# STAGECOACH MOUNTAIN RANCH PRELIMINARY CIVIL CONSTRUCTION DOCUMENTS

PARCELS OF LAND LOCATED IN SECTIONS 18 AND 19, TOWNSHIP 3 NORTH, RANGE 84 WEST, AND IN SECTIONS 11, 13, 14, 23, 24, 25, AND 26 OF TOWNSHIP 3 NORTH, RANGE 85 WEST, OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO

# CONTACTS:

<u>DEVELOPER:</u> DISCOVERY LAND COMPANY 14605 N 73RD ST. SCOTTSDALE, AZ 85260 TEL: (480) 624-5200 CONTACT: MADELINE SONG

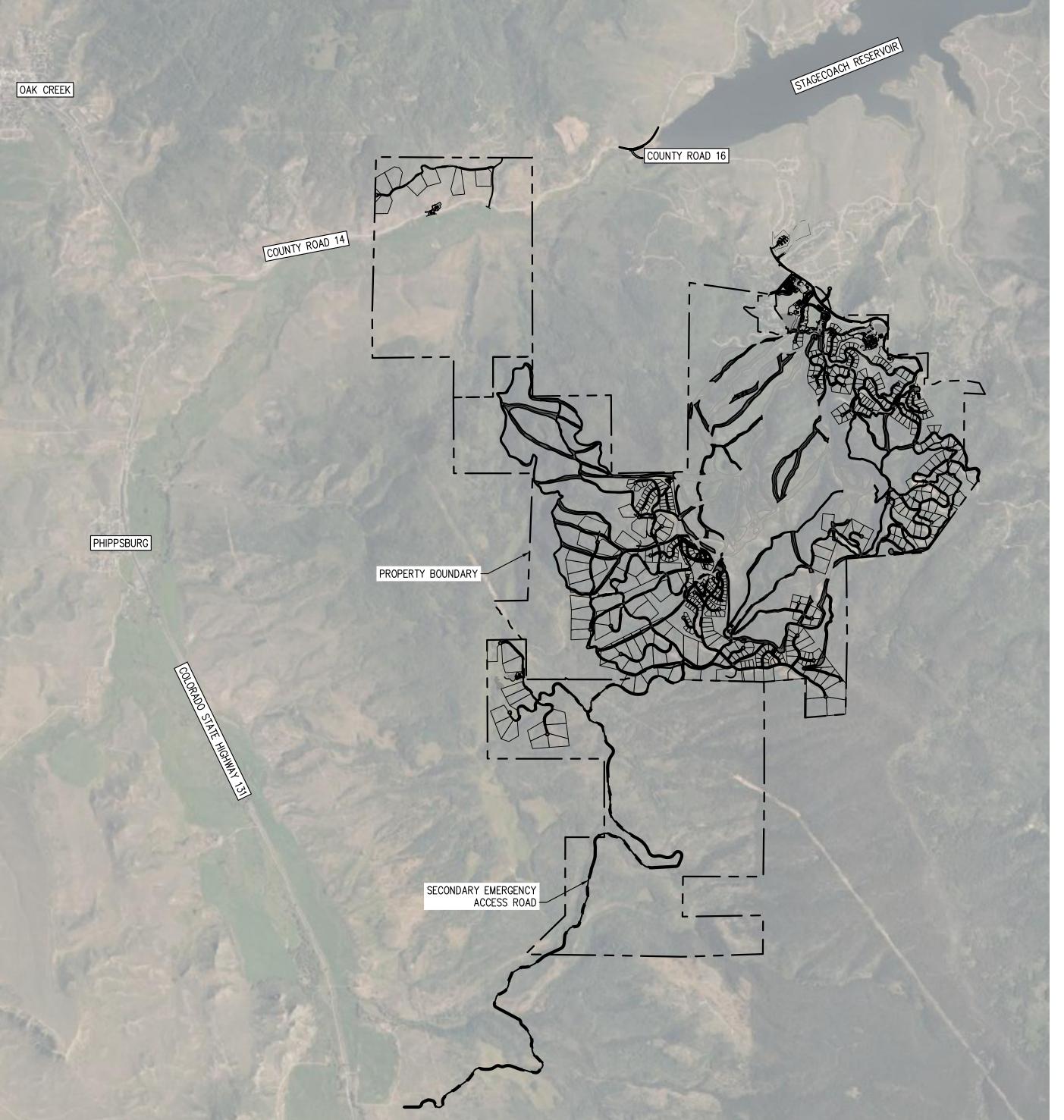
SURVEYOR: D&D SURVEYING AND PLANNING LLC 2130 RESORT DRIVE SUITE 100 STEAMBOAT SPRINGS, CO 80487 TEL: (970) 879-2715 CONTACT: THOMAS F. KELLY, P.L.S.

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 2 NEVADA NORTH AVE., SUITE 900 COLORADO SPRINGS, CO 80903 TEL: (719) 453-0180 CONTACT: ERIC GUNDERSON, P.E.

ROUTT COUNTY ROAD AND BRIDGE:
MIKE MORDI
136 6TH STREET, SUITE 103
STEAMBOAT SPRINGS, CO 80477 TEL: (970) 870-5308



DESIGN DATA	ON-SITE ROADS
DESIGN SPEED	30 MPH
POSTED SPEED	25 MPH
ROAD CLASSIFICATION	LOCAL
MINIMUM RADIUS OF CURVE	127'
MINIMUM K-VALUE (CREST/SAG)	19/37
MINIMUM VERTICAL GRADE	0.5%
MINIMUM SSD	200'



1" = 2500'

# NOT FOR CONSTRUCTION

THE PURPOSE OF THESE PRELIMINARY CONSTRUCTION DOCUMENTS AND REPORTS, IS TO SUPPORT THE ROUTT COUNTY (PRELIMINARY PLAN APPLICATION) PROCESS BASED ON DOCUMENTED REQUIREMENTS OR ROUTT COUNTY REGULATIONS, LAST AMENDED JULY 2024. THE MAPS AND DRAWINGS, AND ASSOCIATED PLANS AND REPORTS, REPRESENT THE OVERALL DESIGN INTENT, BASED ON ROUTT COUNTY, MORRISON CREEK WATER AND SANITATION DISTRICT, APPROPRIATE AGENCY, AND INDUSTRY STANDARDS. THE MAPS AND DRAWINGS, AND ASSOCIATED PLANS AND REPORTS, ARE INTENDED TO SHOW PRACTICABILITY AND GUIDE FINAL DESIGN, WHEN APPROVED, AND ARE NOT INTENDED TO PROVIDE THE FINAL DESIGN INFORMATION NECESSARY TO SUPPORT THE CONSTRUCTION OR PERMITTING FOR OTHER AGENCIES. FINAL ENGINEERING CONSTRUCTION DRAWINGS AND DESIGN WILL BE PROVIDED DURING THE FINAL SUBDIVISION APPLICATIONS PROCESS.

THESE MAPS AND DRAWINGS, AND ASSOCIATED PLANS AND REPORTS WERE PREPARED BY OR UNDER THE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER (ERIC J. GUNDERSON, STATE OF COLORADO PROFESSIONAL ENGINEER, REGISTRATION #49487)

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION **Kimley Horn** Kimley-Horn and Associates, Inc

CHECKED BY: EJO DATE: 11/26/24

PROJECT NO. 196778000

	minary ction Plans	C2.15	WORK FORCE HOUSING (DOUBLE CREEEK)	C3.09	GRADING AND DRAINAGE PLAN	C4.07	DUSKY GROUSE DR [30+00 - 40+00]
Sheet Number	Sheet Title	C2.16	WORK FORCE HOUSING (DOUBLE CREEK)	C3.10	GRADING AND DRAINAGE PLAN	C4.08	DUSKY GROUSE DR [40+00 - 50+00]
	CD's	C2.17	WORK FORCE HOUSING (STAHL)	C3.11	GRADING AND DRAINAGE PLAN	C4.09	DUSKY GROUSE DR [50+00 - 58+57.84]
C0.00	COVER SHEET	C2.18	BASE VILLAGE	C3.12	GRADING AND DRAINAGE PLAN	C4.10	STAGECOACH RD [10+00 - 20+00]
CO.01	SHEET INDEX	C2.19	BASE VILLAGE	C3.13	GRADING AND DRAINAGE PLAN	C4.11	STAGECOACH RD [20+00 - 30+00]
C0.02	TYPICAL SECTIONS	C2.20	BASE VILLAGE	C3.14	COMMERCIAL DEVELOPMENT	C4.12	STAGECOACH RD [30+00 - 40+00]
C0.03	TYPICAL DETAILS AND NOTES	C2.21	BASE VILLAGE	C3.15	BASE VILLAGE	C4.13	STAGECOACH RD [40+00 - 50+00]
CD's: Ea	rly Activation	C2.22	RECREATION AND AMENITY AREA	C3.16	BASE VILLAGE	C4.14	STAGECOACH RD [50+00 - 59+30.16]
C1.00	OVERALL SITE & UTILITY PLAN	C2.23	RECREATION AND AMENITY AREA	C3.17	BASE VILLAGE	C4.15	SHARPTAIL TR [10+00 – 17+30.79]
C1.01	SITE & UTILITY PLAN	C2.24	RECREATION AND AMENITY AREA	C3.18	BASE VILLAGE	C4.16	GREEN RIDGE RD [10+00 - 20+00]
C1.02	SITE & UTILITY PLAN	C2.25	SECONDARY BASE AREA	C3.19	WORK FORCE HOUSING (DOUBLE CREEK)	C4.17	GREEN RIDGE RD [20+00 - 30+00]
C1.03	SITE & UTILITY PLAN	C2.26	PRIMARY TOP OF MOUNTAIN LODGE	C3.20	WORK FORCE HOUSING (DOUBLE CREEK)	C4.18	GREEN RIDGE RD [30+00 - 40+00]
C1.04	OVERALL GRADING & DRAINAGE PLAN	C2.27	SECONDARY TOP OF MOUNTAIN LODGE	C3.21	WORK FORCE HOUSING (STAHL)	C4.19	GREEN RIDGE RD [40+00 - 50+00]
C1.05	GRADING & DRAINAGE PLAN	C2.28	TERTIARY TOP OF MOUNTAIN LODGE	C3.22	FISHING ACCESS	C4.20	GREEN RIDGE RD [50+00 - 60+00]
C1.06	GRADING & DRAINAGE PLAN	C2.29	MISC. AMENITY BUILDING	C3.23	RECREATION AND AMENITY AREA	C4.21	GREEN RIDGE RD [60+00 - 63+98.4]
C1.07	GRADING & DRAINAGE PLAN	C2.30	FIRE STATION & WASTE DISPOSAL	C3.24	RECREATION AND AMENITY AREA	C4.22	WAGON WY [10+00 - 16+58.51]
CD's: Site	& Utility Plans	CD's: GEC	& Phasing Plan	C3.25	RECREATION AND AMENITY AREA	C4.23	BROKEN SPOKE TR [10+00 - 11+81.89]
C2.00	SITE AND UTILITY PLAN INDEX	C2.31	GEC & PHASING PLAN (1 OF 5)	C3.26	SECONDARY BASE AREA	C4.24	SNOWSHOE CT [10+00 - 11+75.35]
C2.01	SITE AND UTILITY PLAN	C2.32	GEC & PHASING PLAN (2 OF 5)	C3.27	SECONDARY BASE AREA	C4.25	SNOWSHOE LN [12+59.59 - 20+00]
C2.02	SITE AND UTILITY PLAN	C2.33	GEC & PHASING PLAN (3 OF 5)	C3.28	PRIMARY TOP OF MOUNTAIN LODGE	C4.26	SNOWSHOE LN [20+00 - 32+38.26]
C2.03	SITE AND UTILITY PLAN	C2.34	GEC & PHASING PLAN (4 OF 5)	C3.29	SECONDARY TOP OF MOUNTAIN LODGE	C4.27	WARBLER LN [10+00 - 20+00]
C2.04	SITE AND UTILITY PLAN	C2.35	GEC & PHASING PLAN (5 OF 5)	C3.30	TERTIARY TOP OF MOUNTAIN LODGE	C4.28	WARBLER LN [20+00 - 28+76.66]
C2.05	SITE AND UTILITY PLAN	CD's: Grading	& Drainage Plans	C3.31	MISC. AMENITY BUILDING	C4.29	OSPREY LP [10+00 - 20+00]
C2.06	SITE AND UTILITY PLAN	C3.00	GRADING AND DRAINAGE PLAN INDEX	C3.32	MISC. AMENITY BUILDING	C4.30	OSPREY LP [20+00 - 28+00.12]
C2.07	SITE AND UTILITY PLAN	C3.01	GRADING AND DRAINAGE PLAN	Bottom Devel	& Profile Sheets: lopment Plan and rofiles	C4.31	OSPREY CT [10+00 - 18+97.13]
C2.08	SITE AND UTILITY PLAN	C3.02	GRADING AND DRAINAGE PLAN	C4.00	STETSON DR [10+00 - 20+00]	C4.32	RINGTAIL WY [10+00 - 21+00]
C2.09	SITE AND UTILITY PLAN	C3.03	GRADING AND DRAINAGE PLAN	C4.01	STETSON DR [20+00 - 30+00]	C4.33	RINGTAIL CT [10+00 - 16+13.87]
C2.10	SITE AND UTILITY PLAN	C3.04	GRADING AND DRAINAGE PLAN	C4.02	STETSON DR [30+00 - 40+00]	C4.34	Road — Stahl 01 [10+00 — 15+47.92]
C2.11	SITE AND UTILITY PLAN	C3.05	GRADING AND DRAINAGE PLAN	C4.03	STETSON DR [40+00 - 50+00]	C4.35	Road — WFH 01 [10+00 — 16+01.8]
C2.12	SITE AND UTILITY PLAN	C3.06	GRADING AND DRAINAGE PLAN	C4.04	STETSON DR [50+00 - 57+29.99]		Profile Sheets: Top Plan and Profiles
C2.13	SITE AND UTILITY PLAN	C3.07	GRADING AND DRAINAGE PLAN	C4.05	DUSKY GROUSE DR [10+00 - 20+00]	C4.42	Mountain Meadows Dr [10+00 - 20+00]
C2.14	COMMERCIAL DEVELOPMENT	C3.08	GRADING AND DRAINAGE PLAN	C4.06	DUSKY GROUSE DR [20+00 - 30+00]	C4.43	Mountain Meadows Dr [20+00 — 30+50]

C4.44	Mountain Meadows Dr [30+50 — 40+00]	C4.76	MOUNTAIN TOP DR [40+00 - 50+00]	C4.108	GAME TRACKER RD [30+00 - 40+00]
C4.45	Mountain Meadows Dr [40+00 — 50+00]	C4.77	MOUNTAIN TOP DR [50+00 - 53+81.63]	C4.109	GAME TRACKER RD [40+00 - 50+00]
C4.46	Mountain Meadows Dr [50+00 — 60+00]	C4.78	ROUNDUP TR [10+00 - 17+21.5]	C4.110	GAME TRACKER RD [50+00 - 60+00]
C4.47	Mountain Meadows Dr [60+00 - 70+00]	C4.79	RODEO LP [10+00 - 20+00]	C4.111	GAME TRACKER RD [60+00 - 70+00]
C4.48	Mountain Meadows Dr [70+00 - 80+00]	C4.80	RODEO LP [20+00 - 22+51.29]	C4.112	GAME TRACKER RD [70+00 - 79+50]
C4.49	Mountain Meadows Dr [80+00 - 90+00]	C4.81	SUNDANCE TR [10+00 - 20+00])	C4.113	GAME TRACKER RD [79+50 - 82+34.77]
C4.50	Mountain Meadows Dr [90+00 - 100+00]	C4.82	SUNDANCE TR [20+00 - 22+79])	C4.114	LONG JOHN WY [10+00 - 20+00]
C4.51	Mountain Meadows Dr [100+00 - 109+50]	C4.83	CAT CREEK DR [10+00 - 20+00]	C4.115	LONG JOHN WY [20+00 - 29+84.09]
C4.52	Mountain Meadows Dr [109+50 - 120+00]	C4.84	CAT CREEK DR [20+00 - 30+00]	C4.116	BRIDLE LN (E) [10+00 - 17+50]
C4.53	Mountain Meadows Dr [120+00 - 129+50]	C4.85	CAT CREEK DR [30+00 - 40+00]	C4.117	BRIDLE LN (E) [17+50 - 26+00]
C4.54	Mountain Meadows Dr [129+50 - 140+00]	C4.86	CAT CREEK DR [40+00 - 50+00]	C4.118	BRIDLE LN (E) [26+00 - 38+26.29]
C4.55	Mountain Meadows Dr [140+00 - 150+00]	C4.87	CAT CREEK DR [50+00 - 60+00]	C4.119	LITTLE MEADOW CT [10+00 - 15+32.77]
C4.56	Mountain Meadows Dr [150+00 - 160+00]	C4.88	CAT CREEK DR [60+00 - 70+00]	C4.120	IRON SPRINGS DR [10+00 - 15+22.29]
C4.57	Mountain Meadows Dr [160+00 - 170+00]	C4.89	CAT CREEK DR [70+00 - 80+00]	C4.121	IRON SPRINGS CT [10+00 - 16+05.43]
C4.58	Mountain Meadows Dr [170+00 - 180+00]	C4.90	CAT CREEK DR [80+00 - 86+89.63]	C4.122	RUSTY GATE DR [10+00 - 19+64.94])
C4.59	Mountain Meadows Dr [180+00 - 189+50]	C4.91	BOOTLEGGER DR [10+00 - 20+00]	C4.123	MOUNTAIN TOP DR [10+00 - 20+00])
C4.60	Mountain Meadows Dr [189+50 — 200+00]	C4.92	BOOTLEGGER DR [20+00 - 30+00]	C4.124	MOUNTAIN TOP DR [20+00 - 29+00])
C4.61	Mountain Meadows Dr [200+00 - 210+00]	C4.93	BOOTLEGGER DR [30+00 - 40+00]	C4.125	MOUNTAIN TOP DR [29+00 - 40+00])
C4.62	Mountain Meadows Dr [210+00 - 220+00]	C4.94	BOOTLEGGER DR [40+00 - 50+00]	C4.126	MOUNTAIN TOP DR [40+00 - 46+48.21])
C4.63	Mountain Meadows Dr [220+00 - 230+00]	C4.95	BOOTLEGGER DR [50+00 - 53+22.96]	C4.127	SPLIT RAIL DR [10+00 - 20+00]
C4.64	Mountain Meadows Dr [230+00 - 240+00]	C4.96	Road08(Upper) [10+00 - 20+00]	C4.128	SPLIT RAIL DR [20+00 - 31+86.95]
C4.65	Mountain Meadows Dr [240+00 - 245+84.48]	C4.97	Road08(Upper) [20+00 - 28+65.74]	C4.129	ENGLEMAN PL[10+00 - 17+59.34]
C4.66	MOUNTAIN MEADOWS CT [10+00 -	C4.98	JACKPOT LN [10+00 - 20+00]	C4.130	BLACK BEAR DR [10+00 - 15+99.49]
C4.67	18+51.63] PAINTBRUSH PL [10+00 -	C4.99	JACKPOT LN [20+00 - 30+00]	C4.131	BLACK BEAR DR (NW) [10+00 - 15+13.48]
C4.68	15+95.47]  GROUSEBERRY PL  [10+00 -	C4.100	JACKPOT LN [30+00 - 34+71.98]	C4.132	WOODCHUCK WY [10+00 - 19+23.73]
C4.69	19+02.70]  FIREWEED CT  [10+00 -	C4.101	IRONWOOD PL-10+00-20+00	C4.133	BUNTING CT [10+00 - 15+98.73]
C4.70	20+21.32] VALLEY VIEW DR [10+00	C4.102	IRONWOOD PL-20+00-22+21 .46	C4.134	TANAGER WY [10+00 - 14+17.99]
C4.71	20+00]  VALLEY VIEW DR  [20+00 -	C4.103	BEAVER POND TR [10+00 - 20+00]	C4.135	Road28 [10+00 - 17+56.65]
C4.72	30+00]  VALLEY VIEW DR  [30+00 -	C4.104	BEAVER POND TR [20+00 - 30+00]	C4.136	PIKA TR [10+00 - 12+46.4])
C4.73	40+23.66]  MOUNTAIN TOP  DR [10+00 -	C4.105	BEAVER POND TR [30+00 - 41+16.82]	C4.137	BRIDLE LN (W) [10+00 - 13+37.25]
C4.74	20+00]  MOUNTAIN TOP  DR [20+00 -	C4.106	GAME TRACKER RD [10+00 - 20+00]	C4.138	SUNDANCE CT [10+00 - 15+22.93]
C4.75	30+00]  MOUNTAIN TOP  DR [30+00 -	C4.107	GAME TRACKER RD [20+00 - 30+00]	C4.139	VALLEY VIEW PL [10+00 - 12+89.64]
	40+00]		1 22.001		12100.04]

CD's: Plan & Profile Sheets: Secondary Access Plan and Profiles		
C4.152	Secondary Emergency Access [10+00 - 20+00]	
C4.153	Secondary Emergency Access [20+00 - 30+00]	
C4.154	Secondary Emergency Access [30+00 - 40+00]	
C4.155	Secondary Emergency Access [40+00 - 50+00]	
C4.156	Secondary Emergency Access [50+00 - 60+00]	
C4.157	Secondary Emergency Access [60+00-70+00]	
C4.158	Secondary Emergency Access [70+00 - 80+00]	
C4.159	Secondary Emergency Access [80+00 - 90+00]	
C4.160	Secondary Emergency Access [90+00 - 100+00]	
C4.161	Secondary Emergency Access [100+00 - 110+00]	
C4.162	Secondary Emergency Access [110+00 - 120+00]	
C4.163	Secondary Emergency Access [120+00 - 130+00]	
C4.164	Secondary Emergency Access [130+00 - 140+00]	
C4.165	Secondary Emergency Access [140+00 - 150+00]	
C4.166	Secondary Emergency Access [150+00 - 160+00]	
C4.167	Secondary Emergency Access [160+00 - 170+00] Secondary	
C4.168	Emergency Access [170+00 - 180+00] Secondary	
C4.169	Emergency Access [180+00 - 190+00] Secondary	
C4.170	Emergency Access [190+00 - 200+00] Secondary	
C4.171	Emergency Access [200+00 - 210+00] Secondary	
C4.172	Emergency Access [210+00 - 220+00] Secondary	
C4.173	Emergency Access-[220+00 -230+00] Secondary	
C4.174	Emergency Access-[230+00 -240+00] Secondary Emergency	
C4.175	Access-[240+00 -250+00]	

ondary A	rofile Sheets: Access Plan and Profiles	C4.	176	Second Emerge Access-[2
152	Secondary Emergency Access [10+00 - 20+00]	C4.	177	-260+ Second Emerge Access-[2
153	Secondary Emergency Access [20+00 - 30+00]	C4.	178	-270+ Second Emerge Access-[2
154	Secondary Emergency Access [30+00 - 40+00]	CD's:		276+1° & Profile Sh Properties
155	Secondary Emergency Access [40+00 - 50+00]	C4.	179	Road_Ste [10+00 20+0
156	Secondary Emergency Access [50+00 -	C4.	180	Road_Ste [20+00 30+0
	60+00] Secondary	C4.	.181	Road_Ste [30+00 40+0
157	Emergency Access [60+00-70+00]	C4.	182	Road_Ste [40+00 50+0
158	Secondary Emergency Access [70+00 - 80+00]	C4.	183	Road_Ste [50+00 56+56.
159	Secondary Emergency Access [80+00 -	CD's: (	Offsite Ir	mprovement MAP
160	90+00] Secondary Emergency Access [90+00 -	C5.	.00	SH-131 & KEY M
	100+00] Secondary	C5	.01	CR-14 & KEY M
.161	Emergency Access [100+00 - 110+00]		G & SIG	I e Improveme GNING & STF PLAN
162	Secondary Emergency Access [110+00 - 120+00]	C5.	.02	SH-131 & - PAV SIGNING MARKING
163	Secondary Emergency Access [120+00 - 130+00]	C5.	.03	SH-131 & - PAV SIGNING MARKING
164	Secondary Emergency Access [130+00	C5.	.04	CR-14 & - PAV SIGNING MARKING
165	- 140+00] Secondary Emergency Access [140+00	C5.	.05	CR-14 & - PAV SIGNING MARKING
	- 150+00] Secondary Emergency			e Improveme DRAINAGE F
166	Access [150+00 - 160+00]	C5	.06	SH-131 & - GRADI
167	Secondary Emergency Access [160+00 - 170+00]	C5.	.07	SH-131 & - GRADI DRAINAGE
168	Secondary Emergency Access [170+00 - 180+00]	C5.	.08	CR-14 & - GRADI DRAINAGE
169	Secondary Emergency Access [180+00	C5	.09	CR-14 & - GRADI DRAINAGE
170	- 190+00] Secondary Emergency Access [190+00 - 200+00]			
.171	Secondary Emergency Access [200+00]			
	Secondary Fmergency			

