GENERAL NOTES

- 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. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT 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, WORKMANSHIP, 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
- PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, 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 SLICH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING 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 UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING. TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. 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 IDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE BOVE THE SUBGRADE IS CON 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 UP 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.
- 23. 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.
- 24. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. 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.
- 31. 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.
- 32. 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 PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T 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.
- 33. 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.
- 34. 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.

- IMPROVEMENTS.

- UNLESS OTHERWISE NOTED.

- CONSTRUCTION NOTES
- A. GRADING AND DRAINAGE

- FOR ALL DRAINAGE STRUCTURES.
- STABILITY AND MINIMUM COMPACTION.
- MINIMUM COMPACTION AND STABILITY REQUIREMENTS.
- NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

- PLAN.

- PRACTICAL PERIOD OF TIME.

- COMPLETION OF THE PROJECT.
- D. WATER AND SEWER NOTES:

FOR INFORMATION BY OTHERS)

- STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
- TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 67. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
- LOCATIONS MAY BE REQUIRED.



35. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED

36. ACCESS TO ALL ADJACENT PROPERTIES AND FACILITIES SHALL BE MAINTAINED AT ALL TIMES. REQUIRED INTERRUPTION OF ACCESS SHALL BE COORDINATED WITH THE PROPERTY AND PROJECT OWNERS.

37. IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.

38. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT.

39. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND HANDLED IN ACCORDANCE TO ALL RULES AND REQUIREMENTS. A SEPARATE PERMIT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.

40. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.

41. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS DESIGN BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED

42. ENSURE THAT WORK FOR THIS PROJECT BE PERFORMED BY CONTRACTORS (INCLUDING CONTRACTOR'S EMPLOYEES AND AGENTS) POSSESSING THE SKILLS, EXPERTISE AND UNDERSTANDING OF ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND MANUFACTURER REQUIREMENTS. BY COMMENCING WORK, THE CONTRACTORS REPRESENT THAT THEY UNDERSTAND AND ACCEPT THIS REQUIREMENT.

43. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.

44. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED PERMITS.

45. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.

46. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.

47. LENGTHS SHOWN ON PLANS ARE HORIZONTAL LENGTHS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR TO THE END OF THE FLARED END SECTIONS, ACTUAL LENGTHS MAY VARY.

48. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.

49. IMPERVIOUS CLAY DAMS ARE REQUIRED IN TRENCH AT 50-FT INTERVALS AND AT CHANGES IN PIPE DIRECTION AND/OR AT PIPE JUNCTIONS

50. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SITE CONCRETE IS ANTICIPATED SHOULD BE PREPARED BY STRIPPING EXISTING TOPSOIL AND ORGANIC MATERIALS, SCARIFICATION TO A DEPTH OF AT LEAST 8 INCHES AND COMPACTION TO MINIMUM VALUES GIVEN BELOW. MOISTURE CONDITIONING MAY BE REQUIRED TO ATTAIN

SITE FILLS AND TRENCH BACKFILL SHOULD CONSIST OF APPROVED ON-SITE OR IMPORTED MATERIALS. FILLS SHOULD BE UNIFORMLY PLACED AND COMPACTED IN 6 TO 8 INCH LOOSE LIFTS TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AND WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT (ASTM D698). MOISTURE CONDITIONING OF FILL MATERIALS MAY BE REQUIRED TO ATTAIN

51. SEVERAL GEOTECHNICAL REPORTS FOR THIS PROJECT WERE PREPARED BY NORTHWEST COLORADO CONSULTANTS, INC. AND BUNDLED IN A SINGLE 83 PAGE PDF DOCUMENT WITH THE FIRST PAGE TITLED "ADDITIONAL FOUNDATION AND FLOOR SLAB RECOMMENDATIONS, GREENHORN (SIC) RANCH AND WILD BLUE GONDOLA, STEAMBOAT SKI RESORT, STEAMBOAT SPRINGS, COLORADO" BY "NWCC" DATED "DECEMBER 20, 2021" AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS,

B. CONSTRUCTION SITE AND STORMWATER MANAGEMENT

52. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

WHEN REQUIRED THE CONTRACTOR SHALL PREPARE A STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL WITH KNOWLEDGE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION. THIS INDIVIDUAL SHOULD BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THE STORMWATER MANAGEMENT PLAN FOR THE DURATION OF THE PROJECT.

54. THE STORMWATER MANAGEMENT PLAN SHOULD ADDRESS INSTALLATION, INSPECTION AND MAINTENANCE OF ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVE EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, CLEAN UP AND REMOVE ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

55. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT

56. ENSURE THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.

57. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION. UTILIZE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 -BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).

58. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST

59. IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.

60. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.

61. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON

62. THE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

(PERTAINS ONLY TO THE WATER AND SEWER IMPROVEMENTS DETAILED AND SPECIFIED BY LANDMARK CONSULTANTS, INC. WATER IMPROVEMENTS DESCRIBED AND SPECIFIED BY WRIGHT WATER ENGINEERS ARE 'BY OTHERS' AND LANDMARK SHALL NOT BE HELD RESPONSIBLE

63. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MT. WERNER WATER OR THE CITY OF STEAMBOAT SPRINGS WATER & SEWER

64. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.

65. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE

66. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE

68. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.

69. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL

70. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND

SHALL EXTEND THE FULL WIDTH OF THE TRENCH.

71. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLE FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.

72. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

PROJECT NOTES:

- 73. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.
- 74. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD NOT BE USED.
- 75. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING T THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES DISCOVERED.

THE CONTRACTOR SHALL RESOLVE ALL REPORTED APPLICABLE DEFICIENCIES WITH LANDMARK PRIOR TO AWARDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCIES CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY SUCH ADDITIONAL WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.

