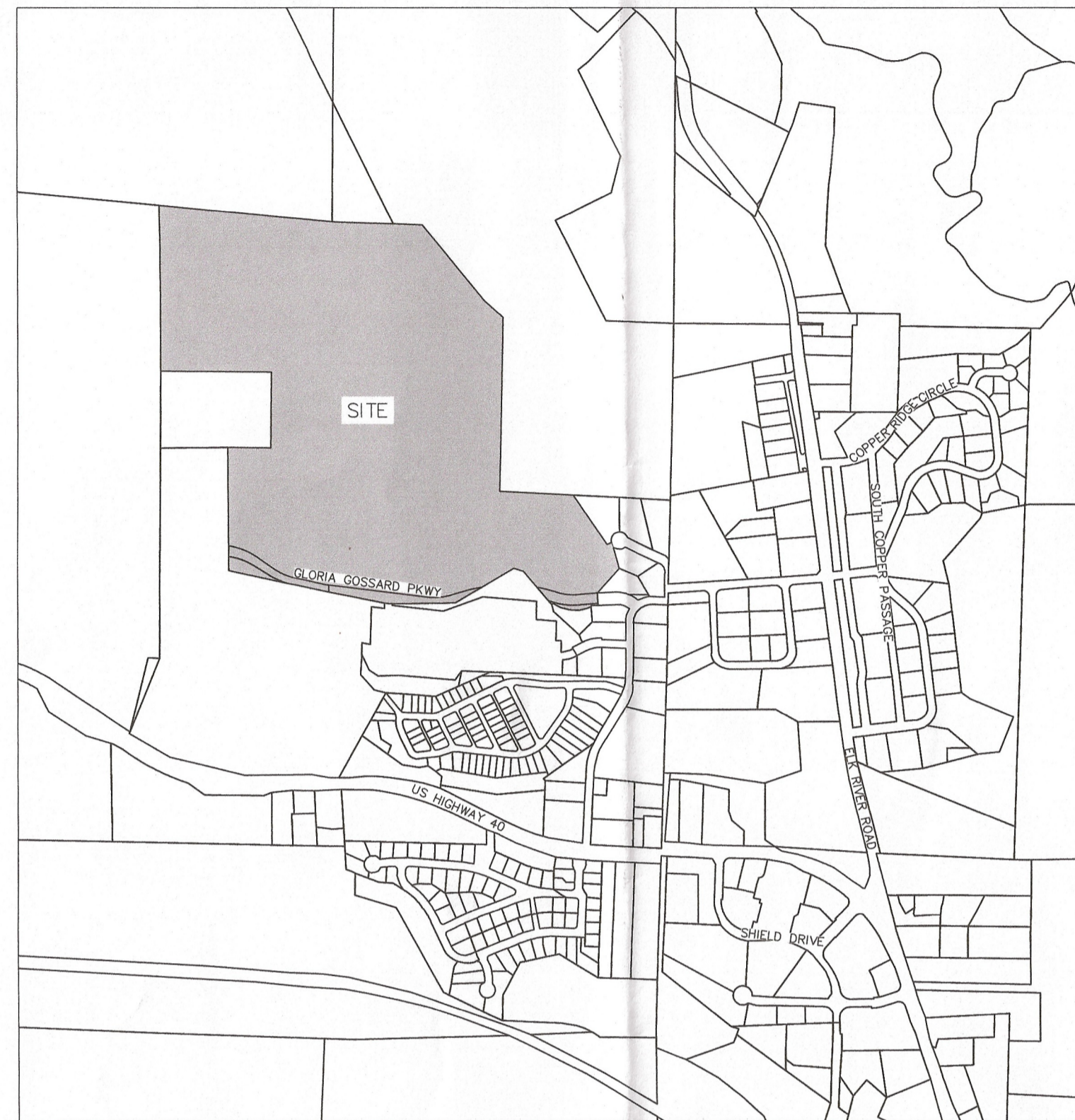
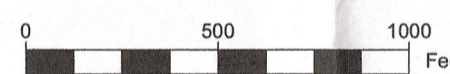


# CONSTRUCTION DRAWINGS FOR FIELD ENTRANCE DRIVEWAY FOR LOT 1 WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED AT LOT 1, WEST ACRES RANCH SUBDIVISION EXEMPTION PLAT LOCATED IN THE N $\frac{1}{2}$ SECTION 1, TOWNSHIP 6 NORTH AND S $\frac{1}{2}$ SECTION 36, TOWNSHIP 7 NORTH, RANGE 85 WEST OF THE 6TH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