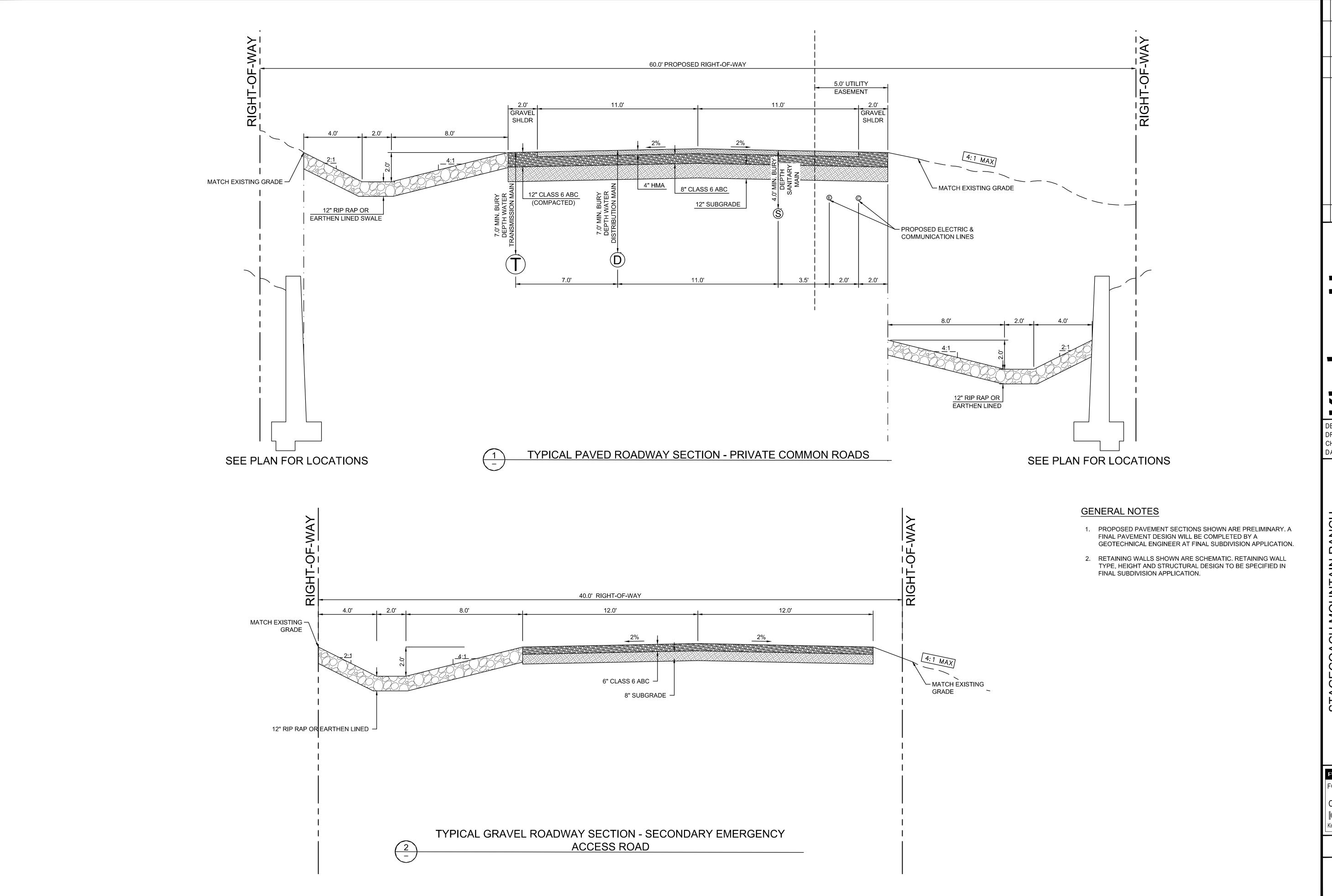
C4.176	Secondary Emergency Access-[250+00 -260+00]
C4.177	Secondary Emergency Access—[260+00 —270+00]
C4.178	Secondary Emergency Access-[270+00 -276+17.03]
	c Profile Sheets: Properties
C4.179	Road_Stetson01 [10+00 - 20+00]
C4.180	Road_Stetson01 [20+00 - 30+00]
C4.181	Road_Stetson01 [30+00 - 40+00]
C4.182	Road_Stetson01 [40+00 - 50+00]
C4.183	Road_Stetson01 [50+00 - 56+56.68]
	mprovements: KEY MAP
C5.00	SH-131 & CR-14 KEY MAP
C5.01	CR-14 & CR-16 KEY MAP
PAVING & SIG	e Improvements: NING & STRIPING PLAN
C5.02	SH-131 & CR-14 - PAVING, SIGNING & MARKING PLAN
C5.03	SH-131 & CR-14 - PAVING, SIGNING & MARKING PLAN
C5.04	CR-14 & CR-16 - PAVING, SIGNING & MARKING PLAN
C5.05	CR-14 & CR-16 - PAVING, SIGNING & MARKING PLAN
	e Improvements: DRAINAGE PLAN
C5.06	SH-131 & CR-14 - GRADING & DRAINAGE PLAN
C5.07	SH-131 & CR-14 - GRADING & DRAINAGE PLAN
C5.08	CR-14 & CR-16 - GRADING & DRAINAGE PLAN
C5.09	CR-14 & CR-16 - GRADING & DRAINAGE PLAN

DESIGNED BY: JGJ DRAWN BY: CAS CHECKED BY: EJG DATE: 11/26/24 STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
PRELIMINARY CIVIL CONSTRUCTION DOCUMENTS
SHEET INDEX

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 196778000 SHEET

C0.01



S. Soza KIMLEY-HORN AND A Colorado Springs, Colorado Springs, Colorado Springs, Colorado Springs, Colorado

STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
IMINARY CIVIL CONSTRUCTION DOCUMENTS
TYPICAL SECTIONS

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley Horn
Kimley+Horn and Associates, Inc.

PROJECT NO. 196778000

SHEET

C0.02

#### PRELIMINARY UTILITY NOTES:

- 1. LOCATIONS OF MAIN LINES, VALVES, WATER STORAGE TANK, AND PUMP STATIONS ARE PRELIMINARY. WATER AND SEWER MODELING WILL BE PERFORMED TO CONFIRM ALL WATER AND SEWER APPURTENANCE LOCATIONS AND SIZES IN ACCORDANCE WITH MORRISON CREEK METROPOLITAN WATER AND SEWER DISTRICT DESIGN STANDARDS.
- COMBINATION AIR VALVES, BLOW OFF VALVES, AND ISOLATION VALVES HAVE NOT BEEN SHOWN FOR CLARITY. FINAL LOCATION AND DESIGN SHALL BE IN ACCORDANCE WITH MORRISON CREEK METROPOLITAN WATER AND SEWER DISTRICT DESIGN STANDARDS.
- 3. ALL LOW-PRESSURE SEWER SYSTEM PUMPS SHALL BE SOURCED FROM ONE MANUFACTURER. INTERMIXING OF MANUFACTURERS SHALL NOT BE PERMITTED.
- 4. MINIMUM BURY DEPTH FOR ALL WET UTILITIES SHALL BE IN ACCORDANCE WITH MORRISON CREEK METROPOLITAN WATER AND SEWER DISTRICT DESIGN STANDARDS.
- 5. ALL WATER AND SEWER PIPING AND JOINT MATERIAL (OTHER THAN FIRE HYDRANTS AND SERVICE LINES) SHALL BE HIGH DENSITY POLYETHYLENE (HDPE). HDPE SHALL MEETING REQUIREMENTS OF ASTM F 2160-16. THE MINIMUM PRESSURE CLASS FOR HDPE PIPE SHALL BE DR-11 200 PSI AND ALL JOINTS SHALL BE FUSION WELDED.
- 6. DUCTILE IRON PIPE SHALL BE USED FOR ALL FIRE HYDRANT LEADS AND ASSEMBLIES.
- 7. ALL ISOLATION VALVES WILL BE DUCTILE IRON GATE OR
- BUTTERFLY VALVES.

  8. ALL UTILITY PIPING SHALL BE FULLY RESTRAINED.
- 9. PIPE SHALL BE DESIGNED ACCORDING TO THE METHODS INDICATED IN THE FOLLOWING:
- 9.1. DUCTILE IRON PIPE: AWWA/ANSI C150/A21.50, AWWA/ANSI
- C151/A21.51. AND AWWA M41.

  9.2. HIGH DENSITY POLYETHYLENE PIPE: AWWA C906, AWWA M55.
- 10. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AC ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER FACILITY AND CONNECTION OF THE LINE TO THE EXISTING MORRISTION CREEK WATER SYSTEM.
- 11. NO OTHER UTILITIES SHALL BE PLACED IN THE SAME TRENCH AS POTABLE WATER LINES UNLESS APPROVED BY THE MORRISON CREEK METROPOLITAN WATER AND SEWER DISTRICT.
- 12. TRACER WIRE SHALL BE INSTALLED ON ALL UTILITY PIPING.
- 13. CONTRACTOR TO PRESSURE TEST ALL UTILITY PIPING TO AN APPROPRIATE TEST PRESSURE SET BY THE DESIGN ENGINEER AND MORRISON CREEK METROPOLITAN WATER AND SEWER DISTRICT.

#### PRELIMINARY ROADWAY NOTES:

- 1. ALL ROADWAY DESIGN SHOWN HEREIN IS PRELIMINARY IN NATURE AND IS NOT INTENDED TO BE UTILIZED AS FINAL ENGINEERING DESIGN. ALL FINAL ROADWAY DESIGN AND CONSTRUCTION DOCUMENTS ARE TO BE COMPLETED BY PHASE/FILING IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS.
- 2. ALL FINAL PAVEMENT DESIGNS ARE TO BE COMPLETED IN FUTURE FINAL SUBDIVISION APPLICATIONS.
- 3. ALL ROADWAYS ON-SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED BY A FUTURE PROPOSED HOMEOWNER'S ASSOCIATION (HOA) DETERMINED BY THE OWNER.
- 4. ALL ON-SITE ROADWAYS ARE TO BE DESIGNED PER THE LATEST EDITION OF OAK CREEK FIRE DEPARTMENT ROADWAY DESIGN STANDARDS.
- 5. ALL PRIVATE DRIVEWAYS FOR INDIVIDUAL LOTS ARE TO BE DESIGNED PER ROUTT COUNTY STANDARDS.
- 6. ALL OFF-SITE ROADWAY DESIGN AND IMPROVEMENTS ARE TO BE DESIGNED PER ROUTT COUNTY AND/OR CDOT STANDARDS AS APPLICABLE.

### PRELIMINARY GRADING NOTES:

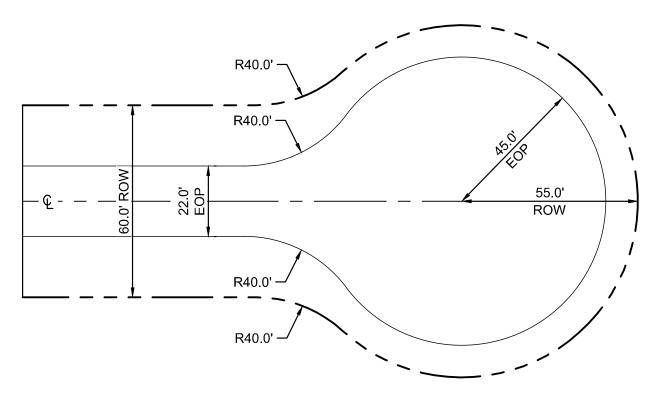
- 1. ALL PROPOSED GRADING IS PRELIMINARY IN NATURE AND IS NOT INTENDED TO BE UTILIZED AS FINAL ENGINEERING DESIGN. ALL FINAL GRADING DESIGN IS TO BE COMPLETED BY PHASE/FILING IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS.
- 2. ALL GRADING LIMITS SHOWN HEREIN ARE PRELIMINARY AND APPROXIMATE BASED UPON 2:1 MAX TIE-IN SLOPE.
- 3. GEOTECHNICAL RECOMMENDATIONS FOR CUT/FILL SLOPES AND SLOPE STABILIZATION IS TO BE PROVIDED IN FINAL GEOTECHNICAL REPORT IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS.
- . ALL PROPOSED RETAINING WALL LOCATIONS AND HEIGHTS SHOWN HEREIN ARE APPROXIMATE AND PRELIMINARY IN NATURE. RETAINING WALL TYPE AND DESIGN RECOMMENDATIONS ARE TO BE PROVIDED BY GEOTECHNICAL ENGINEER IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS.

## PRELIMINARY DRAINAGE NOTES:

- 1. ALL STORMWATER CONVEYANCE, DETENTION, AND WATER QUALITY FINAL ENGINEERING DESIGN IS TO BE COMPLETED WITH FINAL DRAINAGE STUDIES BY PHASE/FILING IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS.
- 2. ALL STORMWATER CONVEYANCE INFRASTRUCTURE, AND WATER QUALITY AND 100-YEAR DETENTION POND LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND PRELIMINARY IN NATURE AND ARE NOT INTENDED TO BE UTILIZED AS FINAL ENGINEERING DESIGN.

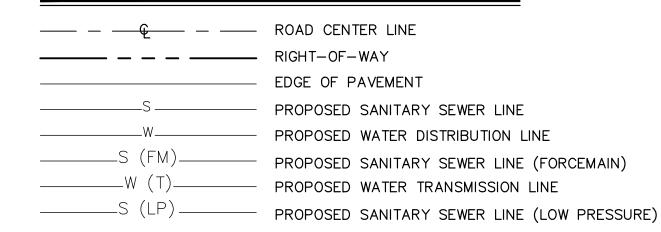
### PRELIMINARY STRUCTURE NOTES:

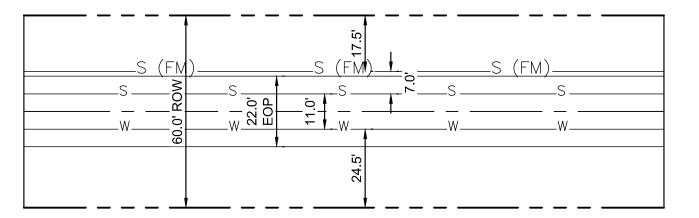
- 1. ALL PROPOSED BRIDGE CROSSING LOCATIONS SHOWN HEREIN ARE APPROXIMATE AND PRELIMINARY IN NATURE AND IS NOT INTENDED TO BE UTILIZED AS FINAL ENGINEERING DESIGN. ALL FINAL BRIDGE CROSSING TYPES, MATERIAL SELECTION, AND STRUCTURAL DESIGN ARE TO BE COMPLETED BY PHASE/FILING IN FUTURE PROPOSED FINAL SUBDIVISION APPLICATIONS BY A LICENSED STRUCTURAL ENGINEER.
- 2. ALL PROPOSED BRIDGES AT ALL WETLAND CROSSINGS ARE TO BE OPEN BOTTOM IN NATURE AS TO MITIGATE IMPACTS TO EXISTING WETLANDS AND/OR AS TO NOT PERMANENTLY IMPACT EXISTING WETLANDS.



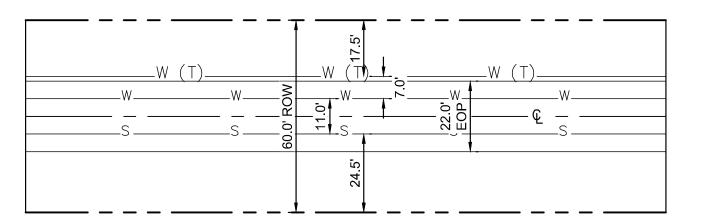
1 TYPICAL CUL-DE-SAC LAYOUT

# LEGEND

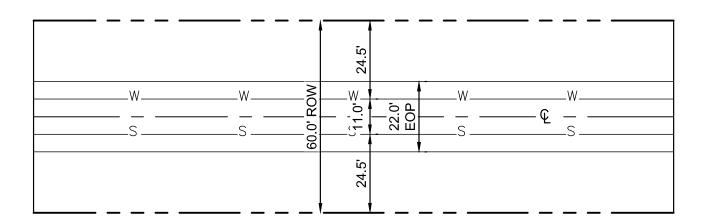




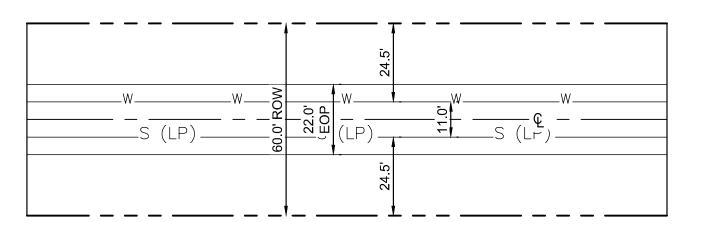




B UTLITY LAYOUT SECTION VIEW



C UTLITY LAYOUT SECTION VIEW



D UTLITY LAYOUT SECTION VIEW

TYPICAL UTILITY LAYOUT SECTION VIEWS N.T.S.

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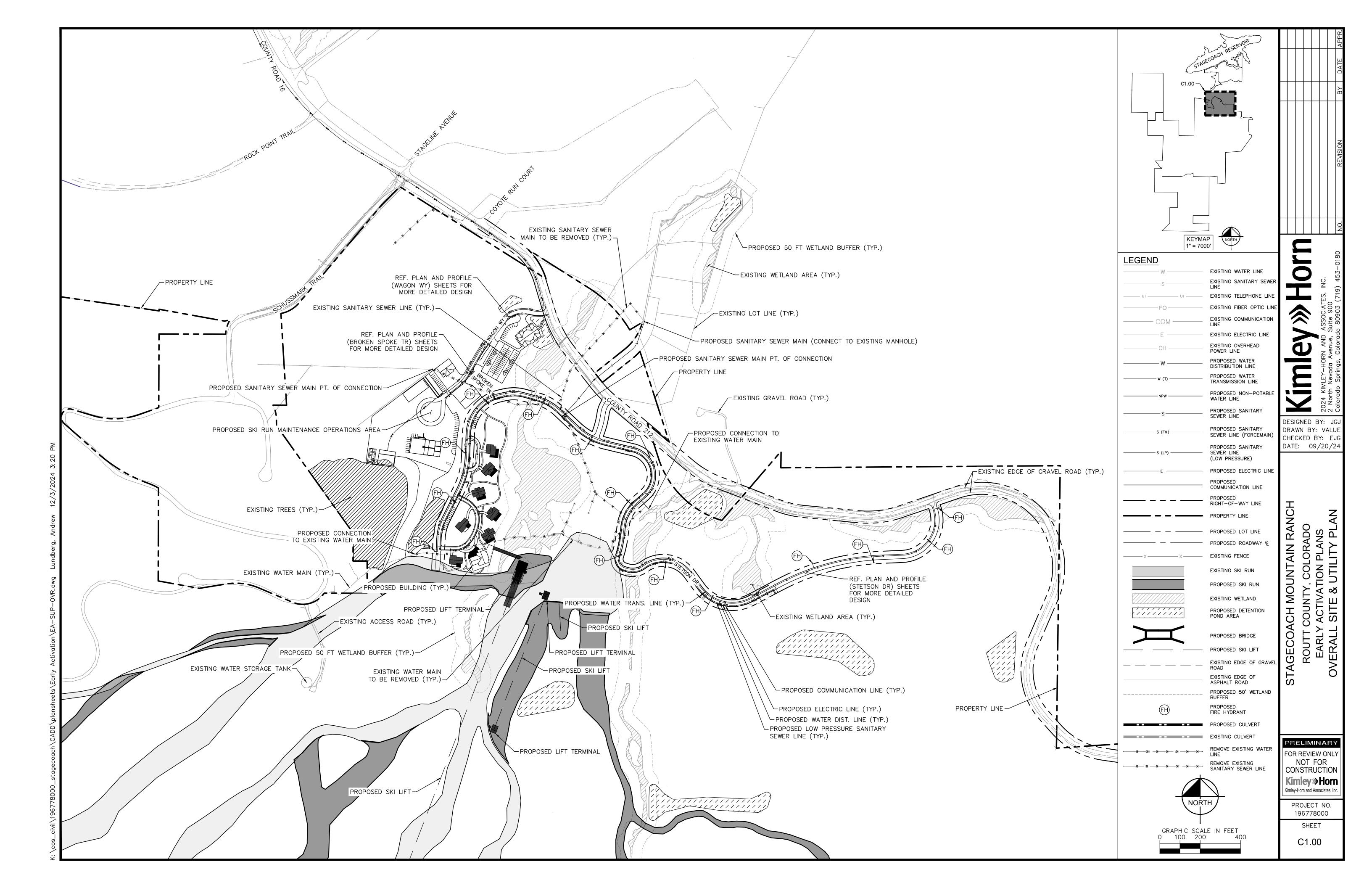
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DATE: 11/26/24

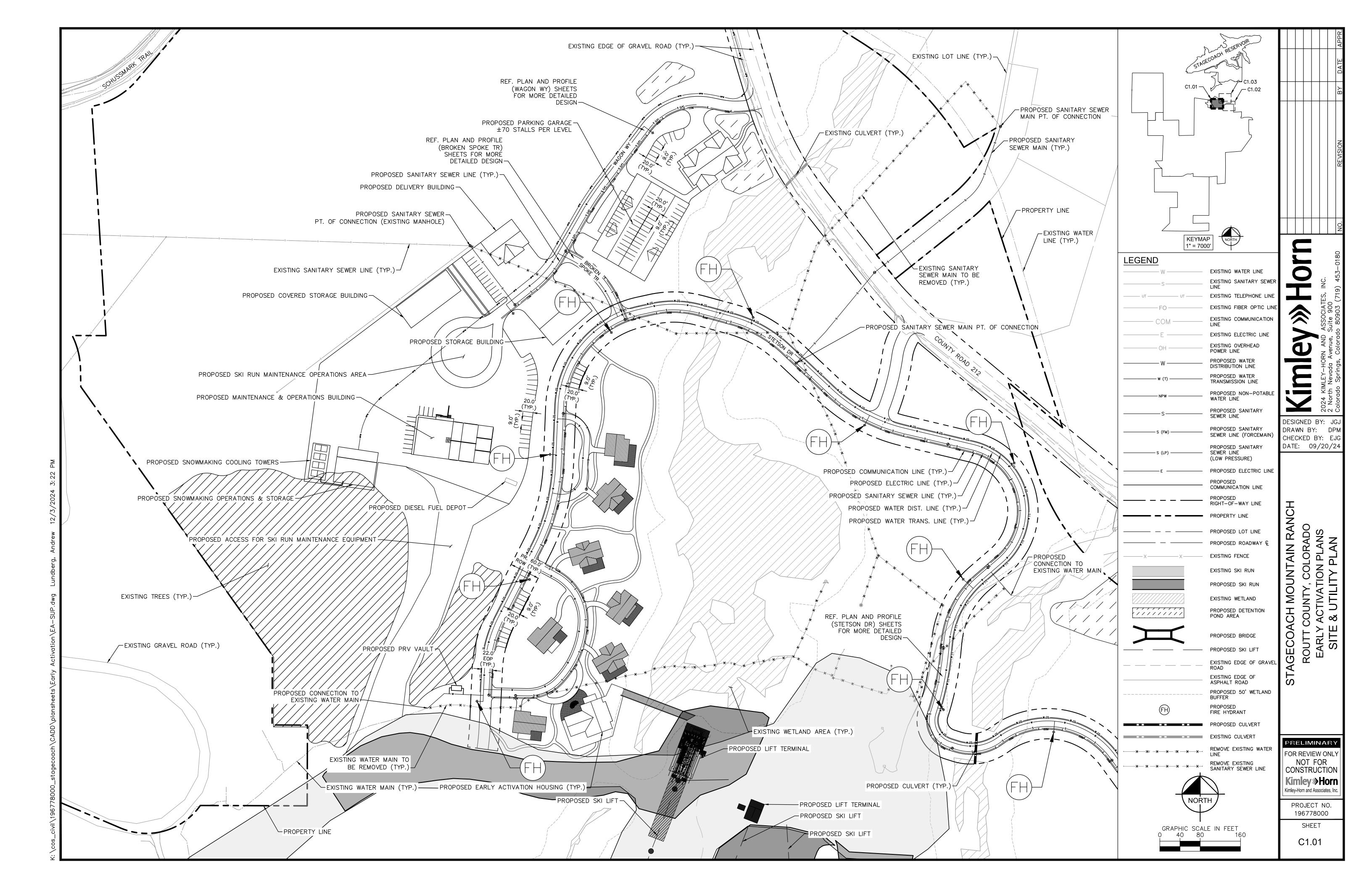
STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
LIMINARY CIVIL CONSTRUCTION DOCUME
TYPICAL DETAILS AND NOTES

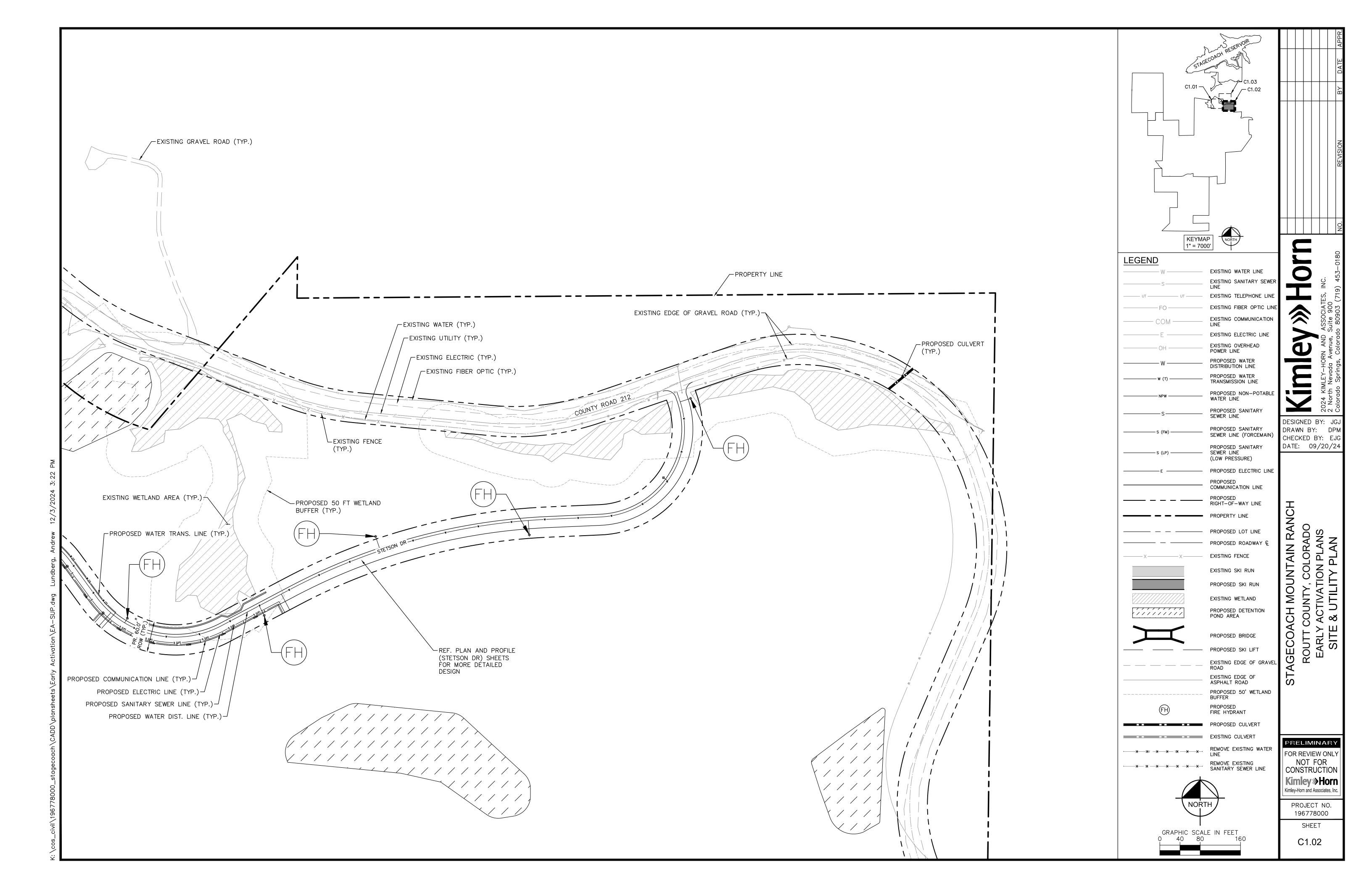
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley Horn
Kimley-Horn and Associates, Inc.

