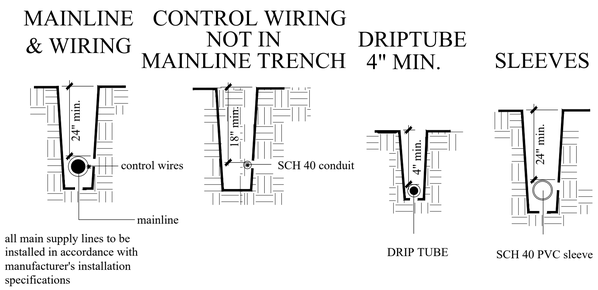
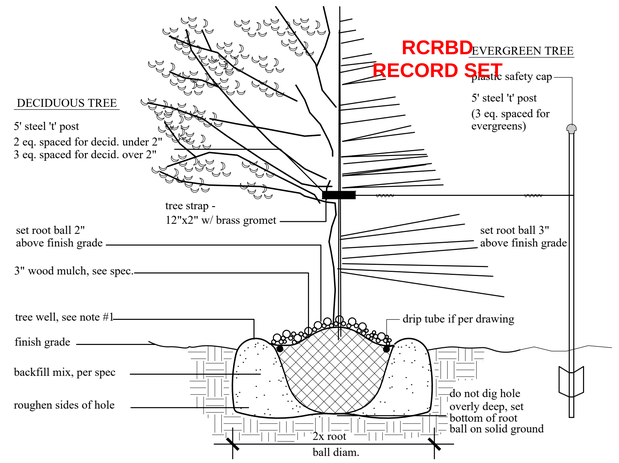


5 L.101 QUICK COUPLER VALVE DETAIL
no scale



6 L.101 TYPICAL TRENCHING DETAIL
no scale



7 L.101 PLANTING DETAILS
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 (l) 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 settling 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

A. 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.

B. 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-tite 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 (l) 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 settling 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.

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 tac comments
rev.	5-11-18 construction set

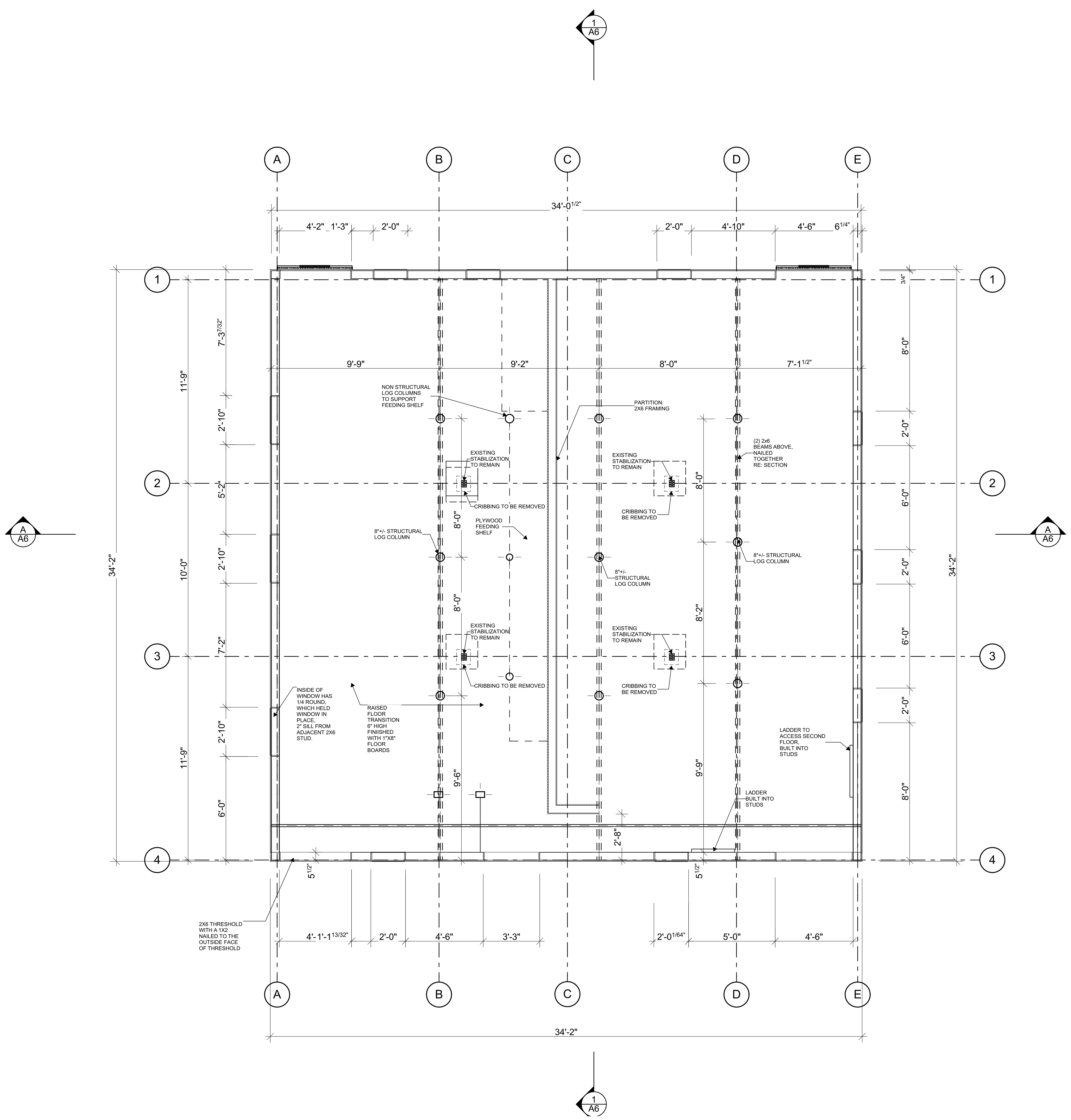
Landscape & Irrigation
Details and Specifications

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

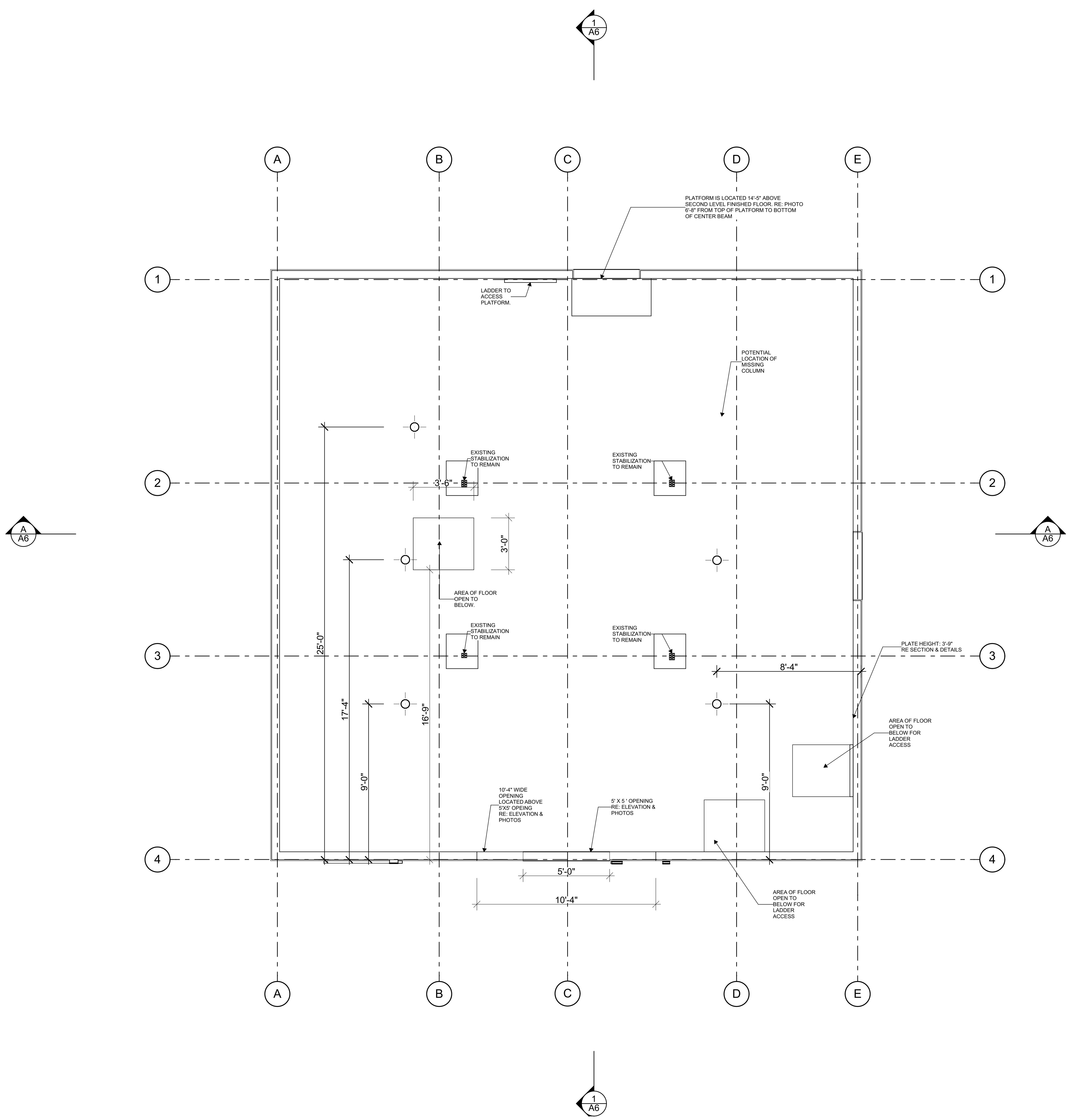
MGC DESIGN, INC.
LANDSCAPE ARCHITECTURE
SITE DESIGN
WATER USE in LANDSCAPE
P.O. Box 773522
Steamboat Springs, CO 80477
(970) 879-7740

sheet # L.101

RCRBD
RECORD SET



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



2 LOFT FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

STATE OF COLORADO
LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
Jan Michael Kaminski, President

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

TITLE
EXISTING FLOOR PLANS

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

REVISIONS:
	DATE

DRAWING NUMBER
A2

RCRBD
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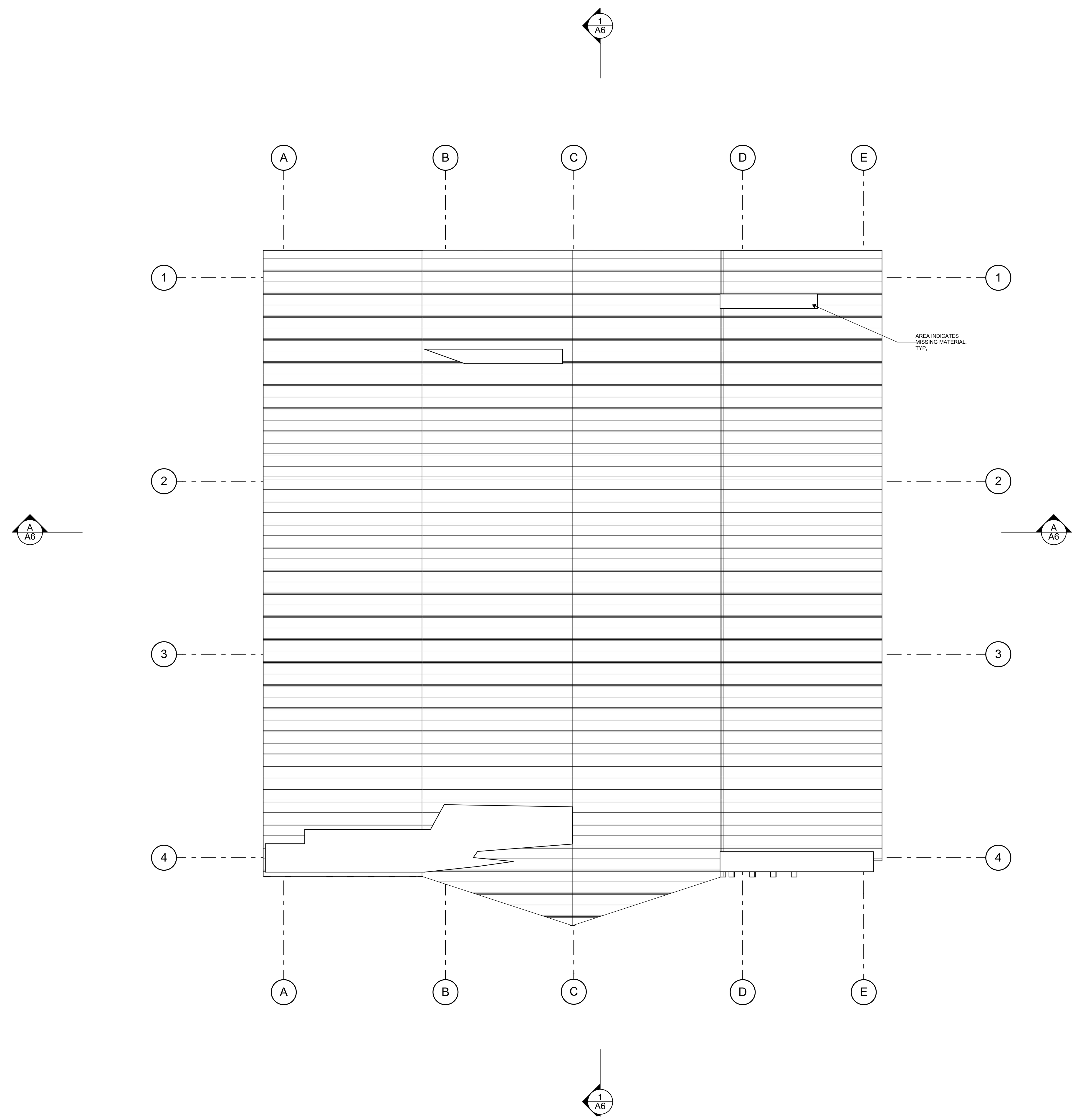

1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

STATE OF COLORADO LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
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TITLE
EXISTING ROOF PLAN

JOB NO.	PROJECT NUMBER
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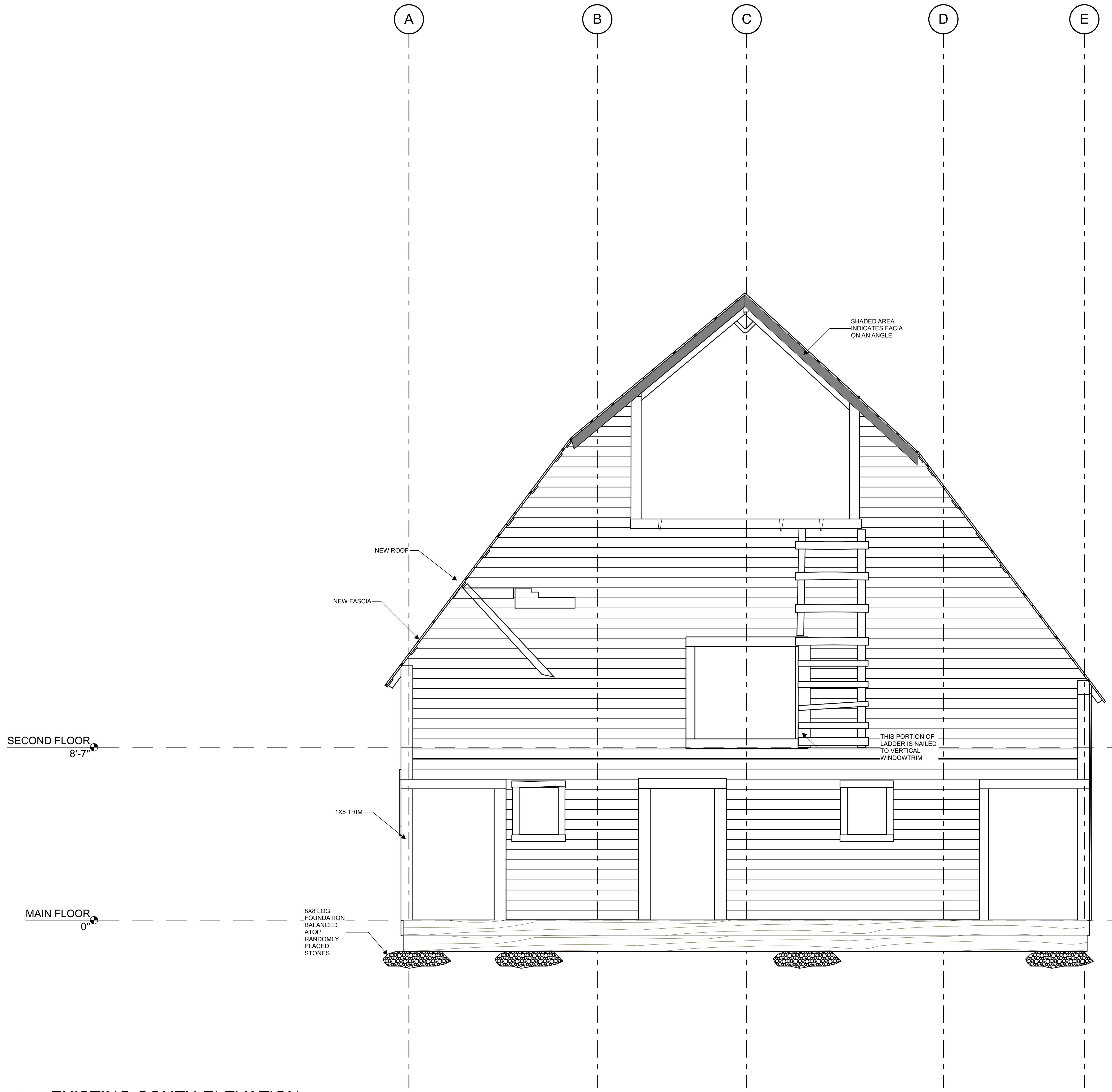
ISSUE DATE	5/25/2018