**R C R B D**  
**RECORD SET**



**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

**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

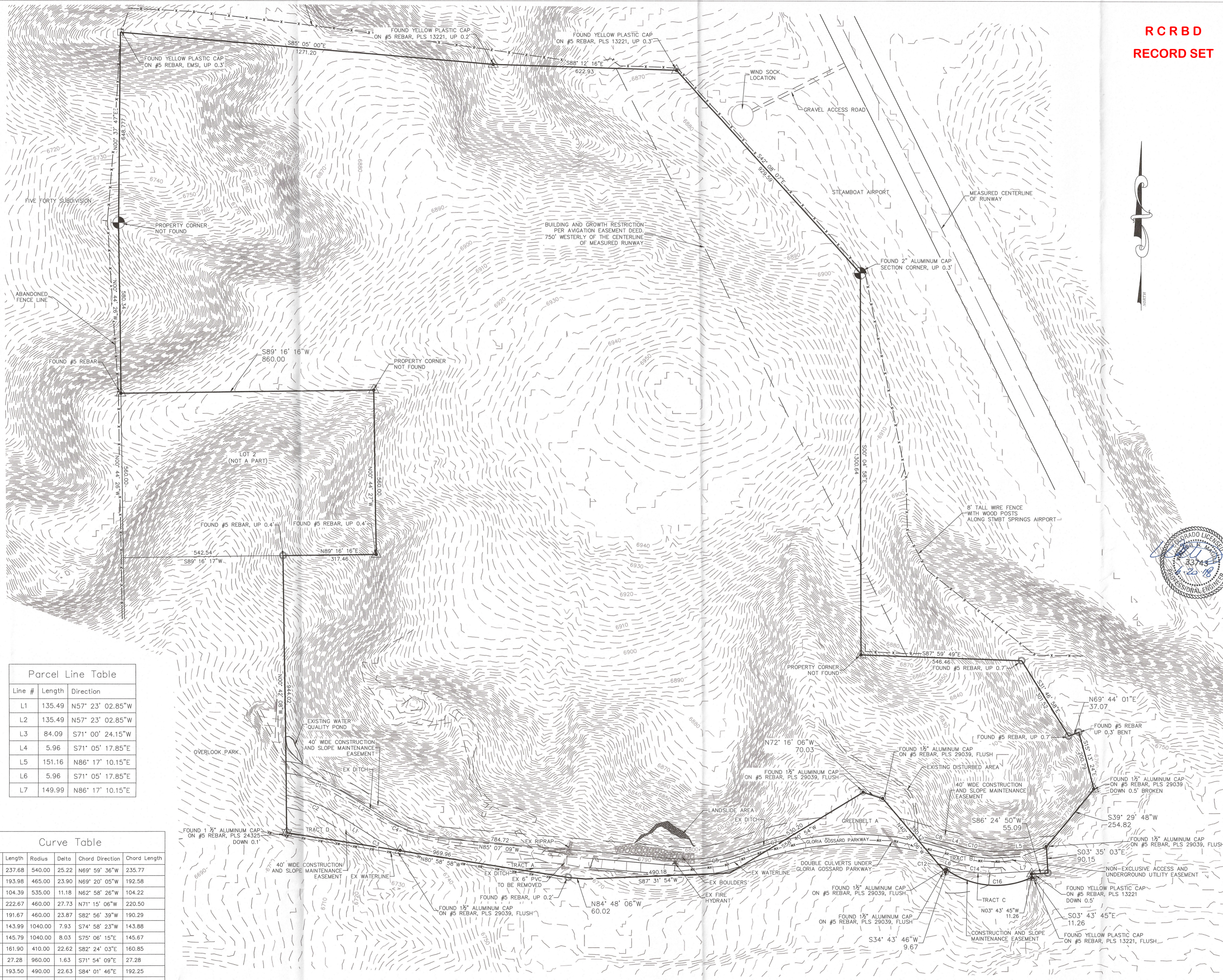
DATE: 2-2-2018 DESIGN: MDM  
JOB NO. 1670-001 DRAFTED: MDM  
DWG. NAME REVIEW:

**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

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.

