GENERAL NOTES

1. TOPOGRAPHIC AND EXISTING CONDITIONS PER CITY GIS DATA AND SUPPLEMENTED WITH LANDMARK CONSULTANTS, INC. ARCHIVED SURVEY FIELD DATA. LANDMARK IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS AND/OR PROPERTY INFORMATION (INCLUDING EASEMENTS AND ENCUMBRANCES) AND THE OWNER ASSUMES ALL RISK WITH COMPLYING WITH THE LEGAL REQUIREMENTS OF THIS PROJECT.

2. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.

3. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.

4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2018) INCLUDING THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2017 EDITION), AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

5. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION STANDARDS AND SPECIFICATIONS (JANUARY 01, 2024).

6. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, PERMITS, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.

8. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.

9. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS, ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK.

10. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH-DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

11. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.

12. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.

13. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

14. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.

15. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANIES, CITY DEPARTMENTS, ETC.) MUST BE CONTACTED DIRECTLY BY THE CONTRACTOR AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

16. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.

17. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

18. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

19. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

20. PROTECT ALL UTILITIES DURING CONSTRUCTION AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

21. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- ONE (1) SIGNED COPY OF THE APPROVED PLANS
- ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
- A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

23. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.

24. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

25. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

27. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.

28. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

29. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

30. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AUTHORITY HAVING JURISDICTION. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

31. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

32. THE CONTRACTOR AGREES THAT BY COMMENCING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.

33. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH ITS CONSTRUCTION.

34. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.

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

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

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

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

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

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

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

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

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

CONSTRUCTION NOTES

A. GRADING AND DRAINAGE

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

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

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

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

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

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

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

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

51. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED UNDER THE TITLE OF "SUBSOIL AND FOUNDATION INVESTIGATION REVIEW, LOT B, DOWNTOWN RIVERVIEW SUBDIVISION, STEAMBOAT SPRINGS, COLORADO,"" BY "NWCC" DATED "AUGUST 31, 2023", AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

B. CONSTRUCTION SITE AND STORMWATER MANAGEMENT

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

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

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

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

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

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

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

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

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

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

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

63. THE DRAINAGE REPORT SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A DRAINAGE REPORT FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "FINAL DRAINAGE STUDY FOR RIVERVIEW, PRELIMINARY PLAT/PUD" AND IS DATED "OCTOBER 8TH, 2018".

C. PAVING

64. UNLESS NOTED OTHERWISE, THE PAVEMENT SECTION SHALL CONSIST OF:

A. 8-INCH THICK AGGREGATE SUBBASE COURSE: MODIFIED CDOT STANDARD CLASS 3 BASE AGGREGATE OR WELL GRADED PIT RUN CONFORMING TO CDOT STANDARD SPECIFICATION SECTION 703 FOR AGGREGATES.
B. 4-INCH THICK AGGREGATE BASE COURSE: CDOT STANDARD SPECIFICATIONS SECTION 703.03 FOR CLASS 6 AGGREGATE BASE COURSE;
C. 4-INCH THICK ASPHALT PAVEMENT: CDOT STANDARD SPECIFICATIONS, LATEST EDITION, WITH TYPE SX GRADATION AND PG58-28 BINDER. TACK COATS SHALL BE SS-1H AND CONFORM TO AASHTO M140.PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.

65. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. 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.

66. 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 DEVELOPER.

67. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER.

68. VALVE BOXES, CLEANOUTS AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

69. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE ENGINEER BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.

70. PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE ENGINEER AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN 1/4 INCH DEEP OR 5 FEET LONG/TUG/NALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.

71. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL". ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN ENGINEER.

72. NO UNDERMINING OF EXISTING PAVEMENT SHALL BE ALLOWED. IF UNDERMINING IS EVIDENT, PAVEMENT SHALL BE CUT BACK ACCORDINGLY. NO ADDITIONAL PAYMENT SHALL BE PROVIDED.

D. WATER AND SEWER NOTES

79. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MT. WERNER WATER OR THE CITY OF STEAMBOAT SPRINGS WATER & SEWER STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.

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

81. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUNDAWAY FROM MANHOLE RIMS.

82. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

83. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.

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

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

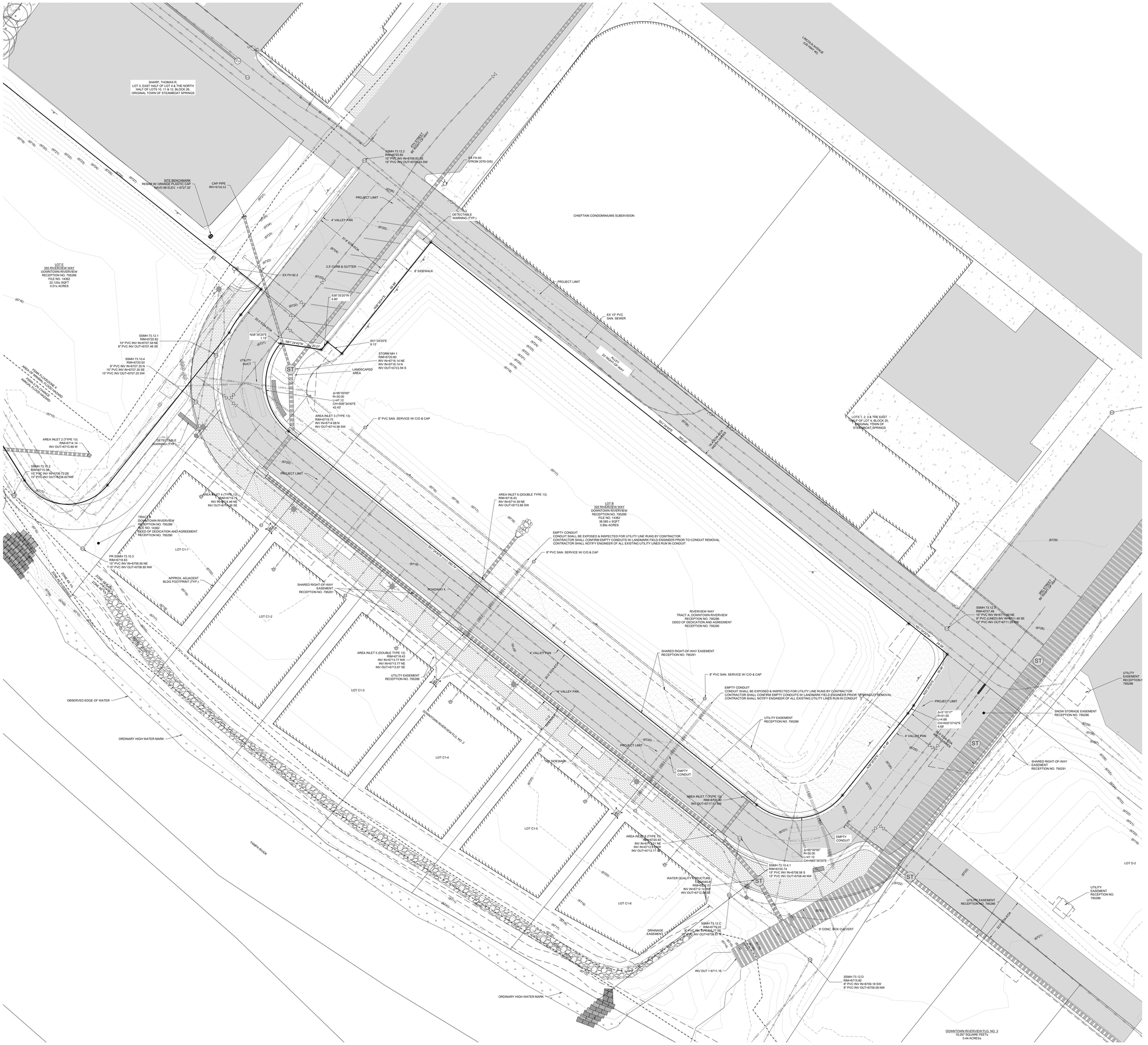
86. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.

87. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.

PROJECT NOTES:

88. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.

89. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 22" X 34", THE GRAPHIC SCALE SHOULD NOT BE



NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
SECTION LINE
CENTERLINE
PROPERTY MONUMENT
SECTION CORNER
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR (6800)
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF
PROPANE TANK (BURIED)
CABLE LINE MARKER, VAULT AND PEDESTAL
DUCT BANK
SATELLITE DISH
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL, TRAFFIC CONTROL VAULT AND CABINET
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE
EDGE OF WATER
DITCH/SWALE
CULVERT W/ END SECTIONS
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE
BOLLARD, BOLLARD W/LIGHT FLAG POLE AND DELINEATOR
STUMP, BOULDER AND IRRIGATION VALVE BOX
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)

NOTES:

1. THIS MAP DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE EXISTING CONDITIONS.
2. DATE OF LAST FIELD INSPECTION: MARCH 17, 2023
3. BASIS OF BEARINGS: THE NORTHWESTERLY BOUNDARY LINE OF LOT E, DOWNTOWN RIVERVIEW, BEING MONUMENTED AS SHOWN HEREON BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
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9. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOT E,
DOWNTOWN RIVERVIEW,
COUNTY OF ROUTT, STATE OF COLORADO.

TOGETHER WITH:

LOT B,
DOWNTOWN RIVERVIEW,
COUNTY OF ROUTT, STATE OF COLORADO.

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED RYAN DAVID SPAUSTAT 38972 PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	3/15/2024 10:28:22 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

EXISTING CONDITIONS EXHIBIT

Sheet No.

C.003

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

EXISTING CONDITIONS LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- SECTION LINE
- CENTERLINE
- PROPERTY MONUMENT
- SECTION CORNER
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- SIGN
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- SEPTIC TANK LID AND VENT PIPE
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
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- DUCT BANK
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- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
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- LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL, TRAFFIC CONTROL VAULT AND CABINET
- OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE
- EDGE OF WATER
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET
- AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MISC. MANHOLE
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GORMAN ARCHITECTURAL

GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED
RYAN DAVID SPAUSTAT
38972
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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CIVIL ENGINEERS | SURVEYORS

CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	3/15/2024 10:28:22 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

EXISTING CONDITIONS
EXHIBIT WITH AERIAL IMAGE

Sheet No.

