

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:



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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

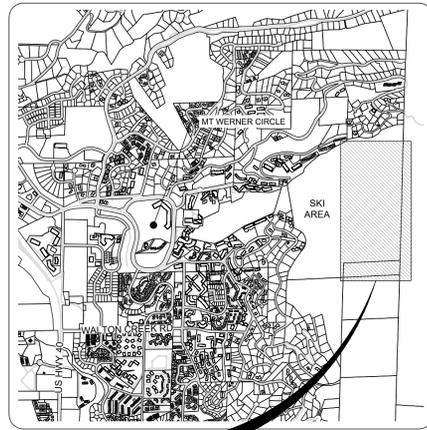
UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	EMRICK SOLTIS	(970) 871.8271
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

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PROJECT LOCATION



VICINITY MAP

1" = 2000'

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NO.	DATE	BY	DESCRIPTION
	6/14/2022	NG	REVISIONS PER DESIGN DEVELOPMENT
	8/10/2022	DCS	ADDENDUM 2

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

GREEN HORN RANCH
Cover

SHEET
C.001

REVIEWED FOR CODE COMPLIANCE
08/25/2022



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Appendix F- Wildland Fire Plan

This Wildland Fire Plan was developed by the Medicine Bow-Routt National Forest & Thunder Basin National Grassland, Hahns Peak/Bears Ears Ranger District; Routt Zone Fire Management Program. Wildland fire² planning, responsibilities, notifications, and prevention actions are outlined within this document and will be referenced for any Wildfire² or Prescribed Fire² 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.

Wildfire Responsibilities

Forest Service

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.

Permittee

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.

Notification and Communication

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

- 1. Routt County Emergency Dispatch Center: 911**
- 2. Craig Interagency Wildland Fire Dispatch Center: (970) 826-5037**

The following information will be provided when reporting a *Wildfire*:

- 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

Project Name	
Project Latitude / Longitude	N W

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:	<i>Date</i>	<i>Time (24 hr)</i>

Permittee Supervisory Responsibility:

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.

Pre-Burn Notifications:

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

Name	Phone #	Fax #
Name County 911 Dispatch Center		
Name Forest Fire Duty Officer		
Name Interagency Fire Dispatch		
Notifications required in APCD Permit		
Name Ski Area Permit Administrator		
Other		

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 (Fussees, drip torches, etc.) and fuel.
- Personnel Protective Equipment (PPE): Hardhat, leather gloves, non-synthetic clothing, and boots.

Prevention and Detection

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 in considered exempt (36 C.F.R. § 261.50 (e)) from restrictions provided that the following precautionary measures are in place:

- Under Stage 1 Fire Restrictions:**
- A shovel and fire extinguisher will be readily accessible in every SSRC vehicle.
 - Employees shall attend a yearly fire prevention and safety briefing.
 - 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.
 - 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.
 - 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.
 - Fueling will occur in areas that are devoid of flammable fuels and or are surrounded by mineral soils.
 - Smoking will take place in designated areas and/or areas that are devoid of flammable fuels.

Additional Actions under Stage 2 Fire Restrictions:

- 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.

PRESCRIPTION

- 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 at the name weather (RAWS, NWS or Snotel) 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:
 - If relative humidity is 20-29%, then 20 ft winds must be < 10 mph
 - If relative humidity is 30-39%, then 20 ft winds must be < 20 mph
 - If relative humidity is > 50%, then 20 ft winds must be < 30 mph

HOLDING ACTIONS

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.

CONTINGENCY ACTIONS

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

Trigger Points	Contingency Actions	Results
Consumption objectives are not being met.	1. Cease ignitions.	If conditions become favorable, ignition may continue.
Smoke or changing conditions are not consistent with Colorado APCD smoke permit	1. Cease ignitions. 2. Mitigate as possible including mop-up as needed	If contingency actions or change in conditions bring the project back within the scope of this prescribed fire plan, ignition may continue.
Significant weather changes which were not forecasted, particularly an increase in wind or drying.	1. Cease ignitions. 2. Contact the FS Duty Officer 3. Monitor fire behavior and conditions, adding additional resources as necessary.	If contingency actions bring the project back within the scope of this prescribed fire plan, ignition may continue.
Unwanted fire spread within project boundary	1. Cease ignitions.	If contingency actions bring the project back within the scope of this

Wildfire Costs

The Permittee may be held responsible for costs associated with human caused fire ignitions resulting from project operations by the Permittee or contractor/personnel working on behalf of the Permittee within the permitted area. Standard reimbursement cost rates will be used if reimbursement is sought for any such fires. The Forest Service will be responsible for all management costs associated with any naturally ignited wildfire on National Forest System Lands.

Prescribed Fire Responsibilities

Forest Service

Fire Management Representatives will periodically communicate with the Permittee to insure adequate prescribed fire preparation of designated projects.

Permittee

The Permittee will designate a contact person for the planning and implementation of prescribed fire projects within the permitted area.

The Permittee will cooperate and assist the Forest Service in the preparation and location of prescribed fire project areas.

The Permittee is responsible for all prescribed fire planning, smoke management planning and implementation of projects within the permitted area on National Forest System Lands pursuant to the Regional 2 policy and forms (attached).

Planning and Implementation

The Permittee will develop a prescribed fire burn plan that will guide the implementation of prescribed fire projects. All Colorado Department of Air Quality smoke permits and local fire permits will be obtained by the Permittee.

Communication between the Permittee and Forest Service will periodically take place to insure the location, size and composition of prescribed fuels meet planning document requirements.

Implementation of prescribed fire projects will be conducted and coordinated by the Permittee in cooperation with the Forest Service.

Prescribed Fire Costs

The Permittee will be responsible for costs associated with the planning and implementation of prescribed fire within the permitted area, on National Forest System Lands.

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

GREEN HORN RANCH
Notes
SSRC Wildfire Plan

REVIEWED FOR CODE COMPLIANCE
08/25/2022



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.



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SHEET
C.003

Emergency Response:

Fire plan- Steamboat has a fire plan (Appendix F) which outlines preventative measures and responses related to fire mitigation. Additionally, this plan outlines necessary measures for exemptions to Stage 2 fire restrictions for welding and using vehicles off-road. This operating plan and authorized officer approval of the plan equates to the requirement that an exemption must be applied for in writing, include an appropriate mitigation plan (see Appendix) and must be authorized in writing by the appropriate Forest Service official.

Notice regarding Exemptions: Holders of valid Forest Service permits, leases and authorizations and all other persons are on notice that when proceeding with activities that are authorized pursuant to these Exemptions, such persons are responsible for conducting authorized activities in a safe and prudent manner using extra precautions and are electing to proceed at their own risk. An exemption does not absolve an individual or organization from liability or responsibility for damage, injury or loss to the United States for any fire started while undertaking the exempted activity.

