

GRADING & EXCAVATION PERMIT SET
FOR
GREEN HORN RANCH

LOCATED IN THE SE1/4 SECTION 22, THE SW1/4 SECTION 23, AND IN THE NW1/4 SECTION 26
TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;
COUNTY OF ROUTT, STATE OF COLORADO

CONTACT INFORMATION

PROJECT TEAM:



OWNER
STEAMBOAT SKI & RESORT CORP.
2305 MT. WERNER CIRCLE
STEAMBOAT SPRINGS, CO 80487
(303) 749-8262
ATTN: MIKE SCHMIDT

DESIGNER
SE GROUP
131 CHURCH ST, SUITE 200
BURLINGTON, VT 05401
(802) 681-0874
ATTN: MITCH LEFEVRE



GENERAL CONTRACTOR
SAUNDERS CONSTRUCTION, INC.
86 INVERNESS PLACE NORTH
CENTENNIAL, CO 80112
(303) 699-9000
ATTN: ADAM CLEVELAND



CIVIL ENGINEERS & SURVEYORS
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPENTROG, P.E.



GEOTECHNICAL ENGINEER
NORTHWEST COLORADO CONSULTANTS, INC.
2580 COPPER RIDGE DRIVE
STEAMBOAT SPRINGS, CO 80487
(970) 879-7888
ATTN: BRIAN LEN

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL, P.E.	(970) 871.8293
CITY OF STEAMBOAT SPRINGS UTILITIES	MICHELLE CARR, P.E.	(970) 871.8207
MT. WERNER WATER	RICHARD BUCCINO	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION.

SHEET INDEX

- C.001 - Cover
C.002 - Notes - General
C.003 - Notes - SSRC Wildfire Plan
C.004 - Notes - SSRC Emergency & Seeding Plan
C.005 - Existing Conditions - Overall
C.006 - Existing Conditions - Detailed
C.100 - Site Plan - Overall
C.110 - Site Plan - Detailed (2021)
C.111 - Site Plan - Detailed (2022)
C.301 - Grading Plan - Detailed
C.302 - Grading Plan - Detailed
C.303 - Grading Plan - Detailed
C.310 - Grading Cut-Fill Heatmap
C.410 - Roadway Plan - Boulevard
C.411 - Roadway Profile - Boulevard
C.412 - Roadway Cross-Sections
C.500 - Details

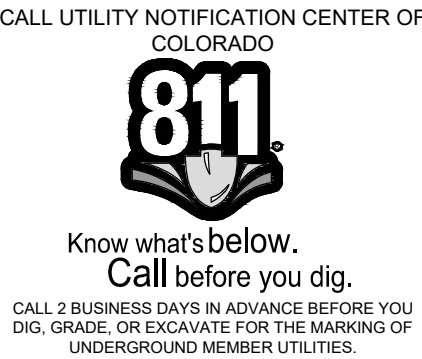


PROJECT LOCATION



VICINITY MAP

1" = 2000'



GREEN HORN RANCH

Cover

SHEET

C.001

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



These drawings are the property of Landmark Consultants, Inc. and are not to be reproduced, copied, or used in any way without the written consent of Landmark Consultants, Inc. The drawings are the property of Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
	6/14/2022	MG	REVISIONS PER DESIGN DEVELOPMENT

PROJECT:	1012-048
DATE:	6/18/2021
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

1. TOPOGRAPHIC AND EXISTING CONDITIONS PER CITY GIS DATA AND SUPPLEMENTED WITH LANDMARK CONSULTANTS, INC. ARCHIVED SURVEY FIELD DATA. LANDMARK IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS AND/OR PROPERTY INFORMATION INCLUDING EASEMENTS AND ENCUMBRANCES) AND THE OWNER ASSUMES ALL RISK WITH COMPLYING WITH THE LEGAL REQUIREMENTS OF THIS PROJECT.
2. THE CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CANNOT BE HELD RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS, DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
3. 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, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
4. ALL MATERIALS, WORKSMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2018 EDITION), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2017 EDITION), AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
5. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION STANDARDS AND SPECIFICATIONS.
6. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION Dewatering PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE 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.
7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CURBS, 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.
8. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
9. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS, ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK.
10. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
11. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. 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. PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.
12. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THERewith AS IS APPLICABLE. COORDINATE WITH PROJECT ENGINEER SO THAT INSPECTIONS AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.
13. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED. IF APPLICABLE, SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY, PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
14. 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.
15. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO UNCCO AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED AND IDENTIFIED. THE UTILITY COMPANIES (IE, DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
16. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
17. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION FOR THE PURPOSES OF THESE STANDARDS. ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLACEMENT TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
18. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
19. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK, AT THE DISCRETION OF THE WATER UTILITY PROVIDER. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
20. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
21. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
 - BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
 - PLAN TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
 - ONE (1) SIGNED COPY OF THE APPROVED PLANS
 - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
 - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
22. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
23. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
24. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
26. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.
27. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL, UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER, SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
28. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
29. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AHJ. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
30. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
31. THE CONTRACTOR AGREES THAT BY COMMENCING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE SAFETY OF ALL PERSONS AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.
32. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH ITS CONSTRUCTION.
33. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



This Wildland Fire Plan was developed by the Medicine Bow-Routt National Forest & Thunder Basin National Grassland, Hahn's Peak/Bears Ears Ranger District; Routt Zone Fire Management Program. Wildland fire¹ planning, responsibilities, notifications, and prevention actions are outlined within this document and will be referenced for any Wildfire² or Prescribed Fire³ activity. This plan will apply to the Permittee or anyone working within the permitted area on National Forest System lands and will not relieve the Permittee or its contractors of any requirements or obligations set forth in the Permittee's special use permit or timber sale purchase agreement.

The Forest Service is responsible for all wildland fire operations on National Forest System Lands within the permitted area. Fire Management Representatives will be available to the Permittee and or contractor working within the permitted area for interpretation, discussion and assistance with any item appearing in this Wildland Fire Plan.

Fire Management Representatives will take action on all wildfires within the permitted area as described in the 2011 Medicine Bow-Routt National Forest and Thunder Basin National Grassland Fire Management Plan.

The Permittee will report any wildfire located on or threatening National Forest System lands within the permit boundary. This wildfire report will first be communicated to dispatch centers for the initial response to the fire area. Only qualified personnel equipped with the proper Personal Protective Equipment will perform initial attack suppression actions.

The Permittee will monitor the permit area for compliance with the prevention and detection section of this wildland fire plan. If prevention methods are not followed within this plan, both parties will cooperate in taking corrective actions.

Critical information on Wildfires will need to be communicated first and foremost to the representative Dispatch Centers:

- Exact location of wildfire and values at risk
- Size of fire and fuel type – grass, brush, timber, and or slash
- Character of fire – smoldering, creeping, running, and or torching
- Best access to fire area
- Weather conditions – cloudy, windy, sunny and or raining

KEY ELEMENT CHECKLIST		YES	NO
Are the Administrative Burning Requirements up to date with the current year's information?			
Are ALL county or state permits and clearances obtained?			
Are ALL fire prescription elements met?			
Has Permittee obtained the fire weather forecast and is it favorable?			
There are NO USFS, State or County burn restrictions in effect for the planned burn area?			
Are ALL planned personnel and equipment on-site, available, and operational?			
Have ALL assigned personnel been briefed on the project objectives, their assignment, safety hazards, escape routes, and safety zones?			
Have ALL the required pre-burn notifications been made?			
Is a USFS District Fire Duty Officer available to contact as needed?			
Is the contingency plan prepared?			
In your judgment, can this burn be carried out according to the Plan to meet the objectives?			
Permittee Project Supervisor:		Date	Time (24 hr.)

The Permittee shall have a representative (project supervisor) on site that shall be authorized to receive and carry out on behalf of the Permittee any and all notices or instructions by the Forest Service Approving Officer in regard to burning and fire precautions. The project supervisor's duties and responsibilities will be to supervise all debris and slash burning activities in accordance with these requirements provisions of this plan.

Prior to ignition, the permittee will notify the following agencies and/or individuals:

General Requirements:

Access: Access to burn piles by firefighting personnel shall not be restricted. Access to burn project areas must be maintained or no burning will be allowed.

Minimum Equipment and Staffing: The permittee is responsible for ensuring the staffing and equipment on site is adequate for maintaining control of the pile burning operation.

- 1 Project Leader, minimum of 2 additional personnel. *Staffing should increase proportional to the number of piles burning and the area involved.*
- 1 hand tool (shovel, Pulaski, chainsaw, axe, etc.) per person assigned.
- Ignition devices (Fususes, drip torches, etc.) and fuel.
- Personnel Protective Equipment (PPE): Hardhat, leather gloves, non-synthetic clothing, and boots.

