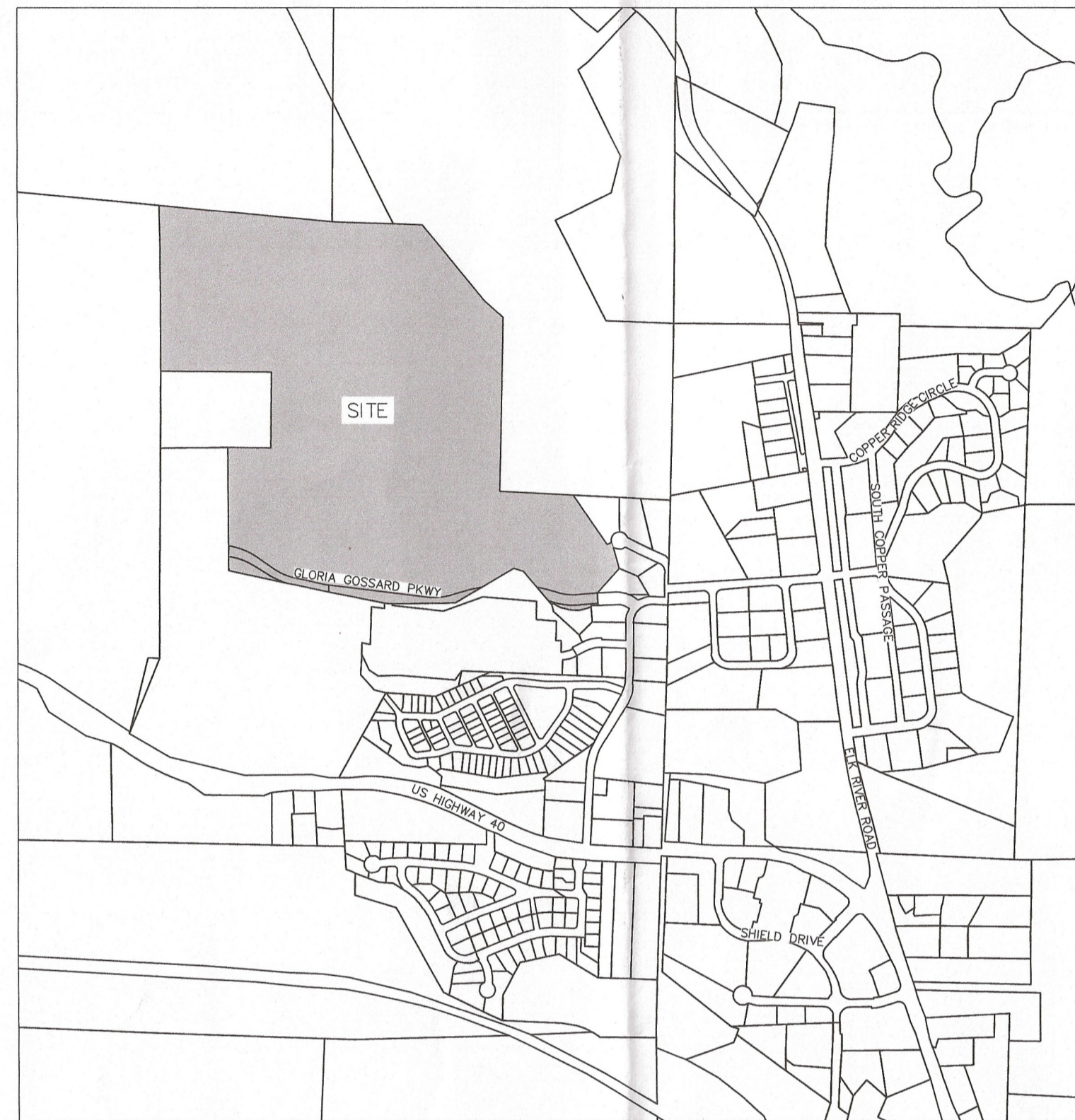
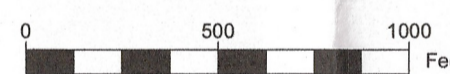


CONSTRUCTION DRAWINGS FOR FIELD ENTRANCE DRIVEWAY FOR LOT 1 WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED AT LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE N $\frac{1}{2}$ SECTION 1, TOWNSHIP 6 NORTH AND S $\frac{1}{2}$ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



VICINITY MAP



SHEET INDEX

- CIVIL
- C1 COVER PAGE
- C2 EXISTING CONDITIONS PLAN
- C3 SITE PLAN
- C4 CONSTRUCTION SITE MANAGEMENT PLAN

PROJECT CONTACT LIST

PROJECT OWNER
STEAMBOAT SPRINGS AIRPARK, LLC (785) 845-3709
ATTN: BOB ZIBELL
27582 Silver Spur St
Steamboat Springs, CO 80487

CIVIL ENGINEER AND SURVEYOR
FOUR POINTS SURVEYING AND ENGINEERING
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80477
ATTN: WALTER MAGILL (970) 871-6772
MATTHEW MCLEOD (248) 444-3268

UTILITY NOTIFICATION CENTER OF COLORADO
CALL 2 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES (800) 922-1987
ATTN: N/A

