

CIVIL CONSTRUCTION DRAWINGS
FOR
STEAMBOAT BASECAMP
LOT 1 WORLDWEST SUBDIVISION
1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487

CONTACT INFORMATION

PROJECT TEAM:



OWNER
MAY-RIEGLER
2201 WISCONSIN AVE NW, SUITE 200
WASHINGTON, DC 20007
(202) 506-5595
ATTN: KEVIN RIEGLER, GABY
RIEGLER, ERIC MAY

ARCHITECT
KASA ARCHITECTURE
3318 N COLUMBUS ST
ARLINGTON, VA 80301
(312) 636-3248
ATTN: KEVIN SPERRY

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPEINTROG, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

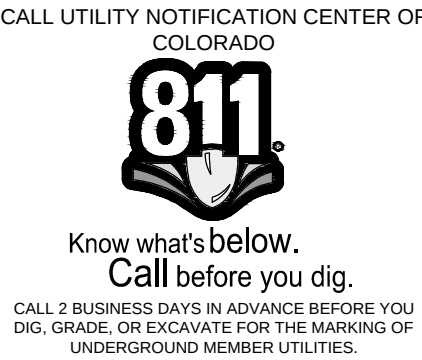
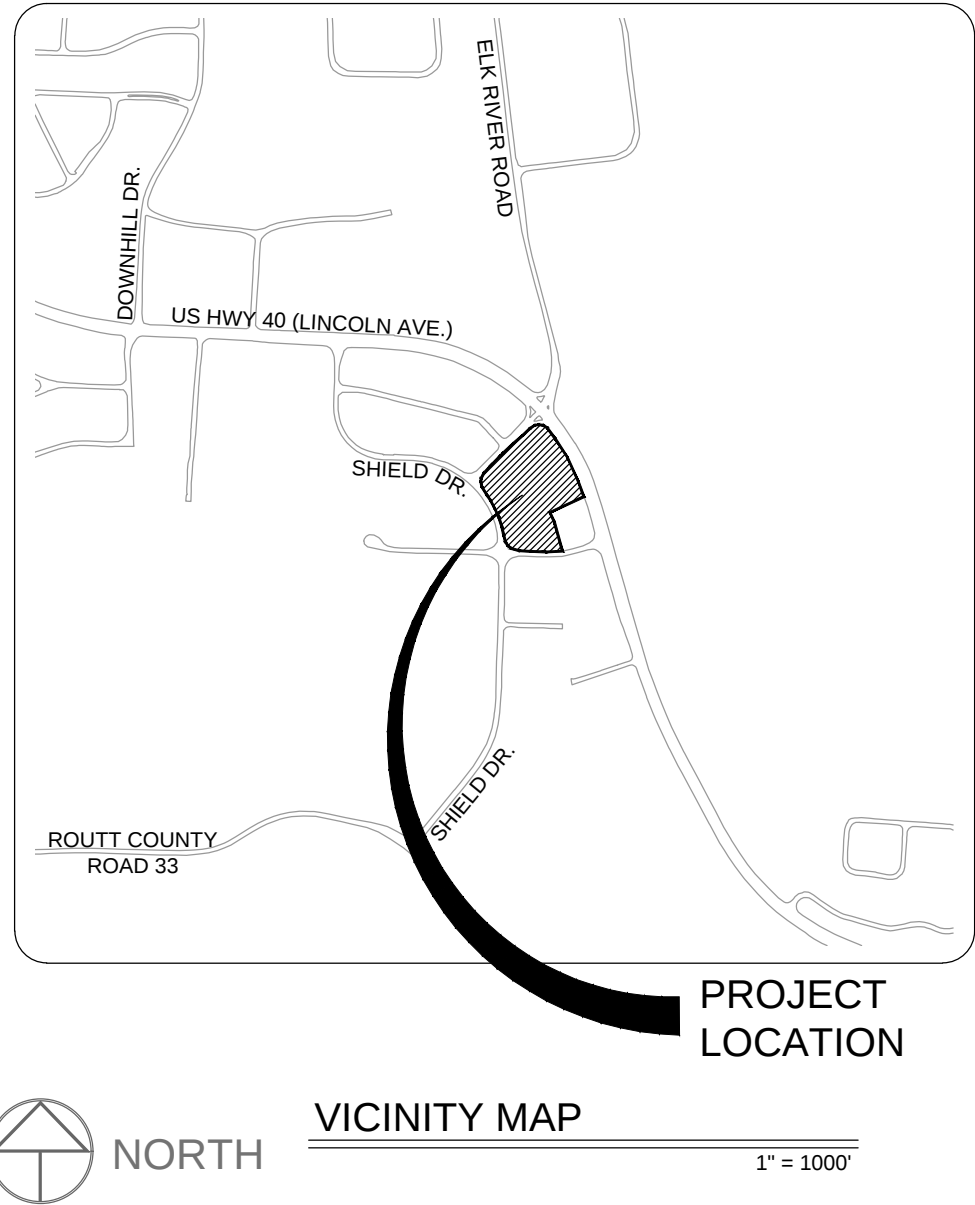
UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	EMRICK SOLTIS, P.E.	(970) 871.8271
CITY OF STEAMBOAT SPRINGS UTILITIES	AMBER GREGORY, P.E.	(970) 871-8211
CITY OF STEAMBOAT SPRINGS PARKS	ERNIE JENKINS	(970) 879.4300
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	DAVID STEPISNIK	(970) 531.0610
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION.

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NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

REVIEWED
FOR CODE
COMPLIANCE
02/24/2023

Steamboat Basecamp - Phase I
Cover Sheet

SHEET
C.001

CIVIL ENGINEERS | SURVEYORS

141 9th Street -- P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-co.com

LANDMARK CONSULTANTS, INC.

THIS SET OF DRAWINGS, BY THE NATURE OF THE SERVICES PROVIDED BY LANDMARK CONSULTANTS, INC., ARE NOT TO BE USED FOR ANY OTHER CONSTRUCTION OR CONTRACTING UNLESS SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER OR SURVEYOR EMPLOYED BY LANDMARK CONSULTANTS, INC.

NO.	DATE	BY	DESCRIPTION
4	07.13.22	Grip	Sewer Service Modification
5	09.14.22	Grip	ASI #2- Additional Spot Elevations, road lateral
6	09.27.22	Grip	Additional info for Bus Stop and Headwall
7	02.08.23	Grip	Rev completed, updated overall package

PROJECT:

2387-04

DATE:

1-26-22

CONTACT:

Grip

EMAIL:

erikg@landmark-co.com

1. TOPOGRAPHIC AND EXISTING CONDITIONS PER CITY GIS DATA AND SUPPLEMENTED WITH LANDMARK CONSULTANTS, INC. SURVEY FIELD DATA.
2. PROJECT BENCHMARK: NO. 5 REBAR WITH ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED ON THE SOUTH PROPERTY LINE OF LOT 1, WORLD WEST SUBDIVISION, NORTH OF CURVE COR. ELEVATION = 6667.80 (NAVD 88)
3. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY 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, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
5. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2018 EDITION), THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION, (2019 EDITION), MOUNT WERNER WATERS' STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES', LATEST EDITION, AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
6. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION.
7. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE 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. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIATION HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
9. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
10. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS, ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE START OF WORK.
11. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
12. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. PROVIDE FOR INSPECTION AND TESTING FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS IN COMPLIANCE WITH THE SPECIFICATIONS. THE PROJECT ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY CHANGES TO THE PROJECT ARE IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.
13. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPERS SITE SAFETY PROCEDURES AND PROGRAMS. STATE THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.
14. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL. PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY, PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
15. 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.
16. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (IE, DITCH / IRRIGATION COMPANIES) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE UTILITY COMPANY. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE PROJECT ENGINEER SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
17. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF INTERSECTION SHOWN ON THE PLANS AND AT ALL UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
18. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL. STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
19. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
20. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK, AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
21. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
22. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ON-SITE AT ALL TIMES, EACH OF THE FOLLOWING:
 - BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
 - UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
 - ONE (1) SIGNED COPY OF THE APPROVED PLANS
 - ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
 - A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEED FOR THE JOB.
23. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
24. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
25. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
27. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.
28. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER, SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.
29. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
30. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AMJ. USE OF THESE PLANS AFTER THE EXPIRATION DATE, WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
31. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
32. THE CONTRACTOR AGREES THAT IN UNDERTAKING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T. THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AGENCY AND OF ANY OTHER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.
33. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED

ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

PC	POINT OF SCALE
OFF	OFFSET
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
POI	POINT OF CONVEGATION
FLUP	POUSSIN LANDSCAPE DETENTION POND
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
RW	RIGHT OF WAY
STA	STATION
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TG	TOP OF GRATE
TOP	TOP OF PIPE
TTG	TAPERED TO GRADE
OR TOW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
WL	WALL
WOL	WOLINE

94. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD NOT BE USED.

THE CONTRACTOR SHALL RESOLVE ALL REPORTED APPLICABLE DEFICIENCIES WITH LANDMARK PRIOR TO AWARDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCIES CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING ANY SUCH ADDITIONAL WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.

CONSTRUCTION PHASE SERVICES:

IT IS UNDERSTOOD AND AGREED THAT LANDMARK DOES NOT HAVE AN OBLIGATION TO CONDUCT CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY THE OWNER. THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE OWNER WAIVES ANY CLAIMS AGAINST LANDMARK THAT MAY BE IN ANY WAY CONNECTED THERETO.

OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, LANDMARK) AGAINST ALL DAMAGES, LIABILITIES OR COSTS INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THESE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDMARK,

CALL UTILITY NOTIFICATION CENTER OF
COLORADO

011

811



what's belc

Call before :

LESS DAYS IN ADVANCE
OR EXCAVATE FOR

BACKGROUND MEMBERS

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

SIGNATURE AND DATE

CIVIL ENGINEERS | SURVEYORS

141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com



LENDMARK
CONSULTANTS, INC.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

PROJECT:	2387/24	NO.	DATE:	BY:	DESCRIPTION:
DATE:	1-26-22	3	03.21.22	EG	Permit Comments & Pricing
		2	04.27.22	EG	Permit Comments #2
CONTACT:	Grip	4	07.13.22	Grip	Sewer Service Modification
EMAIL:	enrg@landmark-co.com				