A wildfire precautionary period will initiate on May 15th and run throughout the summer months until November 15th unless otherwise stated. During this period the Permittee will be required to keep equipment that will aid in the initial control of human caused wildfire started by the Permittee and or contractor completing work operations for the Permittee. This equipment will be strategically located in places that are easily accessible for the Permittee or contractor while conducting work operations that have ignition potential. The Permittee will also insure that field going personnel will have means of communication in case of a wildfire.

- Suggested tools to help with the initial action on Wildfires:
 - Long handle spade shovel
 - Pulaski or Axe
 - Backpack pump or water bucket

During fire restrictions Steamboat Ski Resort Corporation is considered exempt (36 C.F.R. § 261.50 (e)) from restrictions provided that the following precautionary measures are in place:

- o A shovel and fire extinguisher will be readily accessible in every SSRC vehicle.
- o Employees shall attend a yearly fire prevention and safety briefing.
- o A watchperson will be on duty after any explosives are used and will patrol the detonation area for at least one hour after operations have ceased.
- o Welding will be accomplished in buildings when possible. If welding at field locations is required, the welding will be done at a location where all flammable material has been cleared to a minimum distance of 15 feet. Water and tools must also be located at this site.
- o Flammables will be stored in appropriate containers and will be labeled.
- Storage buildings will be adequately signed if containing flammables. Areas containing flammables will be devoid of fuels within a 25 foot radius.
- o Fueling will occur in areas that are devoid of flammable fuels and are surrounded by mineral soils.
- o Smoking will take place in designated areas and/or areas that are devoid of flammable fuels.

- A water source will be available on each active worksite (e.g. snowmaking, ATV mounted tank).
- A 10lb or larger fire extinguisher will be available on each active worksite.
- Employees will visually inspect spark arrestors on chainsaws and other gasoline powered hand tools.
- Any spark requiring fire suppression activities will be monitored for 24 hours after the incident to ensure fire is extinguished.

- Heavy equipment (tractor/dozer) including operator or a readily available water source must be on site if burning without persistent snow cover.

Communication: Radio frequencies and channels used for the burn operation must be consistent with the Permittee's Annual Operating Plan.

Size and Location of Burn Piles: Burn piles shall not be located or constructed in such a manner that improvements or adjacent trees could be damaged.

Weather Monitoring: The Permittee Project Supervisor shall record the following weather every 2 hours: Location of Observations, Cloud Cover %, Dry Bulb Temperature, Relative Humidity, Wind Speed and Direction. All records will be provided to the Forest Service upon request.

Cost: All costs associated with burning operations are the responsibility of the permit holder.

- Compliance with State Air Pollution Control Division and/or county open burn permit conditions, including pile size, favorable smoke dispersion forecast and wind vectors.
- Snow cover of **3" over 75% of the unit - OR - 0.25 inches precipitation in the last 48 hours**, measured on site or in the name weather (SAWS, NWS or Snetex) station
- Fire DANGER is rated Low or Moderate
- The 3 day General Weather Forecast for the Zone has No Red Flag Watches or Warnings, NO predicted frontal passages and meets the following criteria:
 - o If relative humidity is 20-29%, then 20 ft winds must be < 10 mph
 - o If relative humidity is 30-39%, then 20 ft winds must be < 20 mph
 - o If relative humidity is 50%, then 20 ft winds must be < 30 mph

General Procedures to maintain the fire within the project area and meet objectives until declared 'out':

A. 'Snow cover' provision:
Ignited piles may be left unattended at night and for multiple days as long as prescription snow cover conditions exist. Periodic checks should be performed on all ignited piles until no heat is detected and the piles can be declared "out". Frequency and duration of the checks will be determined by the Project Leader.

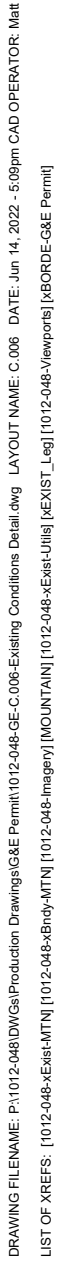
B. Without 'Snow cover' provisions
Ignited piles may be left unattended overnight if prescription conditions are forecast to exist for the next 24 hours. All piles ignited under this condition must be checked daily until no heat is detected and the piles can be declared "out". Mop-up of piles may be required.

If any of the following **Trigger Points** are met, the associated **Contingency Actions** should be implemented:

CALL UTILITY NOTIFICATION CENTER OF

NO.	DATE:	BY:	DESCRIPTION:
	6/14/2022	MG	REVISIONS PER DESIGN DEVELOPMENT

PROJECT:	1012-048
DATE:	6/18/2021
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com



-

NOTES:

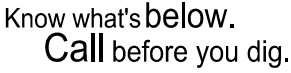
1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION, IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO LOCATE THE LOCATION OF NON-VISIBLE UTILITIES.
4. BASIS OF BEARINGS: THE NORTH LINE OF SECTION 27, T6N, R64W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR N86°54'01"E. BEARINGS SHOWN HEREON HAVE BEEN ROTATED FROM RECORD BEARINGS.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-64-506, C.R.S.
6. THIS SITE CONTAINS A CALCULATED AREA OF 173.88 ACRES.
7. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TRIBUTARY TO BURGESS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 80107C08893, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMR 18-08-0922P.
8. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. WETLAND LIMITS PROVIDED BY SRRS.

PROPERTY DESCRIPTION:

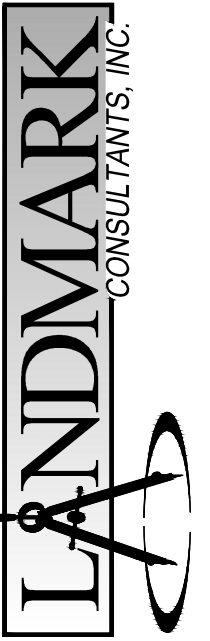
11. PARCEL XV AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 646 AT PAGE 476 IN THE ROUTT COUNTY RECORD;
EXCEPTING THEREFROM THE NORTHERLY 10 ACRES OF THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;

**REVIEWED
FOR
CODE
COMPLIANCE**
06/28/2022

CALL UTILITY NOTIFICATION CENTER OF



141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

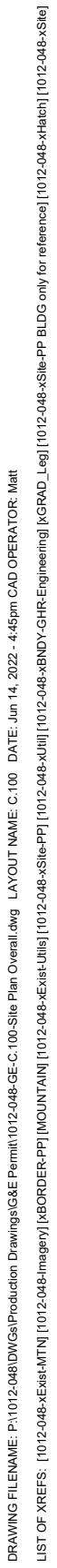
NO.	DATE	BY:	DESCRIPTION:
PROJECT: 102-048	6/14/2022	MG	REVISIONS PER DESIGN DEVELOPMENT
DATE: 6/19/2021			
CONTACT: Erik Gripenhög			
EMAIL: erikg@landmak-co.com			

GREEN HORN RANCH

Existing Conditions - Detailed

SHEET

C.006



PROPERTY BOUNDARY
EASEMENT
SECTION LINE
FOUND MONUMENT
FOUND SECTION CORNER

FENCE
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
PROPOSED SANITARY SEWER W/ 12"
EXISTING SANITARY SEWER W/ 12"
PROPOSED WATER
PROPOSED GV, FH & CS
EXISTING WATER
GAS
SLOTTED AND MANHOLE RISERS

GAS METER AND MANHOLE/VAULT
 CABLE
 CABLE PEDESTAL
 FIBER OPTIC
 TELEPHONE
 TELEPHONE PEDESTAL AND MANHOLE/VAULT
 ELECTRIC
 ELECTRIC PED, JUNCTION BOX AND METER
 LIGHT POLE AND LIGHT POLE W/ MAST
 OVERHEAD ELECTRIC
 UTILITY POLE AND GUY WIRE
 DITCH/SWALE
 EXISTING STORM SEWER W/ FES
 PROPOSED STORM SEWER W/ FES
 INLET AND STORM MANHOLE
 OVERLAND AND CHANNEL FLOW ARROWS
 CONIFEROUS AND DECIDUOUS TREE

FLOOD HAZARD LIMITS

30-FT WATER BODY SETBACK

WATERCOURSE PER CDC SECTION 802

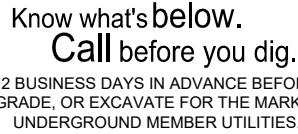
NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED FOR LOCATION, COLOR AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATION RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- ANY PERSON WHO KNOWINGLY REMITTES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR PUBLIC LAND SURVEY NECESSARY, COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THIS SITE CONTAINS A CALCULATED AREA OF 173.88 ACRES.
6. A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TOMBURY TO RICHARDS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 170202885D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMBLY 18-08-0922P.
7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- PROPERTY DESCRIPTION:
15. PARCEL VA AS DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN BOOK 66 AT PAGE 476 IN THE ROUTT COUNTY RECORD:
- SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH 1N P.
- REVIEW FOR CODE**