DATE APPVD BY PLANNING COMM:	<input checked="" type="checkbox"/>
DATE APPVD BY CITY COUNCIL:	<input checked="" type="checkbox"/>
FINAL DESIGN APPROVALS	
ENGINEERING	6/20/18
PLANNING DEPT	6/20/18
CONSTRUCTION SITE MGT:	
OTHER	

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
32 10TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: LARRY BALL 970-871-2282

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: CLAY RUSSELL 970-879-3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: KELLY MCCLEARNON - 970-328-8288

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: RON FORCUM 970-870-2683

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987



**LOT 1, WEST ACRES RANCH
SUBDIVISION
Steamboat Springs, CO 80487**

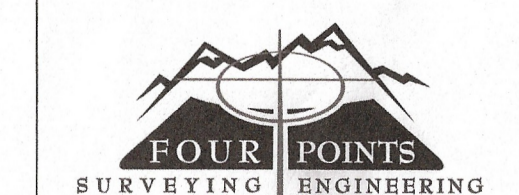
**COVER PAGE
CONSTRUCTION DRAWINGS
AFDP-17-04**

NO.	DATE	REVISIONS	INT
1	3/1/18	CD TAC REVIEW	MDM
2	3/21/18	CD TAC REVIEW	MDM

DATE: 2-2-2018 DESIGN: MDM
JOB NO. 1670-001 DRAFTED: MDM
DWG. NAME REVIEW:

**Four Points
Surveying and Engineering**

440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80487
(970) 871-6772
wnmpepls@gmail.com



SHEET NO.
C1

NOTE: A VARIANCE TO THE CITY ENGINEERING STANDARDS HAS BEEN ISSUED FOR THIS FIELD ENTRANCE DRIVEWAY THE FOLLOWING CONDITIONS APPLY:
A. THE 'FIELD ENTRANCE DRIVEWAY' SHALL NOT BE USED FOR ACCESSING ANY BUILDINGS OR DWELLING UNITS.
B. THE 'FIELD ENTRANCE DRIVEWAY' INCLUDES A 24 FT BY 50 FT PAVED APPROACH WHILE THE REMAINDER OF THE DRIVEWAY IS CLASS 6 ROAD BASE.
C. THE 'FIELD ENTRANCE DRIVEWAY' ALIGNMENT, CROSS SECTION AND DRAINAGE DESIGN HAVE NOT BEEN REVIEWED AS A FUTURE LOCATION FOR A PUBLIC OR PRIVATE DRIVEWAY.



LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	PROPOSED BUILDING
	PROPOSED DECK
	PROPOSED EDGE OF CONCRETE
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	PROPOSED CENTER OF ROAD
	PROPOSED EDGE OF ASPHALT
	DITCH
	CULVERT



**LOT 1, WEST ACRES RANCH
SUBDIVISION
Steamboat Springs, CO 80487**

**AFDP-17-04
EXISTING CONDITIONS
PLAN**

Horizontal Scale

 1" = 150'
 IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN
 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.
 Contour Interval
 2 Feet

