

GENERAL NOTES

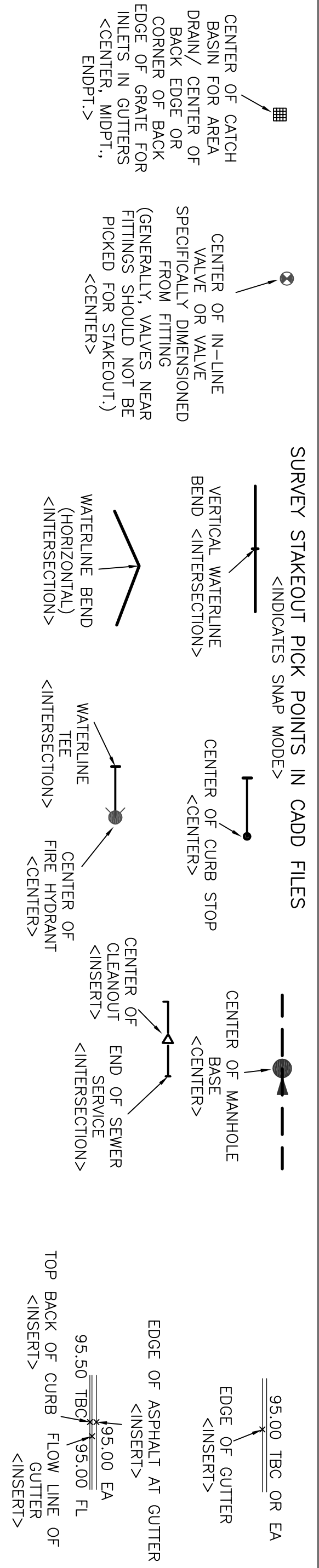
1. BASE MAP PLANIMETRICS AND TOPOGRAPHY PROVIDED BY PROJECT SURVEYOR.
2. FLOOD HAZARD MAPPING AND WATER BODY SETBACKS PER PROJECT SURVEYOR.
3. WETLAND DELINEATION, MITIGATION AND SECTION 404 PERMITTING PER PROJECT WETLANDS CONSULTANT.
4. THESE DRAWINGS DO NOT INCLUDE PROVISIONS FOR JOBSITE SAFETY. JOBSITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PER "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
6. FOR WORK WITHIN THE CITY OF STEAMBOAT SPRINGS, CONTRACTOR SHALL PREPARE AND OBTAIN A **CONSTRUCTION SITE MANAGEMENT PLAN** MEETING CITY OF STEAMBOAT SPRINGS' REQUIREMENTS. THE CONTRACTOR MAY SUPPLEMENT THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS AS REQUIRED. THE CIVIL ENGINEER SHALL HAVE NO DUTY OR RESPONSIBILITY WITH RESPECT TO PREPARATION OF THIS PLAN.
7. FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY SITES, SITE PLAN AND A.D.A. REQUIREMENTS PER PROJECT ARCHITECT. REFER TO ARCHITECTURAL SITE PLAN FOR BUILDING LOCATION AND STAKING.
8. WHERE REFERENCED, "CDDOT STANDARDS" SHALL BE THE LATEST EDITIONS OF:
 - A. CDDOT STANDARD PLANS, M&S STANDARDS, AND/OR
 - B. CDDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

GRADING & DRAINAGE NOTES

1. SOILS BORINGS OR TEST PIT INFORMATION PER INVESTIGATION REPORT BY PROJECT GEOTECHNICAL ENGINEER. SEE SPECIFICATIONS.
2. ALL OVERLOT GRADING SHALL COMPLY WITH APPROPRIATE SECTIONS OF THE CURRENT BUILDING CODE.
3. CONTRACTOR SHALL OBTAIN A **GRADING AND EXCAVATION PERMIT** AS APPLICABLE.
4. PAVEMENT SECTIONS, CUT AND FILL SLOPE, AND RETAINING WALL RECOMMENDATIONS BY PROJECT GEOTECHNICAL ENGINEER, AS LISTED IN REPORT ABOVE. SEE SPECIFICATIONS.
5. CONTRACTOR SHALL OBTAIN A **GENERAL PERMIT FOR DEMOLITION ASSOCIATED WITH CONSTRUCTION ACTIVITY**, AS REQUIRED BY THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, WHERE APPROPRIATE.
6. CULVERT LOCATIONS AND INVERTS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM THAT CULVERTS MATCH FIELD CONDITIONS AND THAT A MINIMUM 12" COVER IS PROVIDED TO DESIGN FINISH GRADE. CONSTRUCT GRADUAL TRANSITION DITCHES IN AND OUT OF CULVERTS AS REQUIRED.
7. IF PROVIDED, REFER TO LANDSCAPE PLAN BY THE PROJECT LANDSCAPE ARCHITECT FOR LANDSCAPING AND FINAL GRADING DETAILS WITHIN LANDSCAPED AREAS.
 - INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY**
8. FINISH GRADING SURROUNDING BUILDINGS SHALL BE SLOPED MINIMUM OF 1 INCH PER FOOT AWAY FROM THE FOUNDATION FOR 10 FT. MINIMUM, PER GEOTECHNICAL REPORT RECOMMENDATIONS.
9. REFER TO ARCHITECTURAL REQUIREMENTS FOR ACCESS DRIVE HEATING (IF INDICATED), AND RETAINING WALLS. PAVEMENT HEATING AND RETAINING WALL DESIGN BY OTHERS.
10. RECOMMENDATIONS FOR FOUNDATION DRAINAGE AND FOUNDATION DRAINAGE DESIGN BY OTHERS.
 - RAW LAND SUBDIVISIONS**

