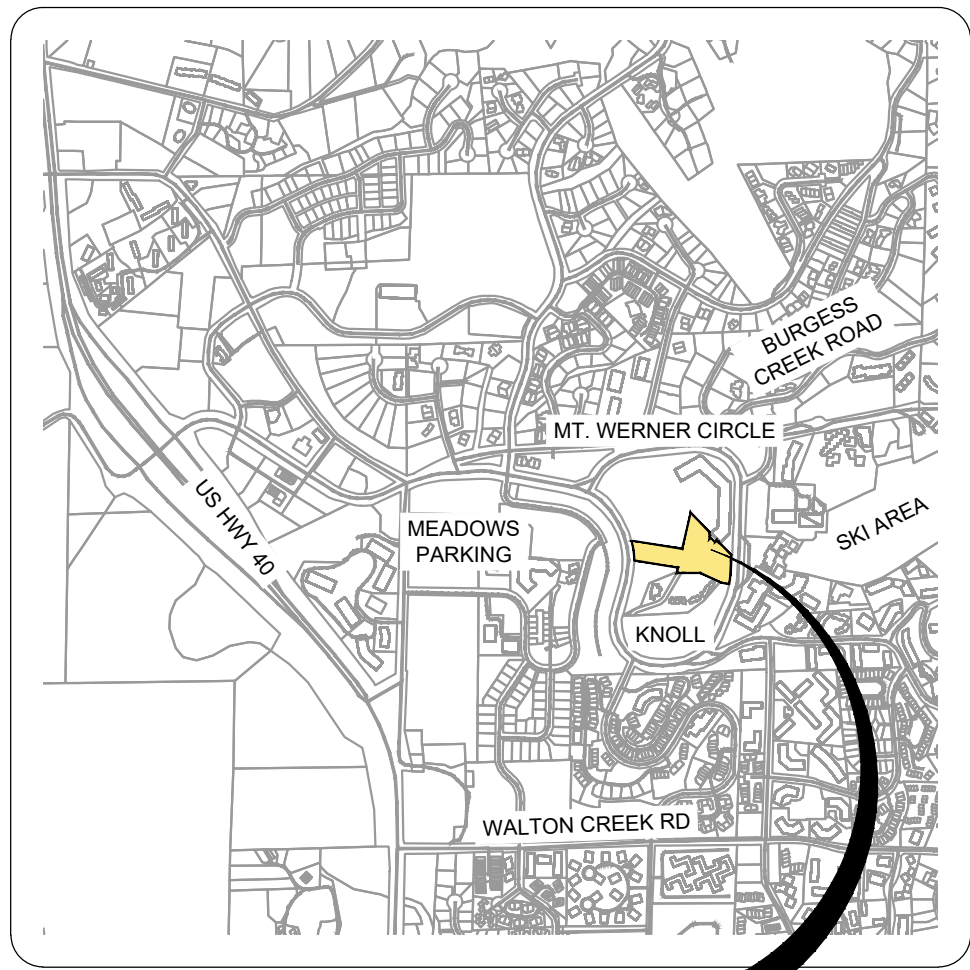


CONSTRUCTION DRAWINGS
FOR
THE AMBLE

LOT 1 AND TRAM LOT, FIFTH SUPPLEMENT TO THE CONDOMINIUM MAP AND PLAT OF THE STEAMBOAT GRAND RESORT HOTEL CONDOMINIUM
A RESUBDIVISION OF LOT 1, THE KNOLL; LOCATED IN THE SE1/4 SECTION 21 AND IN THE NE1/4 SECTION 28, T6N, R84W, 6TH P.M.;
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO
CONTAINING A CALCULATED AREA OF 4.31 ACRES



PROJECT
LOCATION



CONTACT INFORMATION

PROJECT TEAM:



APPLICANT
STEAMBOAT RESORT DEVELOPMENT COMPANY
3501 WAZEE STREET
DENVER, COLORADO 80215
MSCHMIDT@ALTERRAMTNCO.COM
ATTN: MIKE SCHMIDT

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPENTROG, 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	MATT PHILLIPS	(970) 871.8207
MT. WERNER WATER	TYLER GILMAN	(970) 879.2424
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	ANDY NEWBY	(303) 547.4584
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

SHEET INDEX

- C.001 - COVER SHEET
- C.002 - CIVIL NOTES
- C.003 - EXISTING CONDITIONS MAP
- C.020 - DEMOLITION PLAN
- C.110 - HORIZONTAL CONTROL PLAN
- C.200 - CIVIL UTILITY PLAN
- C.210 - WATER MAIN PLAN & PROFILE
- C.211 - WATER MAIN PLAN & PROFILE
- C.212 - WATER SERVICE AND HYDRANT PLAN & PROFILE
- C.215 - STANDPIPE PLAN & PROFILES
- C.216 - STANDPIPE PLAN & PROFILES
- C.217 - STANDPIPE PLAN & PROFILES
- C.220 - SANITARY SEWER PLAN & PROFILE
- C.300 - OVERALL GRADING & DRAINAGE PLAN
- C.301 - DETAILED GRADING & DRAINAGE PLAN
- C.310 - STORM SEWER PLAN & PROFILES
- C.311 - STORM SEWER PLAN & PROFILES
- C.312 - STORM SEWER PLAN & PROFILES
- C.313 - STORM SEWER PLAN & PROFILES
- C.314 - STORM SEWER PLAN & PROFILES
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- C.320 - LOWER WALLS PLAN & PROFILE
- C.321 - LOWER WALLS PLAN & PROFILE
- C.330 - SIDEWALK PLAN & PROFILE
- C.331 - SIDEWALK PLAN & PROFILE
- C.332 - SIDEWALK PLAN
- C.333 - SIDEWALK PLAN & PROFILE
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- C.410 - ROADWAY PLAN & PROFILE
- C.420 - ROADWAY CROSS-SECTIONS
- C.421 - ROADWAY CROSS-SECTIONS
- C.422 - ROADWAY CROSS-SECTIONS
- C.430 - EMERGENCY ACCESS CROSS-SECTIONS
- C.500 - CIVIL CONSTRUCTION DETAILS
- C.501 - CIVIL CONSTRUCTION DETAILS
- C.502 - CIVIL CONSTRUCTION DETAILS
- C.505 - CDOT DETAILS
- C.506 - CDOT RAMP DETAILS
- C.507 - DENVER INLET DETAILS
- C.510 - NYLOPLAST DETAILS
- C.515 - MWW DETAILS
- C.520 - O & M PLAN AND DETAILS
- C.700 - OVERALL CRITICAL IMPROVEMENTS
- C.710 - DETAILED CRITICAL IMPROVEMENTS

TOWN STAMP

359
DESIGN

3590 ORANGE STREET
DENVER, CO 80211
720.912.5487

LANDMARK
CONSULTANTS, INC.
CIVIL ENGINEERS & SURVEYORS

141 9th Street • P.O. Box 118481 • Steamboat Springs, CO 80477
(970) 871-9494 • www.LANDMARK-CC.com

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The Amble
Steamboat Springs, CO

REVISIONS

No.	Description	Date
1	Permit Comment Response	02.08.2024
2	GMP Set Rev.	02.08.2024
4	RFI #33	04.05.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

COVER SHEET

SHEET NO.

C.001

CALL UTILITY NOTIFICATION CENTER OF
COLORADO
811

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

COLORADO LICENSED
50740
2/15/24
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. IT 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.

2. 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.

3. 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, (2011 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.

4. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION STANDARDS AND SPECIFICATIONS.

5. 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 DOWNGRADING PERMIT, STORMWATER QUALITY PERMIT, SHARP OF DEPARTMENT OF TRANSPORTATION, (2011 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. 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 STREET WORK SHALL OCCUR IN THE APPROVED NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.

7. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.

8. 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.

9. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY. IF 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.

10. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. 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 APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.

11. 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. THE CONTRACTOR SHALL PROVIDE ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS THE PROJECT ENGINEER 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.

12. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNLESS 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.

13. 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.

14. 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 COMPLETE UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR VERIFIABLE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO UNCEP 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 (I.E. DITCH OR IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE 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 CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

15. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY 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 MODIFICATIONS (S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.

16. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADWAY OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE STAGES OF THESE STAGEWORK, WORK INCLUDING, GRAVELS, PAVEMENTS, CURBS 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.

17. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATION, 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. CONTRACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

18. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNLESS 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.

19. PROTECT ALL UTILITIES DURING CONSTRUCTION AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

20. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ON-SITE AT ALL TIMES, EACH OF THE FOLLOWING:

- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE PLAN (BMPMP) 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 NEEDED FOR THE JOB.

21. 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.

22. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

23. 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.

24. 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.

25. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, COPY TO DATA STORMWATER MANAGEMENT PLAN (SWMP) AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.

26. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER, SANITARY SEWER SHALL BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

27. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED IN CONNECTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

28. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AUTHORITY HAVING JURISDICTION. 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.

29. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN CONFORMANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.

30. THE CONTRACTOR AGREES THAT BY COMMENCING 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 THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS, PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM AND AGAINST 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 OTHERING AGENCIES.

31. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING WITH ITS CONSTRUCTION.

32. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.

33. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED IMPROVEMENTS.

34. ACCESS TO ALL ADJACENT PROPERTIES AND FACILITIES SHALL BE MAINTAINED AT ALL TIMES. REQUIRED INTERRUPTION OF ACCESS SHALL BE COORDINATED WITH THE PROPERTY AND PROJECT OWNERS.

35. IF HAZARDOUS MATERIAL, OR SUSPECT MATERIAL, IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.

36. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT.

37. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND HANDLED IN ACCORDANCE TO ALL RULES AND REQUIREMENTS. A SEPARATE PERMIT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.

38. OFFSITE AND ADJACENT SITE DATA IS SHOWN FOR REFERENCE PURPOSES ONLY.

39. ALL LANDSCAPING, REVEGETATION AND WEPLANDS REQUIREMENTS DESIGN IS BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED UNLESS OTHERWISE NOTED.

40. ENSURE THAT WORK FOR THIS PROJECT BE PERFORMED BY CONTRACTORS (INCLUDING CONTRACTOR'S EMPLOYEES AND AGENTS) POSSESSING THE SKILLS, EXPERTISE AND UNDERSTANDING OF ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND MANUFACTURER REQUIREMENTS. BY COMMENCING WORK, THE CONTRACTORS REPRESENT THAT THEY UNDERSTAND AND ACCEPT THIS REQUIREMENT.

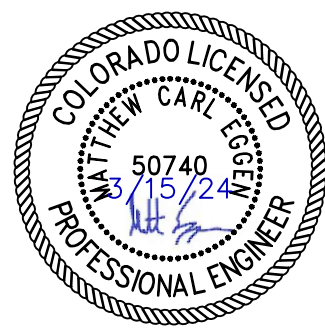
41. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.

C.002

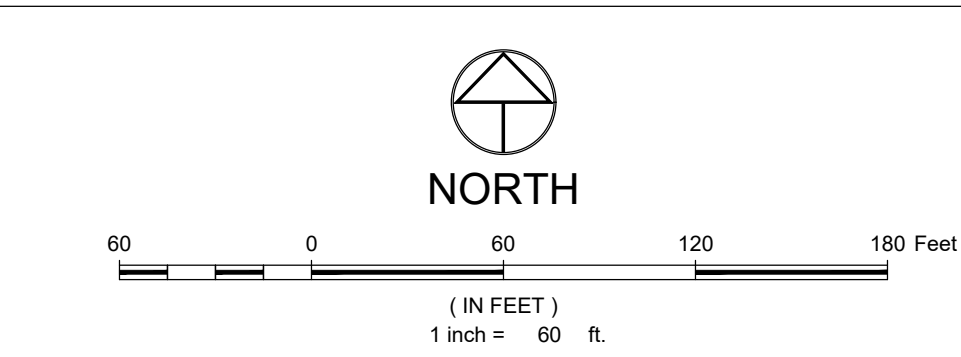
041



2 BUSINESS DAYS IN ADVANCE BEFORE
GRADE, OR EXCAVATE FOR THE MARK
UNDERGROUND MEMBER UTILITIES



NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

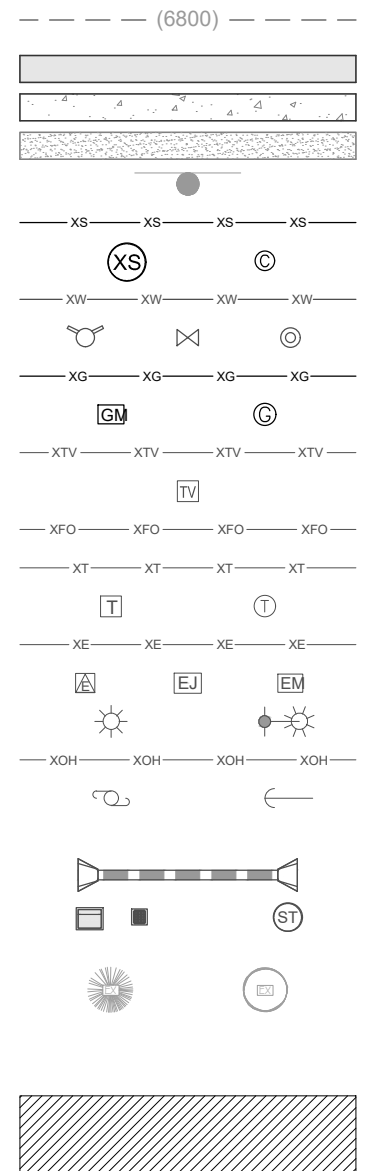


LEGEND:

- MAJOR EX. CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER
SANITARY SEWER MANHOLE AND CLEANOUT
WATER LINE
FIRE HYDRANT, GATE VALVE & CURB STOP
GAS
GAS METER AND MANHOLE/VAULT
CABLE
CABLE PEDESTAL
FIBER OPTIC
TELEPHONE
TELEPHONE PEDESTAL AND MANHOLE/VAULT
ELECTRIC
ELECTRIC PED. JUNCTION BOX AND METER
LIGHT POLE AND LIGHT POLE W/ MAST
OVERHEAD
UTILITY POLE AND GUY WIRE

- CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE

- EX. SLOPES EXCEEDING 30%



1. BASIS OF BEARINGS: THE NORTH LINE OF THE NE 1/4 SECTION 28, BEING MONUMENTED AS SHOWN HEREON AND BEARING S88°12'22"E BASED ON NAD83(2011) COLORADO NORTH ZONE COORDINATE SYSTEM.
2. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTIONS SHOWN. VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS. OR VERIFY EASEMENTS OF RECORD. FIDELITY NATIONAL TITLE INSURANCE COMPANY ISSUING OFFICE FILE NO. 100-N037397-020-JY DATED MARCH 10, 2022 WAS RELIED UPON TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD SHOWN ON THIS IMPROVEMENT SURVEY PLAT.
3. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X. "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" AS DETERMINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
5. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE AND APPARENT SURFACE EVIDENCE. 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.
6. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
7. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 19.96 ACRES.
8. POSTED ADDRESS: 2300 MOUNT WERNER CIRCLE
9. VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
10. CONTOUR INTERVAL = 2 FOOT

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



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

359
DESIGN



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The Amble
Steamboat Springs, CO

No.	Description	Date
1	RFI #81	06.13.24

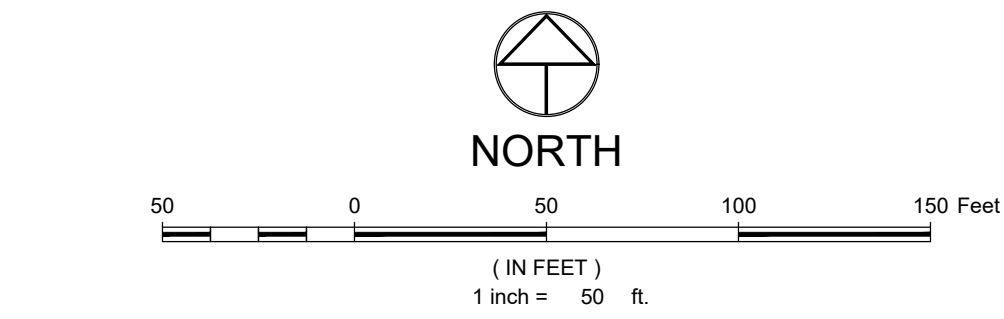
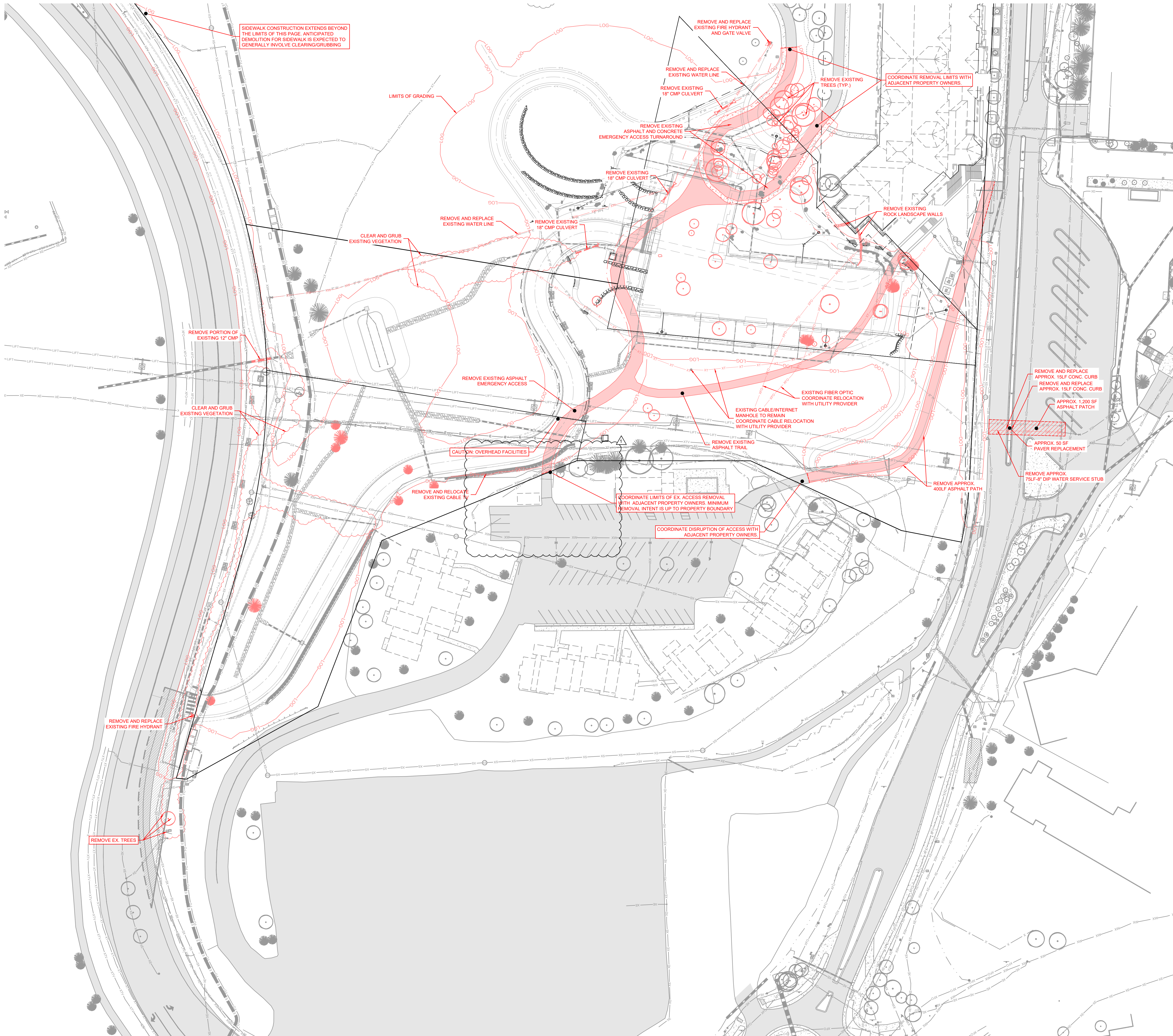
PROJECT NUMBER: 2371-001
ISSUE DATE: 03/15/2024

IFC SET

EXISTING CONDITIONS
MAP

SHEET NO.

C.003



EXISTING CONDITIONS LEGEND:

PROPERTY BOUNDARY	
ADJACENT PROPERTY BOUNDARY	
EASEMENT	
SECTION LINE	
CENTERLINE	
PROPERTY MONUMENT	
SECTION CORNER	
BUILDING	
LIMITS OF GRADING	
FENCE	
ASPHALT	
REMOVE ASPHALT	
CONCRETE	
REMOVE CONCRETE	
GRAVEL/SAND	
REMOVE/REPLACE	
SIGN	
SANITARY SEWER LINE MARKER	
MANHOLE AND CLEANOUT	
WATER LINE, FIRE HYDRANT	
GATE VALVE, CURB STOP & METER	
REMOVE WATER LINE, FIRE HYDRANT, GATE VALVE	
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	
CABLE LINE MARKER, VAULT AND PEDESTAL	
DUCT BANK	
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	
REMOVE FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	
REMOVE TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL, TRAFFIC CONTROL VAULT AND CABINET	
OVERHEAD UTILITY LINE	
GUY POLE, UTILITY POLE & GUY WIRE	
EXISTING IRRIGATION AND VALVE BOX	
REMOVE EXISTING IRRIGATION VALVE BOX	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	
REMOVE EXISTING CULVERT AND STRUCTURES	
AIR CONDITIONER, MAILBOX, NEWSTAND, TRASH CAN, MIS. MANHOLE	
BOLLARD, BOLLARD W/ LIGHT, FLAG POLE AND DELINEATOR	
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)	
REMOVE CONIFEROUS AND DECIDUOUS TREE	
REMOVE CONIFEROUS AND DECIDUOUS SHRUB	

DEMOLITION NOTES:

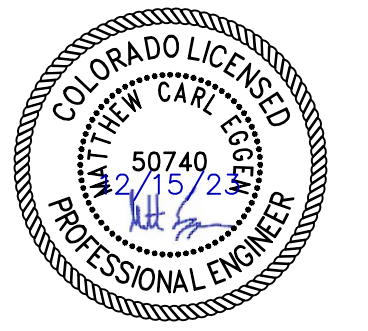
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
3. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
4. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEER. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
5. MILL AND OVERLAY OF STREET CUT AREAS MAY BE REQUIRED. CONTACT CITY ENGINEER FOR DETERMINATION.
6. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
7. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS, AT NO ADDITIONAL COST TO OWNER. IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
8. QUANTITIES SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

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



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The Amble

Steamboat Springs, CO

No.	Description	Date
1	RFI #81	06.13.24

PROJECT NUMBER: 2871-001
ISSUE DATE: 03/15/2024

ISSUE

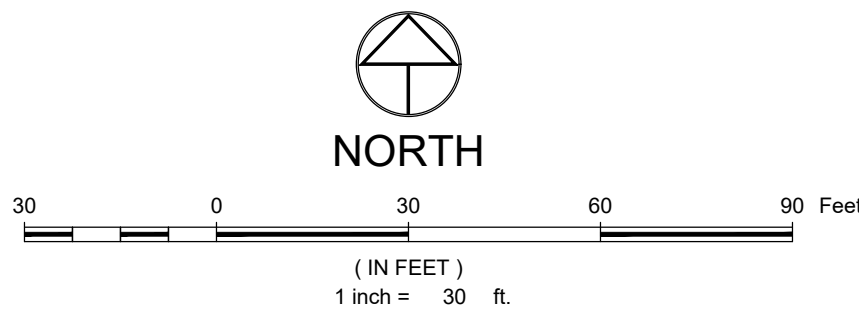
IFC SET

SHEET TITLE

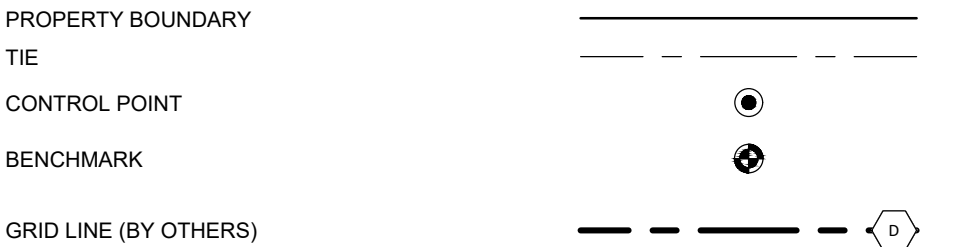
DEMOLITION PLAN

SHEET NO.

C.020



LEGEND:



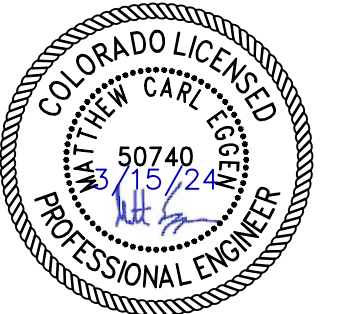
NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
- COORDINATES AND BEARINGS SHOWN HEREON ARE COLORADO COORDINATE SYSTEM, NORTH ZONE 0501, US SURVEY FEET, NAD83(2011)
- THE POSITION AND ALIGNMENT OF THE GRIDLINES SHOWN HEREON **MUST** BE COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.

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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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TOWN STAMP

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Steamboat Springs, CO

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 2371-001
ISSUE DATE: 03/15/2024

ISSUE

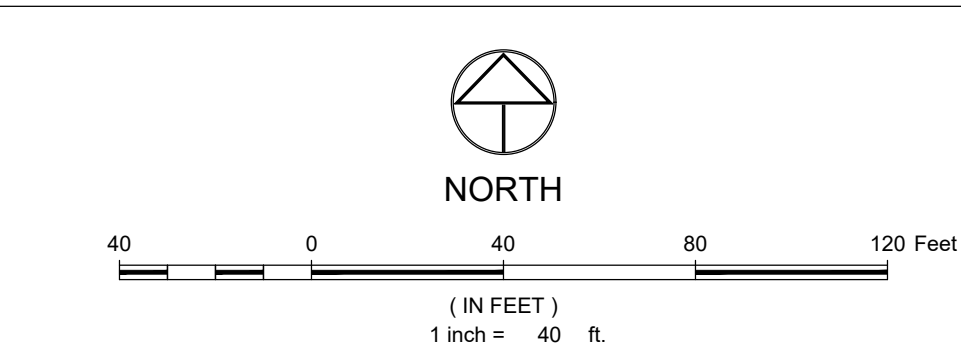
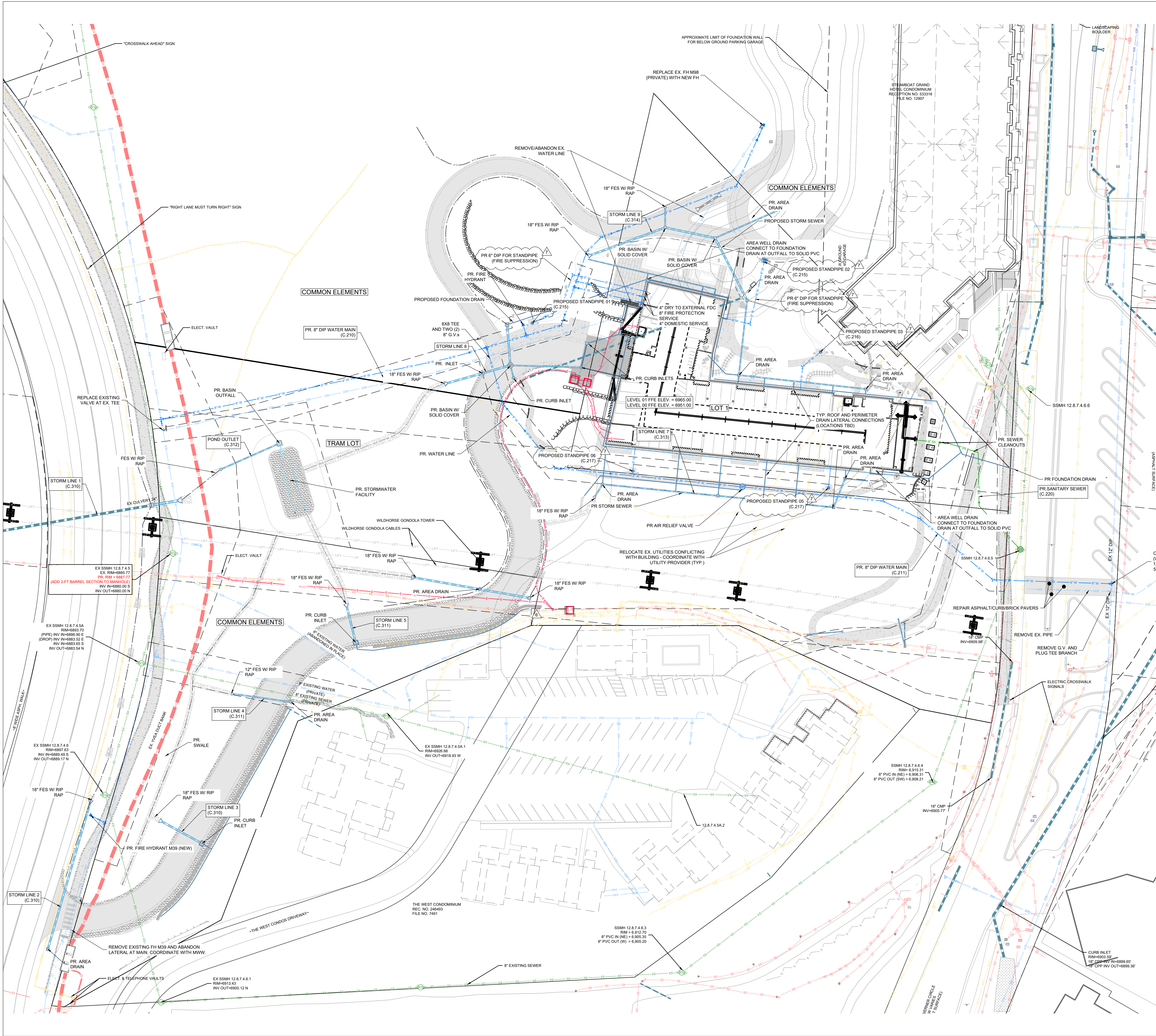
IFC SET

SHEET TITLE

HORIZONTAL CONTROL PLAN

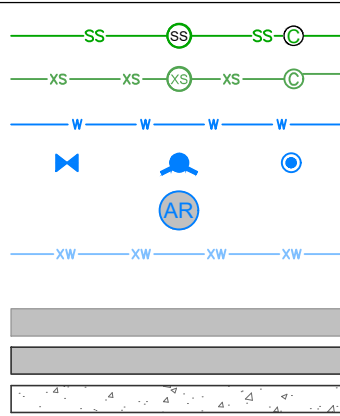
SHEET NO.

C.110



LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER



EX. ASPHALT
PR. ASPHALT
CONCRETE

SIGN

EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD

UTILITY POLE AND GUY WIRE

PR. CULVERT OR STORM PIPE W/ END SECTIONS
PR. INLET AND STORM MANHOLE

EX. CULVERT OR STORM PIPE W/ END SECTIONS
EX. INLET AND STORM MANHOLE

CONIFEROUS AND DECIDUOUS TREE

NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 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 ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST 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 STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.

359
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3590 ORANGE STREET
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720.912.5481

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No.	Description	Date
1	Permit Comment	02.08.2024
2	GMP Set Rev.	02.09.2024
3	IFC	03.15.2024
4	RFI #54.1	05.05.2024
5	RFI #73	06.21.2024
6	RFI #247	09.28.2024
7	RFI #308	10.28.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE:

IFC SET

SHEET TITLE:

CIVIL UTILITY PLAN

SHEET NO.:

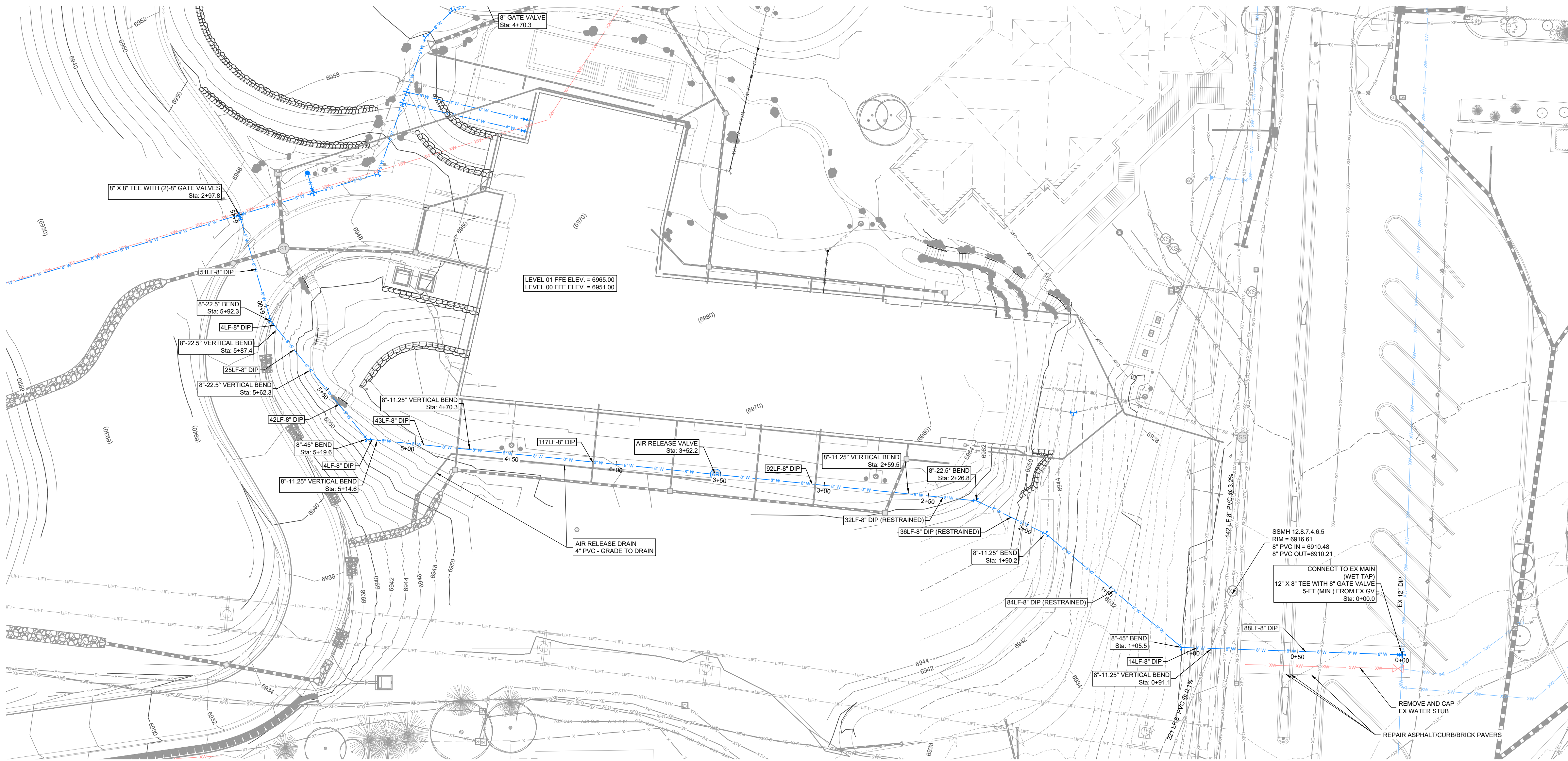
50740
32715/24

PROFESSIONAL ENGINEER

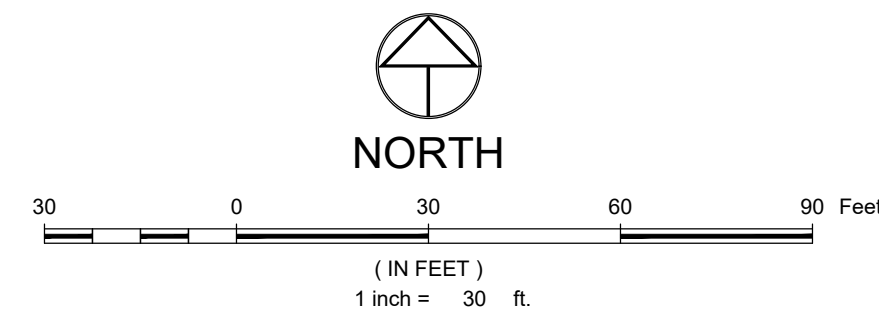
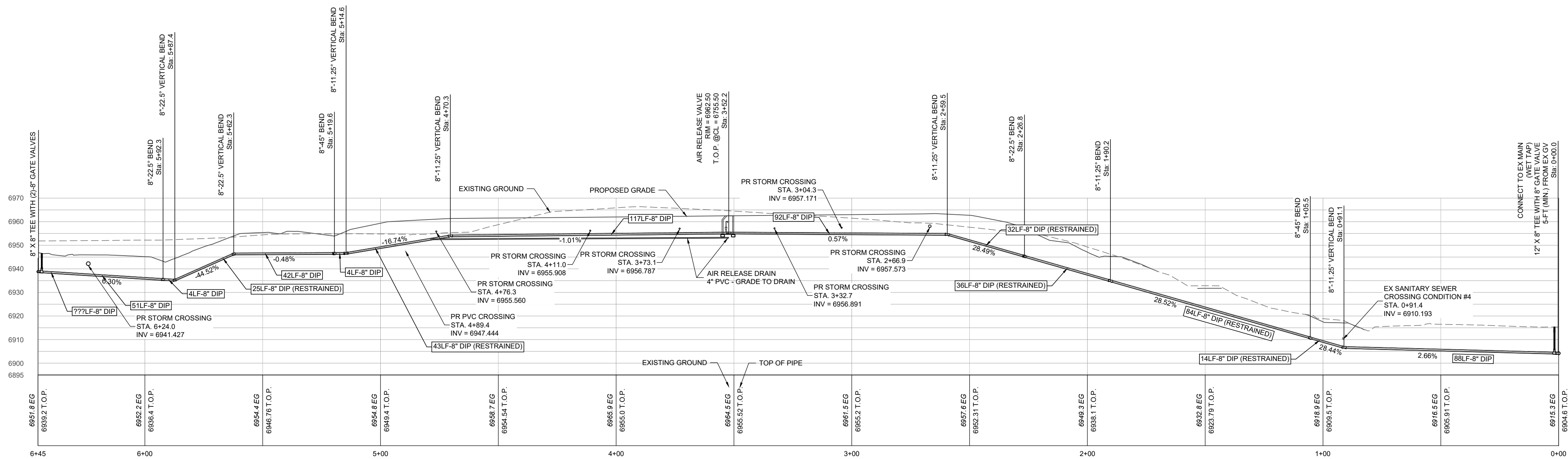
CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

C.200

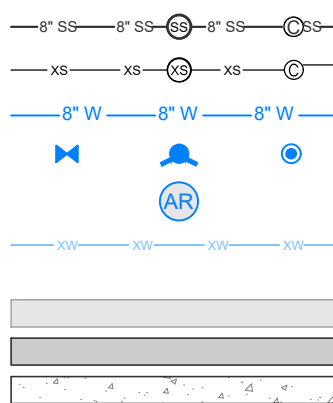


WATER MAIN PLAN & PROFILE
GTC TO ACCESS DRIVE - Sta: 0+00 - 6+45



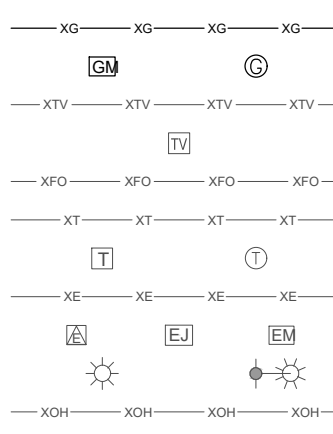
LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER

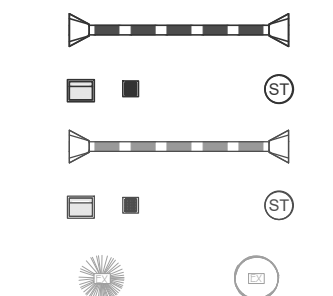


SIGN

EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD



UTILITY POLE AND GUY WIRE
PR. CULVERT OR STORM PIPE W/ END SECTIONS
PR. INLET AND STORM MANHOLE
EX. CULVERT OR STORM PIPE W/ END SECTIONS
EX. INLET AND STORM MANHOLE
CONIFEROUS AND DECIDUOUS TREE



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 CONTRACTOR 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 ALL UNKNOWN UNDERGROUND UTILITIES.
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3. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.

TOWN STAMP

359
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3590 ORANGE STREET
DENVER, CO 80211
720.912.5481

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PROJECT NUMBER: 2271-001
ISSUE DATE: 03/15/2024

REVISIONS

No.	Description	Date
1	Permit Comment Response	02.08.2024

PROJECT NUMBER: 2271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

WATER MAIN PLAN & PROFILE

SHEET NO.

C.211

CALL UTILITY NOTIFICATION CENTER OF COLORADO

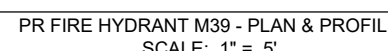


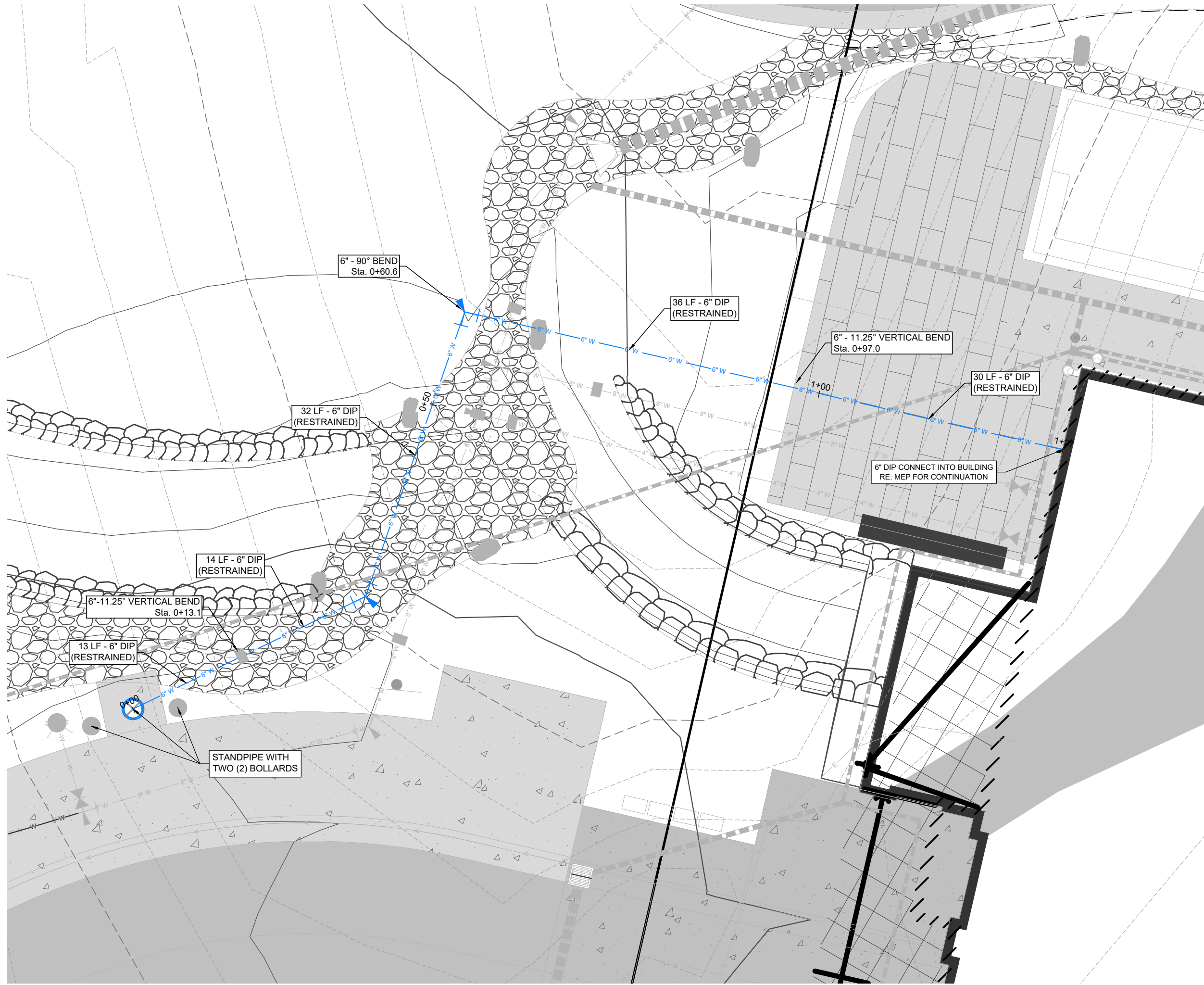
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

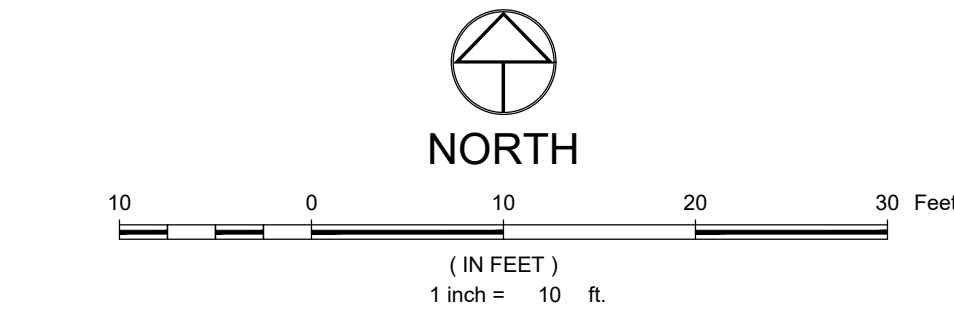
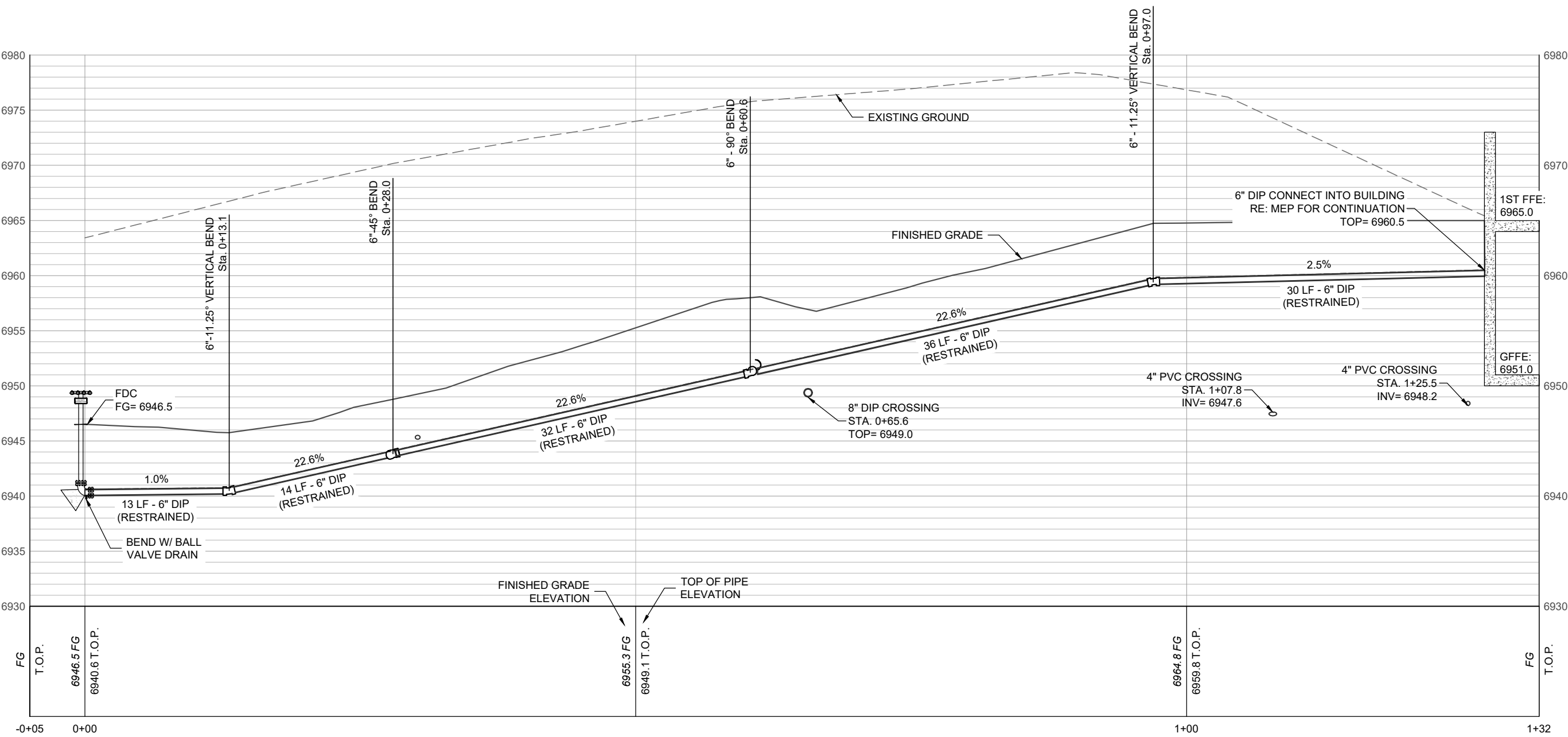


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PR STANDPIPE 01 - PLAN & PROFILE
SCALE: 1" = 10' (H) 1" = 10' (V)



LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER

EX. ASPHALT
PR. ASPHALT
CONCRETE

SIGN

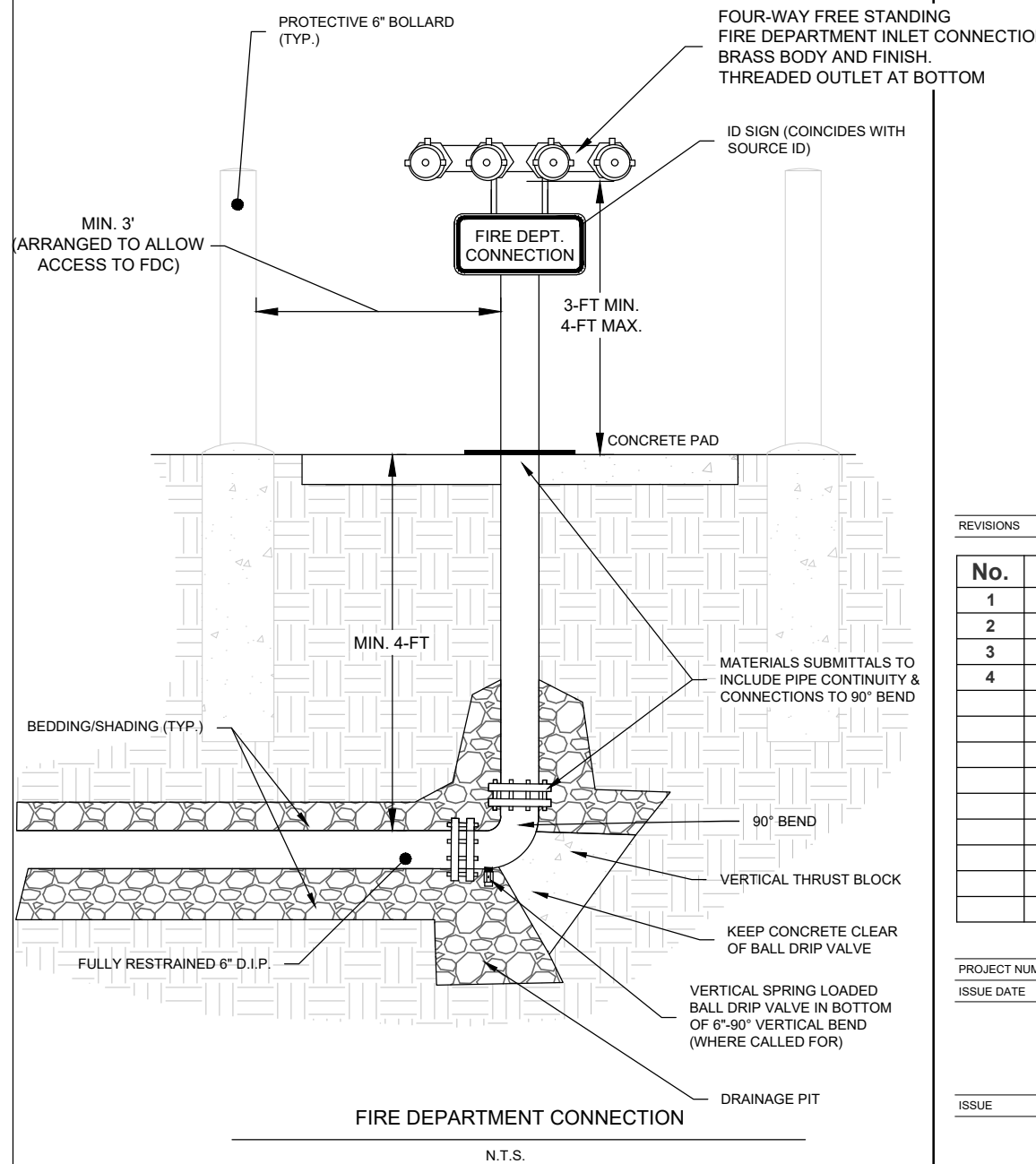
EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD
UTILITY POLE AND GUY WIRE

PR. CULVERT OR STORM PIPE W/ END SECTIONS
PR. INLET AND STORM MANHOLE
EX. CULVERT OR STORM PIPE W/ END SECTIONS
EX. INLET AND STORM MANHOLE

CONIFEROUS AND DECIDUOUS TREE

NOTES:

1. MANUAL CLASS 1 DRY STANDPIPS SHALL BE ENGINEERED AND HYDRAULICALLY DESIGNED BY A PROFESSIONAL ENGINEER OR NICET CERTIFIED DESIGNER TO SUPPLY 1,000 GPM @ 130 PSI.
2. THE STANDPIPE SHALL BE DRY / SELF-DRAINING.
3. THE STANDPIPE SHALL BE EQUIPPED WITH (2) 2-1/2" HOSE CONNECTIONS
4. THE STANDPIPE SHALL HAVE SIGNAGE ON THE TOP OF THE CONNECTION FITTING, STATING "STANDPIPE".
5. THE STANDPIPE SHALL BE RED IN COLOR AND WRAPPED WITH REFLECTIVE TAPE.
6. REQUIRED SIGNAGE SHALL BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE CONNECTION SIDE OF THE STANDPIPE.
7. A VERTICAL SPRING LOADED BALL DRIP VALVE IS REQUIRED AT ANY LOW POINTS OF THE SYSTEM TO DRAIN THE PIPING WHERE THE SYSTEM MAY BE EXPOSED TO FREEZING TEMPERATURES.



