A NEW WATER TRANSMISSION LINE IS TO BE INSTALLED WITHIN THIS EASEMENT DESIGNED BY JVA. PROPOSED GRADING AT THE REAR CORNER OF BUILDING 8 HAS BEEN FORCED TO TIE INTO EXISTING GROUND SURFACE AT THE EASEMENT DEMARCATION.

RELOCATE TRAIL

REFER TO TERRACED WALL DETAIL- THIS SHEET.

CUT SLOPE-TYP.

EXISTING RETAINING WALL TO BE RELOCATED TO ACCOMMODATE PROPOSED GRADING. TO MAKE PROPOSED PARKING WORK AND DETERMINING GRADES WITHIN THIS AREA, THE ENGINEER WILL NEED TO GATHER MORE DATA ONCE SNOW MELTS THIS YEAR.

2.0' WIDE CONCRETE DRAINAGE PAN INSTALLED TO DIRECT DRAINAGE TO SWALE TO WEST

MAJOR DRAINAGEWAYS SHALL BE ARMOURED WITH D50 RIPRAP FOR PROTECTION

NEW 24" CULVERT. INV. OUT=9571'

NYLOPLAST (ADS) OR EQUAL CUSTOM DRAIN BASIN TO BE INSTALLED AND EXISTING CULVERT FLOWS TO BE REROUTED. INV. IN = 9575.9'

2.0' WIDE CONCRETE DRAINAGE PAN INSTALLED TO DIRECT DRAINAGE TO DRAIN BASIN

GRADING INTO COMMON AREA SHALL BE COORDINATED BETWEEN THE OWNER AND THE TOWN OF MT. CRESTED BUTTE

STRUCTURAL WALL AS PART OF BUILDING TO SERVE AS RETAINING WALL. STRUCTURAL WALL SHALL TRANSITION TO ROCK WALL. THIS DESIGN SHALL BE CONFIRMED BY FINAL STRUCTURAL DRAWINGS AND A FIELD VISIT.

EXISTING RETAINING WALL TO BE RELOCATED TO ACCOMMODATE PROPOSED GRADING. TO MAKE PROPOSED PARKING WORK AND DETERMINING GRADES AND WALL DESIGN WITHIN THIS AREA, THE ENGINEER WILL NEED TO GATHER MORE DATA ONCE SNOW MELTS THIS YEAR.

MAJOR DRAINAGEWAYS SHALL BE ARMOURED WITH D50 RIPRAP FOR PROTECTION

Door Creek Circle

Dry Basin St.

Snow Storage Easement

Seasonal Parking and Snow Storage Easement per this Plot

BUILDING #1 — TOS=9592.4', TOS=9592.3'

BUILDING #2 — TOS=9590.3', TOS=9581.1'

BUILDING #3 — TOS=9591.0', TOS=9580.6'

BUILDING #4 — TOS=9581.1', TOS=9571.9'

BUILDING #5 — TOS=9591.0'

BUILDING #6 — TOS=9571.6'

BUILDING #7 — TOS=9580.0', TOS=9570.8'

BUILDING #8 — TOS=9575.0', TOS=9584.2'

BUILDING #9 — TOS=9571.6'

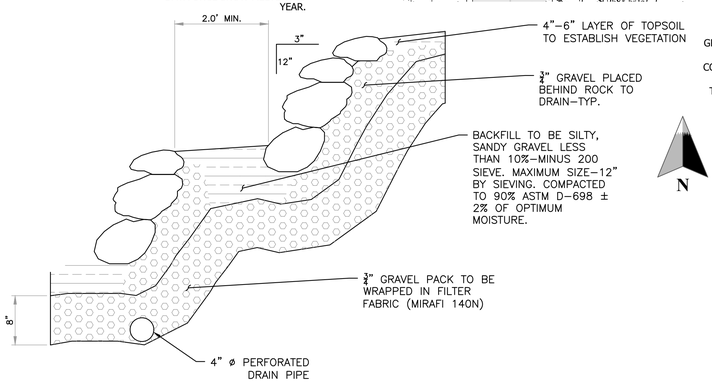
GRADING PLAN

SCALE: 1"=20' (HOR)

0' 20' 40'

SCALE: HORIZ. 1" = 20'

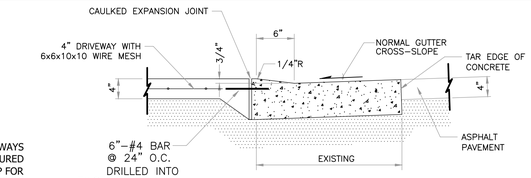
N



TERRACED WALL DETAIL

SCALE: 1" = 1.0'

RETAINING WALLS SHALL BE BOULDER WALLS AND SHALL BE PLANTED WITH NATIVE VEGETATION TO BLEND THE WALL INTO THE NATURAL SURROUNDINGS. IF THE BOULDER WALL EXCEEDS 4.0' IN HEIGHT, THE DETAIL SHOWN ABOVE SHALL BE INCORPORATED INTO THE LANDSCAPING.



DRIVEWAY DETAIL

NOTES:
1. CONCRETE SHALL BE CLASS B.
2. IN CASES WHERE EDGE OF DRIVEWAYS BETWEEN BUILDINGS IS LESS THAN 2.0' SEPARATION, DRIVEWAYS CAN BE POURED MONOLITHICALLY WITH CONSTRUCTION JOINTS ADDED.
3. EXPANSION JOINTS SHALL BE PLACED AT EACH END OF CURB.

NOTE: ALL EXPOSED CONCRETE SHALL HAVE A BROOM FINISH

— LEGEND —

- Found No. 5 Rebar w/ Cap LS 20133
- Found 3.25" Aluminum Cap LS 20133
- Found 1.5" Wasner LS 20133
- Electric Transformer
- Telephone Ped
- Water valve
- Fire Hydrant
- Water Shut–off
- Water Manhole
- 2" Vertical PVC pipe
- Sanitary Sewer Manhole
- Cleanout
- Gas Marker
- CATV Pedestal
- Air release valve
- Area Inlet
- Metal 'T' Post

- Underground Electric Line
- Gas Line
- Water Line
- Concrete
- Stone retaining wall
- Gravel
- Asphalt paving
- Riprap Ditch

- BUILDING ENVELOPE
- DRAINAGE SWALE
- CULVERT
- 7769 — FINISHED GRADE CONTOUR 5 FT. INTERVAL
- 7764 — FINISHED GRADE CONTOUR 1 FT. INTERVAL
- 7764 — EXISTING GRADE CONTOUR 5 FT. INTERVAL
- EXISTING GRADE CONTOUR 1 FT. INTERVAL
- DRAINAGE ARROW
- RW — RETAINING WALL

Know what's below. Call before you dig.