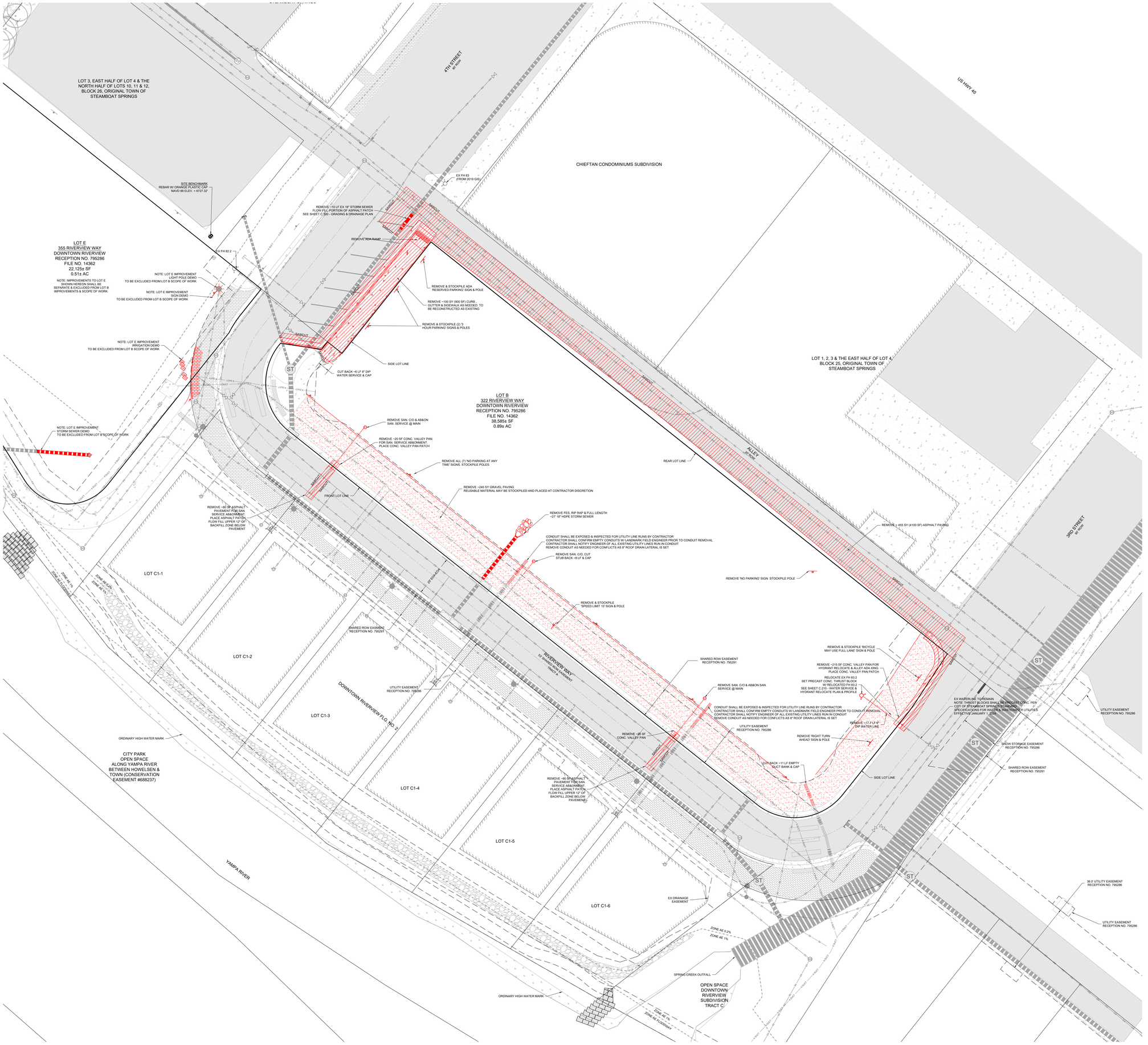
C.004

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

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NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK PAVERS
- FLAGSTONE PAVERS
- SIGN
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET

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GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID SPAUSTAT 38972 PROFESSIONAL ENGINEER

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CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

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DATE	DESCRIPTION
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06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	3/15/2024 10:29:25 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

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Sheet Title

DEMOLITION PLAN

Sheet No.

C.005

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6600)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK PAVERS
- FLAGSTONE PAVERS
- SIGN
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GORMAN ARCHITECTURAL

GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID GORMAN 38972 PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS

CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

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DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	11/1/2024 12:12:28 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

SITE PLAN

Sheet No.

C.100



NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK PAVERS
- FLAGSTONE PAVERS
- SIGN
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RIVERVIEW - SITE B

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Plot Date:	11/1/2024 12:12:28 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

SITE PLAN WITH AERIAL IMAGE

Sheet No.

C.101

GENERAL NOTE: LOT B PERMITS APPROVED PRIOR TO EFFECTIVE DATE, JANUARY 1 2024, STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITY. PREVIOUS VERSION OF CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES MAY BE APPLIED TO LOT B CONSTRUCTION.

LOT 3, EAST HALF OF LOT 4 & THE NORTH HALF OF LOTS 10, 11 & 12, BLOCK 26, ORIGINAL TOWN OF STEAMBOAT SPRINGS

LOT E
355 RIVERVIEW WAY
DOWNTOWN RIVERVIEW
RECEPTION NO. 795286
FILE NO. 14362
22,125± SF
0.51± AC

SITE BENCHMARK
REBAR W/ ORANGE PLASTIC CAP
NAVD 88 ELEV. = 6727.32

4TH STREET
80' ROW

CHIEFTAN CONDOMINIUMS SUBDIVISION

US HWY 40

LOT 1, 2, 3 & THE EAST HALF OF LOT 4, BLOCK 25, ORIGINAL TOWN OF STEAMBOAT SPRINGS

LOT B
322 RIVERVIEW WAY
DOWNTOWN RIVERVIEW
RECEPTION NO. 795286
FILE NO. 14362
38,585± SF
0.89± AC
UPPER GARAGE PARKING FFE = 6726.73
LOWER GARAGE PARKING FFE = 6716.73
RE: ARCH. PLANS

ALLEY
20' R/W

3RD STREET
80' ROW

RIVERVIEW WAY
53' R/W (PUBLIC ACCESS EASEMENT)

DOWNTOWN RIVERVIEW FLOOD

OFFICE 1
FFE = 6720.32

OFFICE 2
FFE = 6720.77

SPUR ROAD

LOT C1-1

LOT C1-2

LOT C1-3

LOT C1-4

LOT C1-5

LOT C1-6

CITY PARK
OPEN SPACE
ALONG YAMPA RIVER
BETWEEN HOWELSEN &
TOWN (CONSERVATION
EASEMENT #688237)

YAMPA RIVER

OPEN SPACE
DOWNTOWN
RIVERVIEW
SUBDIVISION
TRACT C

NORTH
15 0 15 30 45 Feet
(IN FEET)
1 inch = 15 ft.

UTILITY PLAN LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ½" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "DELEAN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
12. PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED
RYAN D. SPAUSTAT
38972
PROFESSIONAL ENGINEER
9/9/24
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

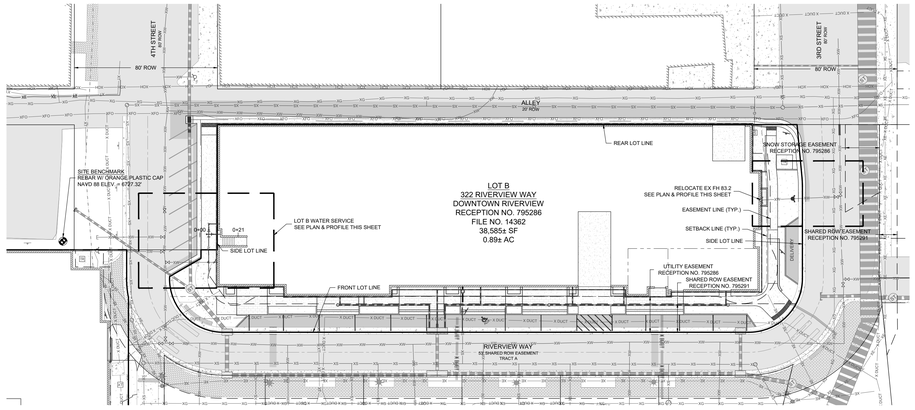
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05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV. UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI: 4

Project No.	2000-0622
Plot Date:	5/9/2024 11:23:08 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title
UTILITY PLAN