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REVISIONS		
No.	Description	Date
1	GMP Set Rev.	02.09.2024
2	IFC	03.15.2024
3	RFI #213	03.15.2024
4	RFI #538	10.29.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

STANDPIPE PLAN & PROFILES

SHEET NO.

C.215

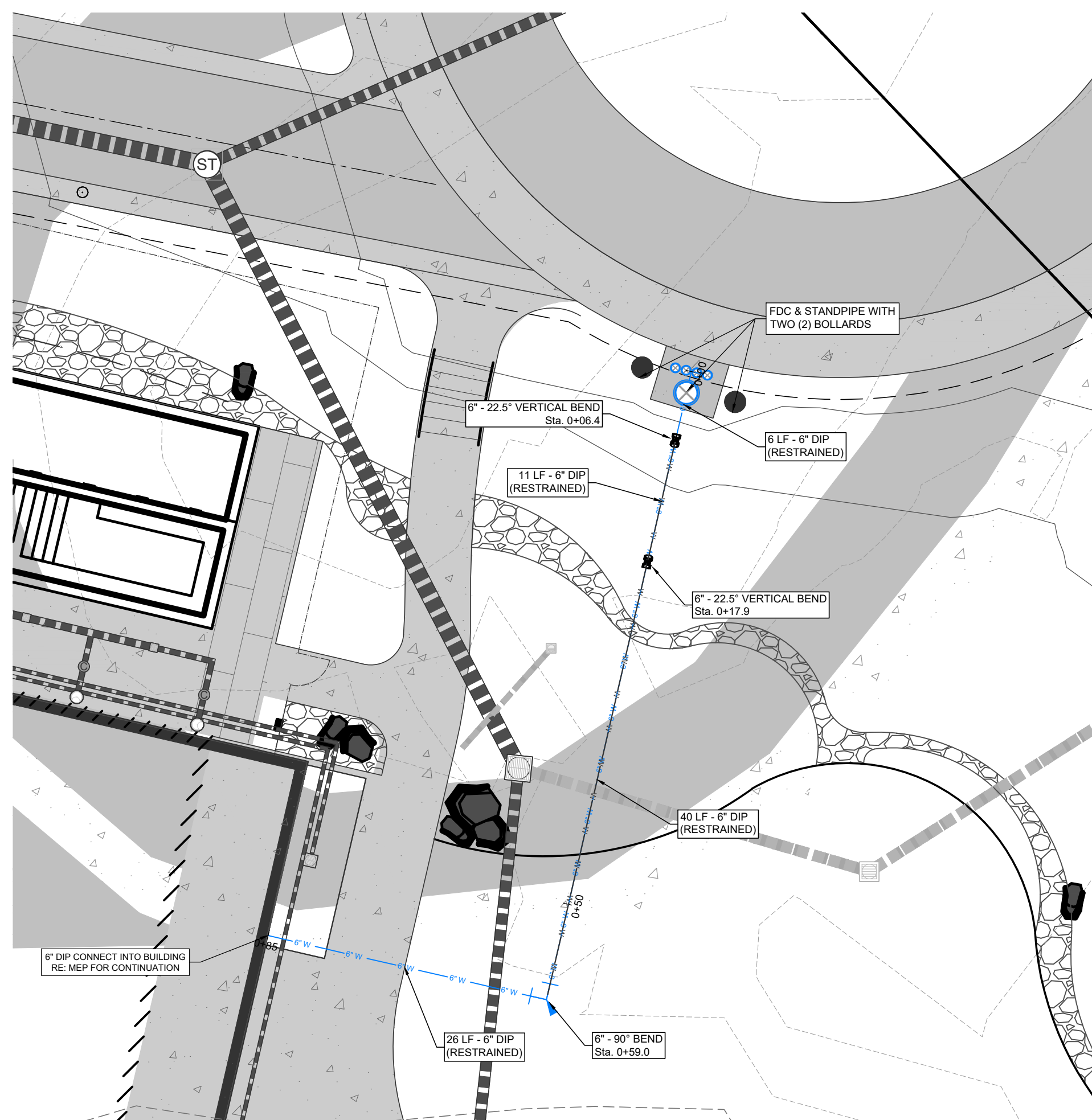
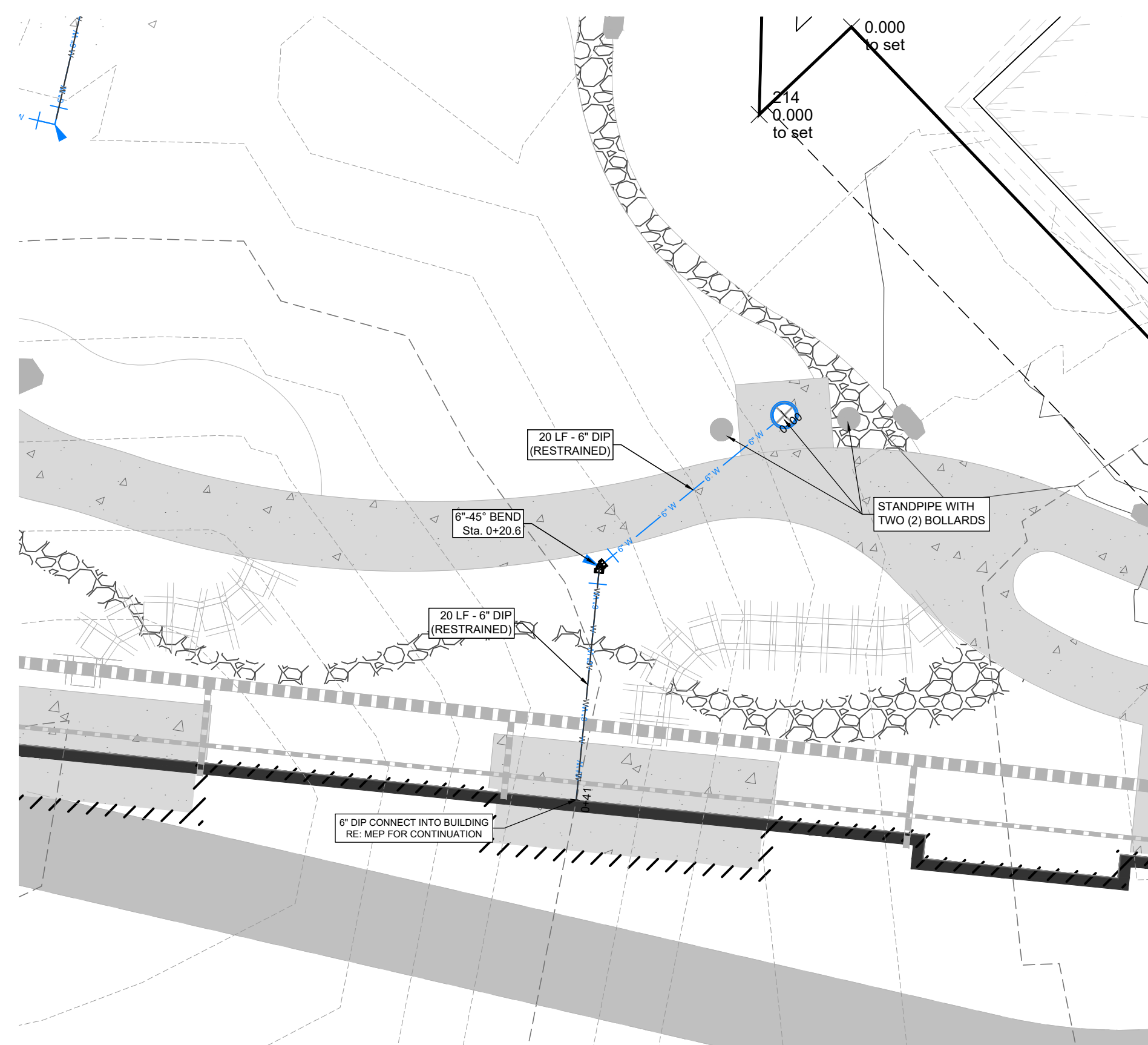
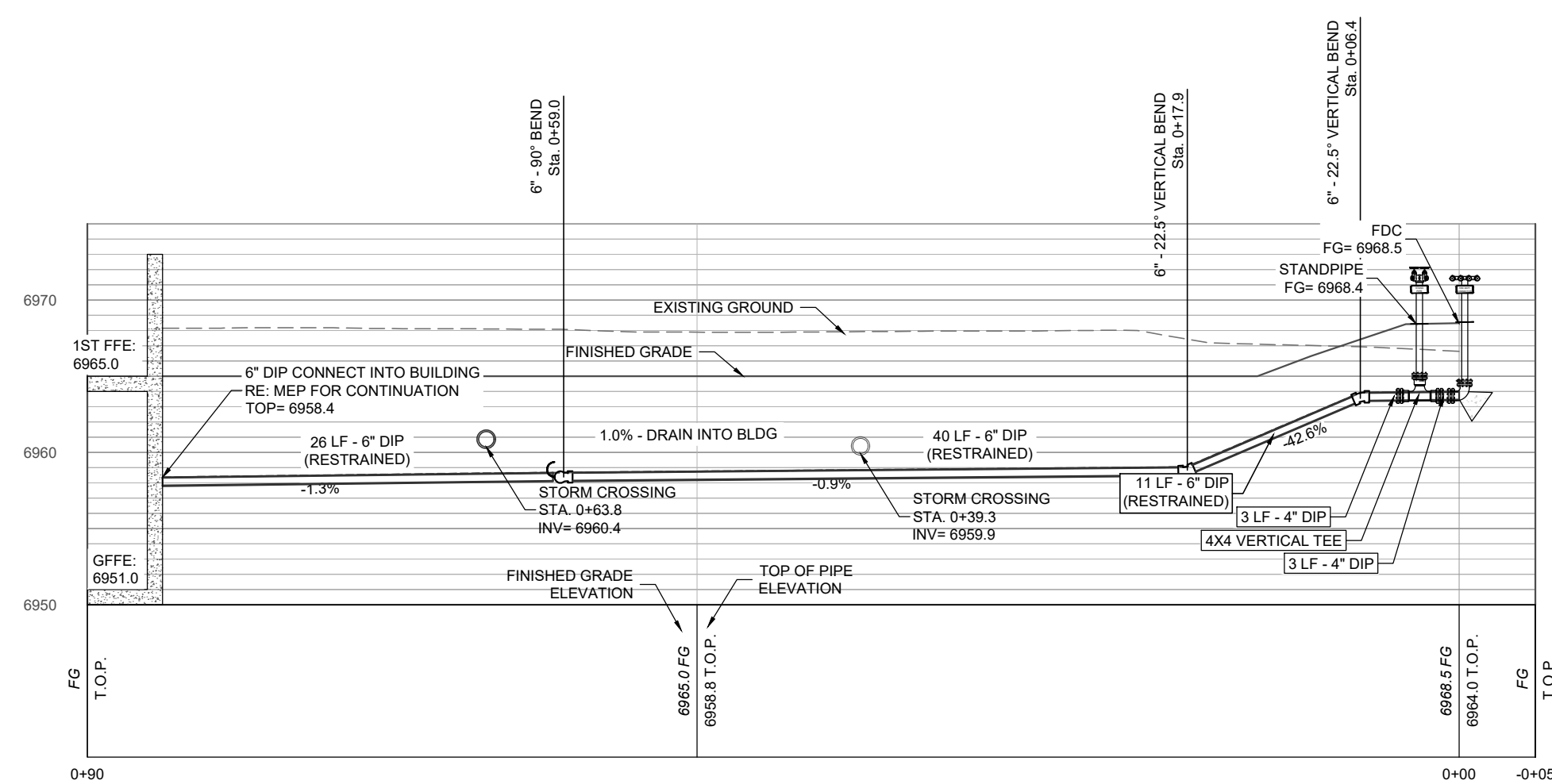
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Steamboat Springs, CO



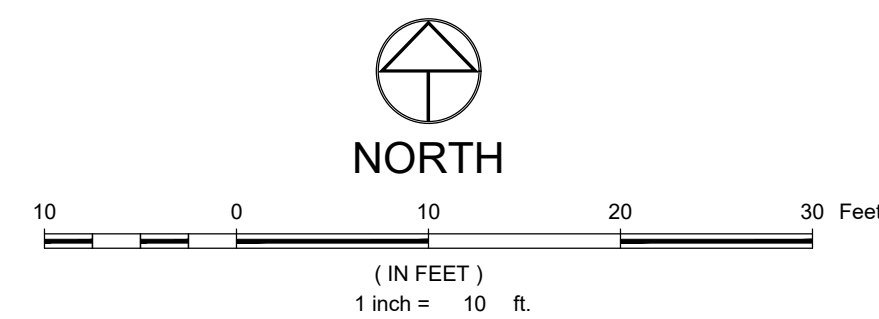
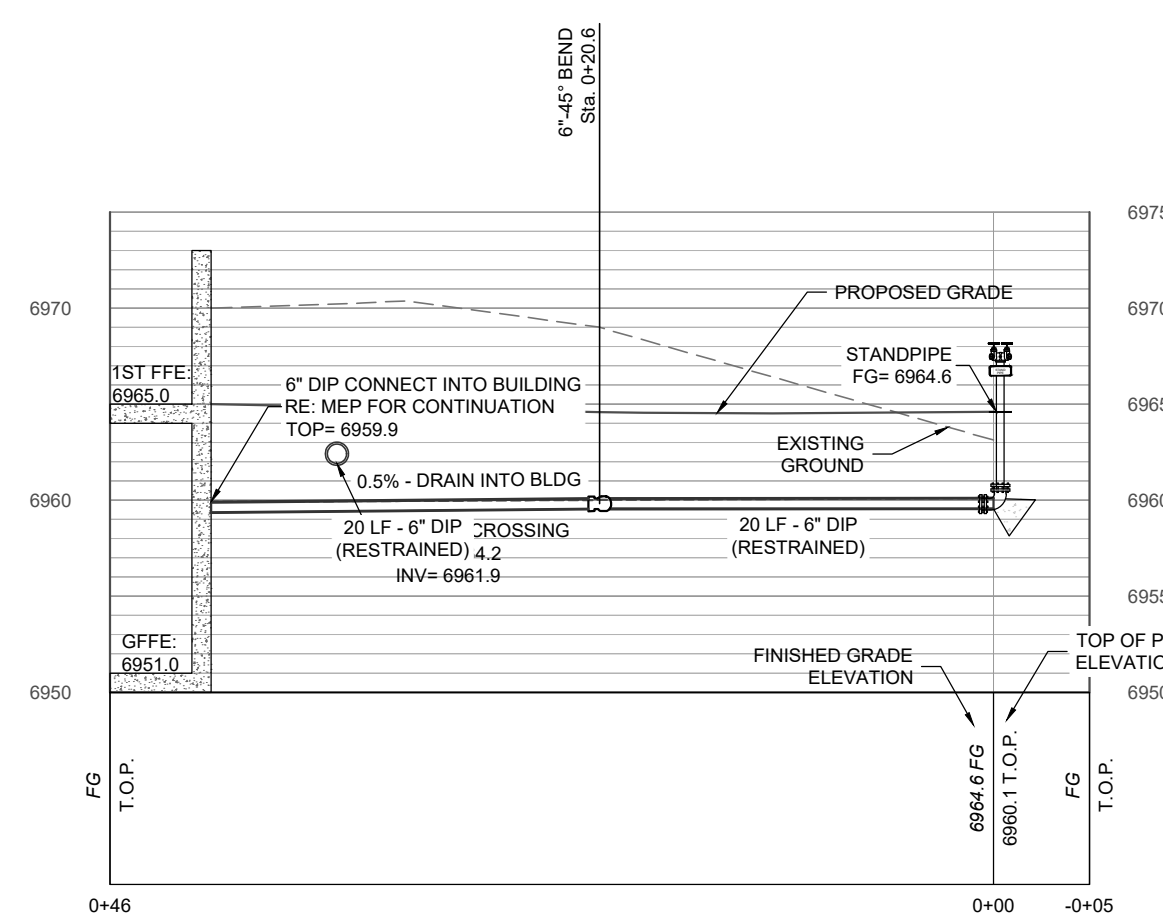
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PR STANDPIPE 02 - PLAN & PROFILE
SCALE: 1" = 10' (H) 1" = 10' (V)

PR STANDPIPE 03 - PLAN & PROFILE
SCALE: 1" = 10' (H) 1" = 10' (V)



LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER

EX. ASPHALT
PR. ASPHALT
CONCRETE

SIGN

EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD

PR. CULVERT OR STORM PIPE W/ END SECTIONS

PR. INLET AND STORM MANHOLE

EX. CULVERT OR STORM PIPE W/ END SECTIONS

EX. INLET AND STORM MANHOLE

CONIFEROUS AND DECIDUOUS TREE

NOTES

1. MANUAL CLASS 1 DRY STANDPIPS SHALL BE ENGINEERED AND HYDRAULICALLY DESIGNED BY A PROFESSIONAL ENGINEER OR NCEI CERTIFIED DESIGNER TO SUPPLY 1,000 GPM @ 130 PSI.
2. THE STANDPIPE SHALL BE DRY / SELF-PRIMING.
3. THE STANDPIPE SHALL BE EQUIPPED WITH (2) 2-1/2" HOSE CONNECTIONS
4. THE STANDPIPE SHALL HAVE SIGNAGE ON THE TOP OF THE CONNECTION FITTING, STATING "STANDPIPE".
5. THE STANDPIPE SHALL BE RED IN COLOR AND WRAPPED WITH REFLECTIVE TAPE.
6. REQUIRED SIGNAGE SHALL BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE CONNECTION SIDE OF THE STANDPIPE.
7. A VERTICAL SPRING LOADED BALL DRIP VALVE IS REQUIRED AT ANY LOW POINTS OF THE SYSTEM TO DRAIN PIPING WHERE THE SYSTEM MAY BE EXPOSED TO FREEZING TEMPERATURES.



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Steamboat Springs, CO

[illegible]

PROJECT NUMBER	2571-00
ISSUE DATE	03/15/2024

ISSUE

IFC SET

SHEET TITLE

STANDPIPE PLAN & PROFILES

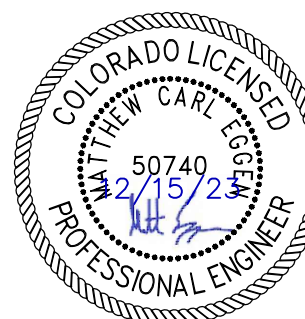
SHEET NO. _____

C.216

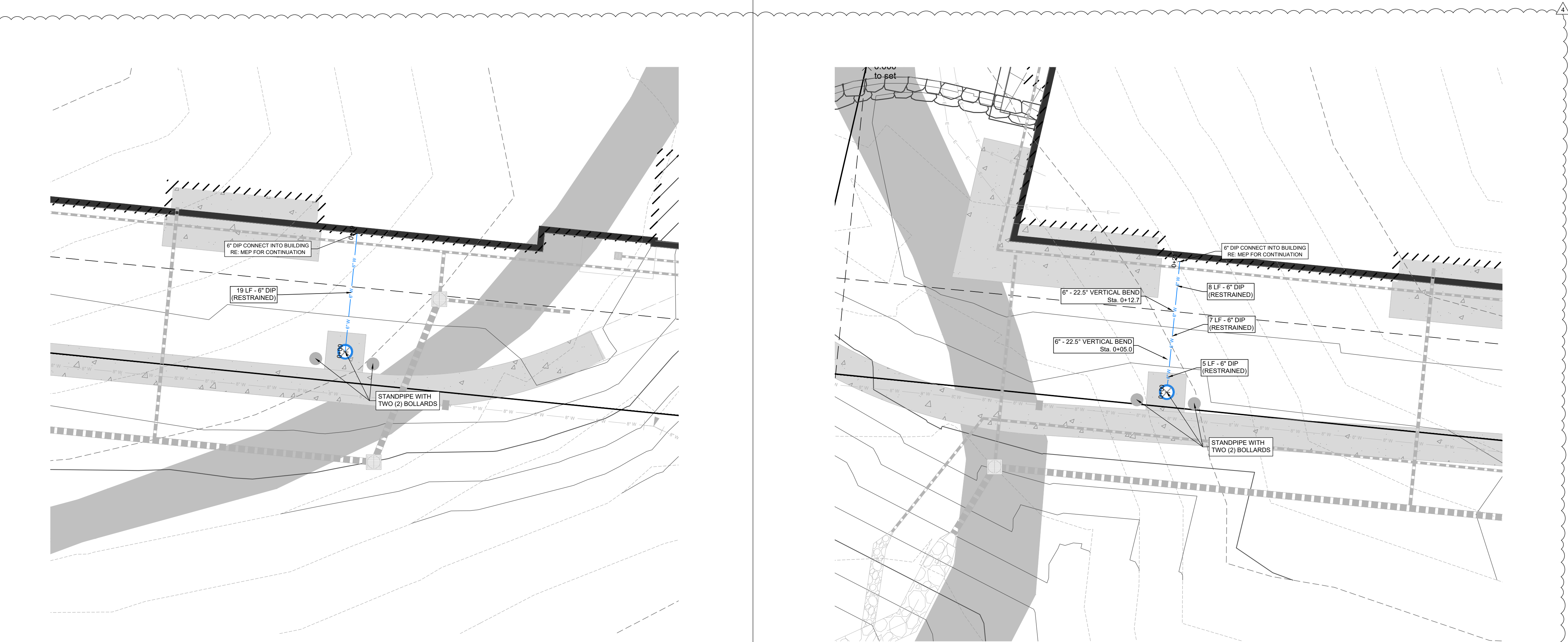


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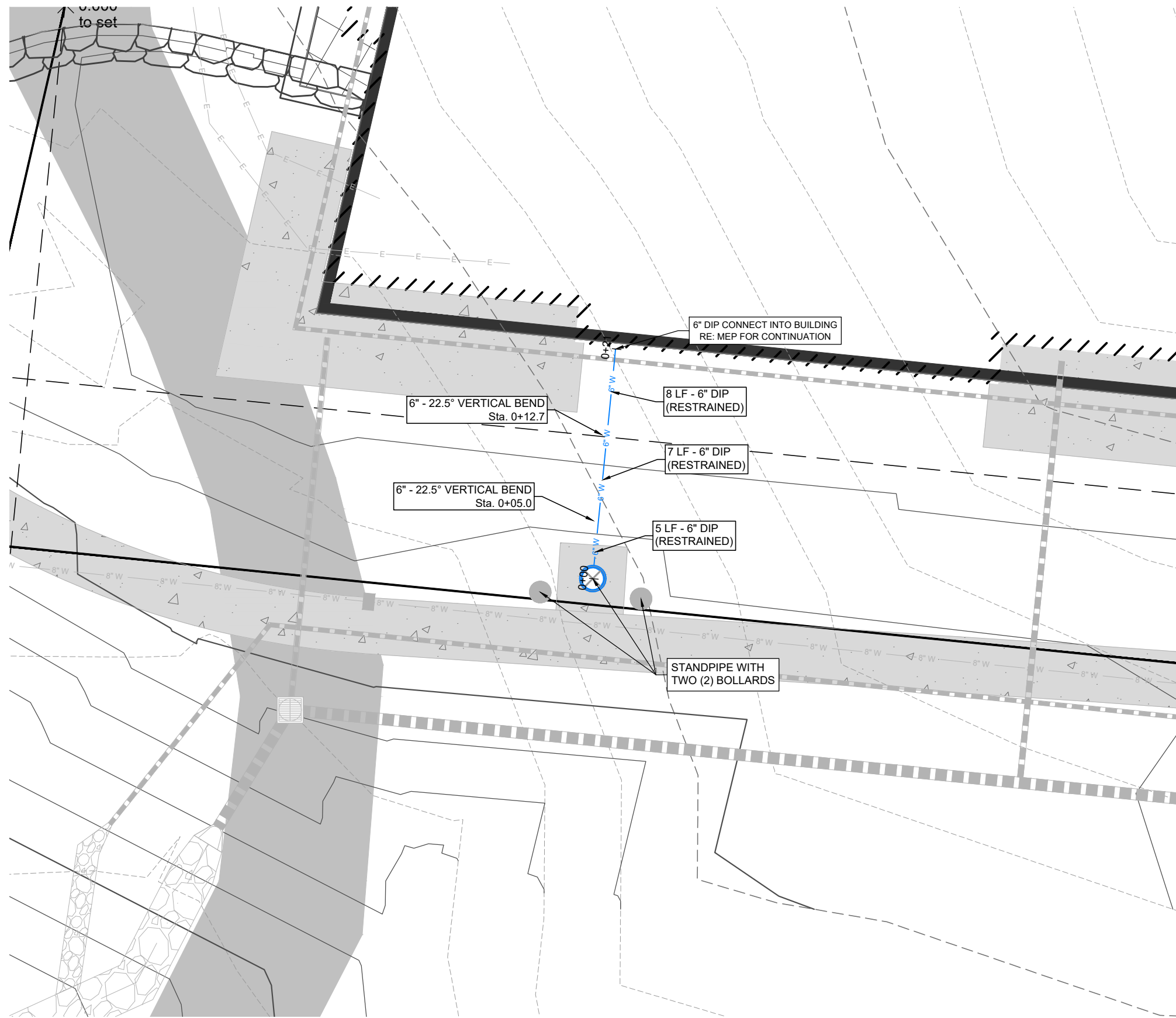
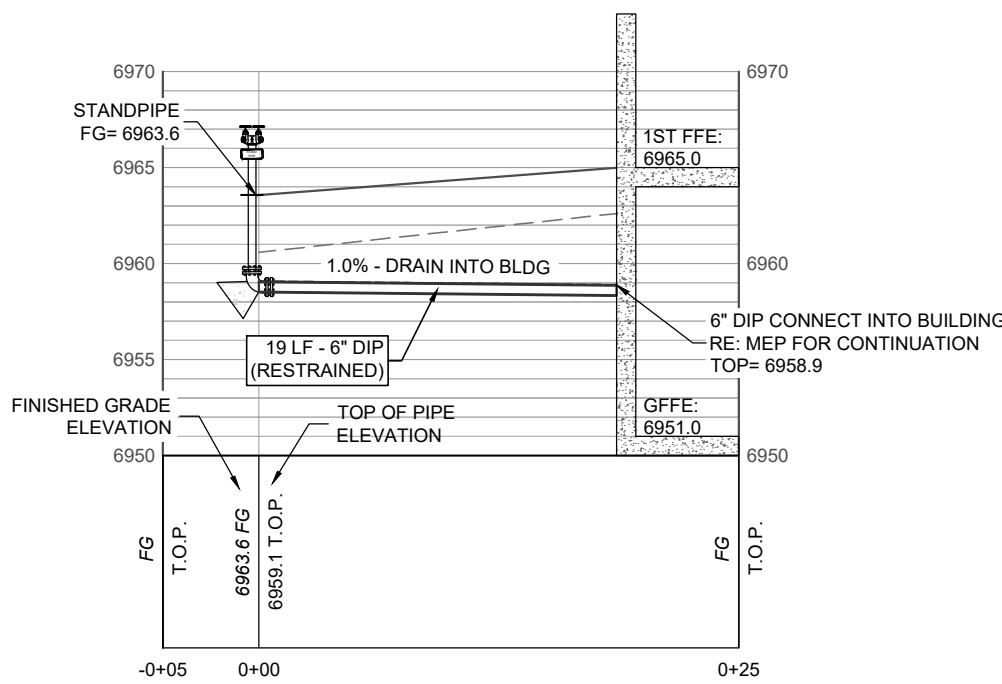
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



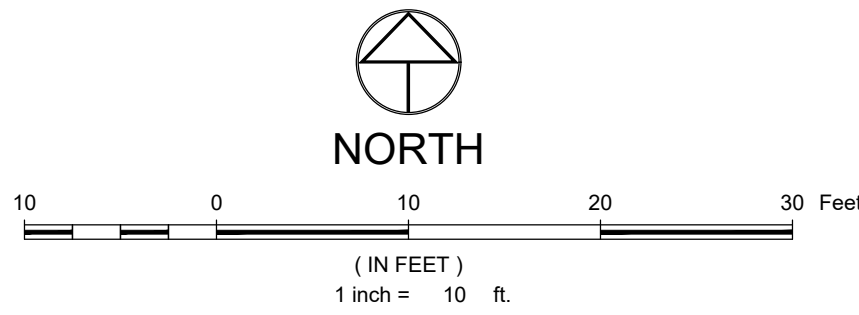
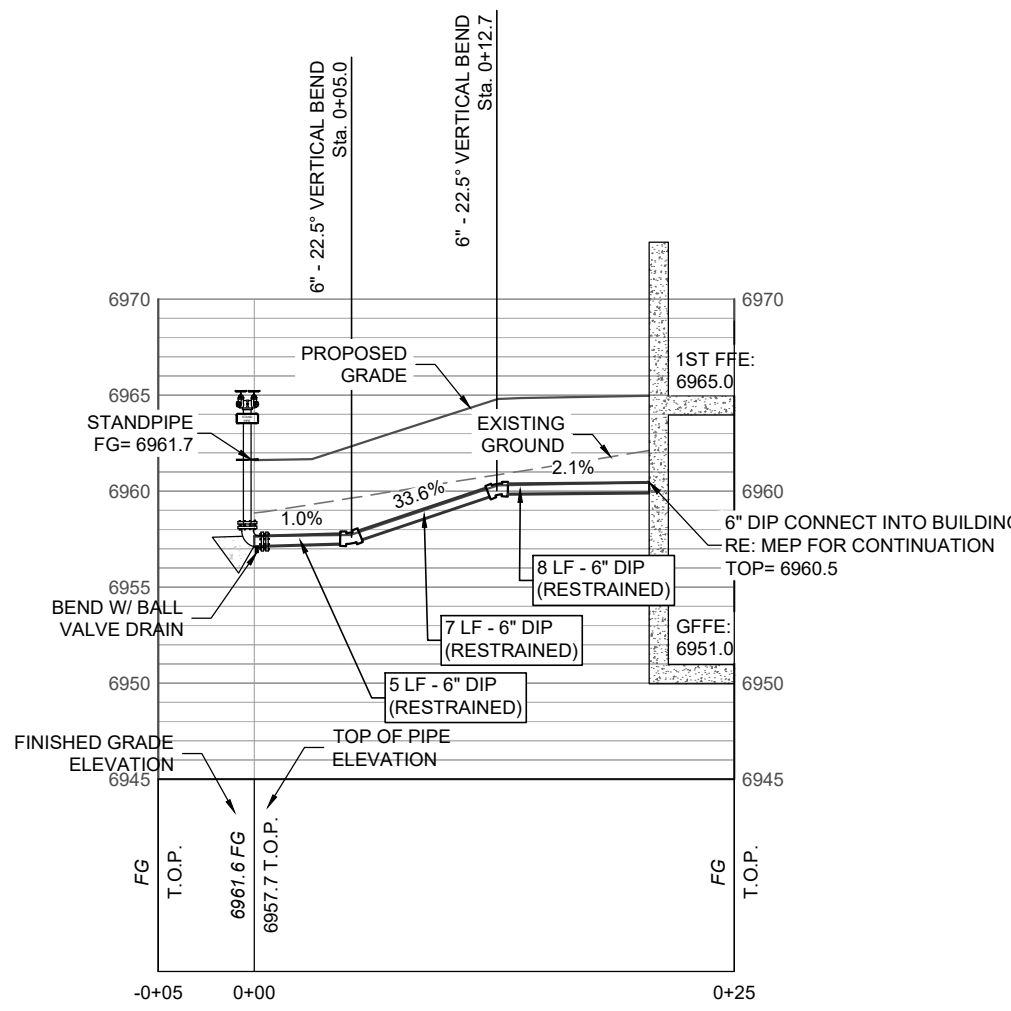
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SIGNATURE AND DATE



PR STANDPIPE 05 - PLAN & PROFILE
SCALE: 1" = 10' (H) 1" = 10' (V)

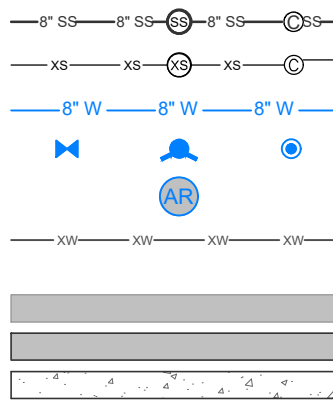


PR STANDPIPE 06 - PLAN & PROFILE
SCALE: 1" = 10' (H) 1" = 10' (V)



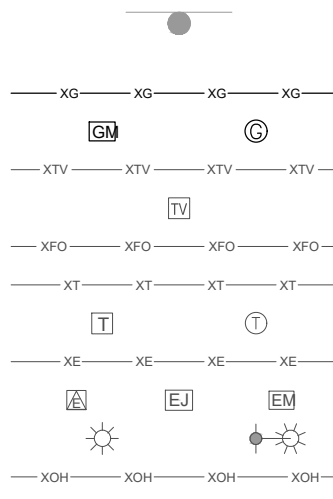
LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER



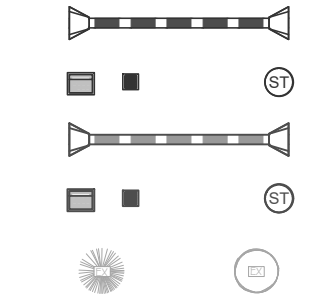
SIGN

EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD
UTILITY POLE AND GUY WIRE



PR. CULVERT OR STORM PIPE W/ END SECTIONS
PR. INLET AND STORM MANHOLE

EX. CULVERT OR STORM PIPE W/ END SECTIONS
EX. INLET AND STORM MANHOLE



- NOTES:
- MANUAL CLASS 1 DRY STANDPIPS SHALL BE ENGINEERED AND HYDRAULICALLY DESIGNED BY A PROFESSIONAL ENGINEER OR NICET CERTIFIED DESIGNER TO SUPPLY 1,000 GPM @ 130 PSI.
 - THE STANDPIPE SHALL BE DRY / SELF-DRAINING.
 - THE STANDPIPE SHALL BE EQUIPPED WITH (2) 2-1/2\"/>
 - THE STANDPIPE SHALL HAVE SIGNAGE ON THE TOP OF THE CONNECTION FITTING, STATING "STANDPIPE".
 - THE STANDPIPE SHALL BE RED IN COLOR AND WRAPPED WITH REFLECTIVE TAPE.
 - REQUIRED SIGNAGE SHALL BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE CONNECTION SIDE OF THE STANDPIPE.
 - A VERTICAL SPRING LOADED BALL DRIP VALVE IS REQUIRED AT ANY LOW POINTS OF THE SYSTEM TO DRAIN THE PIPING WHERE THE SYSTEM MAY BE EXPOSED TO FREEZING TEMPERATURES.



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The Amble
Steamboat Springs, CO

No.	Description	Date
1	GMP Set Rev.	02.09.2024
2	RFI #213	03.16.2024
3	RFI #308	10.29.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

STANDPIPE PLAN & PROFILES

SHEET NO.

C.217

CALL UTILITY NOTIFICATION CENTER OF COLORADO

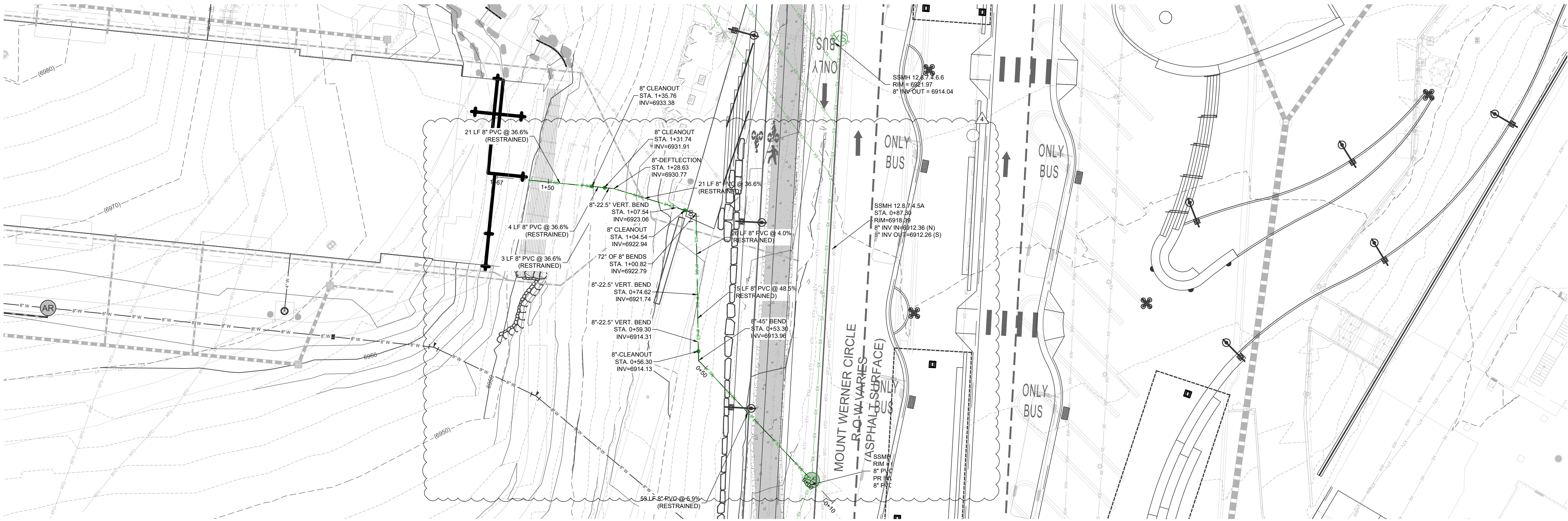


Know what's below.
Call before you dig.

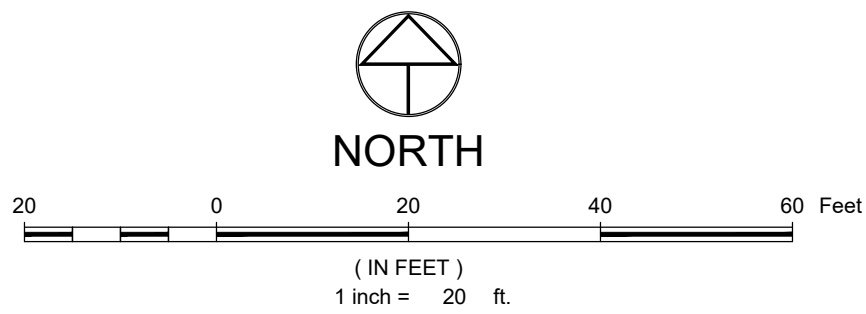
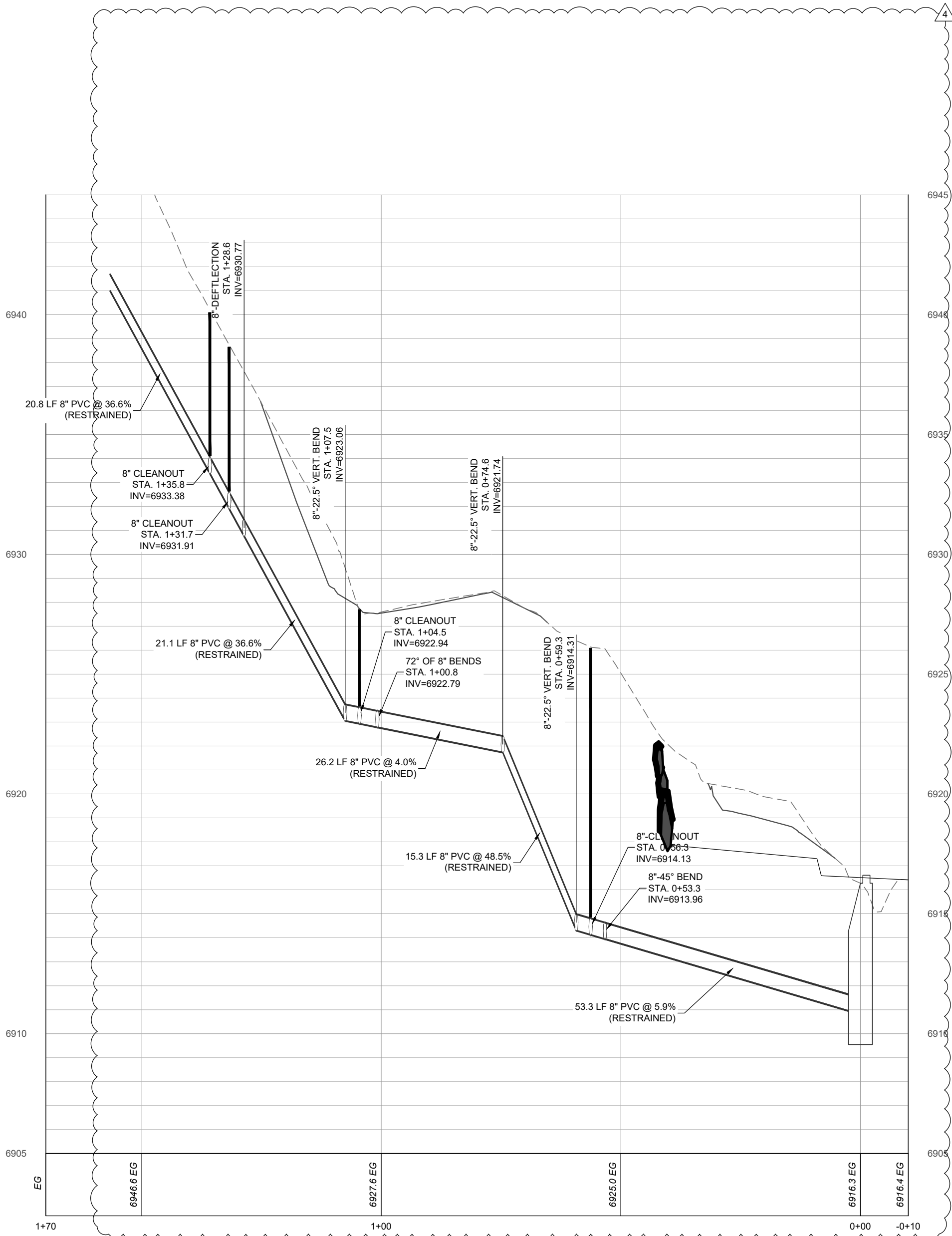
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE



SANITARY SEWER SERVICE
SCALE: 1" = 20' (H), 1" = 2' (V)



LEGEND:

PR. SANITARY SEWER AND PIPE SIZE W/ MH & C.O.
EX. SANITARY SEWER W/ MH & C.O.
PR. WATER AND PIPE SIZE
PR. GV, FH & CS
PR. AIR RELIEF VALVE
EX. WATER

EX. ASPHALT
PR. ASPHALT
CONCRETE

SIGN

EX. GAS
EX. GAS METER AND MANHOLE/VAULT
EX. CABLE
EX. CABLE PEDESTAL
EX. FIBER OPTIC
EX. TELEPHONE
EX. TELEPHONE PEDESTAL AND MANHOLE/VAULT
EX. ELECTRIC
EX. ELECTRIC PED, JUNCTION BOX AND METER
EX. LIGHT POLE AND LIGHT POLE W/ MAST
EX. OVERHEAD

UTILITY POLE AND GUY WIRE

PR. CULVERT OR STORM PIPE W/ END SECTIONS

PR. INLET AND STORM MANHOLE

EX. CULVERT OR STORM PIPE W/ END SECTIONS

EX. INLET AND STORM MANHOLE

CONIFEROUS AND DECIDUOUS TREE

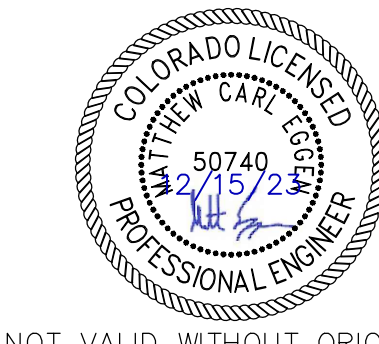
NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 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 ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST 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 STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
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UNDERGROUND MEMBER UTILITIES



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Consultants, Inc.

The Amble
Steamboat Springs, CO

REVISIONS		
No.	Description	Date
1	Permit Comment	02.08.2024
2	GMP Set Rev.	02.09.2024
3	IFC	03.15.2024
4	RFI No. 273	09.12.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

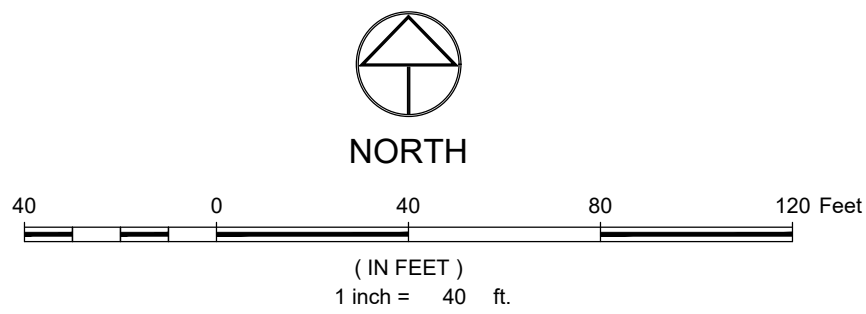
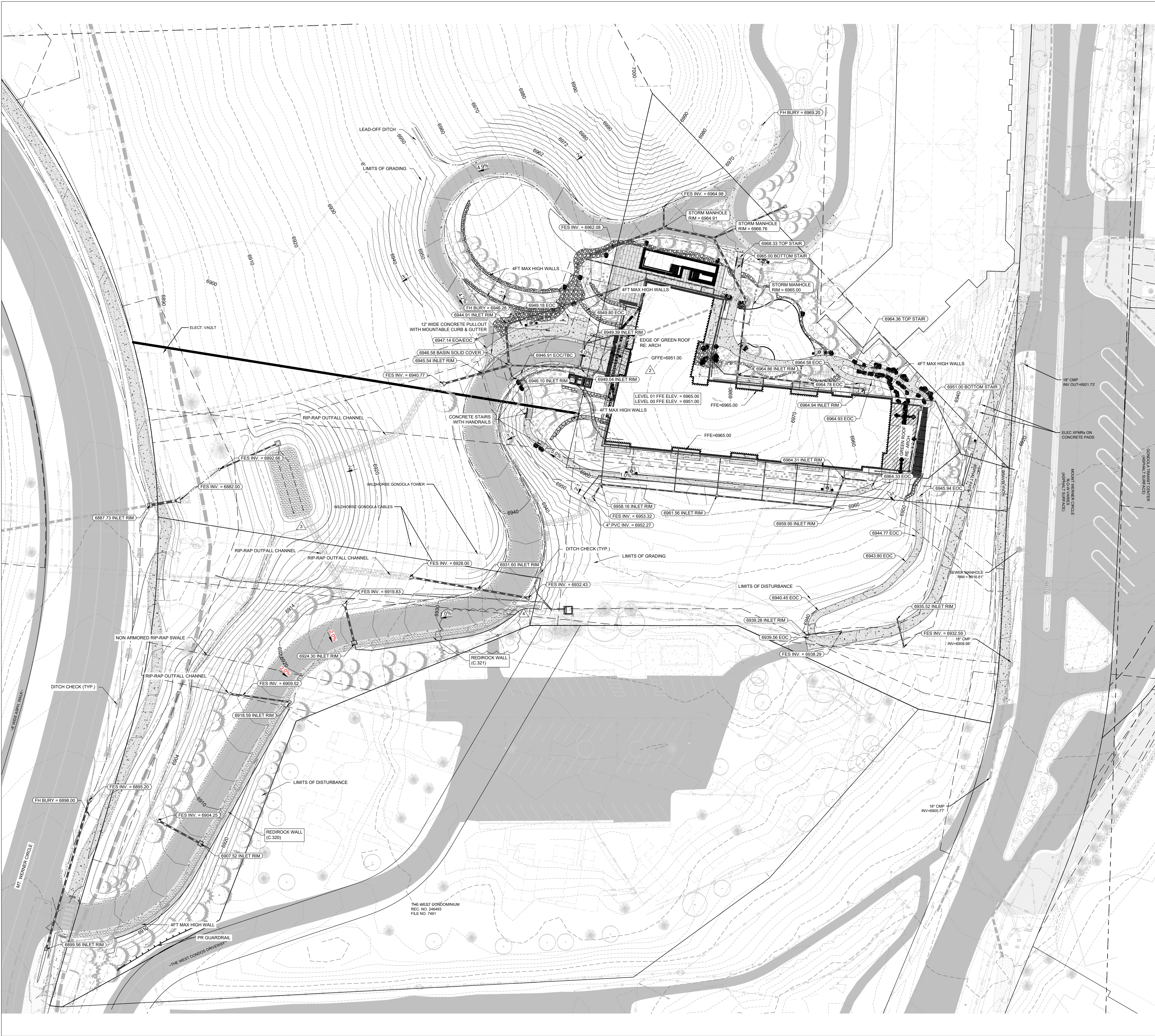
IFC SET

SHEET TITLE

SANITARY SEWER PLAN &
PROFILE

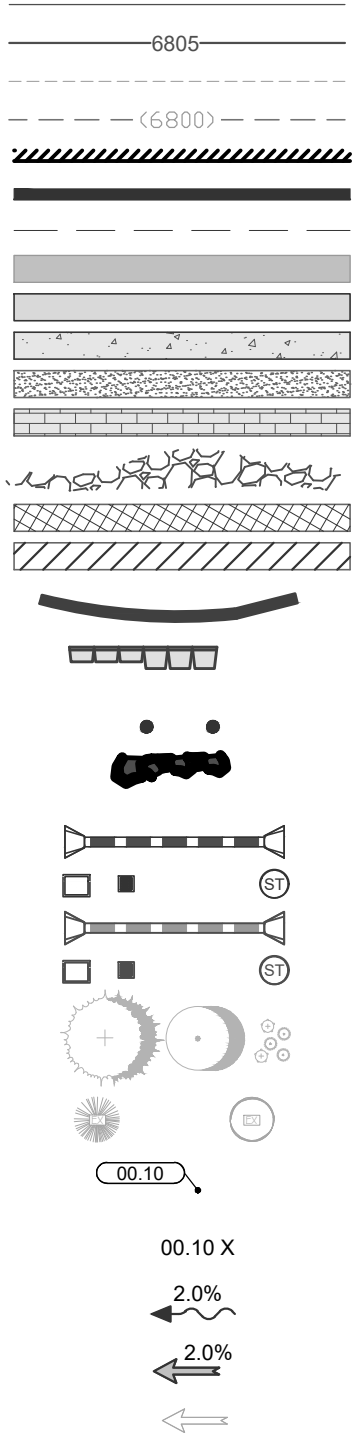
SHEET NO.

