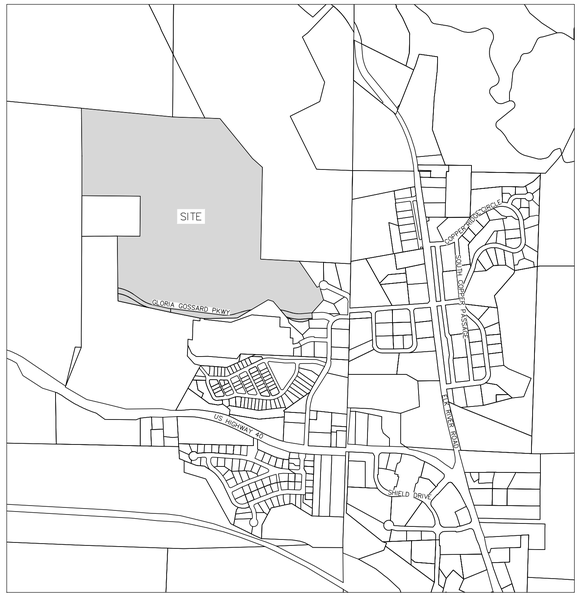
CONSTRUCTION DRAWINGS
STEAMBOAT AIRPARK DRIVEWAY

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

0 500 1000 Feet

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

THE DIRECTOR OF PLANNING SERVICES OF THE CITY OF STEAMBOAT SPRINGS, COLORADO, APPROVED WEST ACRES RANCH SUBDIVISION EXMEPTION PLAT, LOT 1, AFDP-17-04 ON DECEMBER 20, 2017.

_____
TYLER GIBBS, AIA, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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

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: KELY MCCLERNON - 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

DATE: 2-2-2017 DESIGN: MDM
JOB NO. 1670-001 DRAFTED: MDM
DWG. NAME REVIEW:

Four Points Surveying and Engineering

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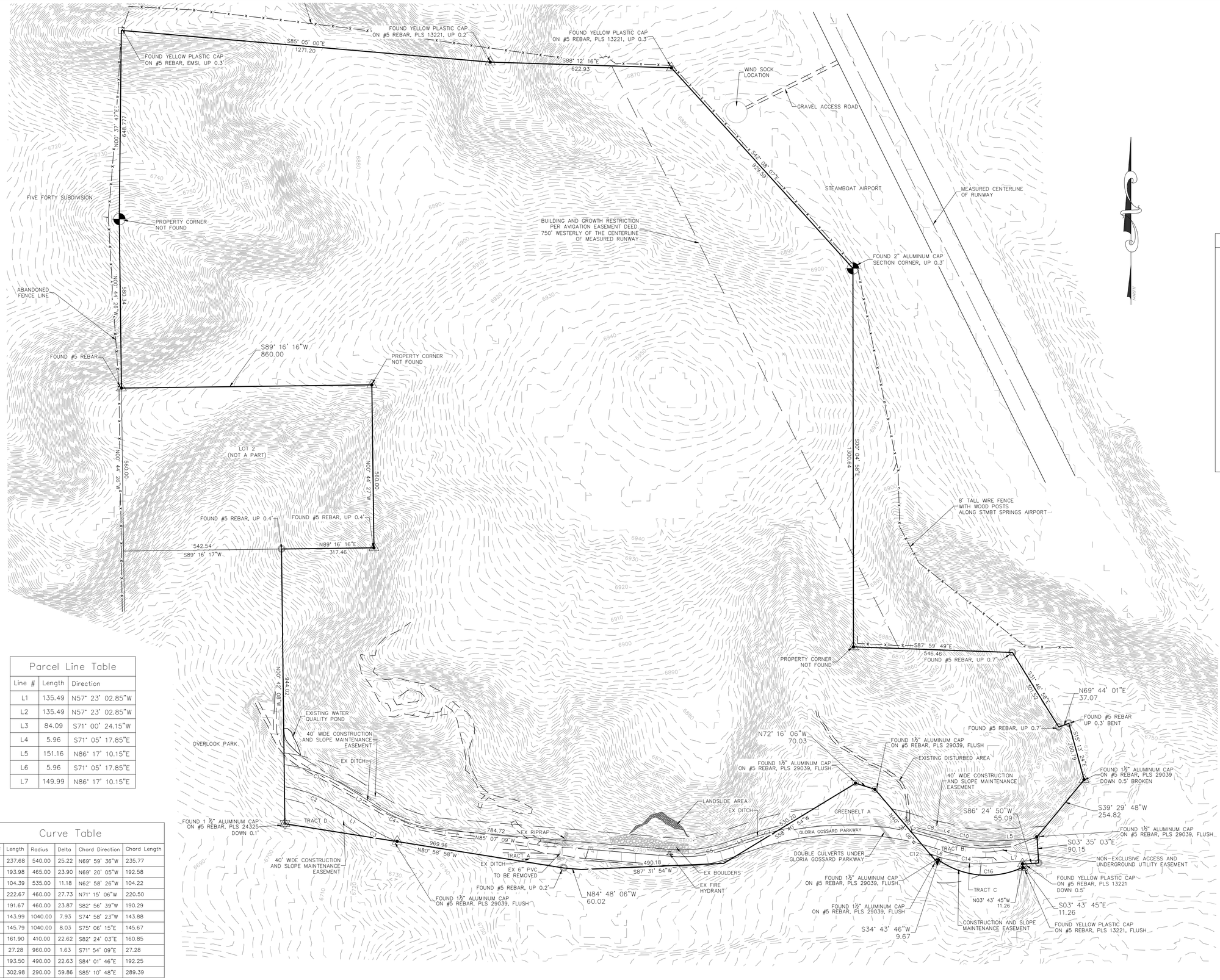
Steamboat Springs, CO 80487
(970)-871-6772
wnmpepls@gmail.com