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



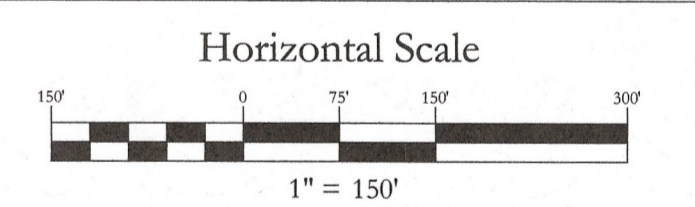
LEGEND

- 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



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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Parcel Line Table

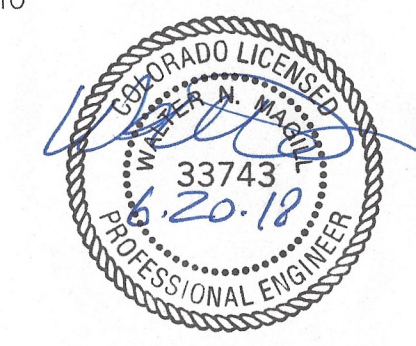
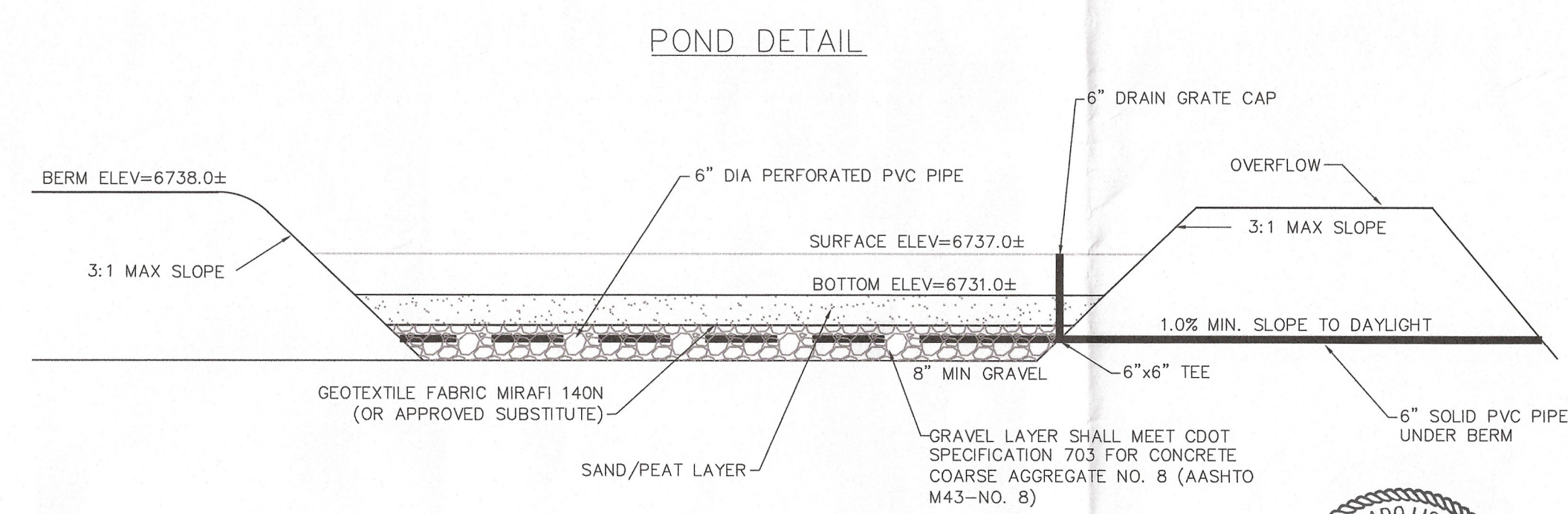
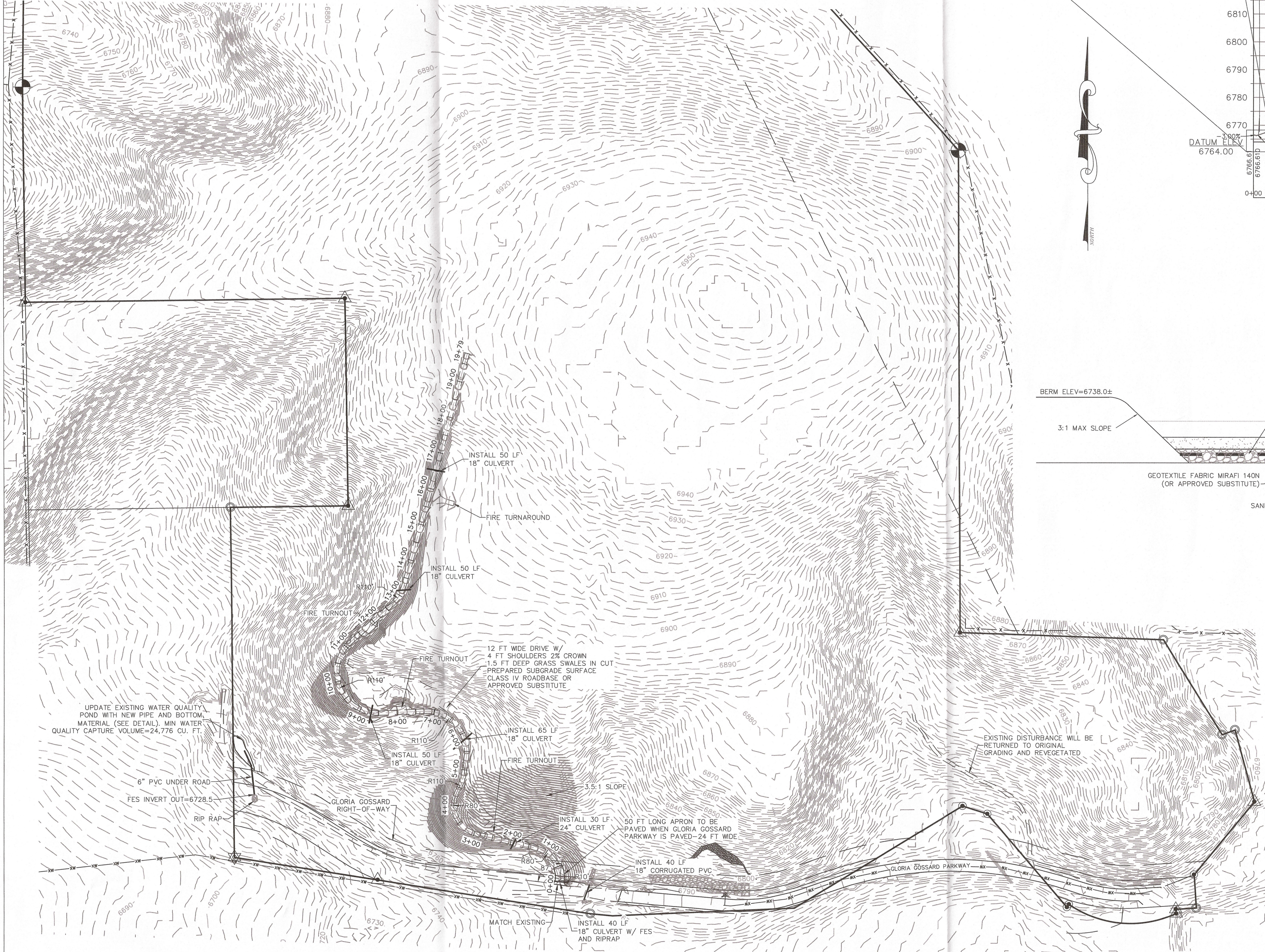