Fire, Health & Sanitation Plan- The Colorado Department of Health, Routt County Building Department, Environmental Health Department, Steamboat Springs Rural Fire Protection District, as well as SSRC's insurance companies (both property and worker's compensation carriers) actively inspect the facilities and operations owned by SSRC. SSRC maintains a separate file of all fire inspections in the Facilities Maintenance offices, health and sanitation inspections in the Food & Beverage offices and other safety reviews in office of the Risk Manager. These files are available for inspection by the Forest Service administering offices. As a function of Hahns Peak/Bear's Ears District's monitoring role of the Special Use Permittee, Forest Service representatives may from time to time participate in insurance and/or regulatory agency inspections and reviews.

Emergency Management Plan- SSRC maintains an up-to-date Emergency Management Plan with copies distributed to key directors and supervisors that might have involvement in a crisis situation.

Law Enforcement- The USFS is responsible for enforcing National Forest regulations as established in Title 36, Code of Federal Regulations.

- SSRC will cooperate with federal, state, and local law enforcement agencies in the performance of their respective duties, i.e., enforcement of Colorado Ski Safety Act of 1979, local ordinances, state laws, etc.
- The Routt County Sheriff has jurisdiction to enforce county and state law on the Steamboat Ski Area.
- The Colorado Division of Wildlife has jurisdiction to enforce state law on the Steamboat Ski Area.

7. Vegetation Management

Trees or shrubbery may be removed or destroyed only after the authorized officer or designated representative has approved in writing and marked or otherwise identified what may be removed or destroyed (Permit III G). See Appendix E for administrative use documentation. It is understood that tree removal could change the character of the forest and affect forest health where concentrated removal is proposed. Therefore, if concentrated removal is proposed through an operating plan or project record sheet, approval would be contingent upon consultation with the Forest Service and conformance with the ski area's vegetation management plan.

Trees that pose a safety concern to guests and infrastructure are authorized for removal.

Currently, SSRC cuts vegetation on groomed runs and mostly focused on those that receive snowmaking; this practice is authorized. Hollyhock, Rabbit Ears gilia, lady fern, broad-leaved twayblade, and white-veined wintergreen may not be damaged. Additionally, a 100-foot buffer around intermittent and perennial streams must be maintained unless authorized by the Forest Service botanist and/or hydrologist. The following ski runs have buffer exemptions: none (Permit III G).

Trees are authorized to be planted or transplanted following consultation with Forest Service botanist (Permit III G).

To the extent possible, management actions shall integrate SSRC's vegetation management plan recommendations when changing the vegetative component or when efficiencies can be made when working in a coincident area.

SSRC is responsible for nonnative and invasive species treatment. Treatments within the resort shall be reported on an annual basis and include: weed species, treatment locations (a map or GPS), acres treated, name of the herbicide(s) used and the quantity applied (total chemical used and application rate, if possible). Known invasive/noxious species on the resort include but are not limited to: These include whitetop or hoary cress, Canada thistle, bull thistle, yellow toadflax, houndstongue, and scentless chamomile, and reed canarygrass.

Herbicide and pesticide use required annual written approval (Permit V E). This operating plan authorizes the use of: Kernight (6oz/gallon), Curtail (2oz/gallon), 2-4-D (16oz 2-4-D, 4 grams Escort, splash of Activator 90 per 20 gallons).

The approved seed mix for the resort is:
40% mountain brome, 33% blue wildrye, 23% slender wheatgrass and 4% Poa ampla or canbyi.



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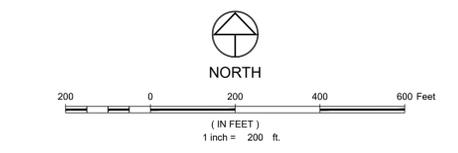
GREEN HORN RANCH
Notes
SSRC Emergency & Seeding Plan

SHEET
C.004

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LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
FOUND MONUMENT	
FOUND SECTION CORNER	
BUILDING	
FENCE	
MAJOR CONTOUR	
MINOR CONTOUR	
FEMA SPECIAL FLOOD HAZARD AREA	
30-FT WATERBODY SETBACK	
WATERCOURSE PER CDC SECTION 802	
SIGN	
SANITARY SEWER	
SANITARY SEWER MANHOLE AND CLEANOUT	
WATER LINE	
FIRE HYDRANT, GATE VALVE & CURB STOP	
GAS	
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	
UTILITY POLE AND GUY WIRE	
WETLANDS (PROVIDED BY SSRC)	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
INLET AND STORM MANHOLE	
FLOW ARROW	
CONIFEROUS AND DECIDUOUS TREE	
FLOOD HAZARD LIMITS	
30-FT WATER BODY SETBACK	

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 - BASIS OF BEARINGS: THE NORTH LINE OF SECTION 27, T6N, R84W, 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.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 - THIS SITE CONTAINS A CALCULATED AREA OF 173.88 ACRES.
 - 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 08107C0893D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMR 18-08-0922P.
 - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
 - WETLAND LIMITS PROVIDED BY SSRC.
- PROPERTY DESCRIPTION:**
- 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 SE1/4 OF THE NE1/4 OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.;

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08/25/2022

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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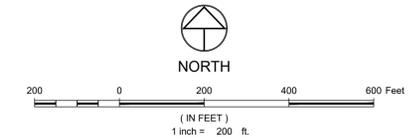
CONTACT: Erik Gripenberg

EMAIL: erik@landmark-co.com

GREEN HORN RANCH
Existing Conditions - Overall

SHEET
C.005

DRAWING FILENAME: F:\112546\Drawings\Drawings\112546-02-C.005-Existing Conditions - Overall.dwg LAYOUT NAME: C.005 DATE: Aug 11, 2022 - 12:46pm CAD OPERATOR: sba
LIST OF REVISIONS: 112546-02-C.005-Existing Conditions - Overall.dwg 112546-02-C.005-Existing Conditions - Overall.dwg 112546-02-C.005-Existing Conditions - Overall.dwg



LEGEND:

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/ MH	
EXISTING SANITARY SEWER W/ MH	
PROPOSED WATER	
PROPOSED GV, FH & CS	
EXISTING WATER	
EXISTING GAS	
EX GAS METER AND MANHOLE/VAULT	
EX CABLE	
EX CABLE PEDESTAL	
EX FIBER OPTIC	
EX TELEPHONE	
EX TELEPHONE PEDESTAL AND MANHOLE/VAULT	
PR ELECTRIC	
EX ELECTRIC	
EX ELECTRIC PED. JUNCTION BOX AND METER	
EX LIGHT POLE AND LIGHT POLE W/ MAST	
EX OVERHEAD ELECTRIC	
EX UTILITY POLE AND GUY WIRE	
PR SNOWMAKING LINE	
EX SNOWMAKING LINE	
EX SNOWMAKING GUN	
PR DITCH/SWALE	
EX DITCH/SWALE	
PROPOSED CULVERT W/ OUTLET PROTECTION (2022)	
FUTURE CULVERT W/ OUTLET PROTECTION (FUTURE)	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED 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	

