

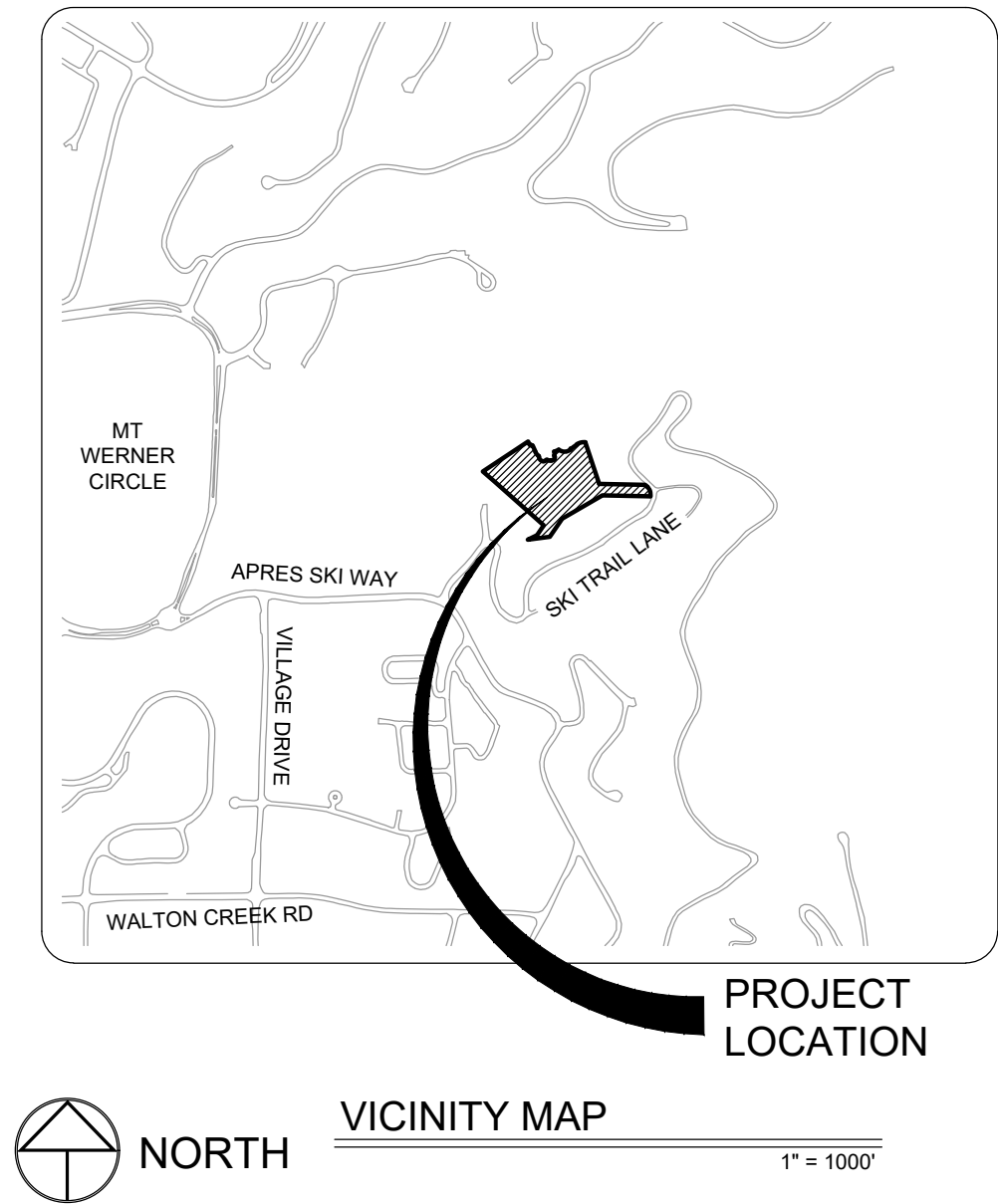
PRE-APPLICATION REVIEW  
FOR  
EDGEMONT - PHASE II  
STEAMBOAT SPRINGS, CO

CONTACT INFORMATION

PROJECT TEAM:

UTILITY CONTACT LIST:

SHEET INDEX



PROJECT BENCHMARK:

- SITE BENCHMARK #1**  
NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED IN THE SOUTHERLY MOST CORNER OF THE SUBJECT PROPERTY NAVD88 ELEVATION = 6975.71
- SITE BENCHMARK #2**  
ILLEGIBLE ALUMINUM CAP SET IN ASPHALT LOCATED IN THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY NAVD88 ELEVATION = 7068.29

FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.  
PROJECT NO. 2471-001  
DATE: AUGUST 8, 2019



**OWNER**  
KEVIN STONEBURNER  
465 BAYFRONT PLACE  
NAPLES, FL 34102  
(239) 649-8700

**CIVIL ENGINEER**  
LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487  
(970) 871-9494  
ATTN: ERIK GRIEPENTROG, P.E.

**BASE MAPPING SURVEYOR**  
LANDMARK CONSULTANTS, INC.  
141 9TH STREET  
STEAMBOAT SPRINGS, CO 80487  
(970) 871-9494  
ATTN: JEFF GUSTAFSON, P.L.S.

