

STEAMBOAT AIRPARK SUBDIVISION CONSTRUCTION DRAWINGS

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

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EX CURB STOP, GATE VALVE, FIRE HYDRANT
	PROPOSED WATER SERVICE LINE
	PR CURB STOP, GATE VALVE, FIRE HYDRANT
	THRUST BLOCK
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS
	PROPOSED SEWER LINE
	PROPOSED MANHOLE AND CLEANOUTS
	EXISTING ELECTRICAL
	EXISTING TELEPHONE
	UTILITY PEDESTALS
	POWER POLE
	GAS
	EXISTING FENCE
	PROPOSED EDGE OF CONCRETE
	DECK
	PROPOSED BUILDING
	OVERHANG
	PROPOSED POND
	SIDEWALK/BOARDWALK
	PERIMETER DRAIN
	WALL
	VEGETATION OUTLINE
	PROPERTY CORNERS
	STORM INLET
	PR CULVERT W/ FLARED END SECTIONS
	EX CULVERT W/ FLARED END SECTIONS
	ASPHALT
	CONCRETE
	GRAVEL
	ROCK/RIP RAP

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
10TH STREET
STEAMBOAT SPRINGS
CONTACT: AMBER GREGORY 970-879-2060
EMAIL: agregory@steamboatsprings.net

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: JIM CROSS
EMAIL: jcross@yvea.com

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: NATHAN CAMPBELL
EMAIL: nathan.campbell@atmosenergy.com

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: JASON SHARPE
EMAIL: jason.sharpe@tumen.com

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: ANDY NEWBY 970-870-2683
EMAIL: andy_newby@comcast.net

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987



VICINITY MAP



PROJECT CONTACT LIST

PROJECT OWNER

STEAMBOAT SPRINGS AIRPARK, LLC (785) 845-3709
ATTN: BOB ZIBELL
27582 Silver Spur St
Steamboat Springs, CO 80487

CIVIL ENGINEER AND SURVEYOR

FOUR POINTS SURVEYING AND ENGINEERING
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966,
Steamboat Springs, CO 80477

ATTN: WALTER MACILL (970) 871-6772
MATTHEW MCLEOD (248) 444-3268

UTILITY NOTIFICATION CENTER OF COLORADO

CALL 2 BUSINESS DAYS BEFORE YOU DIG,
GRADE OR EXCAVATE FOR THE MARKING
OF UNDERGROUND MEMBER UTILITIES (800) 922-1987
ATTN: N/A

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ABBREVIATIONS:

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	PC	POINT OF CURVATURE
CC	CURB CUT	PCD	PEDESTAL
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PR	PROPOSED
C/O	CLEAN OUT	PT	POINT
CONC	CONCRETE	PVC	POINT OF VERTICAL CURVE
CNR	CORNER	PVC	POLYVINYL CHLORIDE PIPE
CR	CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION
CS	CURB STOP	RD	ROAD
D	DEPTH	R	RADIUS
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RW	RETAINING WALL
DMH	DRAINAGE MANHOLE	SQFT	SQUARE FEET
DRN	DRAIN	SMH	SEWER MANHOLE
DT	DITCH	SS	SANITARY SEWER
DW	DRIVEWAY	STA	STATION
EG	EXISTING GRADE	SW	SIDEWALK
EL	ELEVATION	TB	THRUST BLOCK
EW	EDGE OF WALK	TBC	TOP BACK OF CURB
EX	EXISTING	TBR	TO BE REMOVED
FES	FLARED END SECTION	TBW	TOP BACK OF WALK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FG	FINISH GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FT	FOOT OR FEET	VOL	VOLUME
G	GRAVEL	VP	VALLEY PAN
GB	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH
IN	INLET		

CONSTRUCTION DRAWINGS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 12-1-2023	1	2/12/2024	DRT REVIEW & RESPONSE	MDM
JOB #: 1670-001				
DRAWN BY: WNM/MDM				
DESIGN BY: WNM/MDM				
REVIEW BY: FPSE				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



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C1

GENERAL NOTES:

- 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.
- 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 ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- 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.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
- 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 SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE PROJECT, CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONTRACTOR MUST 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.
- THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS, WATER AND SEWER CONSTRUCTION SHALL BE INSTALLED PER THE CITY WATER AND SEWER DIVISION STANDARDS, LATEST EDITION.
- RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
- DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
- ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

GRADING:

- GRADING 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.
- NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
- VEGETATED SLOPES GREATER THAN OR EQUAL TO 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL:

- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
- ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING:

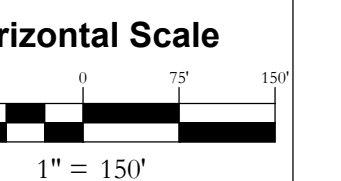
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHoles, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
- ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
- CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970)879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

WATER, SEWER AND UTILITY NOTES:

- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STEAMBOAT SPRINGS STANDARDS AND SPECIFICATIONS LATEST EDITION.
- MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET.
- MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, PUBLIC WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
- VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
- SEWER SERVICES ARE TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%.
- DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE ALL WATER/FIRE SERVICE PIPE 4 INCHES OR LARGER PER CITY STANDARDS.
- ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- THE FIRE SERVICE LINES SHALL BE PVC.
- MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
- ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.
- 1" AND 2" WATER SERVICES TYPE K COPPER.
- FIRE HYDRANT BURY ELEVATIONS REFER TO FINISHED GRADE ELEVATIONS TO SET THE MARKED FIRE HYDRANT BURY LINE.
- WATER AND SEWER CROSSINGS SUBJECT TO CHANGE PER IN FIELD CONDITIONS. EXISTING DEPTHS UNKNOWN AND WILL BE DETERMINED PRIOR TO CONSTRUCTION.

INT	REVISIONS	DATE

**STEAMBOAT AIRPARK
CONSTRUCTION DRAWINGS**
**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



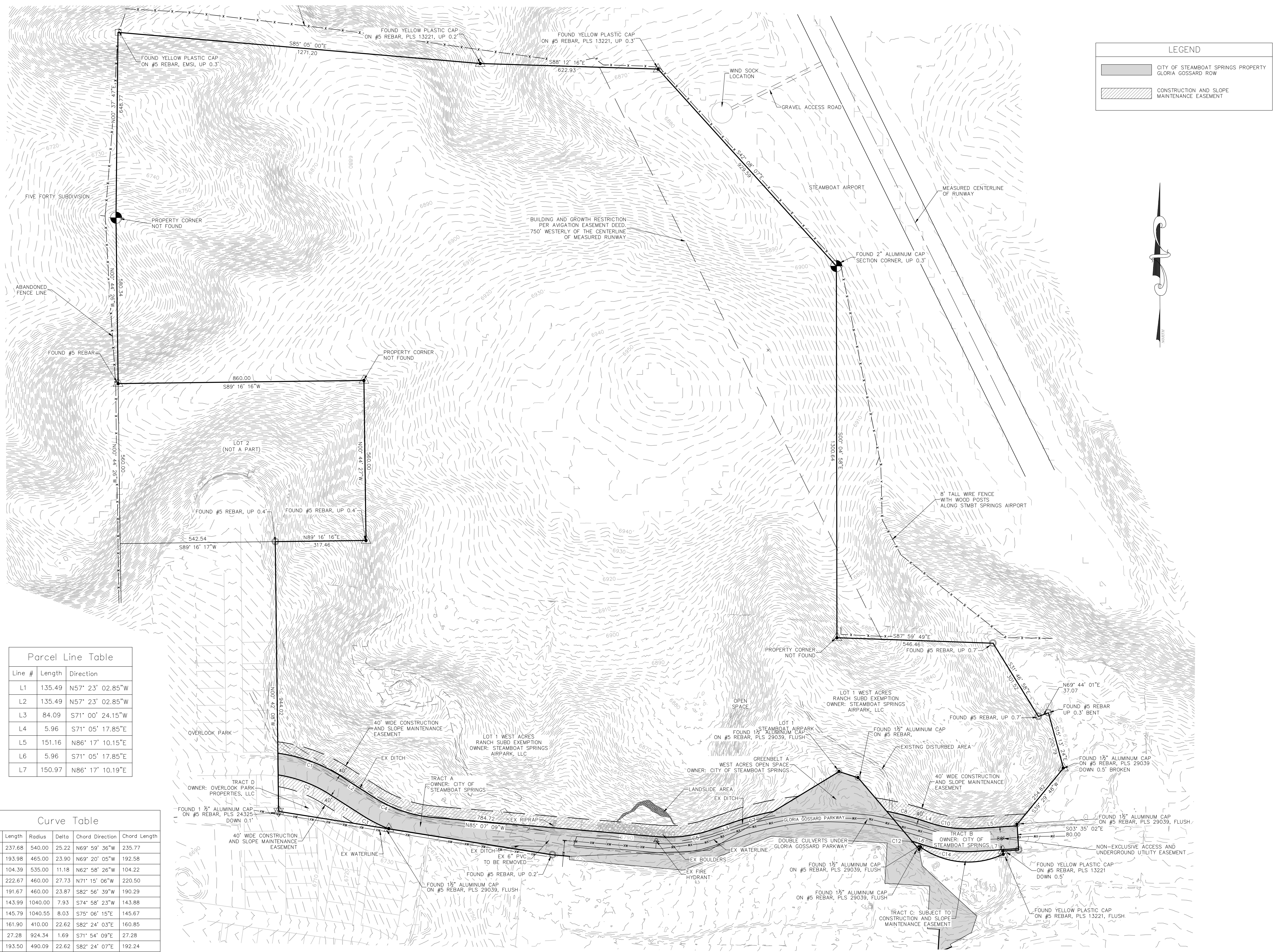
Contour Interval = 2 ft
DATE: 11-30-2023
JOB #: 1992-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: NWM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING
CONDITIONS PLAN**

DRAWING:

SHEET #
C2



LEGEND

	CITY OF STEAMBOAT SPRINGS PROPERTY GLORIA GOSSARD ROW
	CONSTRUCTION AND SLOPE MAINTENANCE EASEMENT

Parcel Line Table

Line #	Length	Direction
L1	135.49	N57° 23' 02.85"W
L2	135.49	N57° 23' 02.85"W
L3	84.09	S71° 00' 24.15"W
L4	5.96	S71° 05' 17.85"E
L5	151.16	N86° 17' 10.15"E
L6	5.96	S71° 05' 17.85"E
L7	150.97	N86° 17' 10.19"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	237.68	540.00	25.22	N69° 59' 36"W	235.77
C2	193.98	465.00	23.90	N69° 20' 05"W	192.58
C3	104.39	535.00	11.18	N62° 58' 26"W	104.22
C4	222.67	460.00	27.73	N71° 15' 06"W	220.50
C5	191.67	460.00	23.87	S82° 56' 39"W	190.29
C7	143.99	1040.00	7.93	S74° 58' 23"W	143.88
C8	145.79	1040.55	8.03	S75° 06' 15"E	145.67
C10	161.90	410.00	22.62	S82° 24' 03"E	160.85
C12	27.28	924.34	1.69	S71° 54' 09"E	27.28
C14	193.50	490.09	22.62	S82° 24' 07"E	192.24

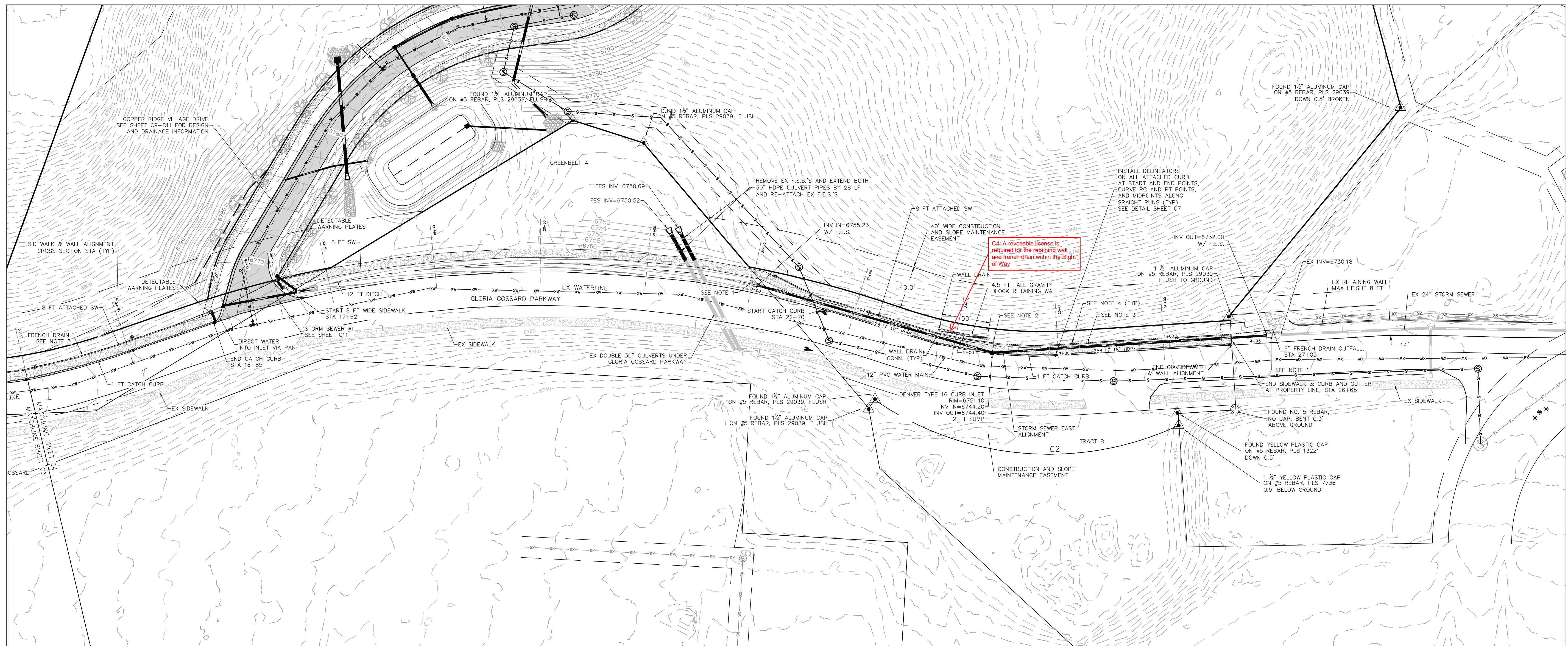
NO.	DATE	REVISIONS
1	2/12/2024	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS**
**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

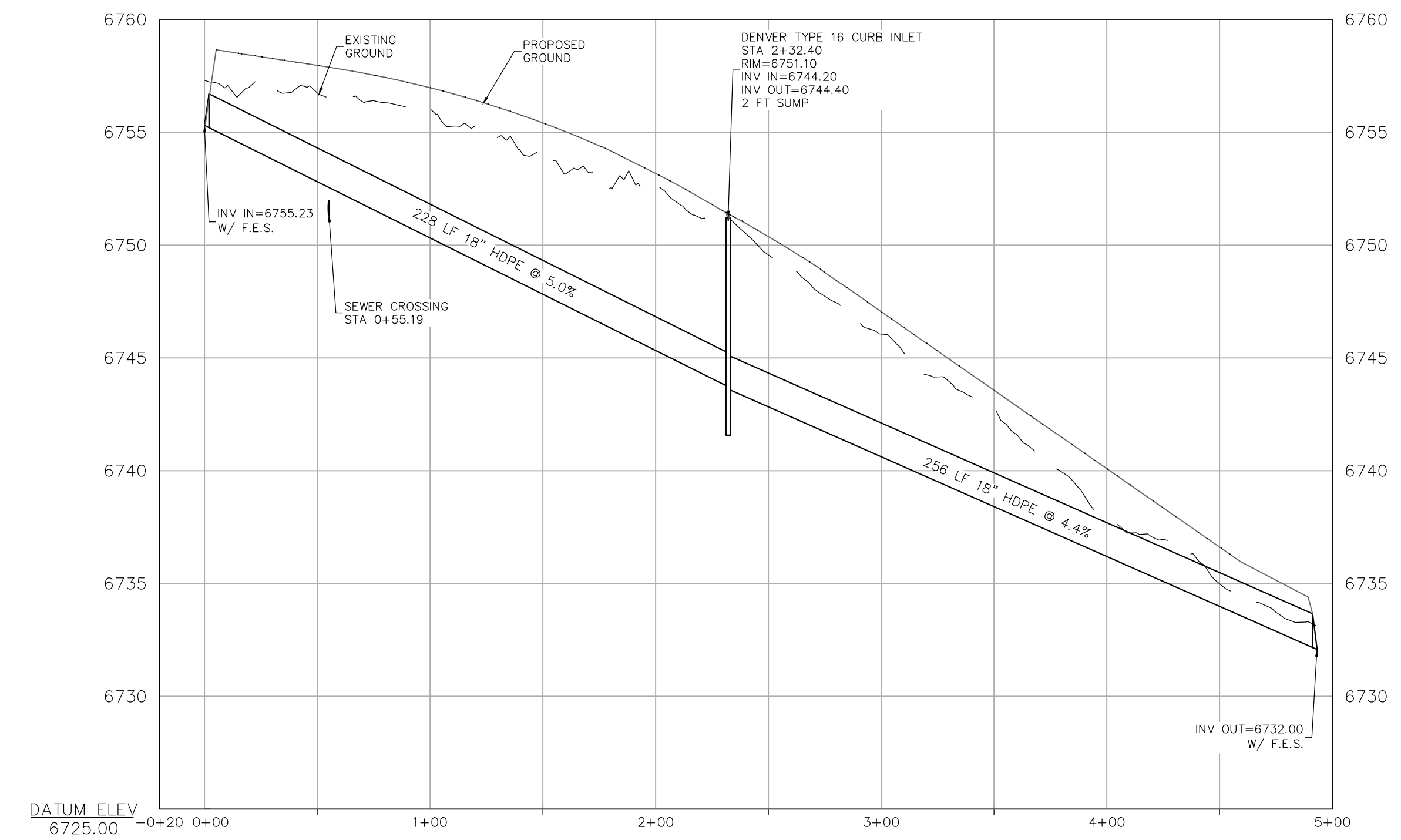
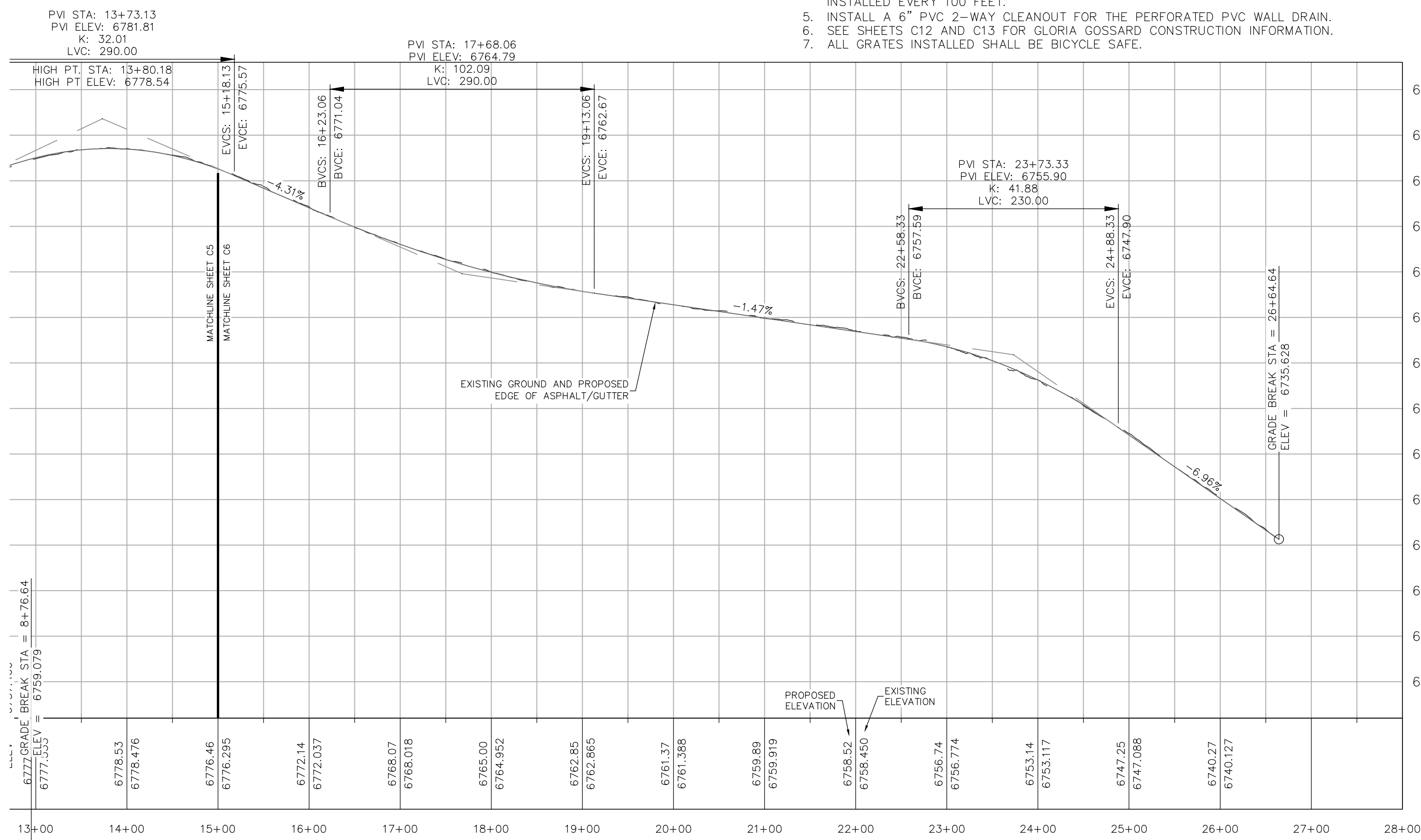
Horizontal Scale
1" = 50'
Contour Interval = 2 ft
DATE: 12-1-2023
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: WNM

DRAWING:
**SIDEWALK & STORM
SEWER PLAN #2**

SHEET #
C4



- NOTES**
- PRIOR TO ANY CONSTRUCTION, A SLOPE STABILITY PLAN IS REQUIRED BY A GEOTECHNICAL ENGINEER FOR ALL SLOPES IMPACTED BY THE CONSTRUCTION OF THE SIDEWALK ON THE NORTH SIDE OF GLORIA GOSSARD PARKWAY.
 - EROSION PROTECTION SHALL BE INSTALLED AT ALL STORMWATER PIPE OUTFALLS PER THE DETAIL ON SHEET C7.
 - INSTALL PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C8.
 - INSTALL 6" 2-WAY CLEANOUT FOR PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN PER DETAIL ON SHEET C8. 2-WAY CLEANOUTS SHALL BE INSTALLED EVERY 100 FEET.
 - INSTALL A 6" PVC 2-WAY CLEANOUT FOR THE PERFORATED PVC WALL DRAIN.
 - SEE SHEETS C12 AND C13 FOR GLORIA GOSSARD CONSTRUCTION INFORMATION.
 - ALL GRATES INSTALLED SHALL BE BICYCLE SAFE.



SIDEWALK PROFILE STA 15+00 TO 27+15
HORIZ SCALE: 1"=100'
VERT SCALE: 1"=10'

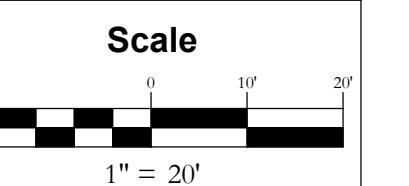
STORM SEWER EAST PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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INT	NO.	DATE	REVISIONS
MDM	1	2/12/2024	DRT REVIEW & RESPONSE