C.220



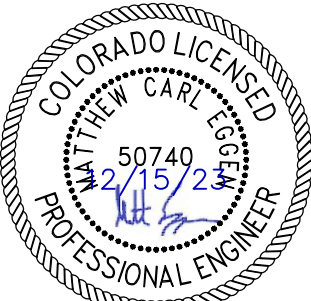
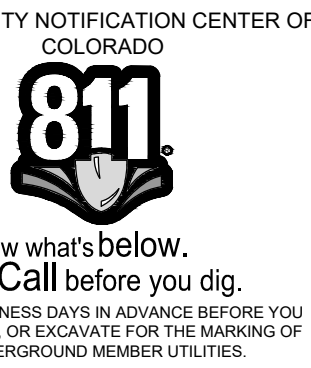
LEGEND:

- PR. MINOR CONTOUR
- PR. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PR. BUILDING
- PR. FOUNDATION
- PR. OVERHANG/ROOF
- EX. ASPHALT
- PR. ASPHALT
- PR. CONCRETE
- PR. GRAVEL
- PR. PATIO RE: LANDSCAPING
- PR. COBBLE RE: LANDSCAPING
- PR. GREEN ROOF RE: ARCH
- PR. STRUCTURE UNDER GRADE RE: ARCH
- PR. SITE WALL
- PR. REDIROCK WALL
- PR. BOLLARDS
- PR. BOLLARDS
- PR. ROCK WALL RE: LANDSCAPING
- PR. CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- EX. CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- PR. TREES & SHRUBS RE: LANDSCAPING
- EX. CONIFEROUS AND DECIDUOUS TREE
- PR. SPOT ELEVATION
- EX. SPOT ELEVATION
- PR. OVERLAND FLOW DIRECTION W/ SLOPE
- PR. CHANNELIZED FLOW DIRECTION W/ SLOPE
- EX. CHANNELIZED FLOW DIRECTION
- APPROX. LIMITS OF GRADING



NOTES:

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- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.



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The Amble
Steamboat Springs, CO

REVISIONS		
No.	Description	Date
1	Permit Comment	02.08.2024
2	IPC	03.13.2024
3	RFI #84-1	06.05.2024
4	RFI #247	09.23.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

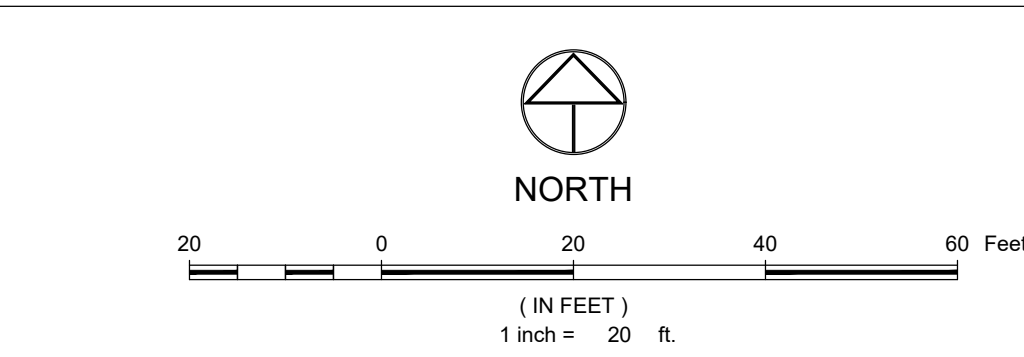
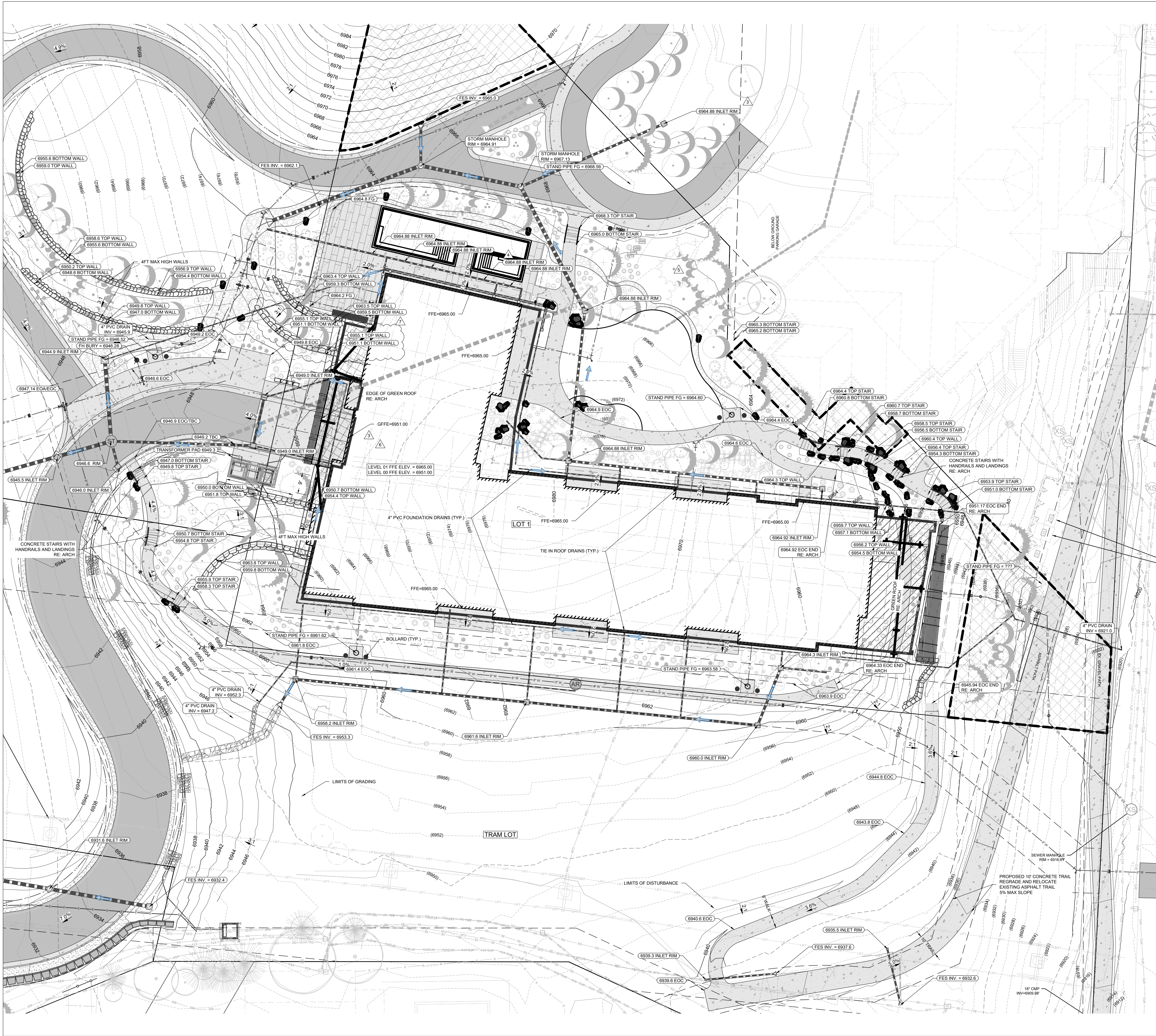
IFC SET

SHEET TITLE:

OVERALL GRADING & DRAINAGE PLAN

SHEET NO:

C.300



LEGEND:

- PR. MINOR CONTOUR
PR. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
PR. BUILDING
PR. FOUNDATION
PR. OVERHANG/ROOF
EX. ASPHALT
PR. ASPHALT
PR. CONCRETE
PR. GRAVEL
PR. PATIO RE: LANDSCAPING
PR. COBBLE RE: LANDSCAPING
PR. GREEN ROOF RE: ARCH
PR. STRUCTURE UNDER GRADE RE: ARCH
PR. SITE WALL
PR. REDIROCK WALL
PR. BOLLARDS
PR. BOLLARDS
PR. ROCK WALL RE: LANDSCAPING
PR. CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE
EX. CULVERT W/ END SECTIONS
INLET AND STORM MANHOLE
PR. TREES & SHRUBS RE: LANDSCAPING
EX. CONIFEROUS AND DECIDUOUS TREE
PR. SPOT ELEVATION
EX. SPOT ELEVATION
PR. OVERLAND FLOW DIRECTION W/ SLOPE
PR. CHANNELIZED FLOW DIRECTION W/ SLOPE
EX. CHANNELIZED FLOW DIRECTION
APPROX. LIMITS OF GRADING

NOTES:

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- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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UNDERGROUND MEMBER UTILITIES



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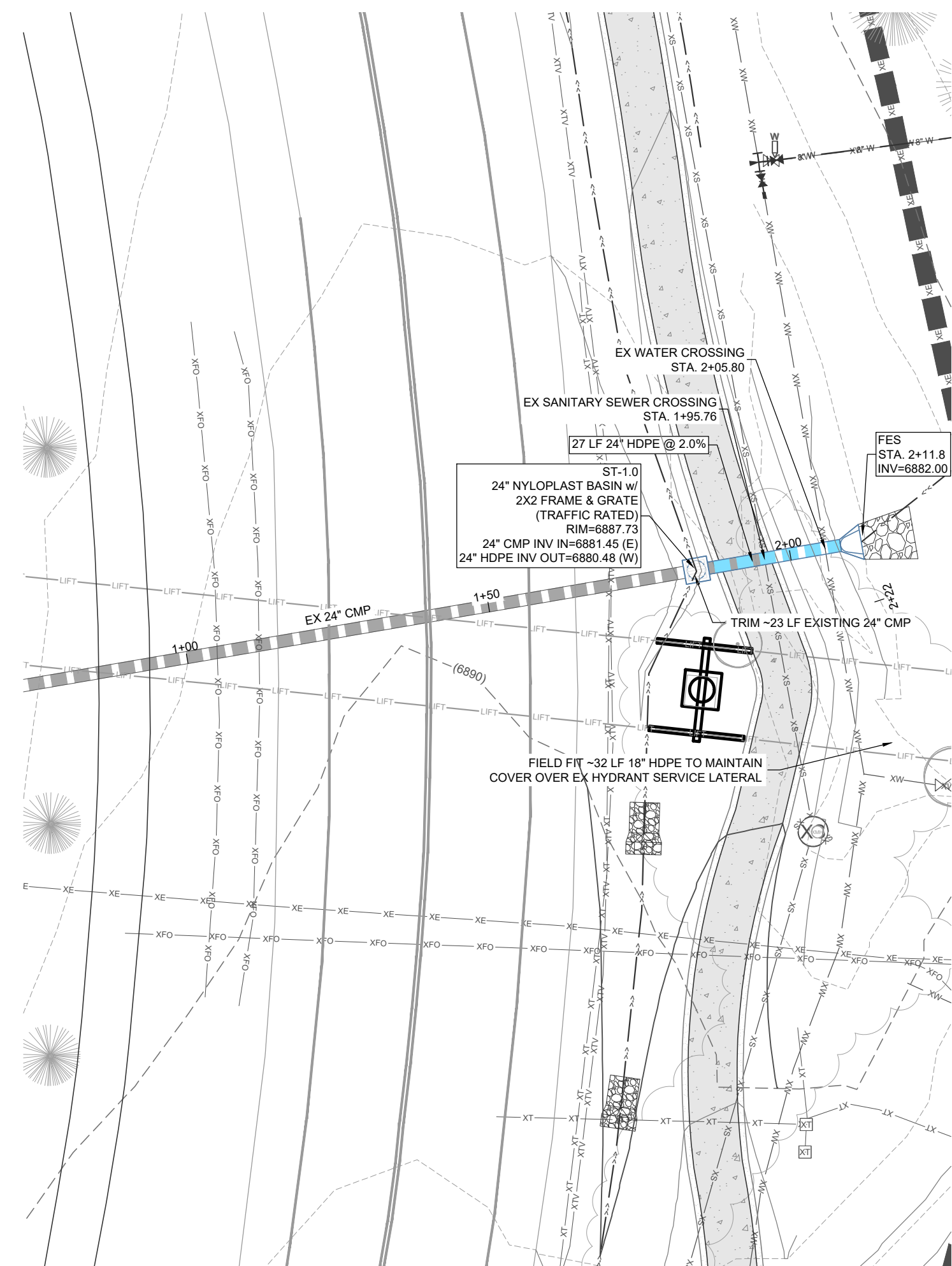
No.	Description	Date
1	Permit Comment	02.08.2024
3	IFC	03.15.2024
4	RFI #23	04.05.2024
5	RFI #128	05.15.2024
6	RFI #249	09.04.2024
7	RFI #291	10.29.2024

PROJECT NUMBER: 2271-001
ISSUE DATE: 03/15/2024

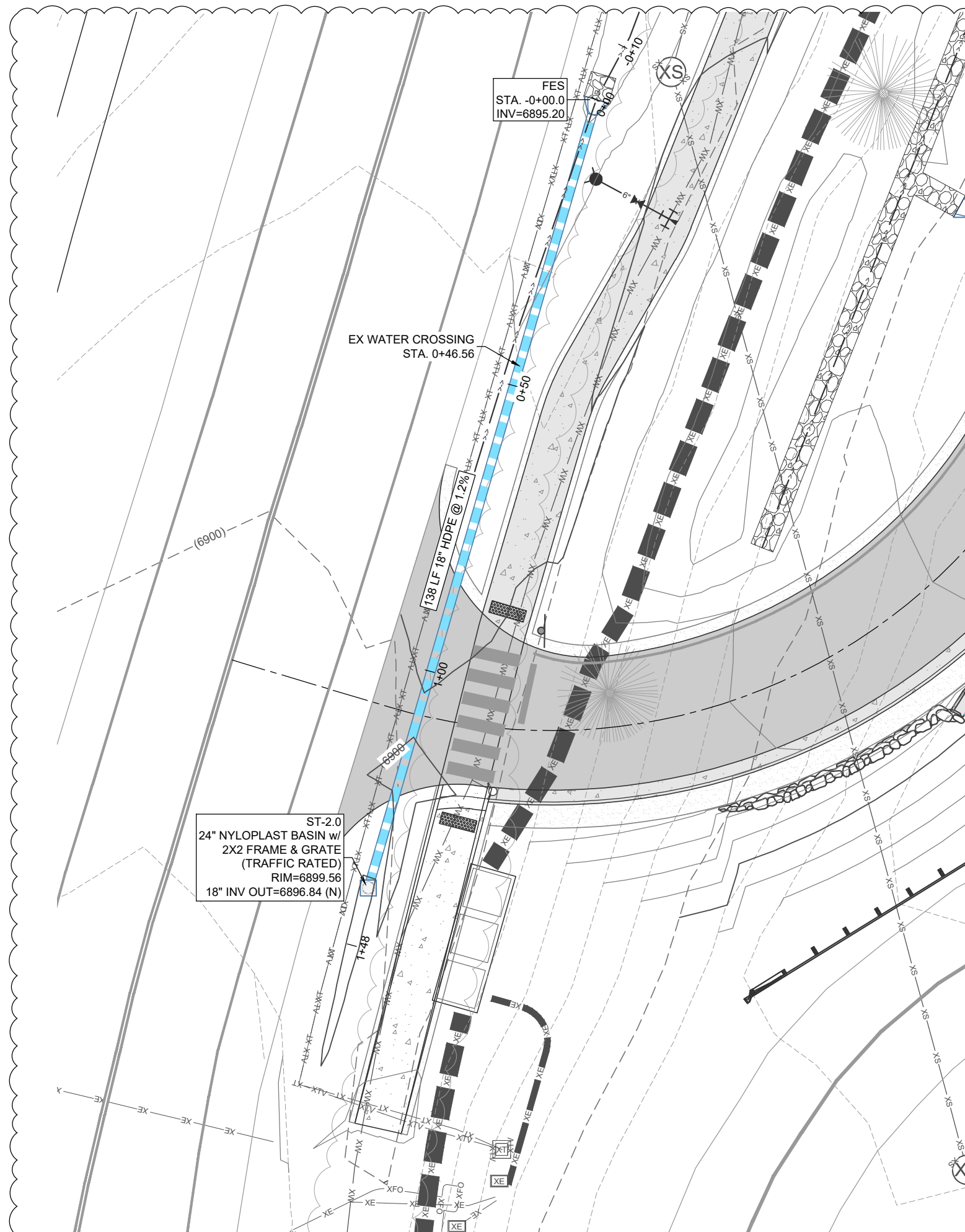
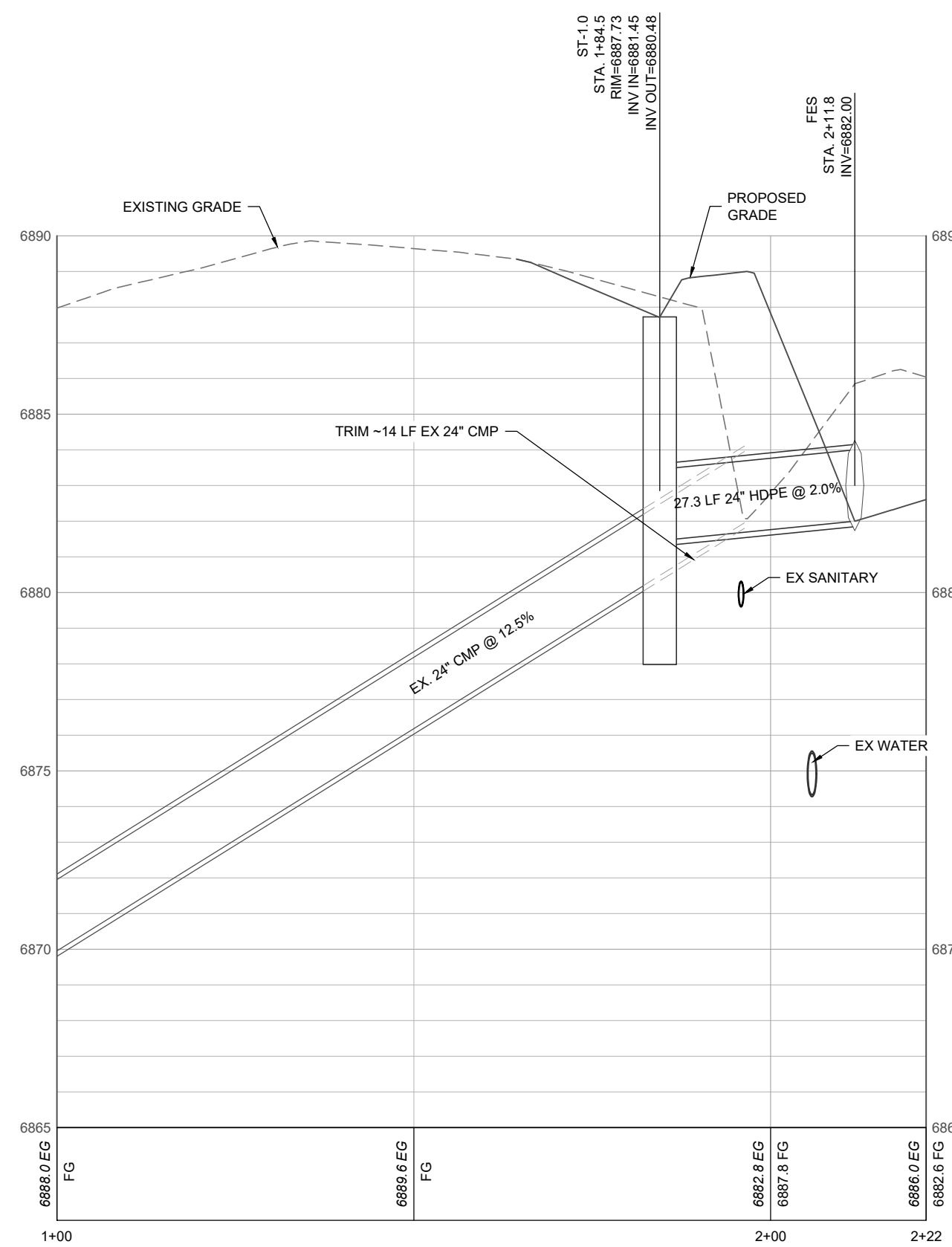
ISSUE: IFC SET

SHEET TITLE: DETAILED GRADING & DRAINAGE PLAN

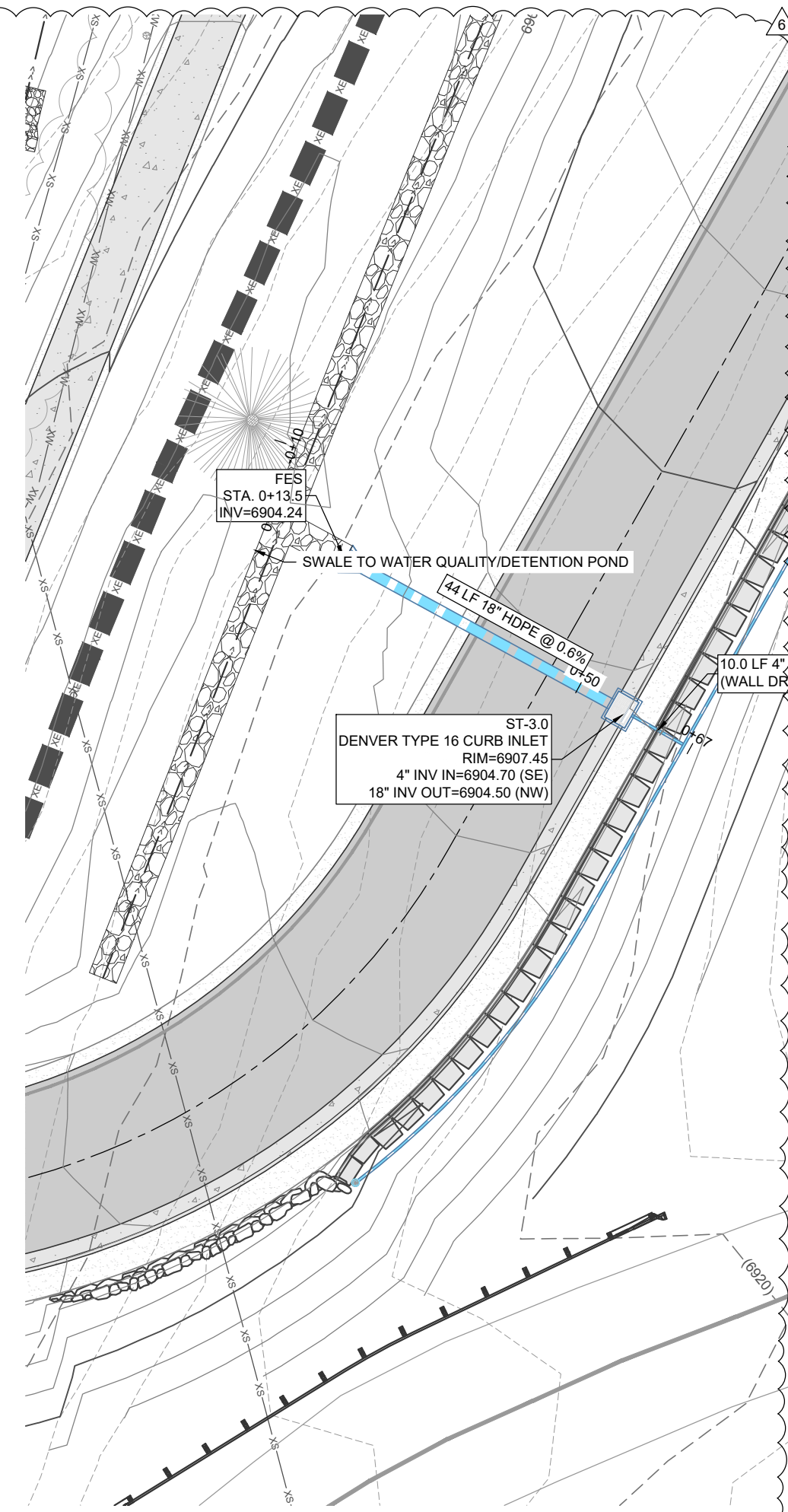
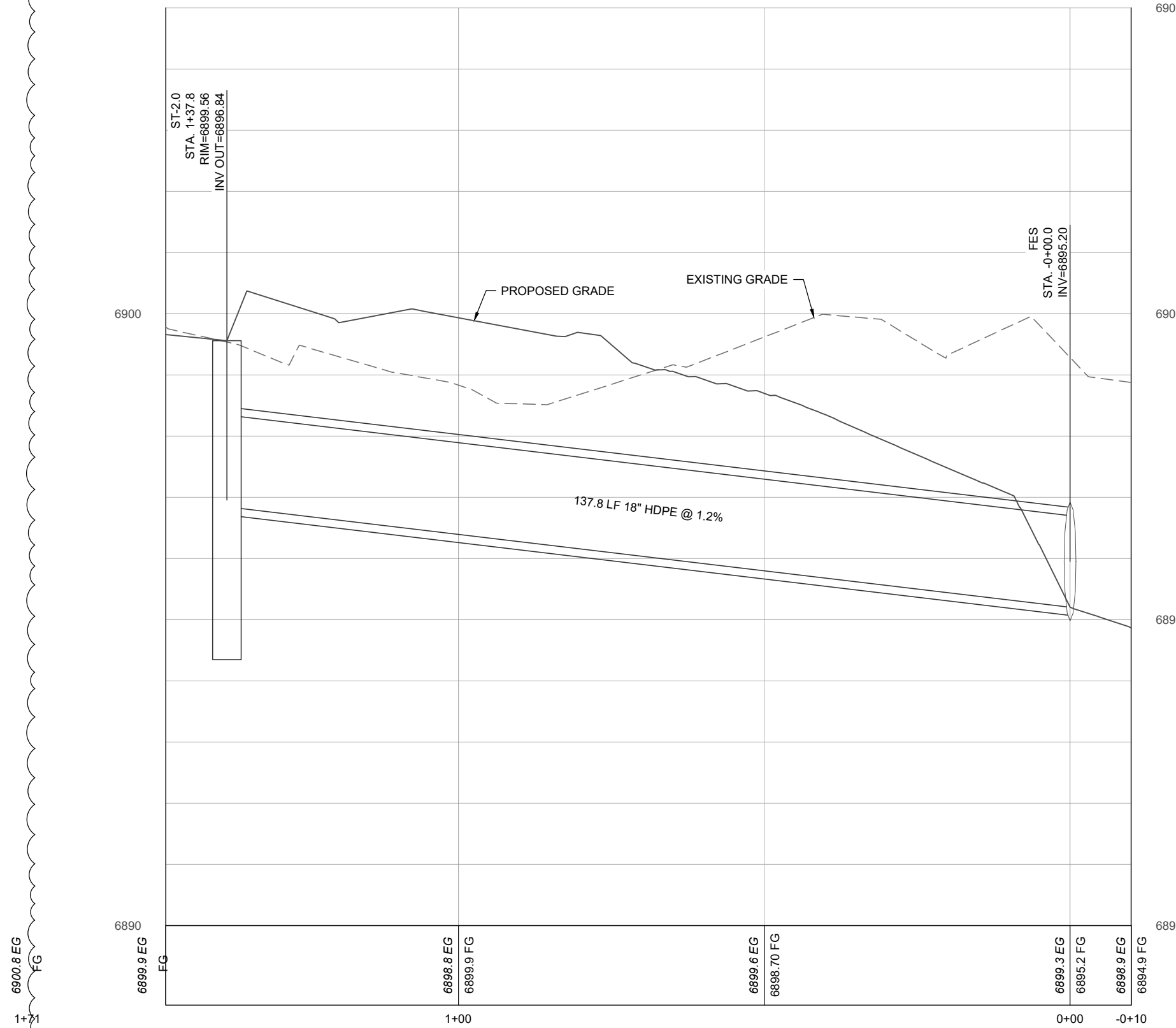
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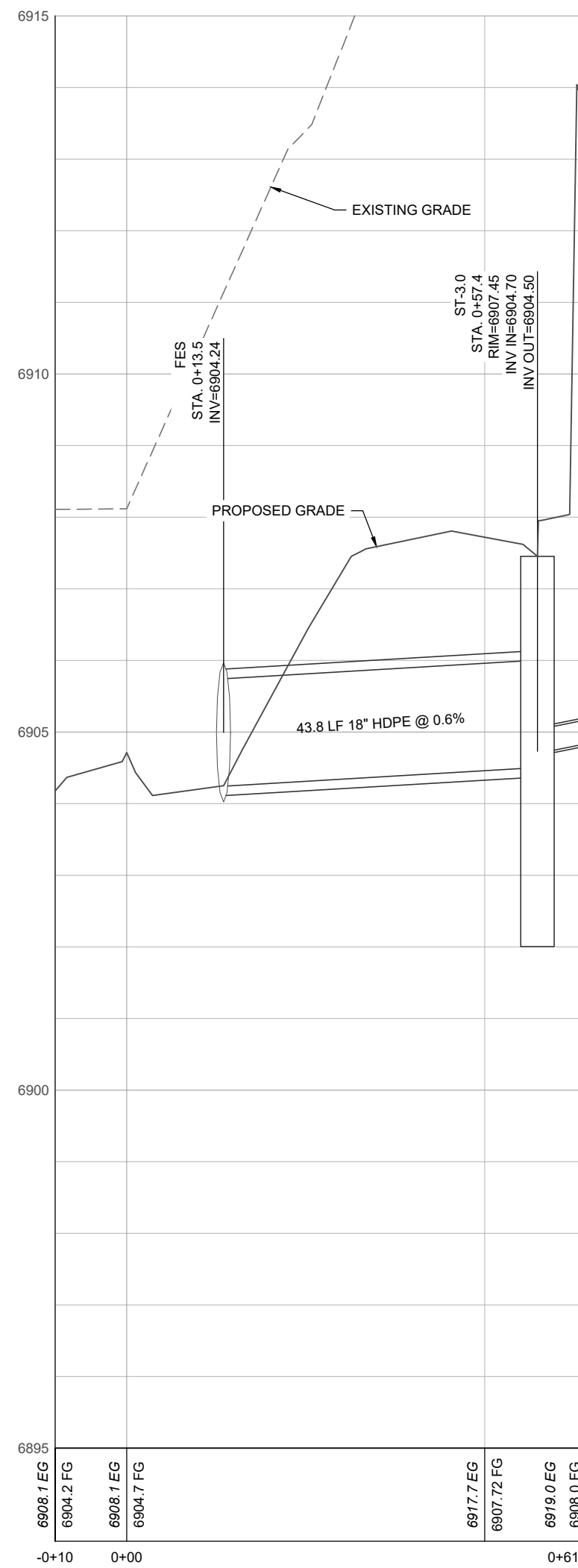
STORMLINE 1
SCALE: 1" = 20' (H); 1" = 4' (V)



STORMLINE 2
SCALE: 1" = 20' (H); 1" = 2' (V)



STORMLINE 3
SCALE: 1" = 20' (H); 1" = 2' (V)

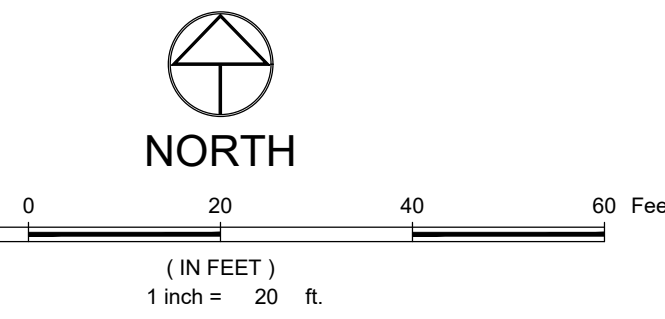


LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED STORM MANHOLE
- PROPOSED RIP RAP
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS

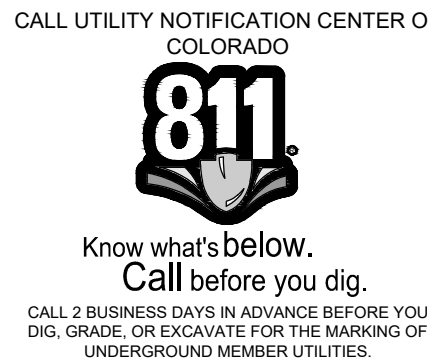
NOTES:

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INLET SCHEDULE

STRUCTURE	SIZE/DIAMETER (in.)	MODEL	GRATE	SUMP (2-FT)	TRAFFIC RATED
ST-1.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30x40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30x40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.3.1	12	NYLOPLAST	12" DOMED GRATE	-	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-



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Steamboat Springs, CO

No.	Description	Date
1	Permit Comment	02.08.2024
6	RFI #64.1	06.08.2024

PROJECT NUMBER: 3271-001

ISSUE DATE: 03/15/2024

ISSUE:

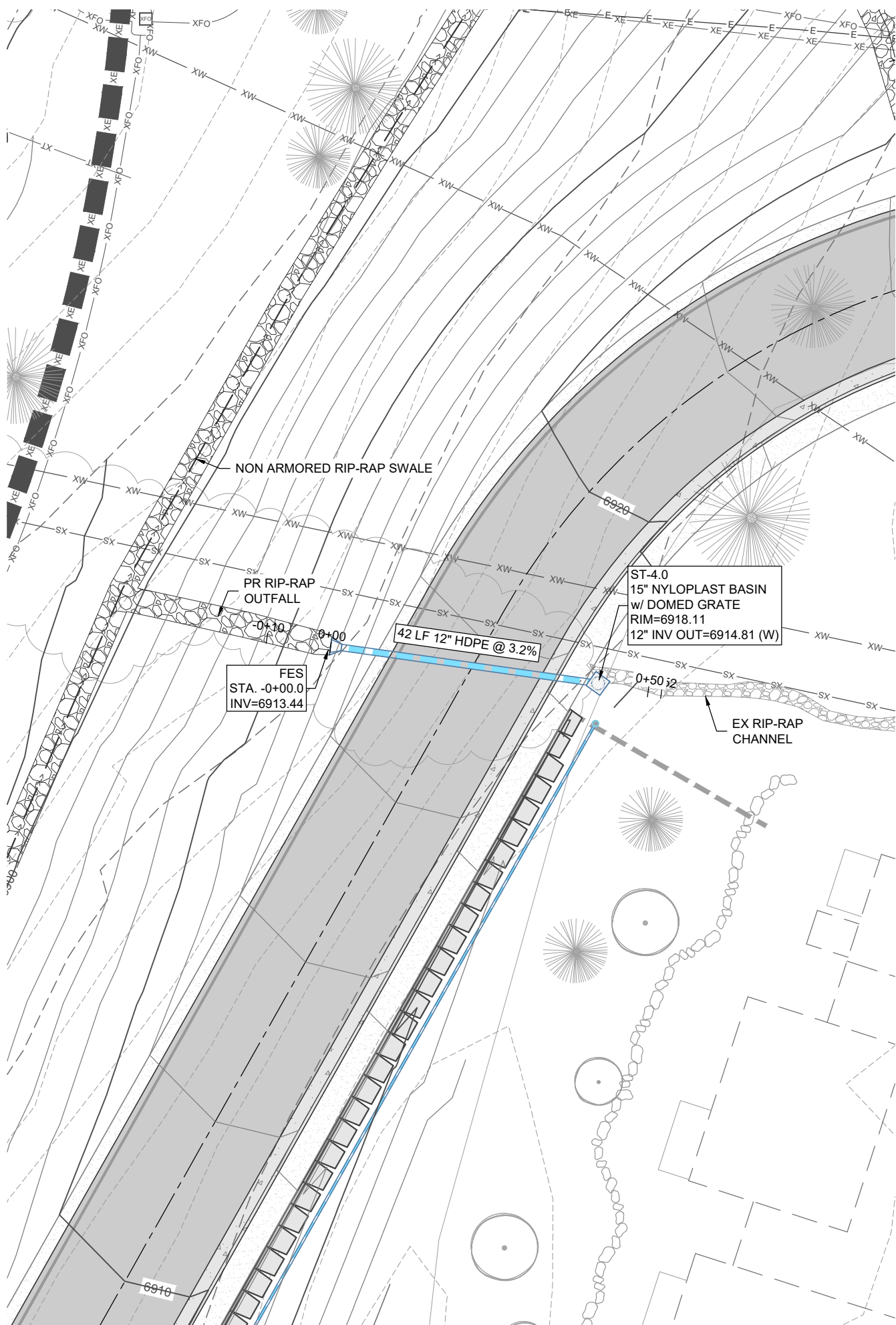
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SHEET TITLE:

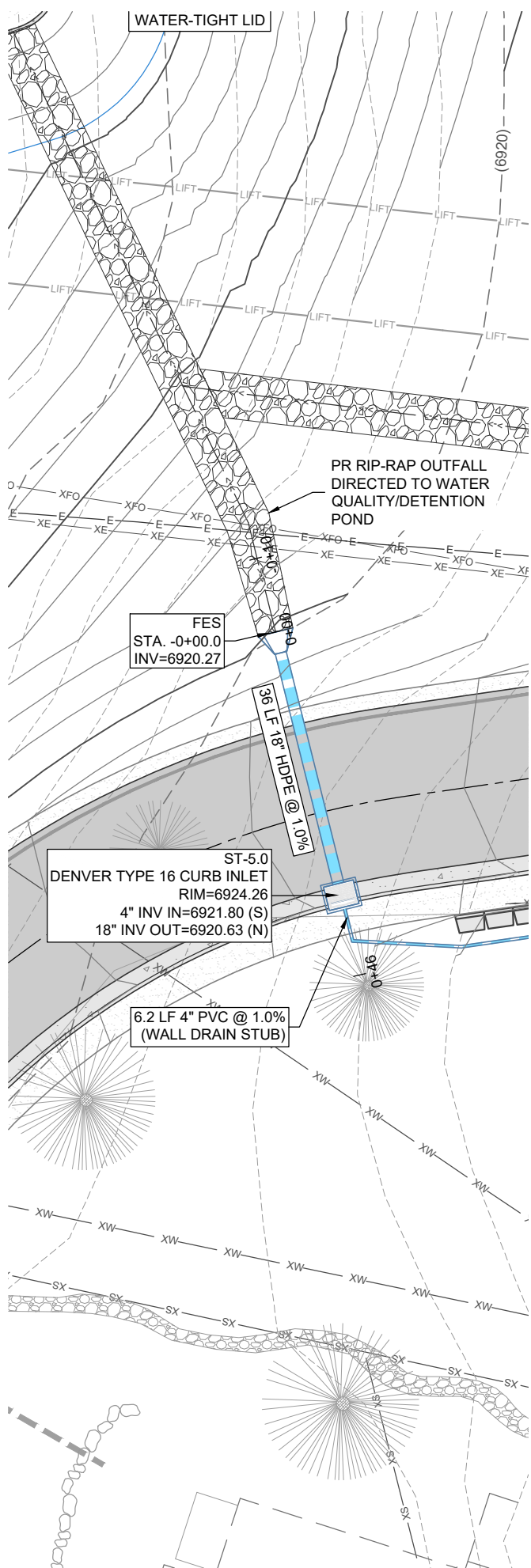
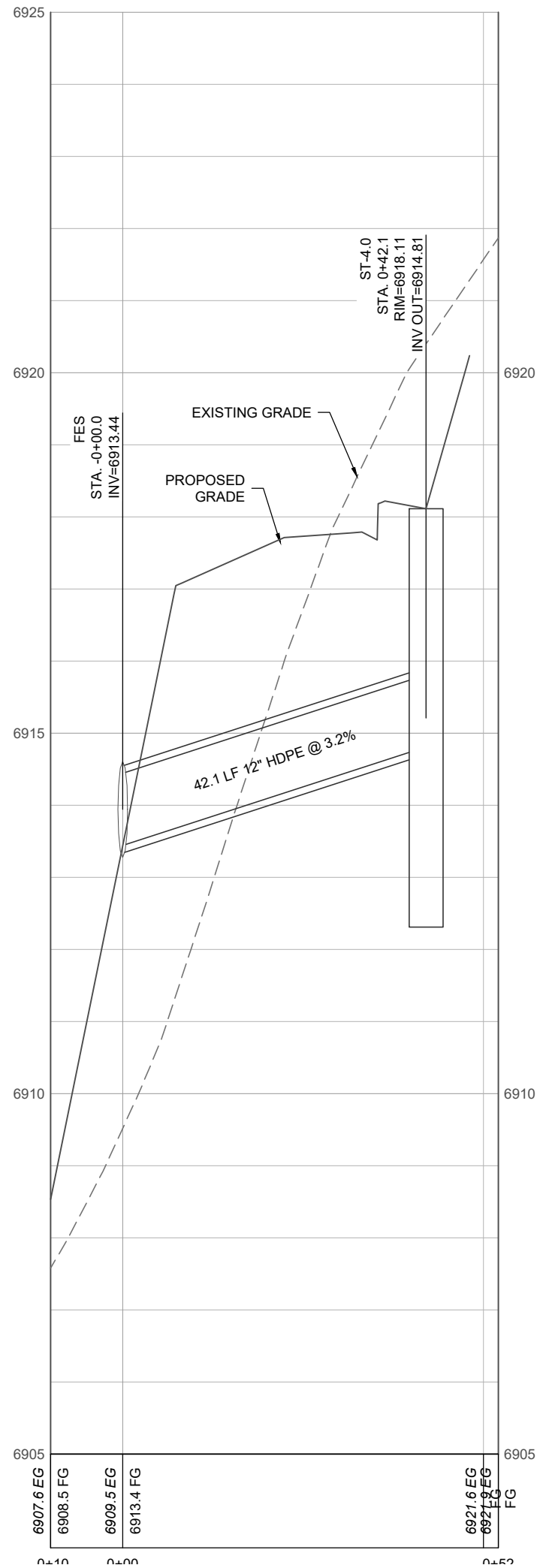
STORM SEWER PLAN & PROFILES

SHEET NO.:

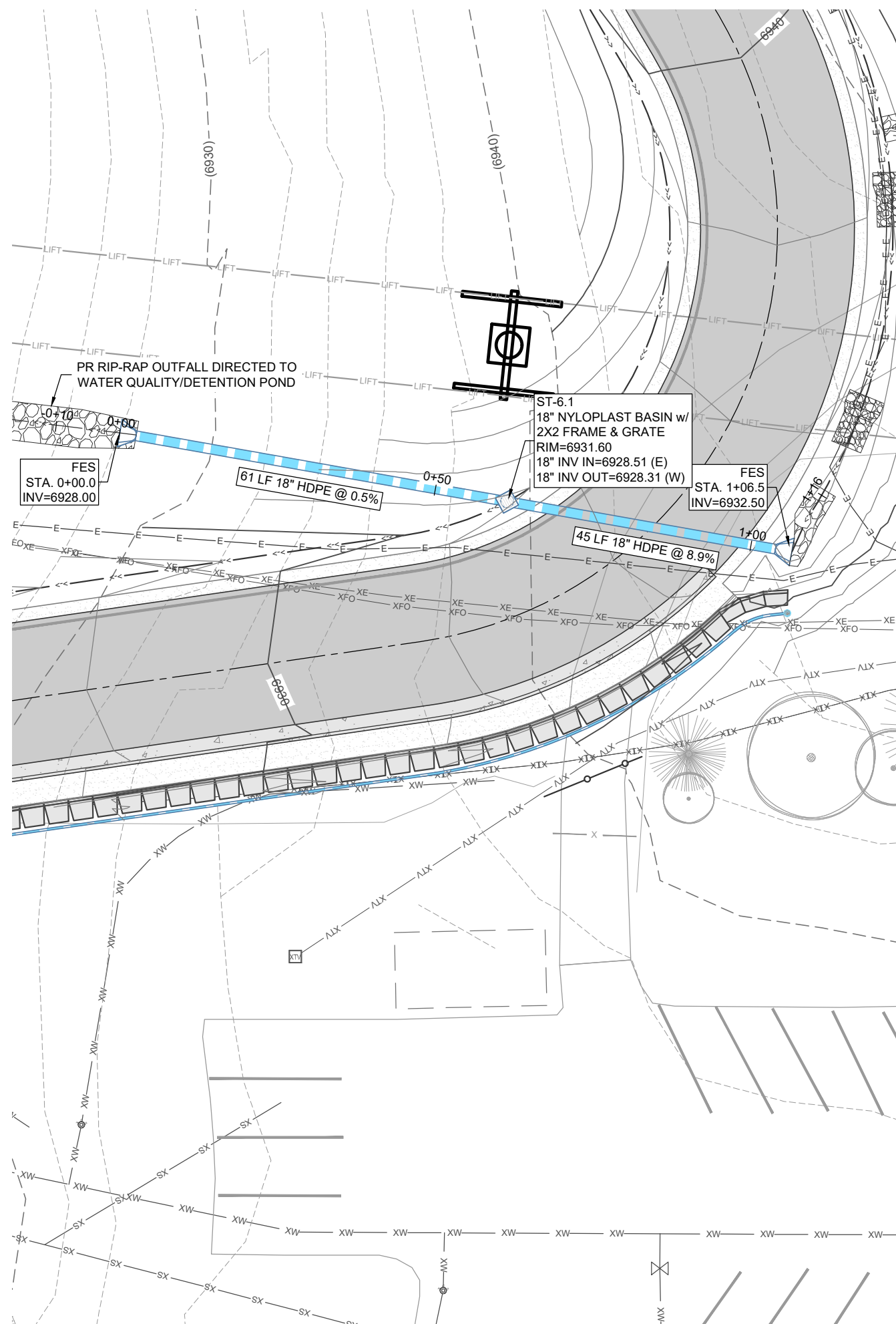
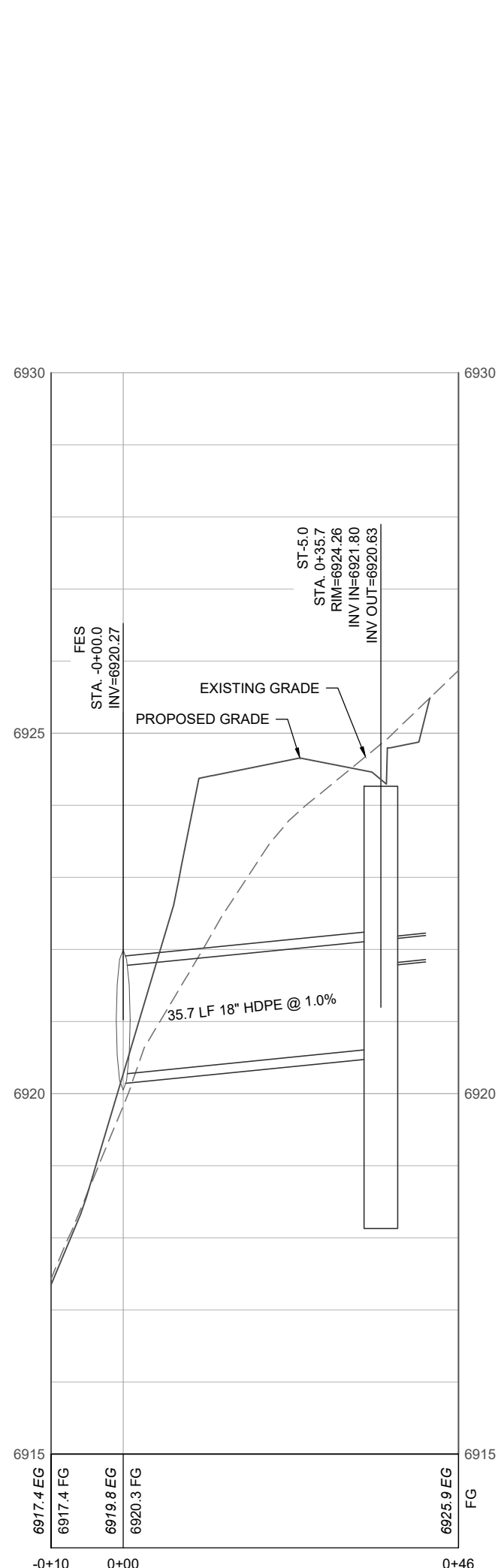
C.310