REVIEWED
FOR CODE
COMPLIANCE

02/24/2023

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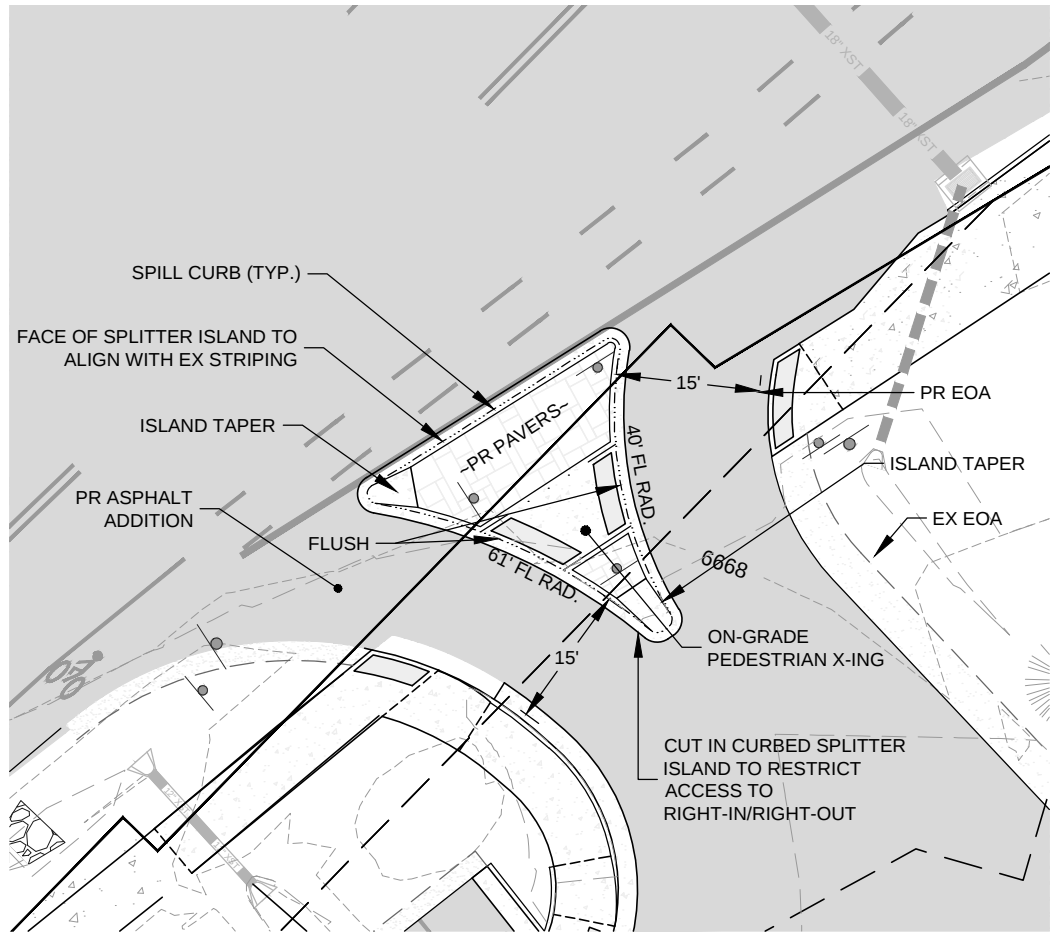
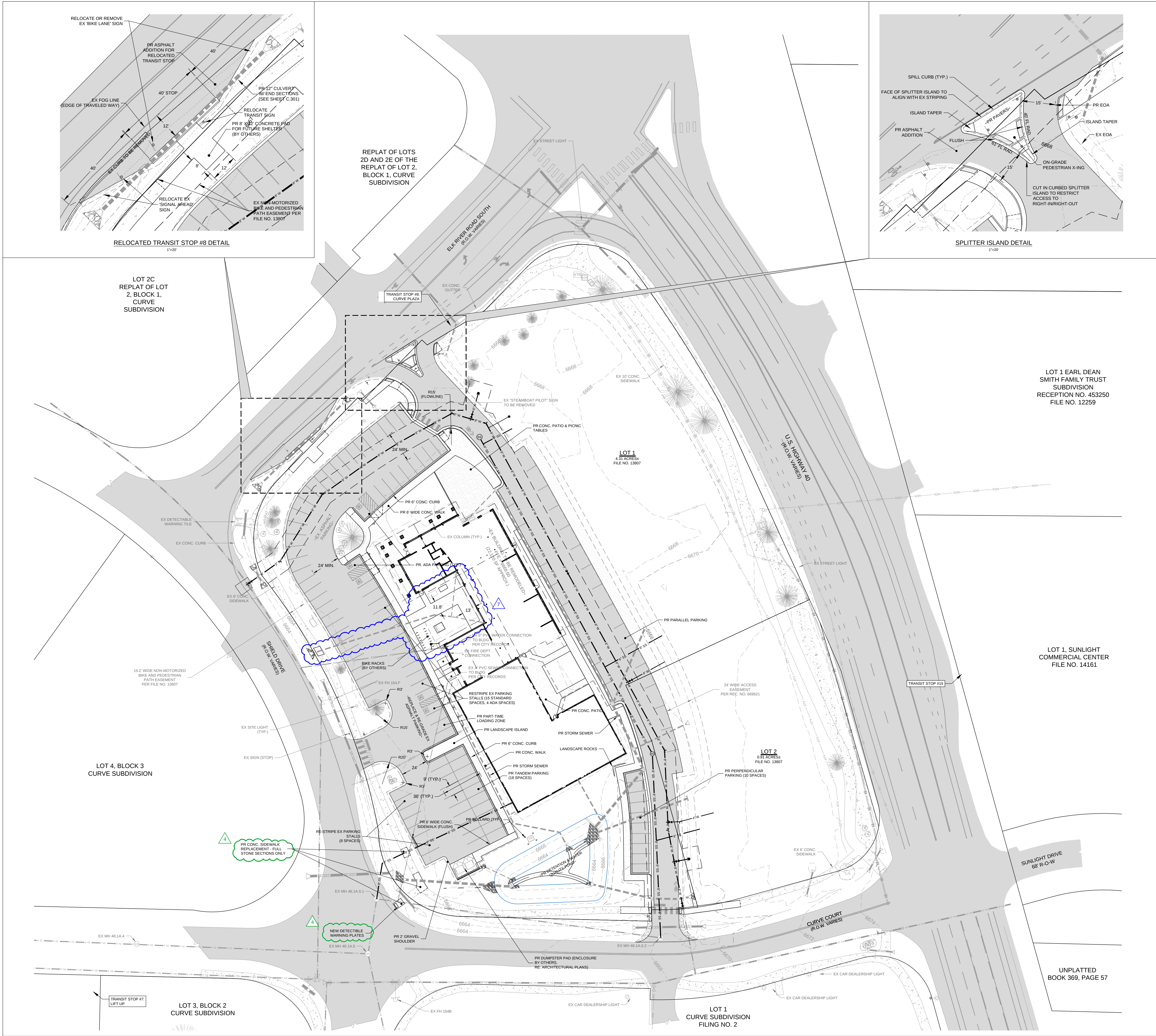
Steamboat Basecamp
Notes

SHEET

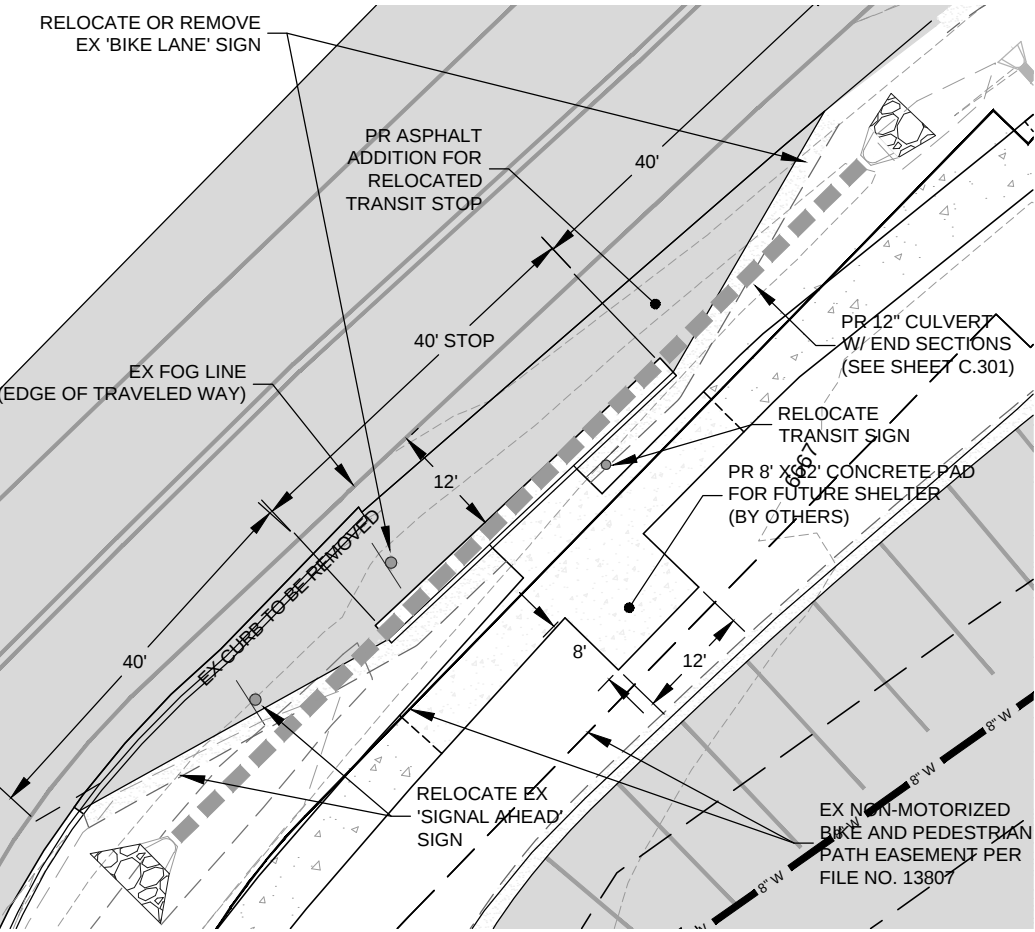
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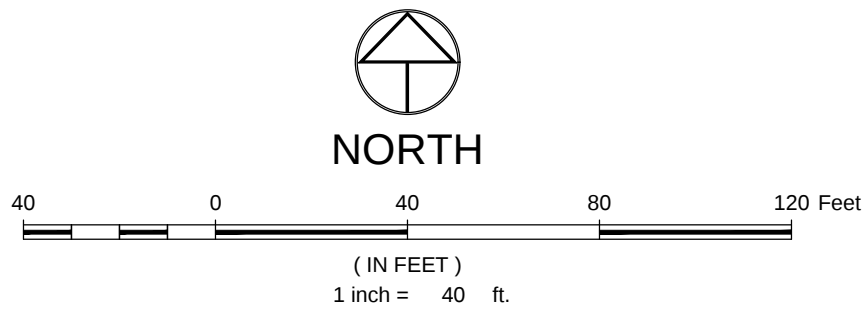
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LIST OF REVISIONS: (DATE, USER, REVISION) (2023-05-04, EJA, 1) (2023-05-04, EJA, 2) (2023-05-04, EJA, 3) (2023-05-04, EJA, 4) (2023-05-04, EJA, 5)



SPLITTER ISLAND DETAIL
1"=20'



RELOCATED TRANSIT STOP #8 DETAIL
1"=20'



LEGEND:

EX. SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	
PR. 12" SANITARY SEWER W/ MH & C.O.	
WATER LINE MARKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF	
PROPOSED 12" WATER PIPE	
PROPOSED GV, FH & CS	
GAS LINE MARKER, VALVE, MANHOLE/VAULT AND METER	
CABLE LINE MARKER, VAULT AND PEDESTAL	
FIBER LINE MARKER, VAULT & PEDESTAL	
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	
LIGHT POLE AND LIGHT POLE W/ MAST	
EXIST 12" STORM/CULVERT, END SECTION WITH RIPRAP	
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	
EX. ASPHALT	
PR. ASPHALT	
EX. CONCRETE	
PR. CONCRETE	
PR. PAVERS	
EX. LANDSCAPING	
PR. LANDSCAPING	

NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
 - EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
 - UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
 - ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
 - THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.
 - NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS, AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 08107C08760 & 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
 - THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
 - THE PRESENTED GEOMETRY OF THE RELOCATED TRANSIT STOP ACCOMMODATES AASHTO CITY-BUS PER 2011 STANDARDS.
 - ALL WORK WITH IN THE CITY OF STEAMBOAT SPRINGS RIGHT-OF-WAY SHALL BE SUBJECT TO PUBLIC IMPROVEMENTS CRITERIA.
- PROPERTY DESCRIPTION:**
- LOT 1, WORLDVIEW SUBDIVISION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



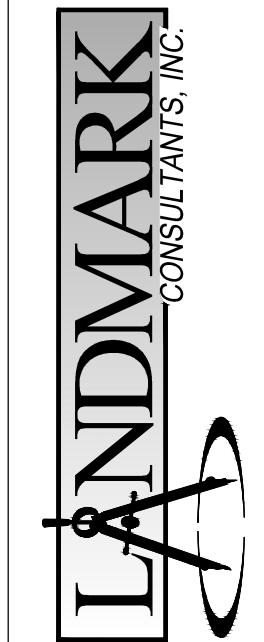
Know what's below.
Call before you dig.