ISSUED FOR DESIGN REVIEW	3/2/20
REVISED PARKING SPACES ON 4 UNITS	3/1/2020
REVISED PER 3/24/20 BOARD MEETING COMMENTS	5/5/20

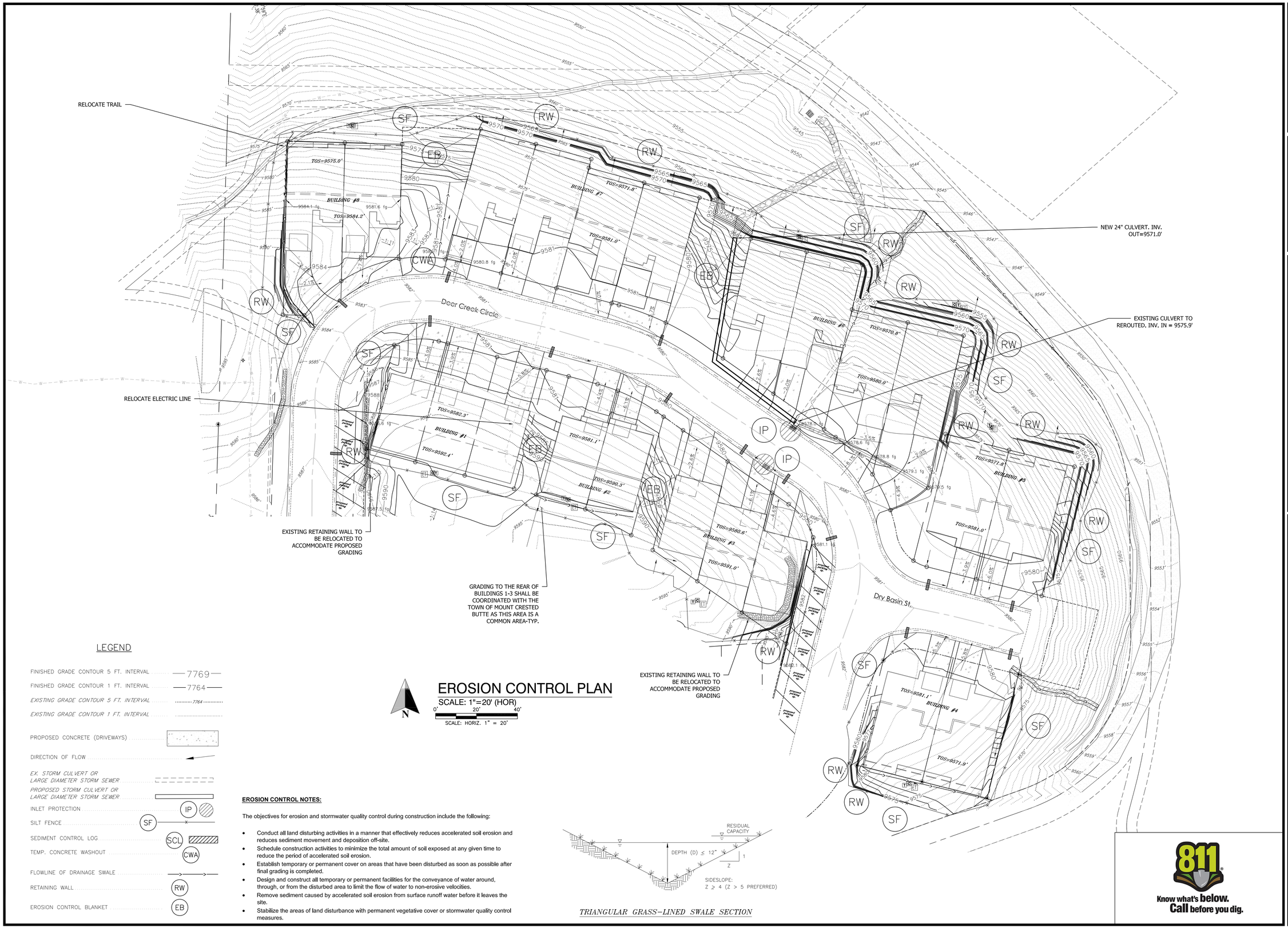
WILLIAMS ENGINEERING LLC
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH: (970) 641–2489
EMAIL: engineer@wlleng.com

GRADING PLAN

THE PROSPECT HOMESTEAD SUBDIVISION
LOTS 7 – 22
DEER CREEK CIRCLE
CRESTED BUTTE, CO. 81224
GUNNISON COUNTY, CO. 81230

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 5/5/2020
JOB NO. 4026
SHEET: C1

ENGINEER'S STAMP



LEGEND

FINISHED GRADE CONTOUR 5 FT. INTERVAL	7769
FINISHED GRADE CONTOUR 1 FT. INTERVAL	7764
EXISTING GRADE CONTOUR 5 FT. INTERVAL	*7764*
EXISTING GRADE CONTOUR 1 FT. INTERVAL	
PROPOSED CONCRETE (DRIVEWAYS)	
DIRECTION OF FLOW	
EX. STORM CULVERT OR LARGE DIAMETER STORM SEWER	
PROPOSED STORM CULVERT OR LARGE DIAMETER STORM SEWER	
INLET PROTECTION	IP
SILT FENCE	SF
SEDIMENT CONTROL LOG	SCL
TEMP. CONCRETE WASHOUT	CWA
FLOWLINE OF DRAINAGE SWALE	
RETAINING WALL	RW
EROSION CONTROL BLANKET	EB

N

EROSION CONTROL PLAN

SCALE: 1"=20' (HOR)

0' 20' 40'

SCALE: HORIZ. 1" = 20'

EROSION CONTROL NOTES:

The objectives for erosion and stormwater quality control during construction include the following:

- Conduct all land disturbing activities in a manner that effectively reduces accelerated soil erosion and reduces sediment movement and deposition off-site.
- Schedule construction activities to minimize the total amount of soil exposed at any given time to reduce the period of accelerated soil erosion.
- Establish temporary or permanent cover on areas that have been disturbed as soon as possible after final grading is completed.
- Design and construct all temporary or permanent facilities for the conveyance of water around, through, or from the disturbed area to limit the flow of water to non-erosive velocities.
- Remove sediment caused by accelerated soil erosion from surface runoff water before it leaves the site.
- Stabilize the areas of land disturbance with permanent vegetative cover or stormwater quality control measures.

TRIANGULAR GRASS-LINED SWALE SECTION

Know what's below. Call before you dig.

ISSUED FOR DESIGN REVIEW	3/2/20
REVISED PARKING SPACES ON 4 UNITS	3/10/20
REVISED PER 3/24/20 BOARD MEETING COMMENTS	3/26/20

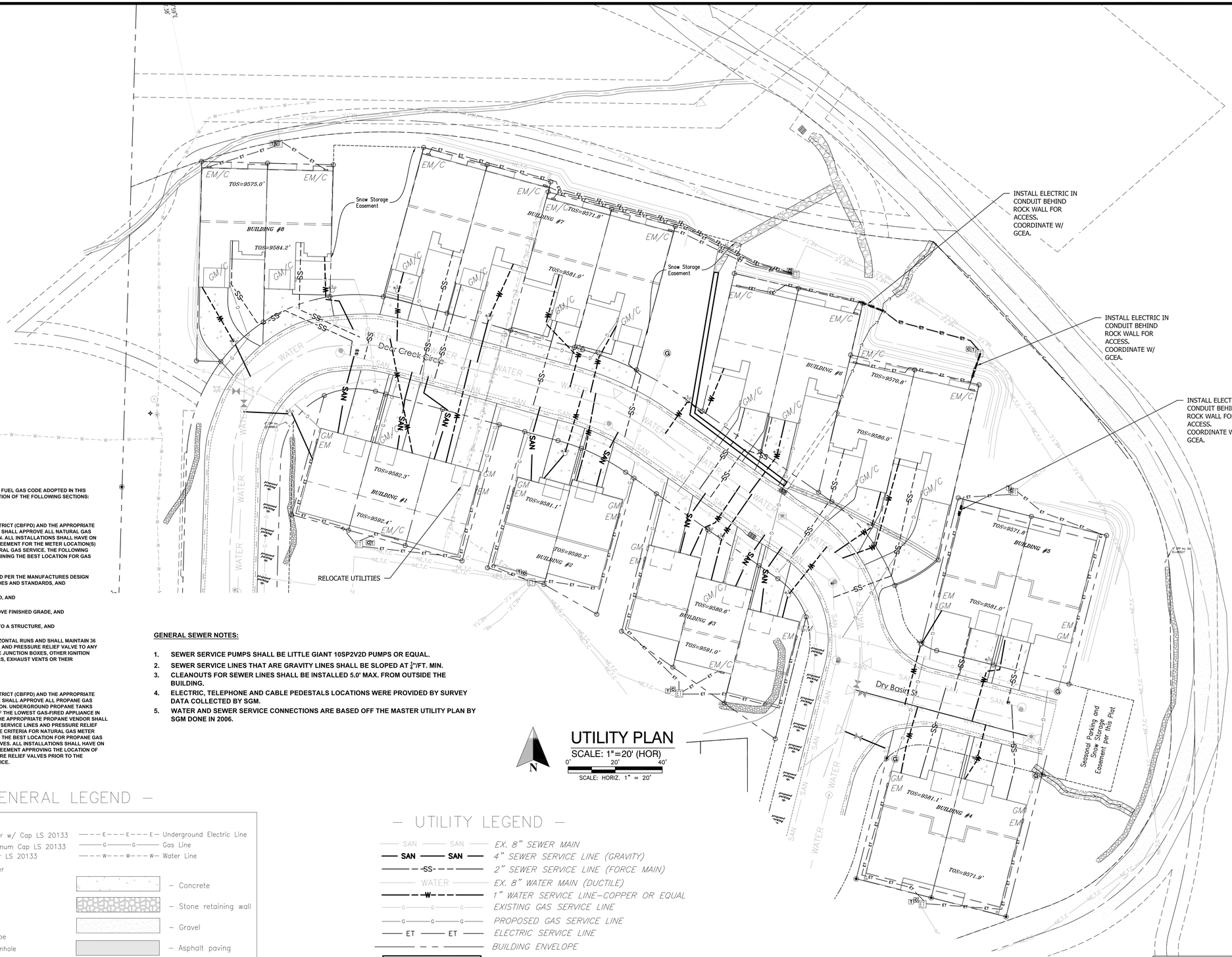
WILLIAMS ENGINEERING LLC
420 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH: (970) 641-2499
EMAIL: wengineer@bmi.net