PROPERTY DESCRIPTION

**REVIEWED
FOR
CODE
COMPLIANCE**
06/28/2022

CALL UTILITY NOTIFICATION CENTER OF



CIVIL ENGINEERS | SURVEYORS

141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK
CONSULTANTS, INC.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

DESCRIPTION:	REVISIONS PER DESIGN DEVELOPMENT

NO.	DATE:	BY:
	6/14/2022	MG

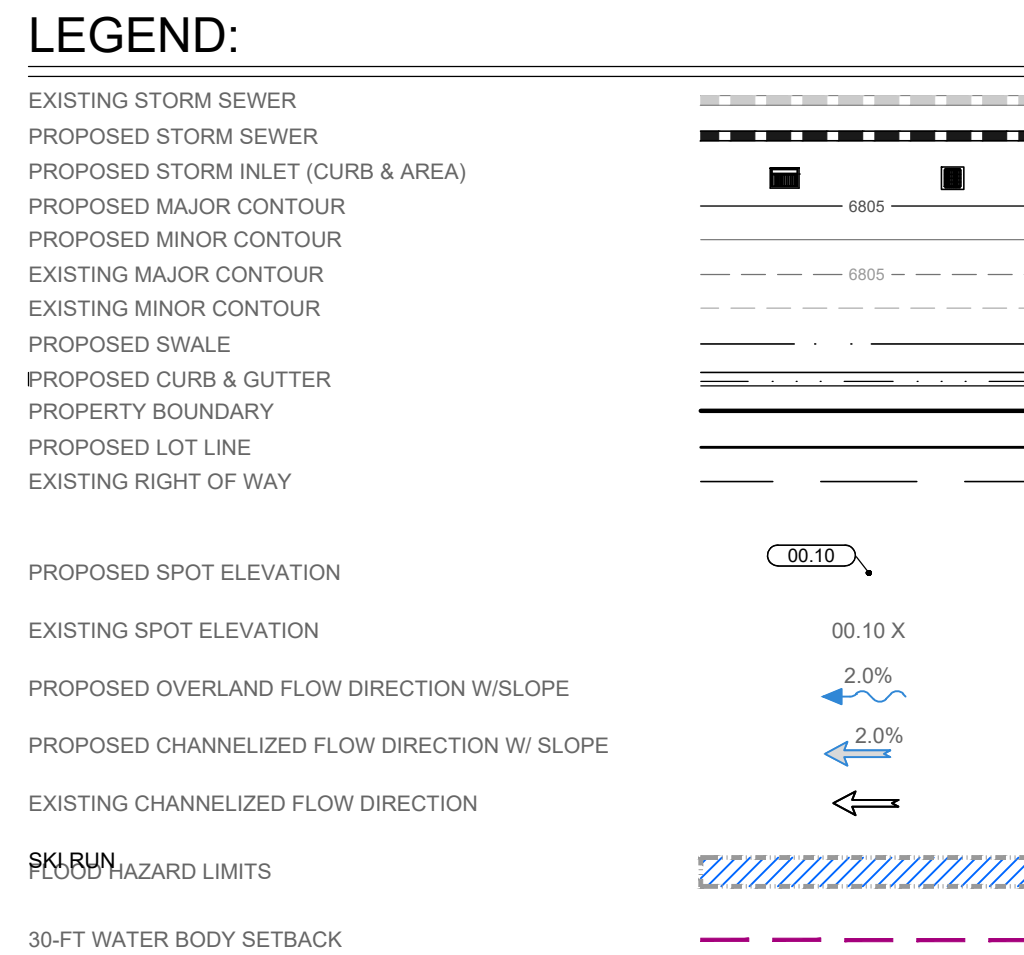
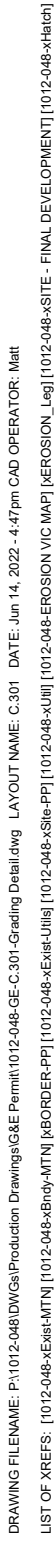
PROJECT:	1012-048
DATE:	6/18/2021
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

GREEN HORN RANCH

Site Plan

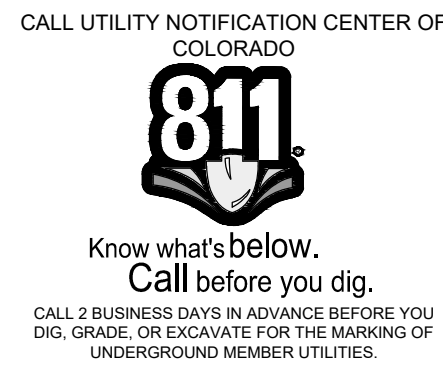
SHEET

C.100



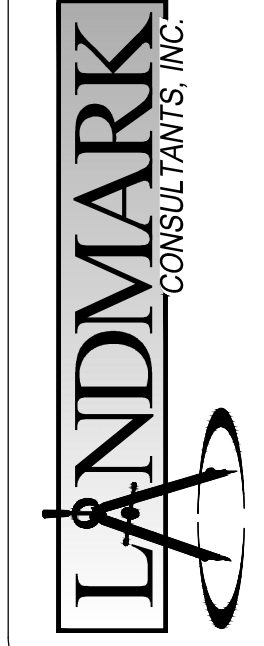
- # NOTES:
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
 3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
 4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

**REVIEWED
FOR
CODE
COMPLIANCE**
06/28/2022



CIVIL ENGINEERS | SURVEYORS

141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants.

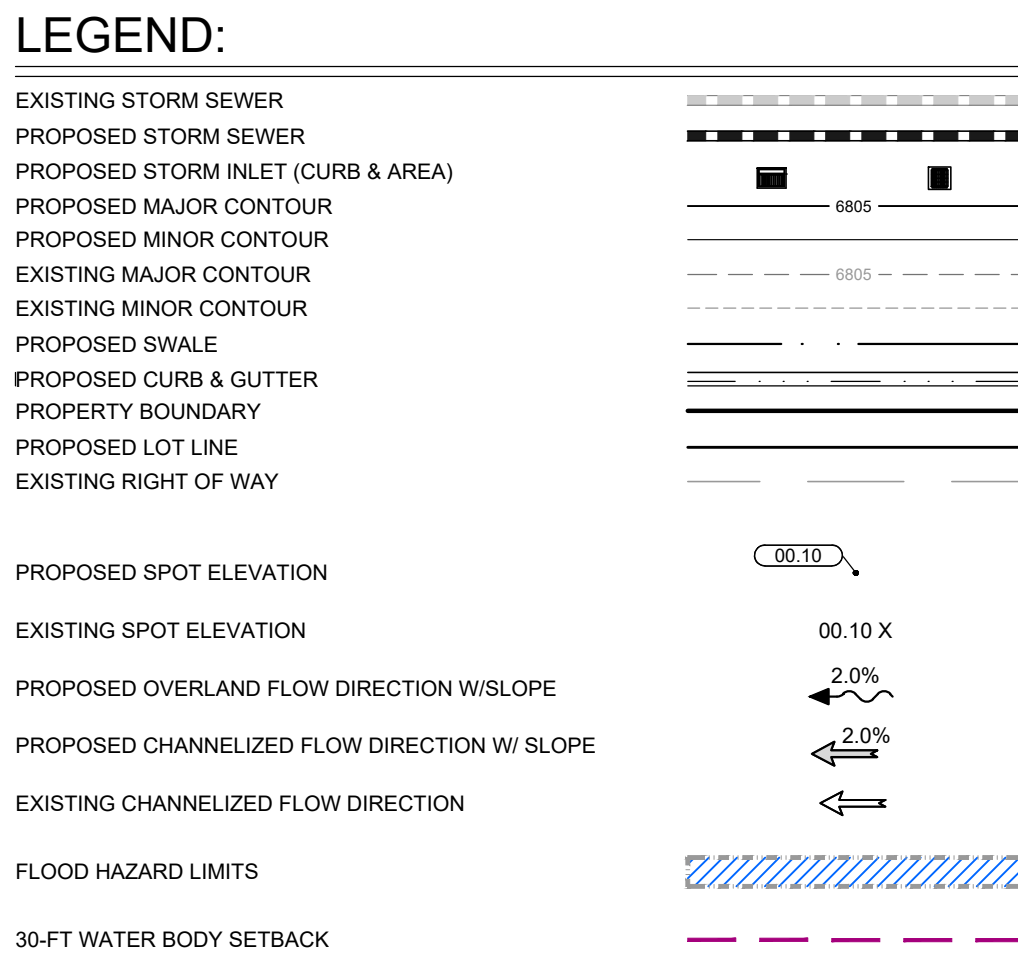
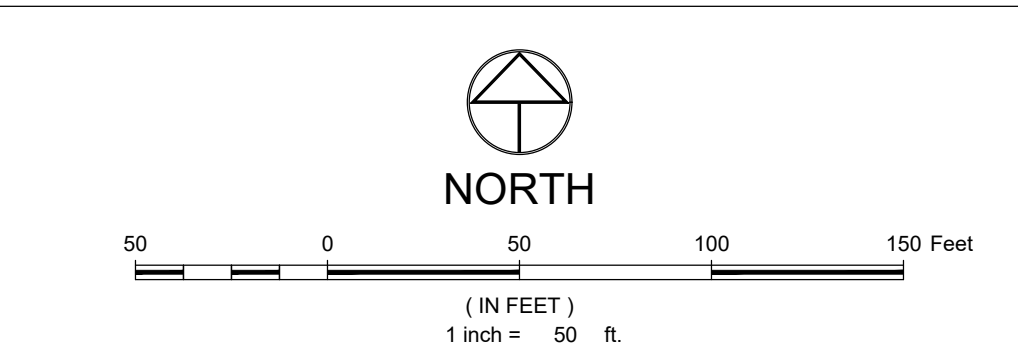
[illegible]