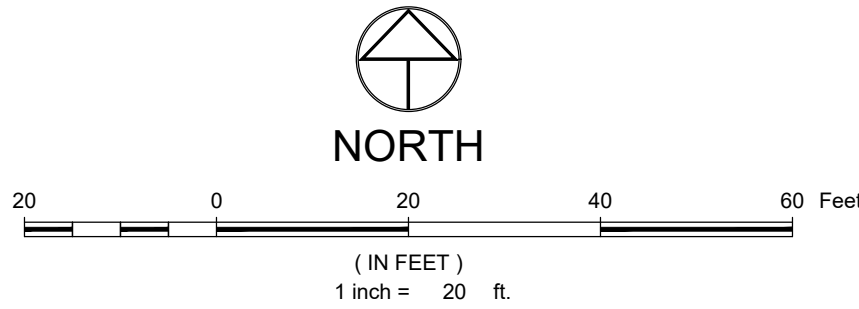
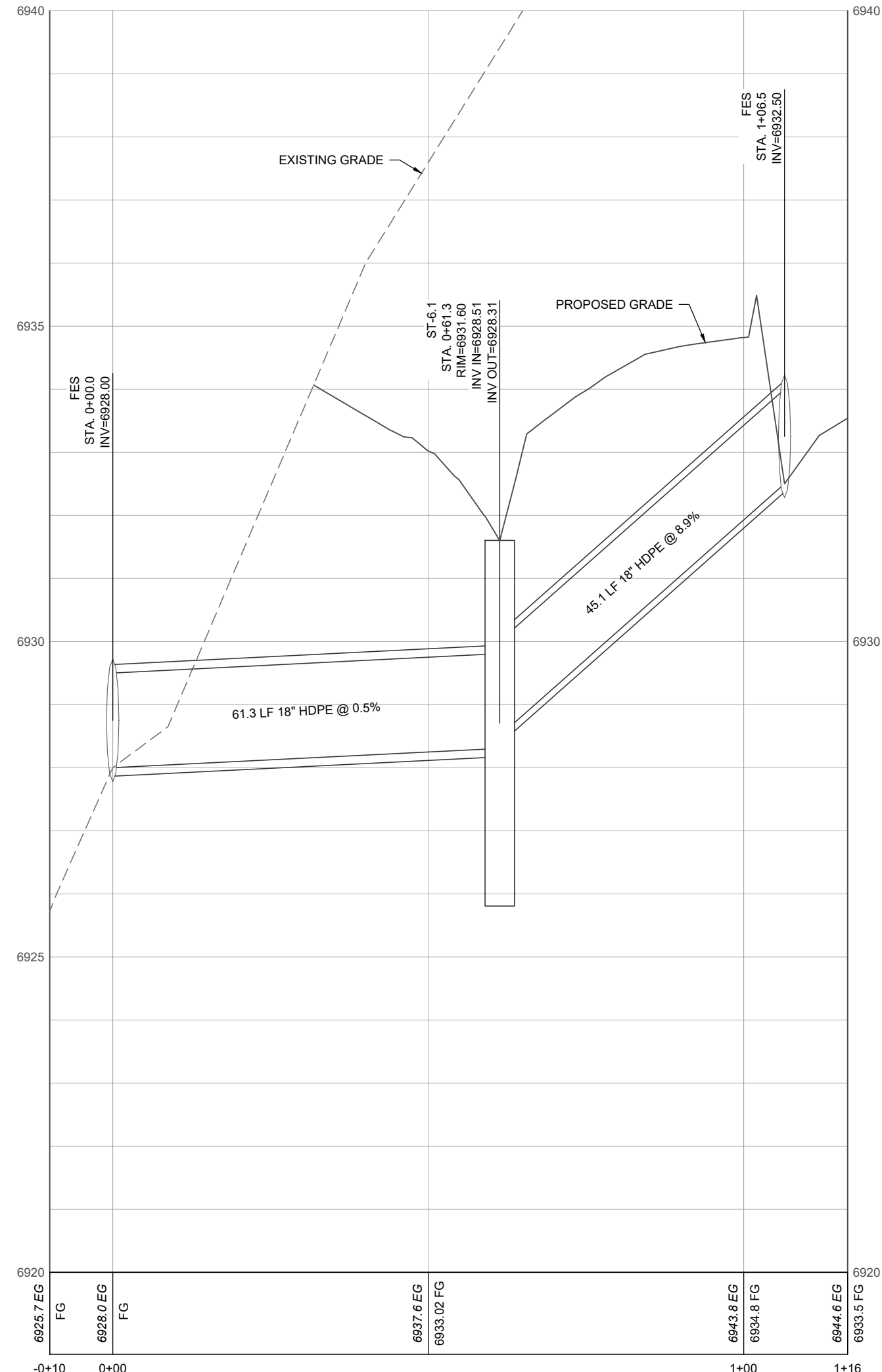
STORMLINE 4
SCALE: 1" = 20' (H); 1" = 2' (V)



STORMLINE 5
SCALE: 1" = 20' (H); 1" = 2' (V)

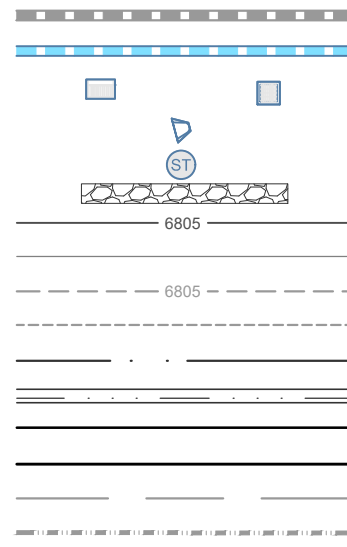


STORMLINE 6
SCALE: 1" = 20' (H); 1" = 2' (V)



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED STORM MANHOLE
- PROPOSED RIP RAP
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS

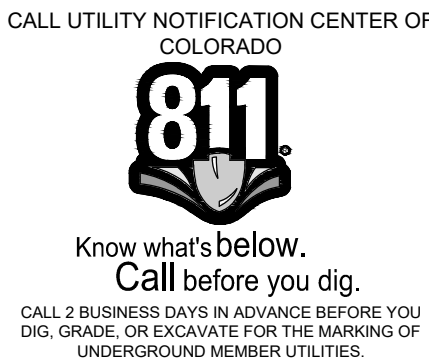


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ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30x40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30x40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.3.1	12	NYLOPLAST	12" DOMED GRATE	-	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-



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Steamboat Springs, CO

No.	Description	Date

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

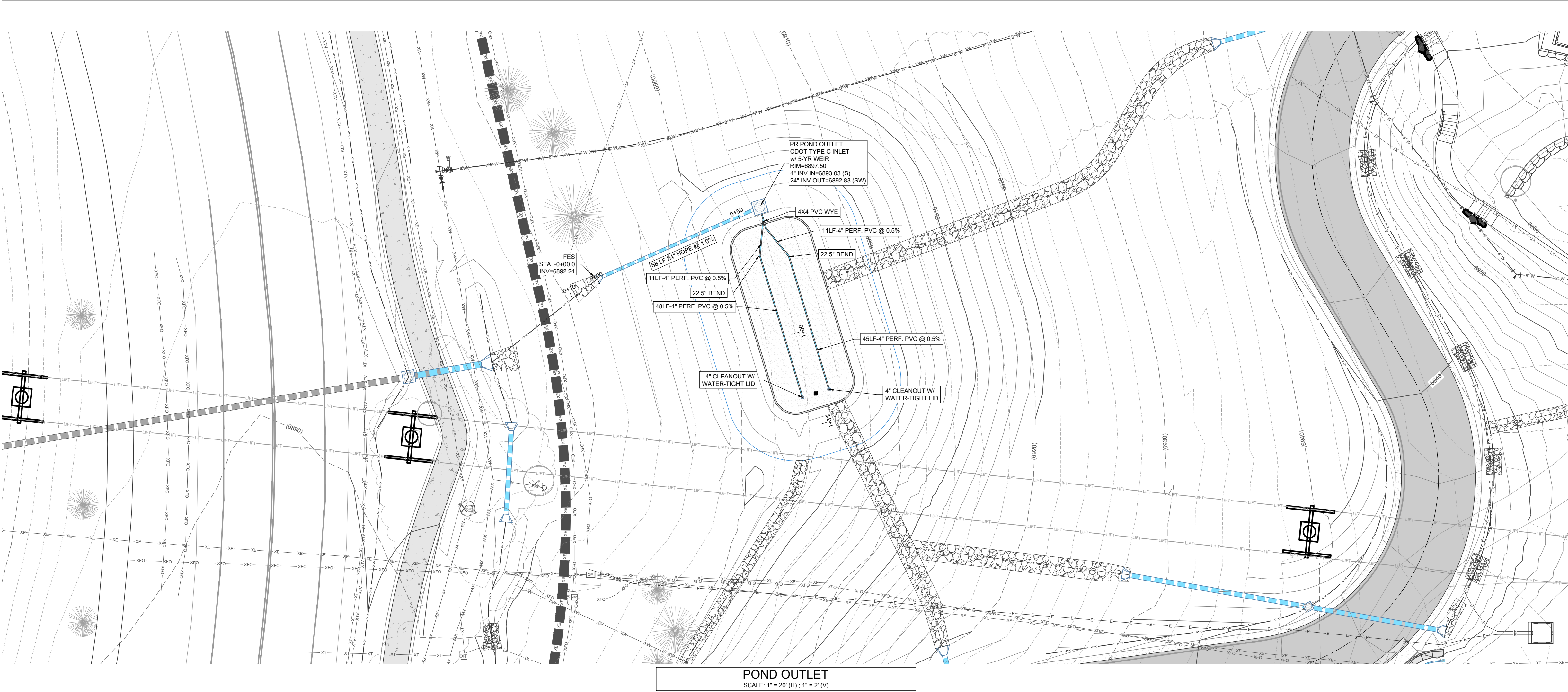
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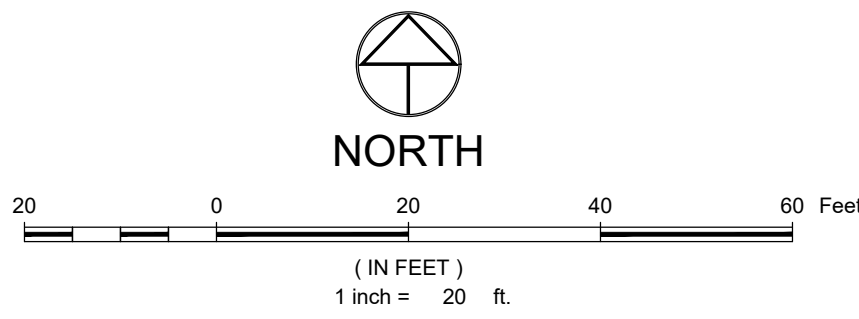
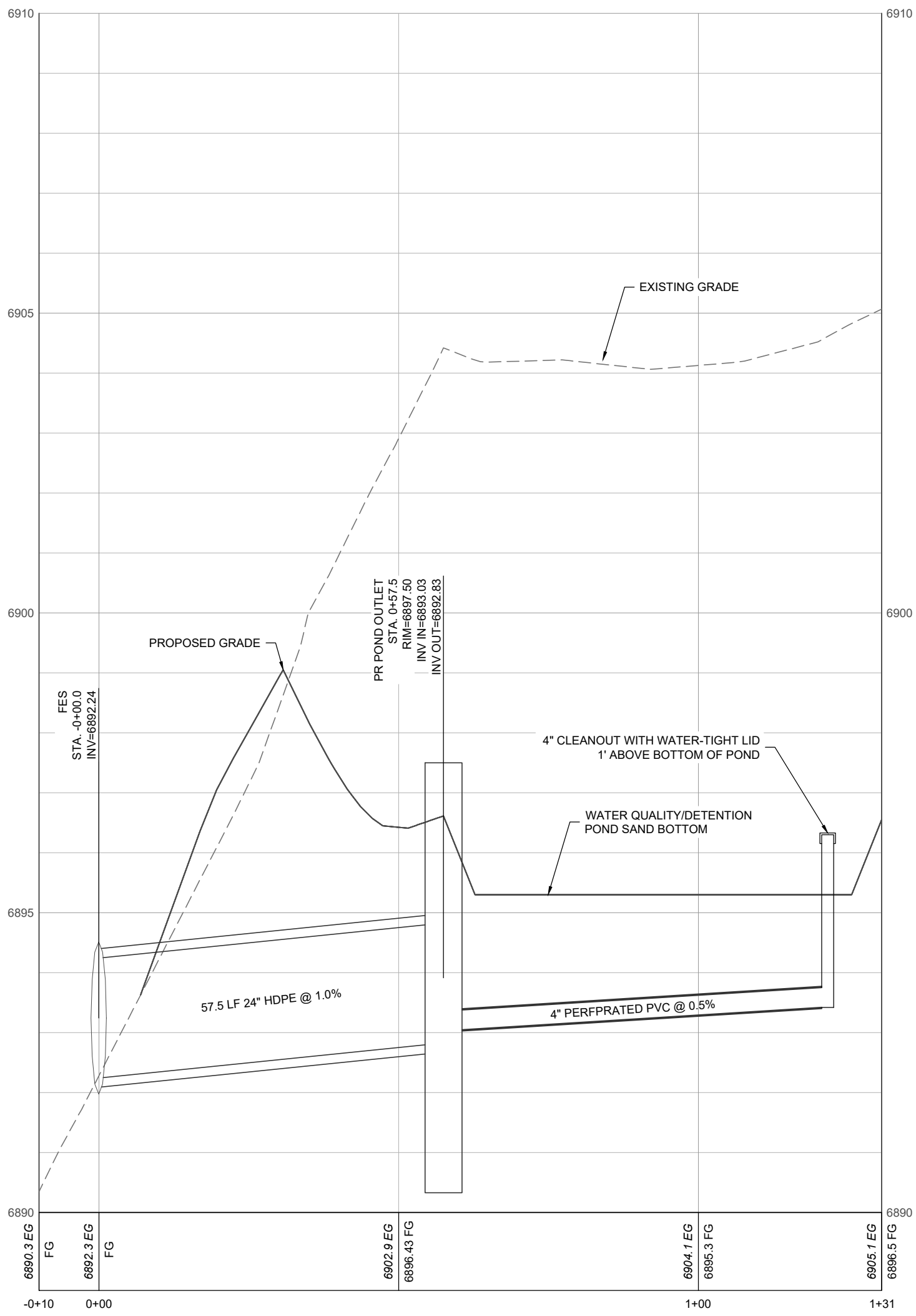
STORM SEWER PLAN & PROFILES

SHEET NO.

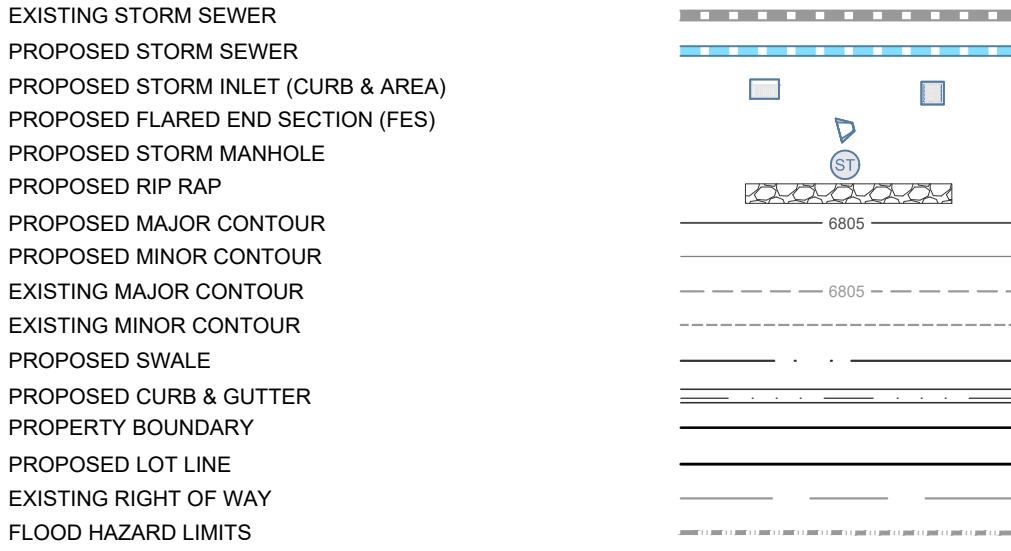
C.311



POND OUTLET
SCALE: 1" = 20' (H); 1" = 2' (V)



LEGEND:



NOTES:

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- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

INLET SCHEDULE

STRUCTURE	SIZE/DIAMETER (in.)	MODEL	GRATE	SUMP (2-FT)	TRAFFIC RATED
ST-1.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.3.1	12	NYLOPLAST	12" DOMED GRATE	-	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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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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TOWN STAMP

359
DESIGN

3800 ORANGE STREET
DENVER, CO 80211
720.912.5401



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The Amble

Steamboat Springs, CO

No.	Description	Date

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

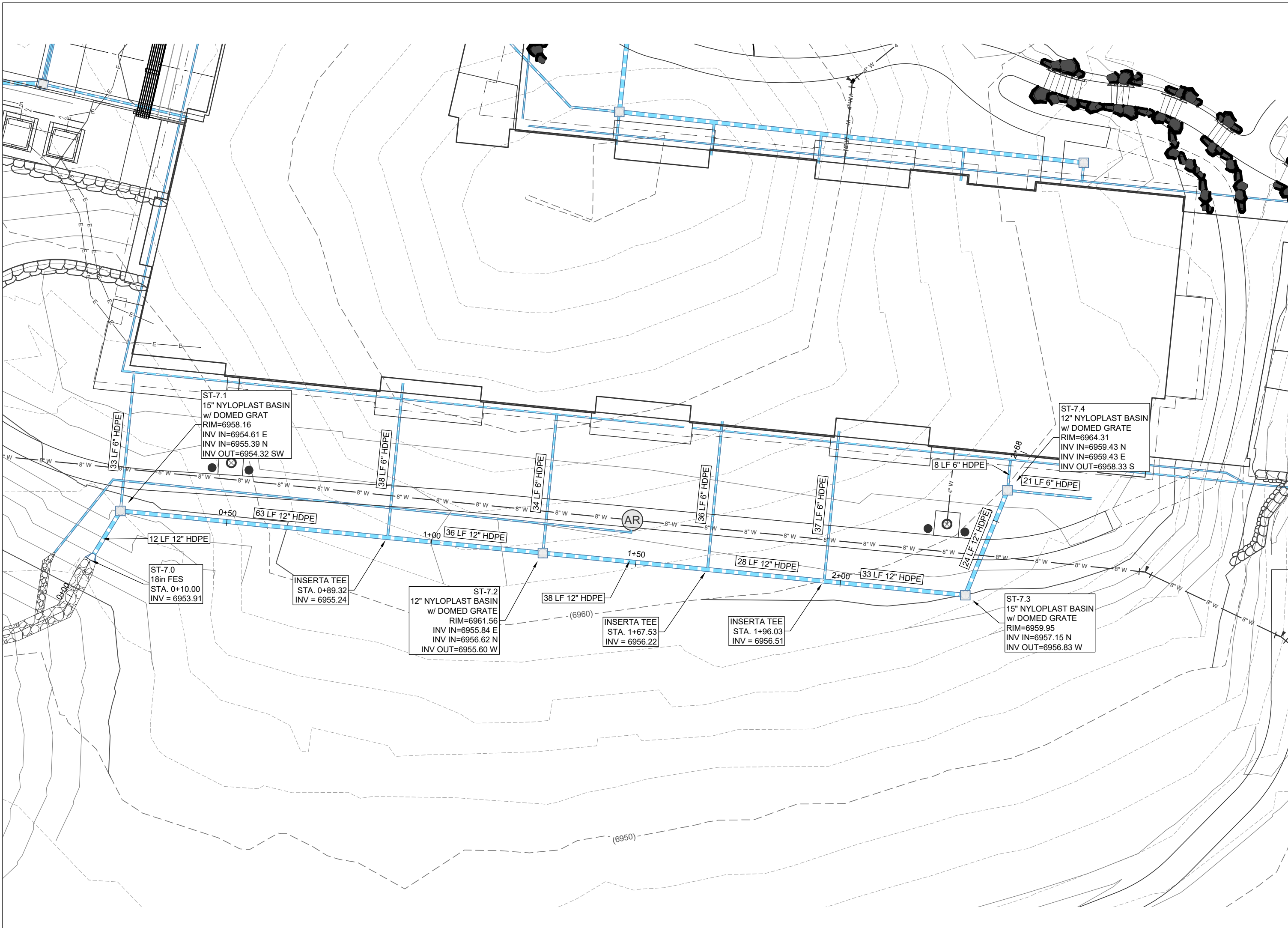
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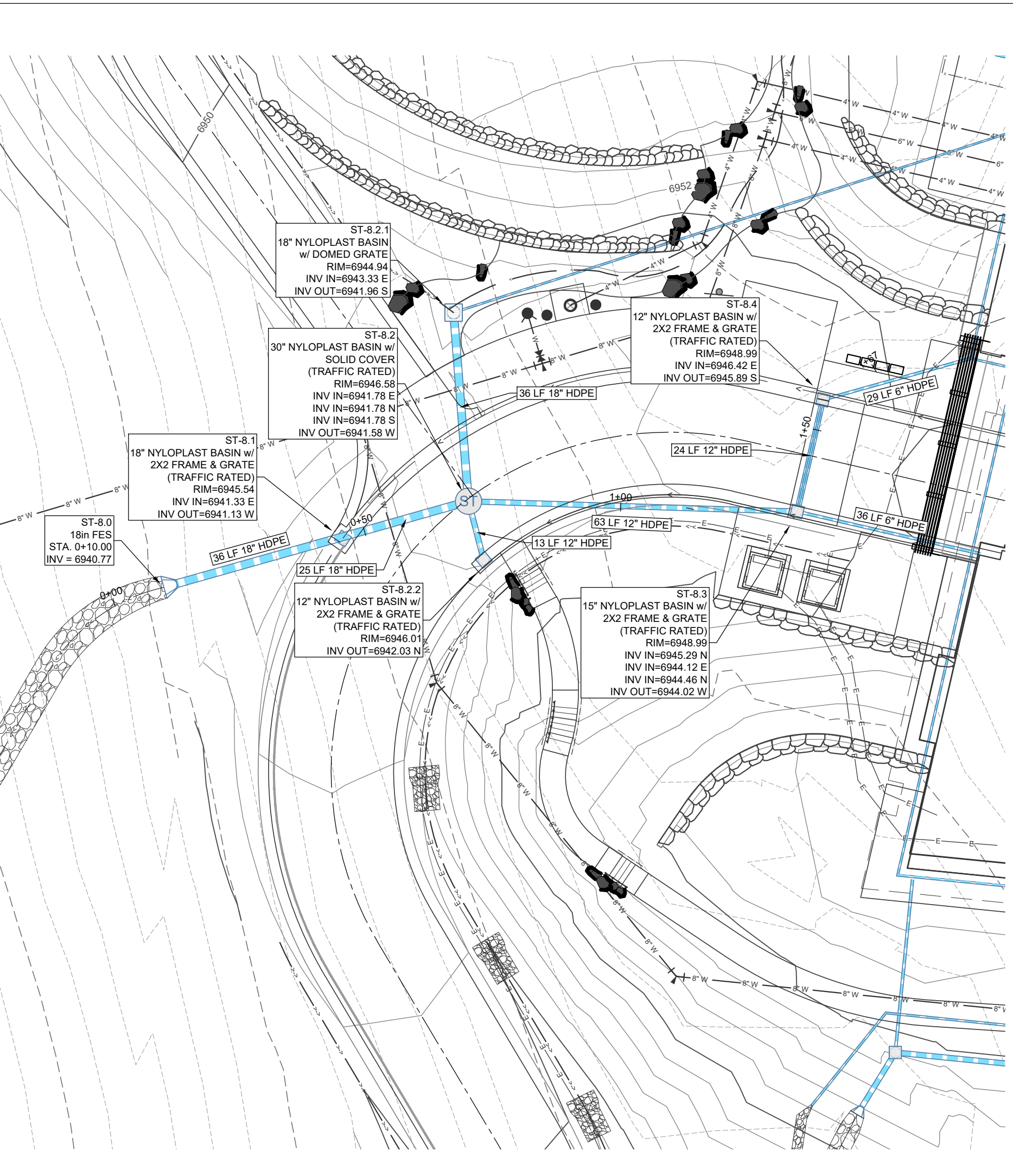
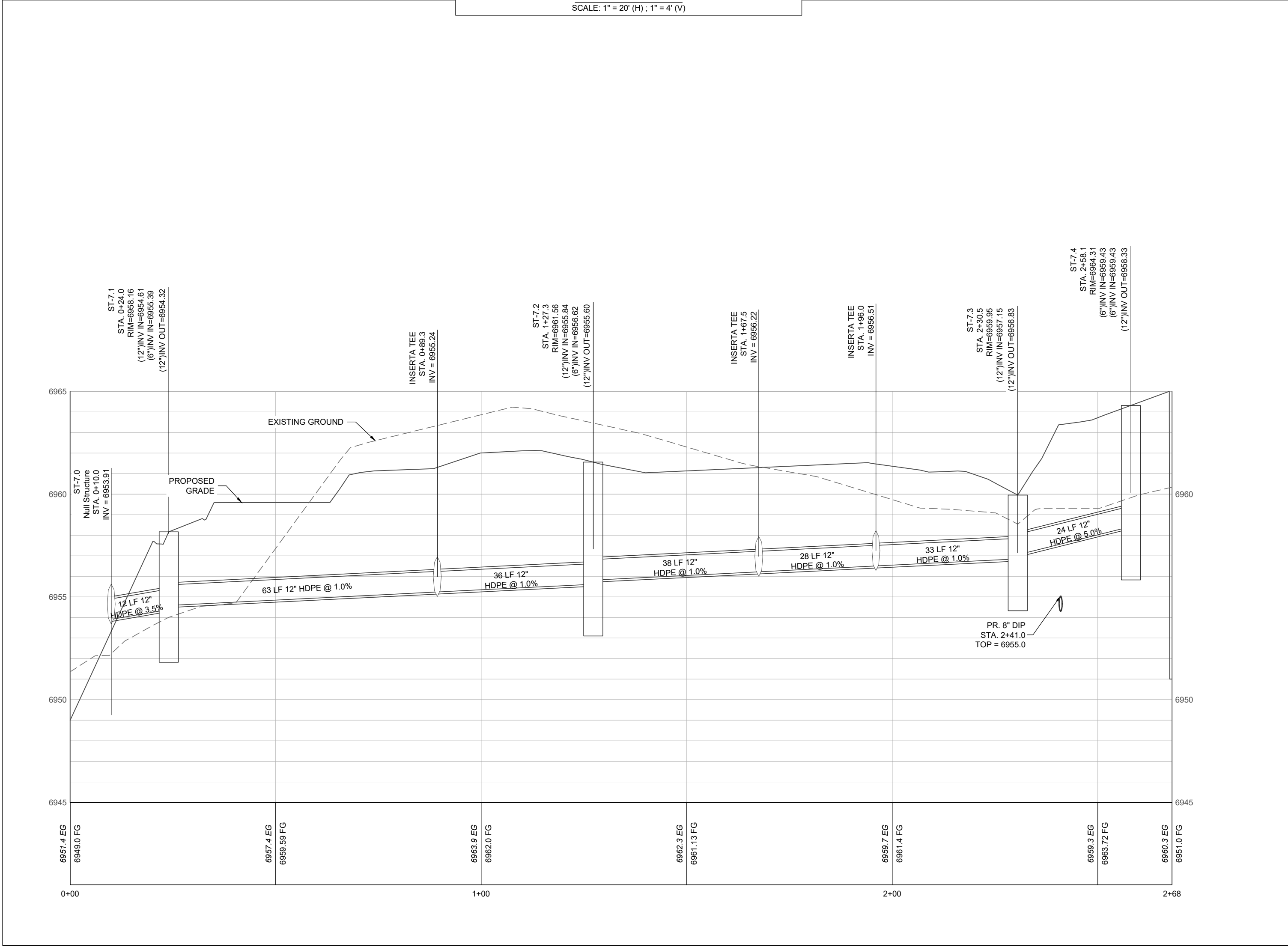
STORM SEWER PLAN & PROFILES

SHEET NO.

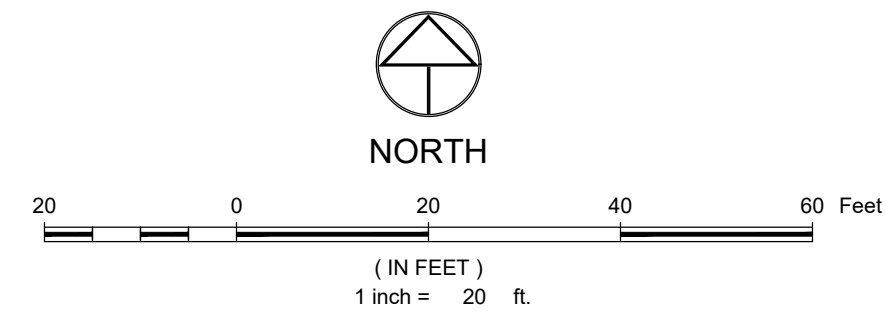
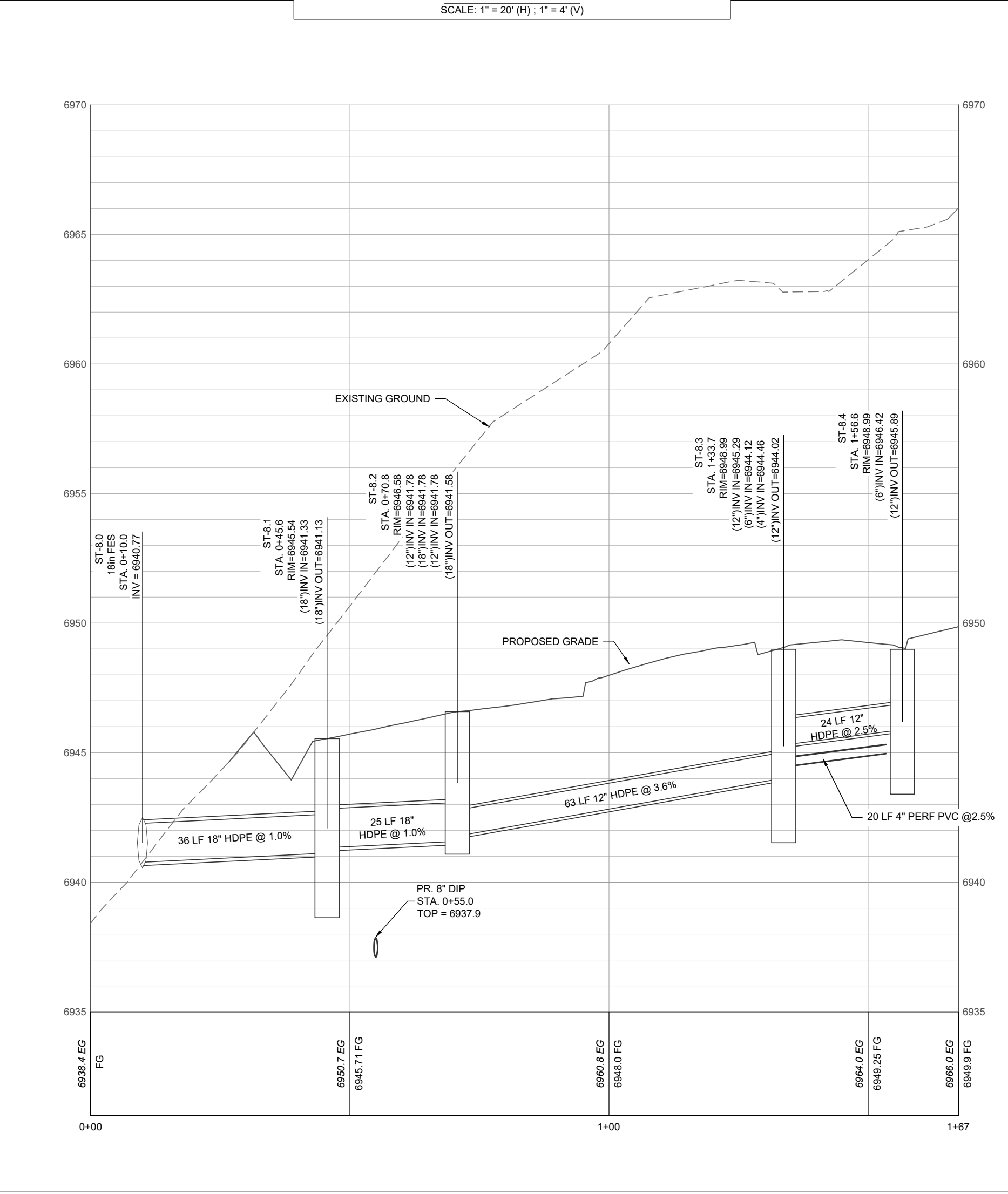
C.311



STORMLINE 7
SCALE: 1" = 20' (H); 1" = 4' (V)



STORMLINE 8
SCALE: 1" = 20' (H); 1" = 4' (V)



LEGEND:

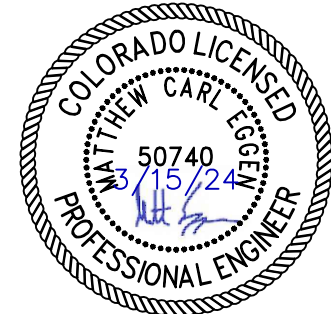
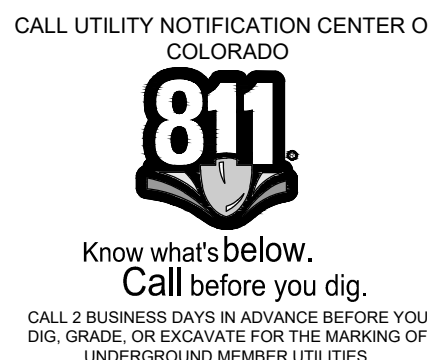
- EXISTING STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED STORM MANHOLE
- PROPOSED RIP RAP
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING RIGHT OF WAY
- FLOOD HAZARD LIMITS

NOTES:

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INLET SCHEDULE

STRUCTURE	SIZE/DIAMETER (in.)	MODEL	GRATE	SUMP (2-FT)	TRAFFIC RATED
ST-1.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.3.1	12	NYLOPLAST	12" DOMED GRATE	-	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-



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TOWN STAMP

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DESIGN

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The Amble
Steamboat Springs, CO

REVISIONS

No.	Description	Date

PROJECT NUMBER: **3271-001**
ISSUE DATE: **03/15/2024**

ISSUE

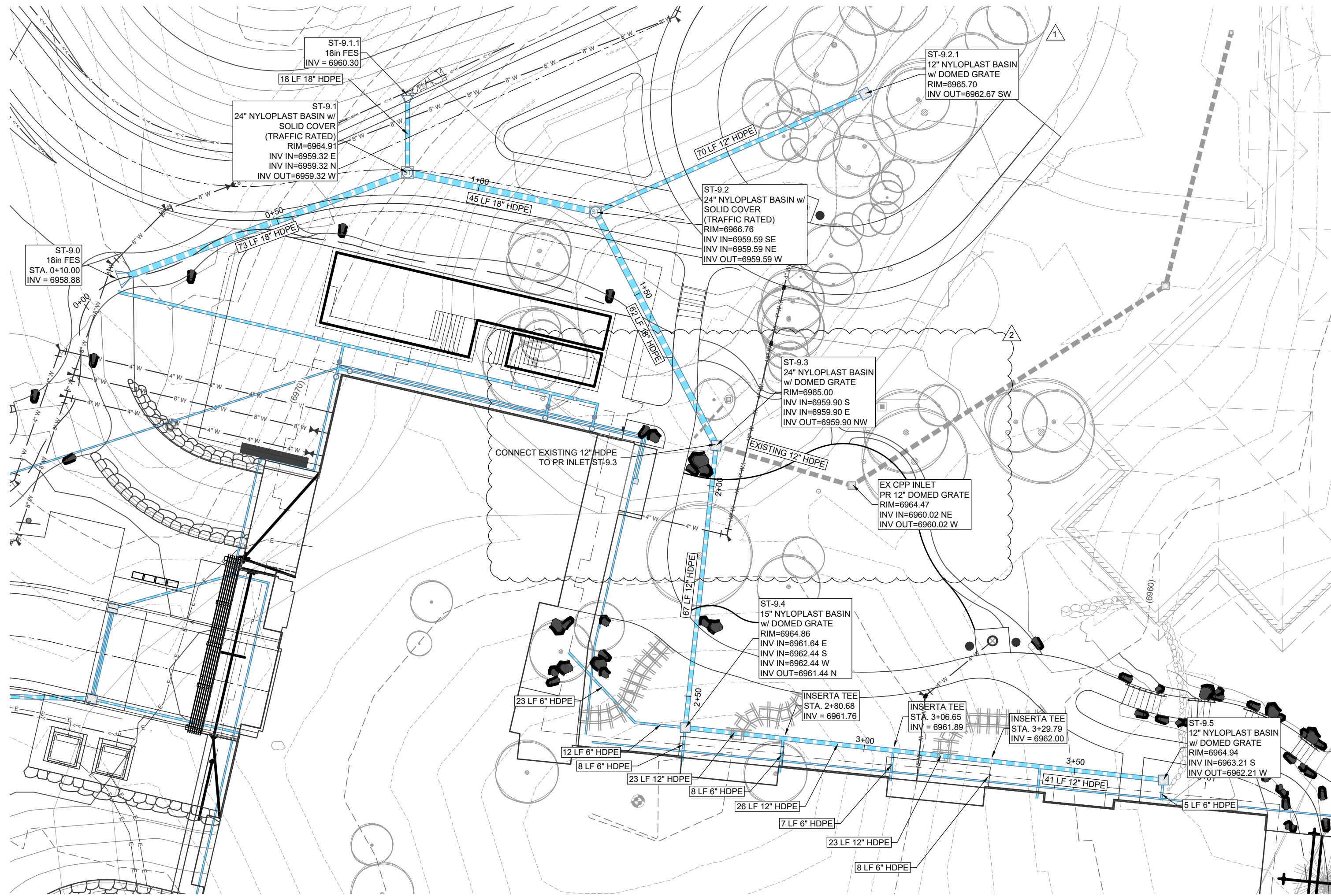
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SHEET TITLE

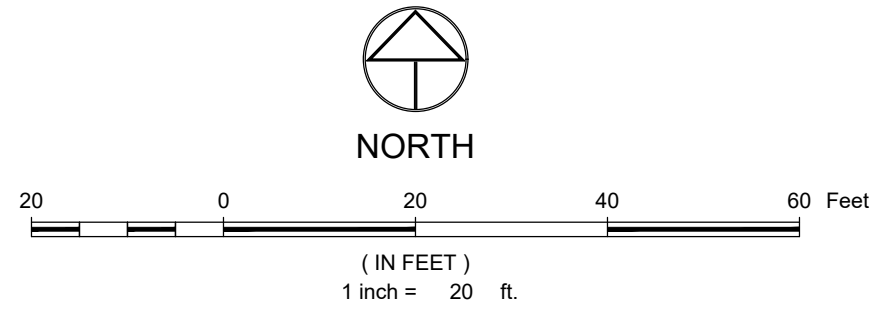
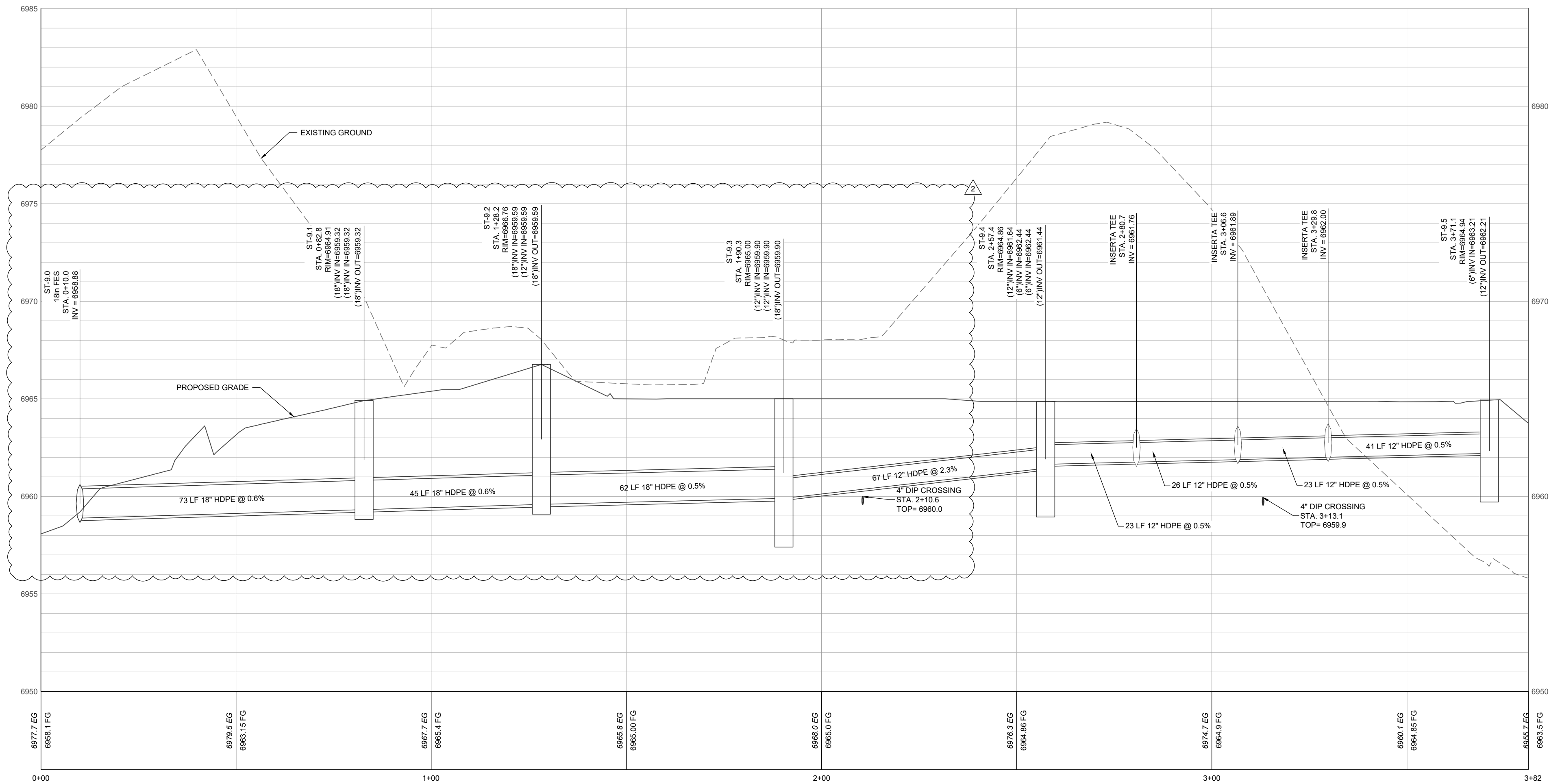
STORM SEWER PLAN & PROFILES

SHEET NO.

C.313



STORMLINE 9
SCALE: 1" = 20' (H); 1" = 4' (V)



LEGEND:

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED FLARED END SECTION (FES)
- PROPOSED STORM MANHOLE
- PROPOSED RIP RAP
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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INLET SCHEDULE

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ST-1.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	24	NYLOPLAST	24" DOMED GRATE	X	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-

No.	Description	Date
1	IFC	03.15.2024
2	RFI #128	08.15.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

STORM SEWER PLAN & PROFILES

SHEET NO.

C.314

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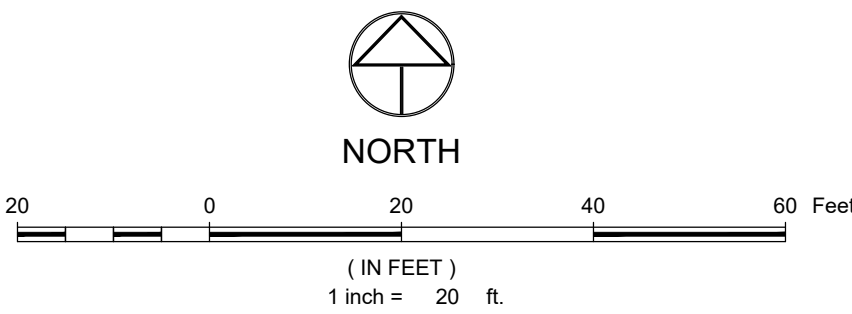
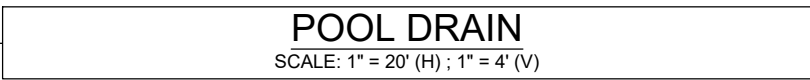


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(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:

- 4" - 12" FOR CORRUGATED HOPE ADS H-12 IN (FOR DUAL WALL)
- ADJUSTABLE SINGLE WALL H-2 1/2 HP PVC INVERT (EX-SEN 35)
- PVC DWV (EX-SEN 40), PVC 2000CS95 CORRUGATED & RIBBED PVC (CORRUGATED HOPE SHOWN)

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIALS MEETING THE REQUIREMENTS OF CLASS 1, CLASS II, OR CLASS III MATERIAL, AS DEFINED IN ASTM D2221. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2221.

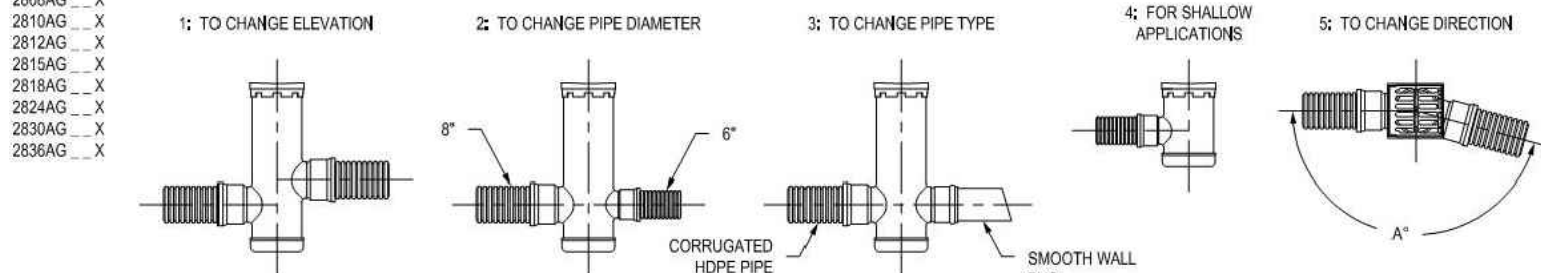
GRATE OPTIONS	PART #S
PEDESTRIAN GRATE	1299COP
STANDARD GRATE	1299C05
SOLID COVER	1299C06
BRONZE GRATE	1299C08
DROP IN GRATE	120101
DOME GRATE	1299C02
2' X 2' ROAD & HIGHWAY	3299C05QF12

GRATE OPTIONS	PART #'S
PEDESTRIAN GRATE	1299CGP
STANDARD GRATE	1299CGS
SOLID COVER	1299CGC
BRONZE GRATE	1299CGPB
DROP IN GRATE	1201DI
DOME GRATE	1299CGD
2" X 2" ROAD & HIGHWAY	3299CGSQF12

<p>THIS DISCLOSED COPY OF THE PRINTED OR PERMANENT RECORD MAY BE USED FOR THE EXERCISE OF THE PUBLIC'S RIGHT OF ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH THE INFORMATION IS NOT PROTECTED BY THE ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>GRABBY BY: MR. MATERIAL</p>	<p>2130 WARDEN AVE TORONTO, ONTARIO M5M 1A6 TEL: (416) 392-4343 FAX: (416) 392-5060 WWW.416.392.4343</p>
<p>THIS DISCLOSED COPY OF THE PRINTED OR PERMANENT RECORD MAY BE USED FOR THE EXERCISE OF THE PUBLIC'S RIGHT OF ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH THE INFORMATION IS NOT PROTECTED BY THE ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>DATE: 02-23-21</p>	<p>416 392 4343 Ynoplast</p>
<p>THIS DISCLOSED COPY OF THE PRINTED OR PERMANENT RECORD MAY BE USED FOR THE EXERCISE OF THE PUBLIC'S RIGHT OF ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH THE INFORMATION IS NOT PROTECTED BY THE ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>PROJECT NO: NAME</p>	<p>TITLE</p>
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<p>THIS DISCLOSED COPY OF THE PRINTED OR PERMANENT RECORD MAY BE USED FOR THE EXERCISE OF THE PUBLIC'S RIGHT OF ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH THE INFORMATION IS NOT PROTECTED BY THE ACCESS TO INFORMATION ACT, BUT NOT FOR REPRODUCTION OR FOR THE PURPOSES OF A LITIGATION.</p>	<p>DWG SIZE: A SCALE: 1/2" = 1' SHEET: 1 OF 1</p>	<p>DWG NO.: 7053-10-10 REV: A</p>

TYPICAL INSTALLATIONS

WHEN ARE DRAIN BASINS USED?