1. ALL CONSTRUCTION AND MATERIALS FOR WATER AND SEWER SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARDS AND SPECIFICATIONS ISSUED BY THE GOVERNING WATER AND SEWER DISTRICT. THE CONTRACTOR SHALL OBTAIN COPIES OF THESE STANDARDS AND SPECIFICATIONS FROM THE DISTRICT.
2. A **RIGHT-OF-WAY EXCAVATION PERMIT** IS REQUIRED FOR ALL UTILITY CUTS WITHIN ROAD RIGHTS-OF-WAY. TRAFFIC CONTROL PLANS MEETING M.U.T.C.D. REQUIREMENTS ARE REQUIRED PRIOR TO ANY WORK IN ROAD RIGHTS-OF-WAY. NO WORK SHALL OCCUR IN THE R.O.W. BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
3. TEST HOLES ARE REQUIRED TO VERIFY LOCATION AND ELEVATION OF EXISTING INFRASTRUCTURE AT POINTS OF CONNECTION PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL OBTAIN A **MINIMAL INDUSTRIAL DISCHARGE PERMIT**, AS REQUIRED BY THE COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT, FOR THE DISPOSAL OF CHLORINATED WATER FROM TESTING AND FLUSHING ACTIVITIES.
5. EXISTING DRY UTILITY LOCATIONS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING DRY UTILITIES PRIOR TO BEGINNING ANY EXCAVATION. RELOCATION OF SOME EXISTING DRY UTILITIES MAY BE NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING DRY UTILITIES CAUSED BY HIS OPERATIONS.
6. COMPLETE SUBGRADE CONSTRUCTION PRIOR TO WATER, SEWER, AND DRY UTILITY INSTALLATION.
7. MANHOLE AND VAULT RIM ELEVATIONS ARE APPROXIMATE AND REPRESENT APPROXIMATE FINISH ELEVATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND INSTALLING COMPONENTS SUCH THAT THE SPECIFICATIONS OF THE GOVERNING WATER AND SEWER DISTRICT ARE MET, INCLUDING ADJUSTMENTS FROM INDICATED ELEVATIONS, IF REQUIRED.
8. WATER AND SEWER SERVICE SIZES TO BE AS NOTED ON THE DRAWINGS. FOR INDUSTRIAL, COMMERCIAL OR MULTI-FAMILY SITES, VERIFY BUILDING WATER AND SEWER SERVICE SIZES AND ENTRY LOCATIONS WITH PROJECT ARCHITECT AND/OR MECHANICAL ENGINEER PRIOR TO SEWER AND WATER CONSTRUCTION.
9. MAINTAIN 12 FT. CLEAR DISTANCE BETWEEN FIRE HYDRANTS AND CURB BOXES, SEWER CLEANOUTS AND ALL ABOVE GROUND DRY UTILITY FACILITIES.
10. EASEMENTS OF VARIOUS TYPES ARE TO BE DEDICATED AS SHOWN ON THE PLAN OR DRAWINGS. ANY REVEGETATION WITHIN DRAINAGE AND UTILITY EASEMENTS SHALL BE OF A LOW GROWTH NATURE. MAINTAIN 10 FT. MINIMUM SEPARATION FROM WATER AND SEWER MAINS AND APPURTENANCES TO TREES, BOULDERS, ETC.
11. PROPOSED ELECTRIC, TELEPHONE, CABLE TV, AND GAS LINE LOCATIONS AND ABOVE GROUND FACILITIES SHOWN ARE PRELIMINARY AND MAY VARY WHEN DESIGN IS COMPLETED BY THE UTILITY COMPANIES. MAINTAIN 5' MINIMUM SEPARATION BETWEEN DRY UTILITIES AND PARALLEL WATER/SEWER MAINS.
12. CONDUITS FOR DRY UTILITY CROSSINGS SHALL BE 4" SCHED. 40, GRAY, ELECTRICAL PVC. CAP ENDS AND PROVIDE 4x4 TREATED TIMBER MARKING POSTS EACH END.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING DRY UTILITY INSTALLATION WITH THE RESPECTIVE DRY UTILITY COMPANIES.
14. PROVIDE MINIMUM 48 HRS. NOTICE TO AFFECTED HOMEOWNERS AND UTILITY DISTRICTS PRIOR TO SCHEDULED UTILITY DISRUPTIONS.