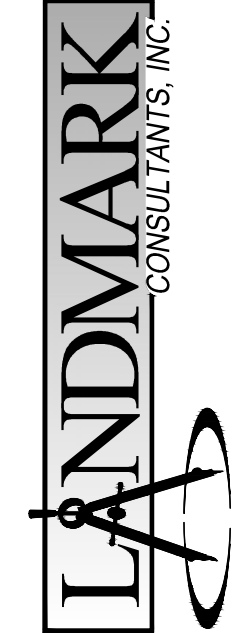
**ARCHITECT**  
ERIC SMITH ASSOCIATES, P.C.  
1919 SEVENTH STREET  
BOULDER, CO 80302  
(303) 442-5458  
ATTN: ERIC SMITH

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL	(970) 871.8293
MT. WERNER WATER	RICHARD BUCCINO	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	TONY HILDRETH	(970) 401.2782
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

- C.001 - COVER SHEET  
C.002 - NOTES SHEET  
C.003 - EXISTING CONDITIONS EXHIBIT  
C.100 - CIVIL SITE & UTILITY PLAN OVERALL  
C.101 - CIVIL SITE & UTILITY PLAN DETAILED  
C.300 - GRADING & DRAINAGE PLAN  
C.410 - ROADWAY PLAN & PROFILE  
C.420 - ROADWAY CROSS SECTIONS

CIVIL ENGINEERS | SURVEYORS  
141 9th Street ~ P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 871-9494  
www.LANDMARK-CO.com



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NO.	DATE	BY	DESCRIPTION
			REVIEW SET NOT FOR CONSTRUCTION

PROJECT:	2471-001
DATE:	11/10/20
DRAWN BY:	ME
CHECKED BY:	EG

Edgemont - Phase II  
Cover Sheet

SHEET  
C.001  
Of 2 Sheets



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 EDITION), THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2017 EDITION), MOUNT WERNER WATERS' STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES' LATEST 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 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 DOWATERING 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, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
6. 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.
7. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
8. 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.
9. 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.
10. 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.
11. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTION OVER INTERSTATES AND PERSONNEL ACCESS TO THE SITE AND ACCESS TO THE SITE AND ADJACENT 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.
12. 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.
13. 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.
14. 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 COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
20. 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.
21. 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.
22. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE A.H.J. 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.
29. 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.
30. 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 T 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.
31. 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.
32. 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.

33. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED IMPROVEMENTS.
34. 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.
35. IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.
36. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT.
37. 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.
38. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.
39. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS DESIGN BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED UNLESS OTHERWISE NOTED.
40. 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.
41. 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

42. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED PERMITS.
43. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.
44. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.
45. 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.
46. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.
47. 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.
48. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SIDEWALK 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.
49. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED UNDER THE TITLE OF "SUBSOIL AND FOUNDATION INVESTIGATION, FIRST TRACKS AT WILDHORSE MEADOWS, PARCEL 7 - WILDHORSE MEADOWS SUBDIVISION, STEAMBOAT SPRINGS, COLORADO" BY "NWCC", DATED "JANUARY 27, 2009", AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

B. EROSION CONTROL

50. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
51. WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
52. INSTALL, INSPECT AND MAINTAIN 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.
53. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACES SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
54. 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.
55. AT ALL TIMES DURING CONSTRUCTION, FOR PREVENT AND CONTROL ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. INSTALL AND MAINTAIN ALL EROSION CONTROL FACILITIES SHOWN HEREIN.
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 IS 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. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL MEASURES ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN/COUNTY.
60. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:

- a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
- c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
61. 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.
62. 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.
63. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING.
64. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.
65. 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 WATERVER 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.
66. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
67. 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 "TBD" AND IS DATED "TBD".

C. PAVING

68. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
69. 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.
70. 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.
71. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER.
72. 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.
73. 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.
74. 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 LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.
75. 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 GWV 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 THAN 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 PERFORMED IN THE PRESENCE OF AN ENGINEER.
76. 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

77. 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.
78. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
79. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
80. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
81. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
82. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
83. 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.
84. 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.
85. 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.
86. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
87. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.
88. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD NOT BE USED.
89. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING T THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES DISCOVERED.

THE CONTRACTOR SHALL RESOLVE ALL REPORTED APPLICABLE DEFICIENCIES WITH LANDMARK PRIOR TO AWARDDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCIES CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY SUCH ADDITIONAL WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.

CONSTRUCTION PHASE SERVICES:

IT IS UNDERSTOOD AND AGREED THAT LANDMARK DOES NOT HAVE AN OBLIGATION TO CONDUCT CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY THE OWNER. THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE OWNER WAIVES ANY CLAIMS AGAINST LANDMARK THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LANDMARK, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, LANDMARK) AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THESE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDMARK.

