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CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL NOTES

- CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY ENGINEERING STANDARDS 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 BY THE PROJECT ENGINEER.
- THE CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT ARE THE CITY OF STEAMBOAT SPRINGS GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION, EXCEPT FOR THE WATER AND SANITARY SEWER PORTION OF WORK WHICH SHALL CONFORM TO THE MT. WERNER WATER AND SANITATION DISTRICT STANDARDS.
- NOTE (IF APPLICABLE) A CONSTRUCTION SPECIFICATION ADDENDUM HAS BEEN ISSUED AND SHALL BE USED IN CONJUNCTION WITH THESE PLANS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS REQUIRED. THE PROJECT ENGINEER SHALL COORDINATE THE PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR. ATTENDEES INCLUDE THE CONTRACTOR, THE PROJECT ENGINEER, REPRESENTATIVES OF CITY ENGINEERING AND APPROPRIATE UTILITY REPRESENTATIVES. PRE-CONSTRUCTION MEETING REQUIREMENTS ARE COVERED IN CITY ENGINEERING STANDARDS CHAPTER 7 AND INCLUDE ITEMS SUCH AS INSPECTION AND TESTING REQUIREMENTS AND AS-BUILT DOCUMENT REQUIREMENTS.
- 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 IN ACCORDANCE WITH CITY SPECIFICATIONS AND ADDITIONAL TESTING AS NEEDED FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 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 SHALL VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- PRIOR TO CONSTRUCTING ANY IMPROVEMENTS WHICH DEVIATE FROM THESE APPROVED PLANS, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DETERMINE IF THE PROPOSED CONSTRUCTION CHANGE IS REQUIRED. THE PROJECT ENGINEER SHALL DETERMINE IF THE PROPOSED CONSTRUCTION CHANGE REQUIRES A PLAN REVISION TO BE REVIEWED AND APPROVED BY CITY ENGINEERING.
- BENCHMARK = A RECOVERED NO. 5 REBAR WITH ALUMINUM CAP STAMPED "LS 29039", HAVING AN ELEVATION OF 6986.18 ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BENCHMARKS CAN BE OBTAINED FROM CITY UTILITIES. NOTE THE CITY'S VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NAD 1983)
- TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY LANDMARK CONSULTANTS, INC. ON 6/3/22.
- 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 WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MT. WERNER WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADE AND FILL PERMIT, CONSTRUCTION DOWATERING PERMIT, STORMWATER 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, CONTRACTOR SHALL 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 RIGHT OF WAY PERMIT IS REQUIRED TO BE APPROVED AND ISSUED BY CITY ENGINEERING.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGGERS, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONTRACTOR SHALL SUBMIT A TRAFFIC MANAGEMENT PLAN WITH THE CONSTRUCTION PERMIT APPLICATION. THE TRAFFIC MANAGEMENT PLAN IS REQUIRED TO BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- THE FOLLOWING IMPROVEMENTS ARE PUBLIC IMPROVEMENTS: WATER AND SEWER INFRASTRUCTURE NOT LABELED AS PRIVATE.
- THE FOLLOWING IMPROVEMENTS ARE CRITICAL IMPROVEMENTS:
 - WATER AND SEWER INFRASTRUCTURE
 - PRIVATE STREET INFRASTRUCTURE
 - ACCESS DRIVE, DRIVEWAY, AND PARKING AREAS
 - DRAINAGE IMPROVEMENTS
 - PERMANENT STORM WATER QUALITY TREATMENT FACILITIES
 - SIDEWALK IMPROVEMENTS
 - SKI TRAIL LANE NORTH SIDE SIDEWALK
 - TRAIL IMPROVEMENTS
- RECORD DRAWINGS ARE REQUIRED FOR THE FOLLOWING IMPROVEMENTS: STORM SEWER, WATER MAIN, SANITARY SEWER, PERMANENT WATER QUALITY TREATMENT FACILITIES, SIDEWALKS, AND ALL NEW TELECOMMUNICATION AND ELECTRIC UTILITIES. THE CONTRACTOR'S SURVEYOR SHALL COLLECT AS-BUILT SURVEY POINTS FOR RIMS, GRATES, INVERTS, SUMPS, FITTINGS, VAULTS, PULL BOXES, ETC. THE ENGINEER SHALL USE THESE AS-BUILT SURVEY POINTS TO CREATE THE UTILITY AS-BUILT PLANS.

