

LOCATED IN THE SE $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 6, TOWNSHIP 3 NORTH,
RANGE 84 WEST OF THE 6TH P.M., ROUTT COUNTY, COLORADO



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UTILITY CONTACT LIST

WATER AND SANITARY SEWER

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OAK CREEK, CO
CONTACT: GEOVANNY ROMERO 970-736-8250
GDROMERO@MCWATER.COM

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
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STEAMBOAT SPRINGS, CO
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JASON.SHARPE@CENTURYLINK.COM 970-328-2517

CABLE TELEVISION

COMCAST
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STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH
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 = FOUND RED PLASTIC CAP ON #5 REBAR, ELEVATION=7369.12 IN THE SOUTHEAST PORTWATER CORNER (SEE EXISTING CONDITIONS PLAN).
2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON OCTOBER 20, 2020. TOPOGRAPHY GENERATED FROM 2018 ROUTT COUNTY GIS LIDAR DATA.
3. ROUTT COUNTY PLANNING AND MORRISON CREEK WATER AND SANITATION DISTRICT (MCWSD) PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH ROUTT COUNTY AND MCWSD DESIGN CRITERIA AND CODE. THE COUNTY AND MCWSD 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. 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.
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. DUE TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET 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 PLAN, CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN AN 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 CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY MCWSD: WATER, SEWER, AND STORM SEWER.
15. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
16. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
17. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS.

GRADING AND FINISH SURFACING

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.
4. ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 6" OF NATIVE TOPSOIL AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
5. FINISHED SLOPES SHALL BE PROPERLY SEEDED, FERTILIZED, AND MULCHED.
6. ALL FINISHED GRADES SHALL BE STABILIZED WITH STRAW EROSION CONTROL BLANKET. APPLY A DROUGHT TOLERANT, LOW-MAINTENANCE GRASS SEED AND FERTILIZER OF DEVELOPERS CHOICE BEFORE AND AFTER STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
7. ALL DISTURBED AREAS NOT RECEIVING PAVING, ROCK, OR GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.

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 STEAMBOAT SPRINGS WATER AND SEWER 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 ENGINEER 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:

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	LPS	LOW PRESSURE SEWER
BLDG	BUILDING	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	OH	OVERHEAD
CC	CURB CUT	PC	POINT OF CURVATURE
CG	CURB AND GUTTER	PED	PEDESTAL
CL	CENTERLINE	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
C/O	CLEAN OUT	PR	PROPOSED
CONC	CONCRETE	PT	POINT
CNR	CORNER	PVC	POINT OF VERTICAL CURVE
CR	CURB RETURN	PVC	POLYVINYL CHLORIDE PIPE
CS	CURB STOP	PVI	POINT OF VERTICAL INTERSECTION
Cu	COPPER PIPE	RD	ROAD
D	DEPTH	R	RADIUS
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RW	RETAINING WALL
DMH	DRAINAGE MANHOLE	SOFT	SQUARE FEET
DRN	DRAIN	SMH	SEWER MANHOLE
DT	DITCH	SS	SANITARY SEWER
DW	DRIVEWAY	STA	STATION
ECP	ENGINEERING CHANGE PROPOSAL	SW	SIDEWALK
EG	EXISTING GRADE	TB	THRUST BLOCK
EL	ELEVATION	TBC	TOP BACK OF CURB
ELEC	ELECTRICAL	TB	TO BE REMOVED
ELE	EDGE OF WALK	TBW	TOP BACK OF WALK
EX	EXISTING	TEL	TELEPHONE
FES	FLARED END SECTION	TOP	TOP OF PIPE
FEE	FINISH FLOOR ELEVATION	TOW	TOP OF WALL
FG	FINISH GRADE	TYP	TYPICAL
FH	FIRE HYDRANT	VOL	VOLUME
FL	FLOW LINE	VP	VALLEY PAN
FT	FOOT OR FEET	W	WIDTH
G	GRAVEL	WL	WATERLINE
GB	GRADE BREAK	W/	WITH
HC	HANDICAP RAMP		
HP	HIGH POINT		
IN	INLET		