WATER, SEWER, & DRY UTILITY NOTES



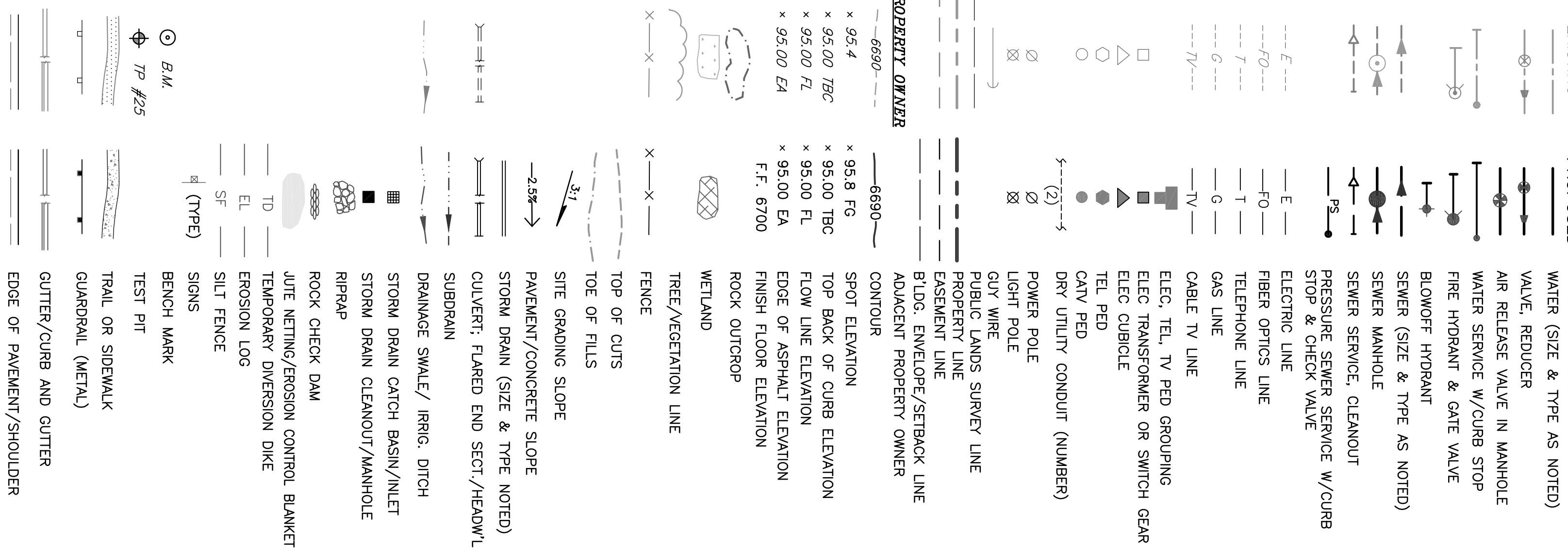
EROSION & SEDIMENT CONTROL NOTES

1. THE REQUIRED MINIMUM PERMANENT STORMWATER MANAGEMENT PRACTICES ARE SHOWN AND NOTED ON THE DRAWINGS. SOME TEMPORARY MEASURES MAY ALSO BE SHOWN. THE CONTRACTOR SHALL MODIFY AND SUPPLEMENT PRACTICES AS NECESSARY TO SATISFY STORMWATER PLAN AND PERMITTING REQUIREMENTS. COMPLY WITH THE BOOKLET "EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION", ROUTE COUNTY, COLORADO.
2. FOR WORK OUTSIDE OF THE CITY OF STEAMBOAT SPRINGS, CONTRACTOR SHALL OBTAIN A **STORM WATER MANAGEMENT PERMIT** AS REQUIRED BY ROUTE COUNTY. THE CONTRACTOR MAY SUPPLEMENT THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR PREPARATION OF A STORMWATER MANAGEMENT PLAN TO OBTAIN SUCH PERMIT. THE CIVIL ENGINEER SHALL HAVE NO DUTY OR RESPONSIBILITY WITH RESPECT TO PREPARATION OF THIS PLAN.
3. CONTRACTOR SHALL OBTAIN A **STORMWATER DISCHARGE PERMIT**, AS REQUIRED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. THE CONTRACTOR MAY SUPPLEMENT THE INFORMATION PROVIDED ON THESE DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR PREPARATION OF A STORMWATER MANAGEMENT PLAN TO OBTAIN SUCH PERMIT. THE CIVIL ENGINEER SHALL HAVE NO DUTY OR RESPONSIBILITY WITH RESPECT TO PREPARATION OF THIS PLAN.
4. ALL DRAINAGE SWALES SHALL BE GRASS-LINED EXCEPT: RIPRAP OR GEOTEXTILE CHANNEL LINING SHALL BE PROVIDED WHERE INDICATED.
5. ALL DISTURBED AREAS NOT RECEIVING FINISH GRADE OR LANDSCAPE TREATMENT SHALL RECEIVE TOPSOIL REPLACEMENT AND NATIVE GRASS REVEGETATION AS A MINIMUM, EXCEPT FOR ROCK SURFACES, UNLESS NOTED OTHERWISE. REVEGETATION SHALL OCCUR AS SOON AS FEASIBLE.
6. IF INDICATED, ALL CULVERT INLETS AND OUTLETS SHALL HAVE FLARED END SECTIONS OR HEADWALLS, AND RIPRAP PADS. RIPRAP PADS IS NOT SHOWN ON PLANS UNLESS MORE AREA IS REQUIRED THAN INDICATED ON TYPICAL DETAIL.
7. CONTRACTOR SHALL MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES UNTIL ESTABLISHMENT OF REVEGETATION TO THE SATISFACTION OF THE AGENCY HAVING JURISDICTION AND SHALL REMOVE ALL TEMPORARY CONTROL MEASURES WHICH HAVE OUTLIVED THEIR USEFULNESS AT FINAL ACCEPTANCE.
8. CONTRACTOR SHALL APPLY FOR AND OBTAIN A **PUGITIVE DUST PERMIT**, AS REQUIRED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT.
9. ALL CONTROLS SHALL BE INSTALLED AS EARLY AS PRACTICAL. DOWNSTREAM PERIMETER CONTROLS SHALL BE INSTALLED PRIOR TO STRIPPING AND STOCKPILING. ALL CONTROLS SHALL BE MONITORED REGULARLY, MODIFIED TO MAINTAIN EFFECTIVENESS, AND CLEANED PRIOR TO THE ONSET OF WINTER, NO LATER THAN OCTOBER 31ST OF ANY YEAR.
10. IN A PHASED CONSTRUCTION PROJECT, THE ABOVE MEASURES AND PROCEDURES SHALL BE IMPLEMENTED AND COMPLETED AS EACH PHASE PROGRESSES, BEFORE PROCEEDING ON TO THE NEXT PHASE.

STAKING NOTES

1. STAKING OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR, UNLESS INDICATED OTHERWISE. THE ENGINEER WILL PROVIDE AN ELECTRONIC (CADD) FILE OF RELEVANT PORTIONS OF THE CIVIL WORK IN ADDITION TO THE HARD COPY DOCUMENTS. SUCH CADD FILES MAY NOT SHOW ALL ITEMS REQUIRED TO BE STAKED.
2. IN THE EVENT OF A CONFLICT BETWEEN THE ELECTRONIC (CADD) FILE AND THE CONTRACT DRAWINGS AND SPECIFICATIONS, THE CONTRACT DRAWINGS AND SPECIFICATIONS SHALL GOVERN. THE AVAILABILITY AND USE OF CADD FILES SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PROPER CHECKING AND COORDINATION OF DIMENSIONS, LINES, GRADES AND QUANTITIES OF MATERIALS AS REQUIRED FOR COMPLETE AND ACCURATE COMPLETION OF THE WORK.
3. DO NOT STAKE USING CONTOUR LINES. GRADES SHOULD BE DETERMINED FROM SPOT ELEVATIONS AND NOTED ELEVATIONS ON CONSTRUCTION DRAWINGS AND DETAILS.
4. FOR STAKING OF CATCH BASINS AND INLETS, CONTRACTOR AND/OR SURVEYOR IS RESPONSIBLE FOR DETERMINING STRUCTURE LOCATION AND PIPE ALIGNMENT FROM INFORMATION PROVIDED.
5. DO NOT SCALE DRAWINGS. DIMENSIONS LISTED ON DRAWINGS AND SPECIFIED MINIMUMS OR MAXIMUMS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