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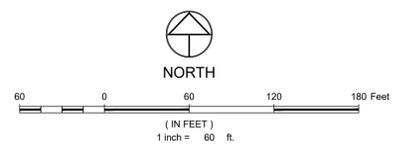
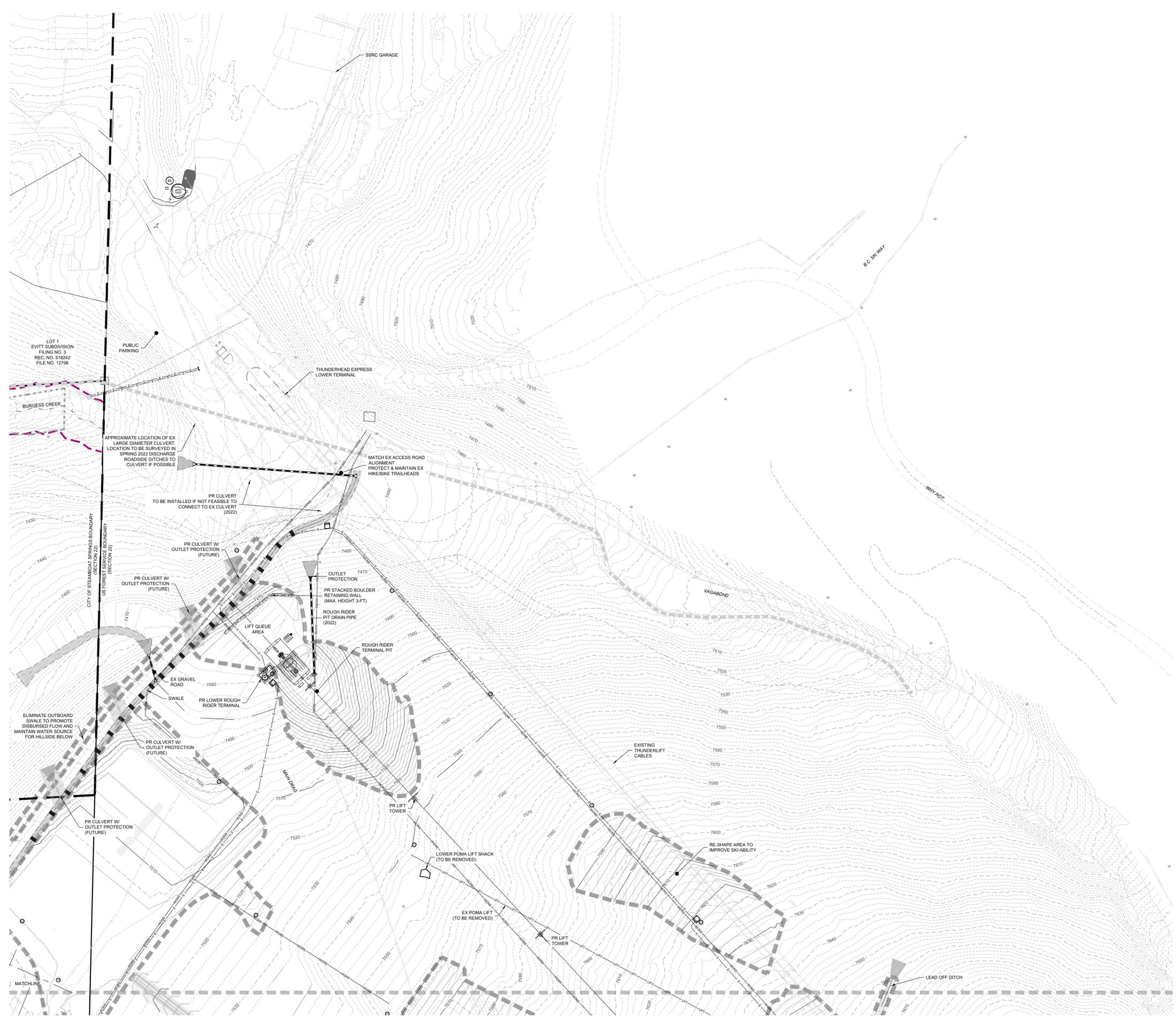


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NO.	DATE:	BY:	DESCRIPTION:
1	01/24/08	NG	REVISIONS PER DESIGN DEVELOPMENT
2	01/14/2022	DCS	ADDENDUM 2
3	01/18/2021	Erik Gripenberg	
4	08/25/2022	ENG@landmark-co.com	

GREEN HORN RANCH
 Site Plan - Overall

SHEET
 C.100



LEGEND:

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/ MH	
EXISTING SANITARY SEWER W/ MH	
PROPOSED WATER	
PROPOSED QV, FH & CS	
EXISTING WATER	
EXISTING GAS	
EX GAS METER AND MANHOLE/VAULT	
EX CABLE	
EX CABLE PEDESTAL	
EX FIBER OPTIC	
EX TELEPHONE	
EX TELEPHONE PEDESTAL AND MANHOLE/VAULT	
PR ELECTRIC	
EX ELECTRIC	
EX ELECTRIC PED, JUNCTION BOX AND METER	
EX LIGHT POLE AND LIGHT POLE W/ MAST	
EX OVERHEAD ELECTRIC	
EX UTILITY POLE AND GUY WIRE	
PR SNOWMAKING LINE	
EX SNOWMAKING LINE	
EX SNOWMAKING GUN	
PR DITCH/SWALE	
EX DITCH/SWALE	
PROPOSED CULVERT W/ OUTLET PROTECTION (2022)	
FUTURE CULVERT W/ OUTLET PROTECTION (FUTURE)	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED 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:

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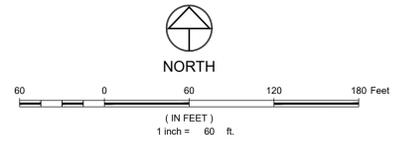
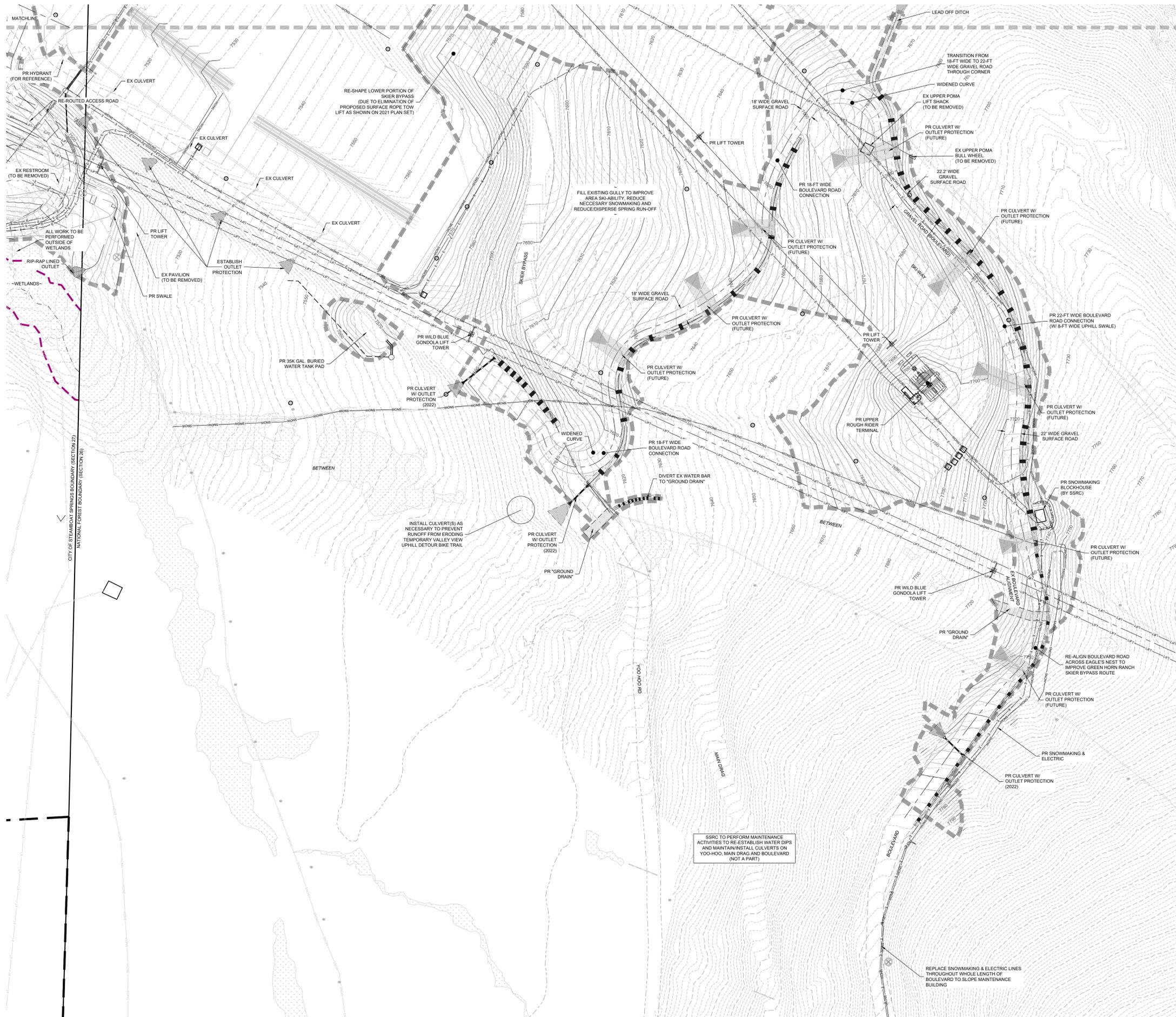
NO.	DATE	BY	DESCRIPTION
1	01/22/2022	NG	REVISIONS PER DESIGN DEVELOPMENT
2	01/18/2022	DCS	ADDENDUM 2

GREEN HORN RANCH
 Site Plan - Detailed

SHEET
 C.110

REVIEWED FOR CODE COMPLIANCE
 08/25/2022

DRAWING FILENAME: P:\1124\DWG\Proposed\Drawings\SS\1124-SS-C110.dwg DATE: 08/25/2022 14:48:00 USER: ERIK.GRIEPING
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LEGEND:

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/ MH	
EXISTING SANITARY SEWER W/ MH	
PROPOSED WATER	
EXISTING WATER	
PROPOSED GV, FH & CS	
EXISTING WATER	
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EX GAS METER AND MANHOLE/VAULT	
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PR SNOWMAKING LINE	
EX SNOWMAKING LINE	
PR SNOWMAKING GUN	
EX SNOWMAKING GUN	
PR DITCH/SWALE	
EX DITCH/SWALE	
PROPOSED CULVERT W/ OUTLET PROTECTION (2022)	
FUTURE CULVERT W/ OUTLET PROTECTION (FUTURE)	
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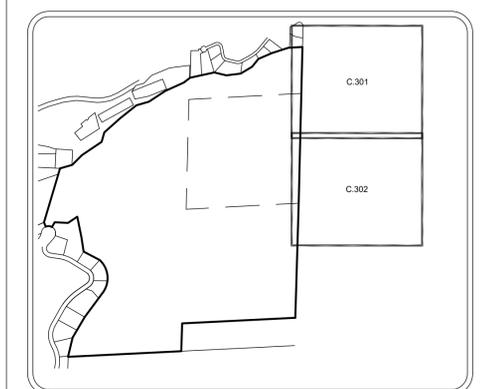
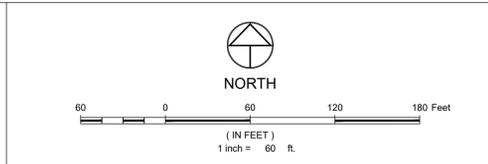


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NO.	DATE	BY	DESCRIPTION
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2	01/14/2022	DCS	ADDENDUM 2
3	01/18/2021	EG	
4	08/25/2022	EG	

GREEN HORN RANCH
Site Plan - Detailed

SHEET
C.111



KEY MAP
N.T.S.

LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED CULVERT W/ OUTLET PROTECTION
- FUTURE CULVERT W/ OUTLET PROTECTION (SEE NOTE 6)
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE W/ DITCH CHECKS
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION 00.10 X
- PROPOSED OVERLAND FLOW DIRECTION W/SLOPE 2.0%
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE
- FLOOD HAZARD LIMITS
- 30-FT WATER BODY SETBACK

NOTES:

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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.
6. FUTURE CULVERTS TO BE INSTALLED ONCE RECEIVING SLOPES HAVE BEEN FULLY STABILIZED.

