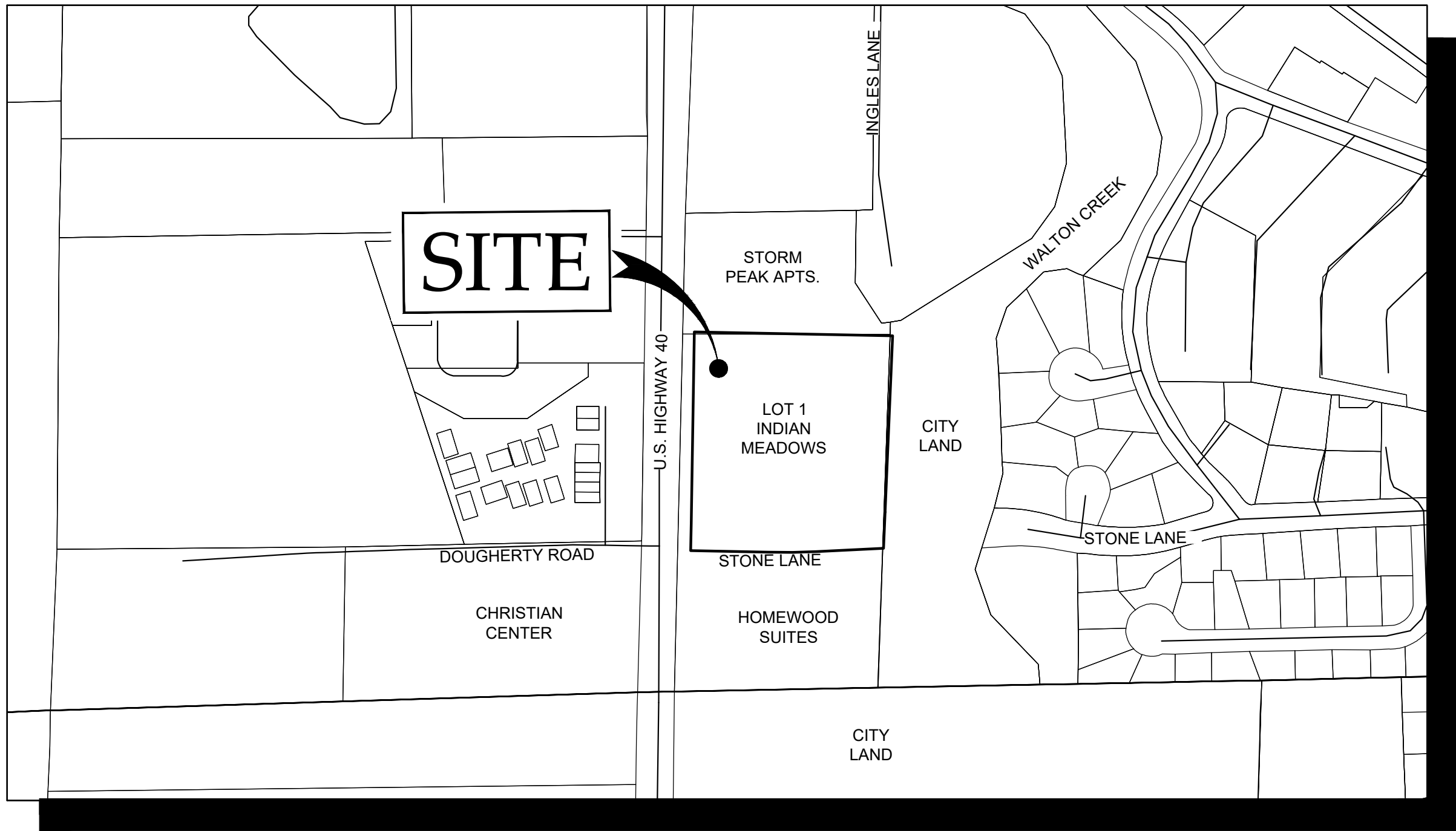


EXISTING	PROPOSED
PROPERTY BOUNDARY	
SECTION LINE	
LOT BOUNDARY	
EASEMENT	
SETBACK	
EDGE OF ASPHALT	
CURB	
CURB FLOWLINE	
1/2 FT CONTOUR	
5/10 FT CONTOUR	
EDGE OF GRAVEL	
CENTER LINE OF DITCH	
WATER MAIN	
CURB STOP, GV, FH	
SIGN	
LIGHT POLE	
SEWER MAIN	
MANHOLE AND CLEANOUTS	
ELECTRICAL - UNDERGROUND	
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	
SIDEWALK/ BOARDWALK	
BASE FLOOD CROSS SECTION	
FEMA SFHA BOUNDARY	
WALL	
VEGETATION OUTLINE	
PROPERTY CORNERS	
STORM INLET	
CULVERT	
ASPHALT	
CONCRETE	
GRAVEL/SOFT SURFACE	
ROCK/RIP RAP	
WETLANDS/WETLANDS REMOVAL	

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

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



DEVELOPMENT PLAN PHASING SEQUENCE

1. INSTALL PERMANENT STORM WATER SWALE AND QUALITY FEATURE ALONG EAST PROPERTY LINE.
2. INSTALL PERMANENT STORM SEWERS AND TEMPORARY STORM WATER CULVERT CROSSING.
3. SERVICE MAIN CONNECTION TO EXISTING MANHOLE: INSTALL 8" SANITARY SEWER MAIN AND MANHOLE TO SERVE HOTELS A & B.
4. INSTALL ANY OTHER UTILITIES THAT WILL CROSS NEW ROAD. (E.G. GAS)
5. CONSTRUCT NEW CROSS ACCESS ROAD TO FAIRFIELD INN.
 - 5.1. CONSTRUCT PARALLEL PARKING STALLS FOR HOTEL A
 6. VACATE EXISTING ACCESS EASEMENT AND ACCESS ROAD TO THE FAIRFIELD INN.

PHASE 2 - HOTEL A

1. HOTEL A CONSTRUCTION.
2. PARKING LOT CONSTRUCTION.
 - 2.1. TIE INTO STORM SEWER INSTALLED IN PHASE 1.

PHASE 3 - HOTEL B

1. HOTEL B CONSTRUCTION.
2. PARKING LOT CONSTRUCTION.
 - 2.1. TIE INTO STORM SEWER INSTALLED IN PHASE 1.
 - 2.2. ABANDON TEMPORARY CULVERT IN PLACE (FLOW FILL).
 - 2.3. INSTALL PERMANENT STORM WATER QUALITY FEATURE.

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

PROJECT VICINITY MAP

SCALE: 1" = 250'

SHEET INDEX

C1	CIVIL COVER PAGE & NOTES
C2	EXISTING CONDITIONS PLAN
C3	OVERALL SITE PLAN
C3.1	FUTURE CROSS ACCESS TO INGLES LANE
C4	GRADING AND DRAINAGE PLAN
C5	UTILITY PLAN
C6	LIGHTING PLAN
C7	PHASING PLAN
C8	SNOW STORAGE PLAN

LANDSCAPE PLANS

L1 PHASE 1 LANDSCAPE MASTER PLAN

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

GENERAL NOTES:

1. BENCHMARK = F O I D 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 ROUTT COUNTY GIS LIDAR DATA.
4. CITY OF STEAMBOAT SPRINGS REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY 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 SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
- 4.0. 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 OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS.
5. 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.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
8. 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.
9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING CUTS, CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.
10. 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 PLANS.
11. 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.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
13. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY ROUTT COUNTY PLANNING PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
14. 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.
15. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
16. ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
17. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES THROUGH EXISTING TACK COAT SHALL BE REQUIRED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT 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 POTHOLING. POTHOLING 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.
7. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, UNLESS NOTED OTHERWISE.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY AN ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
11. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING DATE: 2/10/2000 JOB #: 1024-029 DRAWN BY: SDW DESIGN BY: JLW REVIEW BY: RL 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 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com	SHEET # <div style="font-size: 48pt; font-weight: bold; text-align: center;">C1</div>