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NO.	DATE:	BY:	DESCRIPTION:
1	07/13/22	Grip	Sewer Service Modification
2	09/14/22	Grip	ASI #2 Additional Spot Elevations, road lateral
3	09/27/22	Grip	Additional info for Bus Stop and Headwall
4	02/08/23	Grip	Rev conveyed, updated overall package

PROJECT: 2387-04
DATE: 1-26-22
CONTACT: EJA
EMAIL: eja@landmark-co.com

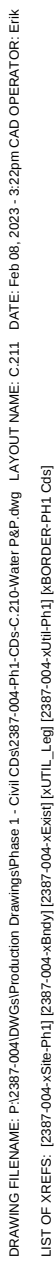
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02/24/2023

Steamboat Basecamp - Phase 1
Civil Site Plan

SHEET
C.100

DRAWING FILENAME: P:\2307-004\DWG\Production Drawings\Phase 1 - Civil\CD\2307-004-PN1-CD5-C-250-USURY.dwg LAYOUT NAME: C-250 DATE: Feb 08, 2023 - 2:53pm CAD OPERATOR: ENK
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- PROPOSED 12" SANITARY SEWER W/ MH & C.O.
- EXISTING 12" SANITARY SEWER W/ MH & C.O.
- EX. SANITARY SEWER TO BE REMOVED OR ABANDONED
- PROPOSED 8" WATER PIPE
- PROPOSED GV, FH & CS
- EXISTING WATER
- EX. WATER TO BE REMOVED OR ABANDONED
- EXISTING GV & FH
- PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
- EXIST 8" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
- EX. STORM/CULVERT TO BE REMOVED OR ABANDONED

NOTES:

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2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES SHALL BE PROTECTED AND MAINTAINED. THE CONTRACTOR SHALL MAKE AVAILABLE TO THE ENGINEER, THE LOCATION OF ALL INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE SHOWN ON THESE DRAWINGS AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REMOVE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, CONC. SECTIONS SHALL BE USED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7'-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR A PROTECTIVE PURPOSE. "GLENN TEST STATIONS" BY VALVICO, INC. TRACER WIRE TEST STATIONS SHALL BE USED TO BE ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL, SHALL BE FREE FROM STONES OR ORGANIC MATERIALS, CORBLES, Boulders, LARGE ROCKS OR ROCKS OR FROZEN SOLIDS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

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02/24/2023

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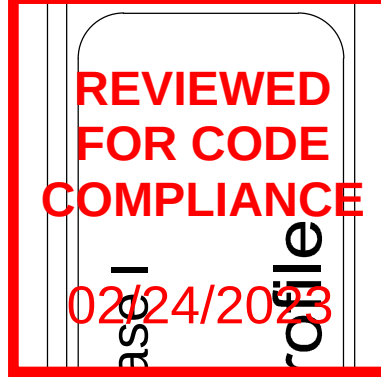
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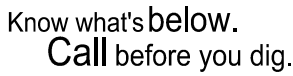


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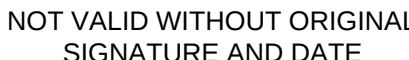
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4	07.13.22	Grip	Sewer Service Modification
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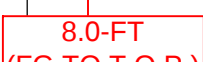
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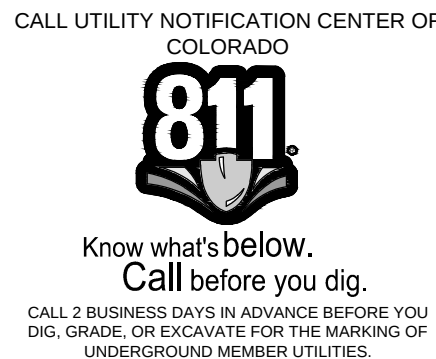
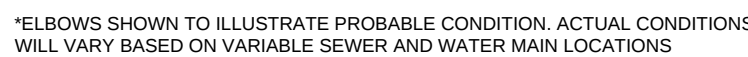
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Water Main Plan & Photo

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PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

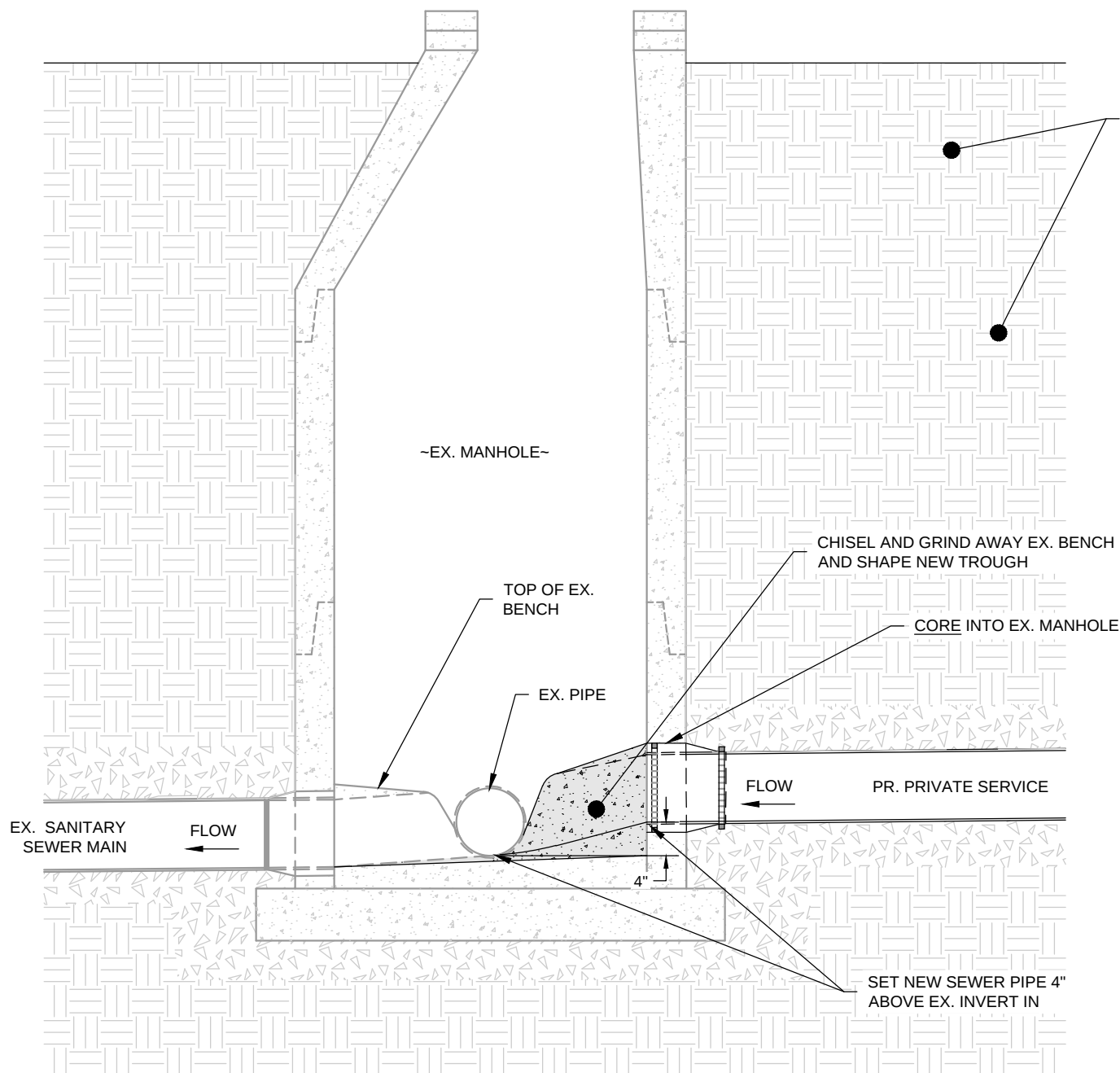
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Steamboat Basecamp - Ph Sanitary Sewer Plan &

SHEET

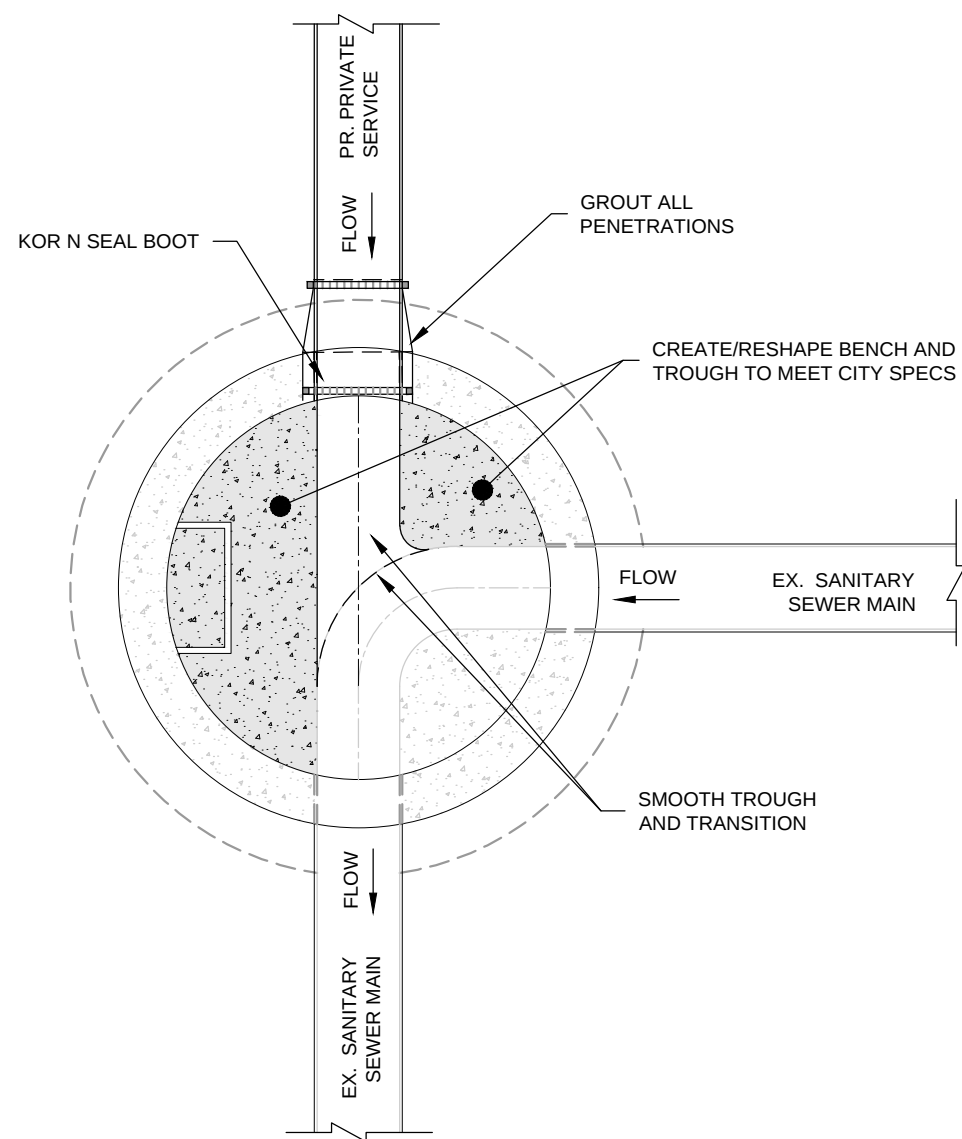
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NEW 8-INCH PRIVATE SERVICE CONNECTION TO EX. MANHOLE DETAILS