CONSTRUCTION PHASE SERVICES:

IT IS UNDERSTOOD AND AGREED THAT LANDMARK DOES NOT HAVE AN OBLIGATION TO CONDUCT CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY THE OWNER AS MAY BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE OWNER WAIVES ANY CLAIMS AGAINST LANDMARK THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LANDMARK, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, LANDMARK) AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS. ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS. CLARIFICATIONS INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THESE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDMARK.

ES, BOULDERS, LARGE ROCKS OR STONES OR	

ABBREVIATIONS			
ADA	AMERICAN'S WITH DISABILITIES ACT		
APR	APPROXIMATE		
BMP	BEST MANAGEMENT PRACTICE		
BOT BVCS	BOTTOM BEGIN VERTICAL CURVE STATION		
BVCE	BEGIN VERTICAL CURVE ELEVATION		
BW OR BOW	BOTTOM OF WALL		
C&C	CUT & CAPPED		
CAP CIP	CORRUGATED ALUMINUM PIPE CAST-IN-PLACE		
CL	CENTERLINE		
CMP	CORRUGATED METAL PIPE		
C.O.			
CP CSP	CONCRETE PIPE CORRUGATED STEEL PIPE		
DIA	DIAMETER		
DIP	DUCTILE IRON PIPE		
EG	EXISTING GROUND		
EL EOA OR EA	ELEVATION EDGE OF ASPHALT		
EOC	EDGE OF CONCRETE		
EOP	EDGE OF PAVEMENT		
EVCE	END VERTICAL CURVE ELEVATION		
EVCS EX	END VERTICAL CURVE STATION EXISTING		
F&G	FRAME & GRATE		
F&C	FRAME & COVER		
FES	FLARED END SECTION		
FFE FH	FINISH FLOOR ELEVATION FIRE HYDRANT		
FL	FLOW LINE		
FG	FINISH GRADE		
FG@BW	FINISH GRADE AT BOTTOM OF WALL		
GB GFFE	GRADE BREAK GARAGE FINISH FLOOR ELEVATION		
GTD	GRADE TO DRAIN		
HDPE			
INV LBS	INVERT POUNDS		
LOD	LIMITS OF DISTURBANCE		
M/E/P MAX	MECHANICAL, ELECTRIC, AND PLUMBING MAXIMUM		
ME	MATCH EXISTING		
MH MIN	MANHOLE MINIMUM		
MJ	MECHANICAL JOINT		
NAP OR N.A.P. NTS	NOT A PART (NOT INCLUDED IN SCOPE) NOT TO SCALE		
OFF	OFFSET		
PC Pl	POINT OF CURVE POINT OF INTERSECTION		
PCC	POINT OF CONCAVE CURVE		
PLDP			
PRC PT	POINT OF REVERSE CURVE POINT OF TANGENT		
PVC	POINT OF VERTICAL CURVE		
PVC	POLYVINYL CHLORIDE PIPE		
PVI PVT	POINT OF VERTICAL INTERSECTION POINT OF VERTICAL TANGENT		
R	RADIUS		
RCP	REINFORCED CONCRETE PIPE		
REQ			
ROW STA	RIGHT OF WAY STATION		
ТВ	THRUST BLOCK		
TBC	TOP BACK OF CURB		
TBR TG	TO BE REMOVED TOP OF GRATE		
TOP	TOP OF PIPE		
TTG	TAPERED TO GRADE		
TW OR TOW	TOP OF WALL		
TYP VCP	TYPICAL VITRIFIED CLAY PIPE		
VCP VOL	VOLUME		

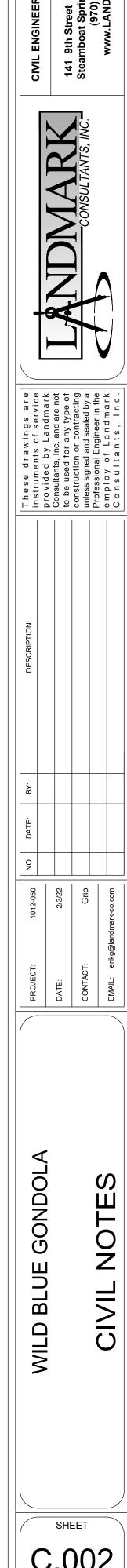


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Appendix F- Wildland Fire Plan

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 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.

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.

<u>Permittee</u>

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	Ν	w
	2	

KEY ELEMENT CHECKLIST			NO
Are the Administrative Burning Requirements up to date with the current year	ar'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 plann	ed 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 (hr.)	(24

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 contactor 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 AxeBackpack 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: o 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	 Cease Ignitions. 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.	 Cease Ignitions. Contact the FS Duty Officer 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

<u>Forest Service</u>

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

<u>Permittee</u>

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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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.