EROSION CONTROL PLAN

THE PROSPECT HOMESTEAD SUBDIVISION
LOTS 7 - 22
DEER CREEK CIRCLE
CRESTED BUTTE, CO. 81224
GUNNISON COUNTY, CO. 81230

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 5/5/2020
JOB NO. 4026
SHEET: C2

ENGINEER'S STAMP



SECTION 401, GENERAL, OF THE INTERNATIONAL FUEL GAS CODE ADOPTED IN THIS ARTICLE SHALL BE AMENDED BY THE ADDITION OF THE FOLLOWING SECTIONS:

SECTION 401.11

THE CRESTED BUTTE FIRE PROTECTION DISTRICT (CBFPD) AND THE APPROPRIATE NATURAL GAS COMPANY REPRESENTATIVE SHALL APPROVE ALL NATURAL GAS METER LOCATIONS PRIOR TO INSTALLATION. ALL INSTALLATIONS SHALL HAVE ON FILE AT THE CBFPD OFFICES A SIGNED AGREEMENT FOR THE METER LOCATION(S) PRIOR TO THE INSTALLATION OF ANY NATURAL GAS SERVICE. THE FOLLOWING REQUIREMENTS SHALL BE USED IN DETERMINING THE BEST LOCATION FOR GAS METERS:

(1) ALL GAS METERS SHALL BE INSTALLED PER THE MANUFACTURES DESIGN SPECIFICATIONS AND ALL APPLICABLE CODES AND STANDARDS, AND

(2) SHALL BE INSTALLED ON A GABLE END, AND

(3) SHALL BE INSTALLED 3 TO 5 FEET ABOVE FINISHED GRADE, AND

(4) SHALL BE PERMANENTLY ATTACHED TO A STRUCTURE, AND

(5) SHALL NOT HAVE ANY EXPOSED HORIZONTAL RUNS AND SHALL MAINTAIN 36 INCHES CLEARANCE FROM THE GAS METER AND PRESSURE RELIEF VALVE TO ANY ELECTRIC METERS, CABLE AND TELEPHONE JUNCTION BOXES, OTHER IGNITION SOURCES, OPERABLE WINDOWS AND DOORS, EXHAUST VENTS OR THEIR PENETRATIONS.

SECTION 401.12.

THE CRESTED BUTTE FIRE PROTECTION DISTRICT (CBFPD) AND THE APPROPRIATE PROPANE GAS COMPANY REPRESENTATIVE SHALL APPROVE ALL PROPANE GAS SERVICE LOCATIONS PRIOR TO INSTALLATION. UNDERGROUND PROPANE TANKS SHALL BE INSTALLED BELOW THE LEVEL OF THE LOWEST GAS-FIRED APPLIANCE IN ANY GIVEN STRUCTURE. THE CBFPD AND THE APPROPRIATE PROPANE VENDOR SHALL APPROVE THE LOCATION OF ALL PROPANE SERVICE LINES AND PRESSURE RELIEF VALVES PRIOR TO INSTALLATION. THE SAME CRITERIA FOR NATURAL GAS METER LOCATIONS SHALL BE USED TO DETERMINE THE BEST LOCATION FOR PROPANE GAS SERVICE LINES AND PRESSURE RELIEF VALVES. ALL INSTALLATIONS SHALL HAVE ON FILE AT THE CBFPD OFFICES A SIGNED AGREEMENT APPROVING THE LOCATION OF ALL PROPANE SERVICE LINES AND PRESSURE RELIEF VALVES PRIOR TO THE INSTALLATION OF ANY PROPANE GAS SERVICE.

(ORD. NO. 15-4, § 1, 6-2-15)

GENERAL SEWER NOTES:

1. **SEWER SERVICE PUMPS SHALL BE LITTLE GIANT 10SP2V2D PUMPS OR EQUAL.**
2. **SEWER SERVICE LINES THAT ARE GRAVITY LINES SHALL BE SLOPED AT ¼"/FT. MIN.**
3. **CLEANOUTS FOR SEWER LINES SHALL BE INSTALLED 5.0' MAX. FROM OUTSIDE THE BUILDING.**
4. **ELECTRIC, TELEPHONE AND CABLE PEDESTALS LOCATIONS WERE PROVIDED BY SURVEY DATA COLLECTED BY SGM.**
5. **WATER AND SEWER SERVICE CONNECTIONS ARE BASED OFF THE MASTER UTILITY PLAN BY SGM DONE IN 2006.**

UTILITY PLAN

SCALE: 1"=20' (HOR)

0' 20' 40'

SCALE: HORIZ. 1" = 20'

— GENERAL LEGEND —

- Found No. 5 Rebar w/ Cap LS 20133
- Found 3.25" Aluminum Cap LS 20133
- Found 1.5" Washer LS 20133
- Electric Transformer
- Telephone Ped
- Water valve
- Fire Hydrant
- Water Shut-off
- Water Manhole
- 2" Vertical PVC pipe
- Sanitary Sewer Manhole
- Cleanout
- Gas Marker
- CATV Pedestal
- Air release valve
- Area Inlet
- Metal "T" Post
- Underground Electric Line
- Gas Line
- Water Line
- Concrete
- Stone retaining wall
- Gravel
- Asphalt paving
- Riprap Ditch

— UTILITY LEGEND —

SAN SAN	EX. 8" SEWER MAIN
SAN SAN	4" SEWER SERVICE LINE (GRAVITY)
SS	2" SEWER SERVICE LINE (FORCE MAIN)
WATER	EX. 8" WATER MAIN (DUCTILE)
W	1" WATER SERVICE LINE–COPPER OR EQUAL
G	EXISTING GAS SERVICE LINE
G	PROPOSED GAS SERVICE LINE
ET ET	ELECTRIC SERVICE LINE
	BUILDING ENVELOPE
	CULVERT
GM	GAS METER
GM/C	GAS METER W/ COVER (SNOW PROTECTION)
EM	ELECTRIC METER
EM/C	ELECTRIC METER W/COVER (SNOW PROTECTION)

Know what's **below.** **Call** before you dig.