ABBREVIATIONS

ADA	AMERICAN'S WITH DISABILITIES ACT
APR	APPROXIMATE
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW OR BOW	BOTTOM OF WALL
C&C	CUT & CAPPED
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST-IN-PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN CUT
CP	CONCRETE PIPE
CSP	CORRUGATED STEEL PIPE
DA	DIAMETER
DIP	DUCTILE IRON PIPE
EG	EXISTING GROUND
EL	ELEVATION
EOA OR EA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F&G	FRAME & GRATE
F&C	FRAME & COVER
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FIH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISH GRADE
FG/BW	FINISH GRADE AT BOTTOM OF WALL
GB	GRADE BREAK
GBE	GARAGE FINISH FLOOR ELEVATION
GTD	GRADE TO DRAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
LBS	POUNDS
LOD	LIMITS OF DISTURBANCE
ME/P	MECHANICAL, ELECTRIC, AND PLUMBING
MAX	MAXIMUM
ME	MATCH EXISTING
MN	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NAP OR N.A.P.	NOT A PART (NOT INCLUDED IN SCOPE)
NTS	NOT TO SCALE
OFF	OFFSET
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PCC	POINT OF CONCAVE CURVE
PLDP	POROUS LANDSCAPE DETENTION POND
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
ROW	RIGHT OF WAY
STA	STATION
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TG	TOP OF GRATE
TOP	TOP OF PIPE
TTG	TAPERED TO GRADE
TW OR TOW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME
WI	WITH

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141 9th Street -- P.O. Box 774943  
Steamboat Springs, Colorado 80477  
(970) 879-3949  
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

DESCRIPTION:

NO.

BY:

DATE:

PROJECT:

2471-001

11/10/20

DRAWN BY:

ME

CHECKED BY:

EG

These drawings are provided by Landmark Consultants, Inc. and are not to be used for any construction or contracting work unless signed and sealed by a professional engineer or land surveyor.

PROJECT:

2471-001

DATE:

11/10/20

DRAWN BY:

ME

CHECKED BY:

EG

Edgemont - Phase II

Notes

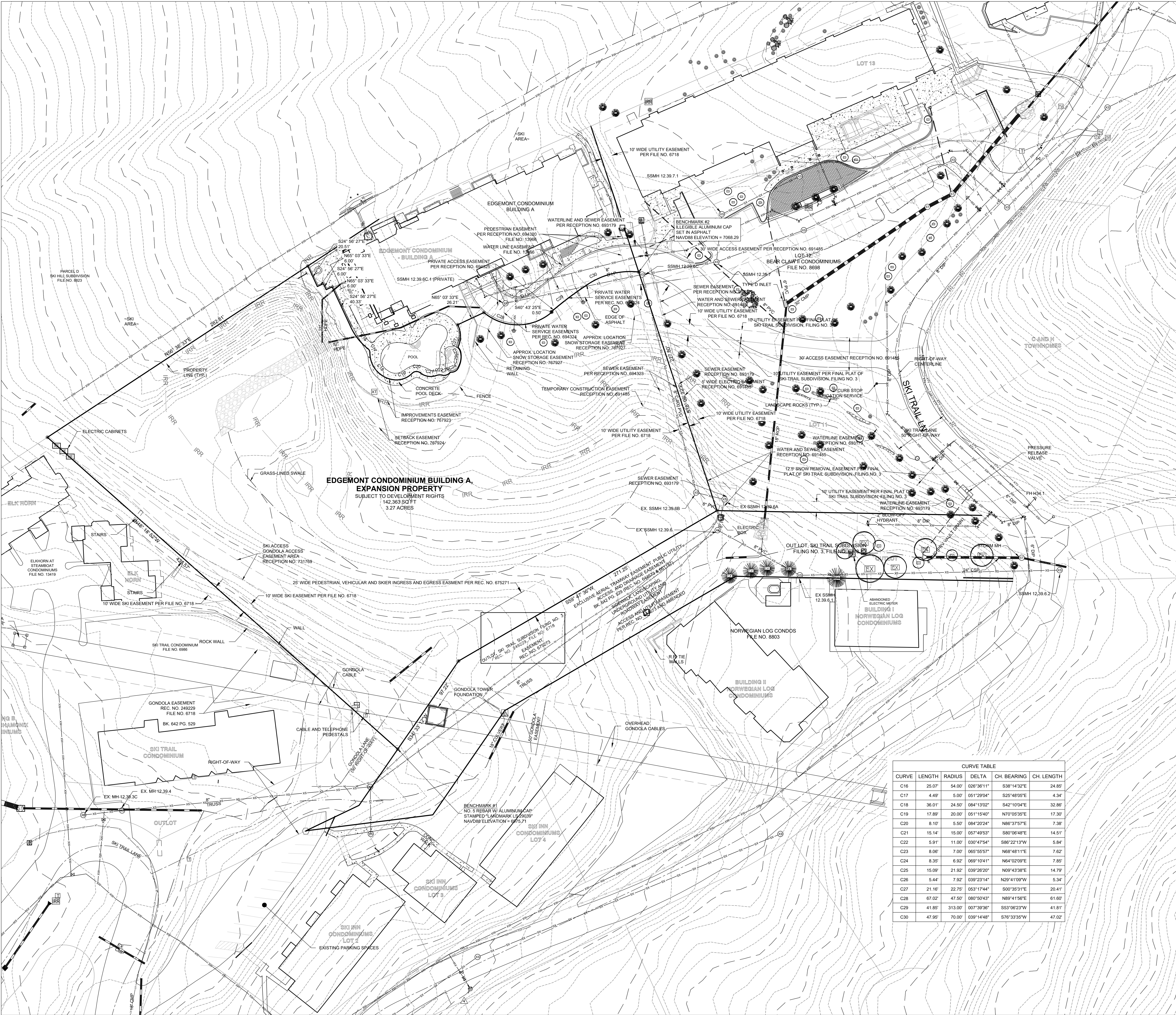
SHEET

C.002

Of 2 Sheets



DRAWING FILENAME: 2471-001-000-Phase II-Edgmont-Conditions-Exhibit-003.dwg, LAYOUT NAME: C.003, DATE: May 10, 2023, 11:58am, CAD OPERATOR: Matt Egan  
LIST OF JOBS: 2471-001-000-Phase II-Edgmont-Conditions-Exhibit-003.dwg, LAYOUT NAME: C.003, DATE: May 10, 2023, 11:58am, CAD OPERATOR: Matt Egan



LEGEND:

- PROPERTY BOUNDARY  
ADJACENT PROPERTY BOUNDARY  
EASEMENT  
CENTERLINE  
FENCE  
MAJOR CONTOUR  
MINOR CONTOUR  
ASPHALT  
CONCRETE  
GRAVEL  
SIGN  
SANITARY SEWER  
SANITARY SEWER MANHOLE AND CLEANOUT  
WATER LINE  
FIRE HYDRANT, GATE VALVE & CURB STOP  
IRRIGATION LINE  
GAS  
GAS METER AND MANHOLE/VAULT  
CABLE  
CABLE PEDESTAL  
FIBER OPTIC  
TELEPHONE  
TELEPHONE PEDESTAL AND MANHOLE/VAULT  
ELECTRIC  
ELECTRIC PED. JUNCTION BOX AND METER  
LIGHT POLE AND LIGHT POLE W/ MAST  
OVERHEAD UTILITY LINES  
UTILITY POLE AND GUY WIRE  
DITCH/SWALE  
CULVERT W/ END SECTIONS & RIP RAP  
INLET AND STORM MANHOLE  
CONIFEROUS AND DECIDUOUS TREE

NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- THE SUBJECT PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
- SITE BENCHMARKS

SITE BENCHMARK #1 - NO. 5 REBAR W/ ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED IN THE SOUTHERLY MOST CORNER OF THE SUBJECT PROPERTY NAVD83 ELEVATION = 6975.71

SITE BENCHMARK #2 - ILLEGIBLE ALUMINUM CAP SET IN ASPHALT LOCATED IN THE NORTHEASTERLY CORNER OF THE SUBJECT PROPERTY NAVD83 ELEVATION = 7068.29

PROPERTY DESCRIPTION:

PARCEL 1-A:  
LOT 1, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO;  
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320.

PARCEL 1-B:  
NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1-A ABOVE, FOR TEMPORARY CONSTRUCTION, INSTALLATION, AND USE OF 2-LANE ROADWAY, 30 FEET IN WIDTH, AND HARD SURFACE DRIVE, 20 FEET IN WIDTH, VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND UTILITIES AS CREATED BY THAT CERTAIN INSTRUMENT ENTITLED "ACCESS, ROADWAY, AND UTILITY EASEMENT AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT" BY AND BETWEEN BEAR CLAW II CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, AND DB BEAR PAW LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 21, 2009 UNDER RECEPTION NO. 691485, WHICH EASEMENTS WERE ALSO PROVIDED FOR IN THE AMENDMENT TO CONDOMINIUM DECLARATION FOR BEAR CLAW II CONDOMINIUM RECORDED OCTOBER 24, 2008 UNDER RECEPTION NO. 678975.

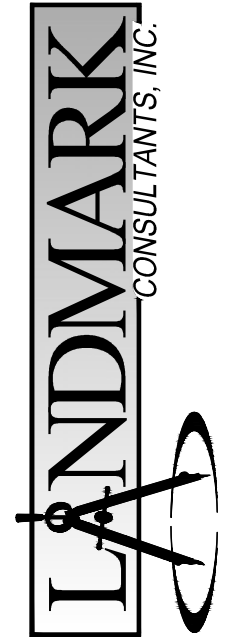
PARCEL 1-C:  
A NON-EXCLUSIVE EASEMENT FOR "PRIVATE ACCESS", APPURTENANT TO PARCEL A ABOVE, AS DEPICTED ON THE MAP OF EDGEMONT CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694320, WHICH MAP IS FILED AS FILE NO. 13966, AND AS DECLARED AND ESTABLISHED BY DECLARATION OF EASEMENT RECORDED DECEMBER 16, 2009 UNDER RECEPTION NO. 694325.