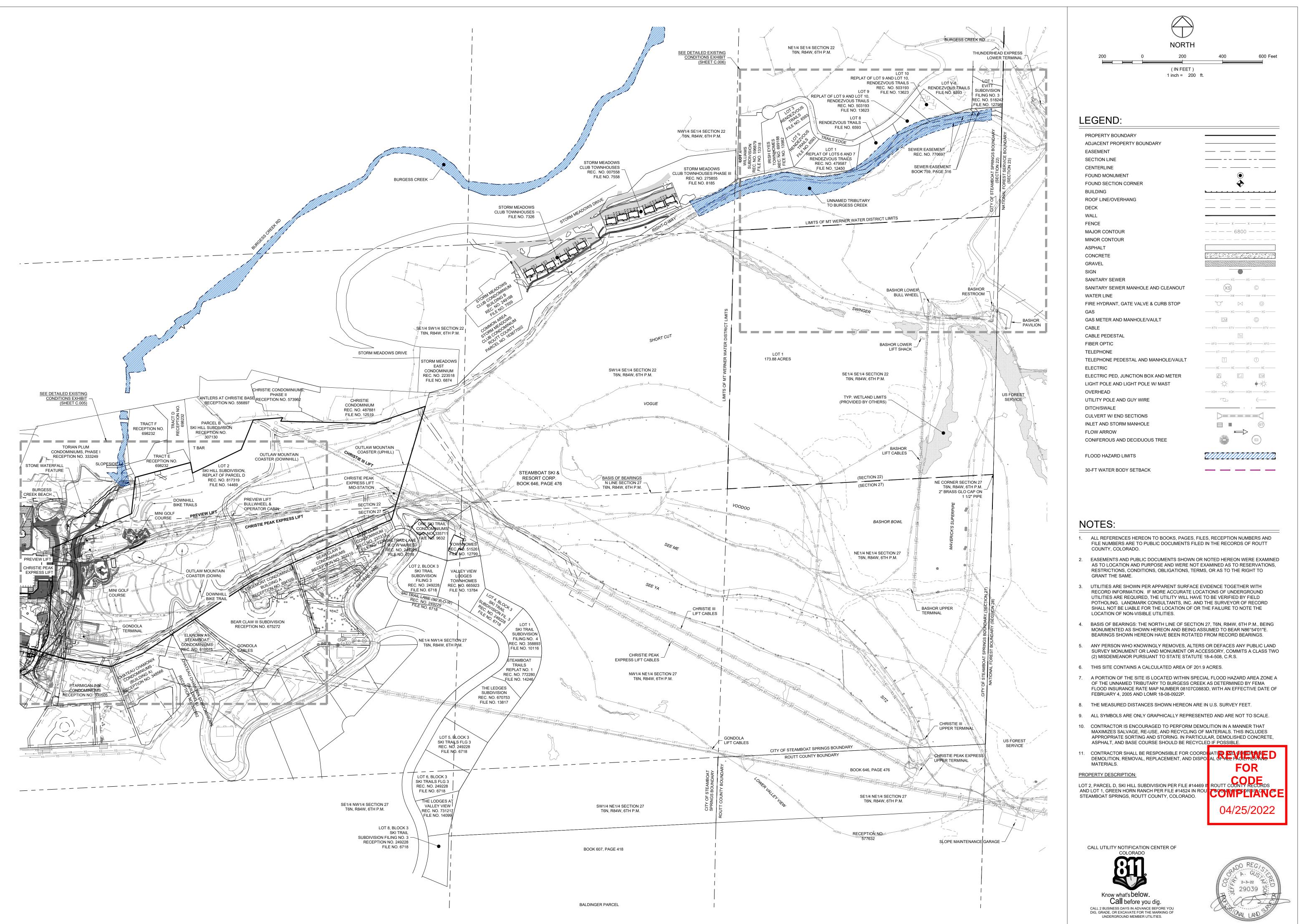
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These drawings are instruments of service	Consultants, Inc. and are not to be used for any type of	construction or contracting unless signed and sealed by a	employ of Landmark Consultants, Inc.
DESCRIPTION:			
NO. DATE: BY:			
PROJECT: 1012-050	DATE: 2/3/22	CONTACT: Grip	EMAIL: erikg@landmark-co.com
WILD BLUF GONDOLA			SSRC NOTES 2 OF 2
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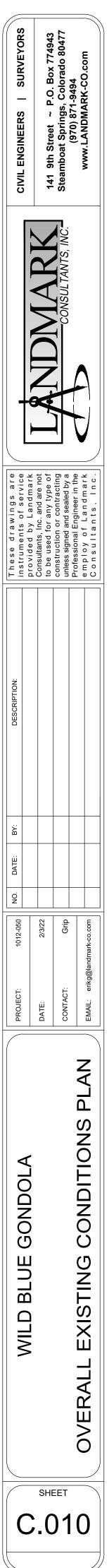




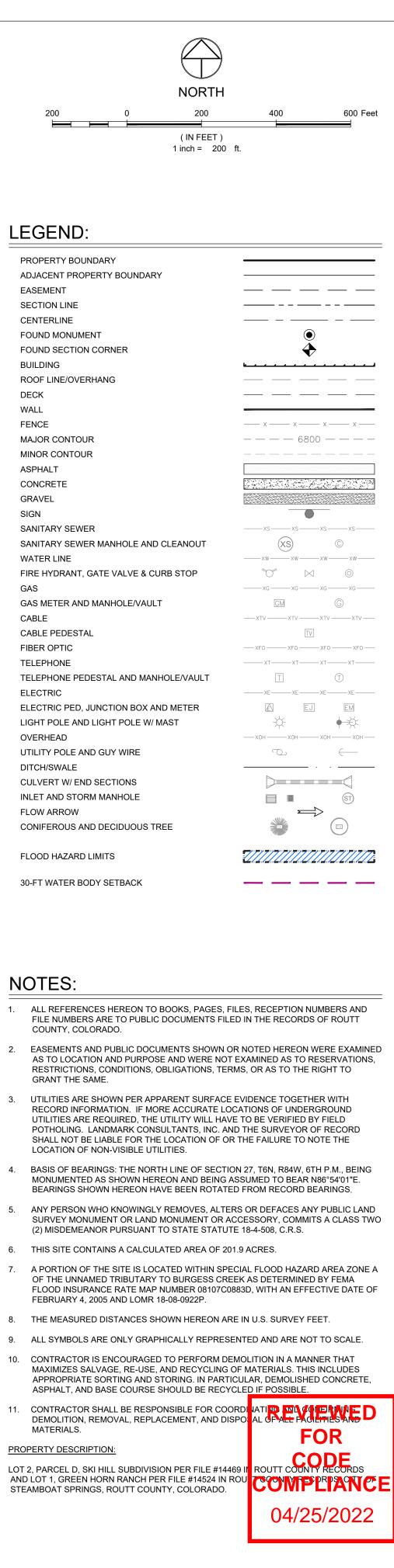
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Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.