ISSUED FOR DESIGN REVIEW	3/2/20
REVISED PARKING SPACES ON 4 UNITS	3/10/20
REVISED PER 3/9/4/20 BOARD MEETING COMMENTS	5/5/20

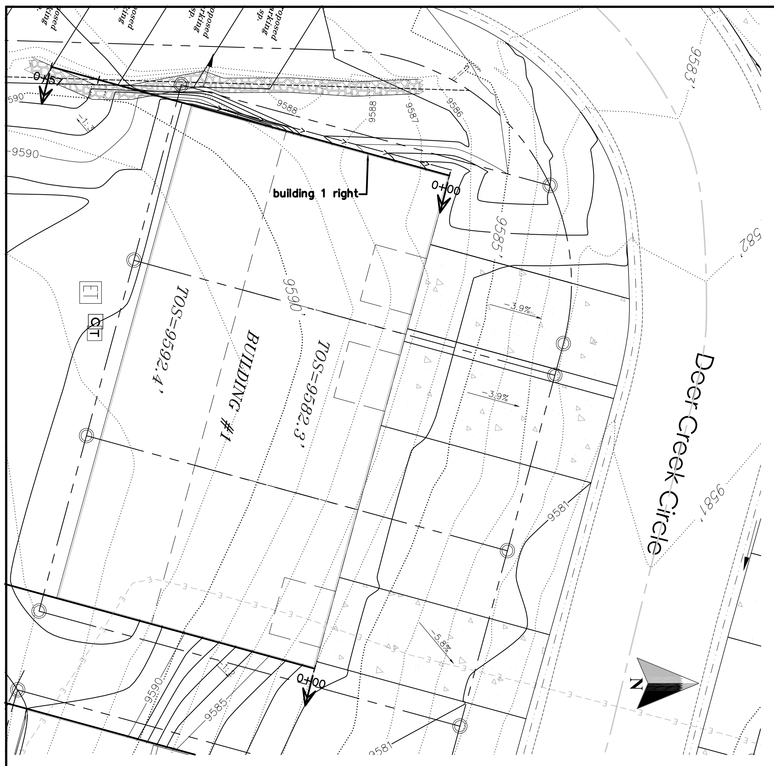
WILLIAMS ENGINEERING LLC
400 NORTH MAIN STREET
GUNNISON, COLORADO 81230
PH: (970) 641-2499
EMAIL: wengineer@tds.net

UTILITY PLAN

THE PROSPECT HOMESTEAD SUBDIVISION
LOTS 7 - 22
DEER CREEK CIRCLE
CRESTED BUTTE, CO. 81224
GUNNISON COUNTY, CO. 81230

DRAWN BY: SLB
CHECKED BY: RLW
SCALE: AS NOTED
MOST CURRENT DATE: 5/5/2020
JOB NO. 4026
SHEET: C3

ENGINEER'S STAMP



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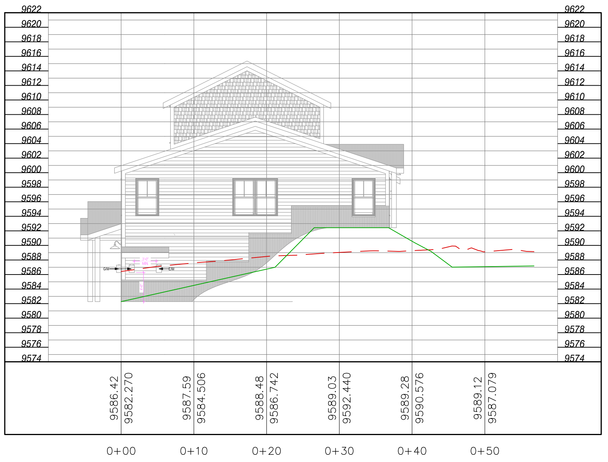

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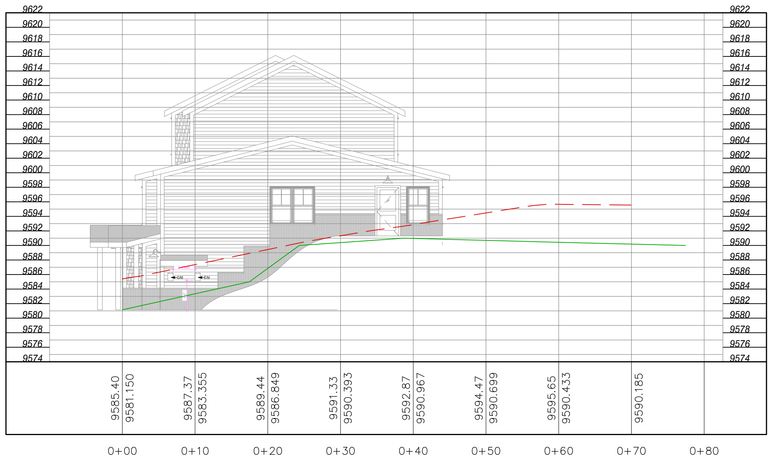

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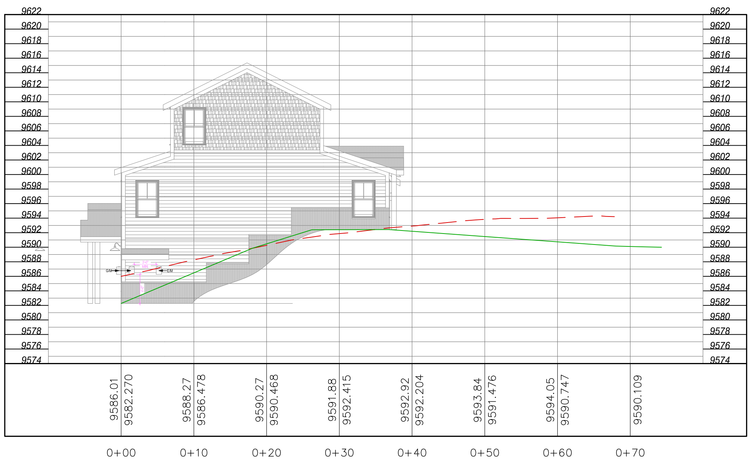