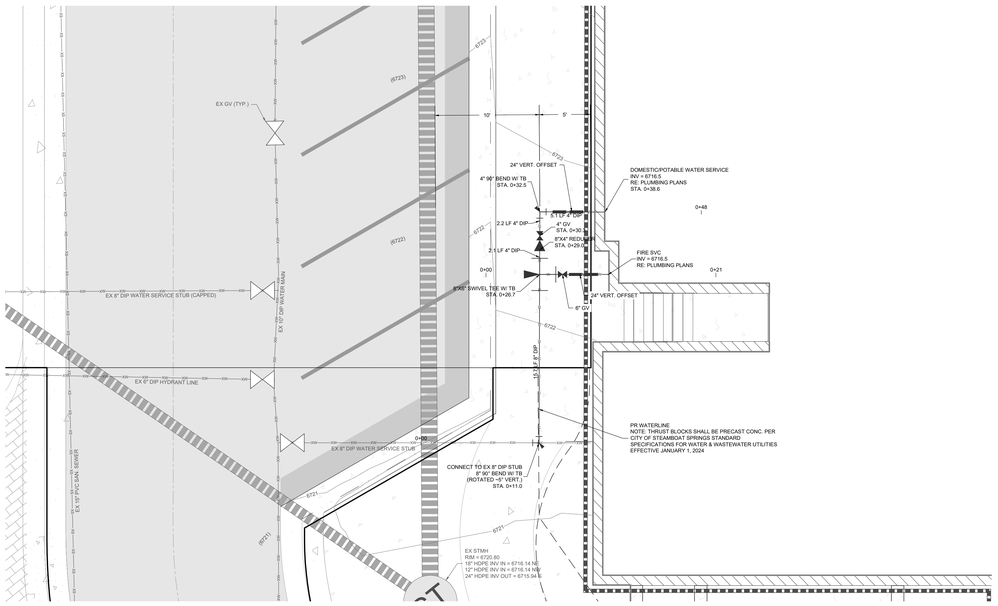
Sheet No.
C.200



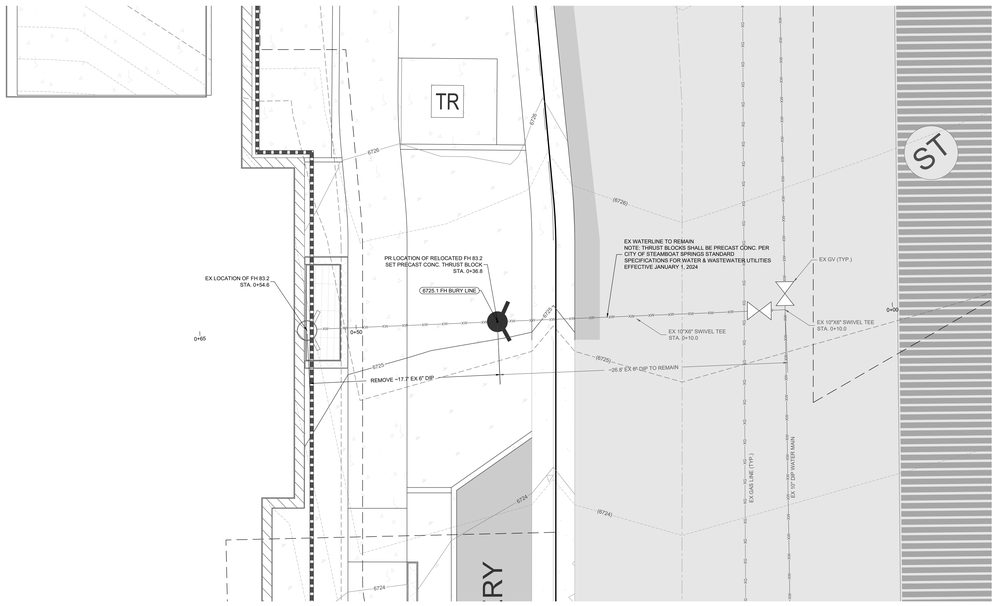
KEY MAP SCALE

30 0 30 60 90 Feet

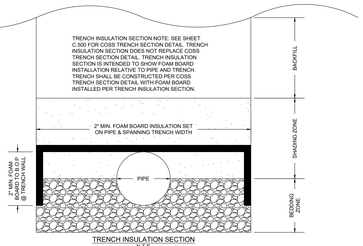
(IN FEET)
1 inch = 30 ft.



LOT B WATER SERVICE PLAN & PROFILE STA 0+00 - 0+58
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

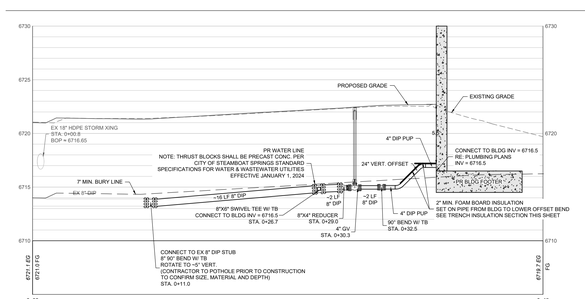


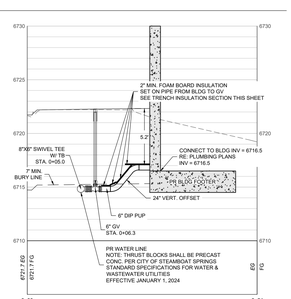
RELCOATE EX FH 83.2 PLAN & PROFILE STA 0+00 - 0+65
HORIZONTAL: 1" = 5'
VERTICAL: 1" = 5'

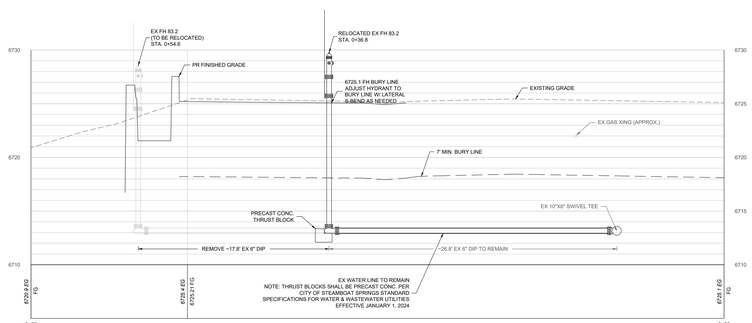


TRENCH INSULATION SECTION
N.T.S

GENERAL NOTE: LOT B PERMITS APPROVED PRIOR TO EFFECTIVE DATE, JANUARY 1 2024, STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITY. PREVIOUS VERSION OF CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES MAY BE APPLIED TO LOT B CONSTRUCTION.









UTILITY PLAN LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O.
PROPOSED WATER
PROPOSED GV, FH & CS

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GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID GORMAN 38972 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

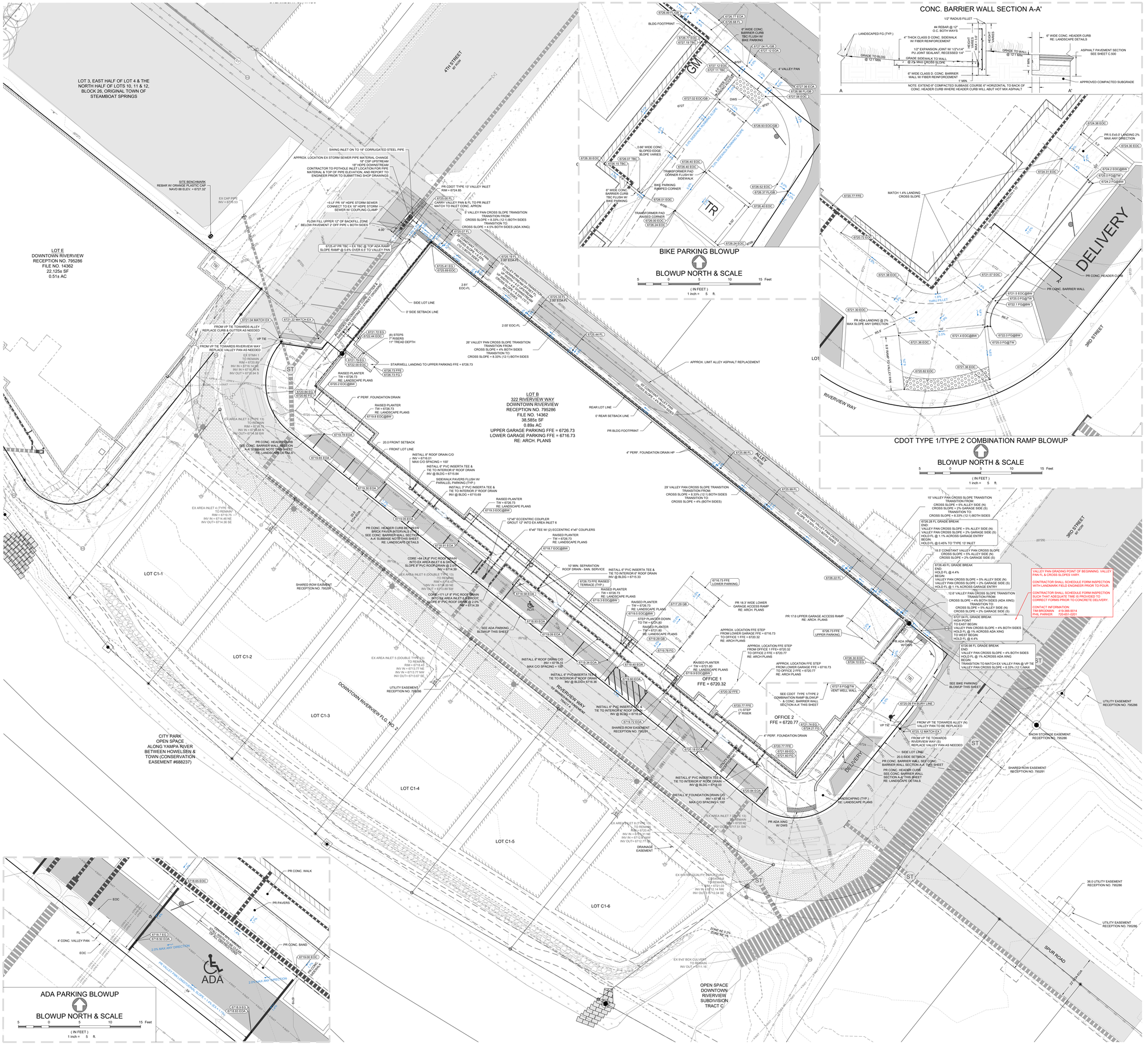
DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ADI 4

Project No.	2000-0622
Plot Date:	6/10/2024 12:57:39 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title
WATER SERVICE & HYDRANT RELOCATE PLAN & PROFILE

Sheet No.
C.210



NORTH

15 0 15 30 45 Feet

(IN FEET) 1 inch = 15 ft.

