

CONSTRUCTION DOCUMENTS DOWNHILL PLAZA WAREHOUSE

LOCATED IN SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST
OF THE 6th PRINCIPAL MERIDIAN
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

RCRBD
RECORD SET

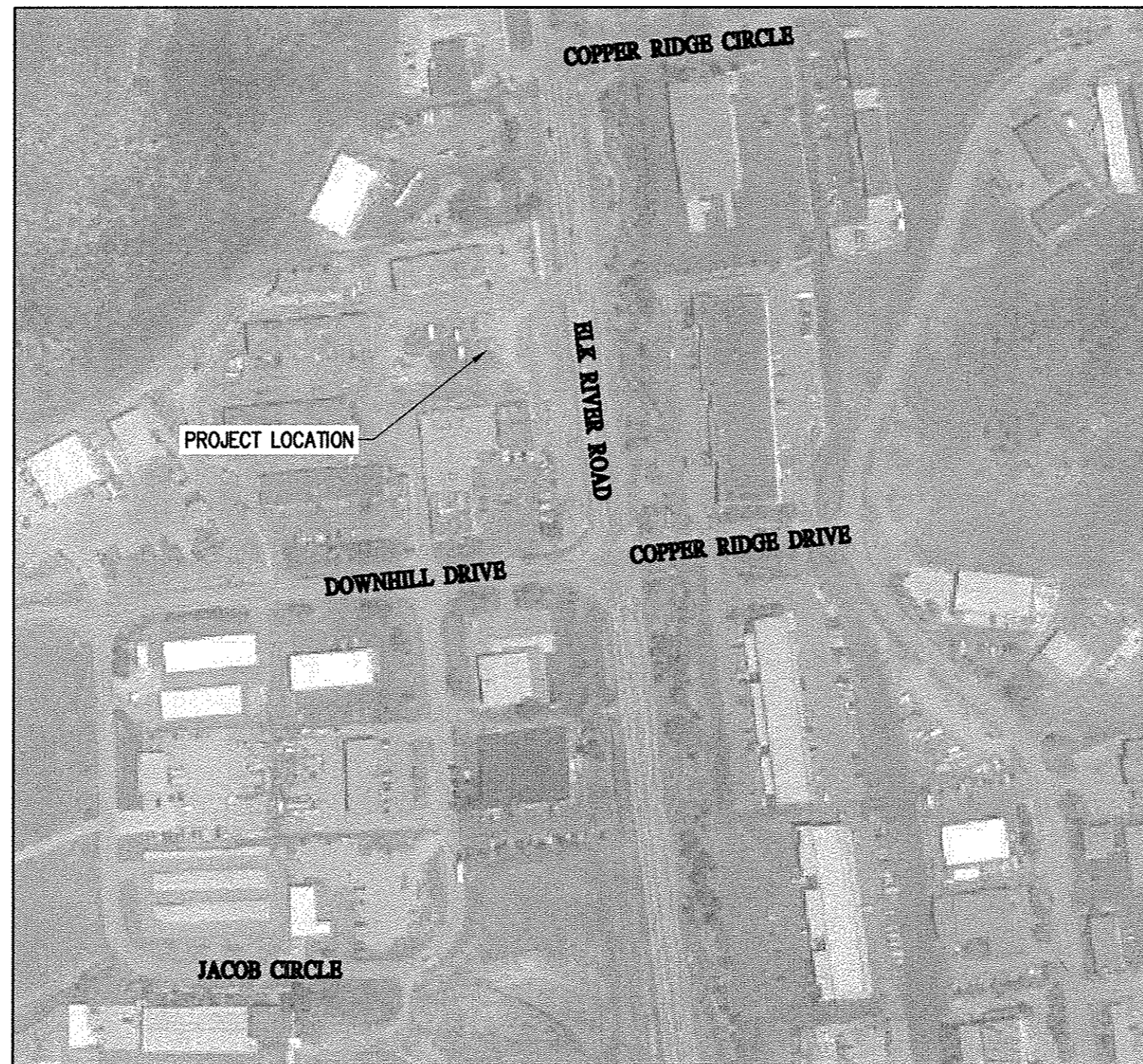
BASELINE
Engineering · Planning · Surveying
419 OAK ST. · PO BOX 77052 · STEAMBOAT SPRINGS, CO 80477
P. 970.793.9225 · F. 303.940.9569 · www.baselinecorp.com

LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
---	---	PROPERTY BOUNDARY/RIGHT-OF-WAY
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	EDGE OF GRAVEL
---	---	EDGE OF ASPHALT
---	---	EDGE OF BUILDING
---	---	WOOD FENCE
---	---	DITCH FLOWLINE
---	---	WATER LINE
---	---	SANITARY SEWER
---	---	OVERHEAD UTILITY
---	---	UNDERGROUND ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	CABLE TV
---	---	SANITARY SEWER SERVICE
---	---	WATER SERVICE
---	---	IRRIGATION LINE
---	---	SEDIMENT CONTROL LOG (SCL)
---	---	ROOF DRAIN LINE
---	---	STORM SEWER
---	---	TOP OF BERM

EXISTING PROPOSED SYMBOLS SYMBOLS

25.41	25.36	SPOT ELEVATION
→	→	FLOW DIRECTION, TYPICALLY IN GRASSED SWALE
→	→	FLOW DIRECTION, TYPICALLY ON PAVED SURFACES
⊙	⊙	FIRE HYDRANT
⊙	⊙	SANITARY MANHOLE
⊙	⊙	CLEANOUT
⊙	⊙	TYPE '13' VALLEY INLET
*	*	LIGHT POLE
▶	▶	NOMINAL SLOPE ON CUT OR FILL
⊙	⊙	FOUND PROPERTY PIN AS DESCRIBED
⊙	⊙	COMMUNICATION PEDESTAL
⊙	⊙	WATER VALVE
CS	CS	CURB STOP
⊙	⊙	CONIFEROUS TREE
⊙	⊙	DECIDUOUS TREE
⊙	⊙	VEHICLE TRACKING CONTROL (VTC)
⊙	⊙	INLET/OUTLET PROTECTION (IP) (OP)
HM PS	HM PS	HYDRAULIC MULCH & PERMANENT SEED
⊙	⊙	CONCRETE WASHOUT AREA
⊙	⊙	ROCK SOCK (RS)
⊙	⊙	CONCRETE
⊙	⊙	ASPHALT
⊙	⊙	GRAVEL
⊙	⊙	RETAINING WALL
⊙	⊙	EROSION CONTROL BLANKET (ECB)



VICINITY MAP
SCALE: 1" = 250'

PREPARED FOR:
LES LIMAN
P.O. BOX 774362
STEAMBOAT SPRINGS, CO 80477

PROJECT CONTACTS



CIVIL ENGINEER:
BASELINE ENGINEERING
CHRIS RUNDALL
(970) 879-1825



ARCHITECT:
STEPHEN J. MOORE
STEAMBOAT ENGINEERING & ARCHITECTURE DESIGN, INC
(970) 871-9101



ELECTRIC:
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LARRY BALL
(970) 879-1160



WATER & SEWER:
CITY OF STEAMBOAT SPRINGS
AMBER GREGORY
(970) 871-8211



TELEPHONE:
CENTURY LINK
KELLY MCCLERNON
(970) 328-8288

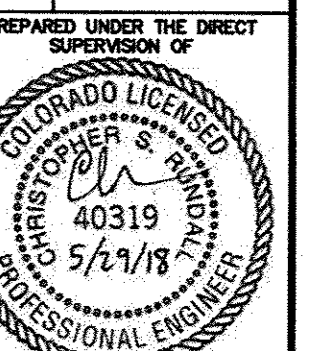
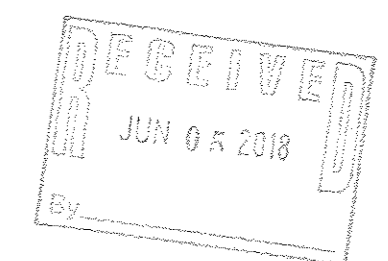


CABLE:
COMCAST
DAVE STEPISNIK
(970) 539-0610

INDEX OF SHEETS

NO.	SHEET TITLE
C1	COVER SHEET
C2	SITE & HORIZONTAL CONTROL PLAN
C3	GRADING PLAN
C4	RETAINING WALL PROFILE AND CROSS-SECTION
C5	UTILITY PLAN
C6	EROSION CONTROL PLAN
C7	DETAIL SHEET 1
C8	DETAIL SHEET 2
C9	DETAIL SHEET 3
C10	STORMWATER MANAGEMENT PLAN
A-0.1	PARKING & SNOW STORAGE PLAN
A-0.2	LANDSCAPE PLAN & RETAINING WALL SECTION

PROJECT APPROVED BY COUNCIL		
FINAL DESIGN APPROVALS		
	DATE	INITIALS
ENGINEERING	6/7/18	JR
PLANNING	6/16/18	JH
PUBLIC UTILITIES (MT-WERNER/CITY)	6/11/18	AD
OTHER ()		

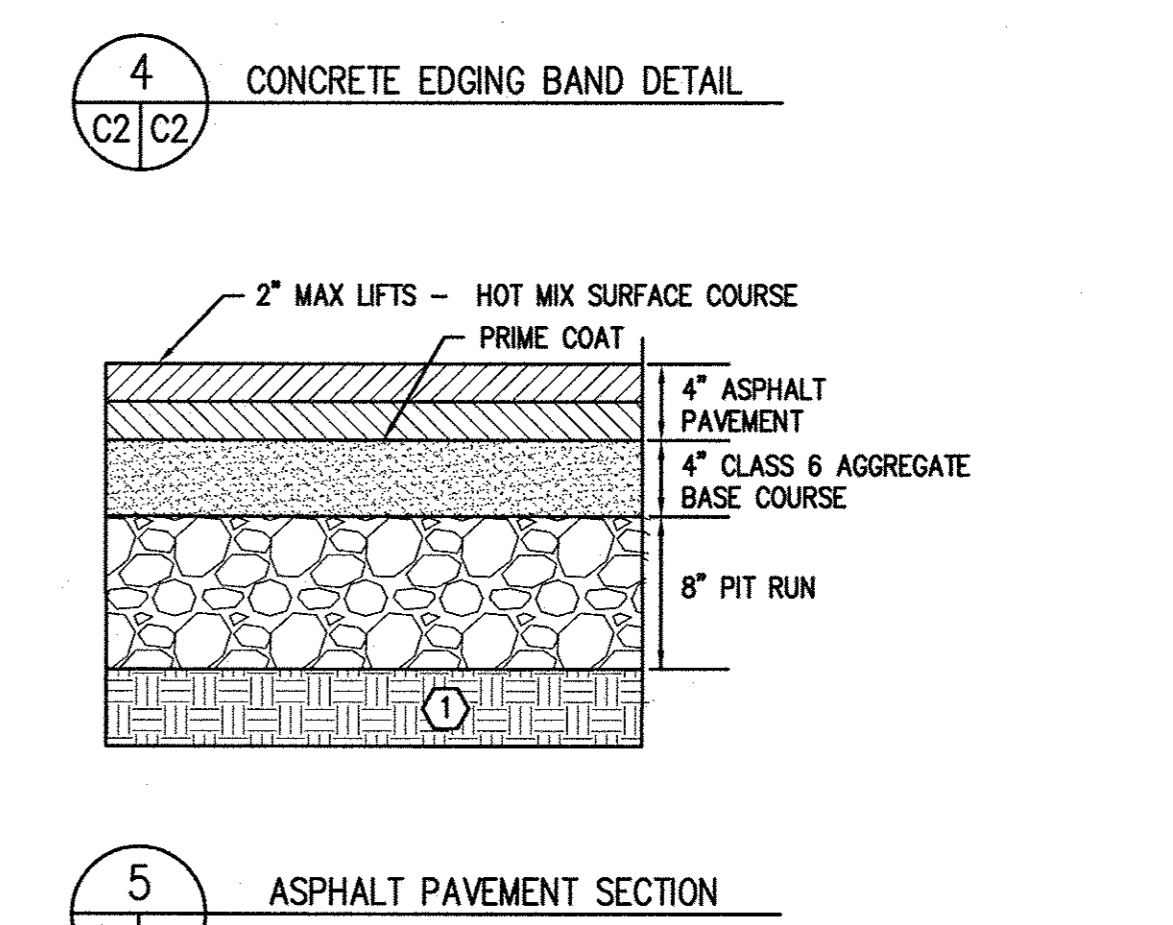
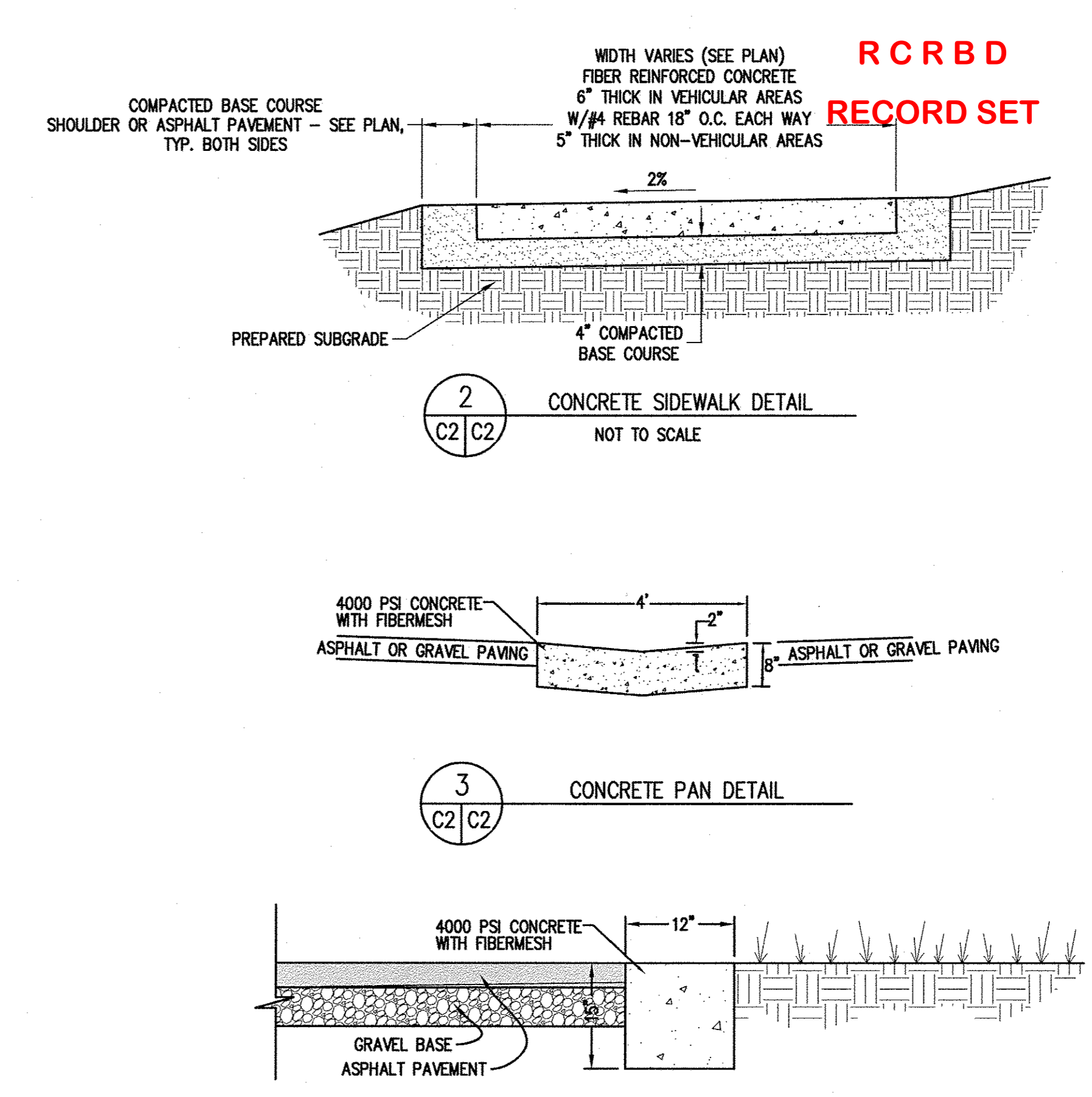
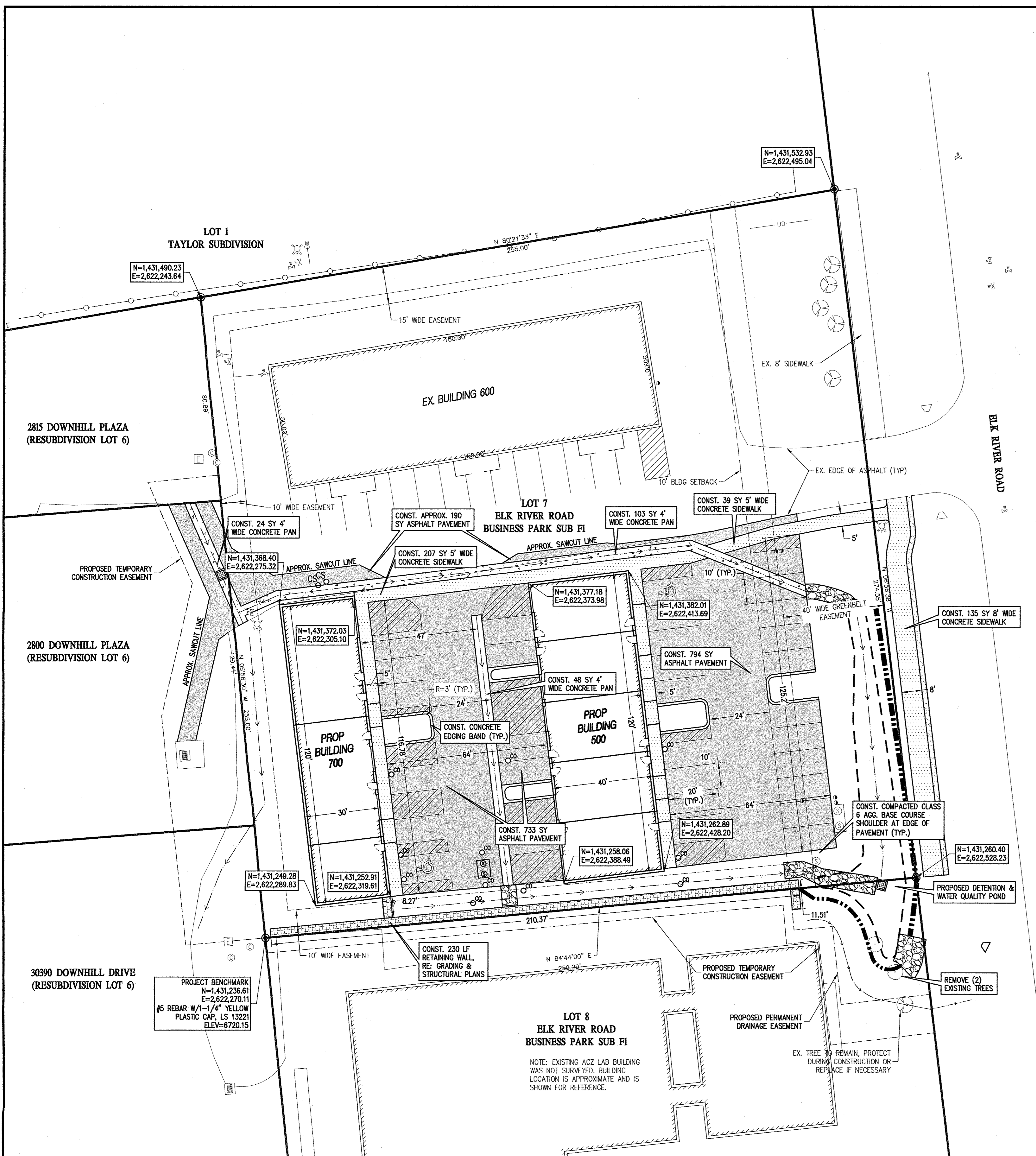


FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 3/6/18
DRAWING SIZE 24" X 36"
SURVEY FIRM WHELAN L.S. SURVEY DATE 4/3/2017
JOB NO. C020164
DRAWING NAME C020164_C1_Cover.dwg
SHEET 1 OF 10

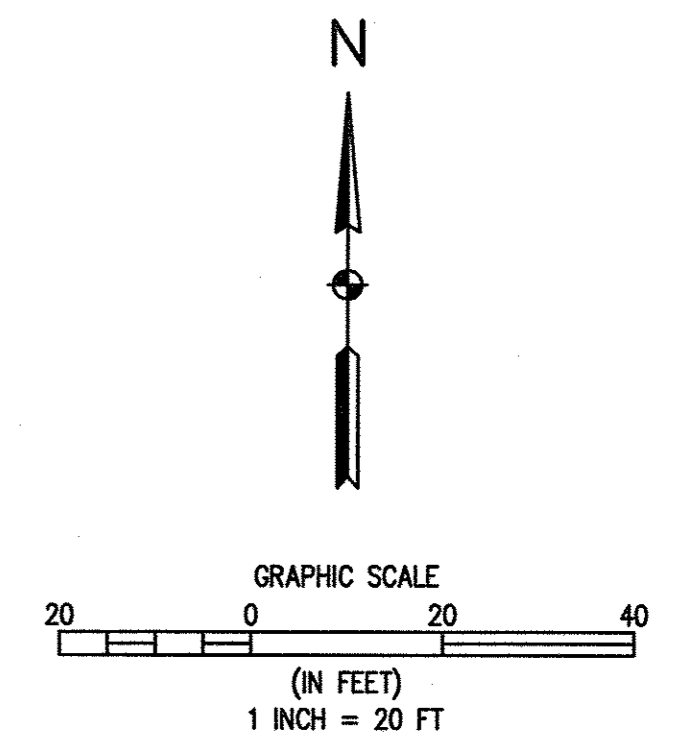


C:\020164 Downhill Plaza Warehouse\Drawings\C020164_C1_Cover.dwg, 6/4/2018 9:35:13 AM, Chris Rundall

PROJECT BENCHMARK:
SOUTHWEST PROPERTY CORNER, NO. 5 REBAR
WITH 1-1/4" YELLOW PLASTIC CAP, LS 13221
ELEVATION = 6720.15 (NAVD 88)



1 SUBGRADE TO BE SCARIFIED TO A MINIMUM DEPTH OF 12", BROUGHT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY DETERMINED BY ASTM D-1557.



1 SITE & HORIZONTAL CONTROL PLAN

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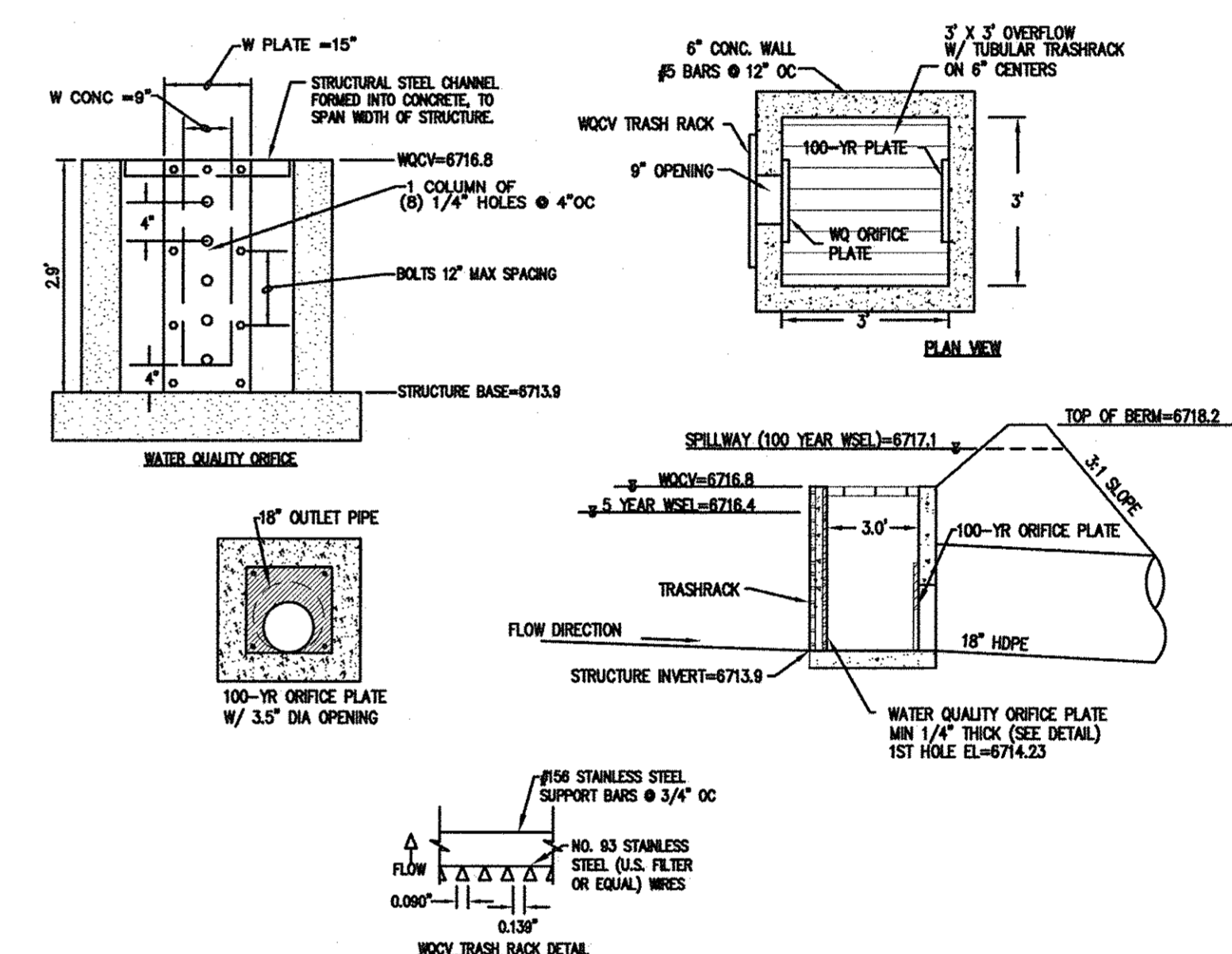
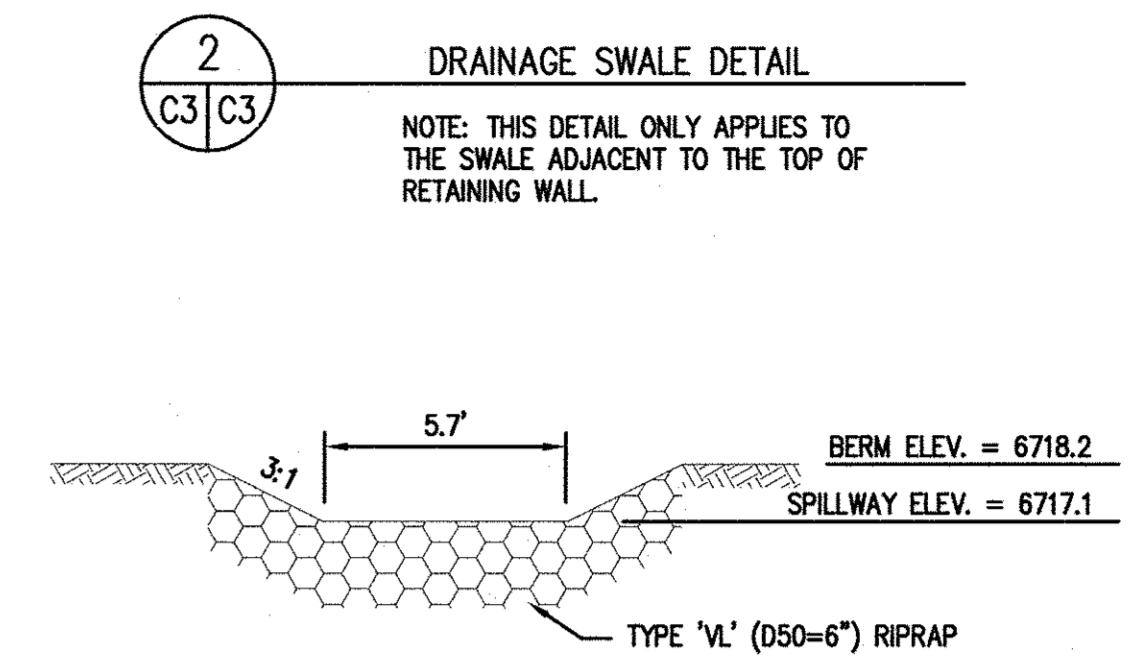
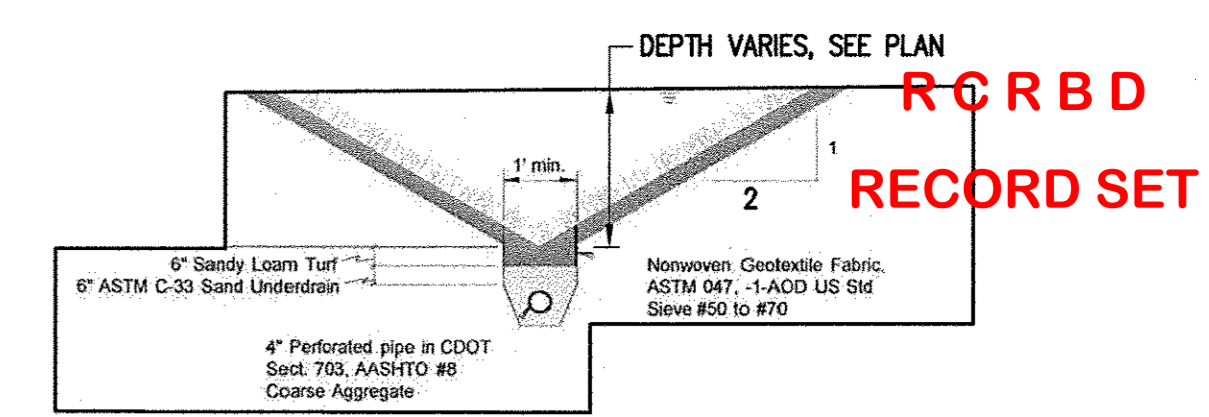
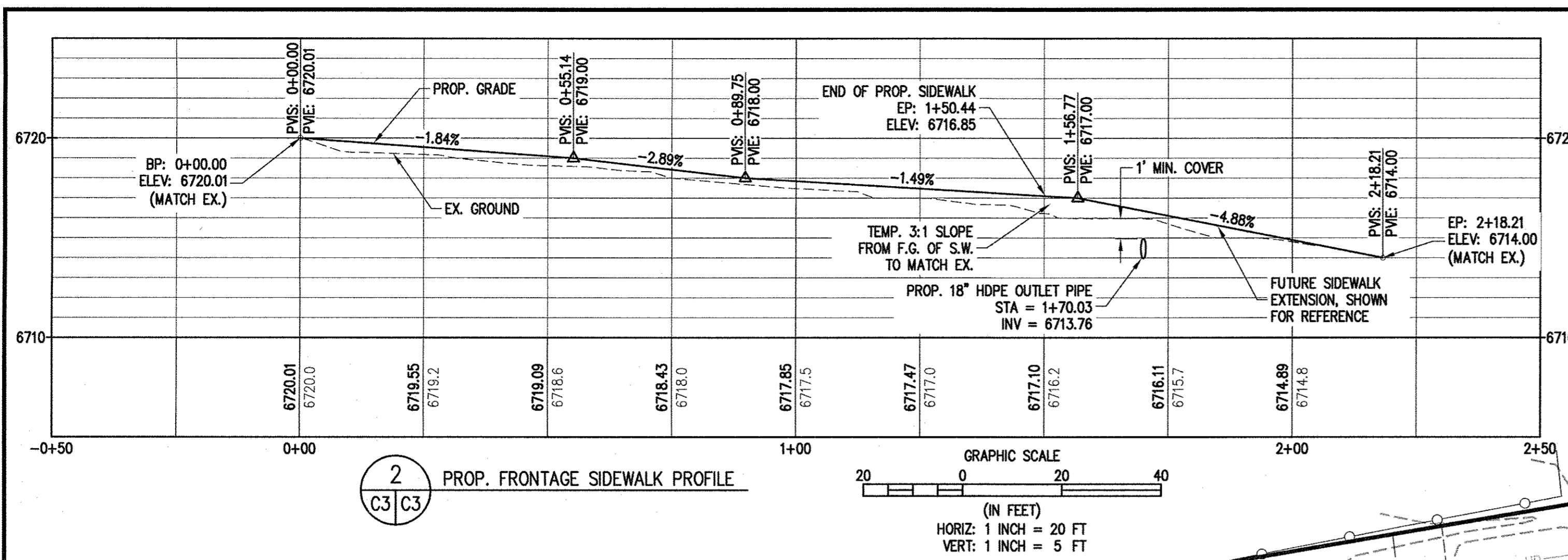
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PREPARED BY	CSR
DATE	5-4-18
REVISION DESCRIPTION	ADDRESS CITY COMMENTS
PLAN REVISIONS	UPDATE PARKING STRIPING
DATE	5-29-18
DRAWN BY	ZRH
DATE	5-29-18
CHECKED BY	CSR