FOUR POINTS SURVEYING ENGINEERING

SHEET NO.
C1



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

Parcel Line Table

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 Table

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

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

AFDP-17-04
EXISTING CONDITIONS PLAN

Horizontal Scale

150' 0 75' 150' 300'

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

DATE: 2-2-2018 DESIGN: MDM

JOB NO. 1670-001 DRAFTED: WNM

DWG. NAME: REVIEW: WNM

Four Points Surveying and Engineering

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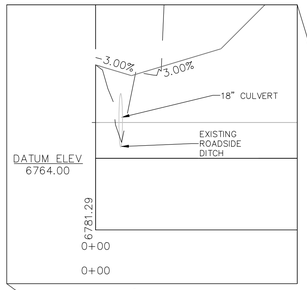
(970)-871-6772
wnmpepls@gmail.com

FOUR POINTS SURVEYING ENGINEERING

SHEET NO. C2

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 COMPLETE.
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.



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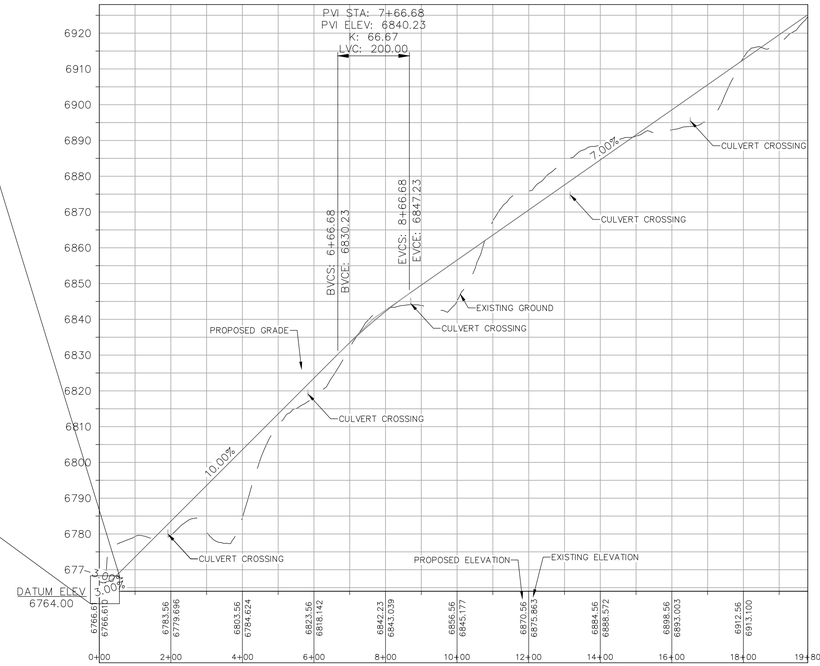
Vertical Scale 1"=2'