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 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL

- 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

- CONSTRUCTION OF PUBLIC STREETS REQUIRES GEOTECHNICAL TESTING BY A QUALIFIED GEOTECHNICAL ENGINEER OF EMBANKMENT, SUBGRADE, BASE MATERIAL AND PAVING. TESTING SHALL BE IN ACCORDANCE WITH CITY ENGINEERING STANDARDS CHAPTER 7.
- 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.
- CONTRACTOR SHALL ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
- CONTRACTOR SHALL CONTACT CITY STREETS SUPERINTENDENT AT (970)879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET NAME SIGNS. CONTRACTOR IS RESPONSIBLE FOR PAYMENT FOR STREET NAME SIGNS. ALL TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL.

WATER, SEWER, AND DRY UTILITY

- THE PHYSICAL FEATURES AND EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE

INFORMATION AT THE TIME OF DESIGN. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FEATURES AND EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

- UTILITY PROVIDER CONTACT INFORMATION CAN BE FOUND ON THE COVER SHEET OF THIS PLAN SET.
- THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH UTILITY OWNERS IN THEIR REMOVAL, ADJUSTMENT AND/OR RELOCATION OPERATIONS SO THAT THE UTILITY WORK CAN BE ACCOMPLISHED WITHOUT IMPACTING THE CONSTRUCTION SCHEDULE
- THE CONTRACTOR SHALL COMPLY WITH ARTICLE 1.5 OF TITLE 9, CRS (EXCAVATION REQUIREMENTS) WHEN EXCAVATING OR GRADING IS PLANNED IN THE AREA OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITIES AT LEAST TWO (2) BUSINESS DAYS, NOT INCLUDING THE ACTUAL DAY OF NOTICE, PRIOR TO COMMENCING SUCH OPERATIONS. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 OR 1-800-922-1987, TO HAVE LOCATIONS OF UNCC REGISTERED LINES MARKED BY MEMBER COMPANIES. ALL OTHER UNDERGROUND FACILITIES SHALL BE LOCATED BY CONTACTING THE RESPECTIVE OWNER. UTILITY SERVICE LATERALS SHALL ALSO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.

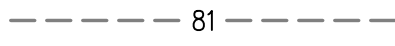
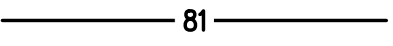
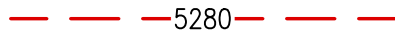
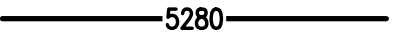





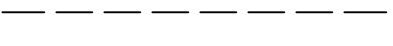



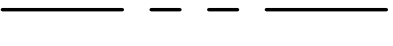
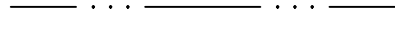
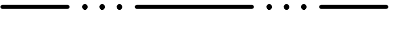

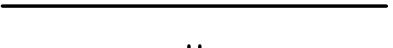





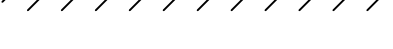

































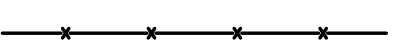
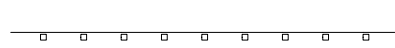