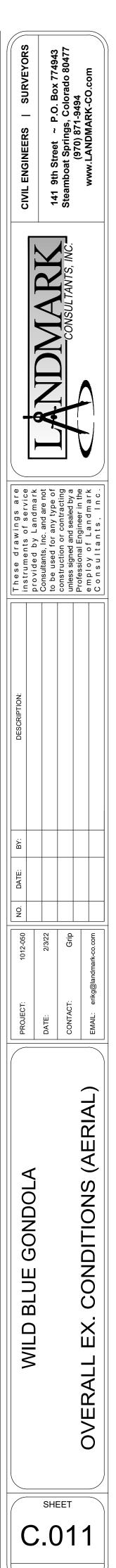




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DRAWING FILENAME: P:11012-050/DWGs/Production Drawings/CD8/1012-050-CD-C.005-Existing Conditions - Detaled-Lower Terminal dwg LAYOUT NAME: C.012 DATE: Feb 03, 2022 - 2:07pm CAD OPP LIST OF XREFS: [xBORDER] [xEXIST_Leg-Lower Terminal] [1012-050-xExist-Utilities] [1012-050-xExist] [1012-050-xBndy] [1012-050-xHatch]

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		(IN FEET) 1 inch = 200 ft.		

LEGEND:

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GRAVEL	
WOOD DECKING	
SIGN	
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SEPTIC TANK LID AND VENT PIPE	s. P
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF	
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	☆ Ø P W Ø
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SNOW MELT DISTRIBUTION LINE AND VAULT	SM
SNOW MAKING WATER MAIN	SNOW SNOW SNOW
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	E B GEN EJ
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UTILITY POLE, GUY POLE & GUY WIRE	$\bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc \bigcirc $
EXIST #" STORM/CULVERT, END SECTION WITH RIPRAP	18" XST CBS
WATER BODY SETBACK	

NOTES:

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 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 POTHOLING. 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.
- 4. BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR S01°46'00"W. BEARINGS SHOWN HEREON HAVE BEEN ROTATED 00°01'53" COUNTER CLOCKWISE FROM RECORD BEARINGS.
- 5. 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.
- 6. THIS SITE CONTAINS A CALCULATED AREA OF 28.18 ACRES.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.

PROPERTY DESCRIPTION:

 LOT 2, PARCEL D, SKI HILL SUBDIVISION, TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO PER FILE #14469 IN ROUTT COUNTY RECORDS.