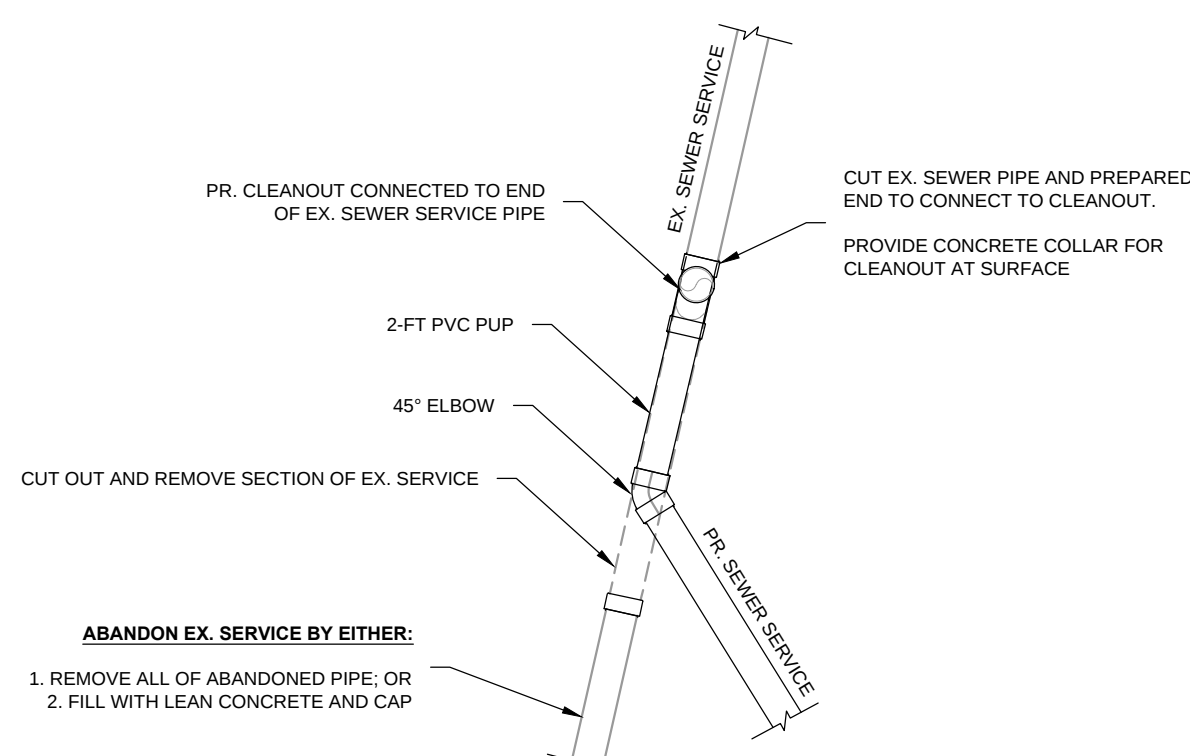
EX. SEWER MH CONNECTION DETAIL #1

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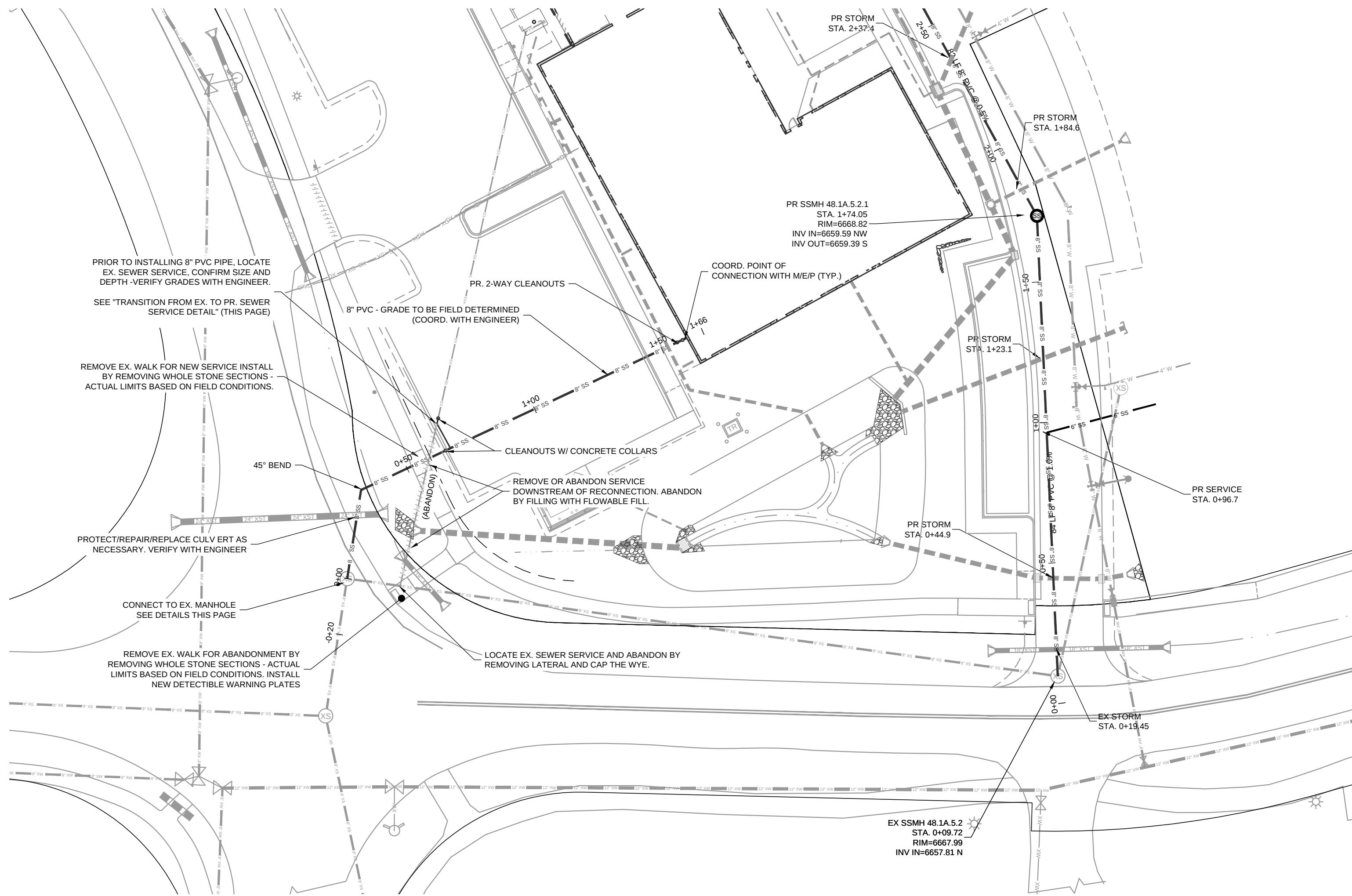
EX. SEWER MH CONNECTION DETAIL #2

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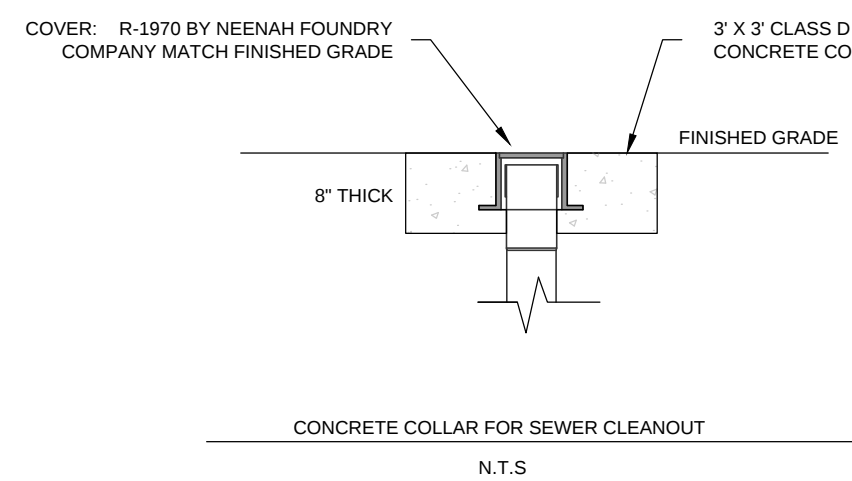


TRANSITION FROM EX. TO PR. SEWER SERVICE DETAIL

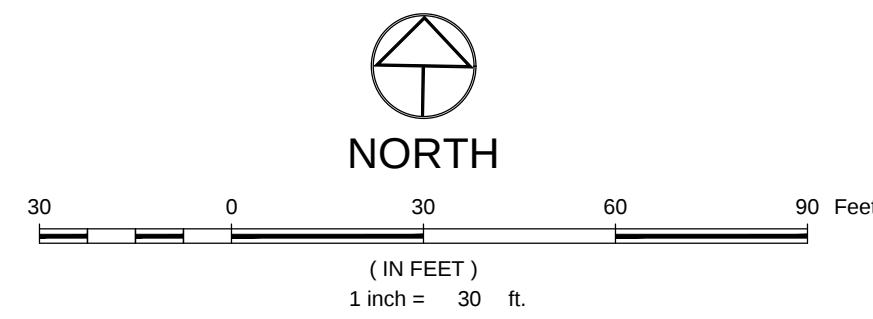
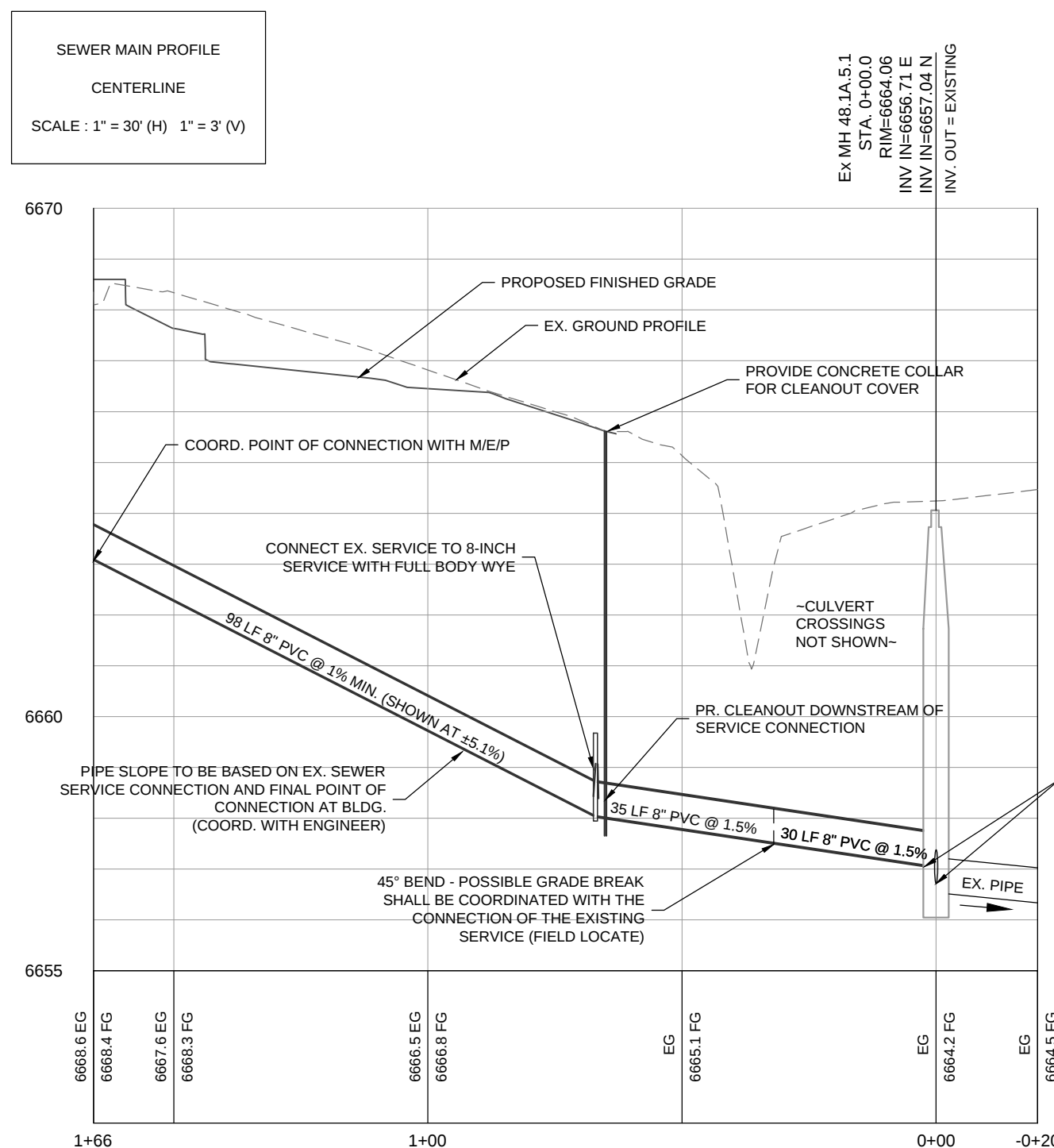
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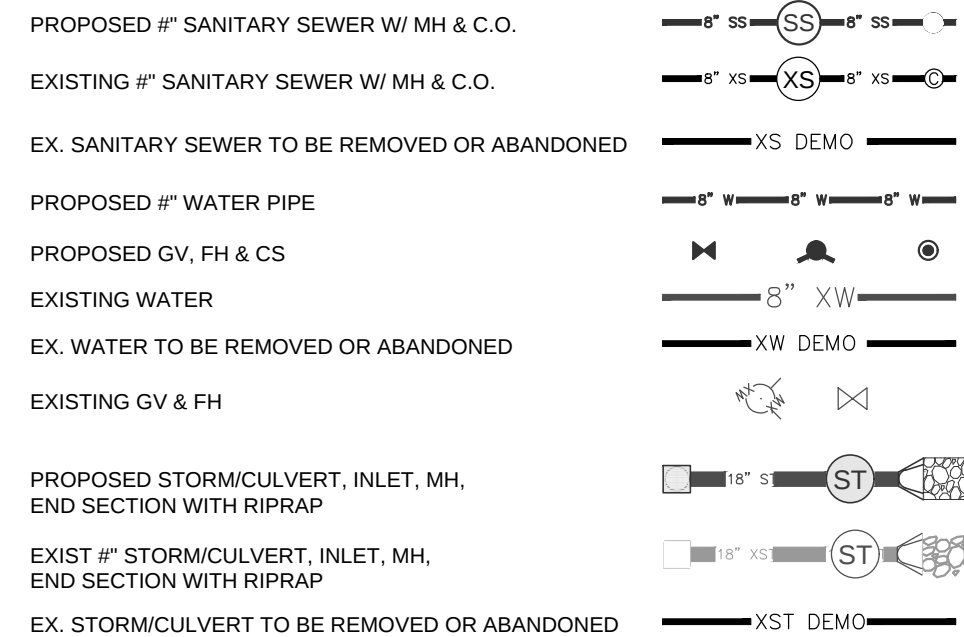
PRIVATE 8" SEWER SERVICE PLAN & PROFILE



N.T.S.