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 GLORIA GOSSARD PARKWAY
 STEAMBOAT SPRINGS, CO 80487**

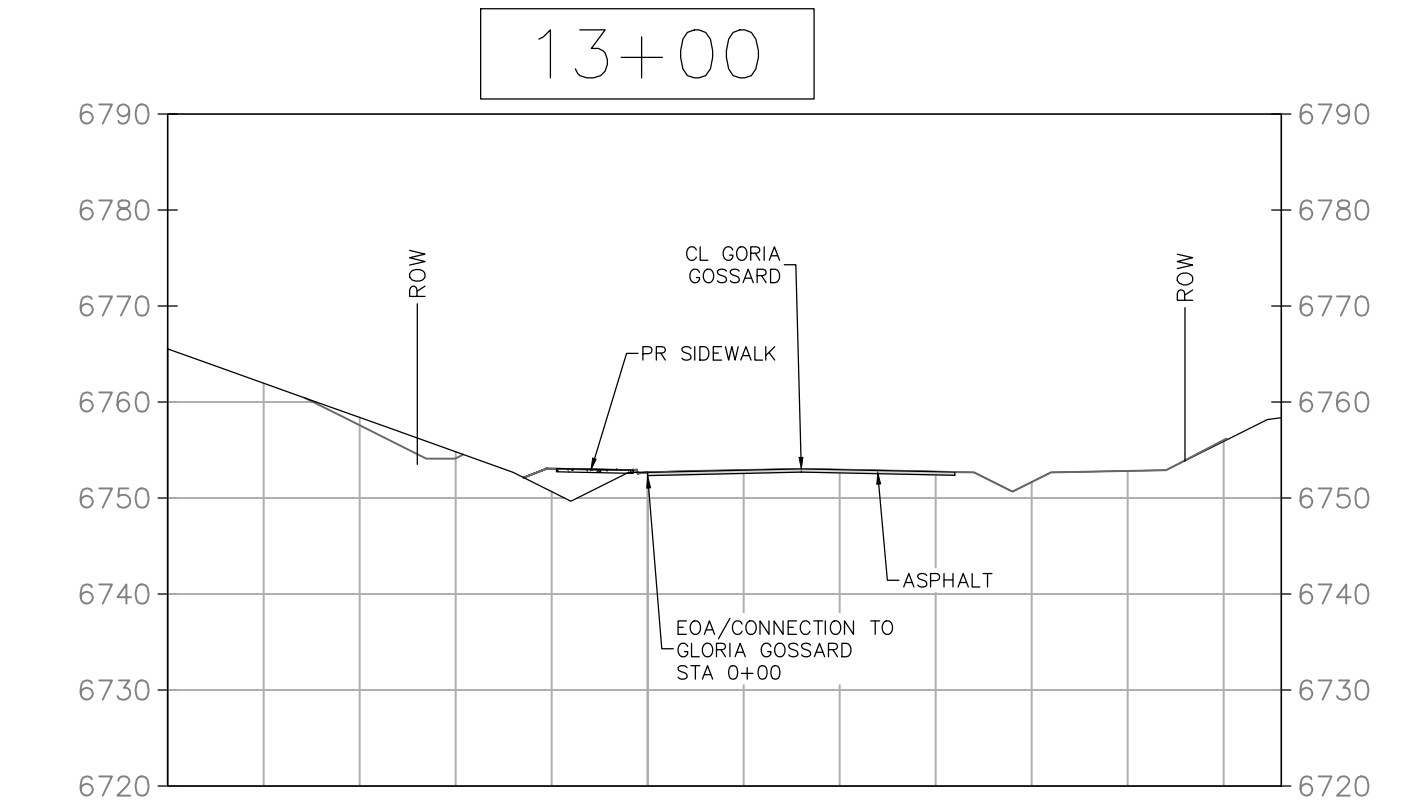
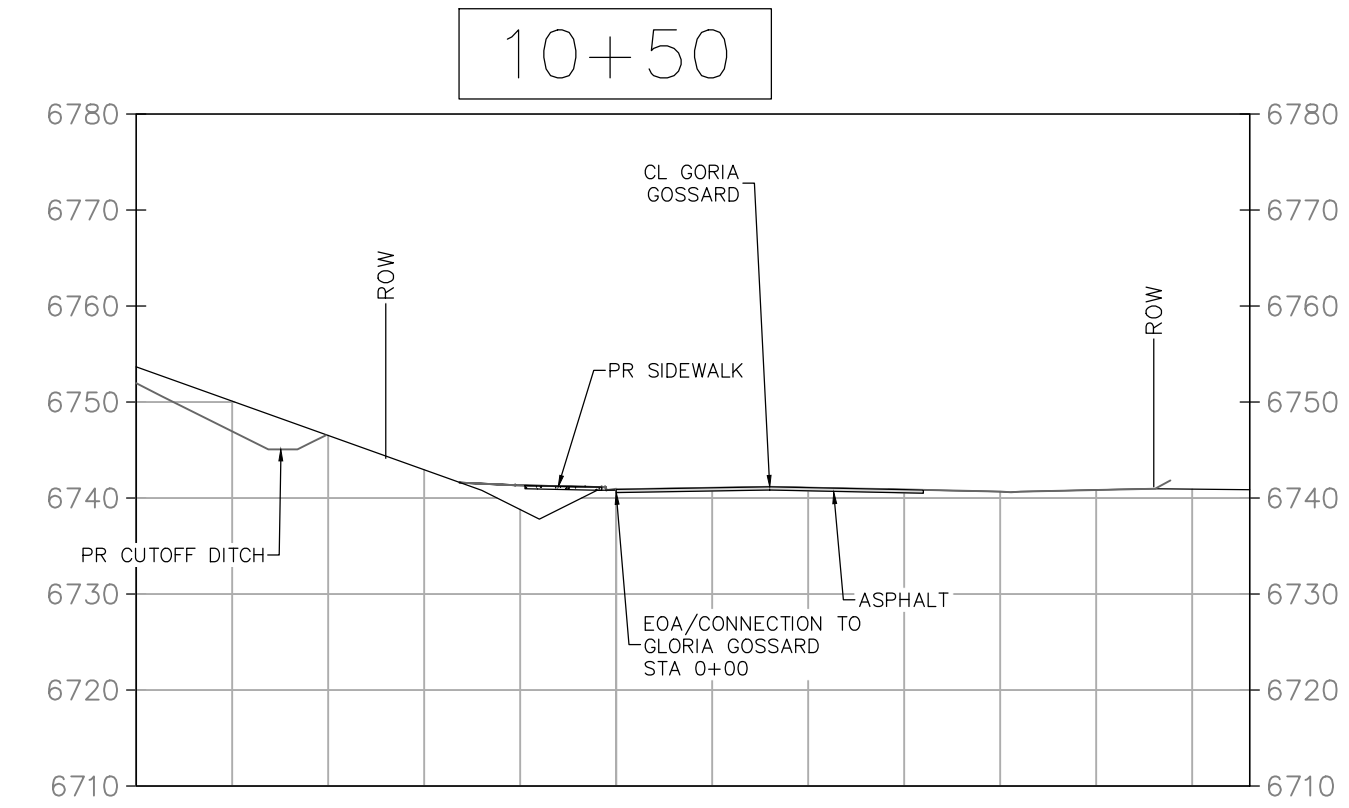
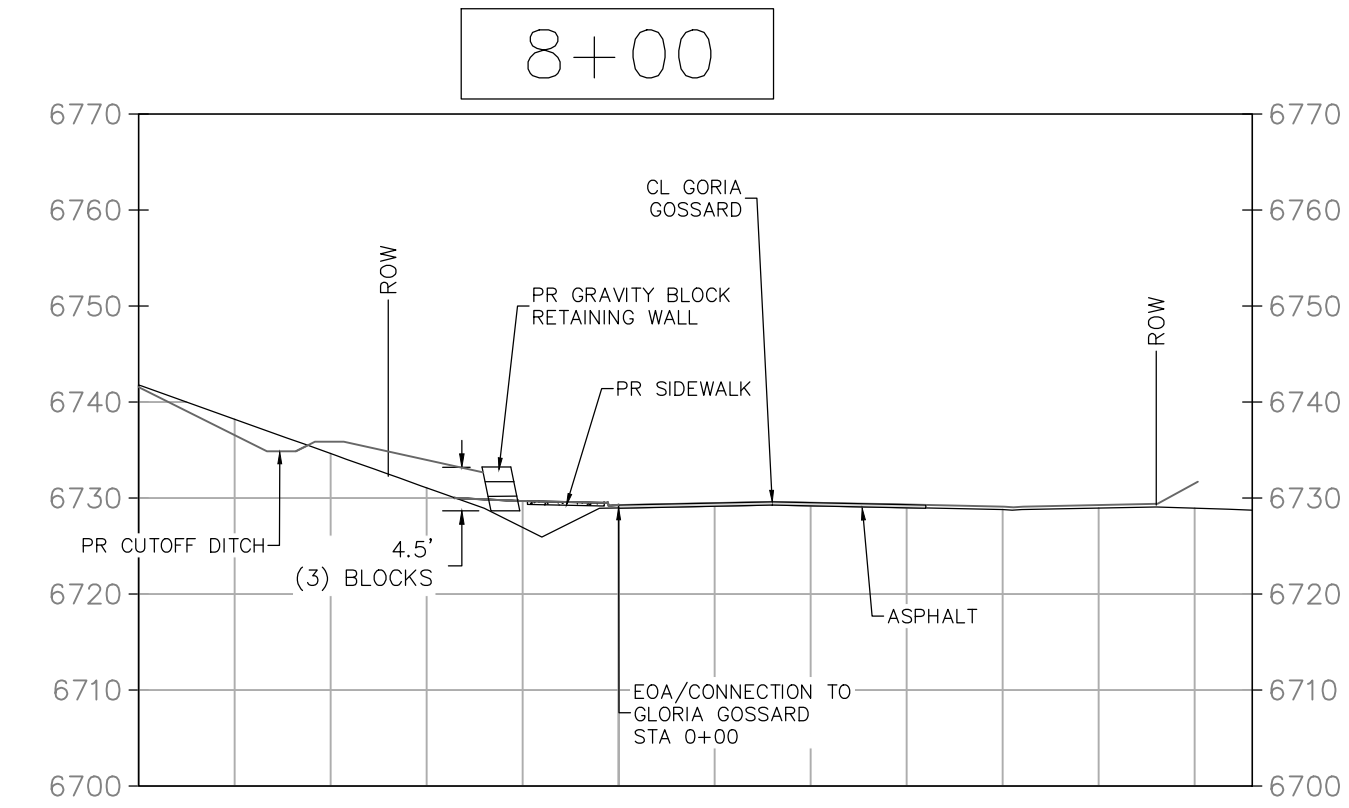
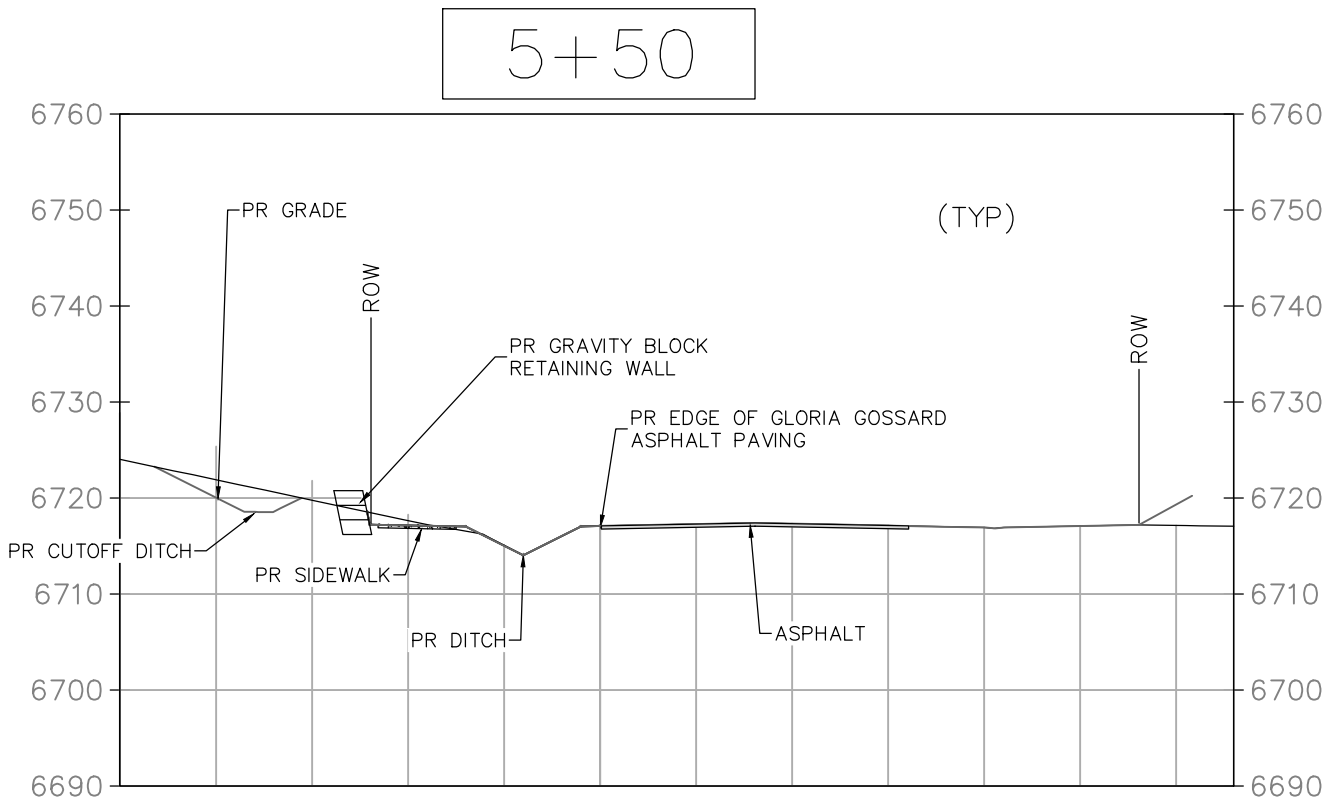
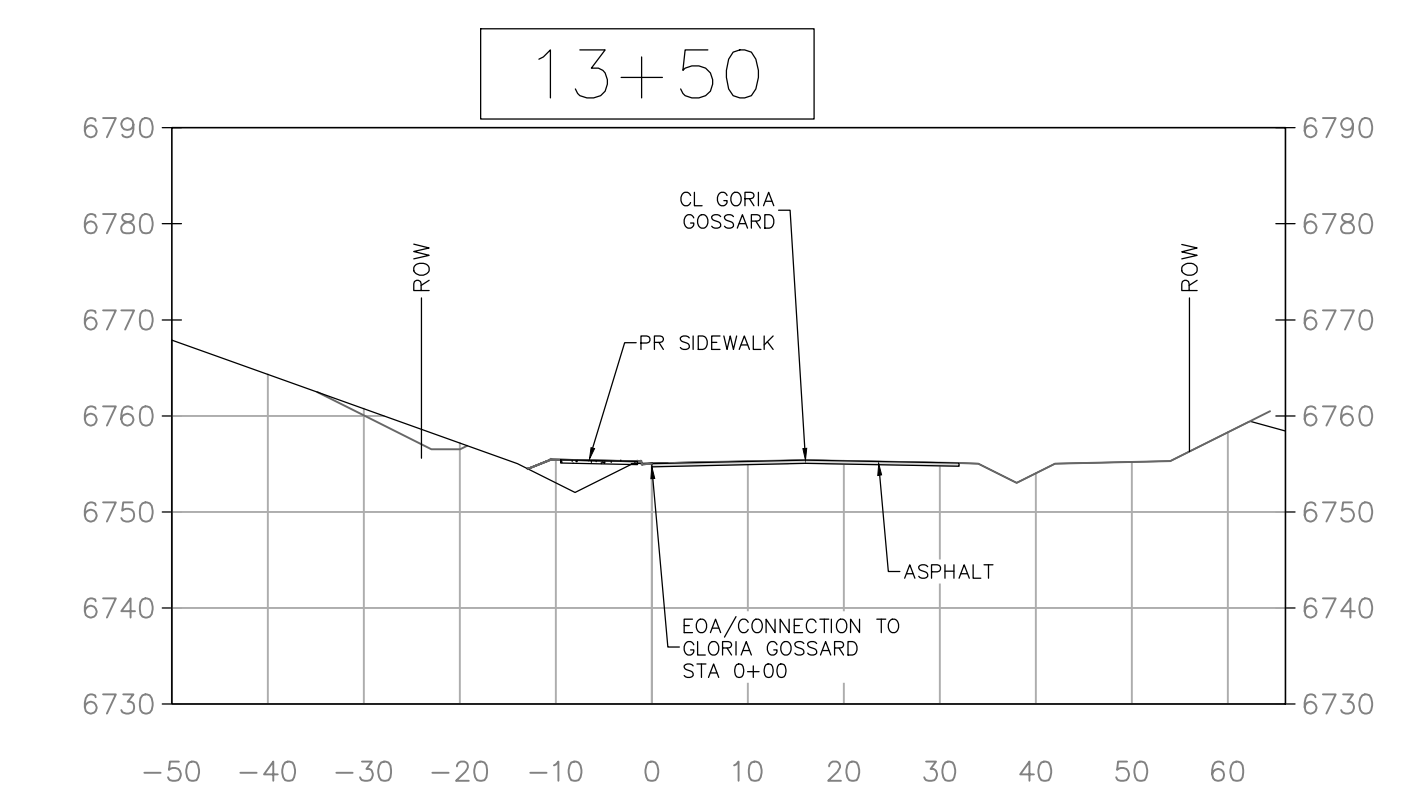
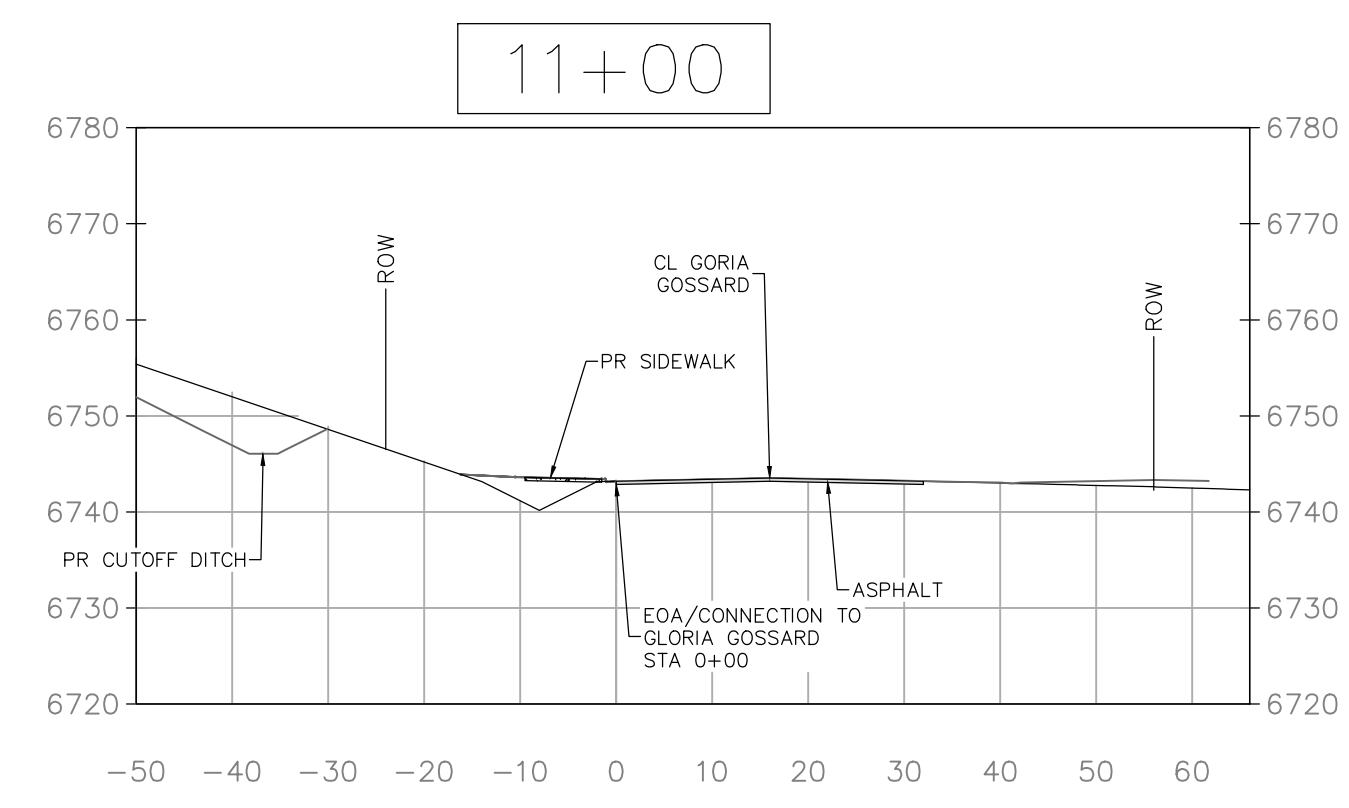
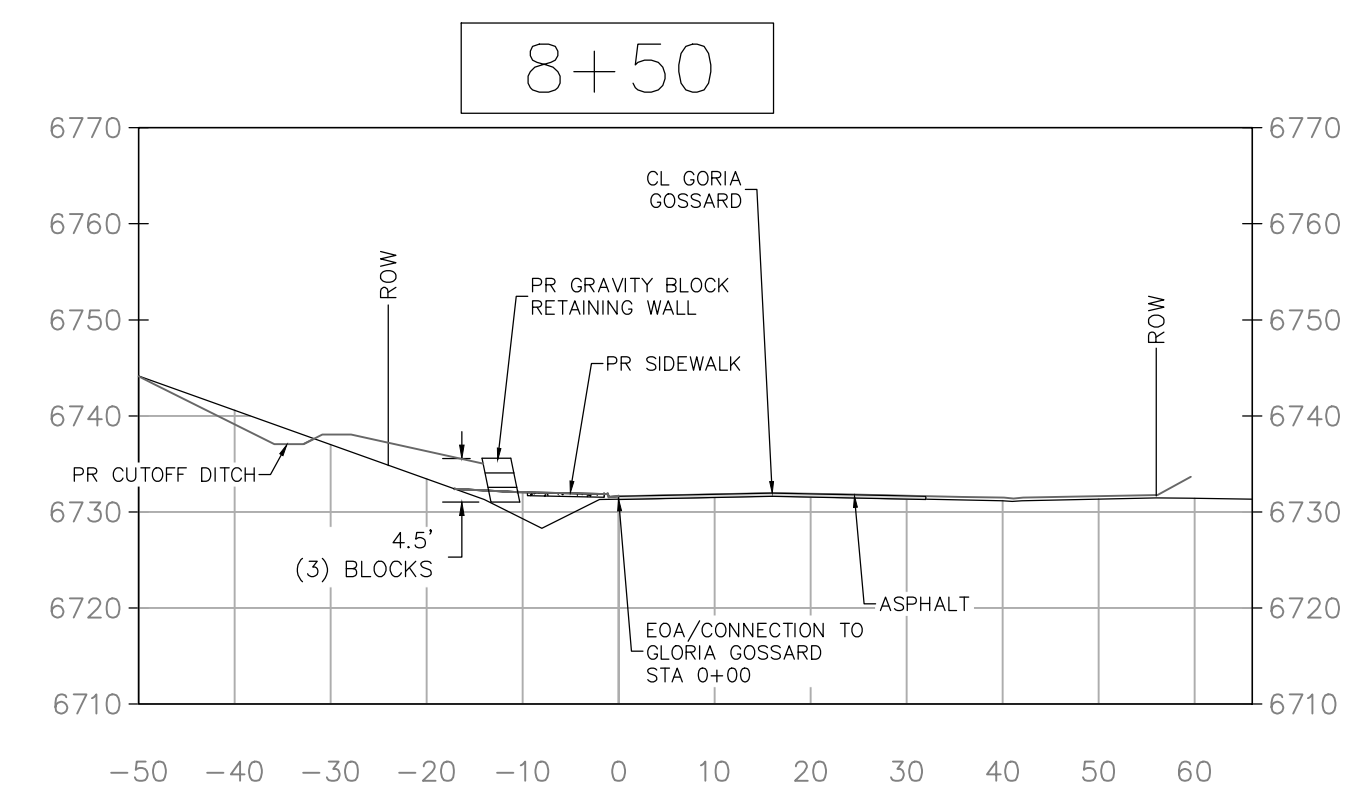
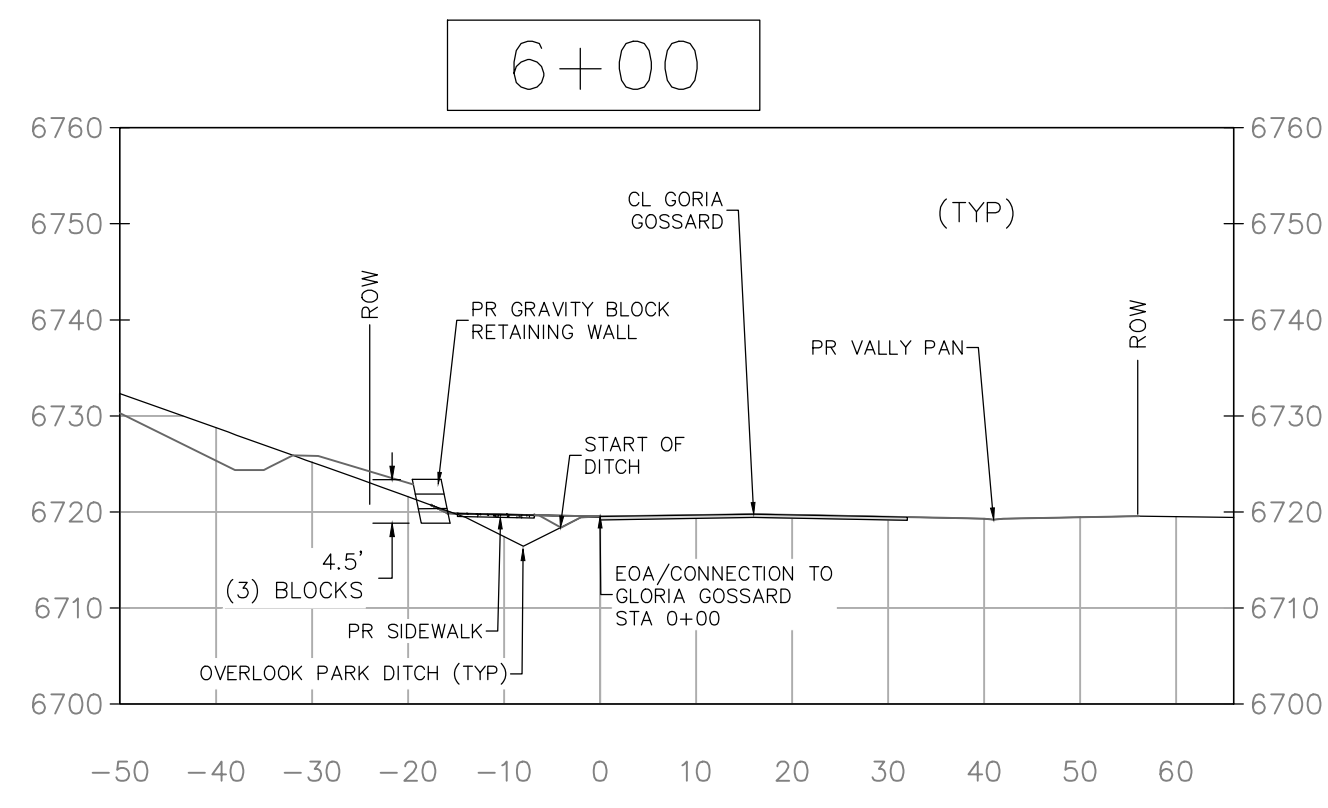
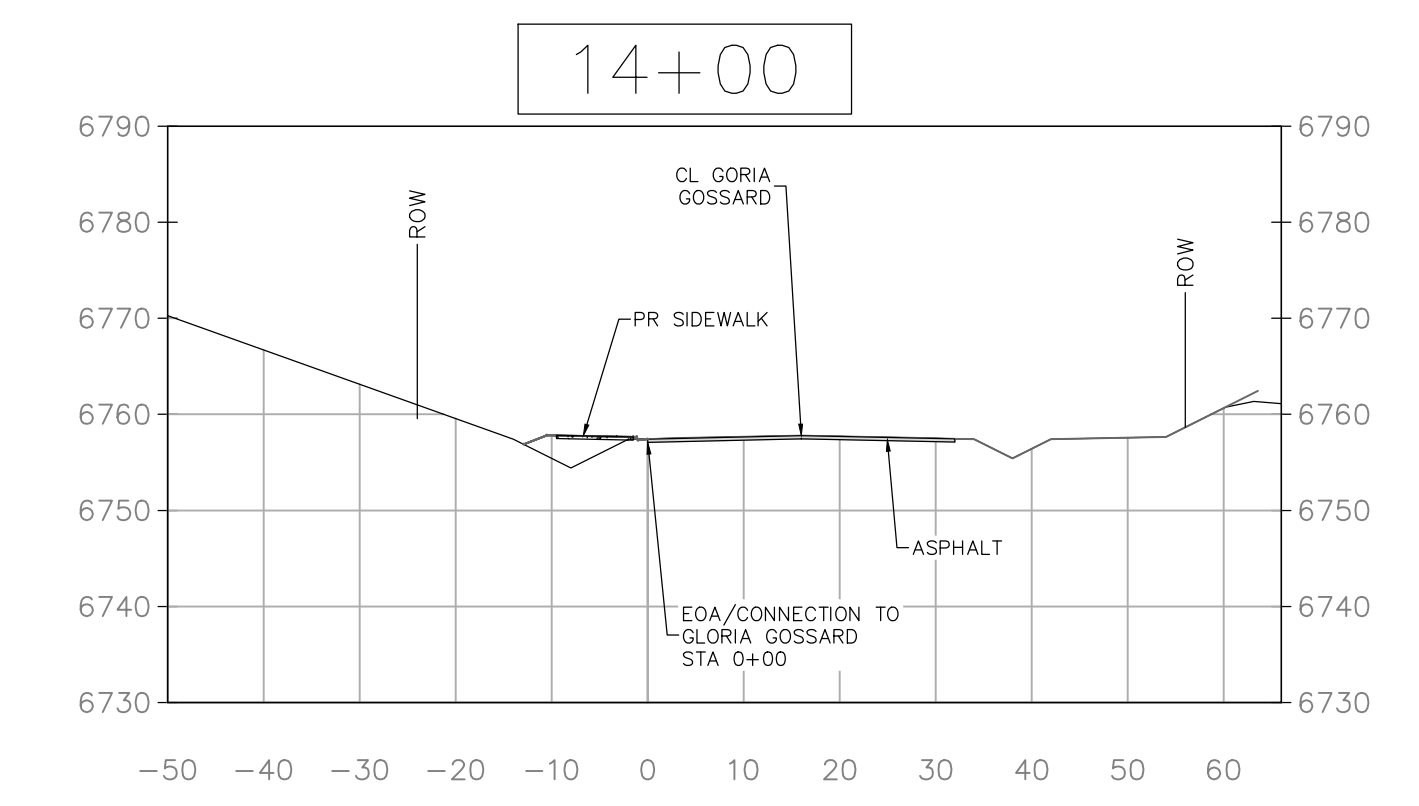
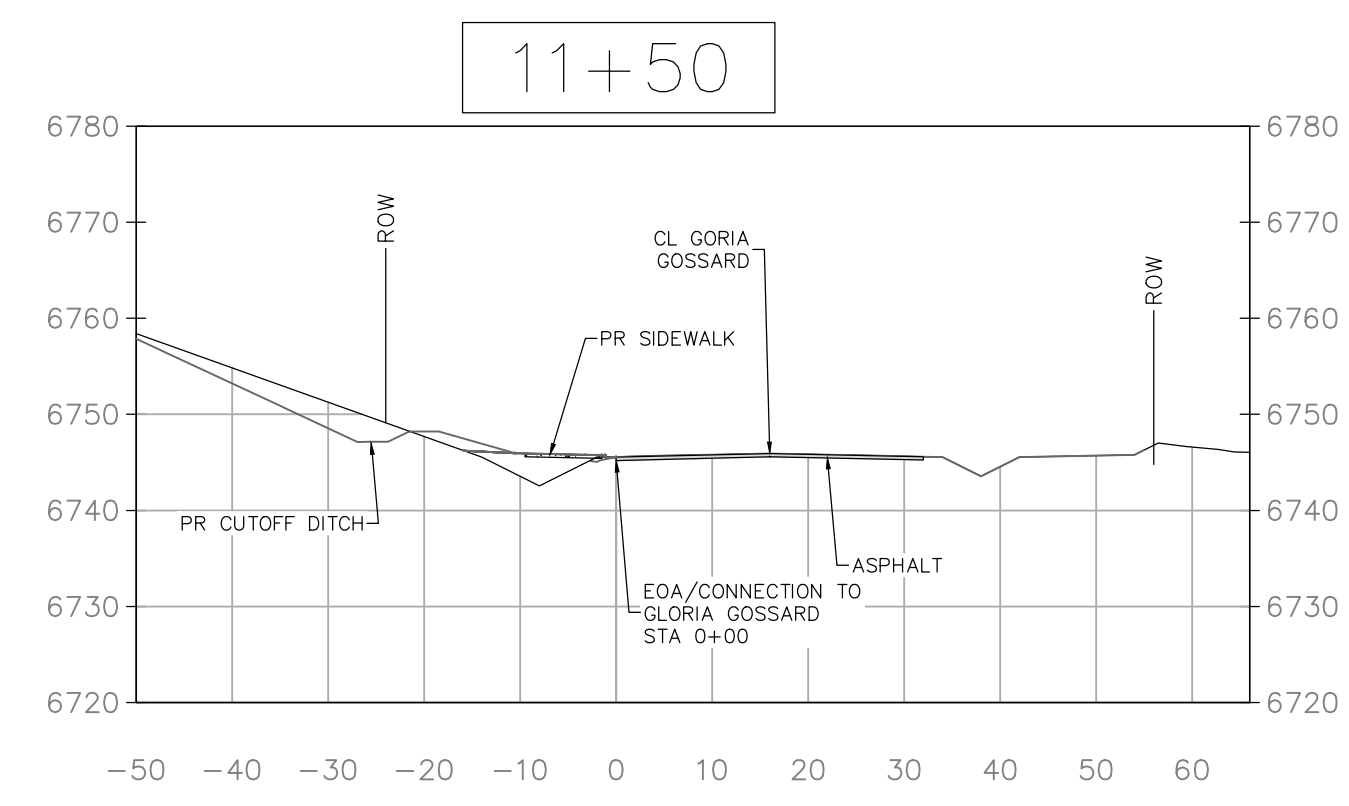
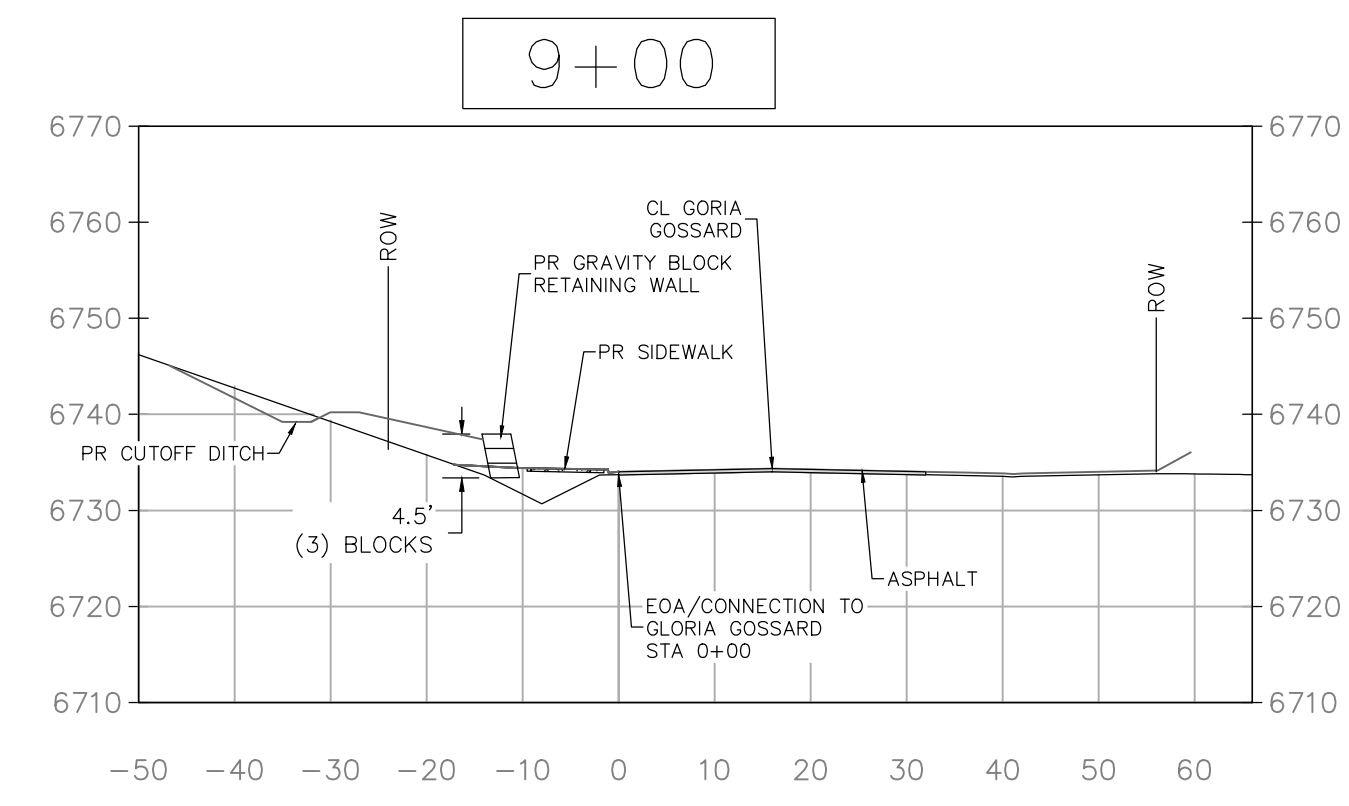
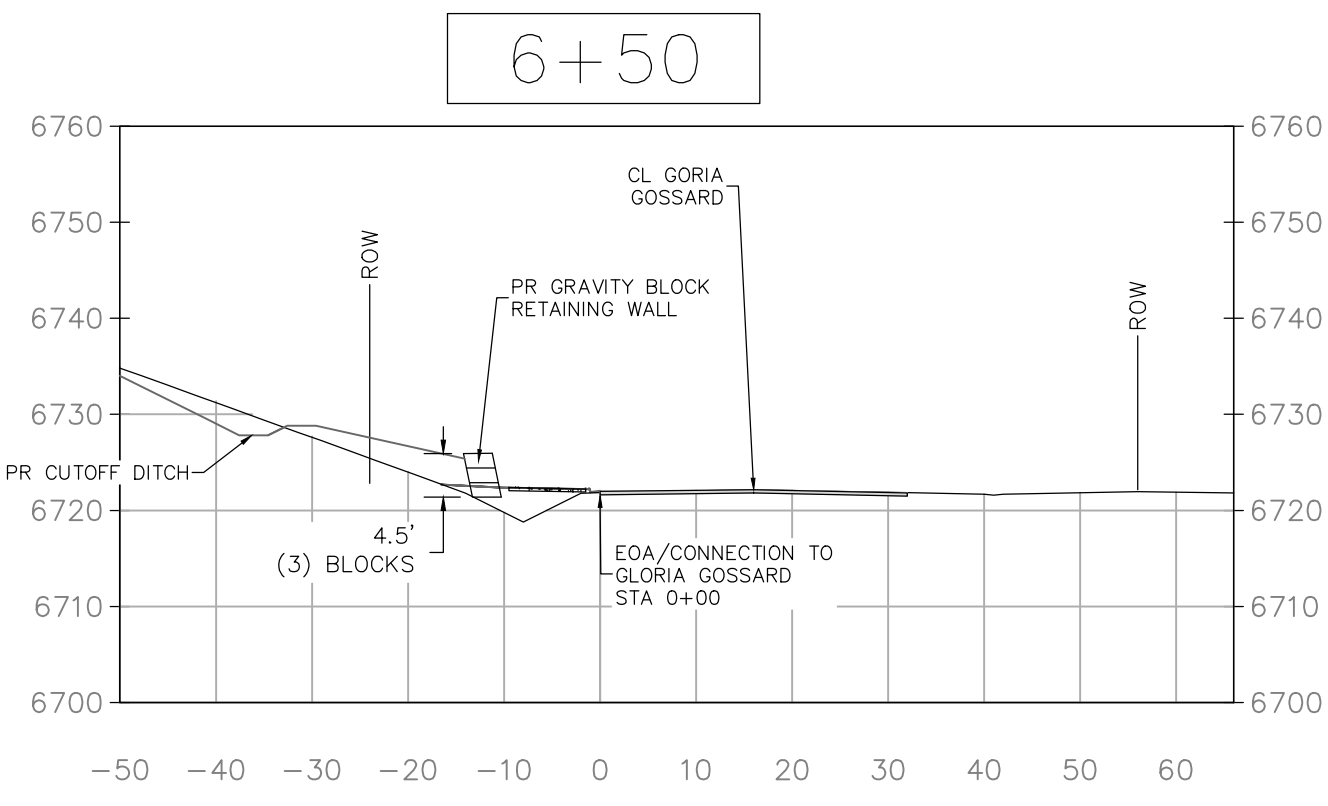
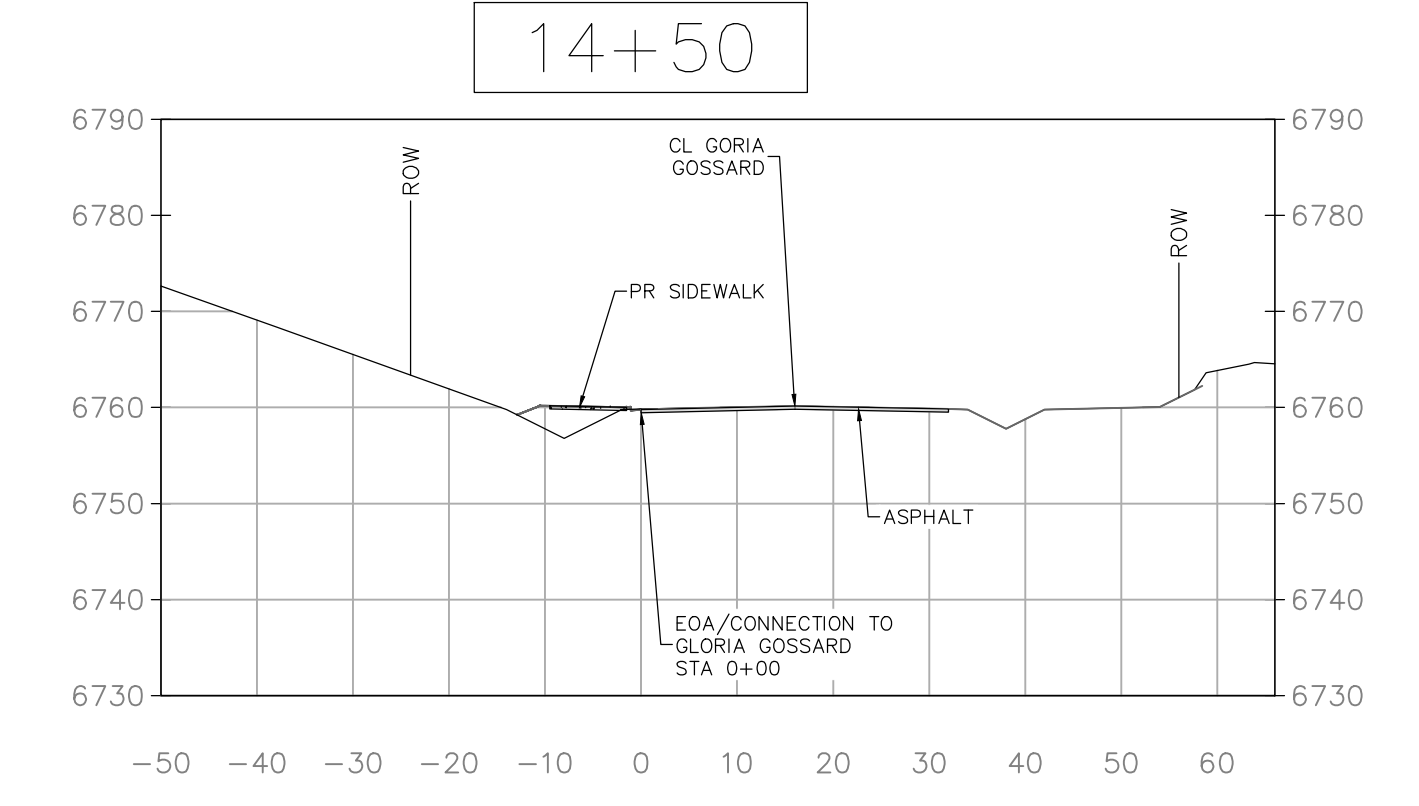
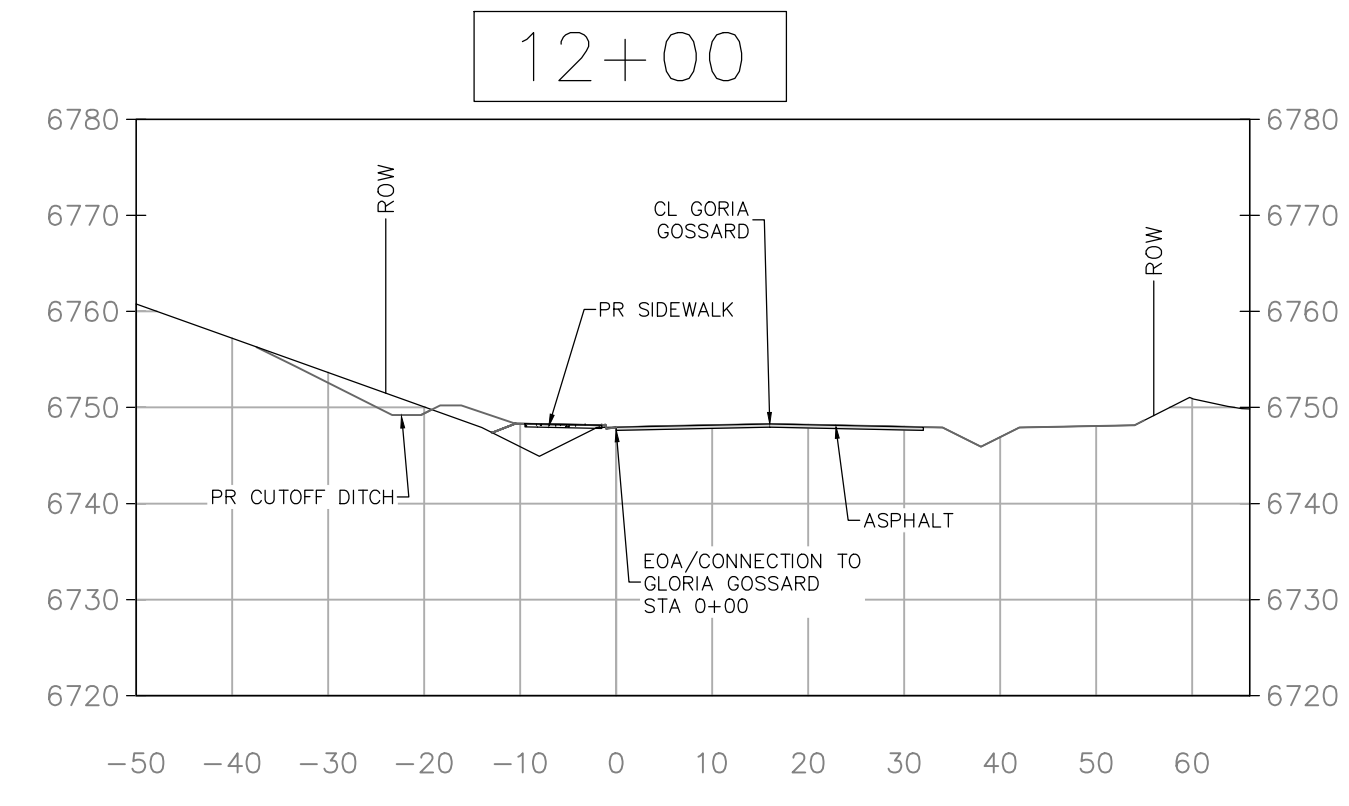
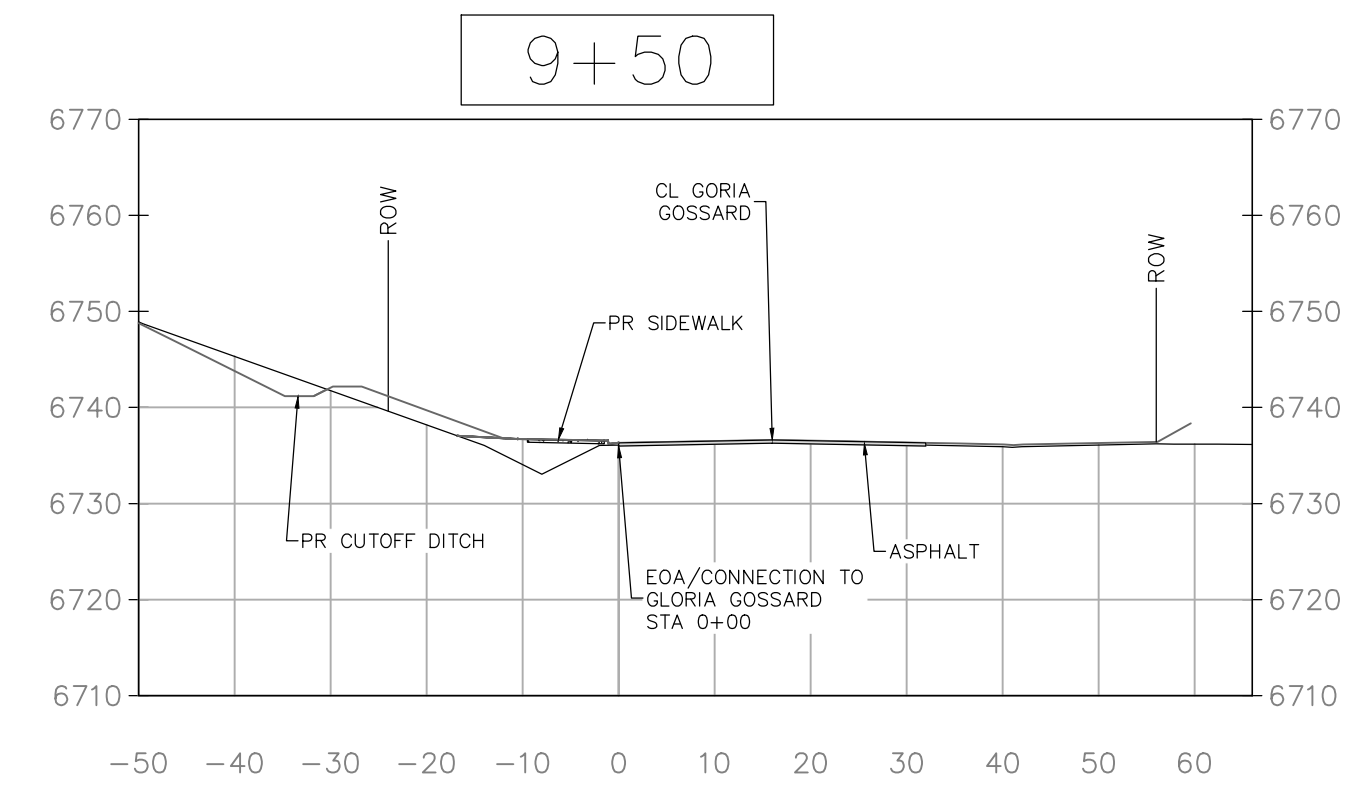
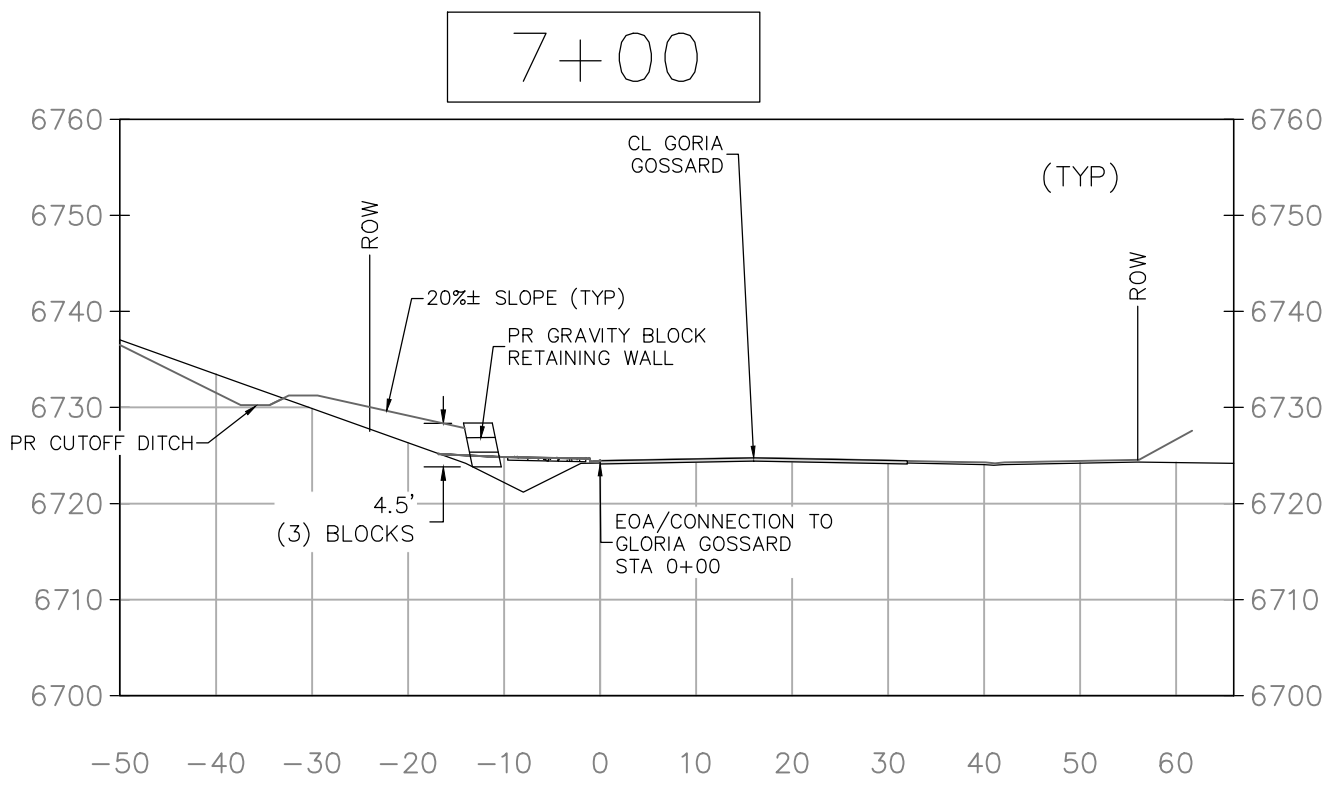
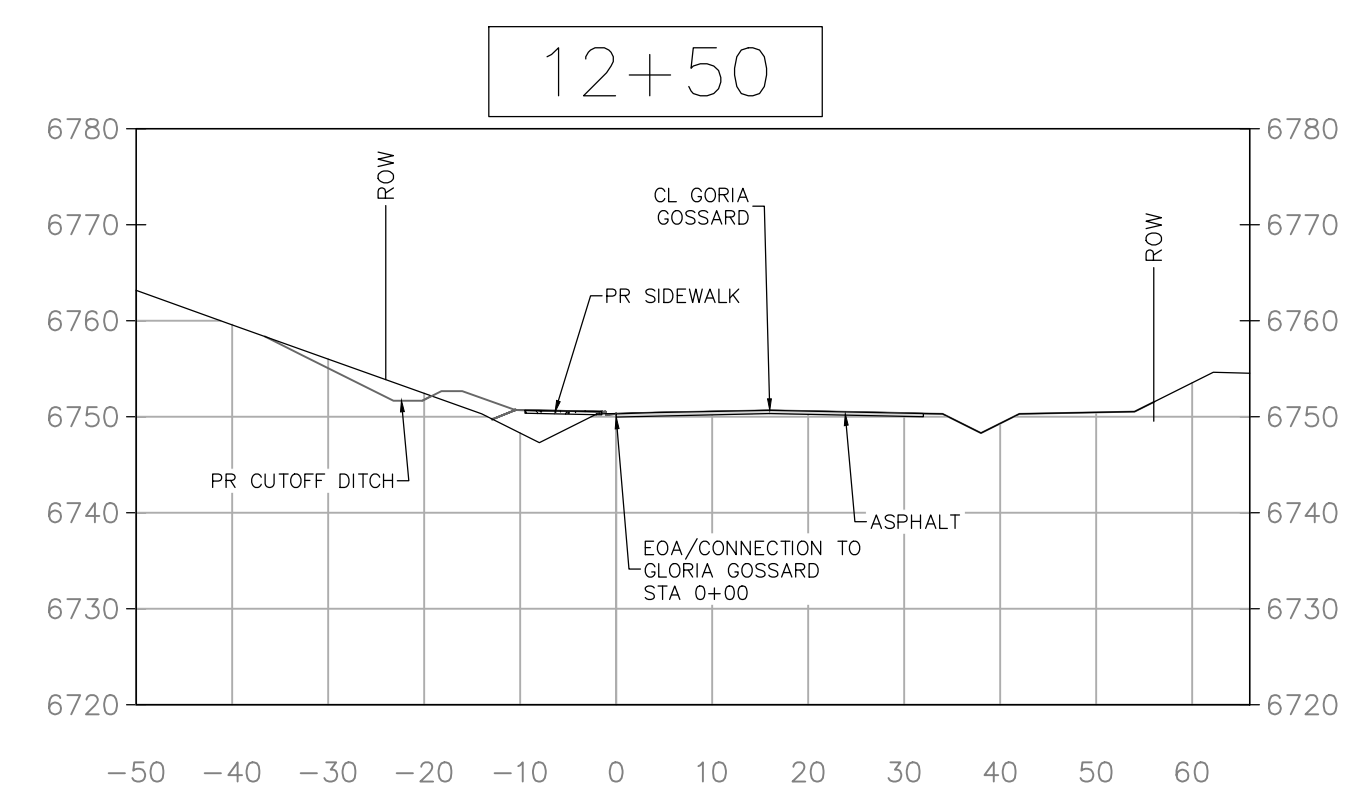
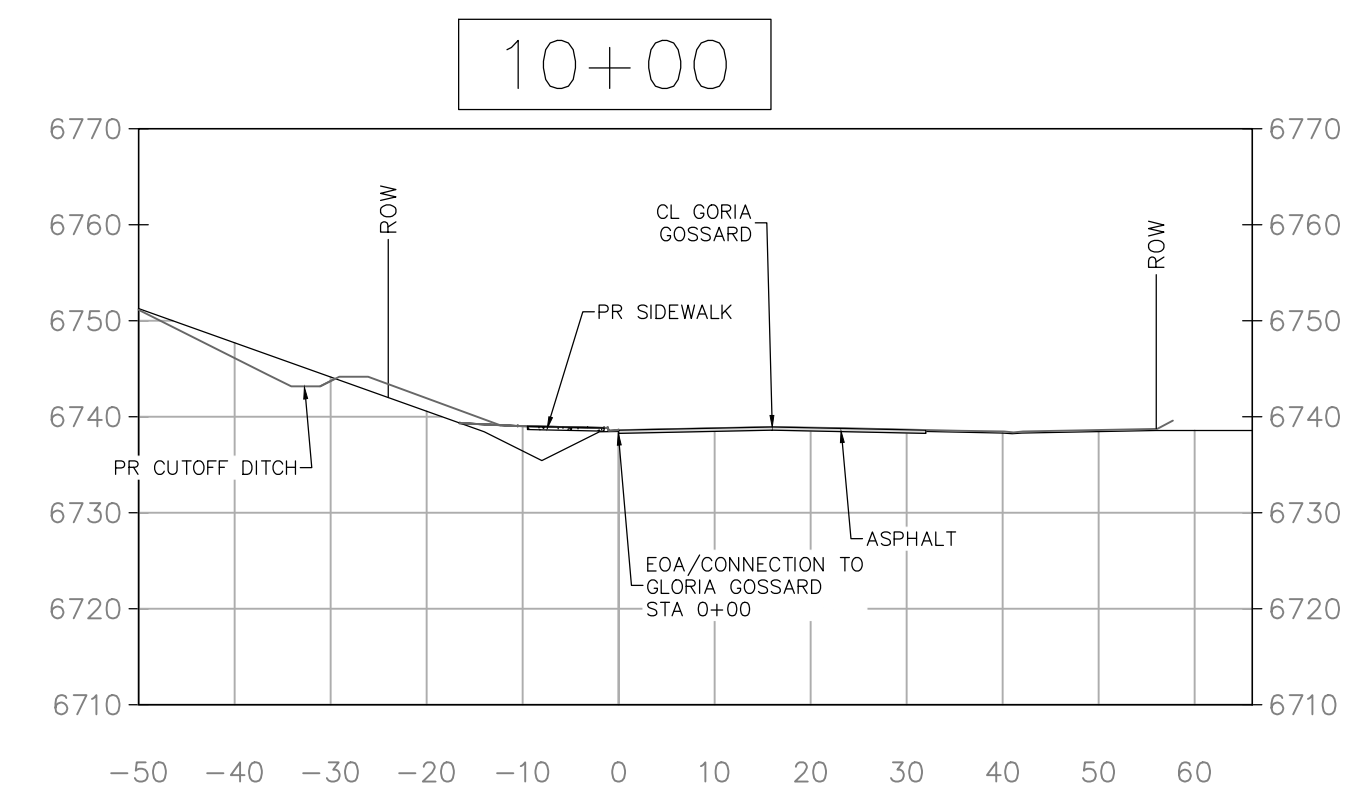
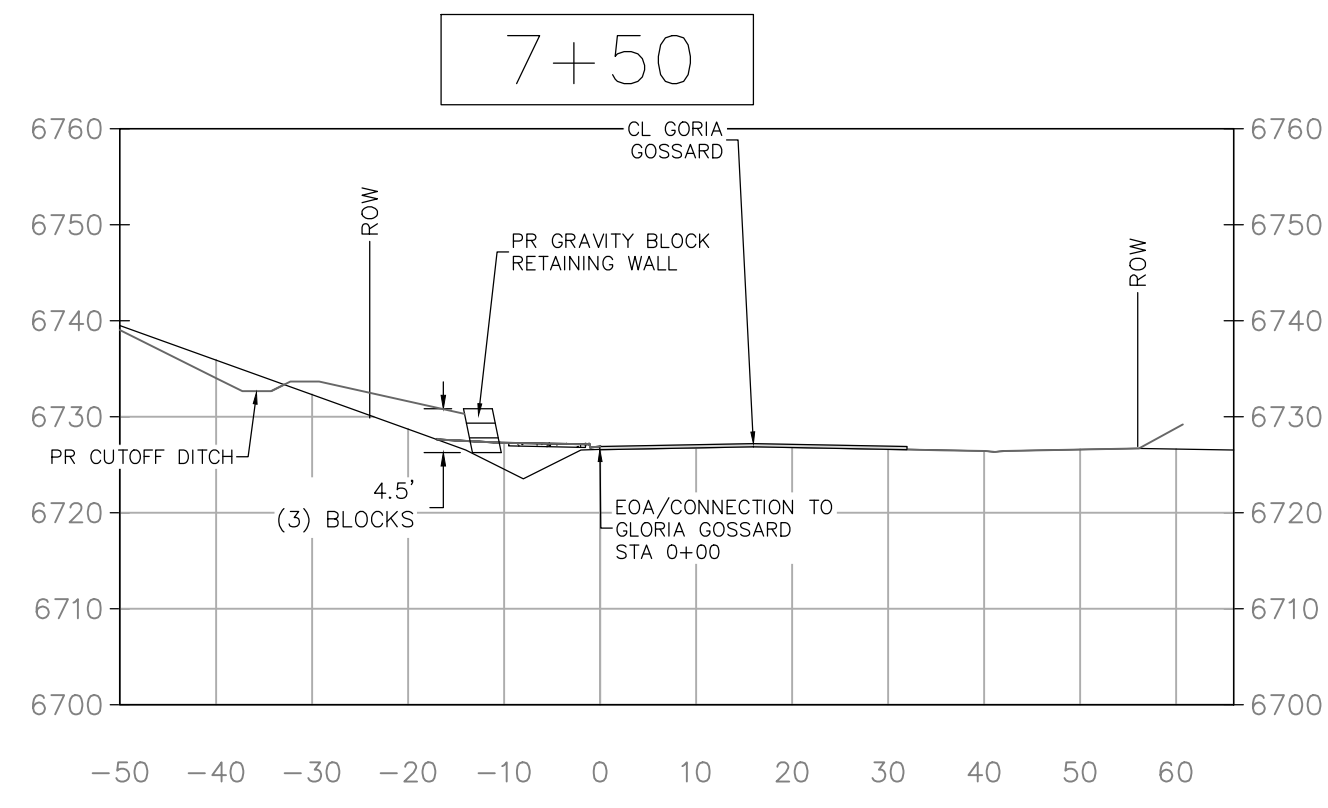