GREEN HORN RANCH

Grading Plan - Detailed

SHEET

C.301



NOTES:


1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM: NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

811


Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES



CIVIL ENGINEERS | SURVEYORS

141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



LANDMARK
CONSULTANTS, INC.

instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark

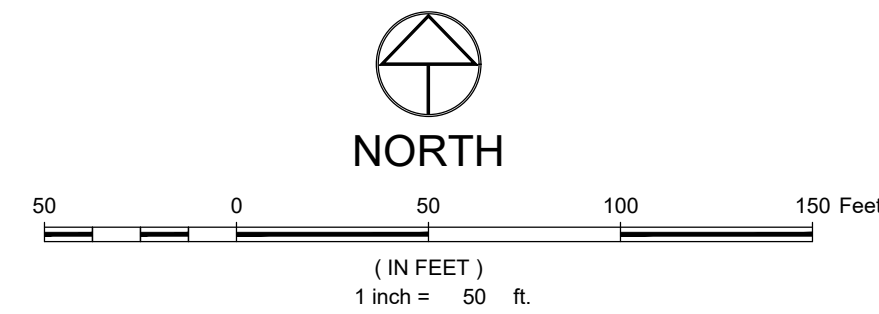
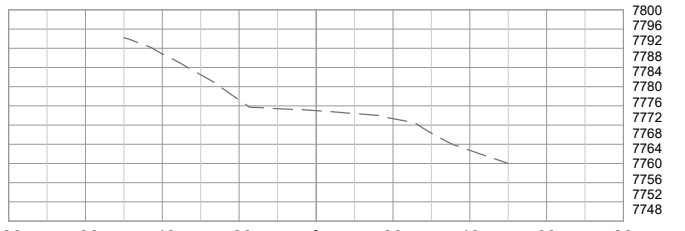
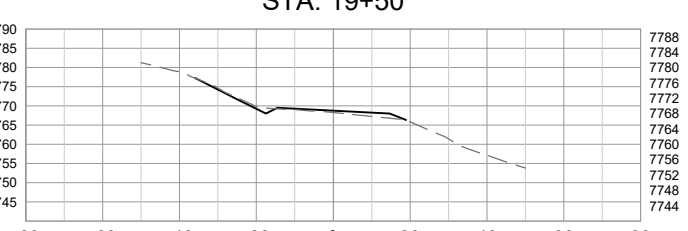
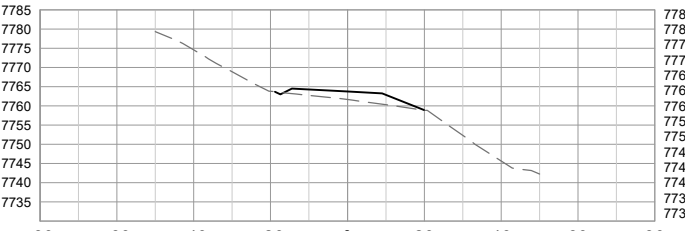
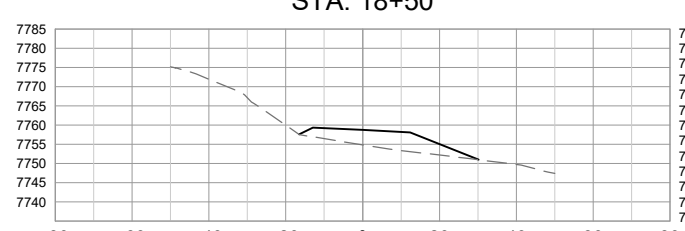
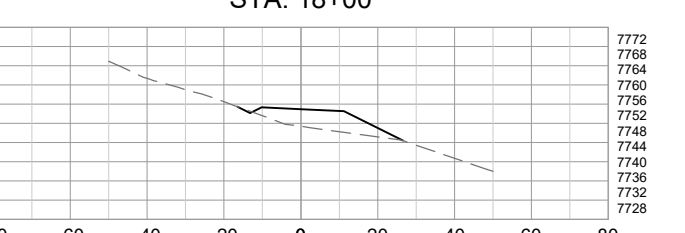
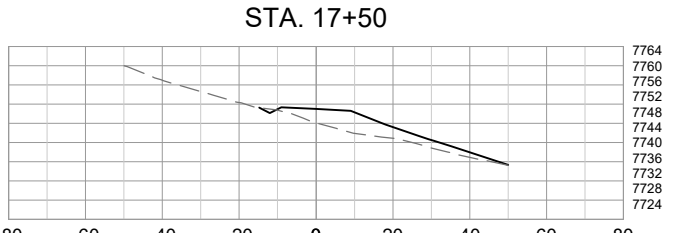
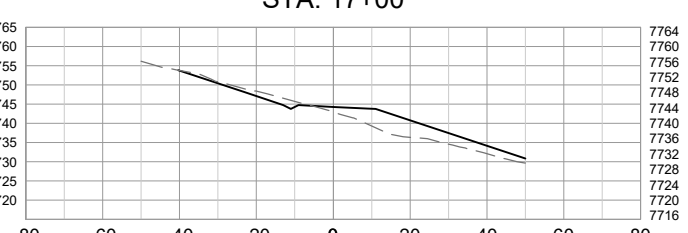