LEGEND:



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12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



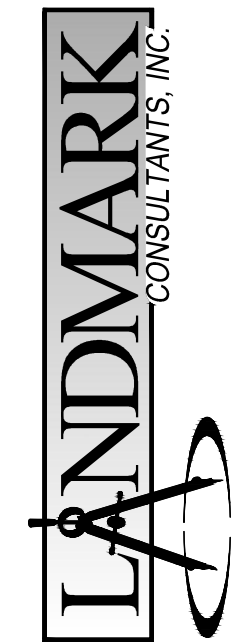
Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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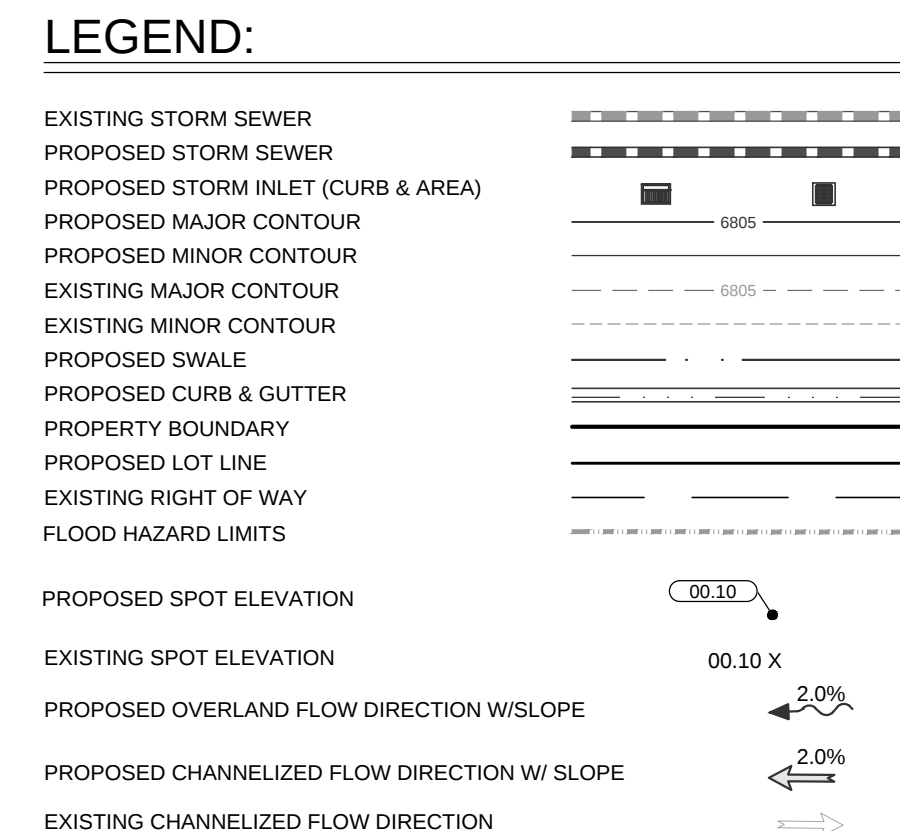
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DESCRIPTION		BY:	DATE:	NO.
Sewer Service Modification		Grp	07.13.22	4
Add 12\"/>		Grp	09.14.22	5
Additional info for Bag Stop and Headwall		Grp	09.27.22	6
Rev completed, updated overall package		Grp	02.08.23	7

REVIEWED FOR CODE COMPLIANCE
02/24/2023

Steamboat Basecamp - Phase 1
Sanitary Sewer Service (Private)

SHEET
C.222

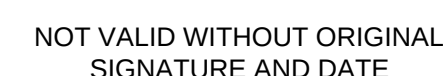


- (FROM C.002 - NOTE #28): DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.

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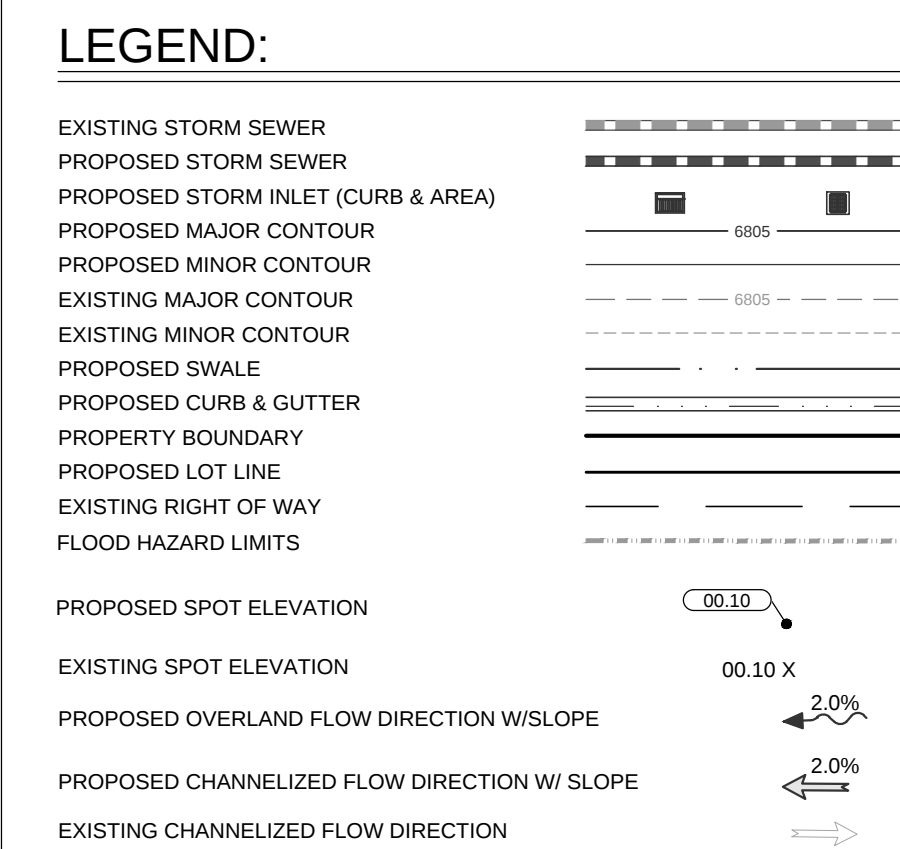
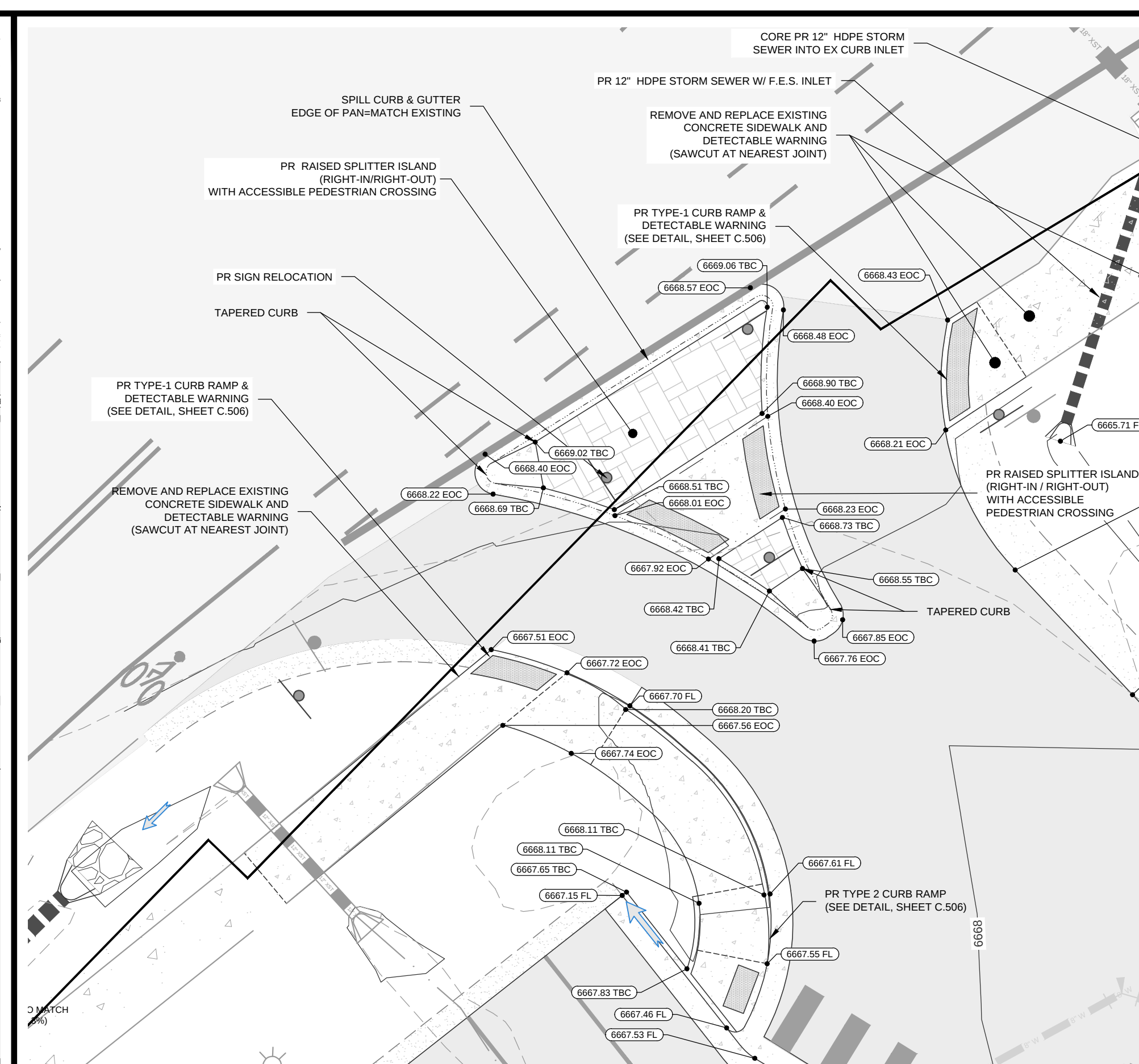
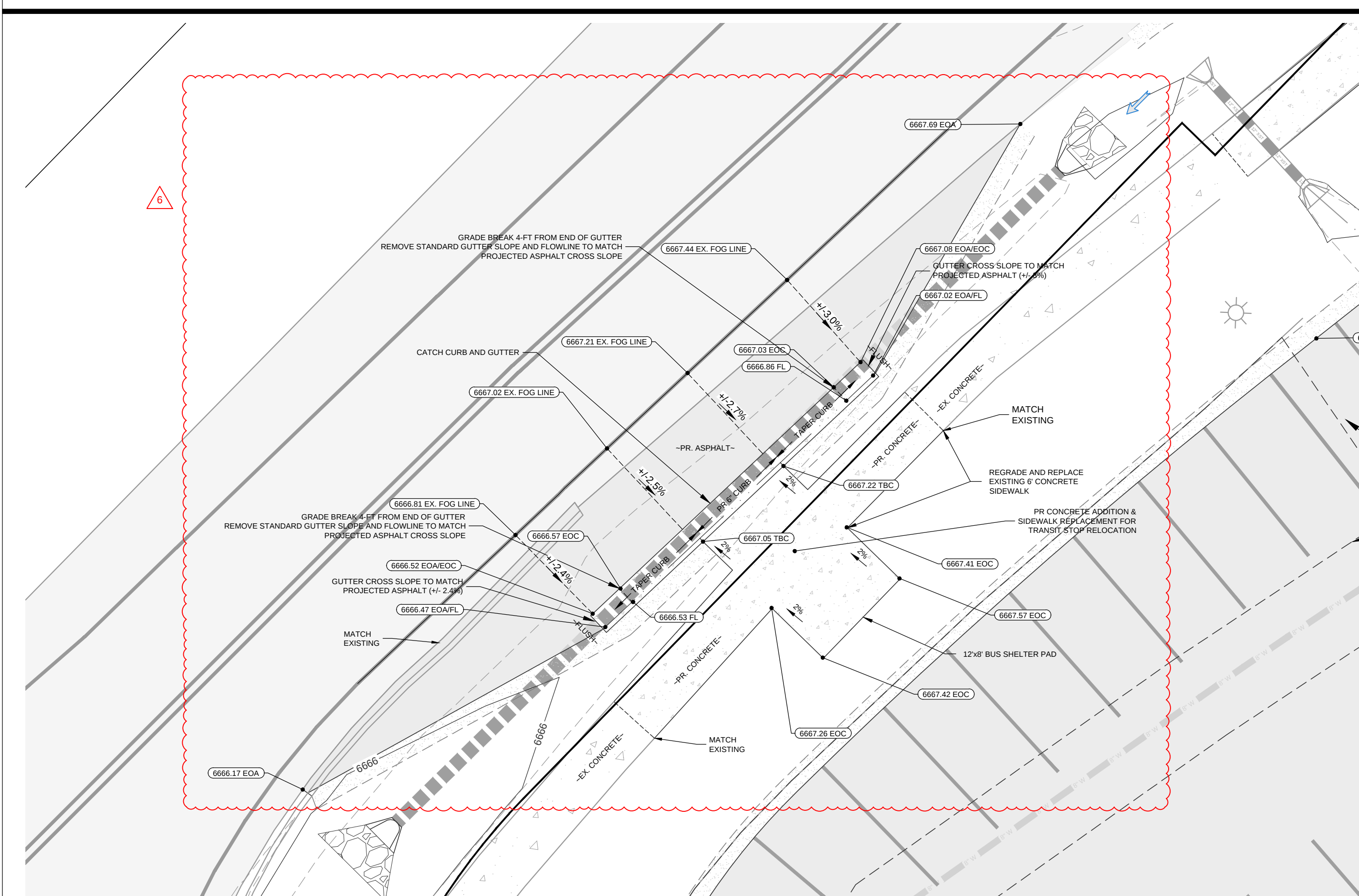
NO.	DATE:	BY:	DESCRIPTION:
4	07/13/22	Grip	Sewer Service Modification
5	09/14/22	Grip	ASI #12, Additional Spot Elevations, roof lateral
6	09/27/22	Grip	Additional Info for Bus Stop and Headwall
7	02/08/23	Grip	Rev courtyard, updated overall package