[illegible]

INLET SCHEDULE

STRUCTURE	SIZE/DIAMETER (in.)	MODEL	GRATE	SUMP (2-FT)	TRAFFIC RATED
ST-1.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-2.0	24	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-3.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-4.0	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-5.0	30X40	DENVER TYPE 16	DENVER TYP 16	X	X
ST-6.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	-
ST-7.1	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.2	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-7.3	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-7.4	12	NYLOPLAST	12" DOMED GRATE	X	-
ST-8.1	18	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.2	30	NYLOPLAST	SOLID COVER	-	X
ST-8.2.1	18	NYLOPLAST	18" DOMED GRATE	X	-
ST-8.2.2	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.3	15	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-8.4	12	NYLOPLAST	2'x2' ROAD & HIGHWAY GRATE	X	X
ST-9.1	24	NYLOPLAST	SOLID COVER	-	X
ST-9.2	24	NYLOPLAST	SOLID COVER	-	X
ST-9.3	24	NYLOPLAST	24" DOMED GRATE	X	-
ST-9.4	15	NYLOPLAST	15" DOMED GRATE	X	-
ST-9.5	12	NYLOPLAST	12" DOMED GRATE	X	-

REVISIONS

No.	Description	Date
1	IFC	03.15.2024
2	RFI #33	04.05.2024
3	RFI #96.0	08.15.2024

PROJECT NUMBER	2571-00
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ISSUE DATE 02/15/2024

ISSUE

IFC SET

SHEET TITLE

POOL DRAIN PLAN & PROFILE

SHEET NO. _____

C.315

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



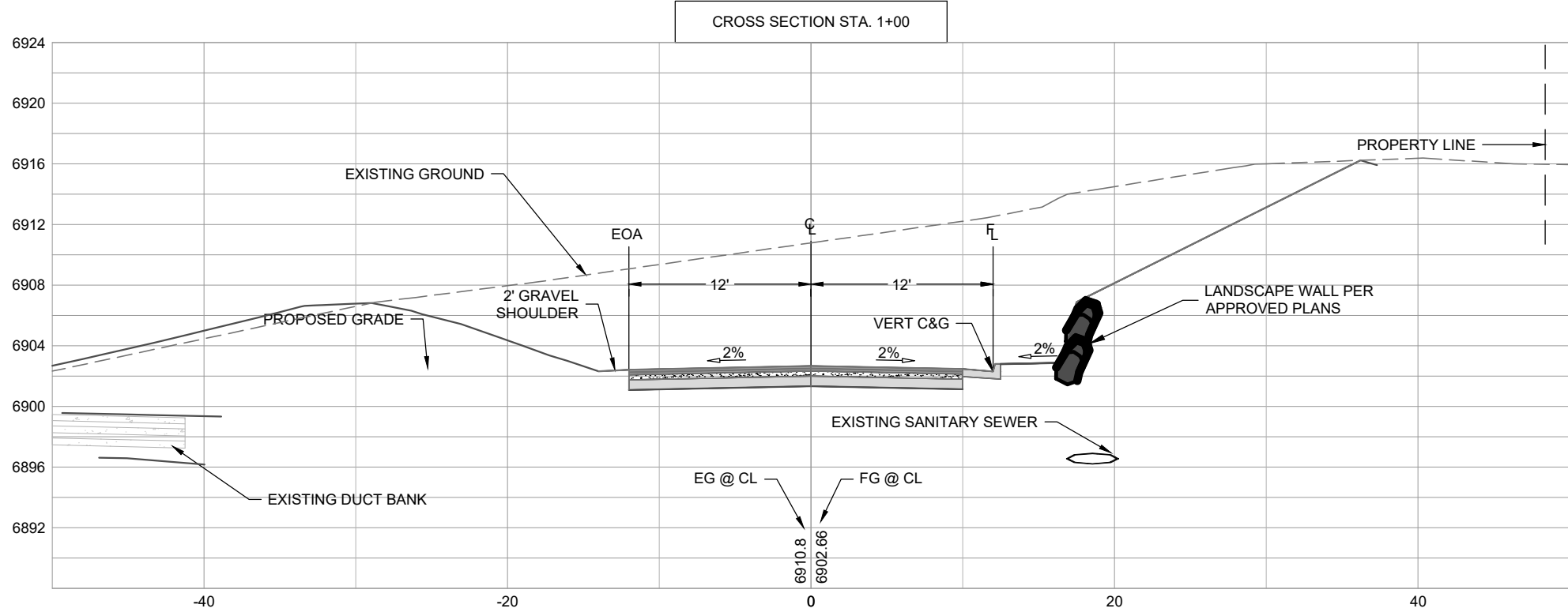
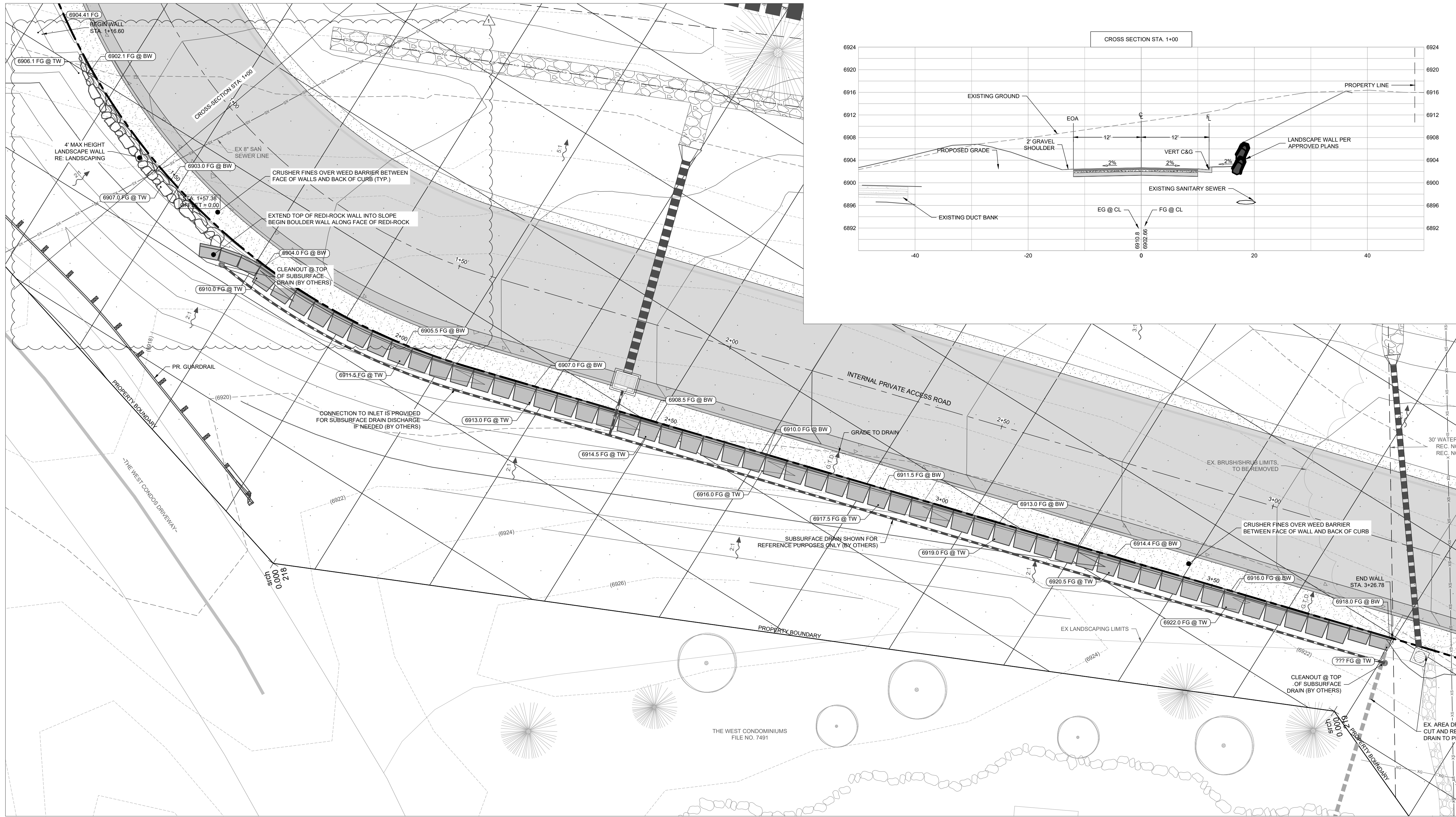
Know what's below.
Call before you dig.

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

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE



LEGEND:

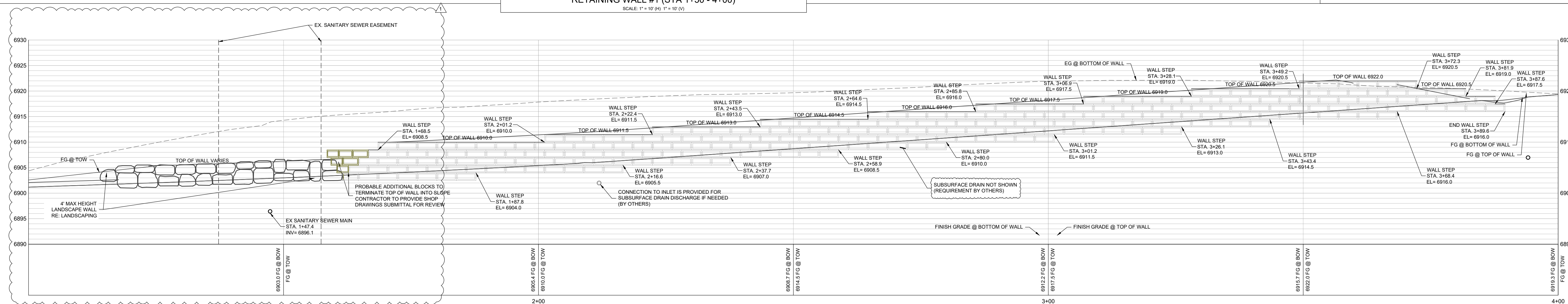
- PR. MINOR CONTOUR
- PR. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. ASPHALT
- PR. CONCRETE
- PR. GRAVEL
- PR. RED-ROCK WALL
- PR. CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- EX. CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
- PR TREES & SHRUBS RE: LANDSCAPING
- EX. CONIFEROUS AND DECIDUOUS TREE
- PR. SPOT ELEVATION
- EX. SPOT ELEVATION
- PR. OVERLAND FLOW DIRECTION W/ SLOPE
- PR. CHANNELIZED FLOW DIRECTION W/ SLOPE

NOTES:

- 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.
- ALL PROJECT DATA IS ON VERTICAL DATUM, NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- 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 ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
- THE UNREINFORCED WALL SECTIONS SYSTEM IS DESIGNED BY OTHERS AND SHOWN HEREON FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO "STACKED BOULDER WALL SECTION" BY NWCC FOR ALL CONSTRUCTION REQUIREMENTS. IN THE EVENT OF A CONFLICT, THE NWCC RECOMMENDATIONS SHALL GOVERN.

RETAINING WALL #1 (STA 1+50 - 4+00)

SCALE: 1" = 10' (H) 1" = 10' (V)



CALL UTILITY NOTIFICATION CENTER OF COLORADO



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



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No.	Description	Date
1	RFI #274	10.02.2024

PROJECT NUMBER: 2271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

LOWER WALLS PLAN & PROFILE

SHEET NO.

C.320

The Amble
Steamboat Springs, CO



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The Amble
Steamboat Springs, CO

IFC SET

SHEET TITLE

LOWER WALLS PLAN & PROFILE

PROJECT NUMBER: 2271-001
ISSUE DATE: 03/15/2024

ISSUE

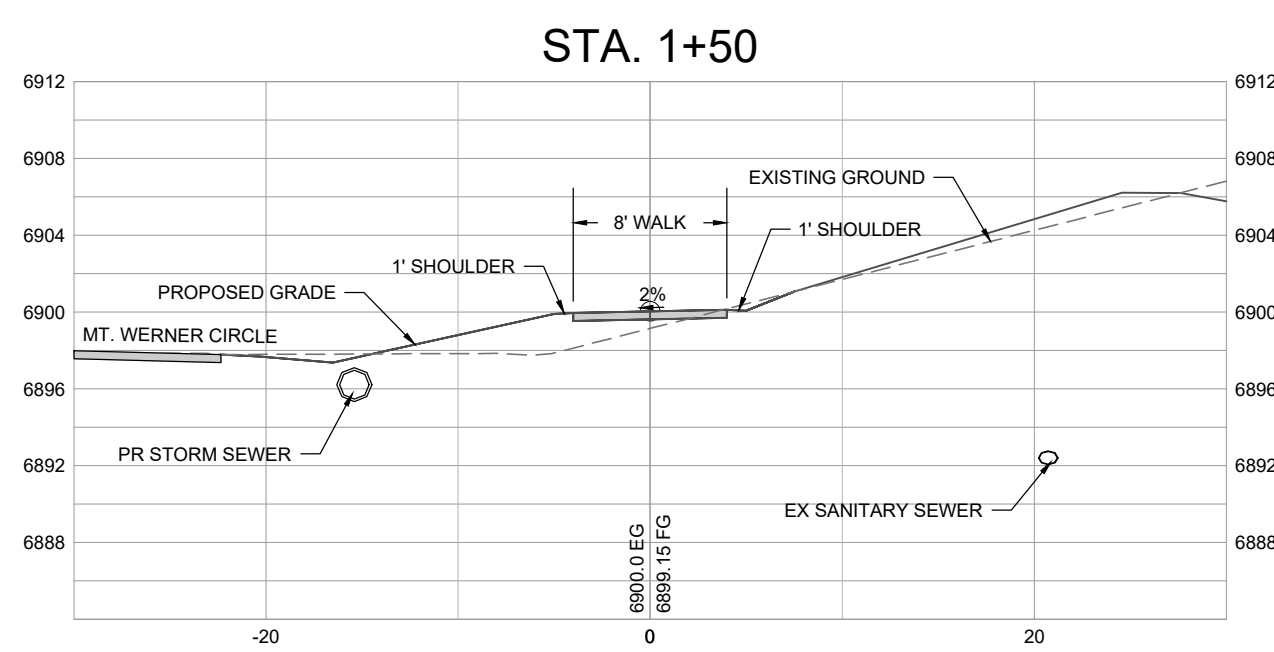
IFC SET

SHEET TITLE

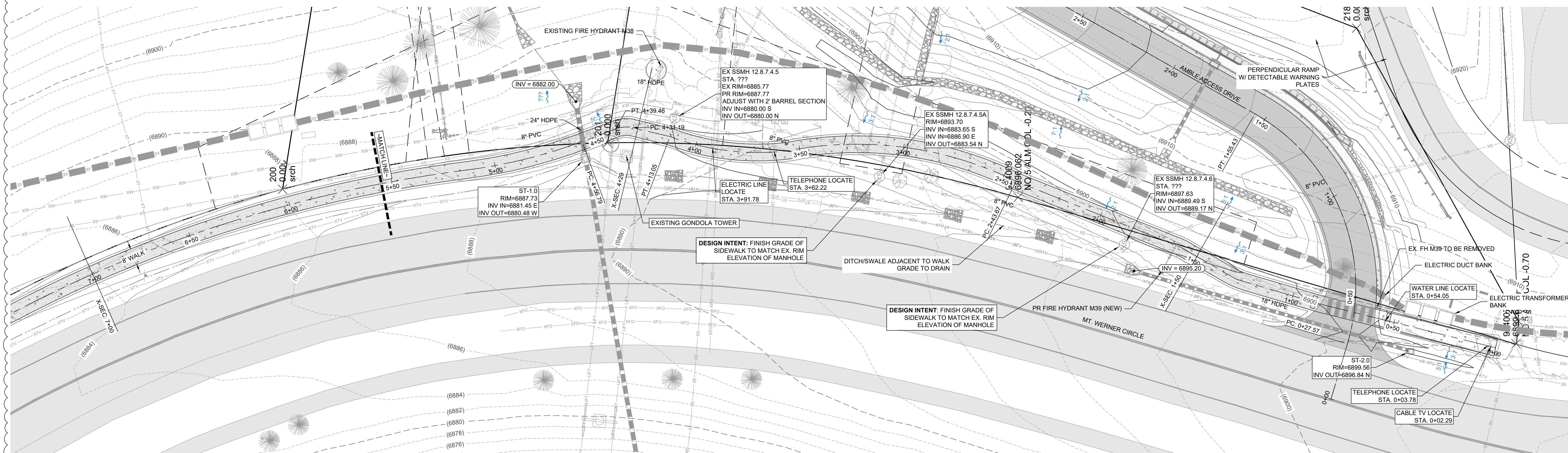
LOWER WALLS PLAN & PROFILE

SHEET NO.

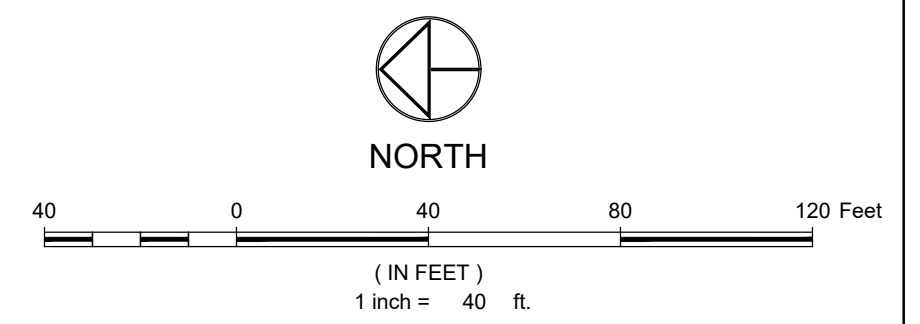
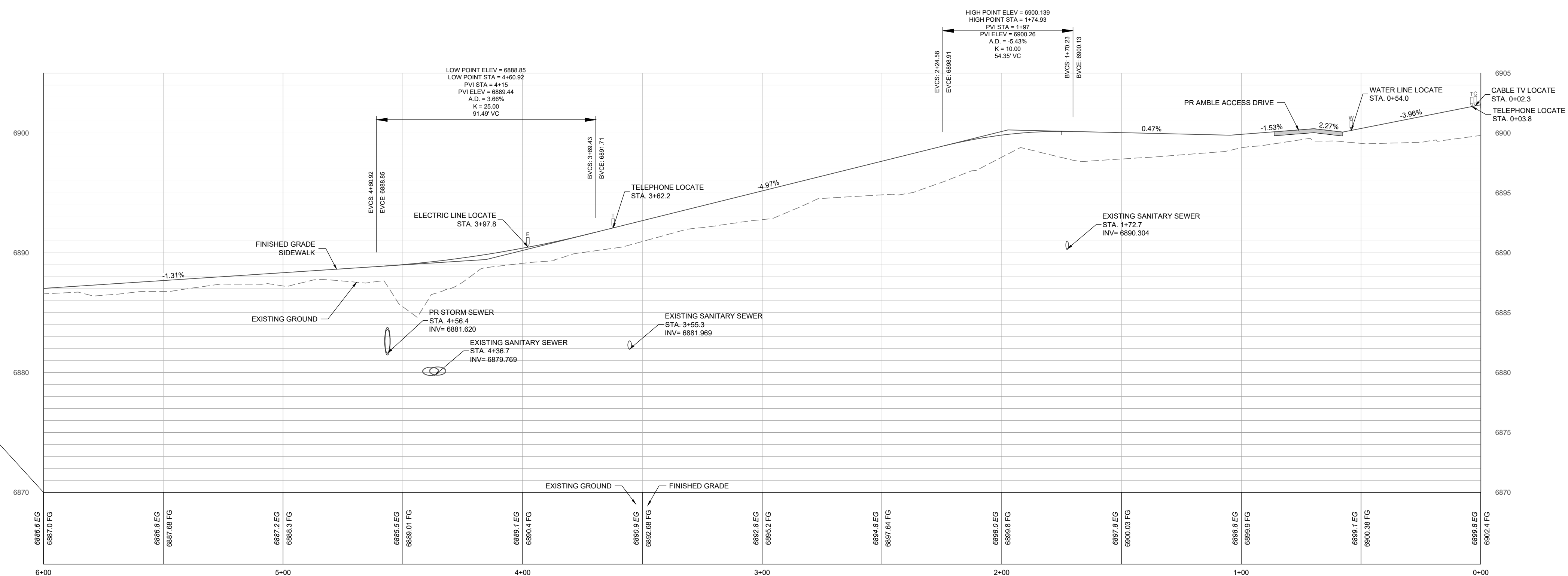
C.320



WEST MT. WERNER CIRCLE SIDEWALK - CROSS SECTIONS - STA: 1+50 - 4+29
SCALE: 1" = 10' (H); 1" = 10' (V)



WEST MT. WERNER CIRCLE SIDEWALK - PLAN & PROFILE - STA: 0+00 - 6+00
SCALE: 1" = 30' (H); 1" = 6' (V)



- PR. MINOR CONTOUR
- PR. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PR. BUILDING
- PR. FOUNDATION
- PR. OVERHANG/ROOF
- EX. ASPHALT
- PR. ASPHALT
- PR. CONCRETE
- PR. GRAVEL
- PR. PATIO RE: LANDSCAPING
- PR. COBBLE RE: LANDSCAPING
- PR. GREEN ROOF RE: ARCH
- PR. STRUCTURE UNDER GRADE RE: ARCH
- PR. SITE WALL
- PR. REDIROCK WALL
- PR. BOLLARDS
- PR. BOLLARDS
- PR. ROCK WALL RE: LANDSCAPING
- PR. CULVERT W/ END SECTIONS
- INLET AND STORM MANHOLE
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- INLET AND STORM MANHOLE
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- PR. SPOT ELEVATION
- EX. SPOT ELEVATION
- PR. OVERLAND FLOW DIRECTION W/ SLOPE
- PR. CHANNELIZED FLOW DIRECTION W/ SLOPE
- EX. CHANNELIZED FLOW DIRECTION
- APPROX. LIMITS OF GRADING

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4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
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CALL UTILITY NOTIFICATION CENTER OF
COLORADO



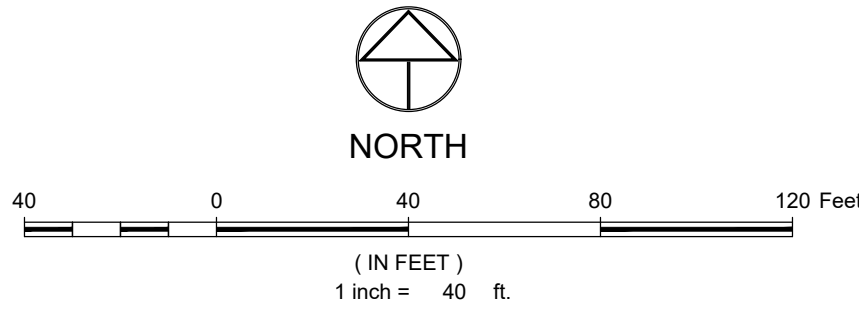
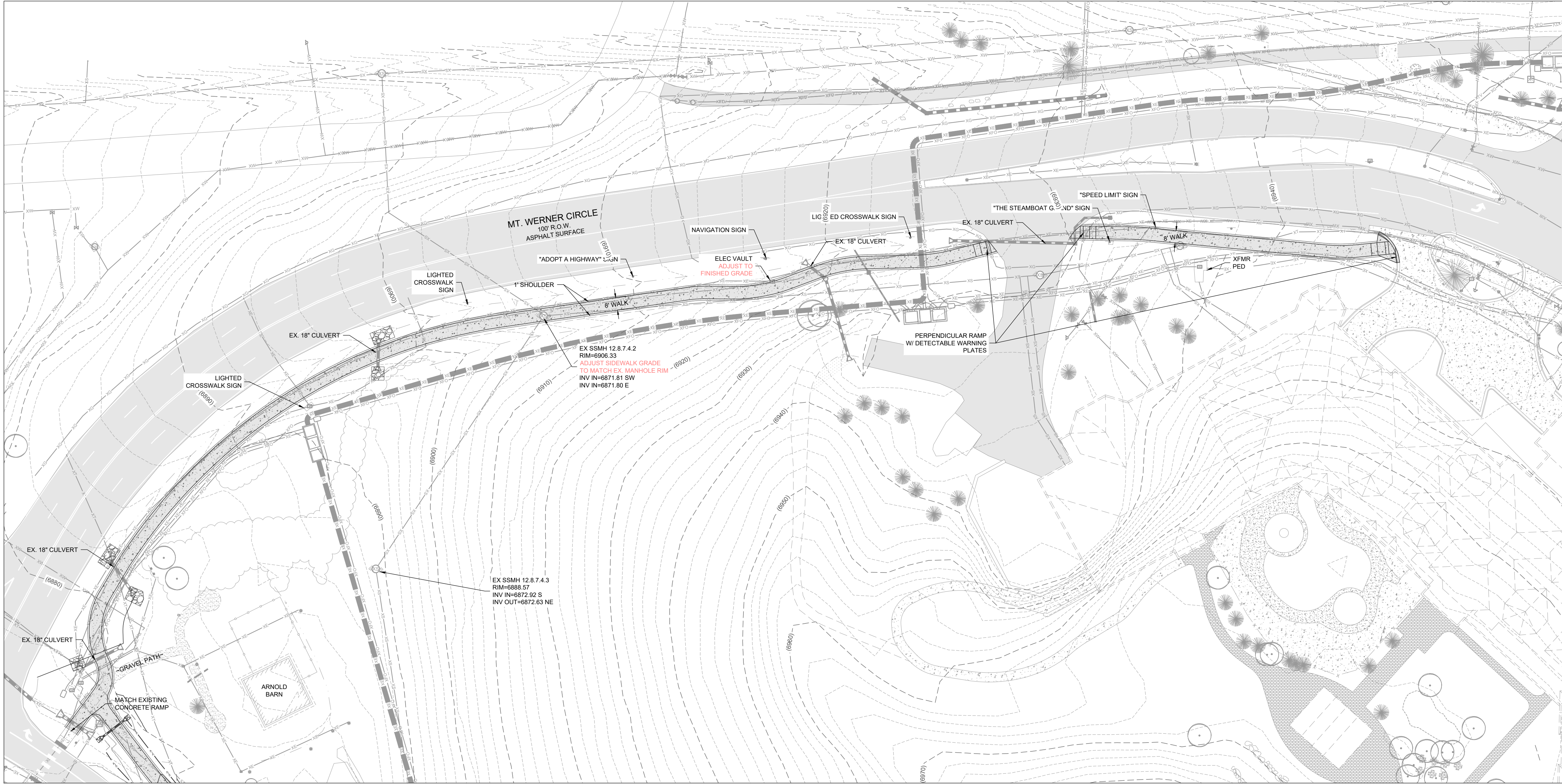
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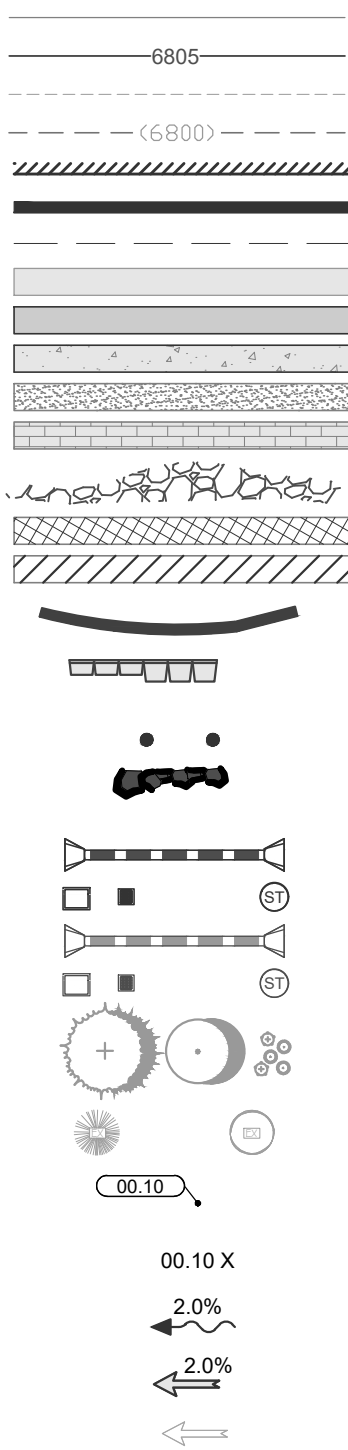
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SIGNATURE AND DATE

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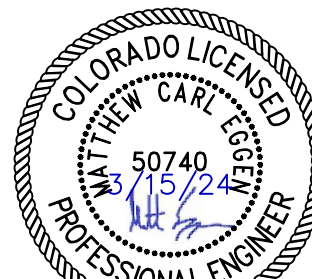
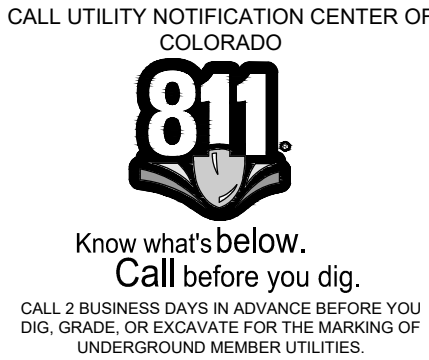
LEGEND:

- PR. MINOR CONTOUR
PR. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
PR. BUILDING
PR. FOUNDATION
PR. OVERHANG/ROOF
EX. ASPHALT
PR. ASPHALT
PR. CONCRETE
PR. GRAVEL
PR. PATIO RE: LANDSCAPING
PR. COBBLE RE: LANDSCAPING
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EX. CHANNELIZED FLOW DIRECTION
APPROX. LIMITS OF GRADING



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The Amble
Steamboat Springs, CO

REVISIONS		
No.	Description	Date

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE:

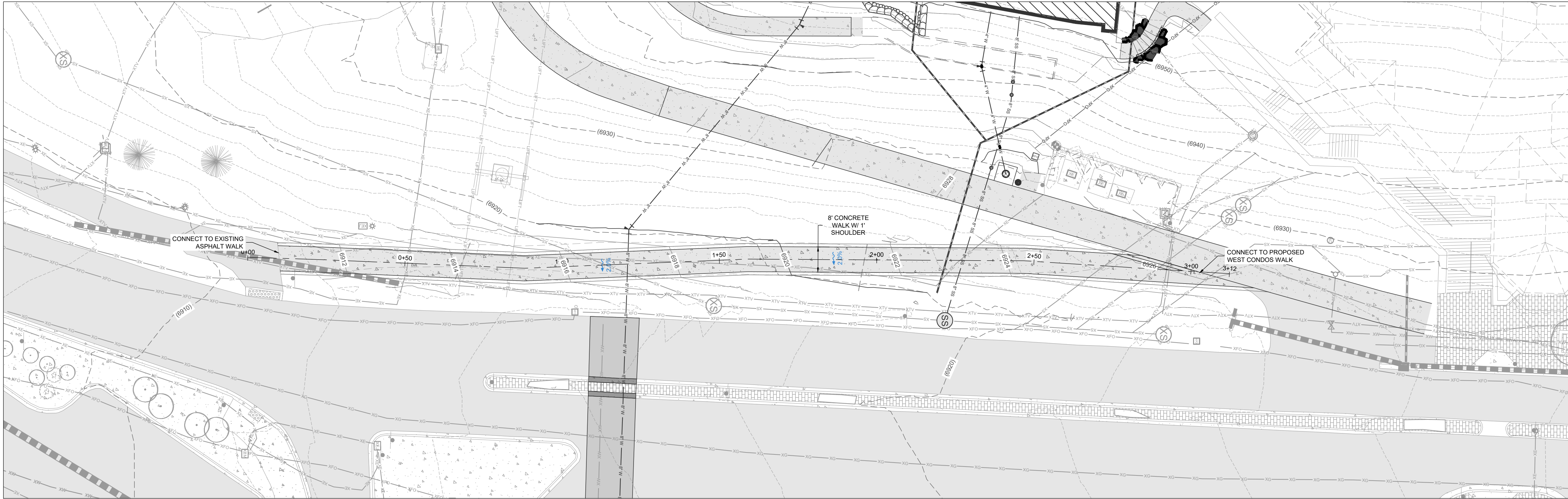
IFC SET

SHEET TITLE:

SIDEWALK PLAN

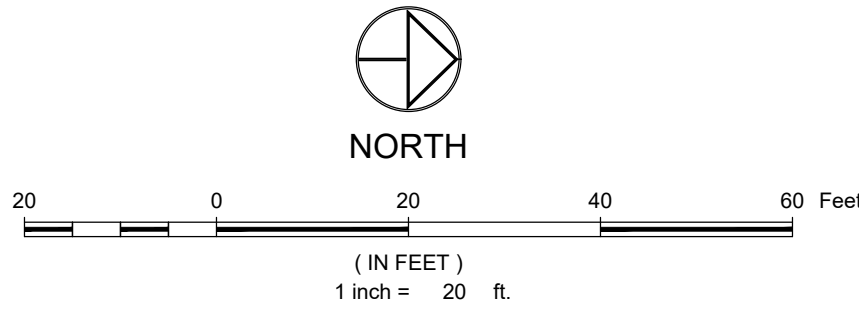
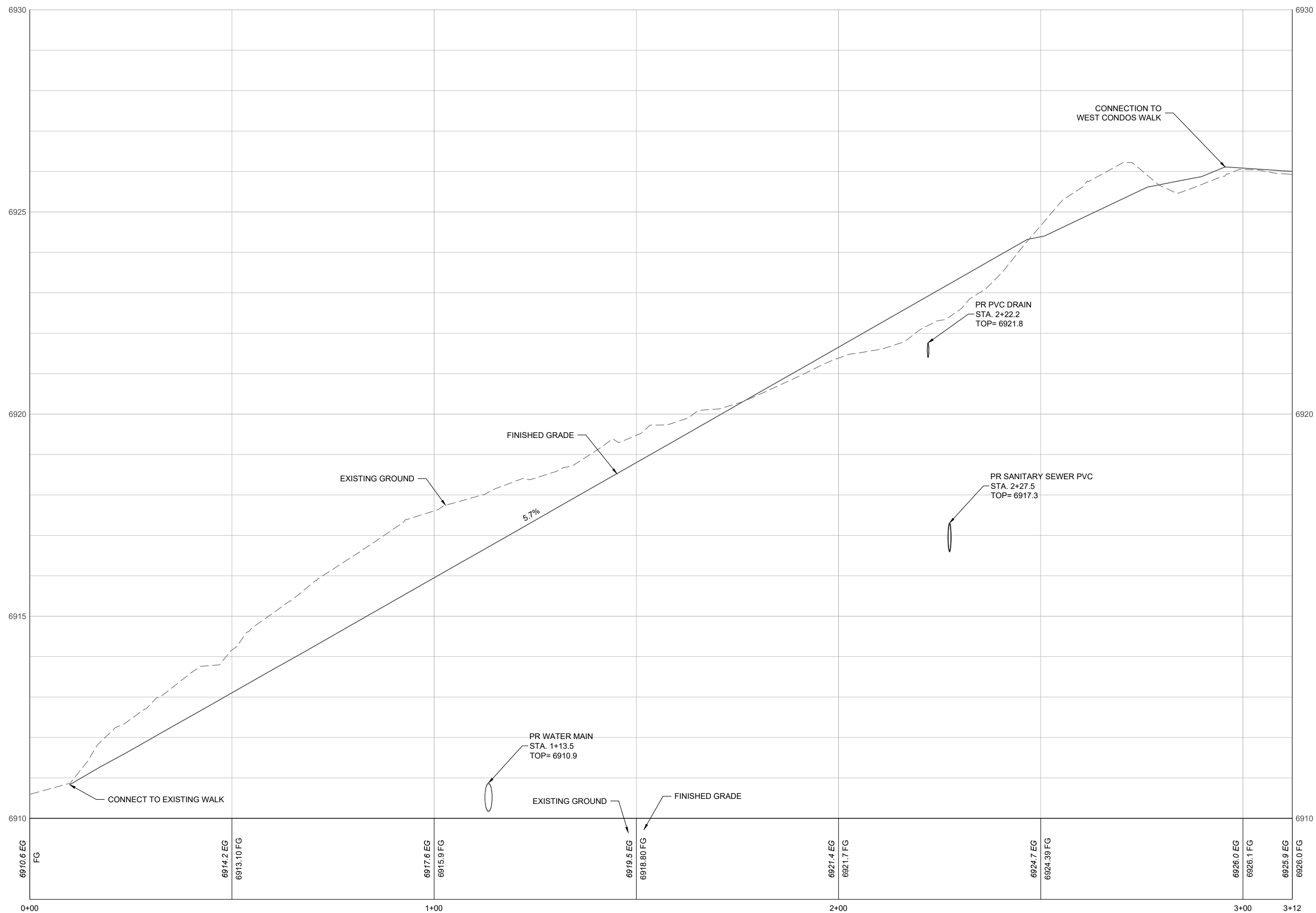
SHEET NO.:

C.332



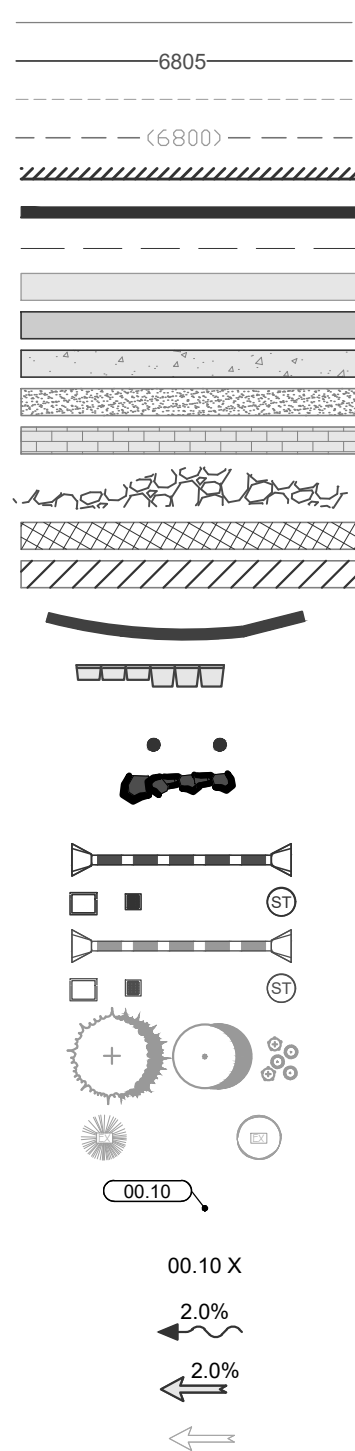
EAST MT. WERNER CIRCLE SIDEWALK - PLAN & PROFILE - STA: 0+00 - 3+12

SCALE: 1" = 20' (H); 1" = 2' (V)



LEGEND:

- PR. MINOR CONTOUR
- PR. MAJOR CONTOUR
- EX. MINOR CONTOUR
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- PR. BUILDING
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- PR. CHANNELIZED FLOW DIRECTION W/ SLOPE
- EX. CHANNELIZED FLOW DIRECTION
- APPROX. LIMITS OF GRADING

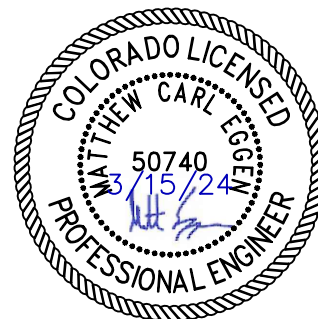


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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

TOWN STAMP

359
DESIGN

3600 ORANGE STREET
DENVER, CO 80211
720.912.5401



141 9th Street - P.O. Box 171681, Steamboat Springs, CO 80477
(970) 871-6864 - www.LANDMARK-CC.com

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The Amble

Steamboat Springs, CO

No.	Description	Date
1	Permit Comment Response	02.08.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE:

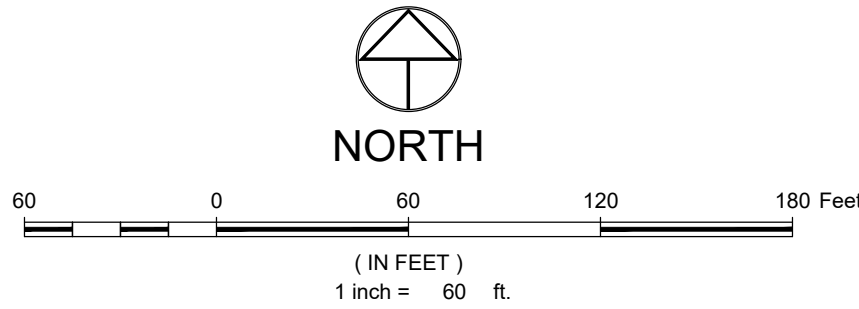
IFC SET

SHEET TITLE:

SIDEWALK PLAN & PROFILE

SHEET NO:

C.333



LEGEND:

PAVING

- 1.1 CONCRETE PAVING
 - 1.1A 4" THICK SIDEWALK
 - 1.1B 5" THICK SIDEWALK
 - 1.1C 4" THICK SIDEWALK (ON EXISTING SOFT SURFACE TRAIL)
 - 1.1D 5" THICK SIDEWALK (ON EXISTING SOFT SURFACE TRAIL)
 - 1.1E SNOWMELT CONCRETE

- 1.2 ASPHALT PAVING
 - 1.2A HEAVY TRAFFIC (MIN. 4" HSA THICKNESS)
 - 1.2B REHABILITATION-TBD

* APPROXIMATE AREAS SUBJECT TO MILL/OVERLAY, PATCHING, REPAIR - ACTUAL LIMITS TO BE FIELD DETERMINED AND COORDINATED WITH GEOTECH

- 1.3 CONCRETE CURB & GUTTER
 - 1.3A CATCH CURB
 - 1.3B MOUNTABLE CURB
 - 1.3C THICKENED EDGE RIBBON CURB
 - 1.3D CONCRETE COLLAR (SAND FILTER)

- 1.4 CURB RAMP
 - 1.4A CDOT TYPE 1 PERPENDICULAR RAMP (TYPICAL) w/ DETECTABLE WARNING PLATES

- 1.5 GRAVEL SURFACING
 - 1.5A 2 FOOT WIDE GRAVEL SHOULDER

PAINTING / STRIPING

- 2.1 STOP BAR
- 2.2 4-INCH WIDE SOLID WHITE (PARKING/FOG LINE)
- 2.3 CROSSWALK STRIPING

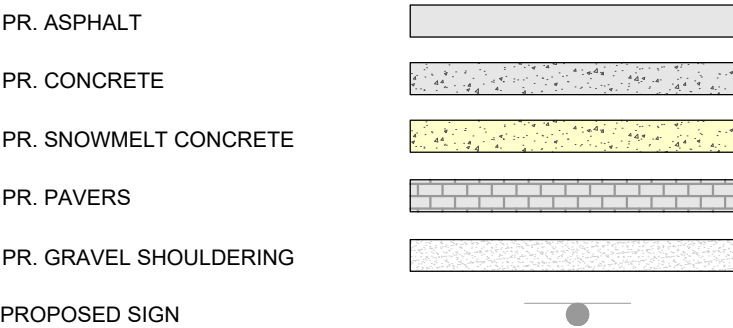
SIGNAGE

- 3.1 STOP SIGN (R1-1)
- 3.2 NO PARKING ANY TIME (R7-1L)
- 3.3 DO NOT ENTER SIGN (R5-1)
- 3.4 6" BOLLARD

GUARD RAIL

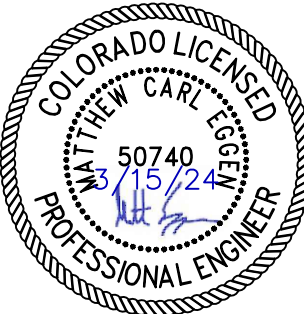
- 4.1 CDOT MIDWEST GUARDRAIL SYSTEM (MGS)
 - 4.1A TIMBER POST w/ WOOD POST & BLOCK
 - 4.1B TERMINAL END SECTION (FLARED)

UNREINFORCED RETAINING WALL



NOTES:

- ALL SIGNAGE AND MARKINGS SHALL CONFORM TO THE CURRENT VERSION OF THE M.U.T.C.D.
- ALL SYMBOLS, INCLUDING ARROWS, 'ONLYS', CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMOPLASTIC.
- ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
- ALL LANE LINES FOR CONCRETE SHALL BE EPOXY PAINT.
- EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- THE SIGN INSTALLER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF CONDITIONS WARRANT SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M&S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER ANY REQUIREMENTS FOR WARRANTY PERIODS FOR NEW CONSTRUCTION (EXCEPT FOR NORMAL WEAR ON TRAFFIC MARKINGS).
- SLEEVES FOR DELINEATORS AND SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- THE SCOPE REFLECTED ON THIS PLAN SHALL ONLY BE USED FOR ITEMS SPECIFIED AND DETAILED ON DRAWINGS PREPARED BY LANDMARK CONSULTANTS, INC. REFERENCES TO "BY OTHERS", "LANDSCAPE", "LANDSCAPE PLANS" AND/OR SIMILAR NOTATION ARE EXCLUDED FROM THIS PLAN. CONTACT LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM IF DISCREPANCIES ARE DISCOVERED.



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359 DESIGN

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(970) 871-6864 • www.LANDMARK-CONSULTANTS.COM

LANDMARK CONSULTANTS, INC.
CONSULTANTS, INC.
CIVIL ENGINEERS & SURVEYORS

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The Amble

Steamboat Springs, CO

No.	Description	Date

PROJECT NUMBER: 2871-001

ISSUE DATE: 03/15/2024

ISSUE:

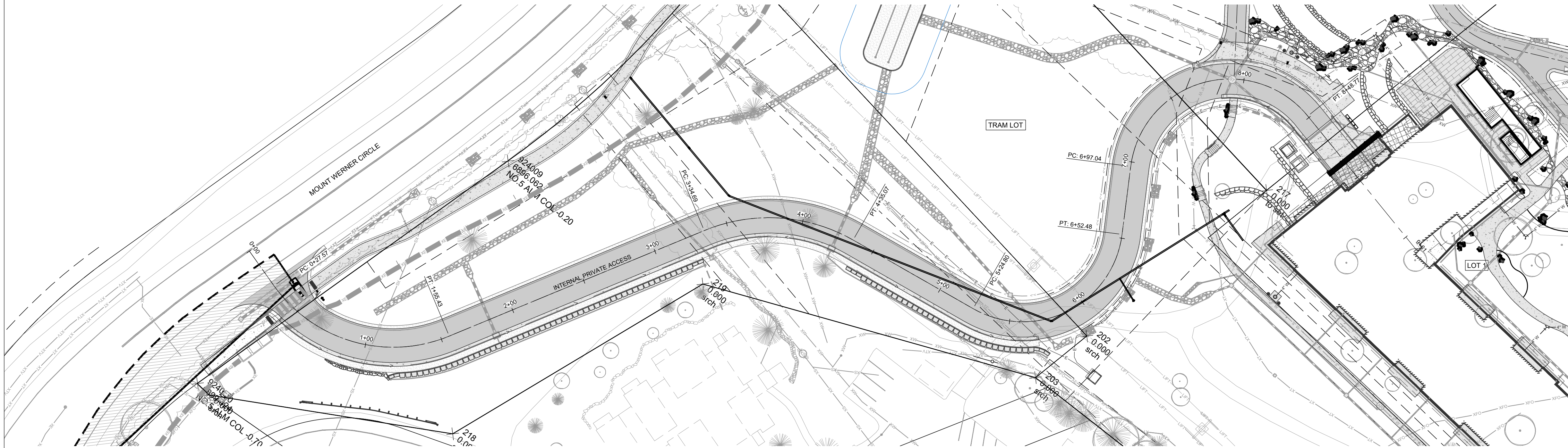
IFC SET

SHEET TITLE:

OVERALL MATERIALS SIGNAGE

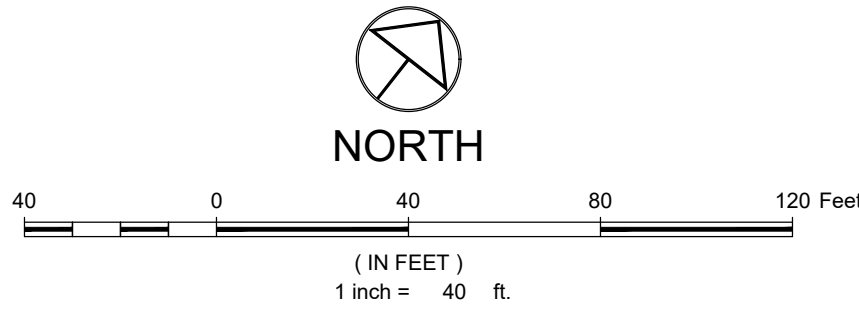
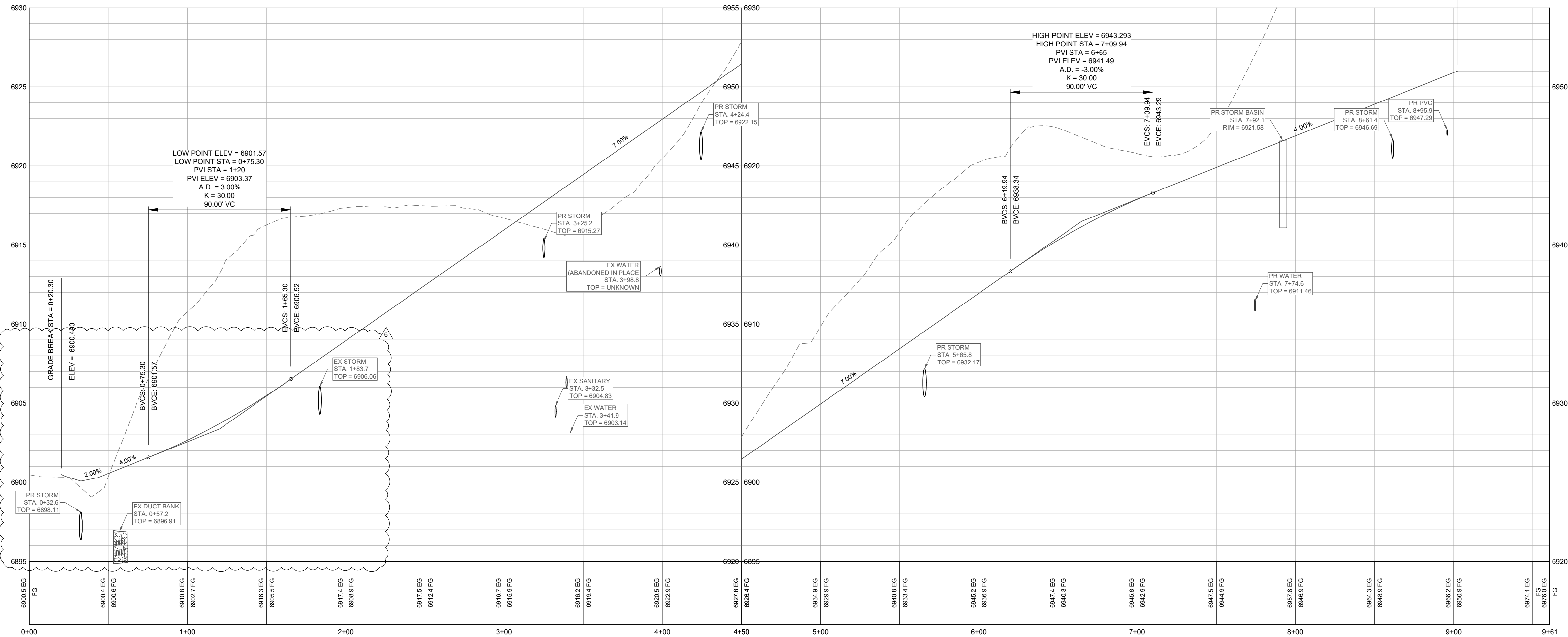
SHEET NO:

C.400



ROADWAY PLAN & PROFILE (STA 0+00 - 9+65)

SCALE: 1" = 40' (H) 1" = 4' (V)



LEGEND:

- PR. MINOR CONTOUR
- PR. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. MAJOR CONTOUR
- PR. BUILDING
- PR. FOUNDATION
- PR. OVERHANG/ROOF
- EX. ASPHALT
- PR. ASPHALT
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- PR. GRAVEL
- PR. PATIO RE: LANDSCAPING
- PR. COBBLE RE: LANDSCAPING
- PR. GREEN ROOF RE: ARCH
- PR. STRUCTURE UNDER GRADE RE: ARCH
- PR. SITE WALL
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- PR. BOLLARDS
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- EX. CONIFEROUS AND DECIDUOUS TREE
- PR. SPOT ELEVATION
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- PR. OVERLAND FLOW DIRECTION W/ SLOPE
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REVISIONS		
No.	Description	Date
6	RFI #64.1	06.05.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE: IFC SET

SHEET TITLE: ROADWAY PLAN & PROFILE

SHEET NO:

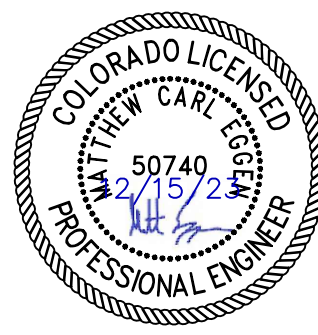
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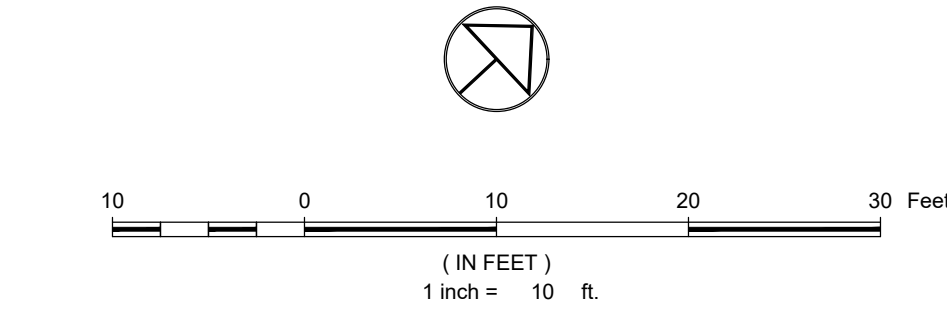
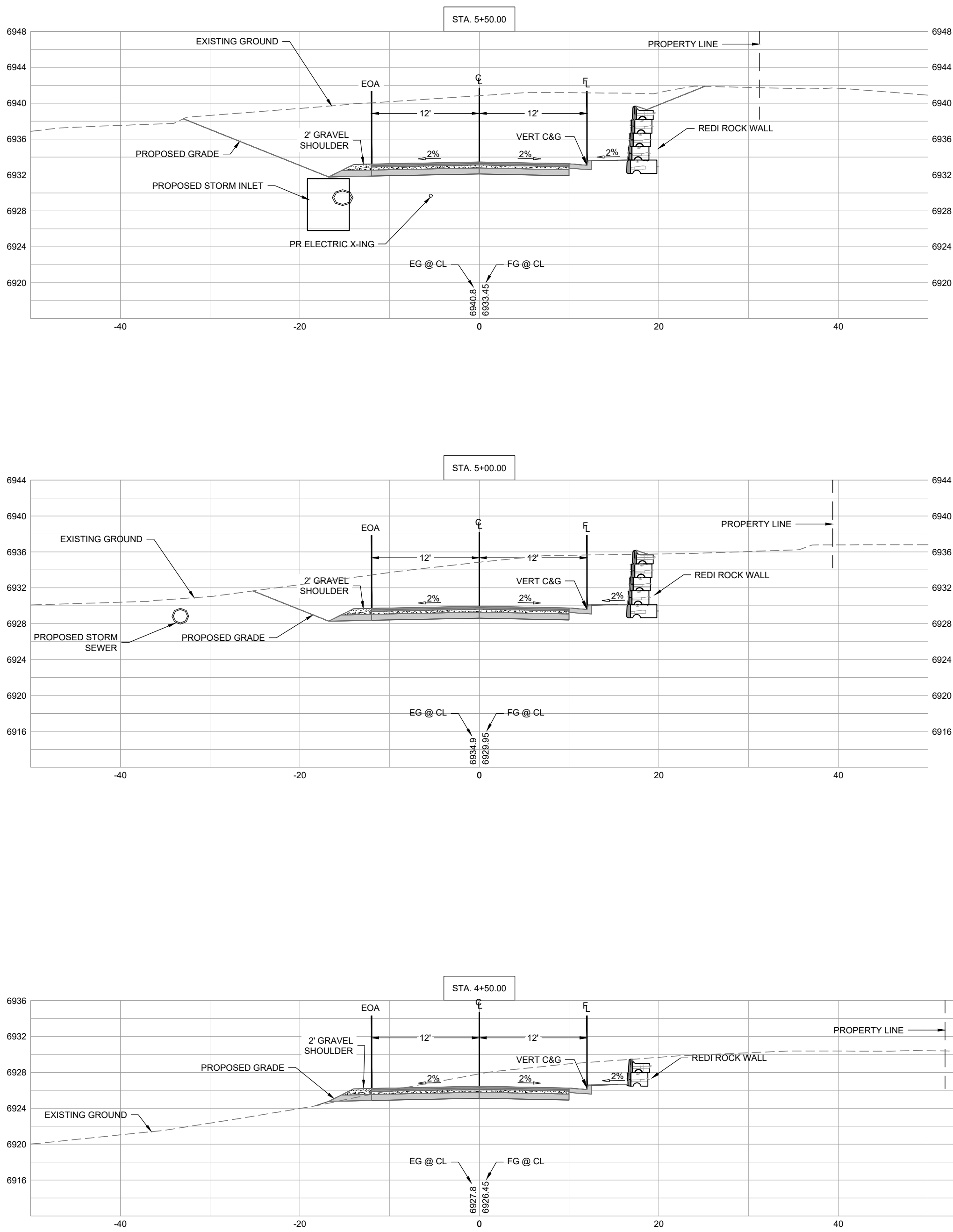
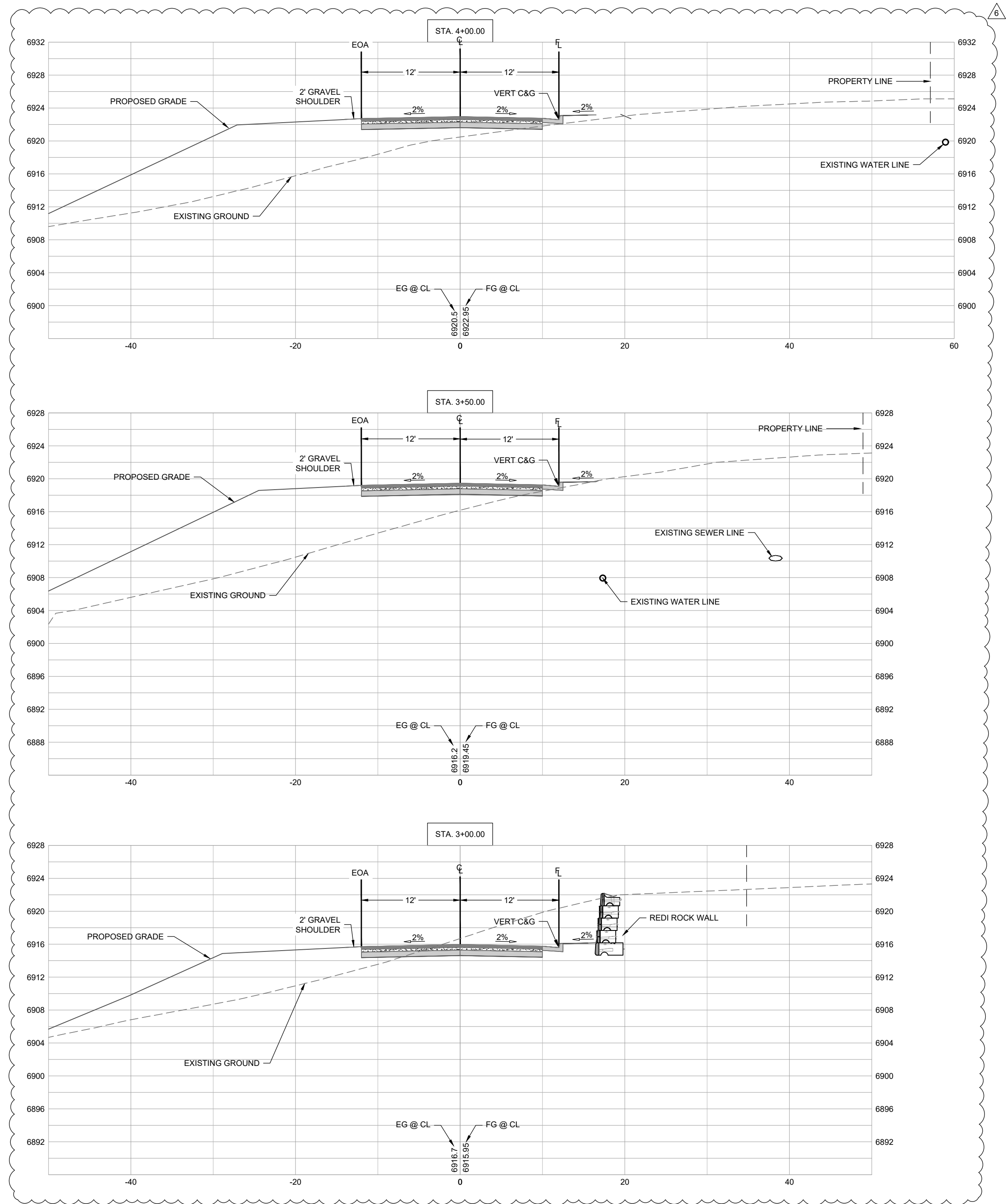
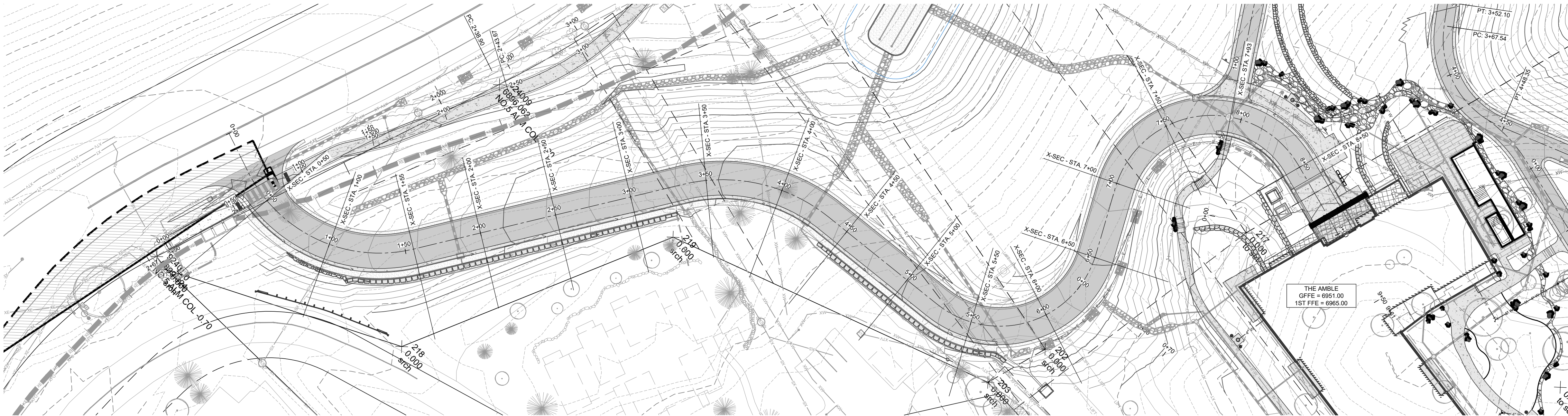
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MAX. RETAINING WALL HEIGHT IS 6-FT.

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PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

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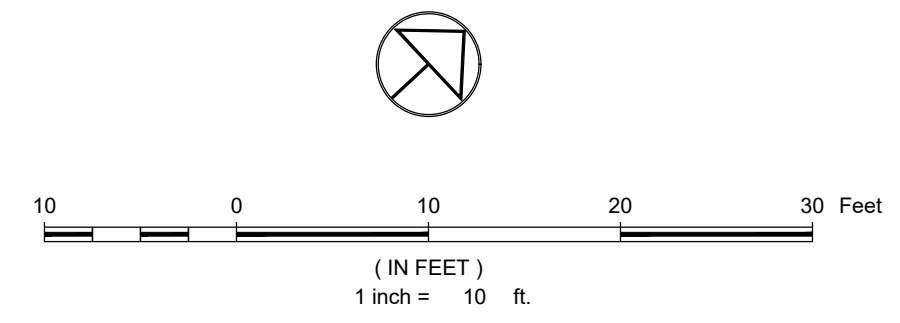
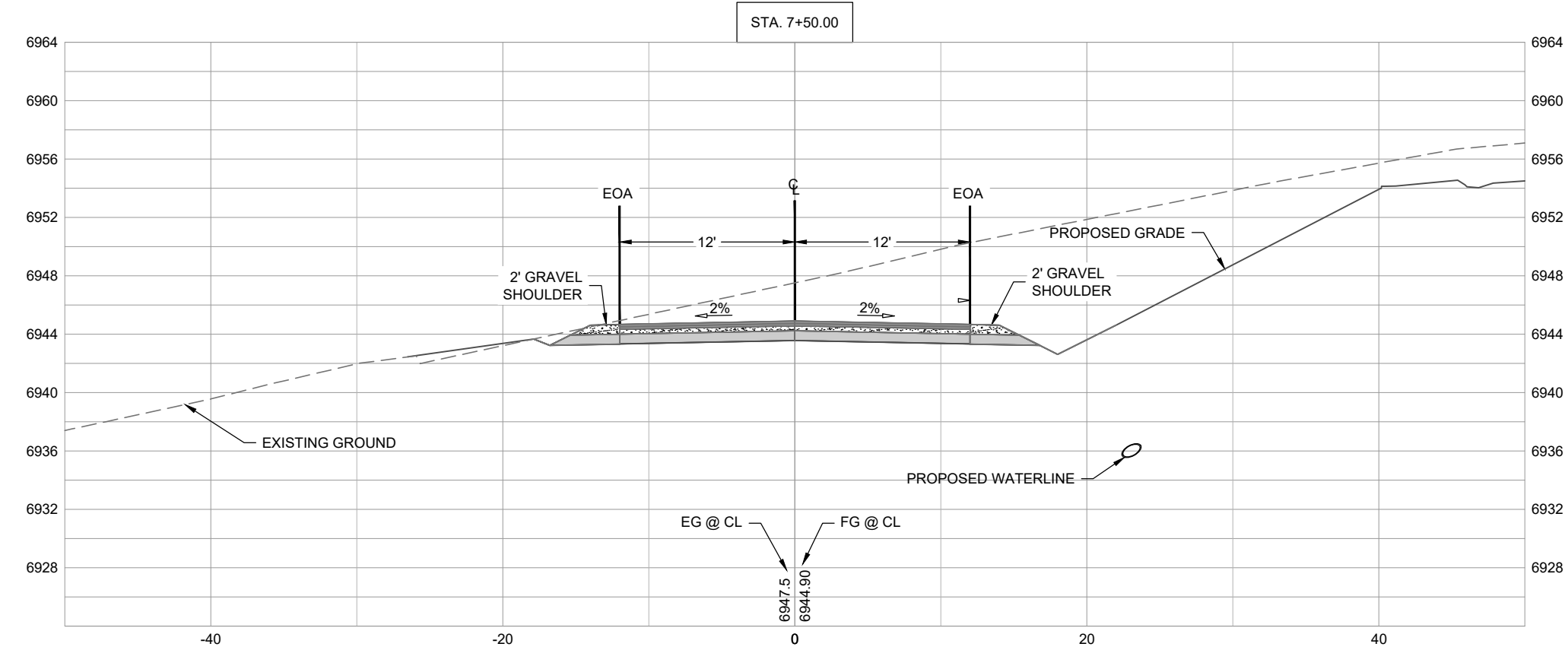
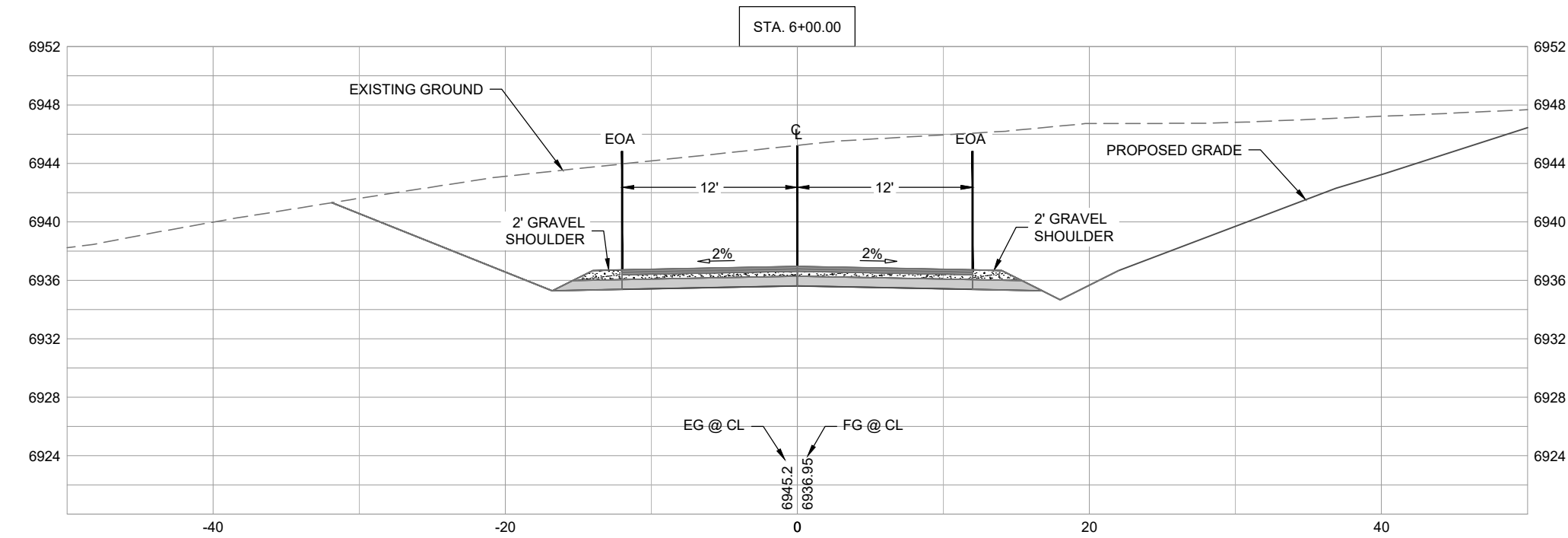
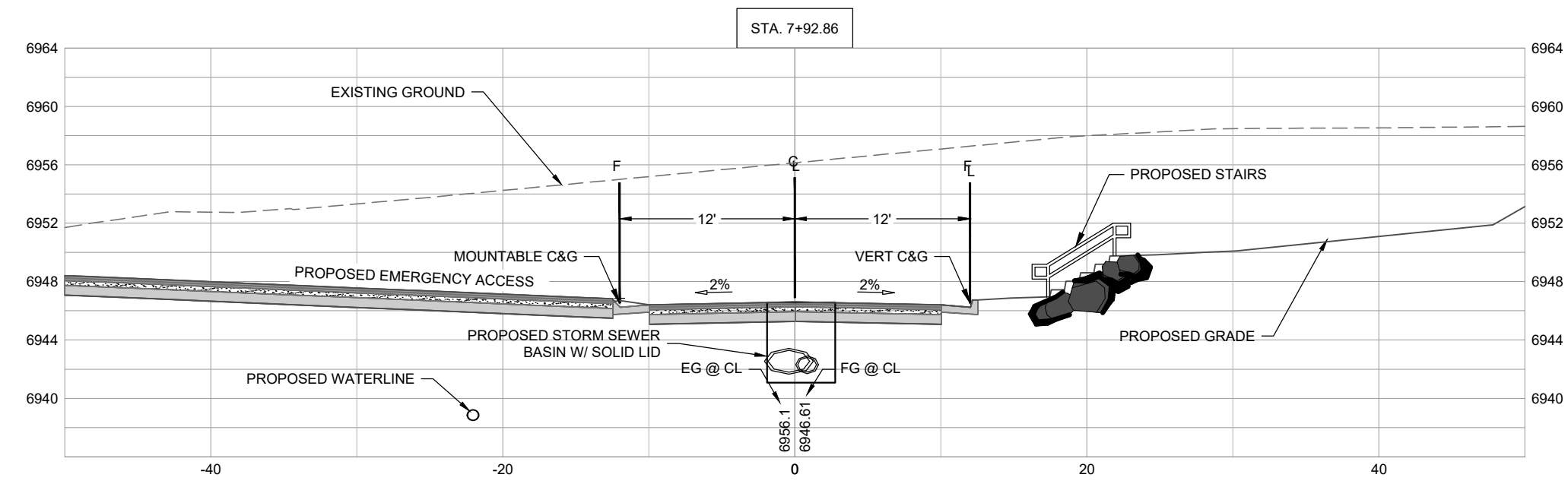
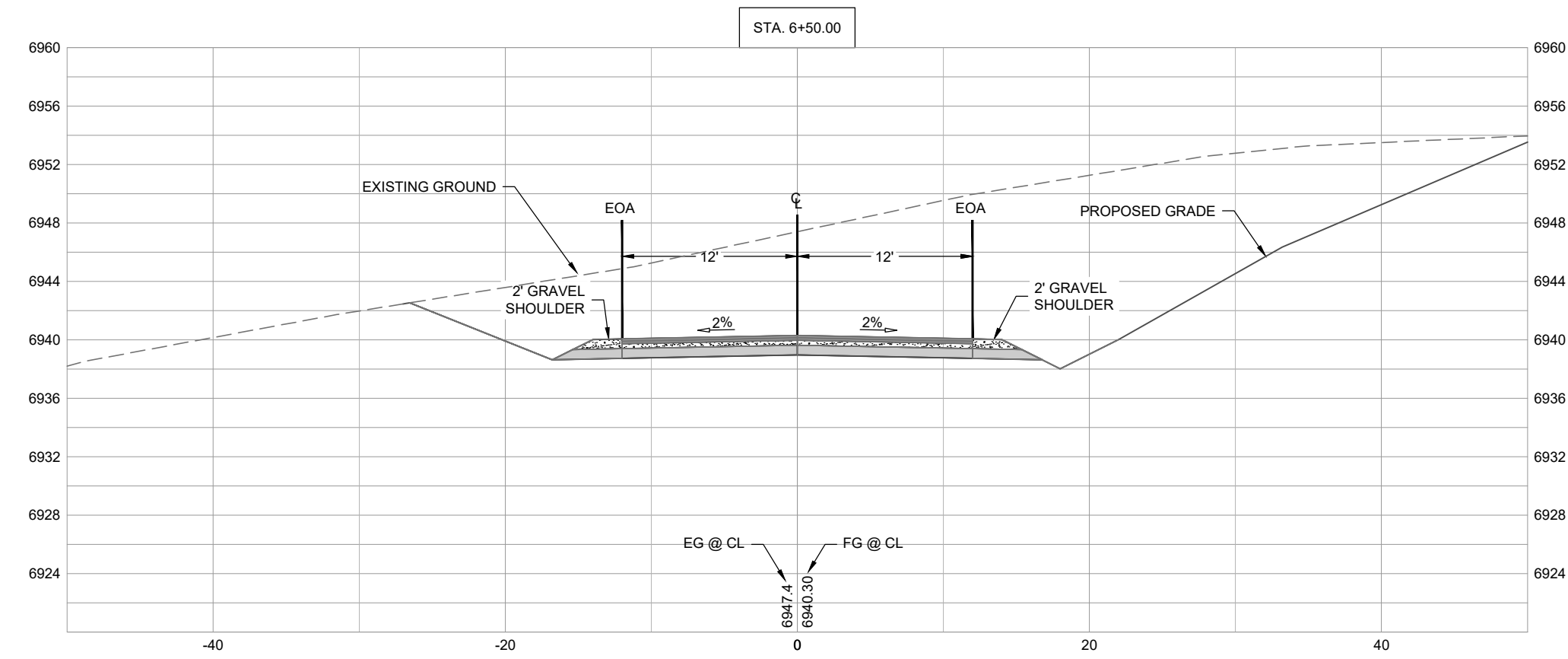
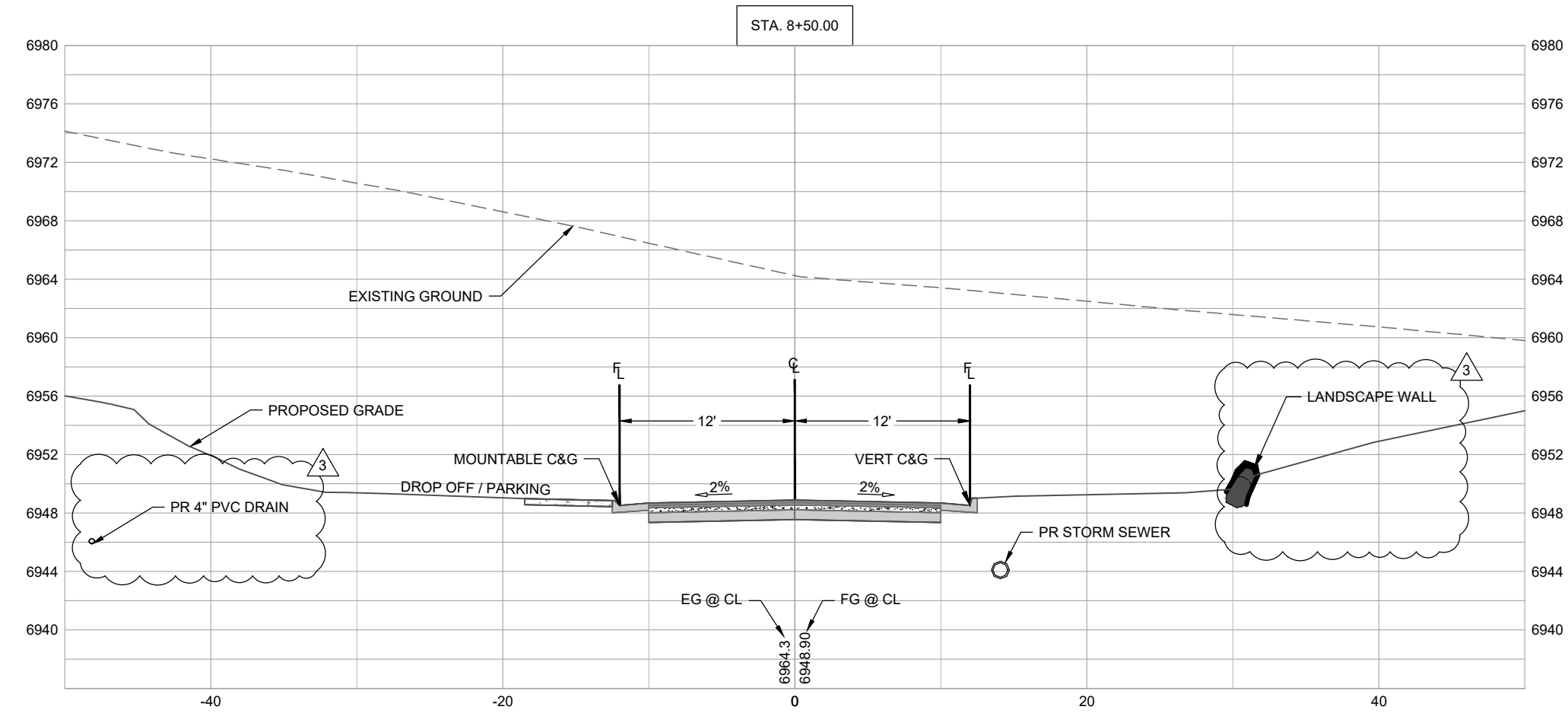
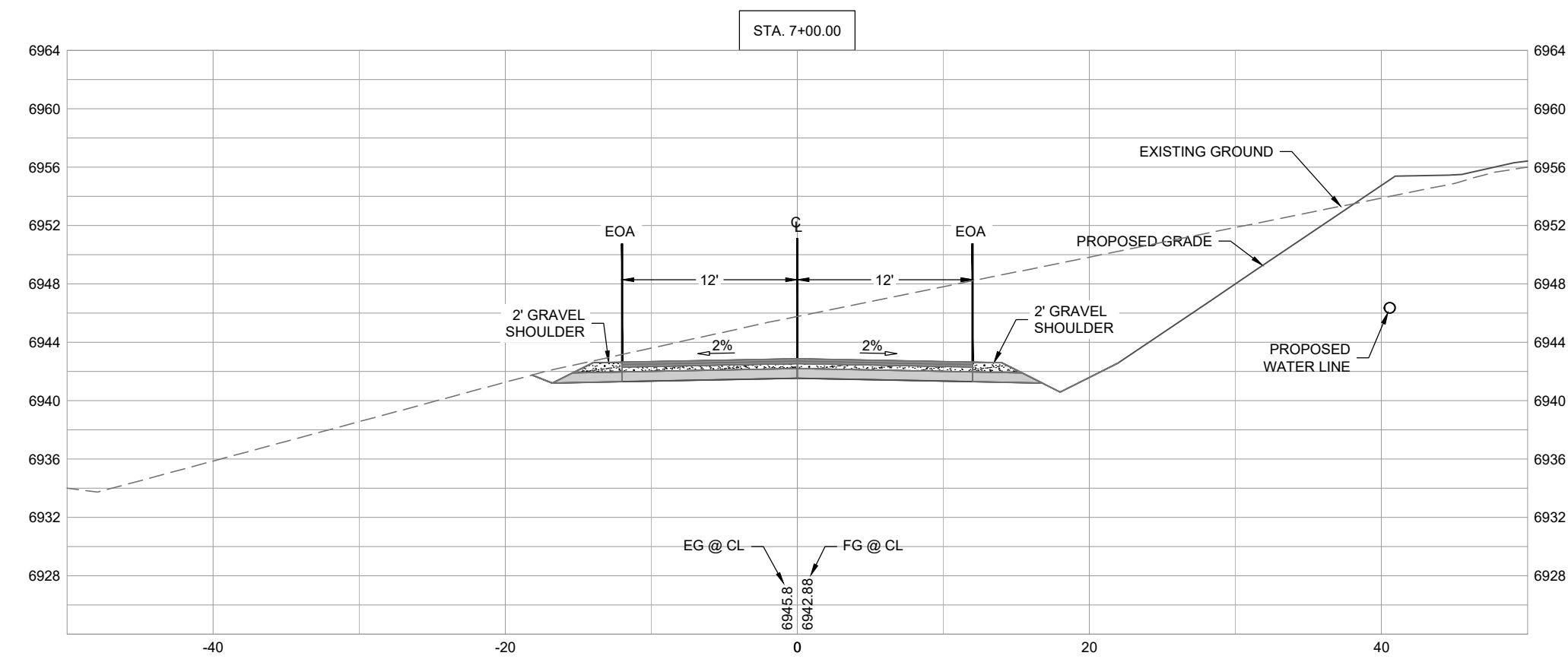
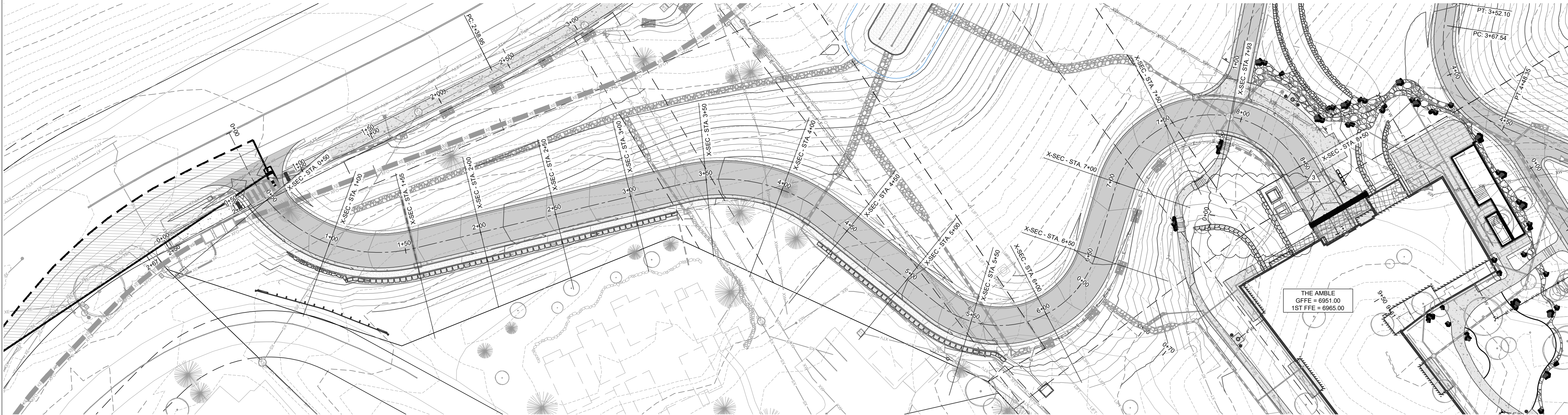
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SHEET TITLE

ROADWAY CROSS-SECTIONS

SHEET NO.

C.421



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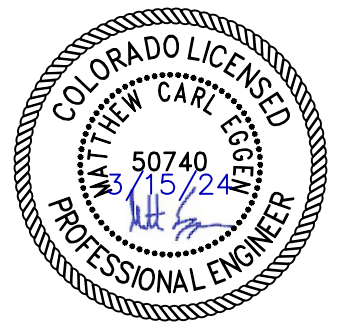
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No.	Description	Date
3	IFC	03.15.2024

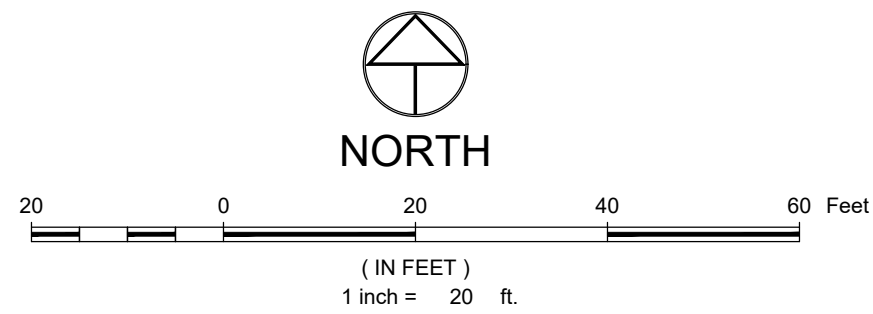
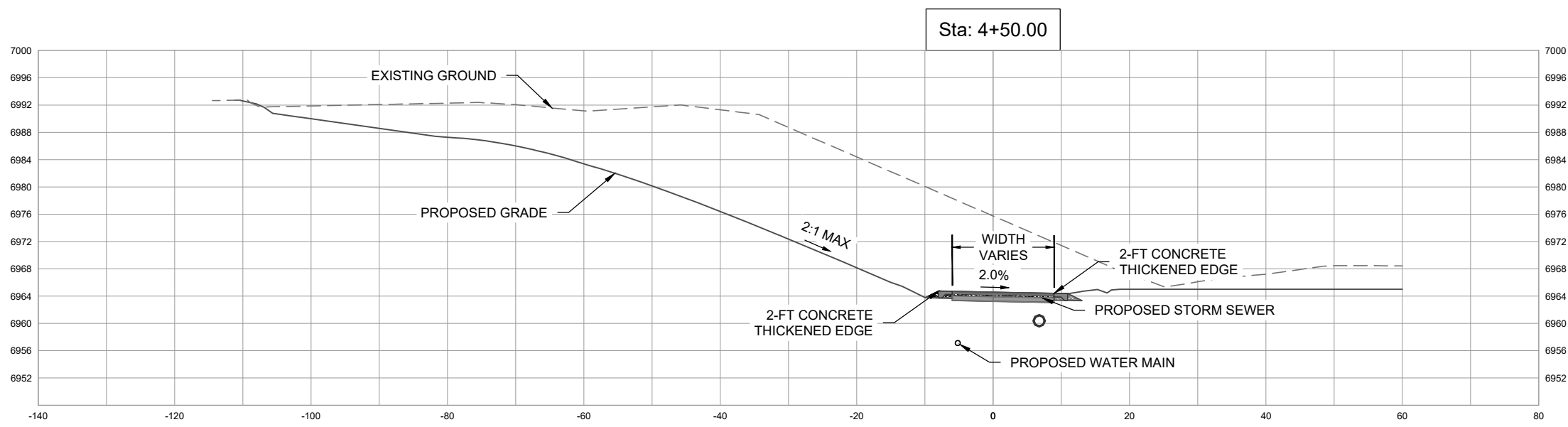
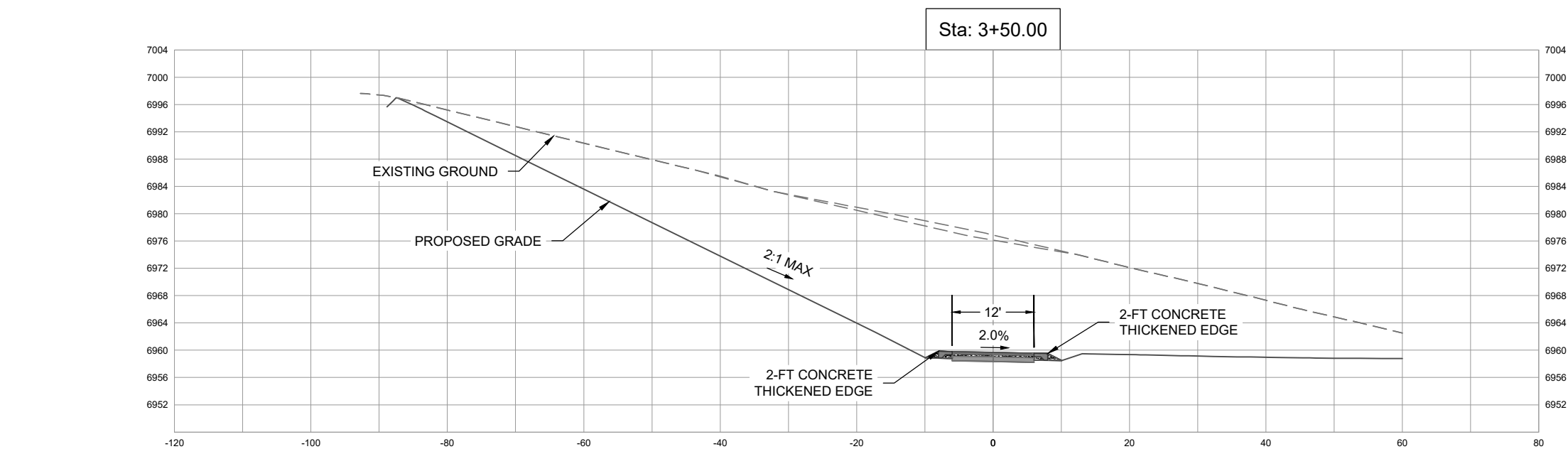
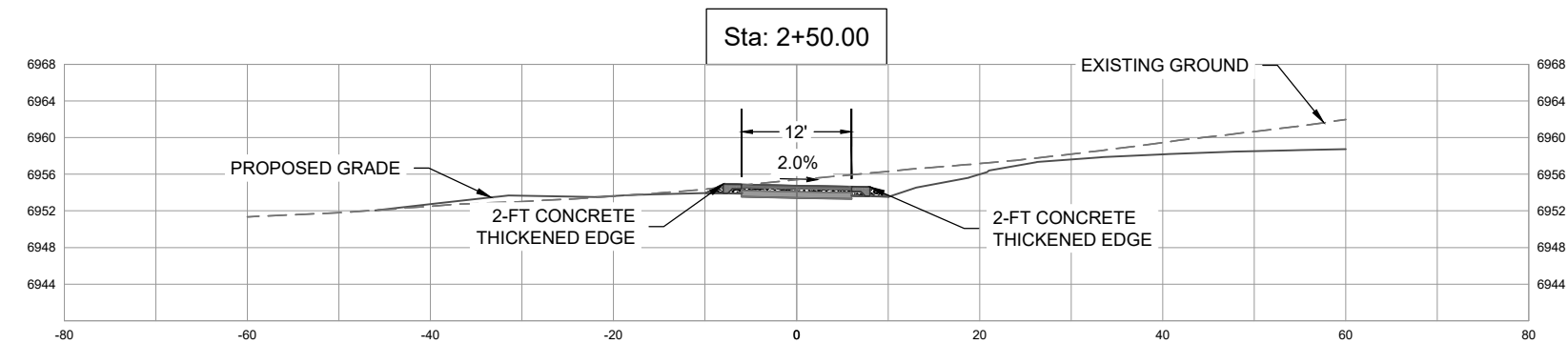
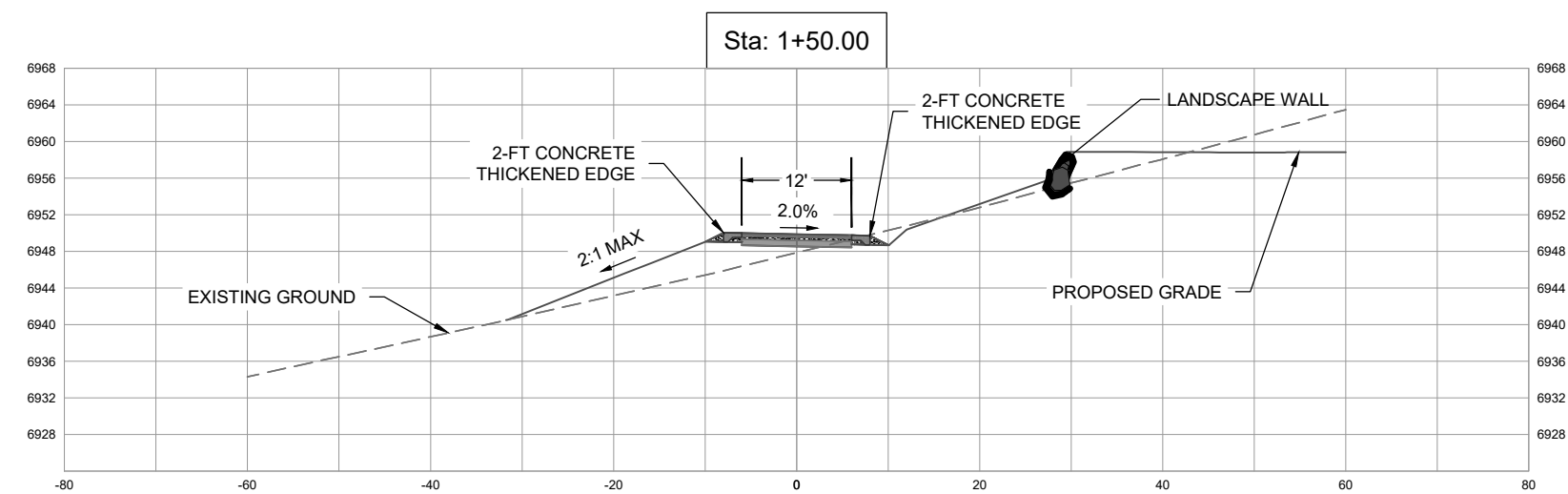
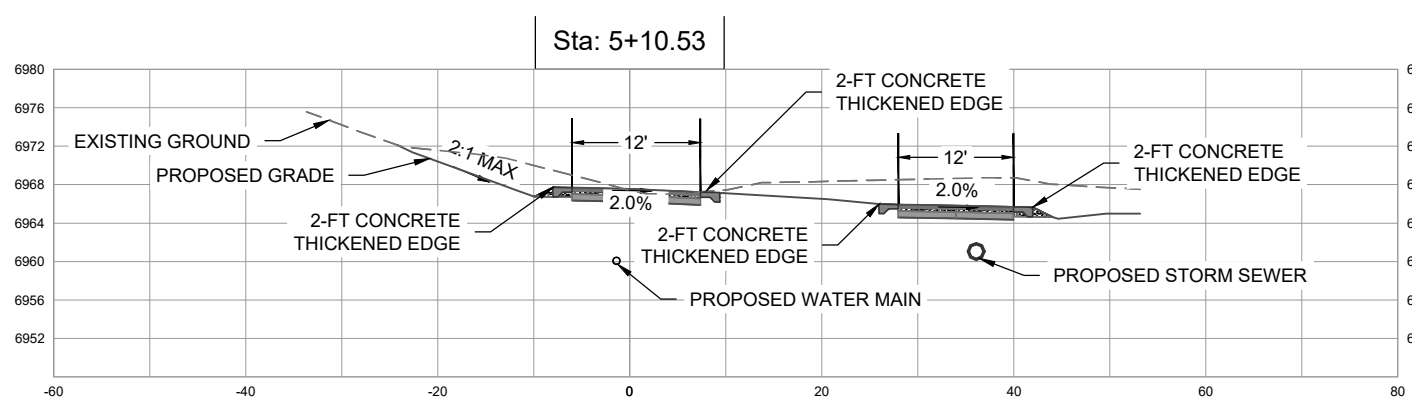
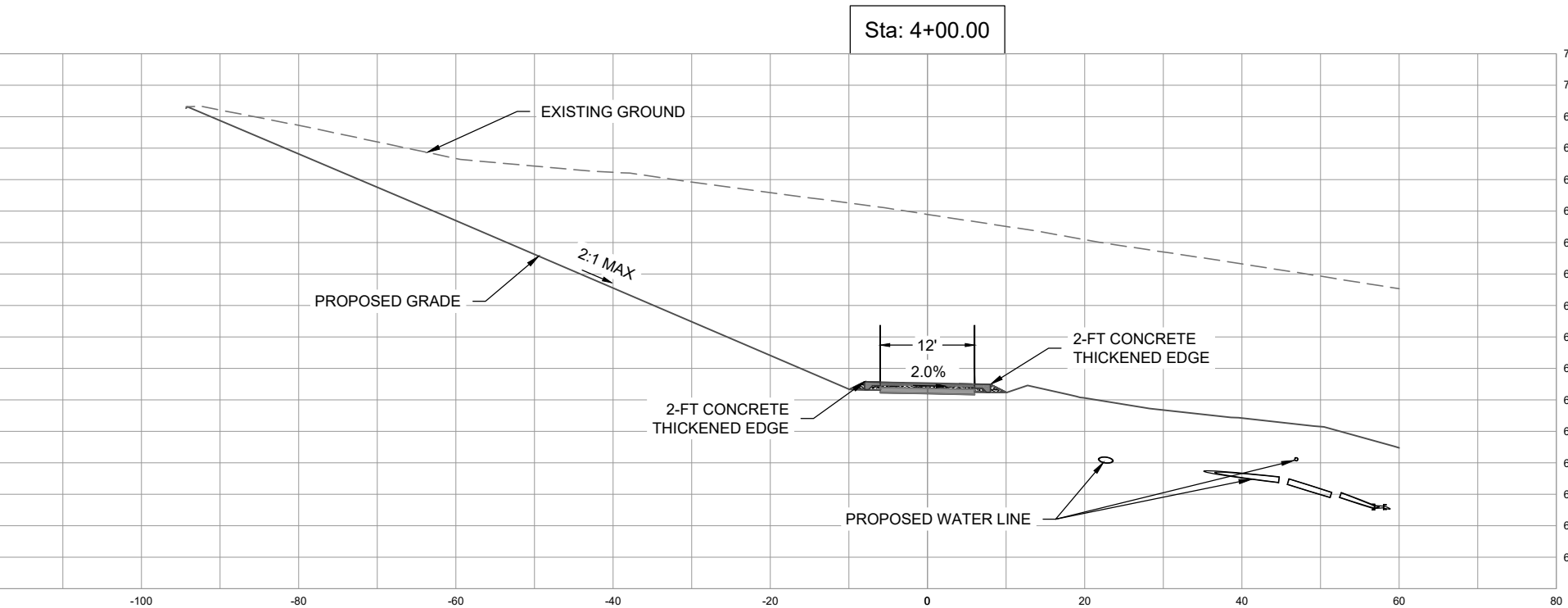
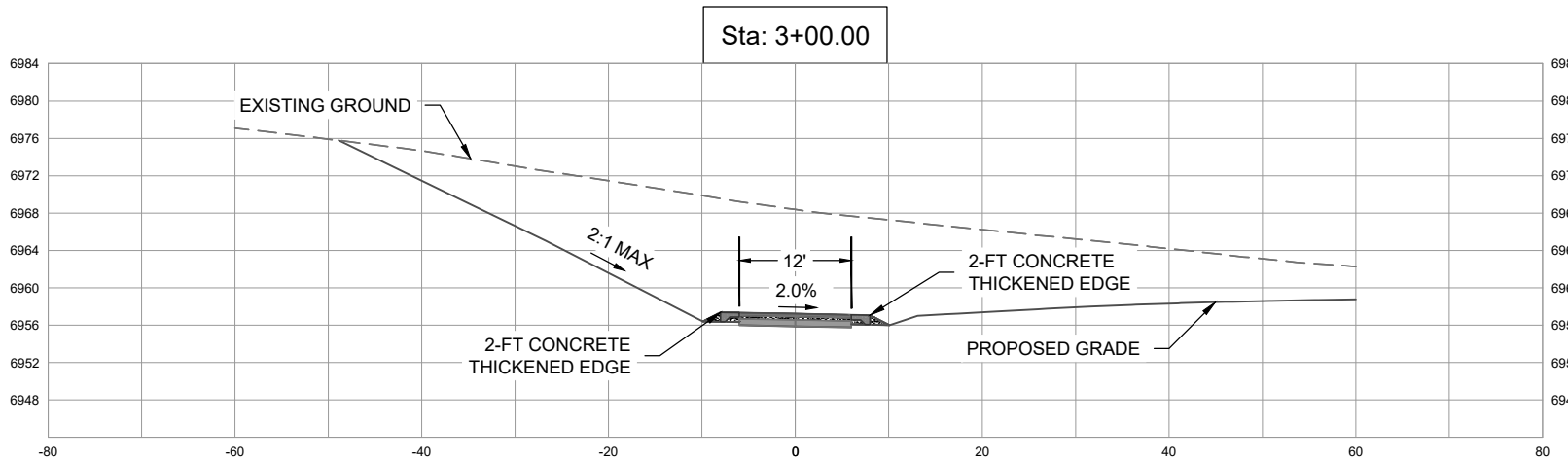
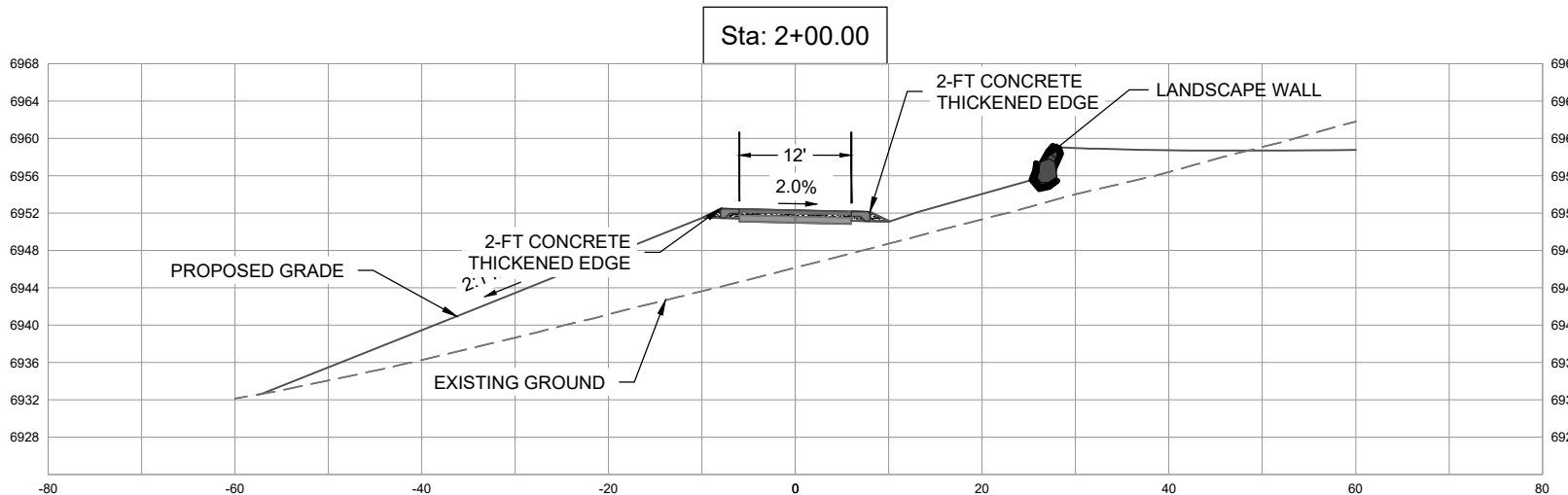
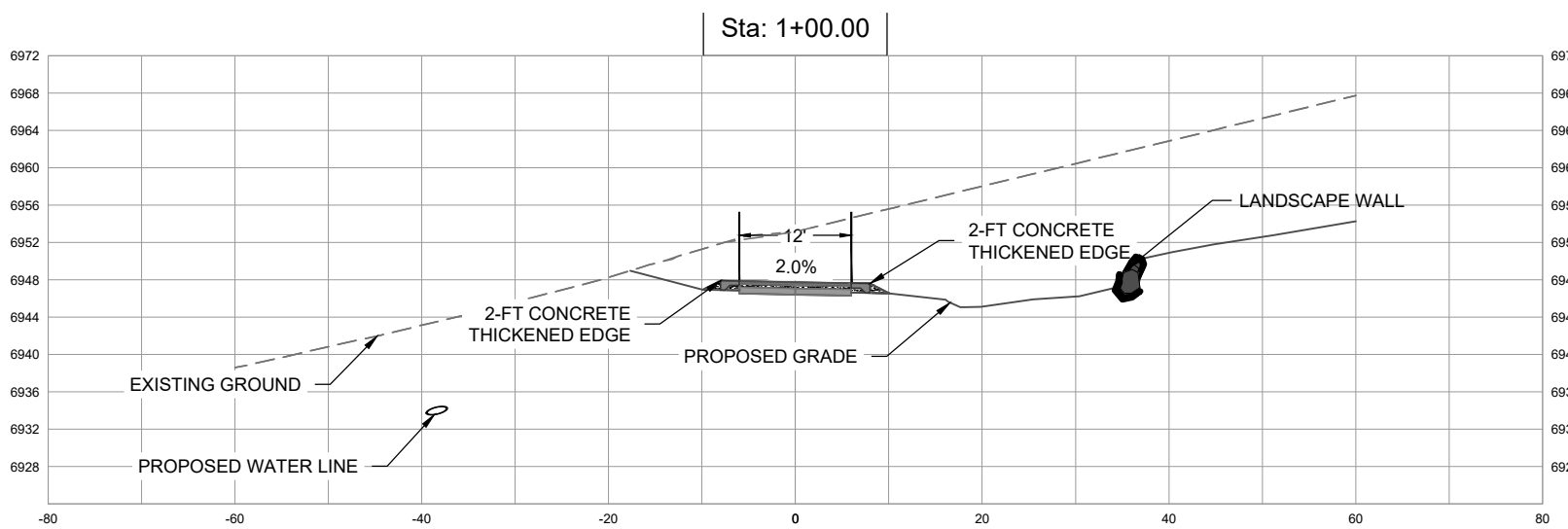
PROJECT NUMBER: 3271-001