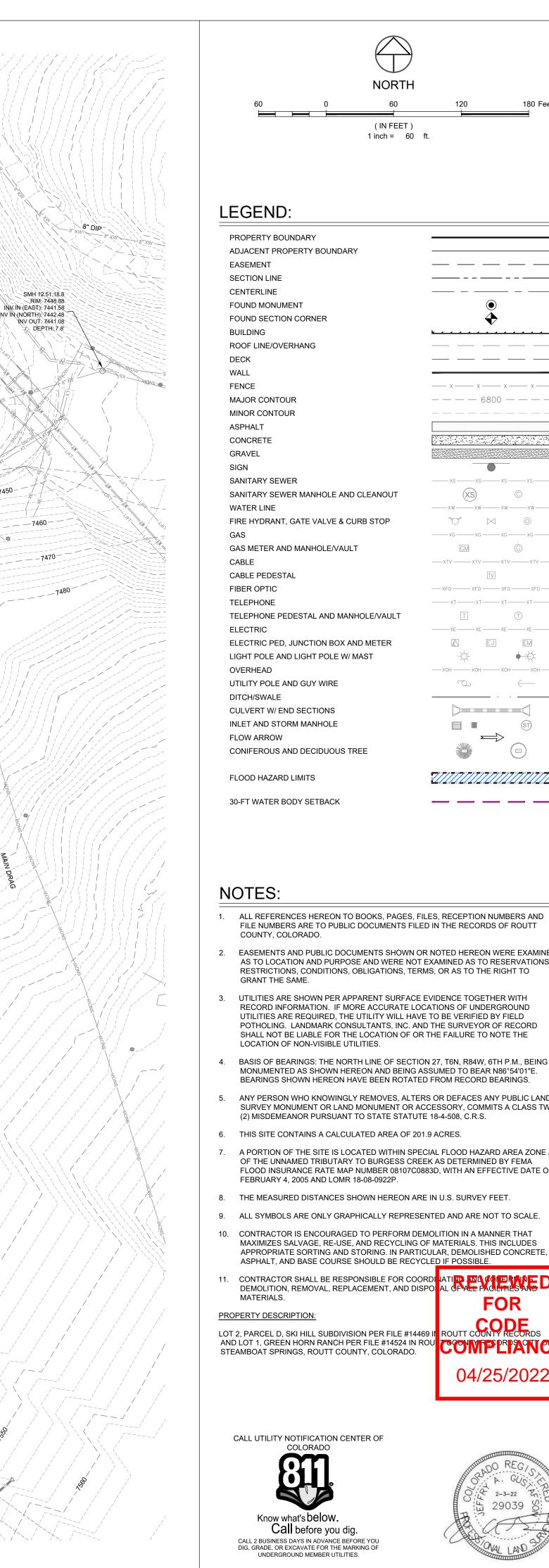
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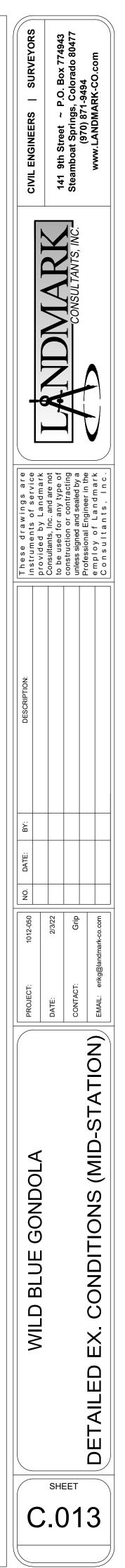
Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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DESCRIPTION:				
T: 1012-050 NO. DATE: BY:	2/3/22	Grip	EMAIL: erikg@landmark-co.com	
WILD BLUE GONDOLA			DETAILED EX. CONDITIONS (BASE AREA)	
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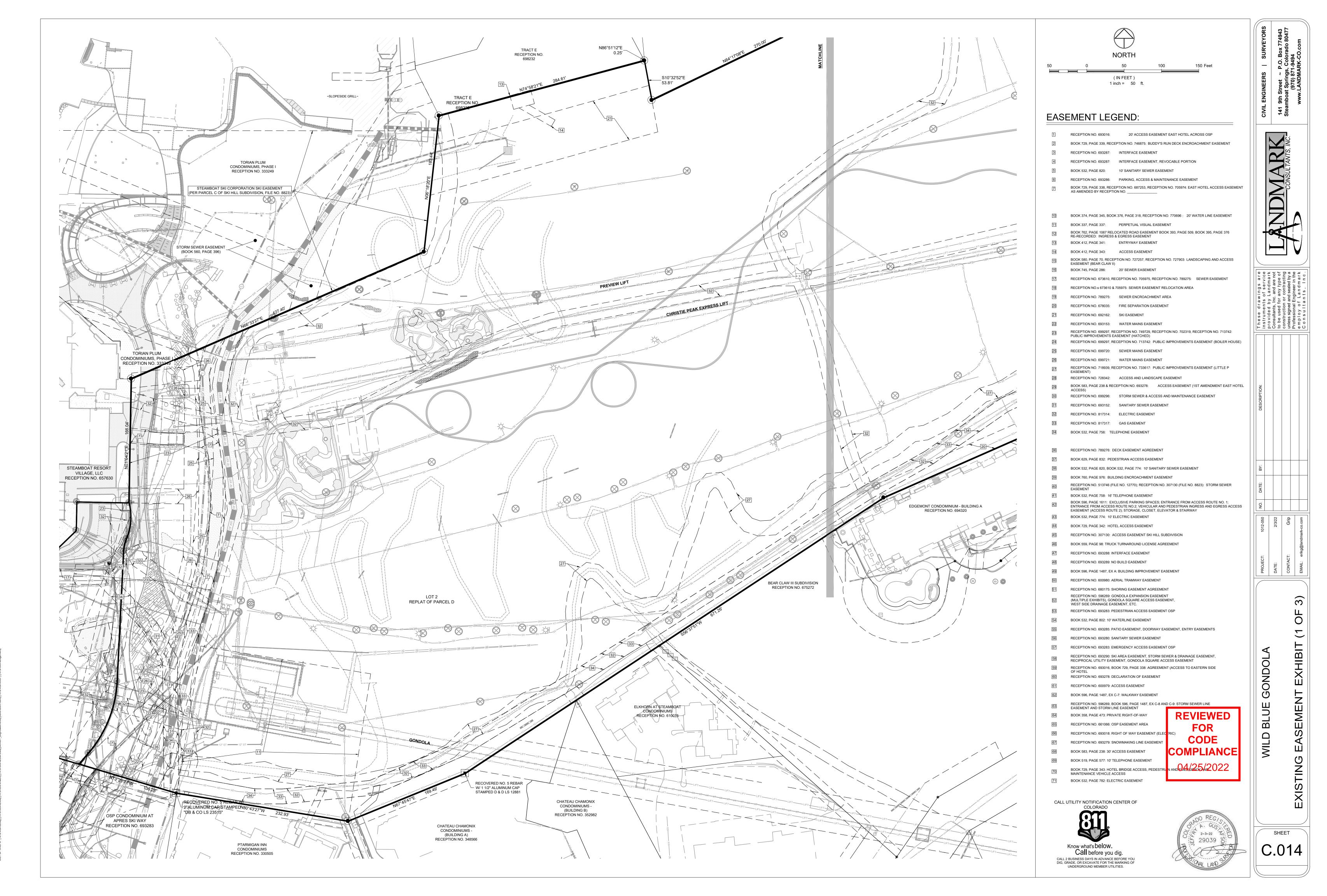
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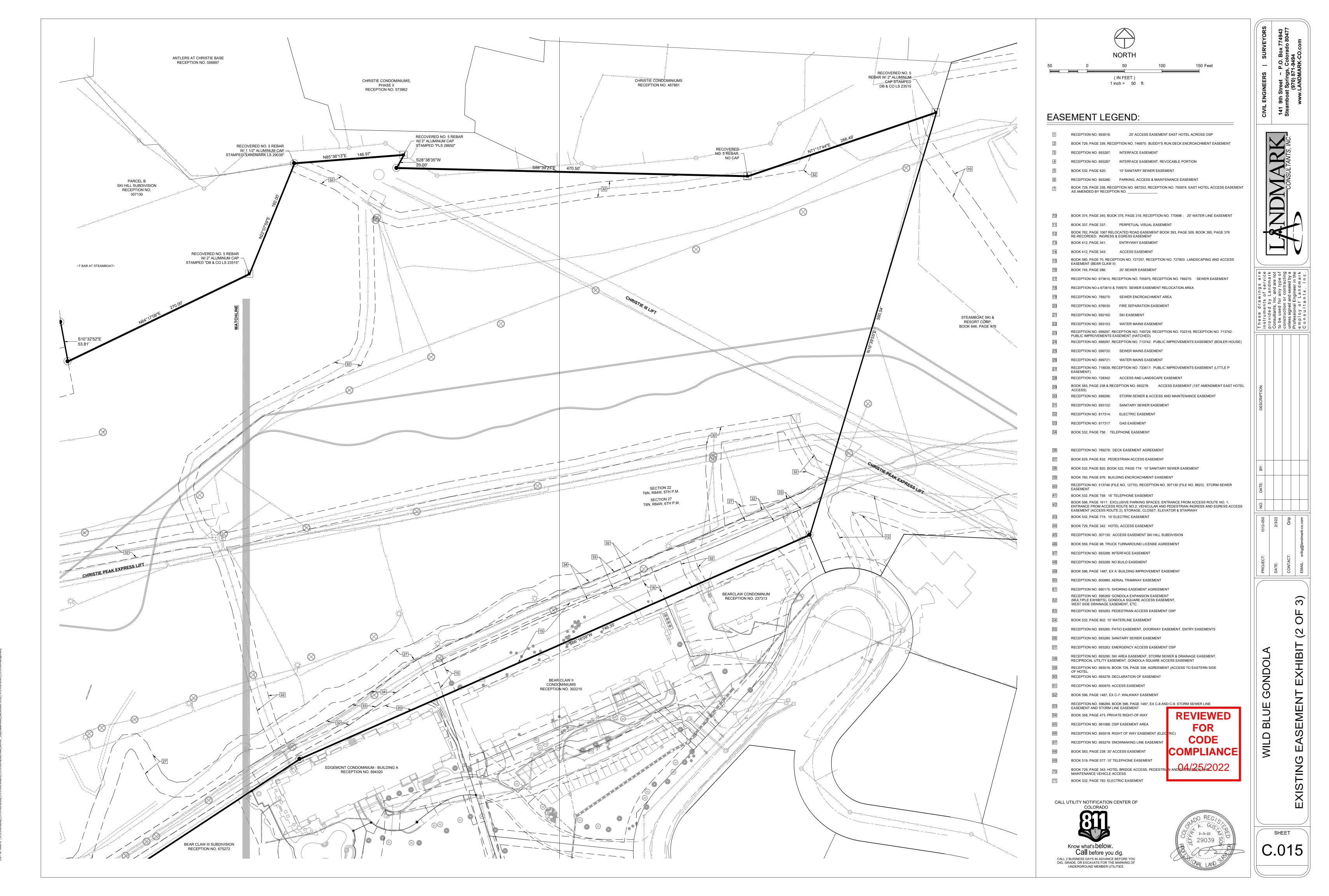
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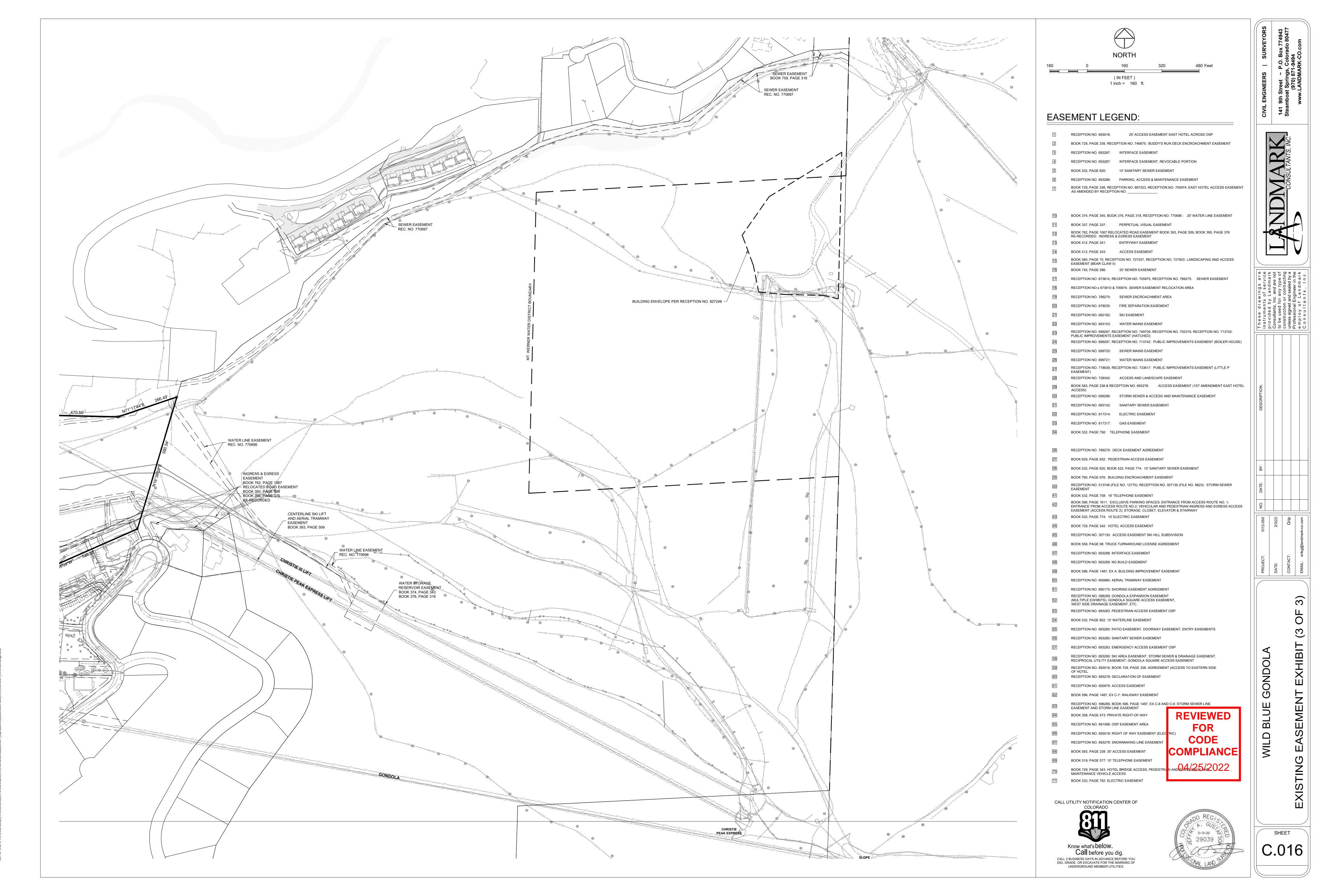
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- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 6. THIS SITE CONTAINS A CALCULATED AREA OF 201.9 ACRES.
- 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 08107C0883D, WITH AN EFFECTIVE DATE OF
- 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. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES
- ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE. 11. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONTRINUE DEMOLITION, REMOVAL, REPLACEMENT, AND DISPONAL OF ALL PACIFIES AND
- LOT 2, PARCEL D, SKI HILL SUBDIVISION PER FILE #14469 II AND LOT 1, GREEN HORN RANCH PER FILE #14524 IN ROU STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO. 04/25/2022

