CASSIOPEIA PROPERTIES

DEVELOPMENT OF LOT 15, SIERRA VIEW SUBDIVISION
LOCATED IN THE SW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED GRAVITY SEWER SERVICE
- PROPOSED PRESSURE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED ELEC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED PARKING STRIPING
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED FENCING
- SNOW STORAGE
- BUFFERYARD
- EXISTING — EXISTING LABEL
- PROPOSED — PROPOSED LABEL

VICINITY MAP

250' 0 125' 250'

1" = 250'

SHEET INDEX

C0	COVER PAGE AND NOTES
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN
C3	UTILITY PLAN
C4	CONSTRUCTION SITE MANAGEMENT PLAN
C5	SNOW STORAGE PLAN
C6	CONDOMINIUM FINAL PLAT

GENERAL NOTES:

1. STREET ADDRESS: 125 OAK RIDGE CIRCLE OAK CREEK, CO 80467
2. BENCHMARK = FOUND ORANGE PLASTIC AT SOUTH WEST PROPERTY CORNER ON #4 REBAR DOWLING – 30090, ELEVATION=7554.72 (SEE EXISTING CONDITIONS PLAN).
3. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON DECEMBER 14, 2020 AND MAY 23, 2022.
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.
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 WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF OAK CREEK STANDARDS AND SPECIFICATIONS, LATEST EDITION.
7. 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.
8. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
9. 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
10. 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.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
12. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON–SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
13. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS.
14. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
15. DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
16. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

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. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. VEGETATED SLOPES GREATER THAN 2:1 REQUIRE SOIL STABILIZATION.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY 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.

RECORD DRAWINGS:

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. 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.ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.

ABBREVIATIONS:

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

PROJECT CONTACT LIST

PROJECT OWNER

Kevin Ward
P.O. Box 1121
Silverthorne, CO 80498

CELL: (720) 333–9971
EMAIL: skiracer1955@yahoo.com

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: Walter Magill, P.E., P.L.S.
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487

OFFICE: (970) 871–6772
CELL: (970) 819–1161
EMAIL: walterm@fourpointsse.com

PROJECT ARCHITECT

EVstudio
Denver, CO 80212
ATTN: Alex Walz

OFFICE: (303) 670–7242 x 1027
EMAIL: Alex.walz@evstudio.com

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

TOWN OF OAK CREEK
129 NANCY CRAWFORD BLVD.
BOX 128,
OAK CREEK, COLORADO 80467
970–736–2422

ELECTRICAL

TOWN OF OAK CREEK
129 NANCY CRAWFORD BLVD.
BOX 128,
OAK CREEK, COLORADO 80467
970–736–2422

TELEPHONE

CENTURY LINK
CONTACT: KELLY MCCLERNON 970–328–8288

GAS

ATMOS ENERGY
CONTACT: DON CRANE: 970–879–3223

INTERNET

LUMINATE BROADBAND 970–870–4320
2211 ELK RIVER ROAD, STEAMBOAT SPRINGS

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: DAVID FARREN 970–418–0844

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

CIVIL CONSTRCTION DRAWINGS PREPARED FOR THE CITY OF STEAMBOAT SPRINGS BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 9-18-2023				
JOB #: 1511-003				
DRAWN BY: WNM				
DESIGN BY: CFB				
REVIEW BY: WNM				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				

FOUR POINTS SURVEYING ENGINEERING

Four Points Surveying & Engineering
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P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

SHEET #

C0

EXISTING CONDITIONS PLAN

OF LOT 15, SIERRA VIEW SUBDIVISION
LOCATED IN THE SW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.29	165.73	27.06	N52° 29' 54"E	77.56
C2	40.10	165.73	13.86	N32° 02' 06"E	40.00
C3	40.33	165.73	13.94	N18° 07' 57"E	40.23

NOTES:

1) EXISTING CONDITIONS PLAN OF LOT 15, SIERRA VIEW SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 13476 AND RECEPTION NO. 616716, COUNTY OF ROUTT, STATE OF COLORADO.

2) FIELD SURVEYING COMPLETED DECEMBER 14TH, 2020 AND MAY 23, 2022.

3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD. FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF THE SIERRA VIEW SUBDIVISION AND TITLE COMPANY OF THE ROCKIES TITLE COMPANY TITLE COMMITMENT NO. 0502339-C EFFECTIVE DATE DECEMBER 5, 2020.

4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.

5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.

6) AT THE TIME OF THE SURVEY, THERE WAS 6"± OF SNOW AND ICE ON THE GROUND. SOME IMPROVEMENTS MAY HAVE BEEN OBSTRUCTED FROM VIEW.