ISSUE DATE: 03.15.2024

ISSUE: IFC SET

SHEET TITLE: ROADWAY CROSS-SECTIONS

SHEET NO: C.422



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CROSS SECTION NOTES:

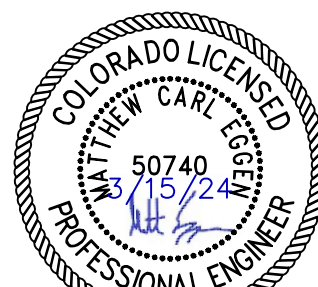
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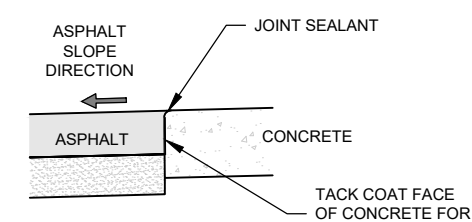
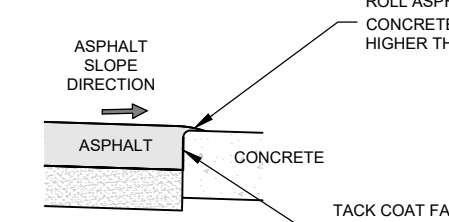
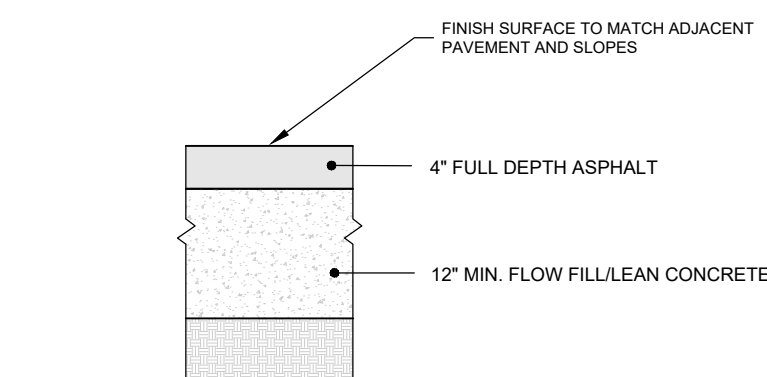
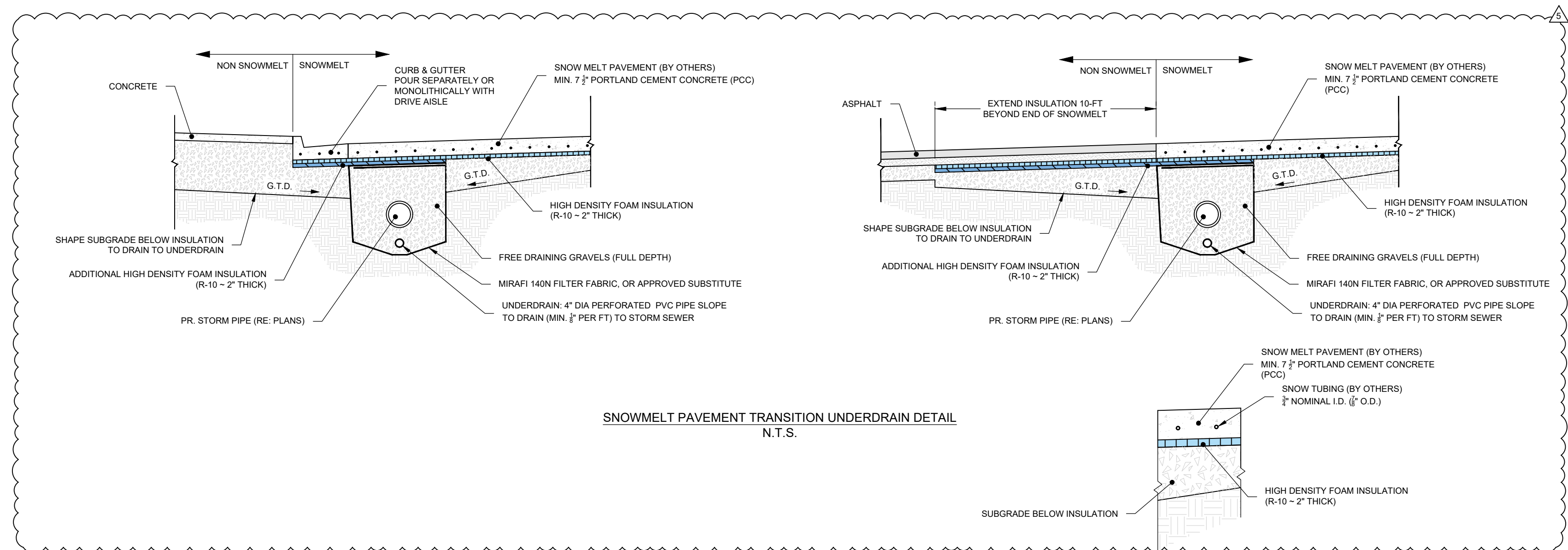
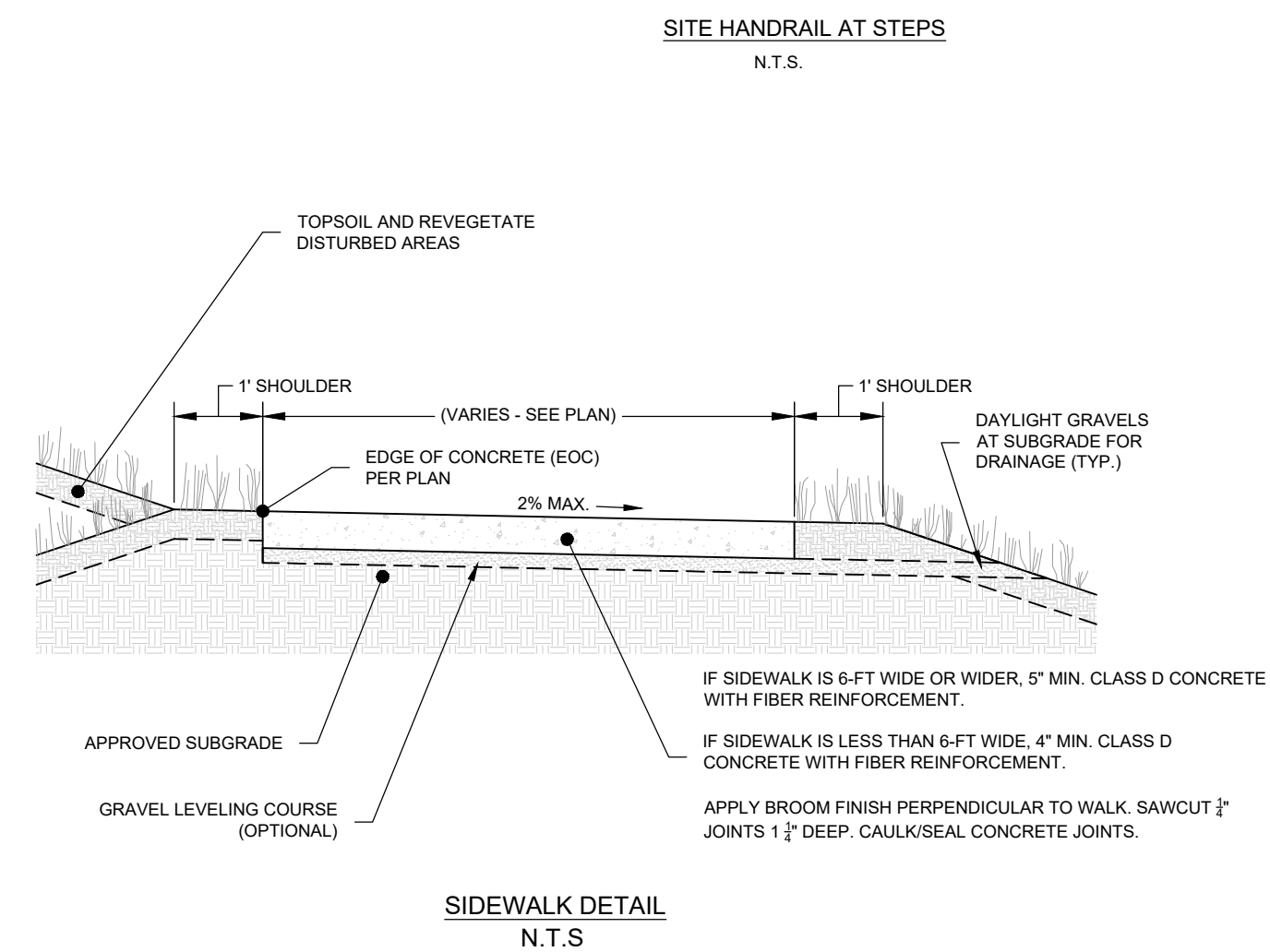
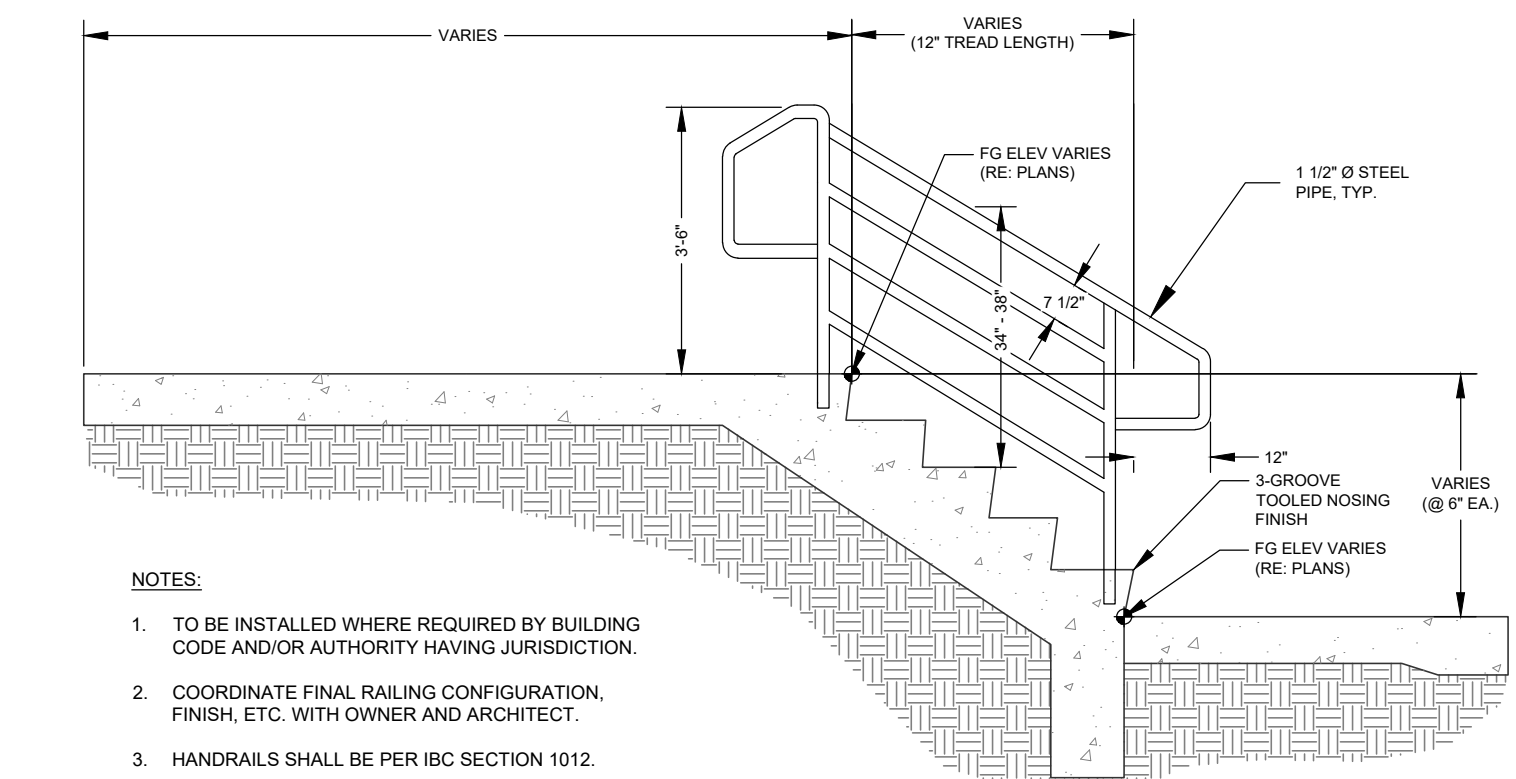
REVISIONS		
No.	Description	Date

PROJECT NUMBER: 3271-001
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EMERGENCY ACCESS CROSS-SECTIONS

SHEET NO. C.430



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ISSUE DATE	03/15/2024

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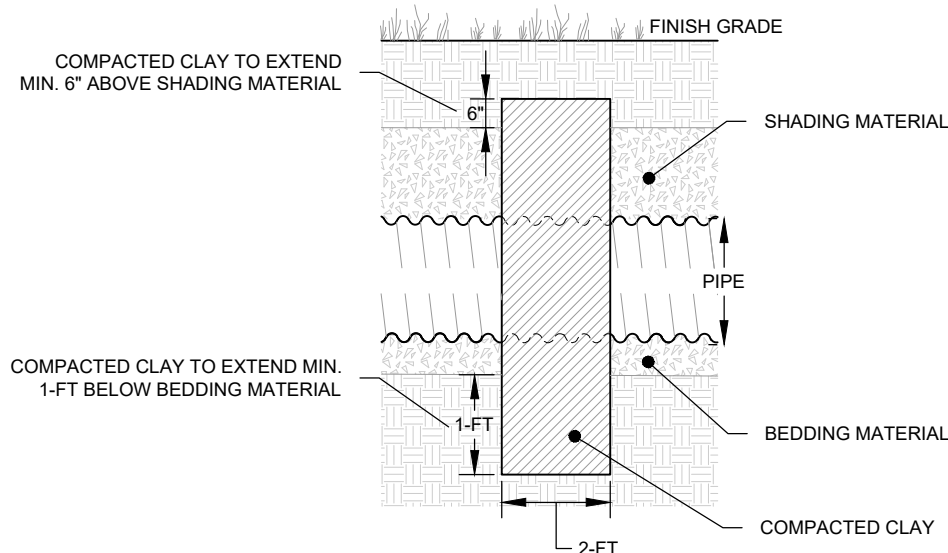
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SHEET TITLE

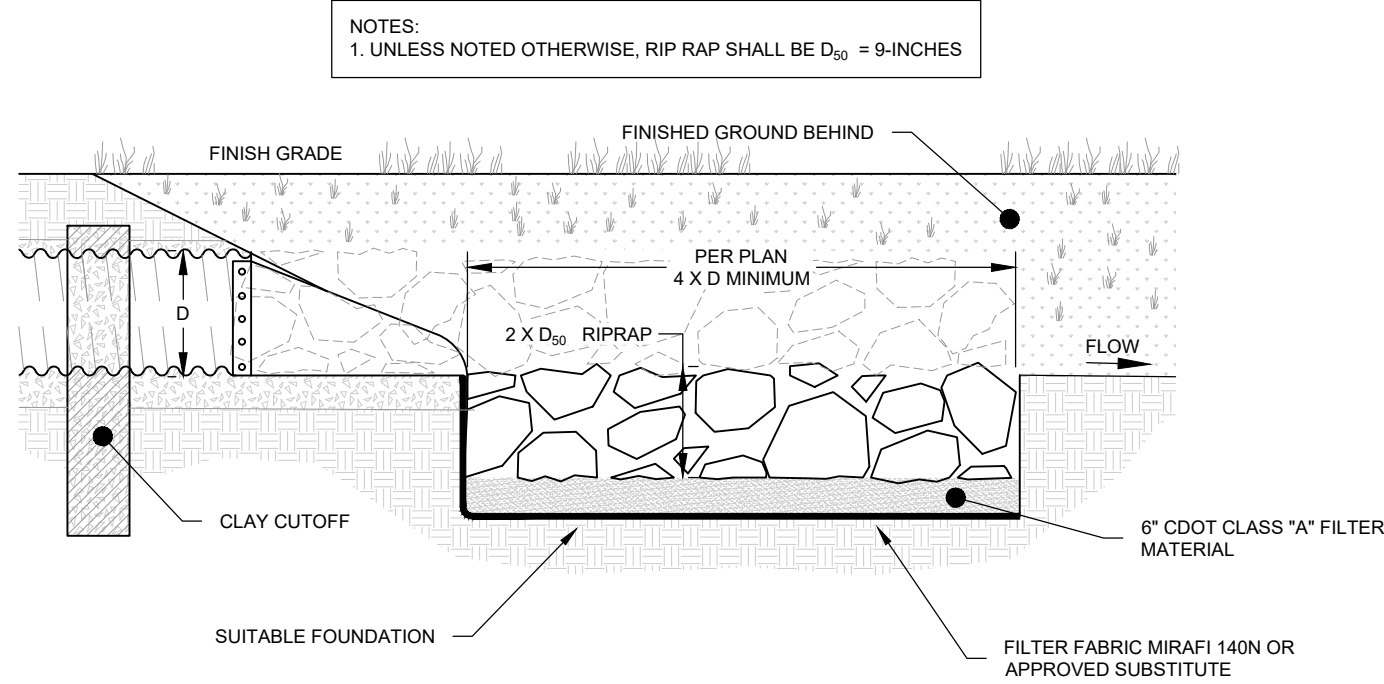
CIVIL CONSTRUCTION DETAILS

SHEET NO. _____

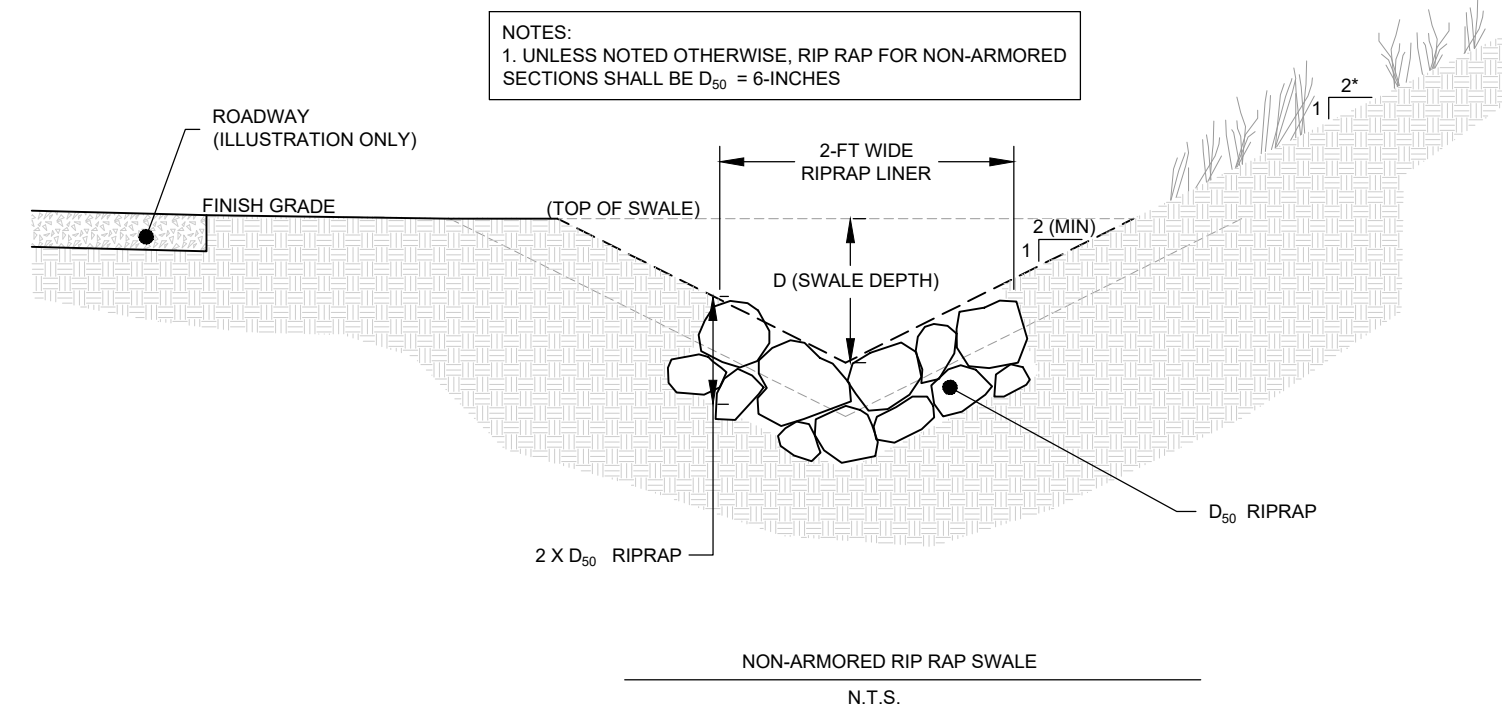
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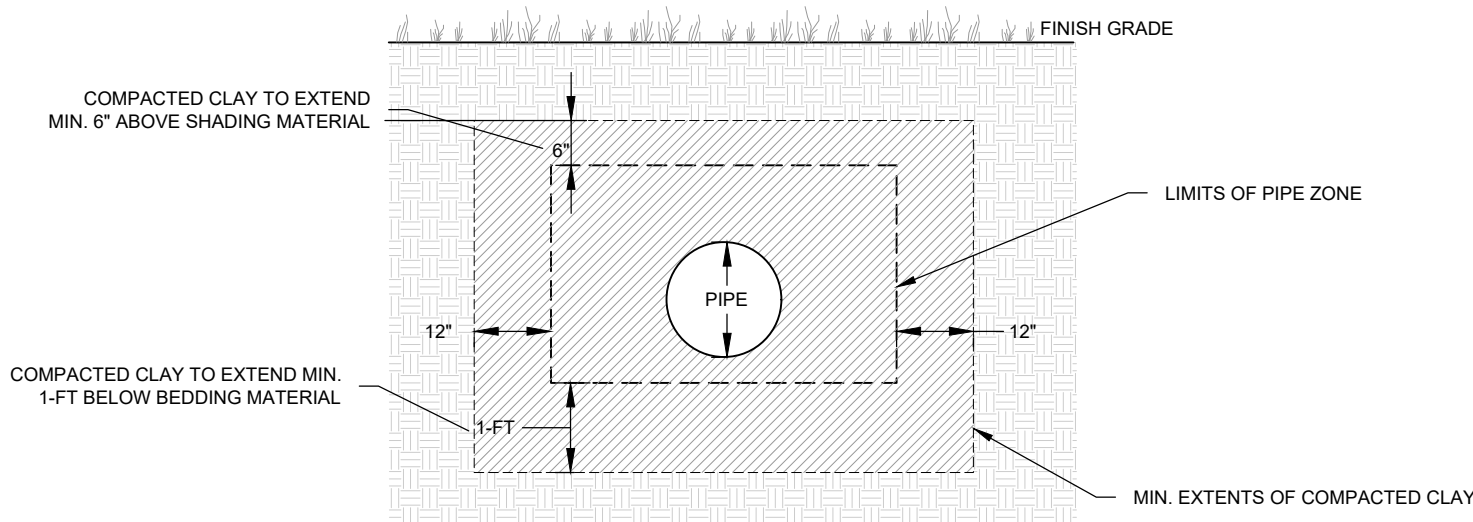
- CLAY CUTOFF WALL NOTES**
1. CLAY CUTOFFS SHALL BE INSTALLED ON STORM SEWERS AND CULVERTS ±10-FEET UPSTREAM OF ALL INLETS AND JUNCTIONS AND IN NO CASE MORE THAN 200-FEET APART. CUTOFF SHALL ALSO BE CONSTRUCTED AT CONDUIT OUTLETS WHERE NO CONCRETE TOE WALL IS REQUIRED.
 2. CLAY CUTOFFS SHALL BE INSTALLED ON WATER AND SEWER LINES PER THE REQUIREMENTS OF THE UTILITY OWNER.
 3. INSTALL AT TRANSITIONS BETWEEN PERFORATED AND SOLID PIPES.
 4. COMPACT IMPERVIOUS CLAY (COEFFICIENT OF PERMEABILITY < 5 X 10⁻¹⁰ CM/S) TO NO LESS THAN 90% DENSITY AND BETWEEN -1% AND +3% OF THE OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698 STANDARD PROCTOR.
 5. EXTEND THE BOTTOM OF THE CLAY CUTOFF NO LESS THAN 12-INCHES BEYOND THE EXCAVATION OF THE PIPE ZONE.



NOTES:
1. UNLESS NOTED OTHERWISE, RIP RAP SHALL BE D₅₀ = 9-INCHES

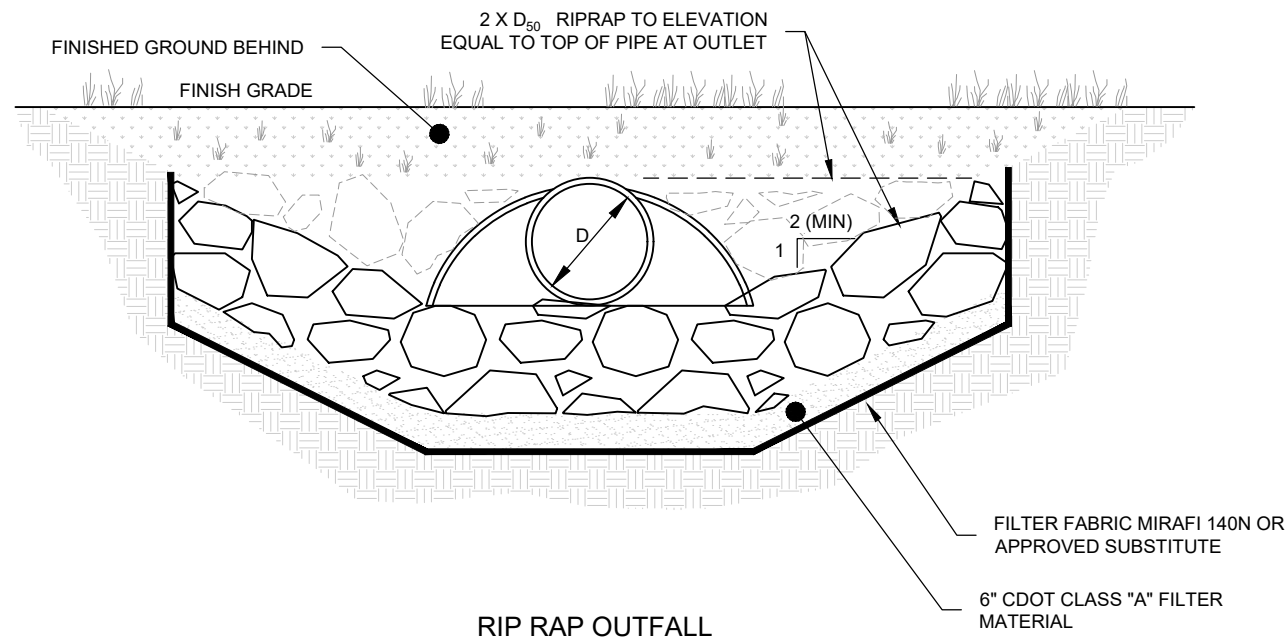


NOTES:
1. UNLESS NOTED OTHERWISE, RIP RAP FOR NON-ARMORED SECTIONS SHALL BE D₅₀ = 6-INCHES



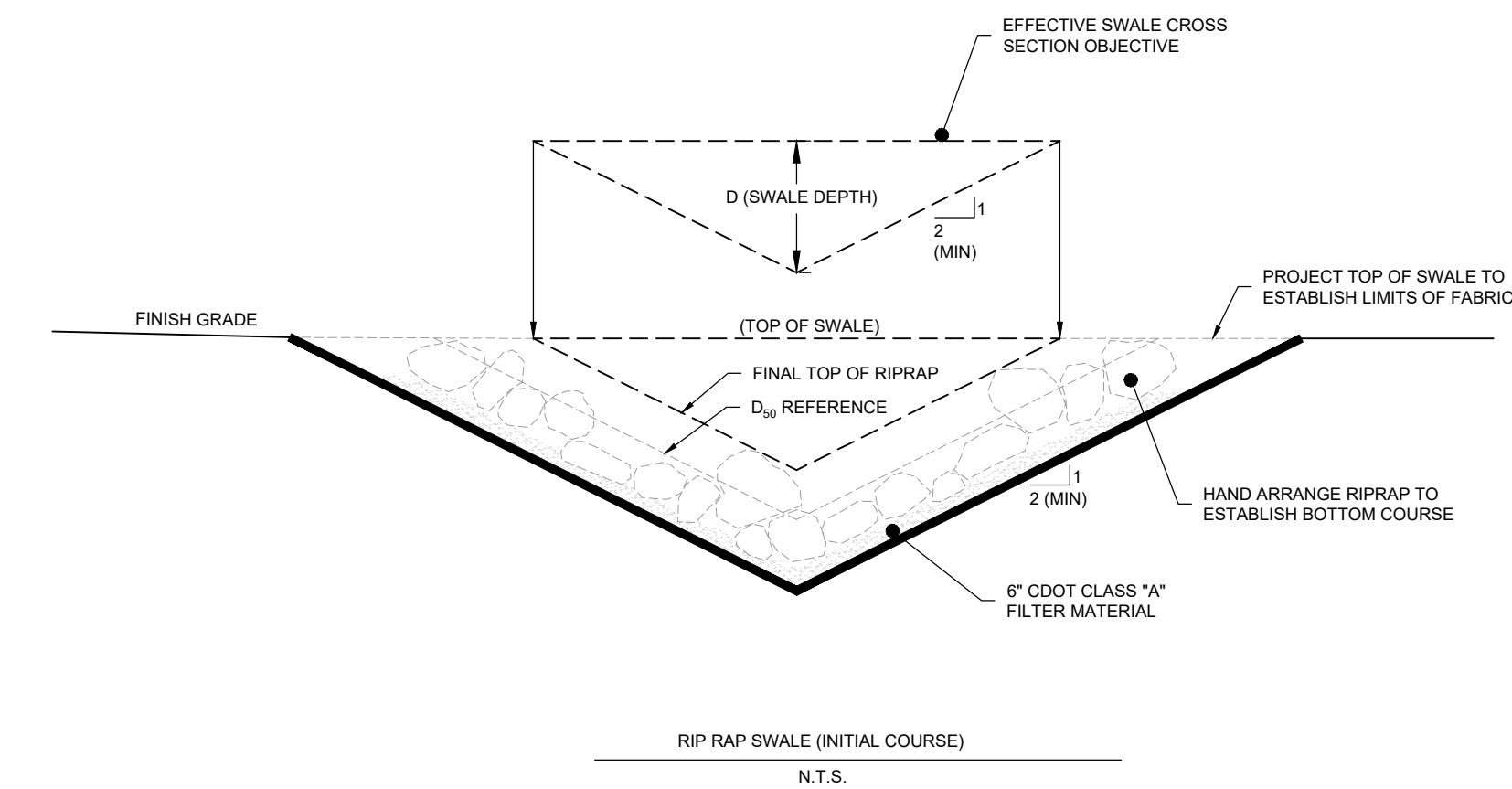
CLAY CUTOFF DETAIL

N.T.S.



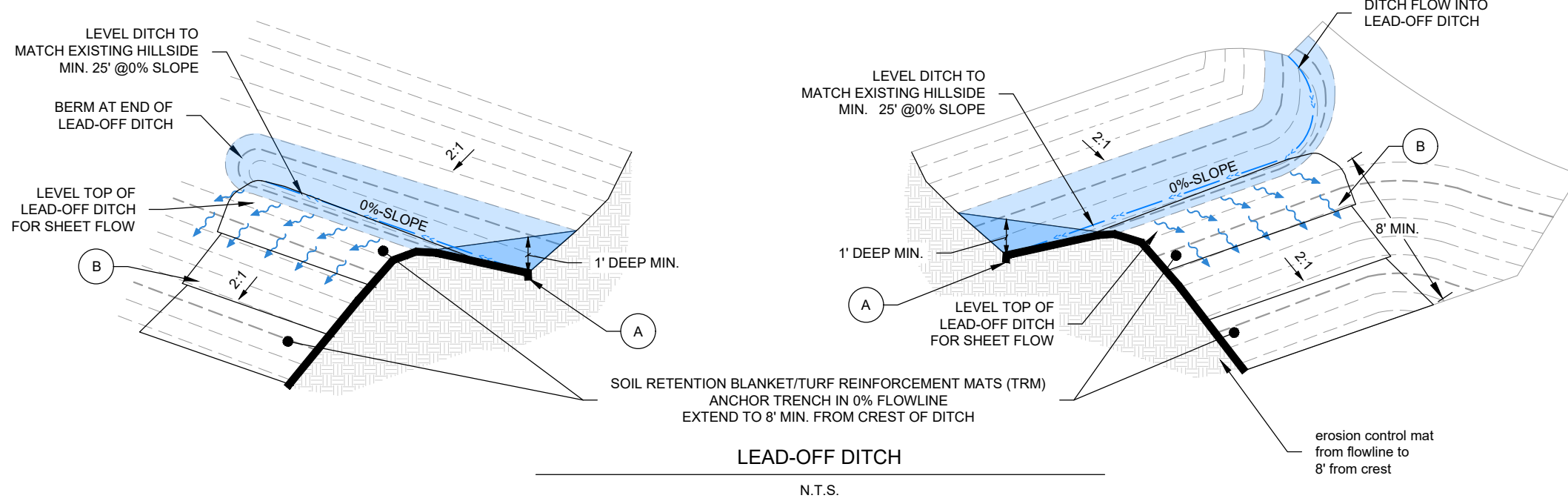
RIP RAP OUTFALL

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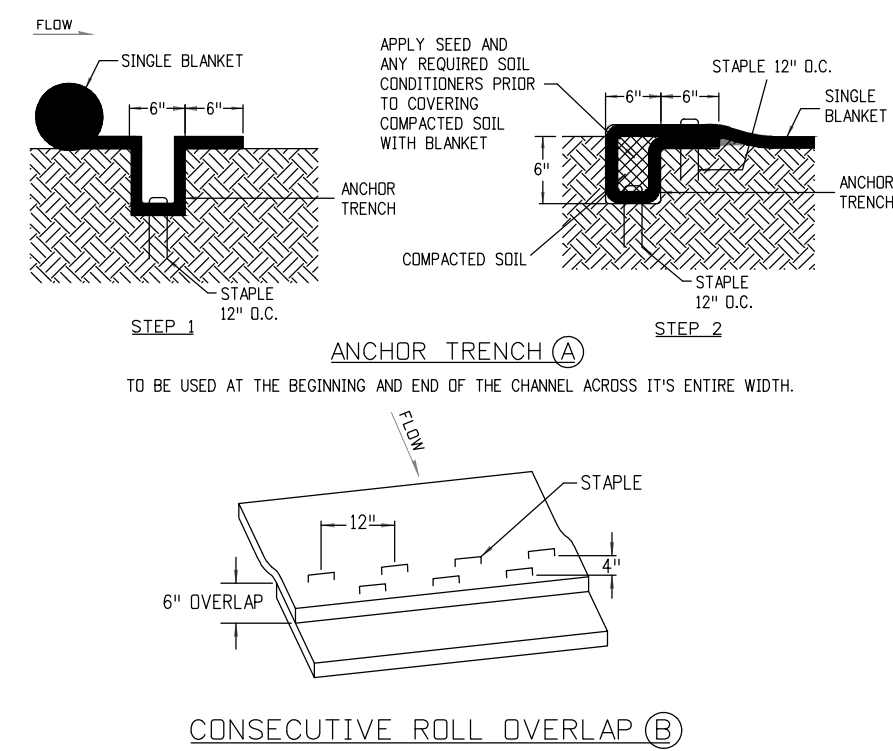
RIP RAP SWALE (INITIAL COURSE)

N.T.S.



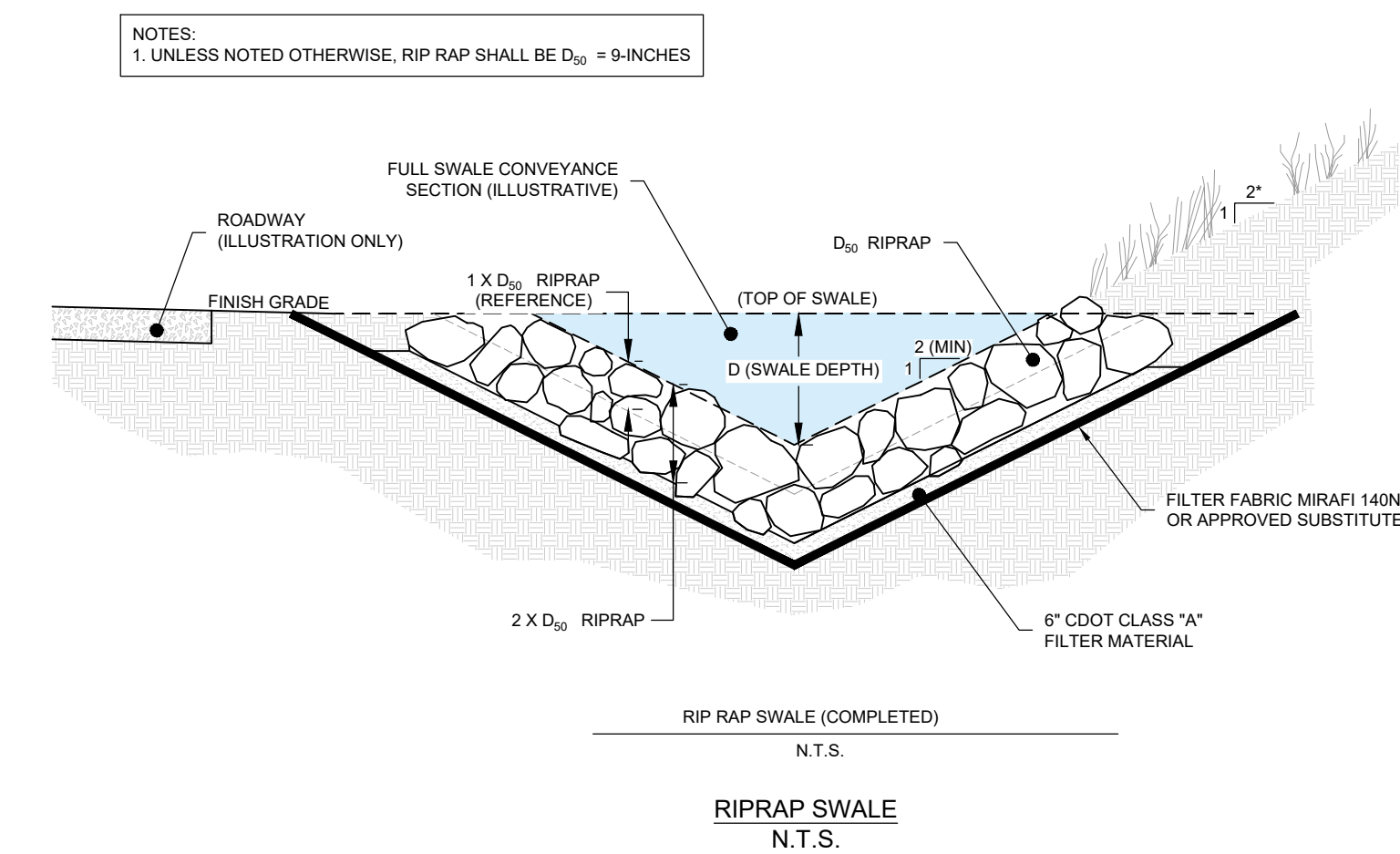
LEAD-OFF DITCH

N.T.S.



CONSECUTIVE ROLL OVERLAP

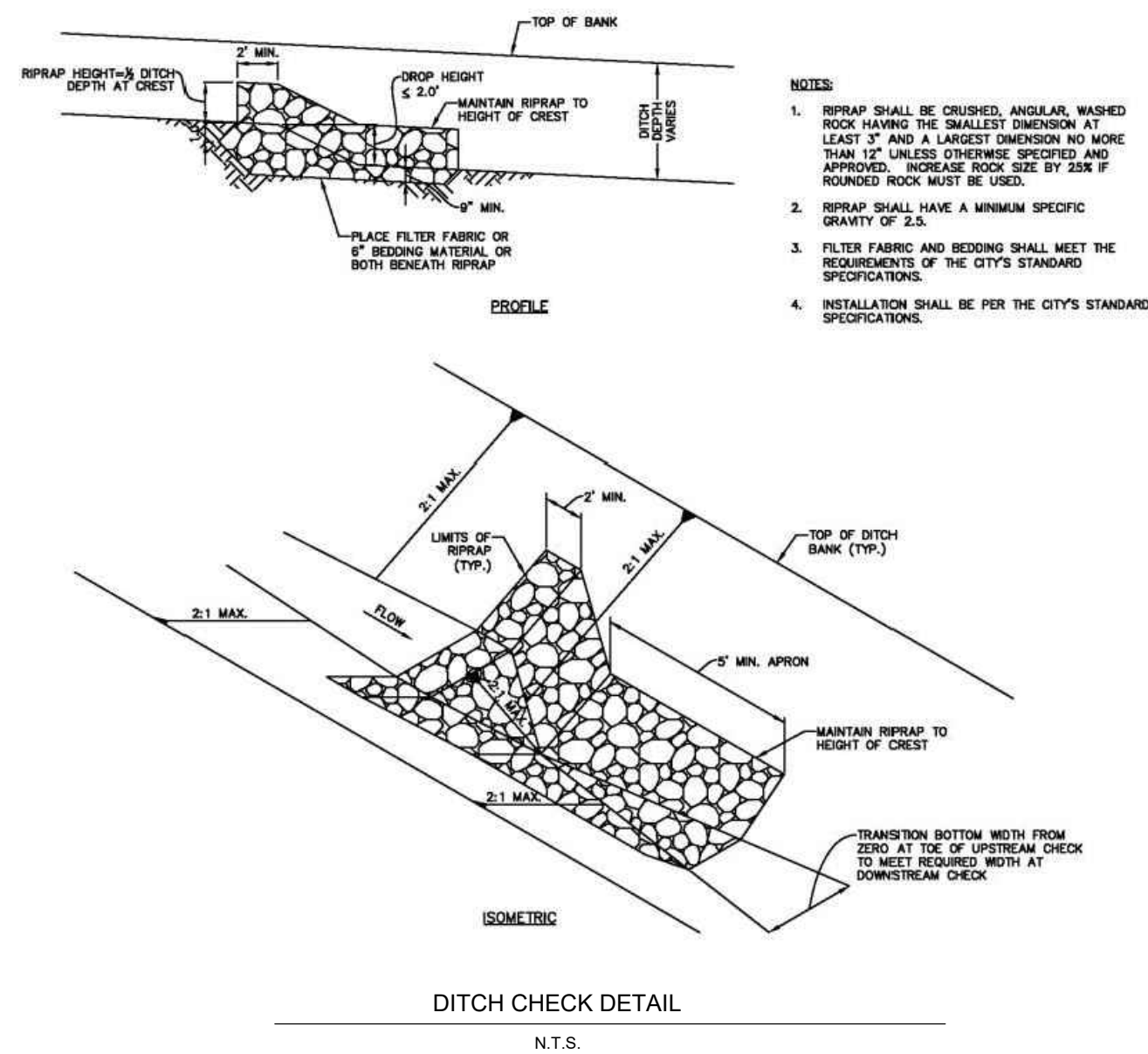
N.T.S.



RIP RAP SWALE (COMPLETED)

N.T.S.

Figure 5.7.4 Ditch Check Schematic Details



DITCH CHECK DETAIL

N.T.S.

- NOTES**
1. RIPRAP SHALL BE CRUSHED, ANGULAR, WASHED ROCK HAVING THE SMALLEST DIMENSION AT LEAST 3" AND A LARGEST DIMENSION NO MORE THAN 12" UNLESS OTHERWISE SPECIFIED AND APPROVED. INCREASE ROCK SIZE BY 25% IF ROUNDED ROCK MUST BE USED.
 2. RIPRAP SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.5.
 3. FILTER FABRIC AND BEDDING SHALL MEET THE REQUIREMENTS OF THE CITY'S STANDARD SPECIFICATIONS.
 4. INSTALLATION SHALL BE PER THE CITY'S STANDARD SPECIFICATIONS.