REVISIONS:

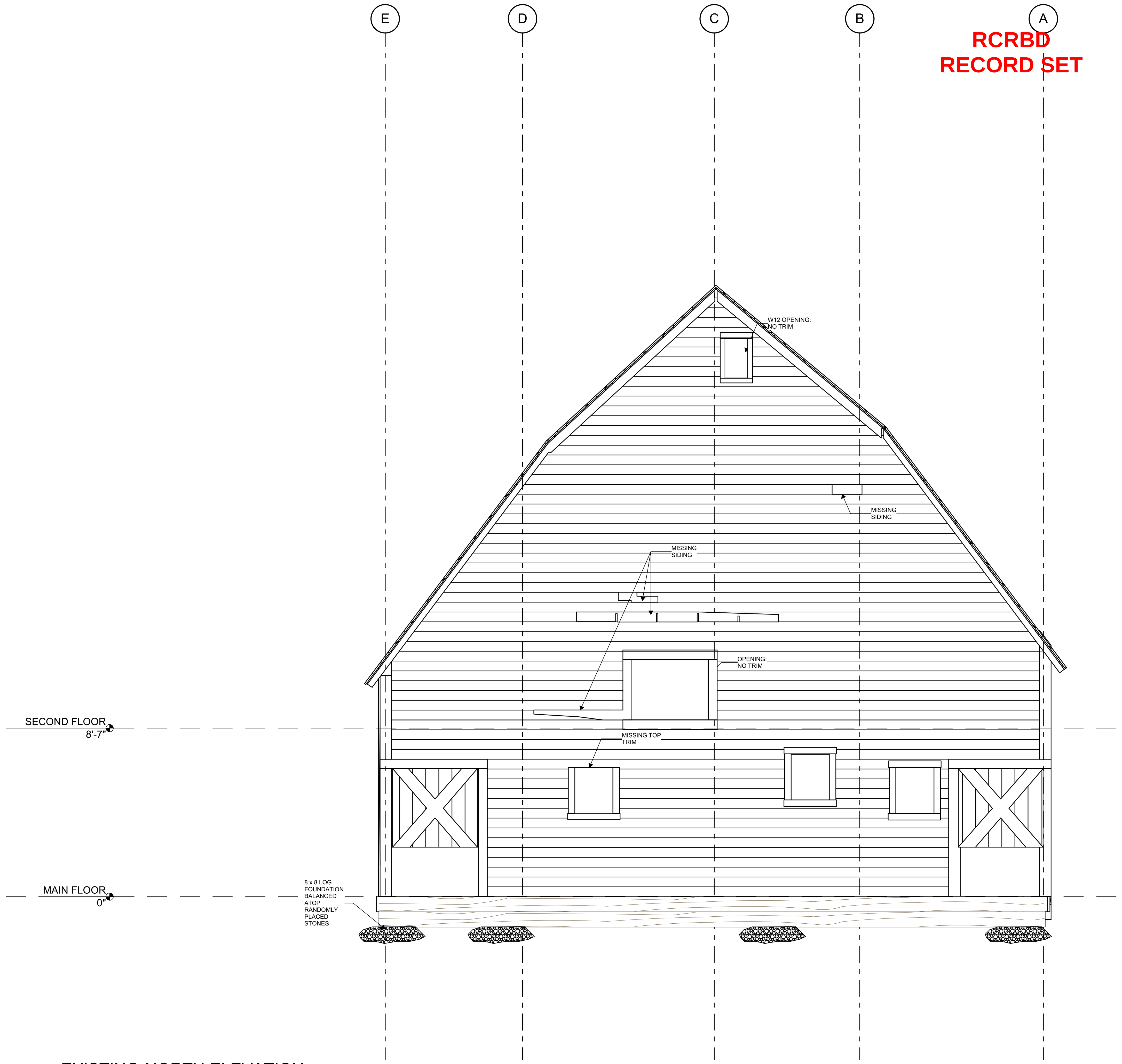
	DATE

DRAWING NUMBER
A3

RCRBD
RECORD SET



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



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

STATE OF COLORADO
06/15/18
LICENSED ARCHITECT

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2305 MT. WERNER CIR,
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TITLE
EXISTING ELEVATIONS

JOB NO. PROJECT NUMBER
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DRAWING NUMBER
A4

RCRBD
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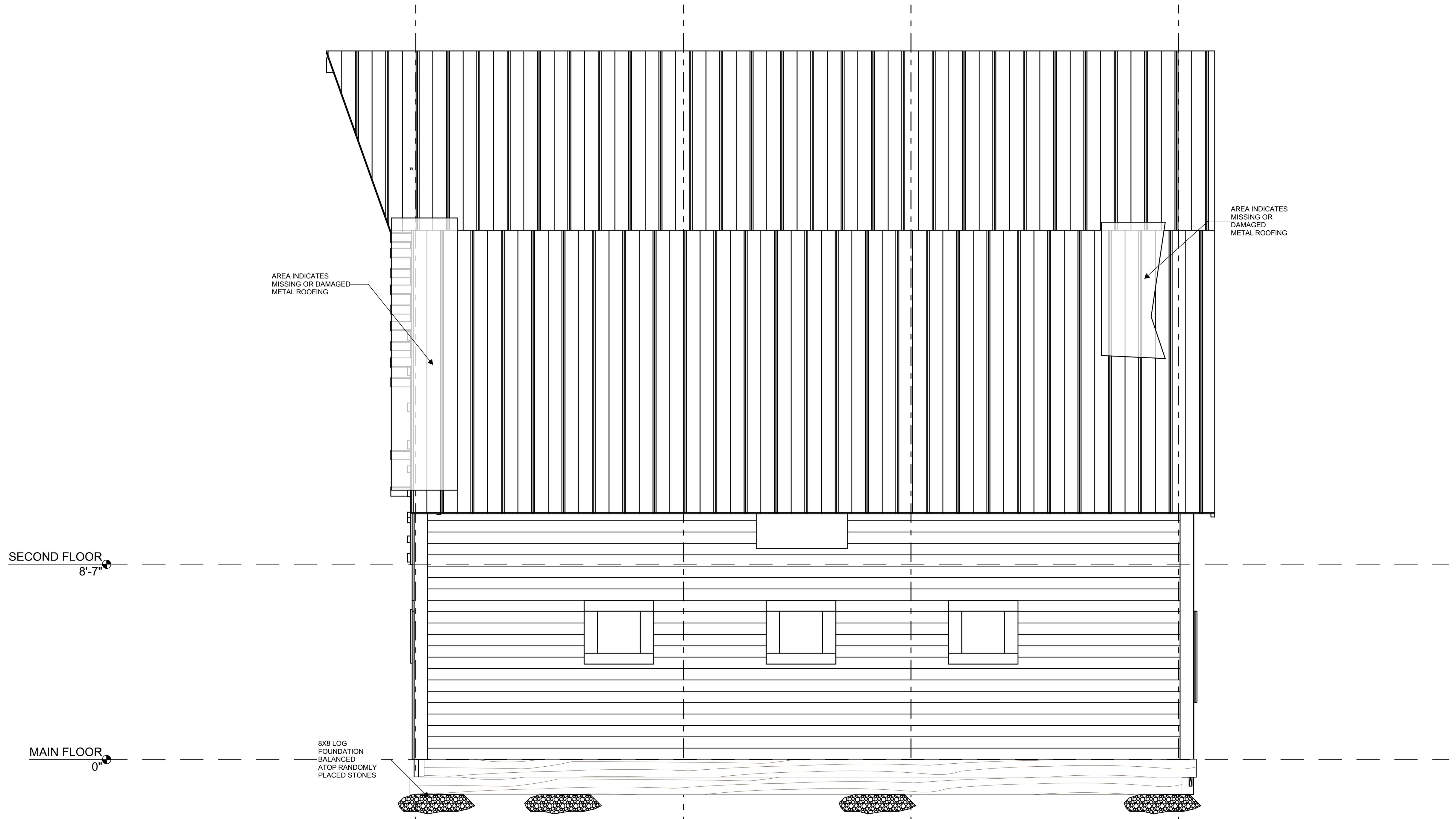
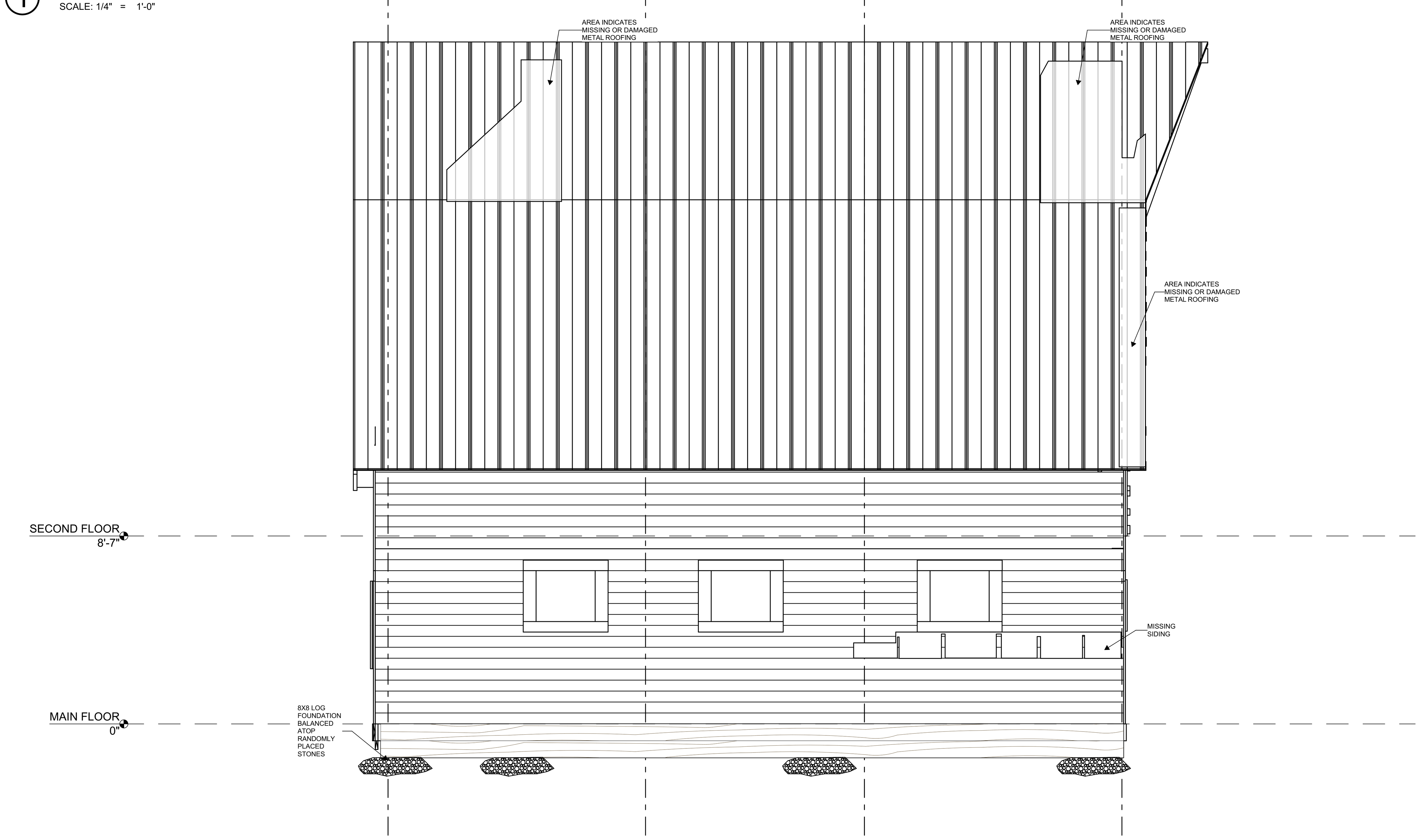


(1) EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

STATE OF COLORADO LICENSED ARCHITECT
06/15/18

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TITLE
EXISTING
ELEVATIONS

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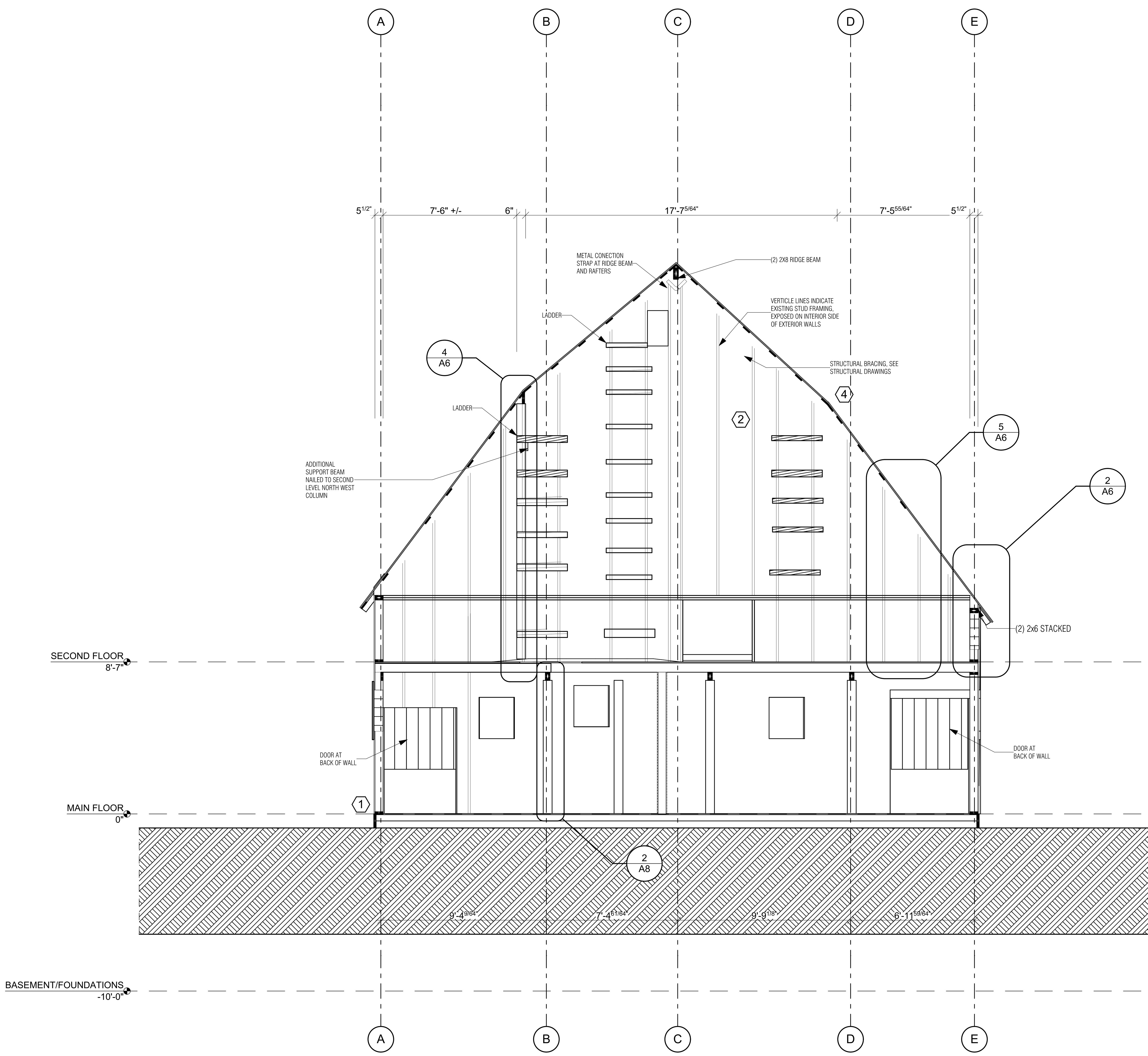
ISSUE DATE 5/25/2018