LEGEND



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE CONSTRUCTION BEGINS FOR THE MEMBER UTILITIES

Date: 3/20/09	Copyright CIVIL DESIGN CONSULTANTS, INC. 2009
Drawn: LM	GENERAL NOTES AND LEGENDS
Designed: MRB	
Scale: N/A	
PROJECT NO. 3730.006A	

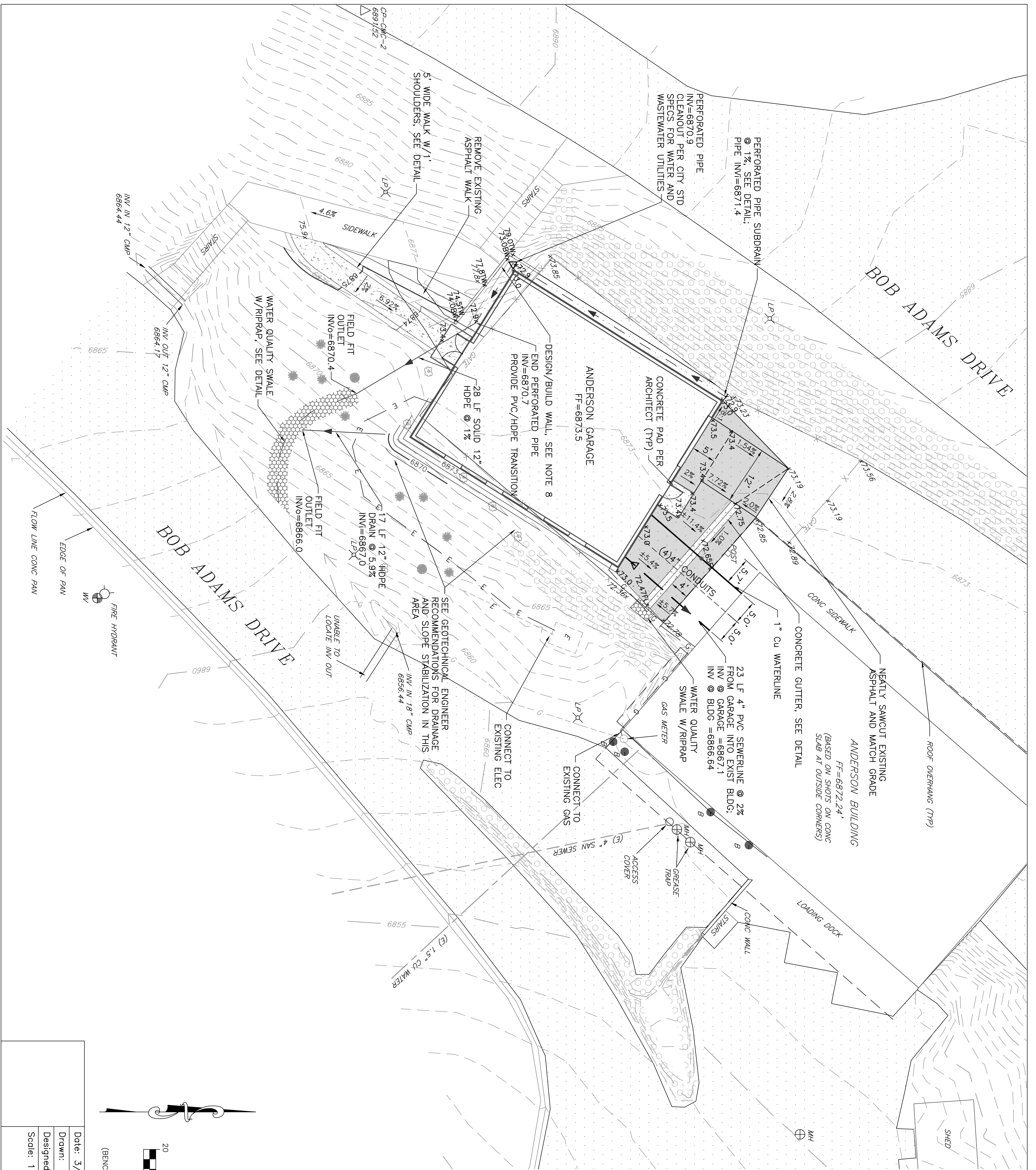
DATE	ITEM
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3.20.09	Permit

COLORADO MOUNTAIN COLLEGE
 Anderson Garage

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 steamboat springs, colorado

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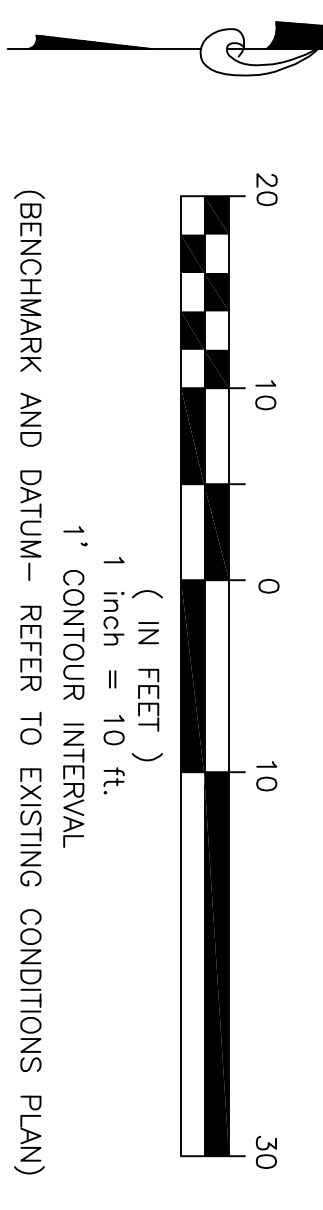
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	EXISTING ROCK SLOPE
	EXISTING ASPHALT PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE

- NOTES:**
- REFER TO MECHANICAL ENGINEER FOR DESIGN OF UTILITIES WITHIN 5 FT OF BUILDINGS AND WORK INSIDE BUILDINGS.
 - FOUNDATION AND UNDERSLAB DRAINAGE DESIGN BY OTHERS.
 - EXISTING WATER AND SEWER SERVICE LINES SHOWN PER DOUGLAS R. PORTERFIELD ARCHITECT DESIGN, DRAINING SHEET MS2.1 DATED 2/6/95, NOT AS BUILT. SERVICE SIZES CONFIRMED BY CMC STAFF.
 - ALL DISTURBED AREAS FOR UTILITY LINES SHALL BE REPLACED IN KIND.
 - THE OWNER INTENDS TO EXTEND TELEPHONE, TV AND AUDIO-VIDEO SERVICES TO THE GARAGE THROUGH THE PROPOSED CONDUITS SHOWN. CONFIRM SIZE, DEPTH AND NUMBER OF CONDUITS W/CMC PRIOR TO CONSTRUCTION.
 - GAS SERVICE LINE TO THE GARAGE IS INTENDED TO BE CONNECTED TO THE OUTSIDE OF THE ANDERSON BUILDING. SEE MECHANICAL ENGINEER FOR DESIGN.
 - CONTRACTOR REQUIRED TO TEMPORARILY STABILIZE EXISTING ROCK SLOPE DURING CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE A DESIGN/BUILD KEYSTONE (OR EQUIVALENT) WALL. PRIOR TO DESIGN, SUBMIT A CONCEPT DESIGN FOR THE WALL'S HORIZONTAL AND VERTICAL LIMITS, DRAINAGE, RAILINGS, ETC TO OWNER AND ARCHITECT FOR REVIEW AND COMMENTS.
 - GRADING STEEPER THAN 2:1 SLOPE PER GEOTECHNICAL ENGINEER.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE ANY EXCAVATION OR UNDERGROUND MEMBER UTILITIES



Date: 3/20/09	<p align="center">GRADING, DRAINAGE AND UTILITY PLAN</p>
Drawn: LM	
Designed: MRB	
Scale: 1" = 10'	PROJECT NO. 3730.006A