PARCEL 2:  
THAT PORTION OF THE "OUT LOT" ABUTTING LOT 8, BLOCK 2, SKI TRAIL SUBDIVISION, FILING NO. 3 AND EXTENDING EASTERLY FROM THE WESTERLY LINE OF SAID LOT 8, EXTENDING SOUTHERLY TO THE NORTHERLY LINE OF SKI TRAIL LANE, COUNTY OF ROUTT, STATE OF COLORADO.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C16	25.07'	54.00'	026°36'11"	S38°14'32"E	24.85'
C17	4.49'	5.00'	051°29'04"	S25°48'05"E	4.34'
C18	36.01'	24.50'	084°13'02"	S42°10'04"E	32.86'
C19	17.89'	20.00'	051°15'40"	N70°56'35"E	17.30'
C20	8.10'	5.50'	084°20'24"	N86°37'57"E	7.38'
C21	15.14'	15.00'	057°49'53"	S80°06'48"E	14.51'
C22	5.91'	11.00'	030°47'54"	S86°22'13"W	5.84'
C23	8.06'	7.00'	085°55'57"	N68°48'11"E	7.62'
C24	8.35'	6.92'	069°10'41"	N64°02'09"E	7.85'
C25	15.09'	21.92'	039°26'20"	N09°43'38"E	14.79'
C26	5.44'	7.92'	039°23'14"	N29°41'09"W	5.34'
C27	21.16'	22.75'	053°17'44"	S00°35'31"E	20.41'
C28	67.02'	47.50'	080°50'43"	N89°41'56"E	61.60'
C29	41.85'	313.00'	007°39'36"	S53°06'23"W	41.81'
C30	47.95'	70.00'	039°14'48"	S76°33'35"W	47.02'

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Steamboat, Colorado 80487  
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DESCRIPTION:

REVIEW SET  
NOT FOR CONSTRUCTION

PROJECT: 2471-001  
DATE: 11/10/20  
DRAWN BY: ME  
CHECKED BY: EG

Edgmont - Phase II  
Existing Conditions Exhibit

SHEET  
C.003  
Of 2 Sheets

















LEGEND:

- EXISTING STORM SEWER  
PROPOSED STORM SEWER  
PROPOSED STORM INLET (CURB & AREA)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
PROPOSED SWALE  
PROPOSED CURB & GUTTER  
PROPERTY BOUNDARY  
PROPOSED LOT LINE  
EXISTING RIGHT OF WAY  
FLOOD HAZARD LIMITS



00.10 X

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

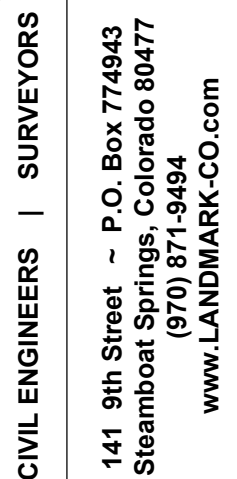
2.0%

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

← 2.0%

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. ALL PROJECT DATA IS ON VERTICAL DATUM; NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (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.



These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

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PROJECT:	2471-001
DATE:	11/10/20
DRAWN BY:	ME
CHECKED BY:	EG