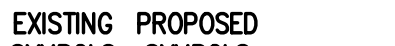

SITE-SPECIFIC NOTES

- UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING. THE CONTRACTOR SHALL FURTHER BE RESPONSIBLE FOR THE ACCURACY OF ALL STAKING IN ACCORDANCE WITH THE APPROVED PLANS. IN THE EVENT THAT DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OR PROJECT MANAGER PRIOR TO COMMENCING WITH CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- THE TEMPORARY CONSTRUCTION EASEMENTS ARE LIMITED TO SPECIFIC CONSTRUCTION ITEMS AND THE AREA IS TO BE RETURNED TO EXISTING CONDITION AS SOON AS POSSIBLE.
- PRIOR TO PAVING, THE PAVEMENT SUBGRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK OR HEAVILY LOADED PNEUMATIC TIRE CONSTRUCTION VEHICLE. AREAS WHICH DEFORM EXCESSIVELY UNDER THE WHEEL LOADS SHALL BE REMOVED AND REPLACED PRIOR TO PAVING. SEE GEOTECHNICAL REPORT FOR DETAILS.
- ALL TREES, BUSHES AND OTHER FIXED OBJECTS WITHIN THE LIMITS OF CONSTRUCTION AS NOTED ON THE PLANS SHALL BE REMOVED UNLESS OTHERWISE NOTED. ALL OTHER TREES AND BUSHES SHALL BE PROTECTED, UNLESS OTHERWISE NOTED.
- WATER SHALL BE USED AS A DUST PALLIATIVE WHERE REQUIRED. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK ON-SITE FOR DUST CONTROL. WATER SHALL NOT BE PAID FOR SEPARATELY.
- A GEOTECHNICAL INVESTIGATION WAS PERFORMED FOR THIS PROJECT. THE RECOMMENDATIONS FROM THE FOLLOWING REPORTS ARE TO BE FOLLOWED: "SUBSOIL AND FOUNDATION INVESTIGATION, THE ASTRID, 2410 SKI TRAIL LANE, STEAMBOAT SPRINGS, COLORADO" PREPARED BY NWCC AND DATED DECEMBER 22, 2022. JOB NUMBER 22-12805.
- THE CONTRACTOR SHALL KEEP THE WORK AREA DRY OF STANDING WATER AND SHALL KEEP THE EXCAVATION AREAS FREE FROM STORM RUN-OFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCEPTANCE AND CONTROL OF ALL SURFACE AND SUBSURFACE DRAINAGE AND GROUNDWATER ENTERING THE PROJECT AREA.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPAIRED IMMEDIATELY AND PRIOR TO CONTINUING OTHER WORK. ANY MUD OR OTHER MATERIAL TRACKED OR OTHERWISE DEPOSITED ON THE ROADWAY SHALL BE REMOVED DAILY OR AS ORDERED BY THE INSPECTOR.
- ANY MATERIALS REMOVED FROM THIS PROJECT WILL BE DISPOSED OF BY THE CONTRACTOR. AT THE CITY'S DISCRETION, SOME MATERIALS MAY REMAIN THE PROPERTY OF THE CITY OR THE ADJACENT PROPERTY OWNERS.
- ONE-HALF INCH EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHEN ABUTTING ANY EXISTING CONCRETE TO A FIXED STRUCTURE. ZIP CAP SPACERS SHALL BE USED TO PROVIDE A CLEAN JOINT PRIOR TO CALKING.
- THE CONTRACTOR SHALL PROVIDE SHORING AT ALL LOCATIONS NECESSARY TO SUPPORT THE EARTH AND/OR ROADWAY ADJACENT TO AN EXCAVATION, EMBANKMENT, OR OTHER CONSTRUCTION OPERATION. LOCATIONS SHALL BE AS DETERMINED BY THE CONTRACTOR'S SEQUENCE OF OPERATIONS AND TRAFFIC CONTROL ARRANGEMENTS. SHORING SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND OBTAINING A SUITABLE STAGING AREA.
- WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL MANHOLES, CLEANOUTS, VALVE BOXES AND SURVEY MONUMENTS TO FINISH GRADE PRIOR TO FINAL PAVEMENT LIFT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL (QC) MATERIALS TESTING. QC TESTING IS REQUIRED FOR ALL SUBGRADE, CONCRETE, AND ASPHALTIC PAVEMENT TESTING AND SHALL CONFORM TO CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS. ALL TEST RESULTS SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS AND PAVING SURFACES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL CONCRETE, FOUNDATIONS, WALKS, WALLS, TREES AND OTHER DEBRIS INDICATED ON THE SURVEY OR SPECIFIED IN THE SITE WORK SPECIFICATIONS. ALL SALVAGEABLE STORM SEWER GRATES, INLETS OR MANHOLE RING AND COVERS WHICH ARE NOT BEING RE-USED ON SITE SHALL BE RETURNED TO STEAMBOAT SPRINGS.
- THE CONTRACTOR SHALL PROTECT ALL STRUCTURES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SAFE CONSTRUCTION SITE INCLUDING ALL TRENCH BOX AND/OR SHORING DESIGN ASSOCIATED WITH ALL COMPONENTS OF THIS WORK.
- THE CONTRACTOR SHALL REPLACE ANY SURVEY MONUMENTS IF DISTURBED.
- PROJECT DISTURBANCE LIMITS = 4.31 ACRES. (CDPHE STORMWATER PERMIT REQUIRED.)
- CONSTRUCTION SITE MANAGEMENT PLAN IS PROVIDED BY THE CONTRACTOR.
- REFER TO ARCHITECTURAL DRAWING FOR ADA ACCESSIBLE ROUTES.