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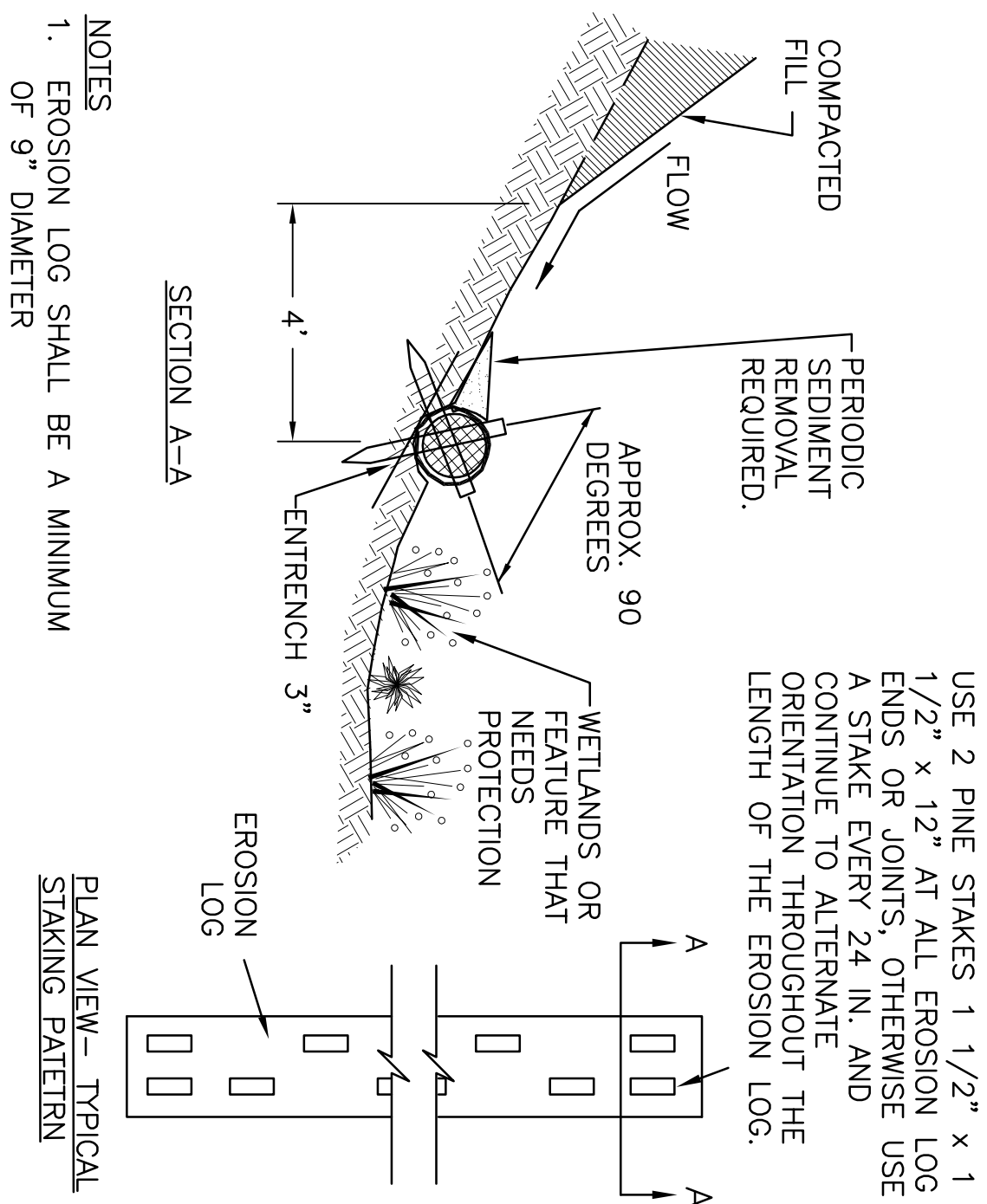
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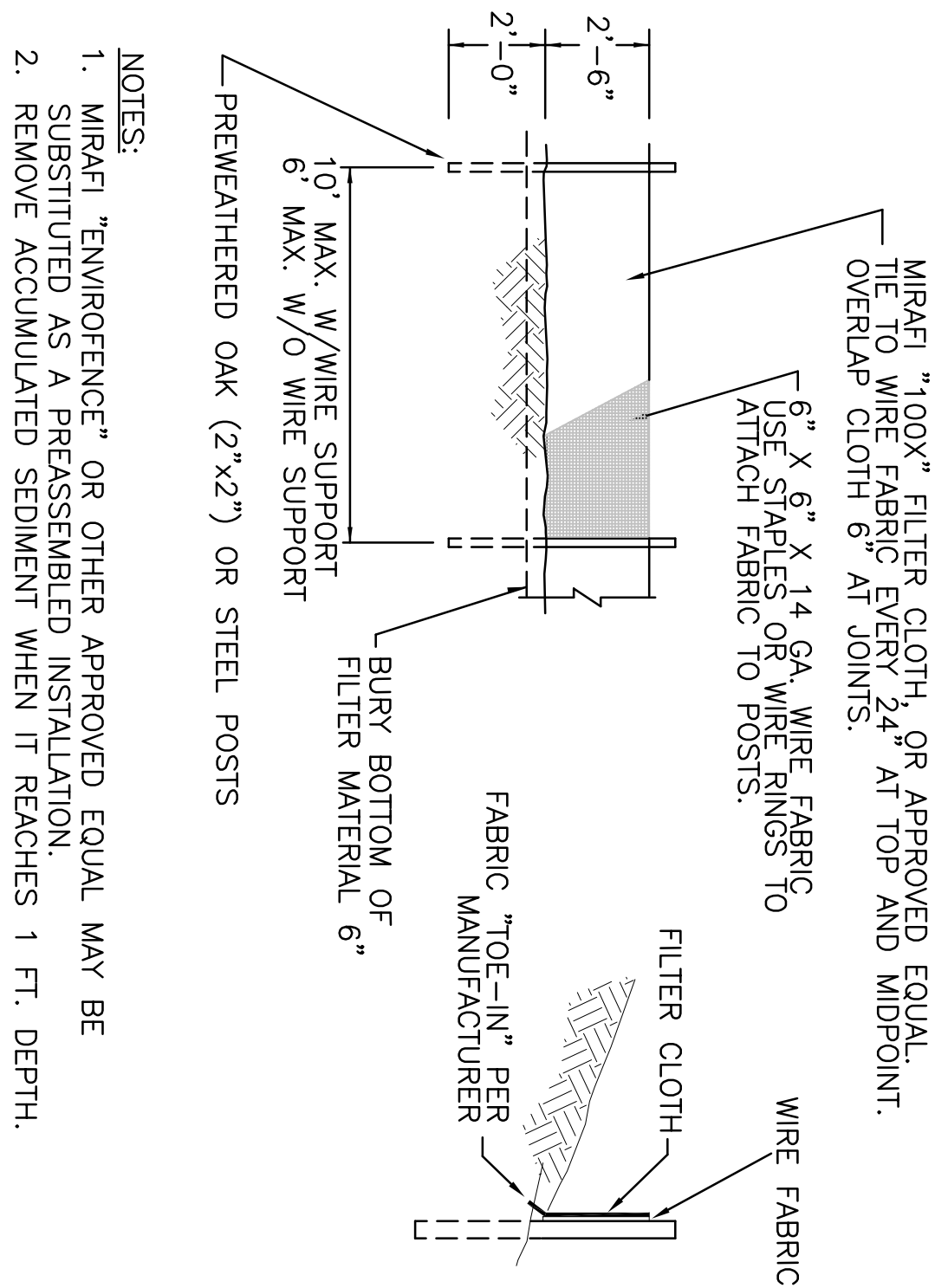
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NOTES
1. EROSION LOG SHALL BE A MINIMUM OF 9" DIAMETER

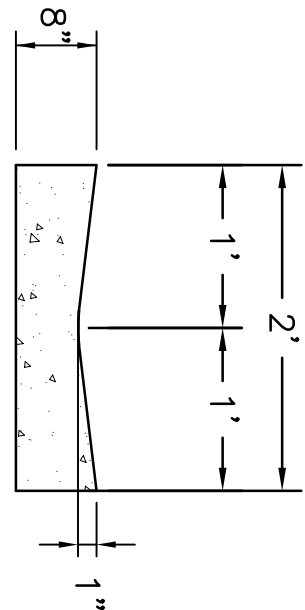
USE 2 PINE STAKES 1 1/2" x 1 1/2" x 12" AT ALL EROSION LOG ENDS OR JOINTS. OTHERWISE USE A STAKE EVERY 24 IN. AND CONTINUE TO ALTERNATE ORIENTATION THROUGHOUT THE LENGTH OF THE EROSION LOG.