REVISIONS:
| DATE

DRAWING NUMBER
A5

RCRBD RECORD SET



1 BUILDING SECTION A
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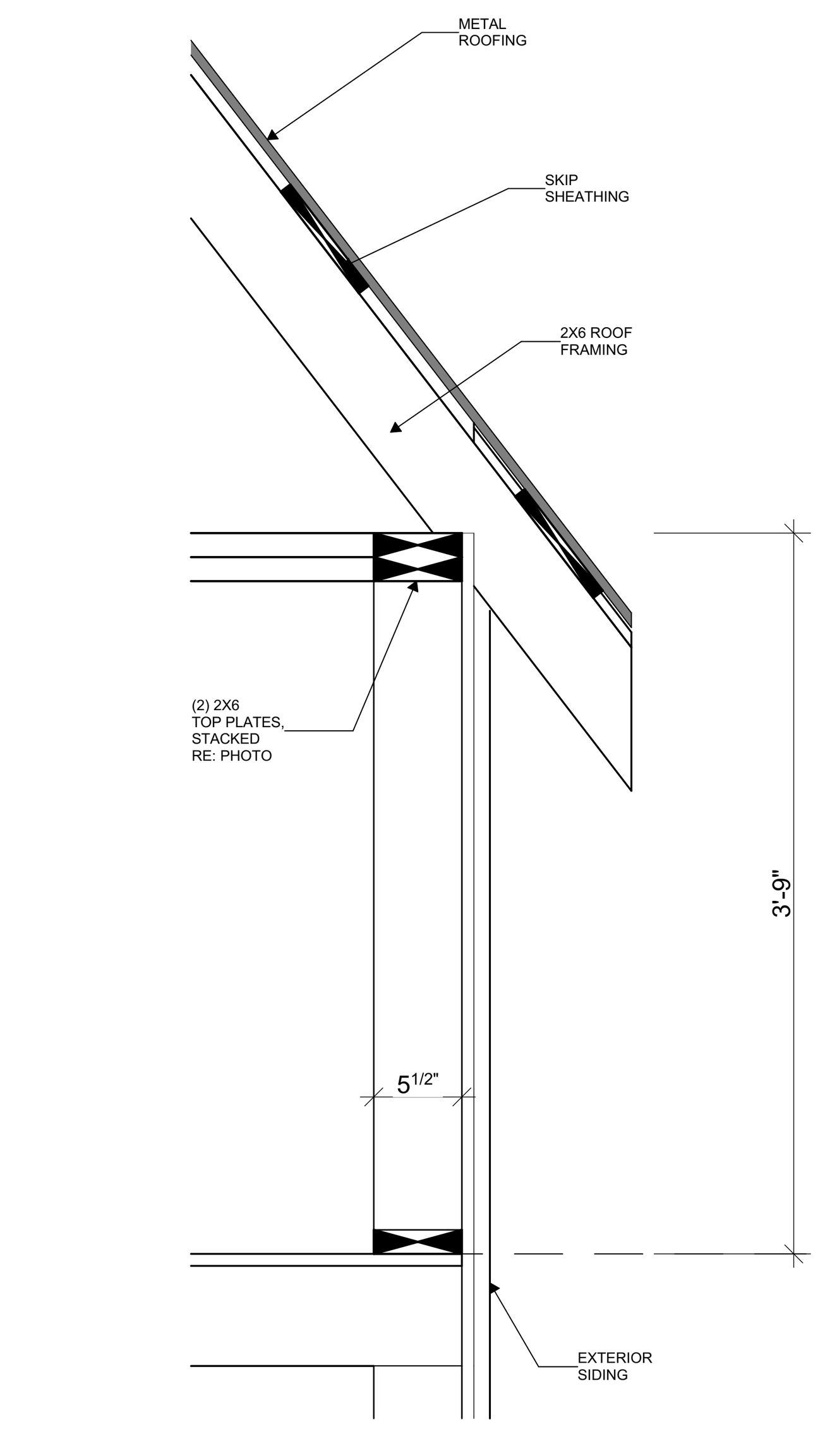


2 EXTERIOR WALL & ROOF CONNECTION
SCALE: 1" = 1'-0"

IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS

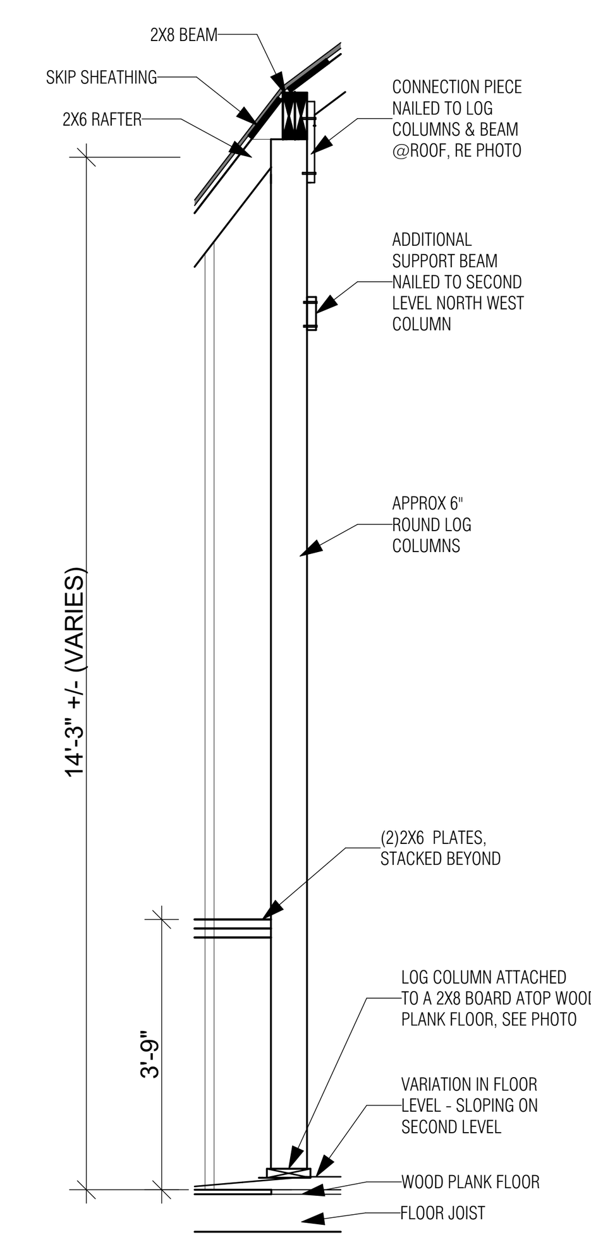
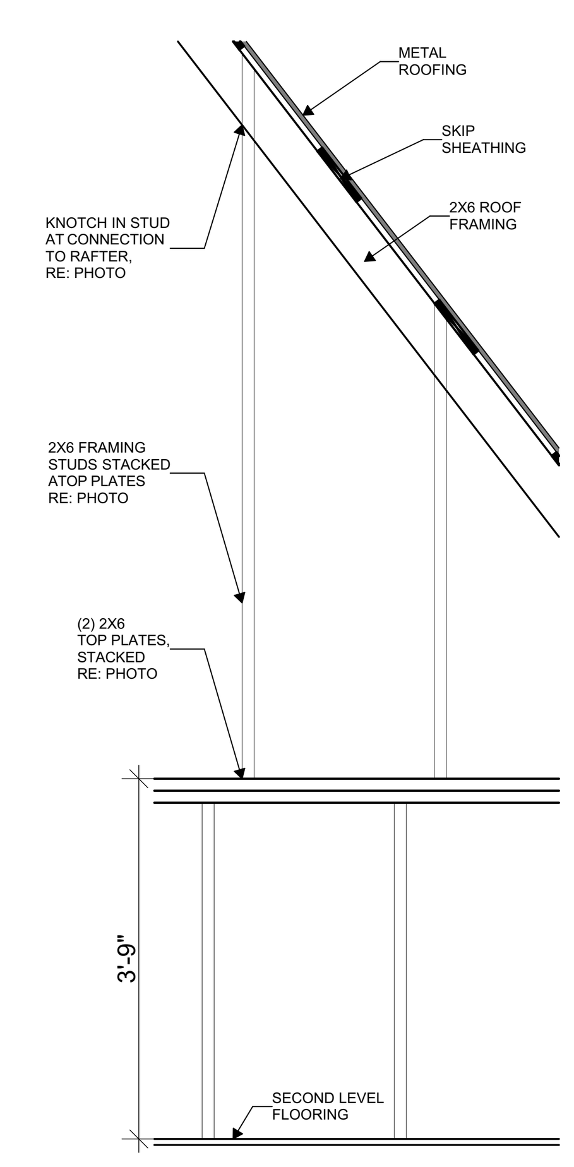


IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS

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



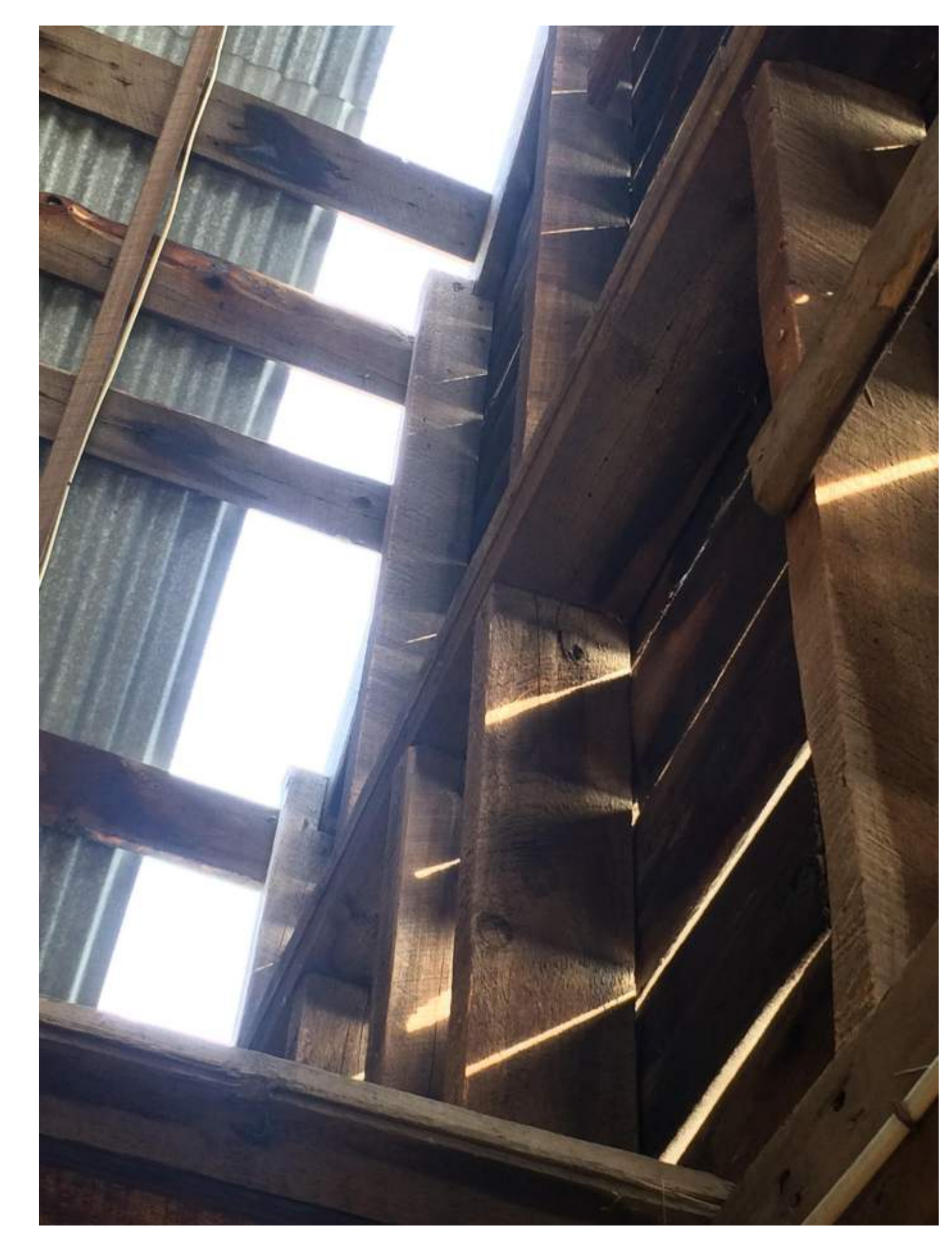


IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS

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

MOUNTAIN ARCHITECTURE DESIGN GROUP P.C.
Jan Michael Kaminski, President

AN ICONIC ENTRY FOR THE
ARNOLD BARN INTERPRETIVE DISPLAY
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STEAMBOAT SPRINGS, CO, 80487-9023

TITLE

EXISTING SECTION & DETAILS

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

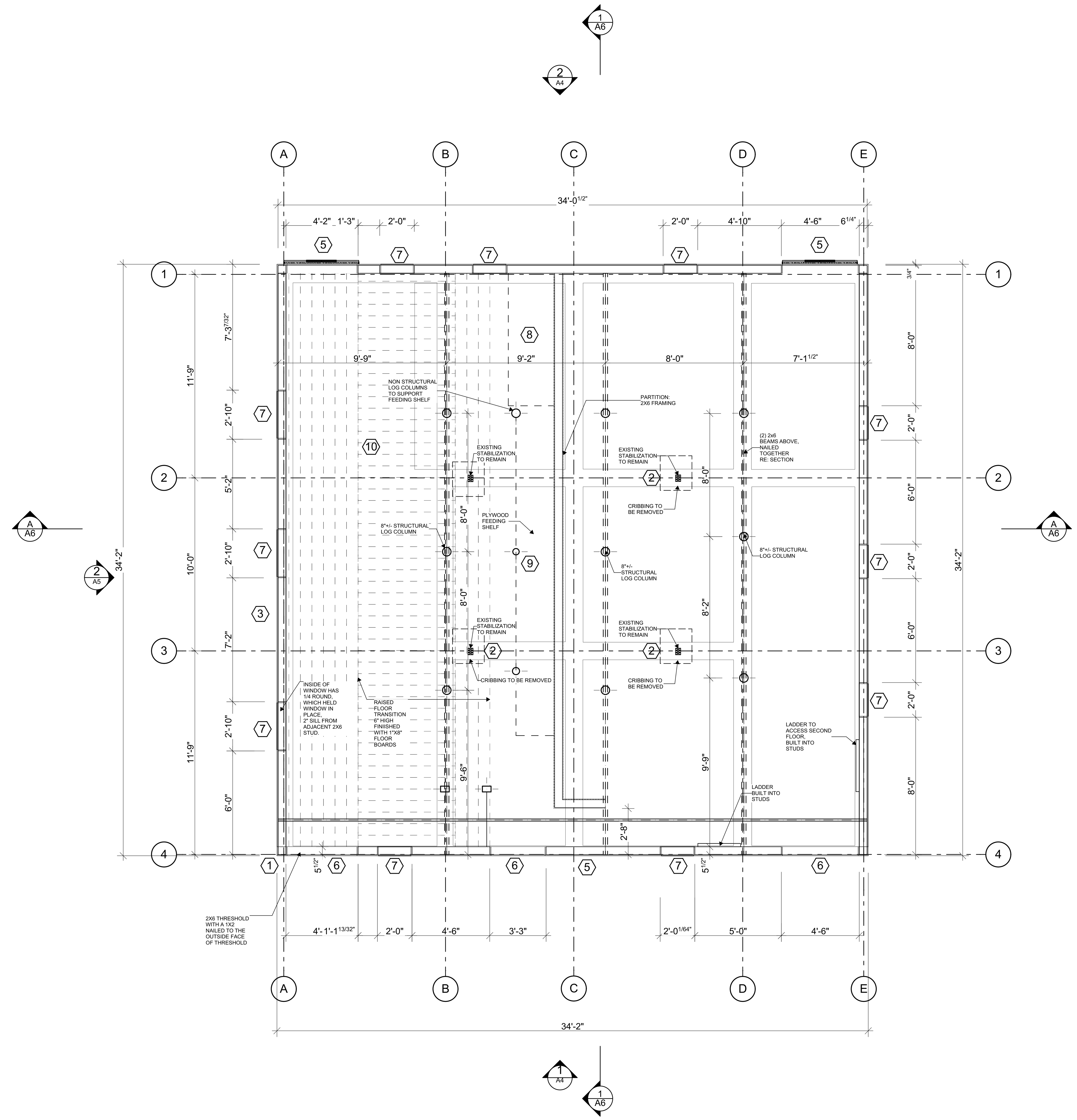
REVISIONS:
| DATE

DRAWING NUMBER
A6

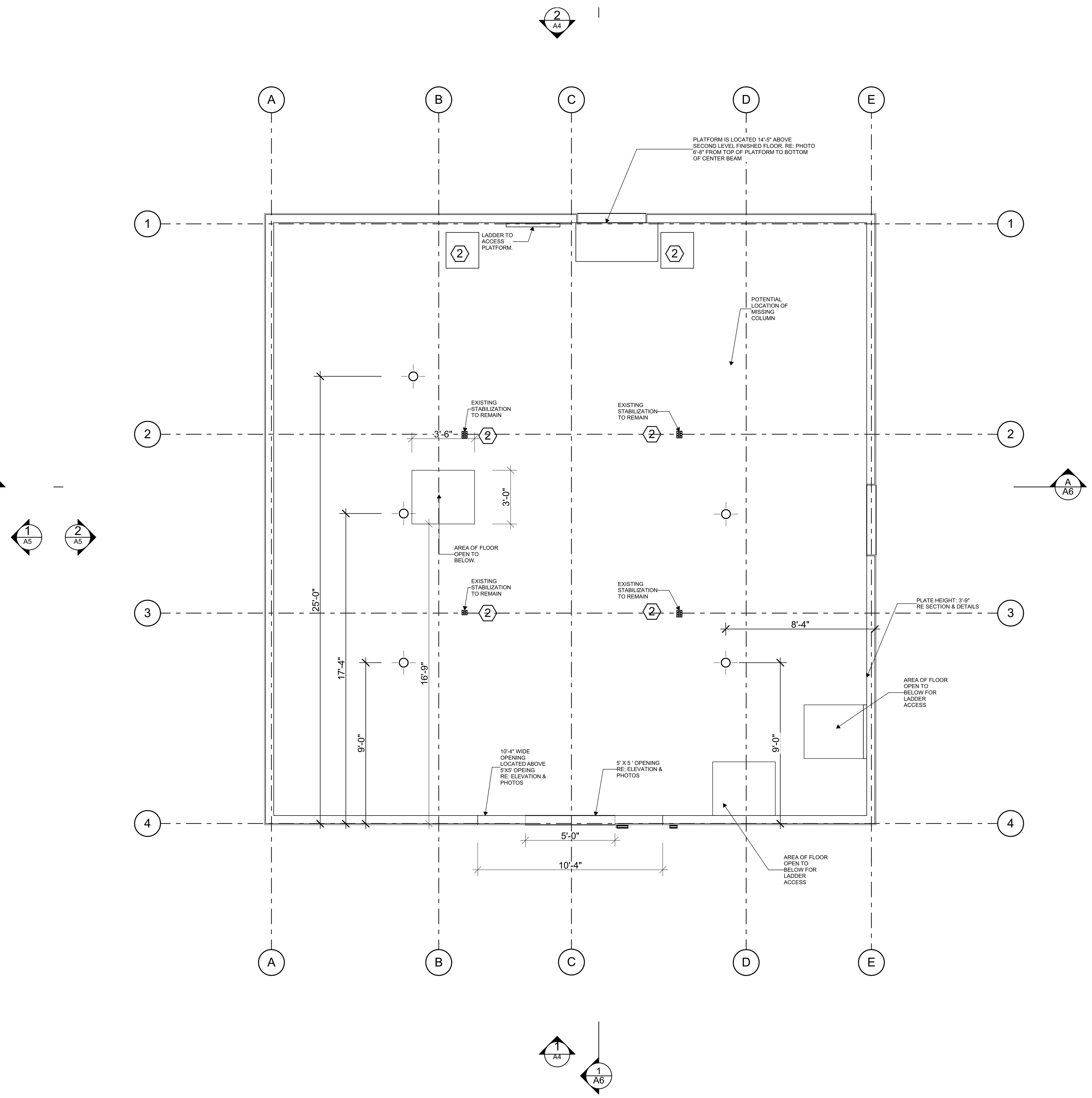
KEY NOTES

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

RCRBD RECORD SET



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



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

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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:
| DATE