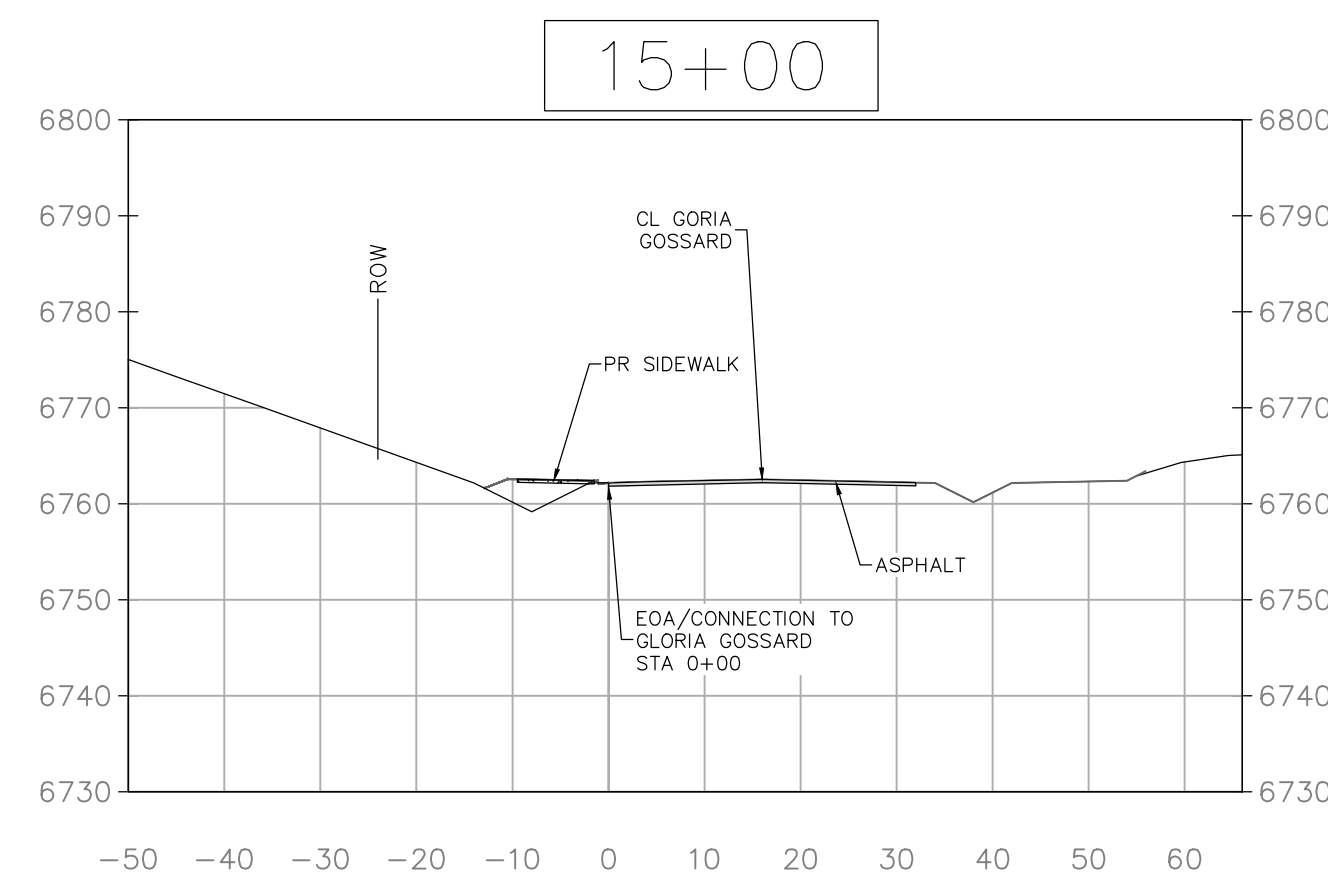
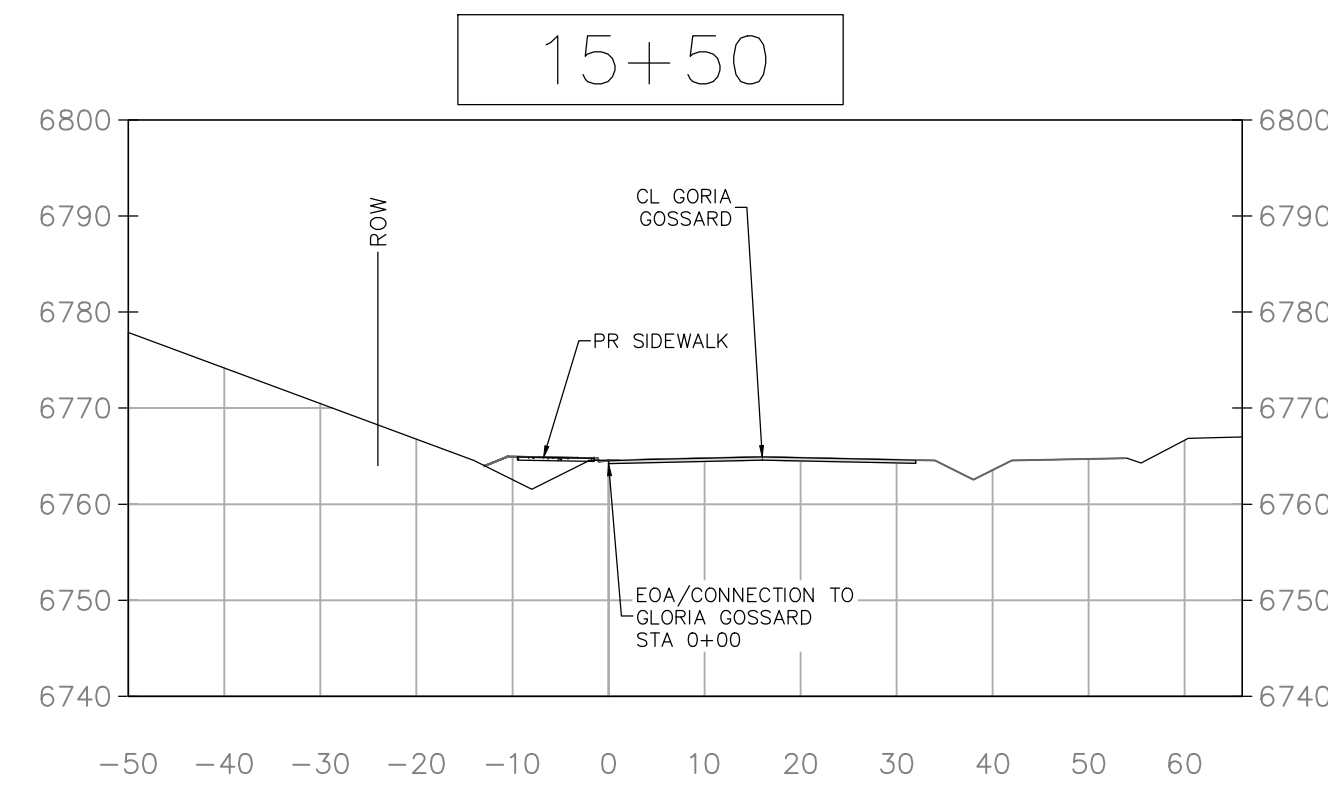
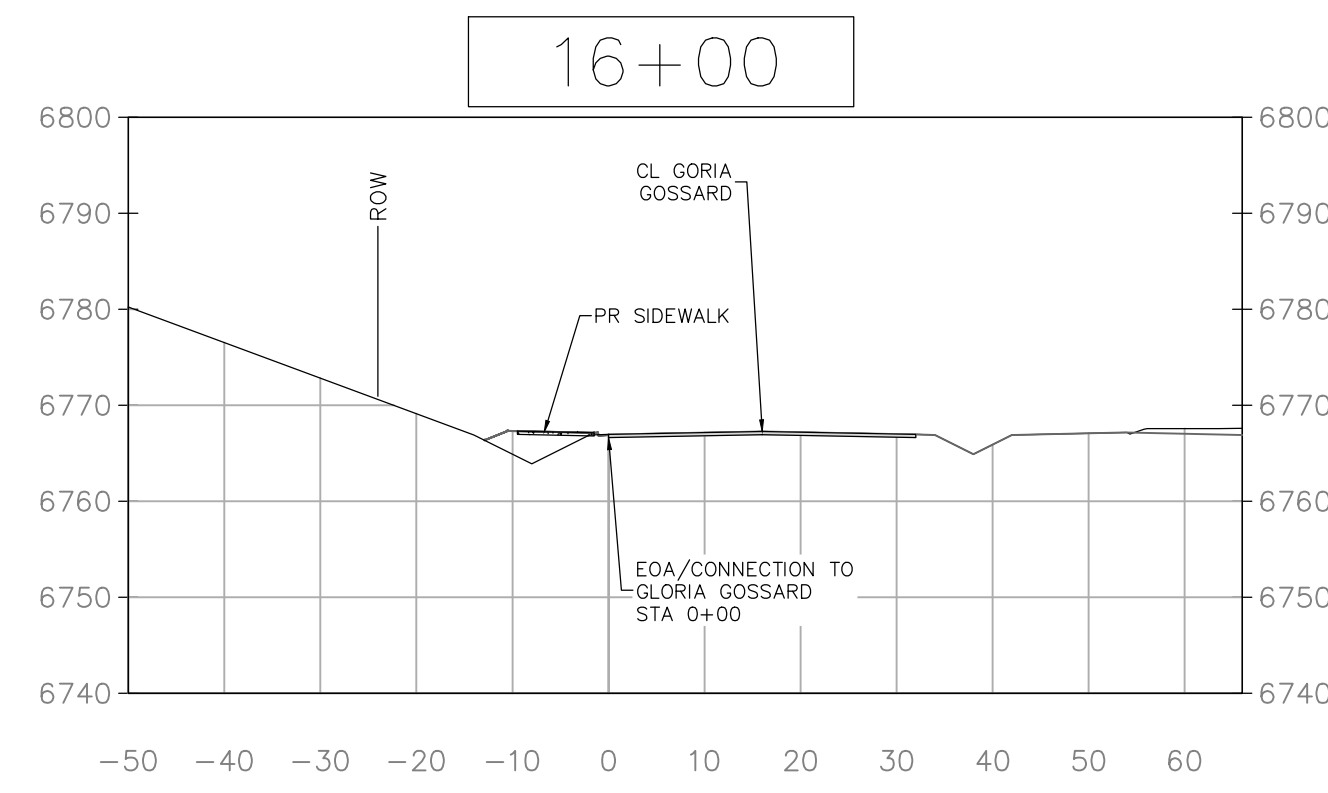
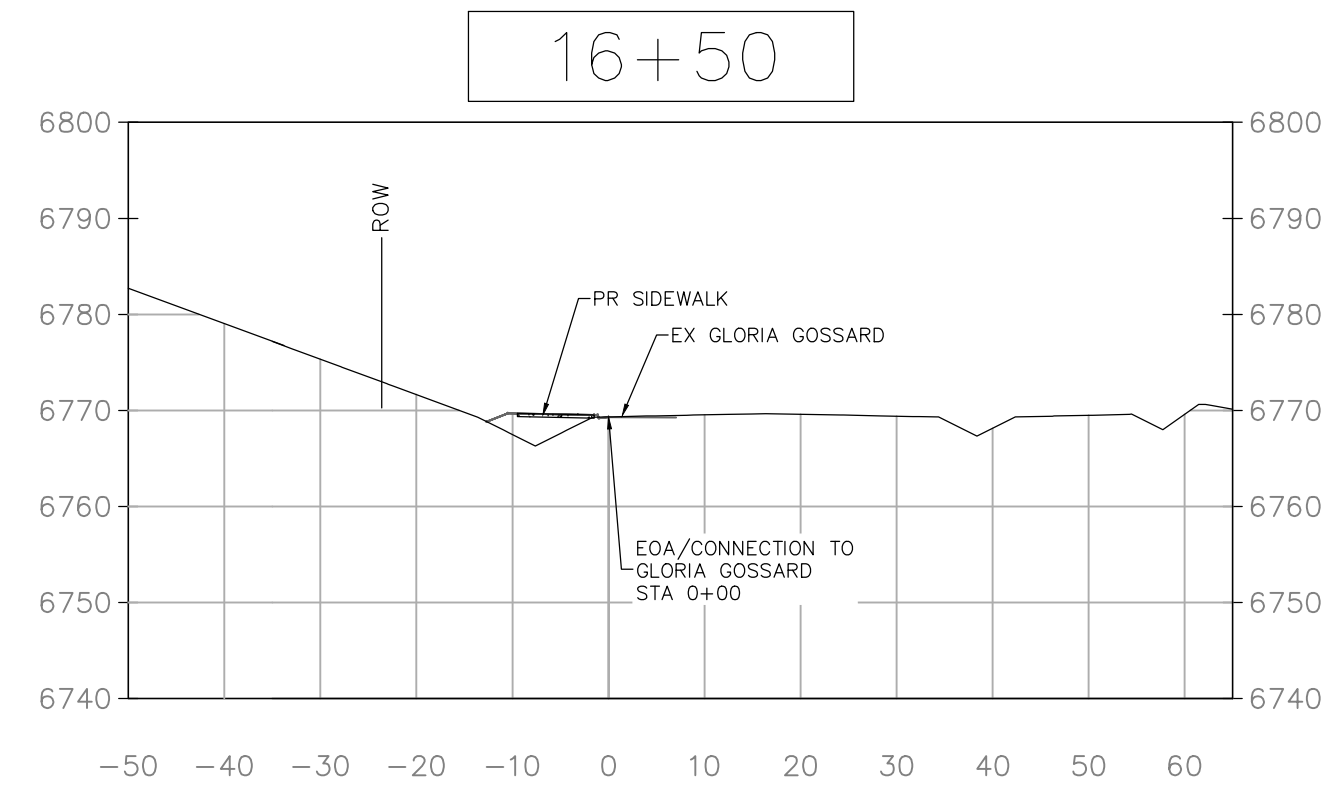
DATE: 12-1-2023
 JOB #: 1670-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
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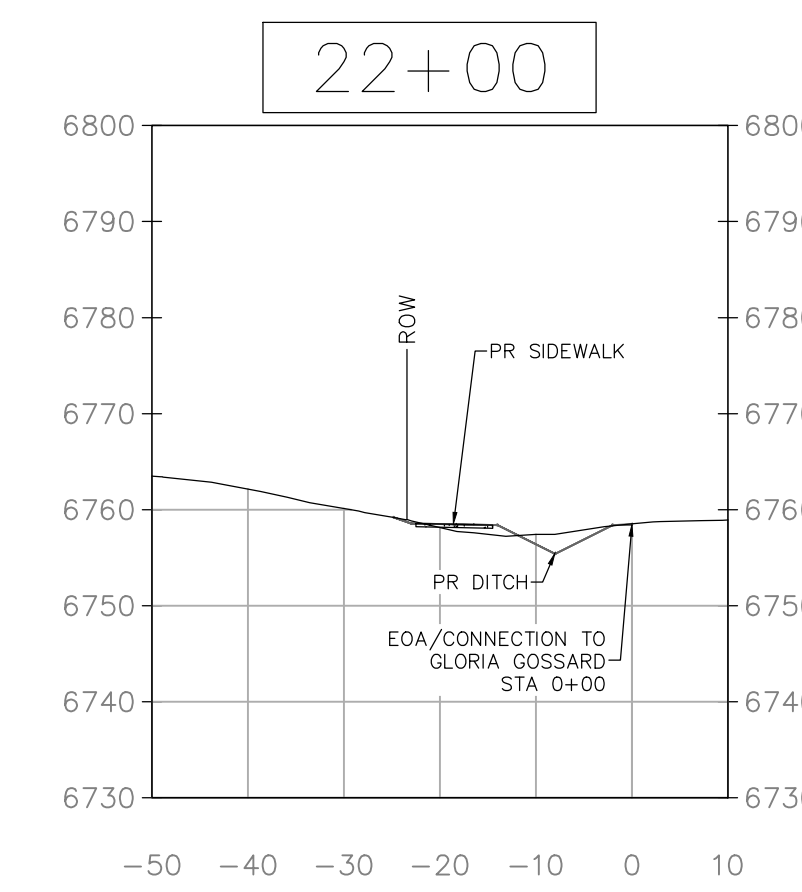
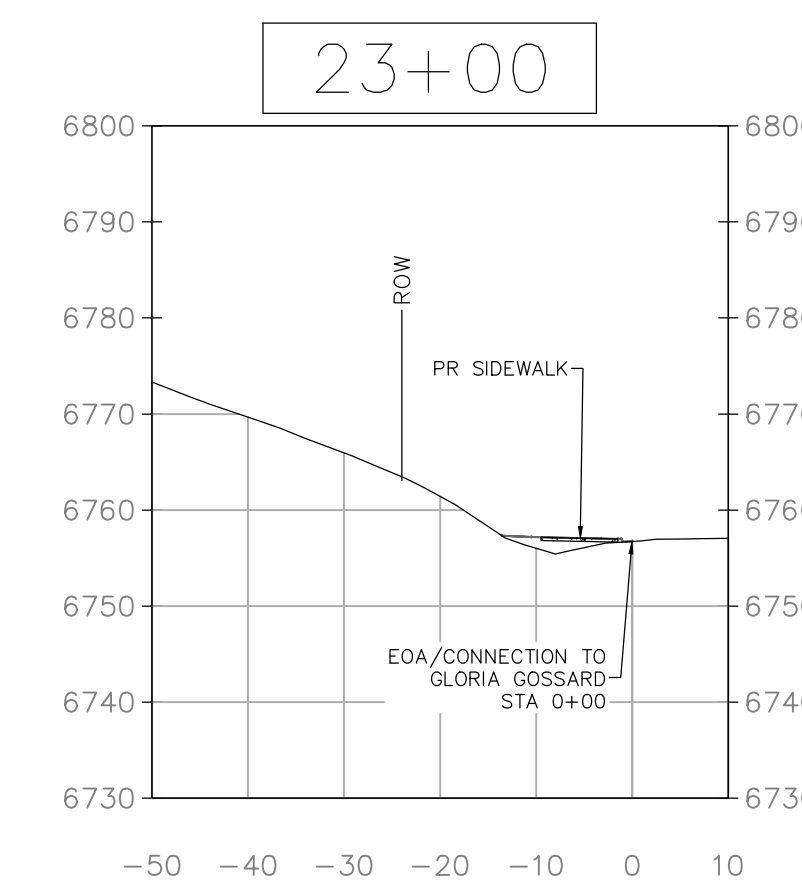
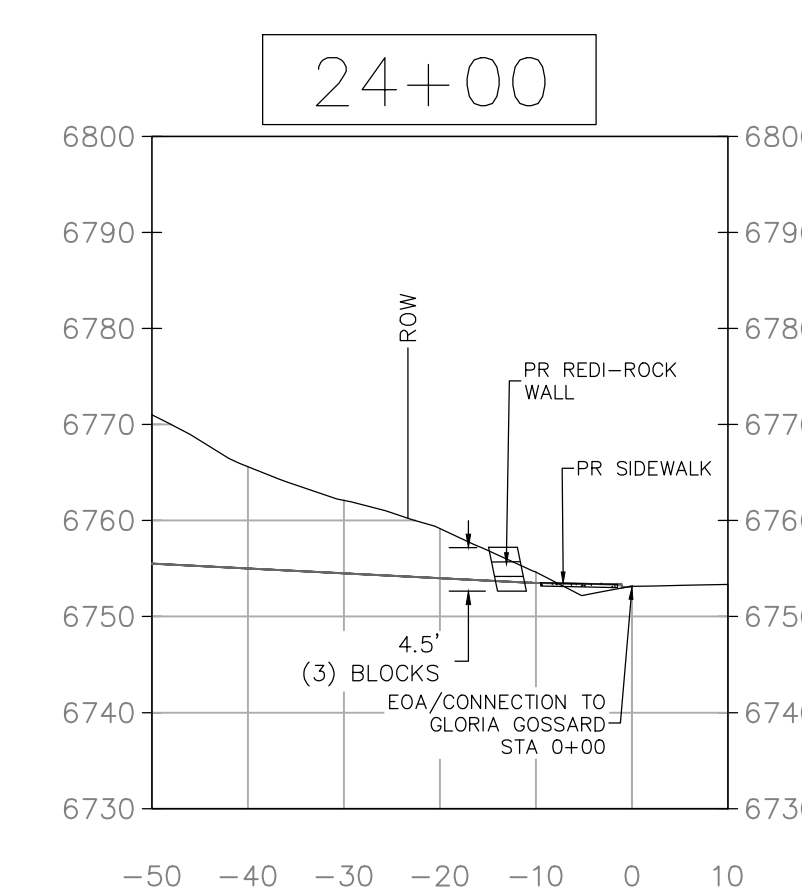
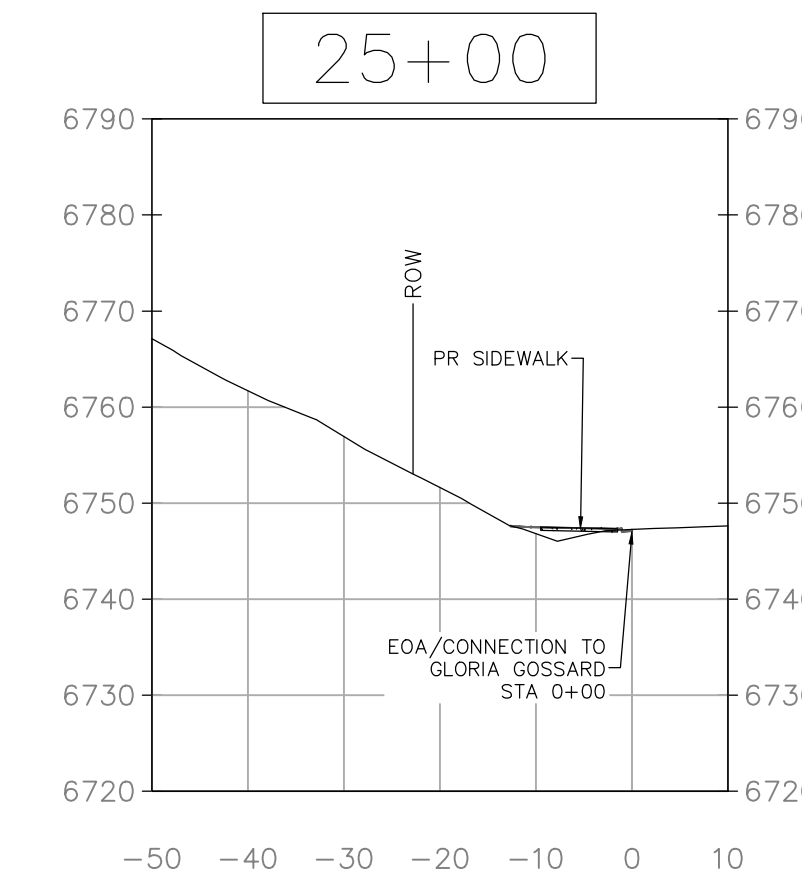
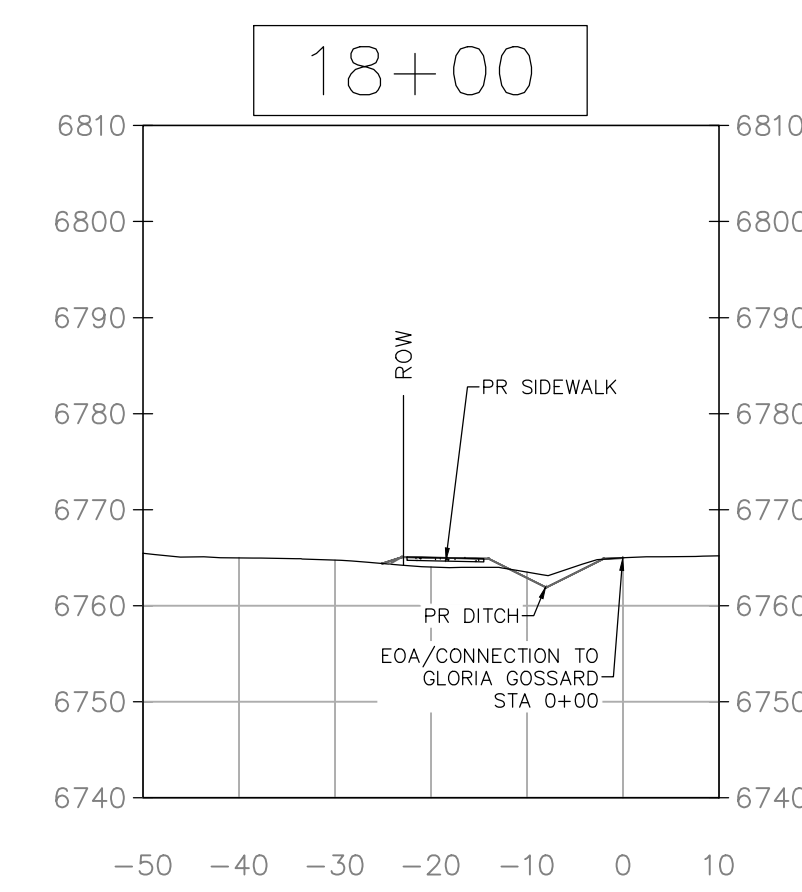
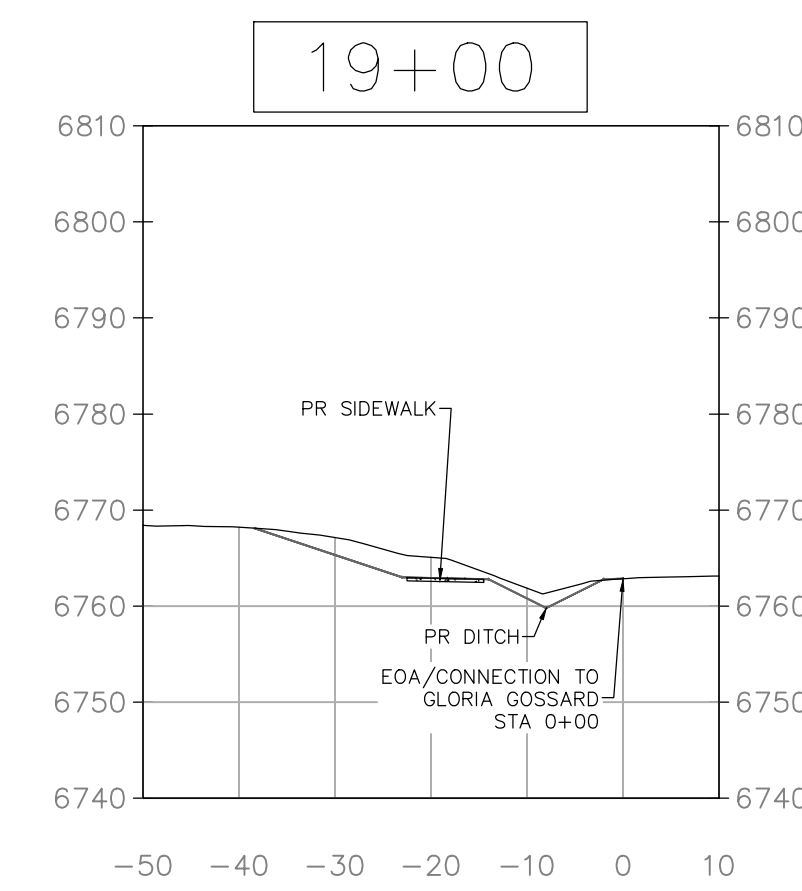
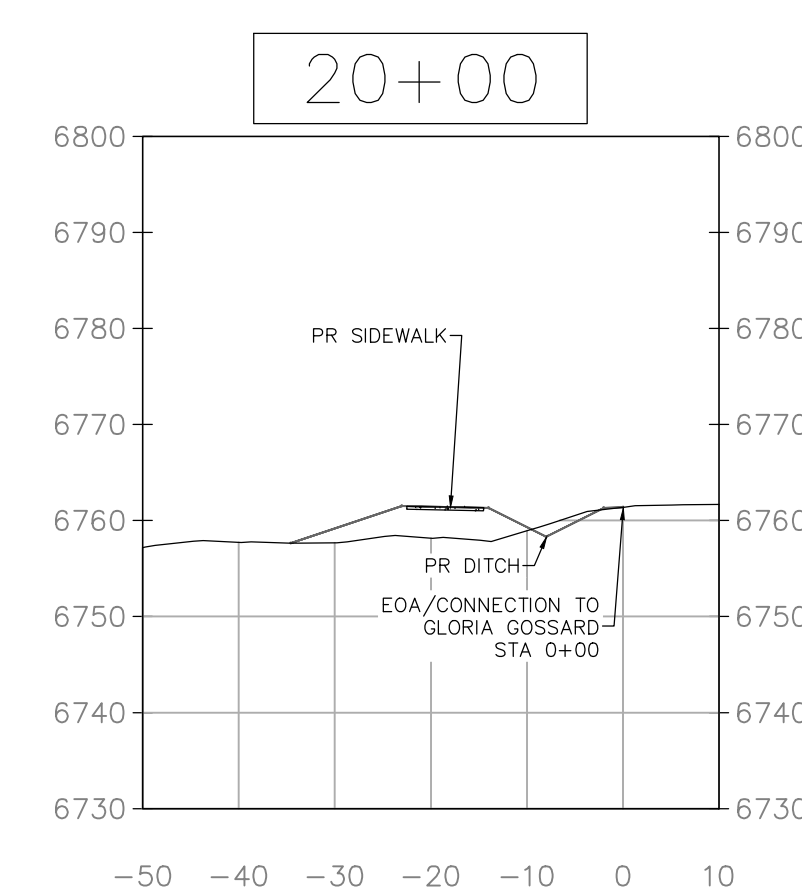
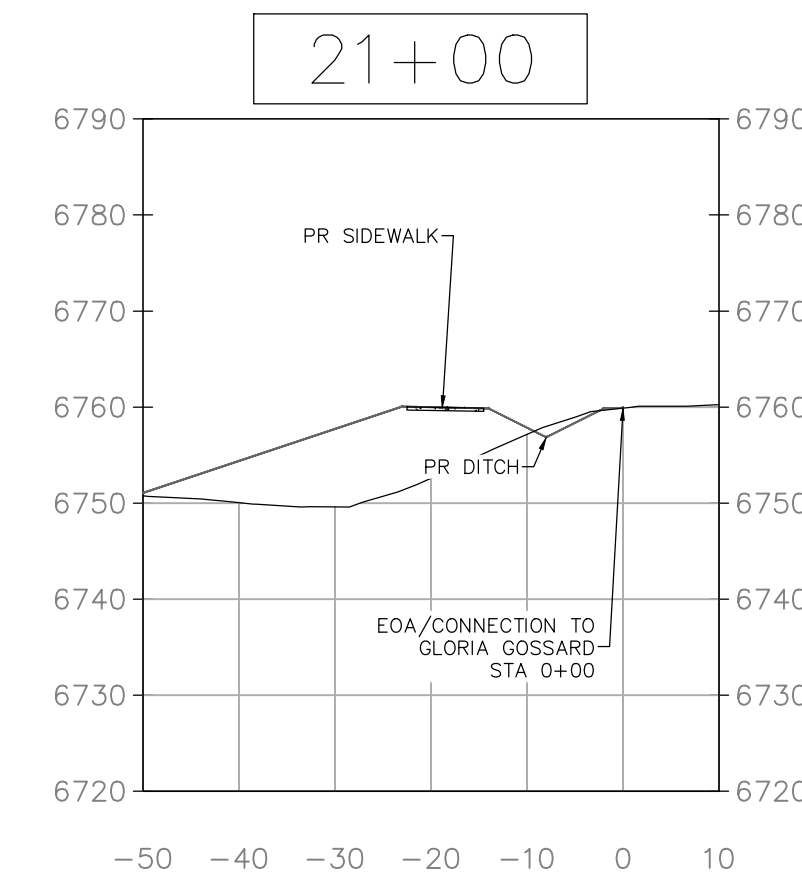
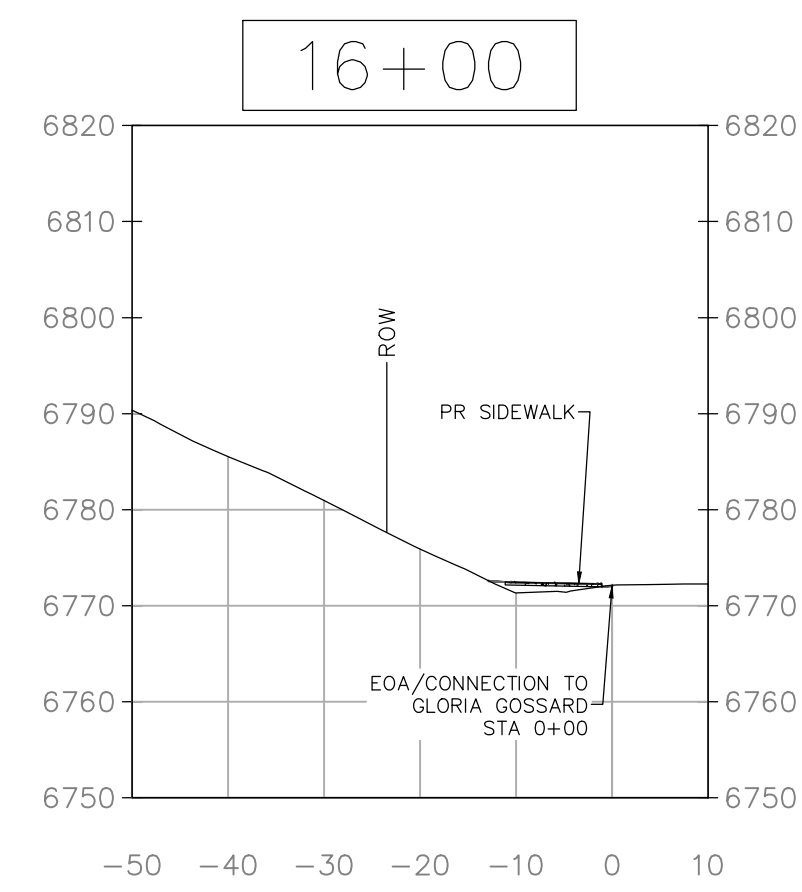
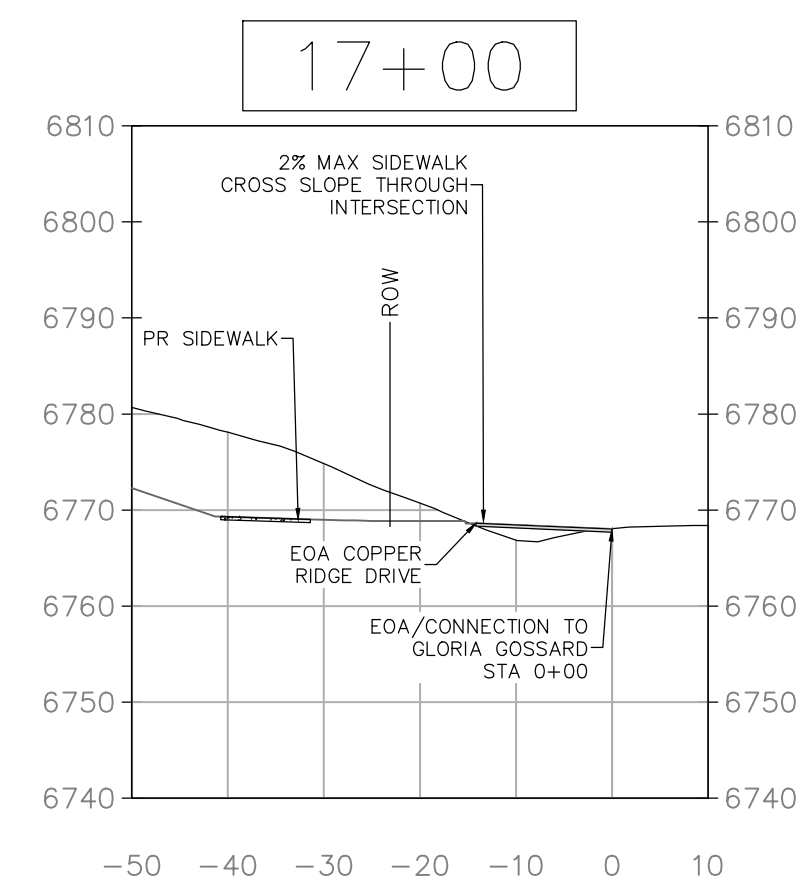
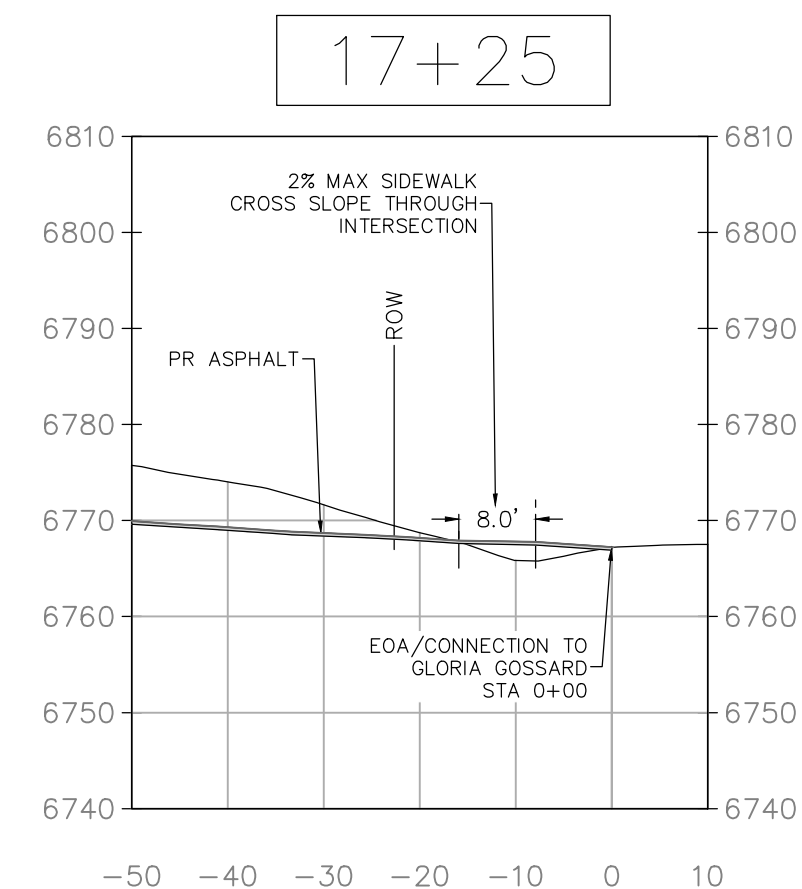
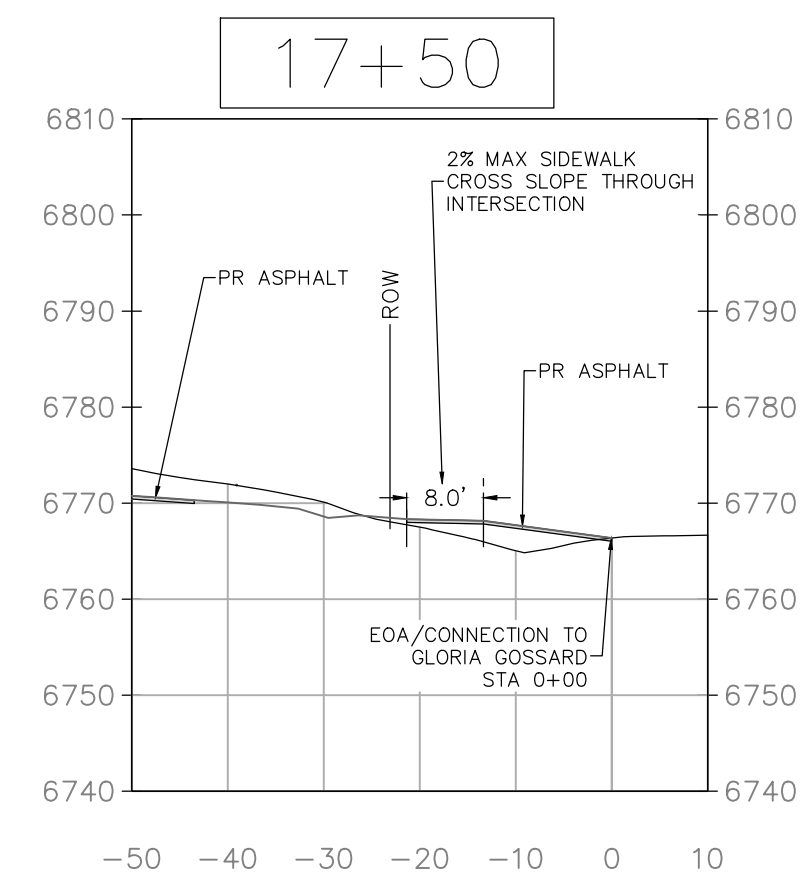
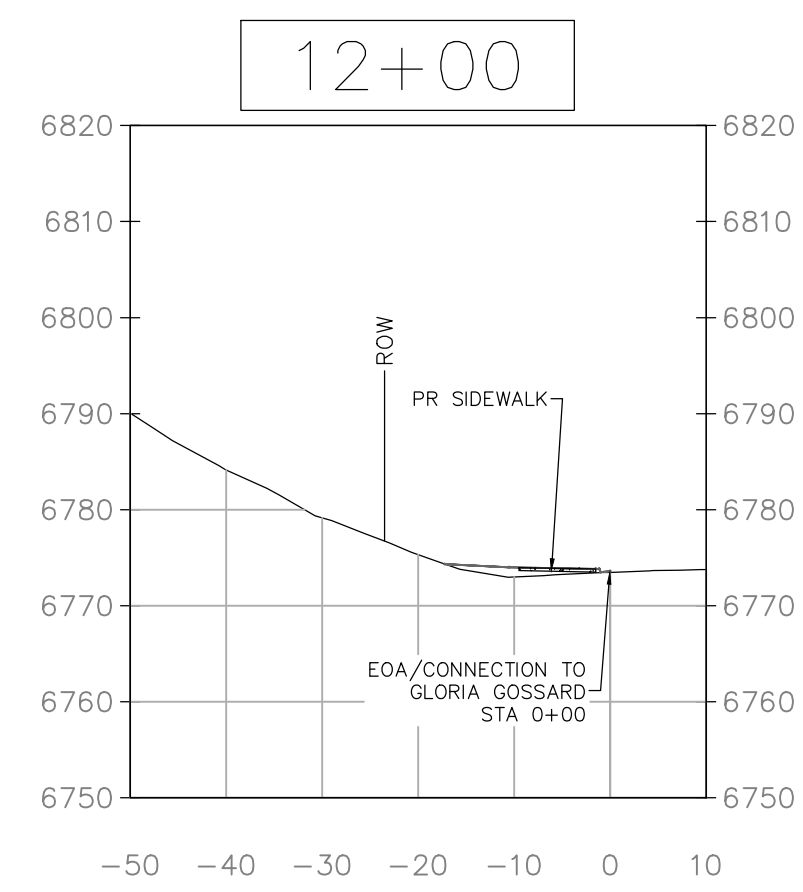
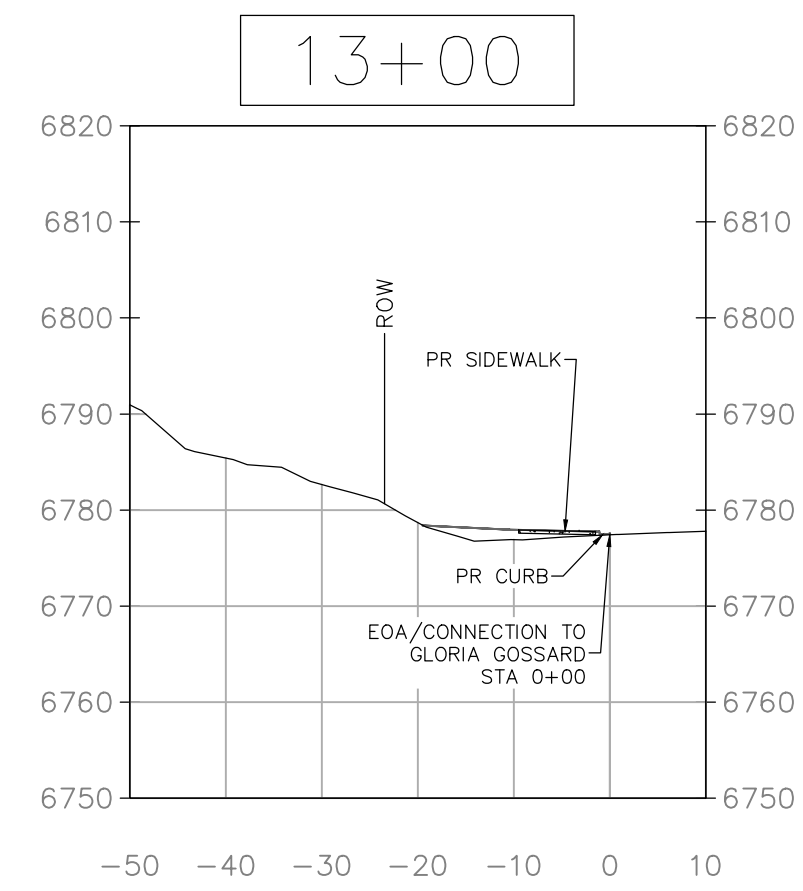
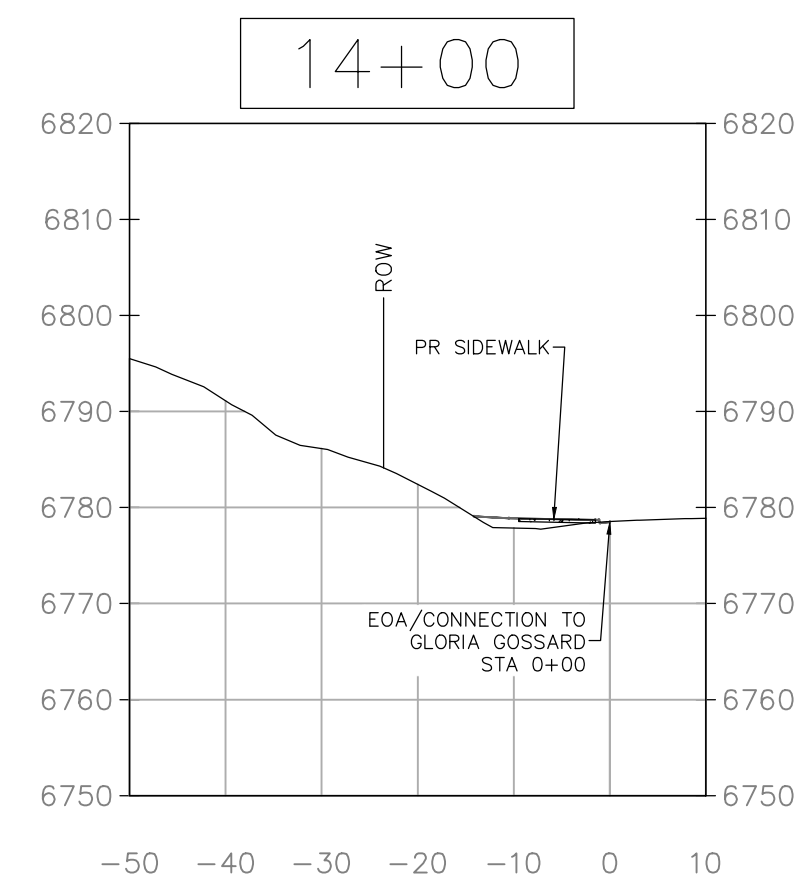
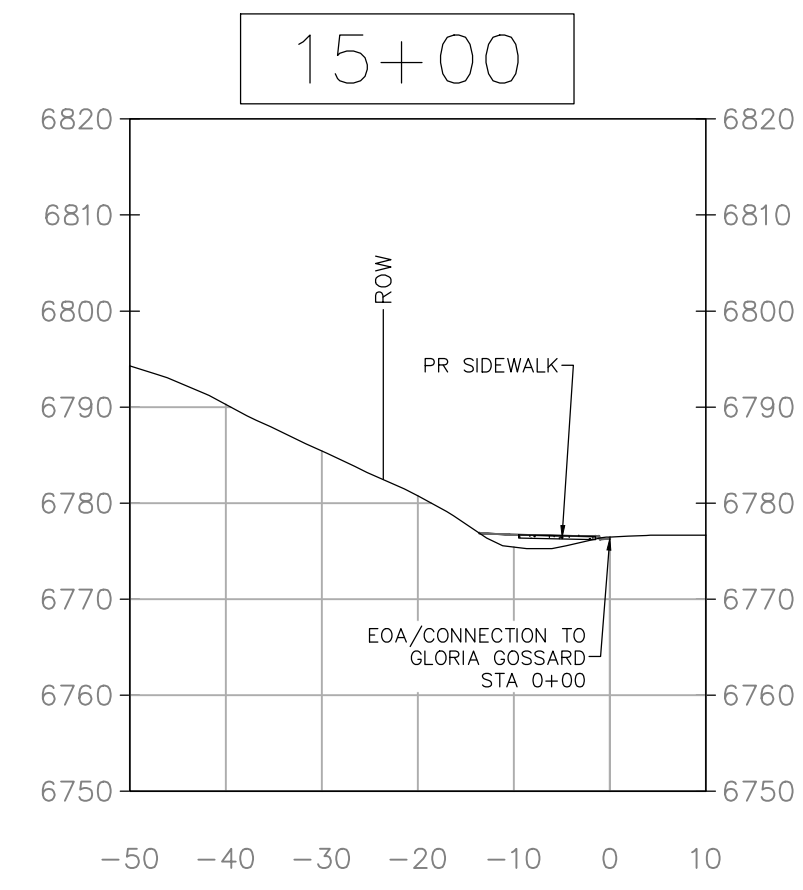
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 SHEET # **C5**