LES LIMAN
 ROUTT COUNTY
 DOWNHILL PLAZA WAERHOUSES
 2850 ELK RIVER ROAD
 SITE & HORIZONTAL CONTROL PLAN

FOR AND ON BEHALF OF
 BASELINE CORPORATION
 INITIAL SUBMITTAL 3/6/18
 DRAWING SIZE: 24" X 36"
 SURVEY FIRM: WIELAN L.S.
 SURVEY DATE: 4/3/2017
 JOB NO.: C020164
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 SHEET 2 OF 10

PROFESSIONAL ENGINEER
 COLORADO LICENSE NO. 40319
 5/27/18

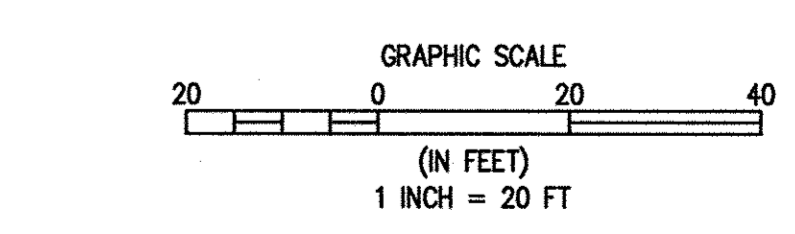
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- 4 DETENTION POND AND WATER QUALITY OUTLET STRUCTURE**
NO SCALE
- NOTES:
- OVERFLOW TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 - OVERFLOW TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE DIP GALVANIZED AND MY BE HOT POWDER COATED AFTER GALVANIZING.
 - WATER QUALITY CAPTURE VOLUME WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.

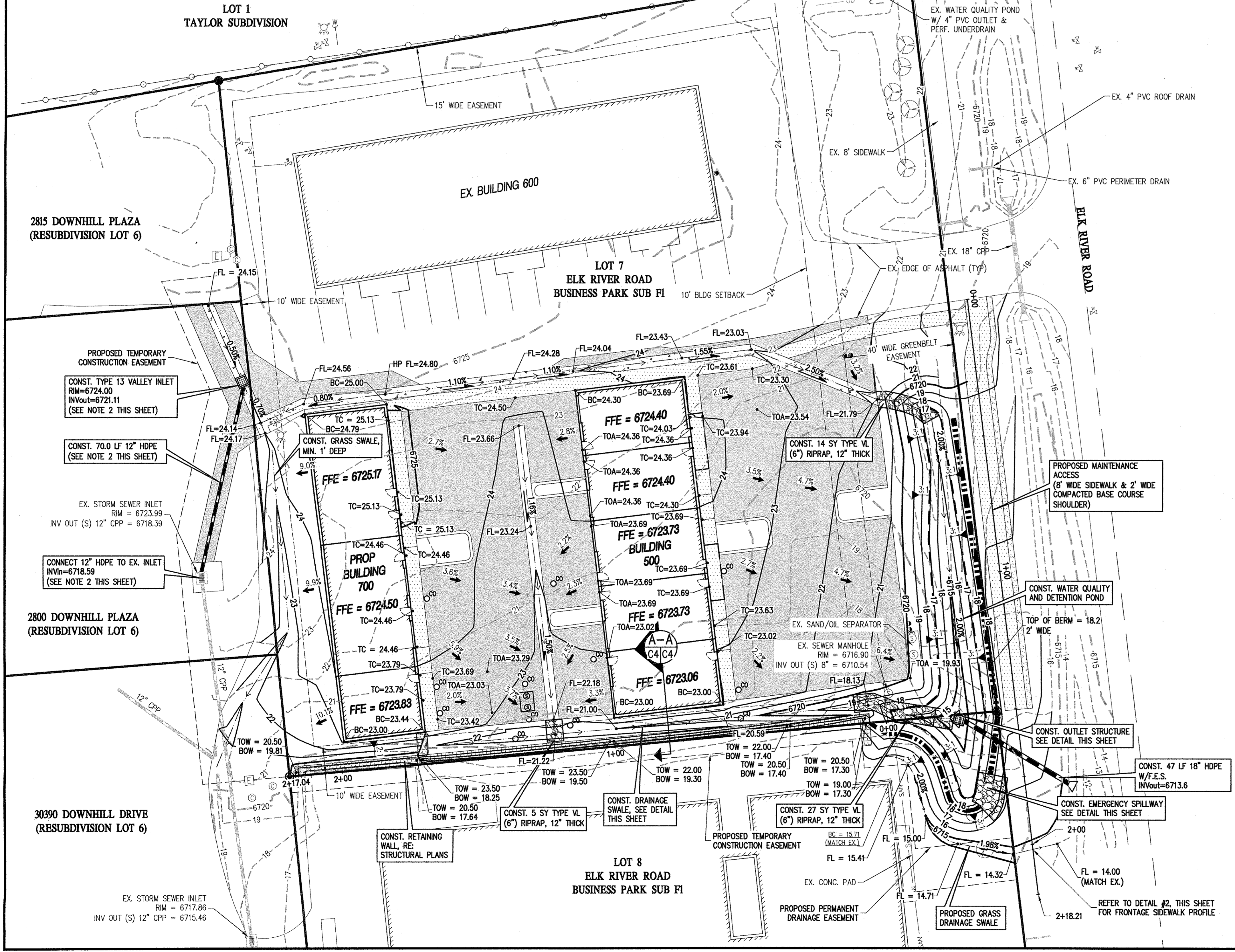
SPOT ELEVATION LEGEND

- TC = TOP OF CONCRETE
- TOA = TOP OF ASPHALT
- FL = FLOWLINE
- HP = HIGH POINT
- BC = FINISHED GRADE AT BUILDING CORNER
- TOW = TOP OF WALL
- BOW = FINISHED GRADE AT BOTTOM OF WALL



1
C3/C3

- GRADING PLAN NOTES:**
- ROOF DRAIN LEADERS TO BE ADS N-12 DUAL WALL PIPE - WATER TIGHT.
 - CONTRACTOR TO POTHOLE EXISTING UTILITIES TO VERIFY EXACT LOCATION AND DEPTH AT STORM SEWER CROSSING PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF CONFLICTS.
 - STORM SEWER TO BE ADS N-12 DUAL WALL PIPE - SOIL TIGHT.



DESIGNED BY	DATE	PREPARED BY	REVISION DESCRIPTION
ZRH	4-4-18	CSR	ADDRESS CITY COMMENTS
ZRH	5-4-18	CSR	UPDATE PARKING STRIPING
ZRH	5-29-18	CSR	PLAN REVISIONS

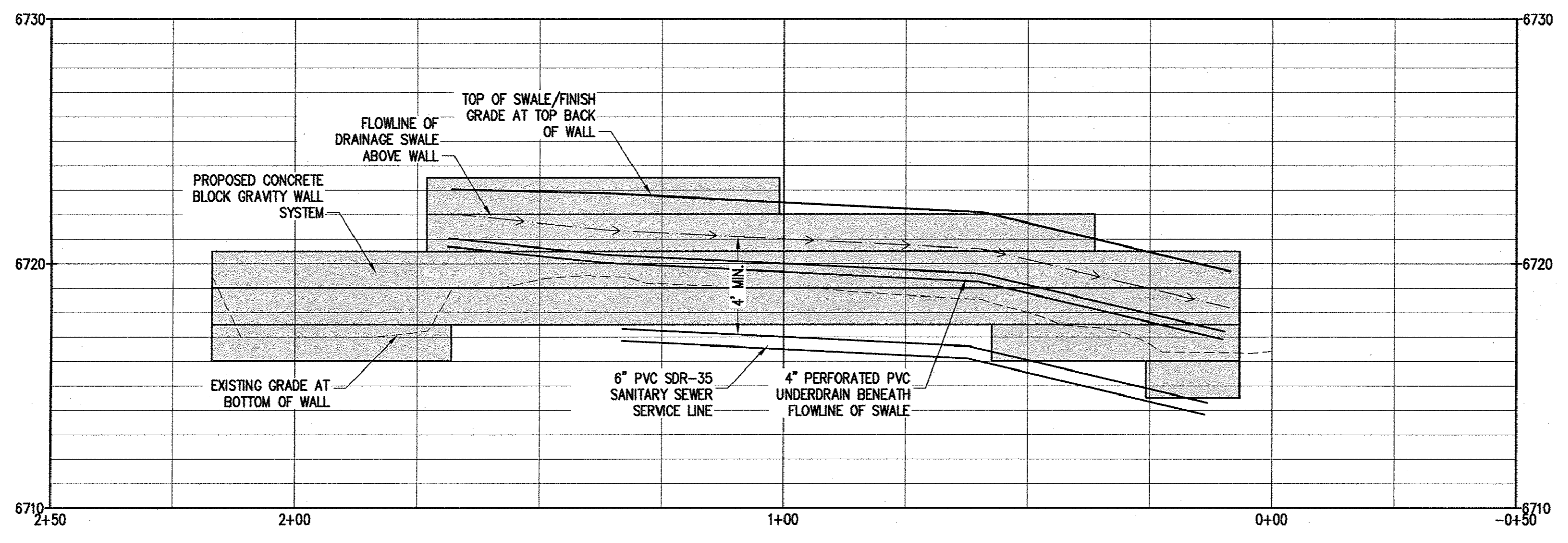
ROUIT COUNTY
LES LIMAN
 DOWNHILL PLAZA WAERHOUSES
 2850 ELK RIVER ROAD
 GRADING PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

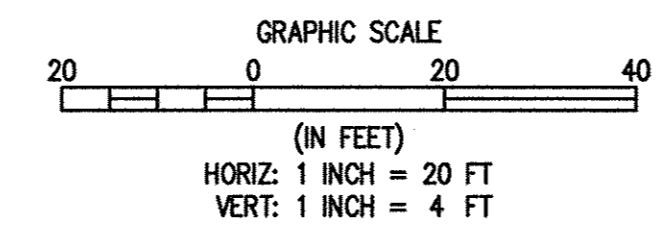
FOR AND ON BEHALF OF
 BASELINE CORPORATION

INITIAL SUBMITTAL 3/6/18
 DRAWING SIZE 24" X 36"
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 JOB NO. C020164
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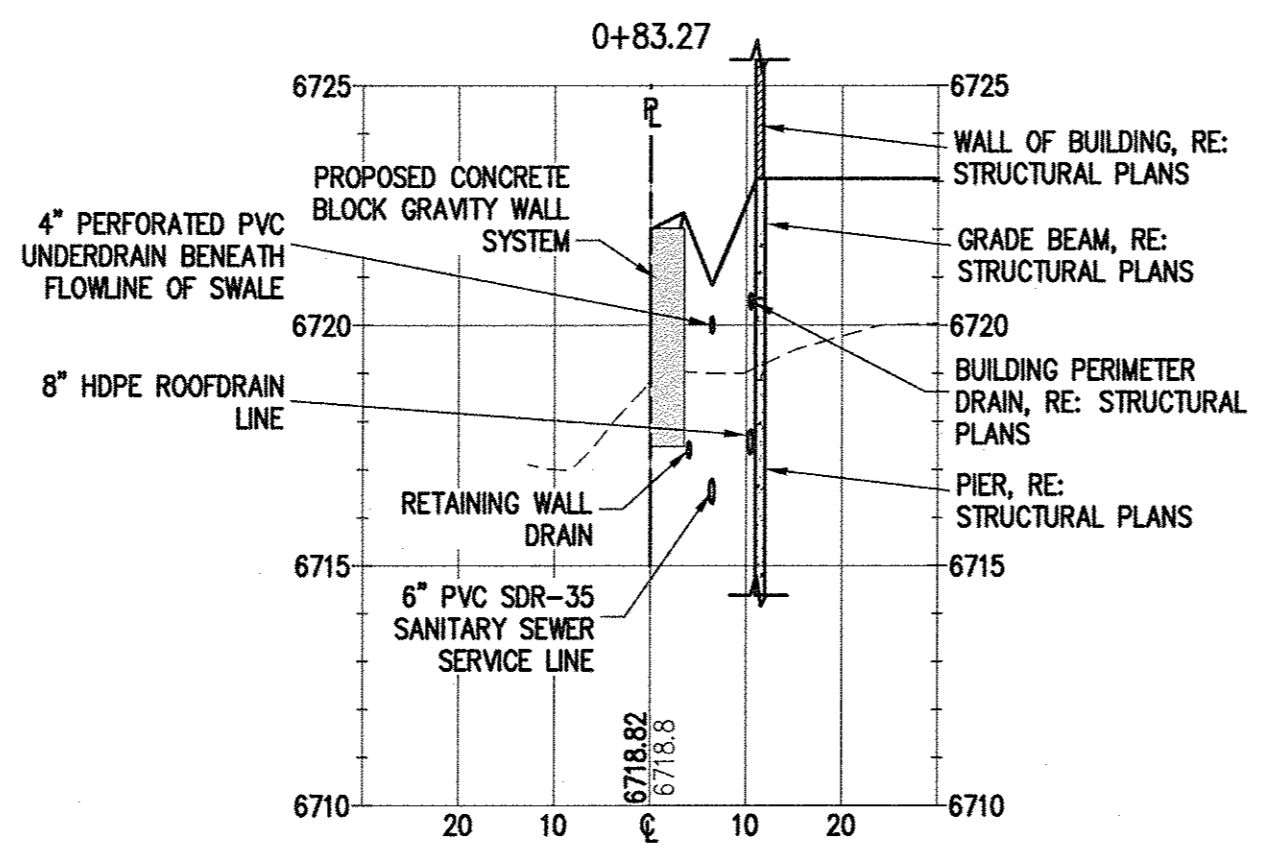
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ZRH	5-29-18	CSR	PLAN REVISIONS
CSR			