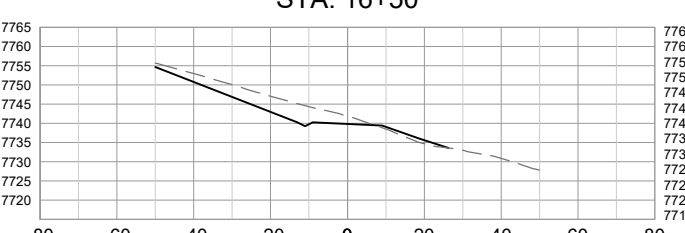
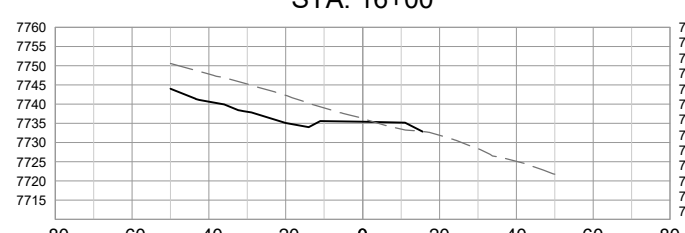
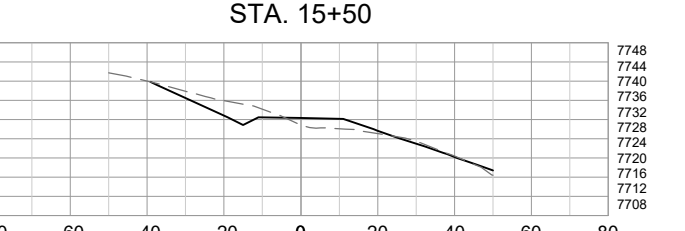
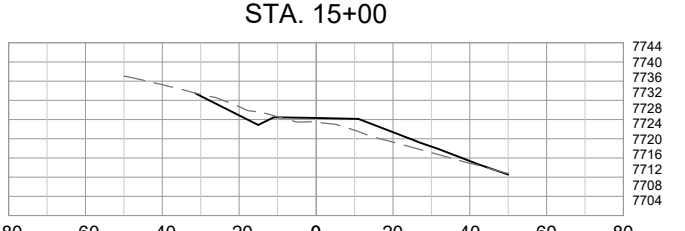
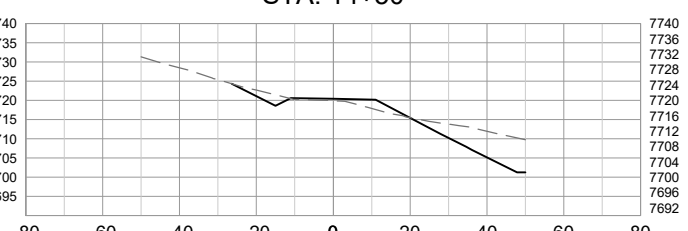
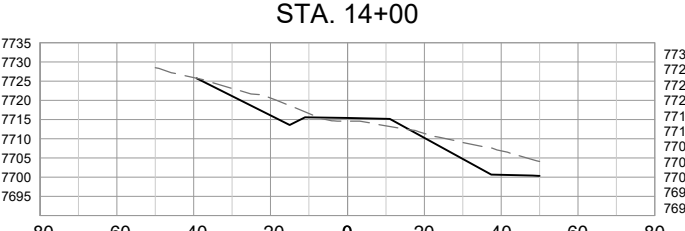
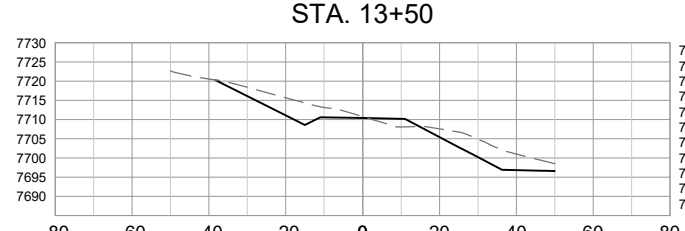
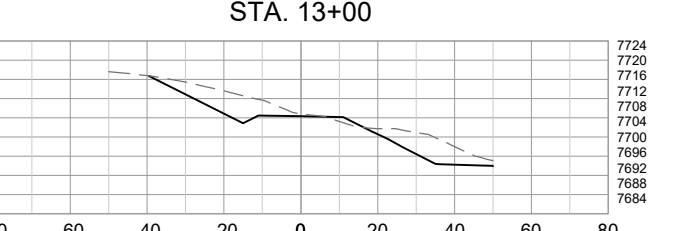
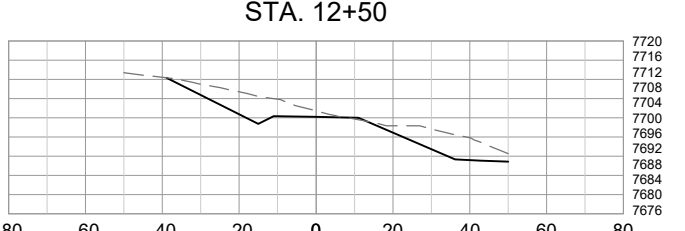
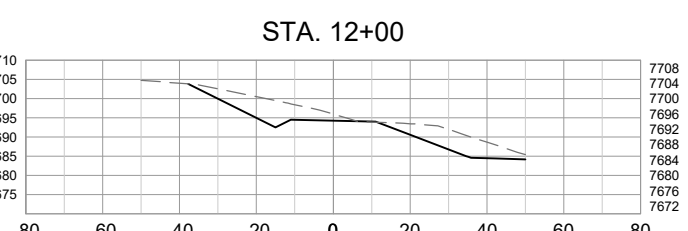
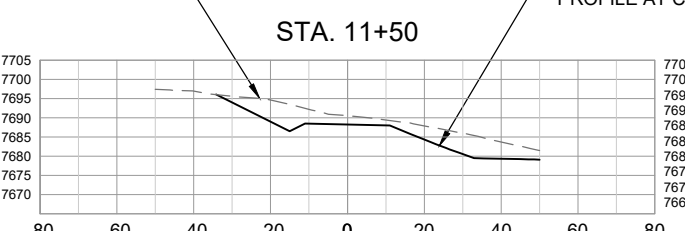
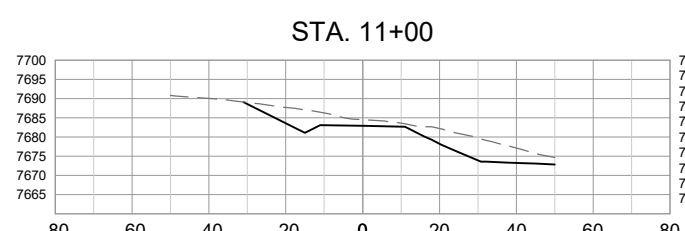
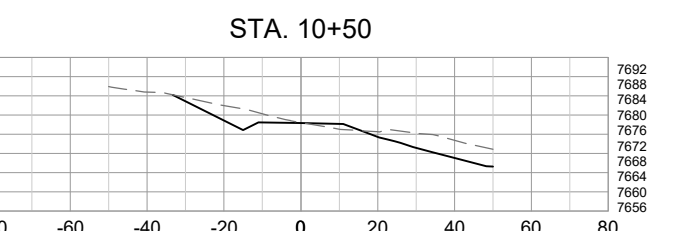
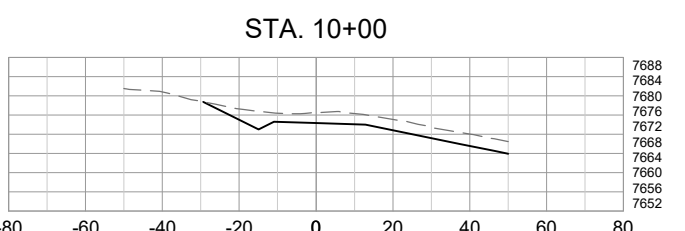
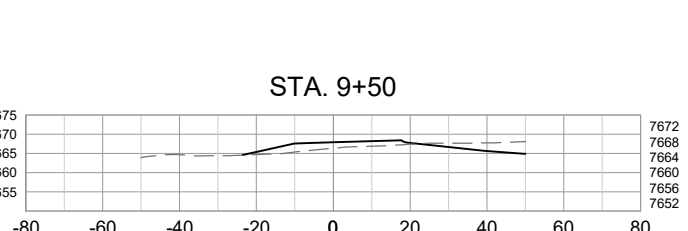
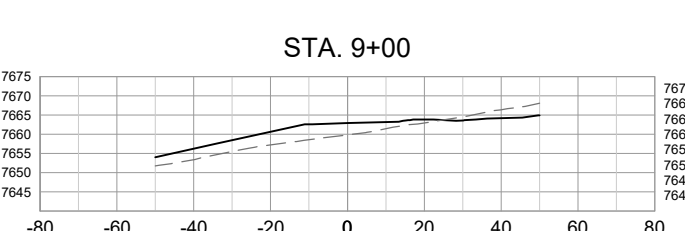
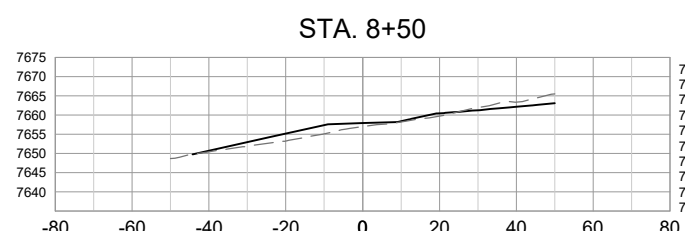
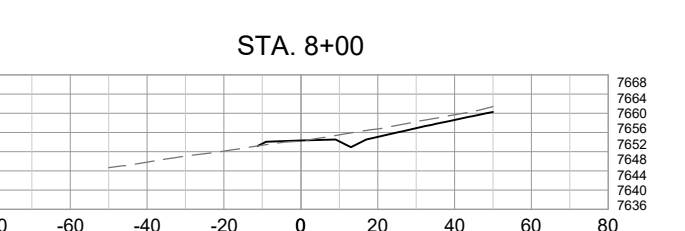