NOTE:
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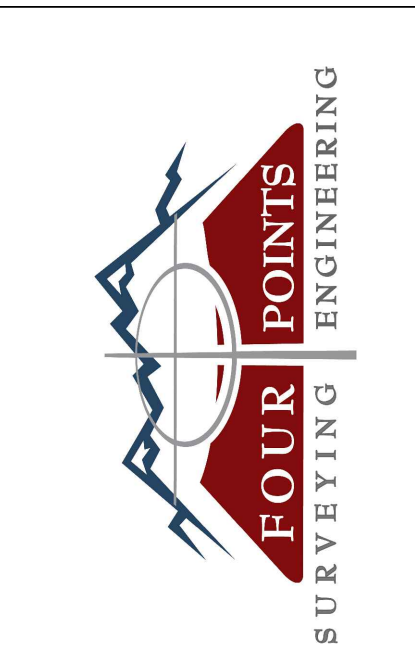




NOTE:
CROSS SECTION STATIONING SHOWN ABOVE CORRESPONDS TO THE CENTERLINE OF GLORIA GOSSARD STATIONING THAT IS PART OF THE APPROVED OVERLOOK PARK CONSTRUCTION PLANS.



NOTE:
CROSS SECTION STATIONING SHOWN CORRESPONDS TO THE NORTHERN EDGE OF ASPHALT OF GLORIA GOSSARD STATIONING.

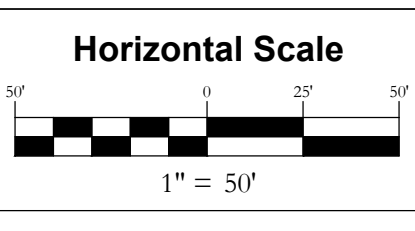


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INT	MDM

REVISIONS	DATE	DESCRIPTION
1	2/12/2024	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



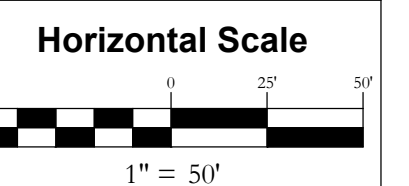
DATE: 12-1-2023
JOB #: 1670-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

DRAWING: CROSS SECTIONS #2
SHEET # C6

NO.	DATE	REVISIONS
1	2/12/2024	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS**

**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

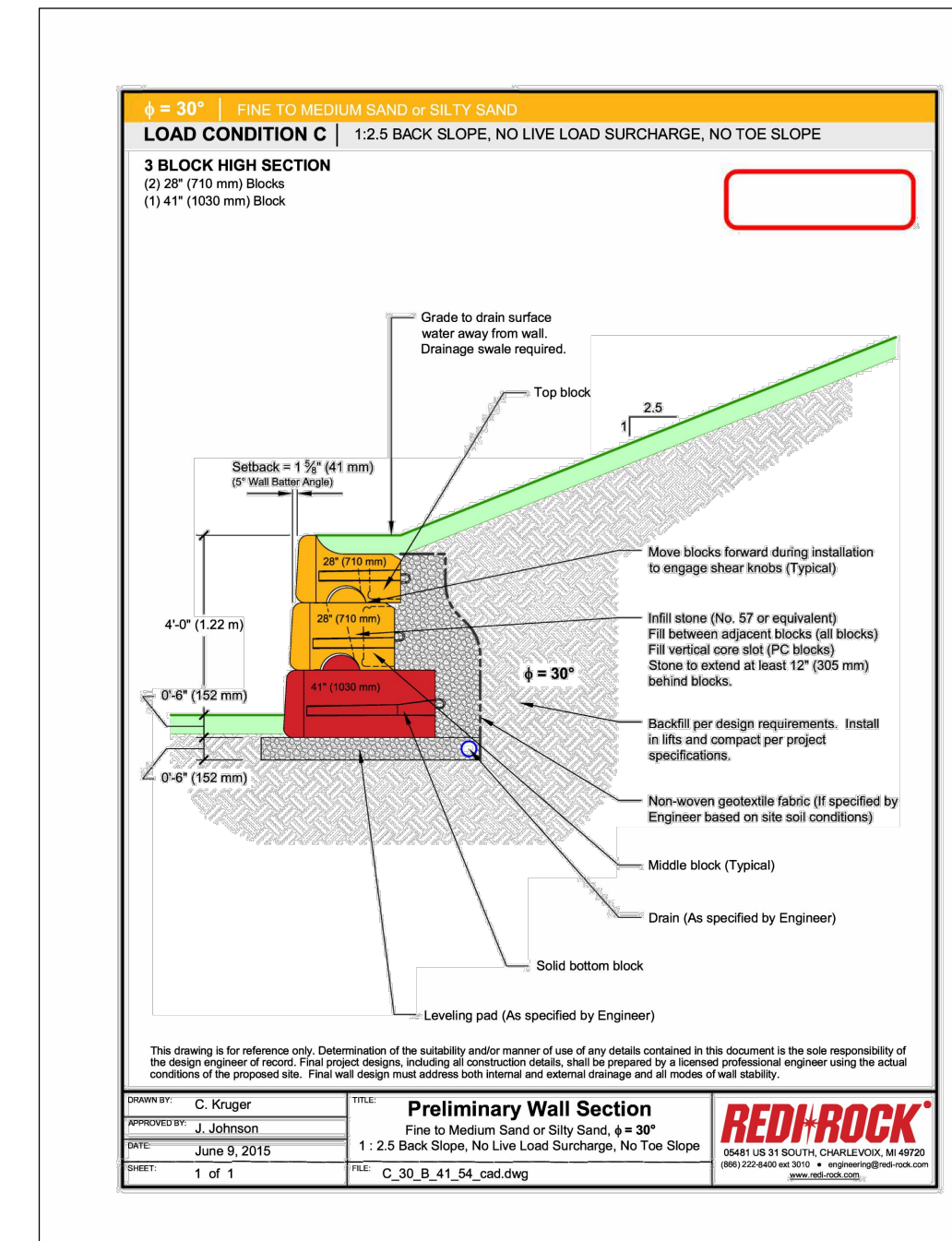
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DETAILS

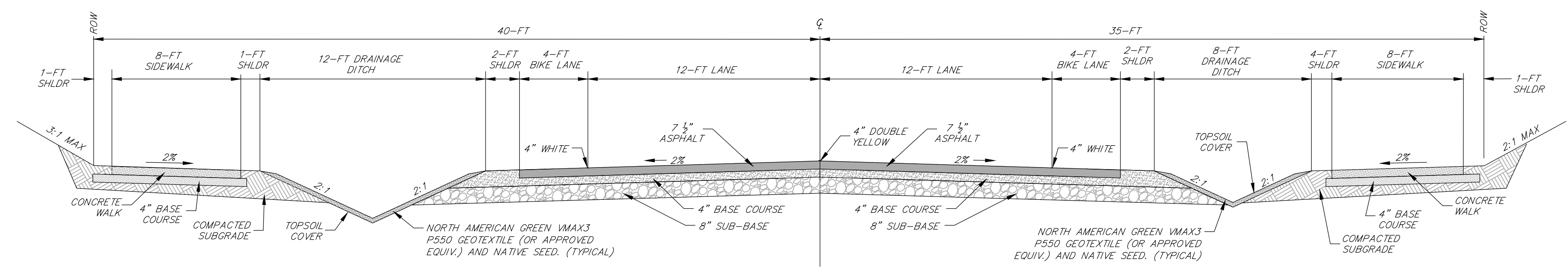
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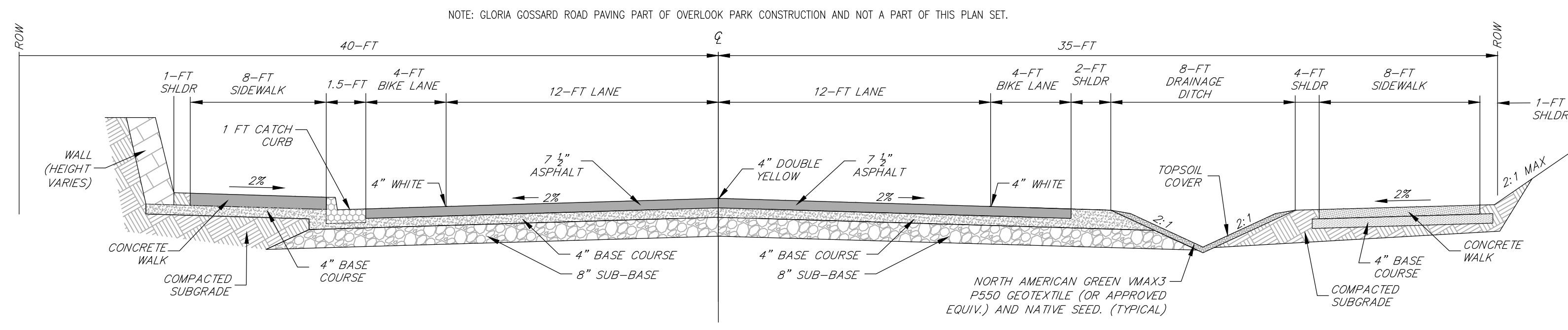
C7



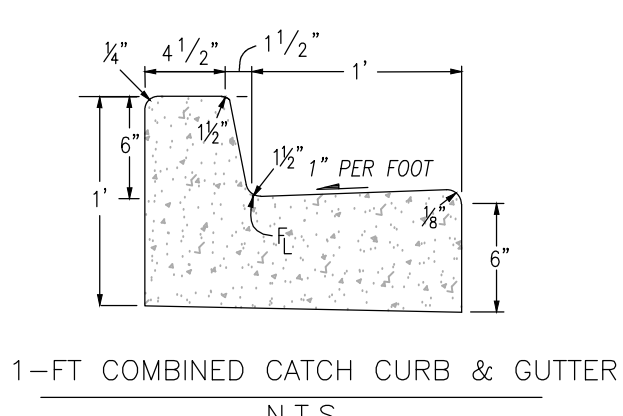
Wall - 4.5 ft Tall



GLORIA GOSSARD - DETACHED WALK



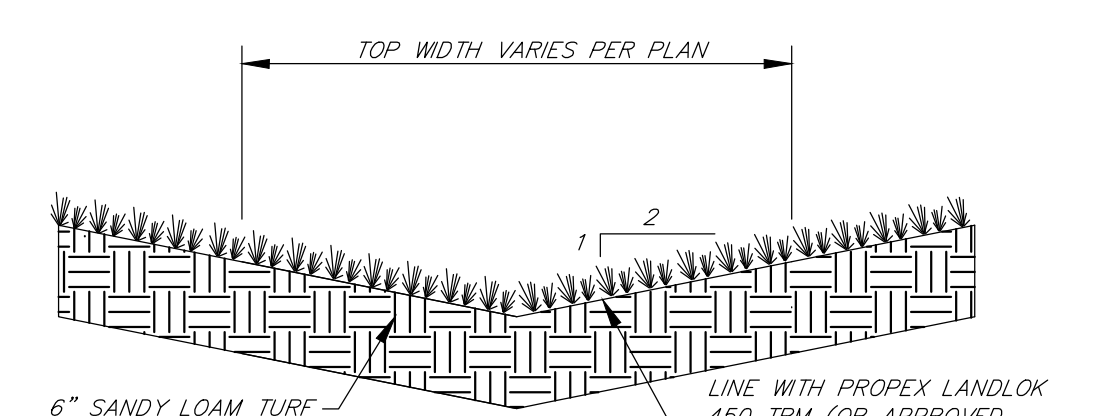
GLORIA GOSSARD - ATTACHED WALK



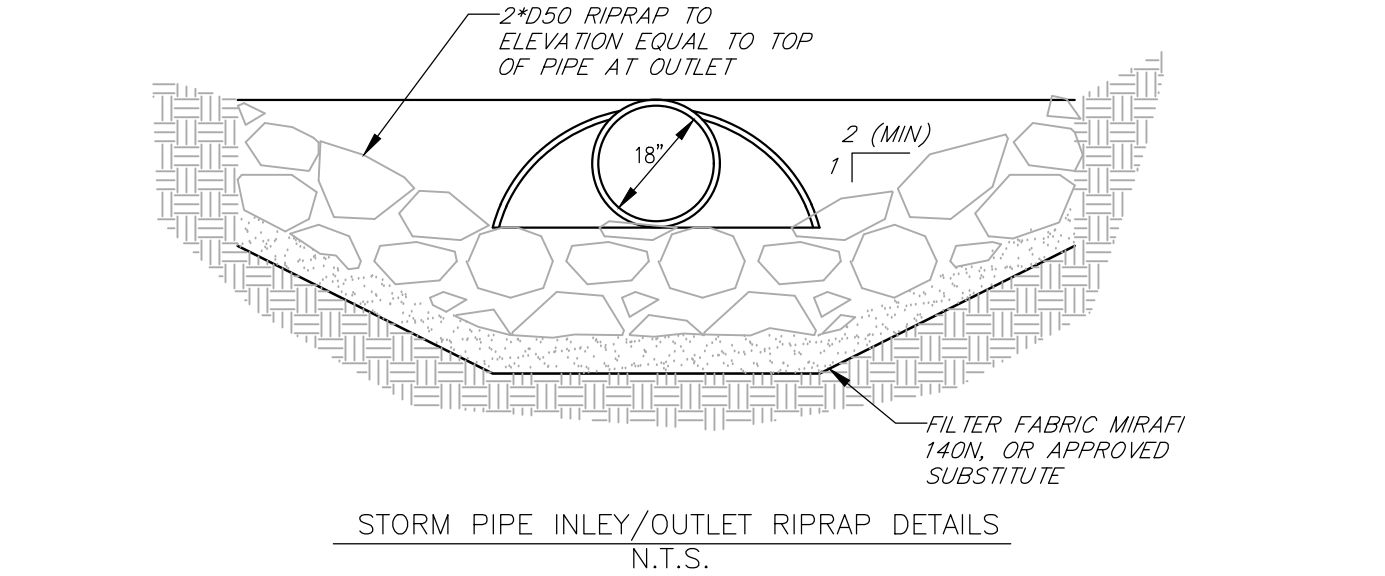
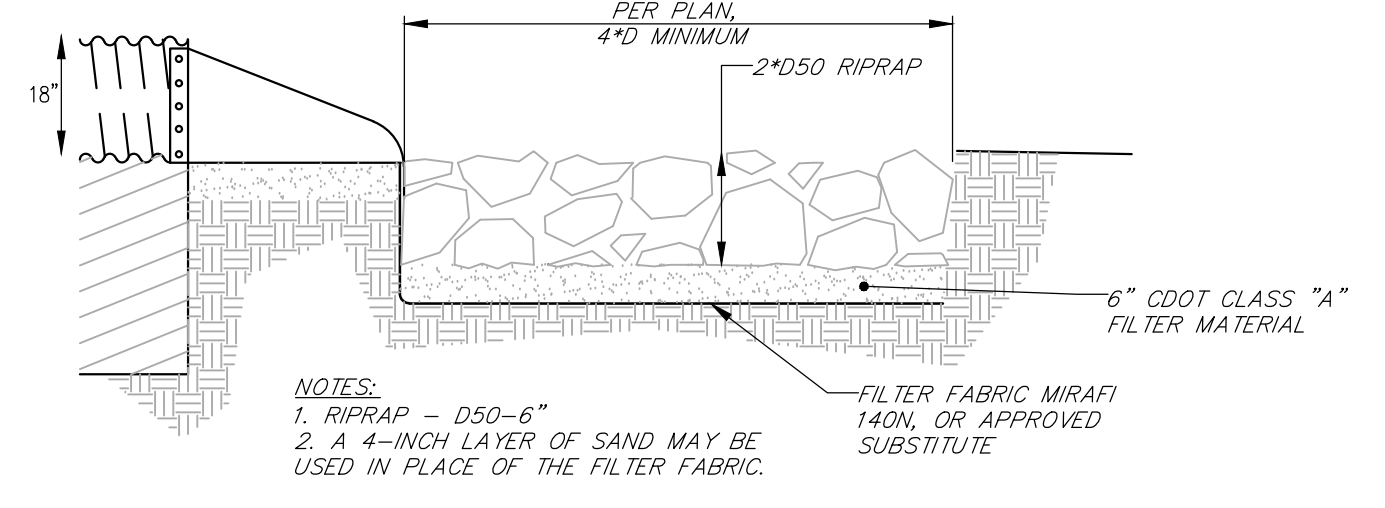
1-FT COMBINED CATCH CURB & GUTTER
N.T.S.

CURB NOTES

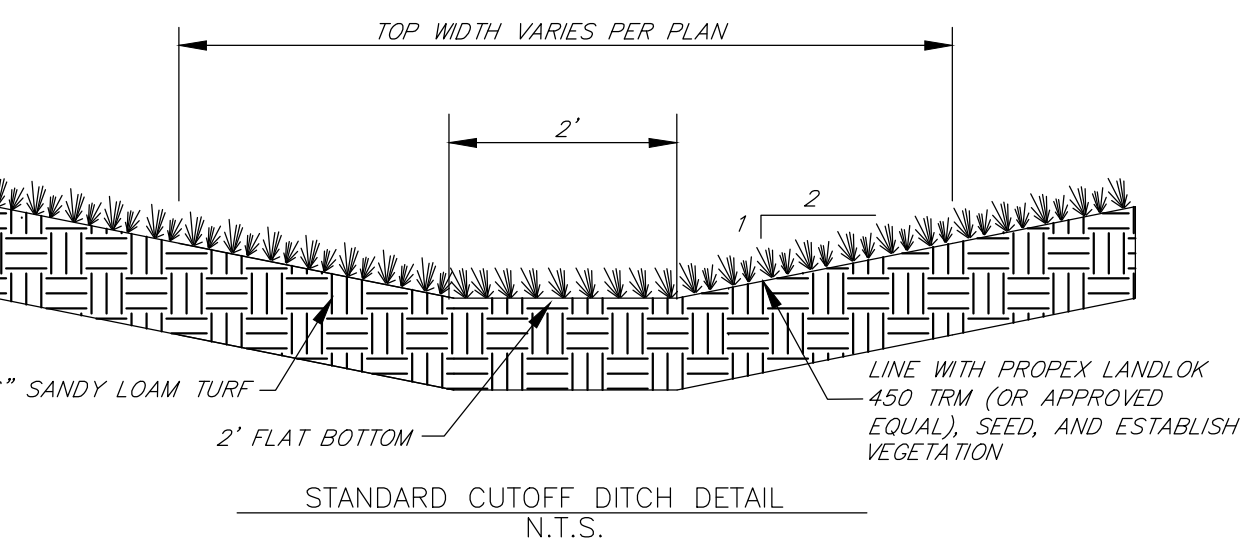
1. CONCRETE SHALL BE CLASS B
2. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.



STANDARD ROADSIDE DITCH DETAIL
N.T.S.



STORM PIPE INLET/OUTLET RIPRAP DETAILS
N.T.S.

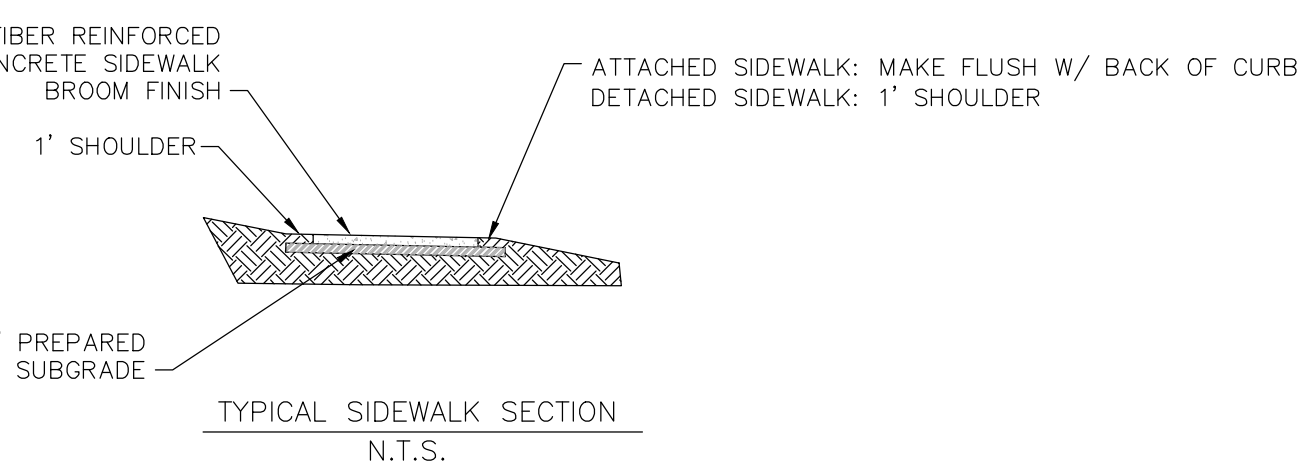


STANDARD CUTOFF DITCH DETAIL
N.T.S.