NO.	DATE	REVISIONS	INT
1	3/1/18	CD TAC REVIEW	MDM
2	3/21/18	CD TAC REVIEW	MDM

DATE: 2-2-2018 DESIGN: _____
 JOB NO. 1670-001 DRAFTED: WNM
 DWG. NAME REVIEW: WNM

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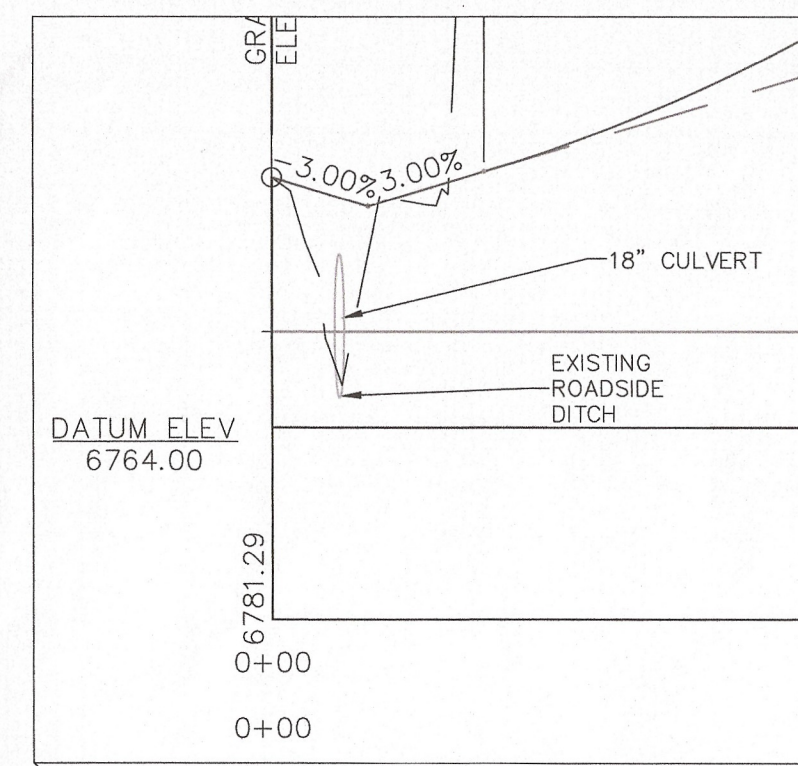
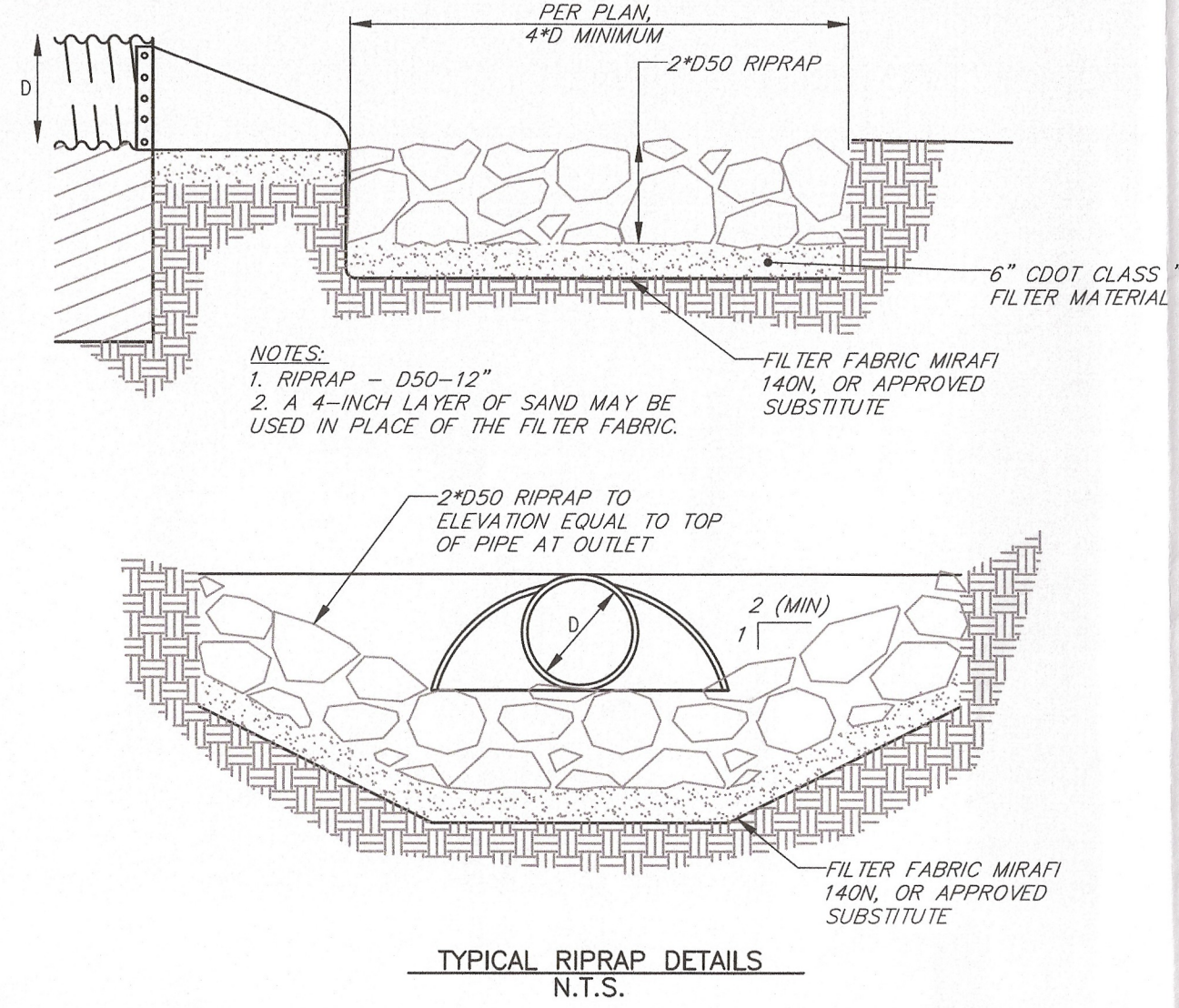
SHEET NO.
C2

Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	149.99	N86° 17' 10.15"E

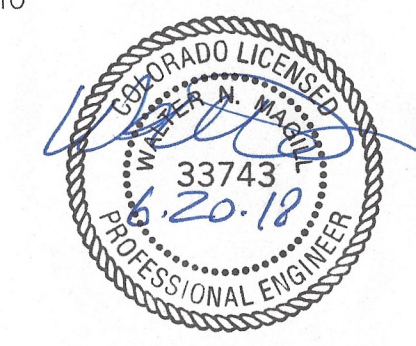
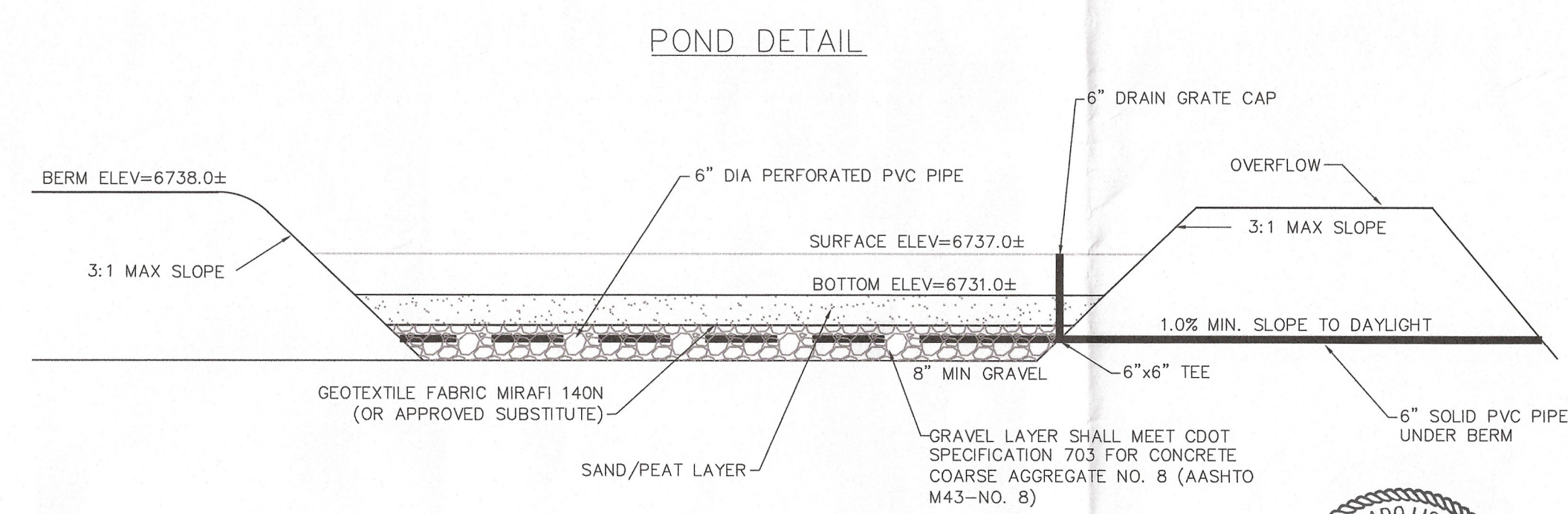
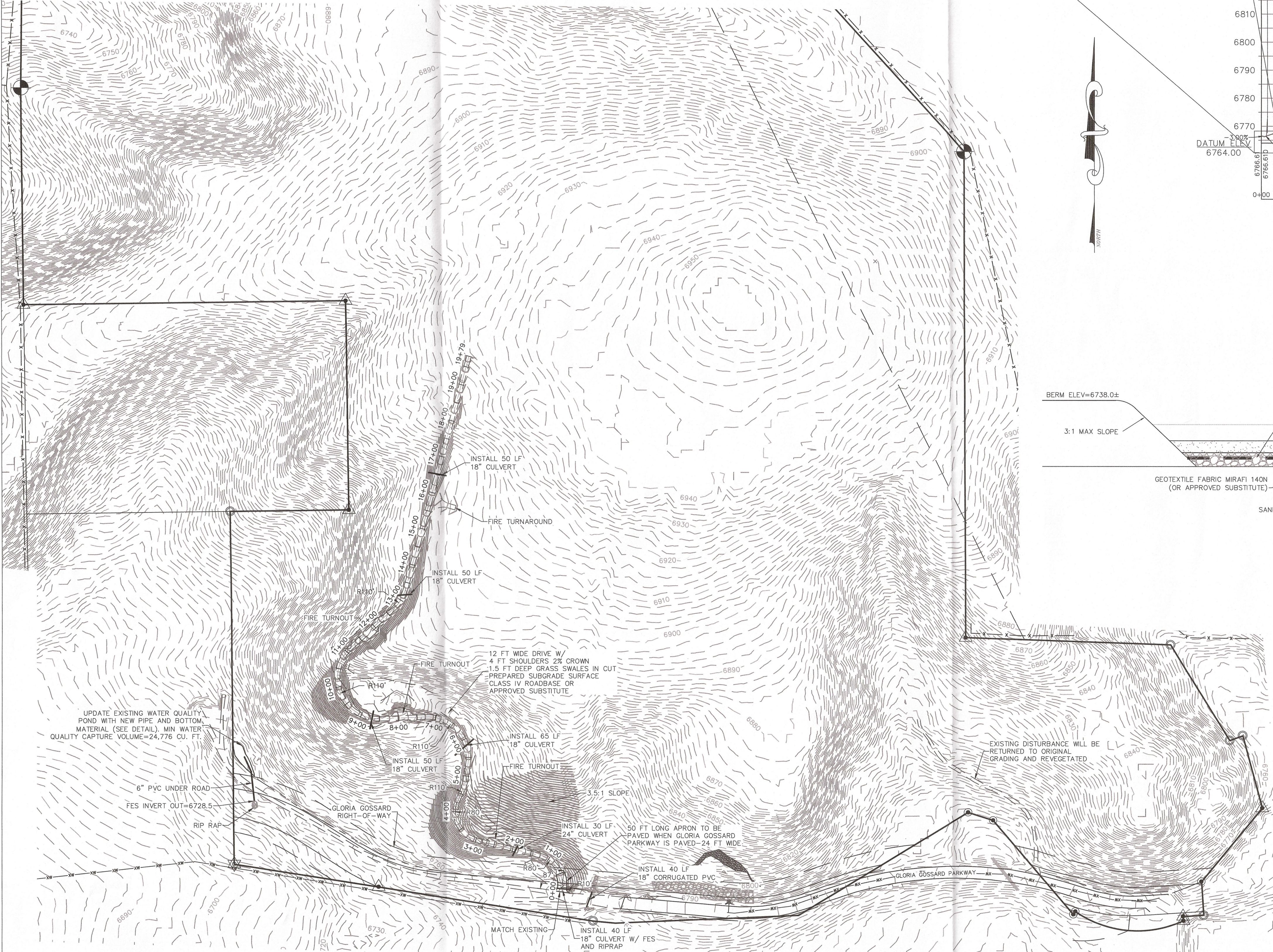
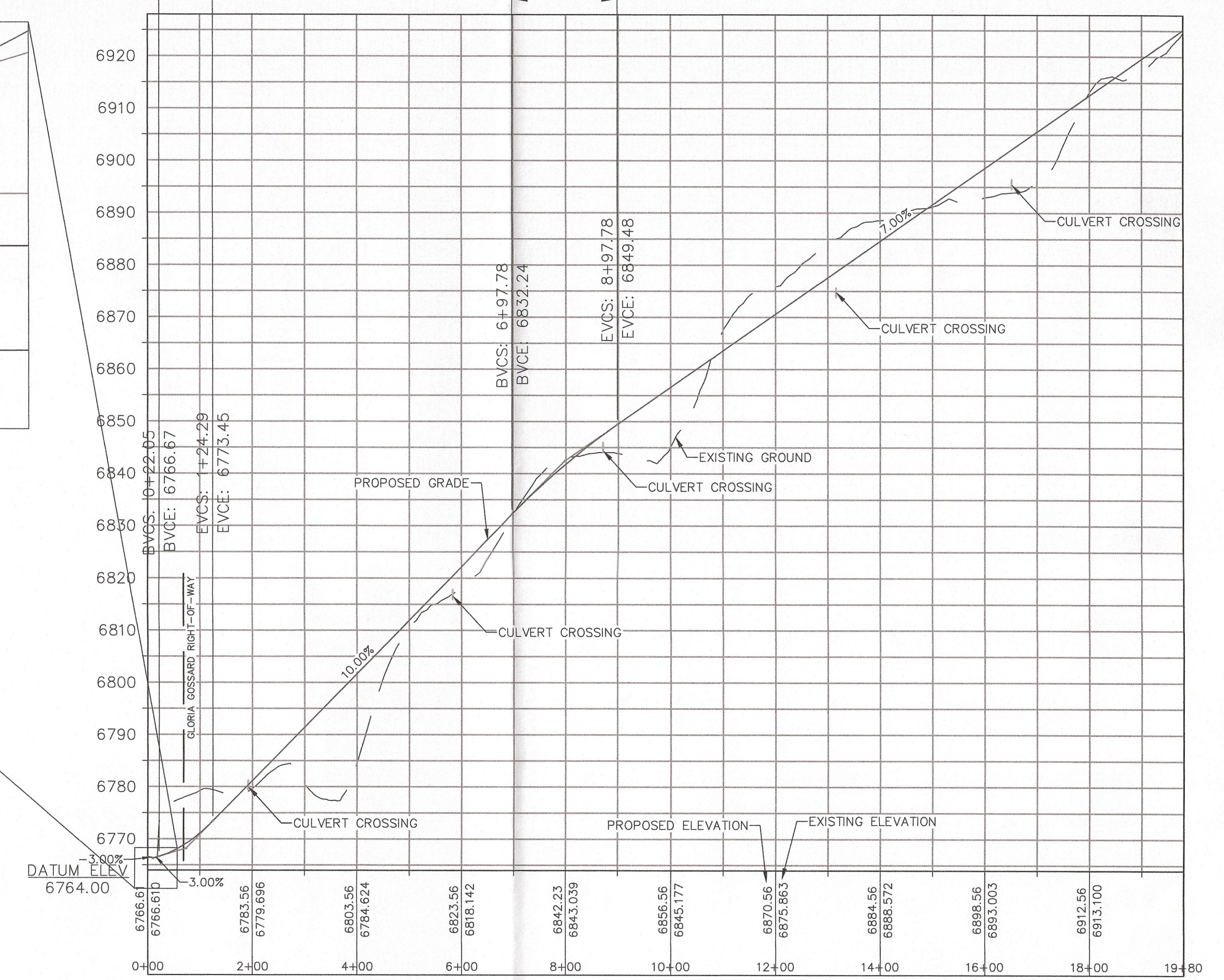
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.00	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	960.00	1.63	S71° 54' 09"E	27.28
C14	193.50	490.00	22.63	S84° 01' 46"E	192.25
C16	302.98	290.00	59.86	S85° 10' 48"E	289.39