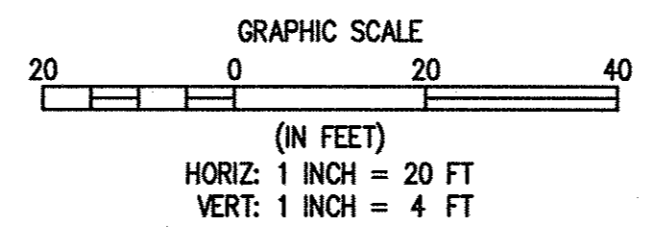
1
C3 C4
RETAINING WALL PROFILE



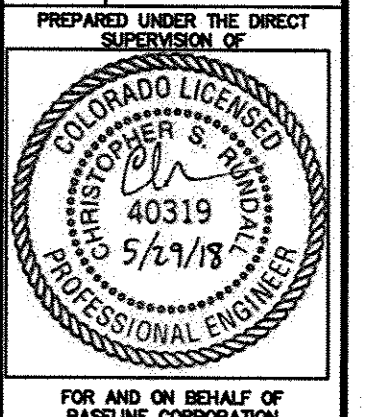
NOTE: REFER TO STRUCTURAL DESIGN BY SEAD RETAINING WALL. THE PROFILE AND SECTION ON THIS SHEET HAVE BEEN PROVIDED TO SHOW THE VISUAL RELATION BETWEEN THE RETAINING WALL AN OTHER COMPONENTS NEAR AND AROUND IT.



2
C3 C4
PROP. CROSS SECTION A-A
NOT TO SCALE

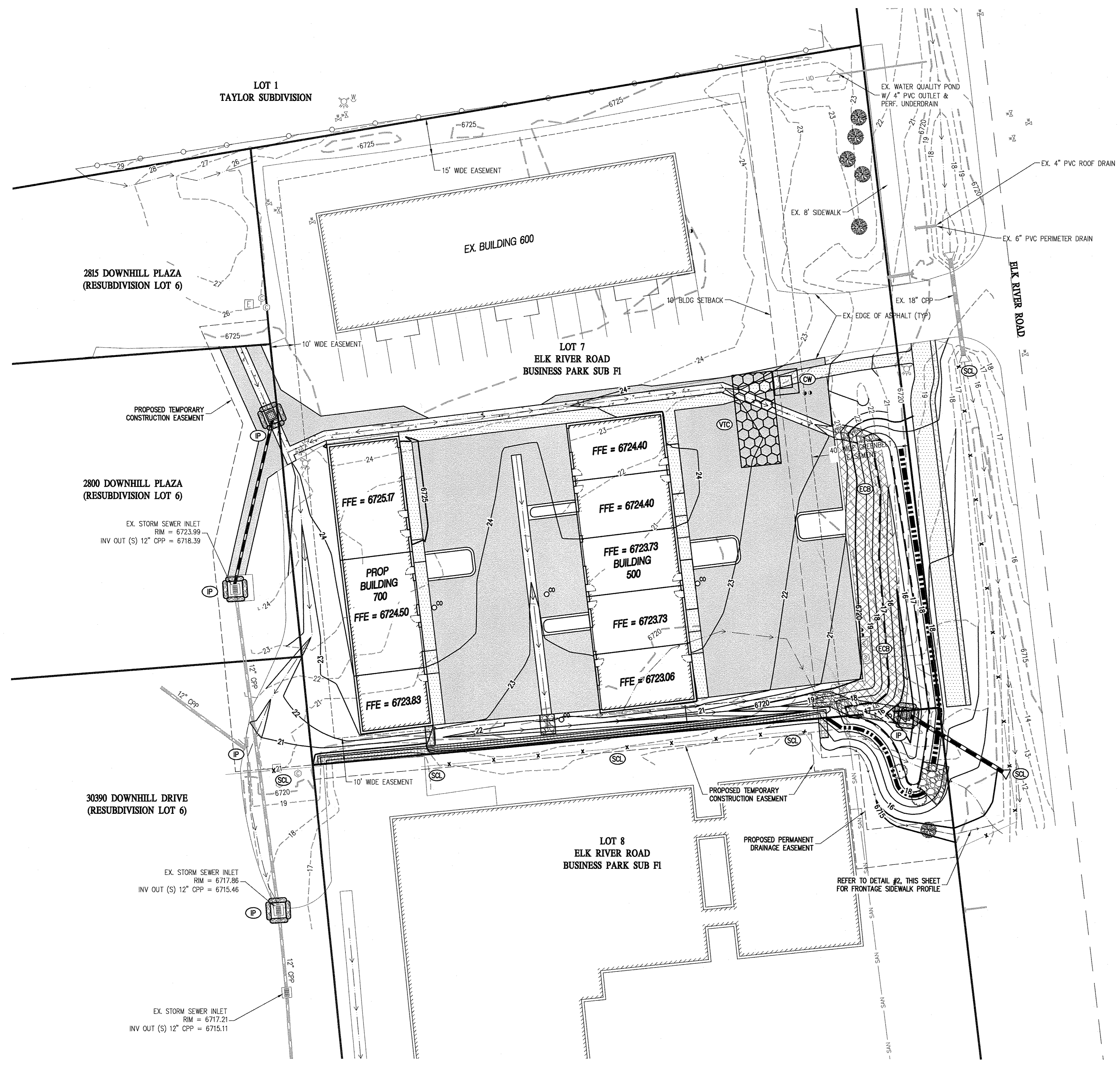


STEAMBOAT SPRINGS
LBS LIMAN
DOWNHILL PLAZA WAREHOUSES
2850 ELK RIVER ROAD
RETAINING WALL PROFILE & CROSS SECTION
ROUTT COUNTY



FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	3/6/18
DRAWING SIZE	24" X 36"
SURVEY FIRM	WHELAN L.S.
SURVEY DATE	4/3/2017
JOB NO.	C020164
DRAWING NAME	C020164_C3_Grading NETWORK.dwg
SHEET	4 OF 10



NOTE:
EROSION CONTROL BLANKET SHALL BE A BIODEGRADABLE BLANKET WITH A 100% COCONUT FIBER MATRIX WITH A FUNCTIONAL LONGEVITY OF UP TO 24 MONTHS. THE EROSION CONTROL BLANKET SHALL BE C125BN AS MANUFACTURED BY NORTH AMERICAN GREEN, OR APPROVED EQUAL.

REVISION DESCRIPTION	DATE	DESIGNED BY	CHECKED BY
ADDRESS CITY COMMENTS	4-4-18	ZRH	ZRH
UPDATE PARKING STRIPING	5-4-18	CSR	ZRH
PLAN REVISIONS	5-29-18	CSR	CSR

LES LIMAN
DOWNHILL PLAZA WAERHOUSES
2850 ELK RIVER ROAD
EROSION CONTROL PLAN

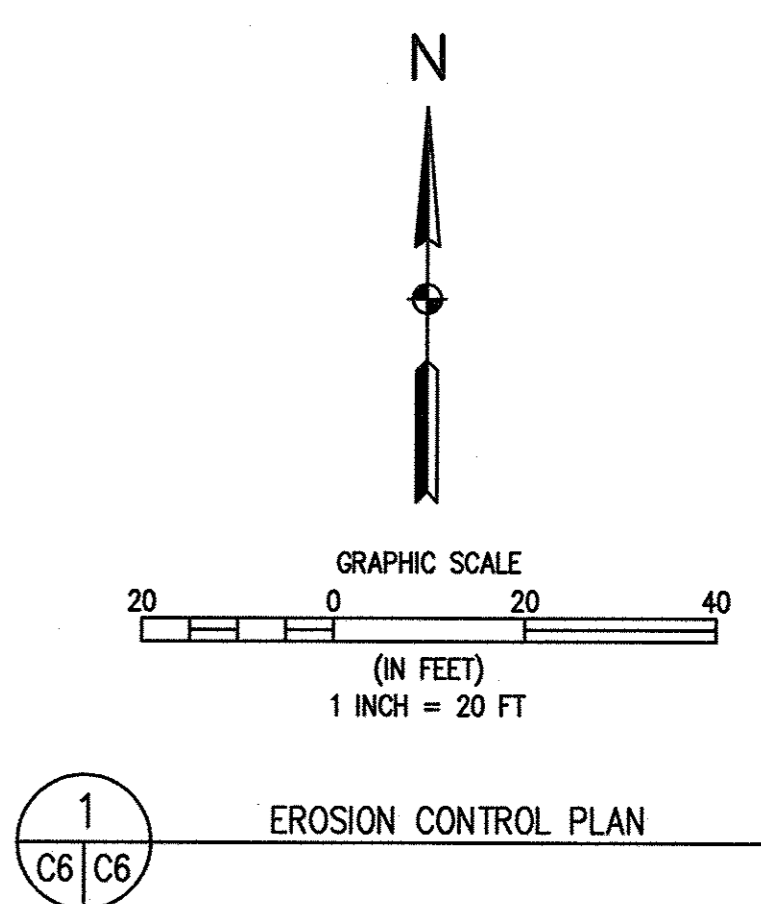
STEAMBOAT SPRINGS
ROUTT COUNTY

FOR AND ON BEHALF OF
BASELINE CORPORATION

COLORADO LICENSED
PROFESSIONAL ENGINEER
40319
5/27/18

FOR AND ON BEHALF OF
BASELINE CORPORATION

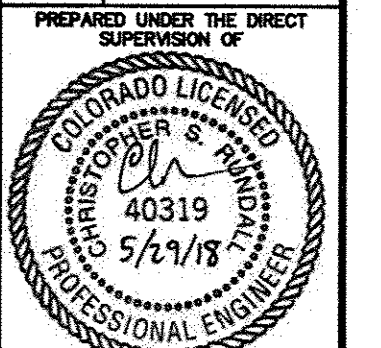
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SHEET 6 OF 10



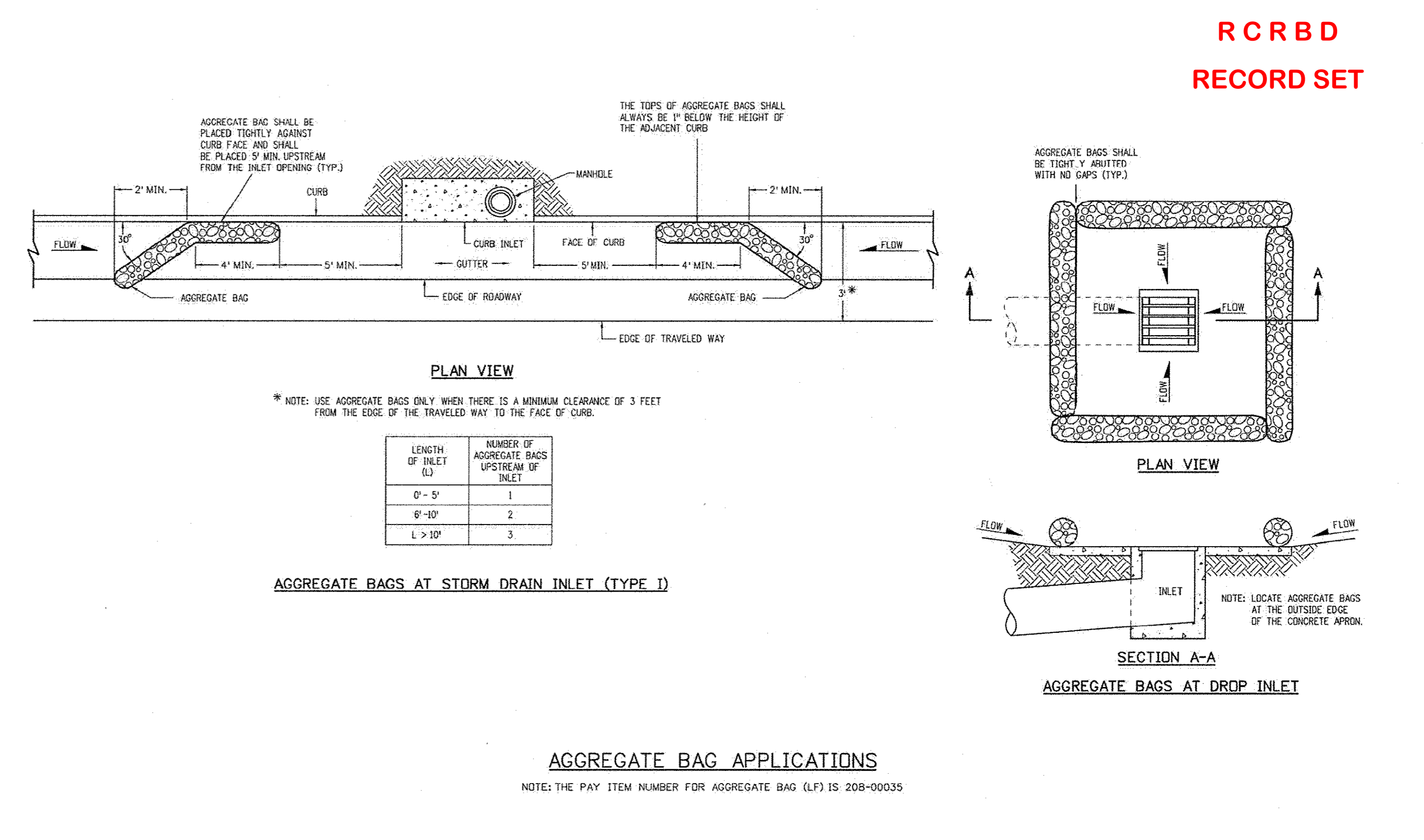
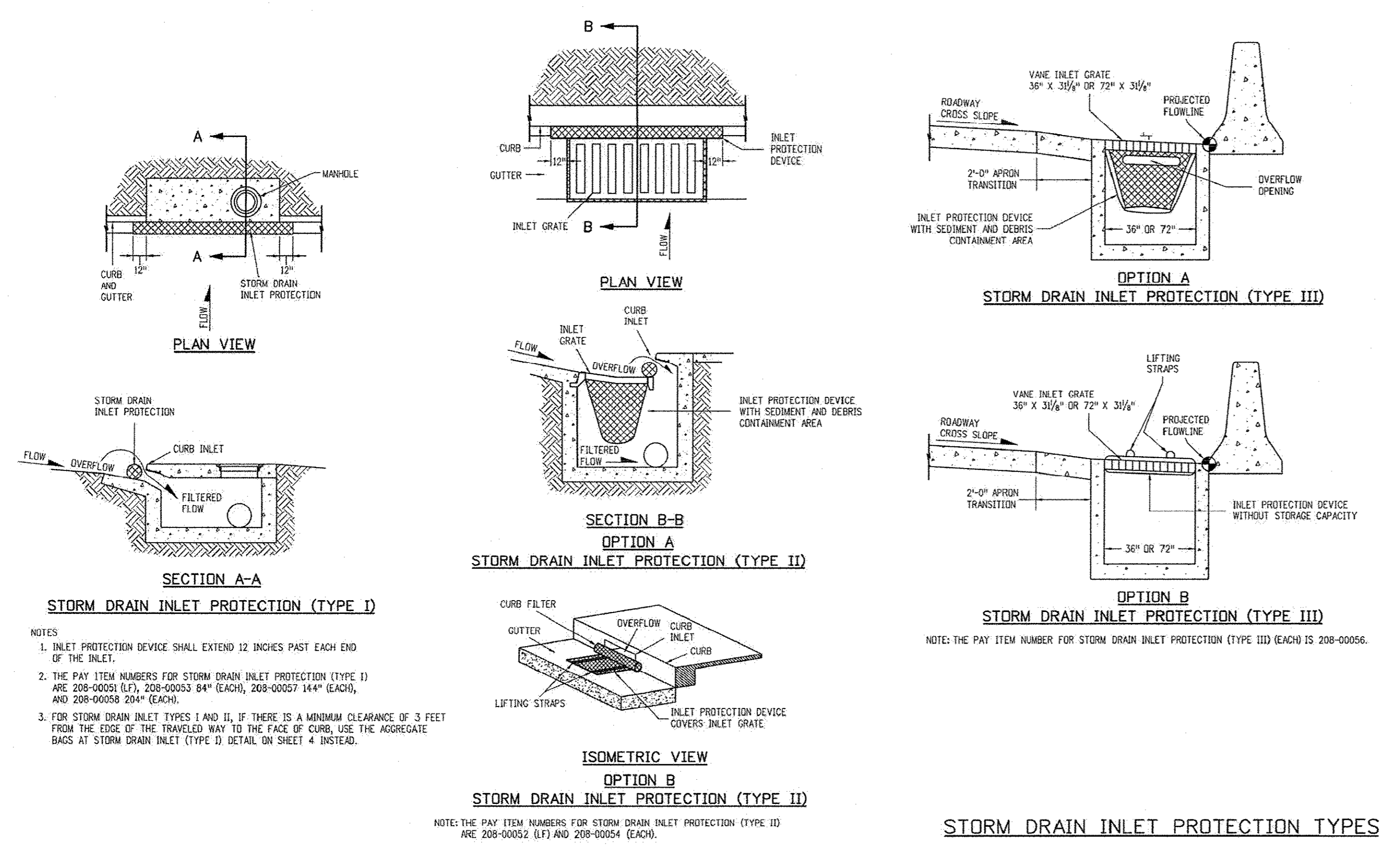
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PREPARED BY	CSR
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DATE	5-29-18
REVISION DESCRIPTION	PLAN REVISIONS
DESIGNED BY	ZRH
DATE	5-29-18
PREPARED BY	CSR
DATE	5-29-18
REVISION DESCRIPTION	PLAN REVISIONS
DESIGNED BY	CSR
DATE	5-29-18
PREPARED BY	CSR
DATE	5-29-18
REVISION DESCRIPTION	PLAN REVISIONS