PROJECT CONTACT LIST

PROJECT OWNER


EAGLE MOUNTAIN LAND DEVELOPMENT, LLC
P.O. BOX 775511
Steamboat Springs, CO 80477

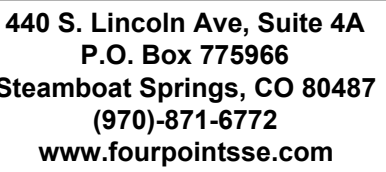
OFFICE: 303-668-2257
EMAIL: kris@eaglemountainbuilders.com

CIVIL ENGINEER & LANDSCAPE DESIGNER

FOUR POINTS SURVEYING AND ENGINEERING
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P.O. Box 775966
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OFFICE: (970) 871-6772
CELL: (515) 451-5377
EMAIL: joew@fourpointssurvey.com

CONSTRUCTION DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT		<p>Four Points Surveying & Engineering</p> <p>440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 joew@fourpointss.com</p>	<p>SHEET #</p> <p>C1</p>
DATE: 8/10/22							
JOB #: 1849-009							
DRAWN BY: JLW							
DESIGN BY: JLW							
REVIEW BY: MDM							
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.							

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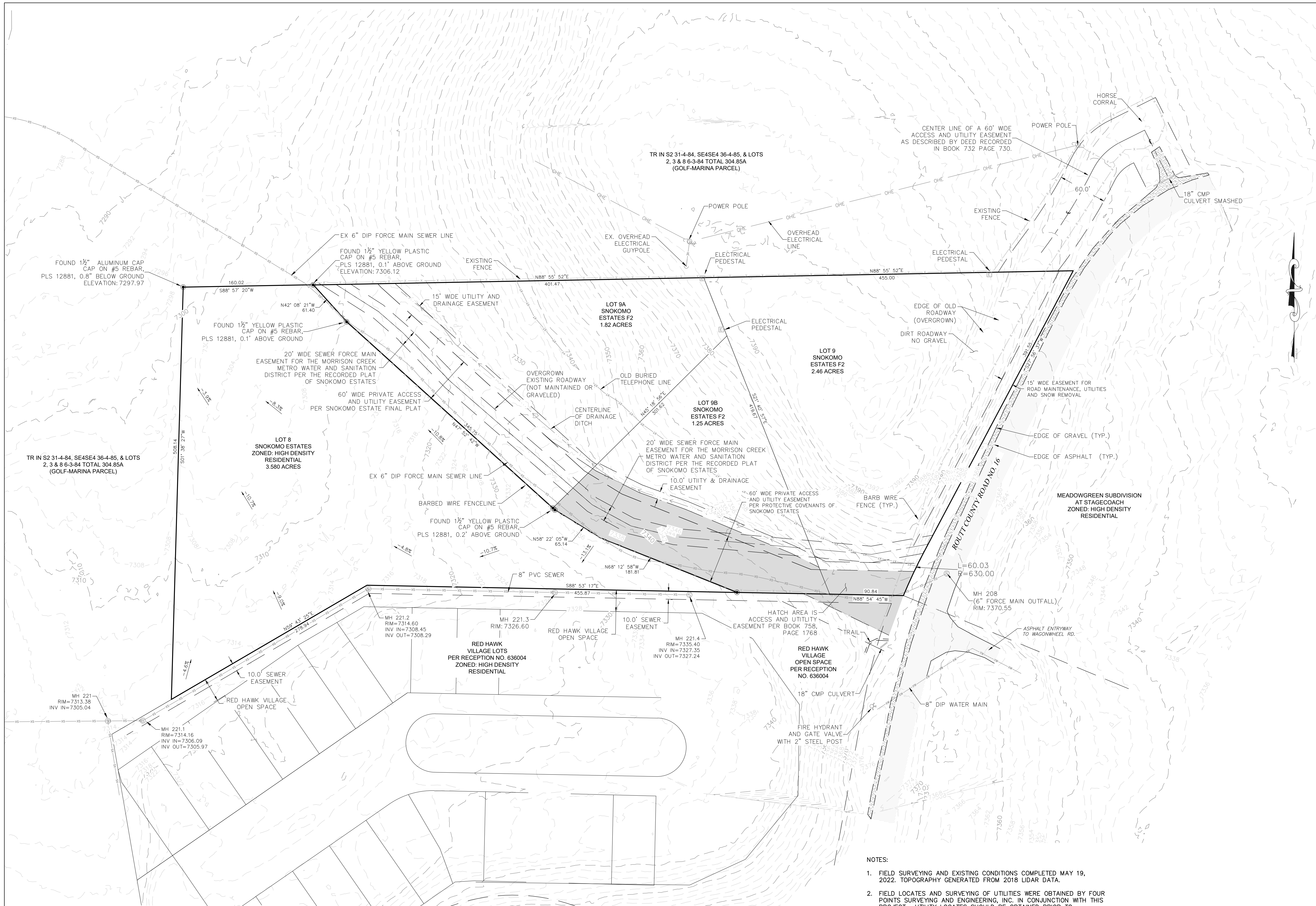
**LAND/AULE1 SUBDIVISION
SKETCH PLAN
OAK CREEK, COLORADO**