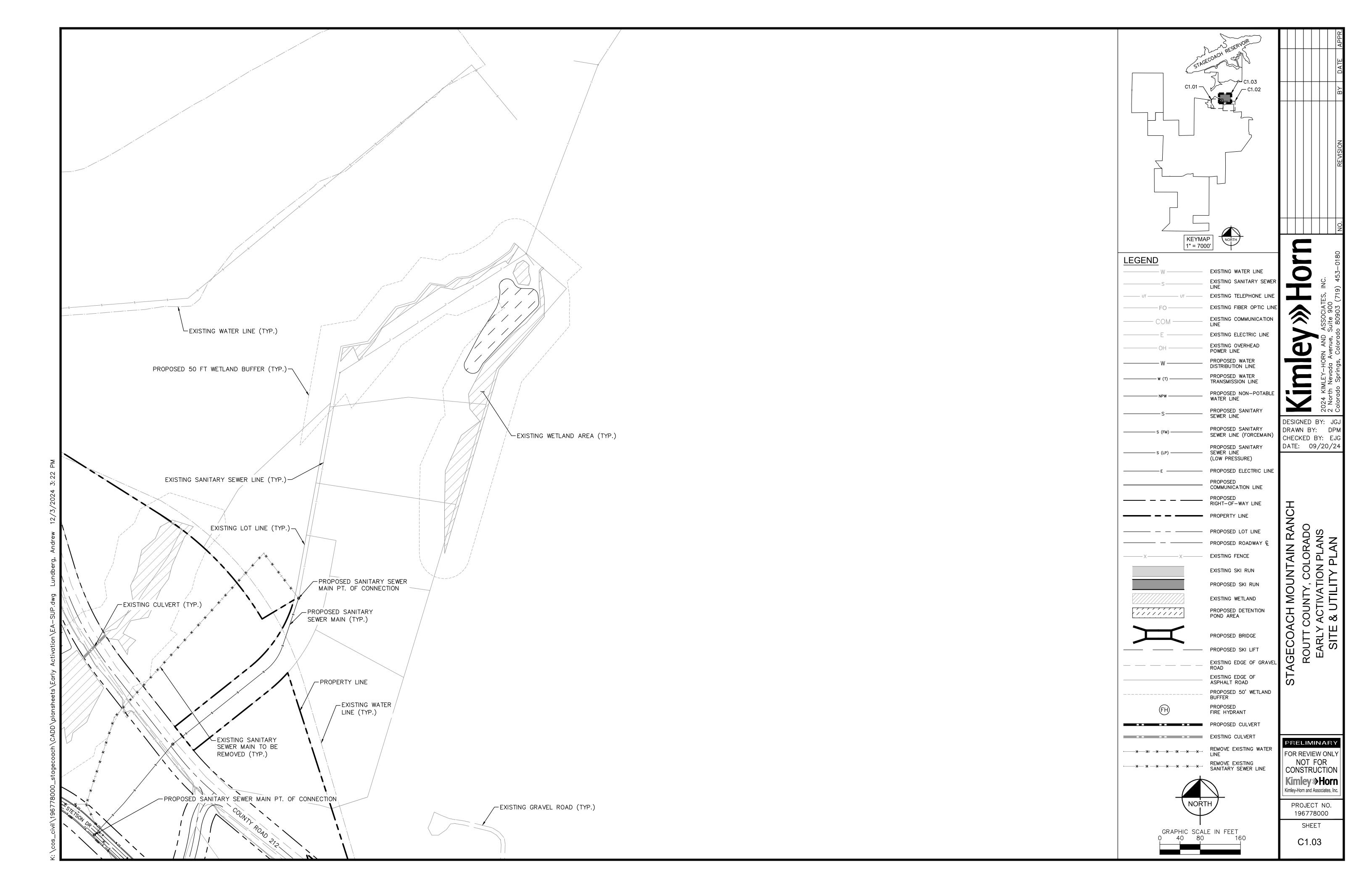
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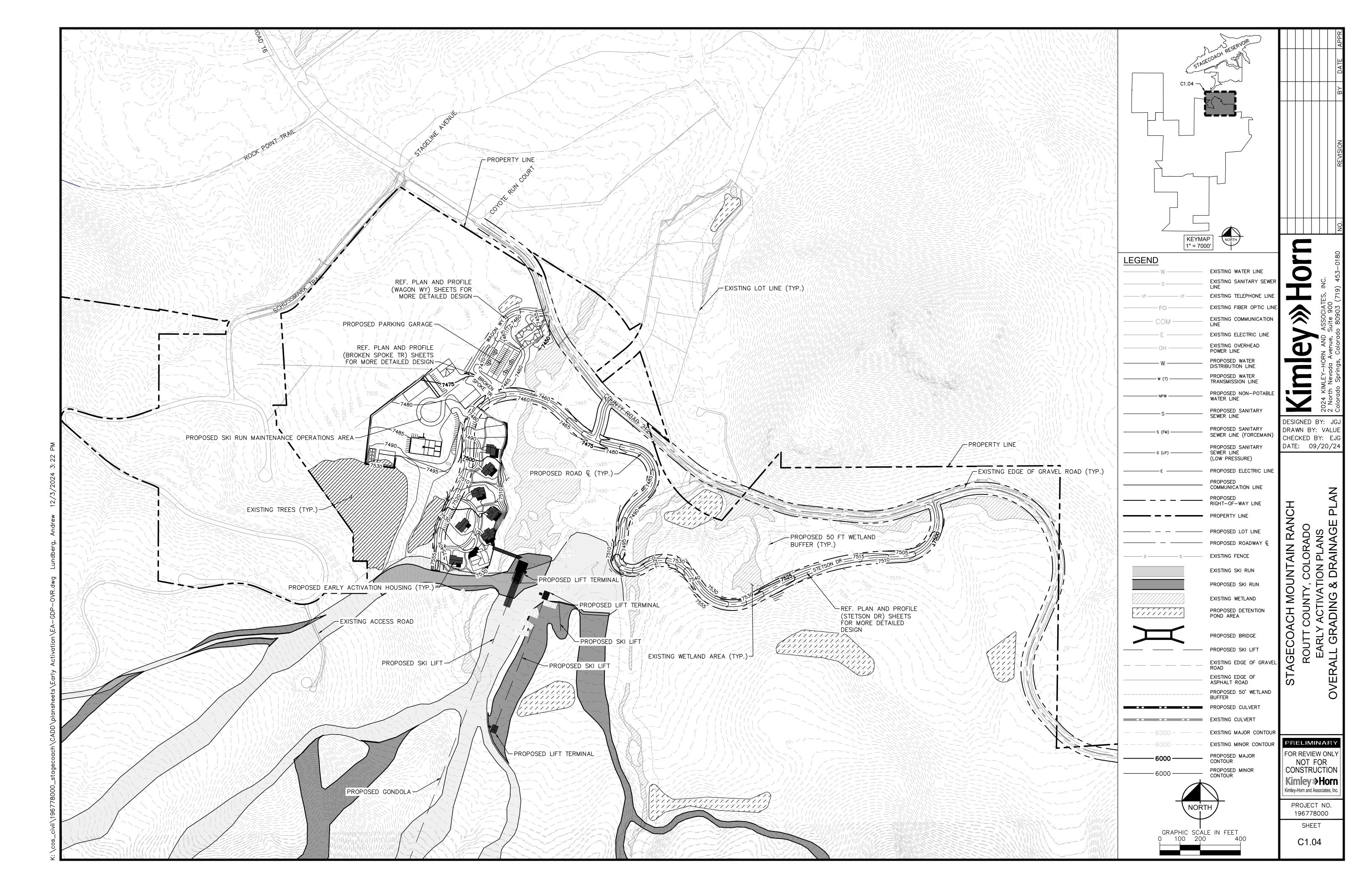
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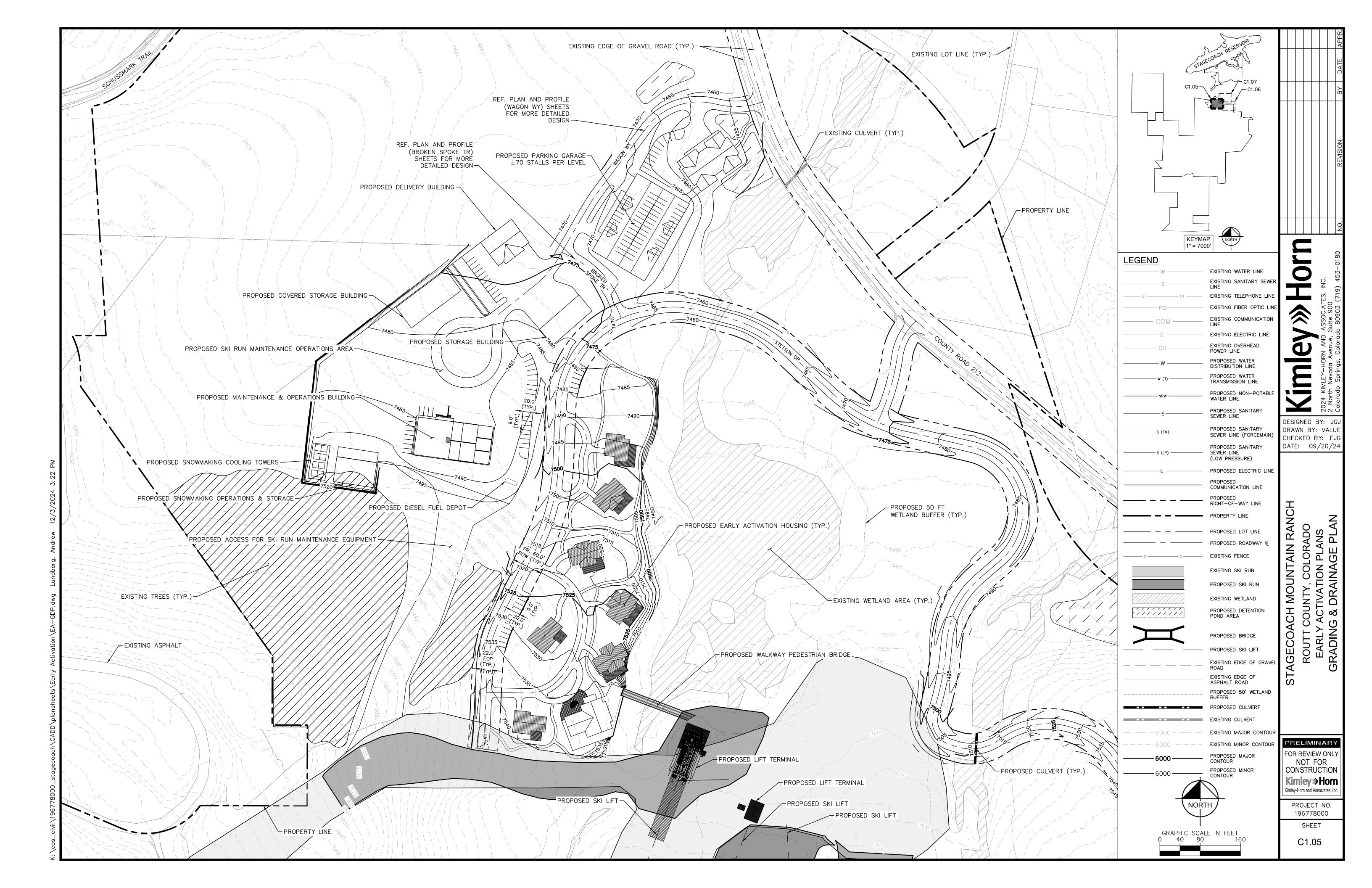