Profile Scale
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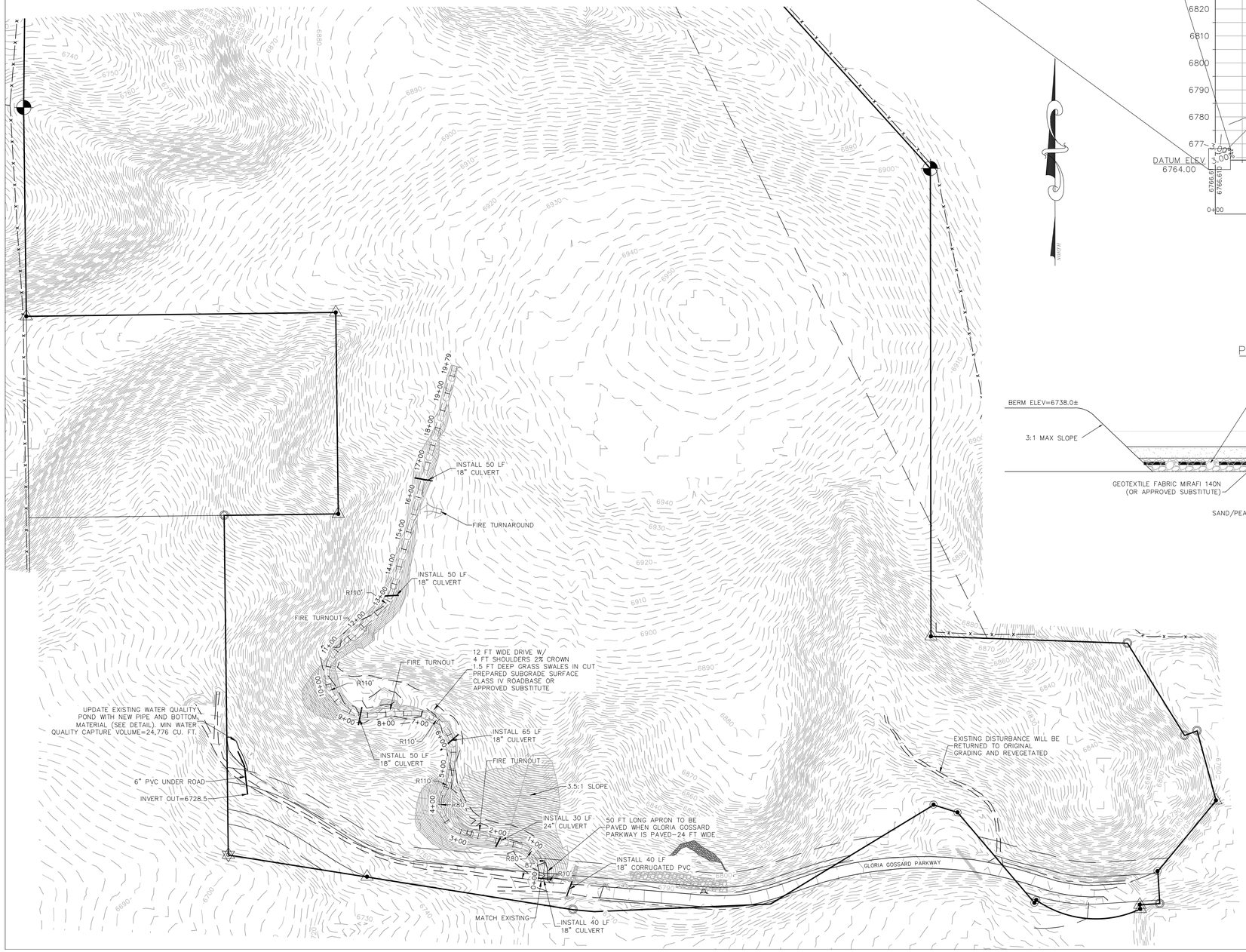
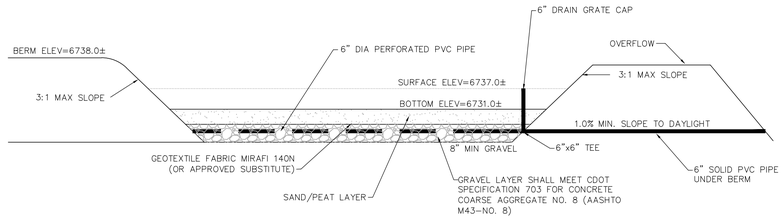
Vertical Scale 1"=20'