REVIEWED
FOR
CODE
COMPLIANCE
08/25/2022

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GREEN HORN RANCH

Grading Plan - Detailed

C.301

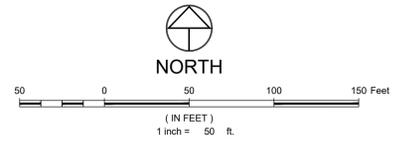
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NO.	DATE	BY	DESCRIPTION
PROJECT:	10/2/08	NG	REVISIONS PER DESIGN DEVELOPMENT
DATE:	6/14/2022	DCS	ADDENDUM 2
CONTRACT:	6/18/2021	Erik Gripenberg	
EMAIL:	eng@landmark-co.com		



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED CULVERT W/ OUTLET PROTECTION
- FUTURE CULVERT W/ OUTLET PROTECTION (SEE NOTE 6)
- PROPOSED STORM INLET (CURB & AREA)
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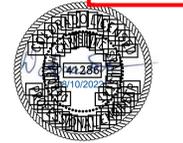


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NO.	DATE	BY	DESCRIPTION
PROJECT:	1012-048	NG	REVISIONS PER DESIGN DEVELOPMENT
DATE:	01/18/2021	DCS	ADDENDUM 2
CONTACT:	Erik Grieping		
EMAIL:	eng@landmark-co.com		

GREEN HORN RANCH
Roadway Plan
Boulevard

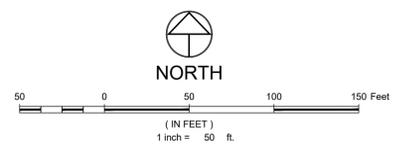
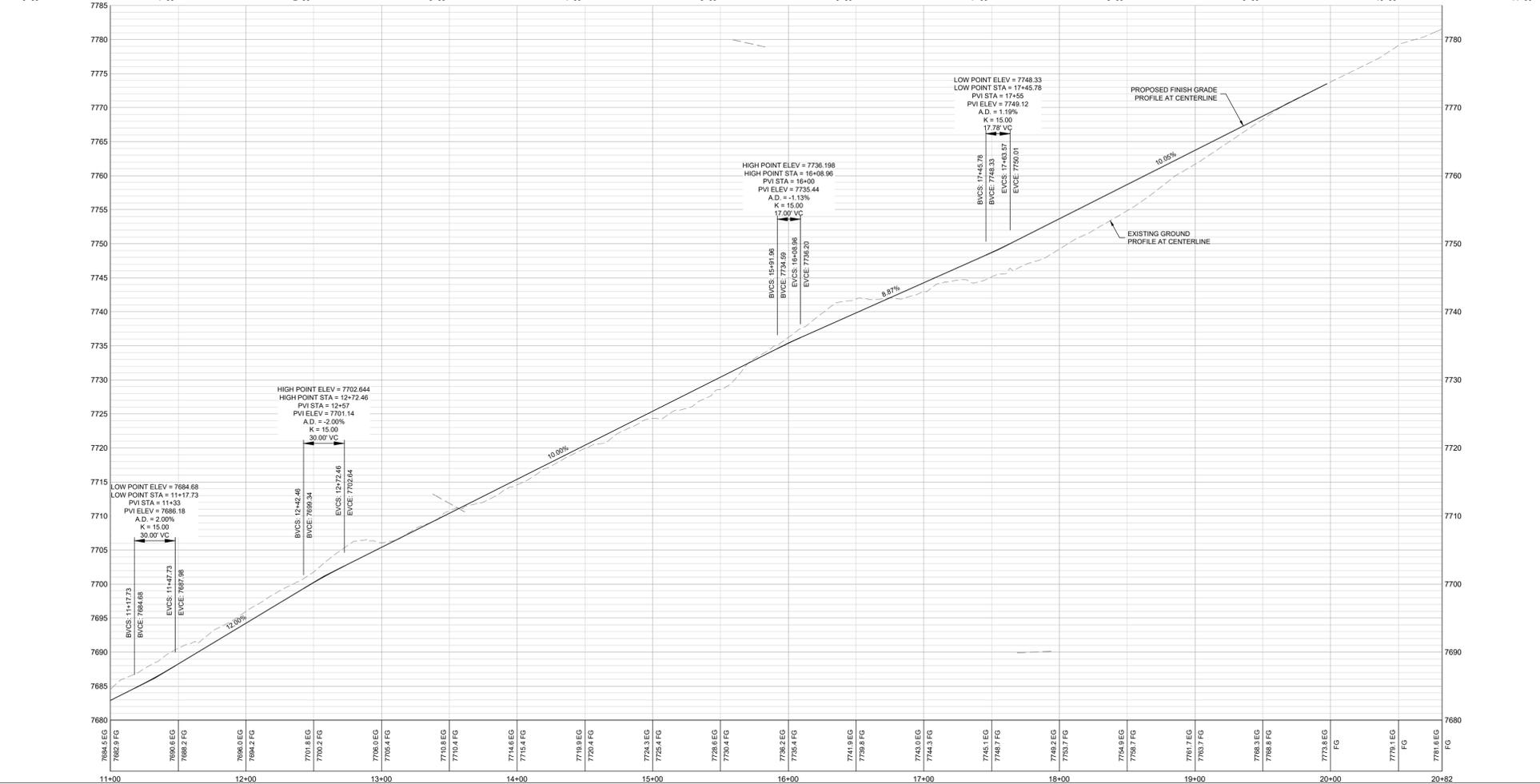
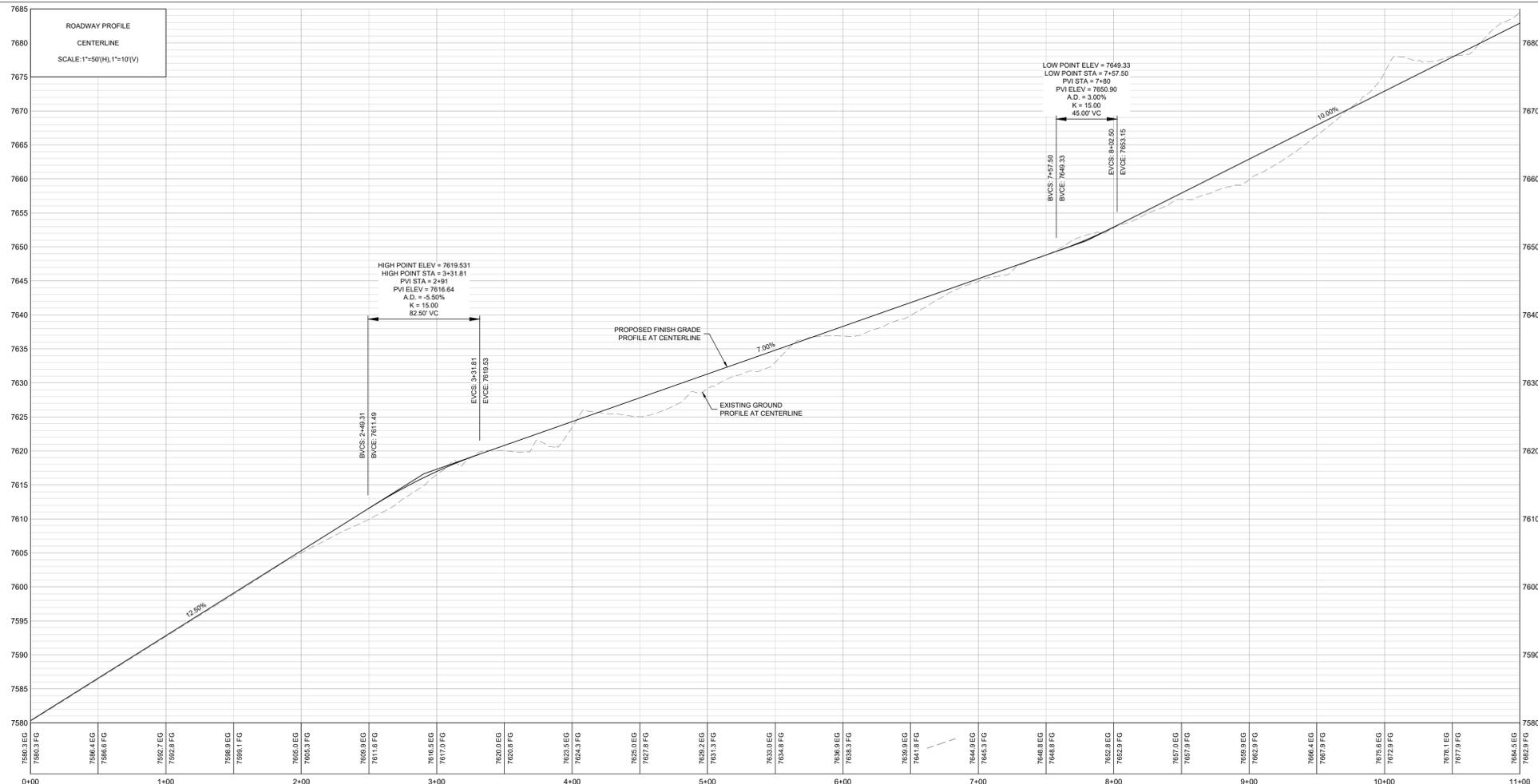
REVIEWED FOR CODE COMPLIANCE
 08/25/2022