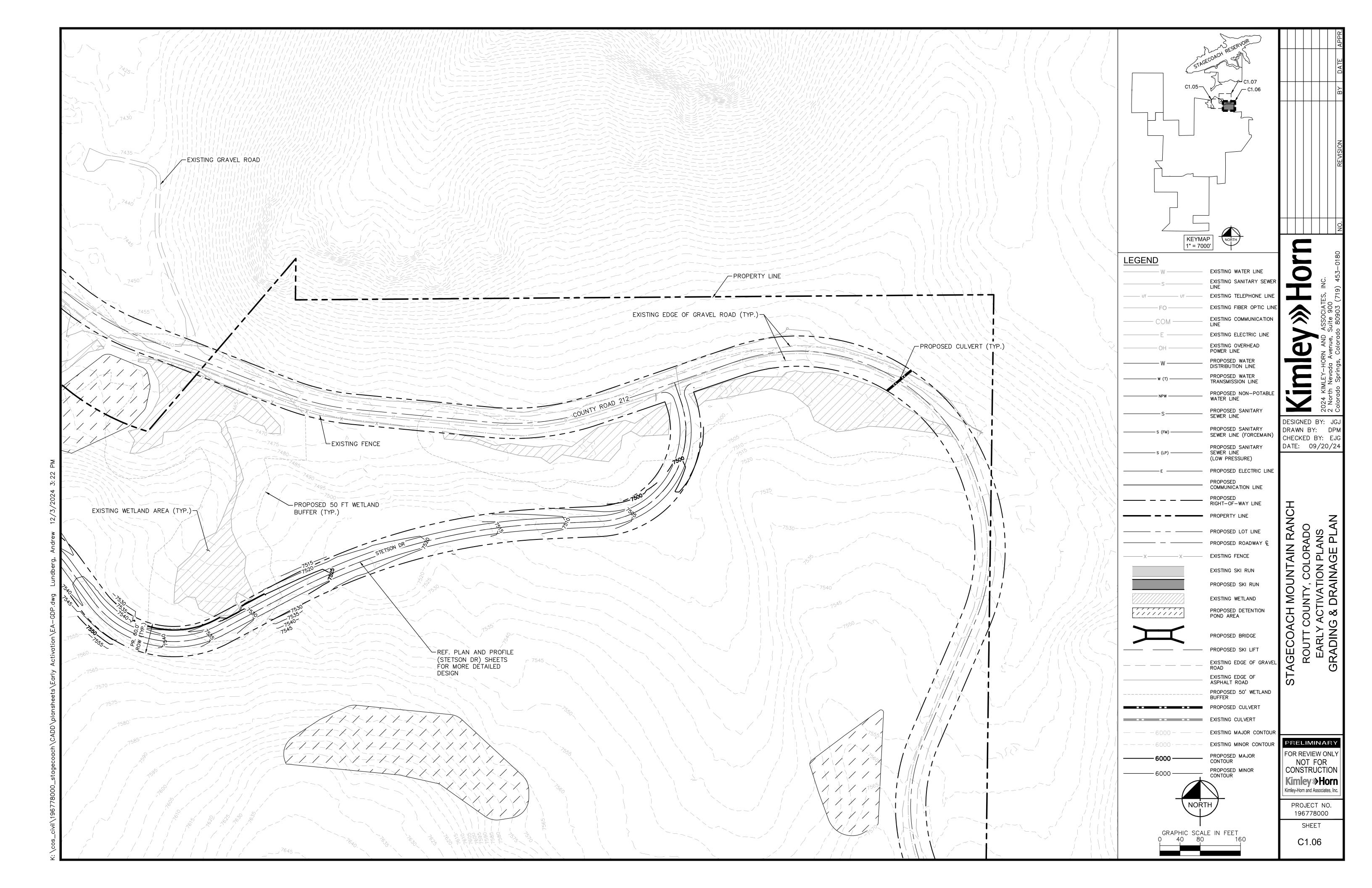




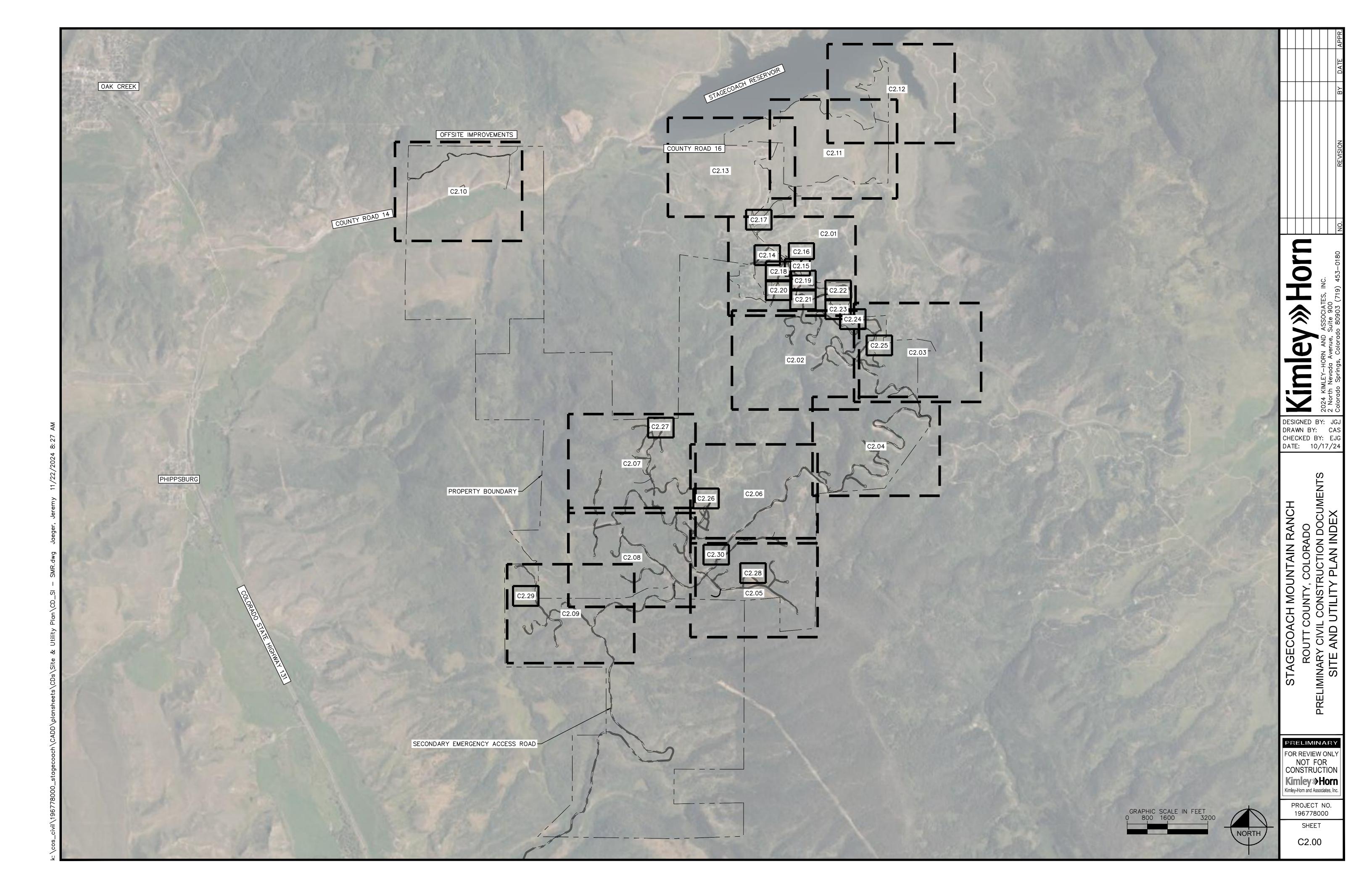


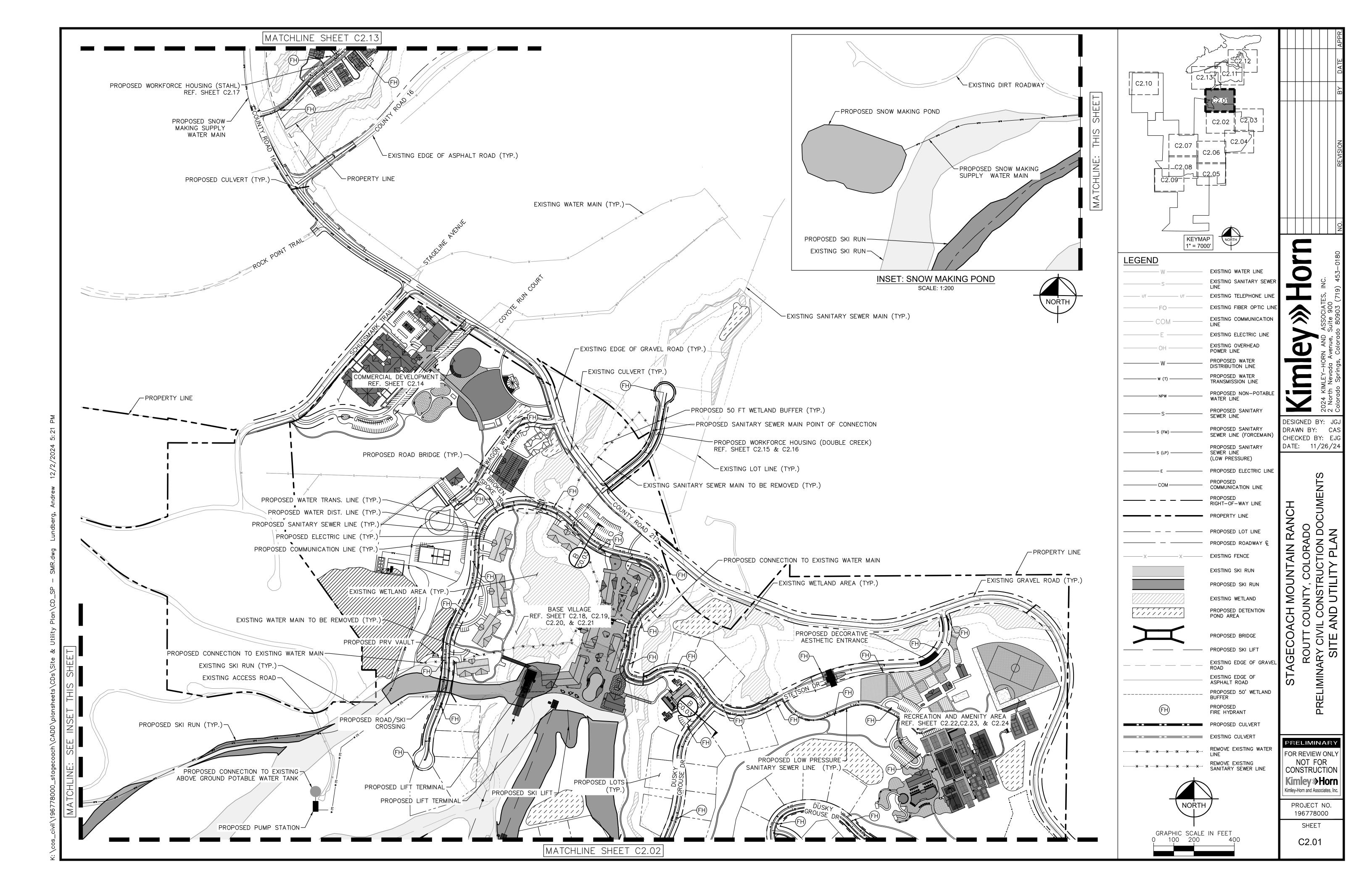


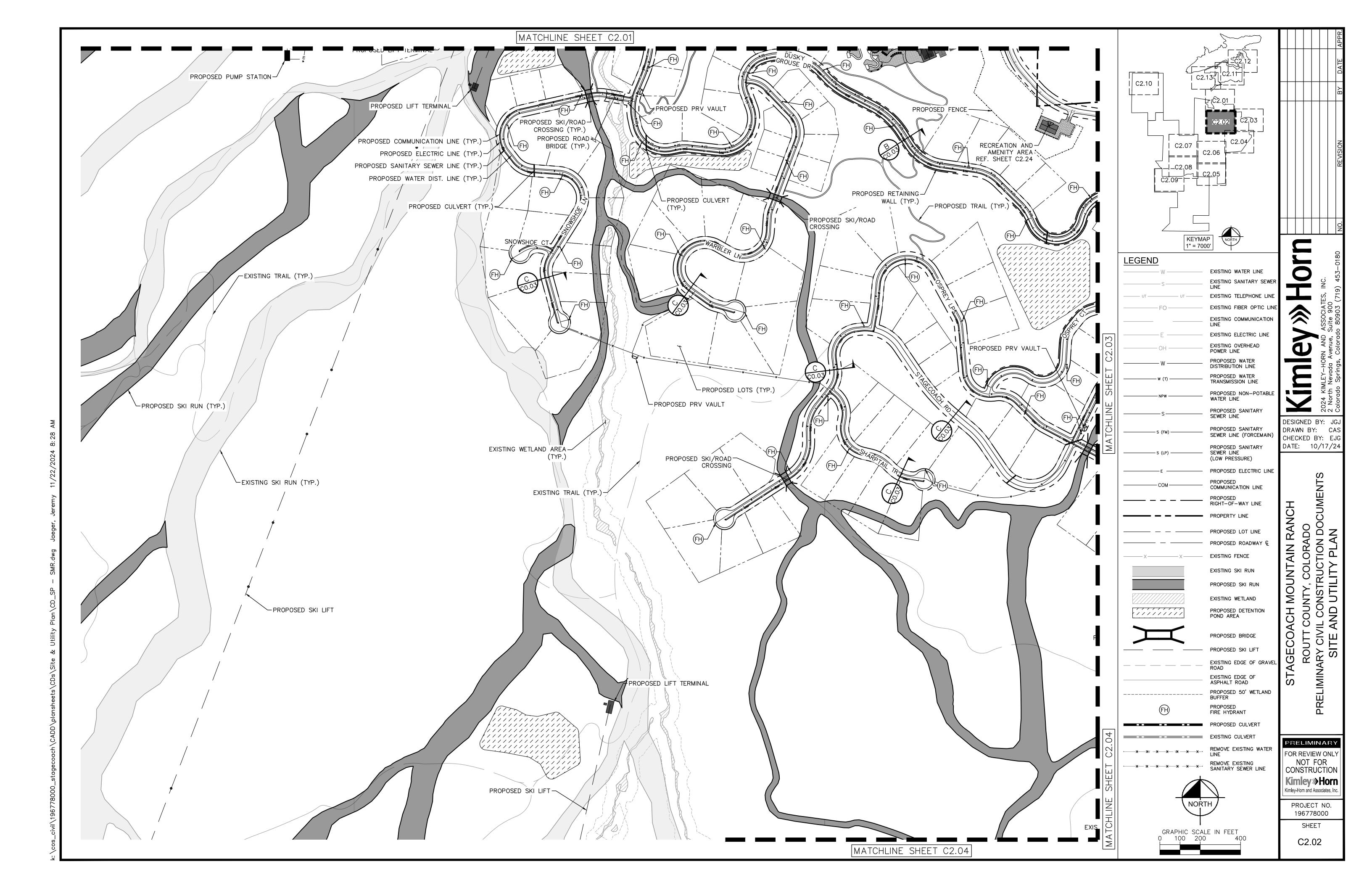


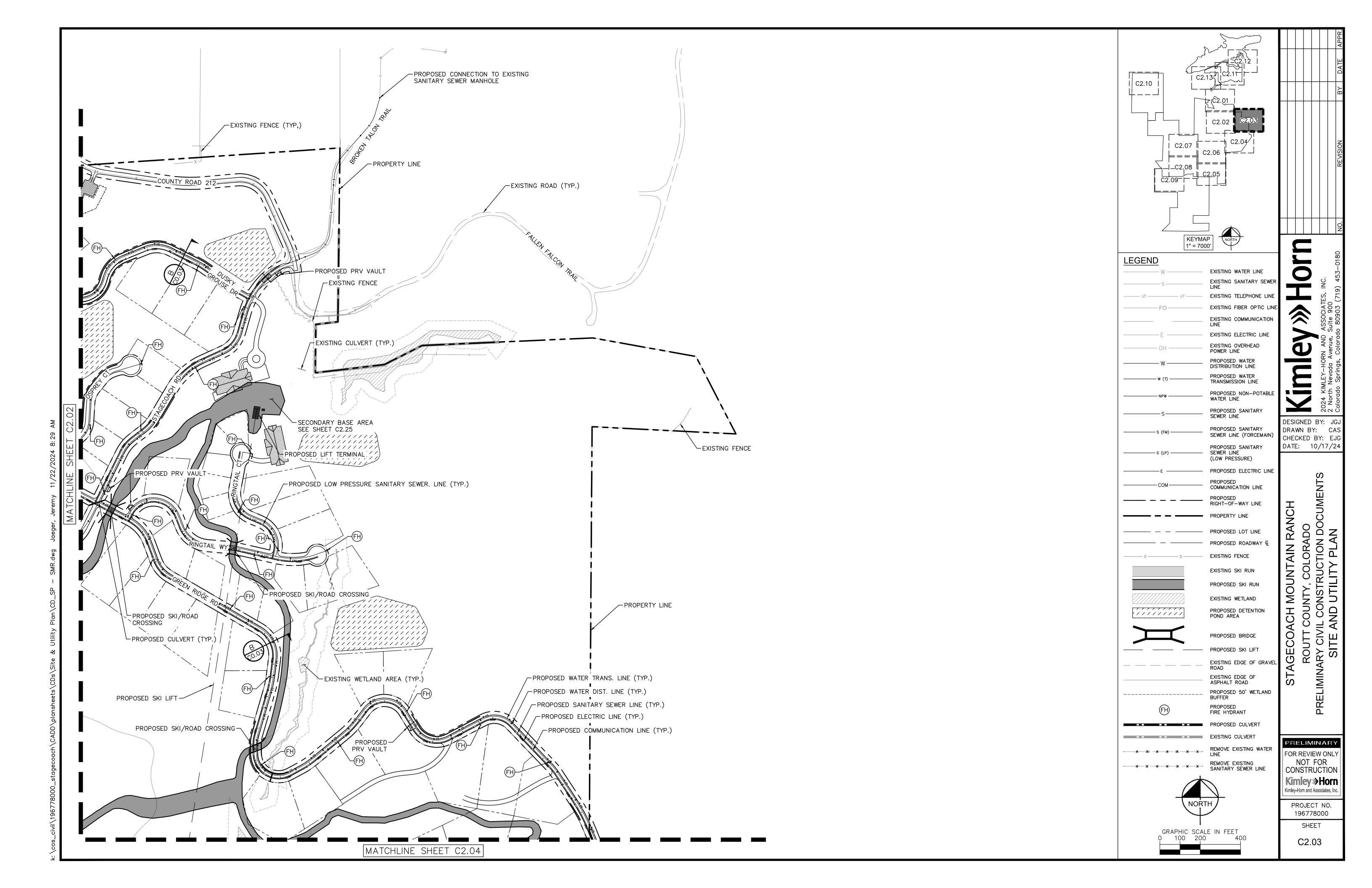


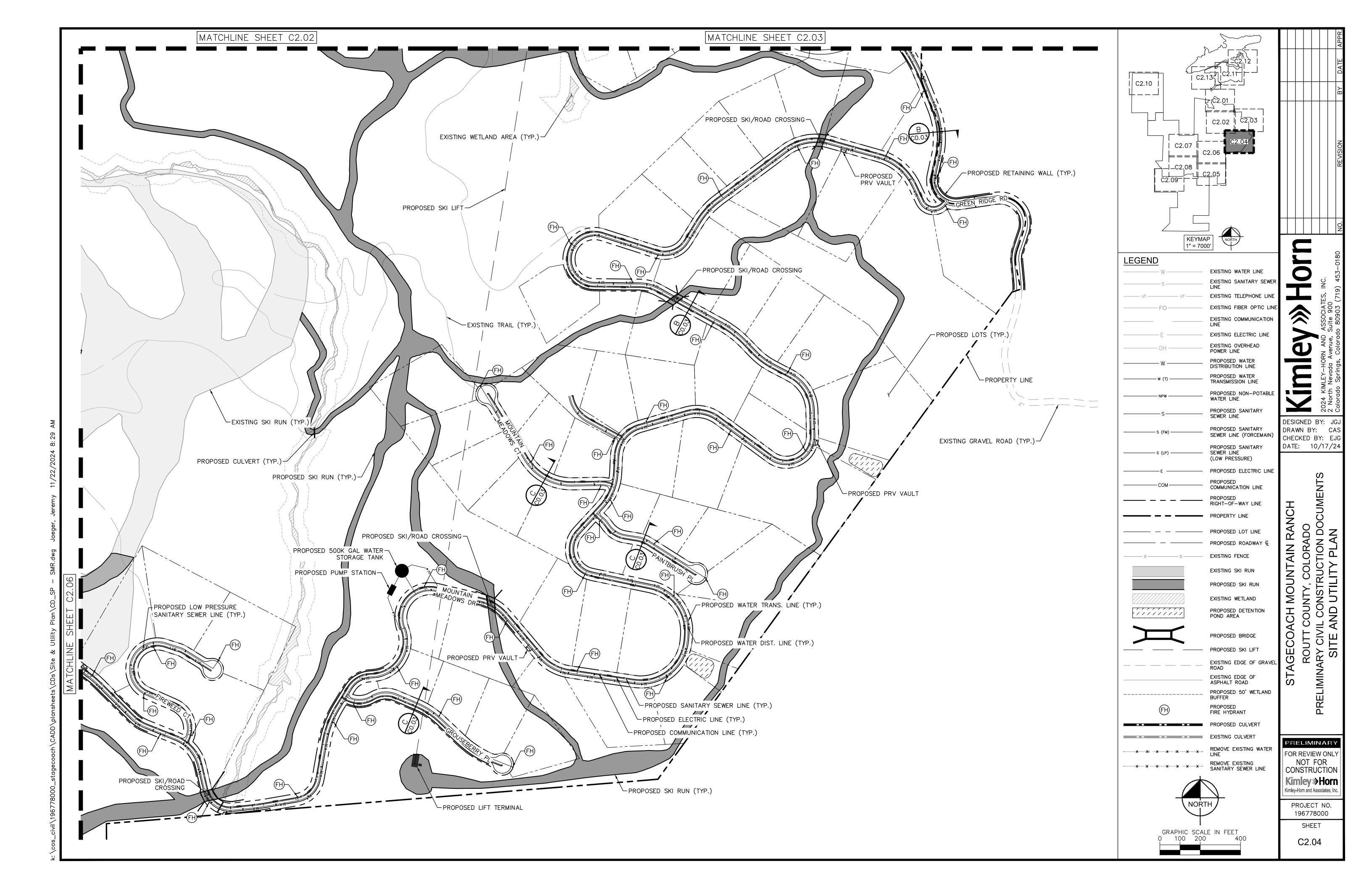


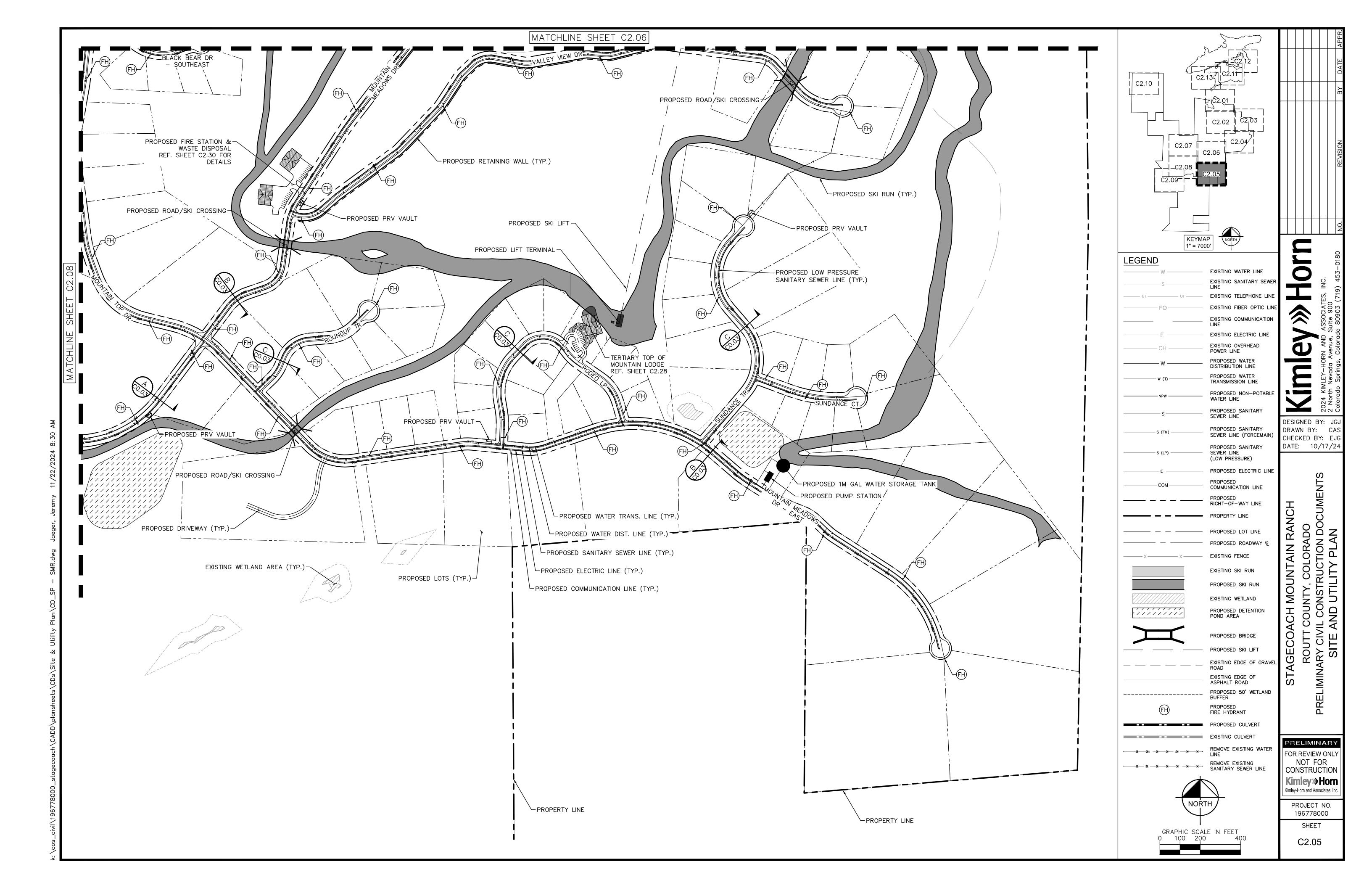


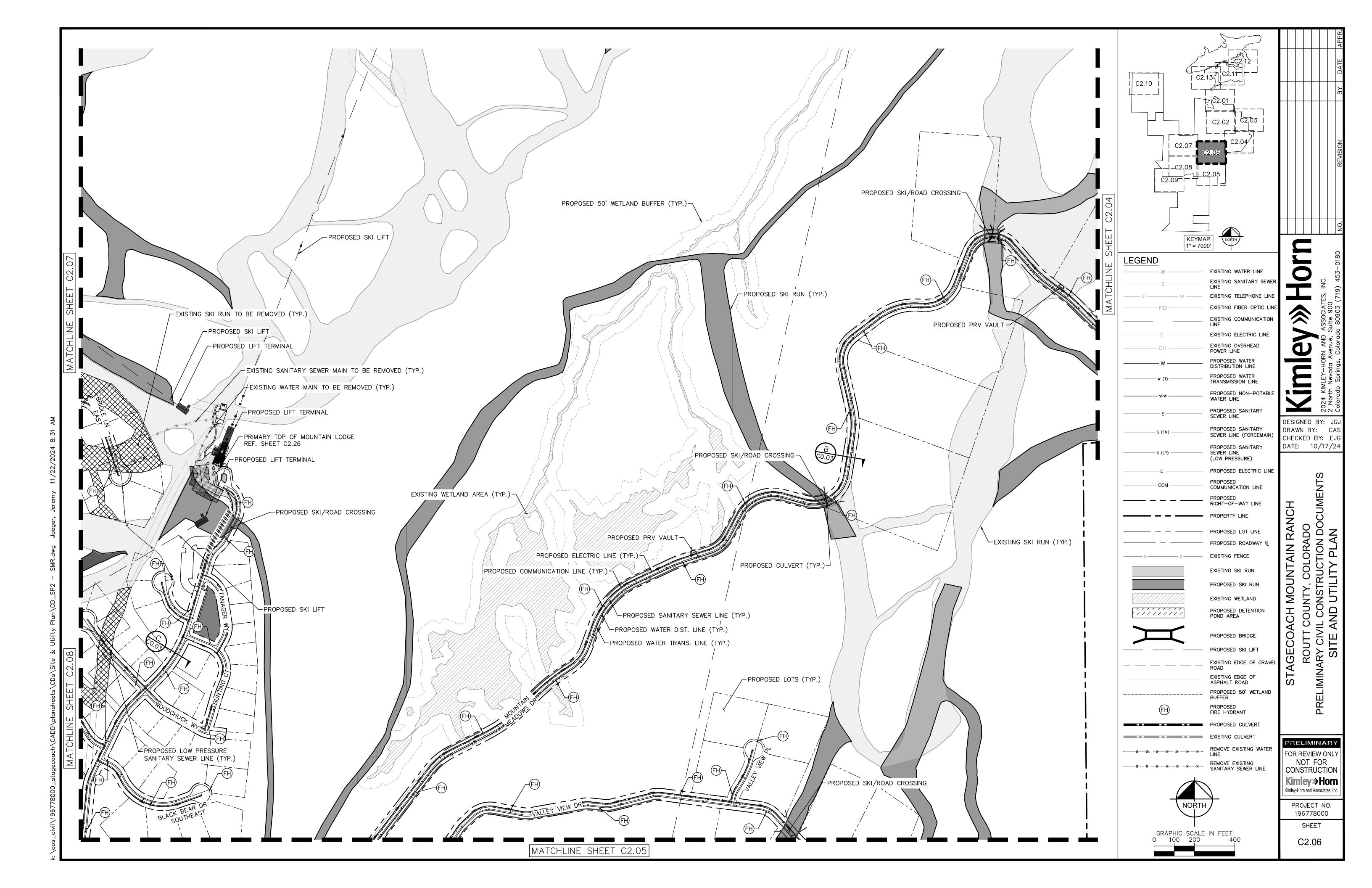


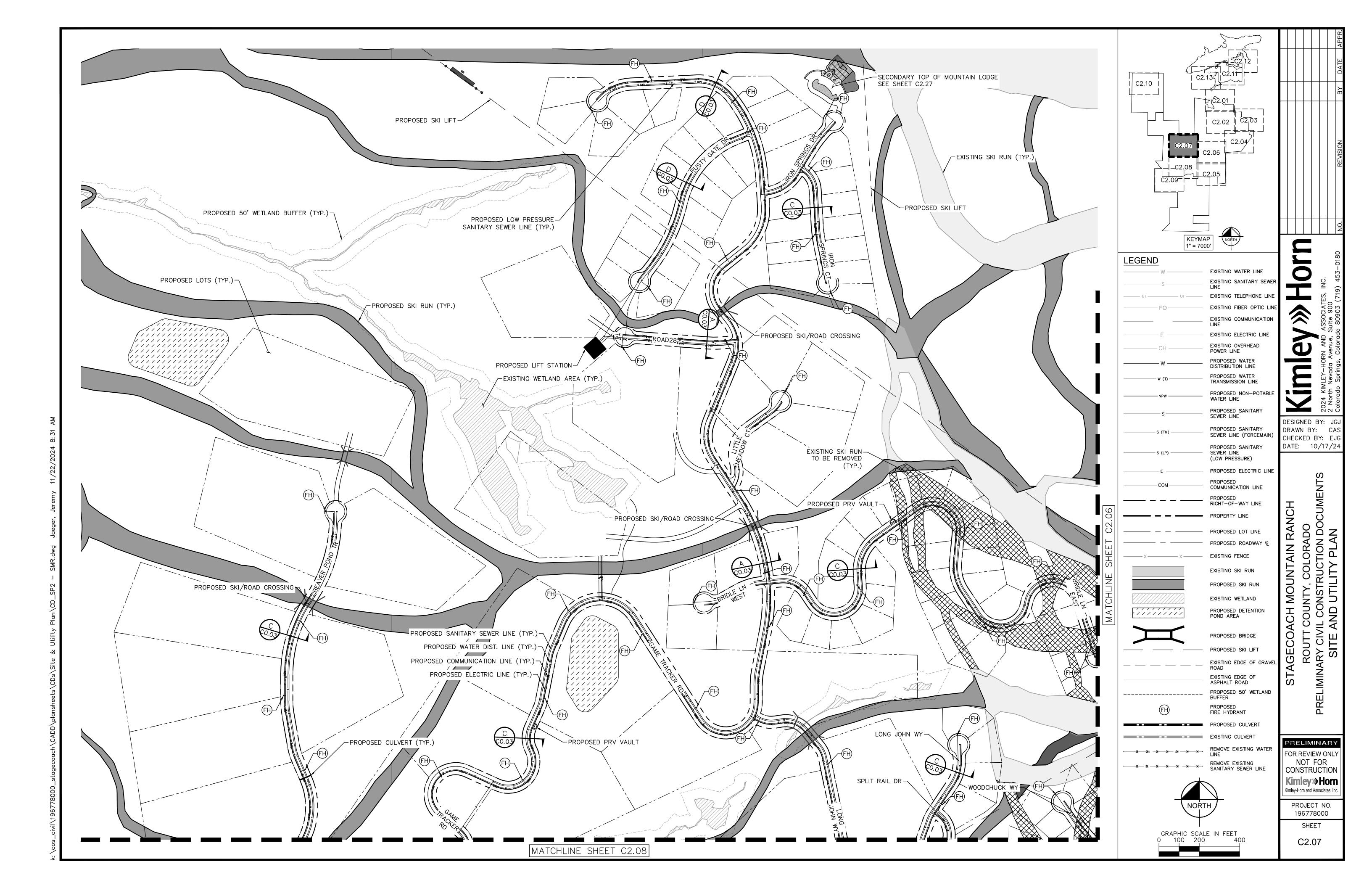


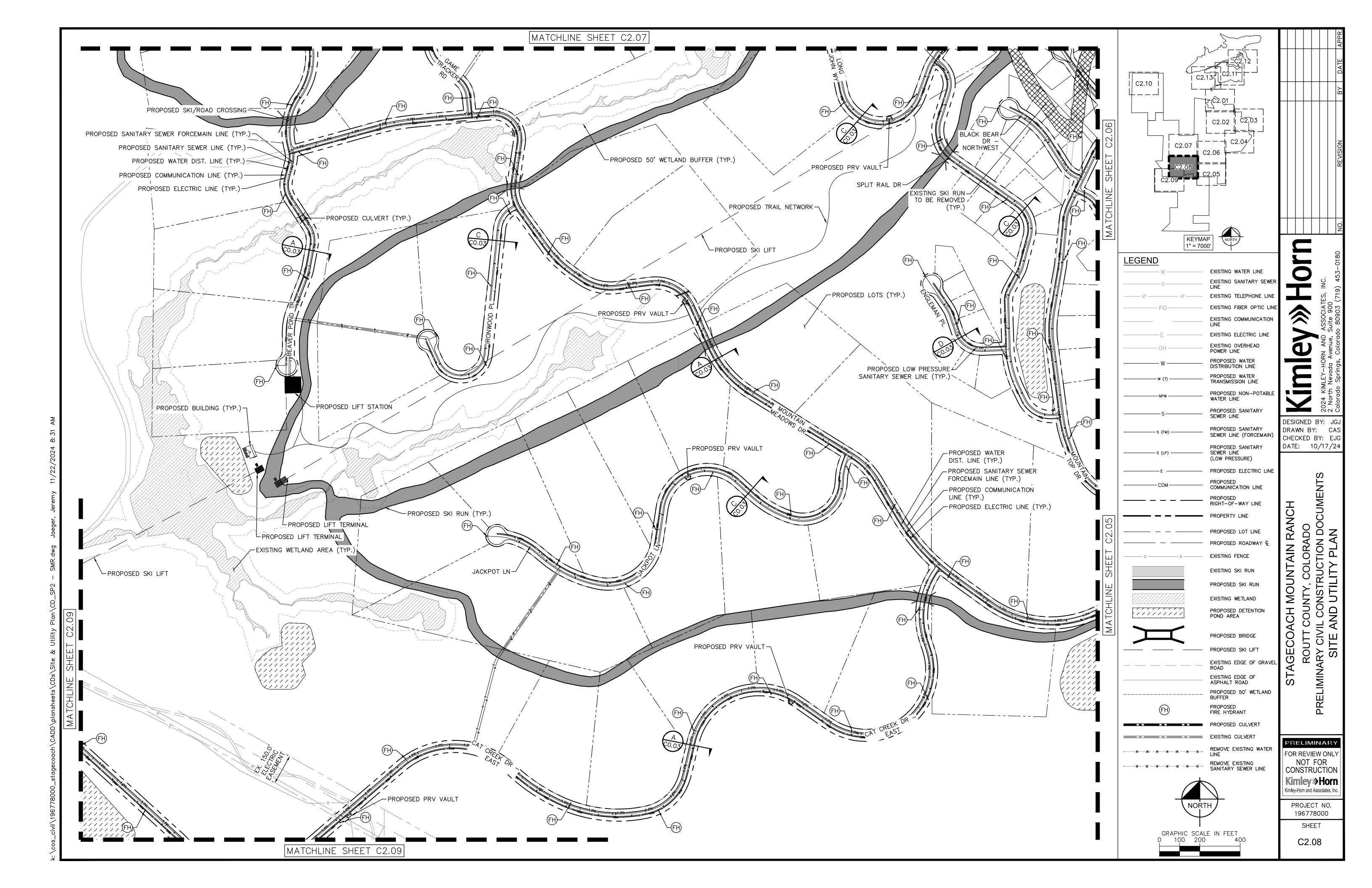


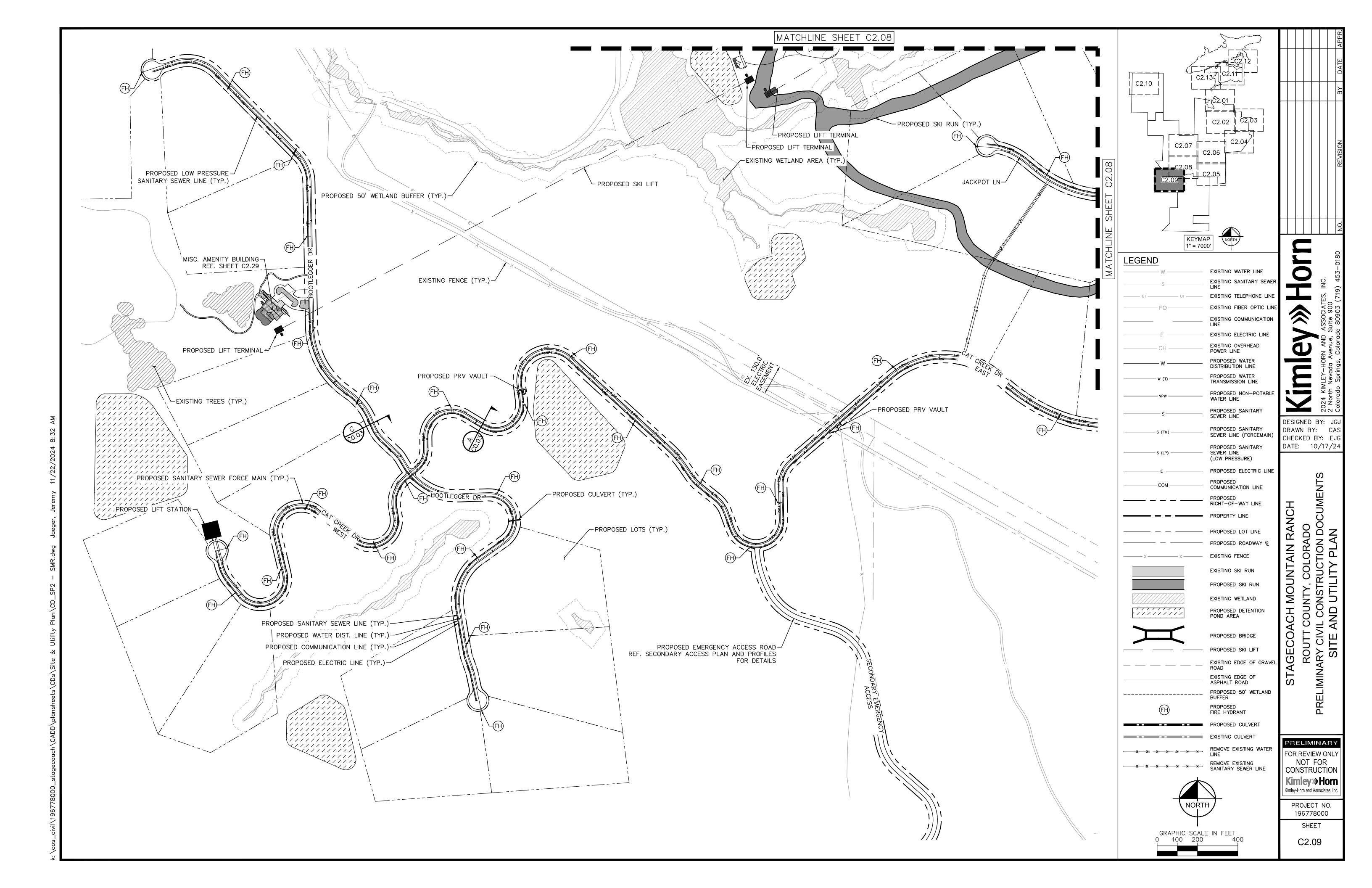


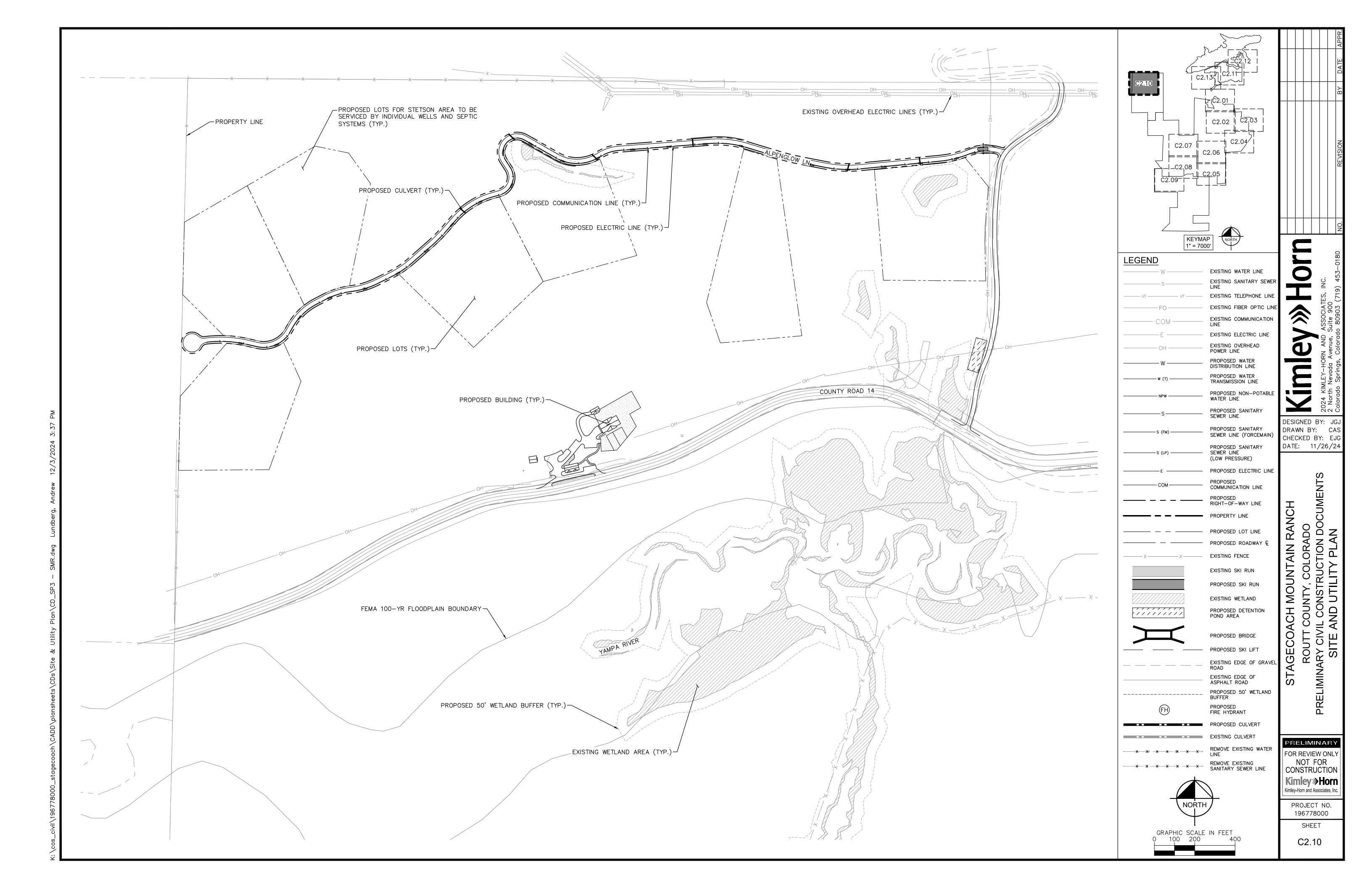


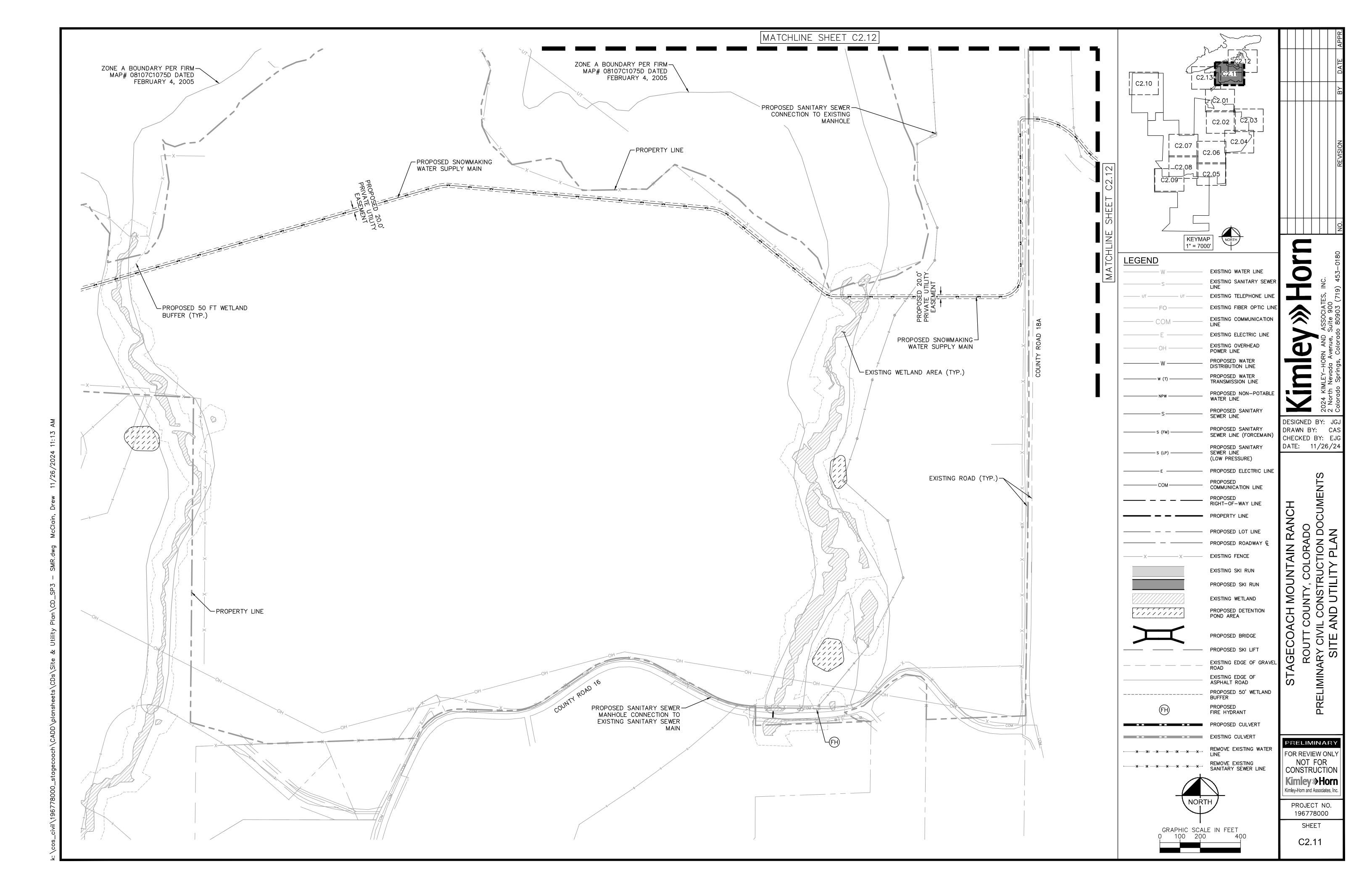


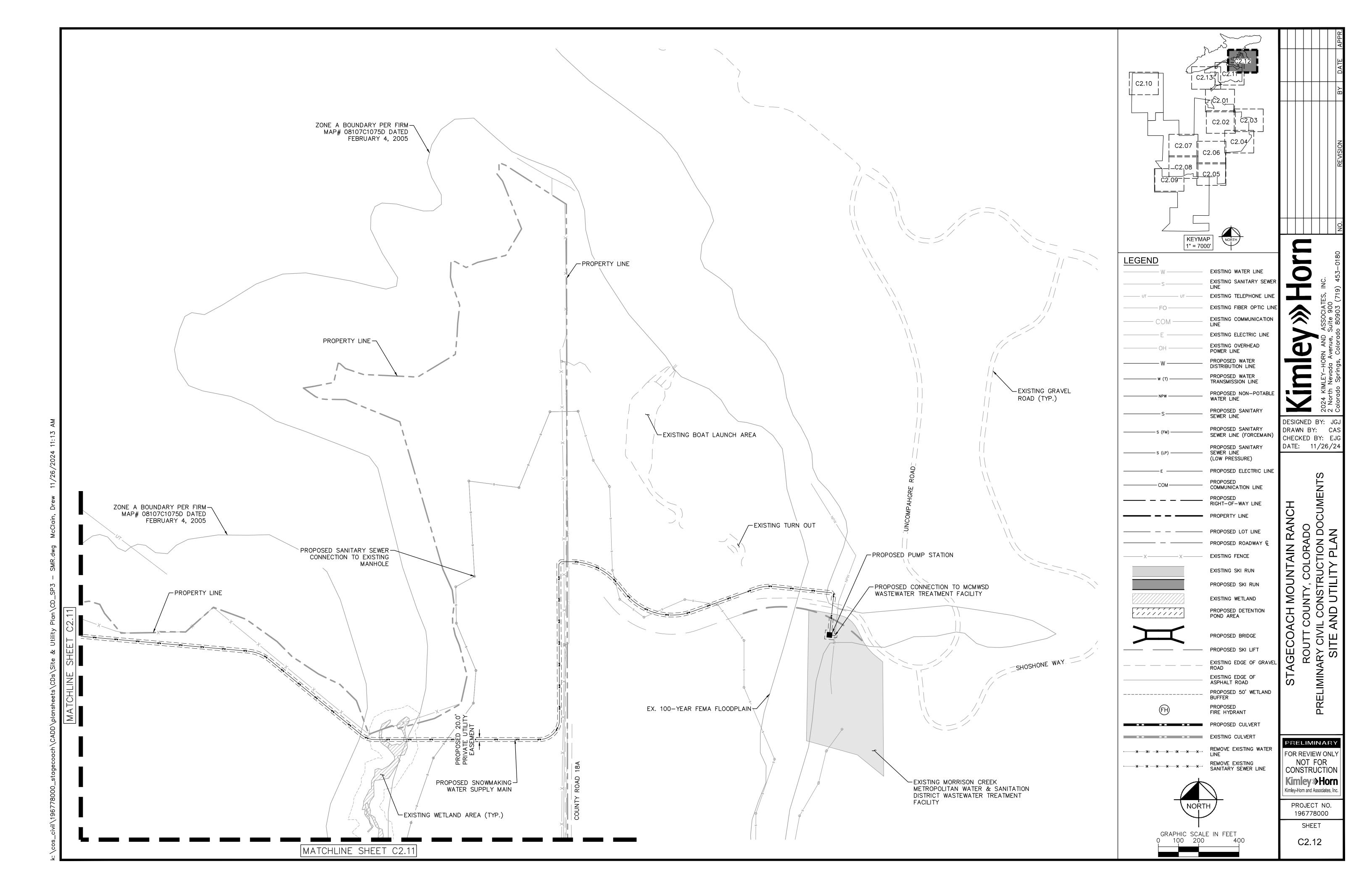


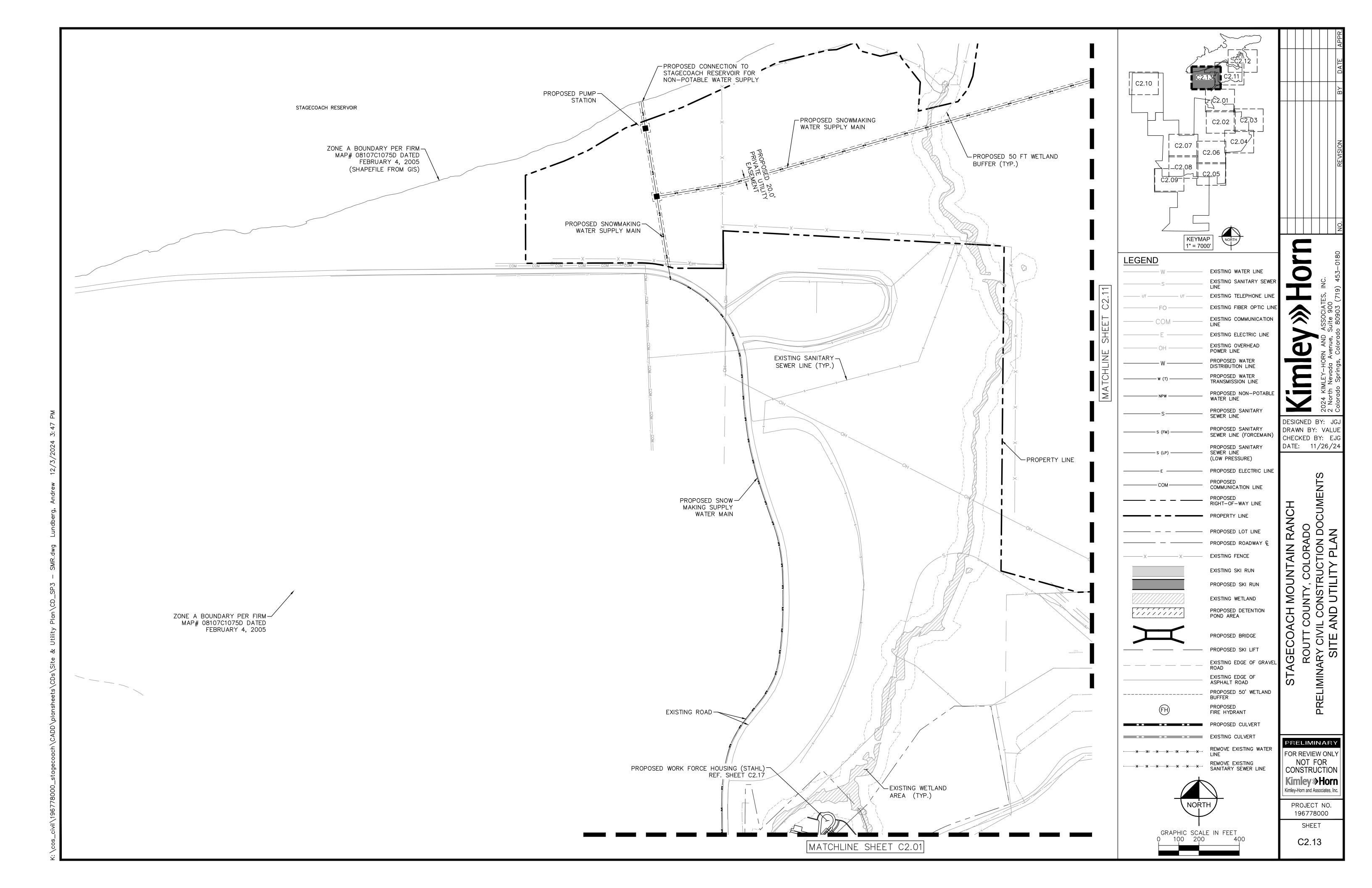


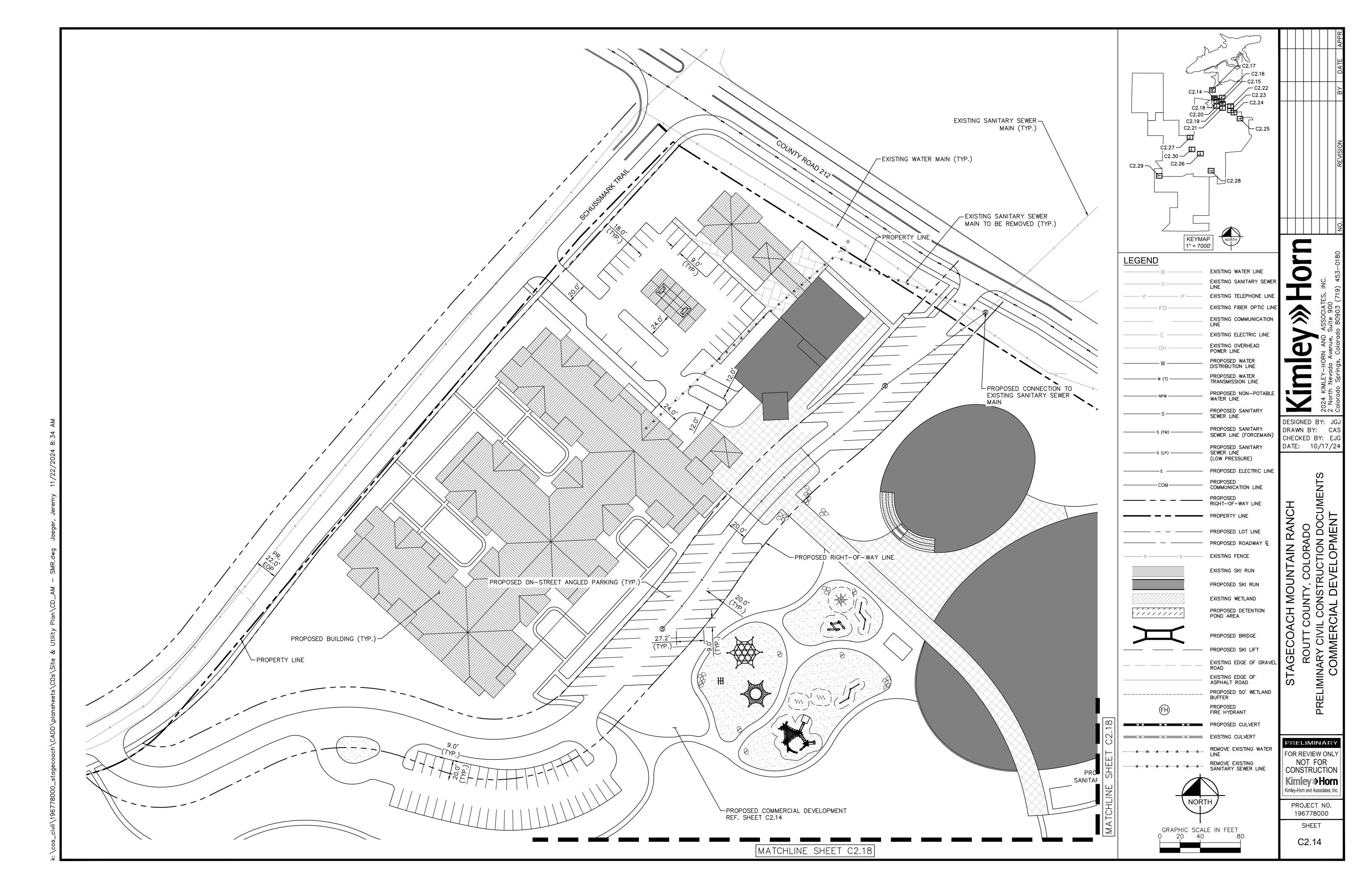


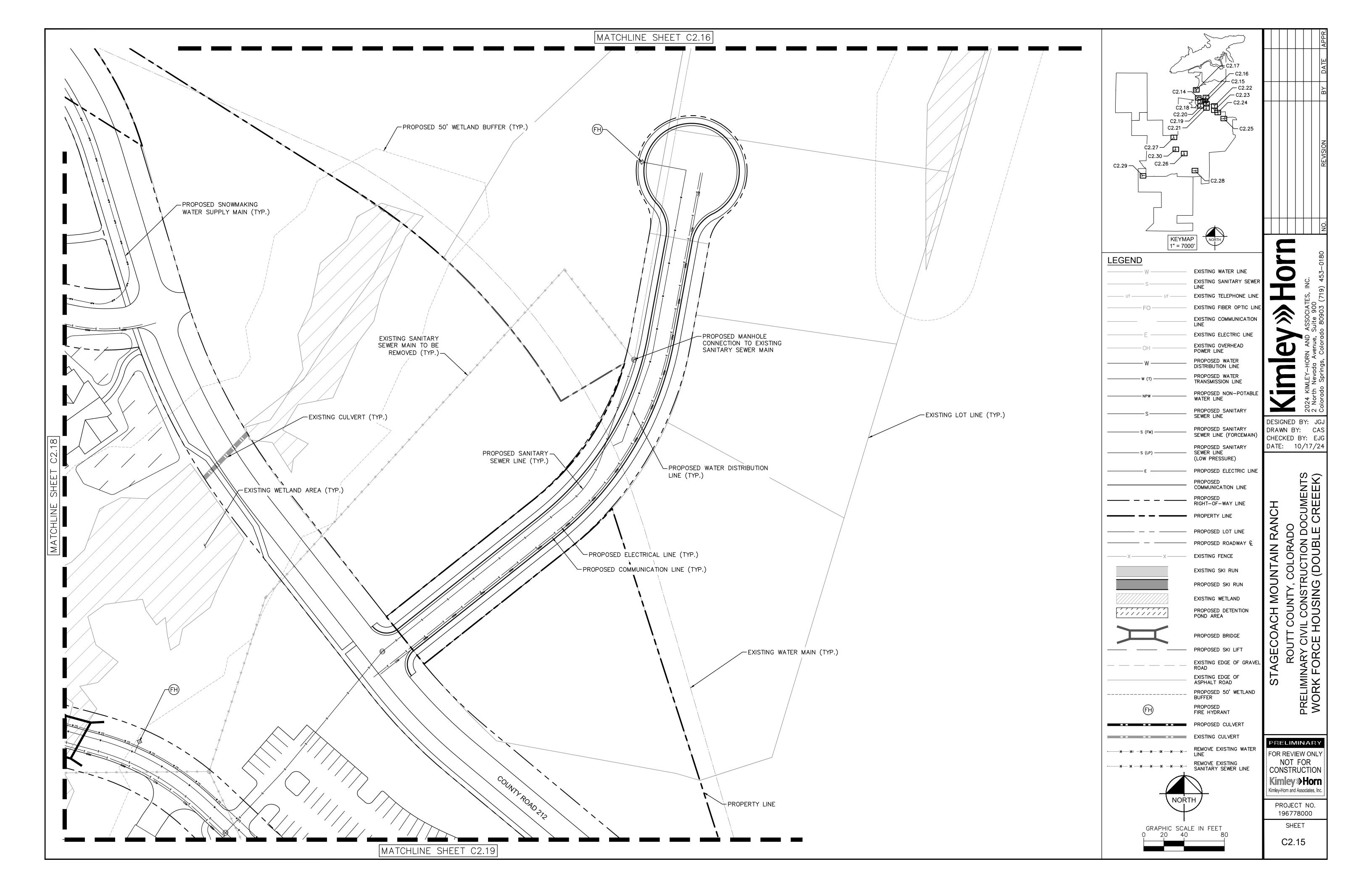


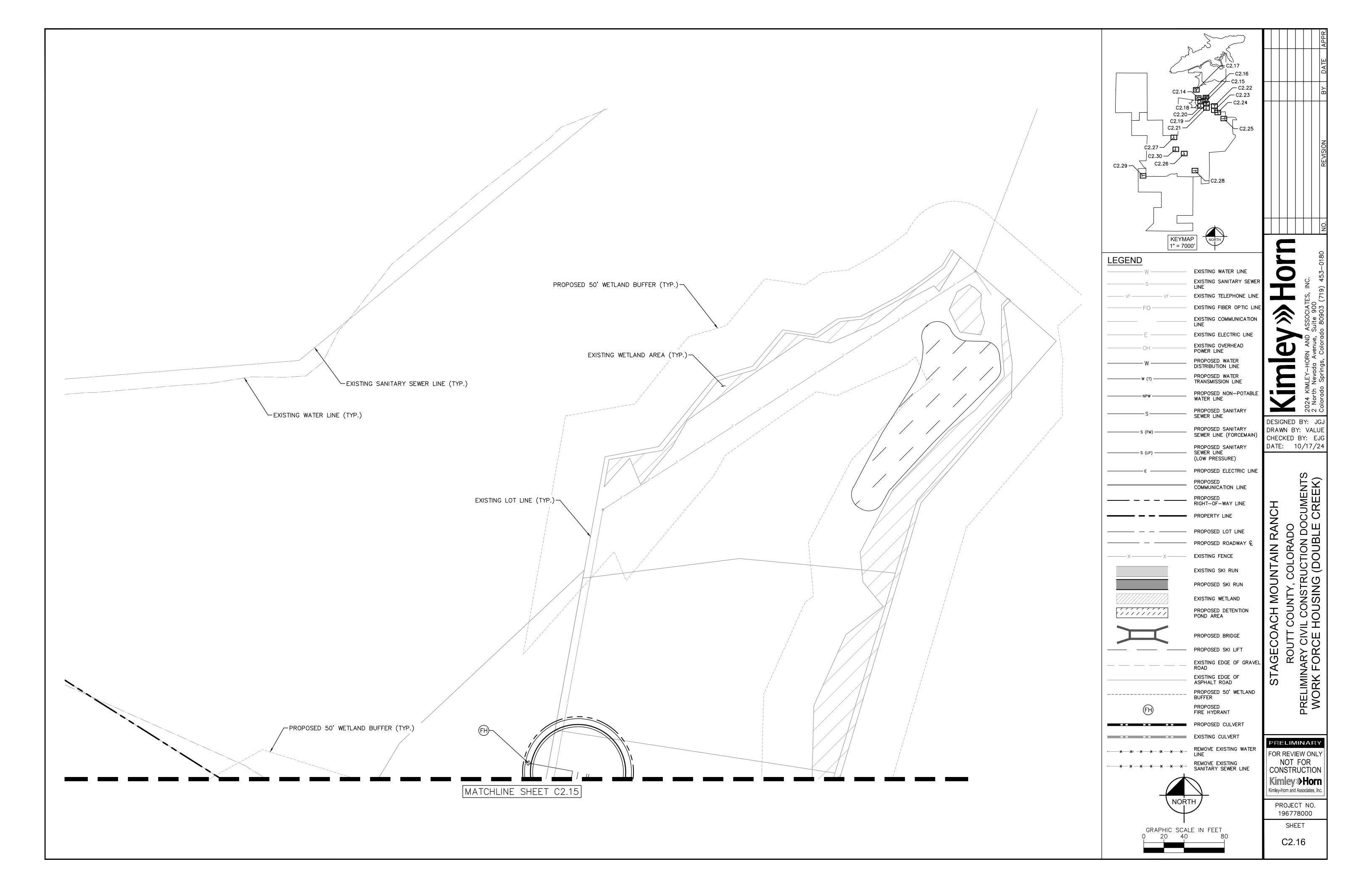


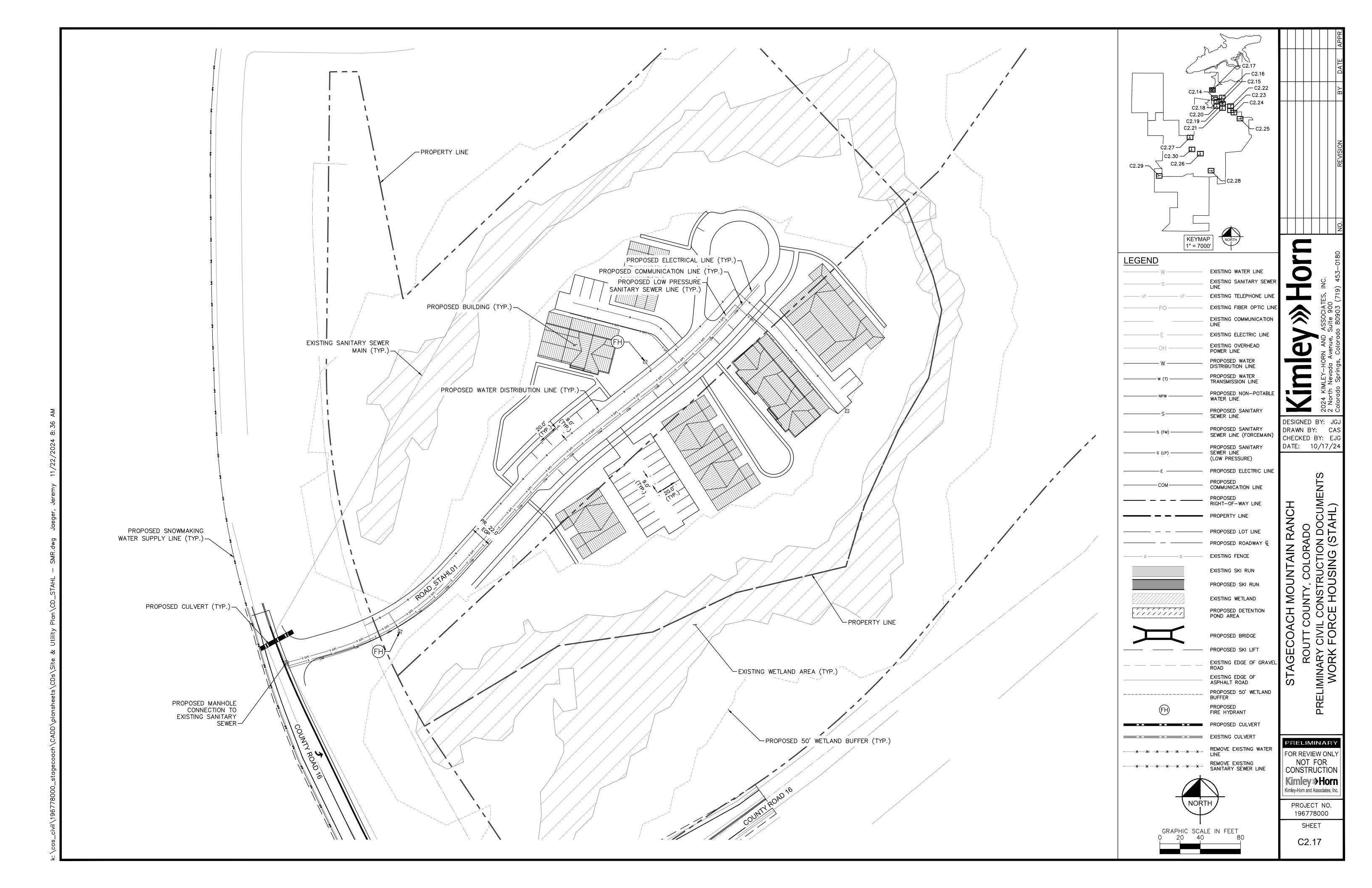


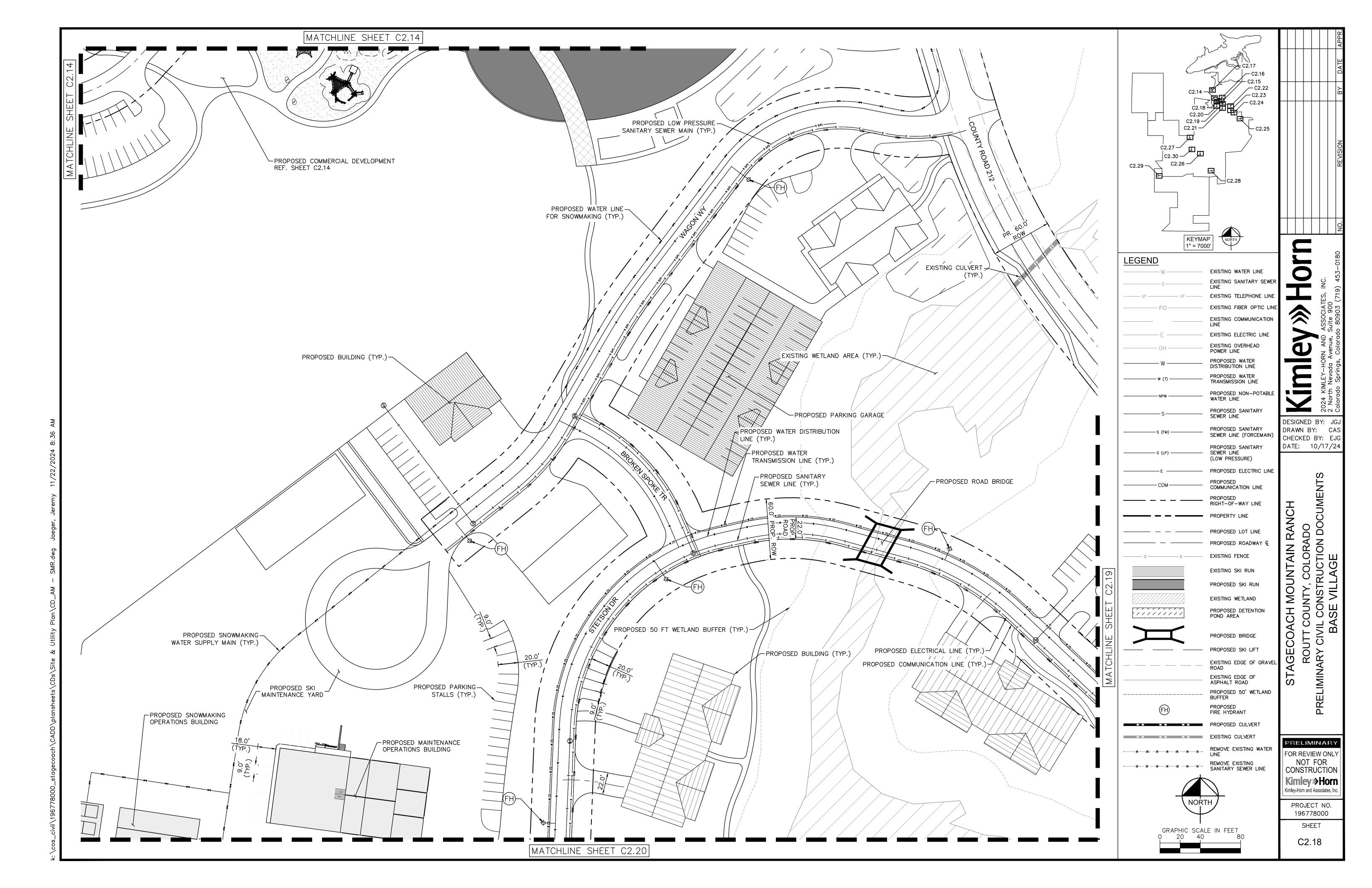


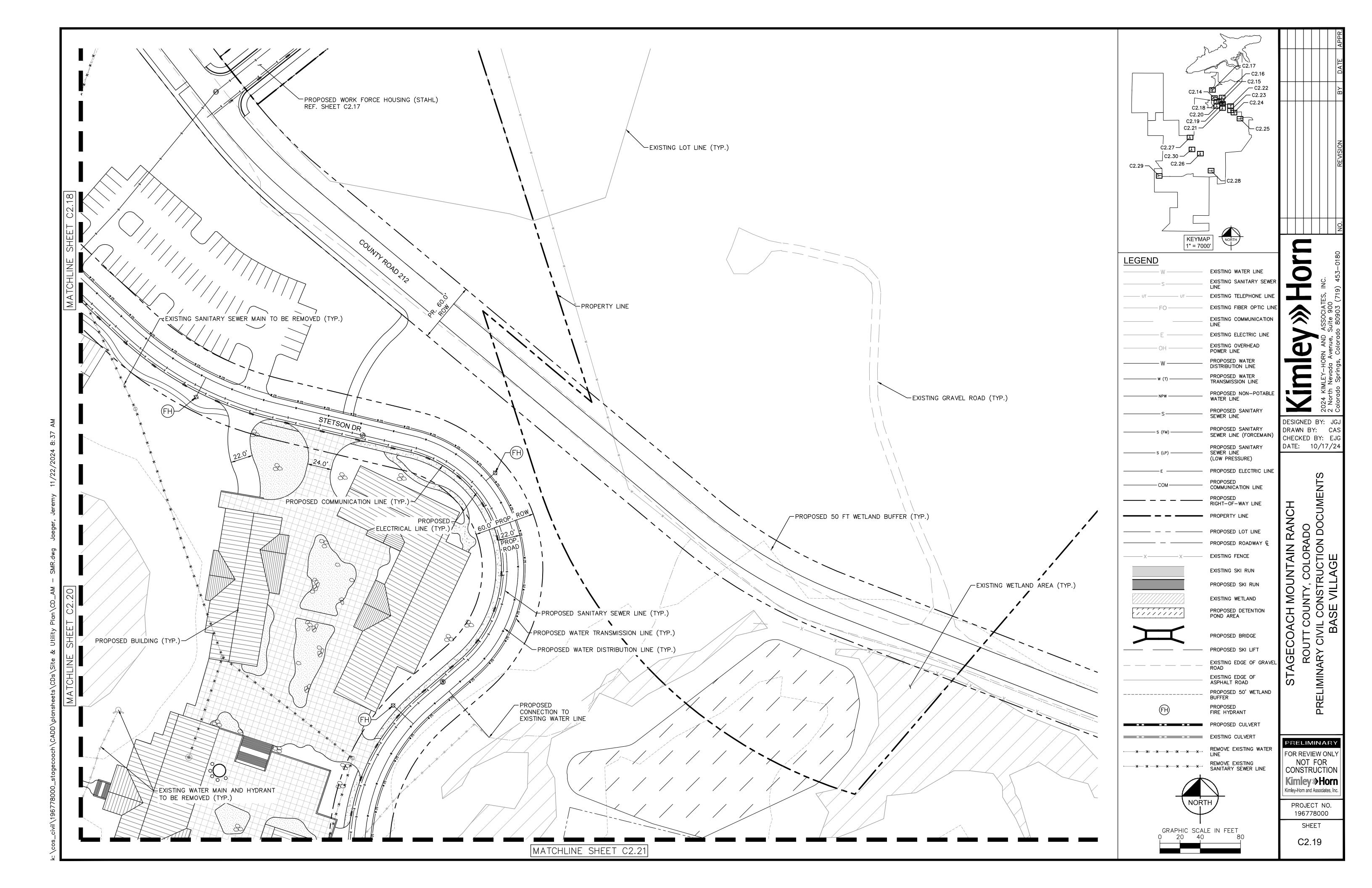


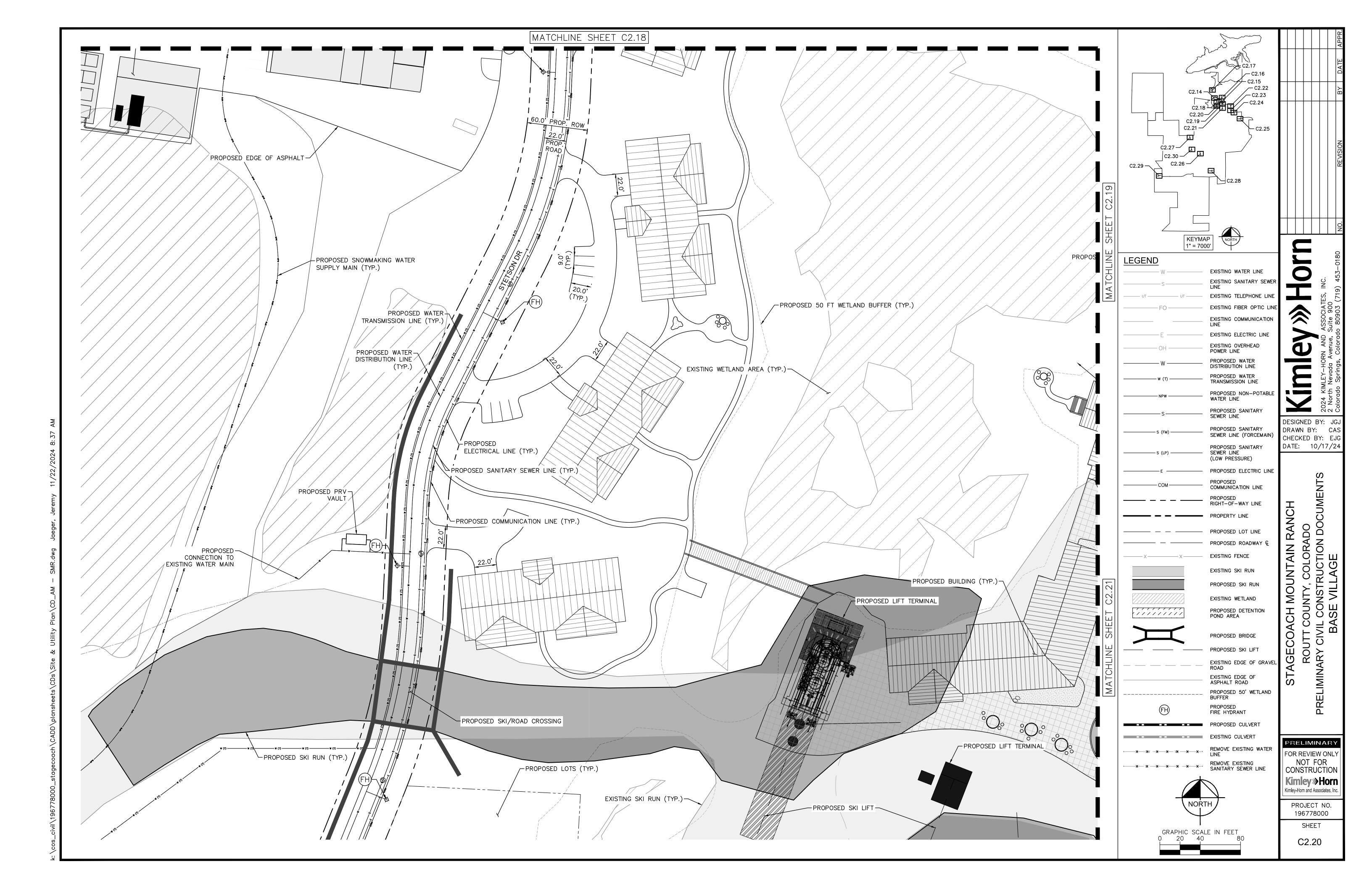


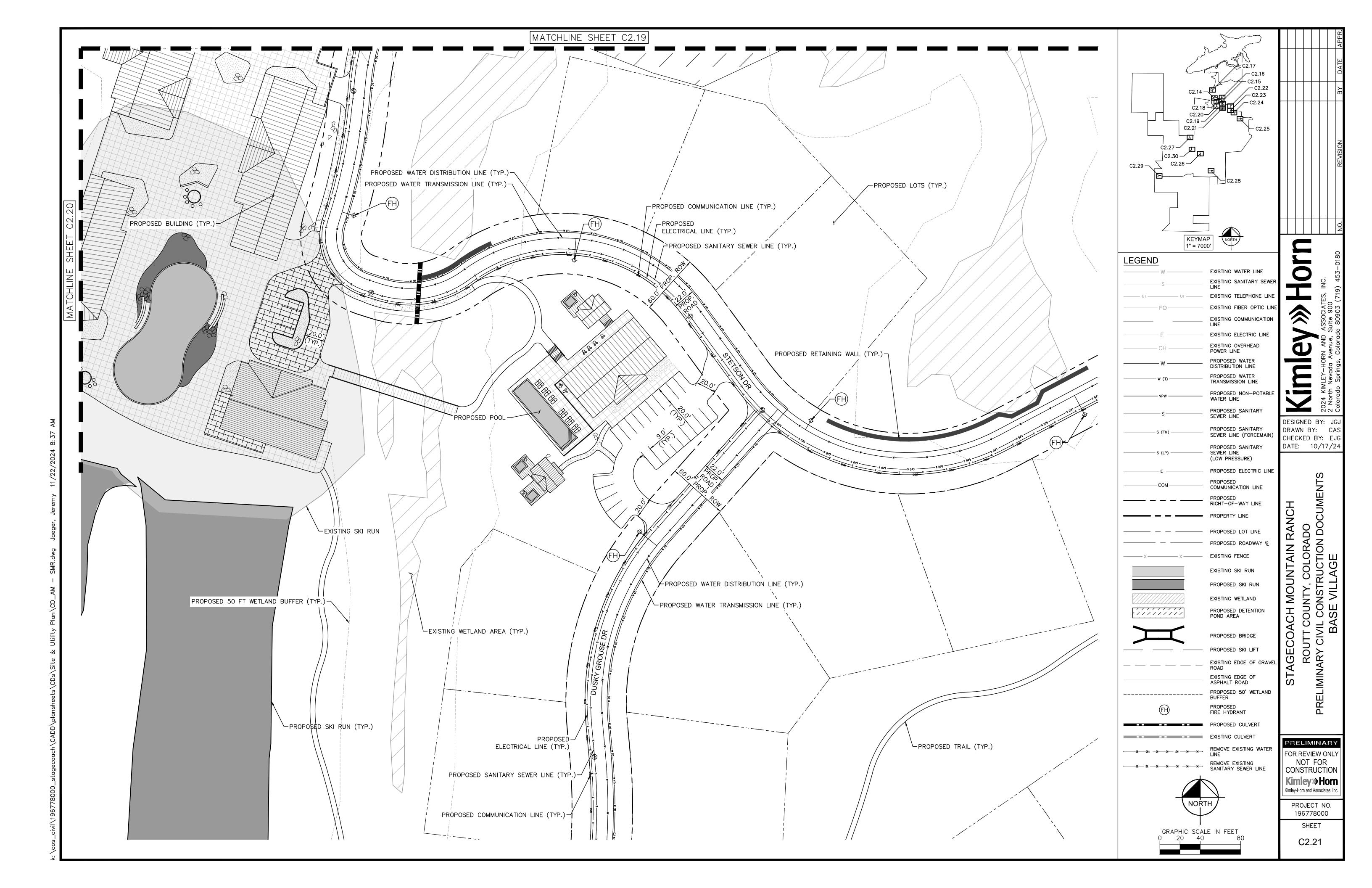


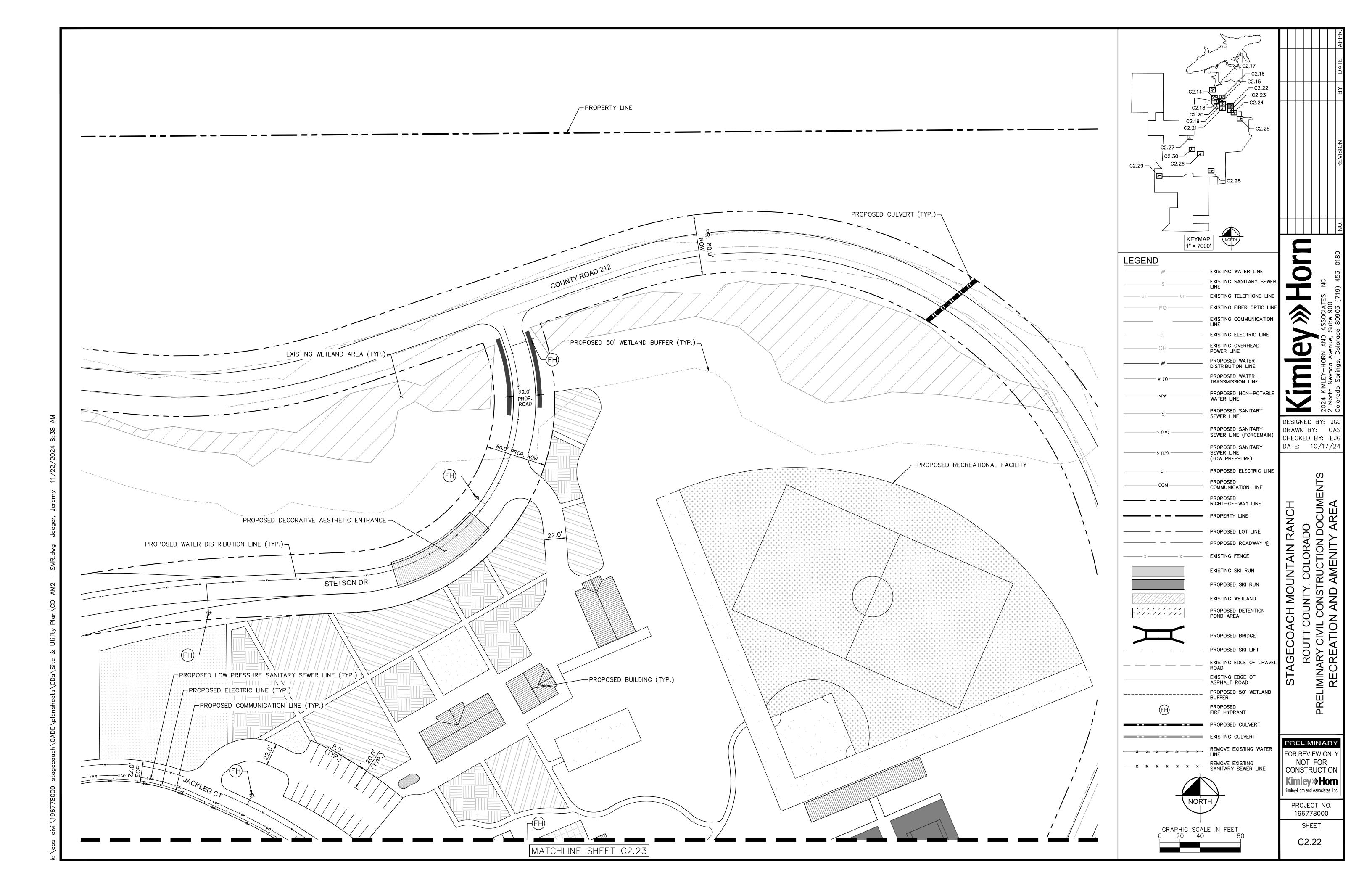


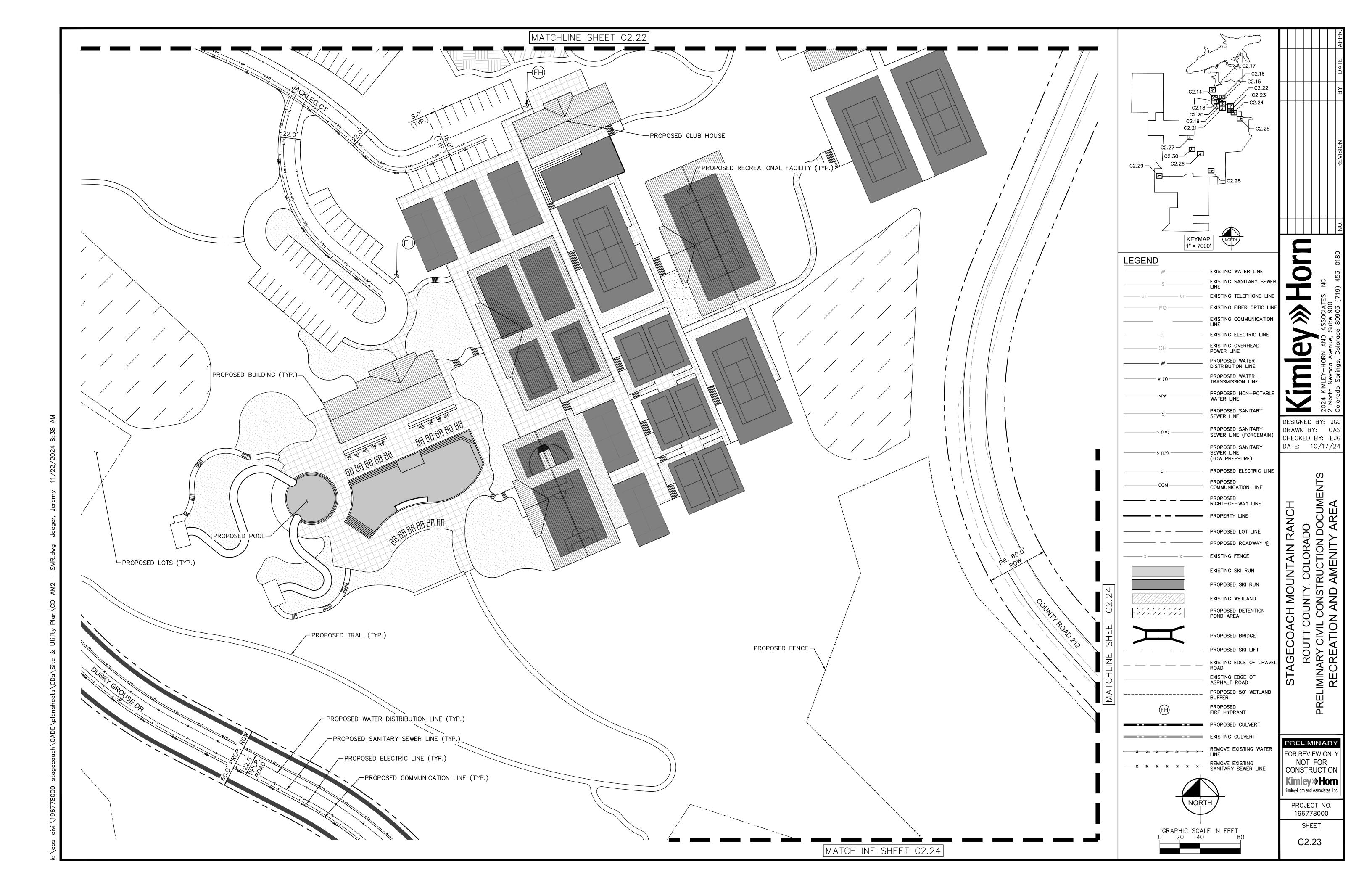


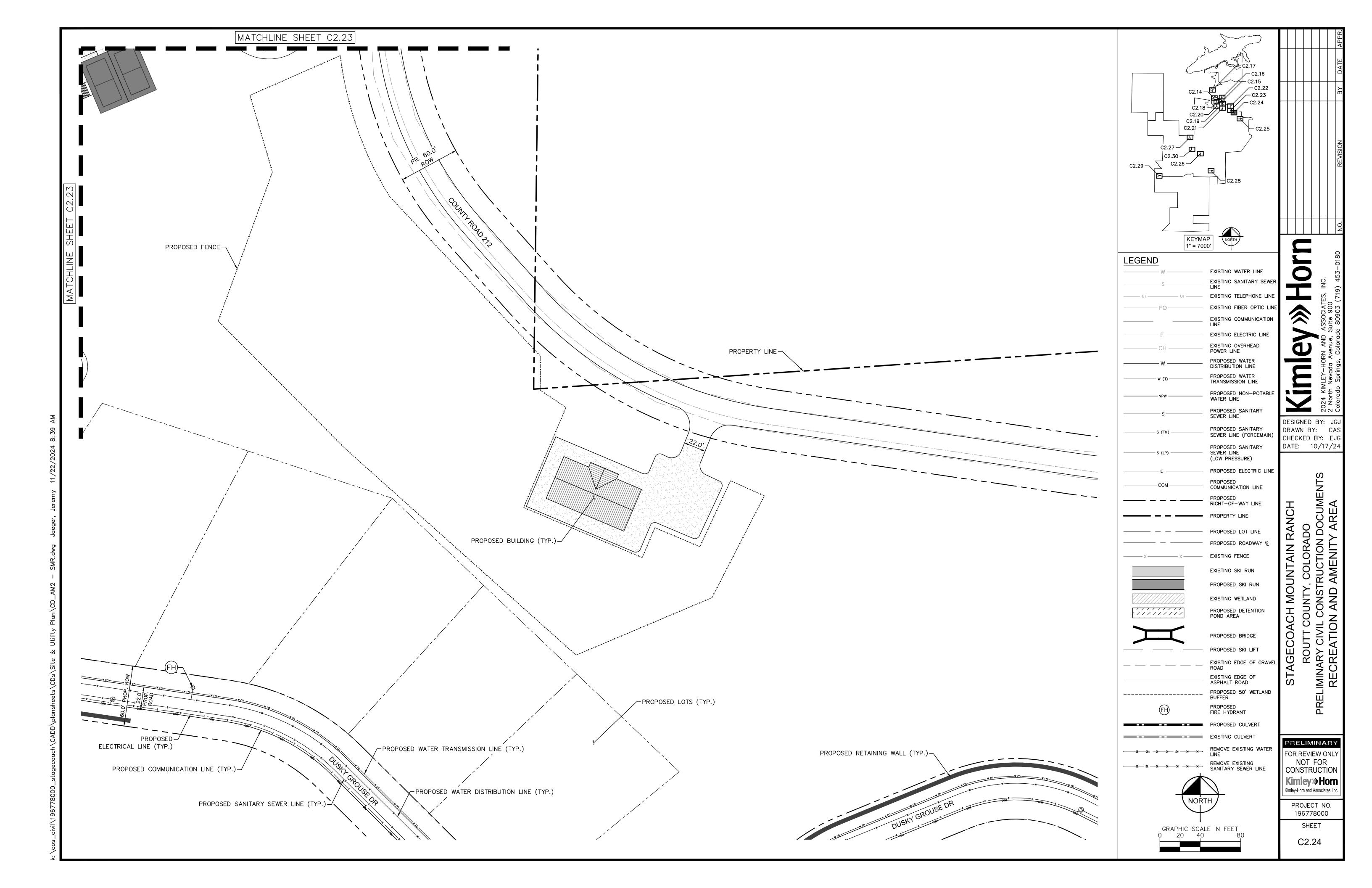


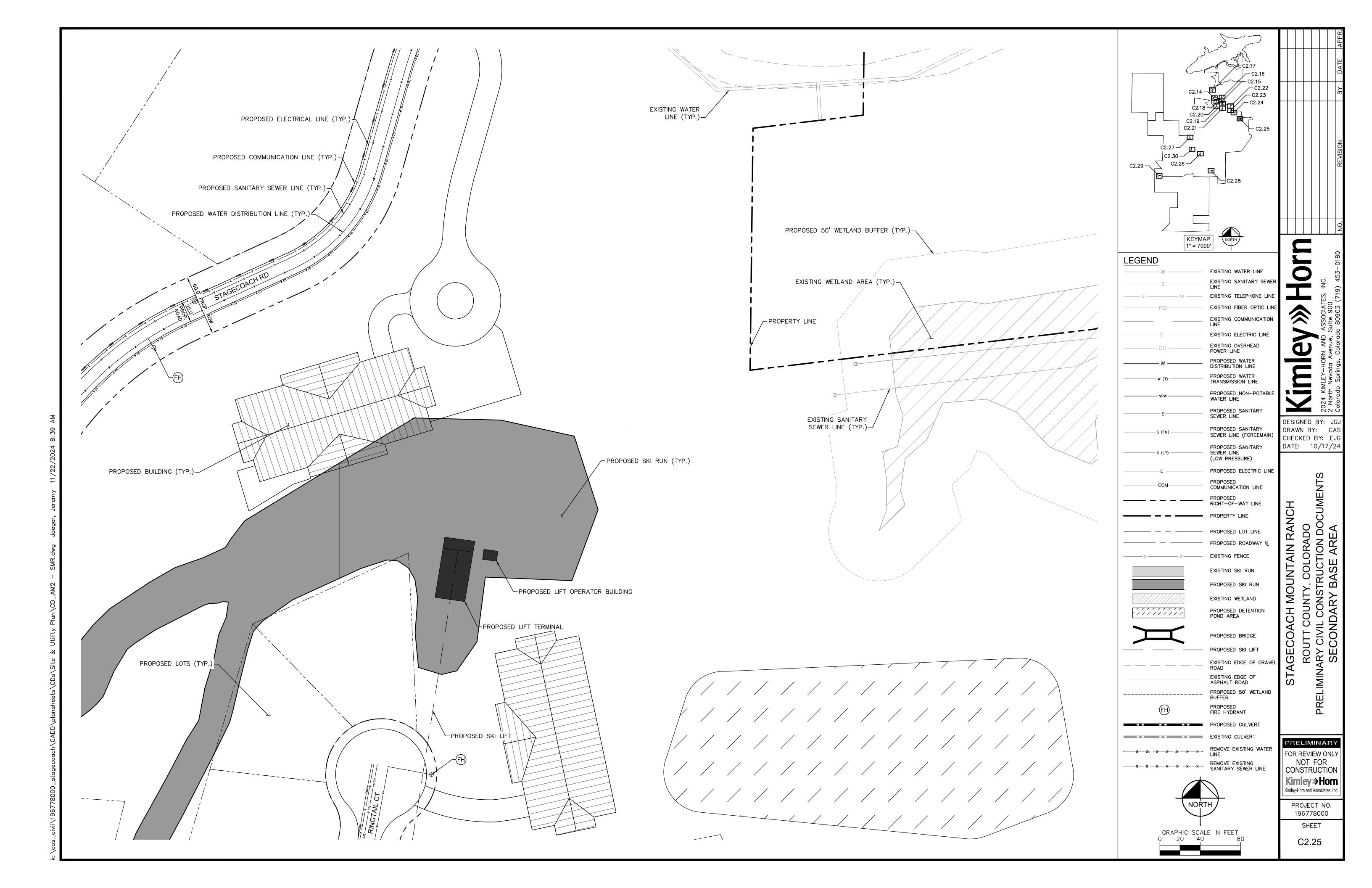


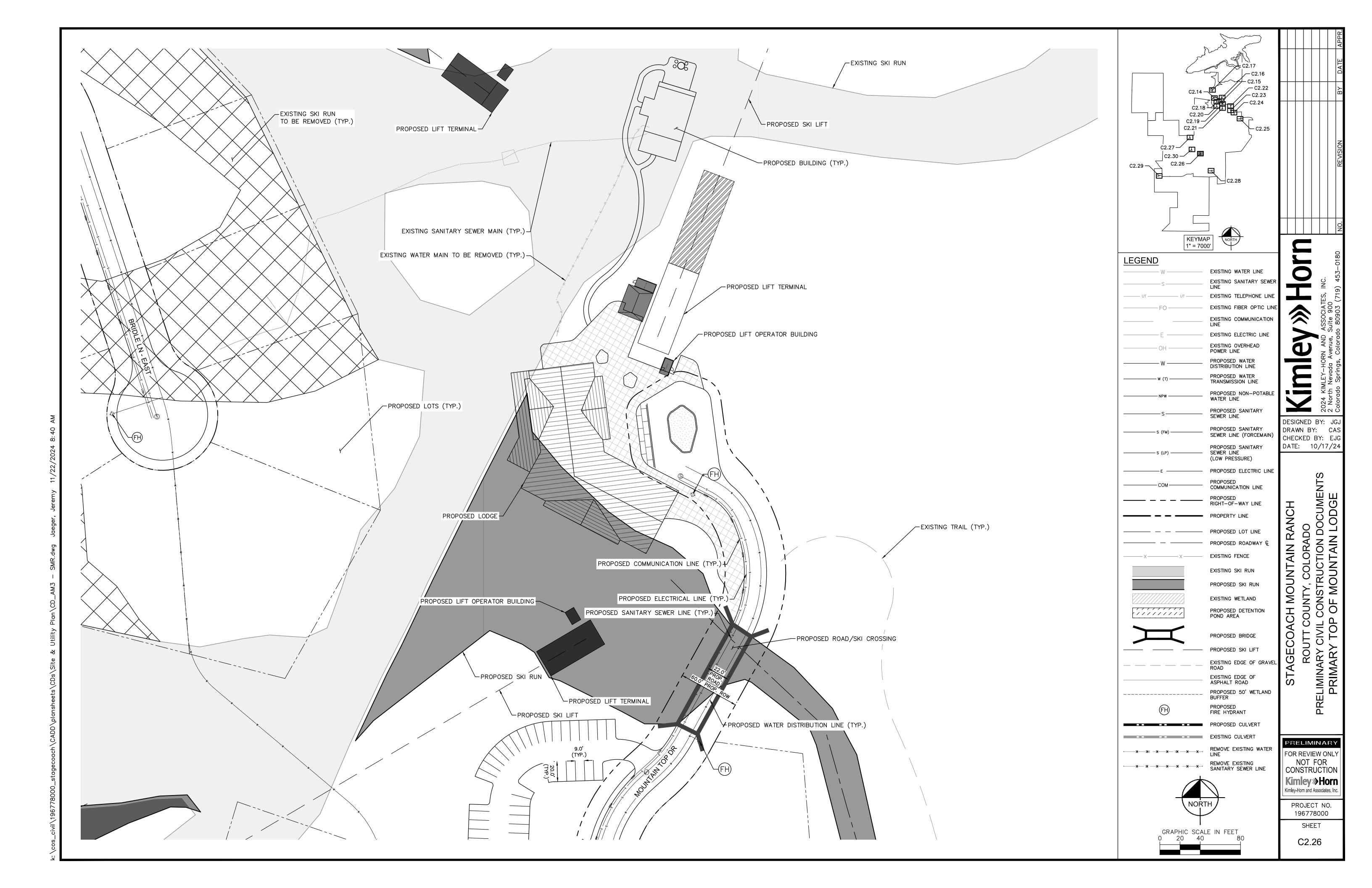


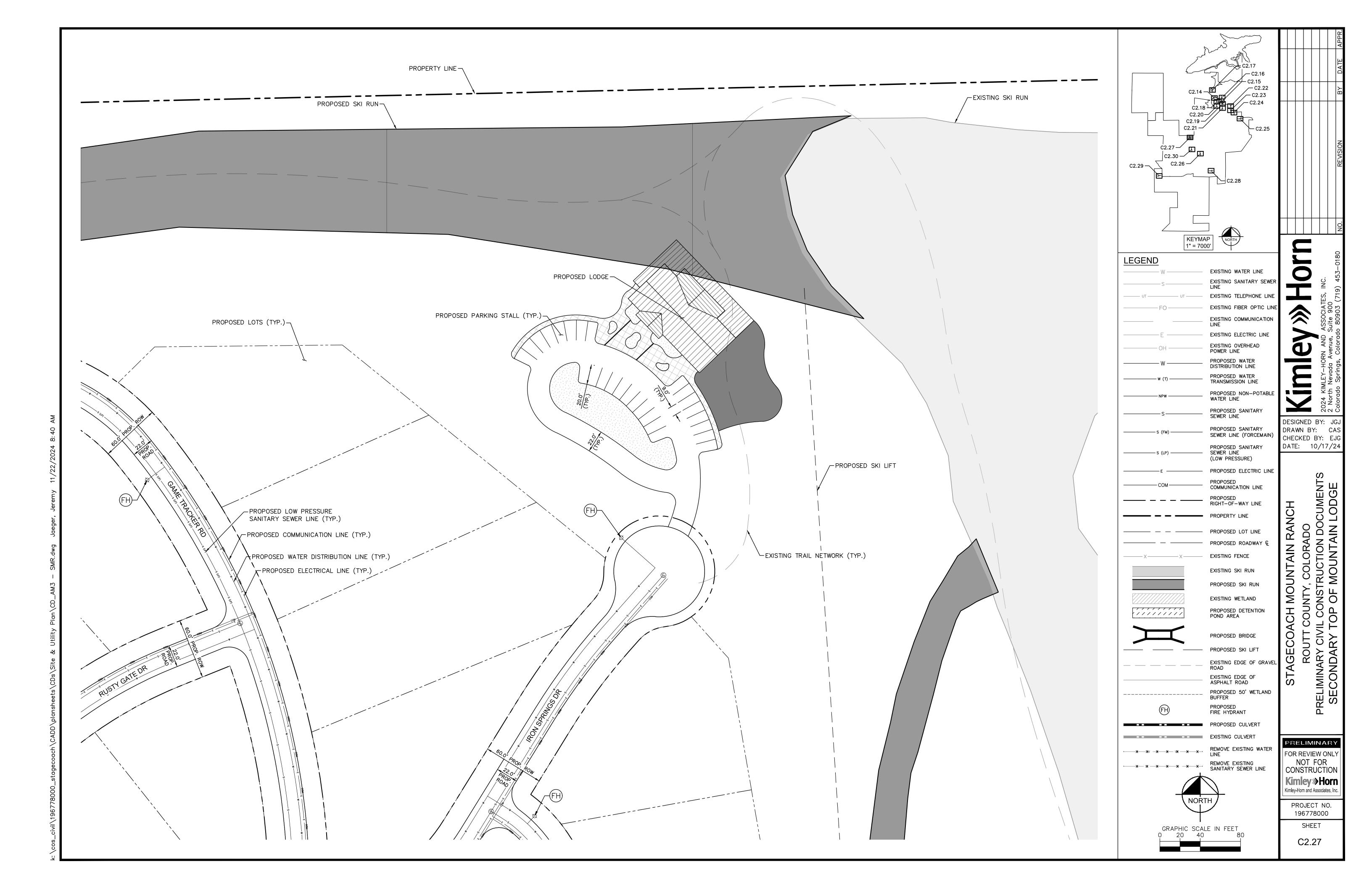


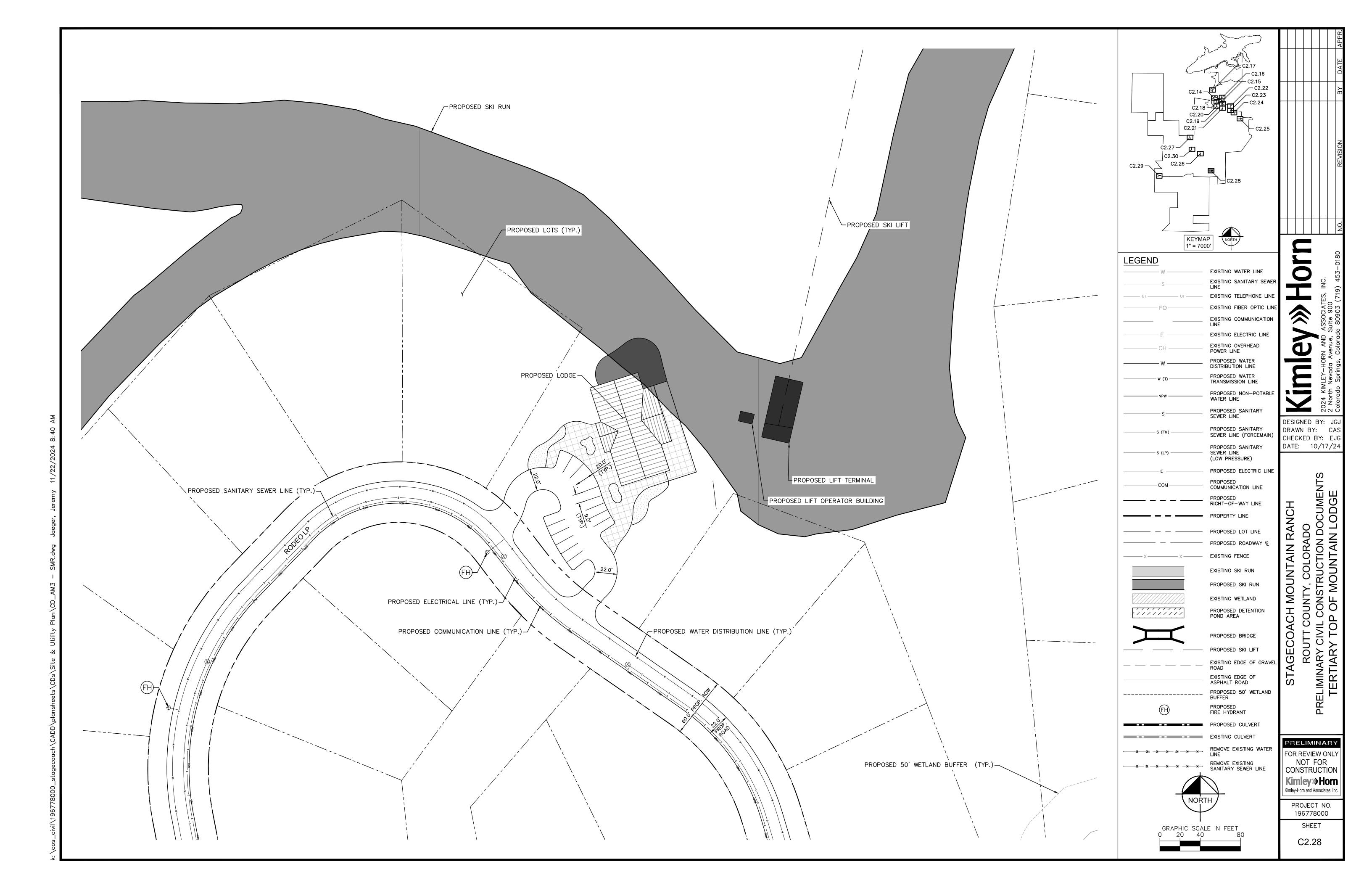


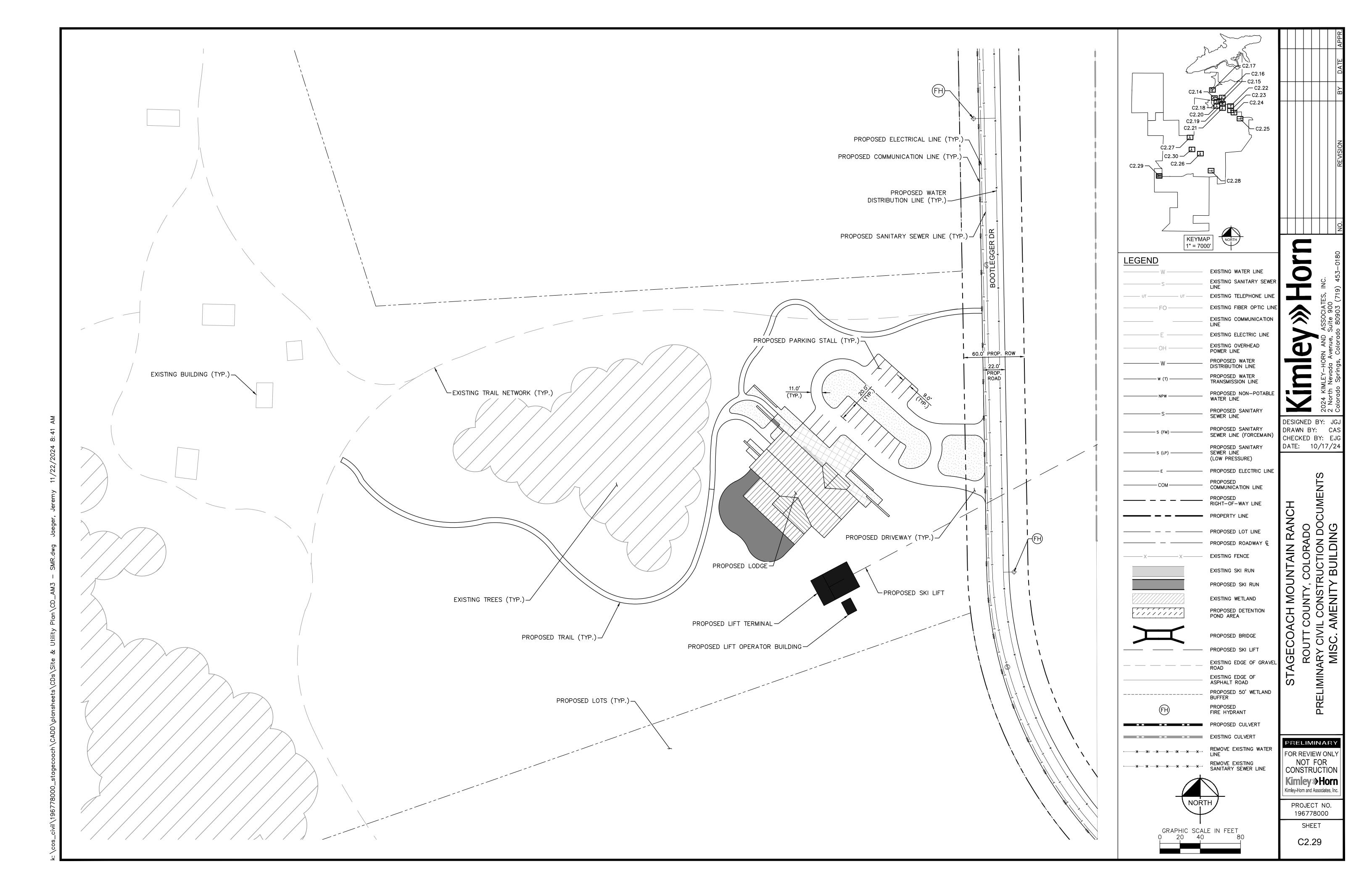


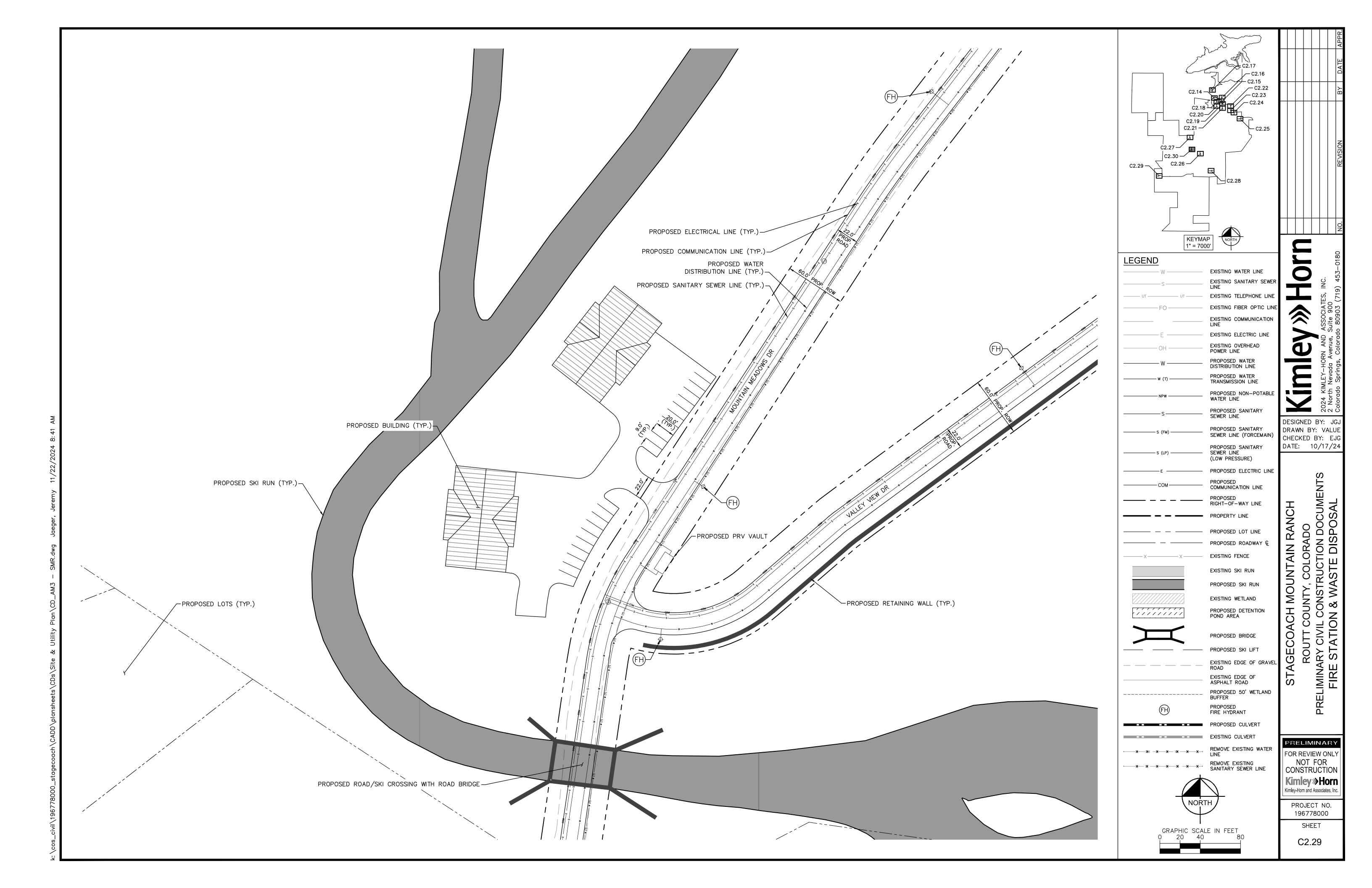






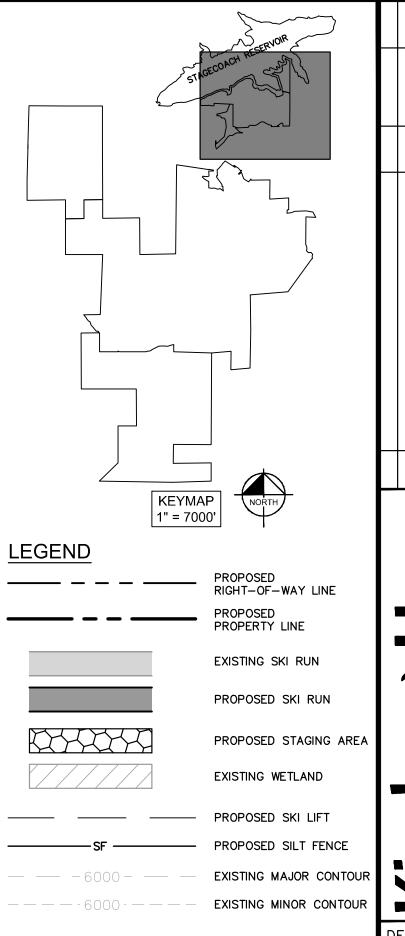












1. THESE PLANS PROVIDE OVERALL PHASING AND GESC REQUIREMENTS. FINAL GESC PLANS AND STORMWATER MANAGEMENT PLAN (SWMP) REPORT WILL BE PREPARED FOR EACH PHASE AND FILING DURING THE FINAL SUBDIVISION APPLICATIONS.

# **EROSION & SEDIMENT CONTROL NOTES**

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO EQUIPMENT AND MATERIALS STORAGE AREAS:

- COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, AT A MINIMUM, ALL HAZARDOUS MATERIALS SHALL BE STORED AND USED IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL HAZARDOUS MATERIALS REGULATIONS.
- STORAGE OF THESE MATERIALS SHALL NOT OCCUR WITHIN (100) ONE HUNDRED FEET OF ANY WATERBODY UNLESS THERE IS NO PRACTICABLE ALTERNATIVE, IN WHICH CASE SUITABLE SPECIFIC BMPS SHALL BE UTILIZED.