GRADING AND EROSION CONTROL NOTES:

1. ALL SLOPES GREATER THAN 2H:1V SHALL HAVE SOIL RETENTION BLANKETS PLACED AFTER SEEDING.
2. ALL GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION IS OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO CONSTRUCTION.
3. IF TOPSOIL DEPTHS ENCOUNTERED EXCEED THOSE ANTICIPATED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER FOR VERIFICATION AND MODIFICATION TO DESIGN.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER MANAGEMENT AND EROSION CONTROL DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL COMPLY WITH CITY, COUNTY, STATE AND FEDERAL LAWS AND PERMITS FOR THE CONTROL OF STORM WATER AND EROSION CONTROL.
5. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, INSPECTING AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETED.
6. NO WORK SHALL OCCUR IN WETLANDS OR FLOOD PLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE ISSUED PERMITS.
7. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REVEGETATED AT THE COMPLETION OF CONSTRUCTION.
8. ALL DRAINAGE SWALES AND DITCHES SHALL BE GRASS-LINED UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL CLEAN ALL EXISTING AND PROPOSED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.
10. THE CONTRACTOR SHOULD WORK IN A MANNER THE MINIMIZES THE POTENTIAL FOR EROSION.
11. ALL DISTURBED AREAS THAT DO NOT RECEIVE PAVEMENT, LANDSCAPE TREATMENT OR ROCK TREATMENT, SHALL RECEIVE TOPSOIL, REPLACEMENT AND GRASS VEGETATION AS A MINIMUM.
12. FLARED END SECTIONS AND RIPRAP NEEDED AT ALL PIPE OUTFALLS.



Insert
Horizontal Scale 1"=20'
Vertical Scale 1"=2'

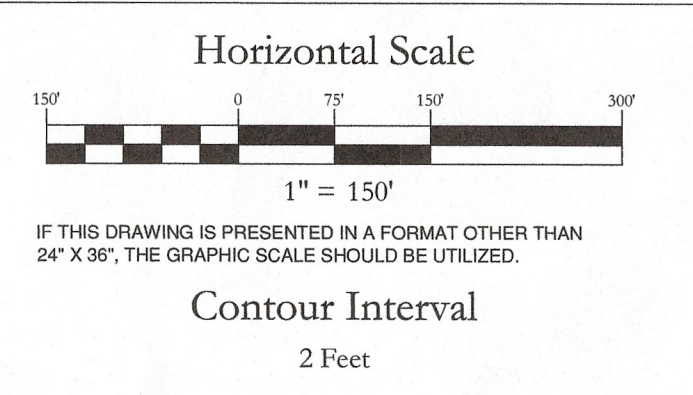


LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
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- PROPOSED DECK
- PROPOSED EDGE OF CONCRETE
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- PROPOSED CENTER OF ROAD
- PROPOSED EDGE OF ASPHALT
- DITCH
- CULVERT

LOT 1, WEST ACRES RANCH SUBDIVISION
Steamboat Springs, CO 80487

AFDP-17-04 SITE PLAN

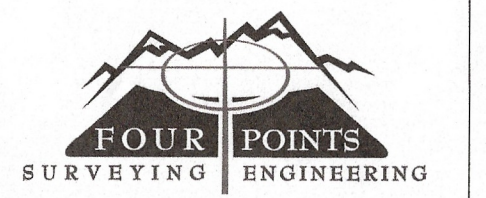


NO.	DATE	REVISIONS	INT
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2	3/21/18	CD TAC REVIEW	MDM

DATE: 2-2-2018 DESIGN: MDM
JOB NO. 1670-001 DRAFTED: MDM
DWG. NAME REVIEW: WNM

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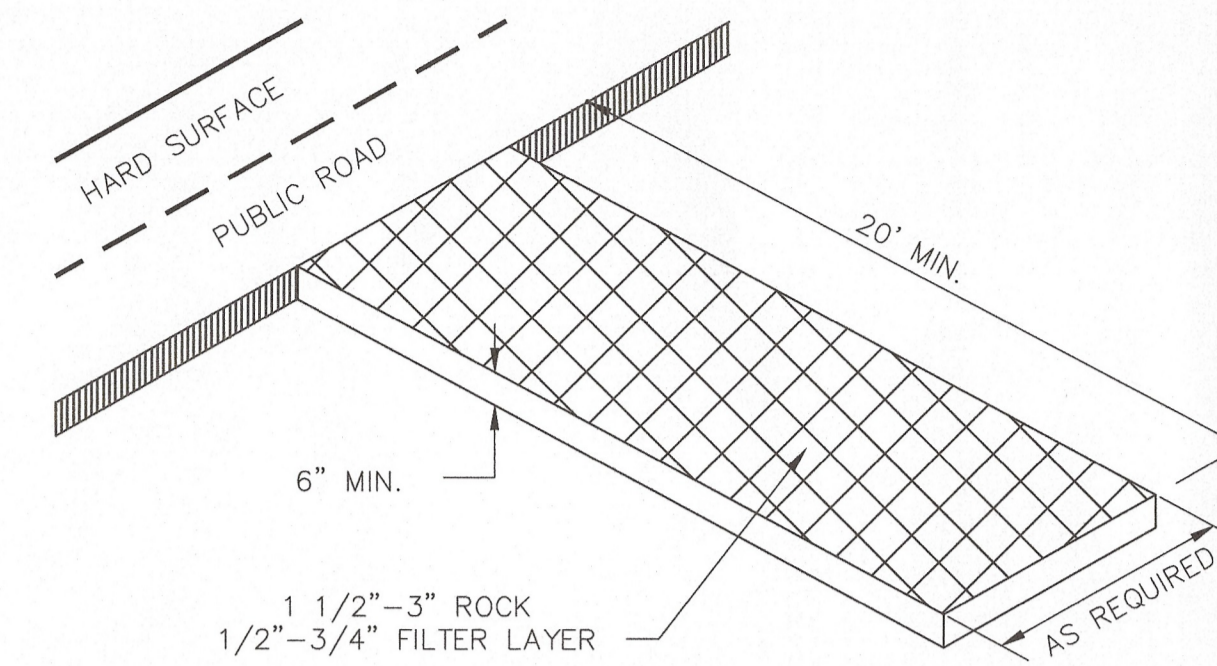