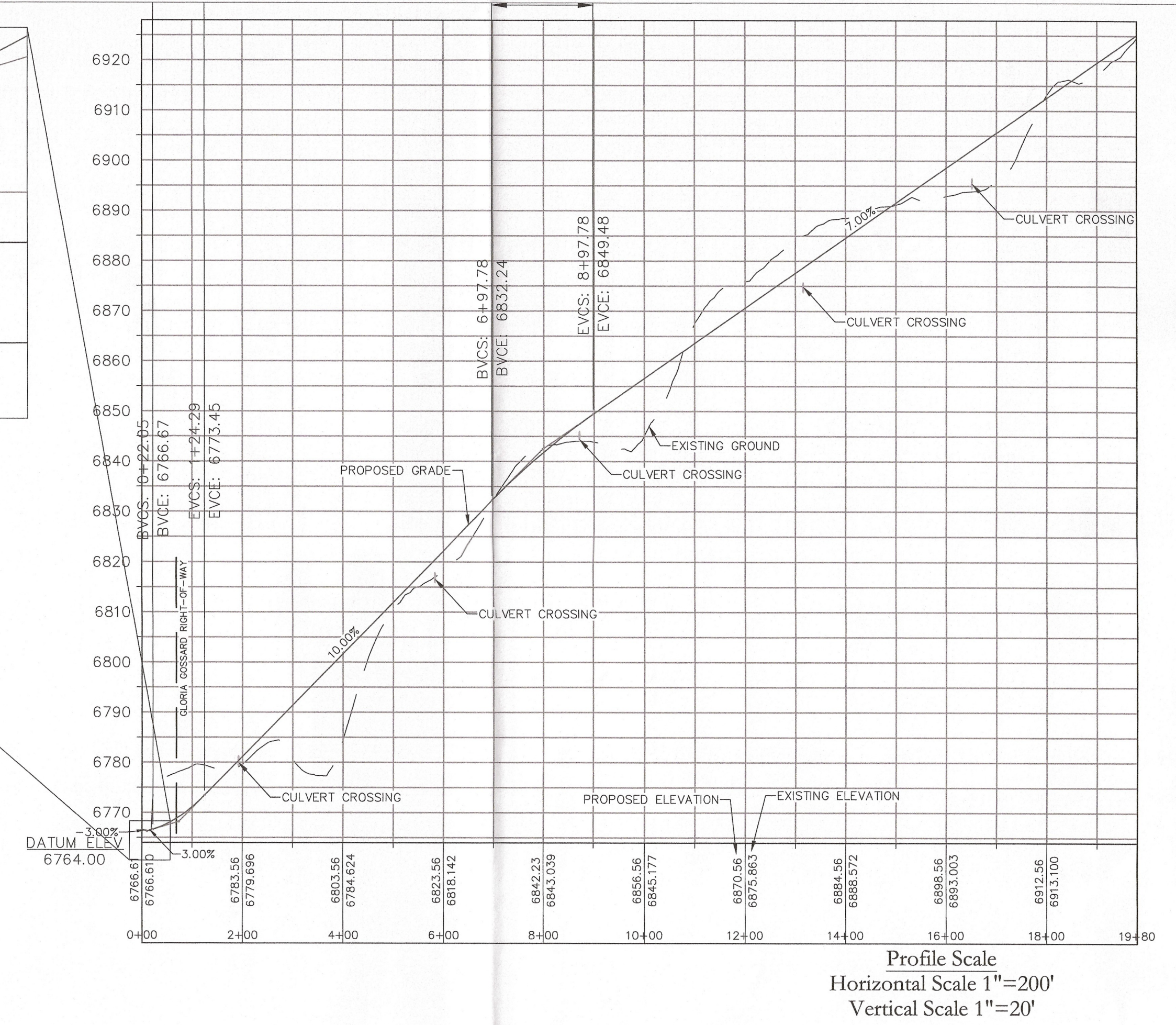
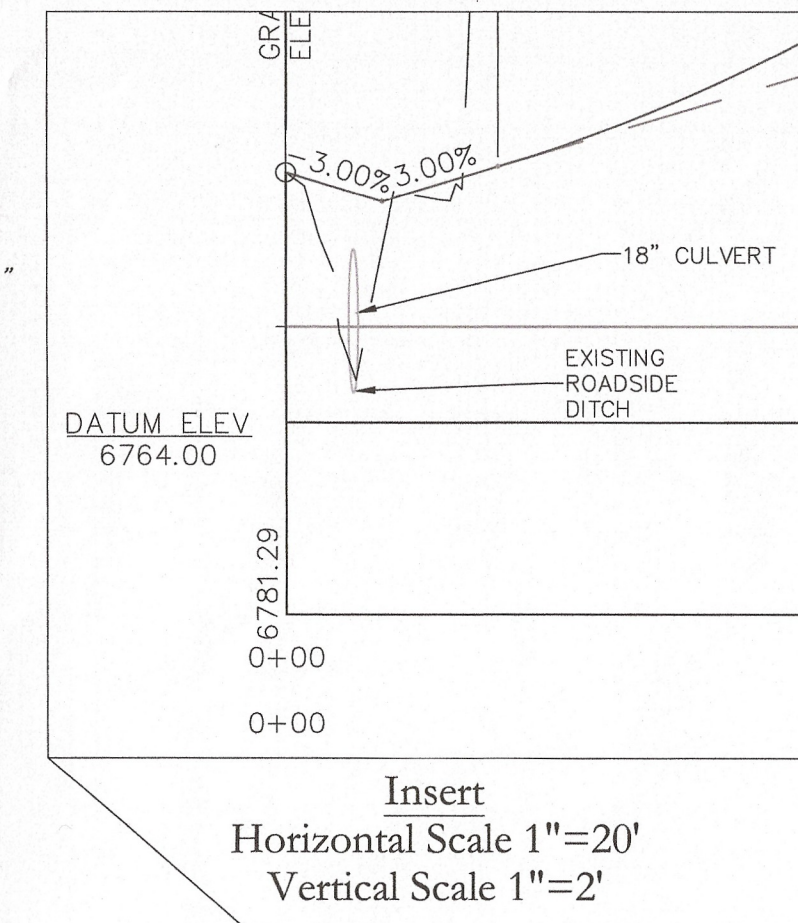
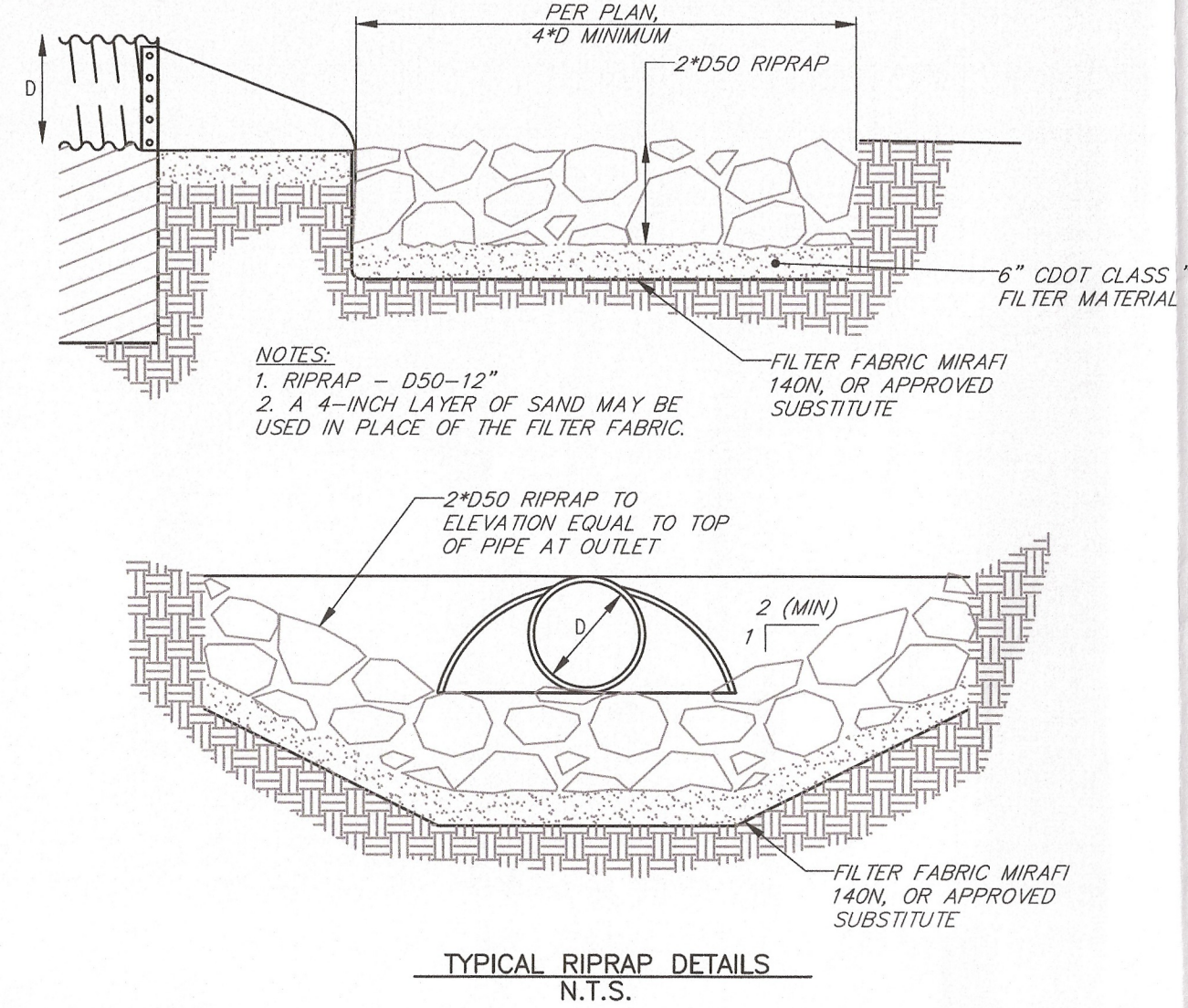
Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	149.99	N86° 17' 10.15"E