ROUIT COUNTY
DOWNHILL PLAZA WAERHOUSES
2850 ELK RIVER ROAD
DETAIL SHEET (1 OF 3)

STEAMBOAT SPRINGS



FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 3/6/18
DRAWING SIZE 24" X 36"
SURVEY FIRM WHELAN L.S.
SURVEY DATE 4/3/2017
JOB NO. C020164
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SHEET 7 OF 10

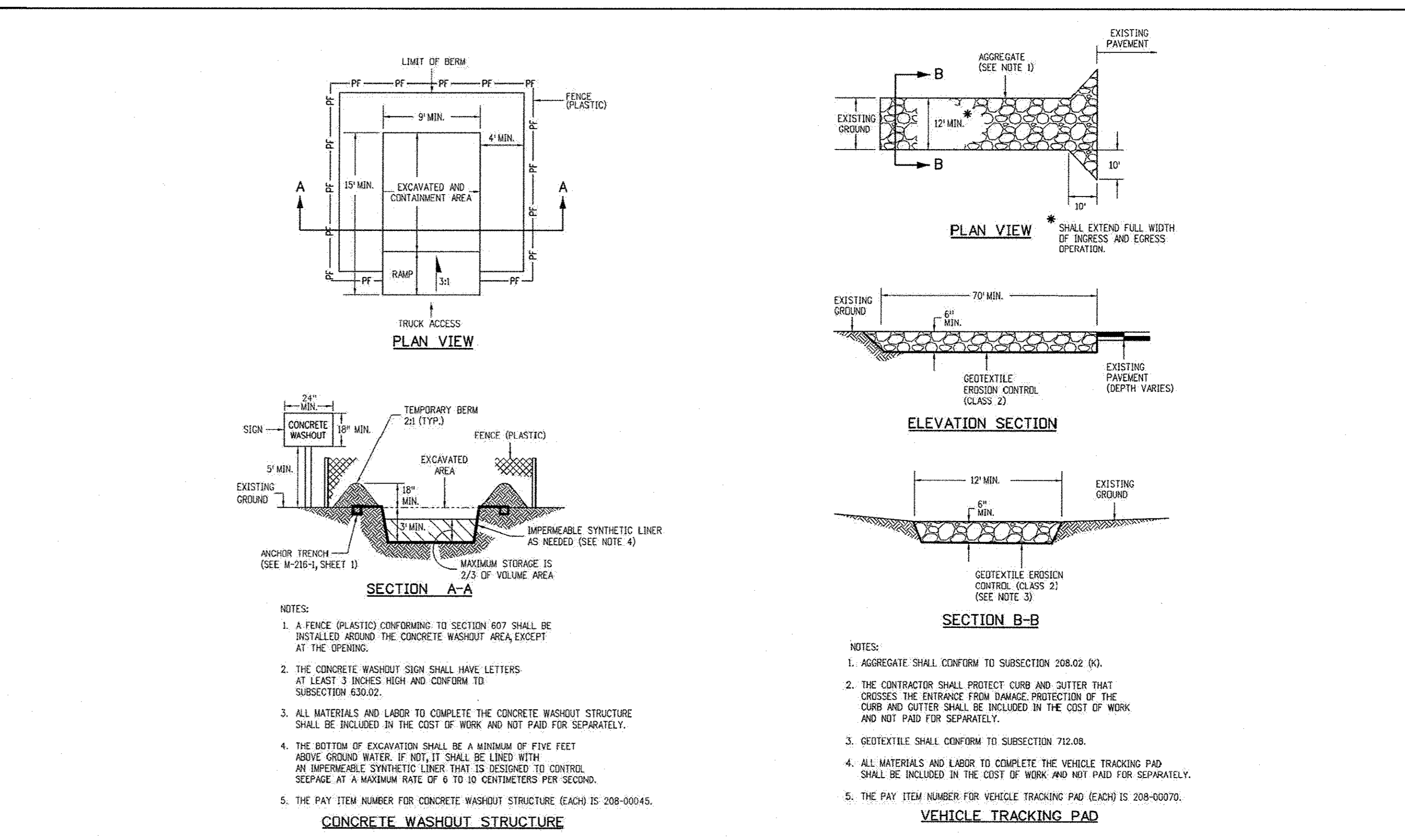
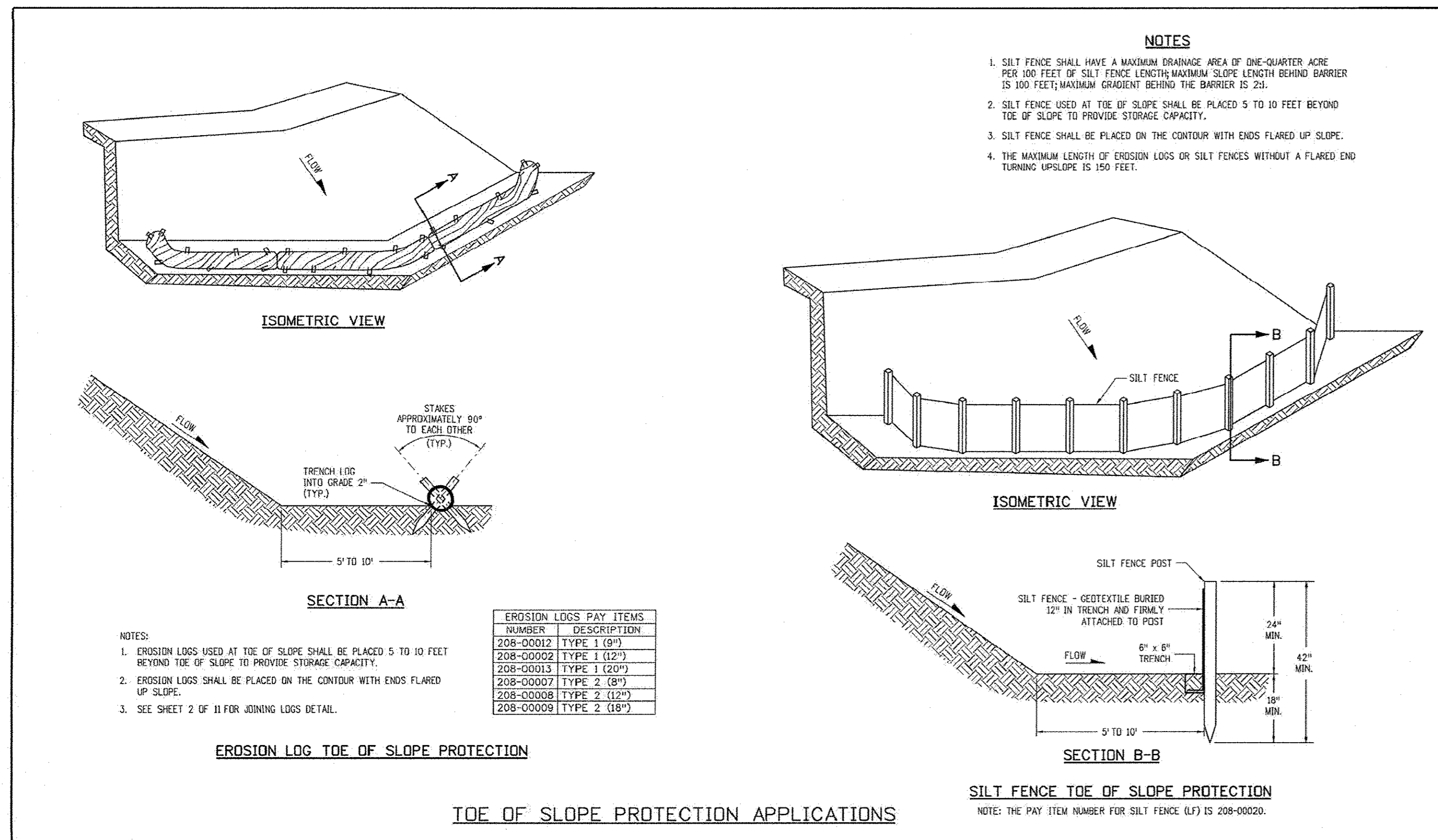


Computer File Information	Sheet Revisions	Colorado Department of Transportation
Creation Date: 07/04/12 Initials: JBK	Date: 03/29/16 Comments: Added Note 3.	4201 East Arkansas Avenue CDOT HQ, 4th Floor Denver, CO 80222 Phone: 303-757-9021 FAX: 303-757-9868
Last Modification Date: 08/10/17 Initials: LTA	Date: 08/10/17 Comments: See Types I and II.	Division of Project Support JBK/LTA
Full Path: www.coloradodot.info/business/designsupport		
Drawing File Name: 2080103011.dgn		
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English		

TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Issued By: Project Development Branch on July 4, 2012	Sheet No. 5 of 11

Computer File Information	Sheet Revisions	Colorado Department of Transportation
Creation Date: 07/04/12 Initials: JBK	Date: 03/29/16 Comments: Added some dimensions and Note.	4201 East Arkansas Avenue CDOT HQ, 4th Floor Denver, CO 80222 Phone: 303-757-9021 FAX: 303-757-9868
Last Modification Date: 08/10/17 Initials: LTA	Date: 08/10/17 Comments: See Types I and II.	Division of Project Support JBK/LTA
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CAD Ver: MicroStation V8 Scale: Not to Scale Units: English		

TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Issued By: Project Development Branch on July 4, 2012	Sheet No. 4 of 11



Computer File Information	Sheet Revisions	Colorado Department of Transportation
Creation Date: 07/04/12 Initials: JBK	Date: 03/29/16 Comments: Minor revisions to same conditions. Added dimension to the flow table.	4201 East Arkansas Avenue CDOT HQ, 4th Floor Denver, CO 80222 Phone: 303-757-9021 FAX: 303-757-9868
Last Modification Date: 08/10/17 Initials: LTA	Date: 08/10/17 Comments: See Types I and II.	Division of Project Support JBK/LTA
Full Path: www.coloradodot.info/business/designsupport		
Drawing File Name: 2080103011.dgn		
CAD Ver: MicroStation V8 Scale: Not to Scale Units: English		

TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Issued By: Project Development Branch on July 4, 2012	Sheet No. 3 of 11

Computer File Information	Sheet Revisions	Colorado Department of Transportation
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Last Modification Date: 08/10/17 Initials: LTA	Date: 03/29/16 Comments: Minor revisions to same conditions and General Notes.	Division of Project Support JBK/LTA
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CAD Ver: MicroStation V8 Scale: Not to Scale Units: English		

TEMPORARY EROSION CONTROL	STANDARD PLAN NO. M-208-1
Issued By: Project Development Branch on July 4, 2012	Sheet No. 1 of 11

DESIGNED BY	DATE	PREPARED BY	DATE
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ZRH	5-4-18	CSR	5-4-18
ZRH	5-29-18	CSR	5-29-18
CSR			