- SPILL PREVENTION MEASURES SHALL BE IMPLEMENTED TO PREVENT SPILLED FUELS, LUBRICANTS OR OTHER HAZARDOUS MATERIALS FROM ENTERING A WATERBODY DURING CONSTRUCTION OR OPERATION OF EQUIPMENT AND/OR FACILITY. IF A SPILL OCCURS, IT SHOULD BE CLEANED UP
- IMMEDIATELY AND DISPOSED OF PROPERLY.
   MAINTENANCE OF VEHICLES OR MOBILE MACHINERY IS PROHIBITED WITHIN (100) ONE HUNDRED FEET OF ANY WATERBODY, EMERGENCY MAINTENANCE MAY BE CONDUCTED UNTIL THE VEHICLE OR MACHINERY
- CAN BE MOVED.
   SECONDARY CONTAINMENT MEASURES SHALL BE PROVIDED FOR ALL ONSITE FUEL STORAGE TO PREVENT RELEASE INTO ANY WATERBODY. INVENTORY MANAGEMENT AND/OR LEAK DETECTION
- SYSTEMS MAY BE REQUIRED.

  AREAS USED FOR THE COLLECTION AND TEMPORARY STORAGE OF SOLID OR LIQUID WASTE SHALL BE LOCATED AND SIGNED TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM SITE. COLLECTION SITES SHALL BE LOCATED AWAY FROM EXISTING SURFACE WATER CHANNELS. OTHER BMPS SUCH AS COVERING THE WASTE STORAGE AREA, FENCING THE SITE, AND CONSTRUCTION OF PERIMETER DIKE TO EXCLUDE RUNOFF MAY BE ALSO REQUIRED.

## **SOIL STORAGE/STOCKPILE NOTES:**

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SOIL MATERIALS STORAGE AREAS:

- TEMPORARY BMPS WILL BE INSTALLED AND MAINTAINED WHILE THE AREA IS IN USE
- TEMPORARY COVERS OR VEGETATION WILL BE USED ON STOCKPILES NOT SCHEDULED FOR USE WITHIN 30 DAYS.
- DUST CONTROL MEASURES WILL BE USED DURING PROCESSING ACTIVITIES
- NOISE WILL BE MONITORED AND MAINTAINED BELOW STATUTORY LIMITS DURING PROCESSING ACTIVITIES

# **SNOW STORAGE AREA NOTES:**

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SNOW STORAGE STORAGE AREAS:

PLACED IN COMMON AREAS WHERE RUNOFF CAN BE PROPERLY MANAGED AS THE STORED SNOW MELTS
 TEMPORARY BMPS WILL BE PLACED TO MINIMIZE THE RELEASE OF SAND AND SALT FOR TRACTION AS THE STORED SNOW MELTS.

## **SNOW STORAGE AREA NOTES:**

ALL DISTURBED AREAS TO BE REVEGETATED BASED ON COUNTY STANDARDS AND REGULATION. A FINAL REVEGETATION PLAN WILL BE PROVIDED WITH THE FINAL DESIGN AND BASED ON FINAL PROJECT PHASING

DESIGNED BY: JG.
DRAWN BY: MEL
CHECKED BY: EJC
DATE: 11/26/24

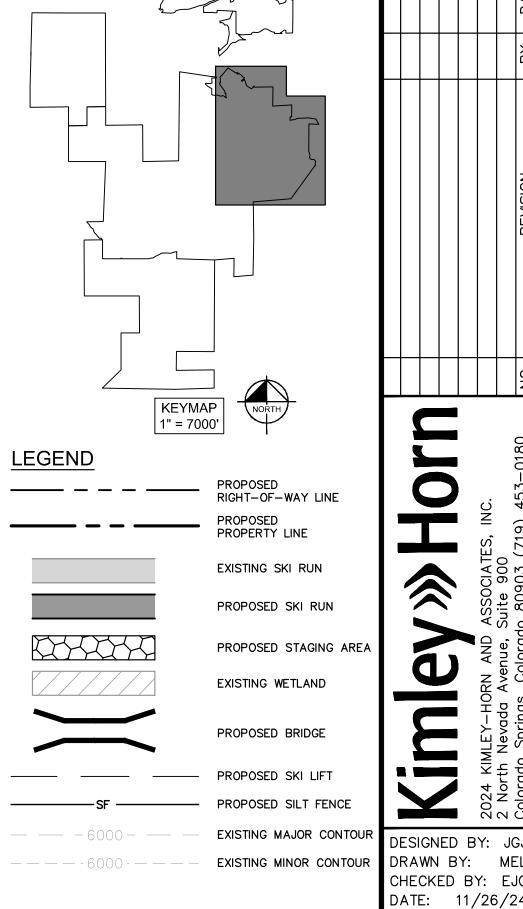
STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
LIMINARY CIVIL CONSTRUCTION DOCUMENTS
GEC & PHASING PLAN (1 OF 5)

FOR REVIEW ONLY
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CONSTRUCTION
Kimley»Horn

Kimley-Horn and Associates, Inc