EROSION LOG
NOT TO SCALE

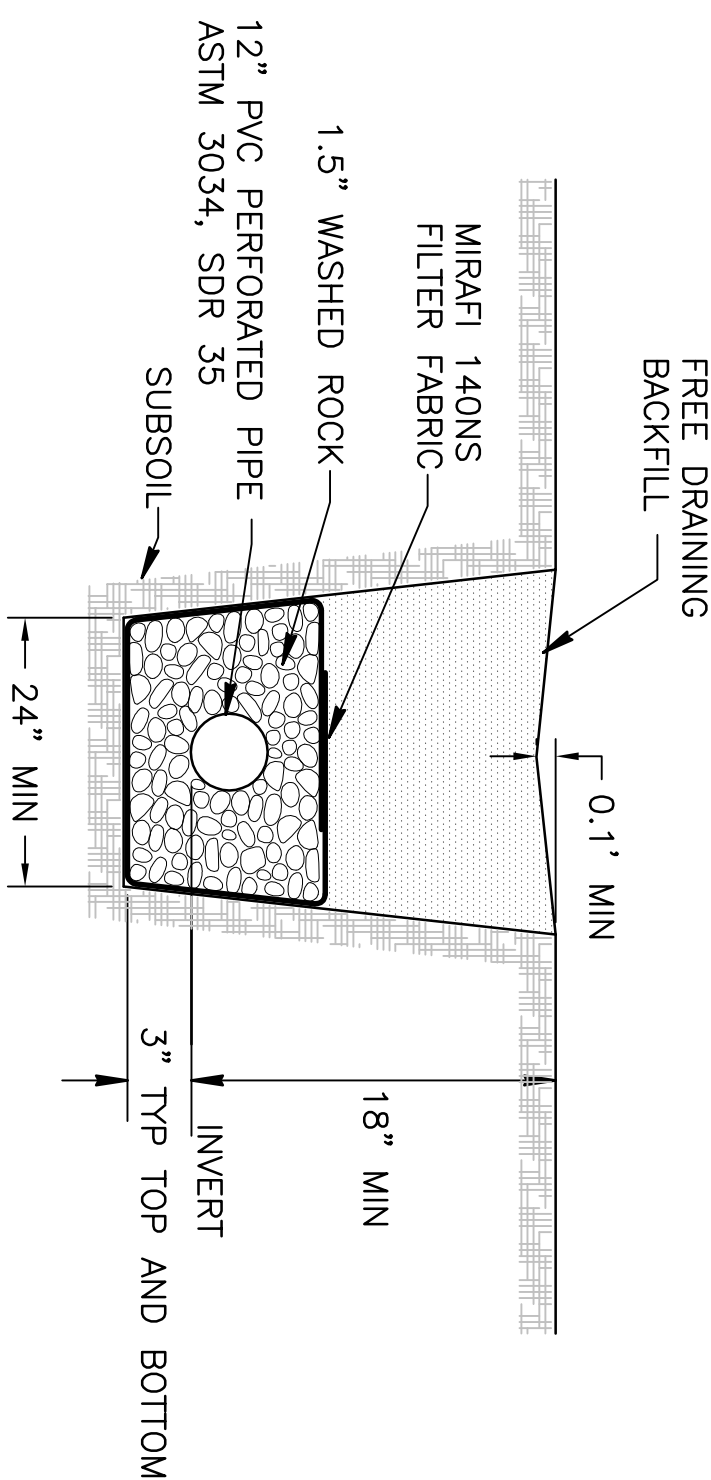


NOTES:
1. MIRAFI "ENVIROFENCE" OR OTHER APPROVED EQUAL MAY BE SUBSTITUTED AS A PREASSEMBLED INSTALLATION.
2. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 1 FT. DEPTH.