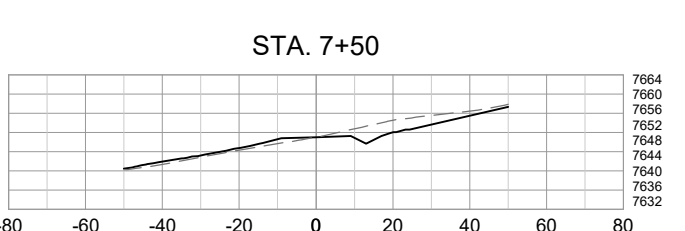
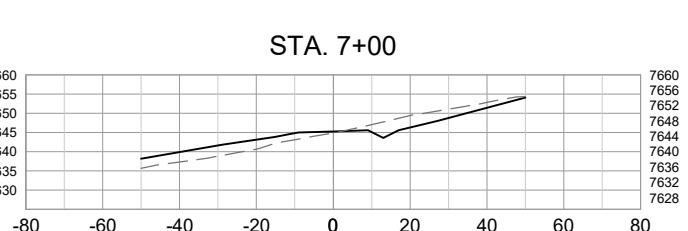
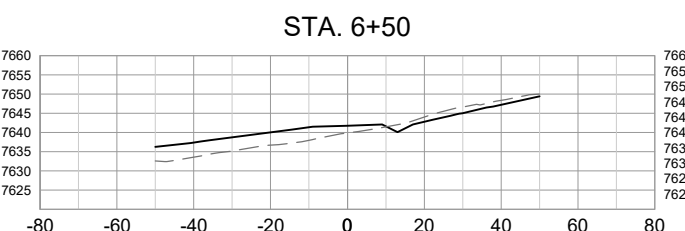
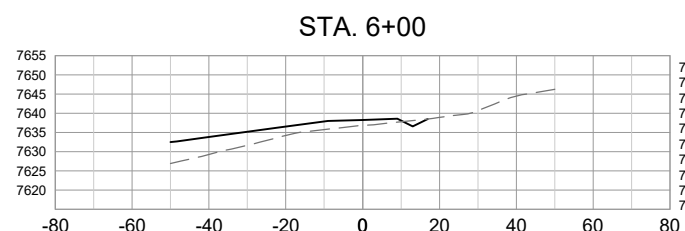
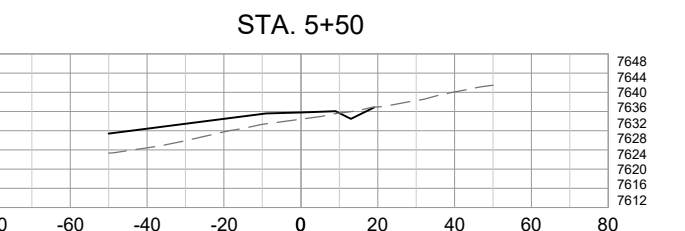
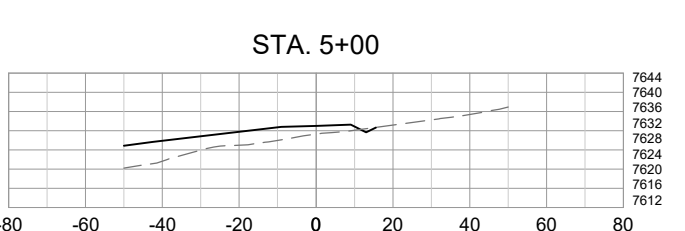
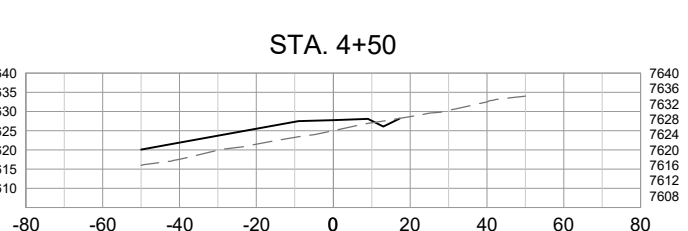
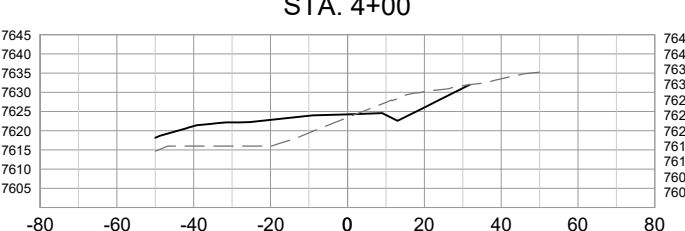
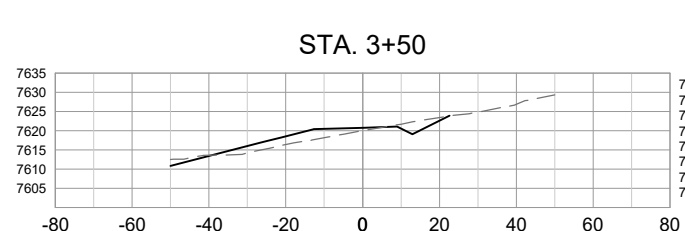
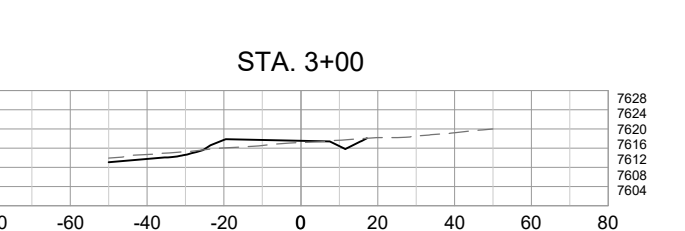
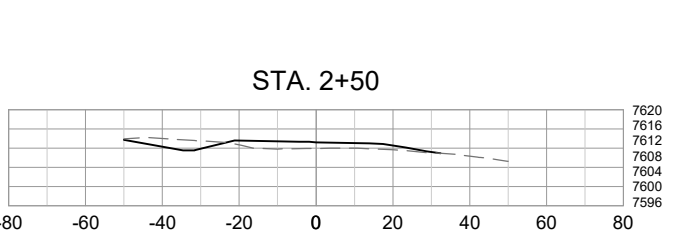
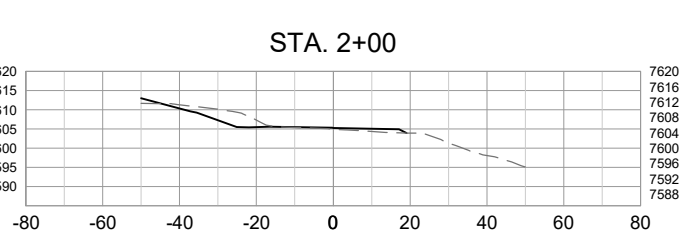
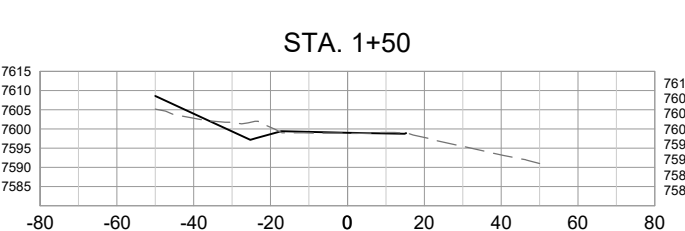
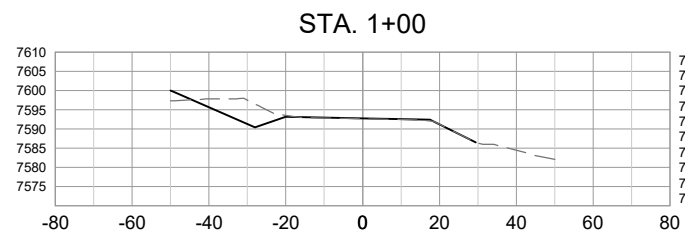
NO.	DATE	BY:	DESCRIPTION
1012488			
PROJECT:			REVISIONS PER DESIGN DEVELOPMENT
DATE:	6/14/2021		
CONTACT:	Eric Griepentrog		
EMAIL:	erikg@landmark-co.com		