GRADING PLAN LEGEND:

- PROPOSED STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED MAJOR CONTOUR — 6805
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- FLOOD HAZARD LIMITS
- SPOT ELEVATION — 6790.50
- PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE — 2.0%
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE — 2.0%
- STORM SEWER FLOW DIRECTION

NOTES:

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3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING IMPROVEMENTS (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

GORMAN ARCHITECTURAL

GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED RYAN D. SPAUSTAT 38972 PROFESSIONAL ENGINEER
9/4/24
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC. CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	5/9/2024 9:01:03 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

GRADING & DRAINAGE PLAN

Sheet No.

C.300

CALL UTILITY NOTIFICATION CENTER OF COLORADO 811 Know what's below. Call before you dig.
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NorthWest Colorado Consultants, Inc.
Geotechnical / Environmental Engineering • Materials Testing

September 18, 2024

Gorman & Company
Nathaniel Stark, AIA
1060 Bannock Street, Suite 305Steamboat
Springs, Denver, CO 80204
nstark@gormanusa.com

Job Number: 23-12980

Subject: Soil Nail Wall Removal Recommendations, Lot B, Downtown Riverview Subdivision, Steamboat Springs, Colorado.

Nathaniel,

As requested NWCC, Inc. (NWCC) has prepared this report to discuss our recommendations for removing the temporary wall and soil nails that were advanced into the alley located to the northeast of the subject property earlier this year. The alley is located between 3rd Street and 4th Street in Steamboat Springs, Colorado.

Based on our review of the construction plans, as-built details for the temporary soil nail wall, the Soil Nail Wall Demolition Exhibit prepared by Landmark Consultants, and our recent site observations, it appears that the contractor (Deneuve), building the building structure on Lot B, constructed a temporary soil nail wall along the property line running between the subject property and alley to the northeast of the property.

It appears the soil nails installed for the wall have encroached into the alley and 20' ROW approximately 9 to 14 feet horizontally and to depths ranging from 9 to 15 feet below the ground surface in the alley. It also appears that the nails were placed above and below several utility lines that run down the alley.

NWCC believes that there are two options for restoring the alleyway and they are to remove the wall and nails in entirety or cut the soil nails off at the wall and leave the nails in place after the temporary wall is removed.

It should be noted that leaving the soil nails in place will eliminate the risk of damage to the existing utility lines located in the alley and ROW, as well as reduce the disturbance to the alley. The downside for leaving the nails in place is that they will have to be cut and removed from any

(970) 879-7888 • Fax (970) 879-7891
2580 Copper Ridge Drive • Steamboat Springs, CO 80487

future excavations in the alley. Future excavations in the alley will likely be some type of utility line repair or replacement.

After the temporary wall is removed, the attached soil-nails will have to be either removed by excavating to the base/end of the nails or cutting the nails off at the wall and leaving them in place.

If the nails are removed, NWCC recommends that the excavations be backfilled to the original grade with the on-site granular soils or imported, granular fill materials. The fill materials should be placed in 6 to 8 inch loose lifts and be compacted to at least 95% of the maximum modified Proctor density and within 2% of the optimum moisture content determined in accordance with ASTM D-1557.

The new fill materials should be properly benched/keyed into the natural soils/existing fill materials exposed at the northeast end of the nails and excavation. The on-site sands and gravels may be used for fill materials after all of the larger cobbles and boulders are removed, and they are properly moisture conditioned. Any imported structural fill materials should meet the Colorado Department of Transportation (CDOT) specifications for Class 1, 5 or 6 aggregate base course or Class I Structure Backfill material.

NWCC should be retained to observe the excavations after the nails have been removed or cut off the wall to confirm the recommendations in this report, as well as test the fill materials placed back within the excavations for compaction.

If you have any questions regarding these recommendations or if NWCC may be of further service, please do not hesitate to contact us.

Sincerely,
NWCC, INC.

Brian D. Len, P.E.
Principal Engineer

COLORADO LICENSED BRIAN D. LEN 25750 9/18/2024 PROFESSIONAL ENGINEER

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

SOIL NAIL WALL REMOVAL NOTE:
THE REMOVAL OF THE SOIL NAILS SHOWN IN THESE PLANS IS BASED ON INFORMATION PROVIDED BY DENEUVE CONSTRUCTION, WHO HOLDS SOLE RESPONSIBILITY FOR THE MEANS AND METHODS OF THEIR REMOVAL. NWCC'S RECOMMENDATIONS, AS OUTLINE IN THEIR MEMO DATED SEPTEMBER 18, 2024, SHOULD BE FOLLOWED THROUGHOUT THE SOIL NAIL REMOVAL AND REPLACEMENT PROCESS.

COLORADO LICENSED BRIAN D. LEN 38872 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B
SOIL NAIL WALL REMOVAL
322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:
DATE DESCRIPTION

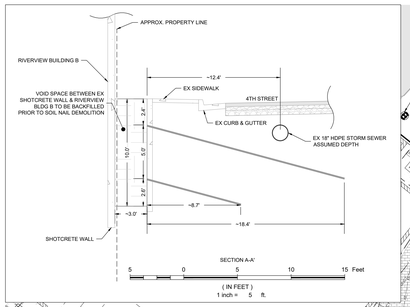
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Plot Date:	11/1/2024 1:19:02 PM
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Checked by:	LANDMARK
Approved by:	LANDMARK

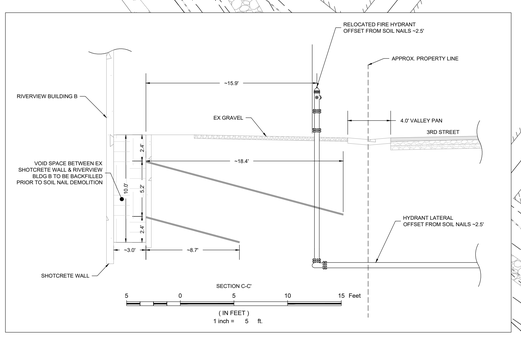
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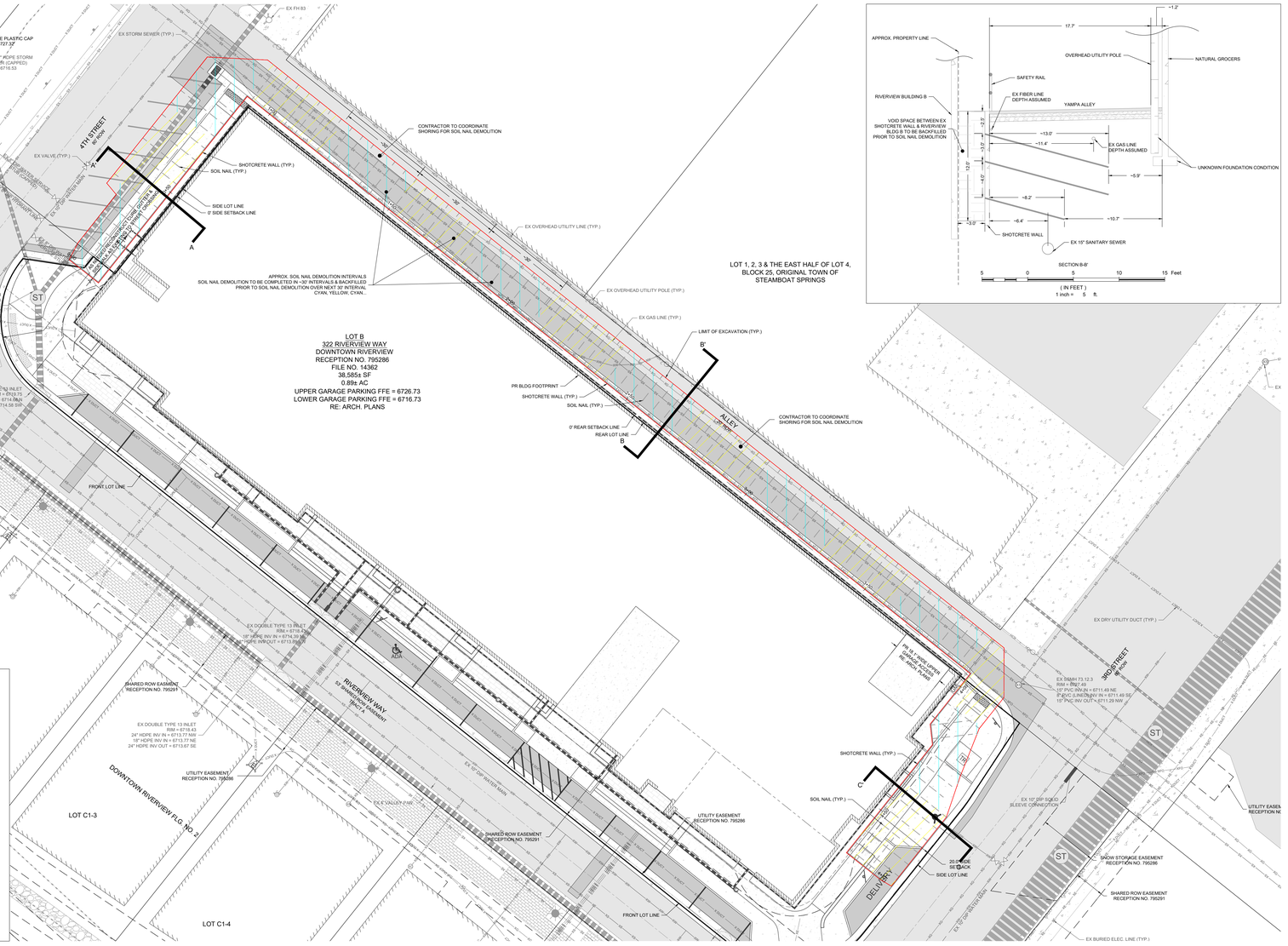
Sheet Title
SOIL NAIL WALL DEMOLITION NOTES

Sheet No.
C.400

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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NORTH
15 0 15 30 45 Feet
(IN FEET)
1 inch = 15 ft.