DITCH NOTES

1. TURF REINFORCEMENT MAT (TRM) SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. TRM FABRIC WIDTH IN DITCH SHALL BE THE WIDTH OF THE STANDARD ROLL, I.E. 8 FEET.

- 2.1. MIDDLE OF ROLL SHALL BE IN LINE WITH THE CL OF THE DITCH.

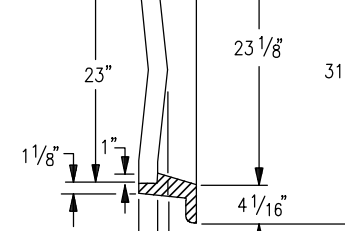
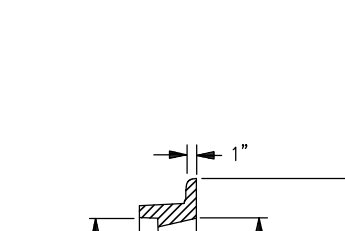
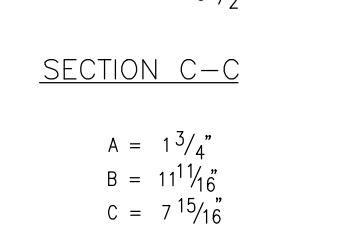
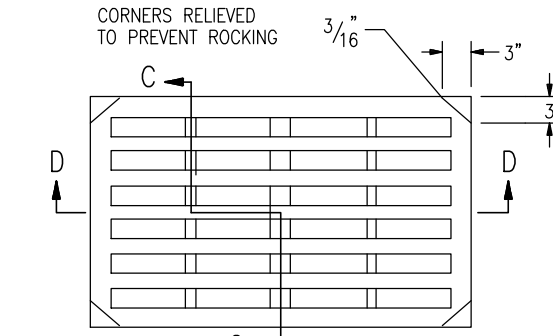
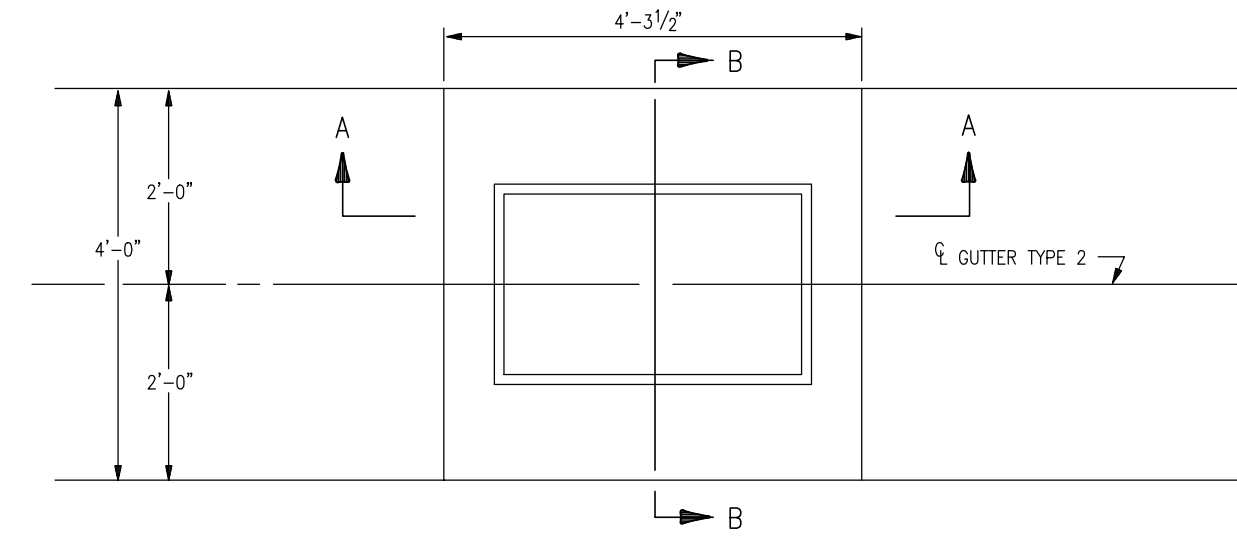
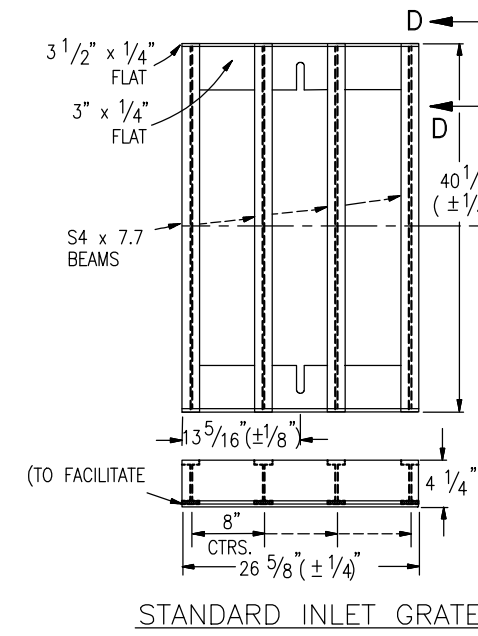
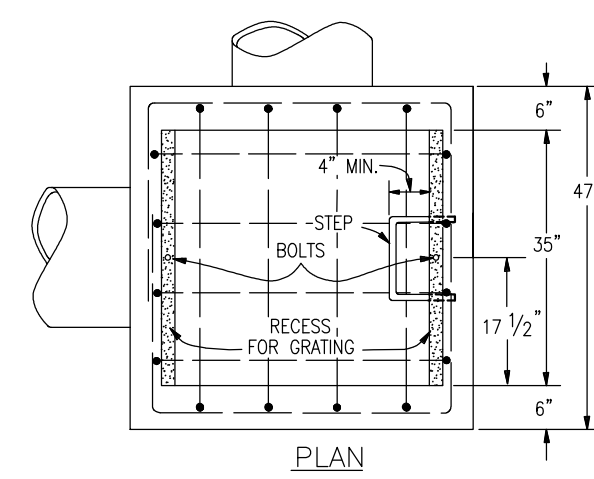
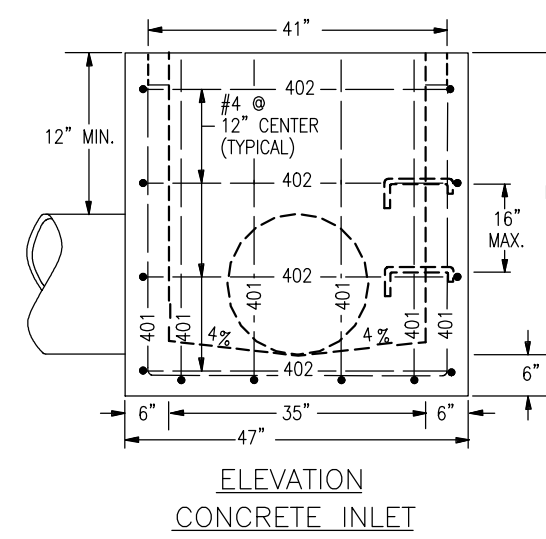


TYPICAL SIDEWALK SECTION
N.T.S.

SIDEWALK AND SIDEWALK RAMP NOTES:

1. ALL SIDEWALKS SHALL HAVE 2% SLOPE UNLESS SPECIFIED OTHERWISE IN GRADING PLAN. ALL SIDEWALKS SHALL BE SLOPED AWAY FROM BUILDINGS.
2. CONCRETE SHALL BE CLASS B WITH FIBER REINFORCEMENT.
3. CONTRACTION JOINTS SHALL BE INSTALLED A MAXIMUM OF 8' OC
4. CONTROL JOINTS SHALL RECEIVE JOINT SEALANT
5. EXPANSION JOINTS SHALL BE USED AT ABUTTING ASPHALT AND PROPOSED SIDEWALK AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER. JOINTS SHALL BE 1/2" WIDE WITH 1/2" DEPTH OF JOINT SEALER.
6. EXPANSION JOINTS SHALL BE USED AT ABUTTING STRUCTURE AND SIDEWALKS AND SHALL RECEIVE PREFORMED JOINT FILLER AND SEALER.
7. CONTRACTION JOINTS SHALL BE 1" DEEP AND 3/8" WIDE WITH 1/2" FORMED RADIUS. MAXIMUM 6' SPACING CENTER TO CENTER.

TURF REINFORCEMENT MAT - FROM USDA
N.T.S.



- GENERAL NOTES**
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 - CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
 - EXPOSED CONCRETE CORNERS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO T12.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.

QUANTITIES

H	CONCRETE CU. YD.	REINFORCING STEEL Ø LB.	NO. OF 401 BARS REQ'D.
3'-0"	1.3	72	4
3'-6"	1.5	76	4
4'-0"	1.6	80	5
4'-6"	1.8	104	6
5'-0"	1.9	109	6
5'-6"	2.1	122	7
6'-0"	2.2	136	8
6'-6"	2.4	141	8
7'-0"	2.5	154	9
7'-6"	2.7	168	10
8'-0"	2.8	173	10
8'-6"	3.0	187	11
9'-0"	3.1	200	12
9'-6"	3.3	205	12
10'-0"	3.4	219	13

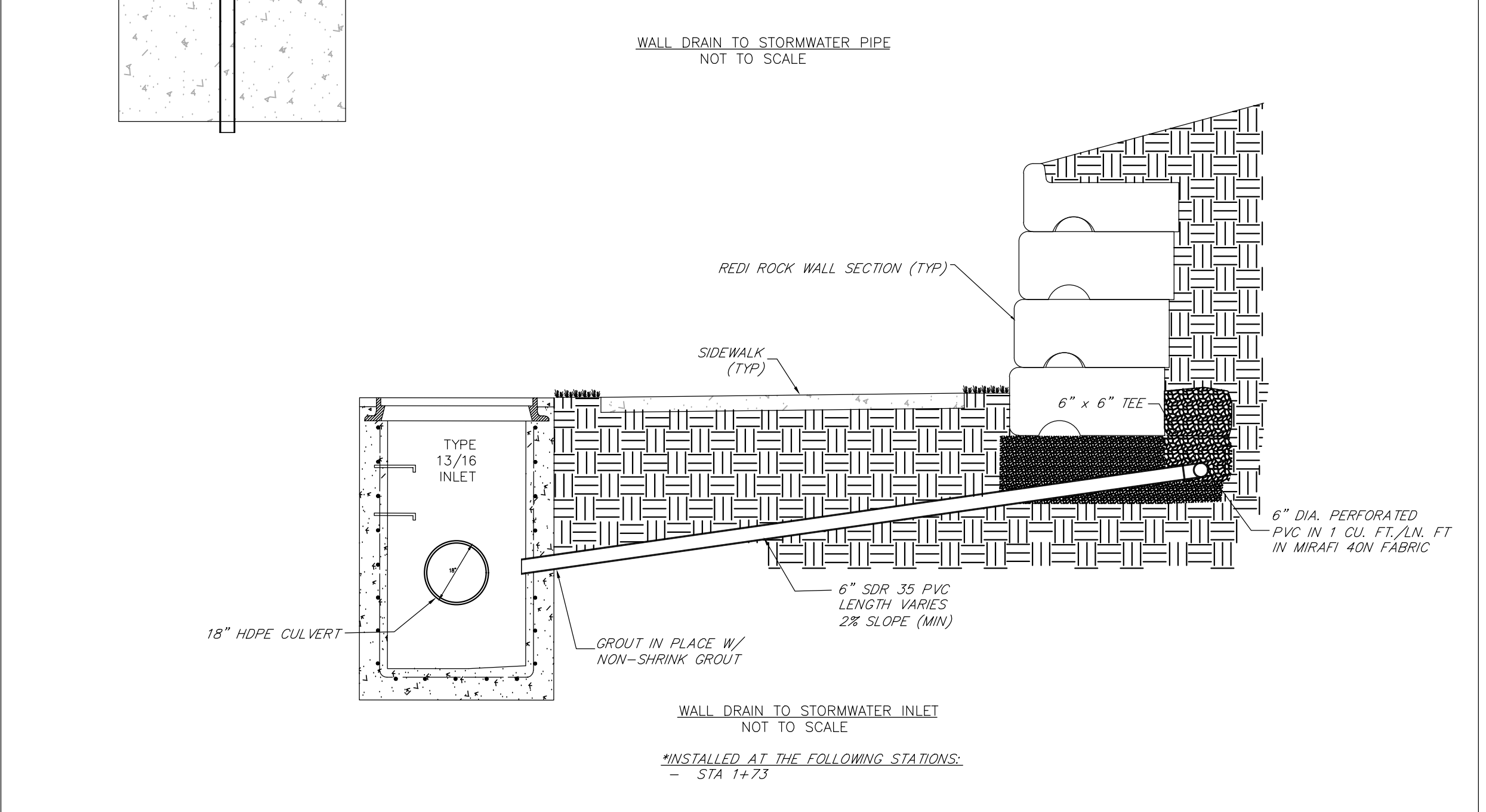
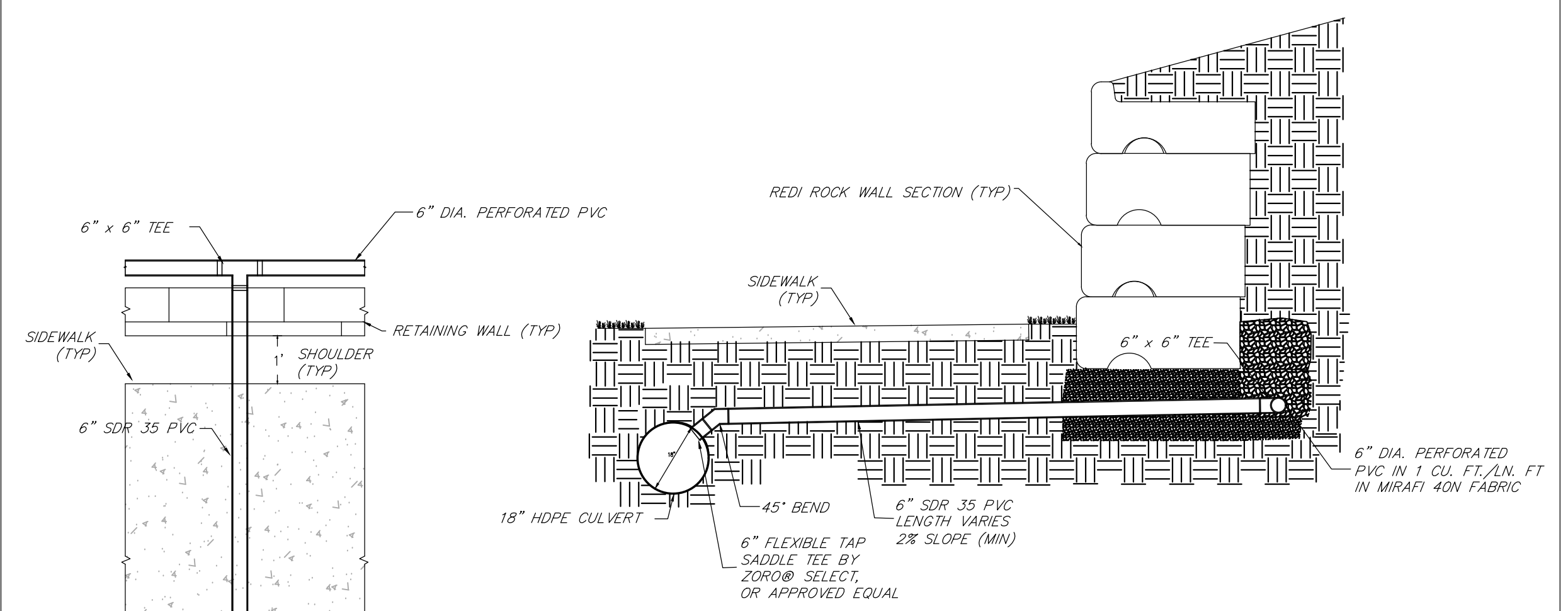
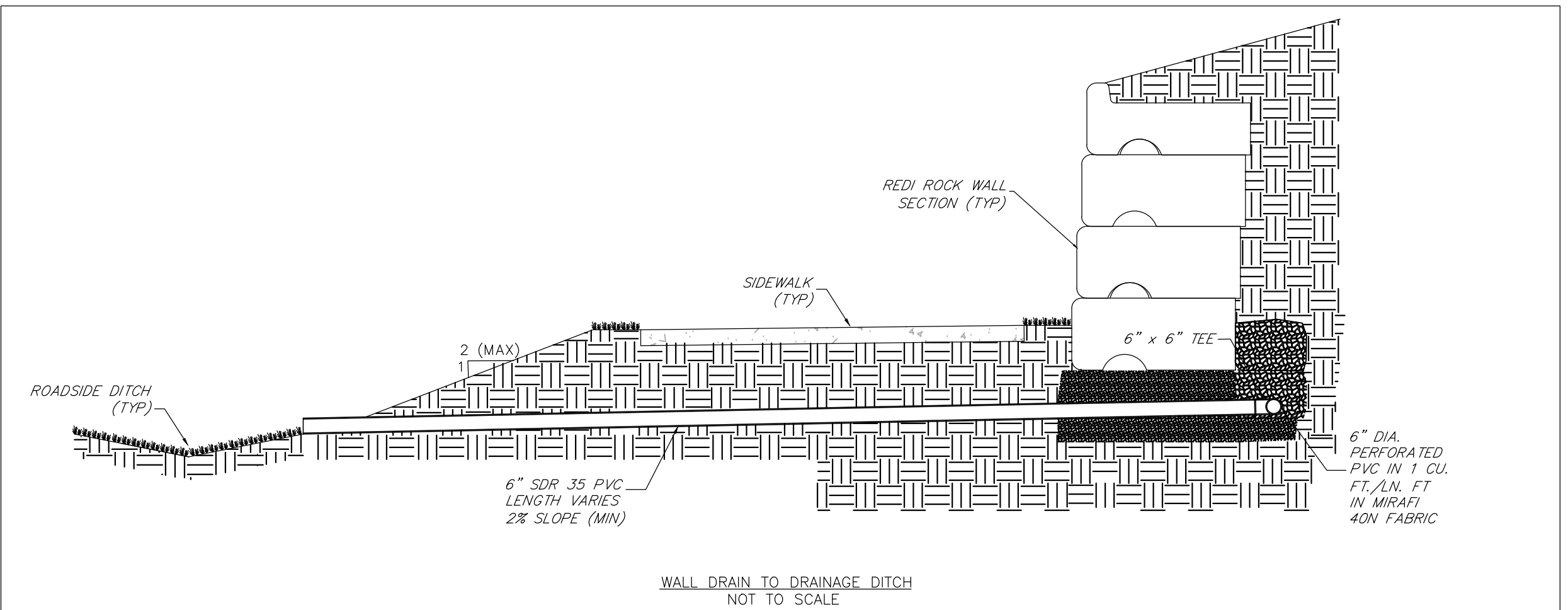
BAR LIST FOR H=3'-0"

MARK	NO. REQ'D.	DIMENSIONS	LENGTH
401	4	3'-6"	2'-2"
402	2	3'-4 1/2"	* 2'-6 1/2"
403	5	2'-1 1/2"	* 2'-7"

*ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

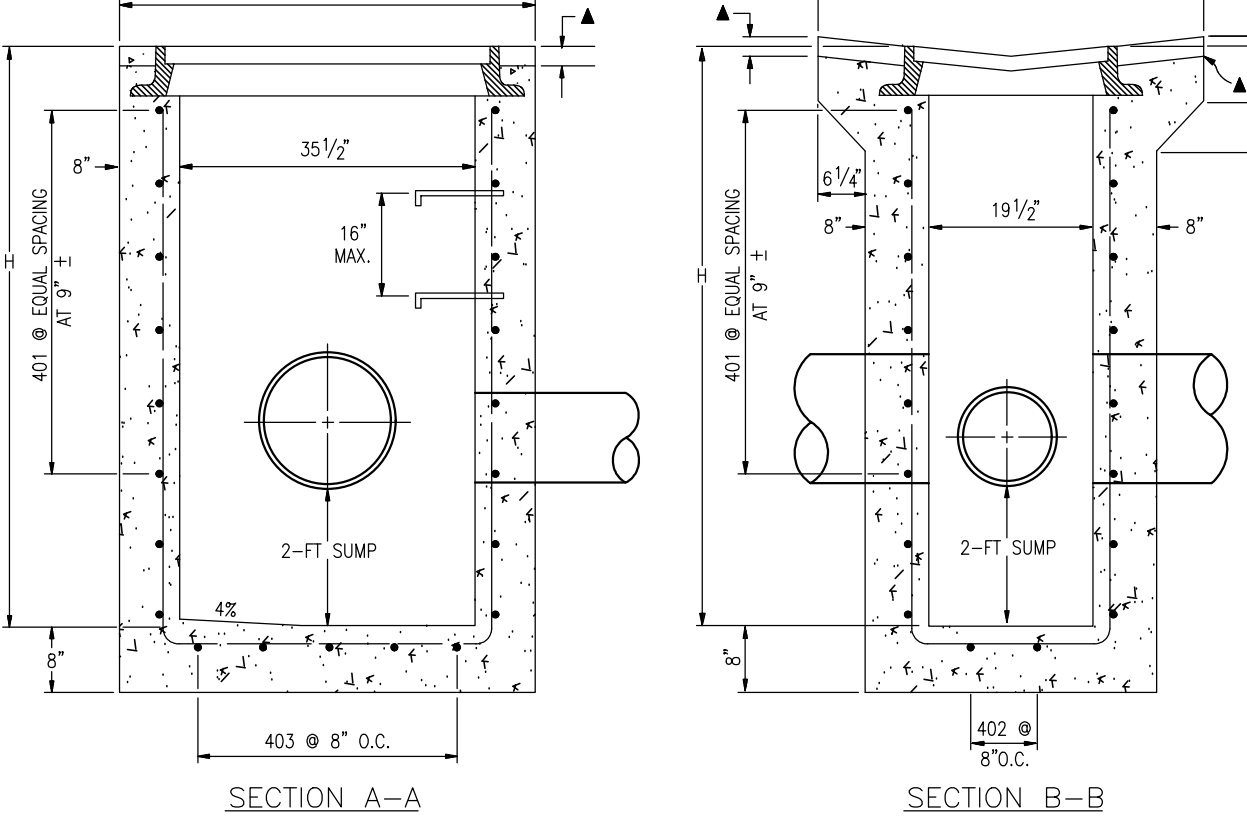
NOTE:
SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
▲ WHEN BITUMINOUS MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSED.

TYPE C INLET

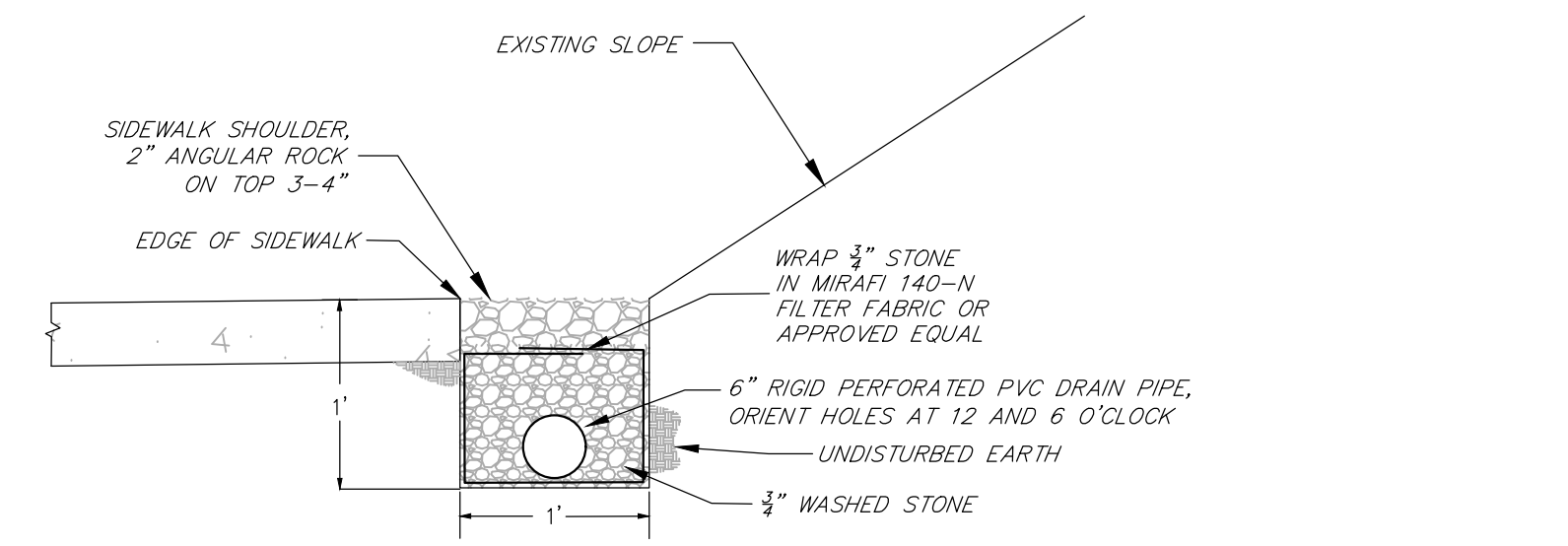


WALL DRAIN DETAILS
N.T.S.

TYPE 13/16 INLET

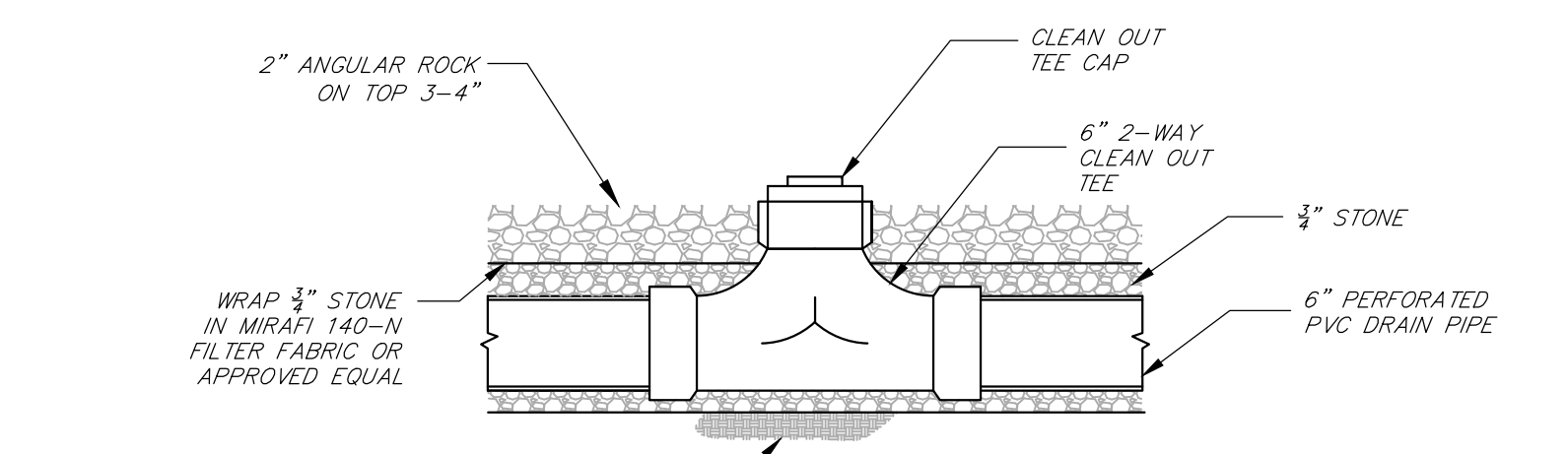


TYPE 13/16 INLET
APPROX. WEIGHT 590 LBS.

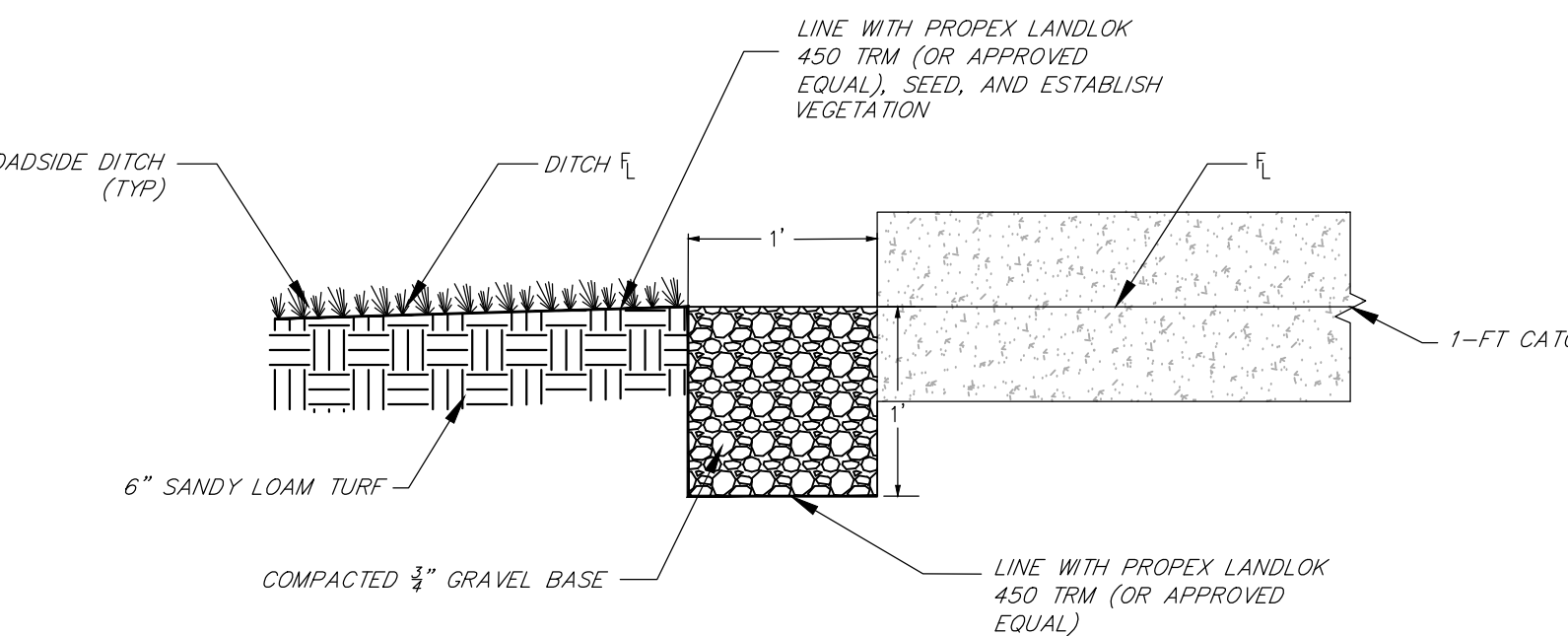


*INSTALL ALONG NORTH EDGE OF SIDEWALK AT THE FOLLOWING STATIONS:
- STA 5+87 to STA 17+80
- STA 22+20 to STA 27+05

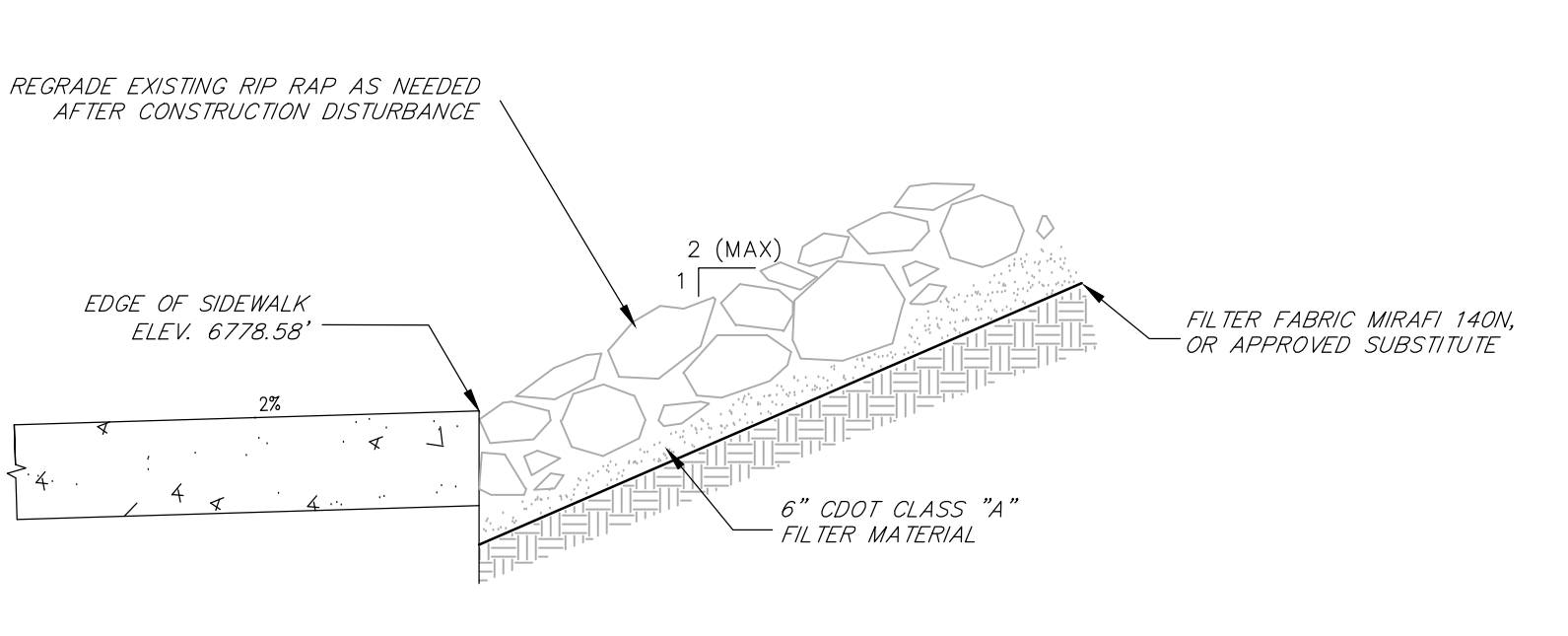
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN
N.T.S.



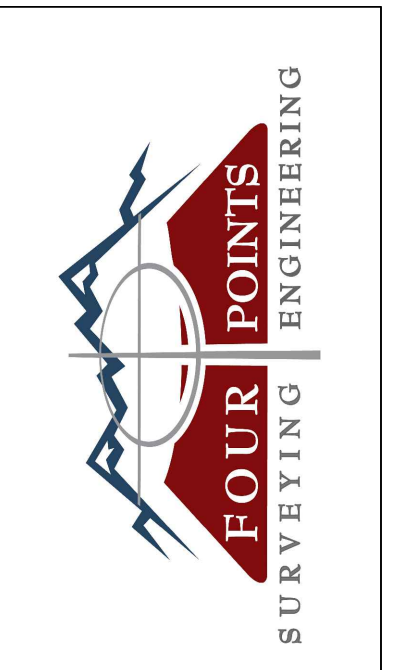
PERVIOUS SIDEWALK SHOULDER FRENCH DRAIN CLEANOUT DETAIL
N.T.S.



STANDARD CURB & GUTTER TO ROADSIDE DITCH DETAIL
N.T.S.



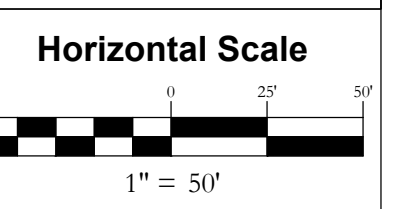
STA 14+40 RIP RAP REGRADING DETAIL
N.T.S.