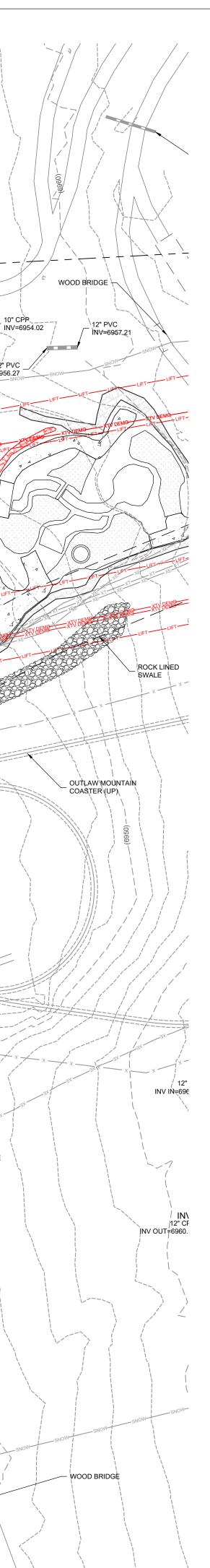


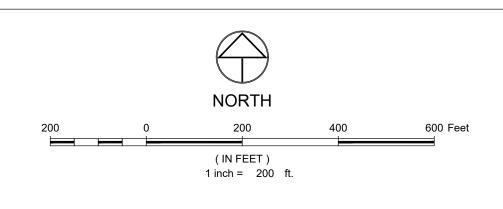






DRAWING FILENAME: PX1012-050/DWGs/Production Drawings/CDs/1012-050-CD-C020-Chvi Demolition-Lower Terminatidwa LAYOUT NAME: C.020 DATE: Feb 03, 2022 - 2:09pm CAD OPEF





LEGEND:

PROPOSED #" SANITARY SEWER W/ MH & C.O.	
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS8" XSC
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	8" W 8" W 8" W
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	nt in the
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	18" XSST
EX. STORM/CULVERT TO BE REMOVED OR ABANDONED	XST DEMO
EXISTING ELECTRIC	XE XE
EX. ELCTRIC TO BE REMOVED OR ABANDONED	XE DEMO
EXISTING TELEPHONE	XTXT
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XT DEMO
EXISTING TELEPHONE	XG XG
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XG DEMO
PROBABLE LIMITS OF GRADING (SUBJECT TO CHANGE BASED ON ENCOUNTERED CONDITIONS AND CONTRACTOR MEANS/METHODS)	LOG

GENERAL: ITEMS SHOWN IN **RED** ARE ANTICIPATED FOR DEMOLITION (LINE TYPES MAY VARY FROM THE ABOVE)

NOTES:

- 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 POTHOLING. 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.
- BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR S01°46'00"W. BEARINGS SHOWN HEREON HAVE BEEN ROTATED 00°01'53" COUNTER CLOCKWISE 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.
- 6. THIS SITE CONTAINS A CALCULATED AREA OF 28.18 ACRES.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- PROPERTY DESCRIPTION:
- LOT 2, PARCEL D, SKI HILL SUBDIVISION, TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO PER FILE #14469 IN ROUTT COUNTY RECORDS.

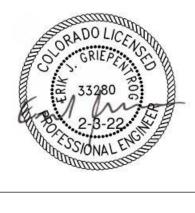
DEMOLITION NOTES:

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- . CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
- 2. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
- QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.
 COORDINATE THE INTERRUPTION, ABANDONMENT, RELOCATION AND/OR PROTECTION OF ALL UTILITIES WITH THE APPROPRIATE UTILITY PROVIDER AND/OR OWNER.
- 5. THE LIMITS OF DEMOLITION REFLECT THE ANTICIPATED LIMITS OF DISTURBANCE AS THE PRIMARY DELINEATION. ADDITIONAL WORK MAY BE REQUIRED.
- 6. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF WORK TO CONFIRM LIMITS, SELECT DEMOLITION, SALVAGE, RE-USE, AND ANY OTHER SPECIAL REQUIREMENTS BY OWNER AS WELL AS IMPACTED UTILITY PROVIDERS.