SOIL NAIL WALL REMOVAL NOTE:
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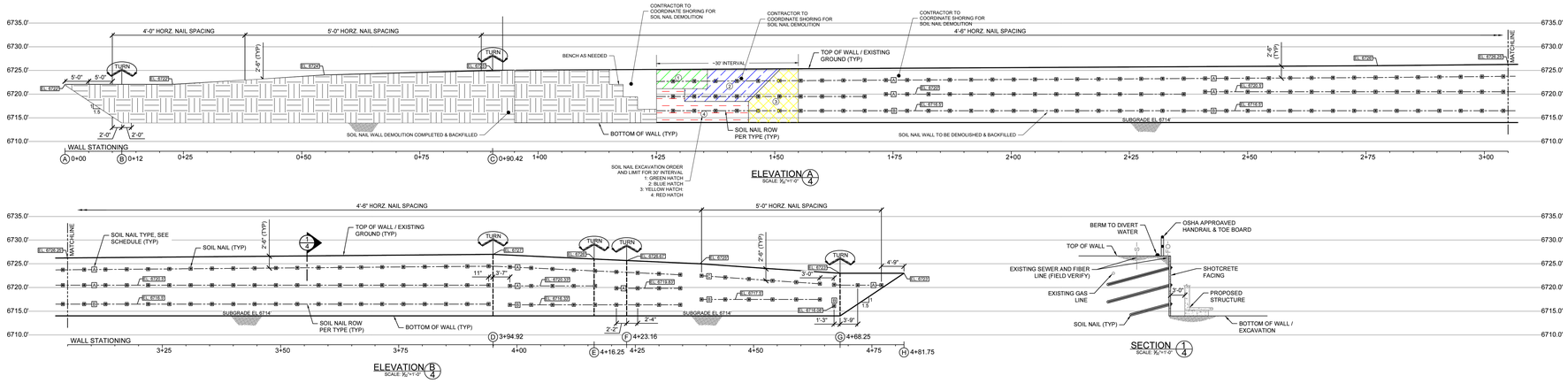
SITE PLAN LEGEND:

CENTERLINE	
BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	x x x x
MAJOR CONTOUR	6800
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
BRICK PAVERS	
FLAGSTONE PAVERS	
SIGN	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	

NOTES:

1. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY SHOULD BE LOCATED BY POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, PARCEL ID NUMBERS AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO
4. PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
5. CONTOUR INTERVAL = 1 FOOT.
6. SNOW REMOVAL IS THE RESPONSIBILITY OF THE DOWNTOWN RIVERVIEW METRO DISTRICT AND WILL BE HAULED OFF SITE AS REQUIRED.

SOIL NAIL WALL DEMO PLAN & PROFILE - (STA. 0+00 - 4+81.75)
PROFILE SCALE: 1" = 10' (H) 1" = 10' (V)



GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID S. GORMAN 38972 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC. CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B
SOIL NAIL WALL REMOVAL
322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION

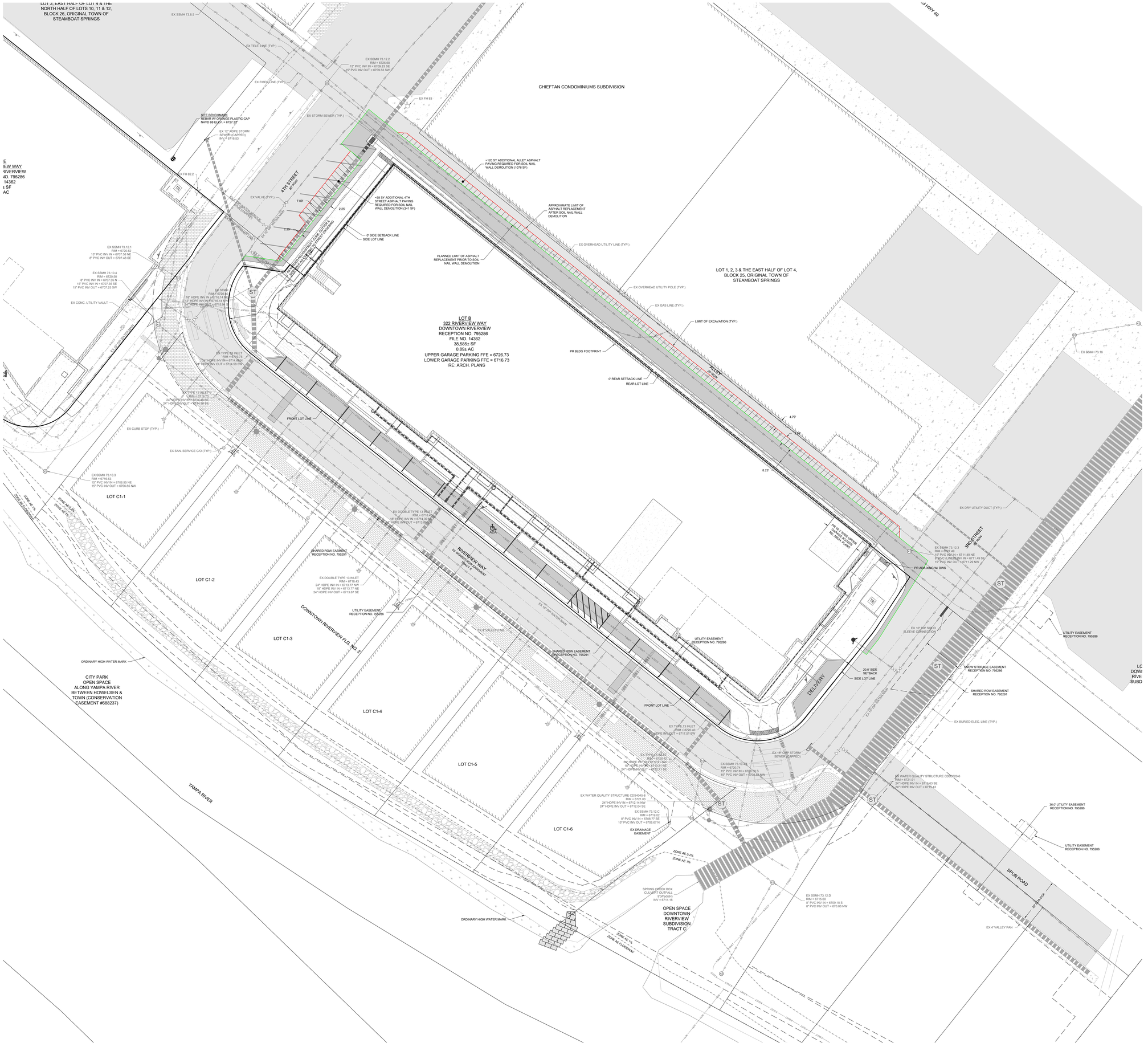
Project No.	2000-0622
Plot Date:	3/6/2025 2:53:24 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title
SOIL NAIL WALL DEMOLITION PLAN, PROFILE & CROSS SECTIONS

Sheet No.
C.401

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NORTH

15 0 15 30 45 Feet

(IN FEET)
1 inch = 15 ft.

SOIL NAIL WALL REMOVAL NOTE:
THE REMOVAL OF THE SOIL NAILS SHOWN IN THESE PLANS IS BASED ON INFORMATION PROVIDED BY DENEUVE CONSTRUCTION, WHO HOLDS SOLE RESPONSIBILITY FOR THE MEANS AND METHODS OF THEIR REMOVAL. NWCC'S RECOMMENDATIONS, AS OUTLINE IN THEIR MEMO DATED SEPTEMBER 18, 2024, SHOULD BE FOLLOWED THROUGHOUT THE SOIL NAIL REMOVAL AND REPLACEMENT PROCESS.

SITE PLAN LEGEND:

- CENTERLINE
- BUILDING
- ROOF LINE/OVERHANG
- DECK
- WALL
- FENCE
- MAJOR CONTOUR (6800)
- MINOR CONTOUR
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK PAVERS
- FLAGSTONE PAVERS
- SIGN
- DITCH/SWALE
- CULVERT W/ END SECTIONS
- STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET

NOTES:

1. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. UNDERGROUND IMPROVEMENTS - LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING: VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
3. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, PARCEL ID NUMBERS AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
4. PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON; HAVING AN ELEVATION OF 6727.32' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
5. CONTOUR INTERVAL = 1 FOOT
6. SNOW REMOVAL IS THE RESPONSIBILITY OF THE DOWNTOWN RIVERVIEW METRO DISTRICT AND WILL BE HAULED OFF SITE AS REQUIRED.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
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GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID SPAUSTAT 38972 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B
SOIL NAIL WALL REMOVAL
322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

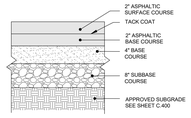
DATE	DESCRIPTION

Project No.	2000-0622
Plot Date:	11/1/2024 1:20:02 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title
SOIL NAIL WALL DEMOLITION SITE PLAN, ASPHALT PAVING & PATCHING

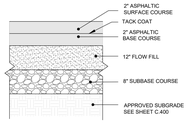
Sheet No.
C.402



NOTES:

1. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

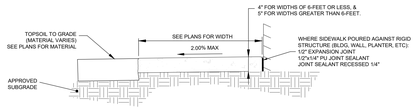
ASPHALT PAVEMENT SECTION
N.T.S.



NOTES:

1. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.
2. IF FINAL PAVING IS NOT SCHEDULED WITHIN 48 HOURS OF PLACEMENT OF FLOW FILL, CONTRACTOR SHALL PLACE FLOW FILL TO FINISHED GRADE, THEN THE TOP 4-INCHES SHALL BE REMOVED IMMEDIATELY PRIOR TO FINAL ASPHALT PAVING.