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SHEET
C.410

DRAWING FILENAME: P:\1012-048\Drawings\DWG\CADD\1012-048-02-C.410-Roadway Plan.dwg, LAYOUT NAME: C.410, DATE: Aug 10, 2022 - 10:51 PM, CAD OPERATOR: ars
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LEGEND:

- EXISTING GRADE
- PROPOSED FINISHED GRADE

NOTES:

1. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.



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CIVIL ENGINEERS | SURVEYORS
 141 9th Street - P.O. Box 774843
 Steamboat, Colorado 80477
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 www.LANDMARK-CO.com



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NO.	DATE	BY	DESCRIPTION
1	01/22/2018	MG	REVISIONS PER DESIGN DEVELOPMENT
2	01/18/2021	DCS	ADDENDUM 2
3	01/18/2022	DCS	ADDENDUM 2

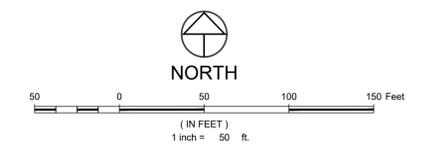
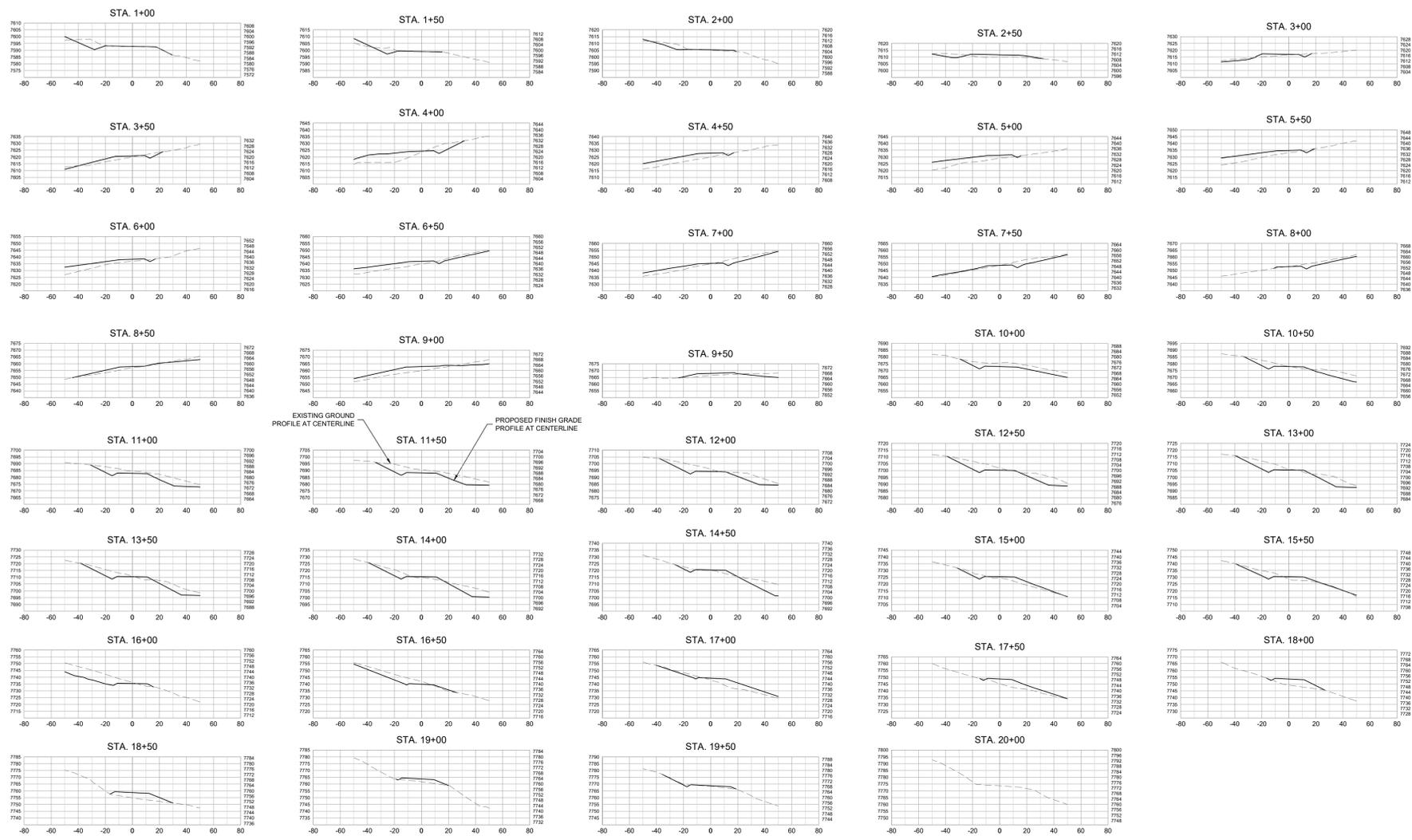
PROJECT: 1012-048
 DATE: 01/18/2021
 CONTACT: Erik Griepenting
 EMAIL: erikg@landmark-co.com