SILT FENCE
NOT TO SCALE

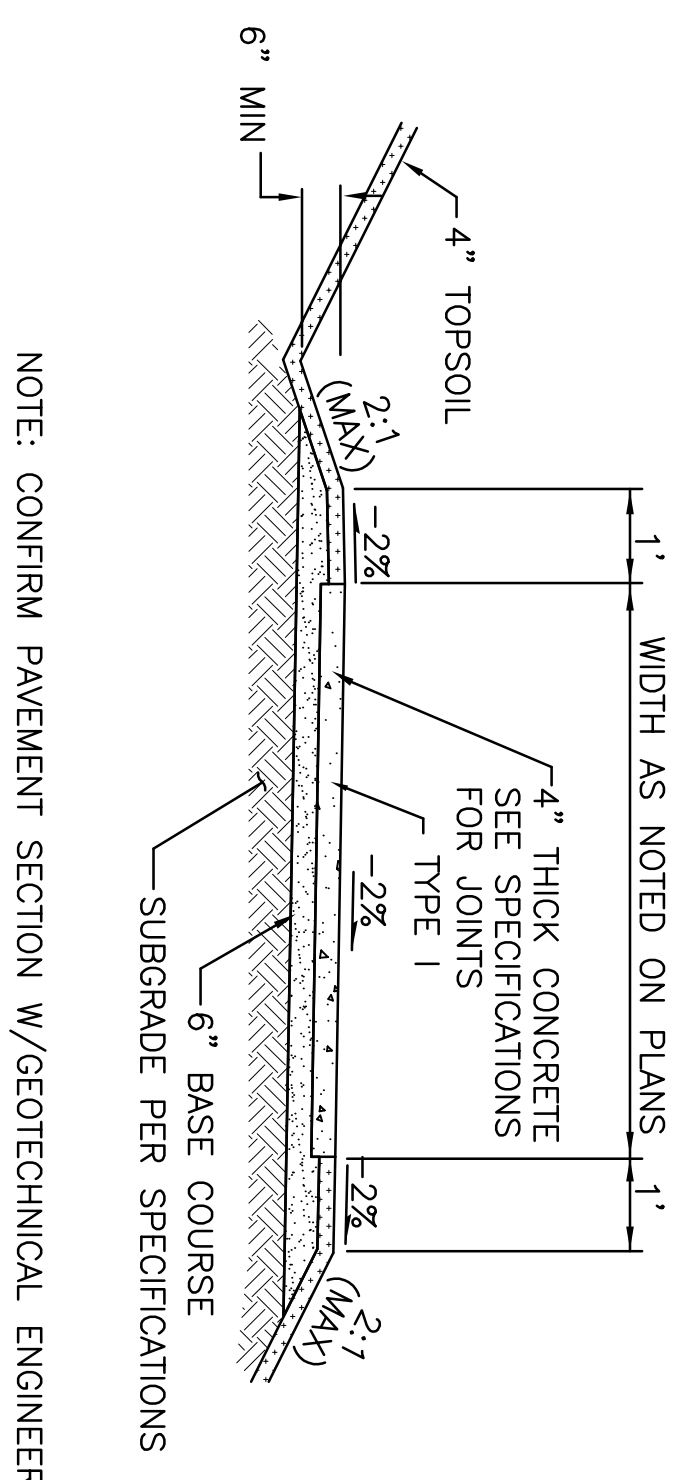


CONCRETE GUTTER
NOT TO SCALE



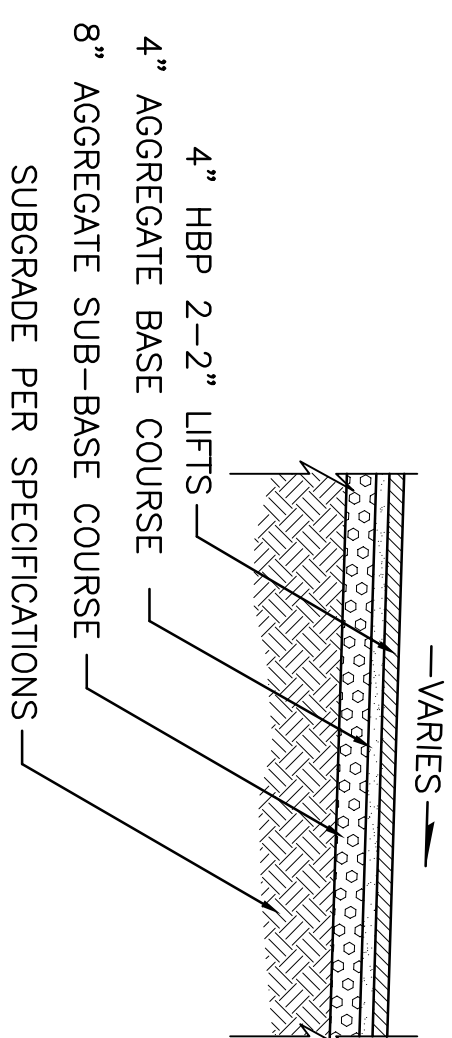
NOTE: OWNER TO PROVIDE AND INSTALL HEAT TAPE

PERFORATED PIPE SUBDRAIN
NOT TO SCALE



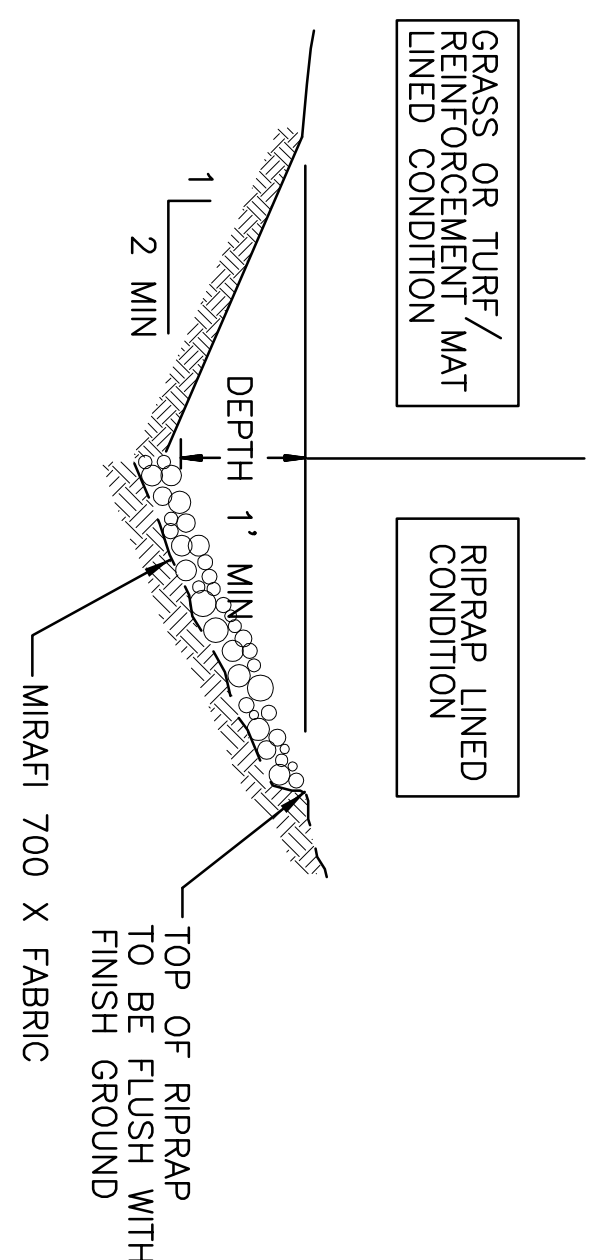
NOTE: CONFIRM PAVEMENT SECTION W/GEOTECHNICAL ENGINEER

CONCRETE WALK WITH DITCH
NOT TO SCALE



NOTE: CONFIRM PAVEMENT SECTION W/GEOTECHNICAL ENGINEER

TYPICAL PAVEMENT SECTION
NOT TO SCALE



NOTE: SEE GRADING PLAN FOR CHANNEL LINING REQUIREMENTS.

TYPICAL WATER QUALITY SWALE
NOT TO SCALE

Date: 3/20/09		Copyright CIVIL DESIGN CONSULTANTS, INC. 2009	
Drawn: LM	Designed: MRB	DETAILS	
Scale: AS SHOWN	PROJECT NO. 3730.006A		

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