POND DETAIL



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
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- PROPOSED WATER
- PROPOSED CENTER OF ROAD
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- DITCH
- CULVERT

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

AFDP-17-04
SITE PLAN

Horizontal Scale

150' 0 75' 150' 300'

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	7/19/17	NEW ALIGNMENT	MDM
2	8/17/17	TAC REVIEW	MDM
3	9/26/17	TAC REVIEW	MDM
4	10/31/17	TAC REVIEW	MDM

DATE: 7-14-2017 DESIGN: MDM
JOB NO. 1670-001 DRAFTED: MDM
DWG. NAME REVIEW: WNM

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FOUR POINTS SURVEYING ENGINEERING

SHEET NO. C3

GRADING AND EROSION CONTROL NOTES:

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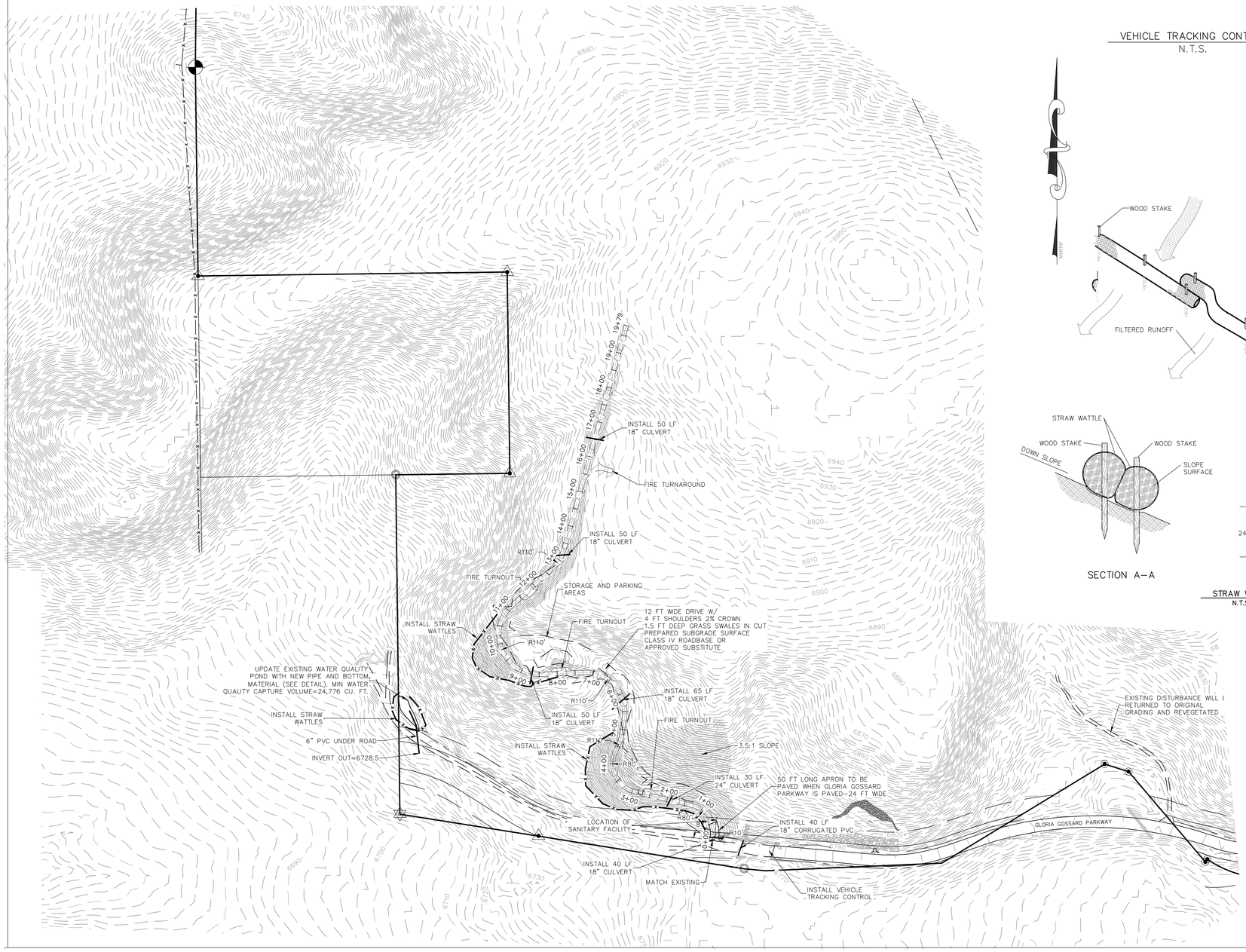