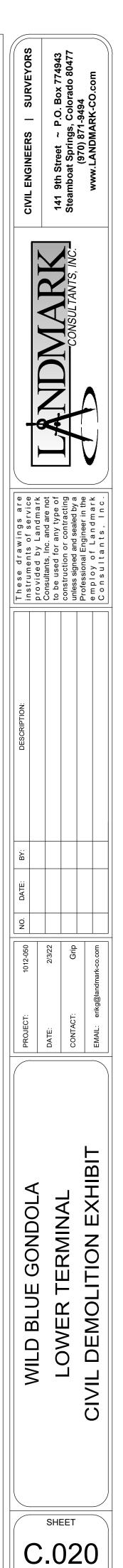
Know what's below. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

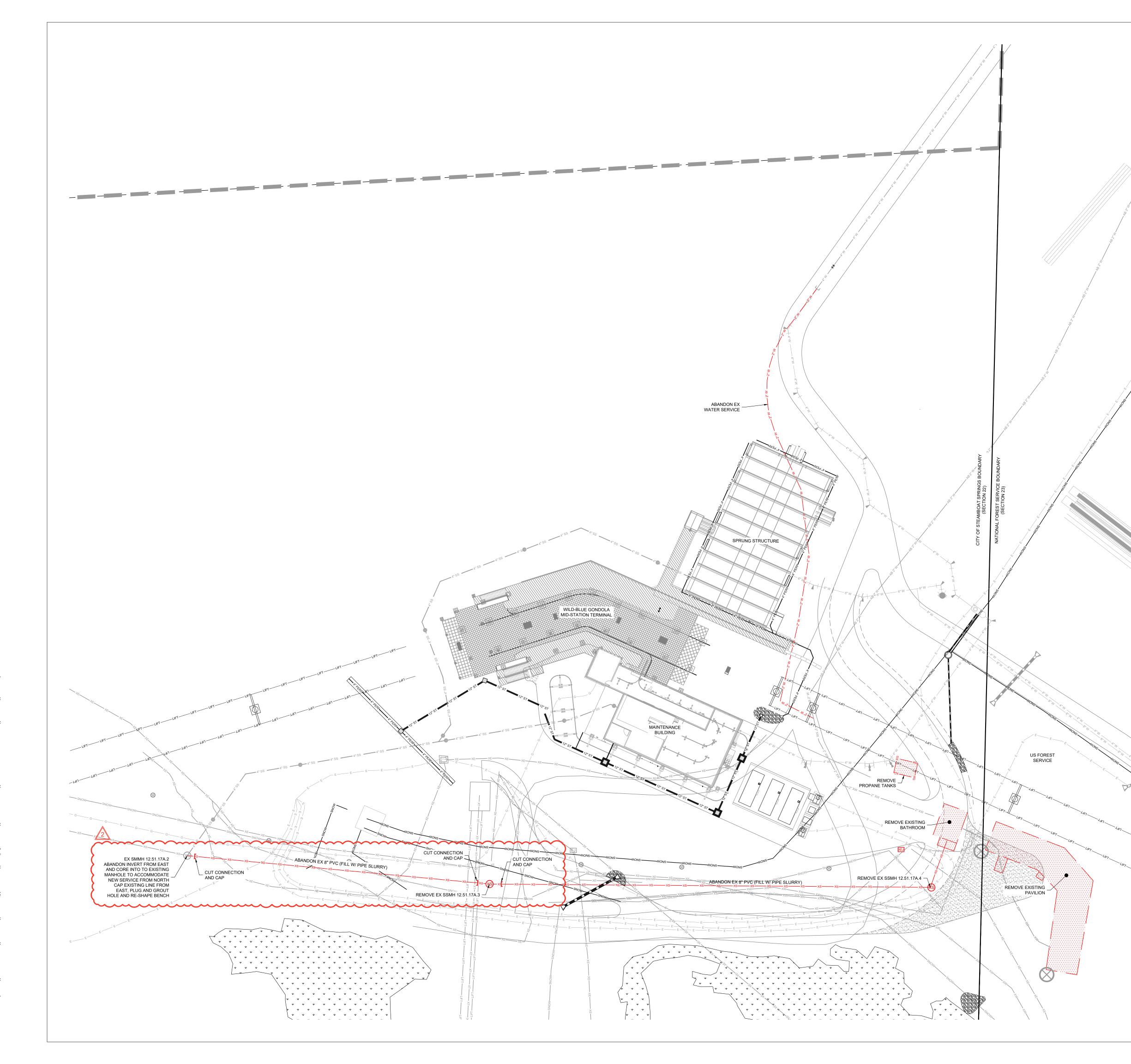


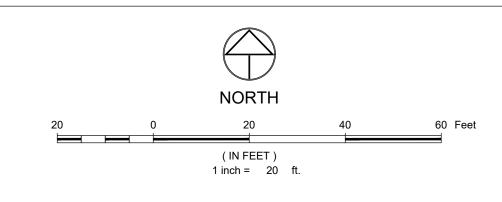
REVIEWED

FOR

CODE







LEGEND:

PROPOSED #" SANITARY SEWER W/ MH & C.O.	
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS 8" XS 0
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	8" W 8" W 8" W
EXISTING WATER	
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	nt the last
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	18" X ST
EX. STORM/CULVERT TO BE REMOVED OR ABANDONED	XST DEMO
EXISTING ELECTRIC	XE XE
EX. ELCTRIC TO BE REMOVED OR ABANDONED	XE DEMO
EXISTING TELEPHONE	XT XT
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XT DEMO
EXISTING TELEPHONE	——————————————————————————————————————
EX. TELEPHONE TO BE REMOVED OR ABANDONED	XG DEMO
PROBABLE LIMITS OF GRADING (SUBJECT TO CHANGE BASED ON ENCOUNTERED CONDITIONS AND CONTRACTOR MEANS/METHODS)	LOG

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CALL UTILITY NOTIFICATION CENTER OF COLORADO





