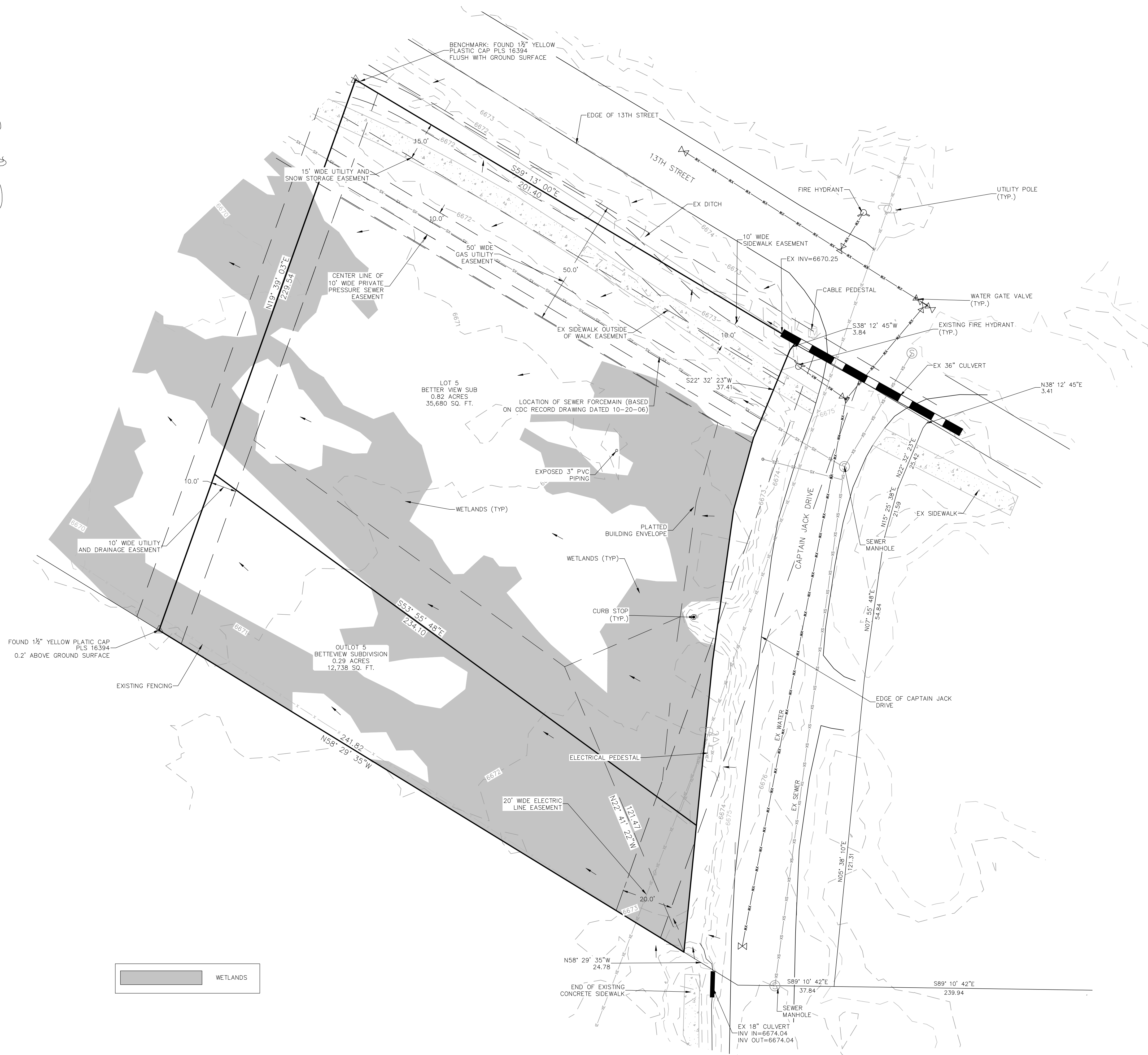
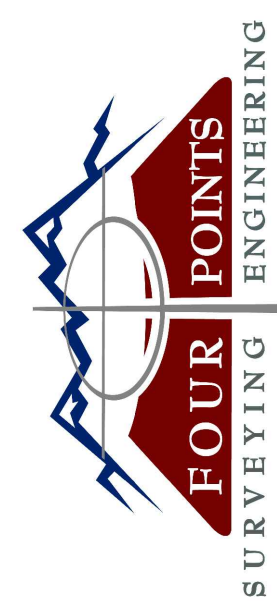
[illegible]



- NOTES:
1. AN EXISTING CONDITIONS PLAN OF LOT 5 AND OUTLOT 5 OF THE BETTERVIEW SUBDIVISION ACCORDING THE PLAT RECORDED AT RECEPTION NO. 634603 AND FILE NO. 13589 WITHIN THE RECORDS OF THE ROUTT COUNTY CLERK AND RECORDER.
 2. FIELD SURVEYING COMPLETED SEPTEMBER 14, 2018.
 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 BETTERVIEW SUBDIVISION FINAL PLAT.
 4. LOCATES FOR UTILITIES WERE COMPLETED BY CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT. IN CONJUNCTION WITH THIS SURVEY, ADDITIONAL UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
 5. HORIZONTAL CONTROL: COLORADO NORTH ZONE, NAD83, VERTICAL CONTROL NAVD88 PER THE CITY OF STEAMBOAT SPRINGS CORS SITE.
 6. UNITS SHOWN ARE IN US SURVEY FEET.
 7. AS OF THE DATE OF THESE DRAWINGS, WETLANDS IMPACTS HAVE BEEN SUBMITTED TO ARMY CORP FOR REVIEW.