PROJECT NO. 196778000 SHEET

C2.31



1. THESE PLANS PROVIDE OVERALL PHASING AND GESC REQUIREMENTS. FINAL GESC PLANS AND STORMWATER MANAGEMENT PLAN (SWMP) REPORT WILL BE PREPARED FOR EACH PHASE AND FILING DURING THE FINAL SUBDIVISION APPLICATIONS.

## **EROSION & SEDIMENT CONTROL NOTES**

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- COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, AT A MINIMUM, ALL HAZARDOUS MATERIALS SHALL BE STORED AND USED IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL HAZARDOUS MATERIALS REGULATIONS.
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- AREAS USED FOR THE COLLECTION AND TEMPORARY STORAGE OF SOLID OR LIQUID WASTE SHALL BE LOCATED AND SIGNED TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM SITE. COLLECTION SITES SHALL BE LOCATED AWAY FROM EXISTING SURFACE WATER CHANNELS. OTHER BMPS SUCH AS COVERING THE WASTE STORAGE AREA, FENCING THE SITE, AND CONSTRUCTION OF PERIMETER DIKE TO EXCLUDE RUNOFF MAY BE ALSO REQUIRED.

## SOIL STORAGE/STOCKPILE NOTES:

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STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
PRELIMINARY CIVIL CONSTRUCTION DOCUN
GEC & PHASING PLAN (2 OF 5)

Kimley Horn
Kimley-Horn and Associates, Inc.

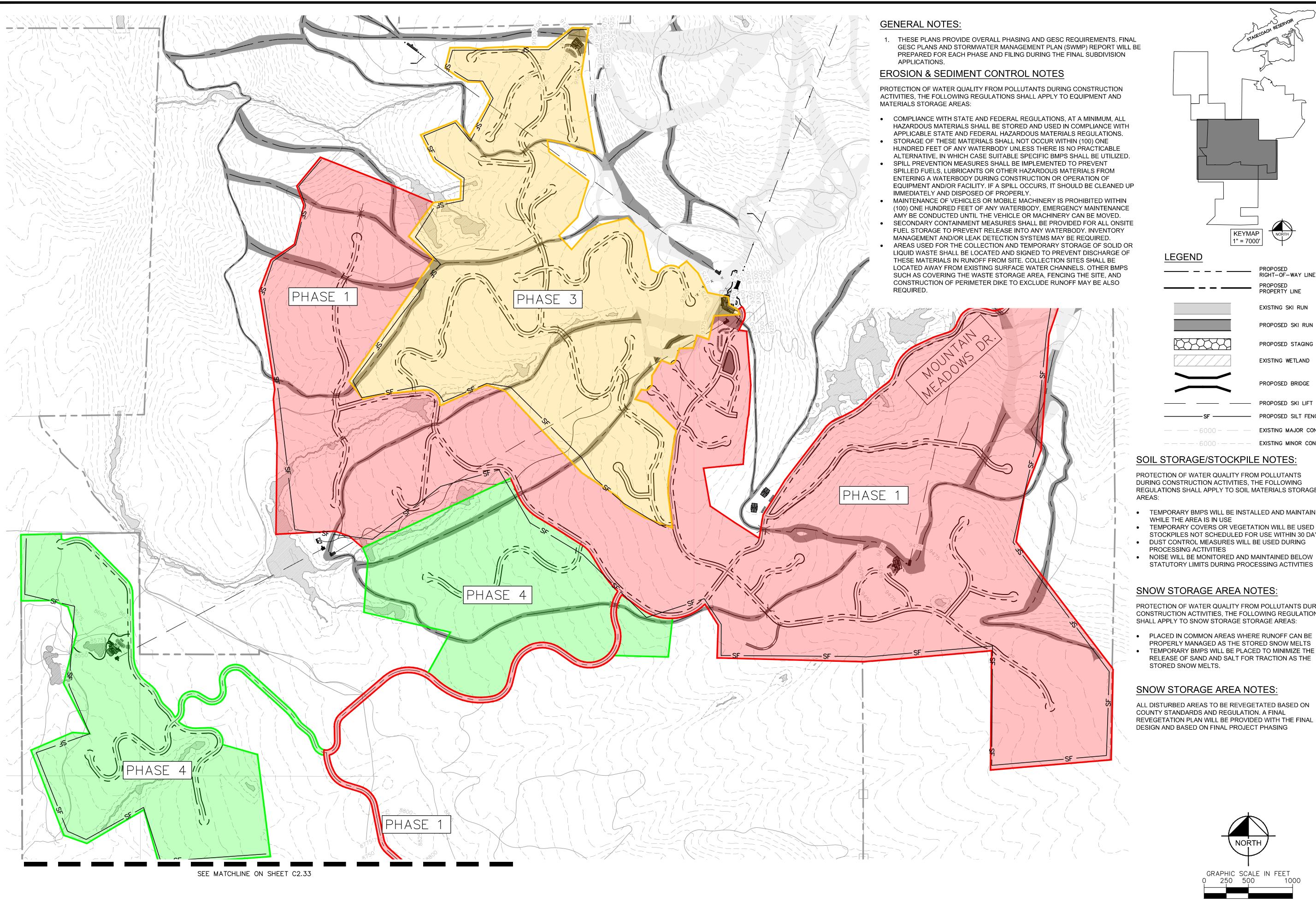
PROJECT NO.
196778000

PRELIMINARY

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NOT FOR CONSTRUCTION

SHEET **C2.32** 



KEYMAP 1" = 7000' PROPOSED RIGHT-OF-WAY LINE

PROPOSED PROPERTY LINE EXISTING SKI RUN

PROPOSED SKI RUN

PROPOSED STAGING AREA EXISTING WETLAND

PROPOSED BRIDGE PROPOSED SKI LIFT

PROPOSED SILT FENCE EXISTING MAJOR CONTOL

DESIGNED BY: JG DRAWN BY: ME

CHECKED BY: EJO

DATE: 11/26/24

ROUTT COUNTY, COLORADO
PRELIMINARY CIVIL CONSTRUCTION DOCUNGEC & PHASING PLAN (3 OF 5)

EXISTING MINOR CONTOUR

SOIL STORAGE/STOCKPILE NOTES:

REGULATIONS SHALL APPLY TO SOIL MATERIALS STORAGE

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- TEMPORARY COVERS OR VEGETATION WILL BE USED ON STOCKPILES NOT SCHEDULED FOR USE WITHIN 30 DAYS. DUST CONTROL MEASURES WILL BE USED DURING
- PROCESSING ACTIVITIES NOISE WILL BE MONITORED AND MAINTAINED BELOW

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> FOR REVIEW ONLY NOT FOR CONSTRUCTION **Kimley** »Horn Kimley-Horn and Associates, Inc PROJECT NO.