02/24/2023

SHEET

C.300

5

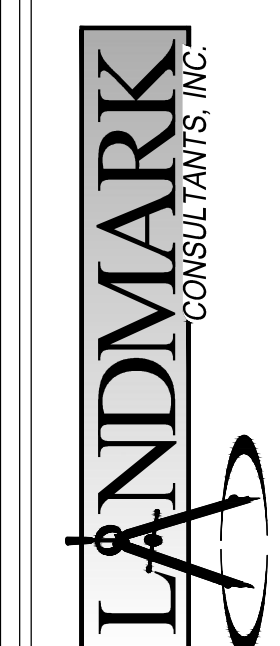


- # NOTES:
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
 2. ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
 3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO INSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
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 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
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 7. PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT ALL LOCATIONS. NOTIFY ENGINEER IMMEDIATELY IF CONDITIONS APPEAR TO PREVENT POSITIVE DRAINAGE FOR A MINIMUM DISTANCE OF 10-FT FROM FOUNDATION.

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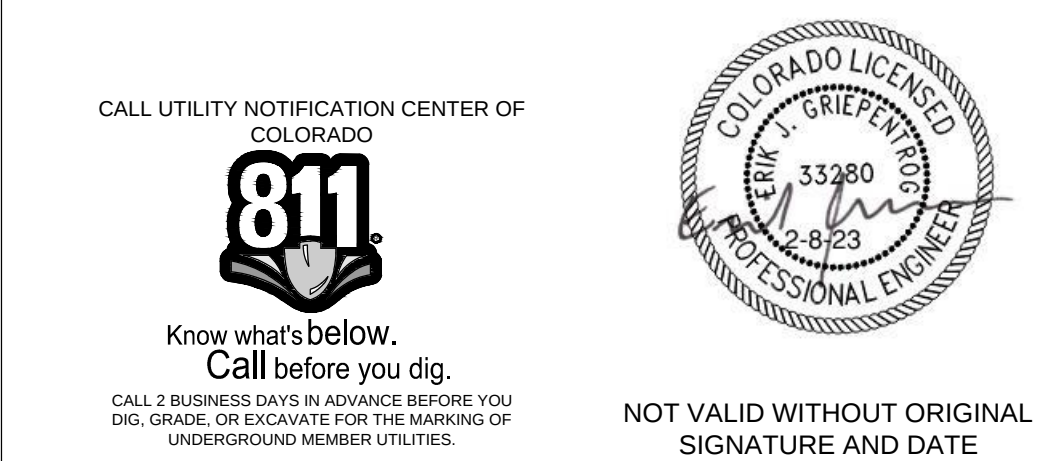
NO.	DATE:	BY:	DESCRIPTION:
4	07.13.22	Grip	Swear Service Modification
5	09.14.22	Grip	ASI #2 - Additional Spot Elevations, roof lateral
6	09.27.22	Grip	Additional info for Bus Stop and Headwall
7	02.08.23	Grip	Rev courtyard, updated overall package

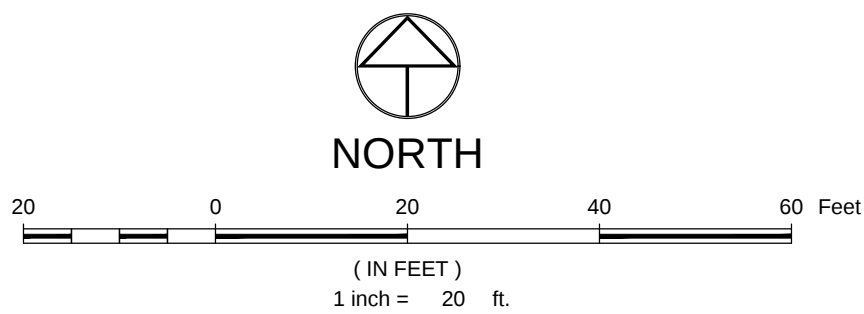
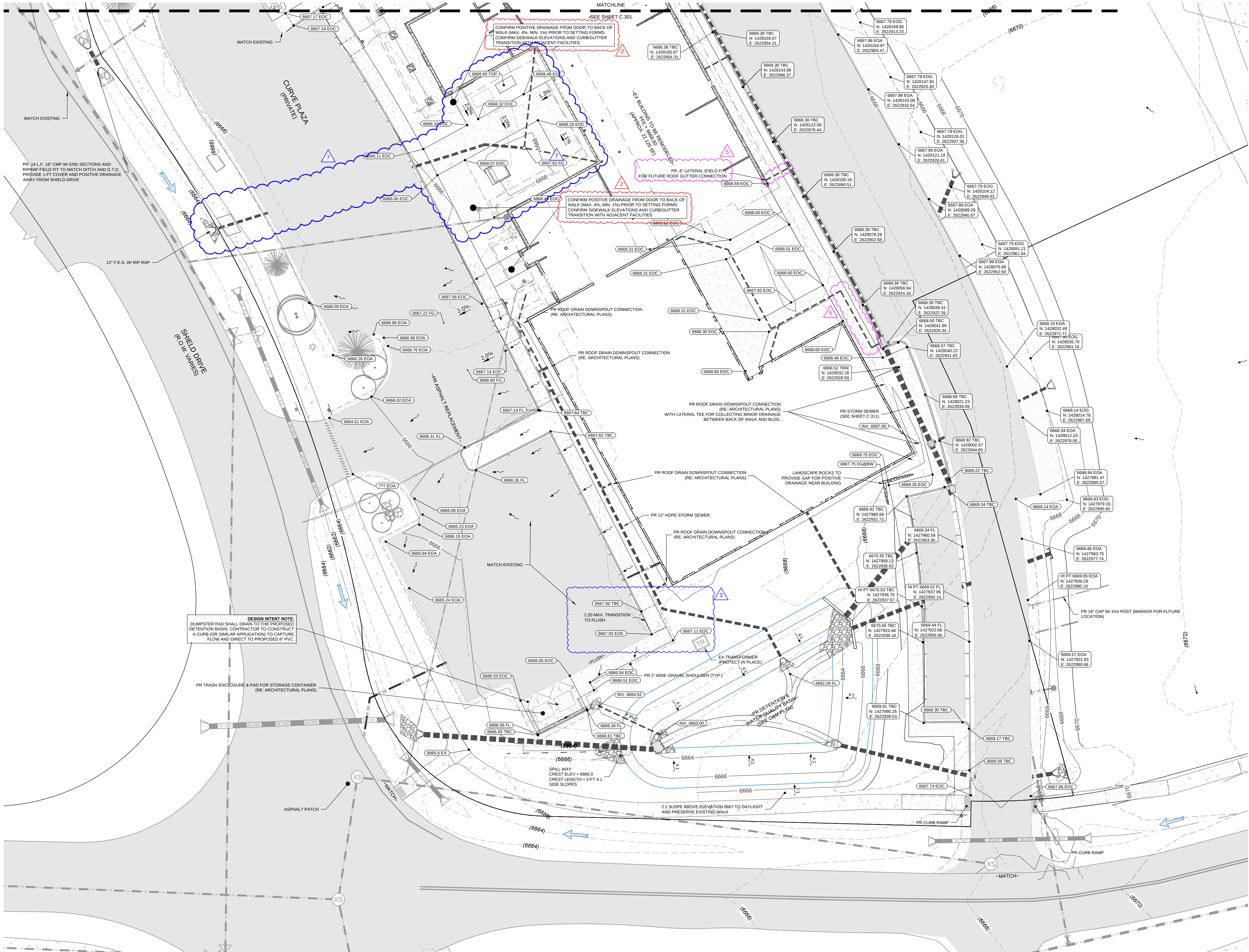
PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

REVIEWED
FOR CODE
COMPLIANCE
02/24/2025

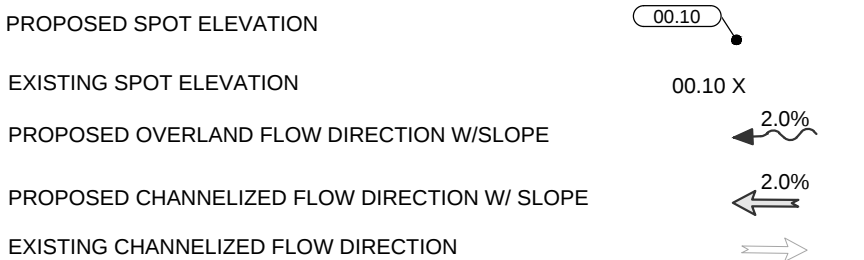
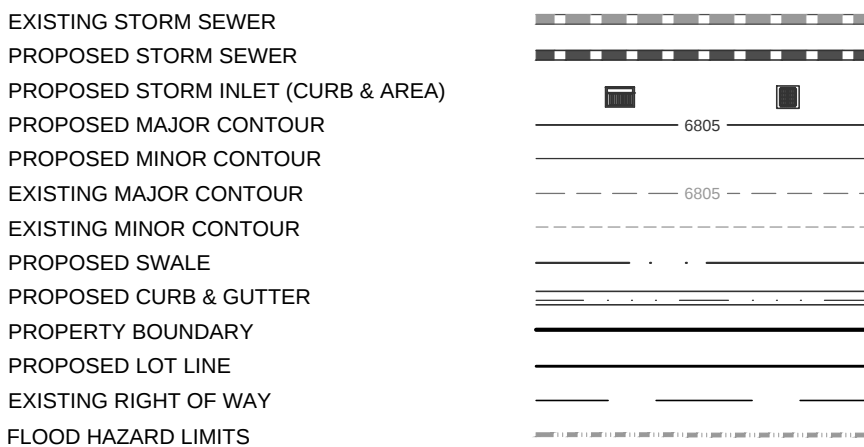
Steamboat Basecamp - Phase 1

SHEET
C.301





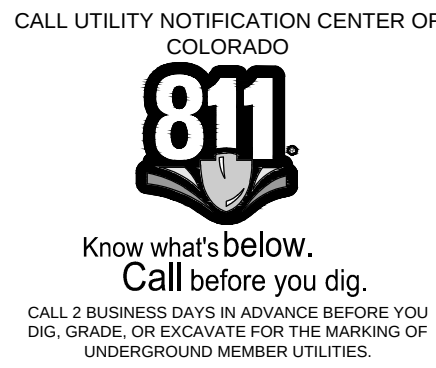
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NOTES:

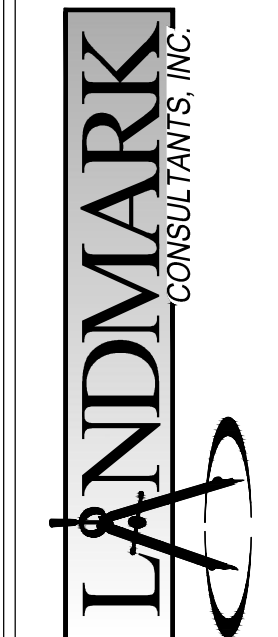
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NO.	DATE:	BY:	DESCRIPTION:
1	07.13.22	Grp	Sewer Service Modification
2	09.14.22	Grp	AS112 - Additional Spot Elevations, and lateral
3	09.14.22	Grp	Additional info for Bas. Stop and Headwall
4	09.27.22	Grp	Rev. contour and updated overall package
5	02.08.23	Grp	