DATE: 6/1/2022
 DB #: 1849-009
 DRAWN BY: JLW
 DESIGN BY: JLW
 REVIEW BY: WNM

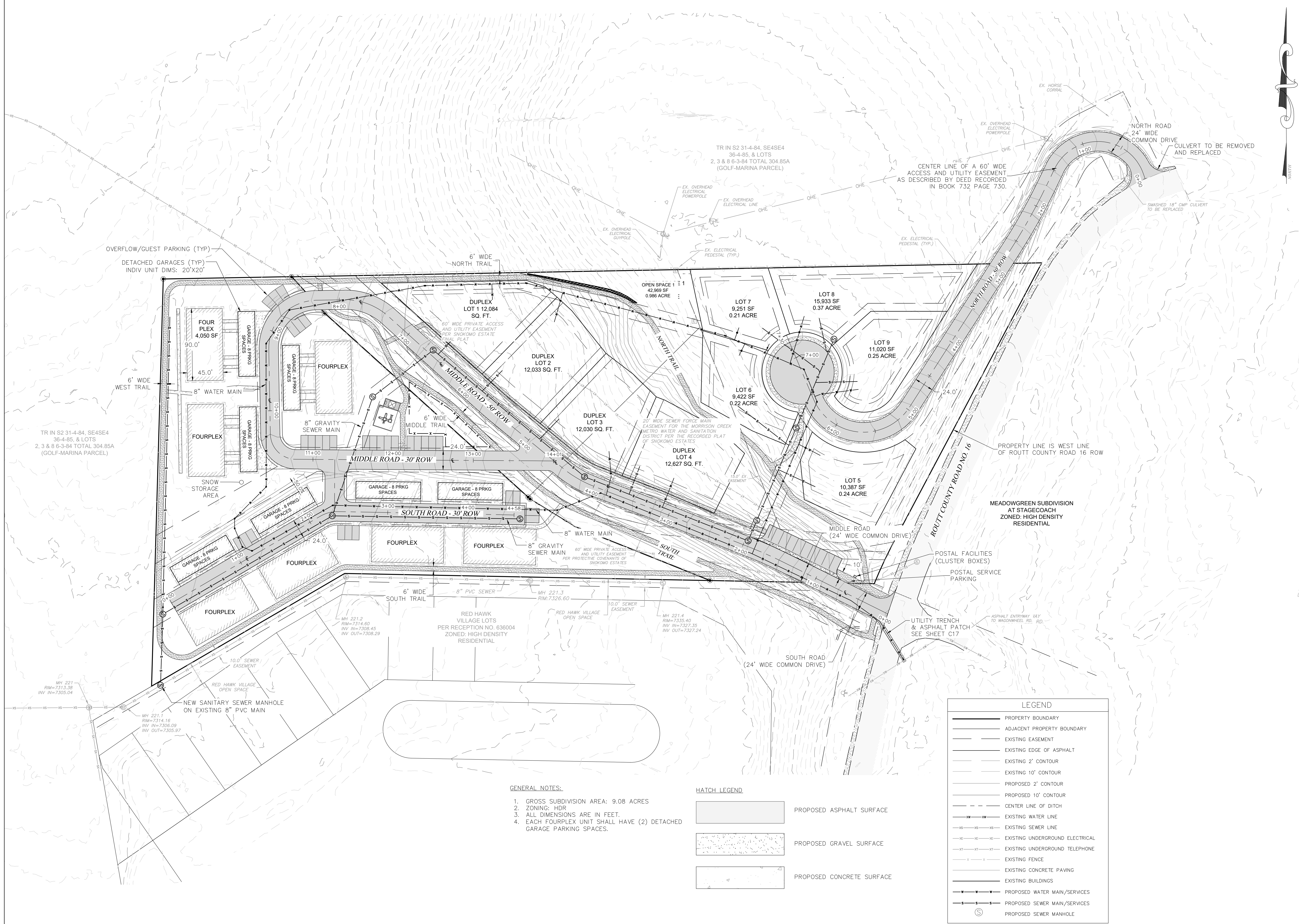
DRAWING:

EXISTING CONDITIONS PLAN

C2



- NOTES:
1. FIELD SURVEYING AND EXISTING CONDITIONS COMPLETED MAY 19, 2022. TOPOGRAPHY GENERATED FROM 2018 LIDAR DATA.
 2. FIELD LOCATES AND SURVEYING OF UTILITIES WERE OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS PROJECT. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
 3. PROPERTY CORNERS FOUND AS SHOWN HEREON.



- GENERAL NOTES:
1. GROSS SUBDIVISION AREA: 9.08 ACRES
 2. ZONING: HDR
 3. ALL DIMENSIONS ARE IN FEET.
 4. EACH FOURPLEX UNIT SHALL HAVE (2) DETACHED GARAGE PARKING SPACES.

HATCH LEGEND	
	PROPOSED ASPHALT SURFACE
	PROPOSED GRAVEL SURFACE
	PROPOSED CONCRETE SURFACE

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	PROPOSED WATER MAIN/SERVICES
	PROPOSED SEWER MAIN/SERVICES
	PROPOSED SEWER MANHOLE

440 S. Lincoln Ave, Suite 4A
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Steamboat Springs, CO 80487
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INT		
REVISIONS		
No.	DATE	

LANDAULET SUBDIVISION
SKETCH PLAN
OAK CREEK, COLORADO

HORIZONTAL SCALE
0 50' 100'
SCALE: 1" = 50'