GREEN HORN RANCH Roadway Profile Boulevard

SHEET

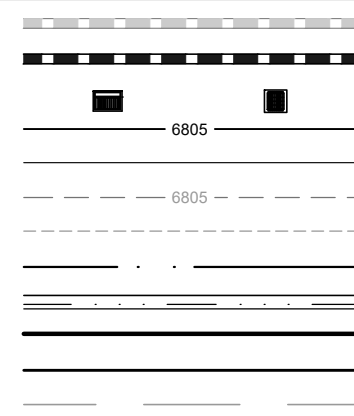
C.411

DRAWING FILENAME: P:\11013462\Drawings\Drawings\11013462\SE-C-410-Roadway Plan and Profile.dwg LAYOUT NAME: C-410 DATE: Jun 14, 2022 - 4:48pm CAD OPERATOR: MAM
LIST OF REVISIONS: jacob@landmark.com [11013462-001.dwg] [11013462-001.dwg] [11013462-001.dwg] [11013462-001.dwg] [11013462-001.dwg]



LEGEND:

EXISTING STORM SEWER
PROPOSED STORM SEWER
PROPOSED STORM INLET (CURB & AREA)
PROPOSED MAJOR INLET
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED SWALE
PROPOSED CURB & GUTTER
PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING RIGHT OF WAY



PROPOSED SPOT ELEVATION

00.10

EXISTING SPOT ELEVATION

00.10 X

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

2.0%

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

2.0%

EXISTING CHANNELIZED FLOW DIRECTION

2.0%

FLOOD HAZARD LIMITS



30-FT WATER BODY SETBACK



NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- ALL PROJECT DATA IS ON VERTICAL DATUM: NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

REVIEWED
FOR
CODE
COMPLIANCE
06/28/2022

CALL UTILITY NOTIFICATION CENTER OF

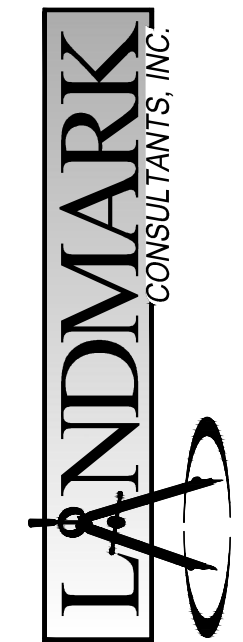


Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774843
Steamboat, CO 80767-4843
(970) 871-9494
www.LANDMARK-CO.com



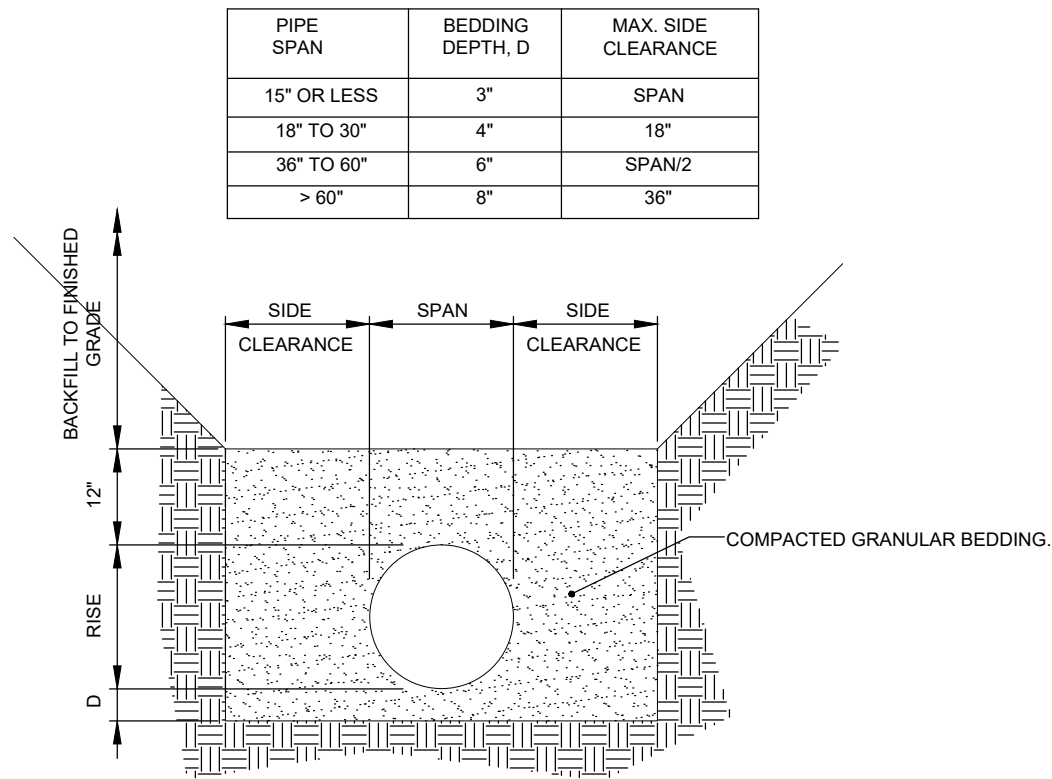
These drawings are
provided as a service
provided by Landmark
Consultants, Inc. and are not
to be used for any other
construction or contracting
unless signed and sealed by a
professional engineer or
surveyor employed by Landmark
Consultants, Inc.

NO.	DATE:	BY:	DESCRIPTION:
1012-048	6/14/2022	MG	REVISIONS PER DESIGN DEVELOPMENT
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	
1012-048	6/18/2021	MG	

PROJECT: 1012-048
DATE: 6/18/2021
CONTACT: Erik Griefenow
EMAIL: erik@landmark-co.com

GREEN HORN RANCH
Roadway Cross-Sections
Boulevard

SHEET
C.412

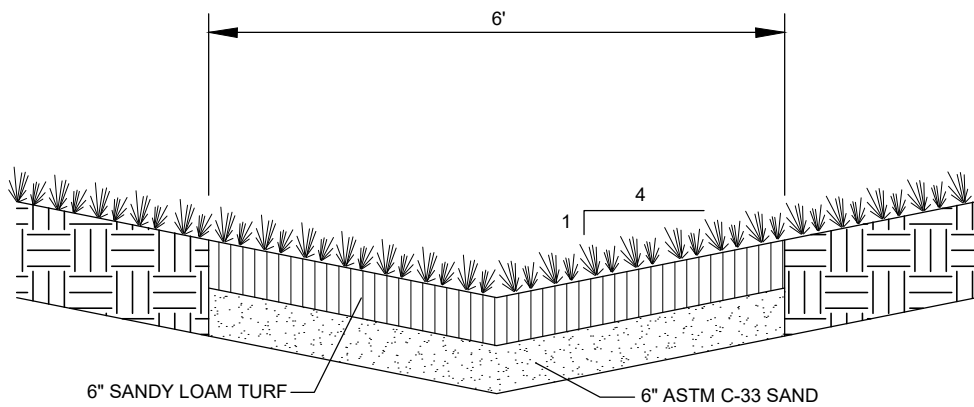


PIPE SPAN	BEDDING DEPTH, D	MAX. SIDE CLEARANCE
15' OR LESS	3"	SPAN
18" TO 30"	4"	18"
36" TO 60"	6"	SPAN/2
> 60"	8"	36"

STORM SEWER NOTES

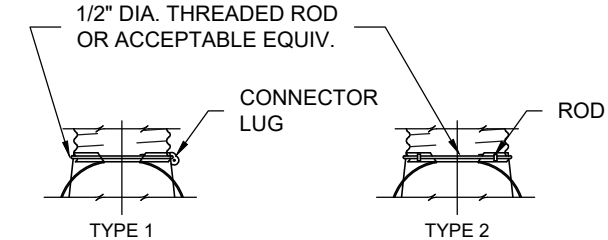
1. ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
2. PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
3. STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE SPECIFICATIONS, MAY BE USED WITH PERMISSION OF THE ENGINEER.
4. WHEN A CULVERT IS TO BE EXTENDED WITH PIPE OF A DIFFERENT MATERIAL, THE CONNECTION SHALL CONFORM TO THE DETAILS ON THE PLANS OR BE APPROVED.
5. EXTENSIONS FOR CMP ARCH CULVERT SHALL MATCH THE CORRUGATIONS AND THE SPAN AND RISE DIMENSIONS OF THE CULVERT TO BE EXTENDED.
6. MINIMUM COVER FOR METAL AND PLASTIC PIPE IS THE DISTANCE FROM THE TOP OF THE PIPE TO THE TOP OF RIGID PAVEMENT OR TO THE TOP OF SUBGRADE, FOR FLEXIBLE PAVEMENT.
7. ALL FOUNDATION, BEDDING AND BACKFILL SHALL BE COMPACTED TO NO LESS THAN 90% DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT OF THE MODIFIED PROCTOR.
8. ADDITIONAL TRENCH EXCAVATION OR MEASURES MAY BE REQUIRED FOR UNANTICIPATED SOIL CONDITIONS.
9. LENGTHS ARE MEASURED HORIZONTALLY FROM END OF END SECTION TO END OF END SECTION OR CENTER OF MANHOLE.

STORM PIPE TRENCH DETAIL
N.T.S.



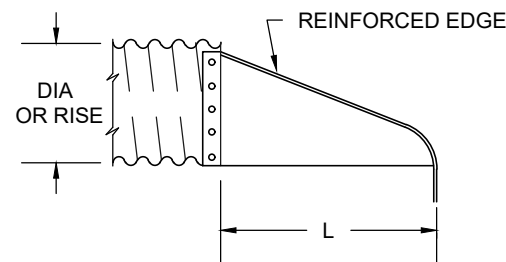
GRASS LINED SWALE
N.T.S.