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

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

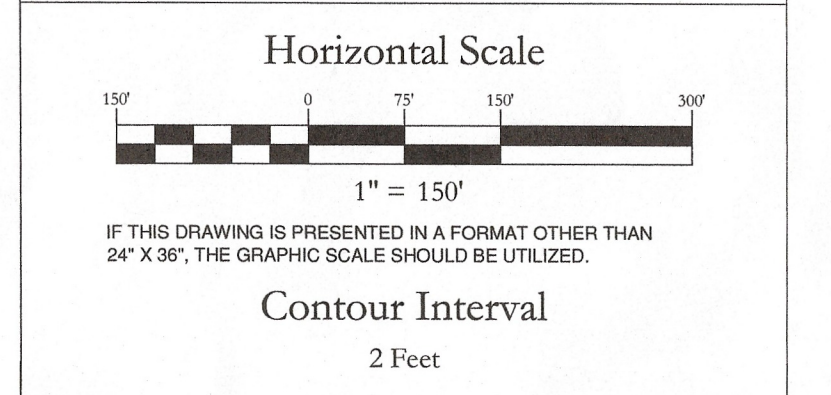


LEGEND

---	PROPERTY BOUNDARY
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---	EXISTING EASEMENT
---	EXISTING EDGE OF ASPHALT
---	EXISTING 2 FT CONTOUR
---	EXISTING 10 FT CONTOUR
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---	PROPOSED DECK
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---	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
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: WNM