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

No.	DATE	REVISIONS		INT
		WETLANDS IMPACT UPDATES	WETLANDS IMPACT UPDATES	
1	5/02/2019			MDM
2	7/18/2019			MDM

Swamp Shop
1725 13TH STREET
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 20'

Contour Interval = 1 ft

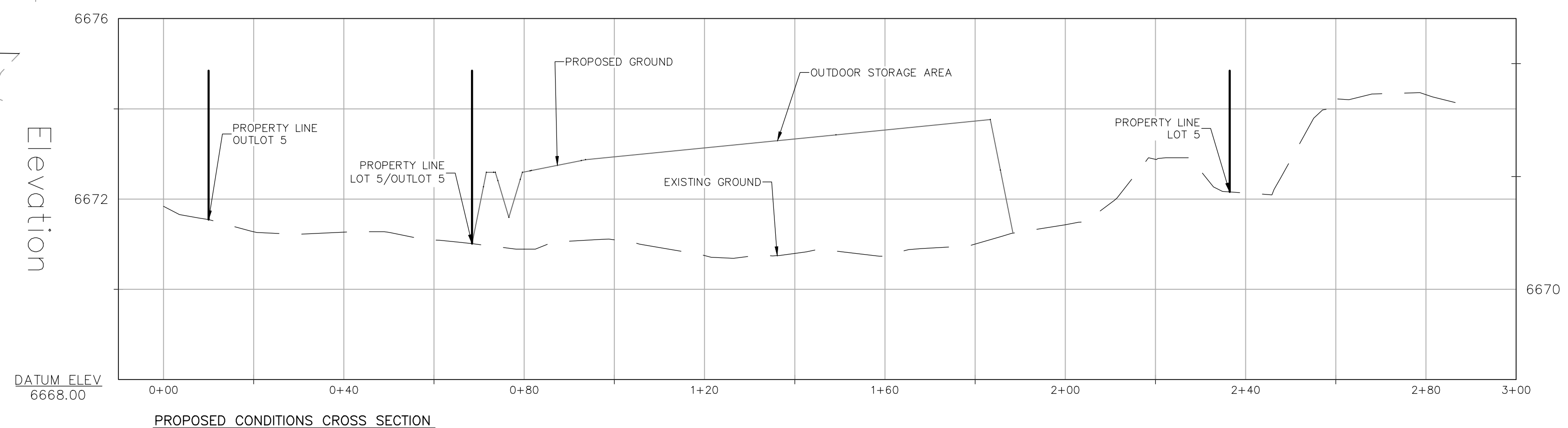
DATE: 2-22-2019
JOB #: 1436-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
**EXISTING
CONDITIONS PLAN**

SHEET #
W1

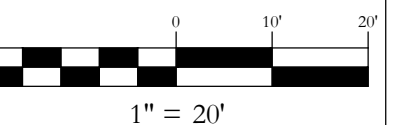
FIGURE 2. EXISTING CONDITIONS



DATE	DESCRIPTION	MDM	MDM
1 5/10/2019	WETLANDS IMPACT UPDATES		
2 7/18/2019	WETLANDS IMPACT UPDATES		

Swamp Shop
1725 13TH STREET
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