DRAWING NUMBER
A7

RCRBD
RECORD SET

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

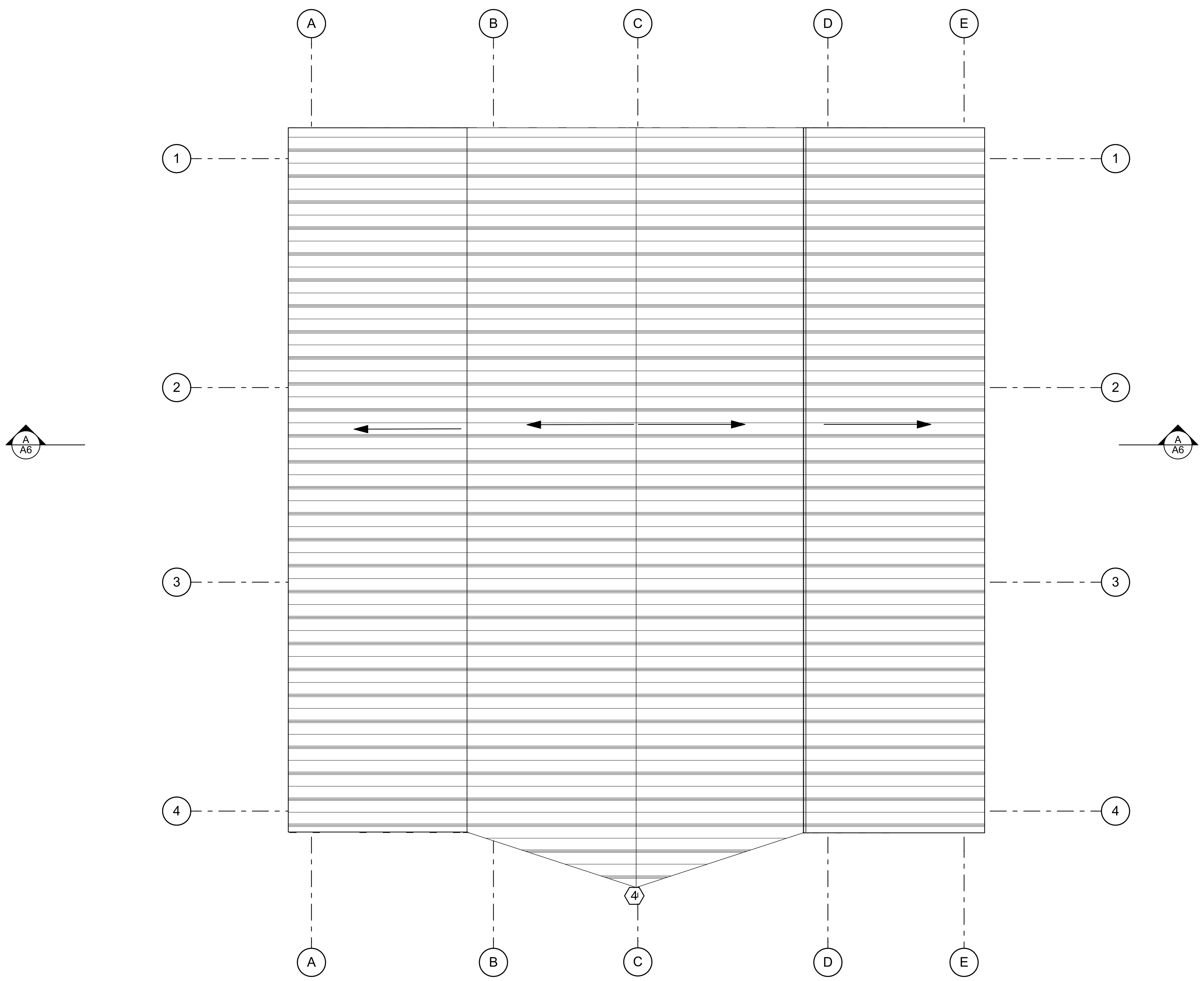
DOOR TO BE PRESERVED

DOOR TO BE PRESERVED IN KIND UTILIZING PHOTO DOCUMENTATION

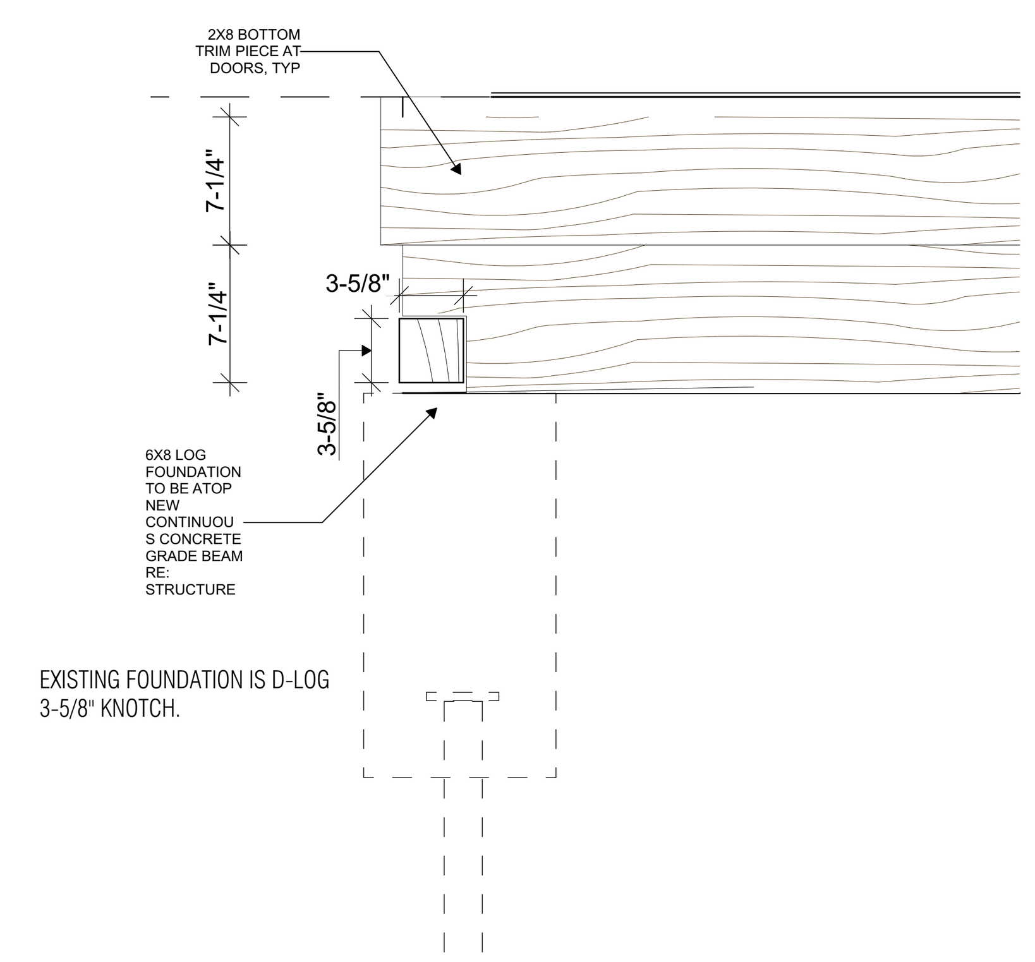
SINGLE GLAZED BARD SASH WINDOW TO BE REPLACED IN KIND UTILIZING PHOTO DOCUMENTATION

GRAIN BIN TO BE PRESERVED

FEEDING SHELF AND SUPPORTING MEMBERS TO BE REMOVED



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

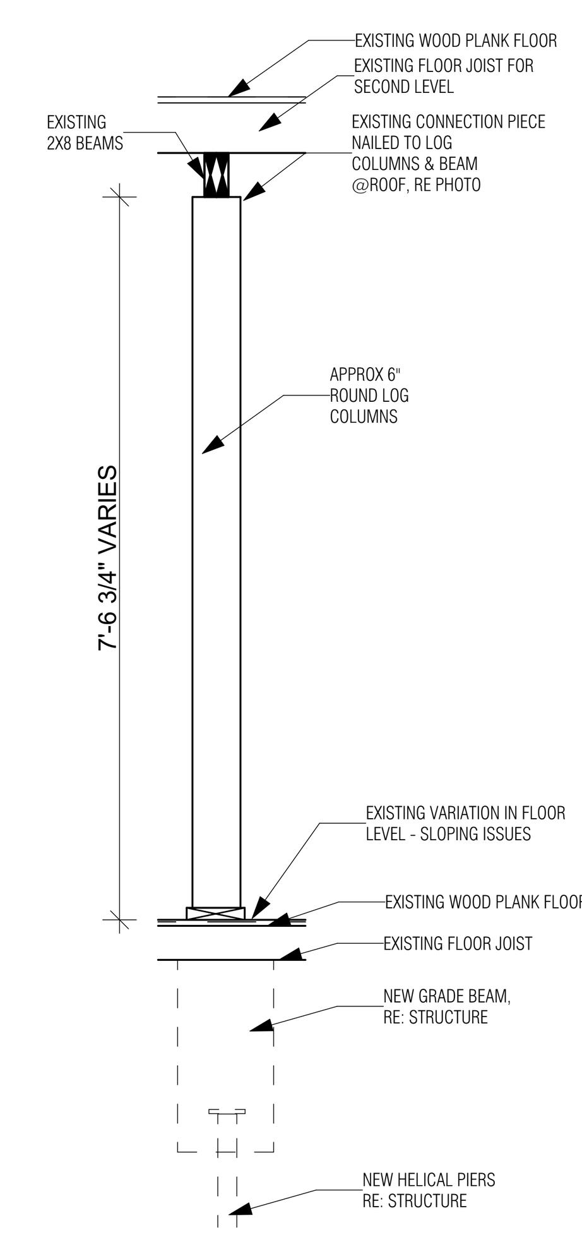


3 FOUNDATION
SCALE: 1" = 1'-0"

IMAGE DOCUMENTED TO SUPPORT FOUNDATION DETAIL

ADDITIONAL EXISTING FOUNDATION IMAGES:

ADDITIONAL EXISTING FOUNDATION IMAGES:



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

IMAGE DOCUMENTATION TO SUPPORT EXISTING CONDITIONS

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TITLE
ROOF PLAN

ADDITIONAL EXISTING FOUNDATION IMAGES:

JOB NO.	PROJECT NUMBER
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REVISIONS:

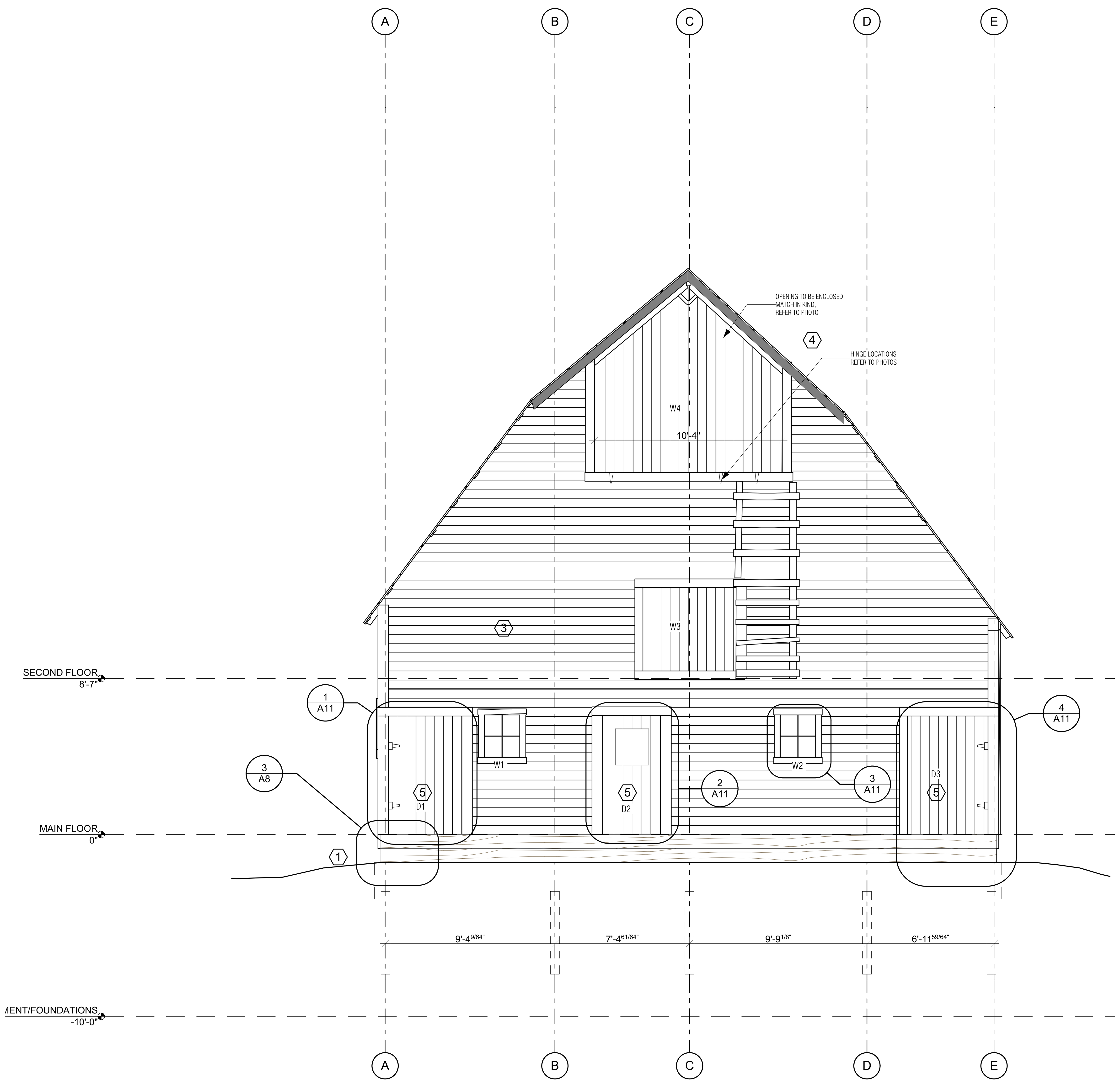
	DATE

DRAWING NUMBER
A8

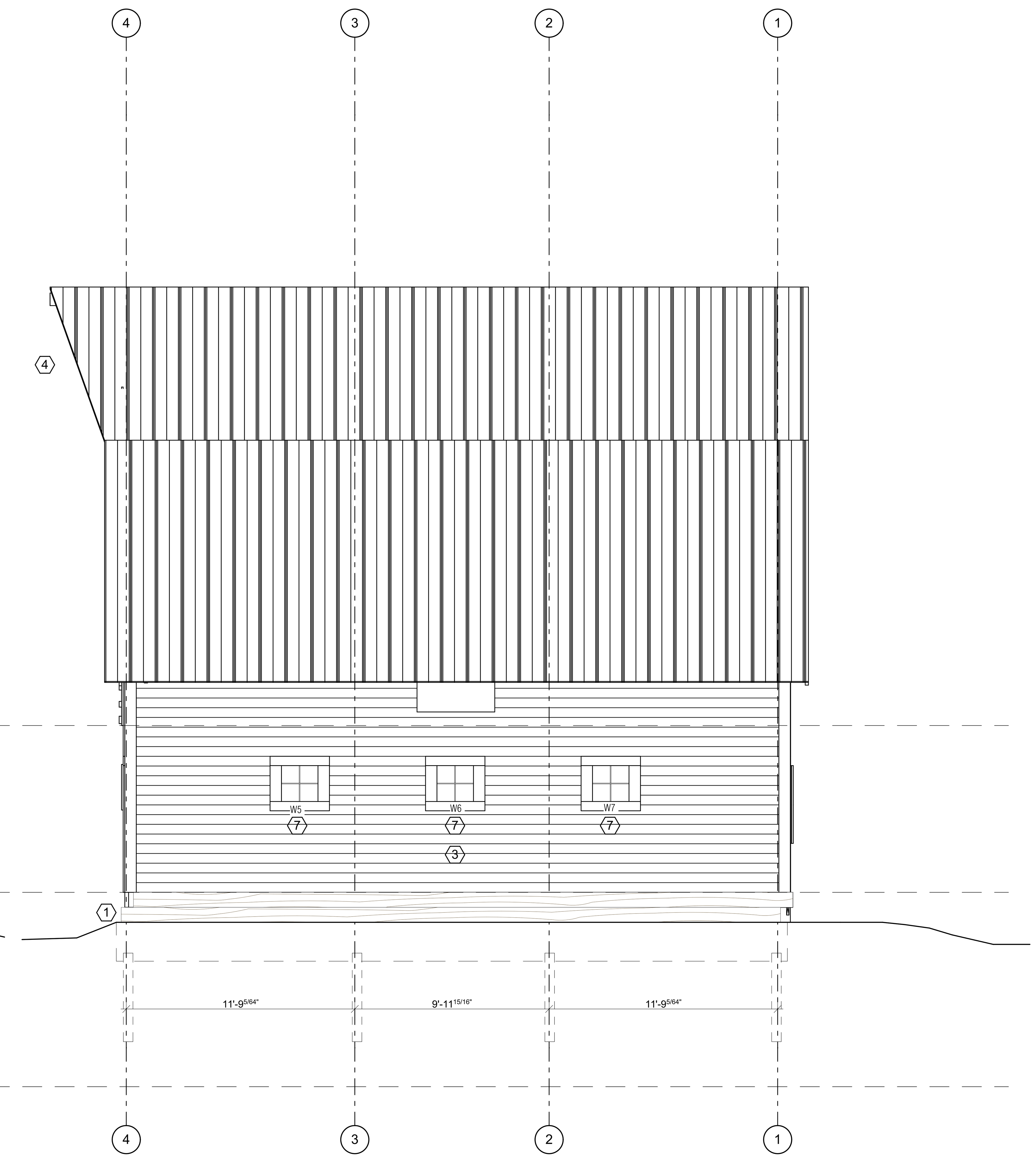
RCRBD RECORD SET

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 RECYLCED 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



① SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



② EAST ELEVATION
SCALE: 1/4" = 1'-0"

MOUNTAIN ARCHITECTURE
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www.mtnarch.com
jan@mtnarch.com

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

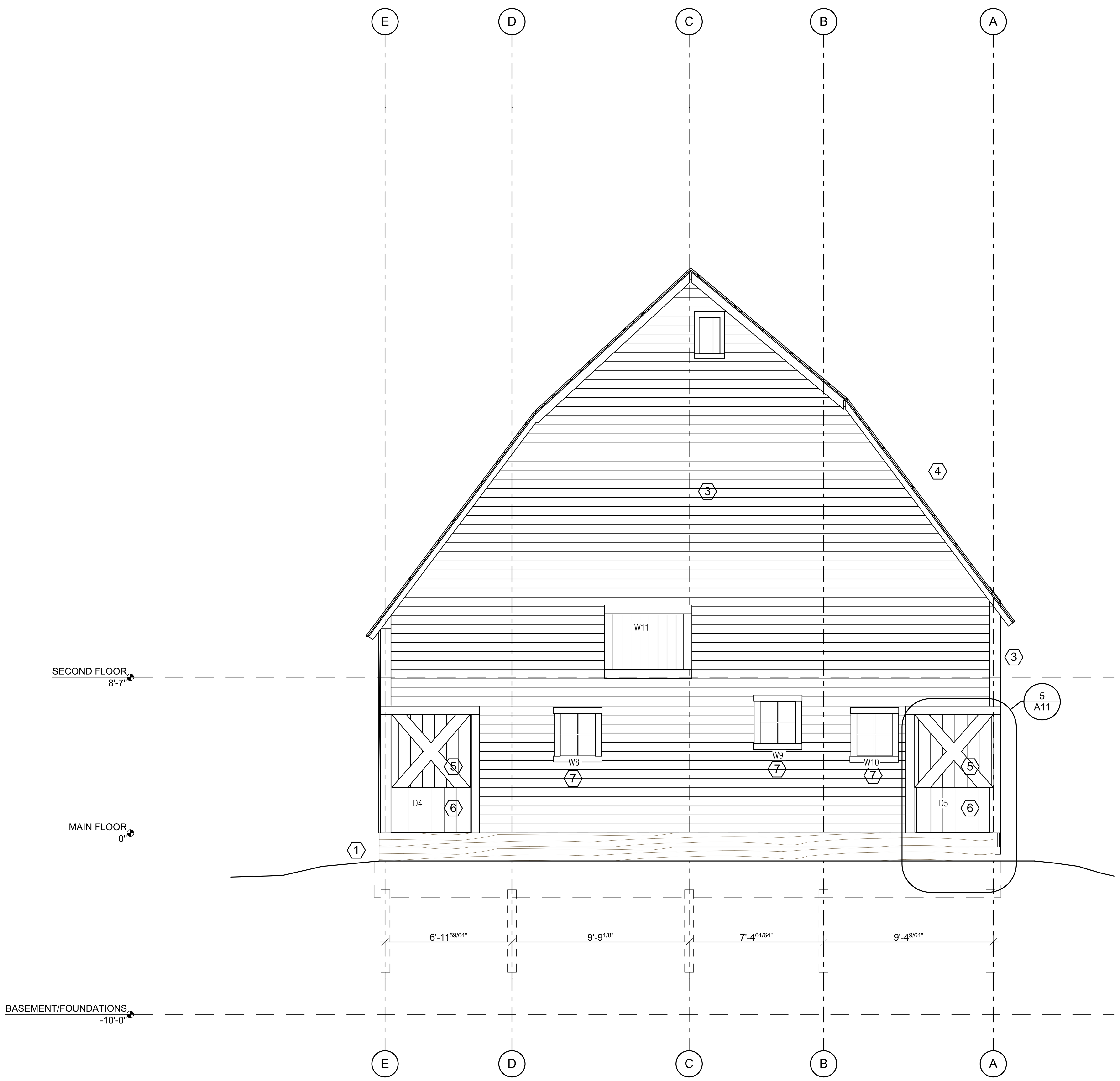
TITLE
ELEVATIONS

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

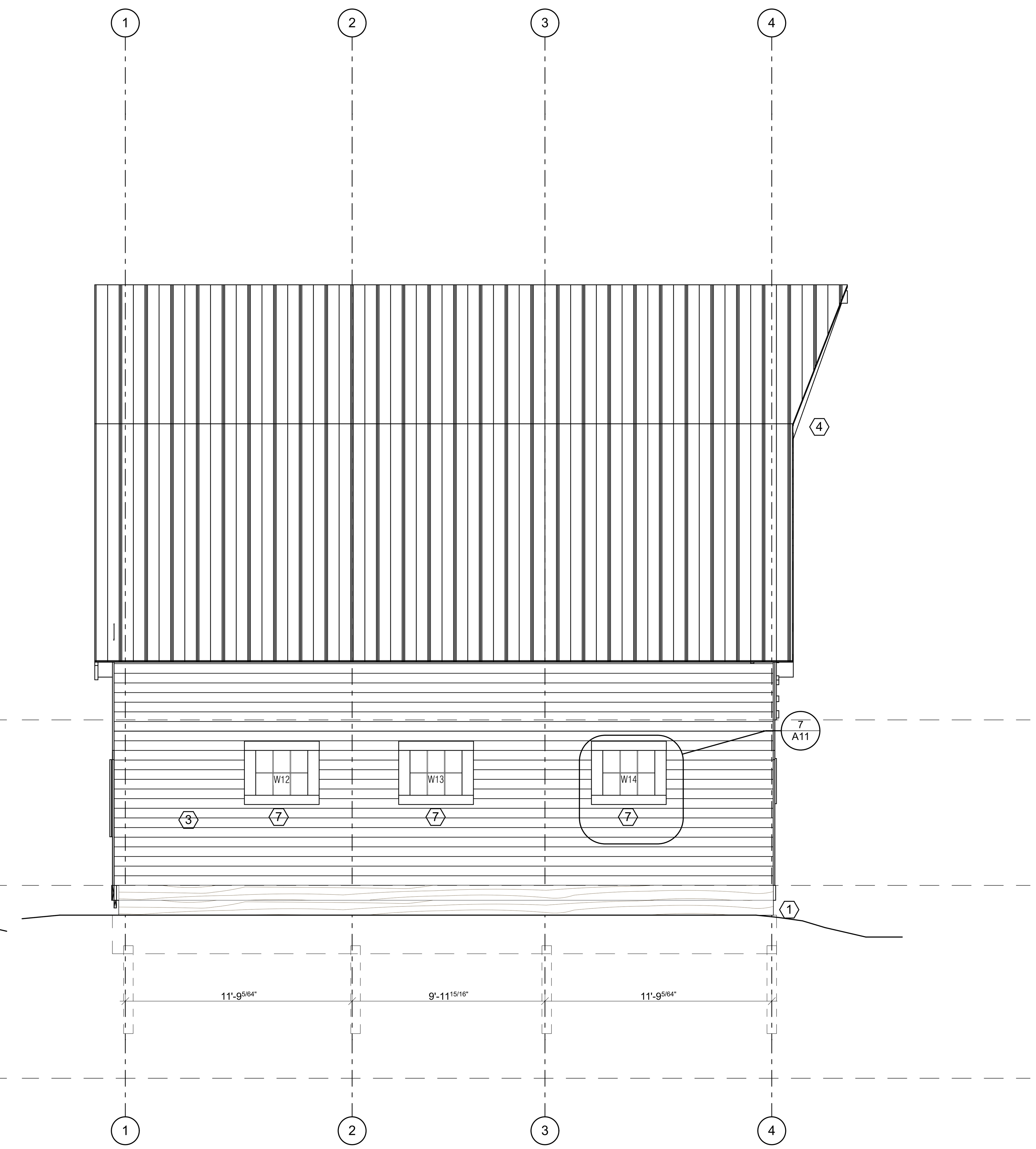
REVISIONS:
| DATE

DRAWING NUMBER
A9

RCRBD
RECORD SET



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



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

STATE OF COLORADO
LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
Jan Michael Kaminski, President

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

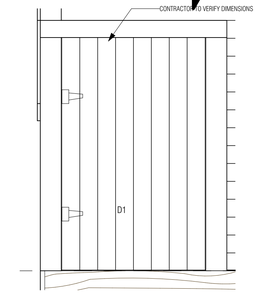
TITLE
ELEVATIONS

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

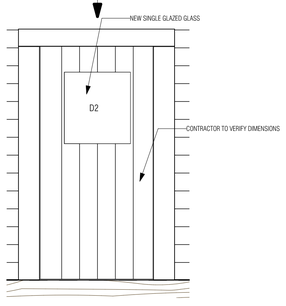
REVISIONS:
| DATE

DRAWING NUMBER
A10

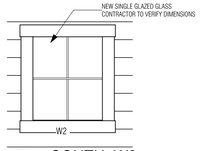
RCRBD
RECORD SET



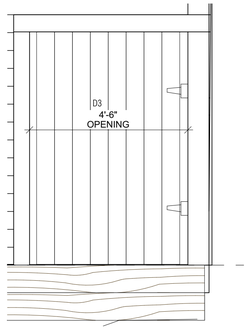
1 SOUTH: D1
SCALE: 1/2" = 1'-0"



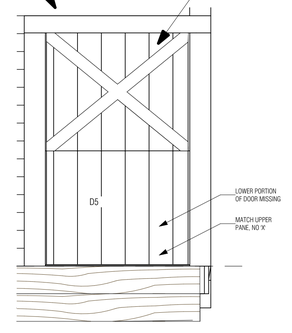
2 SOUTH: D2
SCALE: 1/2" = 1'-0"



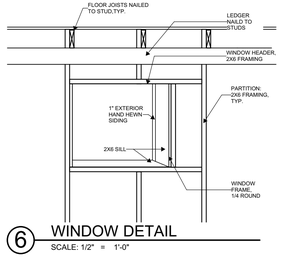
3 SOUTH: W2
SCALE: 1/2" = 1'-0"



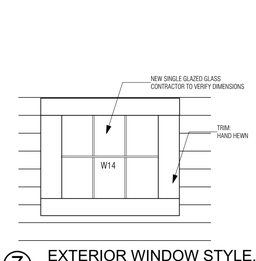
4 SOUTH: D3
SCALE: 1/2" = 1'-0"



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"

STATE OF COLORADO
06/15/18
JAN MICHAEL KAMINSKI
PE.-967
LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
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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:
	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 Sturctures" - 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/AF&PA-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 Complied and Prepared by John S. Pack, P.E. for I.M.R., Inc., Denver, Colorado, Revision 2, July 27, 2009.
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 1, and have a minimum 28 day strength of 3,000 psi, Exterior concrete slabs shall be Type 1 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-spane. 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, & 1½in. min. cover for No. 5 bars & smaller. Concrete not exposed to weather shall have ¾" 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 - 3⅜", 5/8" diameter bolts - 2¾", 1/2" diameter bolts - 2¼".
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.

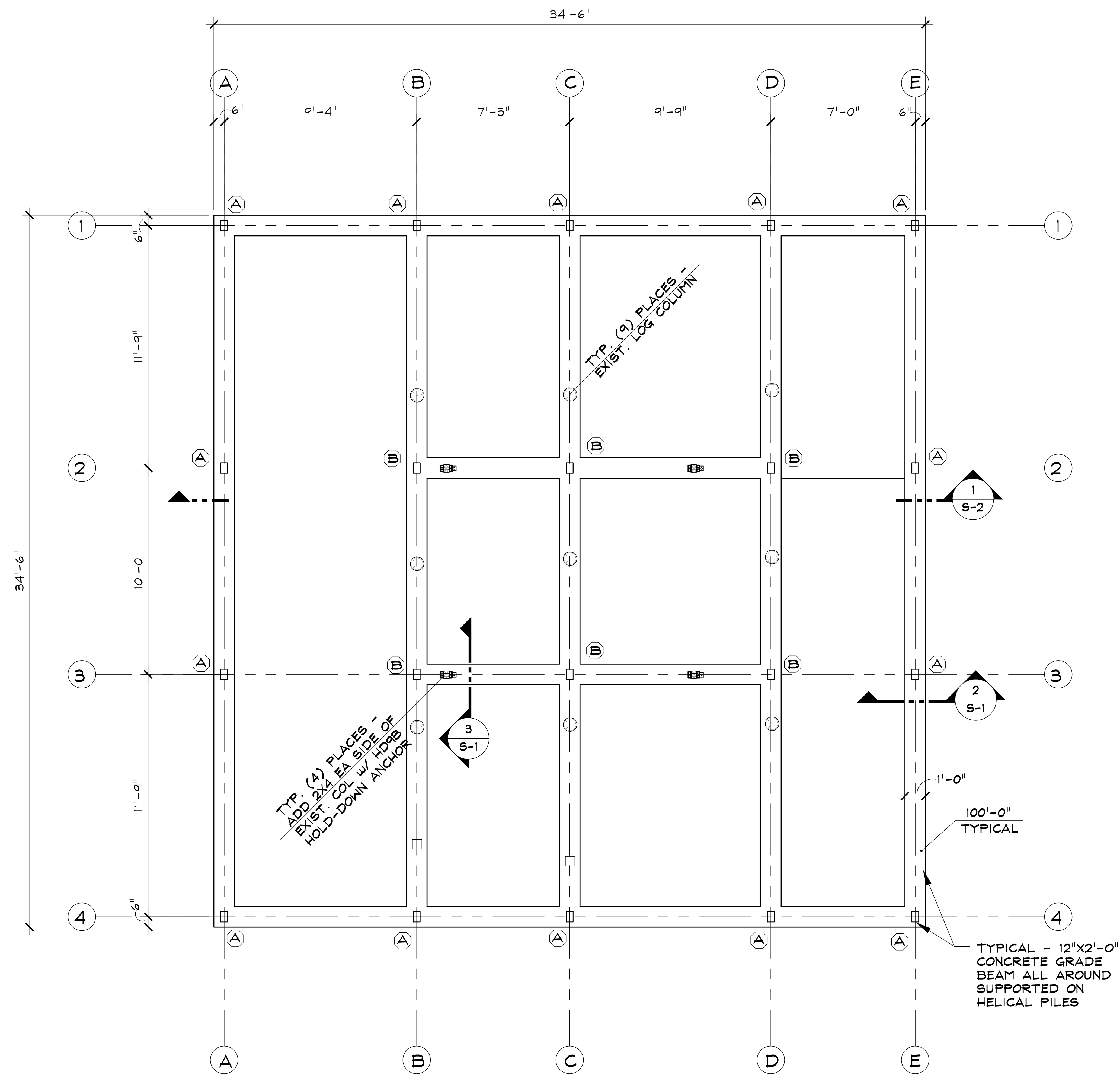
HELICAL PILE SCHEDULE

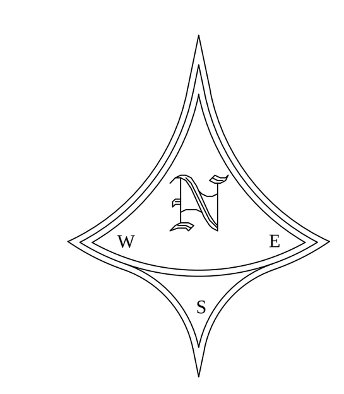
PILE I.D.	MINIMUM LENGTH Feet	MINIMUM TORQUE Ft. - Lbs.
PILE I.D. (A)	7 Ft. w/ 2 Ft. Bedrock Penetration	3,000 Ft. -Lbs.
PILE I.D. (B)	7 Ft. w/ 3 Ft. Bedrock Penetration	4,000 Ft. -Lbs.