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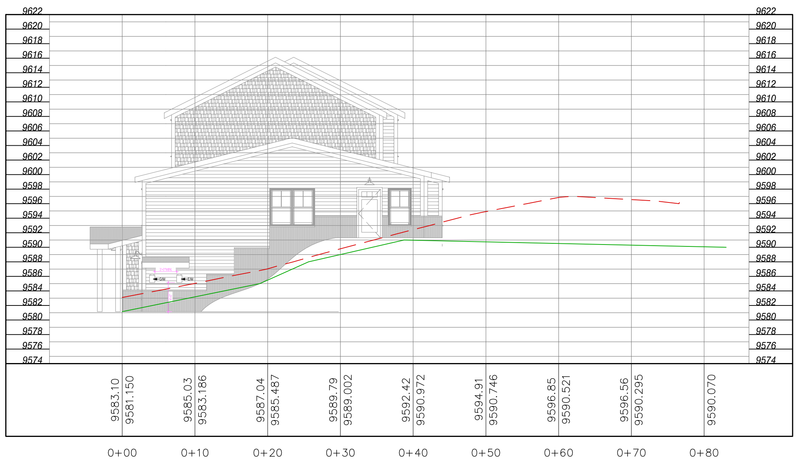
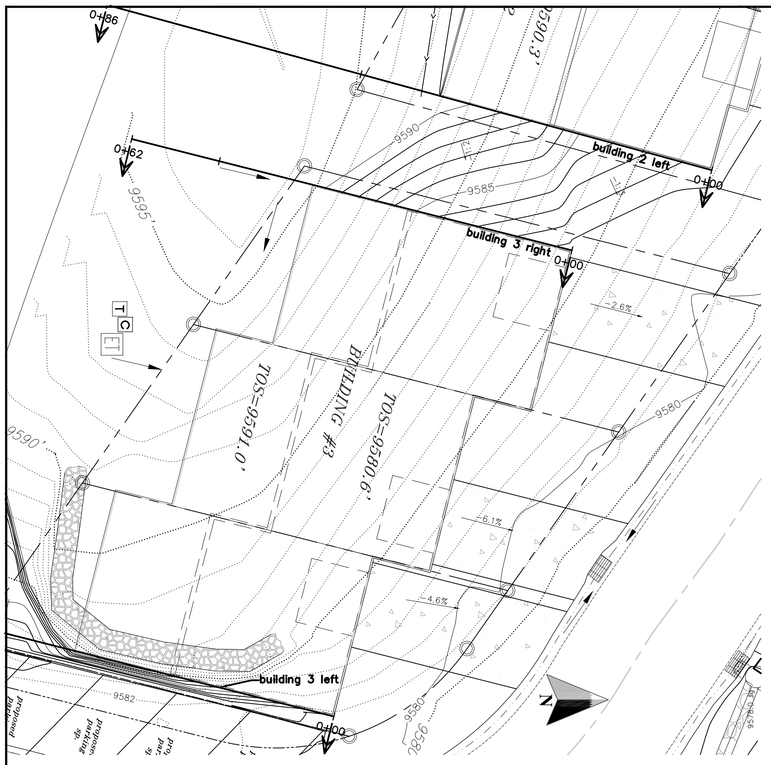
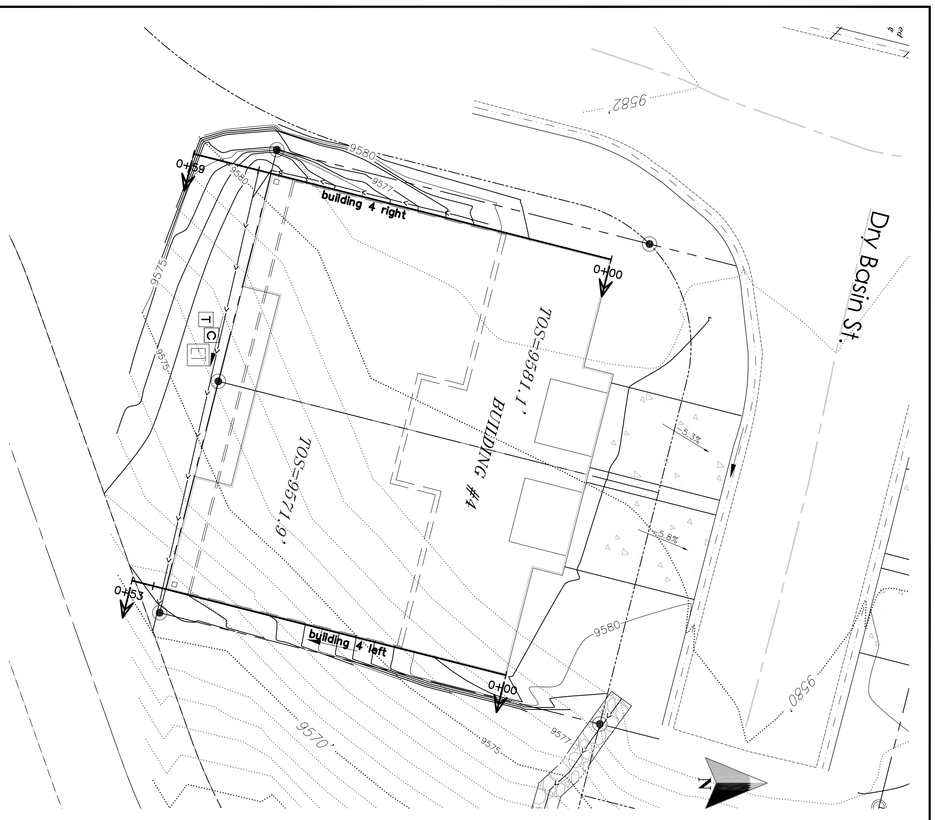


Know what's **below.**
Call before you dig.

ENGINEER'S STAMP	SHEET: G1	DRAWN BY: SLB CHECKED BY: RLW SCALE: AS NOTED MOST CURRENT DATE: 2/29/2020 JOB NO. 3044	THE PROSPECT HOMESTEAD SUBDIVISION LOTS 7 - 22 DEER CREEK CIRCLE CRESTED BUTTE, COLORADO 81224 GUNNISON COUNTY, COLORADO 81230	GRADING PLAN BUILDING 1 & 2	WILLIAMS ENGINEERING LLC 400 NORTH MAIN STREET GUNNISON COLORADO 81230 PH. (970) 641-2499 EMAIL: wengineer@msn.com	ISSUED FOR DESIGN REVIEW 2/24/20





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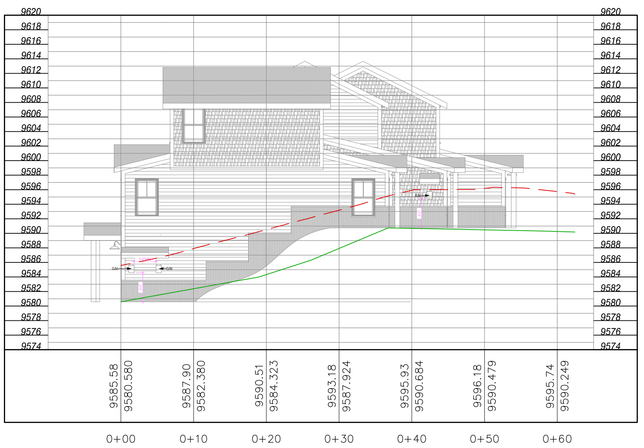

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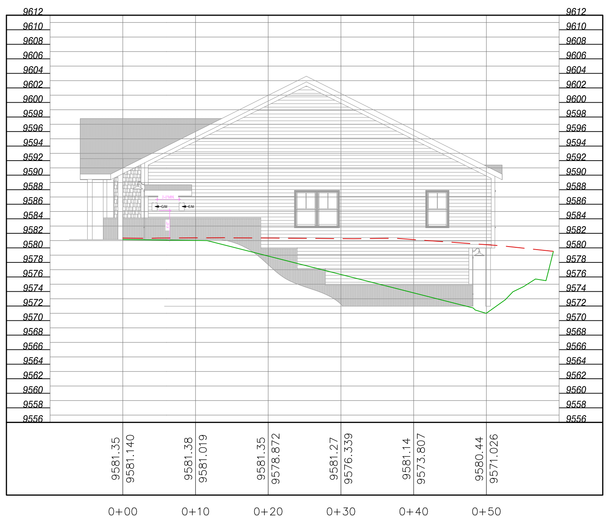

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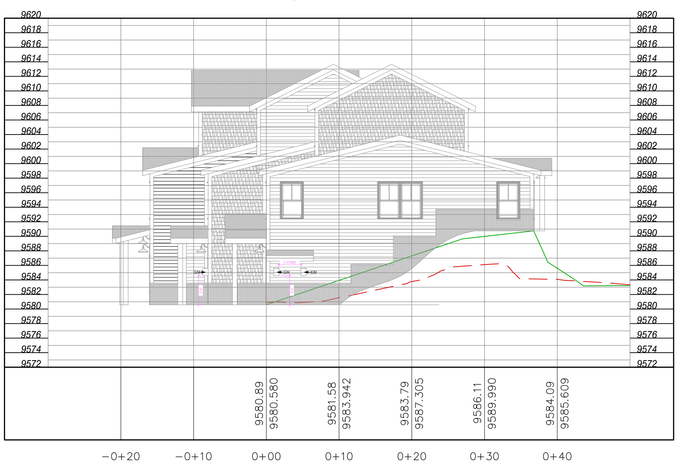

