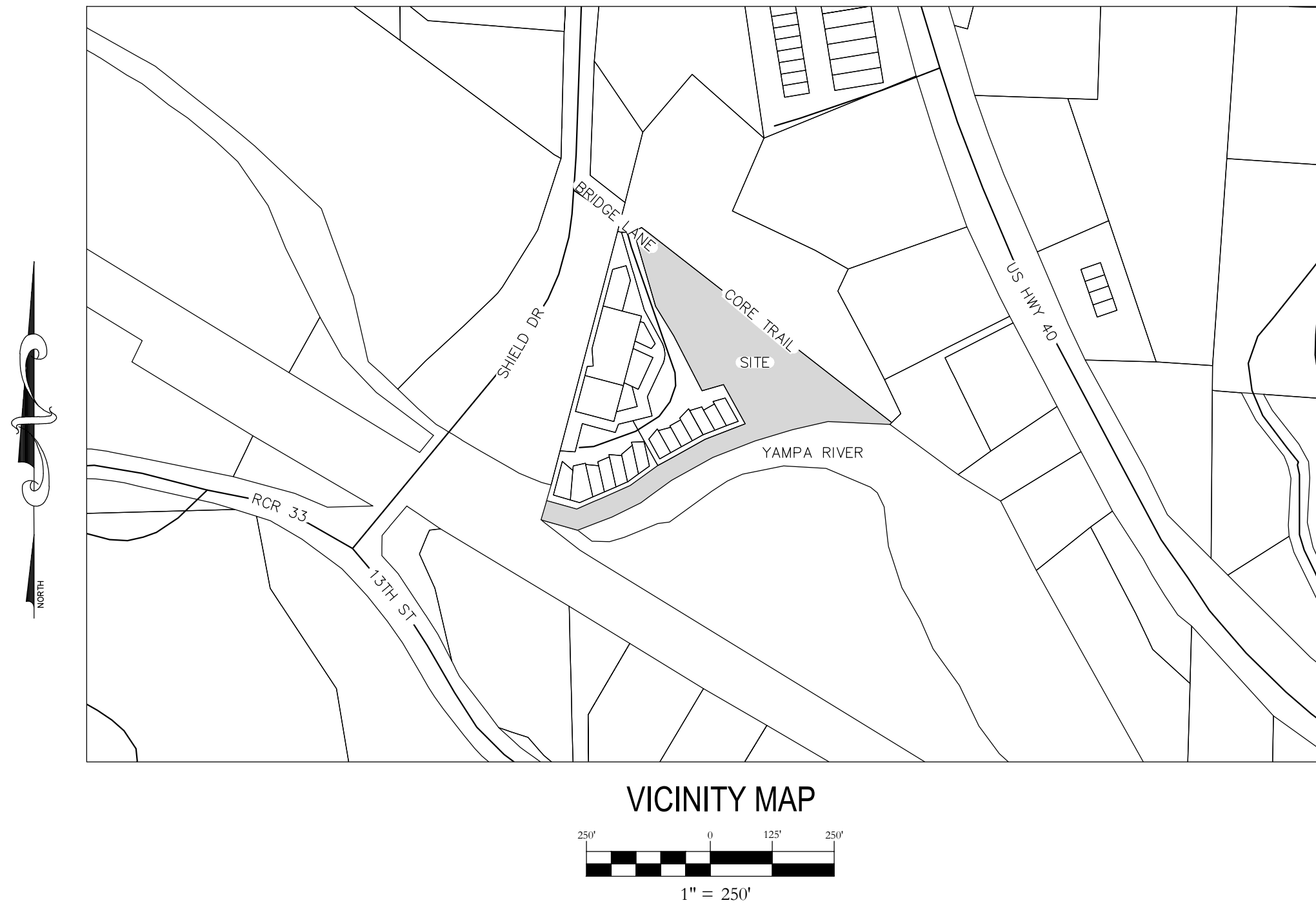


BRIDGE LANE CONDOMINIUMS
DEVELOPMENT PLAN OF FUTURE EXPANSION
PARCEL RIVERFRONT PARK FILINGS NO. 2,
LOCATED IN THE NW ¼ OF SECTION 7, TOWNSHIP 6
NORTH, RANGE 84 WEST OF THE 6TH P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



LEGEND

- | | |
|--|-----------------------------------|
| | PROPERTY BOUNDARY |
| | ADJACENT PROPERTY BOUNDARY |
| | EXISTING EASEMENT |
| | EXISTING OPEN SPACE |
| | EXISTING EDGE OF CONCRETE |
| | EXISTING 2' CONTOUR |
| | EXISTING 10' CONTOUR |
| | PROPOSED 2' CONTOUR |
| | PROPOSED 10' CONTOUR |
| | EXISTING DRAINAGE DITCH |
| | PROPOSED DRAINAGE DITCH |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | EXISTING GAS LINE |
| | PROPOSED GAS LINE |
| | EXISTING SEWER MAIN |
| | PROPOSED SEWER SERVICE |
| | EXISTING WATER MAIN |
| | PROPOSED WATER SERVICE |
| | EXISTING FIRE HYDRANT |
| | EXISTING HEATED CONCRETE PAVING |
| | PROPOSED CONCRETE PAVING |
| | PROPOSED STORM WATER QUALITY POND |
| | FLOW ARROW |
| | PROPOSED PARKING STRIPING |
| | EXISTING BUILDING FOOTPRINT |
| | PROPOSED BUILDING FOOTPRINT |
| | PROPOSED BUILDING OVERHANG |
| | PROPOSED FENCING |
| | DEMOLISH AND REMOVE CONCRETE |
| | SNOW STORAGE |
| | EXISTING LABEL |
| | PROPOSED LABEL |

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
SWR	SEWER
TOW	TOP OF WALL
WTR	WATER

PROJECT CONTACT LIST

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
410 S. Lincoln Ave, #15
Steamboat Springs, CO 80487

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

PROJECT ARCHITECT

AMPLIFY ARCHITECTURE
ATTN: KIERAN O'HALLORAN
Box 774121
Steamboat Springs, CO 80477

PHONE: (970) 879-7929
EMAIL: kieran@amplifyarch.com

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C8	LIGHTING PLAN
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C12	PROPOSED EASEMENTS EXHIBIT

GENERAL NOTES:

1. OWNER: BRIDGE LANE REALTY, LLC
2. STREET ADDRESS: 1940 AND 1960 BRIDGE LANE, STEAMBOAT SPRINGS, CO 80487
3. BENCHMARK: 1940 ORANGE PLASTIC AT SOUTH WEST PROPERTY CORNER ON #4 REBAR DOWLING - 30090, ELEVATION=7554.72 (SEE EXISTING CONDITIONS PLAN).
4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
5. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
6. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON NOVEMBER 11, 2024.
7. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
9. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARDS AND SPECIFICATIONS, LATEST EDITION.
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
11. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
12. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
13. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
14. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
15. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS.
16. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
17. DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.

18. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL:

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

**PRELIMINARY -
NOT FOR CONSTRUCTION**

DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
	1	5/14/25	PER DRT COMMENTS	CFB
DATE: 5-14-2025				
JOB #: 2349-002				
DRAWN BY: CFB				
DESIGN BY: CFB				
REVIEW BY:				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE 1/10(DRT).				



FOUR POINTS
SURVEYING | ENGINEERING

Four Points Surveying & Engineering

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(970)-871-6772
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C1

SHEET #