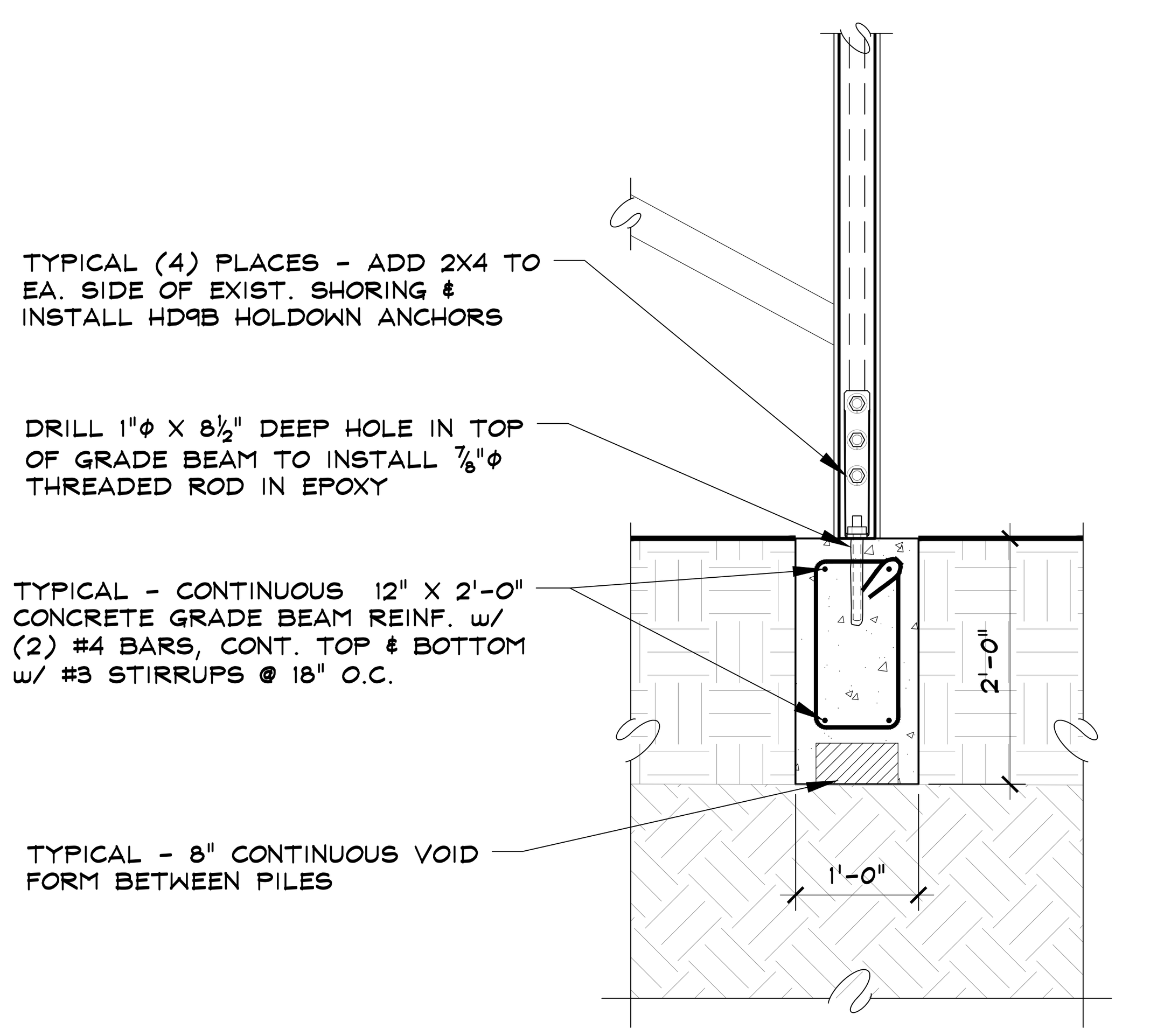
MINIMUM TORQUE INCLUDES F.S. = 2 FOR HELICAL PILES

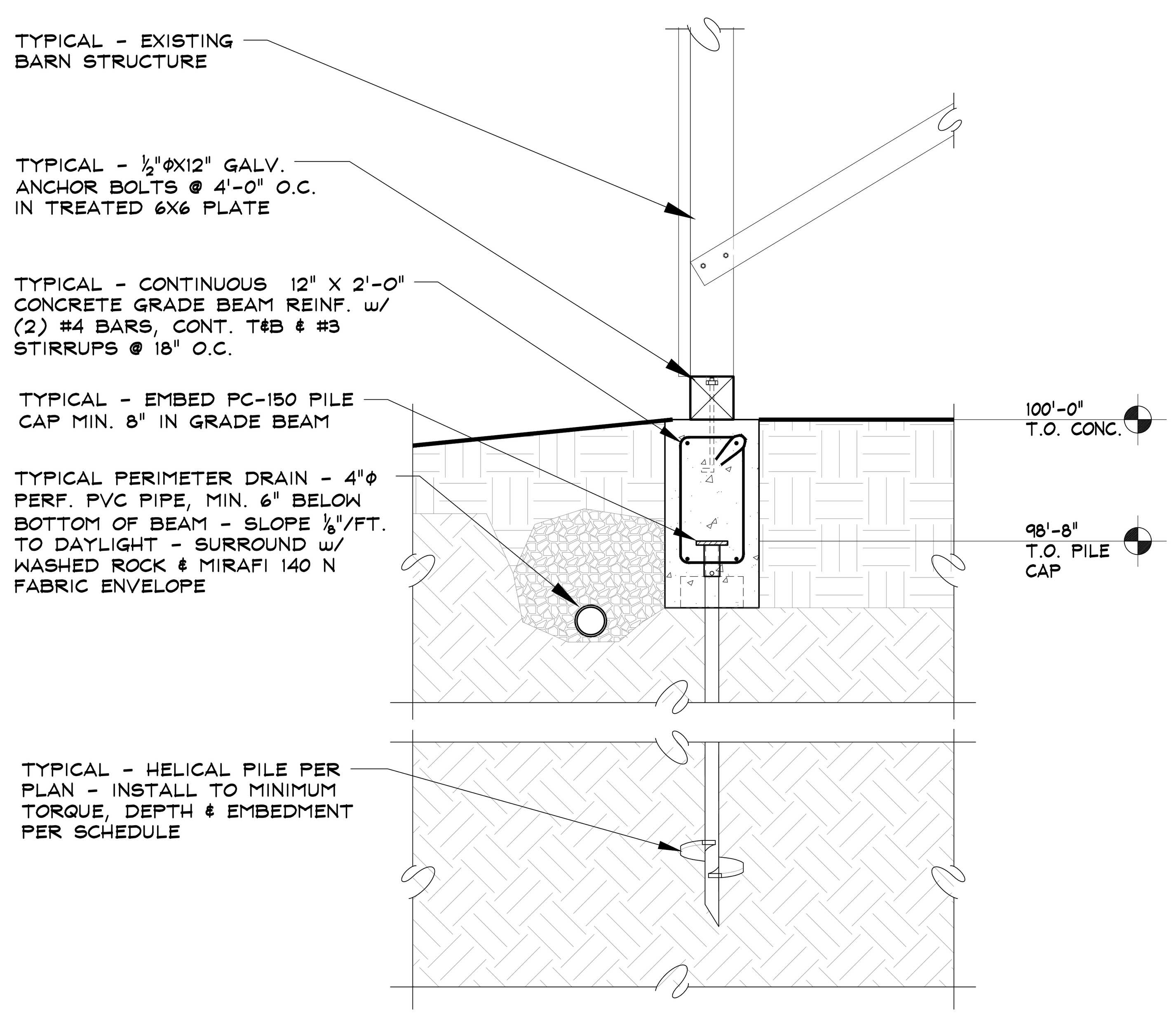
ALL PILES SHALL BE 'HELI-PILE' 1.5 INCH MODULAR HPC15 OR APPROVED EQUAL

RCRBD
RECORD SET









3 FOUNDATION SECTION SCALE: ¾" = 1'-0"

2 TYPICAL PERIMETER SECTION SCALE: ¾" = 1'-0"

1 FOUNDATION PLAN SCALE: ¼" = 1'-0"

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

COLORADO LICENSED JACOB EDWARD WIEH 52418 PROFESSIONAL ENGINEER 06.14.18

Steamboat Engineering & Architectural Design, Inc.
2740 Acre Lane Suite 'E' Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: Steve@seadinc.com

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

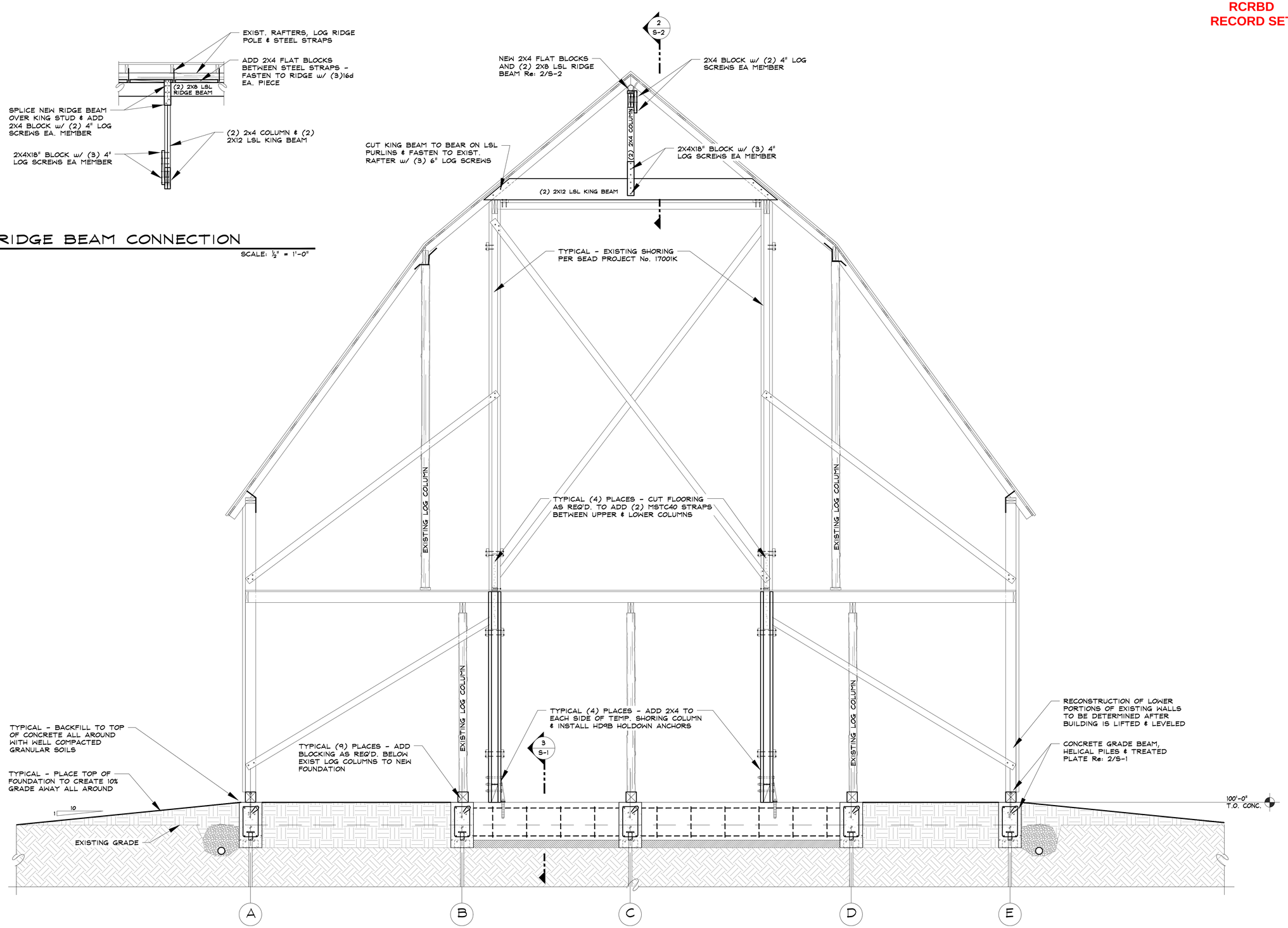
S-1

Z:\2017\17057_MAD-Arnold Barn Fndtn\Drawings\Struct\17057_StrucSheets.dwg, S-1, 5/14/2018 12:03:42 PM

RCRBD
RECORD SET

2 RIDGE BEAM CONNECTION

SCALE: ½" = 1'-0"



1 TRANSVERSE BUILDING SECTION AT COLUMN LINES 2 & 3

Re: 1/S-1

SCALE: ½" = 1'-0"

COLORADO LICENSED
JACOB EDWARD WEEKLY
52418
10/11/18
PROFESSIONAL ENGINEER

Steamboat Engineering & Architectural Design, Inc.
2740 Acre Lane Suite E Steamboat Springs, CO 80487
Phone: 970. 871. 9101 Fax: 970. 871. 9089
E-mail: Steve@seadinc.com

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

BUILDING SECTION

S - 2

SHEET 2 of 2

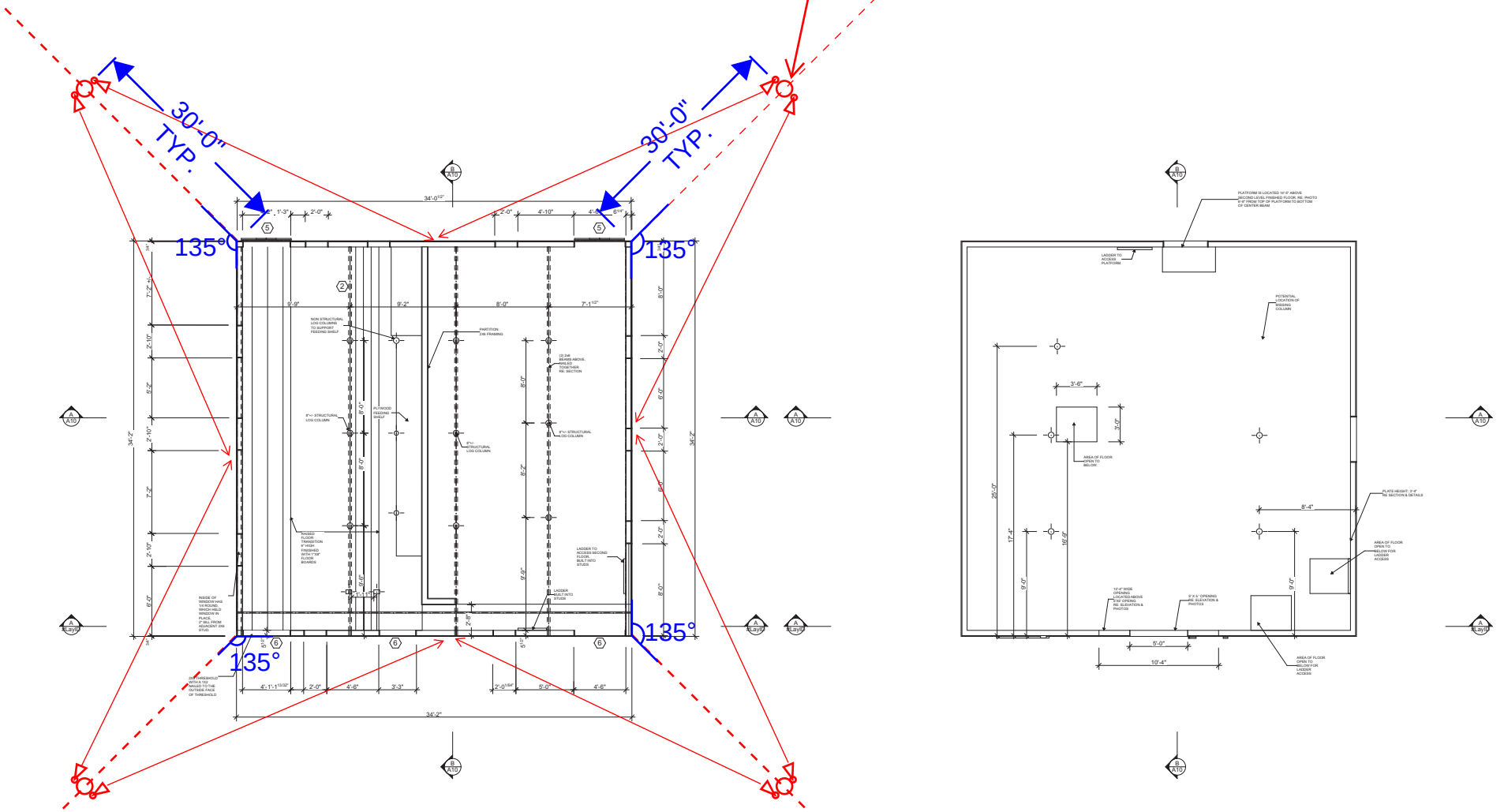
THEATRE PLANNERS / LIGHTING DESIGNERS

Schuler Shook

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

RCRBD
RECORD SET

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



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

2 LOFT FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

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

TITLE
LIGHTING PLAN

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

REVISIONS:
| DATE |

DRAWING NUMBER
LP 1

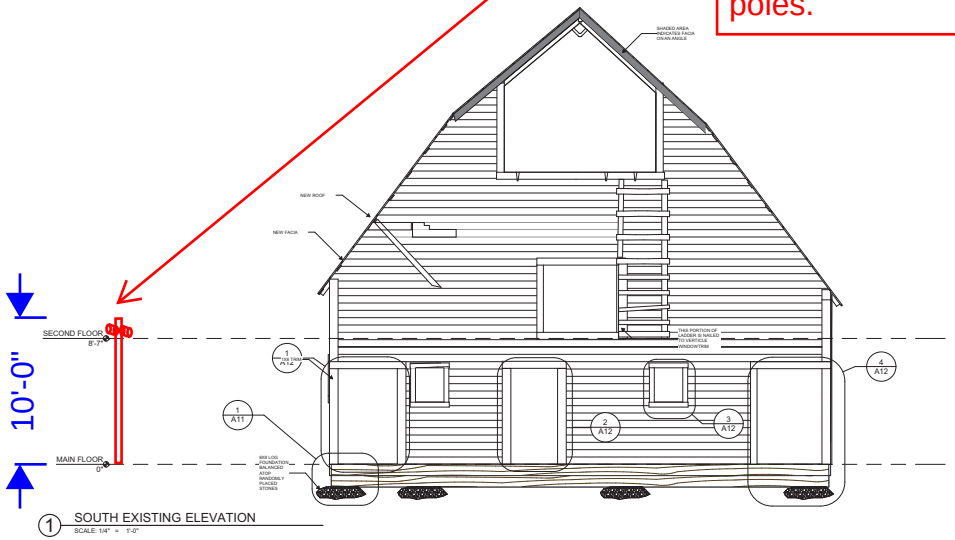
THEATRE PLANNERS / LIGHTING DESIGNERS

Schuler Shook

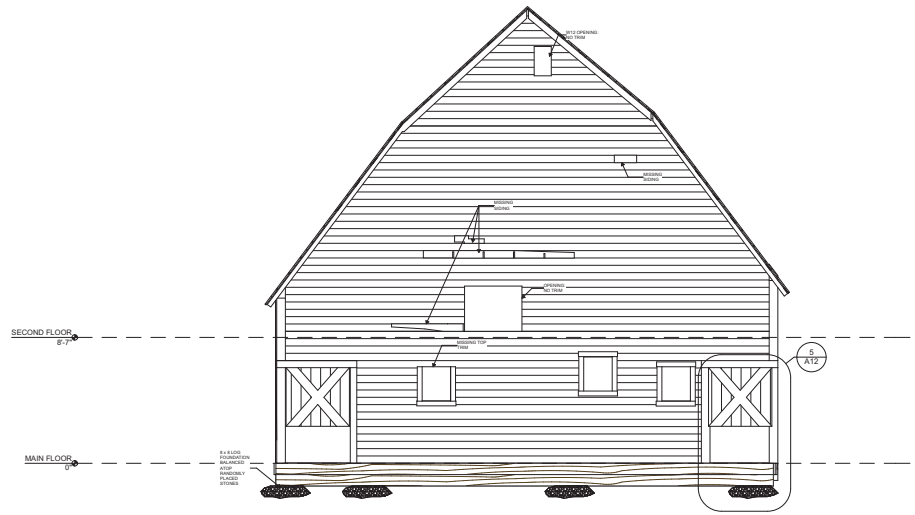
SKETCH: **SK-001**
PROJECT: **ARNOLD BARN**
DATE: **11/13/2017**
SCALE: **N.T.S.**
DRAWING BY: **BJW**