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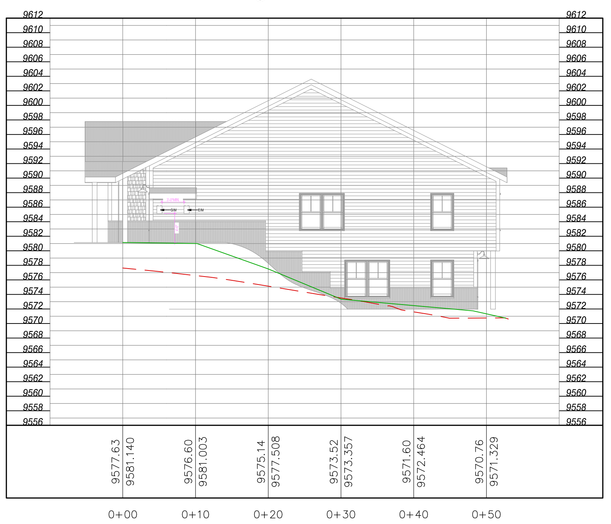
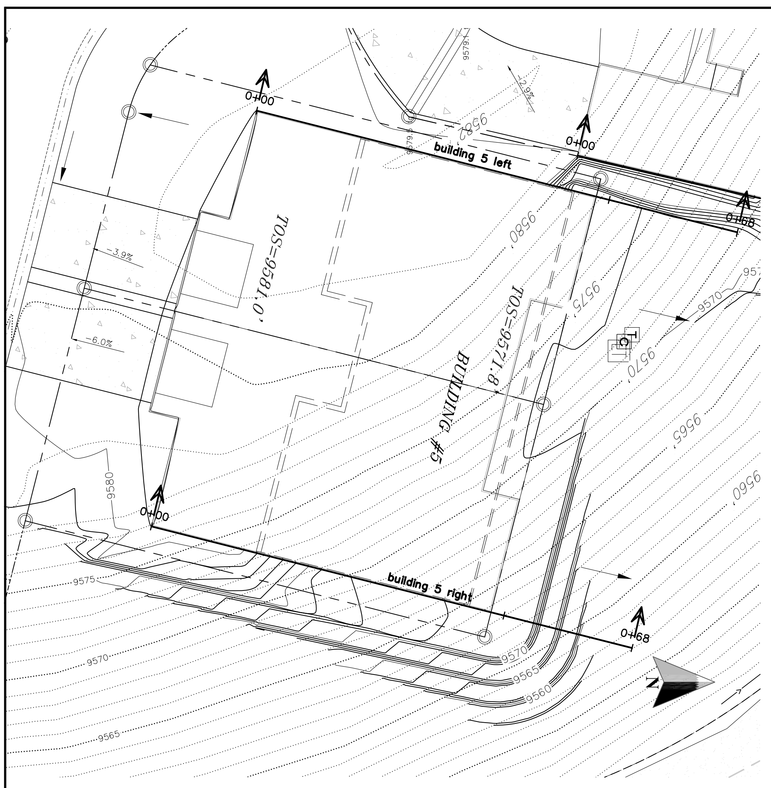
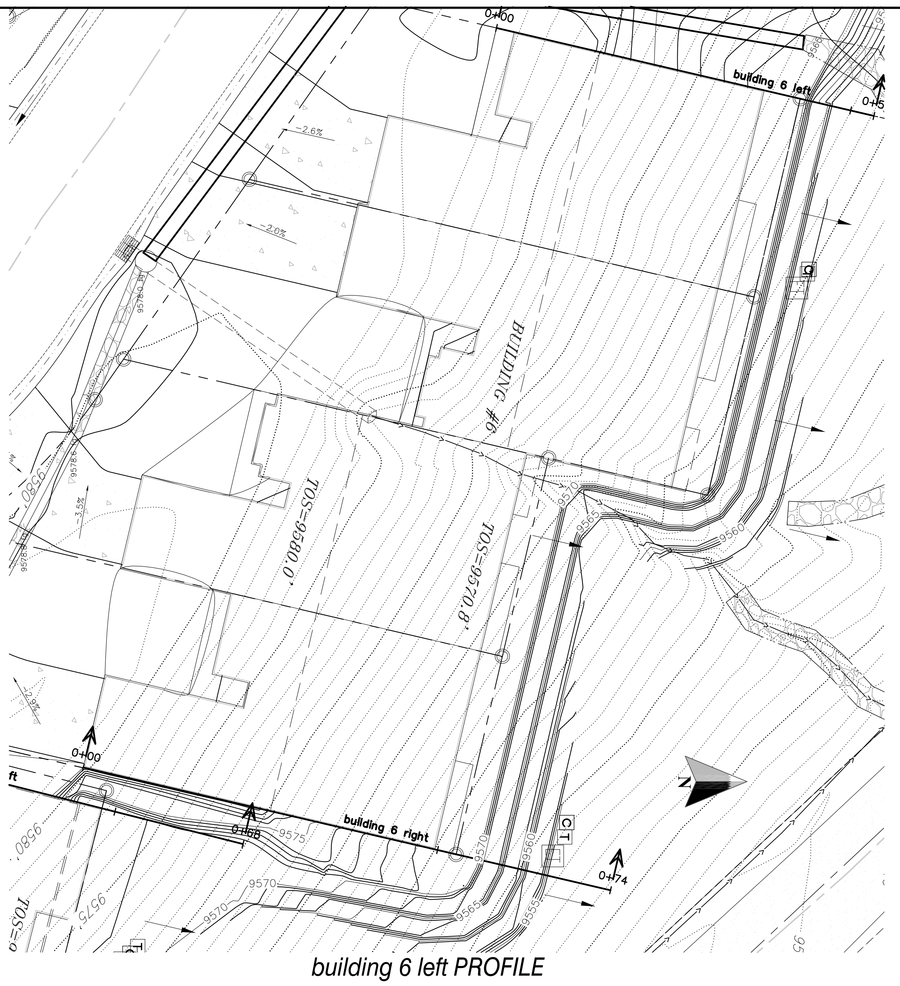


Know what's below. Call before you dig.

ENGINEER'S STAMP	SHEET: G2	DRAWN BY: SLB CHECKED BY: RLW SCALE: AS NOTED MOST CURRENT DATE: 2/29/2020 JOB NO. 3044	THE PROSPECT HOMESTEAD SUBDIVISION LOTS 7 - 22 DEER CREEK CIRCLE CRESTED BUTTE, COLORADO 81224 GUNNISON COUNTY, COLORADO 81230	GRADING PLAN BUILDING 3 & 4	WILLIAMS ENGINEERING LLC 400 NORTH MAIN STREET GUNNISON COLORADO 81230 PH. (970) 641-2499 EMAIL: wengineer@msn.com	ISSUED FOR DESIGN REVIEW 2/29/20





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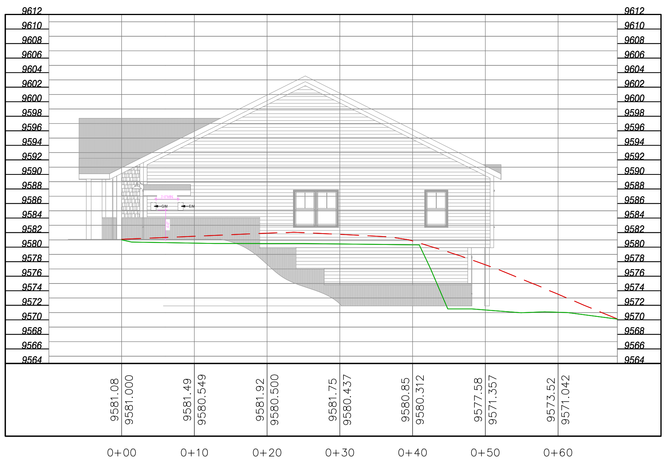