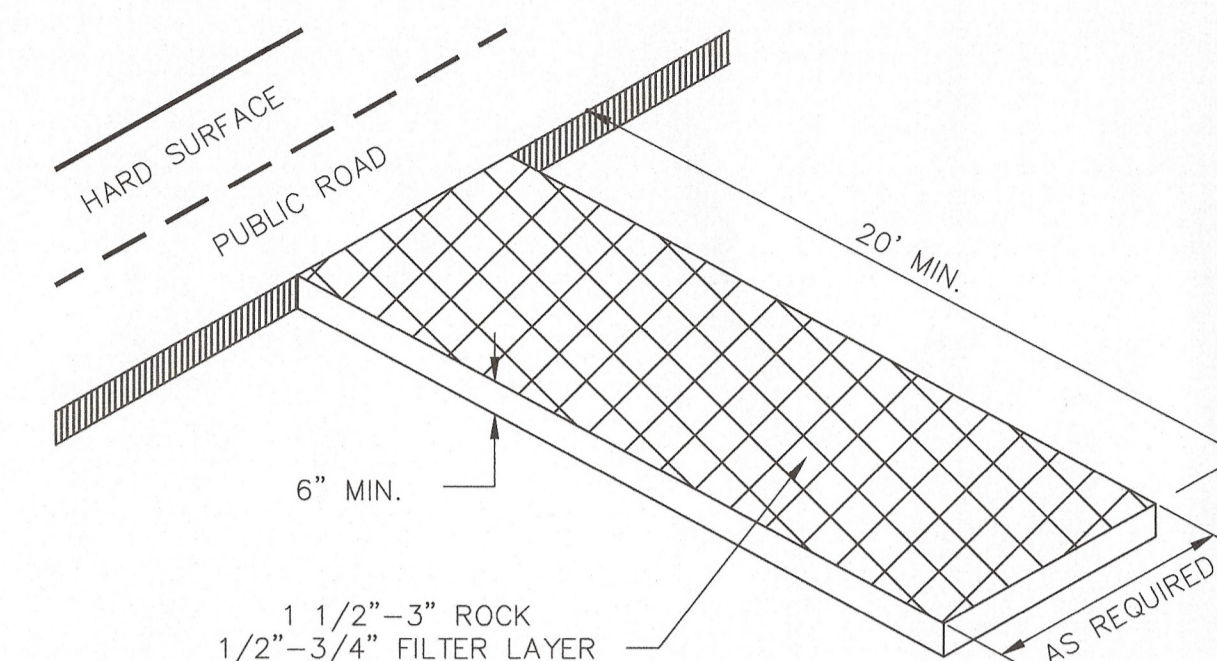
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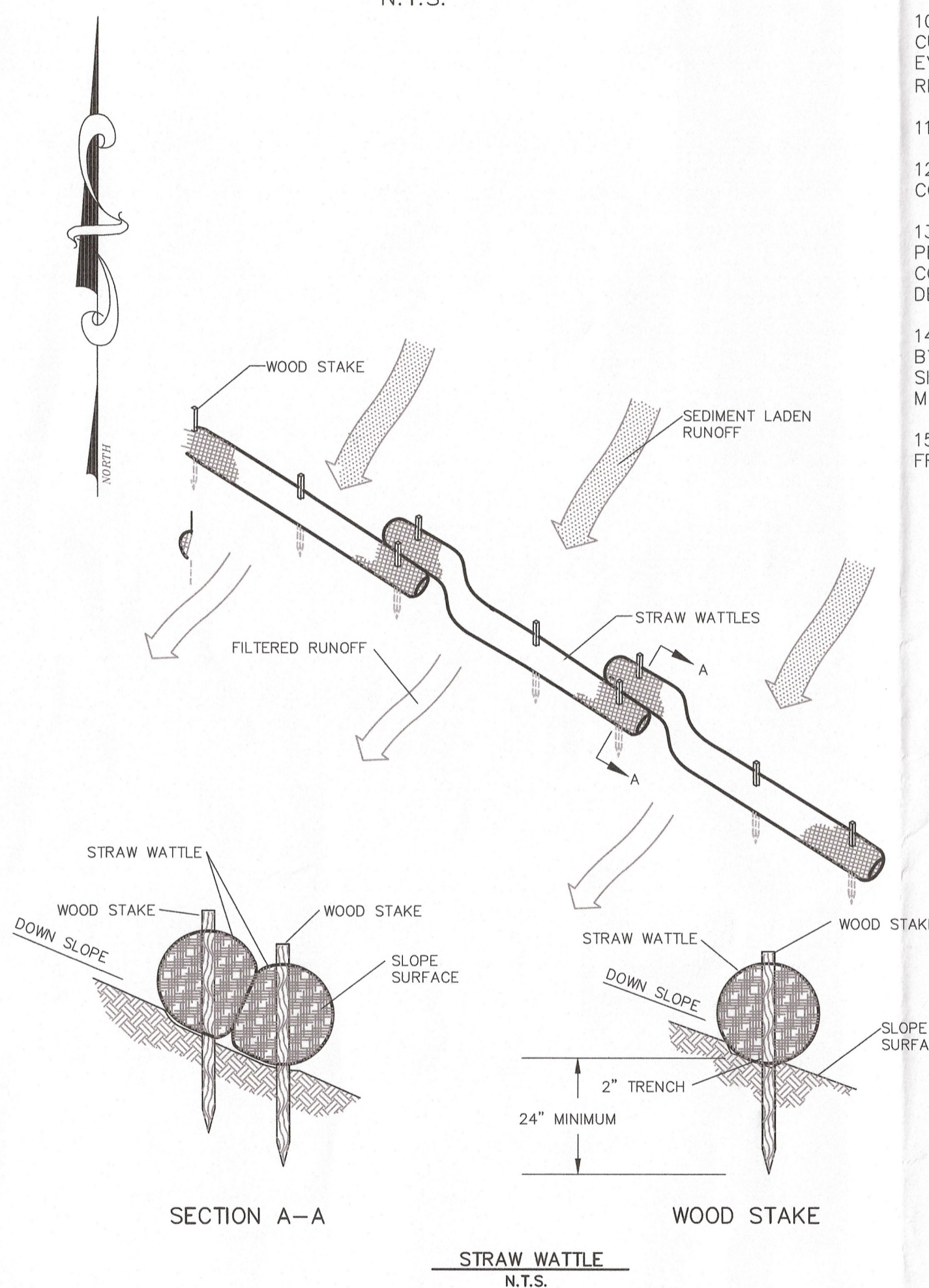
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**PURPOSE**  
TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

