#### LEGEND **EXISTING PROPOSED** PROPERTY BOUNDARY SECTION LINE LOT BOUNDARY SETBACK EDGE OF ASPHALT CURB FLOWLINE 1/2 FT CONTOUR 5/10 FT CONTOUR EDGE OF GRAVEL CENTER LINE OF DITCH WATER MAIN CURB STOP, GV, FH LIGHT POLE SEWER MAIN \_\_\_\_XS\_\_\_\_XS\_\_\_\_XS\_\_\_\_ —— s—— s—— s—— MANHOLE AND CLEANOUTS ELECTRICAL - UNDERGROUND ELECTRICAL - OVERHEAD \_\_\_\_XE\_\_\_\_XE\_\_\_\_XE\_\_\_\_XE\_\_\_\_ ELECTRICAL - OVERHEAD - HIGH VOLTAGE **ELECTRICAL-PRIMARY** FIBER OPTIC TELEPHONE UNDERGROUND — ugt —— ugt —— ugt — UTILITY PEDESTALS POWER POLE/ LIGHT POLE WOODEN FENCE PROPOSED EDGE OF CONCRETE PROPOSED BUILDING **OVERHANG** SIDEWALK/ BOARDWALK BASE FLOOD CROSS SECTION FEMA SFHA BOUNDARY **VEGETATION OUTLINE** PROPERTY CORNERS STORM INLET **ASPHALT** CONCRETE GRAVEL/SOFT SURFACE ROCK/RIP RAP WETLANDS/WETLANDS REMOVAL ABBREVIATIONS:

INVERT LINEAL FEET

LOW POINT

MAXIMUM

MINIMUM

NATURAL GROUND

OVERHEAD DOOR

PROPERTY LINE

POINT OF CURVATURE

POINT OF INTERSECTION

POINT OF VERTICAL CURVE

POLYVINYL CHLORIDE PIPE

SPECIAL FLOOD HAZARD AREA

POINT OF VERTICAL INTERSECTION

MODULE

NUMBER

OFFSET

PEDESTAL

PROPOSED

RADIUS

**ROUGH OPENING** 

RIGHT-OF-WAY

RETAINING WALL

SQUARE FEET

STATION

STRUCTURAL

THRUST BLOCK

TO BE REMOVED

TELEPHONE

TOP OF PIPE

VALLEY PAN

WATERLINE

WATER QUALITY

TOP OF

**TYPICAL** 

VOLUME

WIDTH

WITH

TO BE DETERMINED

TOP BACK OF WALK

SIDEWALK

SEWER MANHOLE

SANITARY SEWER

NOT TO SCALE

MAX MIN

MOD

NTS

PVC

PVC

PVI

ROW

RW

SFHA

SQFT

SMH

STA

TBD

TBR

TBW

TEL

TOP

VOL

WQ

STRUCT

ABOVE FINISHED FLOOR

BASE FLOOD ELEVATION

BASEMENT FINISH FLOOR

**BEGIN VERTICAL CURVE** 

CORRUGATED METAL PIPE

ANGLE POINT

**APPROXIMATE** 

**BOTTOM OF WALL** 

BACK OF WALK

CENTERLINE

CURB

CEILING

CLEAN OUT

CORNER

**CURB STOP** 

DRAIN INLET

DUCTILE IRON PIPE

DRAINAGE MANHOLE

DEPTH

DRAIN DITCH

EACH

DRIVEWAY

ELEVATION

ENGINEER

**EXISTING** 

**EXISTING GRADE** 

EDGE OF ASPHALT

FLARED END SECTION

FINISH FLOOR ELEVATION

EDGE OF WALK

FINISH GRADE

FIRE HYDRANT

FOOT OR FEET

GARAGE FFE

**GRADE BREAK** 

GATE VALVE

HIGH POINT

INLET

HANDICAP RAMP

FLOW LINE

GYPSUM

**CURB RETURN** 

ASPHALT

BOW

CLNG

CMP C/O

CNR

DMH

DRN

ELEV

**ENGR** 

EOA

EOW

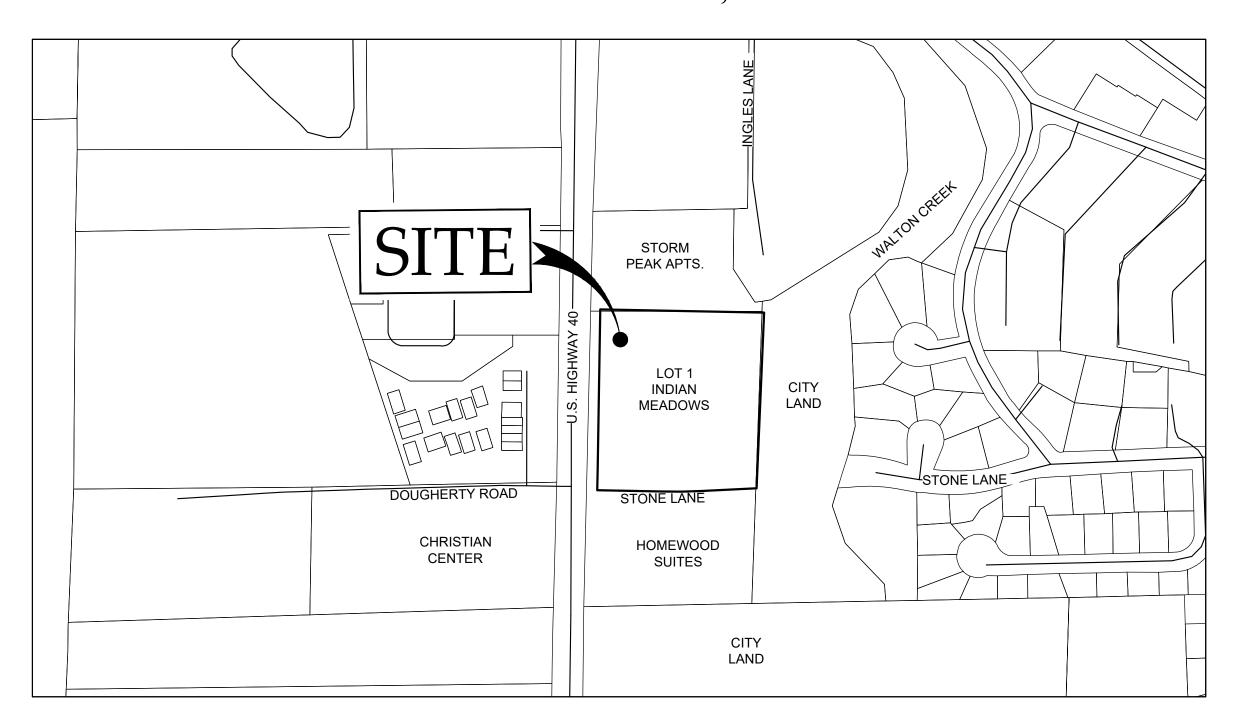
EX

FES

CONC CONCRETE

# PRELIMINARY PLAT for INDIAN MEADOWS HOTELS F4

(ADDRESS TBD) STEAMBOAT SPRINGS, CO 80487





#### **CIVIL SHEET INDEX**

#### CIVIL PLANS

- PRELIMINARY PLAT COVER SHEET
  EXISTING CONDITIONS PLAN
- C3 SITE PLAN
- C4 SIDEWALK PLAN
- C5 GRADING AND DRAINAGE PLAN C6 GRADING AND DRAINAGE PLAN
- C7 SNOW STORAGE PLAN C8 PRELIMINARY PLAT
- C8 PRELIMINARY PLAT

NO UTILITY PLAN IN THE CIVIL PLANS DUE TO THE FACT BOTH LOTS HAVE ACCESS TO UTILITY MAINS AS SHOWN ON THE EXISTING CONDITIONS PLAN

#### PROJECT CONTACT LIST

#### PROJECT OWNER

GRAY STONE, LLC - BOB AMIN 83 E. 112th Ave Thornton, CO 80233

EMAIL: bobamin@live.com CELL: (303)-895-4594

#### PROJECT ARCHITECT

DESIGN 2 FUNCTION - NICK PIRKL P.O. Box 93368 Albuquerque, NM 87199 EMAIL: nick@design2functionllc.com OFFICE: (505)-823-6481

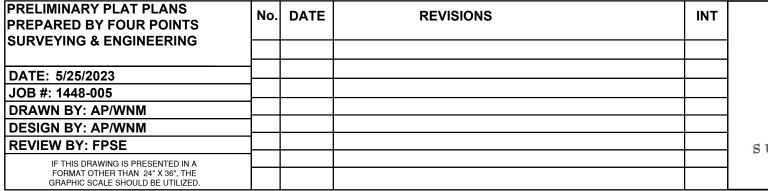
#### **CIVIL ENGINEER**

Steamboat Springs, CO 80487

FOUR POINTS SURVEYING AND ENGINEERING ATTN: WALTER MAGILL, P.E. 440 S. Lincoln Ave, Suite 4B P.O. Box 775966

OFFICE: (970) 871-6772 CELL: (970) 819 1161 EMAIL: walterm@fourpointsse.com

PRELIMINARY - NOT FOR CONSTRUCTION





### Four Points Surveying & Engineering

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

## C1

SHEET#

#### **GENERAL NOTES:**

- 1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN).
- 2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA.

  3. CITY OF STEAMBOAT SPRINGS REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF STEAMBOAT SPRINGS ENGINEERING AND CDC DESIGN CRITERIA AND 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.
  4. 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, CONTRACTOR TO VERIFY WITH PROJECT
- 4. 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, CONTRACTOR TO VERIFY WITH PROJEC ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- 5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
- 6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
- 7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE 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.
- 9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.

  10.PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL 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
- 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

13.CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY ROUTT COUNTY PLANNING PRIOR TO START OF

- 11.CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST
- 12.CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.

  14.THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE CITY: WATER,
- SEWER, AND STORM SEWER.

  15.RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
- 16.ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
- 16.ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.

  17.EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED.
- TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS.

#### LEGAL DESCRIPTION:

LOT 1 INDIAN MEADOWS, FILING 3, LOCATED IN THE SE ½ OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO ACCORDING TO THE FINAL PLAT RECORDED AT RECEPTION NO. 783204 ON SEPTEMBER 14, 2017.