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

RCRBD RECORD SET



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



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

AN ICONIC ENTRY FOR THE
ARNOLD BARN INTERPRETIVE DISPLAY
2305 MT. WERNER CIR.
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TITLE
LIGHTING PLAN

JOB NO. PROJECT NUMBER
DRAWN BY LRR
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REVISIONS:
| DATE |

DRAWING NUMBER
LP 2

RCRBD
RECORD SET

LEGEND

EXISTING LINETYPES

PROPOSED LINETYPES

SEDIMENT CONTROL LOG (SCL)

81 MINOR CONTOUR (1' INTERVAL)

5280 MAJOR CONTOUR (5' INTERVAL)

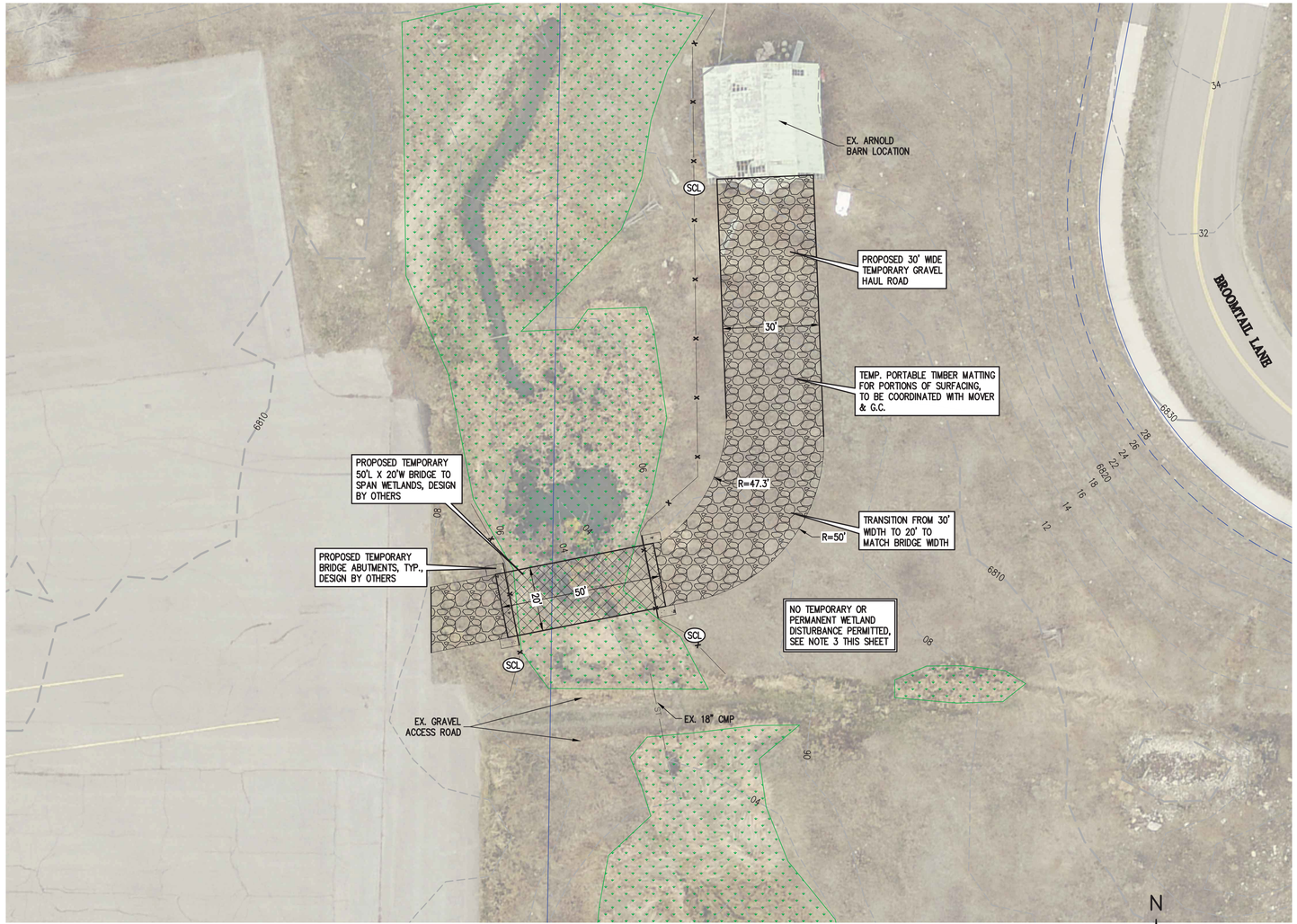
EXISTING SYMBOLS | PROPOSED SYMBOLS

GRAVEL PAVING (COORDINATE WITH GEOTECH. ON GRAVEL SECTION REQUIREMENTS)

EXISTING WETLANDS

BRIDGE

BRIDGE ABUTMENTS



1 TH1 — TEMPORARY HAUL ROAD FOR RELOCATING ARNOLD BARN

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

N

NOTES:
1. EXISTING CONDITIONS SHOWN ARE A COMPILATION OF CITY OF STEAMBOAT SPRINGS GIS INFORMATION AND FIELD SURVEY DATA. THE FIELD SURVEY INCLUDES WETLANDS DELINEATION FLAGGING AND PROPERTY/RIGHT-OF-WAY LINEWORK.
2. SURFACE FEATURES ARE APPROXIMATE IN NATURE AND SHOWN TO DEPICT INTENT OF TEMPORARY HAUL ROAD. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE ON EXACT LAYOUT AND ELEVATIONS OF PROPOSED HAUL ROAD IN THE FIELD.
3. NO TEMPORARY OR PERMANENT WETLANDS IMPACTS ARE PERMITTED. CONTRACTOR TO PLACE ORANGE TEMPORARY CONSTRUCTION FENCE ADJACENT TO WETLANDS TO ENSURE NO DISTURBANCE.
4. TEMPORARY BRIDGE ABUTMENTS, FILLS/GRAVELS, AND FABRICS ARE TO BE REMOVED UPON COMPLETION OF BARN RELOCATION.
5. REFER TO APPROVED ICONIC ENTRY CIVIL CONSTRUCTION PLANS FOR ADDITIONAL DETAILS AND NOTES AS APPLICABLE.

811 Know what's **below.** **Call** before you dig.

BASELINE
Engineering • Planning • Surveying
1169 HILLTOP PKWY, SUITE 204 • STEAMBOAT SPRINGS, CO 80477
P. 9707879825 • F. 3033402959 • www.baselinecorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

REVISION DESCRIPTION	PREPARED BY	DATE
UPDATED LAYOUT	CSR	6-26-18
TEMPORARY BRIDGE LAYOUT	CSR	7-3-18

S.S. REDEVELOPMENT AUTHORITY

STEAMBOAT SPRINGS — ROUTT COUNTY

ICONIC ENTRY

ARNOLD BARN TEMPORARY HAUL ROAD PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR REVIEW NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	6/7/18
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
JOB NO.	C020169
DRAWING NAME	C020169 BARN ROUTE.dwg
SHEET	1 OF 1

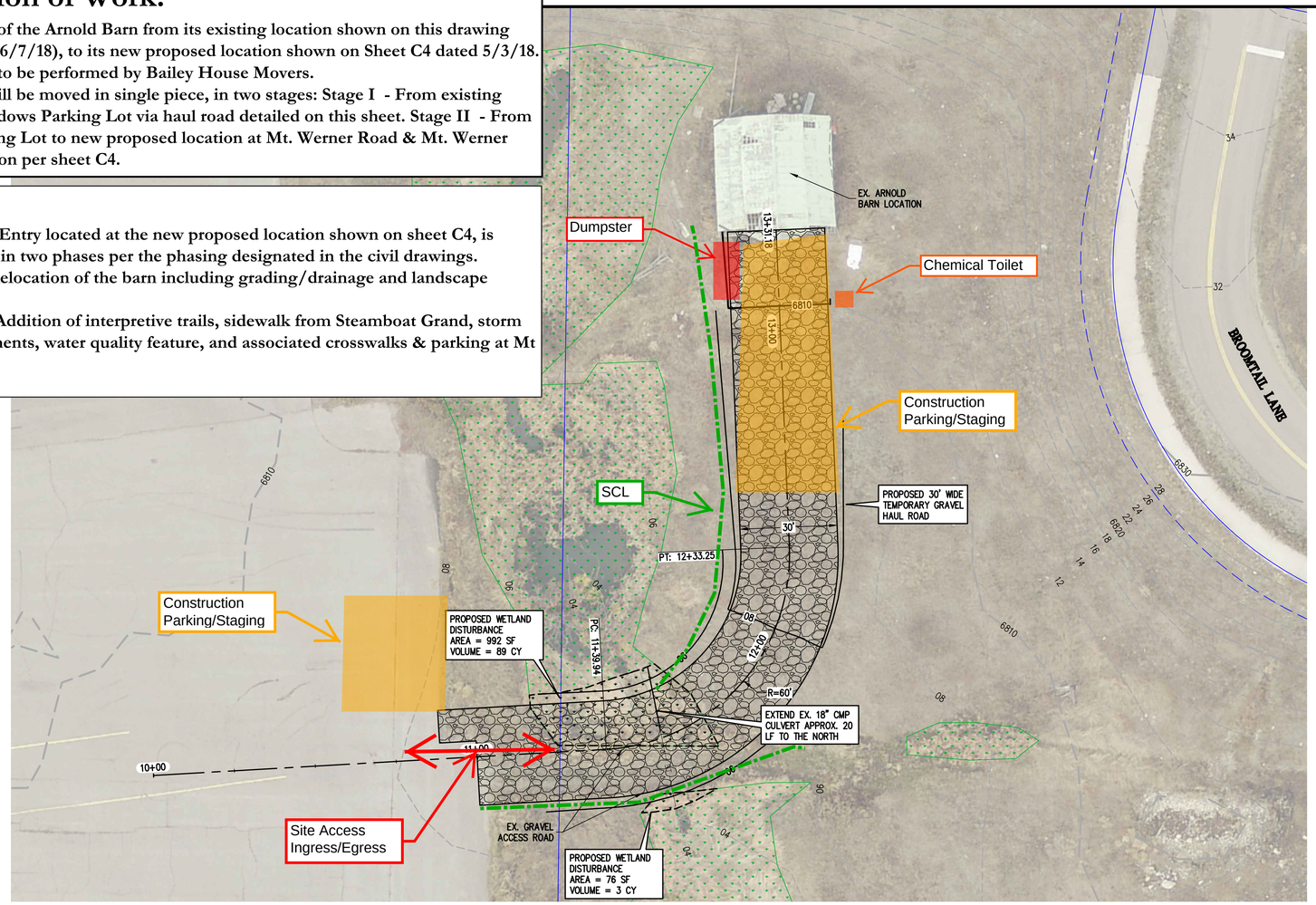
TH1

Description of Work:

- Relocation of the Arnold Barn from its existing location shown on this drawing (sheet C1 dated 6/7/18), to its new proposed location shown on Sheet C4 dated 5/3/18.
- Relocation to be performed by Bailey House Movers.
- Structure will be moved in single piece, in two stages: Stage I - From existing location to Meadows Parking Lot via haul road detailed on this sheet. Stage II - From Meadows Parking Lot to new proposed location at Mt. Werner Road & Mt. Werner Circle intersection per sheet C4.

Phasing:

- The Iconic Entry located at the new proposed location shown on sheet C4, is being proposed in two phases per the phasing designated in the civil drawings.
- Phase I - Relocation of the barn including grading/drainage and landscape improvements.
- Phase II - Addition of interpretive trails, sidewalk from Steamboat Grand, storm sewer improvements, water quality feature, and associated crosswalks & parking at Mt Werner Circle.



LEGEND

EXISTING LINETYPES — PROPOSED LINETYPES

81 — 81 — MINOR CONTOUR (1' INTERVAL)

5280 — 5280 — MAJOR CONTOUR (5' INTERVAL)

EXISTING SYMBOLS — PROPOSED SYMBOLS

GRAVEL PAVING

EXISTING WETLANDS

TEMPORARY WETLANDS IMPACT AREA

NOTES:
1. EXISTING CONDITIONS SHOWN ARE A COMPILATION OF CITY OF STEAMBOAT SPRINGS GIS INFORMATION AND FIELD SURVEY DATA. THE FIELD SURVEY INCLUDES WETLANDS DELINEATION FLAGGING AND PROPERTY/RIGHT-OF-WAY LINEWORK.
2. ELEVATIONS AND SURFACE FEATURES ARE APPROXIMATE IN NATURE AND SHOWN TO DEPICT INTENT OF TEMPORARY HAUL ROAD. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE ON EXACT LAYOUT AND ELEVATIONS OF PROPOSED HAUL ROAD IN THE FIELD.
3. ALL TEMPORARY WETLANDS IMPACTS ARE TO BE CONFINED TO THE LIMITS SHOWN ON THIS PLAN. WETLANDS SOILS AREA TO BE REMOVED AND STOCKPILED ON SITE TO BE RE-USED AT THE TIME OF HAUL ROAD RECLAMATION. A SOIL SEPARATION FABRIC AND STABILIZATION FABRIC ARE TO BE PLACED AND THEN FILLS/GRAVELS PLACED IN COMPACTED LIFTS.
4. TEMPORARY CULVERT EXTENSION, FILLS/GRAVELS, AND FABRICS ARE TO BE REMOVED UPON COMPLETION OF BARN RELOCATION. WETLANDS ARE TO BE RESTORED UNDER THE DIRECTION OF ENVIRONMENTAL CONSULTANT.

Construction Site Management Plan Phase One

Standard Notes for Construction Site Management Plans:

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 CSMP.
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.

GRAPHIC SCALE
20 0 20 40
(IN FEET)
HORIZ: 1 INCH = 20 FT
VERT: 1 INCH = 4 FT

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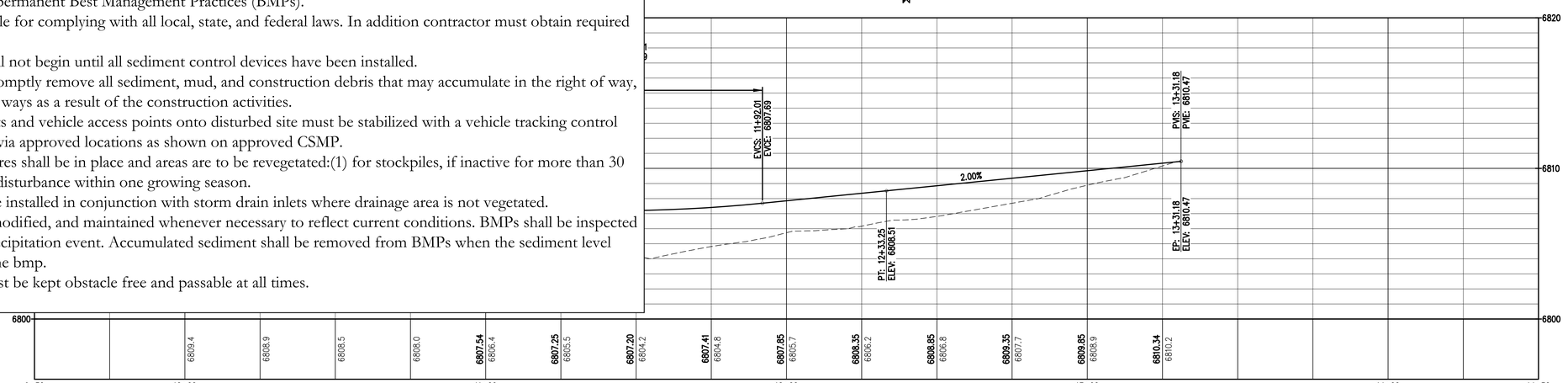

Know what's **below.** **Call** before you dig.