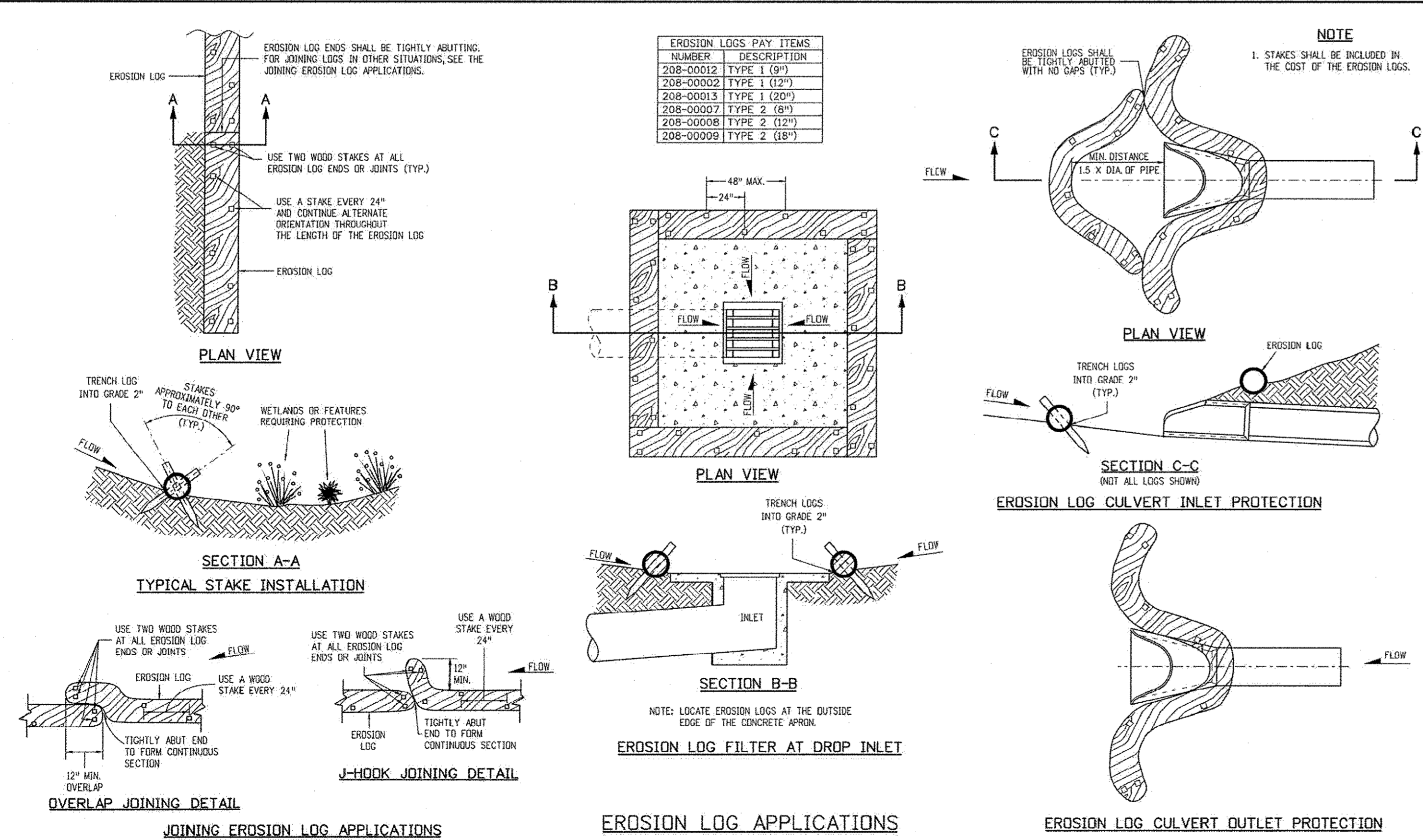
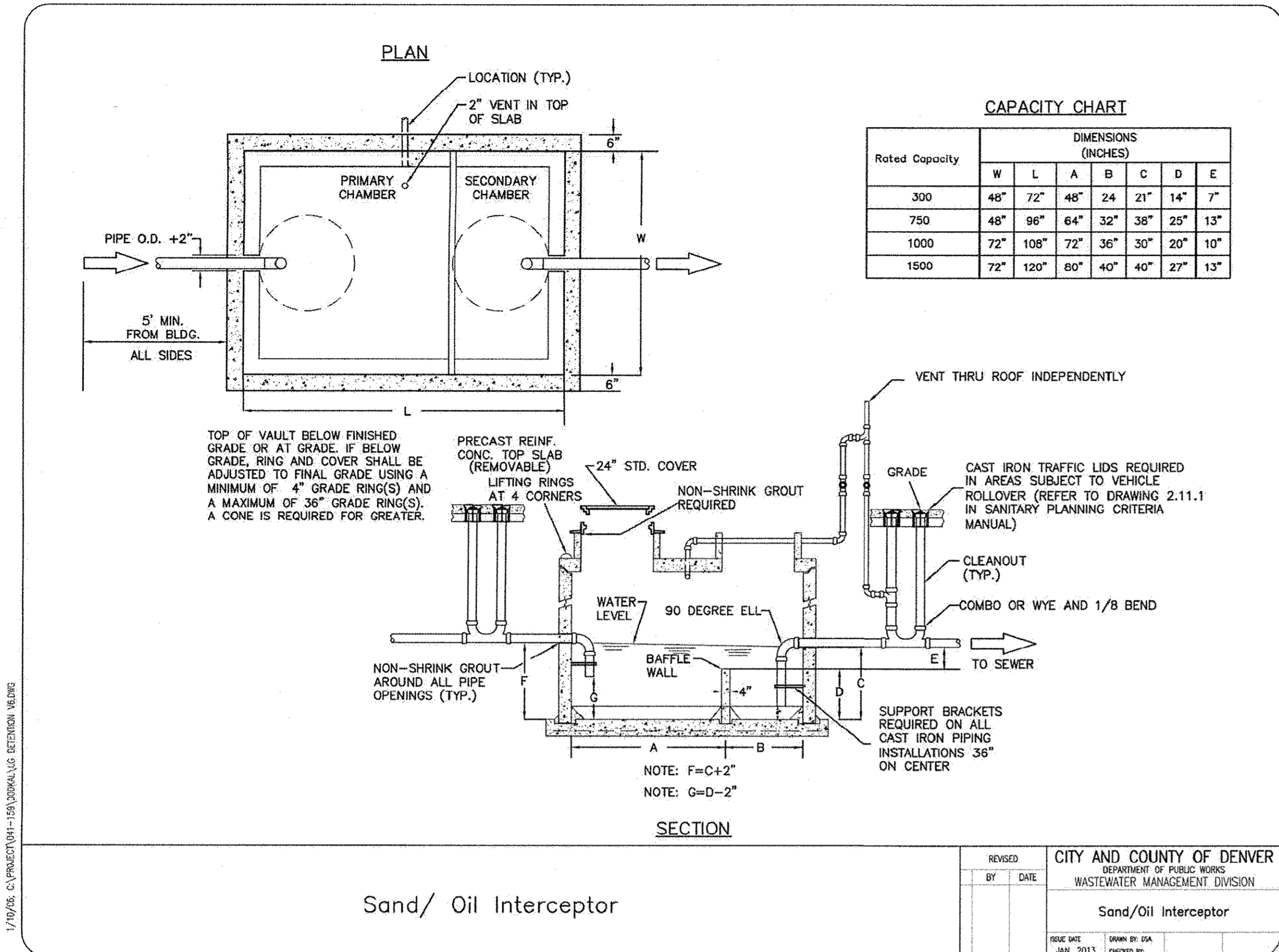
LESLIMAN
DOWNHILL PLAZA WAERHOUSES
2850 ELK RIVER ROAD
DETAIL SHEET (2 OF 3)

STEAMBOAT SPRINGS ROUTT COUNTY

PROFESSIONAL ENGINEER
40319
5/21/18

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 3/6/18
DRAWING SIZE 24" X 36"
SURVEY FIRM WHELAN L.S. 4/3/2017
JOB NO. C020164
DRAWING NAME C020164_C7_Details.dwg
SHEET 8 OF 10



Computer File Information		Sheet Revisions		Colorado Department of Transportation		TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
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Last Modification Date: 05/10/17	Revised: LTA	03/29/16		Division of Project Support JBK/LTA					
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Drawing File Name: 2020102011.dgn									
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English							

CITY OF STEAMBOAT SPRINGS STANDARD CONSTRUCTION NOTES

GENERAL:

- PROJECT BENCHMARK = SEE SHEET C1 (VERTICAL DATUM IS NAVD 88 AND HORIZONTAL DATUM IS NAD 1983)
- TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED WHELAN LAND SURVEY APRIL 2017.
- CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
- ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DOWNGRADING 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.
- FOR ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
- PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
- PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AND PAY FOR INSPECTIONS AND TESTING.
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: N/A
- RECORD DRAWINGS ARE REQUIRED FOR: STORMWATER DETENTION POND

GRADING:

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

EROSION CONTROL:

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

PAVING:

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

PROJECT SPECIFIC CONSTRUCTION NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING THE PROJECT BENCHMARK AND OTHER SURVEY CONTROL MONUMENTS. DAMAGED MONUMENTS SHALL BE RE-ESTABLISHED AND REPLACED BY THE LICENSED LAND SURVEYOR AT THE EXPENSE OF THE PARTY RESPONSIBLE FOR THE DAMAGE.
- A GEOTECHNICAL SUBSURFACE INVESTIGATION HAS BEEN PERFORMED FOR THIS PROJECT. CONTRACTOR TO REFERENCE AND COMPLY WITH THE RECOMMENDATIONS FROM THE "SUBSOIL AND FOUNDATION INVESTIGATION, BUILDING 500 AND 700, DOWNHILL PLAZA WAREHOUSES, LOT 7, ELK RIVER BUSINESS PARK" DATED JUNE 2, 2017 BY NWCC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.
- IN THE EVENT THE CONTRACTOR ALLOWS, AUTHORIZES, APPROVES OR CONSTRUCTS ITEMS THAT DIFFER FROM THE APPROVED PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, WITHOUT WRITTEN APPROVAL BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LIABILITY ARISING FROM SUCH CHANGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTION TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE, PASSABLE ACCESS TO PRIVATE PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER SAFETY DEVICES AS NECESSARY AROUND THE SITE TO PROTECT PROPERTY AND PERSONS. THE CONTRACTOR IS REQUIRED TO COORDINATE WITH ALL AFFECTED PARTIES AS TO CLOSURE OF TRAILS, SIDEWALKS, ROADWAYS, UTILITY SERVICE OUTAGES, ACCESS TO PRIVATE PROPERTY, ETC.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (811). THE CONTRACTOR SHALL NOTIFY OTHER APPLICABLE UTILITY COMPANIES AS WELL TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS WERE TAKEN FROM THE RECORDS OF THE CONTROLLING AGENCIES OR FROM AGENCY MARKINGS IN THE FIELD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITIES AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO PROPERTY CAUSED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY GOVERNING JURISDICTION PERSONNEL.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE APPROPRIATE EDITION OF THE GOVERNING JURISDICTION DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS, AND ALL REQUIRED PERMITS.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPROPRIATE EDITION OF THE STANDARDS AND SPECIFICATIONS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND INDUSTRY STANDARDS AS APPLICABLE TO ELEMENTS OF WORK NOT COVERED BY LOCAL AGENCY STANDARDS AND SPECIFICATIONS. REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, THE ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. ARMY CORPS OF ENGINEERS, SHALL ALSO BE FOLLOWED AS THEY RELATE TO THE WORK.
- TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO EXCAVATION ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ON ANY ADJACENT PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ADEQUATE EROSION PROTECTION DURING CONSTRUCTION AND FOLLOWING CONSTRUCTION UNTIL SUCH TIME AS PROPER VEGETATION IS REESTABLISHED.
- ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE EXCAVATED AREA AFTER TRENCHING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION OF RECEIVING WATER.
- TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER BACKFILLING IS COMPLETE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 30 DAYS. TEMPORARY STABILIZATION SHALL CONSIST OF PLACEMENT OF TOPSOIL, TEMPORARY SEEDING, AND MULCHING. THE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING SEEDED AREAS AS NECESSARY TO ESTABLISH VEGETATIVE COVER.
- PERMANENT STABILIZATION IS TO BE COMPLETED ONCE ALL WORK IS COMPLETE. PERMANENT STABILIZATION SHALL CONSIST OF PERMANENT SEEDING AND MULCHING IN THE SUMMER AND EARLY FALL OF 2016 THE CONTRACTOR WILL BE RESPONSIBLE FOR WATERING SEEDED AREAS AS NECESSARY TO ESTABLISH VEGETATIVE COVER AND RESEEDING BARE SPOTS AS NECESSARY.
- FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF EXCAVATION.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AND SHALL BE INSTALLED WITHIN 24 HOURS IF REQUIRED BY THE STORMWATER COORDINATOR OR THEIR REPRESENTATIVE.
- AREAS WHERE SEDIMENT CONTROL LOG IS NOT INDICATED, WILL REQUIRE SOME FORM OF SEDIMENT CONTROL. CONTRACTOR TO CRIMP MULCH INTO THE SLOPE.