7) STREET ADDRESS: 125 OAK RIDGE CIRCLE, OAK CREEK, COLORADO

8) PROPERTY CORNERS WERE FOUND AND MARKED WITH FOUR FOOT LATH AS INDICATED HEREON.

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
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No.	DATE	REVISIONS	INT

LOT 15, SIERRA VIEW SUBDIVISION

125 OAK RIDGE CIR.
OAK CREEK, CO 80467

Horizontal Scale

1" = 20'

Contour Interval = 2 ft

DATE: 9-18-2023
JOB #: 1511-003
DRAWN BY: WNM
DESIGN BY: CFB
REVIEW BY: WNM

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DRAWING: EXISTING CONDITIONS PLAN

SHEET #

C1

PROJECT TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	27,206	SQ. FT.
TOPSOIL STRIPPING:	503	CU. YDS.
TOTAL CUT:	1,545	CU. YDS.
TOTAL FILL:	1,693	CU. YDS.
NET (FILL):	148	CU. YDS.

NOTES:
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT–FILL VOLUME CALCULATIONS.
4. FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

PAVING NOTES:
1. PRIOR TO THE PLACEMENT OF SUB–BASE AGGREGATES, THE EXPOSED SUB–GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE–COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
2. BASE COURSE AND SUB–BASE AGGREGATES SHALL MEET THE CDOT CLASS 6 ABC AND CLASS 2 ABC SPECIFICATIONS, RESPECTIVELY. BASE COURSE AND SUB–BASE AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.

SNOW STORAGE:

TOTAL PROPOSED PAVED AREA:	3,214 SF
REQUIRED SNOW STORAGE: 3,214*½ =	1,607 SF
AVAILABLE SNOW STORAGE:	1,701 SF

STANDARD ASPHALT PAVEMENT SECTION
N.T.S.

4"ASPHALT SECTION DETAIL
N.T.S.

TYPICAL VEGETATED DRAINAGE DITCH DETAIL
N.T.S.

ABBREVIATIONS:

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LOT 15, SIERRA VIEW SUBDIVISION
125 OAK RIDGE CIR. OAK CREEK, CO 80467

Horizontal Scale
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DRAWING: SITE PLAN

SHEET #
C2

WATER, SEWER AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
3. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET. ALL WATER SERVICE LINES SHALL BE 3/4" PEX POLY AND SEAMLESS BETWEEN FITTINGS.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR GRAVITY SEWER SERVICE LINE IS 2%. SEWER SERVICE LINES BETWEEN STRUCTURE AND CLEAN OUT SHALL BE SCHEDULE 40 PVC PIPE, ALL OTHER GRAVITY SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE. PRESSURE SEWER SERVICE LINES SHALL BE 1 1/4" PEX POLY PIPE.
5. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.

GRINDER PUMP DETAIL
N.T.S.

PRESSURIZED WASTEWATER SERVICE LINE CONNECTION TO A GRAVITY SEWER MAIN
N.T.S.

GRINDER PUMP INSTALLATION NOTES:

1. INSTALL E-ONE DH071-93 GRINDER PUMP PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
2. BEDDING MATERIAL SHALL CONSIST OF 6-INCHES OF 3/4" GRAVEL OR APPROVED SIMIALR. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.
3. CONCRETE BALLAST SHALL BE 4,000 PSI MINIMUM.
4. PROVIDE 240V, 60HZ, SINGLE PHASE BURIED ELECTRICAL SERVICE FROM BREAKER BOX.

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DATE: 9-13-2023
JOB #: 1511-003
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: WNM

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DRAWING: UTILITY PLAN

SHEET #
C3

SAND BAG CHECK DAM

ROCK CHECK DAM

STRAW WATTLE
N.T.S.

VEHICLE TRACKING CONTROL
N.T.S.

PURPOSE

TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.

SILT FENCE

SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

STANDARD NOTES FOR CONSTRUCTION SITE MANAGEMENT PLANS:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.

2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.

3. SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH TRM OR JUTE NETTING.

4. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.

5. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES ½ HEIGHT OF THE CONTROL MEASURE.

6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.

7. ALL INGRESS AND EGRESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.

8. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.

9. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.

10. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.

11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.

12. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY ROW MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND MAY 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.

13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

14. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.

15. STAGING AREAS SHALL BE MAINTAINED FREE OF TRASH AND DEBRIS, STAGING AREAS SHALL BE REVEGETATED AFTER USE AND WITHIN TWO YEARS OF START OF CONSTRUCTION. TEMPORARY STOCKPILE AREAS SHALL BE PART OF THE STORM WATER MANAGEMENT. STOCKPILES SHALL BE SEEDED FOR STABILIZATION AND REMOVED WITHIN TWO YEARS OF START OF CONSTRUCTION.