## Edgemont - Phase II

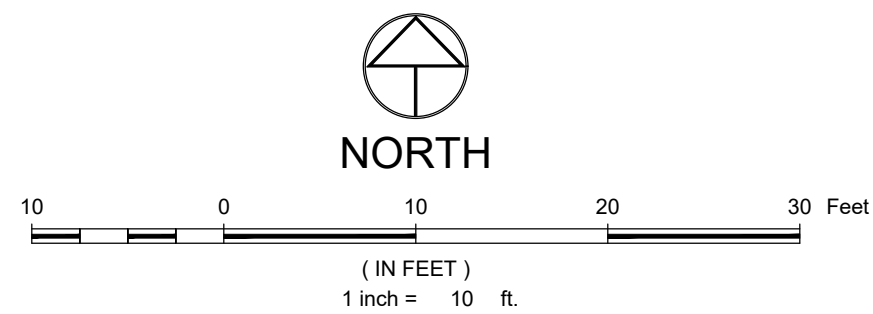
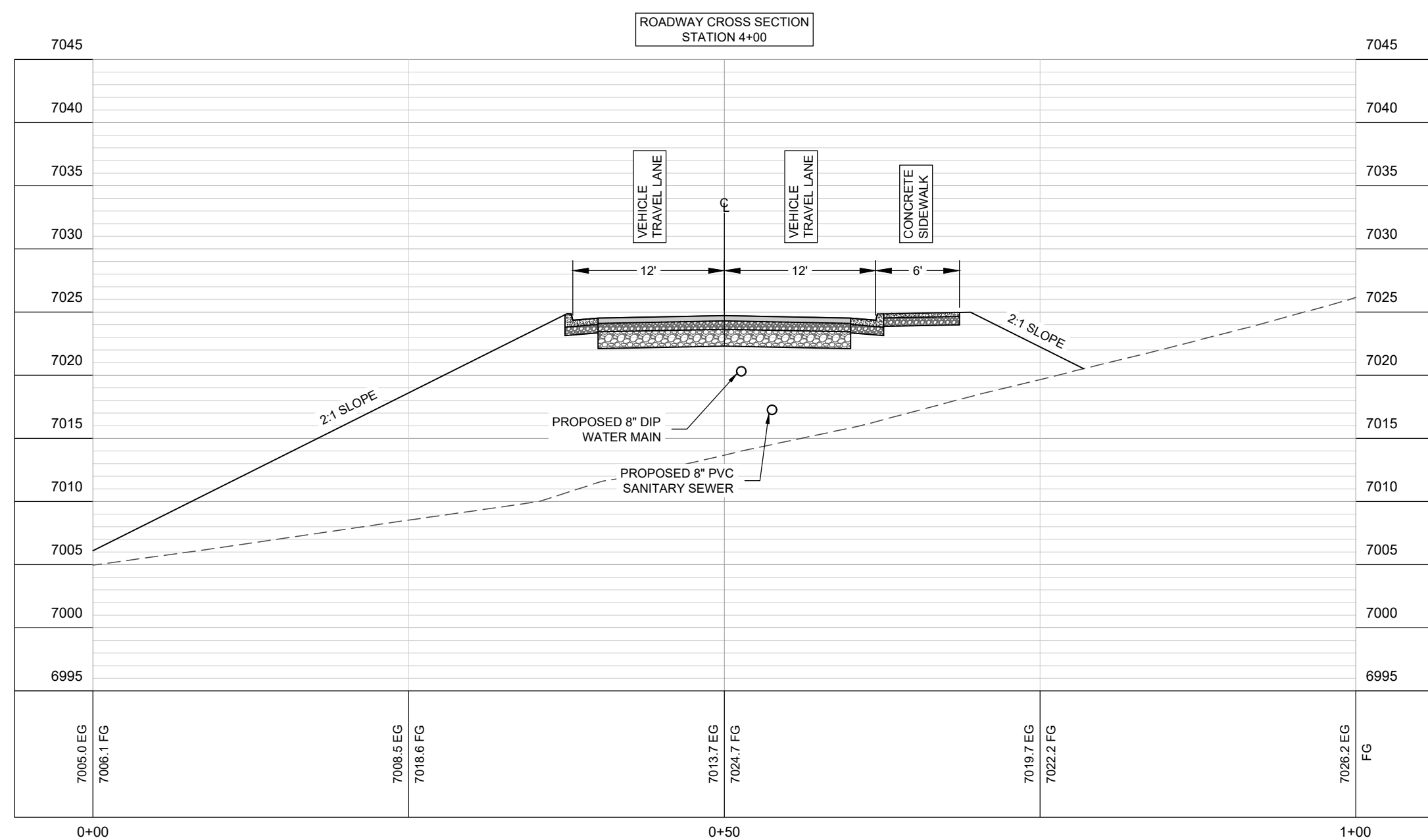
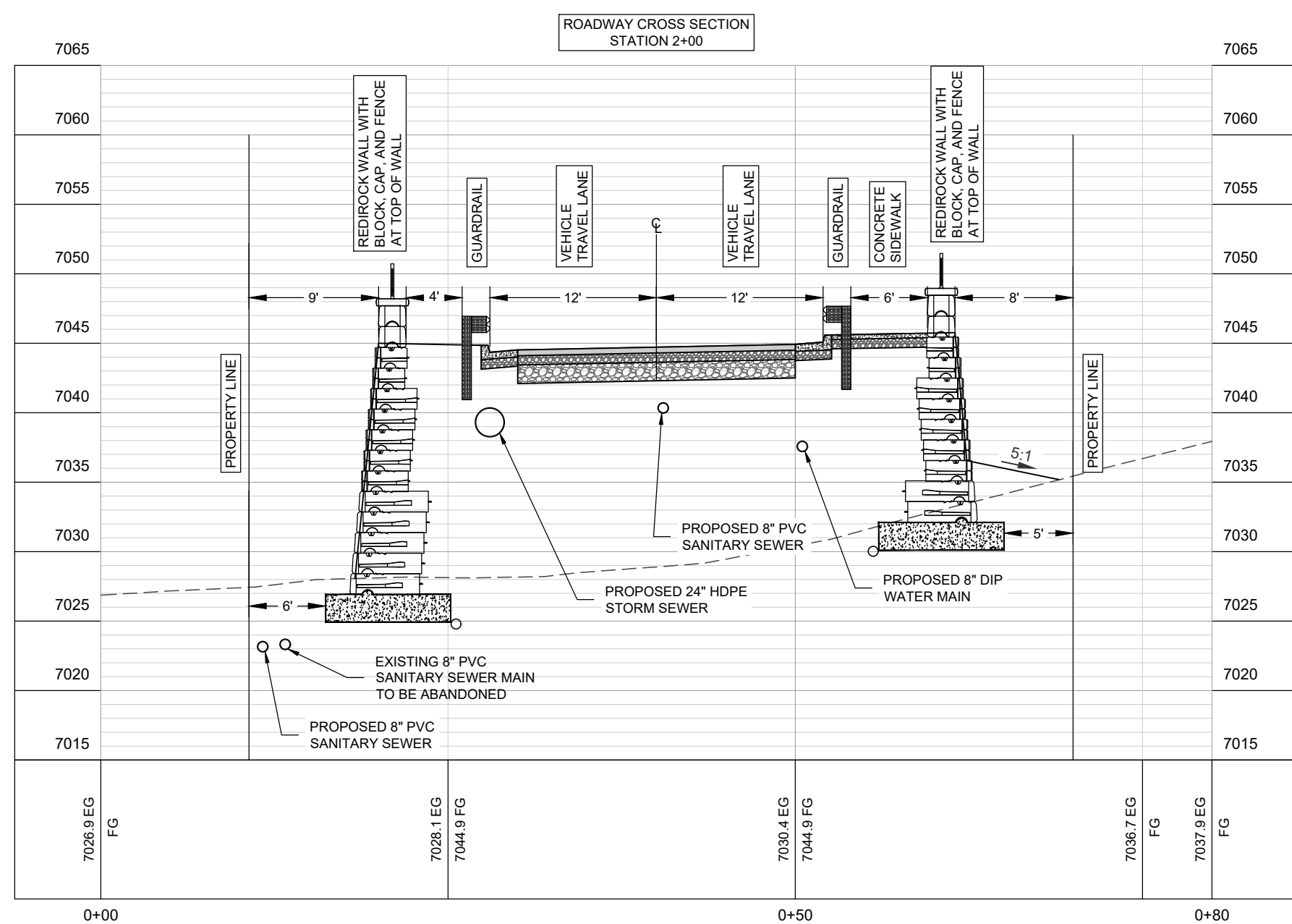
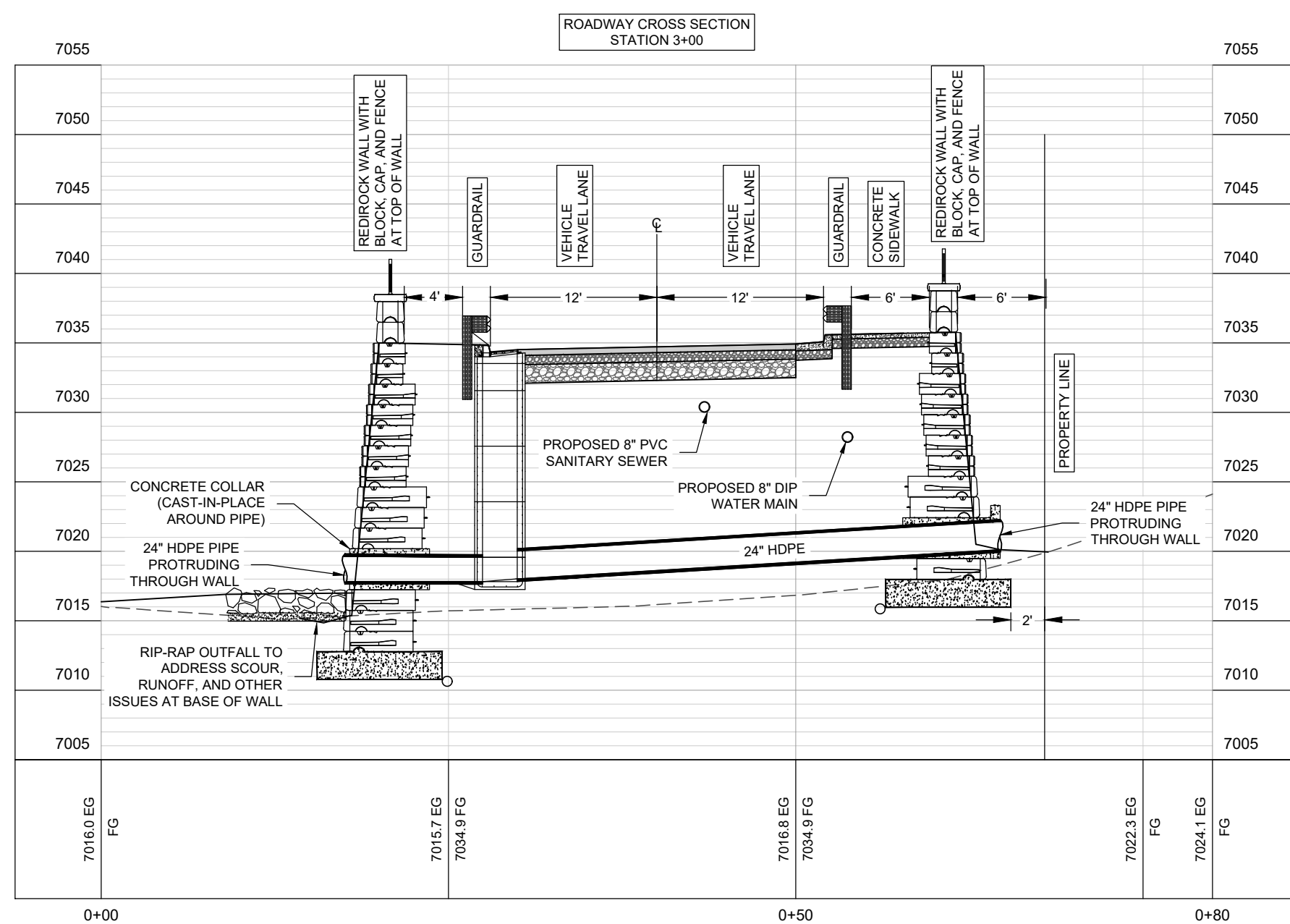
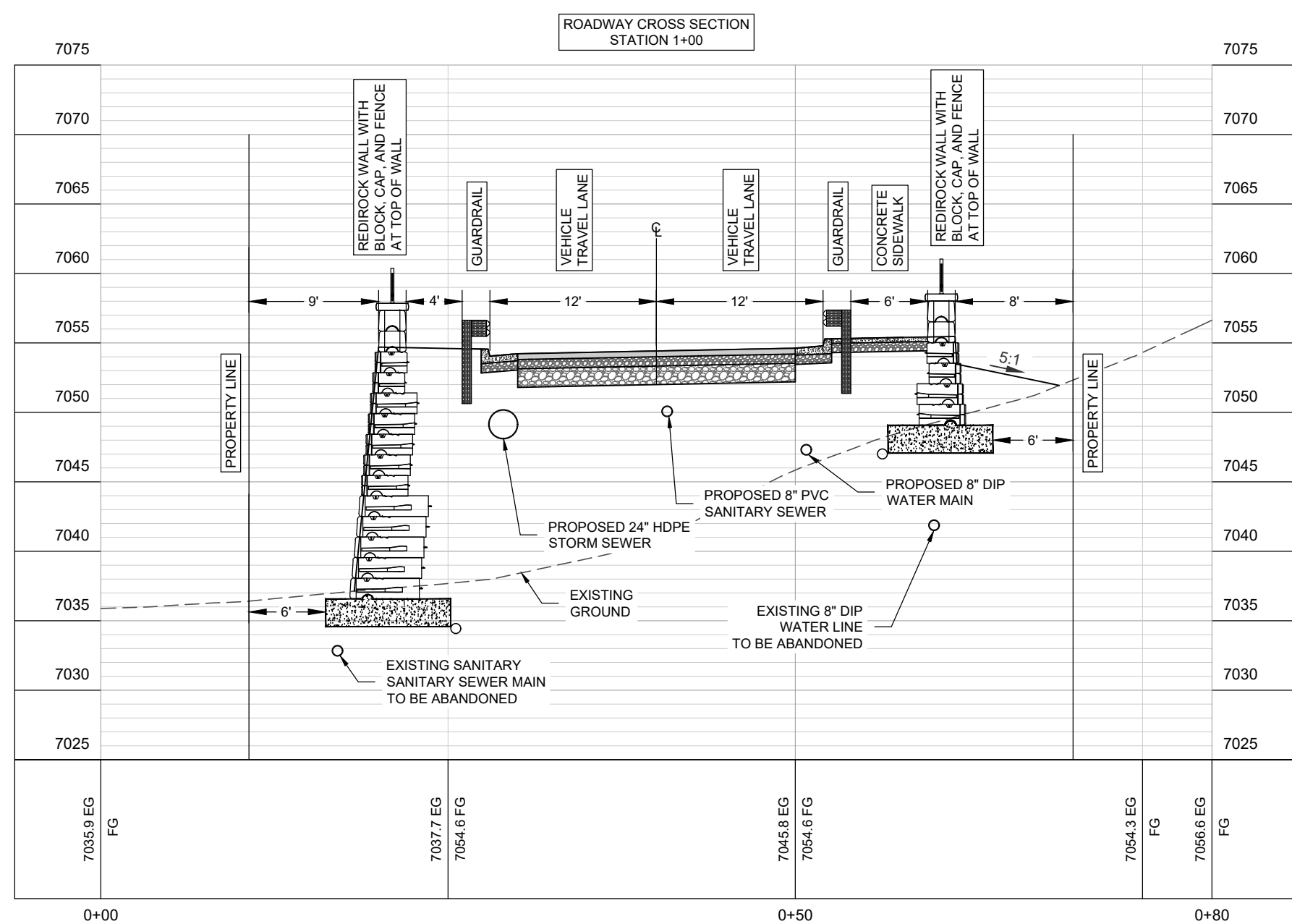
# Roadway Plan & Profile

SHEET

## C.410

Of 2 Sheets





LEGEND:

EXISTING STORM SEWER  
PROPOSED STORM SEWER  
PROPOSED STORM INLET (CURB & AREA)  
PROPOSED MAJOR CONTOUR  
PROPOSED MINOR CONTOUR  
EXISTING MAJOR CONTOUR  
EXISTING MINOR CONTOUR  
PROPOSED SWALE  
PROPOSED CURB & GUTTER  
PROPERTY BOUNDARY  
PROPOSED LOT LINE  
EXISTING RIGHT OF WAY  
FLOOD HAZARD LIMITS

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

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