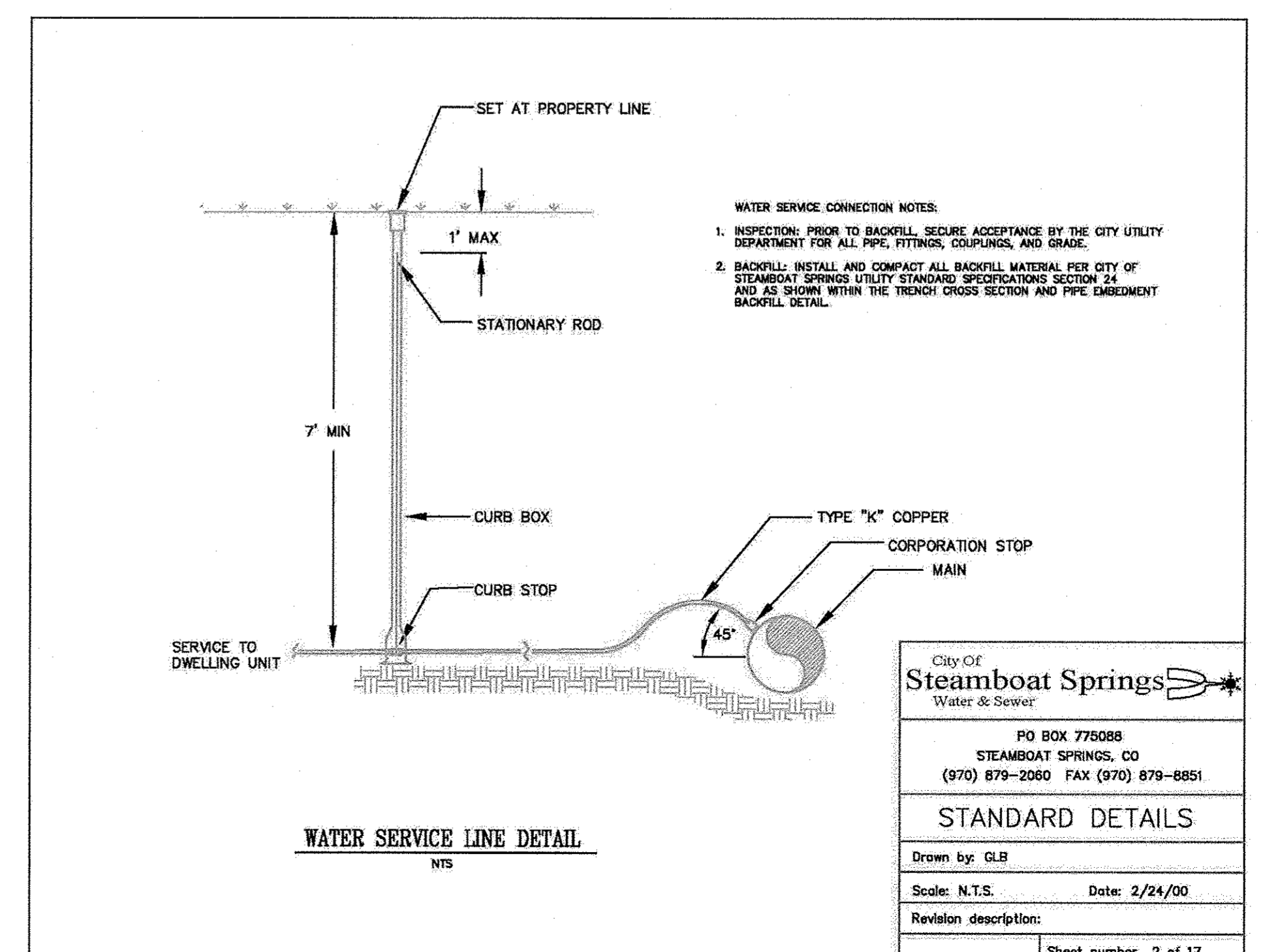
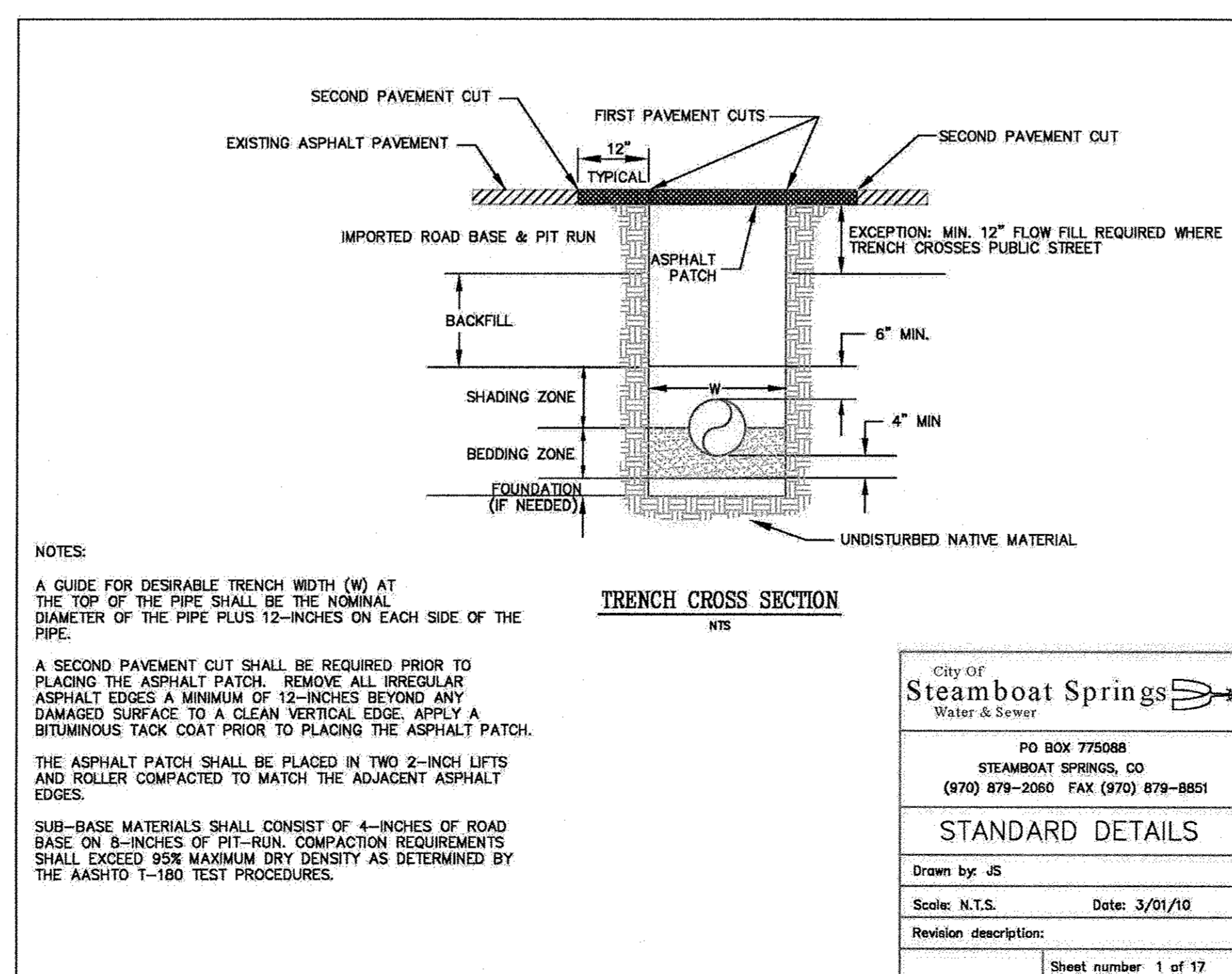
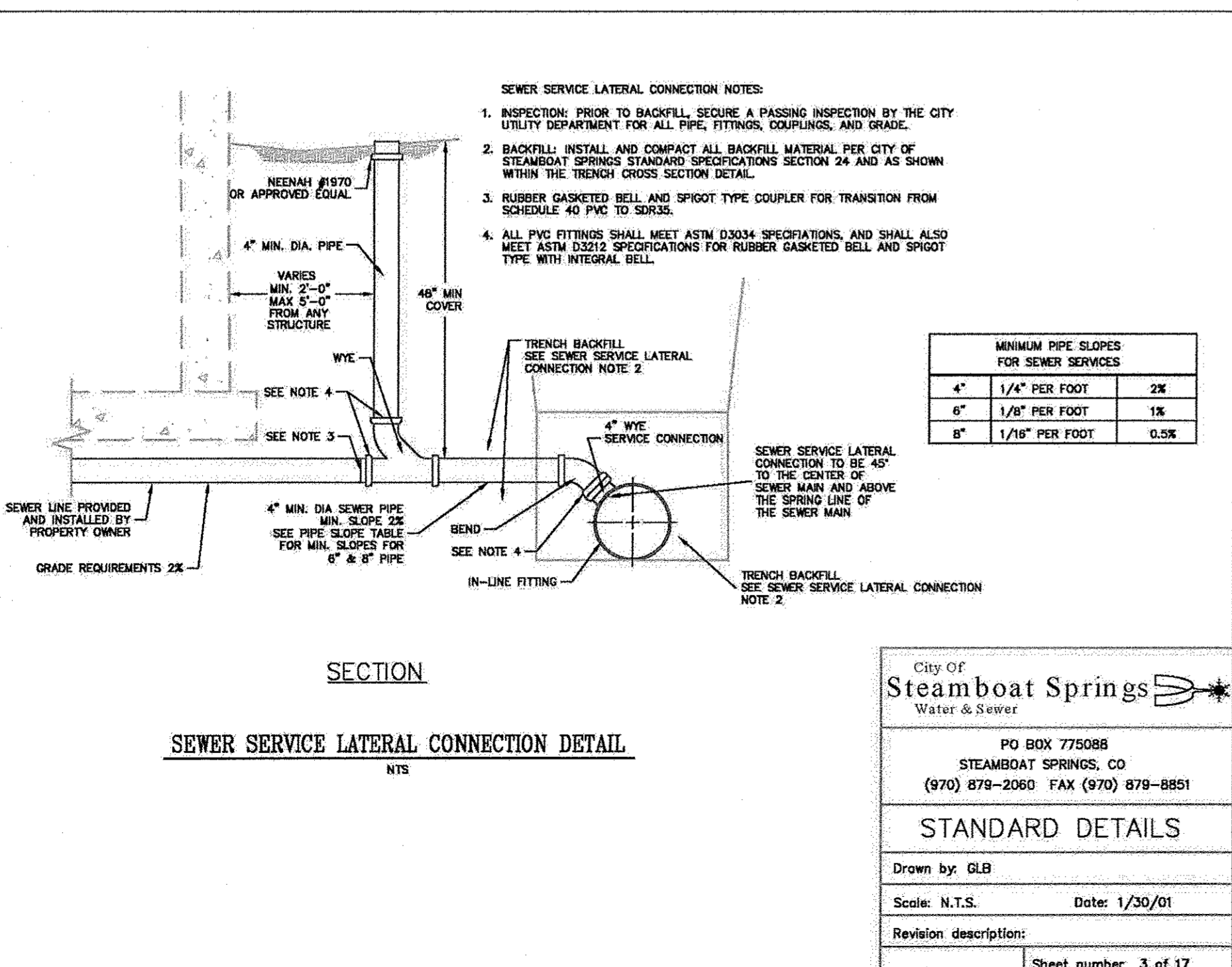
RCRBD
RECORD SET

BASELINE
Engineering - Planning - Surveying
419 OAK ST. • PO BOX 77082 • STEAMBOAT SPRINGS, CO 80477
P. 970.879.1825 • F. 903.940.9569 • www.baselinecorp.com

DESIGNED BY	DATE	PREPARED BY	DATE	REVISION	DESCRIPTION
ZRH	4-4-18	CSR	4-4-18	ADDRESS CITY COMMENTS	
ZRH	5-4-18	CSR	5-4-18	UPDATE PARKING STRIPING	
ZRH	5-29-18	CSR	5-29-18	PLAN REVISIONS	
CSR					

LESLY LIMAN
ROUTT COUNTY
DOWNHILL PLAZA WAREHOUSES
2850 ELK RIVER ROAD
DETAILS SHEET (3 OF 3)

PREPARED UNDER THE DIRECT SUPERVISION OF
PROFESSIONAL ENGINEER
40319
5/27/18
FOR AND ON BEHALF OF
BASELINE CORPORATION
INITIAL SUBMITTAL 3/6/18
DRAWING SIZE 24" X 36"
SURVEY FIRM WHELAN L.S. SURVEY DATE 4/3/2017
JOB NO. C020164
DRAWING NAME C020164_C7_Details.dwg
SHEET 9 OF 10



EROSION AND SEDIMENT CONTROL PLAN GENERAL NOTES:

1. THE DISTURBANCE AREA FOR THE PROJECT IS GREATER THAN ONE ACRE; THEREFORE, A STATE OF COLORADO CONSTRUCTION STORMWATER DISCHARGE PERMIT IS REQUIRED. NO ADDITIONAL PERMITTING FROM THE ARMY CORPS OF ENGINEERS WILL BE REQUIRED.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE STORMWATER MANAGEMENT PLANS MAY BE MODIFIED WITH APPROPRIATE APPROVALS FROM THE ENGINEER, AND MAY REQUIRE ADDITIONAL MEASURES AS FIELD CONDITIONS WARRANT.
3. A THOROUGH INSPECTION OF THE STORMWATER MANAGEMENT PLAN BEST MANAGEMENT PRACTICES (BMPs) SHALL BE PERFORMED EVERY FOURTEEN (14) CALENDAR DAYS AND AFTER ANY PRECIPITATION OR SNOWMELT EVENT. PERIODIC INSPECTIONS SHALL ALSO INCLUDE INSPECTING EQUIPMENT FOR LEAKS AND REVIEWING EQUIPMENT MAINTENANCE PRACTICE. ALL INSPECTIONS AND MAINTENANCE SHALL BE DOCUMENTED BY THE PROJECT EROSION CONTROL SUPERVISOR AND MADE AVAILABLE TO THE ENGINEER UPON REQUEST. ANY EROSION CONTROL BMP THAT HAS BEEN COMPROMISED OR HAS BEEN DISTURBED SHALL BE REPLACED OR RECONSTRUCTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL EROSION CONTROL BMPs IN PLACE AND EFFECTIVE PRIOR TO A STORM EVENT.
4. THE STORMWATER MANAGEMENT PLAN LOG BOOK SHALL BE UPDATED EVERY FOURTEEN (14) DAYS. THIS LOG SHALL REMAIN ON SITE AVAILABLE FOR REVIEW BY THE ENGINEER UPON REQUEST. MAINTENANCE ACTIVITIES TO CORRECT PROBLEMS NOTED DURING INSPECTIONS MUST BE DOCUMENTED AND KEPT IN THE STORMWATER MANAGEMENT PLAN LOG BOOK. THE STORMWATER MANAGEMENT PLAN MUST BE UPDATED TO REFLECT ALL CHANGES TO BMP'S AND PHASING AS THE CHANGES OCCUR.
5. ALL STREETS WITHIN AND IMMEDIATELY SURROUNDING A CONSTRUCTION SITE SHALL BE CLEANED OF DIRT AND DEBRIS ON A WEEKLY BASIS AND IMMEDIATELY FOLLOWING A SPILL OR TRACKING OF EARTH MATERIALS. STREETS SHALL BE CLEANED BY SCRAPING AND SWEEPING THE DIRT OFF THE ROADWAYS. SCRAPED OR SWEEP MATERIAL SHALL NOT BE DEPOSITED IN THE ROADSIDE DITCHES OR IN THE CREEK. DIRT TRACKED ONTO ROADWAYS AND OTHER PAVED SURFACES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
6. ALL CONSTRUCTION SITE OPERATORS SHALL CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, HAZARDOUS CHEMICALS (TO INCLUDE BUT NOT LIMITED TO HEAVY EQUIPMENT MAINTENANCE FLUIDS, MOTOR OIL, ANTIFREEZE AND VEHICLE FUEL), LITTER, AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO STORMWATER QUALITY.
7. ALL POTENTIAL POLLUTION SOURCES ON-SITE SHALL BE IDENTIFIED AND CONTROL MEASURES INSTALLED AND PRACTICED TO MINIMIZE THE LIKELIHOOD OF A RELEASE.
8. ALL PORTABLE TOILET FACILITIES SHALL BE LOCATED AWAY FROM GUTTERS, INLETS, DITCHES, DRAINAGEWAYS, RECEIVING WATERS AND AREAS SUSCEPTIBLE TO FLOODING OR DAMAGE BY CONSTRUCTION EQUIPMENT.
9. ALL PORTABLE TOILET FACILITIES SHALL BE SECURED IN PLACE BY STAKES INTO THE GROUND TO PREVENT TIPPING.
10. STOCKPILES INCLUDING LANDSCAPING MATERIALS, EARTH MATERIALS AND DIRT FROM GRADING OR EXCAVATION SHALL NOT BE LOCATED ADJACENT TO WATERWAYS.
11. ALL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT. HAIL ROUTES MUST BE PRE-APPROVED BY THE CITY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT FIRST OBTAINING A GRADING PERMIT FROM THE CITY.
12. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL CONTAIN ALL WASHOUT WATER. STORMWATER SHALL NOT CARRY WASTES FROM WASHOUT LOCATION.
13. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL BE LOCATED A MINIMUM OF FIFTY (50) FEET HORIZONTAL FROM WATERS OF THE STATE. THE CONCRETE WASHOUT CONTAINMENT STRUCTURE SHALL BE SIGNED AS - "CONCRETE WASHOUT."