CONTOUR INTERVAL = 2 ft
DATE: 6/1/2022
JOB #: 1849-009
DRAWN BY: JLW
DESIGN BY: JLV
REVIEW BY: WNM

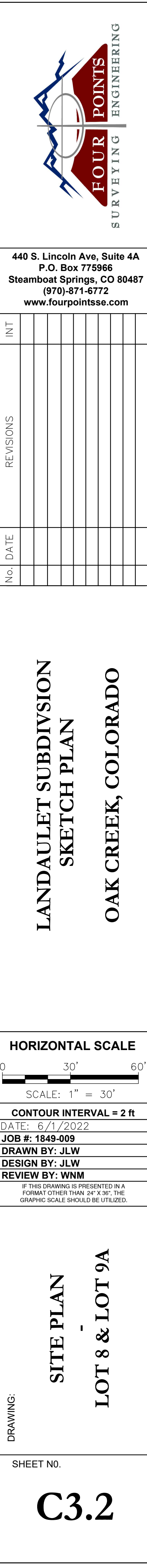
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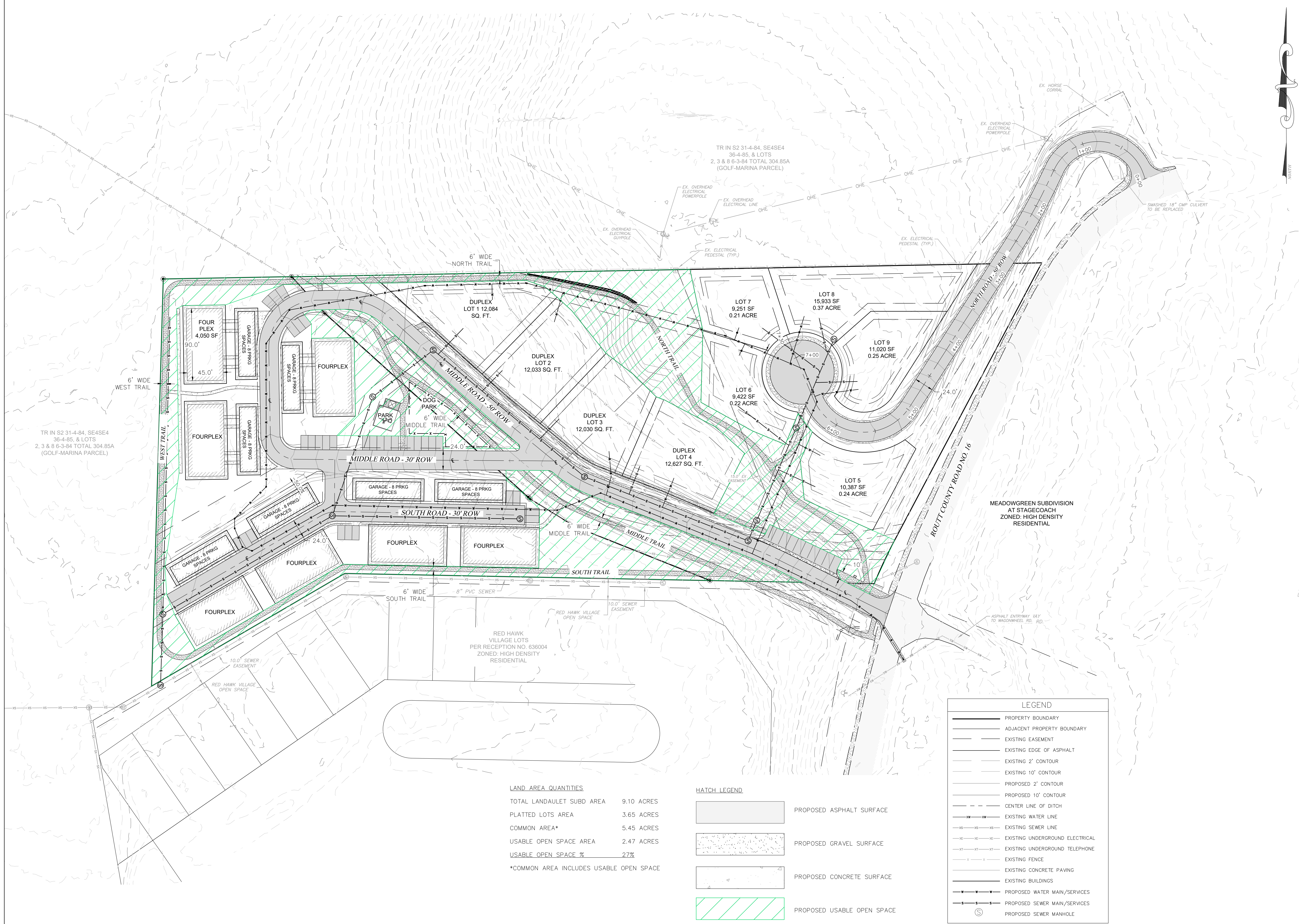
DRAWING:

OVERALL
SITE PLAN

SHEET NO.

C3.1





LAND AREA QUANTITIES

TOTAL LANDAULET SUBD AREA	9.10 ACRES
PLATTED LOTS AREA	3.65 ACRES
COMMON AREA*	5.45 ACRES
USABLE OPEN SPACE AREA	2.47 ACRES
USABLE OPEN SPACE %	27%

*COMMON AREA INCLUDES USABLE OPEN SPACE

HATCH LEGEND

	PROPOSED ASPHALT SURFACE
	PROPOSED GRAVEL SURFACE
	PROPOSED CONCRETE SURFACE
	PROPOSED USABLE OPEN SPACE

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	PROPOSED WATER MAIN/SERVICES
	PROPOSED SEWER MAIN/SERVICES
	PROPOSED SEWER MANHOLE

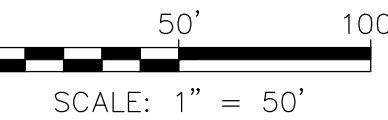


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INT	REVISIONS	No. DATE

LANDAULET SUBDIVISION
SKETCH PLAN
OAK CREEK, COLORADO

HORIZONTAL SCALE



CONTOUR INTERVAL = 2 ft

DATE: 6/1/2022

JOB #: 1849-009

DRAWN BY: JLW

DESIGN BY: JLW

REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
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OPEN SPACE PLAN

SHEET NO.

C4