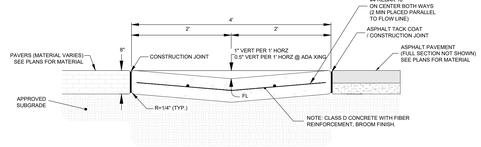
ASPHALT ROW/STREET PATCH
N.T.S.



NOTES:

1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ SIDEWALK EDGE & SEEDED PER L&SCAPE PLANS.
2. CURBS &/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS.
3. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
4. CONTROL JOINTS SHALL BE PLACED AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. CURB & GUTTER JOINT PATTERN SHALL MATCH SIDEWALK JOINT INTERVAL.
5. CURBS, GUTTERS & SIDEWALKS SHALL BE BROOM FINISHED.
6. 2% MAXIMUM CROSS SLOPE.
7. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES & THEN WATERING & COMPACTION.

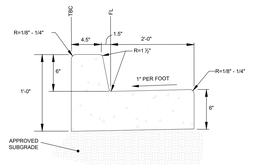
DETACHED SIDEWALK
N.T.S.



NOTES:

1. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
2. CONCRETE SHALL BE BROOM FINISHED.
3. SUBGRADE PREPARATION SHOULD CONSIST OF A) REMOVAL OF TOPSOIL WITH SIGNIFICANT VEGETATION, B) SCARIFICATION TO APPROXIMATELY 8 INCHES & THEN WATERING & COMPACTION.
4. TOOL ALL VALLEY PAN JOINTS

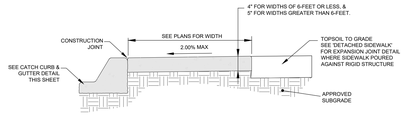
VALLEY PAN
N.T.S.



NOTES:

1. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
2. CURB & GUTTER JOINT PATTERN SHALL MATCH SIDEWALK JOINT INTERVAL.
3. CURBS & GUTTERS SHALL BE BROOM FINISHED.
4. SUBGRADE PREPARATION SHOULD CONSIST OF A) REMOVAL OF TOPSOIL WITH SIGNIFICANT VEGETATION, B) SCARIFICATION TO APPROXIMATELY 8 INCHES & THEN WATERING & COMPACTION.

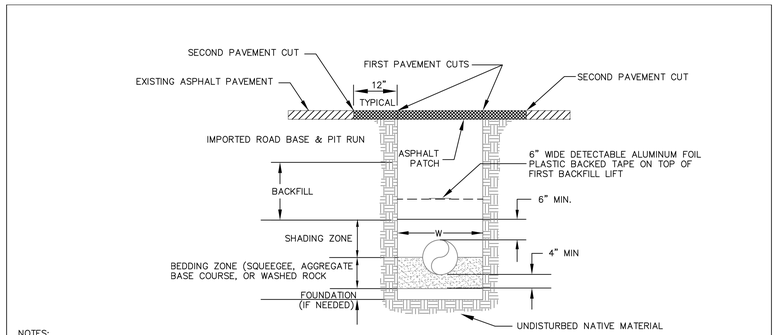
CATCH CURB & GUTTER
CDOT CURB & GUTTER TYPE 2 (SECTION IIB)
N.T.S.



NOTES:

1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ SIDEWALK EDGE & SEEDED PER L&SCAPE PLANS.
2. CURBS &/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS.
3. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
4. CONTROL JOINTS SHALL BE PLACED AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. CURB & GUTTER JOINT PATTERN SHALL MATCH SIDEWALK JOINT INTERVAL.
5. CURBS, GUTTERS & SIDEWALKS SHALL BE BROOM FINISHED.
6. 2% MAXIMUM CROSS SLOPE.
7. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES & THEN WATERING & COMPACTION.

ATTACHED SIDEWALK
N.T.S.



NOTES:

A GUIDE FOR DESIRABLE TRENCH WIDTH (W) AT THE TOP OF THE PIPE SHALL BE THE NOMINAL DIAMETER OF THE PIPE PLUS 12-INCHES ON EACH SIDE OF THE PIPE.

A SECOND PAVEMENT CUT SHALL BE REQUIRED PRIOR TO PLACING THE ASPHALT PATCH. REMOVE ALL IRREGULAR ASPHALT EDGES A MINIMUM OF 12-INCHES BEYOND ANY DAMAGED SURFACE TO A CLEAN VERTICAL EDGE. APPLY A BITUMINOUS TACK COAT PRIOR TO PLACING THE ASPHALT PATCH.

THE ASPHALT PATCH SHALL BE PLACED IN TWO 2-INCH LIFTS AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.

SUB-BASE MATERIALS SHALL CONSIST OF 4-INCHES OF ROAD BASE ON 8-INCHES OF PIT-RUN. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.

THE CONTRACTOR MUST COMPLY WITH THE TRENCHING AND EXCAVATION REQUIREMENTS OF 29 CFR 1926.651 AND 1926.652 OR COMPARABLE OSHA-APPROVED STATE PLAN REQUIREMENTS.

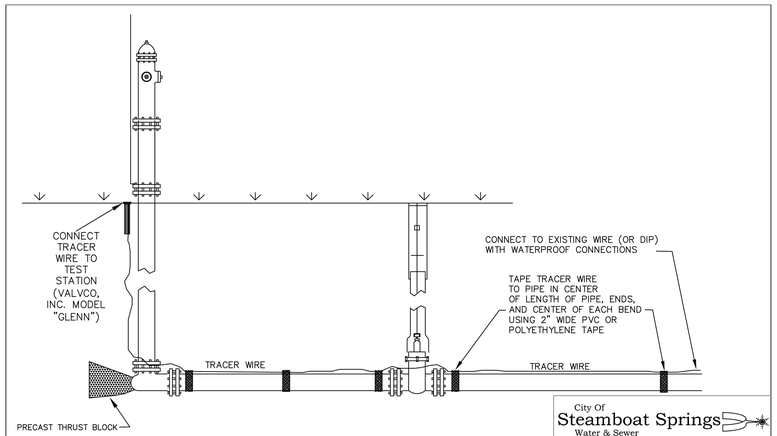
TRENCH CROSS SECTION
NTS

City Of Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: JS
Scale: N.T.S. Date: April 2023
Revision description: Update
D-001 | GENERAL



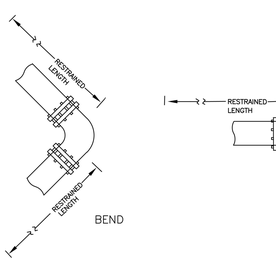
TRACER WIRE
NTS

City Of Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
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STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
D-002 | GENERAL



REQUIRED RESTRAINT LENGTH (FT)

MAIN SIZE (INCHES)

FITTING TYPE	4"	6"	8"	10"	12"
90° BEND, BRANCH OF TEE, IN LINE VALVE, OR DEAD END	30'	45'	60'	73'	86'
45° BEND	20'	20'	20'	21'	25'
22 1/2° BEND	20'	20'	20'	20'	20'
11 1/4° BEND	20'	20'	20'	20'	20'

NOTE: THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINT.

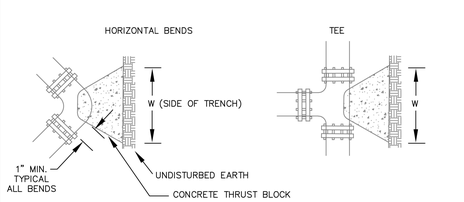
RESTRAINT DETAIL
NTS

City Of Steamboat Springs
Water & Sewer

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STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description:
D-003 | GENERAL



NOTES:

1. THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINTS.
2. ALL THRUST BLOCKS SHALL BE PRE-CAST PRIOR TO PLACEMENT.
3. WRAP FITTINGS WITH POLYETHYLENE PRIOR TO PLACING THRUST BLOCKS SO THAT CONCRETE DOES NOT COME IN CONTACT WITH JOINT BOLTS.
4. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE.
5. IF OVER-EXCAVATION OCCURS, THE CONTRACTOR SHALL PLACE COMPACTED CLASS 6 AGGREGATE BASE COURSE OR FLOW FILL BETWEEN THE THRUST BLOCK AND UNDISTURBED EARTH.

MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.3	2.5	2.5	4	6.4
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7

MINIMUM BEARING SURFACE (SF) FOR 201 TO 250 PSI

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.6	3.1	4	4	8.0
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1

THRUST BLOCK BEARING AREA IN SQUARE FEET. (AREA = W X D)

THRUST BLOCK DETAIL
NTS

City Of Steamboat Springs
Water & Sewer

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STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
D-004 | GENERAL

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED GREGORY L. BUTLER 38972 PROFESSIONAL ENGINEER
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LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

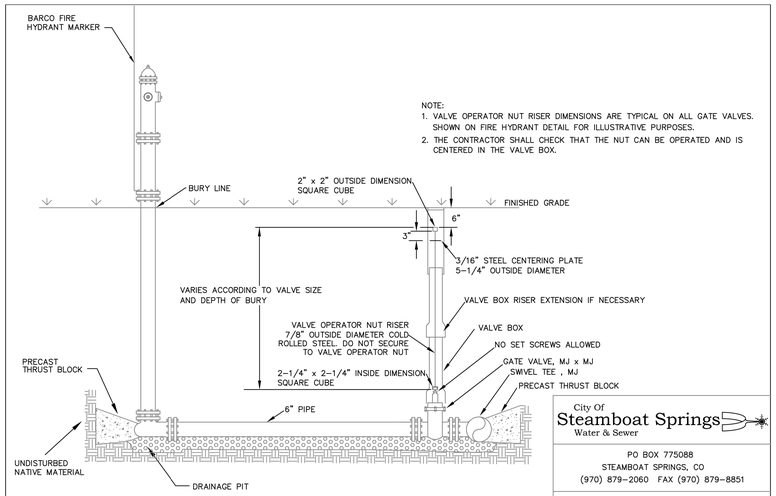
DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No. 2000-0622
Plot Date: 2/29/2024 7:36:11 PM
Drawn by: LANDMARK
Checked by: LANDMARK
Approved by: LANDMARK
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Sheet Title
CIVIL DETAILS 1

Sheet No.
C.500

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NOTE:
1. VALVE OPERATOR NUT RISER DIMENSIONS ARE TYPICAL ON ALL GATE VALVES. SHOWN ON FIRE HYDRANT DETAIL FOR ILLUSTRATIVE PURPOSES.
2. THE CONTRACTOR SHALL CHECK THAT THE NUT CAN BE OPERATED AND IS CENTERED IN THE VALVE BOX.