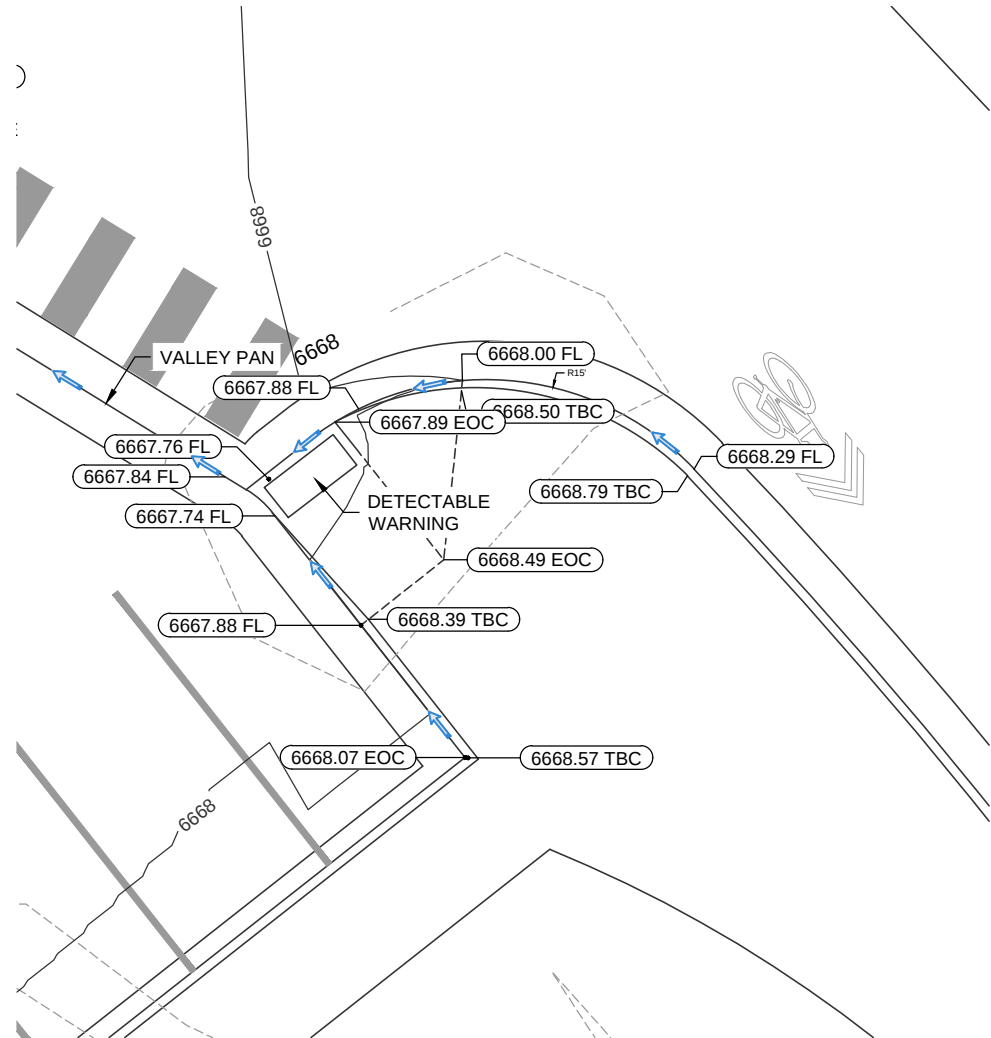
PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grp
EMAIL:	eng@landmark-co.com

REVIEWED FOR CODE COMPLIANCE
02/24/2023

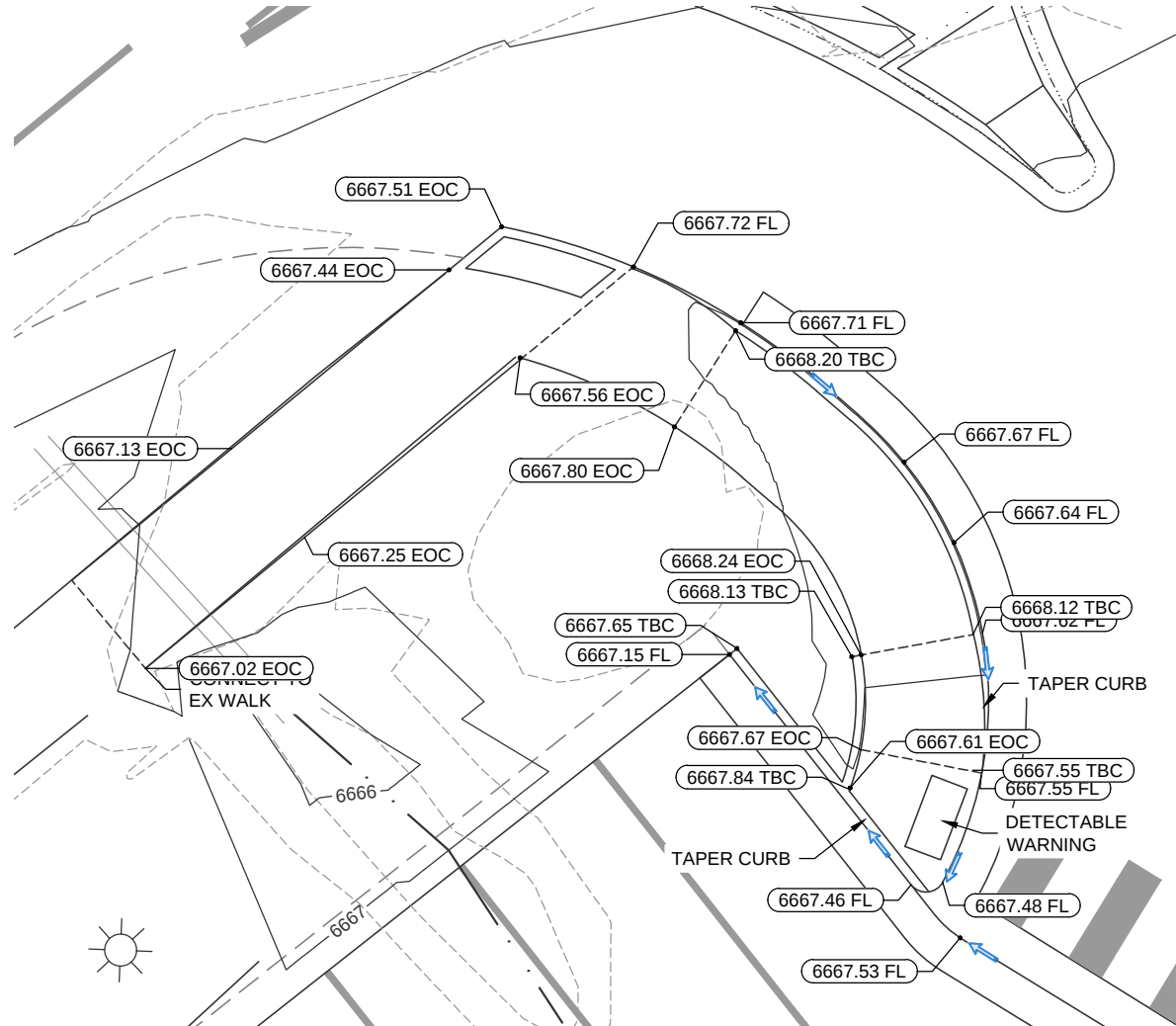
Steamboat Basecamp - Phase 1
Detailed Grading & Drainage

SHEET
C.302

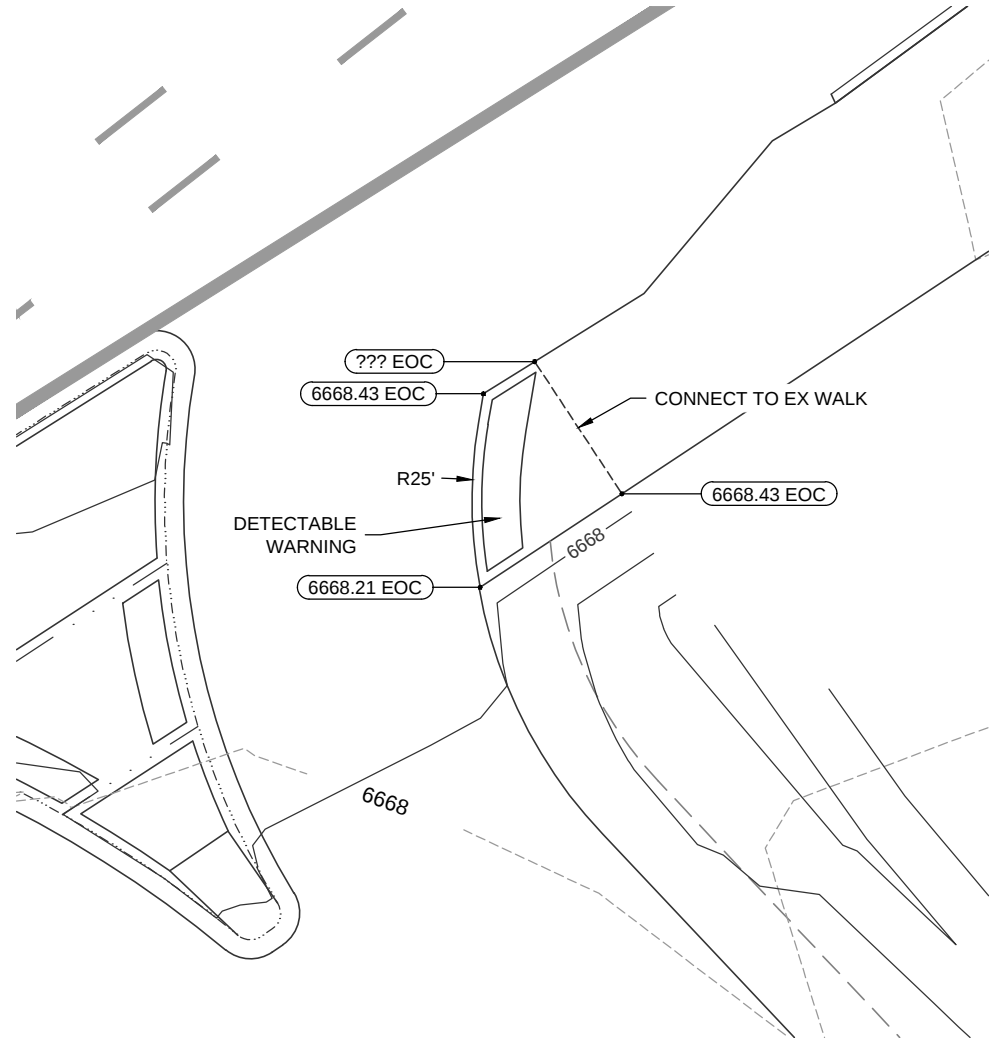
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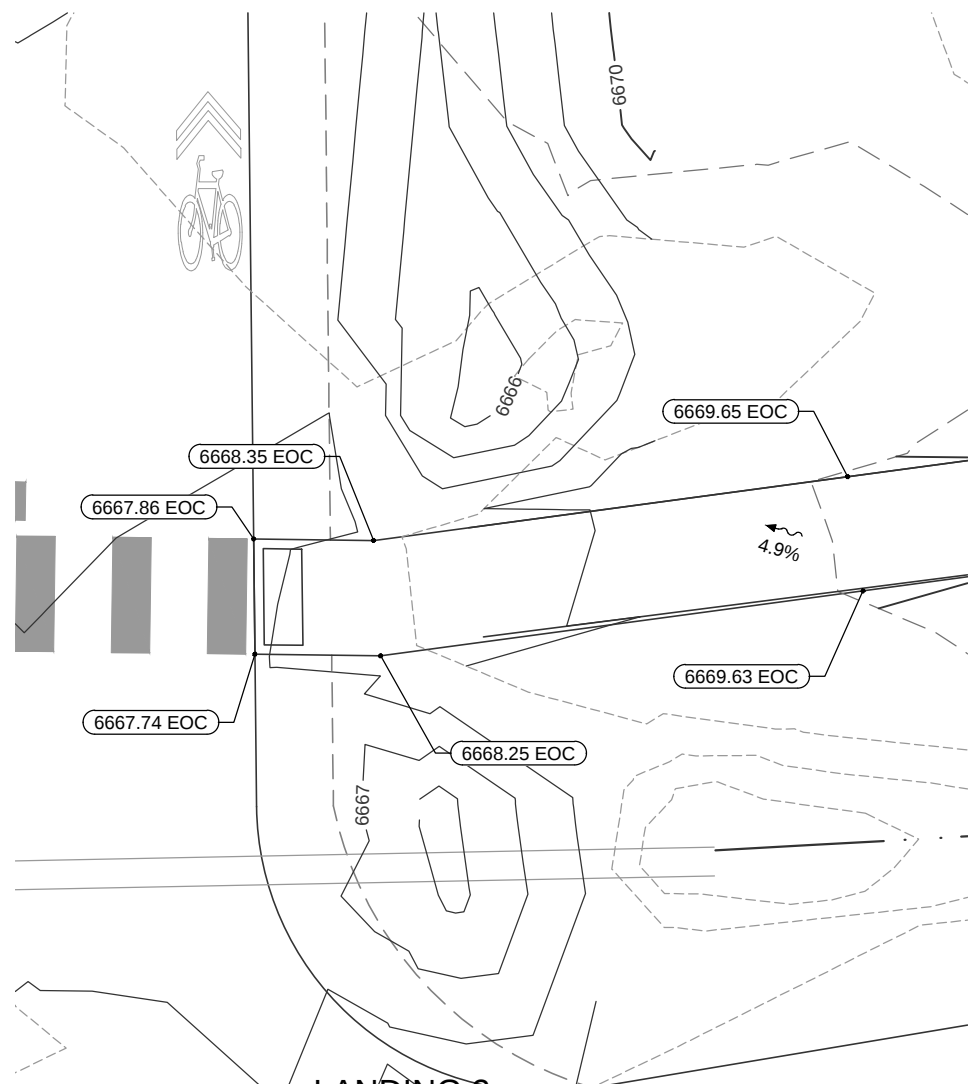
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1"=10'