THIN-WALL ROUND PIPE								
PIPE DIA.	THICK.	DIMENSIONS						
		A	B	H	L	W	T	
(inches)								
12	0.064	6	6	6	21	24	34	
18	0.064	8	10	6	31	36	46	
21	0.064	9	12	6	36	42	52	
24	0.064	10	13	6	41	48	58	
30	0.079	12	16	8	51	60	70	
36	0.079	14	19	9	60	72	84	
42	0.109	16	22	11	69	84	106	
48	0.109	18	27	12	78	96	112	
54	0.109	18	30	12	84	102	124	
60	0.109	18	33	12	87	114	136	
66	0.109	18	36	12	87	120	142	
72	0.109	18	39	12	87	126	148	
78	0.109	18	42	12	87	132	154	
84	0.109	18	45	12	87	138	160	



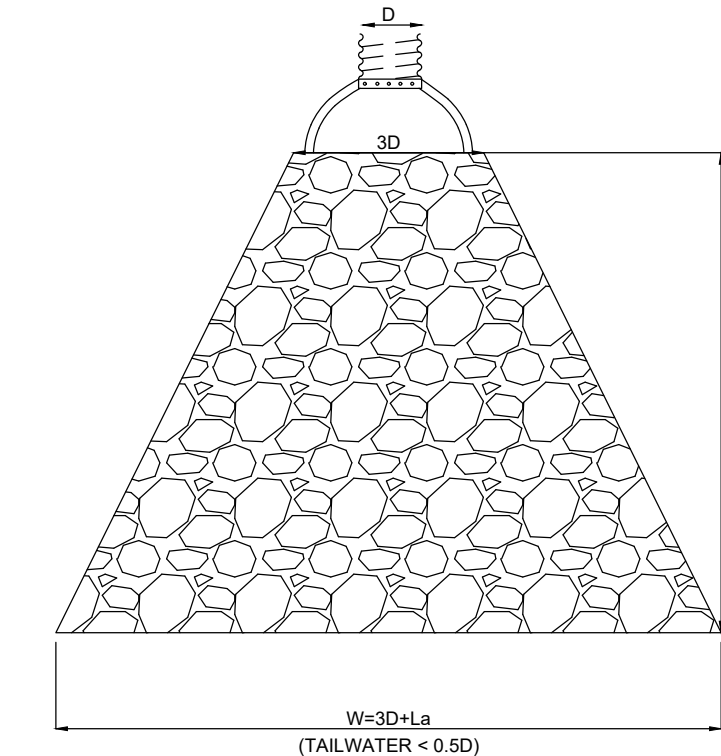
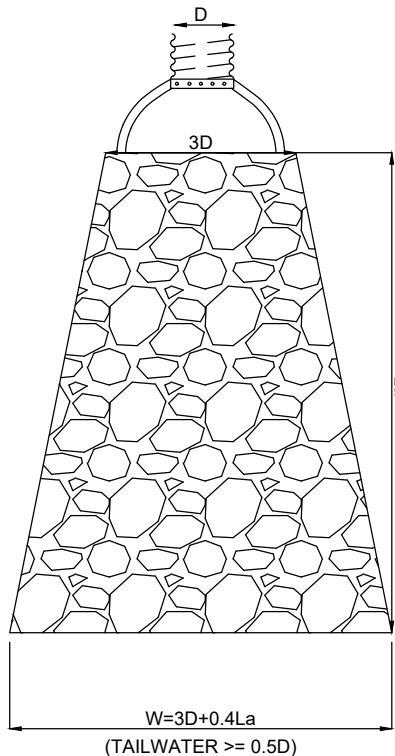
FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY FORMED PIPE UNLESS RECORRUGATED.

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY FORMED PIPE UNLESS RECORRUGATED.



END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS

FLARED END SECTION
N.T.S.



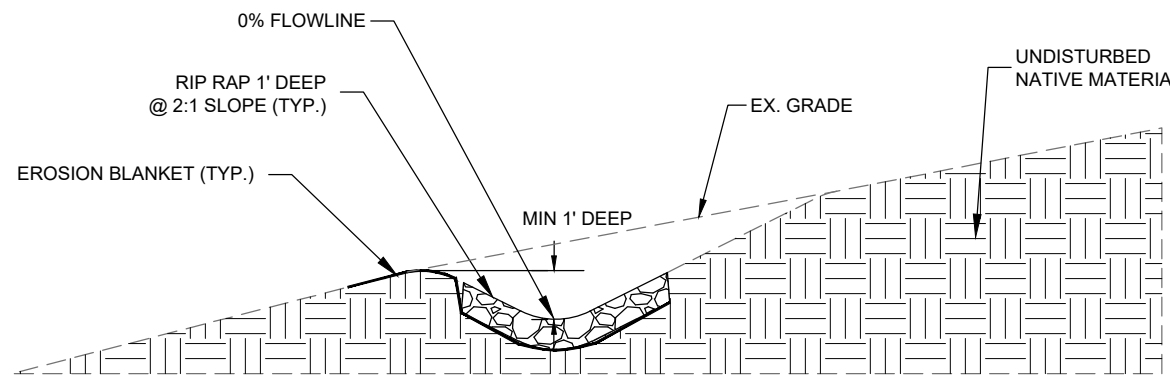
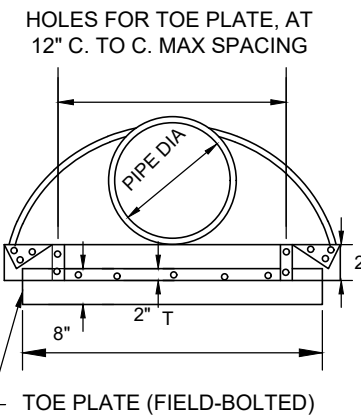
RIP-RAP OUTFALL
N.T.S.

METAL END SECTION NOTES

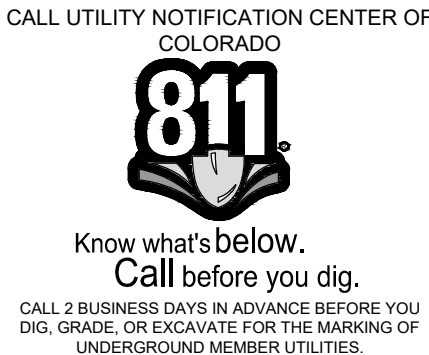
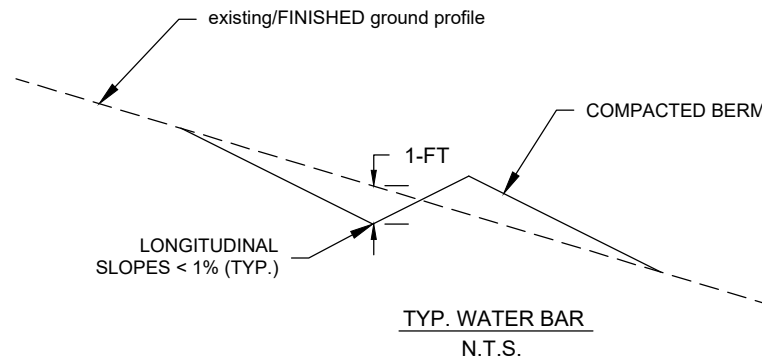
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS VARIATIONS.
2. END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
3. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS.
4. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 216 OR M 232.

FLARED END SECTION
N.T.S.

RIP-RAP OUTFALL
N.T.S.



LEVEL SPREADER SWALE
N.T.S.



REVIEWED
FOR
CODE
COMPLIANCE
06/28/2022

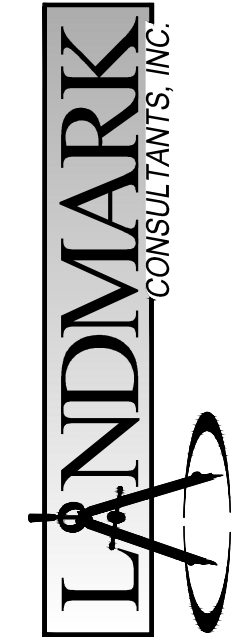


GREEN HORN RANCH

Details

SHEET
C.500

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-CD.COM



These drawings are prepared by the staff of Landmark Consultants, Inc. and are not to be used for any other project without the written consent of Landmark Consultants, Inc. The drawings are the property of Landmark Consultants, Inc.

NO.	DATE	BY	DESCRIPTION
	6/14/2022	MG	REVISIONS PER DESIGN DEVELOPMENT

PROJECT:	1012-048
DATE:	6/18/2021
CONTACT:	Erik Griepenthof
EMAIL:	erikg@landmark-co.com