Contour Interval = 1 ft

DATE: 2-22-2019

DB #: 1436-002
DRAWN BY: MDM

DESIGN BY: MDM

REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED

GRAPHIC SCALE SHOULD BE UTILIZED.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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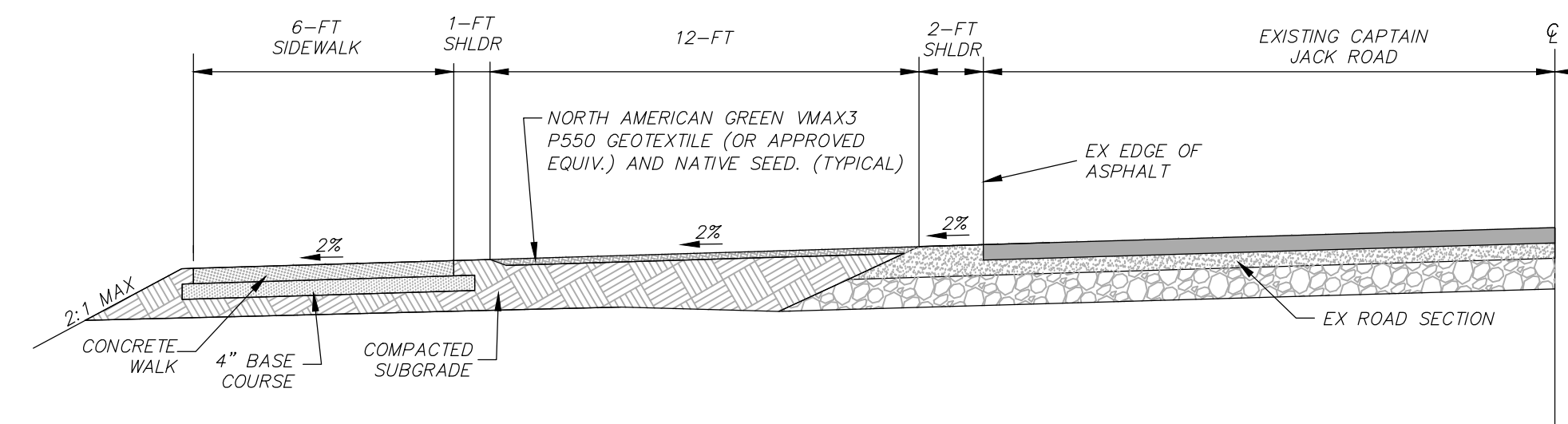
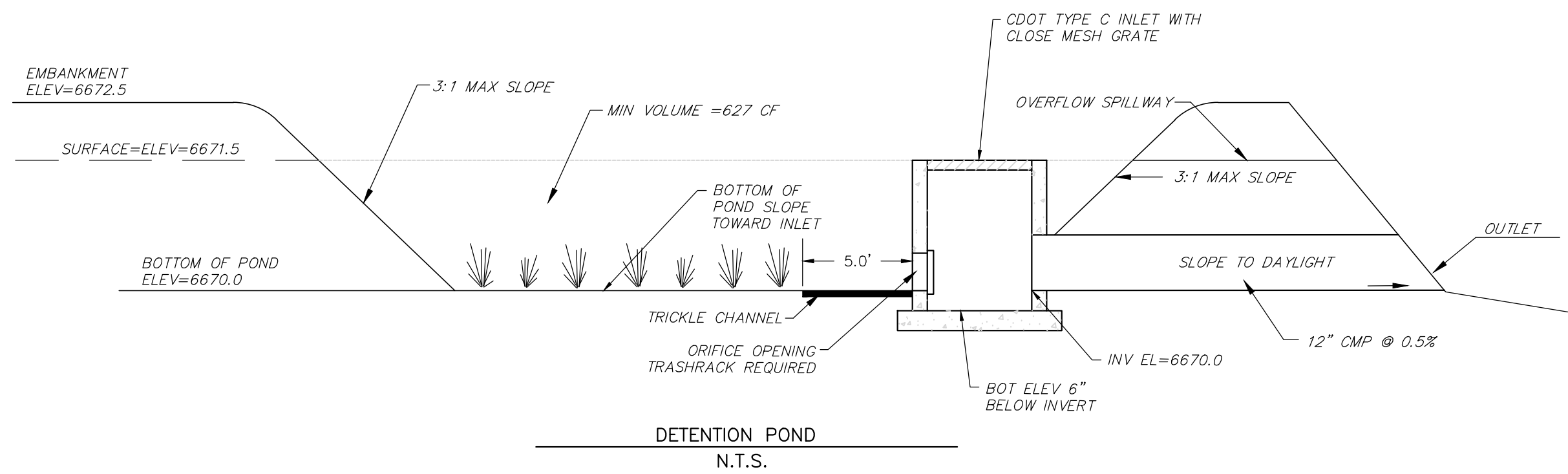
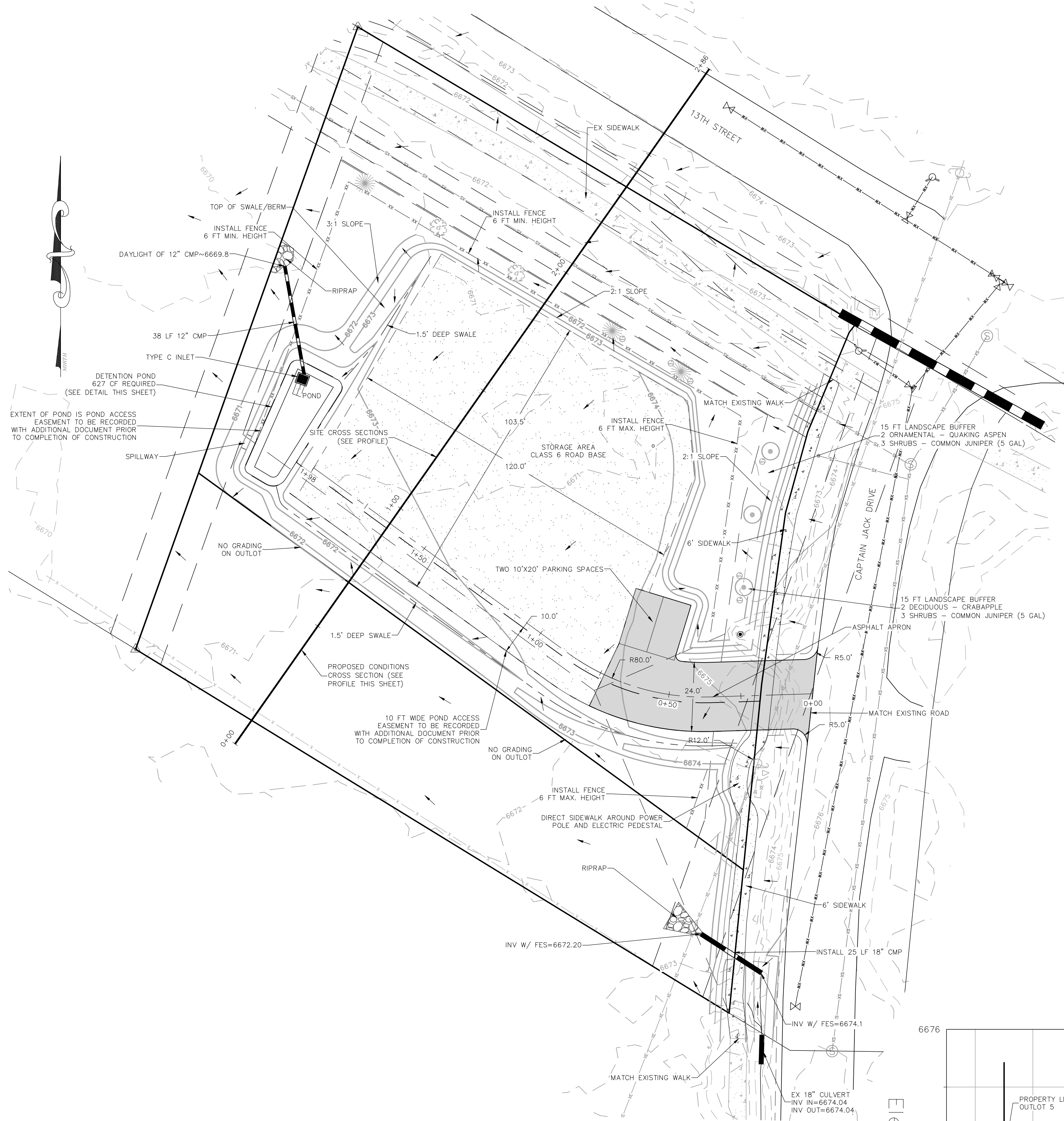
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NEW SIDEWALK ALONG CAPTAIN JACK ROAD SECTION