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NO.	DATE	REVISIONS
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STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
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REVIEW BY: RL

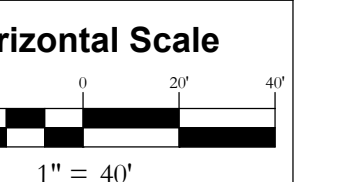
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

SIDEWALK DRAINAGE DETAILS

DRAWING:
SHEET #
C8

No.	DATE	REVISIONS	INT	
			MDM	
1	2/12/2024	DRT REVIEW & RESPONSE		

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft

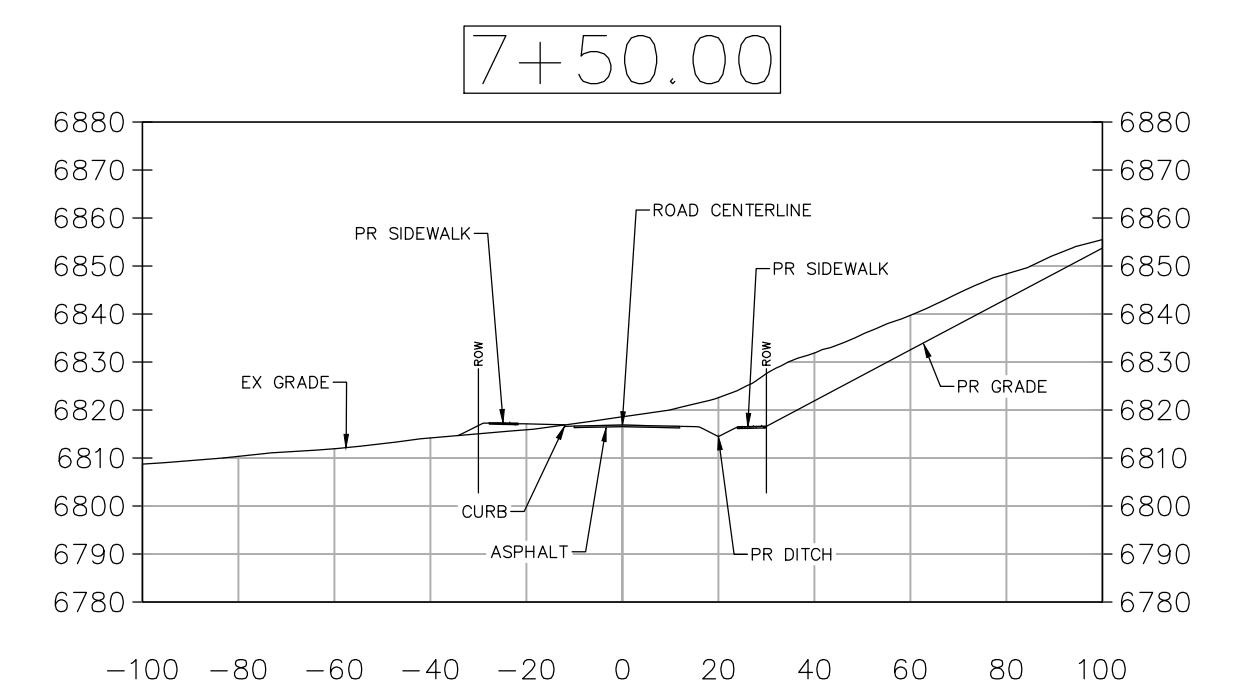
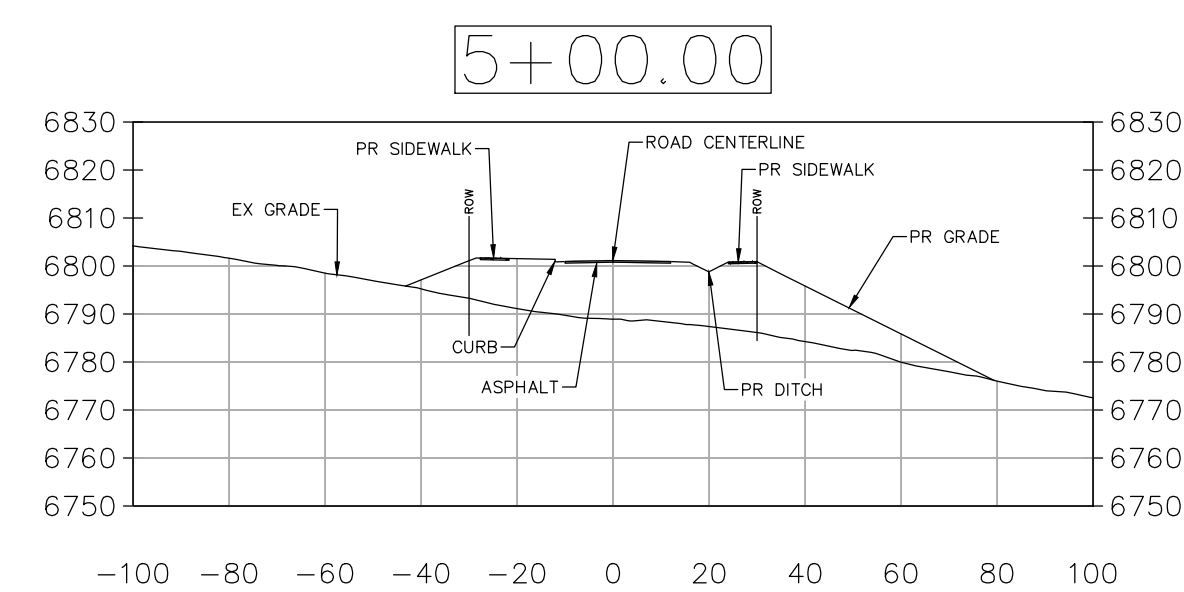
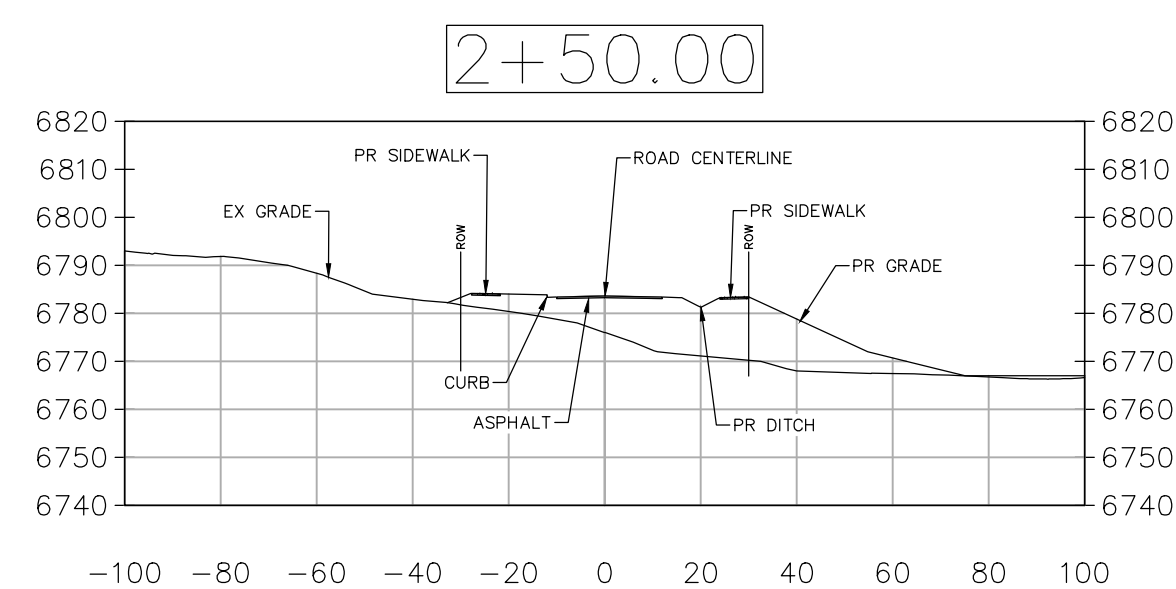
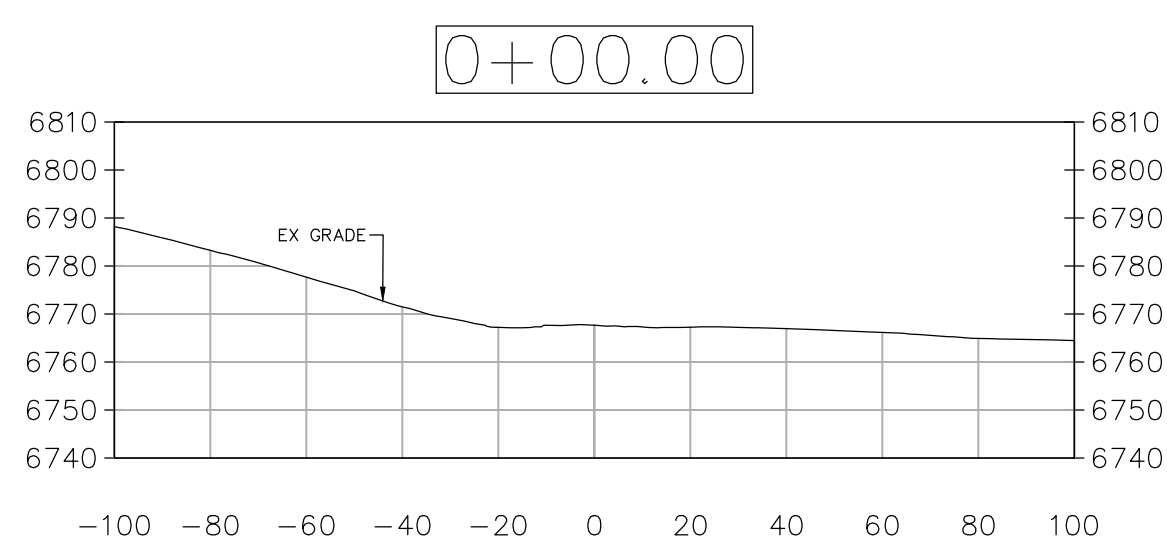
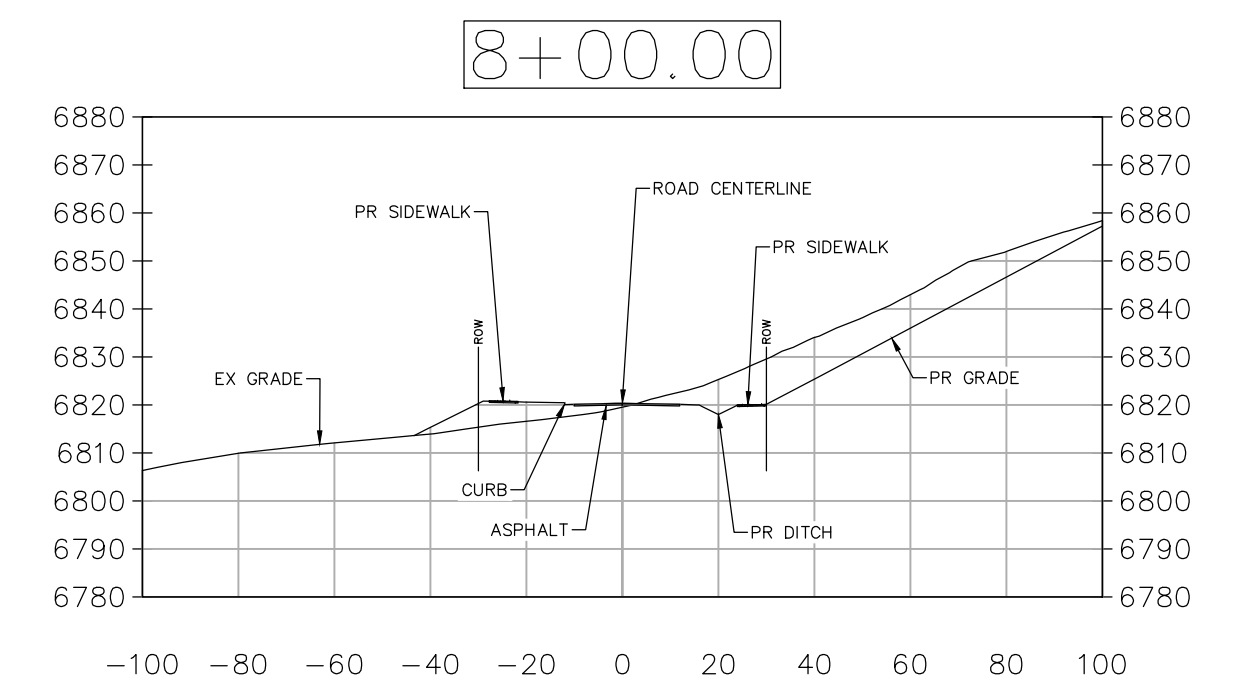
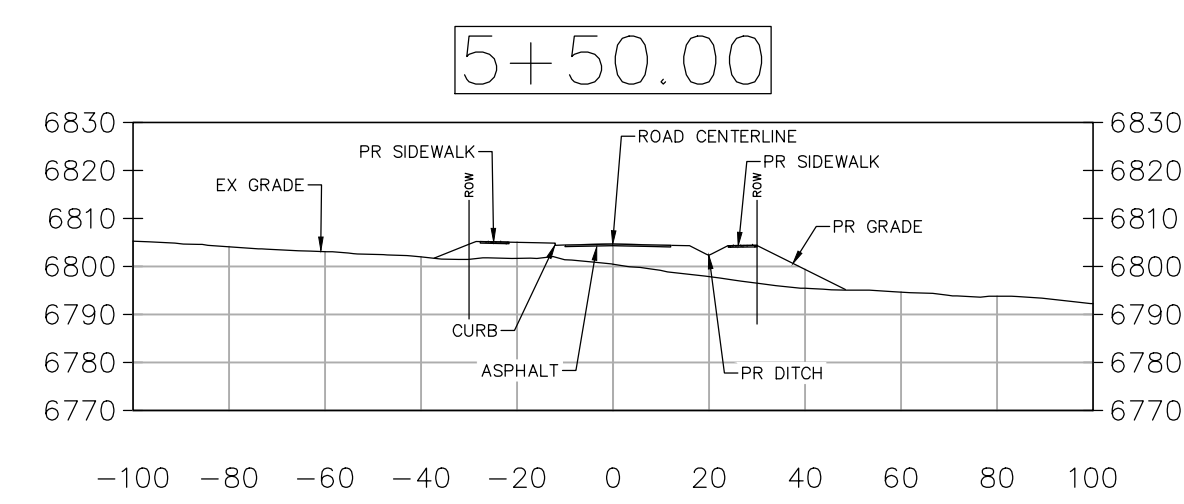
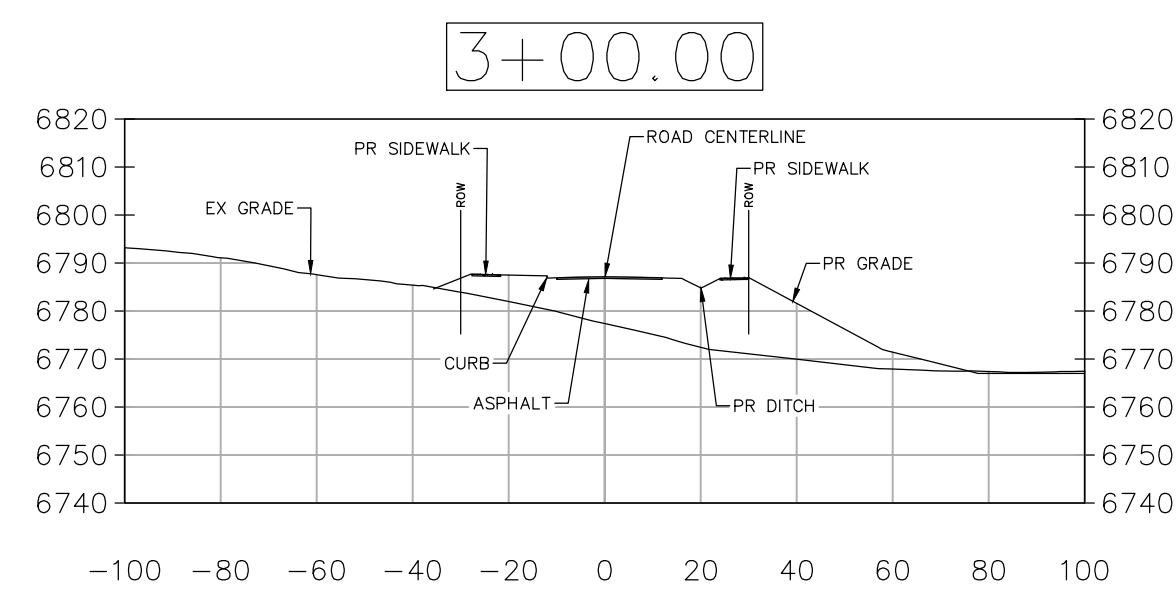
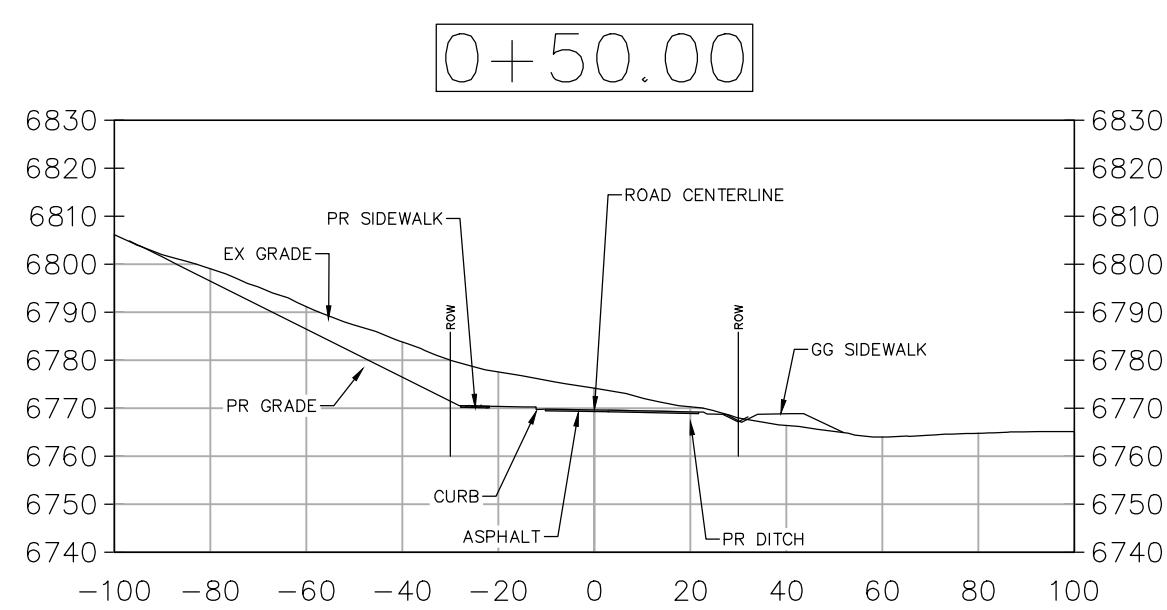
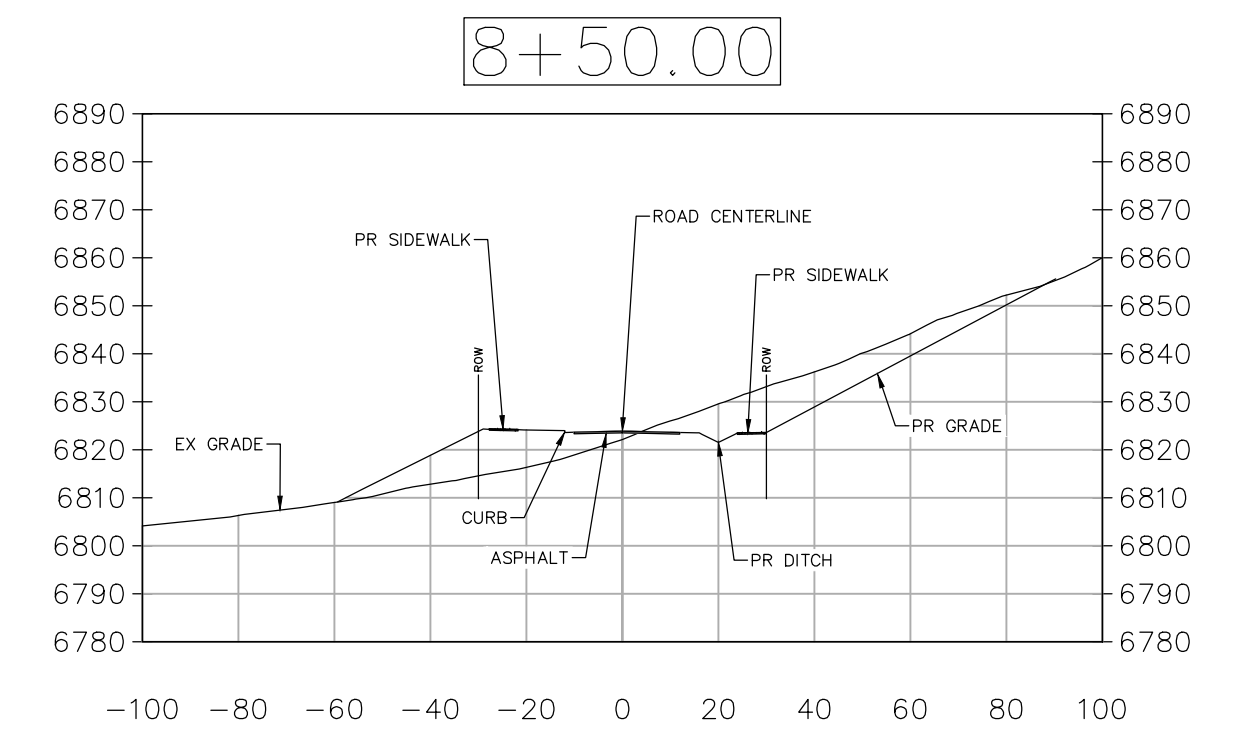
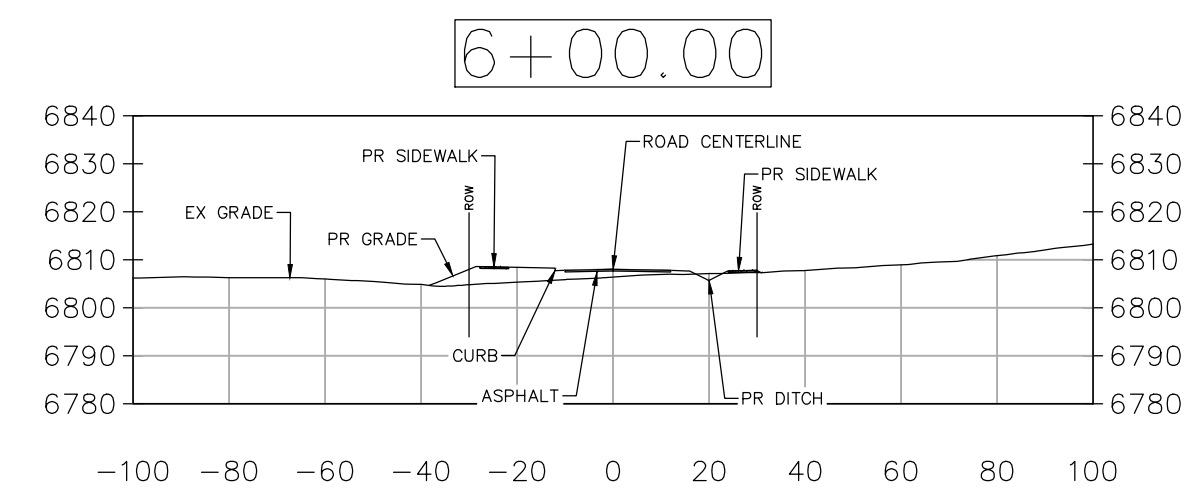
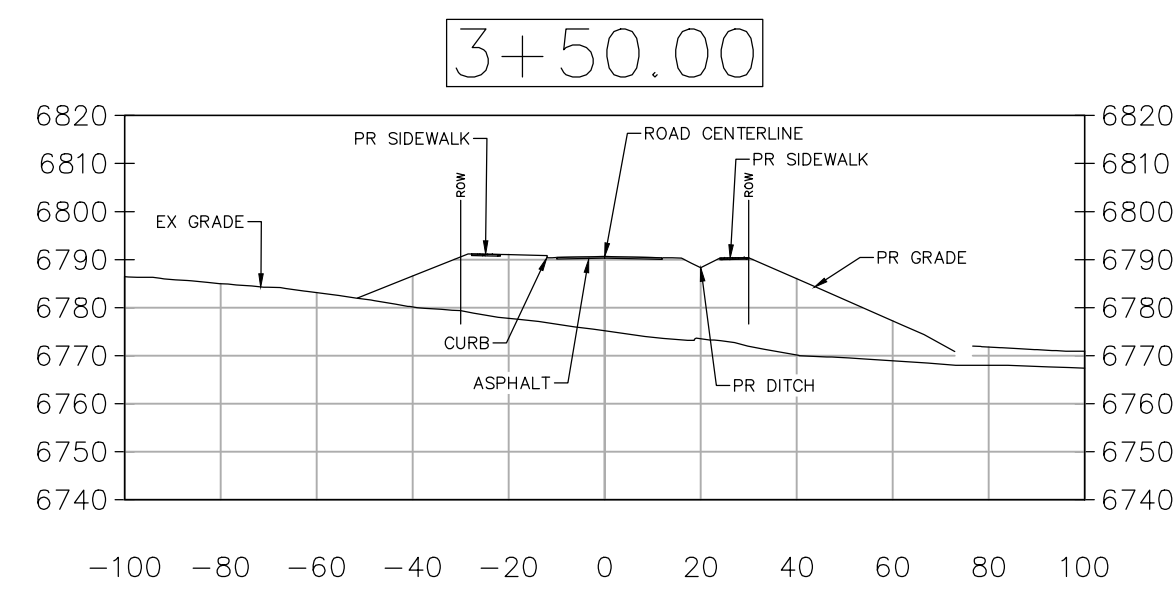
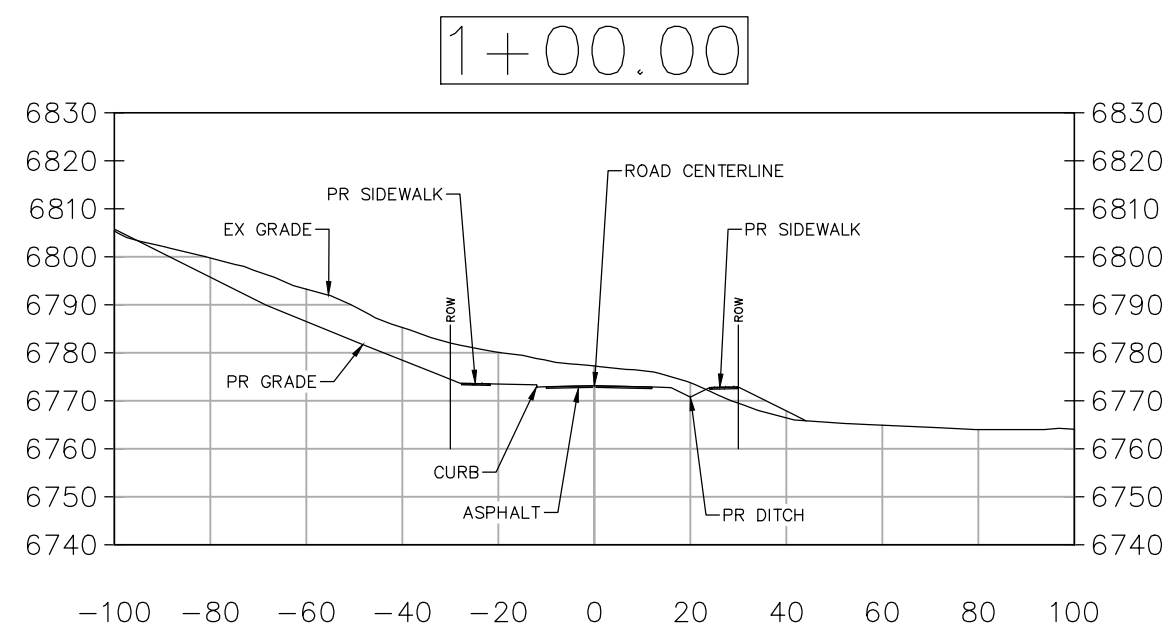
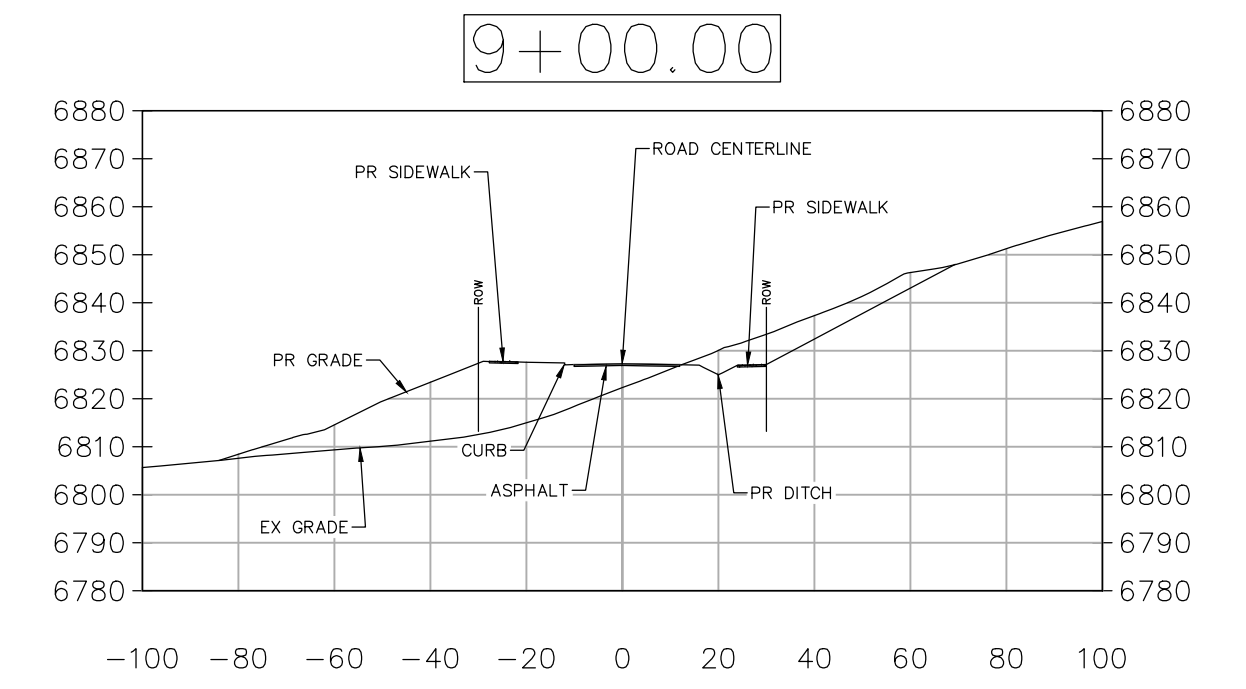
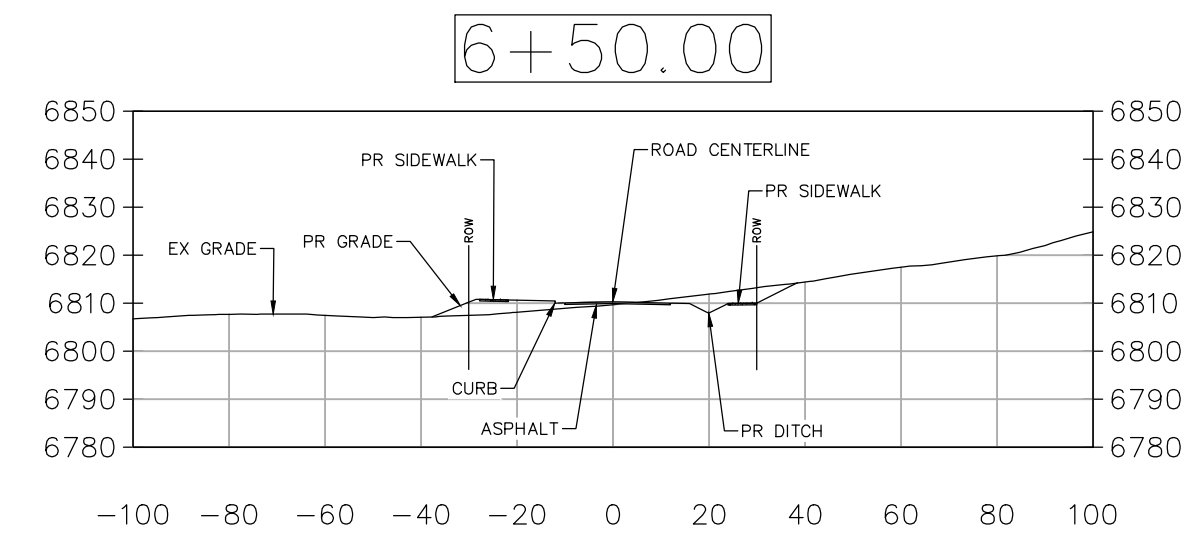
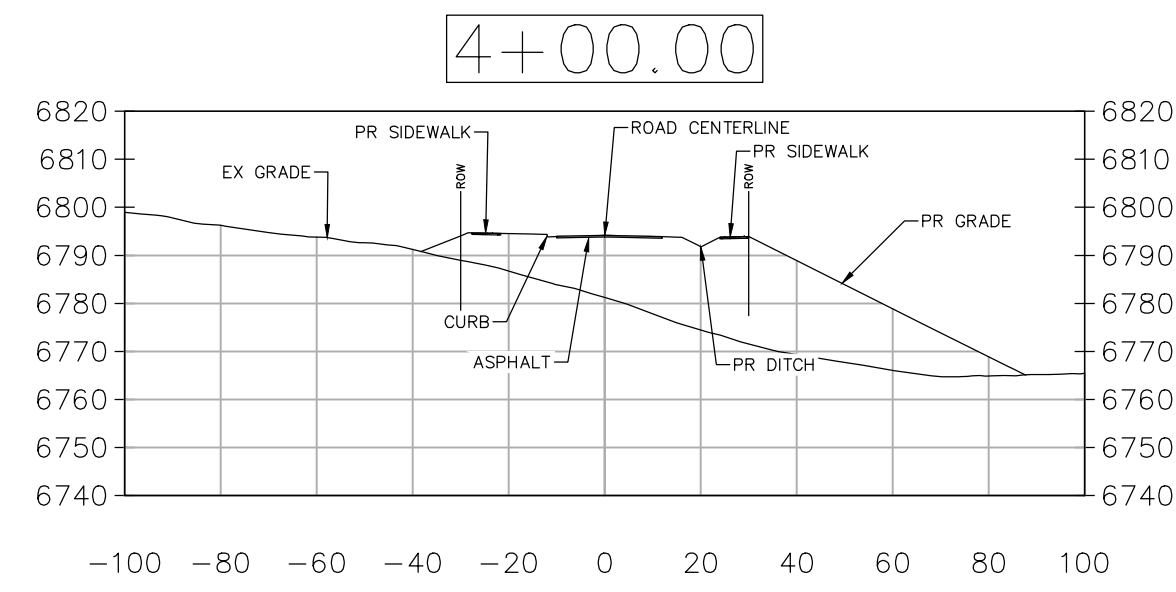
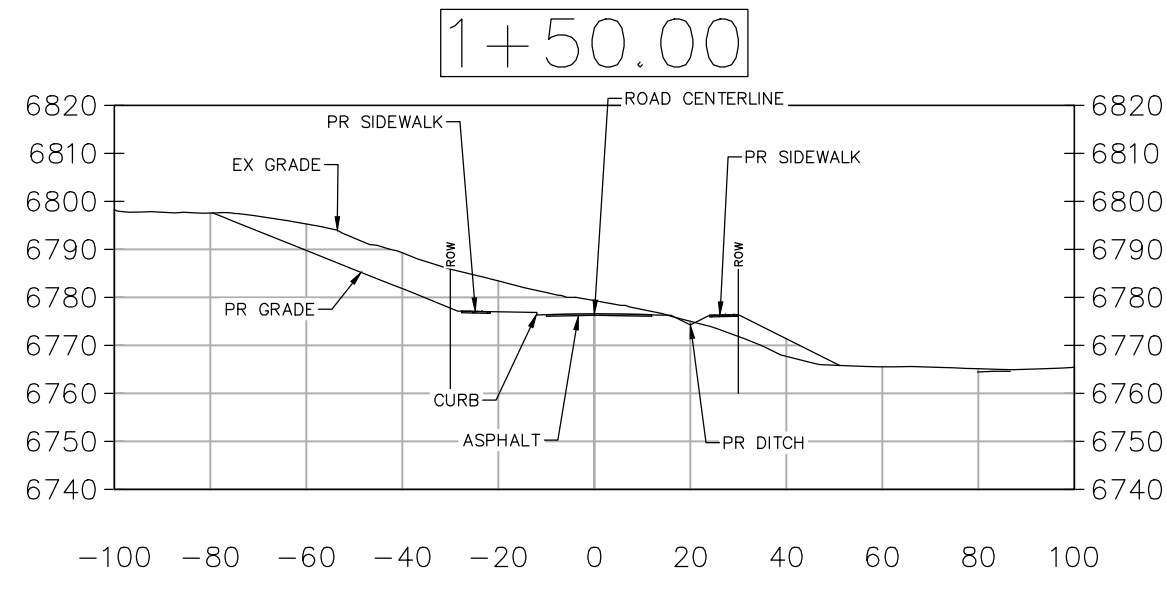
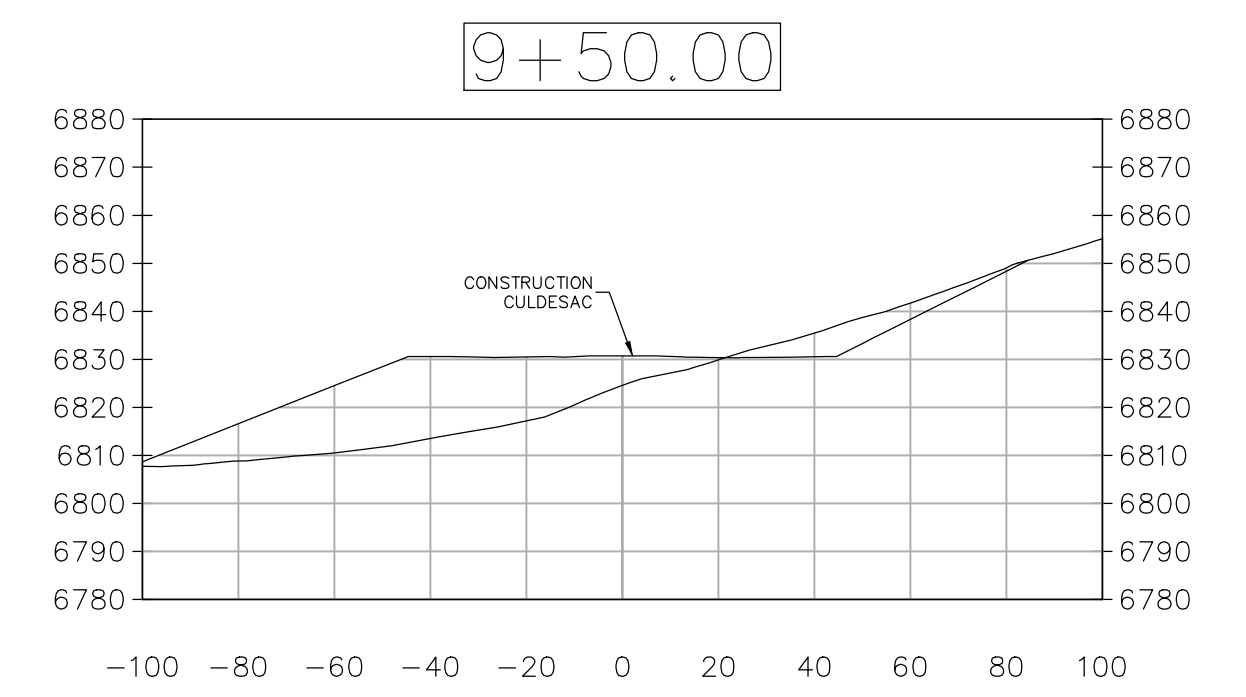
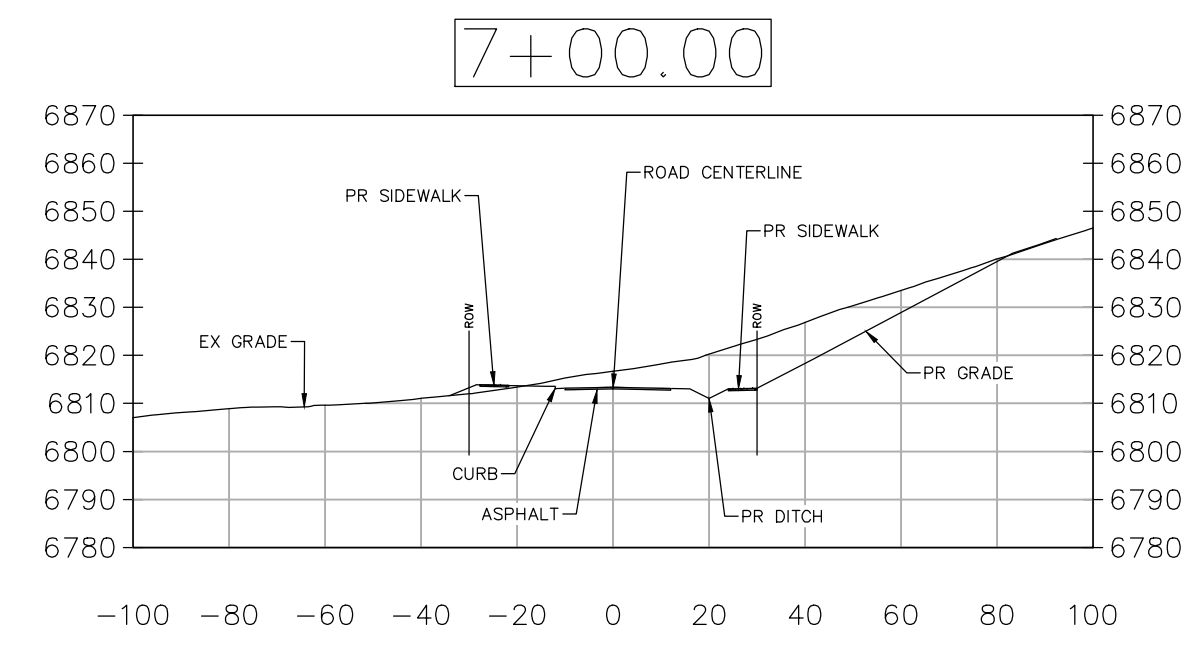
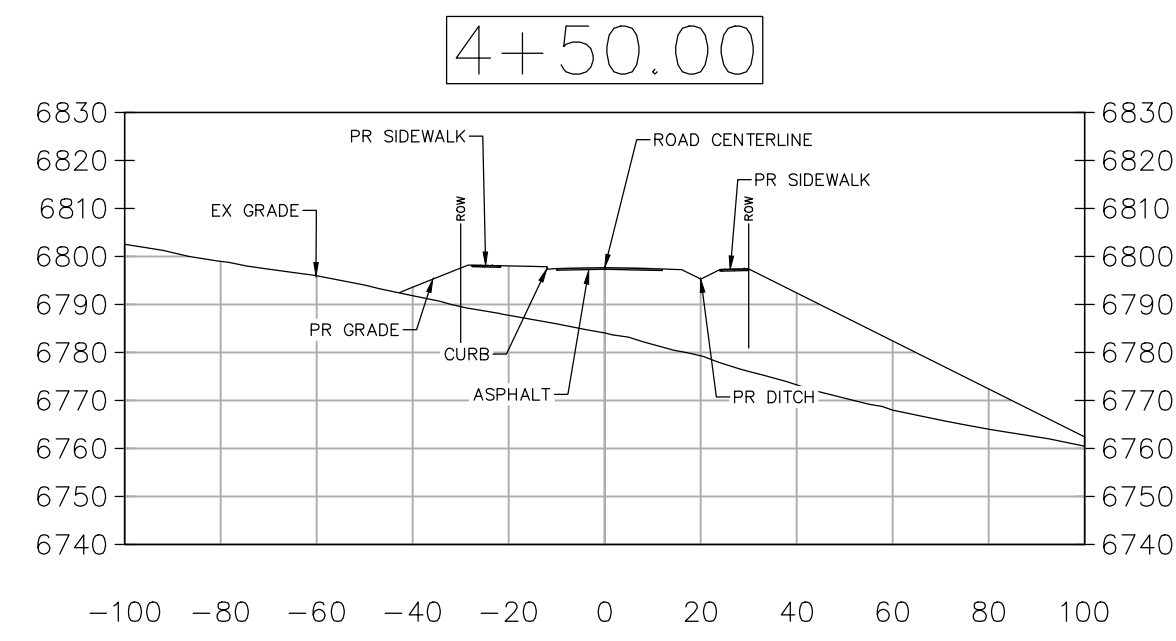
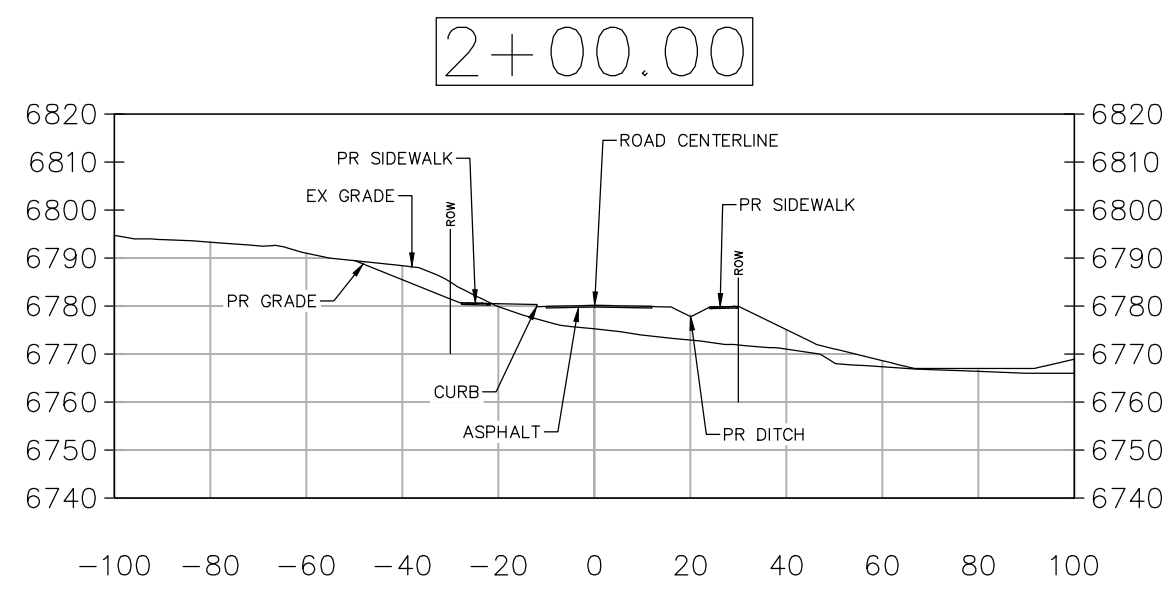
DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
COPPER RIDGE
VILLAGE CROSS
SECTIONS**