SHEET NO.
C3

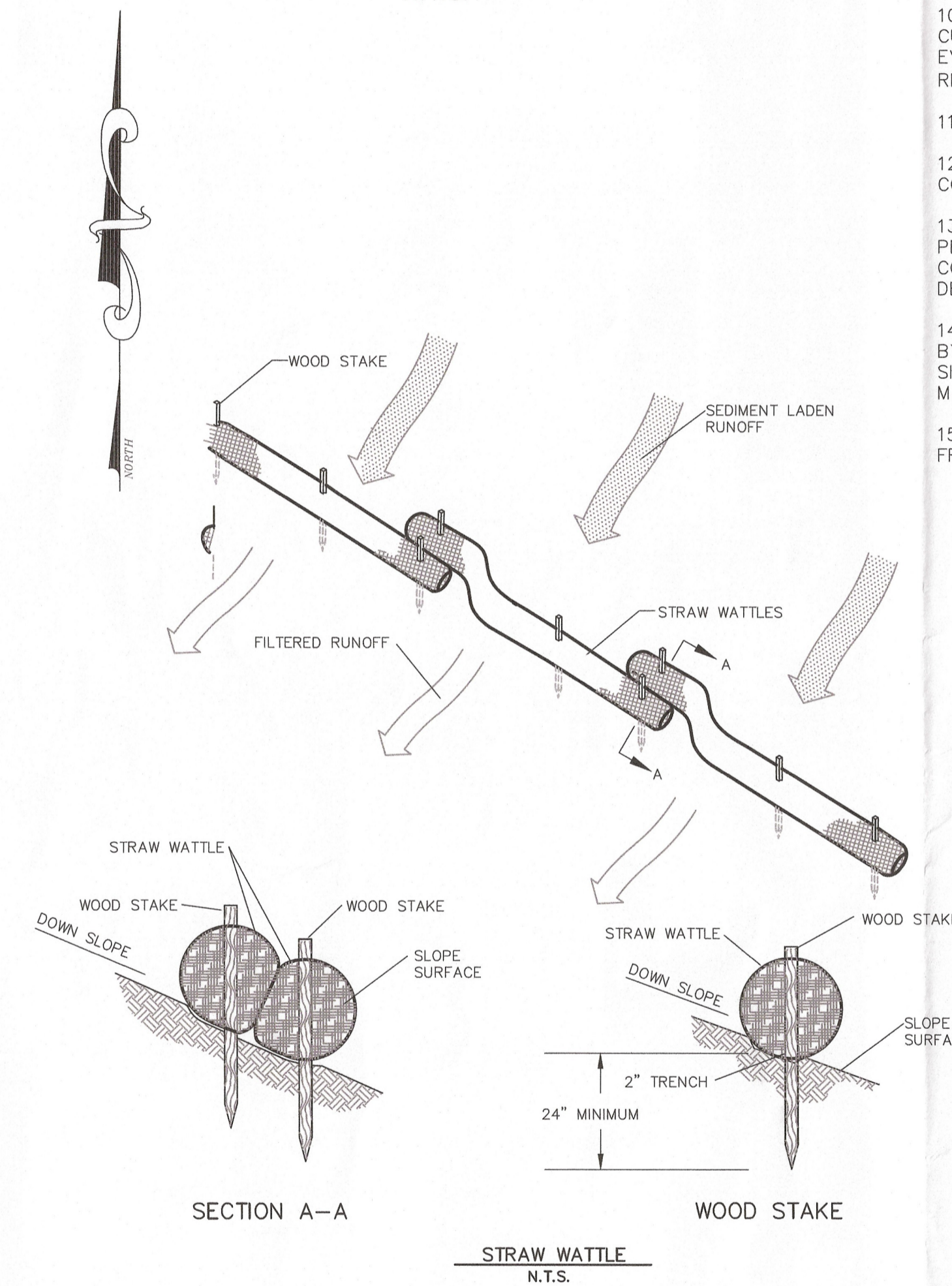
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12. FLARED END SECTIONS AND RIPRAP NEEDED AT ALL PIPE OUTFALLS.