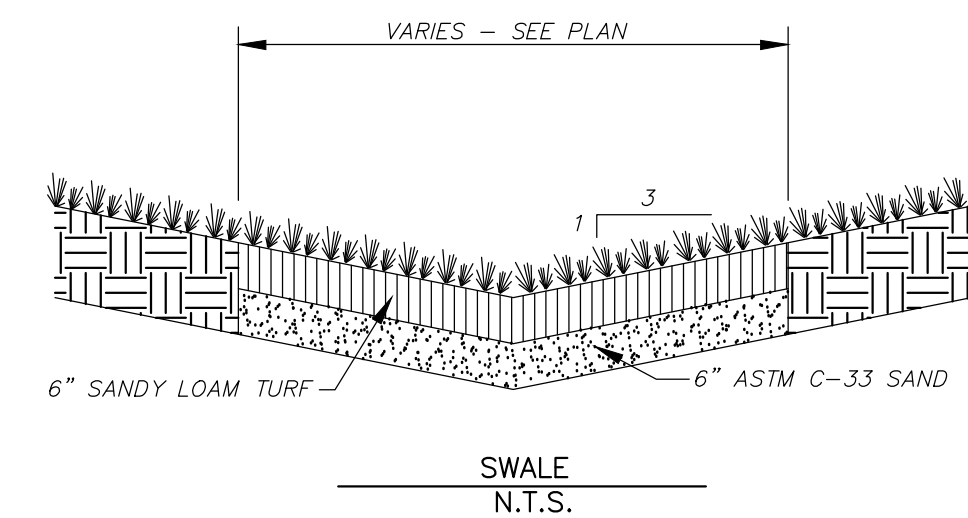
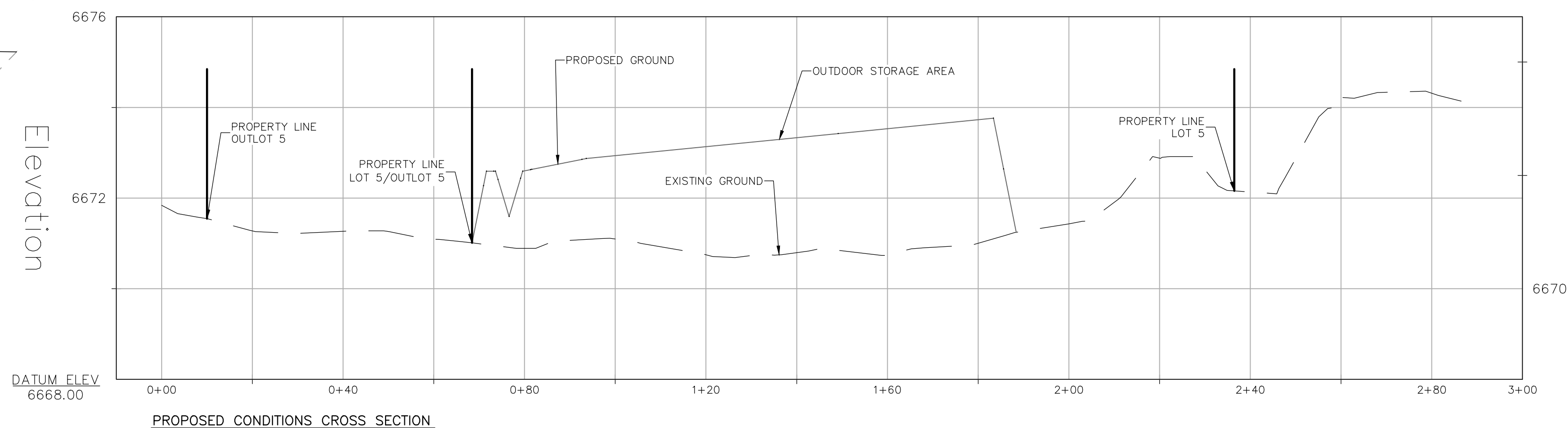