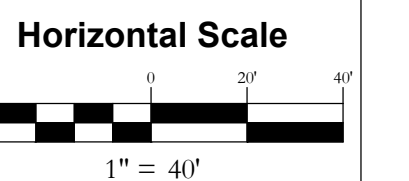
SHEET #

C10



NO.	DATE	REVISIONS
1	2/12/2024	DRT REVIEW & RESPONSE

STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



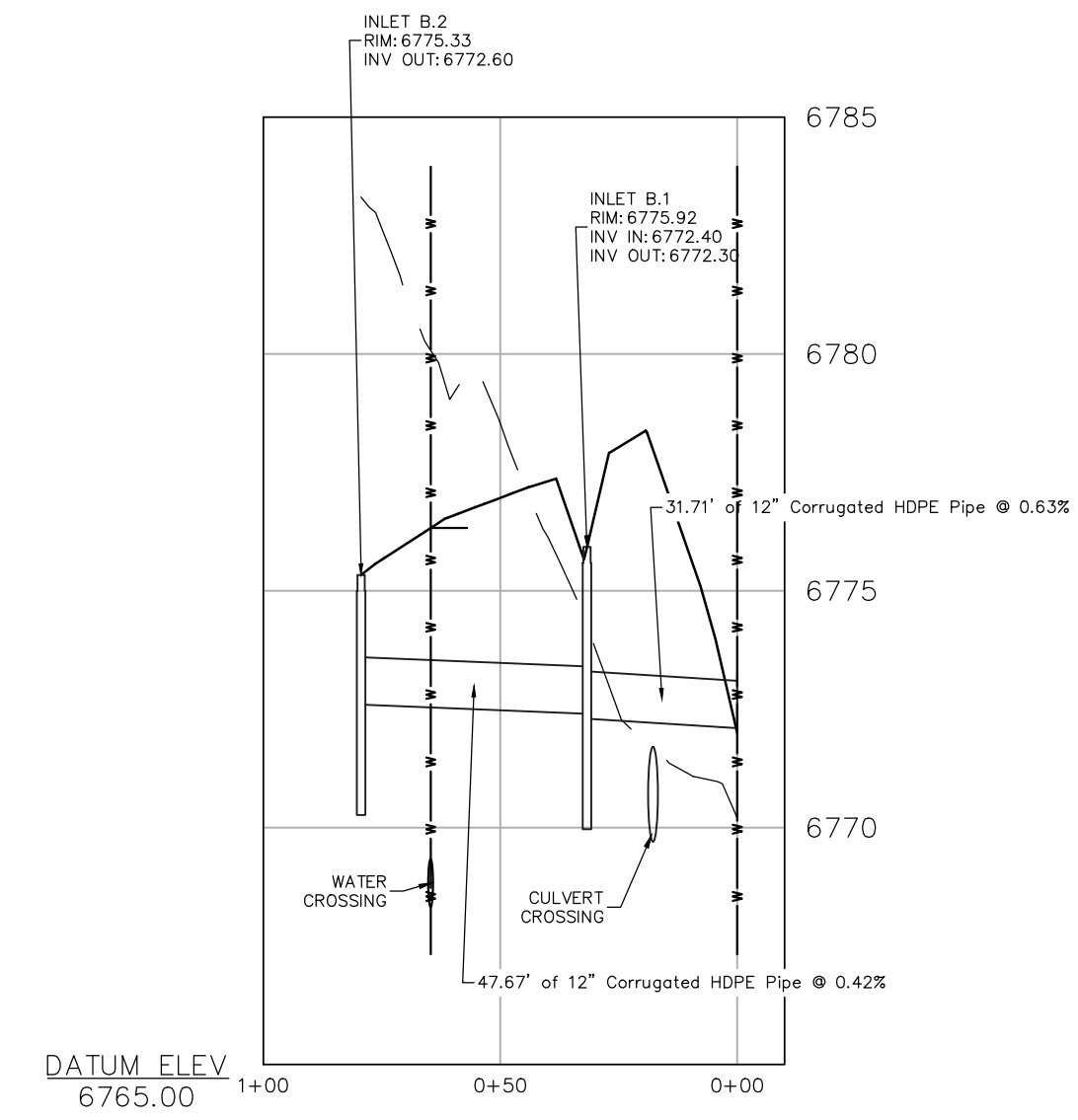
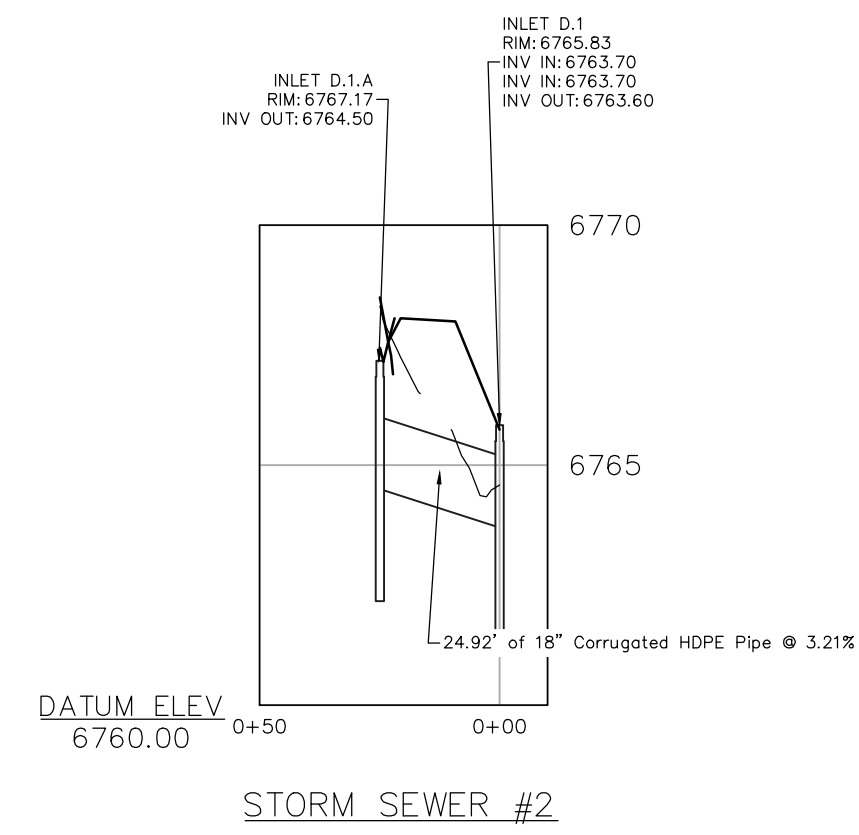
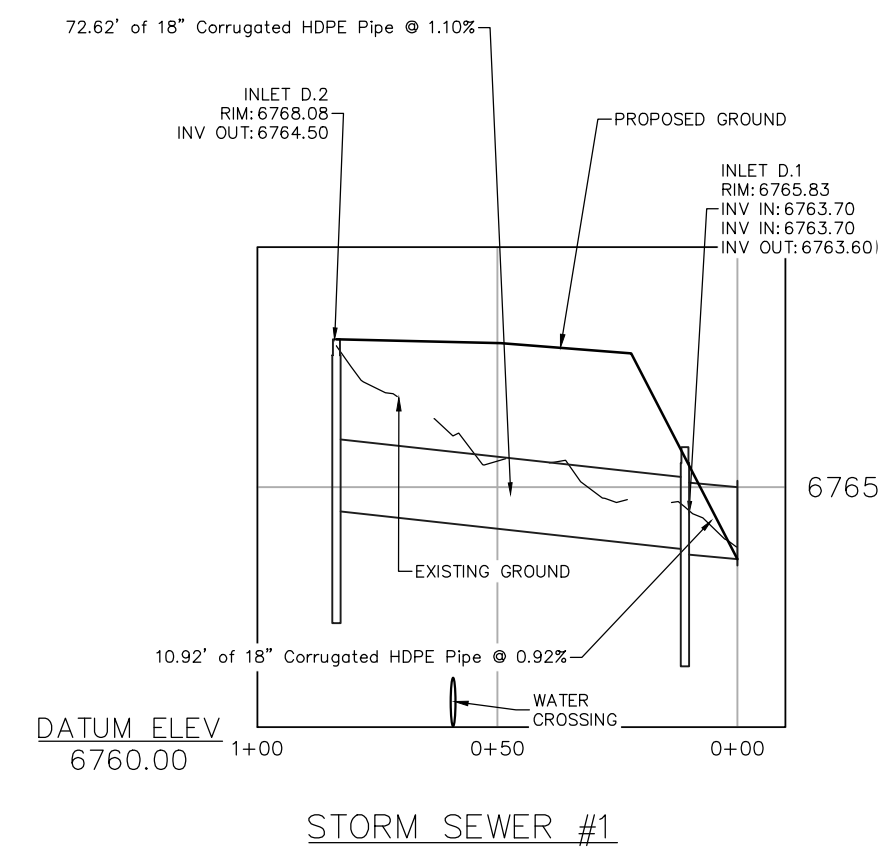
Contour Interval = 2 ft
DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A3 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

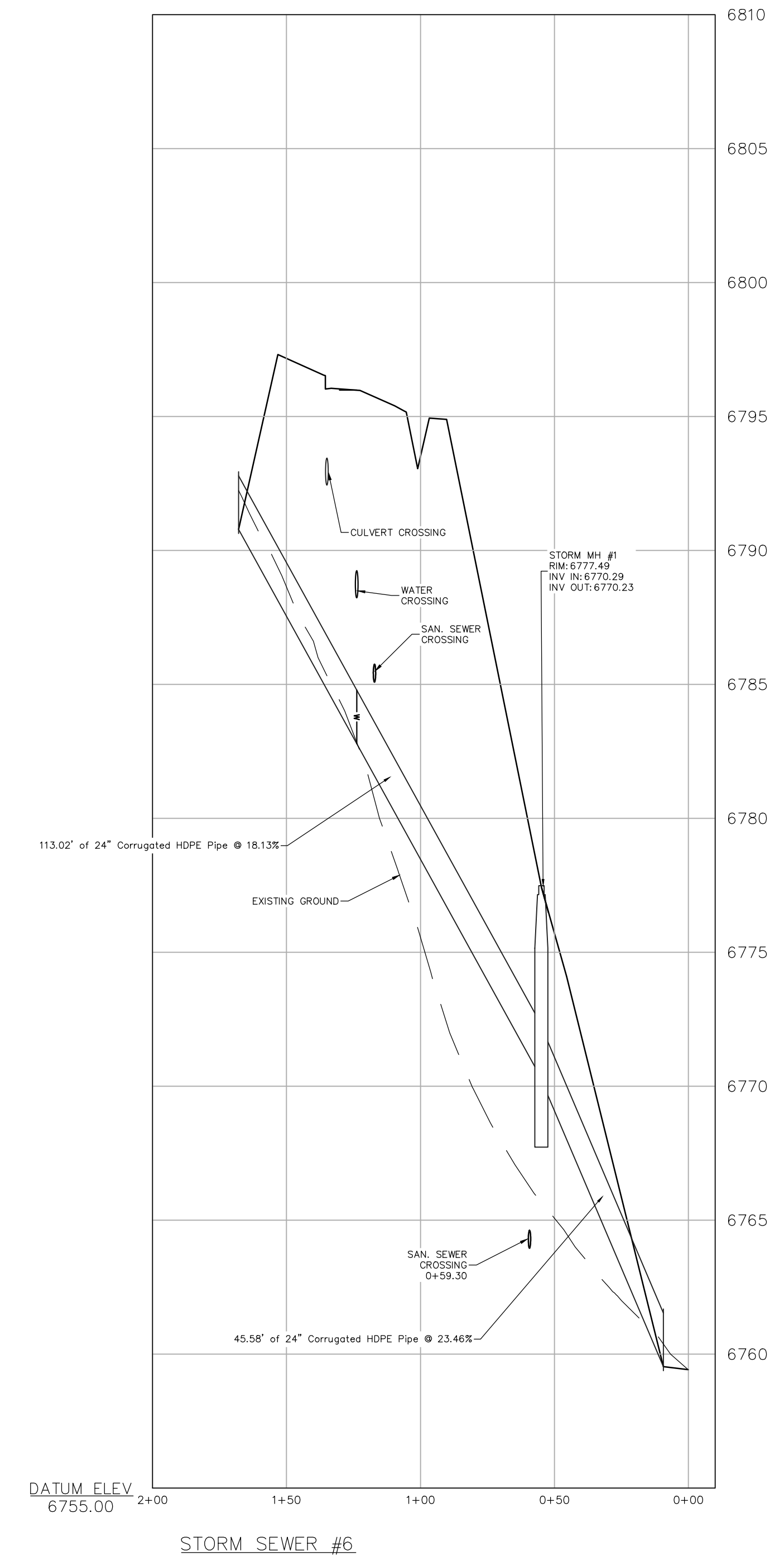
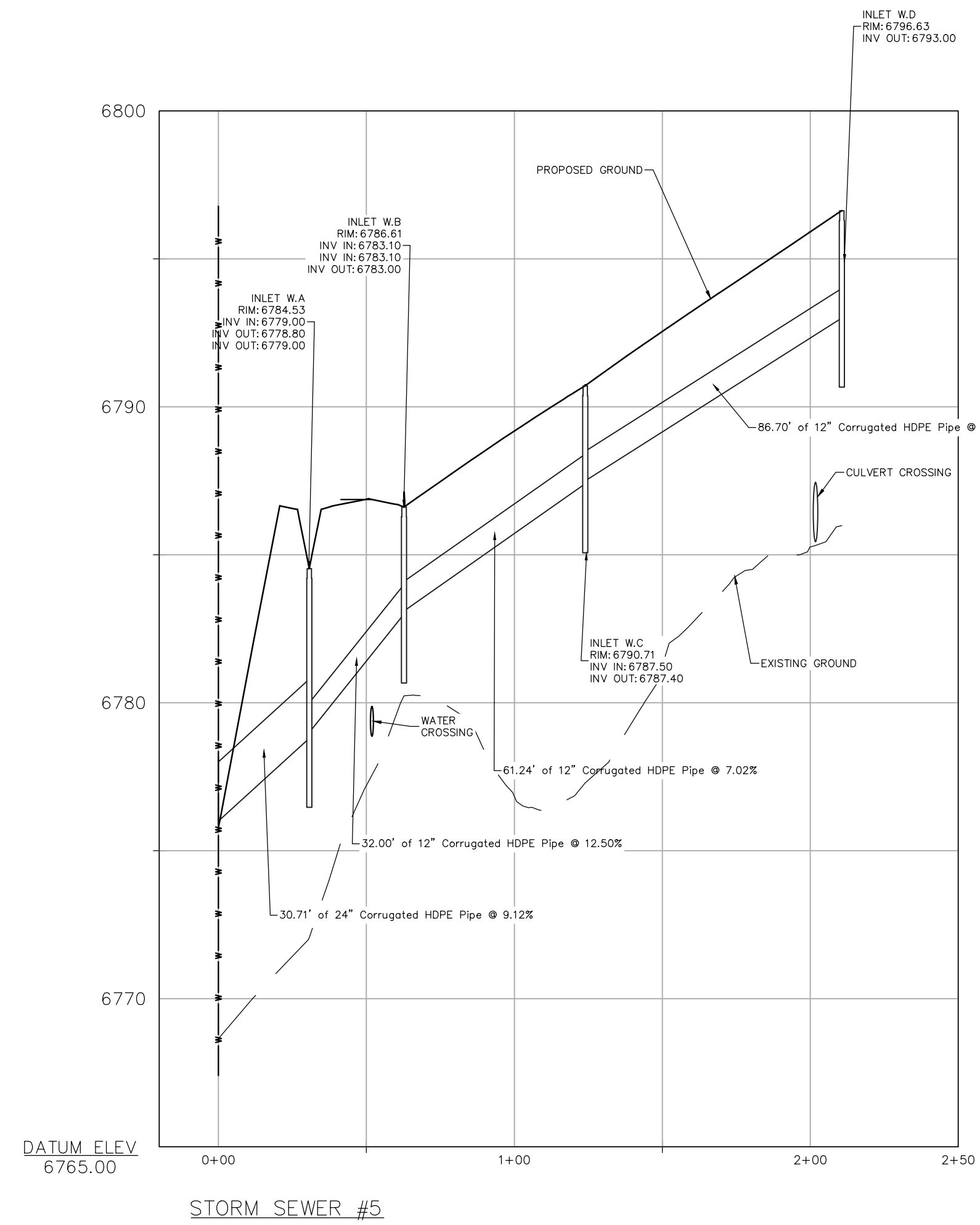
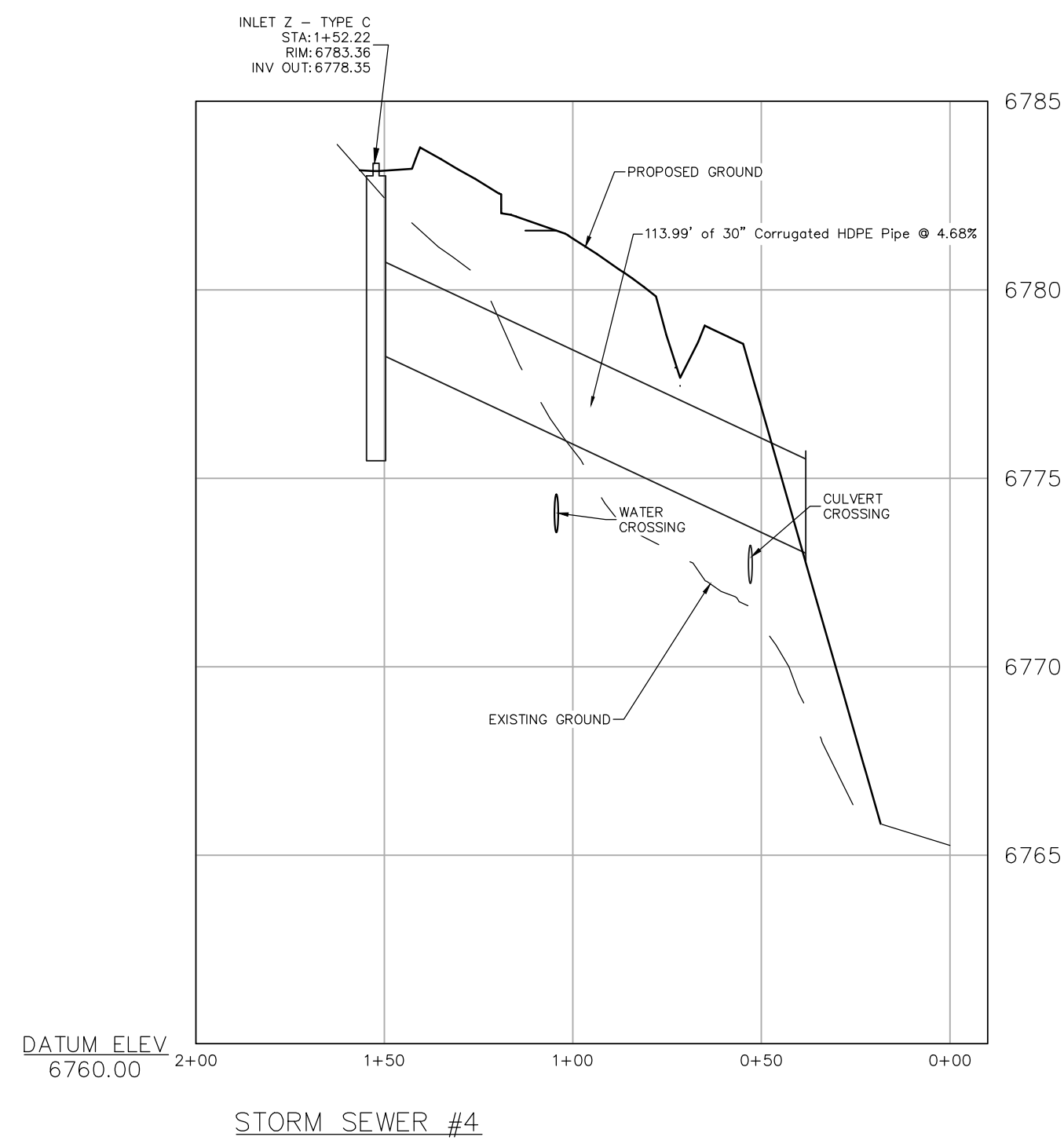
DRAWING:
COPPER RIDGE
VILLAGE DRIVE
STORM PROFILES

SHEET #

C11



NOTE: SEE PAGE PP10 FOR INLET DETAIL.

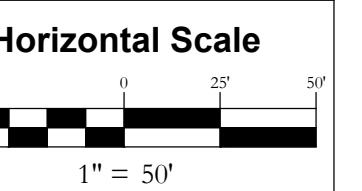




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No.	DATE	REVISIONS	INT
1	2/12/2024	DRT REVIEW & RESPONSE	MDM

**STEAMBOAT AIRPARK SUBDIVISION
 CONSTRUCTION DRAWINGS
 GLORIA GOSSARD PARKWAY
 STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft

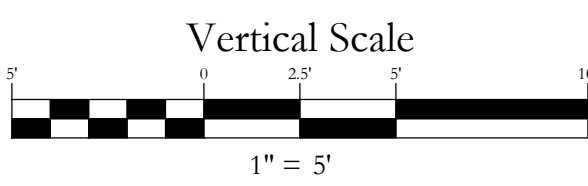
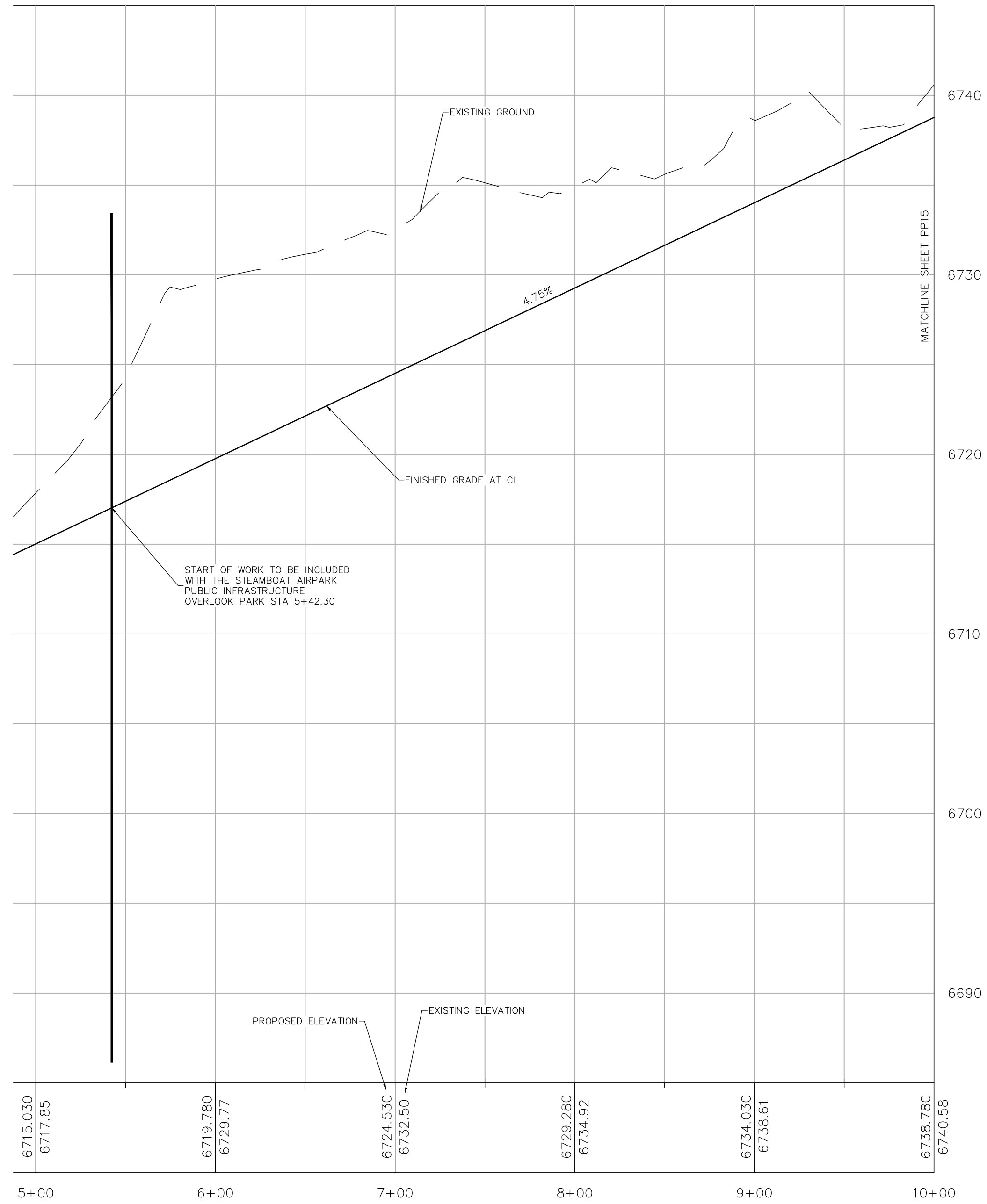
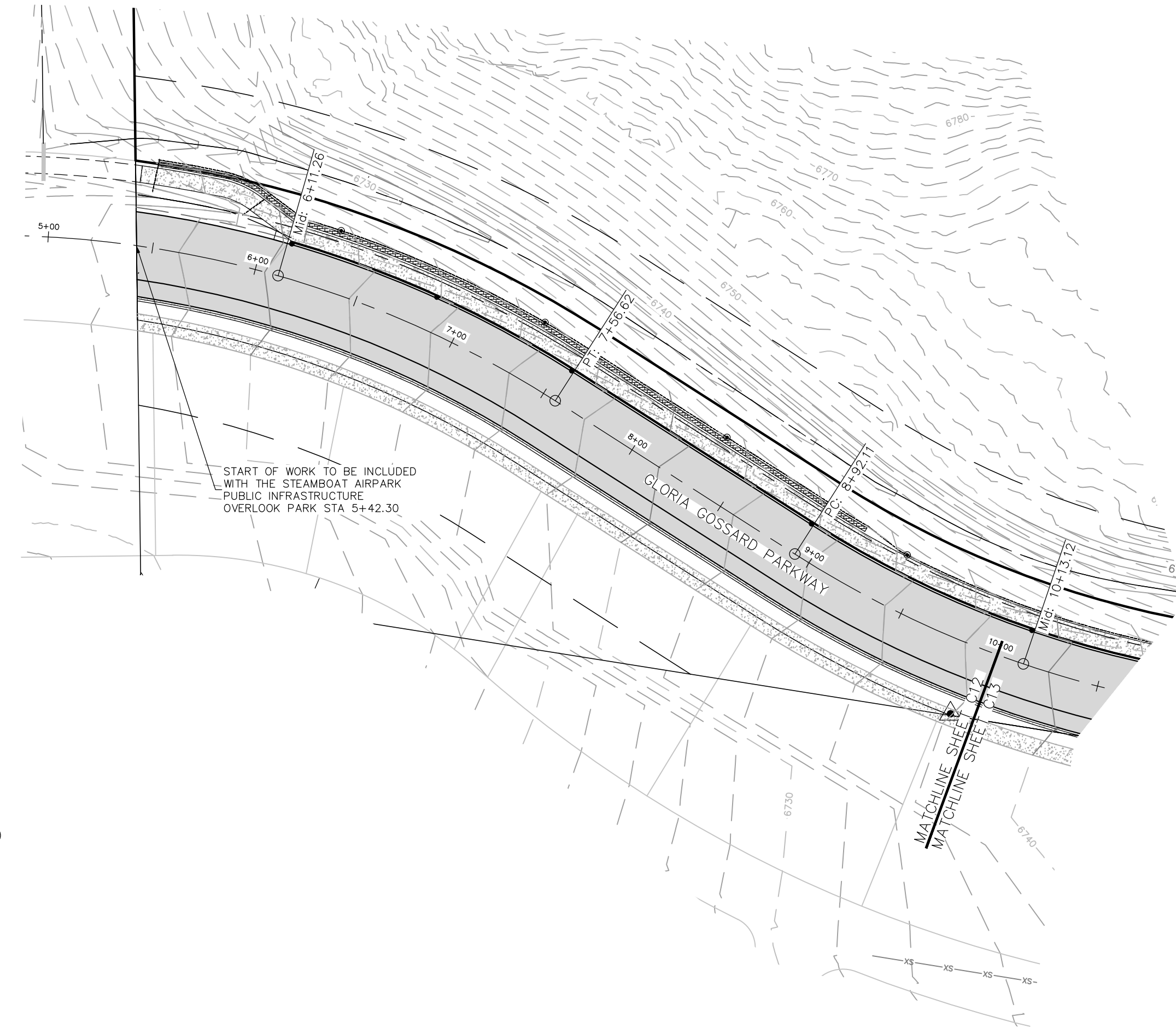
DATE: 12-1-2023
 JOB #: 1992-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN 24" X 36", THE
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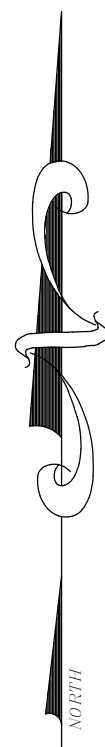
**DRAWING:
 GLORIA GOSSARD
 PLAN & PROFILE
 STA 5+42 TO 10+00**

SHEET #

C12



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN
 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.



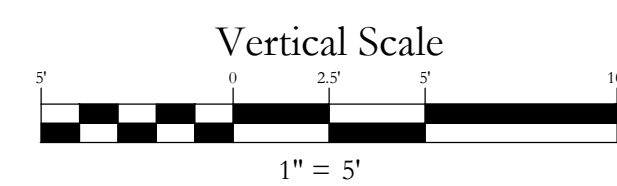
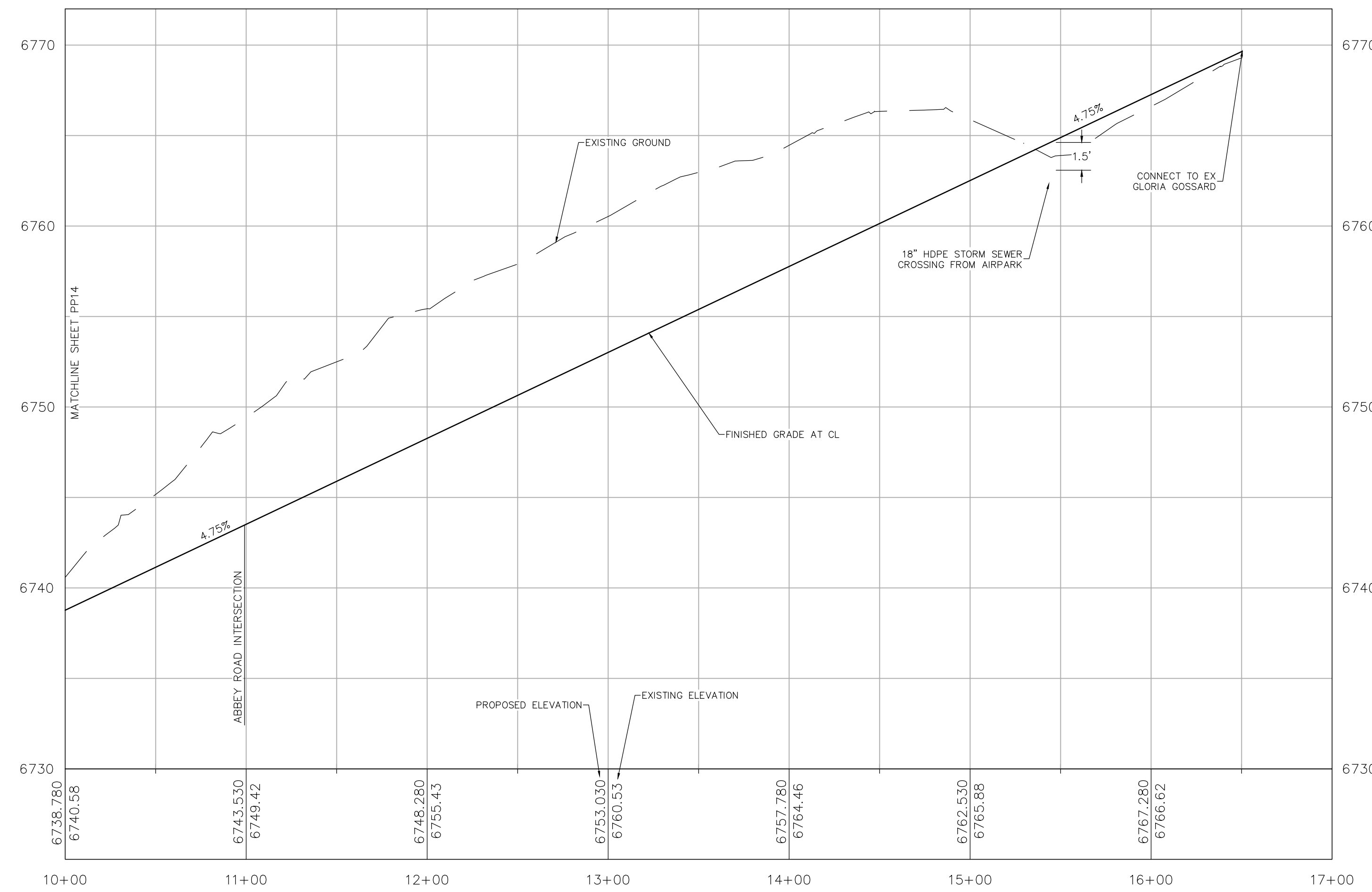
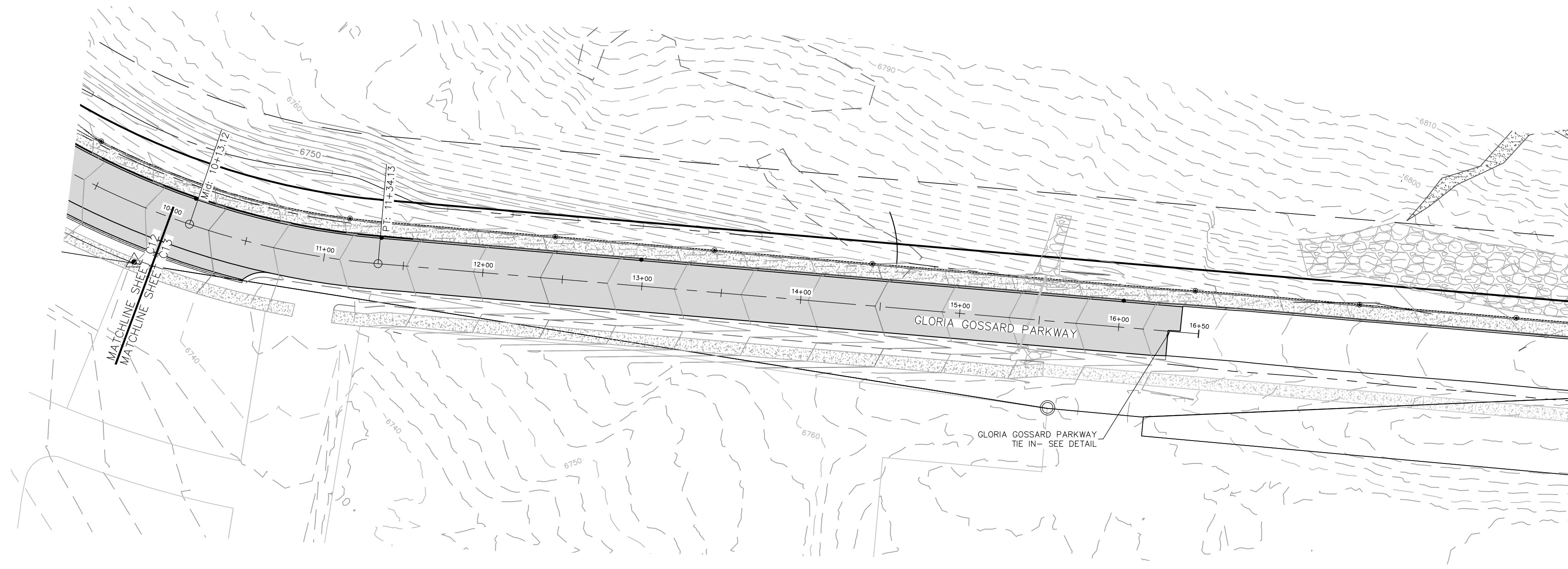
No.	DATE	REVISIONS	INT
1	2/12/2024	DRT REVIEW & RESPONSE	MDM

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS**
**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

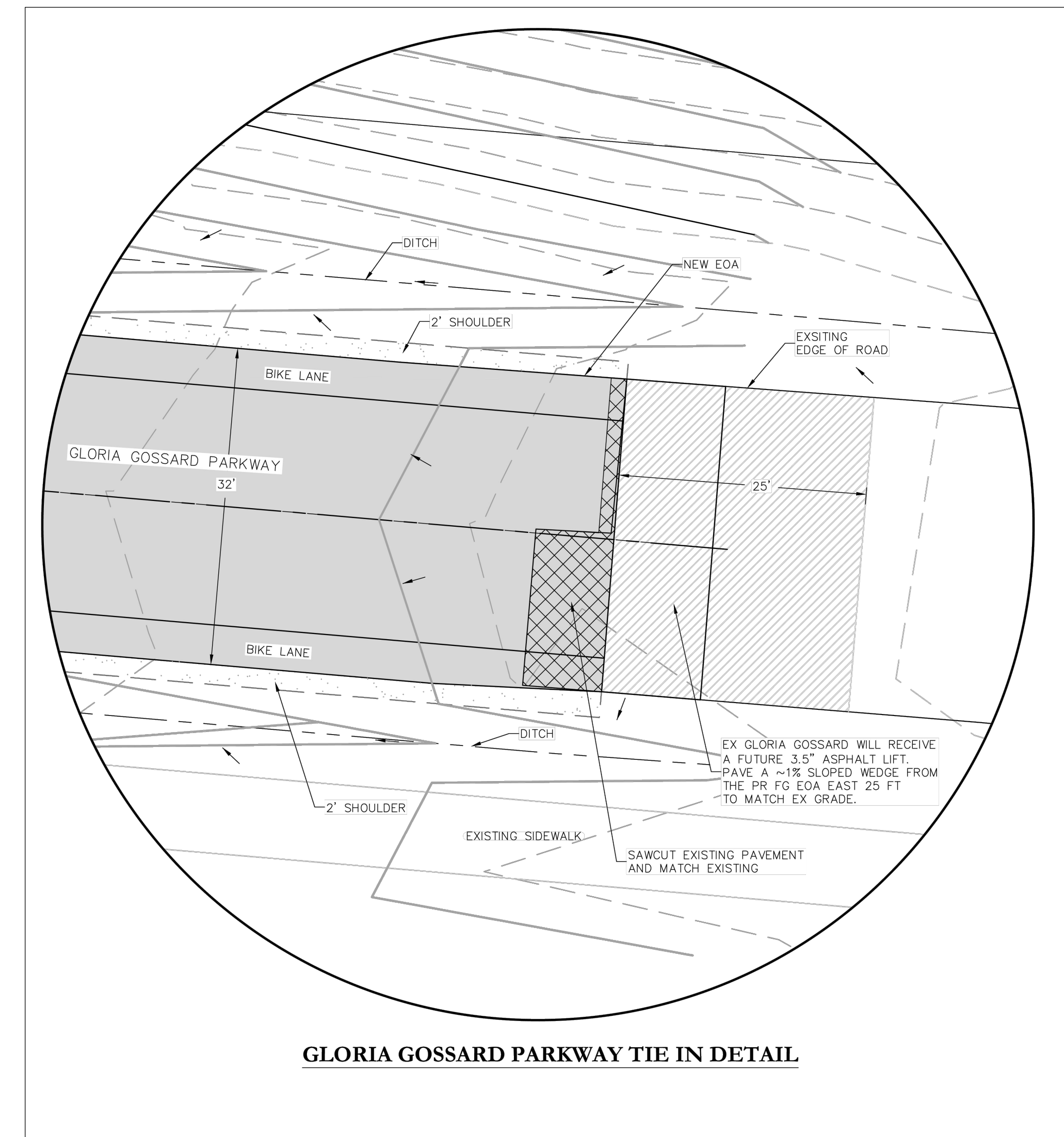
Horizontal Scale
1" = 50'
Contour Interval = 2 ft
DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

DRAWING:
**GLORIA GOSSARD
PLAN & PROFILE
STA 10+00 TO 16+50**

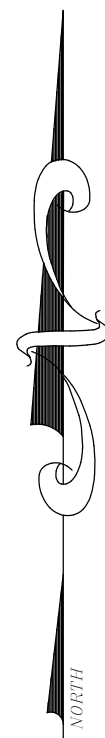
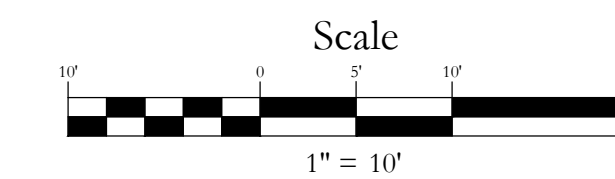
SHEET #
C13



IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.