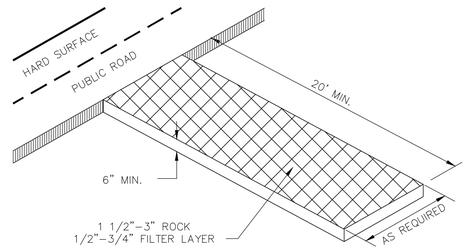
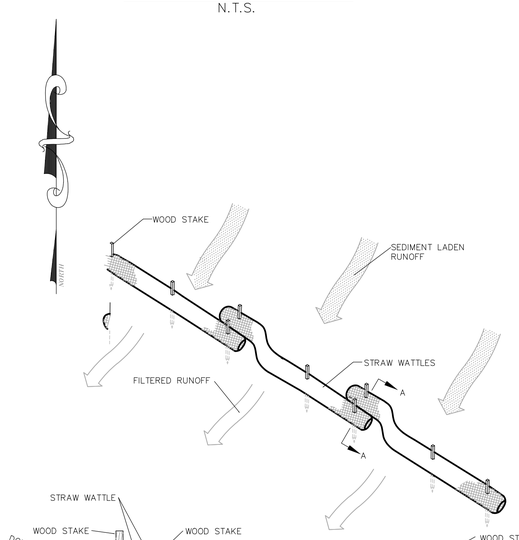


PURPOSE

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



VEHICLE TRACKING CONTROL
N.T.S.



SECTION A-A

WOOD STAKE

STRAW WATTLE
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 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.
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.

LEGEND

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

AFDP-17-04
CONSTRUCTION SITE MANAGEMENT PLAN

Horizontal Scale

150' 0 75' 150' 300'

1" = 150'

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Contour Interval

2 Feet

NO.	DATE	REVISIONS	INT

DATE: 12-28-2017 DESIGN: MDM
JOB NO. 1670-001 DRAFTED: MDM
DWG. NAME REVIEW: WNM

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