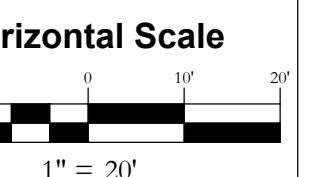
FIGURE 3. ALTERNATIVE B
PROPOSED ALTERNATIVE



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com

INT	MDM	MDM
REVISIONS	WETLANDS IMPACT UPDATES	WETLANDS IMPACT UPDATES
No.	DATE	
1	5/02/2019	WETLANDS IMPACT UPDATES
2	7/18/2019	WETLANDS IMPACT UPDATES

Swamp Shop
1725 13TH STREET
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 1 ft

DATE: 2-22-2019
JOB #: 1436-002
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

SITE PLAN
FOR WETLANDS

DRAWING:

SHEET #

W2

- STANDARD NOTES:
1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
 2. 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.
 3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPs).
 4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
 5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
 6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAYVACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
 7. ALL INGRESS, EGRESS POINTS AND VEHICLE ACCESS POINTS ONTO DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
 8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED:(1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
 9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED.
 10. BMPs SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPs WHEN THE SEDIMENT LEVEL REACHES ½ THE HEIGHT OF THE BMP.
 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 CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND APRIL 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. NO TRUCK DELIVERIES PRIOR TO 8:00 A.M., AND AFTER 5:00 P.M., MONDAY THROUGH FRIDAY.