PURPOSE
TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

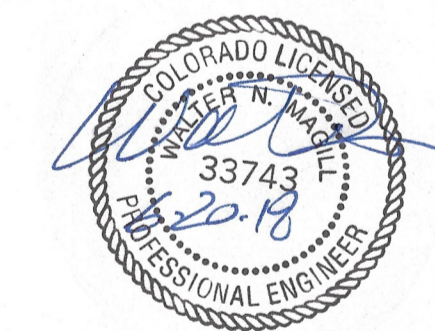
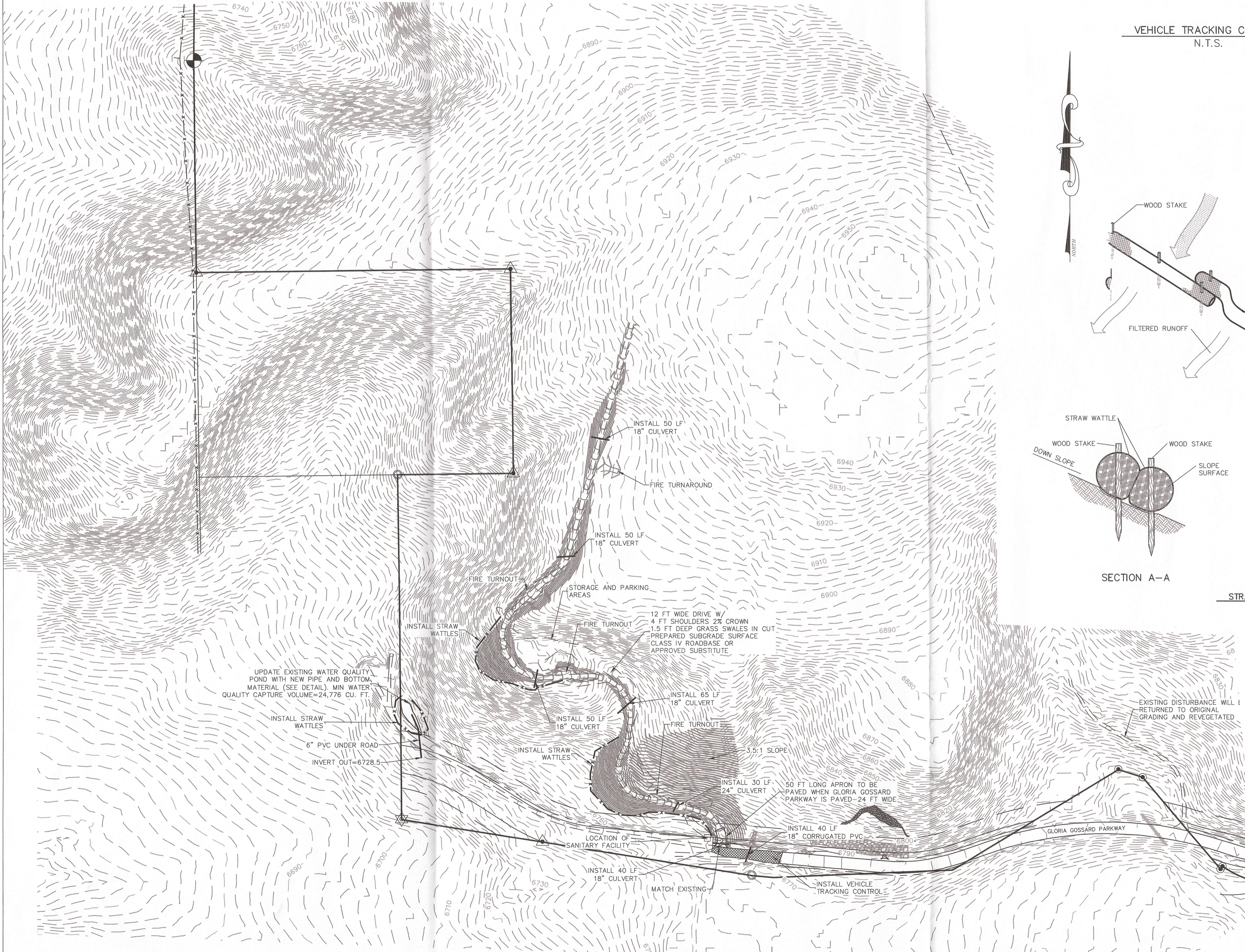


VEHICLE TRACKING CONTROL
N.T.S.



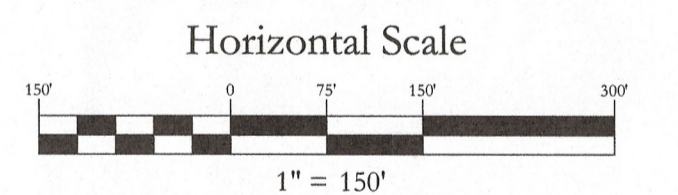
CONSTRUCTION SITE MANAGEMENT NOTES:

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 1/2 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.
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, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.
15. NO TRUCK DELIVERIES PRIOR TO 8:00 A.M., AND AFTER 5:00 P.M., MONDAY THROUGH FRIDAY.



**LOT 1, WEST ACRES RANCH
SUBDIVISION
Steamboat Springs, CO 80487**

**AFDP-17-04
CONSTRUCTION SITE
MANAGEMENT PLAN**



Contour Interval
2 Feet

NO.	DATE	REVISIONS	INT
1	3/1/18	CD TAC REVIEW	MDM
2	3/21/18	CD TAC REVIEW	MDM

DATE: 12-28-2017 DESIGN: MDM
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DWG. NAME REVIEW: WNM

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SHEET NO.
C4

LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING EDGE OF ASPHALT
---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
---	PROPOSED 2 FT CONTOUR
---	PROPOSED 10 FT CONTOUR
---	PROPOSED BUILDING
---	PROPOSED DECK
---	PROPOSED EDGE OF CONCRETE
---	EXISTING SEWER
---	PROPOSED SEWER
---	EXISTING WATER
---	PROPOSED WATER
---	PROPOSED CENTER OF ROAD
---	PROPOSED EDGE OF ASPHALT
---	DITCH
---	CULVERT