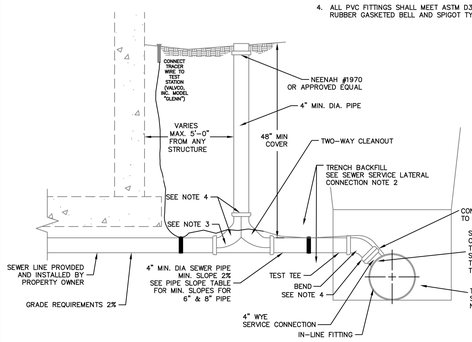
FIRE HYDRANT DETAIL
NTS

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STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
W-004 | WATER DISTRIBUTION

SEWER SERVICE LATERAL CONNECTION NOTES:
1. INSPECTION: PRIOR TO BACKFILL, SECURE A PASSING INSPECTION BY THE CITY UTILITY DEPARTMENT FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION DETAIL.
3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFIATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.



MINIMUM PIPE SLOPES FOR SEWER SERVICES		
4"	1/4" PER FOOT	2%
6"	1/8" PER FOOT	1%
8"	1/16" PER FOOT	0.5%

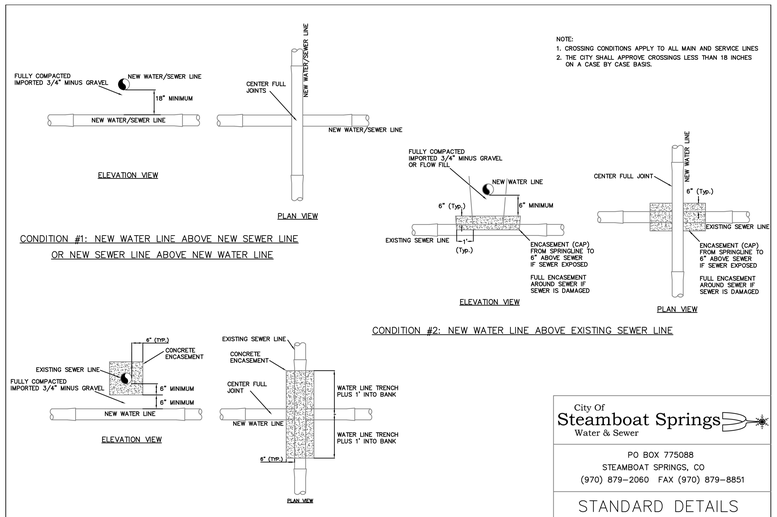
SECTION

SEWER SERVICE LATERAL CONNECTION DETAIL
NTS

City Of Steamboat Springs Water & Sewer
PO BOX 775088
STEAMBOAT SPRINGS, CO
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STANDARD DETAILS

Drawn by: ALG
Scale: N.T.S. Date: April 2023
Revision description:
SS-001 | SANITARY SEWER



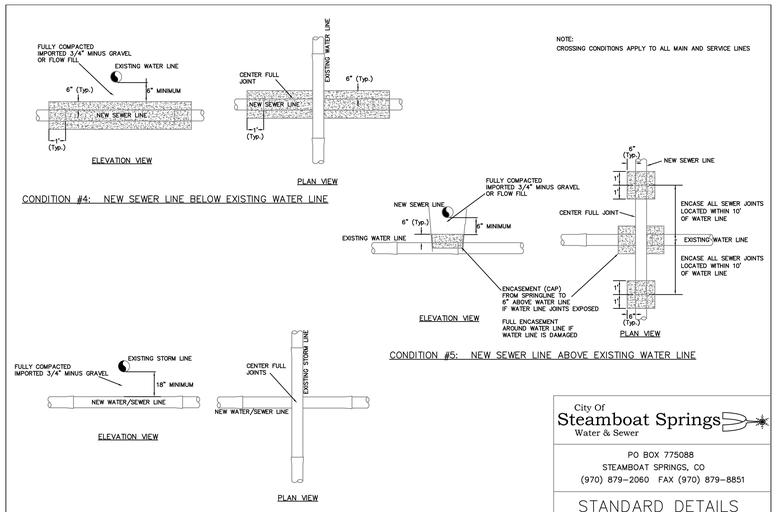
NOTE:
1. CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES
2. THE CITY SHALL APPROVE CROSSINGS LESS THAN 18 INCHES ON A CASE BY CASE BASIS.

WATER AND SEWER CROSSING CONDITIONS (SHEET 1 OF 2)
NTS

City Of Steamboat Springs Water & Sewer
PO BOX 775088
STEAMBOAT SPRINGS, CO
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STANDARD DETAILS

Drawn by: JS
Scale: N.T.S. Date: April 2023
Revision description: Update
SS-006 | SANITARY SEWER



NOTE:
CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES

WATER AND SEWER CROSSING CONDITIONS (SHEET 2 OF 2)
NTS

City Of Steamboat Springs Water & Sewer
PO BOX 775088
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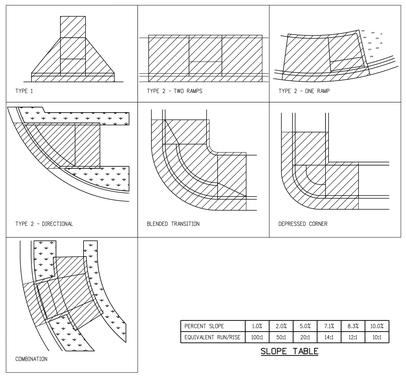
STANDARD DETAILS

Drawn by: JS
Scale: N.T.S. Date: April 2023
Revision description: Update
SS-007 | SANITARY SEWER

CURB RAMP GENERAL NOTES:

1. IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
2. ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
3. A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
4. IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
5. DETECTABLE WARNINGS SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
   1. CURB RAMPS, INCLUDING PERPENDICULAR AND PARALLEL TYPES AT PEDESTRIAN STREET CROSSINGS;
   2. PEDESTRIAN REFUGE ISLANDS IN FEET IN WIDTH OR GREATER; AND
   3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
   4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
6. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
7. IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
8. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
9. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
10. IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
11. CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
12. ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
13. THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
14. FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
15. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
16. GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
17. A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
18. IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
19. DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
   - RAMP RUNNING SLOPE 7.5%
   - RAMP CROSS SLOPE 1.5%
   - TURNING SPACE RUNNING SLOPE 1.5%
   - TURNING SPACE CROSS SLOPE 1.5%
   - FLARE SLOPE 8.0-9.0%
20. WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
21. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
22. PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS



PERCENT SLOPE	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
EQUIVALENT RUN/RISE	100:1	50:1	20:1	14:1	12:1	10:1

SLOPE TABLE

GENERAL NOTES & PAY AREAS

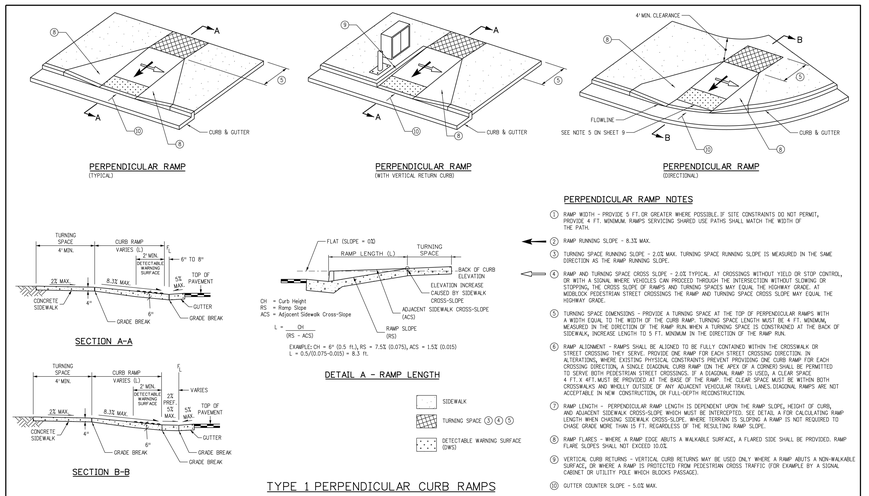
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Sheet Revisions		
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CURB RAMPS
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-608-1
Standard Sheet No. 1 of 10
Project Sheet Number:



PERPENDICULAR RAMP NOTES

1. RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
2. RAMP RUNNING SLOPE = 8.3% MAX.
3. TURNING SPACE RUNNING SLOPE = 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
4. RAMP AND TURNING SPACE CROSS SLOPE = 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
5. TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
6. RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
7. RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
8. RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
9. VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
10. GUTTER COUNTER SLOPE = 5.0% MAX.