GREEN HORN RANCH
Roadway Profile
Boulevard

REVIEWED FOR CODE COMPLIANCE
 08/25/2022

SHEET
C.411

DRAWING FILENAME: P:\112048\Drawings\DWG\112048-02-C-110-Roadway Profile.dwg
 DATE: Aug 10, 2022 - 12:51pm CAD OPERATOR: aas
 LIST OF SHEETS: (P:\112048\Drawings\DWG\112048-02-C-110-Roadway Profile.dwg) (P:\112048\Drawings\DWG\112048-02-C-110-Roadway Profile.dwg) (P:\112048\Drawings\DWG\112048-02-C-110-Roadway Profile.dwg)



LEGEND:



NOTES:

1. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.

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NO.	DATE	BY	MG	DESCRIPTION
1	6/14/2022			REVISIONS PER DESIGN DEVELOPMENT
2	8/10/2022		DCS	ADDENDUM 2

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

GREEN HORN RANCH
 Roadway Cross-Sections
 Boulevard

SHEET
C.412

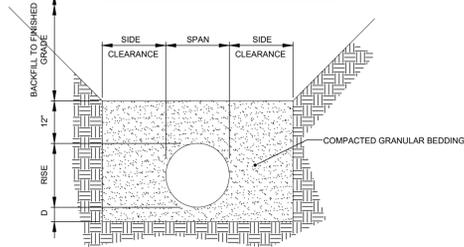
REVIEWED FOR CODE COMPLIANCE
 08/25/2022



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DRAWING FILENAME: P:\1012-048\Drawings\Drawings\CD\1012-048-CD-C.412-Highway Per surf Profile.dwg PLOT DATE: Aug 10, 2022 - 12:51 PM CAD OPERATOR: aas
 LIST OF SHEETS: 1012-048-CD-C.412-Highway Per surf Profile.dwg (1012-048-CD-C.412-Highway Per surf Profile.dwg) (1012-048-CD-C.412-Highway Per surf Profile.dwg)

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

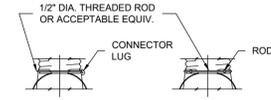


STORM PIPE TRENCH DETAIL
N.T.S.

STORM SEWER NOTES

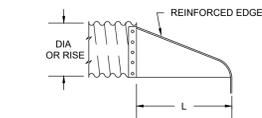
1. ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
2. PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
3. STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE SPECIFICATIONS, MAY 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.

PIPE DIA.	THICK.	DIMENSIONS							
		A	B	H	L	W	T	T	
12	0.064	6	6	6	21	24	34	34	
18	0.064	8	10	6	31	36	46	46	
24	0.064	10	12	6	36	42	52	52	
30	0.079	12	16	8	41	48	58	58	
36	0.079	14	19	9	60	72	84	84	
42	0.109	16	22	11	69	84	106	106	
48	0.109	18	27	12	78	90	112	112	
54	0.109	18	30	12	84	102	124	124	
60	0.109	18	33	12	87	114	136	136	
66	0.109	18	36	12	87	120	142	142	
72	0.109	18	39	12	87	126	148	148	
78	0.109	18	42	12	87	132	154	154	
84	0.109	18	45	12	87	138	160	160	

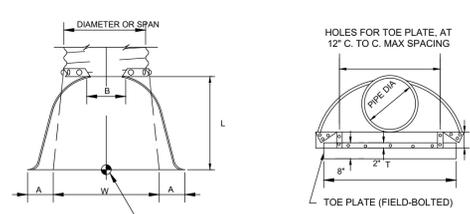


FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY FORMED PIPE UNLESS RECORRUGATED.

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



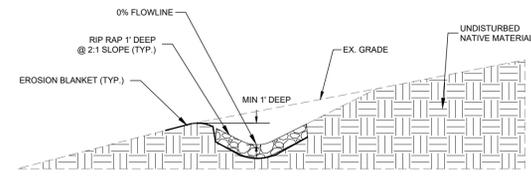
END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS



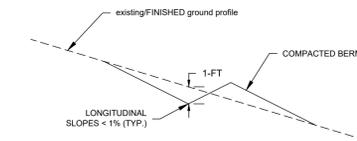
METAL END SECTION NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S 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 ASHOTO M 111, M 216 OR M 232.

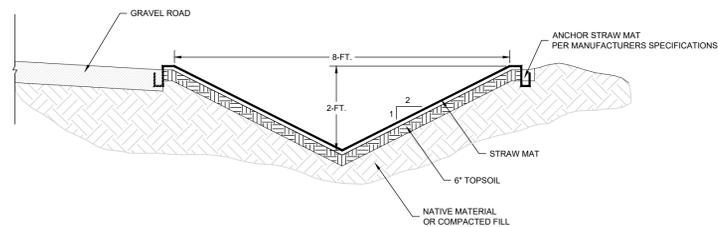
FLARED END SECTION
N.T.S.



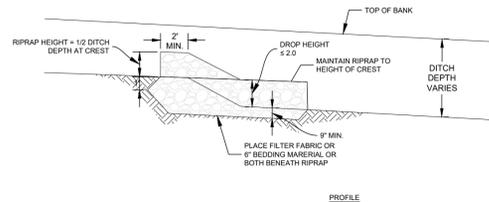
LEVEL SPREADER SWALE
N.T.S.



TYP. WATER BAR
N.T.S.