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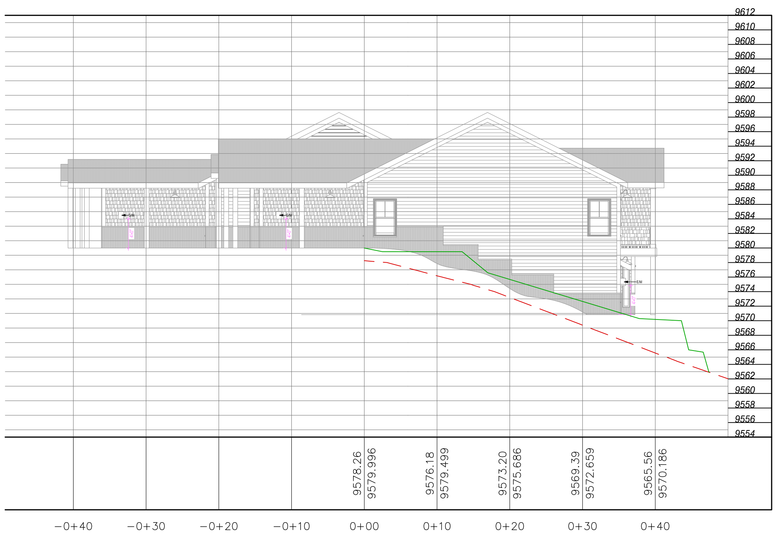

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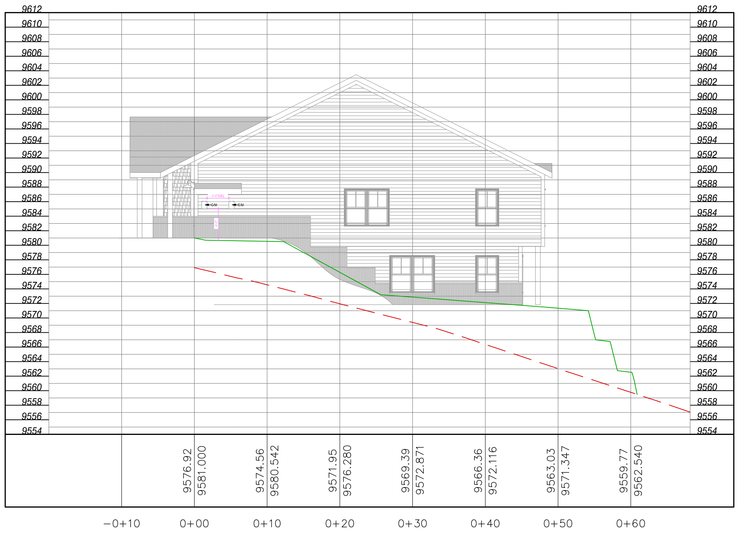

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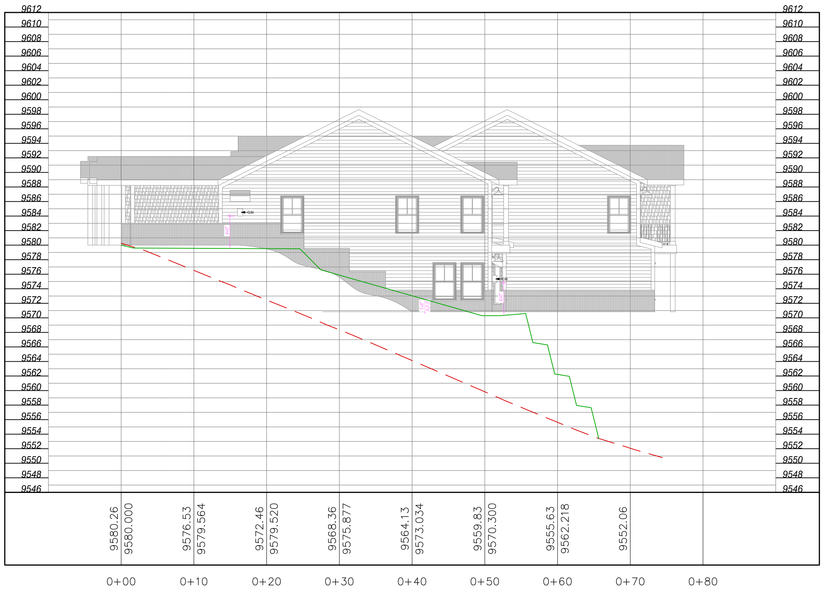
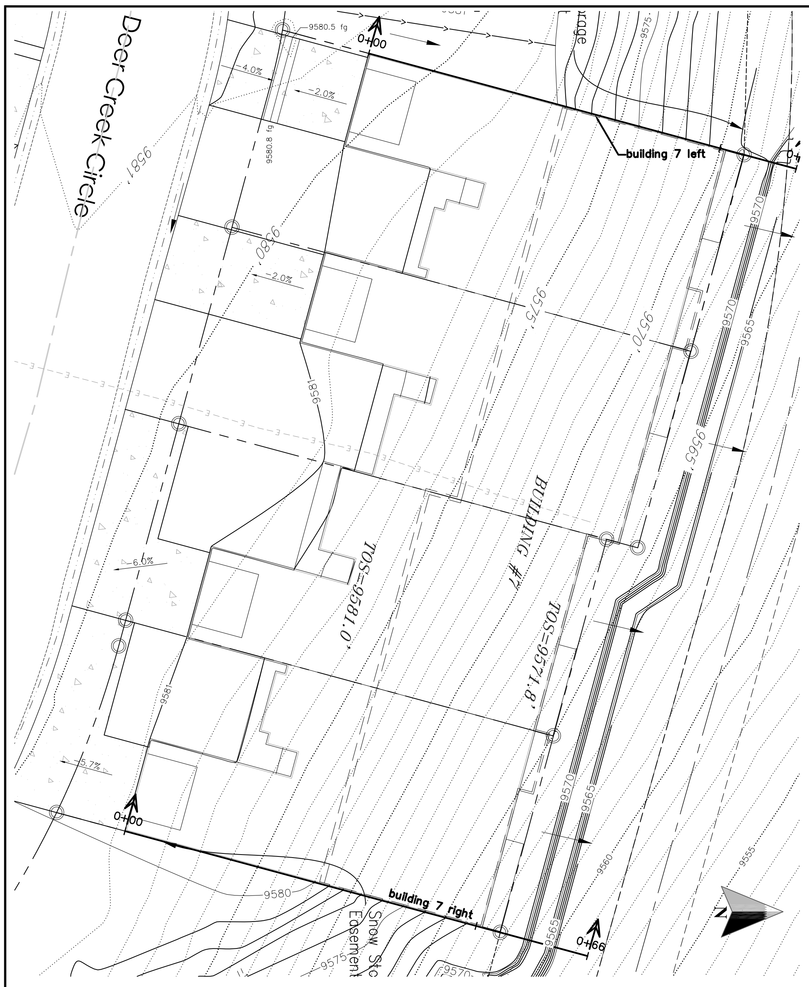
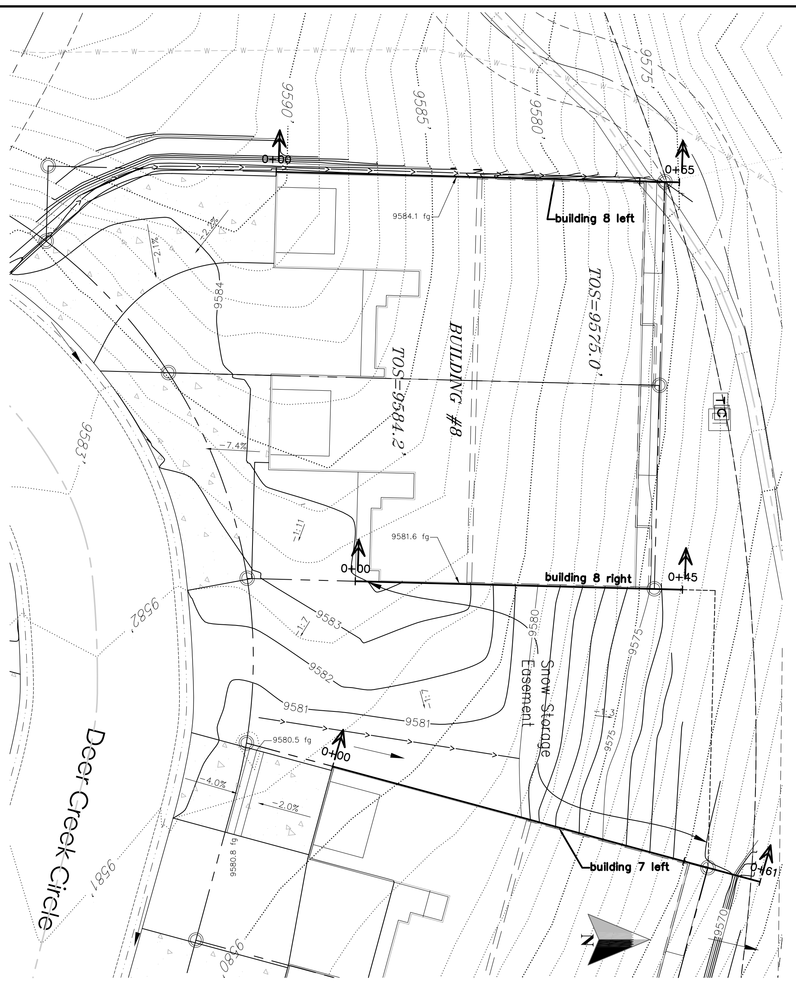