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DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

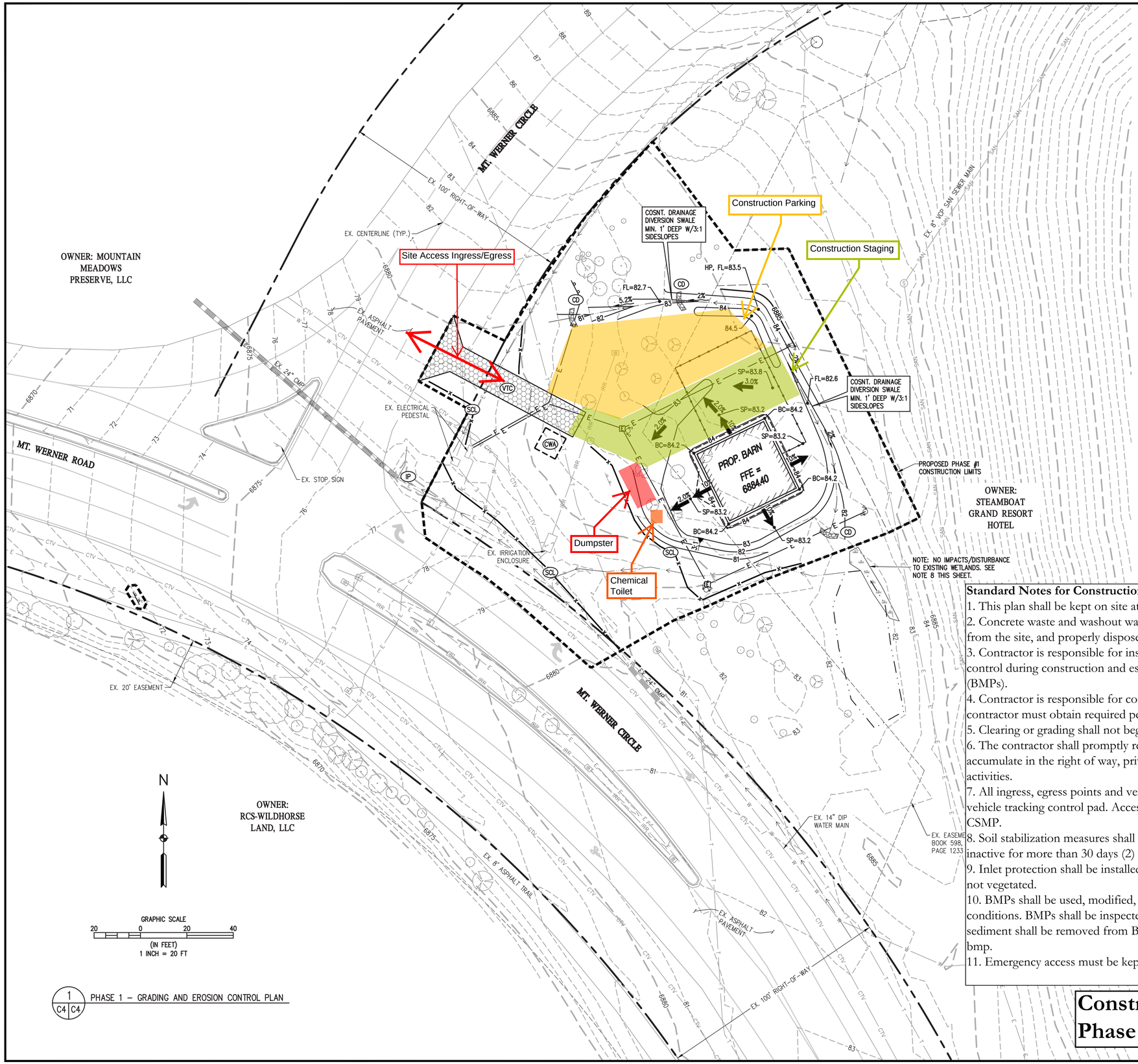
REVISION DESCRIPTION	PREPARED BY	DATE

S.S. REDEVELOPMENT AUTHORITY
STEAMBOAT SPRINGS ROUTT COUNTY
ICONIC ENTRY
ARNOLD BARN TEMPORARY HAUL ROAD PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	6/7/18
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
JOB NO.	C020169
DRAWING NAME	C020169 BARN ROUTE.dwg
SHEET	C1 OF 1

C1



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:

1. 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.
2. ANY STOCKPILES SHALL HAVE A SEDIMENT CONTROL LOG OR SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
3. 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.
4. ROCK CHECK DAMS ARE TO REMAIN IN PLACE AS PERMANENT BMP.
5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.
6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.
7. 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.
8. 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.

Standard Notes for Construction Site Management Plans:

1. This plan shall be kept on site at all times and updated to reflect any changes.
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11. Emergency access must be kept obstacle free and passable at all times.

Construction Site Management Plan Phase One

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DESIGNED BY	DRAWN BY	CHECKED BY
SMB	SMB	CSR

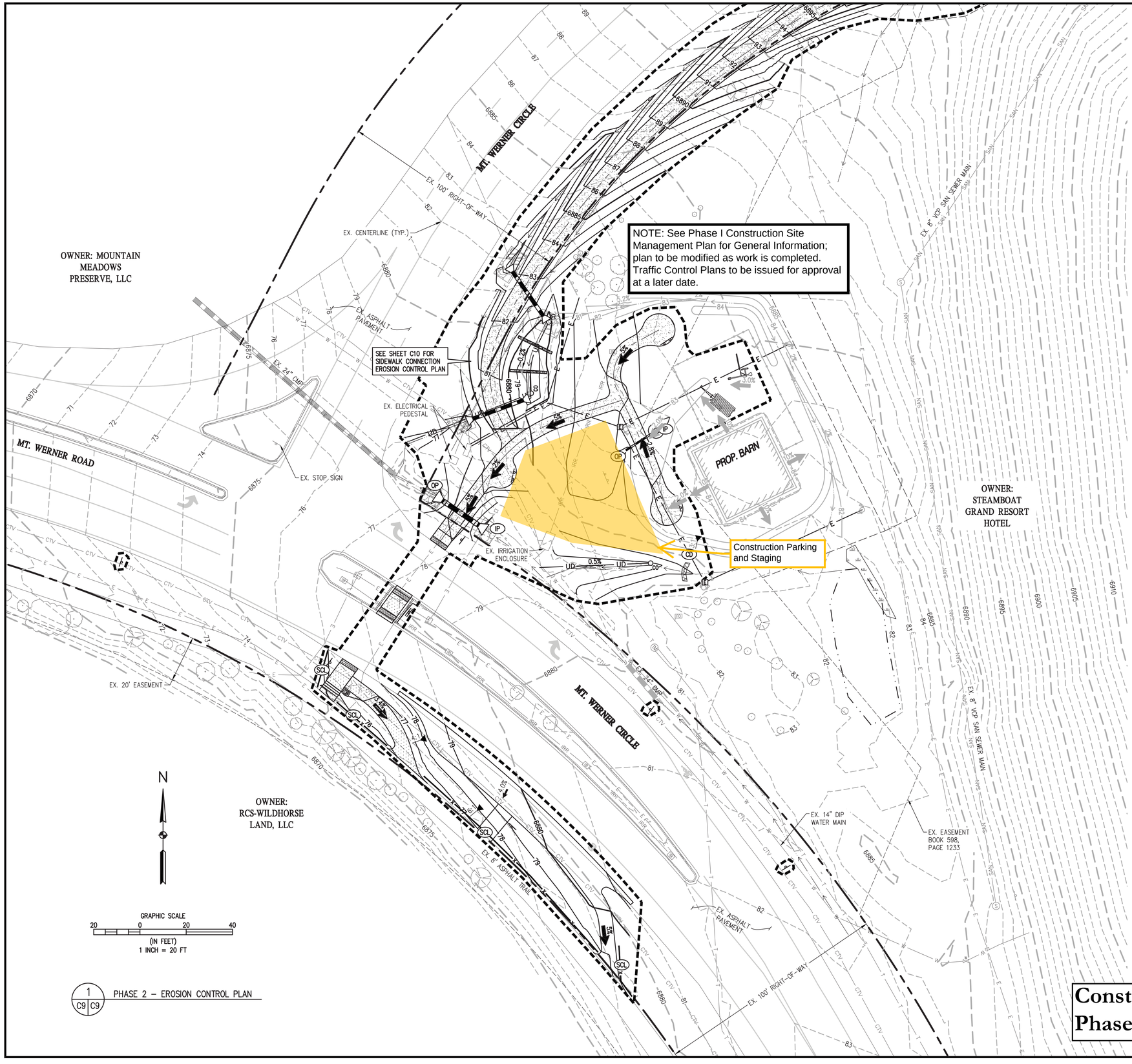
REVISION DESCRIPTION	PREPARED BY	DATE
DESIGN TEAM REVIEW/COORDINATION	CSR	5/3/18

CITY OF STEAMBOAT SPRINGS
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 1 – GRADING AND EROSION CONTROL PLAN
STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. PAU 40319 5/3/18 PROFESSIONAL ENGINEER
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	4 OF 13

C4



EROSION AND SEDIMENT CONTROL LEGEND

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OP	OUTLET PROTECTION
RS	ROCK SOCK
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SCL	SEDIMENT CONTROL LOG
ECB	EROSION CONTROL BLANKET
CD	ROCK CHECK DAM

EROSION CONTROL NOTES:

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5. SILT FENCE MAY BE USED IN LIEU OF SEDIMENT CONTROL LOG.

6. REFER TO LANDSCAPE PLANS FOR REVEGETATION AND PLANTINGS.

Construction Site Management Plan Phase Two

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DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

PREPARED BY CSR | DATE 5/3/18

REVISION DESCRIPTION	DATE
DESIGN TEAM REVIEW/COORDINATION	5/3/18

CITY OF STEAMBOAT SPRINGS

URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WENER ROAD
PHASE 2 – EROSION CONTROL PLAN

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF
COLORADO LICENSED CHRISTOPHER S. RUNDALL 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.	C020169
DRAWING NAME	C020169 CIVIL CDs.dwg
SHEET 9 OF 13	

C9

EROSION AND SEDIMENT CONTROL LEGEND

IP	INLET PROTECTION
OP	OUTLET PROTECTION
RS	ROCK SOCK
VTC	VEHICLE TRACKING CONTROL
LOD	LIMITS OF DISTURBANCE
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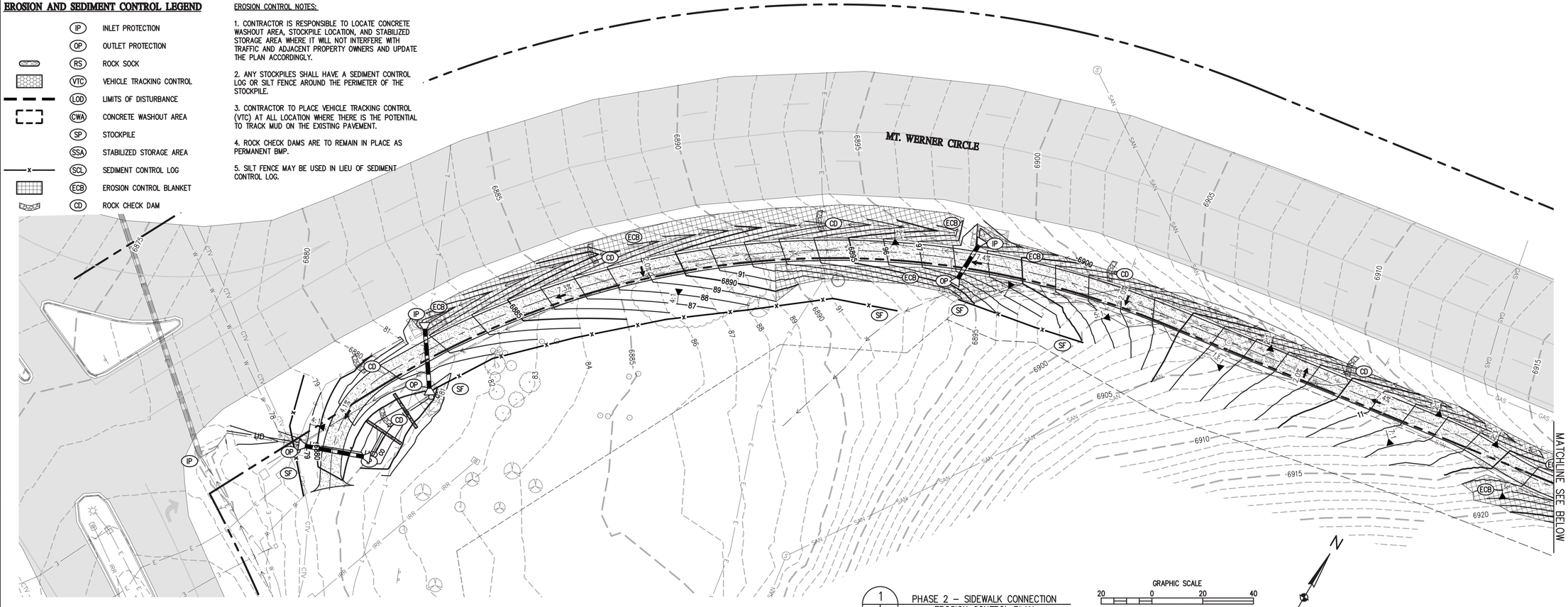

1 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

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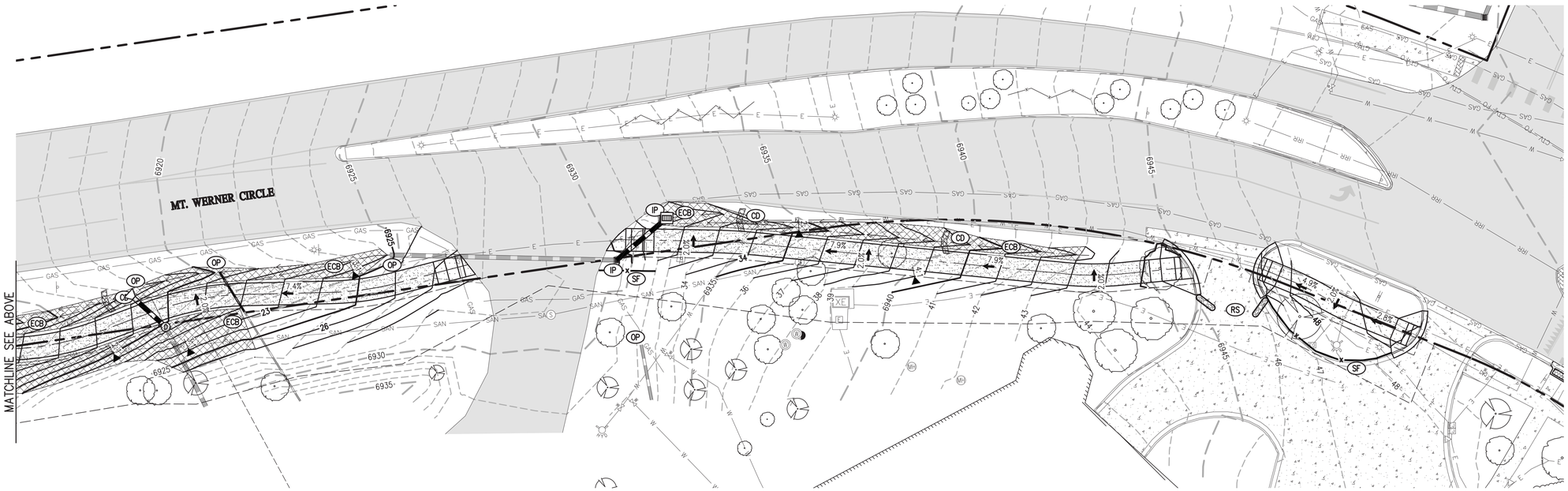
(IN FEET)
1 INCH = 20 FT



LEGEND

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

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

2 C10 | C10 PHASE 2 – SIDEWALK CONNECTION EROSION CONTROL PLAN

Construction Site Management Plan Phase Two

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

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

PREPARED UNDER THE DIRECT SUPERVISION OF:
COLORADO LICENSED CHRISTOPHER S. RUNDALL PROFESSIONAL ENGINEER
40319
5/3/18
FOR AND ON BEHALF OF BASELINE CORPORATION

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SURVEY FIRM	D&D, INC.
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JOB NO.	C020169
DRAWING NAME	20169 TRAIL EC PLAN.dwg
SHEET	10 OF 13

C10

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 SWEPT 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 CSMP.

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/WQCDPMT.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 STATUES, 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, FLOWLINES 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-STE FLOWS ENTER THE PROJECT.

SCHEDULE OF GRADING ACTIVITIES/SEQUENCE

1. INSTALL EROSION CONTROL MEASURES
2. EARTHWORK/GRADING
3. BARN RELOCATION (PHASE 1)
4. CULVERT CONSTRUCTION (PHASE 2)
5. FINE GRADING
6. SOFT SURFACE SIDEWALK CONSTRUCTION
7. ASPHALT PAVING AND TRAIL CONNECTIONS SOUTH OF MWC
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 ONSITE 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 MINUMUM OF THREE TIMES PER WEEK. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT 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 DRITERIA 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.

Construction Site Management Plan

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

DESIGNED BY SMB | DRAWN BY SMB | CHECKED BY CSR

CITY OF STEAMBOAT SPRINGS
STEAMBOAT SPRINGS ROUTT COUNTY
URAAC/SSRA ICONIC ENTRY
MT. WERNER CIRLE/MT. WERNER ROAD
STORM WATER MANAGEMENT PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF
CHRISTOPHER S. RUNDELL — COLORADO LICENSED — 40319 — 5/3/18 — PROFESSIONAL ENGINEER
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.	C020169
DRAWING NAME	C020169 CD COVER.dwg
SHEET 11 OF 13	

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