TYPE 1 PERPENDICULAR CURB RAMPS

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CURB RAMPS
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-608-1
Standard Sheet No. 2 of 10
Project Sheet Number:

GORMAN ARCHITECTURAL, LLC.
STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID SPAUSTAT 38972 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC. CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
05/10/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

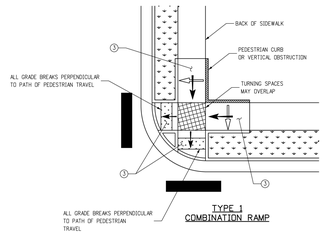
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Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

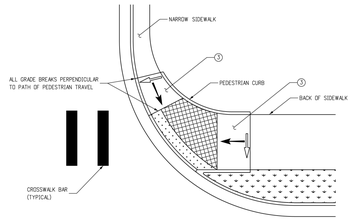
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Sheet No.
C.501

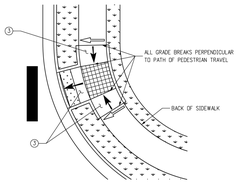
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



TYPE 1
COMBINATION RAMP



TYPE 1/TYPE 2
COMBINATION RAMP



TYPE 1/TYPE 2
COMBINATION RAMP

COMBINATION CURB RAMP NOTES:

1. THE CURB RAMP PLACEMENTS SHOWN ARE TYPICAL CONFIGURATIONS ONLY AND NOT INDICATIVE OF ALL OPTIONS.OTHER CURB RAMP CONFIGURATIONS MAY BE ACCEPTABLE AS LONG AS THEY CONFORM TO THE CRITERIA IN THESE STANDARDS, AND ARE APPROVED BY THE ENGINEER.
2. RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING.THE CROSS SLOPE OF THE RAMP AND TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
3. WHERE IT IS ACCEPTABLE FOR A RAMP OR TURNING SPACE CROSS SLOPE TO EXCEED 2.0% AND MATCH THE HIGHWAY GRADE, THE RAMP ABOVE THE TURNING SPACE MAY BE WARPED TO TIE INTO THE ADJOINING SIDEWALK CROSS SLOPE. THE TRANSITION TO THE SIDEWALK CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP TO MINIMIZE WARPING. THE RATE OF CHANGE IN CROSS SLOPE MAY NOT EXCEED 3.0% PER LINEAR FOOT.

TURNING SPACE (2) (3)
DETECTABLE WARNING SURFACE (DWS) SEE DWS SHEETS FOR PLACEMENT DETAILS
RAMP RUNNING SLOPE
RAMP CROSS SLOPE (2) (3)

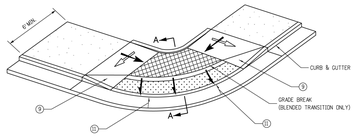
COMBINATION CURB RAMPS TYPICAL CONFIGURATIONS

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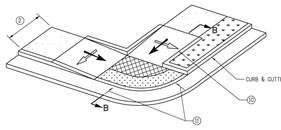
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CURB RAMPS
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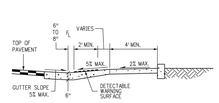
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 6 of 10
Project Sheet Number:



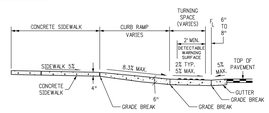
BLENDED TRANSITION



DEPRESSED CORNER



SECTION A-A

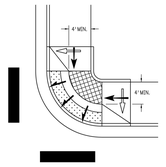


SECTION B-B

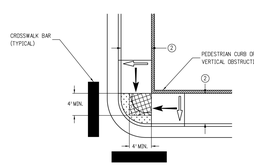


BLENDED TRANSITION & DEPRESSED CORNER NOTES

1. PERPENDICULAR AND PARALLEL RAMP CONFIGURATIONS ARE PREFERRED. BLENDED TRANSITIONS AND DEPRESSED CORNERS SHOULD ONLY BE USED WHERE SITE CONDITIONS MAKE THEM A MORE APPROPRIATE OPTION, OR WHERE PERPENDICULAR OR PARALLEL RAMPS CANNOT BE INSTALLED DUE TO A PHYSICAL SITE CONSTRAINT.
2. RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
3. RAMP RUNNING SLOPE - 8.3% MAX.
4. BLENDED TRANSITION RUNNING SLOPE - 5.0% MAX.
5. RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING. THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE.
6. TURNING SPACE DIMENSIONS - PROVIDE A 4 FT. X 4 FT. MIN. TURNING SPACE AT THE BOTTOM OF RAMP RUNS. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACES.
7. RAMP ALIGNMENT - TURNING SPACE SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING(S) THEY SERVE.
8. RAMP LENGTH - RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
9. RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE MUST BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10:1.
10. VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
11. GUTTER COUNTER SLOPE - 5.0% MAX.
12. DWS PLACEMENT - DWS SHALL BE PLACED AROUND THE RADIUS AND LOCATED AT THE BACK OF CURB ON BLENDED TRANSITION AND DEPRESSED CORNER RAMPS.



BLENDED TRANSITION



DEPRESSED CORNER

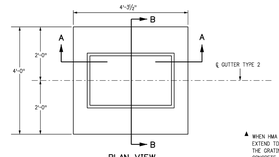
TYPE 5 - DEPRESSED CORNER/BLENDED TRANSITION

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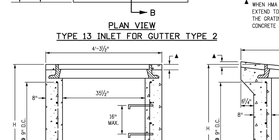
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CURB RAMPS
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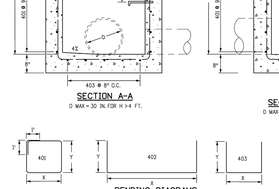
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M-608-1
Standard Sheet No. 7 of 10
Project Sheet Number:



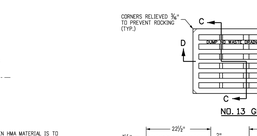
TYPE 1 CURB RAMP
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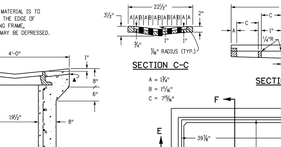
TYPE 1 CURB RAMP
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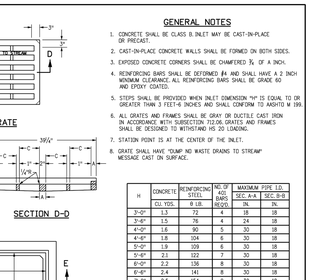
TYPE 2 CURB RAMP



TYPE 1 CURB RAMP
(PERPENDICULAR OR RADIUS)



SHARED USE PATH CROSSING



TYPE 2 - DIRECTIONAL RAMP

DETECTABLE WARNING SURFACE NOTES:

1. DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
2. THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
3. WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN;OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE.EDGES OF CUT PLATES SHALL BE STRAIGHT.
4. LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB.WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
5. WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
6. IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
7. TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
8. DWS SHALL NOT BE PLACED OVER GRADE BREAKS.

TYPE 2 - DIRECTIONAL RAMP

DETECTABLE WARNING SURFACE (DWS)

DETECTABLE WARNING SURFACE PLACEMENT

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments:
Designer Initials: JBK	REV		
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV		

Colorado Department of Transportation
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Project Development Branch JBK

CURB RAMPS
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-608-1
Standard Sheet No. 9 of 10
Project Sheet Number:

SECTION VIEW OF DETECTABLE WARNING SURFACE PLATE
(LOOKING AT PERPENDICULAR RAMP RUN FROM STREET)

ELEVATION VIEW OF SINGLE TRUNCATED DOME

SECTION VIEW FOR PARALLEL CURB RAMP TYPES
(LOOKING PERPENDICULAR TO TURNING SPACE)

ELEVATION VIEW OF TRUNCATED DOME FOR DETECTABLE WARNING PLATE

SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES
(LOOKING PERPENDICULAR TO RAMP RUN)

PLAN VIEW OF DETECTABLE WARNING SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

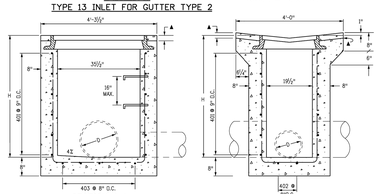
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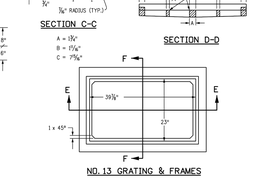
STANDARD PLAN NO.
M-608-1
Standard Sheet No. 10 of 10
Project Sheet Number:

PLAN VIEW
TYPE 13 INLET FOR GUTTER TYPE 2

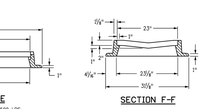


SECTION A-A
D MAX = 30 IN. FOR H > 4 FT.

SECTION B-B
D MAX = 18 IN. FOR ALL H

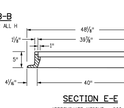


SECTION C-C
SECTION D-D



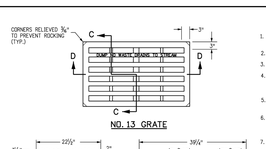
NO. 13 GRATING & FRAMES

BENDING DIAGRAMS
ALL DIMENSIONS ARE OUT-TO-OUT OF BAR.



SECTION E-E
APPROXIMATE WEIGHT = 590 LBS.

SECTION F-F



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE	REINFORCING STEEL	NO. OF #10 BARS REQ'D.	MAXIMUM PIPE I.D. SEC. A-A	MAXIMUM PIPE I.D. SEC. B-B
	CU. YDS.	@ 1.5 LB.		IN.	IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

① INCLUDES 1% FOR OVERRUN.
NOTE-CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. REQ'D.	DIMENSIONS X	Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-4½"	* 2'-4½"	8'-5½"
403	5	2'-5½"	* 2'-7"	7'-2½"

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

BAR LIST FOR H = 3 FT.-0 IN.

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CONCRETE INLET
TYPE 13
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:

GORMAN ARCHITECTURAL
GORMAN ARCHITECTURAL, LLC.

STEAMBOAT OFFICE
24 5TH STREET, SUITE B
STEAMBOAT SPRINGS, CO 80487

COLORADO LICENSED DAVID SPAUSTAT 38972 PROFESSIONAL ENGINEER
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
CONTACT: RYAN SPAUSTAT
PHONE: 970-871-9494
EMAIL: RSPAUSTAT@LANDMARK-CO.COM

RIVERVIEW - SITE B

322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
05/01/2024	FOR CONSTRUCTION
06/12/2024	DOMESTIC / FIRE INV. UPDATE
06/19/2024	WATER LENGTH UPDATE
03/11/2025	ASI 4

Project No.	2000-0622
Plot Date:	2/29/2024 7:36:11 PM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title
CIVIL DETAILS 3

Sheet No.
C.502

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