

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

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
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

SHEET INDEX

CIVIL	
C1	COVER PAGE
C2	EXISTING CONDITIONS PLAN
C3	SIDEWALK & STORM SEWER PLAN #1
C4	SIDEWALK & STORM SEWER PLAN #1
C5	CROSS SECTIONS #1
C6	CROSS SECTIONS #2
C7	DETAILS
C8	SIDEWALK DRAINAGE DETAILS
C9	ROADWAY GRADING DRAINAGE, PLAN & PROFILE
C10	ROADWAY CROSS SECTIONS
C11	ROADWAY STORM PROFILES
C12	GLORIA GOSSARD PLAN & PROFILE STA 5+42 TO 10+00
C13	GLORIA GOSSARD PLAN & PROFILE STA 10+00 TO 16+50
C14	UTILITY PLAN
C15a	SEWER PROFILE
C15b	WATER PROFILES
C16	SIGN & PAVEMENT MARKING PLAN 1
C17	SIGN & PAVEMENT MARKING PLAN 2
C18	CONSTRUCTION SITE MANAGEMENT PLAN 1
C19	CONSTRUCTION SITE MANAGEMENT PLAN 2
C20	CONSTRUCTION SITE MANAGEMENT PLAN 3
C21	WATER QUALITY FACILITY SHEET 1
C22	WATER QUALITY FACILITY SHEET 2
L1	LANDSCAPE PLAN

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				
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.				



Four Points Surveying & Engineering
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointss.com

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 EDITION.
- 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.