811 Know what's below. Call before you dig.

ENGINEER'S STAMP	SHEET:	DRAWN BY: SLB	THE PROSPECT HOMESTEAD SUBDIVISION LOTS 7 - 22 DEER CREEK CIRCLE CRESTED BUTTE, COLORADO 81224 GUNNISON COUNTY, COLORADO 81230	GRADING PLAN BUILDING 5 & 6	WILLIAMS ENGINEERING LLC 400 NORTH MAIN STREET GUNNISON COLORADO 81230 PH. (970) 641-2499 EMAIL: wengineer@msn.com	ISSUED FOR DESIGN REVIEW 2/24/20
	G3	CHECKED BY: RLW				
		SCALE: AS NOTED				
		MOST CURRENT DATE: 2/24/2020				
		JOB NO. 3044				





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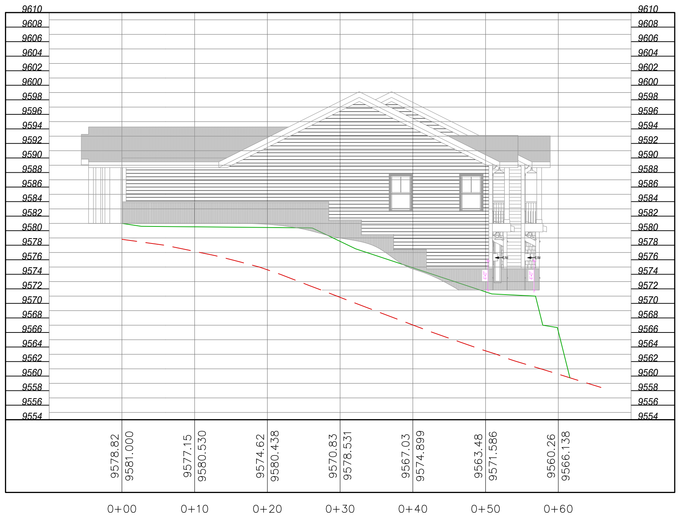

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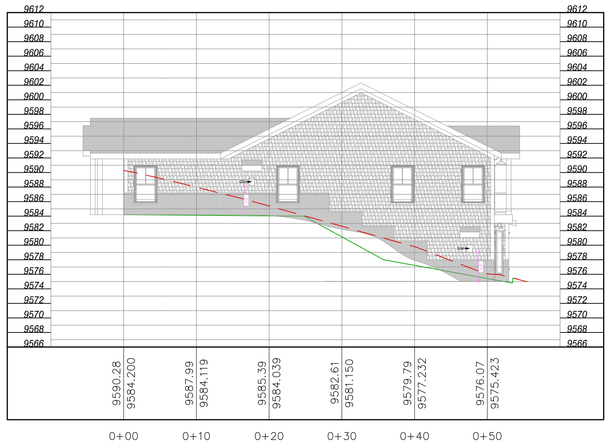
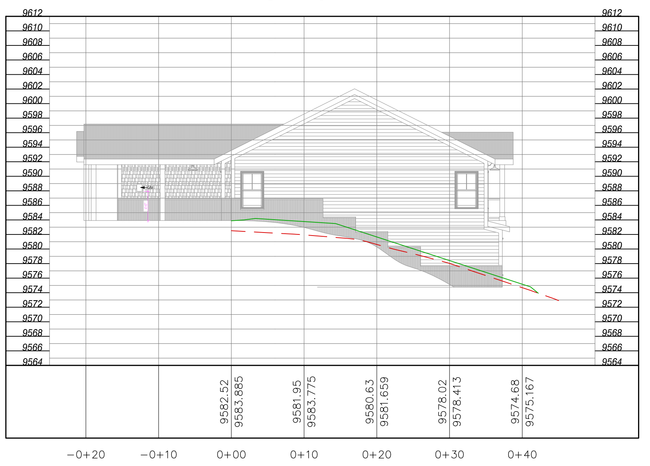
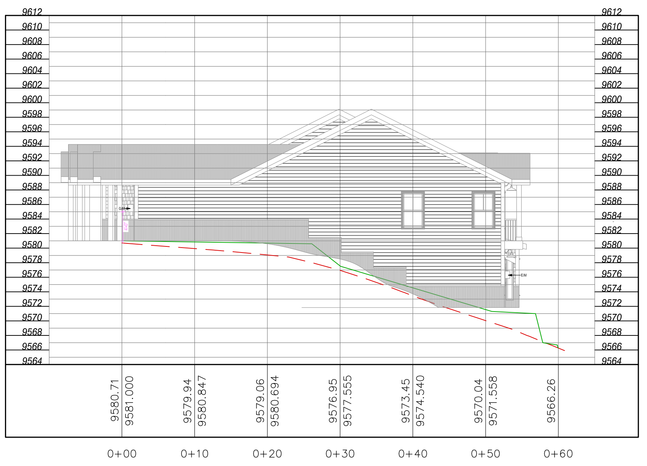


building 8 right PROFILE



building 7 left PROFILE



Know what's below. Call before you dig.

ENGINEER'S STAMP	SHEET: G4	DRAWN BY: SLB CHECKED BY: RLW SCALE: AS NOTED MOST CURRENT DATE: 2/29/2020 JOB NO. 3044	THE PROSPECT HOMESTEAD SUBDIVISION LOTS 7 - 22 DEER CREEK CIRCLE CRESTED BUTTE, COLORADO 81224 GUNNISON COUNTY, COLORADO 81230	GRADING PLAN BUILDING 7 & 8	WILLIAMS ENGINEERING LLC 400 NORTH MAIN STREET GUNNISON COLORADO 81230 PH. (970) 641-2499 EMAIL: wengineer@msn.com	ISSUED FOR DESIGN REVIEW 2/29/20