CONCRETE WASHOUT NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIAL USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED AND STABILIZED TO PREVENT EROSION.
5. CONCRETE WASHOUT MUST BE LOCATED >50 FT AWAY FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- STRAW WATTLE OR SILT FENCE
- CHECK DAM
- SEDIMENT TRAP/FOREBAY
- VEHICLE TRACKING
- STOCKPILE AREA
- SLOPE STABILIZATION
- ROCK/COBBLE STABILIZATION
- FLOW ARROW
- DRAINAGE BASIN OUTLINE
- DRAINAGE PIPE
- STABILIZED DRAINAGE CHANNEL

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No.	DATE	REVISIONS	INT

LOT 15, SIERRA VIEW SUBDIVISION
125 OAK RIDGE CIR.
OAK CREEK, CO 80467

Horizontal Scale
1" = 20'

Contour Interval = 2 ft

DATE: 9-13-2023
JOB #: 1511-003
DRAWN BY: CFB/AAC
DESIGN BY: CFB/AAC
REVIEW BY: WNM

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DRAWING: CONSTRUCTION SITE MANAGEMENT PLAN

SHEET #
C4

CASSIOPEIA SNOW STORAGE		
		8-Sep-23
Total Asphalt Paving	Snow Storage Required	Snow Storage On-Site
1589	794.5	1226
1755	877.5	242
6552	3276	176
		108
Units are in square feet		260
		116
		310
		2634
9896	4948	5072

NOTES FOR SNOW STORAGE

1. 1. THE SNOW STORAGE CALCULATIONS ARE BASED ON 1 SQ. FT OF SNOW STORAGE PER EVERY 2 SQ. FT. OF PAVED SURFACE PER THE OAK CREEK TOWN CODE SECTION 17.10.013 SNOW REMOVAL AND ACCUMULATION.
2. THE SNOW STORAGE DOES INCLUDE THE NORTH ½ WIDTH OF THE SHARED DRIVEWAY AND PRIVATE DRIVEWAYS.
3. THE SNOW STORAGE PLAN INCLUDES PUSHING THE SNOW TO EAST END OF THE DRIVEWAY AT THE FIRST PLOW. THIS WILL INCLUDE THE INDIVIDAUL DRIVEWAYS. THE SNOW WILL BE FURTHER MOVED FROM THE EAST END OF THE DRIVEWAY WITH SKID-STEER UTILIZING A SNOW BLOWER ATTACHMENT TO THE MOVE THE SNOW TO THE SOUTHEAST CORNER OF THE PROPERTY. DUMP TRUCKS AND HAUL WILL BE UTILIZED DURING PERIODS OF HEAVY SNOW FALL. THERE ARE ADDITIONAL SNOW STORAGE AREAS ADJACENT TO THE PARALLEL PARKING ON THE ENTRY ROADWAY.
4. THE SNOW STORAGE ALONG THE ENTRY ROADWAY WILL BE PUSHED UP FOR ADDITIONAL STACKING.
5. THE SNOW REMOVAL WILL BE CONTRACTED AND OVERSEEN BY THE CASSIOPEIA PROPERTIES CONDOMINIUM ASSOCIATION
6. THE DECLARATIONS AND COVENANTS FOR THE CASSIOPEIA TOWNHOMES WILL NOTE THAT SNOW STORAGE BETWEEN DRIVEWAYS MAY NOT EXCEED THREE FEET IN HEIGHT.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED GRAVITY SEWER SERVICE
- PROPOSED PRESSURE SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED ELEC SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED ASPHALT PAVING
- PROPOSED PARKING STRIPING
- PROPOSED CONCRETE PAVING
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG
- PROPOSED FENCING
- SNOW STORAGE
- BUFFERYARD
- EXISTING — EXISTING LABEL
- PROPOSED — PROPOSED LABEL

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DRAWING: SNOW STORAGE PLAN

SHEET #

C5

Cassiopeia Properties
Condominium Final Plat

LOT 15, SIERRA VIEW SUBDIVISION
LOCATED IN THE SW 1/4 SECTION 32, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH P.M., OAK CREEK, ROUTT COUNTY, COLORADO

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.29	165.73	27.06	N52° 29' 54"E	77.56
C2	40.10	165.73	13.86	N32° 02' 06"E	40.00
C3	40.33	165.73	13.94	N18° 07' 57"E	40.23

LOT 16
SIERRA VIEW
CONDOMINIUMS

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED GRAVITY SEWER SERVICE
- PROPOSED PRESSURE SEWER SERVICE
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- PROPOSED ASPHALT PAVING
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- PROPOSED BUILDING FOOTPRINT
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- PROPOSED FENCING
- SNOW STORAGE
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DRAWING: CONDOMINIUM FINAL PLAT

SHEET #
C6