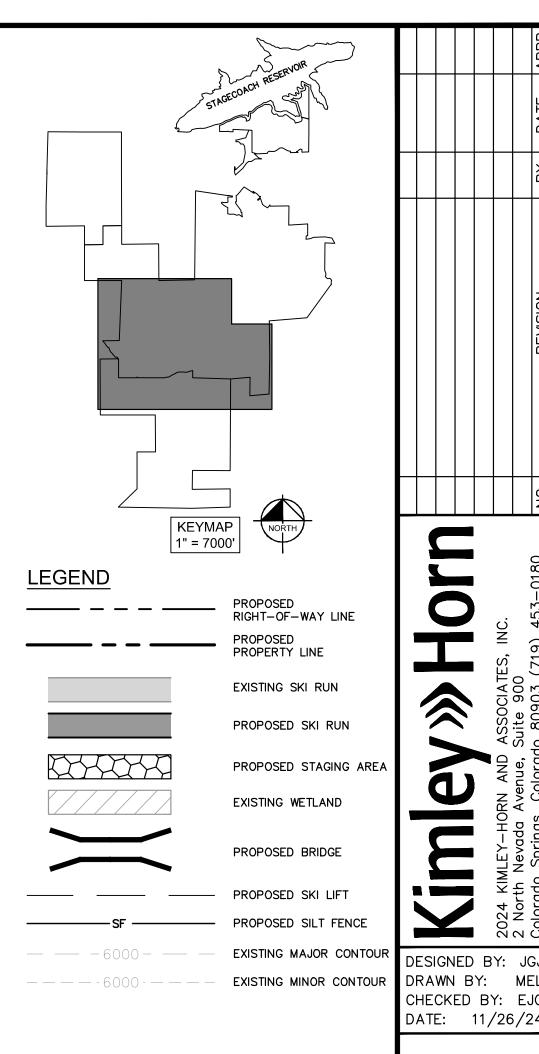
196778000 SHEET

PRELIMINARY

C2.33







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- AREAS USED FOR THE COLLECTION AND TEMPORARY STORAGE OF SOLID OR LIQUID WASTE SHALL BE LOCATED AND SIGNED TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM SITE. COLLECTION SITES SHALL BE LOCATED AWAY FROM EXISTING SURFACE WATER CHANNELS. OTHER BMPS SUCH AS COVERING THE WASTE STORAGE AREA, FENCING THE SITE, AND CONSTRUCTION OF PERIMETER DIKE TO EXCLUDE RUNOFF MAY BE ALSO REQUIRED.

## SOIL STORAGE/STOCKPILE NOTES:

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SOIL MATERIALS STORAGE AREAS:

- TEMPORARY BMPS WILL BE INSTALLED AND MAINTAINED WHILE THE AREA IS IN USE
- TEMPORARY COVERS OR VEGETATION WILL BE USED ON STOCKPILES NOT SCHEDULED FOR USE WITHIN
- DUST CONTROL MEASURES WILL BE USED DURING PROCESSING ACTIVITIES
- NOISE WILL BE MONITORED AND MAINTAINED BELOW STATUTORY LIMITS DURING PROCESSING ACTIVITIES

#### **SNOW STORAGE AREA NOTES:**

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SNOW STORAGE STORAGE AREAS:

 PLACED IN COMMON AREAS WHERE RUNOFF CAN BE PROPERLY MANAGED AS THE STORED SNOW MELTS TEMPORARY BMPS WILL BE PLACED TO MINIMIZE THE RELEASE OF SAND AND SALT FOR TRACTION AS THE STORED SNOW MELTS.

# SNOW STORAGE AREA NOTES:

ALL DISTURBED AREAS TO BE REVEGETATED BASED ON COUNTY STANDARDS AND REGULATION. A FINAL REVEGETATION PLAN WILL BE PROVIDED WITH THE FINAL DESIGN AND BASED ON FINAL PROJECT PHASING

CUN 5) SECOACH MOUNTAIN RANC OUTT COUNTY, COLORADO RY CIVIL CONSTRUCTION DOCU S & PHASING PLAN (4 OF 5) ROUTI-IMINARY CIN GEC & P

FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley » Horn Kimley-Horn and Associates, Inc

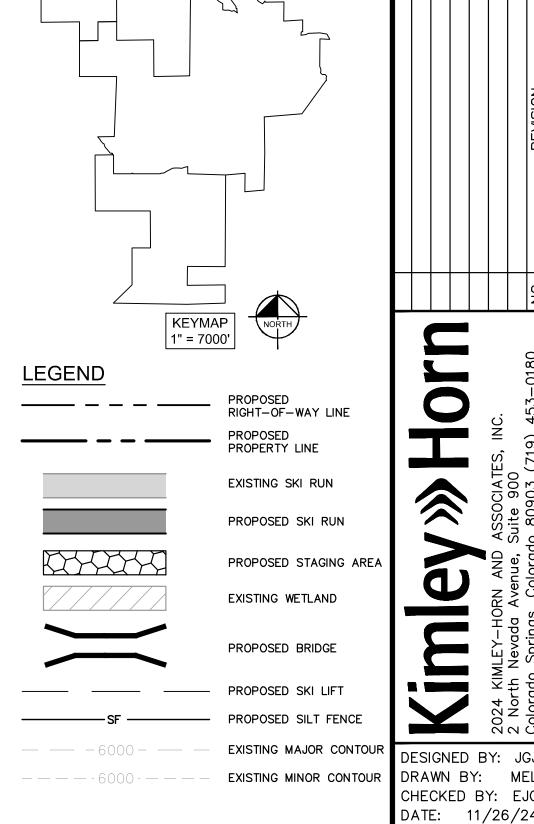
PRELIMINARY

PROJECT NO. 196778000

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1. THESE PLANS PROVIDE OVERALL PHASING AND GESC REQUIREMENTS. FINAL GESC PLANS AND STORMWATER MANAGEMENT PLAN (SWMP) REPORT WILL BE PREPARED FOR EACH PHASE AND FILING DURING THE FINAL SUBDIVISION APPLICATIONS.

## **EROSION & SEDIMENT CONTROL NOTES**

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO EQUIPMENT AND MATERIALS STORAGE AREAS:

- COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, AT A MINIMUM, ALL HAZARDOUS MATERIALS SHALL BE STORED AND USED IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL HAZARDOUS MATERIALS REGULATIONS.
- STORAGE OF THESE MATERIALS SHALL NOT OCCUR WITHIN (100) ONE HUNDRED FEET OF ANY WATERBODY UNLESS THERE IS NO PRACTICABLE ALTERNATIVE, IN WHICH CASE SUITABLE SPECIFIC BMPS SHALL BE UTILIZED.
- SPILL PREVENTION MEASURES SHALL BE IMPLEMENTED TO PREVENT SPILLED FUELS, LUBRICANTS OR
  OTHER HAZARDOUS MATERIALS FROM ENTERING A WATERBODY DURING CONSTRUCTION OR
  OPERATION OF EQUIPMENT AND/OR FACILITY. IF A SPILL OCCURS, IT SHOULD BE CLEANED UP
- IMMEDIATELY AND DISPOSED OF PROPERLY.
   MAINTENANCE OF VEHICLES OR MOBILE MACHINERY IS PROHIBITED WITHIN (100) ONE HUNDRED FEET OF ANY WATERBODY, EMERGENCY MAINTENANCE MAY BE CONDUCTED UNTIL THE VEHICLE OR MACHINERY
- SECONDARY CONTAINMENT MEASURES SHALL BE PROVIDED FOR ALL ONSITE FUEL STORAGE TO PREVENT RELEASE INTO ANY WATERBODY. INVENTORY MANAGEMENT AND/OR LEAK DETECTION SYSTEMS MAY BE REQUIRED.
- AREAS USED FOR THE COLLECTION AND TEMPORARY STORAGE OF SOLID OR LIQUID WASTE SHALL BE LOCATED AND SIGNED TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM SITE. COLLECTION SITES SHALL BE LOCATED AWAY FROM EXISTING SURFACE WATER CHANNELS. OTHER BMPS SUCH AS COVERING THE WASTE STORAGE AREA, FENCING THE SITE, AND CONSTRUCTION OF PERIMETER DIKE TO EXCLUDE RUNOFF MAY BE ALSO REQUIRED.

## SOIL STORAGE/STOCKPILE NOTES:

PROTECTION OF WATER QUALITY FROM POLLUTANTS DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING REGULATIONS SHALL APPLY TO SOIL MATERIALS STORAGE AREAS:

- TEMPORARY BMPS WILL BE INSTALLED AND MAINTAINED WHILE THE AREA IS IN USE
- TEMPORARY COVERS OR VEGETATION WILL BE USED ON STOCKPILES NOT SCHEDULED FOR USE WITHIN

  30 DAYS.
- DUST CONTROL MEASURES WILL BE USED DURING PROCESSING ACTIVITIES

   NOISE WILL BE MONITOPED AND MAINTAINED BELOW STATUTORY LIMITS DURING PE
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# SNOW STORAGE AREA NOTES:

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STAGECOACH MOUNTAIN RANCH
ROUTT COUNTY, COLORADO
PRELIMINARY CIVIL CONSTRUCTION DOCUMEN
GEC & PHASING PLAN (5 OF 5)

CONSTRUCTION

Kimley Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
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