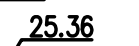
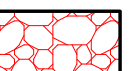


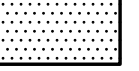





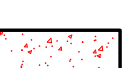


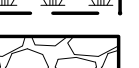










































STANDARD ABBREVIATIONS

FL = FLOWLINE
INV = INVERT
TP = TOP OF PAVEMENT
TC = TOP OF CONCRETE
TBC = TOP BACK OF CURB
BC = GRADE DIRECTLY ADJACENT TO BUILDING CORNER
HP = HIGH POINT
LP = LOW POINT
GB = GRADE BREAK
EOA = EDGE OF ASPHALT
EOG = EDGE OF GRAVEL
TW = TOP OF WALL
BFW = BOTTOM OF WALL
FTE = FINISHED FLOOR ELEVATION
ME = MATCH EXISTING

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
		MINOR CONTOUR (1' INTERVAL)
		MAJOR CONTOUR (5' INTERVAL)
		PROPERTY BOUNDARY
		ADJACENT LOT LINE
		EASEMENT
		BUILDING SETBACK
		RIGHT-OF-WAY
		FLOODPLAIN
		EDGE OF ASPHALT
		CURB AND GUTTER (SPILL/CATCH)
		EDGE OF GRAVEL
		EDGE OF BUILDING
		BUILDING OVERHANG
		RETAINING WALL
		WATER LINE
		WATER SERVICE
		ROOF DRAIN
		STORM SEWER
		DITCH FLOWLINE
		UNDERDRAIN
		SANITARY SEWER MAIN
		SANITARY SEWER SERVICE
		IRRIGATION LINE
		CABLE TV
		UNDERGROUND TELEPHONE
		FIBER OPTIC
		GASLINE
		UNDERGROUND ELECTRIC
		OVERHEAD UTILITY
		WIRE FENCE
		GUARDRAIL

EXISTING PROPOSED SYMBOLS SYMBOLS

		SPOT ELEVATION		RIPRAP
		NOMINAL SLOPE ON CUT OR FILL		SIDEWALK PAVING
		FLOW DIRECTION, TYPICALLY ON PAVED SURFACES		GRAVEL PAVING
		FLOW DIRECTION, TYPICALLY IN GRASSED SWALE		ASPHALT PAVING - REFER TO SOILS REPORT FOR PAVING SECTION
		FLOW DIRECTION, TYPICALLY IN FLOWLINE		MASONRY PAVING
		WATER VALVE		CONCRETE PAVING
		CURB STOP		WETLANDS
		FIRE HYDRANT		VEHICLE TRACKING CONTROL (VTC)
		WATER METER		SEEDING AND MULCHING (SM)
		METAL FLARED END SECTION		EROSION CONTROL BLANKET (ECB)
		TYPE 'C' INLET		STABILIZED STAGING AREA (SSA)
		STORM DRAIN MANHOLE		CONCRETE WASHOUT AREA (CWA)
		DOWNSPOUT		STOCKPILE MANAGEMENT (SP)
		TYPE 'R' INLET		ROCK SOCK (RS)
		TYPE '13' VALLEY INLET		SILT FENCE (SF)
		TYPE '13' CURB INLET		LIMITS OF CONSTRUCTION (LOC)
		TYPE 'D' INLET		FOUND PROPERTY PIN AS DESCRIBED
		CONCRETE FLARED END SECTION		GEOTECH TEST HOLE
		SANITARY MANHOLE		SIGN
		CLEANOUT		UTILITY CROSSING
		DECIDUOUS TREE		
		CONIFEROUS TREE		
		ADA PARKING STALL		
		LIGHT POLE		
		POWER POLE		
		ELECTRIC PEDESTAL		
		ELECTRIC METER		
		GAS METER		
		CABLE BOX		
		IRRIGATION BOX		

BASELINE

Engineering - Planning - Surveying
169 HILLTOP PKWY, SUITE 204 • STEAMBOAT SPRINGS, CO 80477
P. 970.879.0225 • F. 303.940.9669 • www.baselinerecpro.com

DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
SMB	2/29/2024	SMB	INITIAL SUBMITTAL FOR CITY REVIEW
TJM	5/15/2024	SMB	CITY COMMENTS
MRB			

ROUTE COUNTY

CITY OF STEAMBOAT SPRINGS

THE ASTRID
2410 SKI TRAIL LANE
NOTES & LEGEND

FOR AND ON BEHALF OF
BASELINE CORPORATION

34962
5-15-24

PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 2/29/2024

DRAWING SIZE 24" X 36"

SURVEY FIRM LANDMARK, INC 06/03/22

JOB NO. C020235

DRAWING NAME NOTES & LEGEND

SHEET 2 OF 64

C2