PERFORMANCE STANDARD NOTES:

1. TEMPORARY EROSION CONTROL FACILITIES AND/OR PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF AN EARTH DISTURBANCE OPERATION SHALL BE INSTALLED BEFORE ANY EARTH DISTURBANCE OPERATIONS TAKE PLACE.
2. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
3. PERSONS ENGAGED IN EARTH DISTURBANCES SHALL DESIGN, IMPLEMENT, AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES, IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS ADOPTED BY CDOT.
4. EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST POSSIBLE PERIOD OF TIME.
5. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
6. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.
7. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN THE DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED. SOME SPILLS MAY NEED TO BE REPORTED TO THE DIVISION IMMEDIATELY: SPECIFICALLY, A RELEASE OF ANY CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY ENTER WATERS OF THE STATE, MUST BE REPORTED. MORE GUIDANCE IS AVAILABLE ON THE WEB AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. THE DIVISION'S TOLL FREE 24-HOUR ENVIRONMENTAL EMERGENCY SPILL REPORTING LINE IS 1.877.518.5608. IN ADDITION TO CONTACTING CDPHE, ALSO IMMEDIATELY CALL THE STEAMBOAT SPRINGS ENGINEERING DEPARTMENT AT 970-879-2060

BMP MAINTENANCE NOTES:

1. IT IS ANTICIPATED THAT THE BMPs IMPLEMENTED AT THE SITE WILL HAVE TO BE MODIFIED TO ADAPT TO CHANGING CONDITIONS OR TO ENSURE THAT POTENTIAL POLLUTANTS ARE BEING PROPERLY MANAGED AT THE SITE. WHEN BMPs ARE MODIFIED, THE SWMP MUST BE MODIFIED TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS.
2. THE OWNER/CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL SEDIMENT CONTROL LOGS AND SILT FENCING SO THAT IT FUNCTIONS PROPERLY DURING CONSTRUCTION AND WORK SUSPENSIONS. ALL SEDIMENT CONTROL LOGS AND SILT FENCING SHALL BE REMOVED BY THE CONTRACTOR UPON SUBSTANTIAL PERMANENT STABILIZATION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. ALL INLET/OUTLET PROTECTIONS WILL BE CHECKED FOR MAINTENANCE AND FAILURE. SEDIMENT SHALL BE REMOVED AND PROPERLY DISPOSED OF ONCE IT HAS ACCUMULATED TO HALF THE DESIGN OF THE TRAP.
4. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURE'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
5. EACH CONCRETE TRUCK OPERATOR SHALL BE AWARE OF THE DESIGNATED CONCRETE WASHOUT AREA.
6. THE CONTRACTOR SHALL CHECK THE CAPACITY FOR ALL CONCRETE WASHOUT AREAS. WASTE MATERIALS MUST BE REMOVED BY THE CONTRACTOR AND LEGALLY DISPOSED OF WHEN ACCUMULATIONS AMOUNT TO TWO-THIRDS OF THE NET STORAGE CAPACITY OF THE STRUCTURE.
7. ALL CONCRETE WASHOUT AREAS SHALL BE CLEARLY MARKED. THE CONCRETE WASHOUT CONTAINMENT DETAIL WILL INCLUDE ORANGE PLASTIC CONSTRUCTION FENCING OR EQUIVALENT AROUND THE WASHOUT STRUCTURE AND A SIGN POSTED WITH THE WORDS "CONCRETE WASHOUT".
8. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
9. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF AT AN APPROVED WASTE SITE.

STANDARD STEAMBOAT SPRINGS CONSTRUCTION SITE MANAGEMENT PLAN NOTES:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPs).
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
7. ALL INGRESS, EGRESS POINTS AND VEHICLE ACCESS POINTS ONTO DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMF.
8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED: (1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED.
10. BMPs SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPs WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE BMP.
11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
12. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND APRIL 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
14. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.

STANDARD EROSION AND SEDIMENT CONTROL NOTES:

1. THE CONTRACTOR MUST NOTIFY THE CITY OF STEAMBOAT SPRINGS AT LEAST THREE DAYS PRIOR TO STARTING CONSTRUCTION.
2. ALL GRADING, EROSION, AND SEDIMENT CONTROL MUST CONFORM TO APPROVED PLANS. REVISIONS TO DISTURBANCE AREAS, SLOPES, AND/OR EROSION AND SEDIMENT CONTROL MEASURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE CITY OF STEAMBOAT SPRINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT LEAST 10 DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES FOR LAND DISTURBANCE AREAS OF ONE ACRE OR GREATER. THE PERMIT MUST BE KEPT CURRENT THROUGHOUT THE CONSTRUCTION DURATION. STATE STORMWATER PERMIT APPLICATIONS ARE AVAILABLE AT THIS ADDRESS: [HTTP://WWW.CDPHE.STATE.CO.US/WQ/PERMITSUNIT/WQCDPMT.HTM](http://WWW.CDPHE.STATE.CO.US/WQ/PERMITSUNIT/WQCDPMT.HTM)
4. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO GRADING ACTIVITIES, TO THE MAXIMUM EXTENT PRACTICABLE. ANY PROJECT THAT REQUIRES A STATE STORMWATER DISCHARGE PERMIT REQUIRES PHASING. PHASED EROSION CONTROL PLANS MUST BE PREPARED BY THE CONTRACTOR.
5. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. FOR EXAMPLE, EROSION CONTROL BLANKETS, SEDIMENT CONTROL LOGS, OR SILT FENCES WILL REQUIRE REPLACEMENT WHEN THE BMP FAILS. SEDIMENT TRAPS AND BASINS WILL REQUIRE SEDIMENT REMOVAL ACCORDING TO CDPHE GUIDELINES.
6. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, MUST BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN MUST BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN MUST BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT MUST BE SEEDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA MUST BE CONTROLLED TO PREVENT EROSION AND SEDIMENTATION OF RECEIVING WATERS. TOPSOIL IS TO BE AMENDED WITH COMPOST TO PROMOTE SEED GROWTH.
7. THE LANDOWNER AND/OR CONTRACTOR MUST IMMEDIATELY TAKE ALL NECESSARY STEPS TO CONTROL SEDIMENT DISCHARGE.
8. THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
9. THE LANDOWNER AND/OR CONTRACTOR MUST TAKE REASONABLE PRECAUTIONS TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS ON TO STREETS/ROADS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING "LITTER SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, AND SANITARY WASTE, AS APPLICABLE. IN ADDITION, SPILL PREVENTION AND CONTAINMENT BMPs FOR CONSTRUCTION MATERIALS, WASTE, AND FUEL MUST BE PROVIDED, AS APPLICABLE. LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS, AND TRASH RECEPTACLES MUST BE CLEARLY SHOWN ON THE PLANS. "LITTERING IS DEFINED AND ENFORCED BY COLORADO REVISED STATUTES, SECTION 18-4-511.
11. THE STORM SEWER LINES WILL BE CLEANED BY CONTRACTOR UPON COMPLETION OF THE PROJECT.
12. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETED IN A GIVEN AREA. THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
13. TEMPORARY VEGETATIVE COVER CONSISTING OF ANNUAL RYE GRASS MUST BE HYDRO-SEEDED AT 20 POUNDS PURE LIVE SEED PER ACRE. MULCH CONSISTING OF GRASS HAY, APPLIED AT A RATE OF ONE TON PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE.

PERMANENT SEED MIX IS AS FOLLOWS: "NATIVE GRASS SEED MIX" (REFER TO REVEGETATION SPECIFICATION SECTION 02933)

MULCH CONSISTING OF GRASS HAY, APPLIED AT A RATE OF ONE TON PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE. SEE EROSION CONTROL PLAN FOR LOCATIONS OF EROSION CONTROL BLANKETS.

14. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING. DURING GRADING, APPLYING A COMBINATION OF WATER, TACKIFIER AND SILT FENCE TO BREAK UP WIND SURFACE VELOCITIES MAY CONTROL DUST. IF WIND SPEEDS EXCEED THE ABILITY OF BMPs TO CONTROL FUGITIVE DUST, GRADING ACTIVITIES MUST CEASE. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CDPHE AIR POLLUTION CONTROL DIVISION IF REQUIRED.
15. ALL DISTURBED FILL SLOPES GREATER THAN OR EQUAL TO 3:1. FLOWLINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF COUNTY STAFF, SHALL BE PROTECTED WITH AN EROSION BLANKET. SEE EROSION CONTROL PLANS FOR ADDITIONAL LOCATIONS OF EROSION CONTROL BLANKETS.
17. THE CITY OF STEAMBOAT SPRINGS, OR ITS AUTHORIZED REPRESENTATIVE, MAY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN AS FIELD CONDITIONS WARRANT.
18. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TEMPORARY DEWATERING PLAN IF NEEDED TO THE CITY OF STEAMBOAT SPRINGS FOR REVIEW AND APPROVAL 10 DAYS PRIOR TO INITIATING CONSTRUCTION.
19. BMP MAINTENANCE AND REPLACEMENT MAY REQUIRE PERIODIC WORK. THIS IS TO OCCUR PER CDPHE REQUIREMENTS IMMEDIATELY, AND AT SPECIFIC POINTS OF SEDIMENT ACCUMULATION, PHASING, OR DAILY ACTIVITIES.

SITE DESCRIPTION	
CONSTRUCTION ACTIVITY	ASPHALT PAVING, CONCRETE SIDEWALK, RETAINING WALL, AND UTILITIES TO SERVE TWO NEW BUILDINGS.
DISTURBANCE AREA	DISTURBANCE AREA = APPROX. 1.11 ACRES
RUNOFF COEFFICIENTS	C100 = 0.84 C5 = 0.72
EXISTING VEGETATION	A MIXTURE OF NATIVE GRASSES AND WEEDS.
SOIL CONDITION	GENERALLY, SURFACE SOIL CONDITIONS CONSIST OF SILTY CLAY LOAM. SEE DRAINAGE REPORT AND GEOTECH REPORT FOR MORE INFORMATION.
PROPOSED LANDSCAPE AREA	0.27 ACRES
POTENTIAL POLLUTION SOURCES	SEDIMENT, ASPHALT PAVEMENT, VEHICLE REFUELING, LEAKING VEHICLES, OFF-SITE VEHICLE TRACKING, CONCRETE
LOCATION OF NON-STORMWATER DISCHARGE	THE CONTRACTOR WILL DESIGNATE A CONFINED, CONCRETE WASH-OUT AREA ON SITE.
NAME AND LOCATION OF RECEIVING WATERS	YAMPA RIVER LOCATED APPROX. 0.80 MILES TO THE SOUTH OF THE SITE.

OVERALL SCOPE / PROJECT CHARACTERISTICS	
INDUSTRIAL ACTIVITIES	NONE KNOWN
FINAL SITE DISPOSITION	THE SITE WILL BE RETURNED TO ORIGINAL CONDITIONS OR BETTER. TREES WILL BE REMOVED THAT CONFLICT WITH PROPOSED FACILITIES. DISTURBED SLOPES WILL RECEIVE HYDROMULCH SEEDING WITH FIBER BOND MATRIX.
EROSION CONTROL MEASURES	STRAW WATTLES OR SILT FENCE WILL BE AT THE TOE OF FILL SLOPES TO MINIMIZE SEDIMENT TRANSPORT. INLET AND OUTLET PROTECTION WILL BE PROVIDED AT ALL CULVERTS AND STORM SEWER. GRAVEL FILTER BAGS WILL BE PLACED WITHIN SWALES. A CONCRETE WASH-OUT AREA WILL BE PROVIDED. A VEHICLE TRACKING PAD WILL BE PROVIDED AT THE SOUTH AND NORTH END OF THE PROJECT LIMITS TO REDUCE TRACKING MUD ONTO THE EXISTING ASPHALT.
OFFSITE FLOWS	MINOR OFF-SITE FLOWS WILL BE REDIRECTED TO THE EXISTING STORM SEWER AT THE WEST SIDE OF THE PROPERTY.

SCHEDULE OF GRADING ACTIVITIES/SEQUENCE	
1. INSTALL EROSION CONTROL MEASURES	5. FINE GRADING
2. EARTHWORK/GRADING	6. CURB AND GUTTER
3. CULVERT & UTILITY CONSTRUCTION	7. ASPHALT PAVING
4. BUILDING CONSTRUCTION	8. FINAL STABILIZATION

BEST MANAGEMENT PRACTICES (BMP's)
STORM WATER QUALITY BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO MINIMIZE SOIL EROSION, SEDIMENTATION, INCREASED POLLUTION LOADS AND CHANGED WATER FLOW CHARACTERISTICS RESULTING FROM LAND DISTURBING ACTIVITY TO THE MAXIMUM EXTENT PRACTICAL, AS TO MINIMIZE POLLUTION OF RECEIVING WATERS.

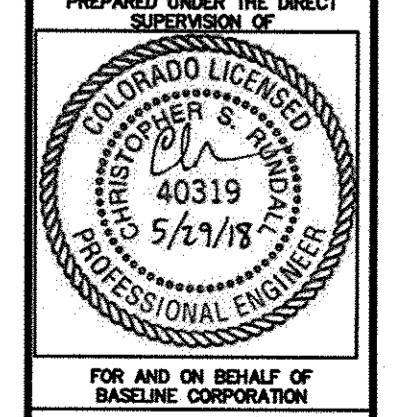
MATERIALS HANDLING AND SPILL PREVENTION	MATERIALS EXPECTED TO BE PRESENT ARE AS FOLLOWS: PETROLEUM PRODUCTS & CONCRETE. NO CHEMICALS OR FUELS ARE TO BE STORED ON SITE. THE FOLLOWING MATERIAL MANAGEMENT PRACTICES SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. • PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS WITH ORIGINAL MANUFACTURER LABEL. • ALL OF THE PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER. • ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE. • CONCRETE TRUCKS WILL BE ALLOWED MINIMAL WASHING ONLY IN DESIGNATED WASHOUT AREA. • THE SWMP ADMINISTRATOR SHALL BE NOTIFIED OF ANY SPILLS. CONTAINMENT OF THE SPILL MUST OCCUR IMMEDIATELY. IN THE EVENT OF A SPILL THE FOLLOWING AGENCIES MUST BE CONTACTED: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT 303-692-3500 STEAMBOAT SPRINGS ENGINEERING DEPARTMENT - 970-879-2060
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OTHER CONTROLS
WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE.

INSPECTION AND MAINTENANCE	INSPECTIONS: 1. PERFORM EVERY 14 DAYS, AND FOLLOWING A STORM EVENT 2. COMPLETE AN INSPECTION REPORT FOR EACH INSPECTION PERFORMED 3. KEEP INSPECTION REPORTS ON SITE: 1. PERFORM MAINTENANCE ON ITEMS OR AREAS IDENTIFIED IN THE INSPECTION REPORT IMMEDIATELY. 2. PERFORM MAINTENANCE AS INDICATED IN THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT, URBAN STORM DRAINAGE CRITERIA MANUAL, VOL 3, PER MANUFACTURER'S SPECIFICATIONS OR OTHER SOURCES DETERMINED TO BE ACCEPTABLE. AN EFFICIENT RECORD-KEEPING SYSTEM IS A HELPFUL TOOL IN MANAGING INSPECTION AND MAINTENANCE REPORTS. IT IS RECOMMENDED THAT A LOGBOOK BE MAINTAINED FOR INSPECTION REPORTS, MAINTENANCE RECORDS, SPILL RESPONSE, WEATHER CONDITIONS, TRAINING CORRESPONDENCE, ETC.
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DESIGNED BY	ZRH	DATE	4-4-18
DRAWN BY	ZRH	DATE	5-4-18
CHECKED BY	CSR	DATE	5-29-18
PREPARED BY	CSR	DATE	5-4-18
REVISION	DESCRIPTION	DATE	
1	ADDRESS CITY COMMENTS		
2	UPDATE PARKING STRIPING		
3	PLAN REVISIONS		

LES LIMAN
DOWNHILL PLAZA WAERHOUSES
2850 ELK RIVER ROAD
STEAMBOAT SPRINGS
ROUIT COUNTY
STORMWATER MANAGEMENT PLAN



FOR AND ON BEHALF OF	DATE
BASELINE CORPORATION	3/6/18
INITIAL SUBMITTAL	
DRAWING SIZE	24" X 36"
SURVEY FIRM	WHELAN L.S.
SURVEY DATE	4/3/2017
JOB NO.	C020164
DRAWING NAME	C020164_C10_SWMP.dwg
SHEET	10 OF 10