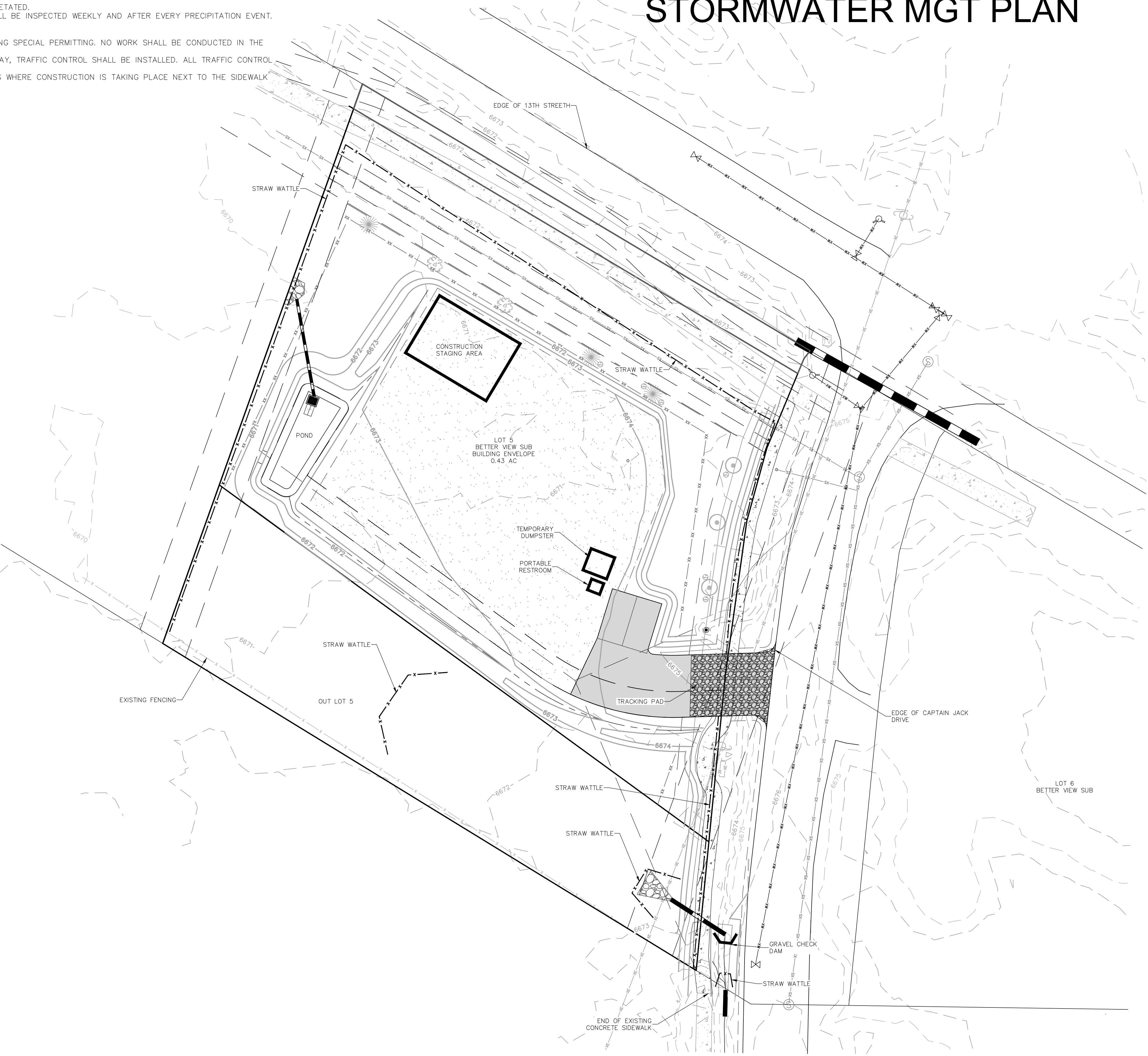
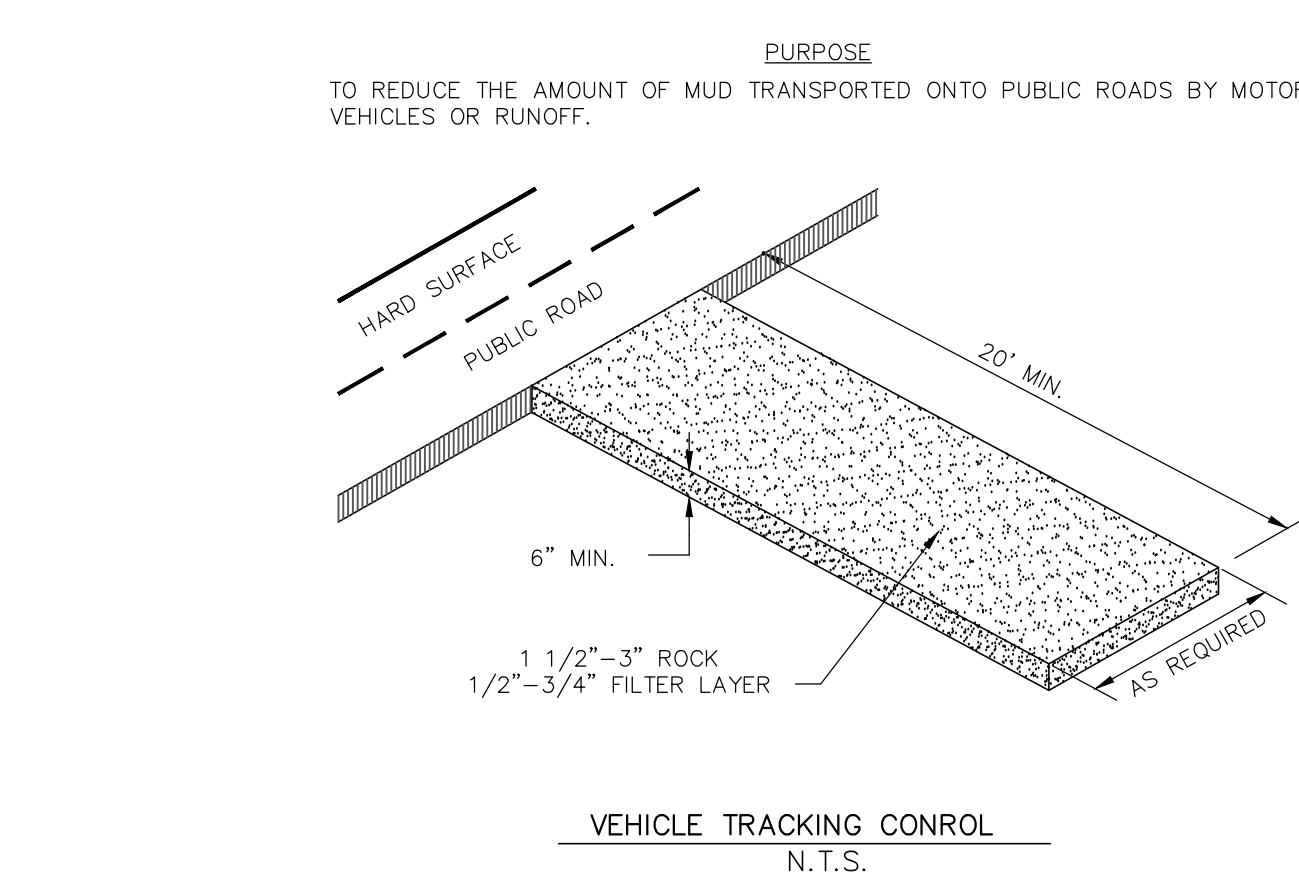
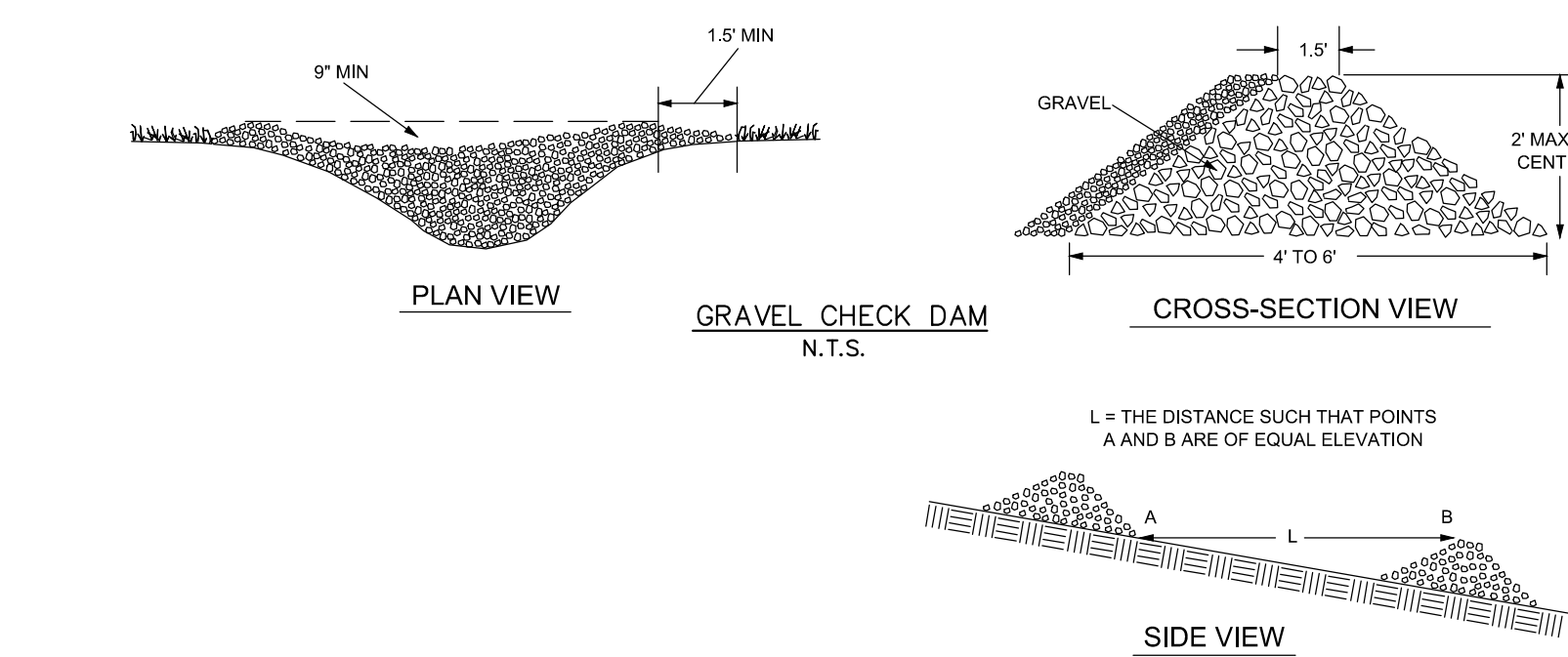