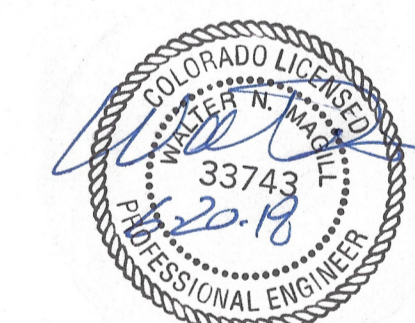


**VEHICLE TRACKING CONTROL**  
N.T.S.



SECTION A-A

**STRAW WATTLE**  
N.T.S.

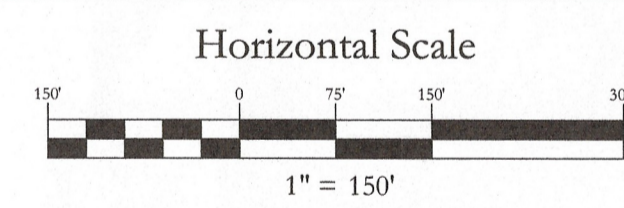


**LEGEND**

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- - - EXISTING 2 FT CONTOUR
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- PROPOSED EDGE OF CONCRETE
- x-x-x- EXISTING SEWER
- x-x-x- PROPOSED SEWER
- x-x-x- EXISTING WATER
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- CULVERT

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

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



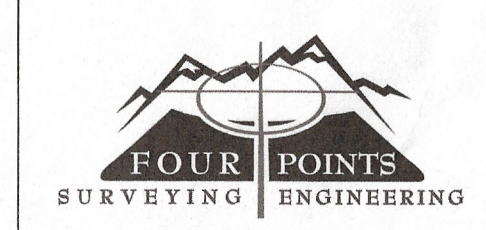
Contour Interval  
2 Feet

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  
JOB NO. 1670-001 DRAFTED: MDM  
DWG. NAME REVIEW: WNM

**Four Points Surveying and Engineering**

440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966,  
Steamboat Springs, CO 80487  
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SHEET NO.  
C4