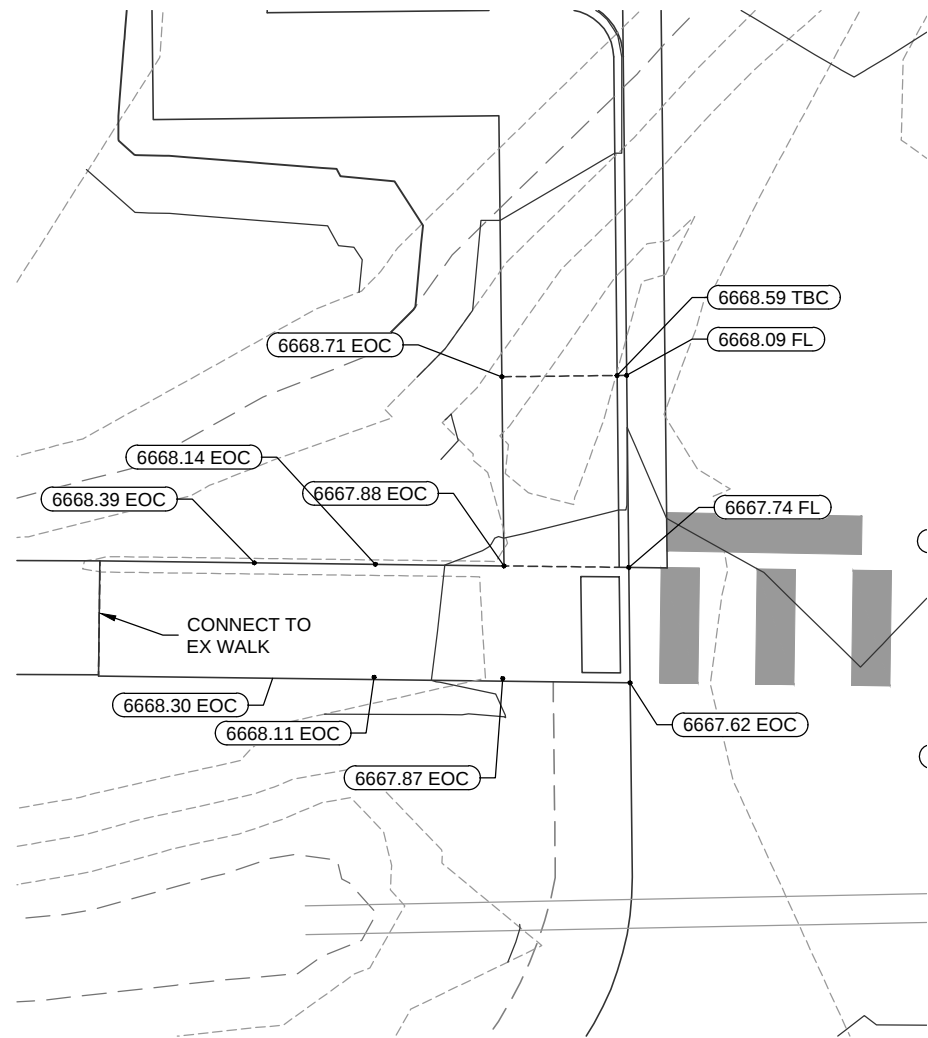
LANDING 4
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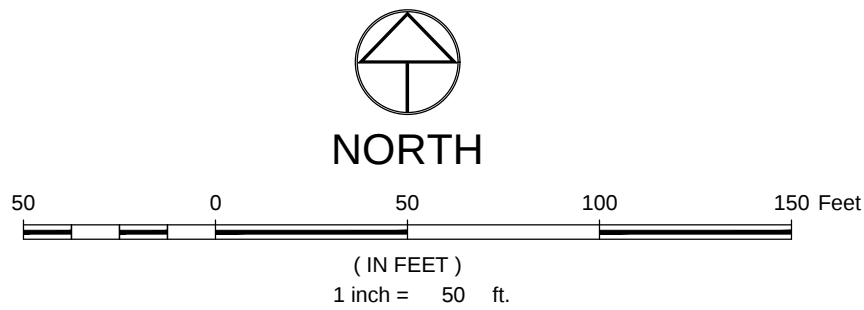
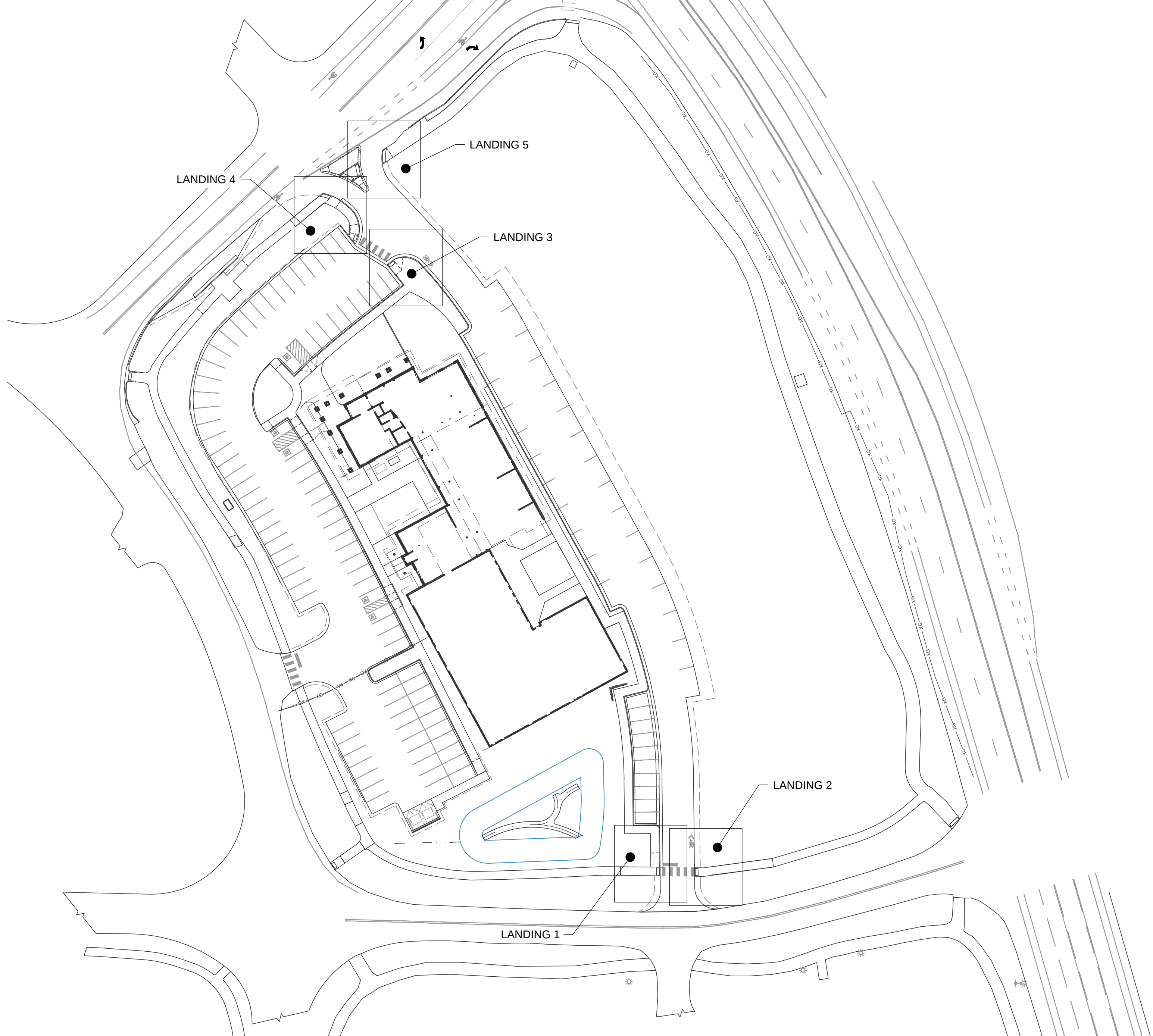
LANDING 5
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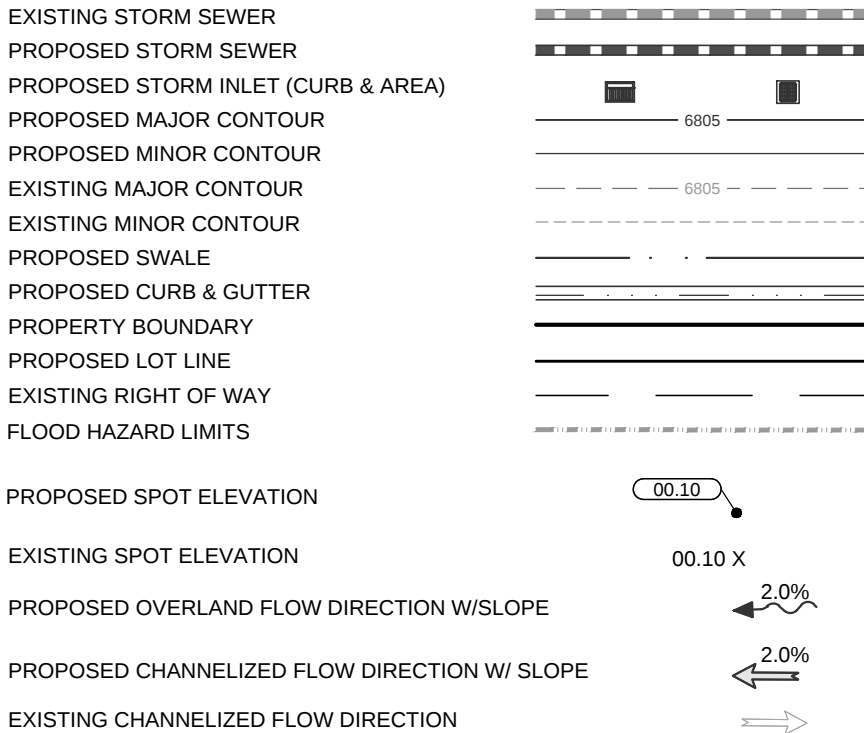
LANDING 2
1"=10'



LANDING 1
1"=10'

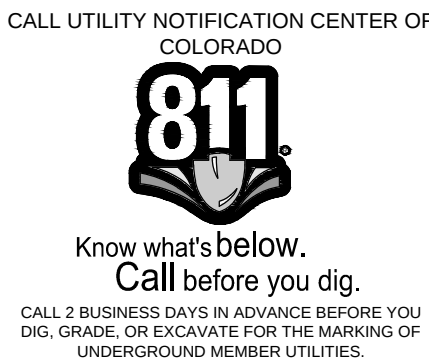


LEGEND:



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NO.	DATE:	BY:	DESCRIPTION:
1	07.13.22	Grp	Sewer Service Modification
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4	02.08.23	Grp	Rev contour and updated overall package

PROJECT:	2387-04
DATE:	1-28-22
CONTACT:	Grp
EMAIL:	eng@landmark-co.com

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COMPLIANCE

02/24/2023

Steamboat Basecamp - Phase 1
Landing Details

SHEET
C.310