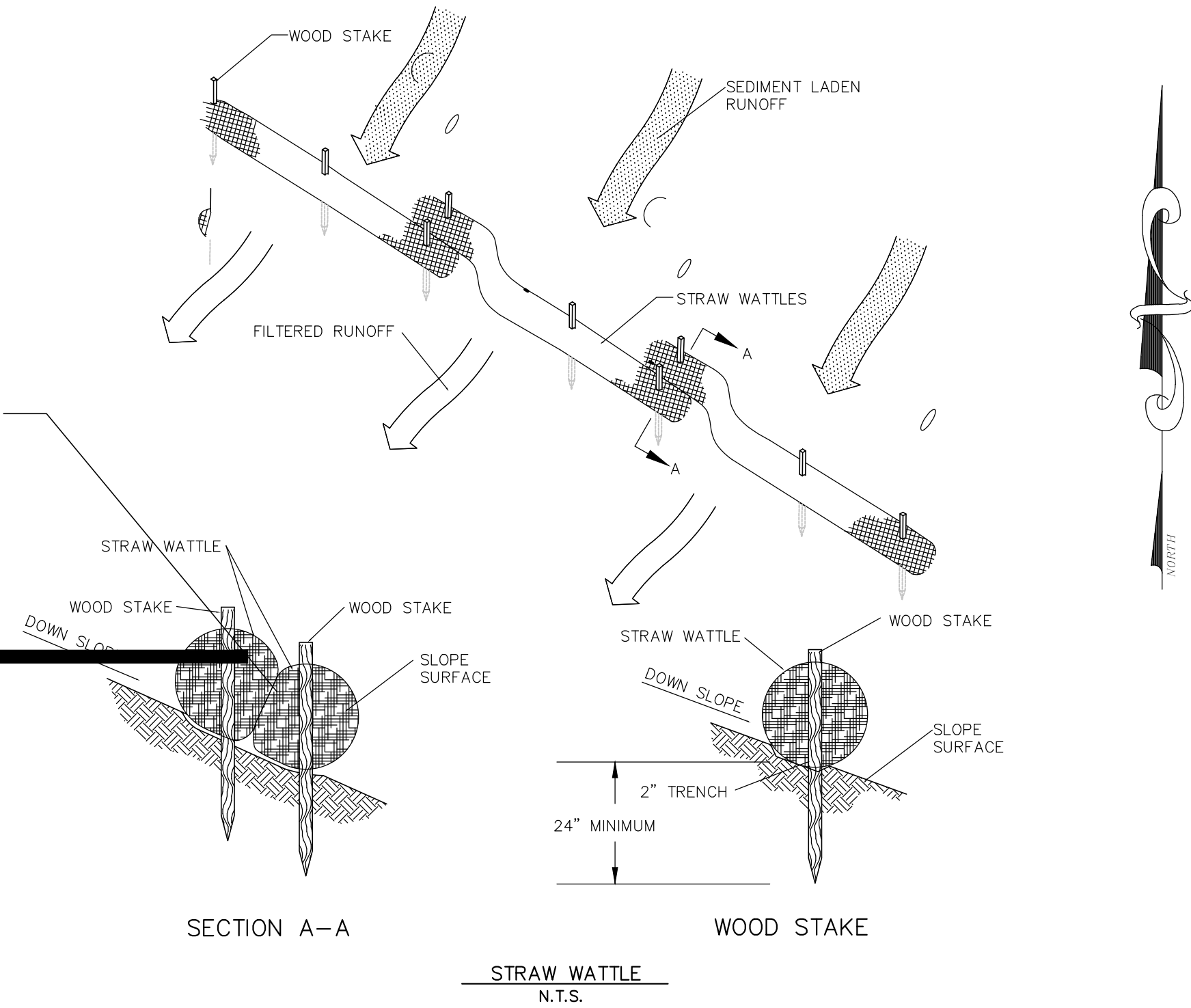
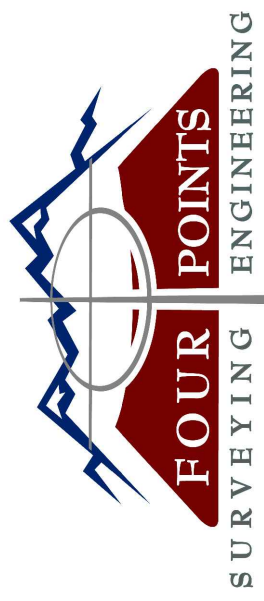