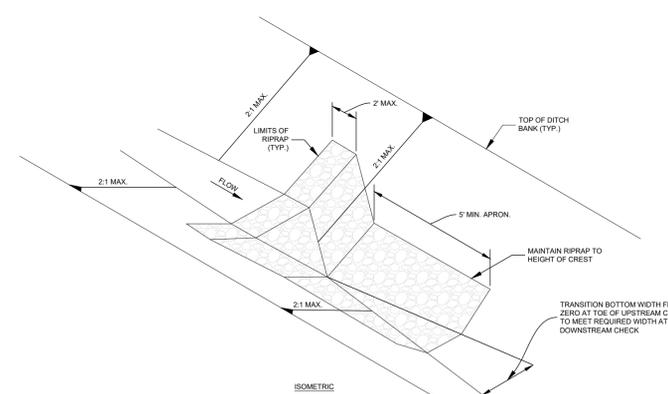
ROADSIDE SWALE TYPICAL SECTION
N.T.S.



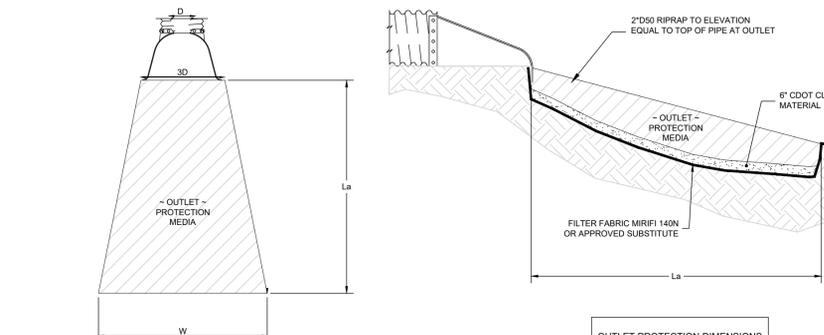
PROFILE

NOTES:

1. RIPRAP SHALL BE CRUSHED, ANGULAR, WASHED ROCK HAVING THE SMALLEST DIMENSIONS AT LEAST 3" AND A LARGEST DIMENSION NO MORE THAN 12" UNLESS OTHERWISE SPECIFIED AND APPROVED. INCREASE ROCK SIZE BY 25% IF ROUNDED ROCK MUST BE USED.
2. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
3. FILTER FABRIC AND BEDDING SHALL MEET THE REQUIREMENTS F THE CITY'S STANDARD SPECIFICATIONS.
4. INSTALLATION SHALL BE PER THE CITY'S STANDARD SPECIFICATIONS.



DITCH CHECK TYPICAL DETAIL
N.T.S.

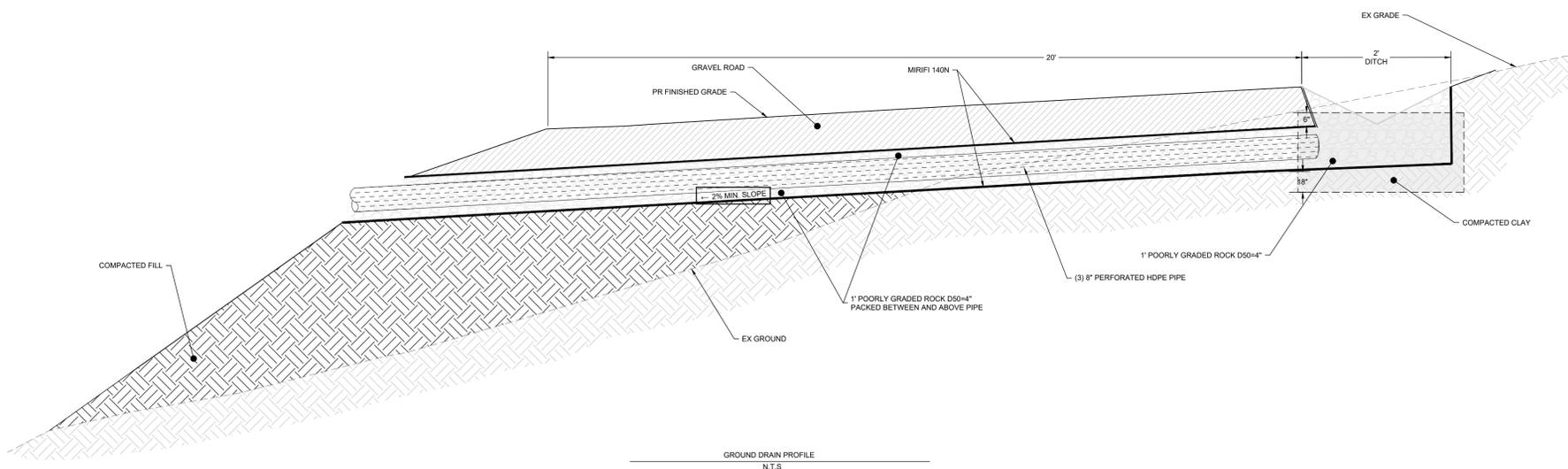


PIPE Ø, D (in)	w (ft)	La (ft)
18	20	15
24	30	24

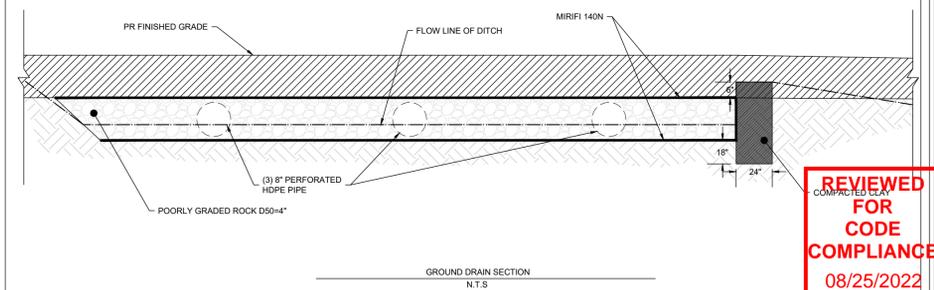
NOTES:

1. A 4-INCH LAYER OF SAND MAY BE USED IN PLACE OF THE FILTER FABRIC.
2. OUTLET PROTECTION MEDIA SHALL BE ANGULAR RIPRAP D50= 8".
3. IF ROUNDED COBBLE IS USED INCREASE D50 TO 10".
4. ALTERNATIVE MEDIA SUCH AS BRUSH BERMS AND BOULDERS MAY BE USED WITH ENGINEER AND USFS APPROVAL.

OUTLET PROTECTION
N.T.S.

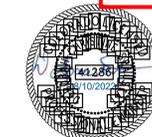


GROUND DRAIN PROFILE
N.T.S.



GROUND DRAIN SECTION
N.T.S.

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.



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NO.	DATE	BY	DESCRIPTION
	6/14/2022	NG	REVISIONS PER DESIGN DEVELOPMENT
	8/10/2022	DCS	ADDENDUM 2

PROJECT: 1012-049
DATE: 6/18/2021
CONTACT: Erik Grieppling
EMAIL: erik@landmark-co.com

GREEN HORN RANCH
Details

SHEET
C.500

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