GLORIA GOSSARD PARKWAY TIE IN DETAIL

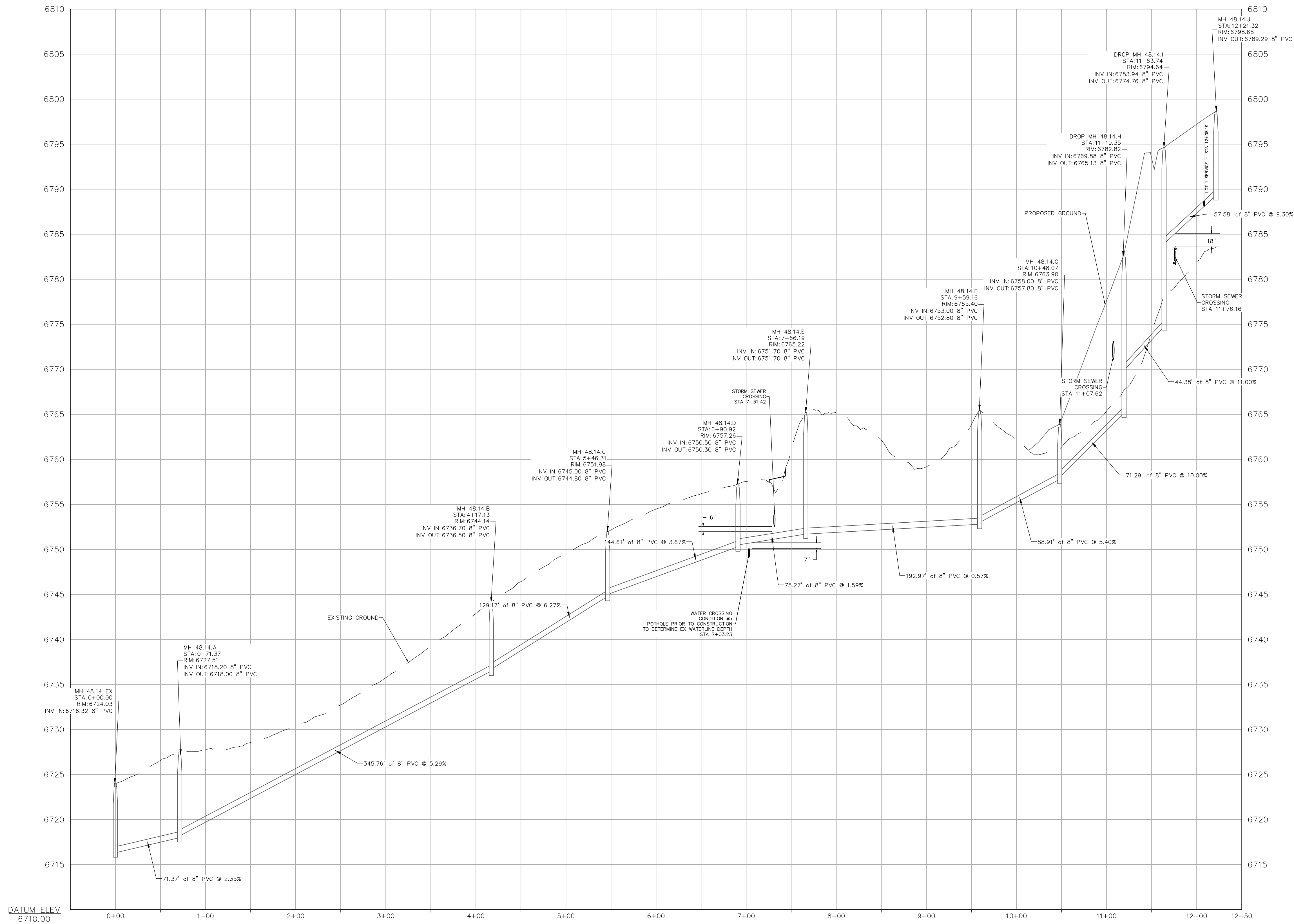




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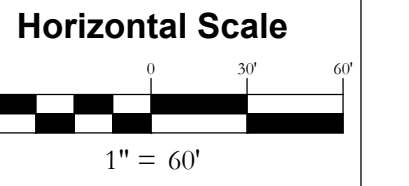
NO.	DATE	REVISIONS
1	2/12/2024	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS**
**GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



DATUM ELEV
6710.00

PROFILE SCALE
HORIZ SCALE: 1"=60'
VERT SCALE: 1"=6'



Contour Interval = 2 ft

DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: WNM

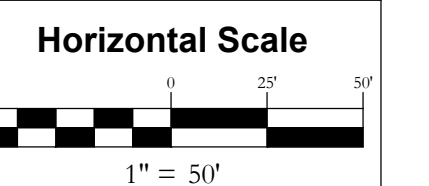
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
SEWER PROFILE

SHEET #
C15a

NO.	DATE	REVISIONS
1	2/12/2024	DRT REVIEW & RESPONSE

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft

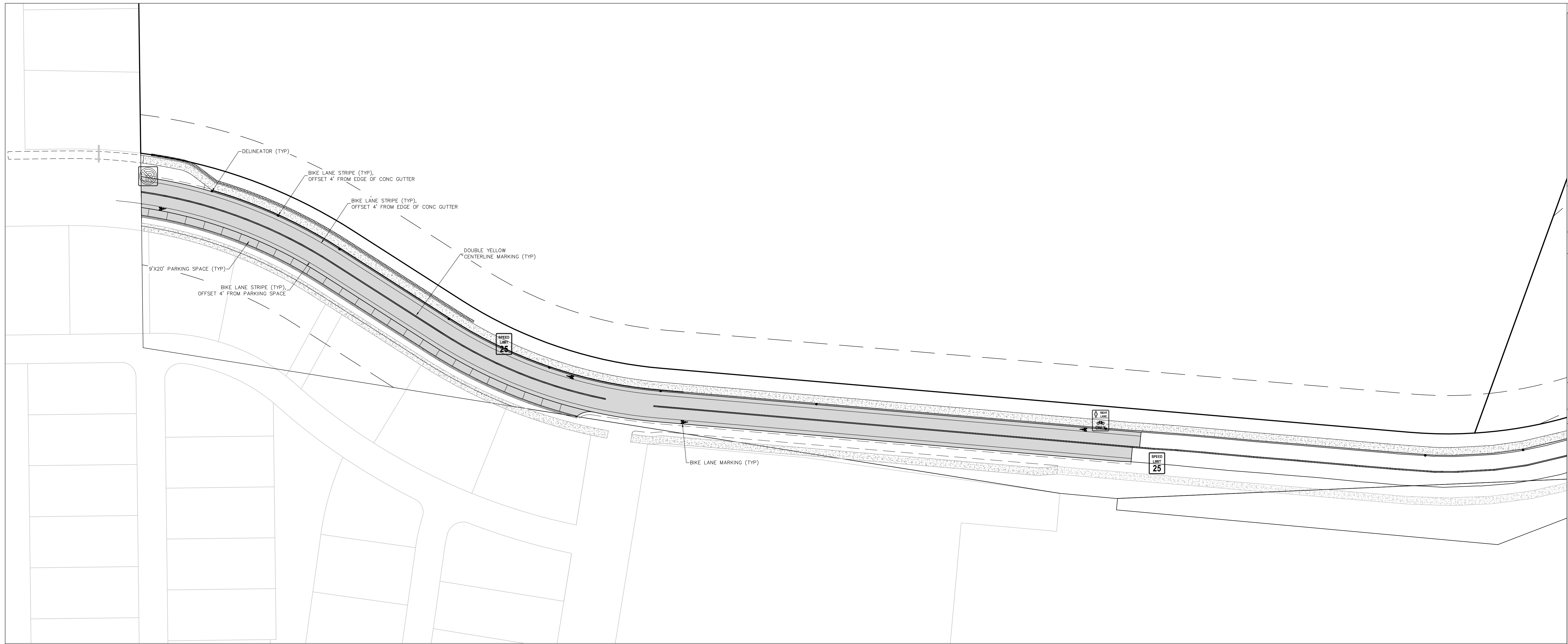
DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING:
GLORIA GOSSARD
SIGN & PAVEMENT
MARKING PLAN #1**

SHEET #

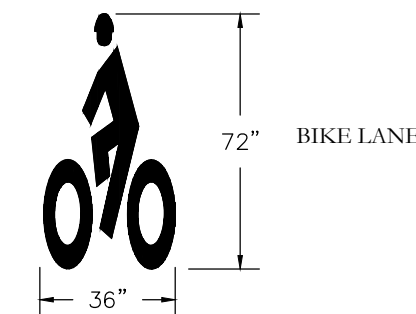
C16



MUTCD SIGN LEGEND

- STOP SIGN (R1-1)
- BIKE LANE (R13-17)
- SPEED LIMIT (R2-1), VARIES
- NO PARKING (R8-3A)

PAVEMENT MARKING LEGEND



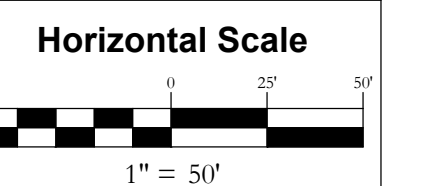
NOTES

- 1) ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS UNLESS NOTED OTHERWISE AND SHALL BE INSTALLED PER CDOT STANDARDS FOR CLASS 1 SIGNS. SEE CDOT STANDARD PLANS S-614-2.
- 2) ALL PAVEMENT MARKINGS SHALL CONFORM TO CDOT STANDARDS AND BE PAINTED WITH MUTCD APPROVED RETROREFLECTIVE PAINT. SEE CDOT STANDARD PLANS S-627-1.
- 3) GROUND SIGN PLACEMENT SHALL CONFORM TO CDOT STANDARDS. SEE CDOT STANDARD PLANS S-614-1.
- 4) SIGN PANEL GAUGE THICKNESS AND MATERIAL SHALL BE 0.08" ALUMINUM.
- 5) STREET NAME SIGNS SHALL BE INCLUDED ABOVE ALL INSTALLED STOP SIGNS PER SECTION 2A.16 OF THE MUTCD.
- 6) CONTRACTOR IS RESPONSIBLE FOR SIGN FABRICATION.
- 7) STOP SIGN POSTS AND STREET SIGN POSTS SHALL BE 2-3/8" DIAMETER GALVANIZED STEEL WITHIN A BREAKAWAY SLEEVE.
- 8) ALL OTHER SIGN POSTS SHALL BE 2-1/4" GREEN STEEL U-CHANNEL WITH 3/8" HOLES SPACED EVERY 1".
- 9) STREET SIGNS SHALL BE ORIENTED TO FACE ONCOMING TRAFFIC.



INT	MDM
REVISIONS	DRT REVIEW & RESPONSE
No.	DATE
1	2/12/2024

**STEAMBOAT AIRPARK SUBDIVISION
CONSTRUCTION DRAWINGS
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft
DATE: 12-1-2023
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**CONSTRUCTION
SITE MANAGEMENT
PLAN 2**

DRAWING: SHEET #

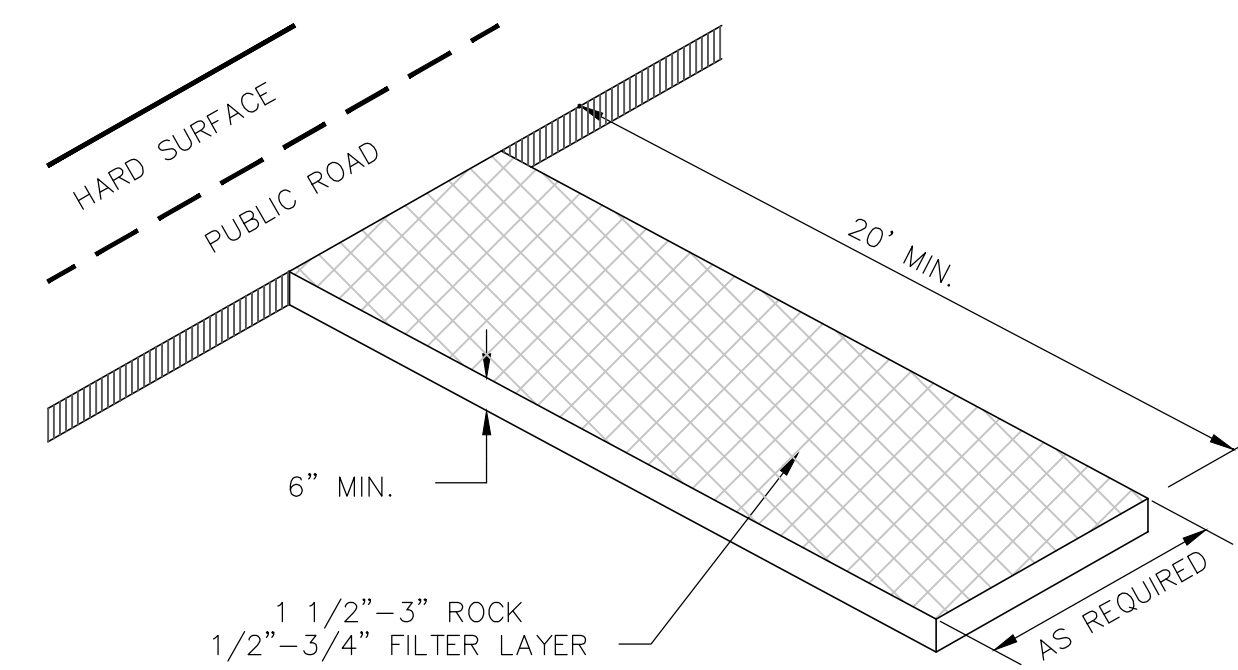
C19



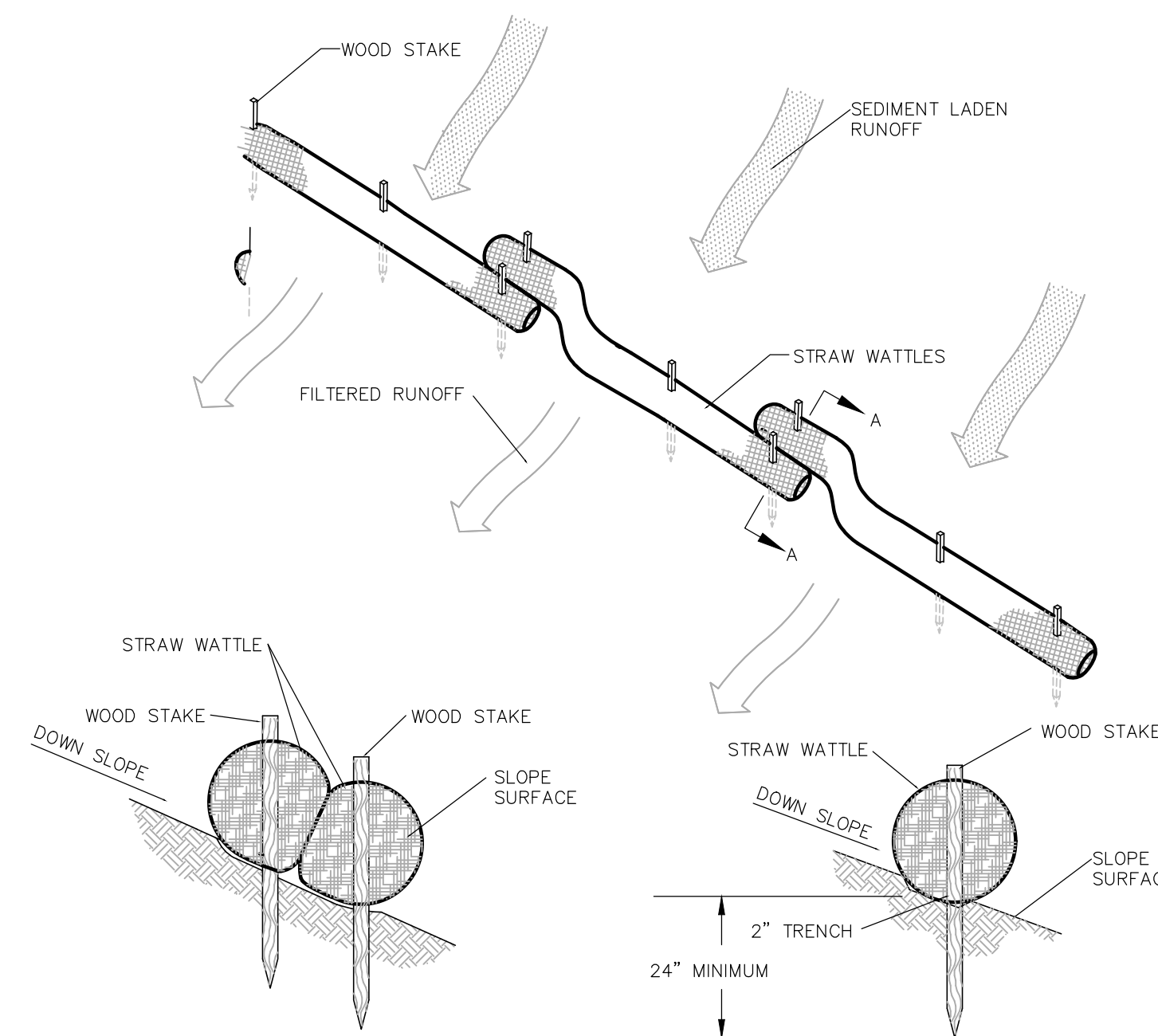
STANDARD NOTES FOR CONSTRUCTION SITE MANAGEMENT PLANS:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY ROW MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND MAY 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
12. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
13. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.

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



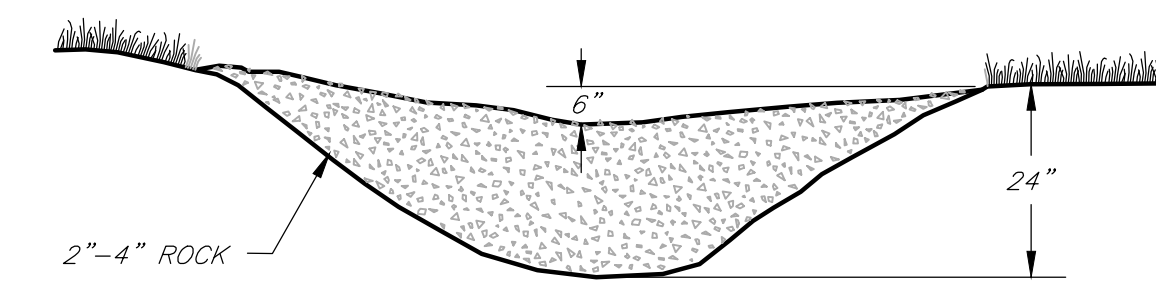
VEHICLE TRACKING CONTROL
N.T.S.



SECTION A-A

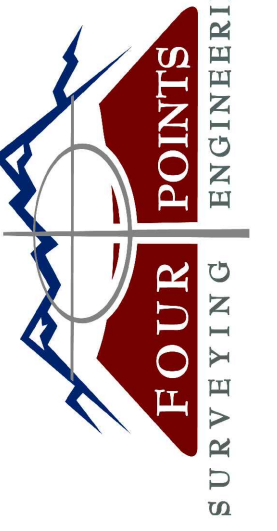
STRAW WATTLE
N.T.S.

MAINTAIN 6" SPILLOVER



ROCK CHECK DAM
N.T.S.

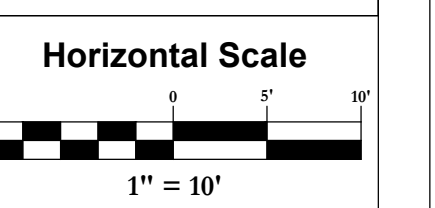
POROUS LANDSCAPE DETENTION POND FOR COPPER RIDGE VILLAGE OWNERSHIP AND MAINTENANCE PLAN



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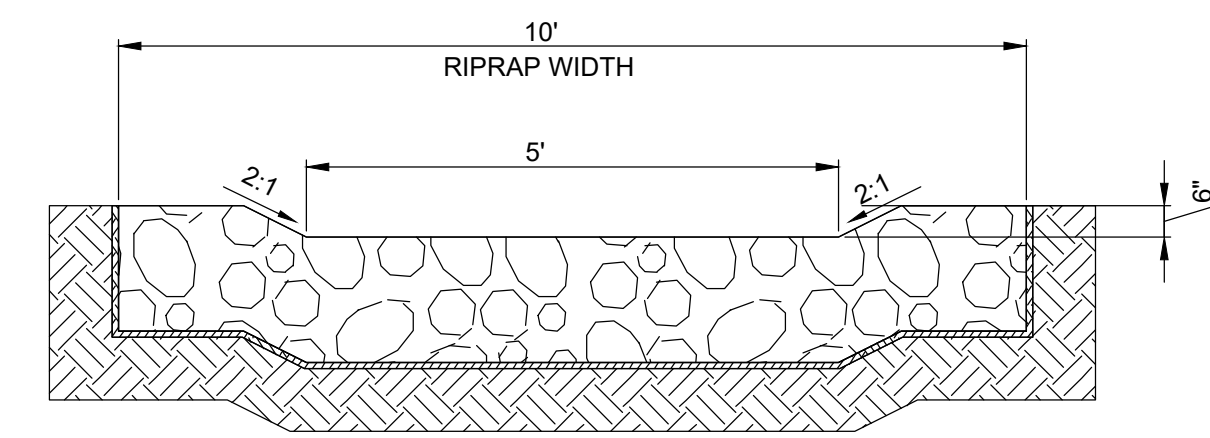
NO.	DATE	REVISIONS

COPPER RIDGE VILLAGE
ADDRESS TBD
STEAMBOAT SPRINGS, CO 80487

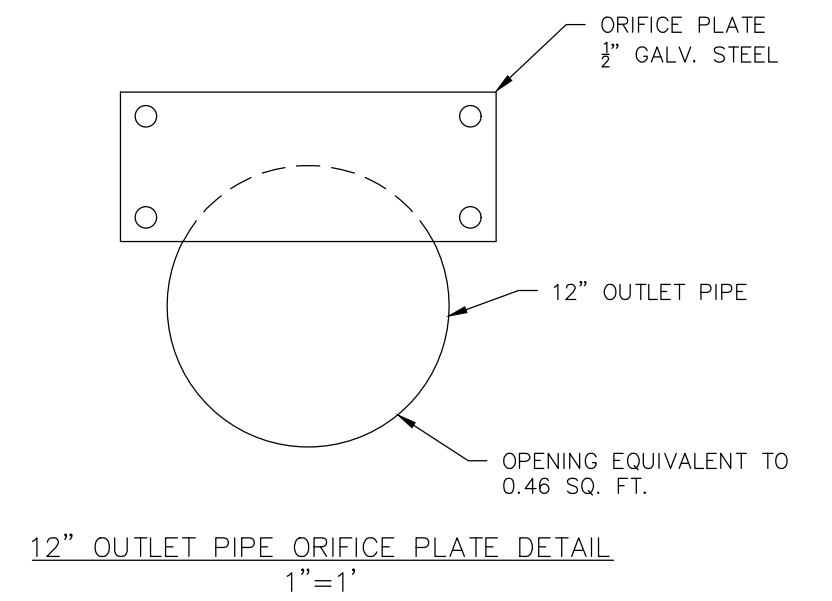
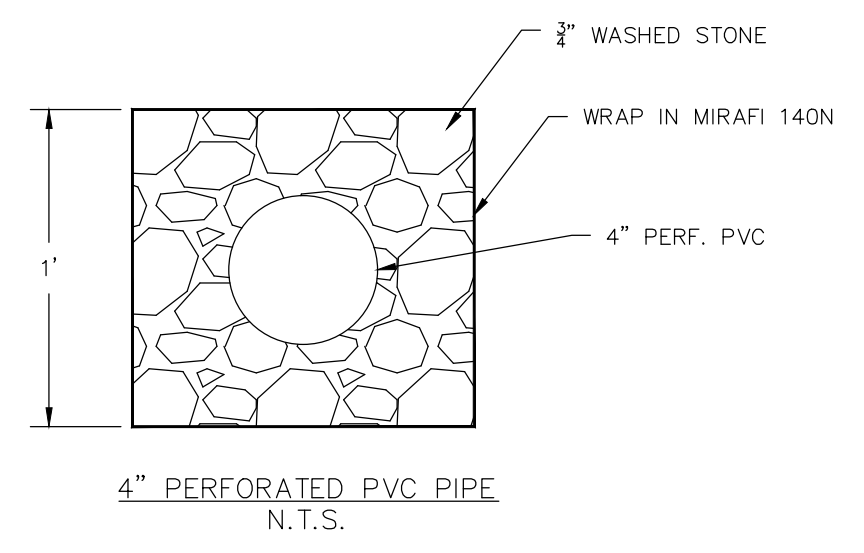


DATE: 2/14/2024
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: MDM

DRAWING: **WATER QUALITY FACILITY SHEET 1**
SHEET # **C21**



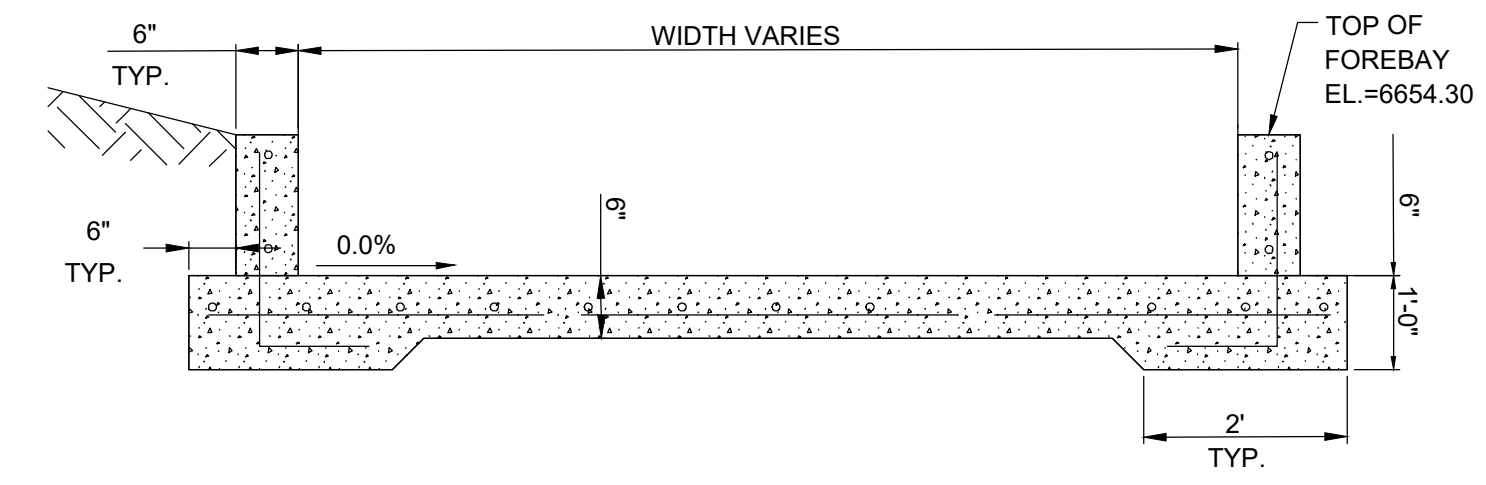
EMERGENCY OVERFLOW
N.T.S.



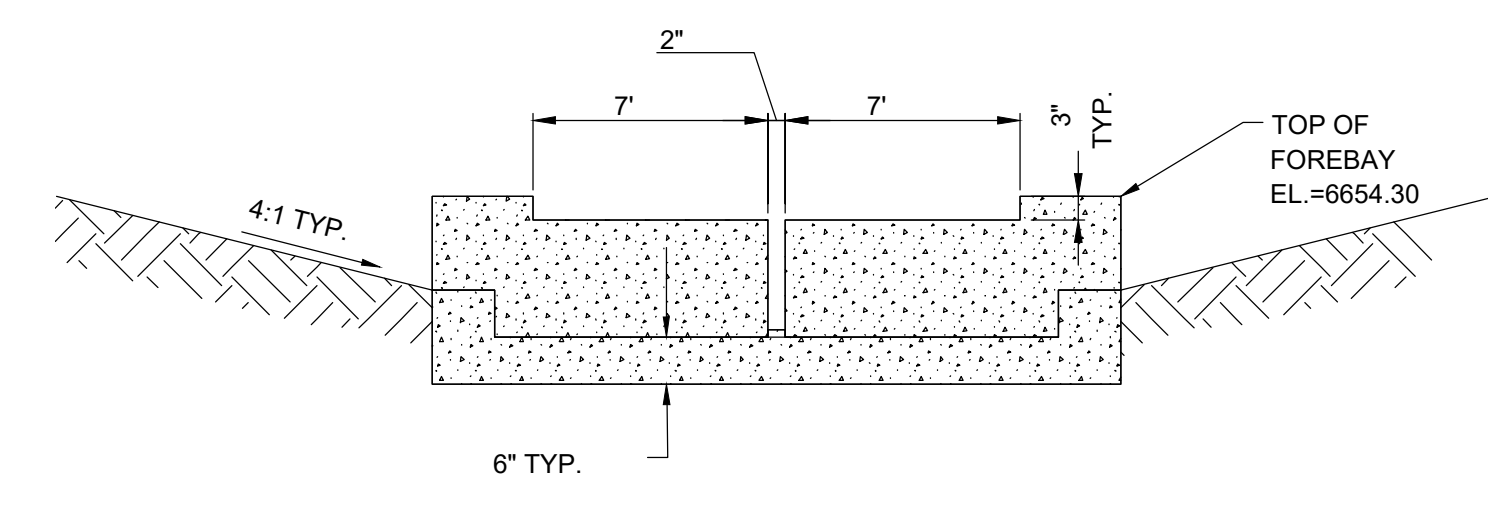
12" OUTLET PIPE ORIFICE PLATE DETAIL
1"=1"

DETENTION POND CROSS SECTION DETAIL: (1"=20')
(TO BE COMPLETED FOR FINAL PLAN SUBMITTAL)

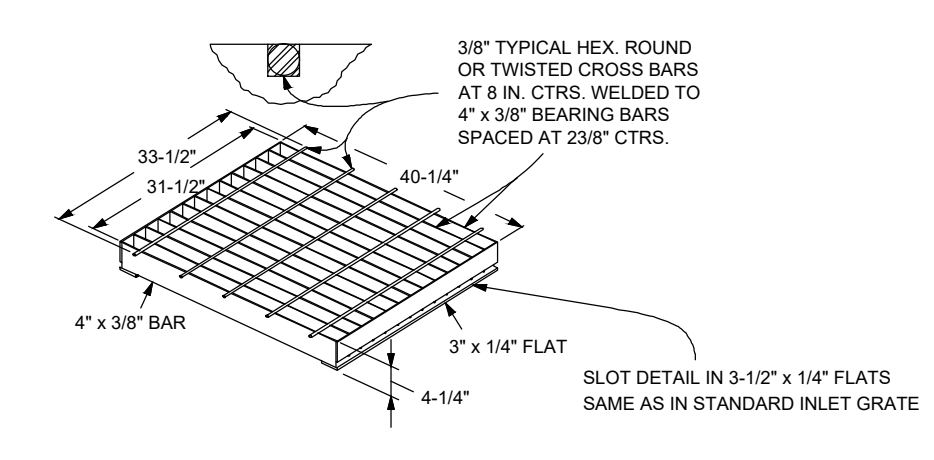
DESIGN VOLUME SPECIFICATIONS:
WOCV: 3,958 CU. FT.
5-YEAR VOL: 6,336 CU. FT.
100-YEAR VOL: 21,487 CU. FT.



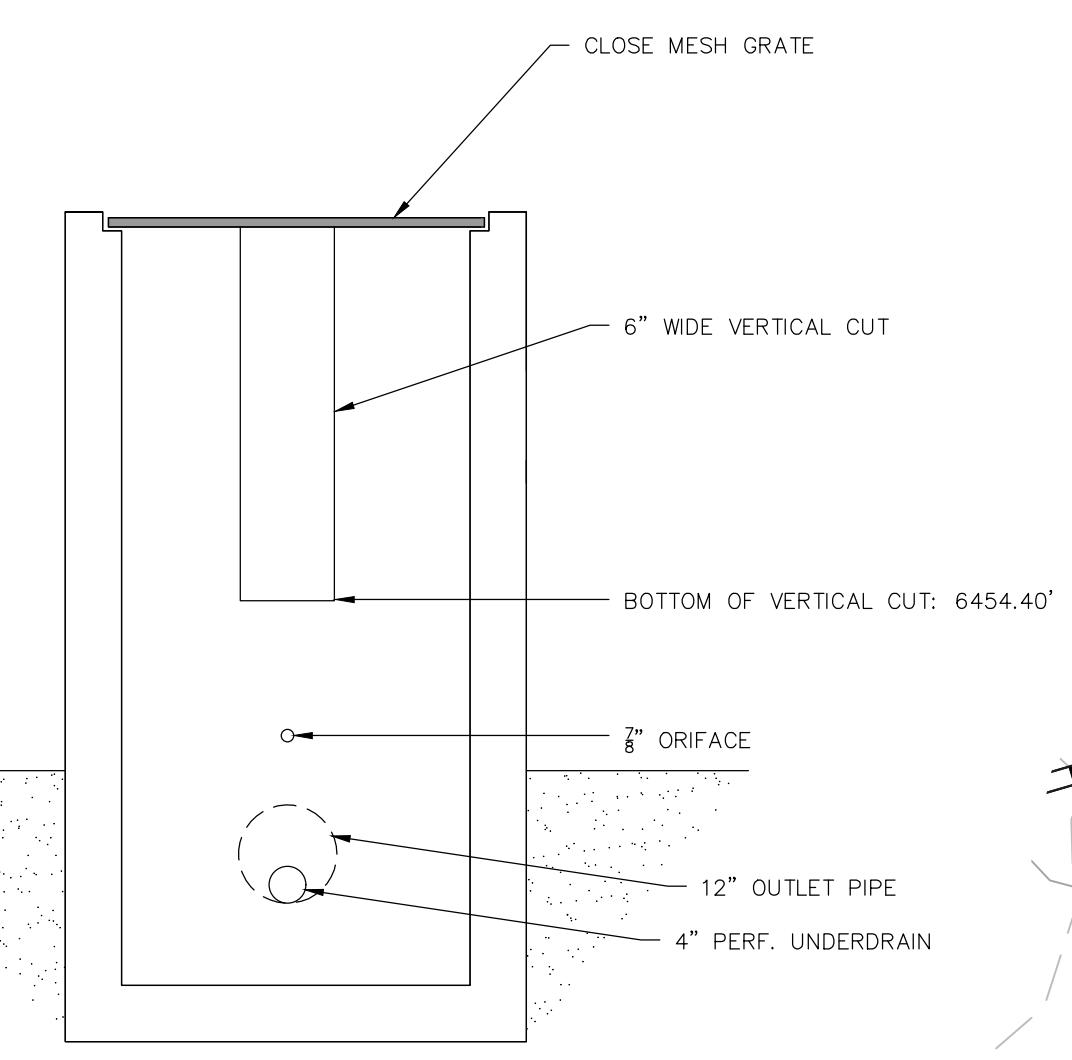
FOREBAY SECTION A-A
N.T.S.



FOREBAY SECTION B-B
N.T.S.



TYPE C INLET CLOSE MESH GRATE
N.T.S.



MODIFIED TYPE C INLET FRONT VIEW
N.T.S.