FIGURE 5. ALTERNATIVE B,
PROPOSED ALTERNATIVE
STORMWATER MGT PLAN



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

No.	DATE	REVISIONS		INT
		WETLANDS IMPACT UPDATES	WETLANDS IMPACT UPDATES	
1	5/02/2019			
2	7/18/2019			

Swamp Shop
1725 13TH STREET
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 20'

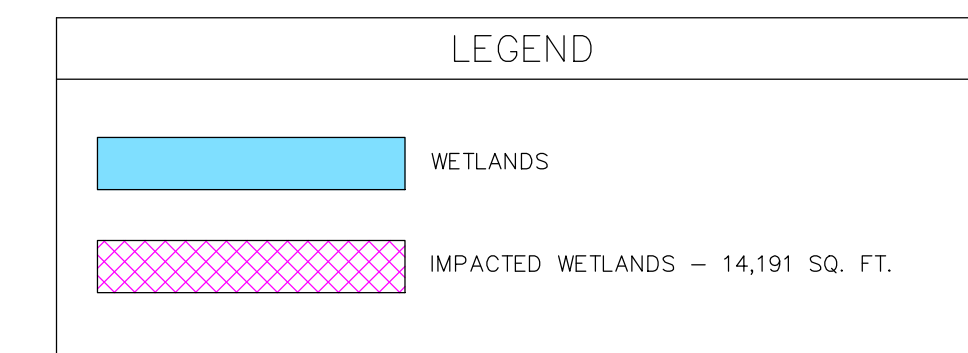
Contour Interval = 1 ft



DATE: 2-22-2019
JOB #: 1436-002
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
**STORM WATER
MANAGEMENT PLAN**

SHEET #
W3



			
440 S. Lincoln Ave, Suite 4B P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 www.fourpointssurveying.com			
INT			
REVISIONS			
DATE			
No.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <h1 style="margin: 0;">Swamp Shop</h1> <p style="margin: 0;">1725 13TH STREET</p> <p style="margin: 0;">STEAMBOAT SPRINGS, CO 80487</p> </div> <div style="width: 55%; text-align: right;"> <p style="margin: 0;">1725 13TH STREET</p> <p style="margin: 0;">STEAMBOAT SPRINGS, CO 80487</p> </div> </div>			
<p style="text-align: center;">Horizontal Scale</p>  <p style="text-align: center;">1" = 200'</p> <p style="text-align: center;">Contour Interval = 1 ft</p> <p>DATE: 3/18/2019 JOB #: 1436-002 DRAWN BY: JLW DESIGN BY: JLW REVIEW BY: WNM</p> <p style="font-size: small; text-align: center;">IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.</p>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 15%;"> <p style="margin: 0;">DRAWING:</p> </div> <div style="width: 70%; text-align: center;"> <h2 style="margin: 0;">WETLANDS IMPACT EXHIBIT</h2> </div> <div style="width: 15%;"> <p style="margin: 0;">SHEET #</p> </div> </div> <div style="text-align: center; font-size: 2em; margin-top: 10px;">4</div>			

PROPOSED WETLAND IMPACTS
LOT 6: 293,362.77 SF (2.66 ACRES)
LOT 14: 1,648,073.08 SF (3.75 ACRES)

**PERMITTED WETLANDS
THAT HAVE BEEN FILLED**

JURISDICTIONAL
WETLANDS TO BE MAINTAINED

SNOW STORAGE

SNOW STORAGE CALCULATION

LOT 5:
18.0000' PAVED AREA (REZERVED)
18.0000' SNOW STORAGE REQUIRED
18.0000' SNOW STORAGE PROVIDED

LOT 6:
18.0000' PAVED AREA
18.0000' SNOW STORAGE REQUIRED
18.0000' SNOW STORAGE PROVIDED



Brooks Design
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Steamboat, CO 80477
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FAX: 970.879.9286
brooksdesignbuild.com

Betterview Business Park
Lot #4 & Lot #5

Lot #4 & Lot #5
825 & 1725 Thirteenth Street
Routt County, Colorado 80487

Alternative C Site Plan

JOB NUMBER:	080320
ISSUE DATE:	08/15/2008

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SHEET #:
A|t C
Page: 3 of 4