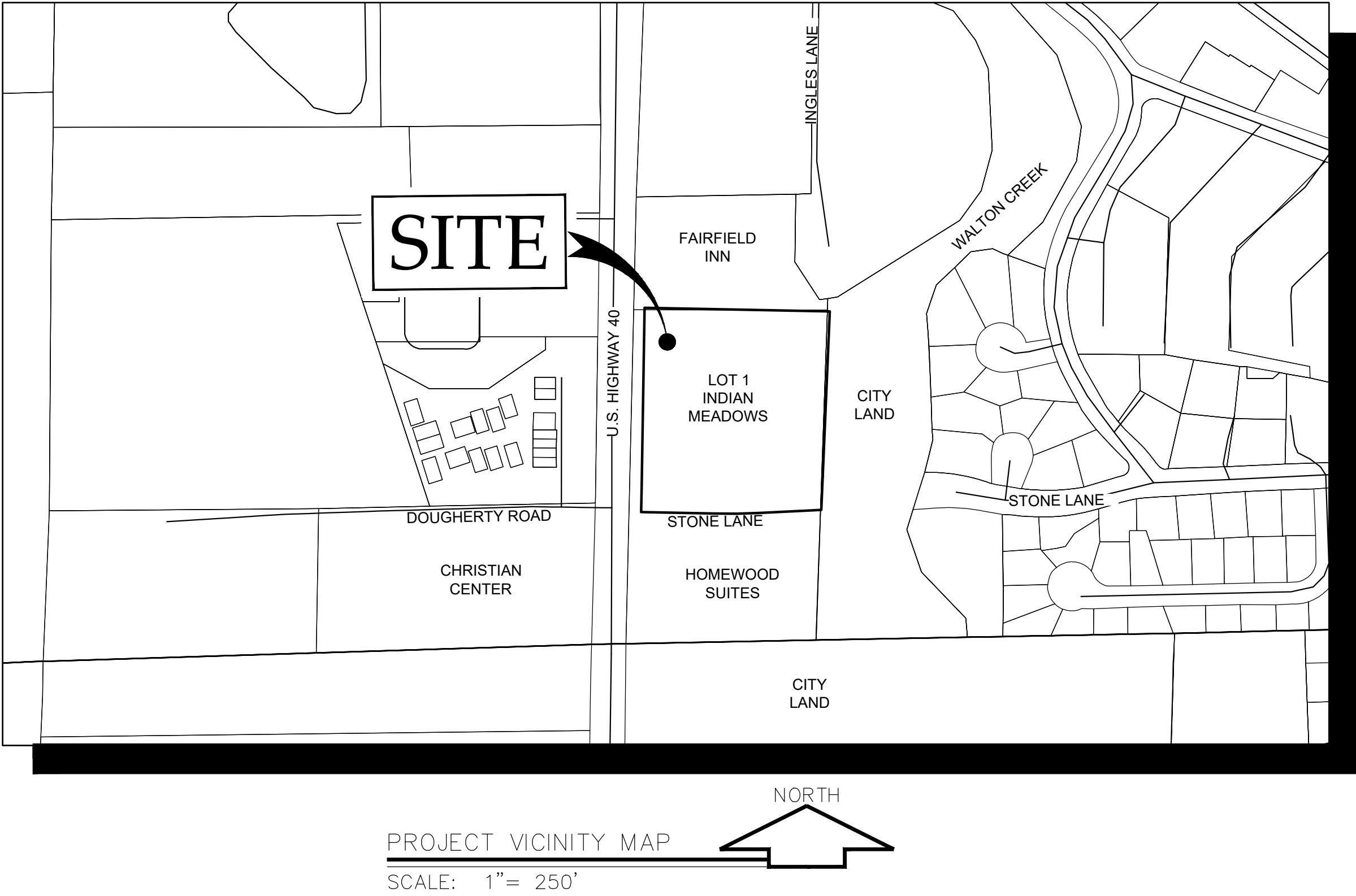


LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY		
SECTION LINE		
LOT BOUNDARY		
EASEMENT		
SETBACK		
EDGE OF ASPHALT		
CURB		
CURB FLOWLINE		
2 FT CONTOUR		
10 FT CONTOUR		
EDGE OF GRAVEL		
CENTER LINE OF DITCH		
WATER LINE		
CURB STOP, GATE VALVE, FIRE HYDRANT		
THRUST BLOCK		
SEWER LINE		
MANHOLE AND CLEANOUTS		
ELECTRICAL - UNDERGROUND		
ELECTRICAL - OVERHEAD		
ELECTRICAL - OVERHEAD - HIGH VOLTAGE		
ELECTRICAL-PRIMARY		
FIBER OPTIC		
TELEPHONE		
UNDERGROUND		
UTILITY PEDESTALS		
POWER POLE/ LIGHT POLE		
GAS		
FENCE		
WOODEN FENCE		
PROPOSED EDGE OF CONCRETE		
DECK		
PROPOSED BUILDING		
OVERHANG		
PROPOSED POND		
SIDEWALK/ BOARDWALK		
PERIMETER DRAIN		
WALL		
VEGETATION OUTLINE		
PROPERTY CORNERS		
STORM INLET		
CULVERT W/ FLARED END SECTIONS (OUTLETS)		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		

DETAIL OR SECT #
 SHEET #

CIVIL DEVELOPMENT PLANS
for LOT 1 INDIAN MEADOWS
(ADDRESS TBD)
STEAMBOAT SPRINGS, CO 80487



GENERAL NOTES:

1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN).
2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING.
3. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROYAL COUNTY GIS LIDAR DATA.
4. CITY OF STEAMBOAT SPRINGS REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH A PLAN OF STEAMBOAT SPRINGS ENGINEERING AND CDC DESIGN CRITERIA AND CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS, DESIGN, DIMENSIONS, AND ELEVATIONS THAT MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE.
5. 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 AND SPECIFICATIONS.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCCO) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
7. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
8. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM WITH THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
9. 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.
10. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN RIGHT-OF-WAY PAVEMENT PATCHES, CONTACT ROYAL COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.
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. PRIOR TO MAKING ANY CHANGES TO THE
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) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY ROYAL COUNTY PLANNING PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
15. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE CITY: WATER, SEWER, AND STORM SEWER.
16. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
17. ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
18. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. FLAG 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 ROYAL COUNTY ROAD AND BRIDGE SPECIFICATIONS.

GRADING:

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. VEGETATED SLOPES 2:1 AND GREATER REQUIRE SOIL STABILIZATION WITH STRAW BLANKET AT MINIMUM UPON FINAL GRADING AND SEEDING/REVEGETATION.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE COUNTY PLANNING DEPARTMENT 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 DURING 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.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLES. POTHOLES AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.
8. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, UNLESS NOTED OTHERWISE.
9. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
10. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE OWNER PRIOR TO THE PLACEMENT OF BACKFILL.
11. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
12. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

ABBREVIATIONS:

AF	ABOVE FINISHED FLOOR	INV	INVERT
AP	ANGLE POINT	LF	LINEAL FEET
APR	APPROXIMATE	LP	LOW POINT
AS	ASPHALT	MAX	MAXIMUM
BFF	BASEMENT FINISH FLOOR	MIN	MINIMUM
BOW	BOTTOM OF WALL	MOD	MODULE
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	NO	NUMBER
C	CURB	NTS	NOT TO SCALE
CL	CENTERLINE	O/S	OFFSET
CLNG	CEILING	OH	OVERHEAD DOOR
CM	CORRUGATED METAL PIPE	PC	POINT OF CURVATURE
C/O	CLEAN OUT	PED	PEDESTAL
CNC	CONCRETE	PI	POINT OF INTERSECTION
CNR	CORNER	PL	PROPERTY LINE
CR	CURB RETURN	PR	PROPOSED
CS	CURB STOP	PT	POINT
D	DEPTH	PVC	POINT OF VERTICAL CURVE
DI	DRAIN INLET	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	PVI	POINT OF VERTICAL INTERSECTION
DMH	DRAINAGE MANHOLE	RD	ROAD
DRN	DRAIN	R	RADIUS
DT	DITCH	ROW	ROUGH OPENING
DW	DRIVEWAY	ROW	RIGHT-OF-WAY
EA	EACH	RW	RETAINING WALL
EG	EXISTING GRADE	SQFT	SQUARE FEET
ELEV	ELEVATION	SEMH	SEWER MANHOLE
ENGR	ENGINEER	SS	SANITARY SEWER
EOA	EDGE OF ASPHALT	STA	STATION
EOW	EDGE OF WALK	STRUCT	STRUCTURAL
EX	EXISTING	SW	SIDEWALK
FES	FLARED END SECTION	TB	THRUST BLOCK
FF	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
FFG	FINISH GRADE	TBR	TO BE REMOVED
FFH	FIRE HYDRANT	TBW	TOP BACK OF WALK
FL	FLOW LINE	TEL	TELEPHONE
FT	FOOT OR FEET	TOP	TOP OF PIPE
GFE	GARAGE FFE	TO	TOP OF
GB	GRADE BREAK	TYP	TYPICAL
GYP	GYPSUM	VOL	VOLUME
HAC	HANDICAP RAMP	VP	VALLEY PAN
HP	HIGH POINT	W	WIDTH
IN	INLET	WL	WATERLINE
		W/	WITH

PROJECT CONTACT LIST

PROJECT OWNER

GRAY STONE, LLC - BOB AMIN
83 E. 112th Ave
Thornton, CO 80233

EMAIL: bobamin@live.com
CELL: 303-895-4594

PROJECT ARCHITECT

DESIGN CELL ARCHITECTURE

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING OFFICE: (970) 871-6772
ATTN: JOE WIEDEMEIER, P.E. CELL: (515) 451-5377
440 S. Lincoln Ave, Suite 4B EMAIL: joew@fourpointsse.com
P.O. Box 775966
Steamboat Springs, CO 80487

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

MT. WERNER WATER AND SEWER DISTRICT
3310 CLEARWATER TRAIL
STEAMBOAT SPRINGS, CO
CONTACT: RICHARD BUCCINO 970-879-2424

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: LARRY BALL 970-871-2264

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970-879-3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: JASON SHARPE 970-328-2517
JASON.SHARPE@CENTURYLINK.COM

CABLE TELEVISION


COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH 970-401-2782
TONY_HILDRETH@COMCAST.COM

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES
1-800-922-1987

**PRELIMINARY - NOT FOR
CONSTRUCTION**

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING DATE: 12/14/2021 JOB #: 1024-029 DRAWN BY: SDW DESIGN BY: JLW REVIEW BY: IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.	No.	DATE	REVISIONS	INT



FOUR POINTS
SURVEYING | ENGINEERING

Four Points Surveying & Engineering
 440 S. Lincoln Ave, Suite 4A
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
matthew@fourpointsse.com

SHEET #

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