TOWN STAMP

359

DESIGN

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REVISIONS

No.	Description	Date
1	Permit Comment Response	02.08.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

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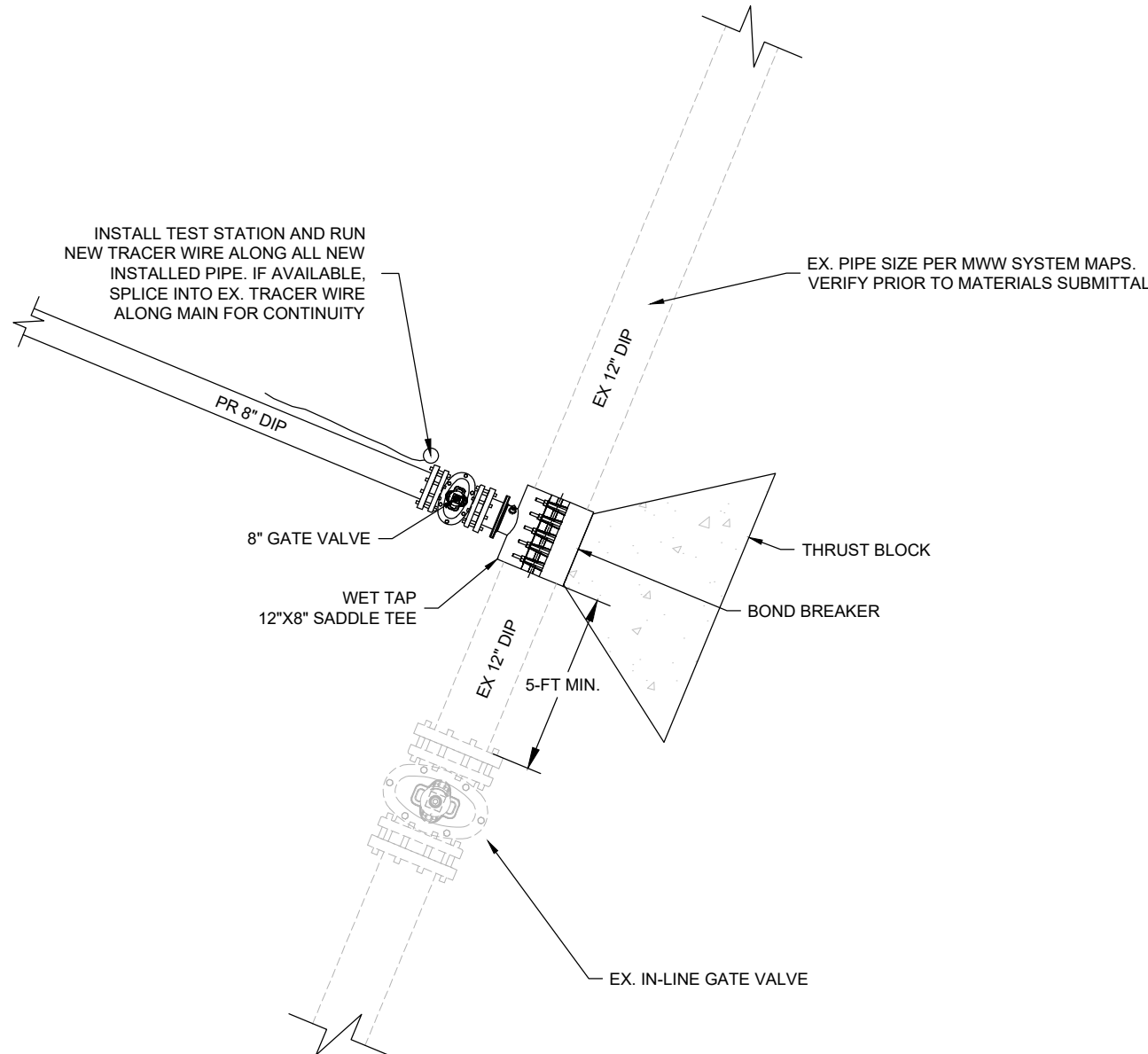
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3/15/24

C.501

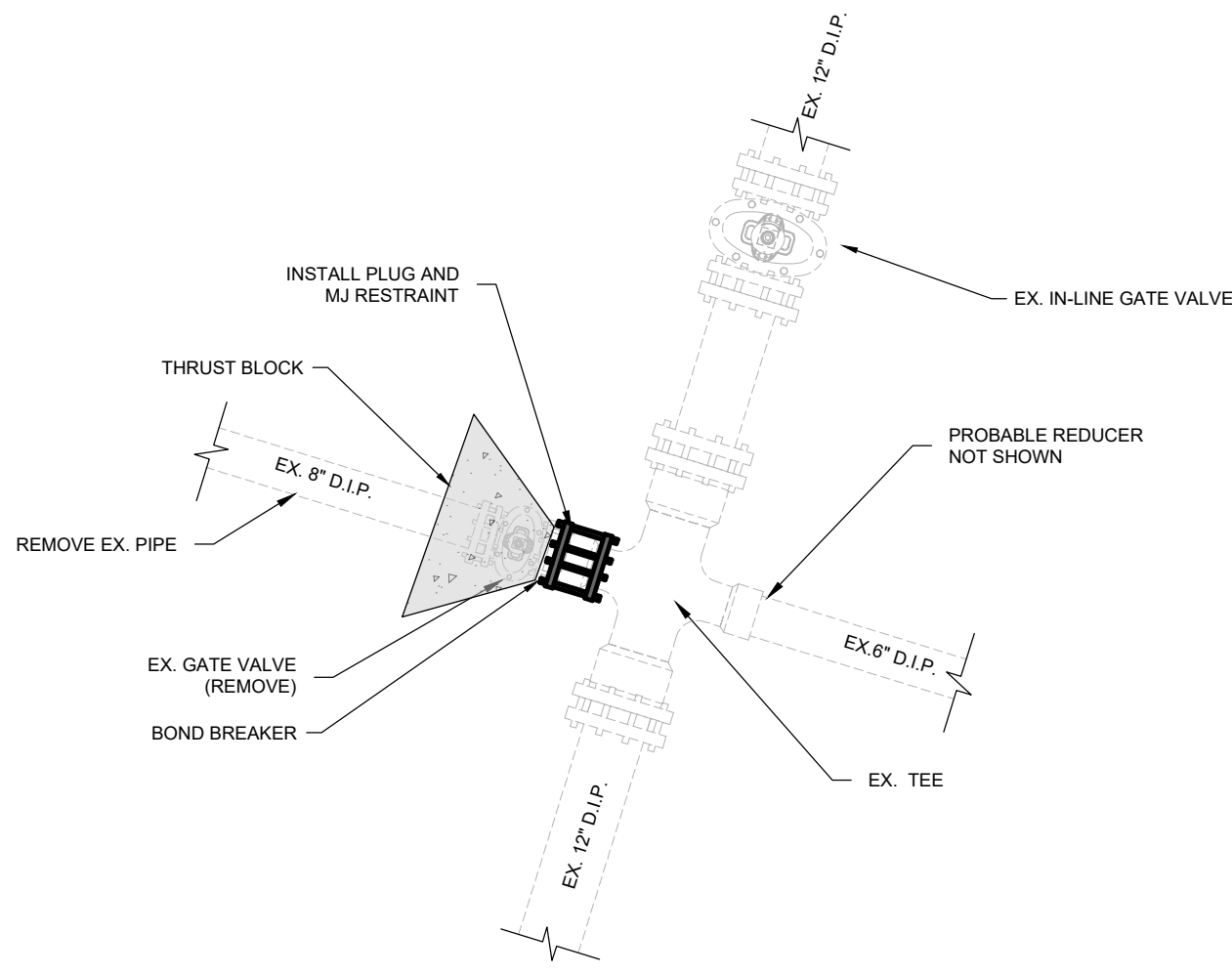
GTC TO ACCESS DRIVE CONNECTION AND EX. WATER SERVICE ABANDONMENT DETAILS

- PIPE PREPARATION & CONNECTION COMPLETION NOTES
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
 2. CLEAN PIPE THOROUGHLY;
 3. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
 4. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
 5. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.



GTC TO ACCESS DRIVE WET TAP TO EX. MAIN CONNECTION

N.T.S.



ABANDON EX. WATER SERVICE

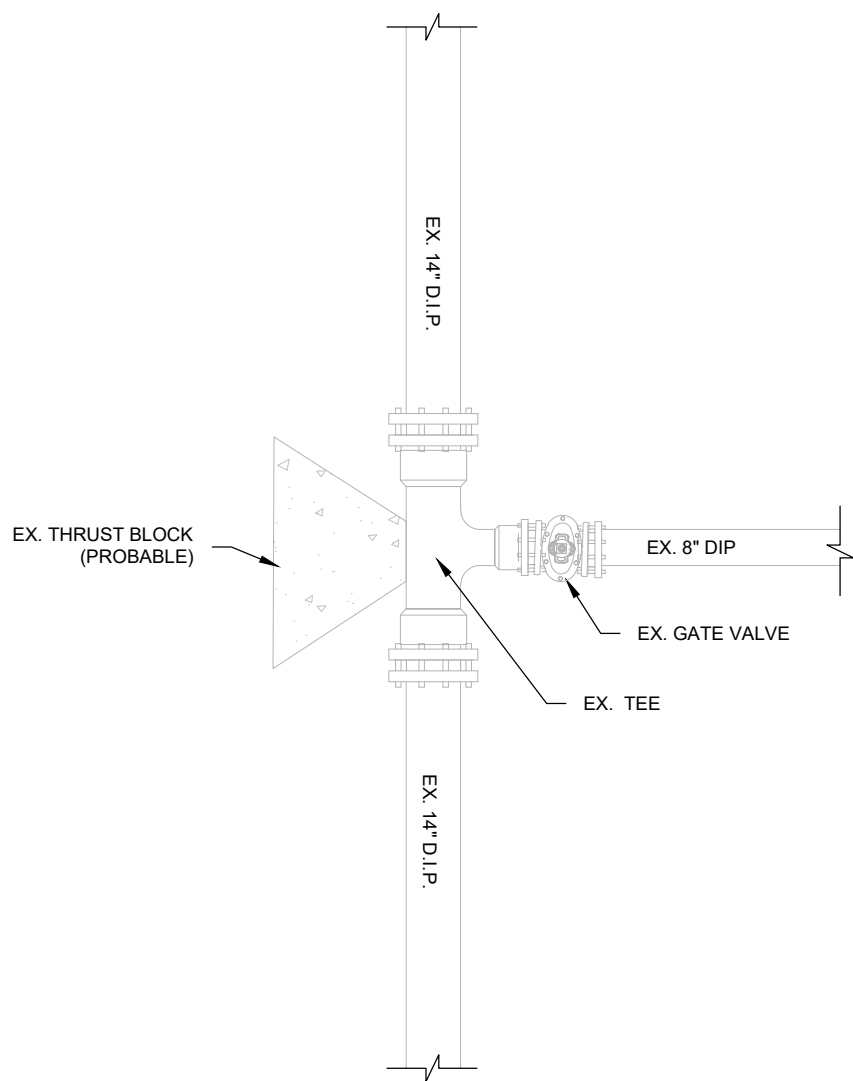
N.T.S.

MOUNT WERNER CIRCLE TO GRAND FIRE HYDRANT CONNECTION DETAIL

- INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION.
 2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS.
 3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION.
 4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE.
 5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.

- PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
 2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE.
 3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;

- CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
 2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
 3. REFER TO MWV SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.



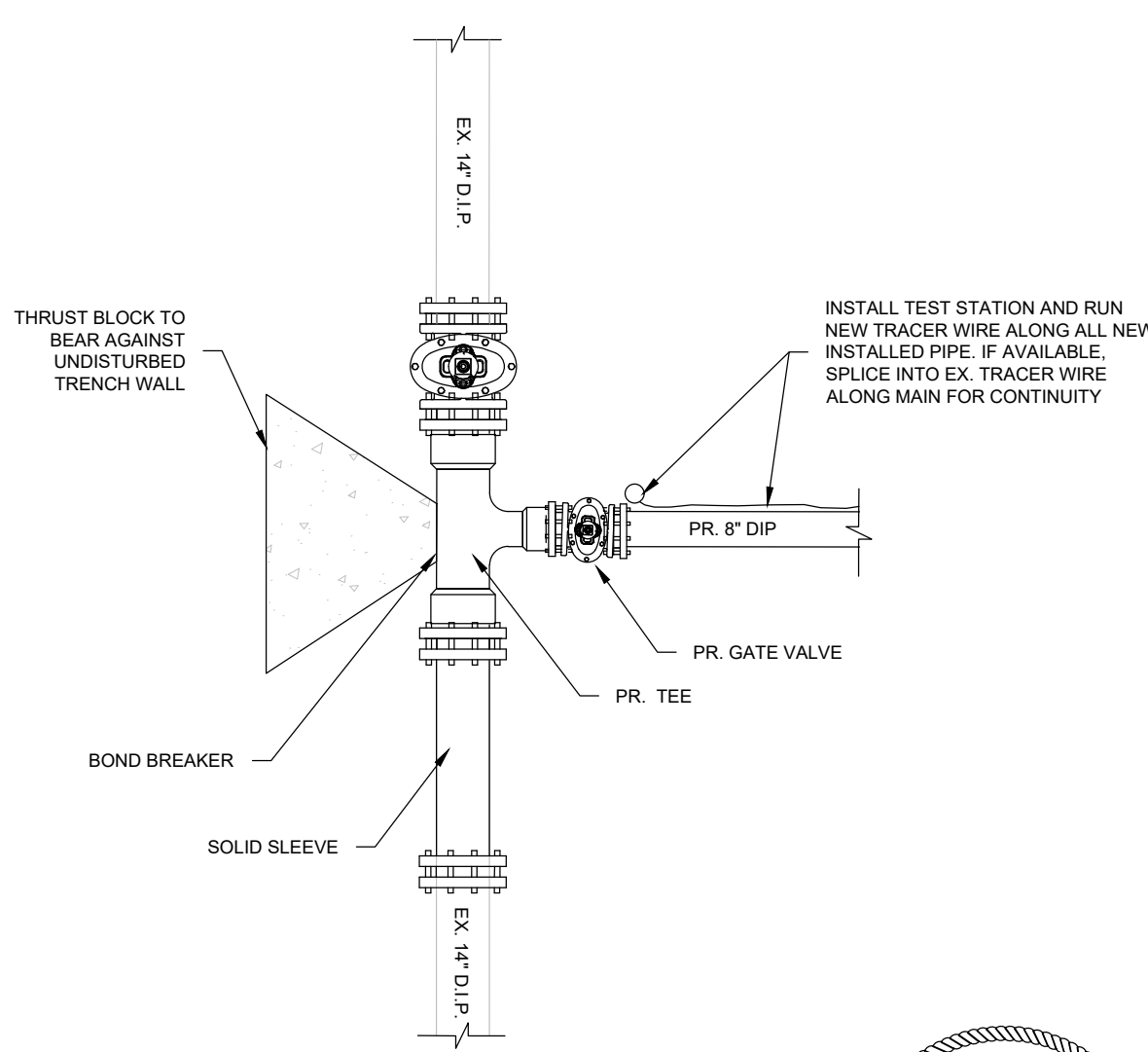
ASSUMED EX. CONDITION

N.T.S.



INTERIM CONDITION

N.T.S.



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No.	Description	Date
1	Permit Comment	02.08.2024
2	GMP Set Rev.	02.09.2024
3	RFI #213	08.12.2024
4	RFI #308	10.23.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

CIVIL CONSTRUCTION DETAILS

SHEET NO.

C.502

TOWN STAMP

359
DESIGN

3630 ORANGE STREET
DENVER, CO 80211
720.912.5401



141 9th Street - P.O. Box 118481, Steamboat Springs, CO 80477
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The Amble

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REVISIONS		
No.	Description	Date

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE

IFC SET

SHEET TITLE

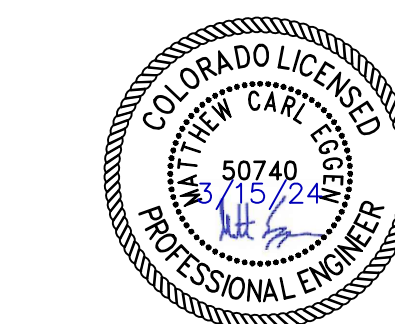
CDOT DETAILS

SHEET NO.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

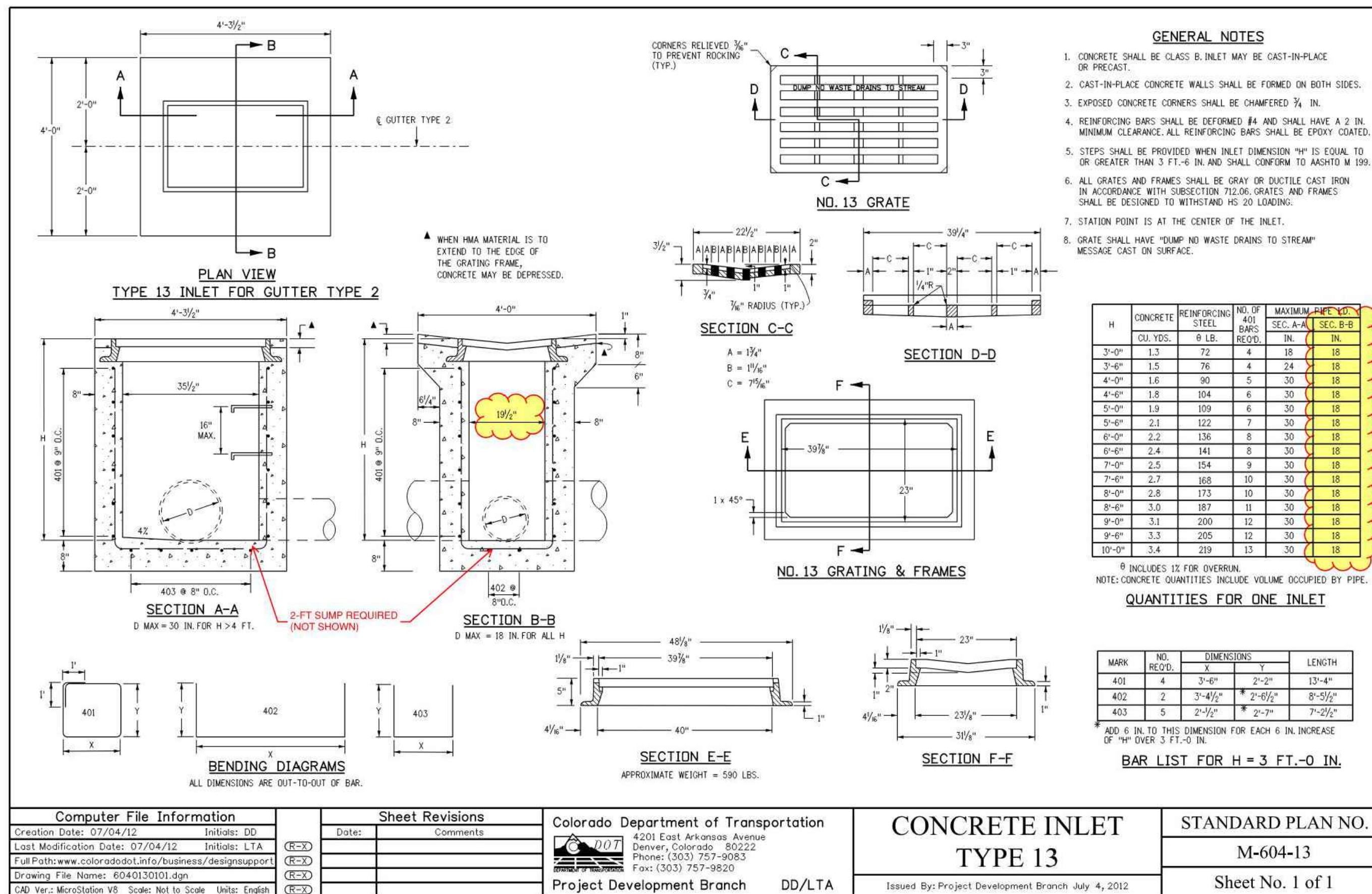
Know what's below.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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C.505



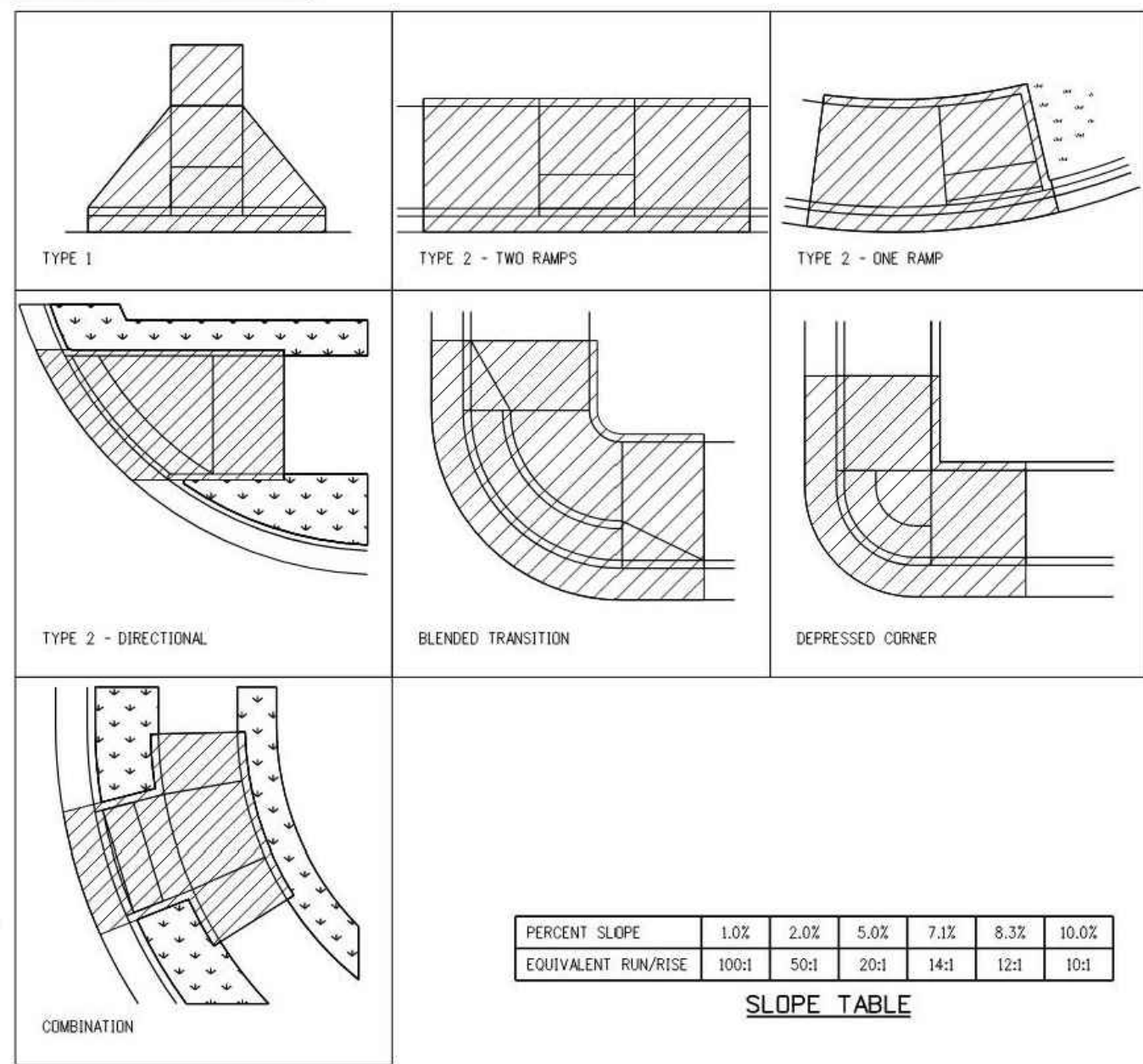
CURB RAMP GENERAL NOTES:

- IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMP SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMP IS NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CURB RAMP, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
 - PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);
 - BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
 - BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
- IN NEW CONSTRUCTION, FULL BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:20. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
- THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
- FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
- THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
- GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WAIVED TO TRANSITION TO THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
- DESIGN AND CONSTRUCT CURB RAMP, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
 - RAMP RUNNING SLOPE 7.5%
 - TURNING SPACE RUNNING SLOPE 1.5%
 - TURNING SPACE CROSS SLOPE 1.5%
 - FLARE SLOPE 8.0-9.0%

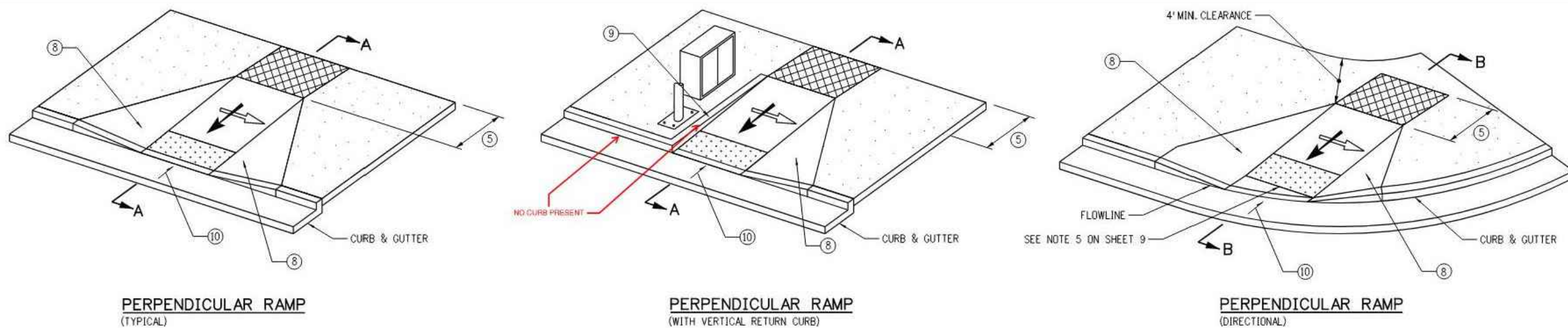
GENERAL NOTES & PAY AREAS

- WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMP IS SUFFICIENT TO ACCOMMODATE SUCH EQUIPMENT.
- PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJUN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
- PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMP OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS

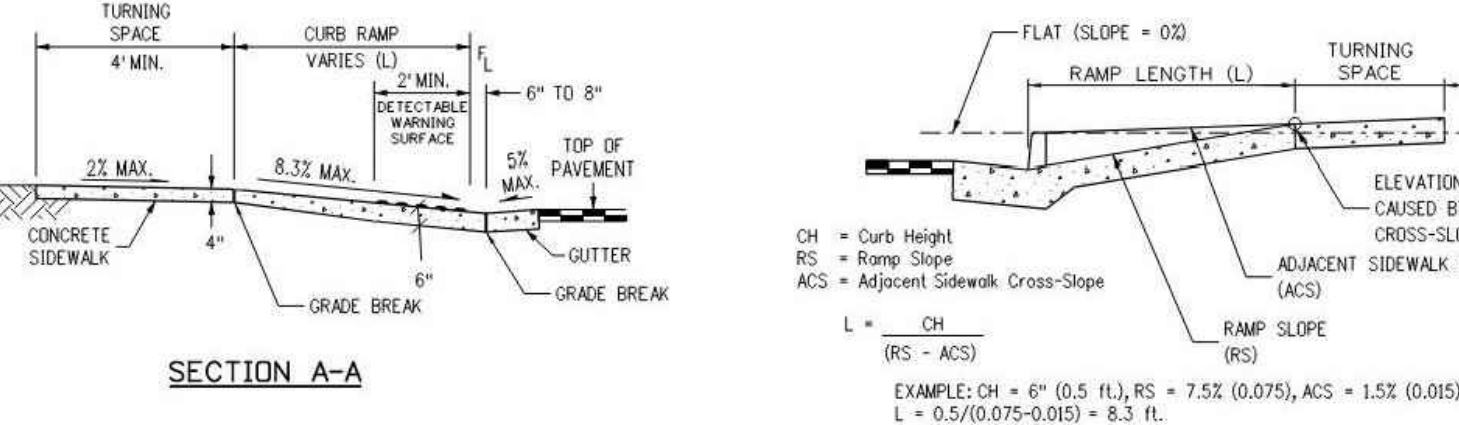


SLOPE TABLE

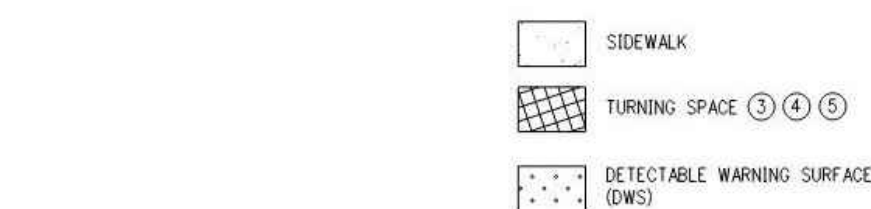


PERPENDICULAR RAMP NOTES

- RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMP'S SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- RAMP RUNNING SLOPE - 8.3% MAX.
- TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
- RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMP AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
- TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMP WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
- RAMP ALIGNMENT - RAMP SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. x 4 FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND MINIMALLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMP ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING, A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
- VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
- GUTTER COUNTER SLOPE - 5.0% MAX.

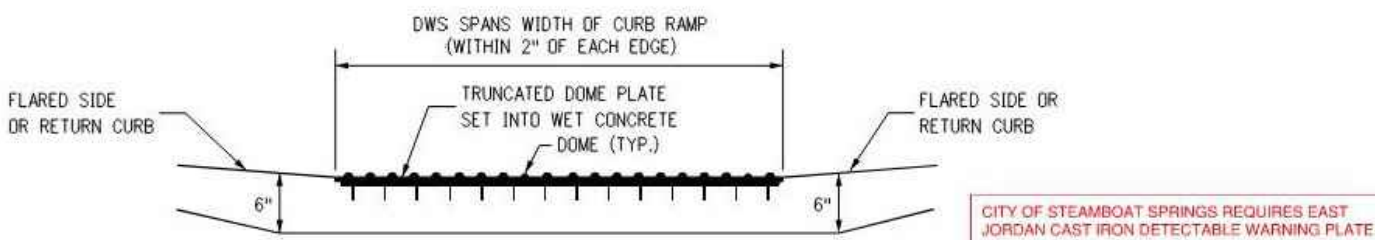


DETAIL A - RAMP LENGTH

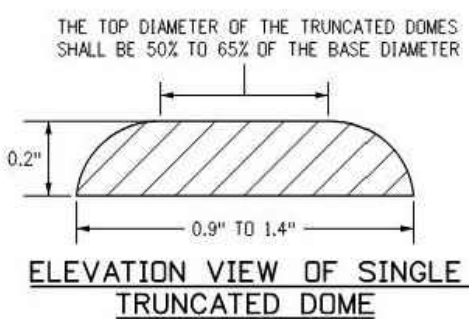


TYPE 1 PERPENDICULAR CURB RAMP

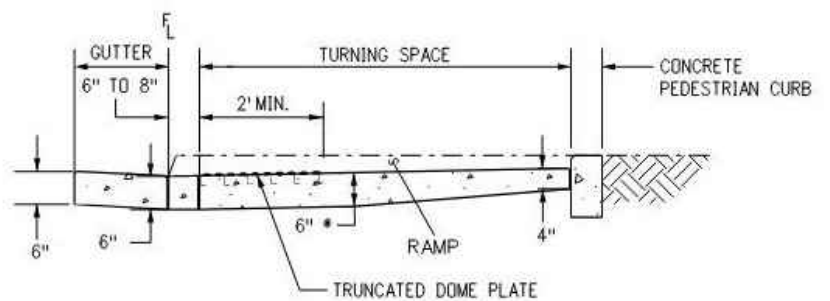
Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initialed: JBK	Date: 05/03/19	Comments: Completely revised every sheet.		2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9921 FAX: 303-757-9868	CURB RAMP	M-608-1
Last Modification Date: 05/03/19	Initialed: LTA						
Full Path: www.codot.gov/business/designsupport							
Drawing File Name: 6080102010.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					



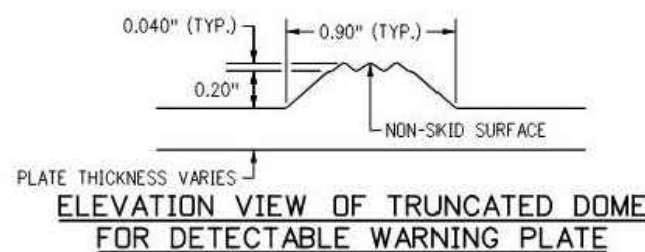
SECTION VIEW OF DETECTABLE WARNING SURFACE PLATE
(LOOKING AT PERPENDICULAR RAMP RUN FROM STREET)



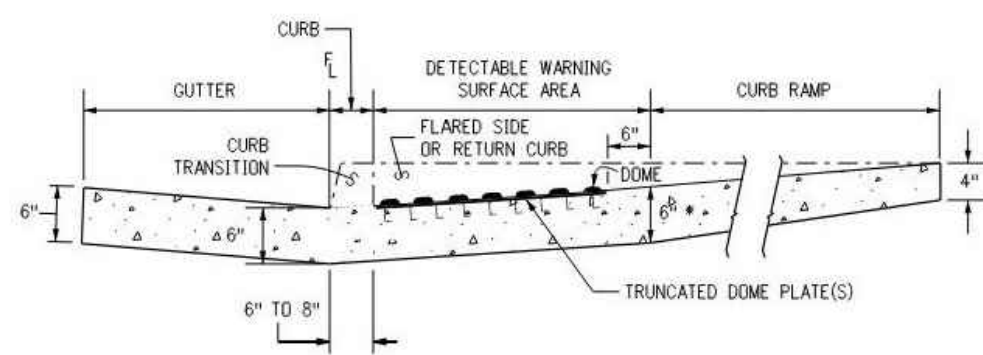
ELEVATION VIEW OF SINGLE TRUNCATED DOME



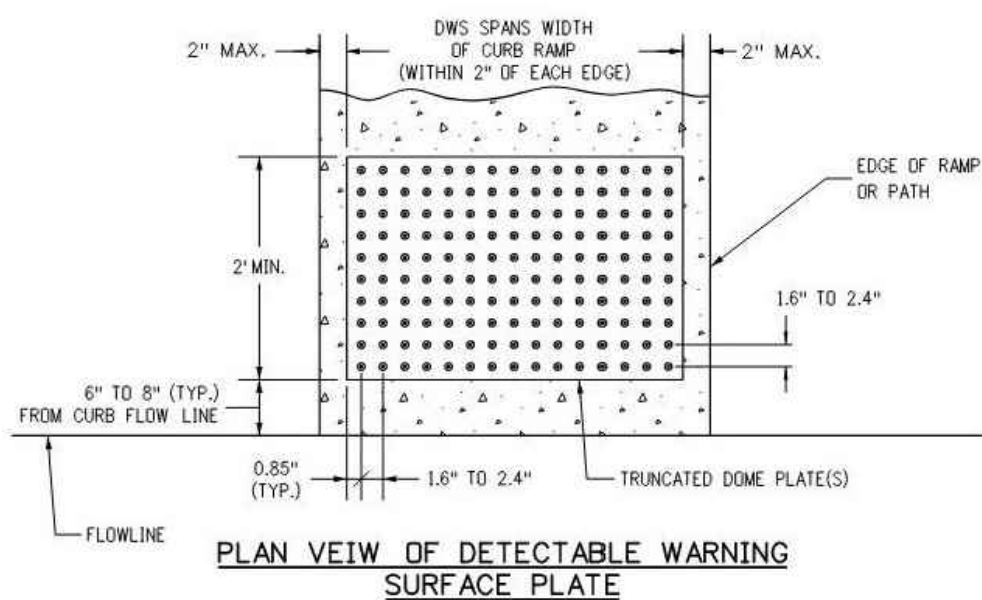
SECTION VIEW FOR PARALLEL CURB RAMP TYPES
(LOOKING PERPENDICULAR TO TURNING SPACE)



ELEVATION VIEW OF TRUNCATED DOME FOR DETECTABLE WARNING PLATE



SECTION VIEW FOR PERPENDICULAR CURB RAMP TYPES
(LOOKING PERPENDICULAR TO RAMP RUN)



PLAN VIEW OF DETECTABLE WARNING SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initialed: JBK	Date: 05/03/19	Comments: Completely revised every sheet.		2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9921 FAX: 303-757-9868	CURB RAMP	M-608-1
Last Modification Date: 05/03/19	Initialed: LTA						
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Drawing File Name: 6080101010.dgn							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					

Issued By: Project Development Branch July 4, 2012		Sheet No. 10 of 10	
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No.	Description	Date

PROJECT NUMBER: 2871-001
ISSUE DATE: 03/15/2024

ISSUE

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SHEET TITLE

CDOT RAMP DETAILS

SHEET NO.

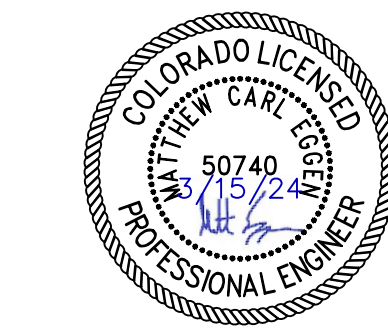
C.506

CALL UTILITY NOTIFICATION CENTER OF COLORADO

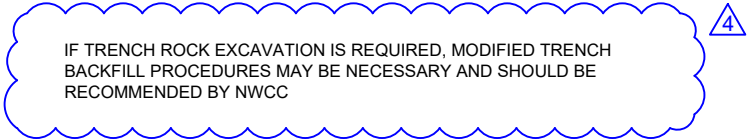


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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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Mount
Werner
Water

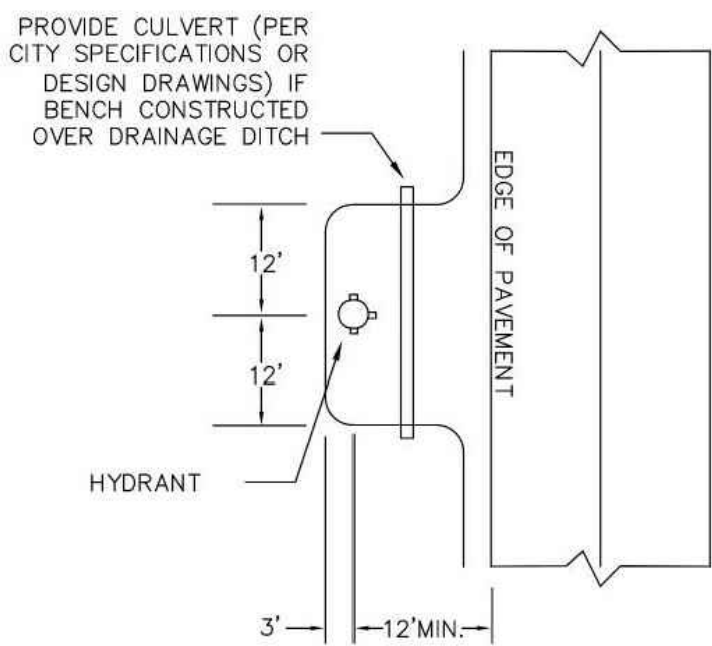


NOTE: THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINT.

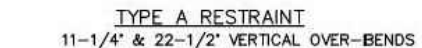
Mount
Werner
Water



NOTE: THRUST BLOCKS ARE
REQUIRED IN ADDITION TO
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Mount
Werner
Water

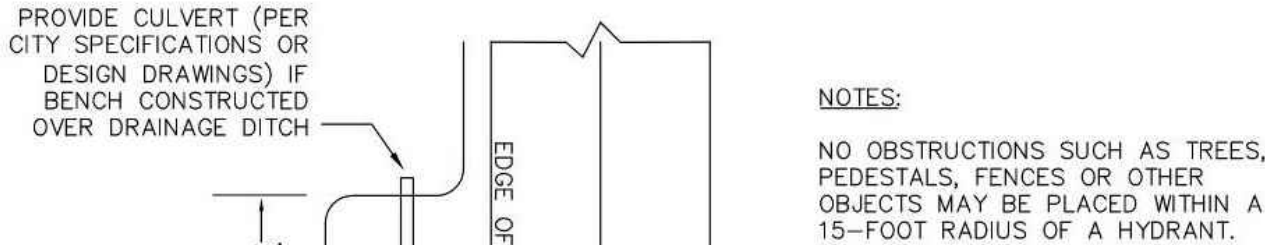


TYPE B RESTRAINT
45° VERTICAL OVER-BENDS

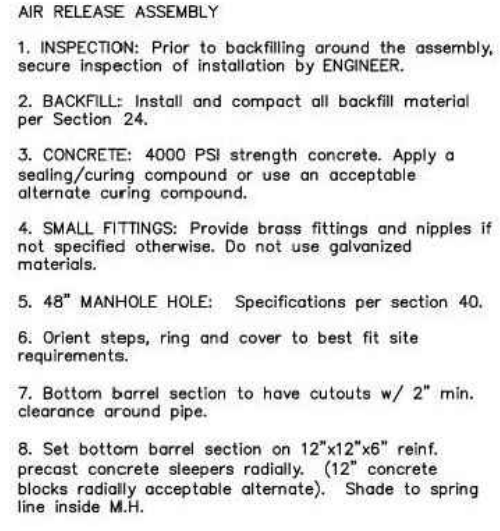
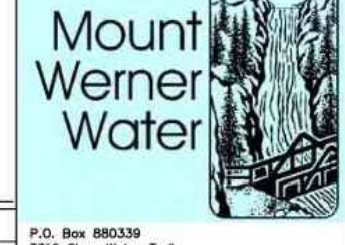
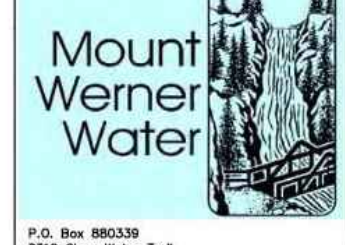
NOTES:

- THRUST BLOCKS FOR REPAIR IN ADDITION TO JOINT RESTRAINT.
- SPECIAL REQUIREMENTS:
 - THRUST BLOCKS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
 - BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS ARE TO BE USED FOR ALL TYPES OF JOINTS.
 - REINFORCING STEEL BARS TO BE EPOXY COATED TO 1/8" TO 1/4" MINIMUM. MINIMUM YIELD STRENGTH OF REBAR IS 60,000 PSI.
 - RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI. A TEST PRESSURE OF 200 PSI, AND A MINIMUM OPERATING PRESSURE OF 100 PSI. SOIL OR SOLS PRESSURES IN EXCESS OF 150 PSI WILL REQUIRE SPECIAL DESIGN.
- FOR VERTICAL UNDER-BEND FLOW HORIZONTAL THRUST BLOCK DETAIL.

Mount
Werner
Water



Mount
Werner
Water

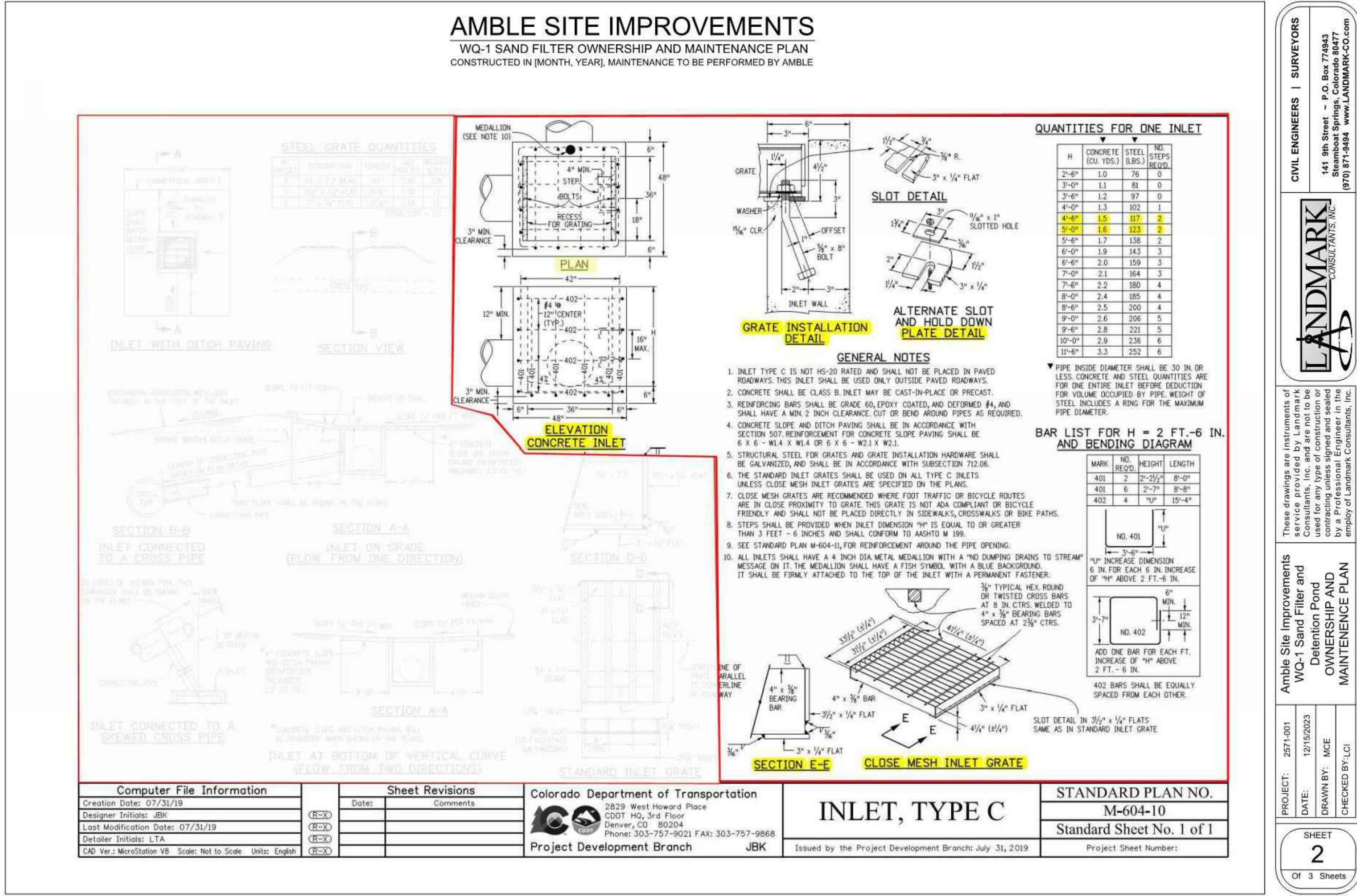
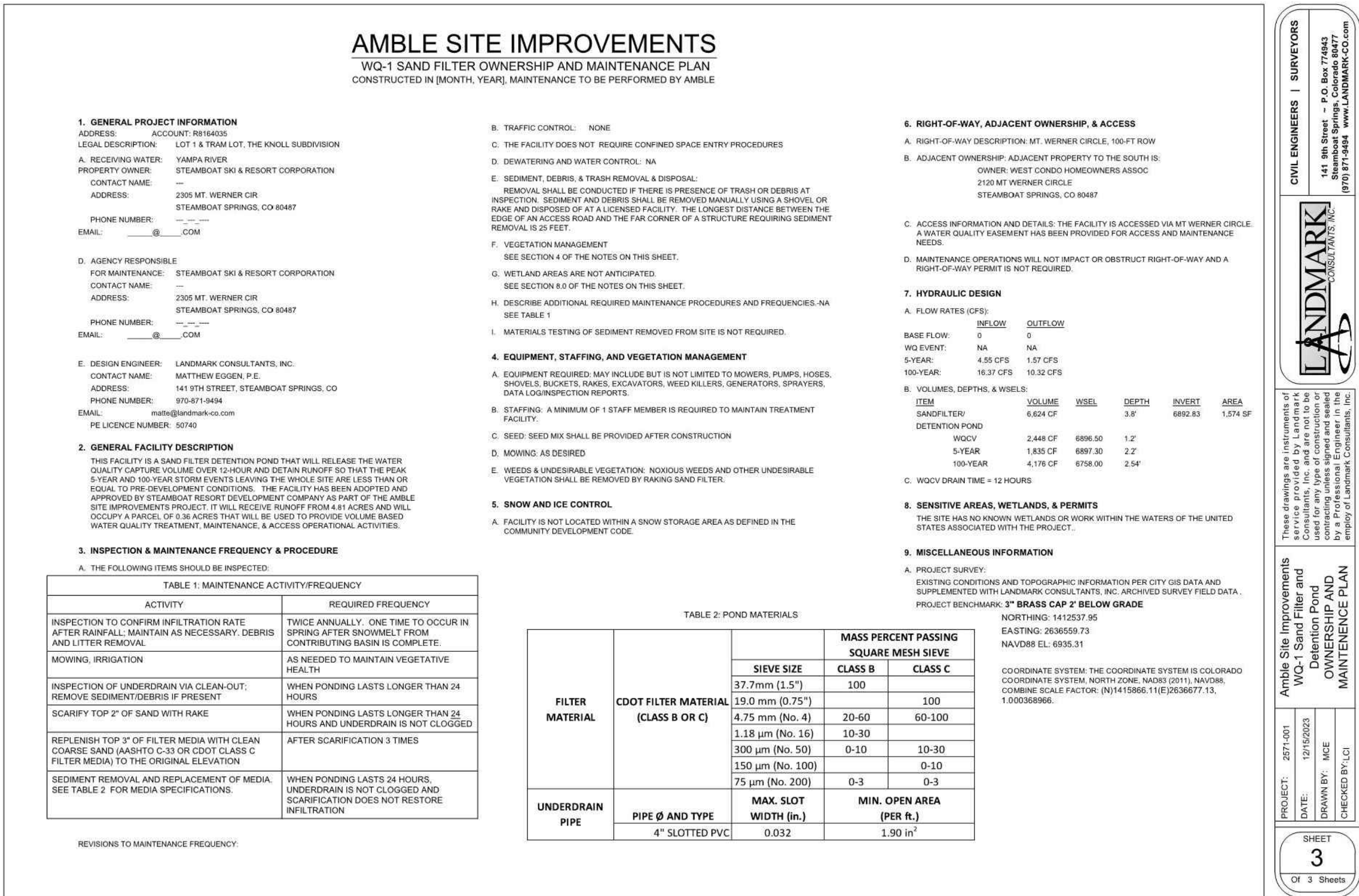
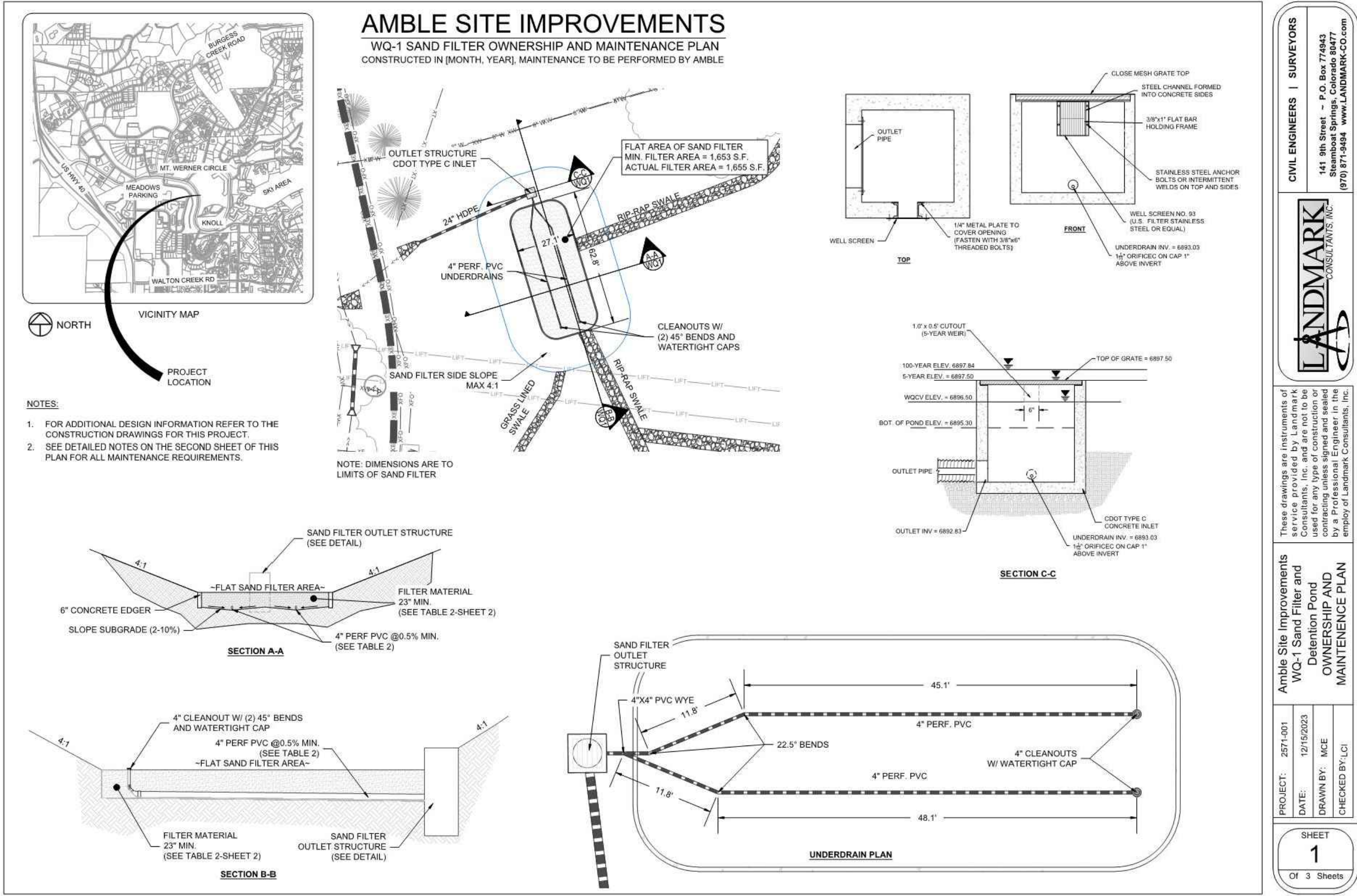


Mount
Werner
Water



P.O. Box 880339

NOTE: THE INFORMATION SHOWN HEREON ARE FROM MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES AND ARE INCLUDED HEREON FOR CONVENIENCE ONLY. REFER TO THE THEIR STANDARDS FOR FULL INFORMATION AND REQUIREMENTS.



359 DESIGN

141 9th Street - P.O. Box 71843
Steamboat Springs, Colorado 80487
(970) 871-2424 www.LANDMARK-CD.COM

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THE AMBLE

Steamboat Springs, CO

ICF SET

O & M PLAN AND DETAILS

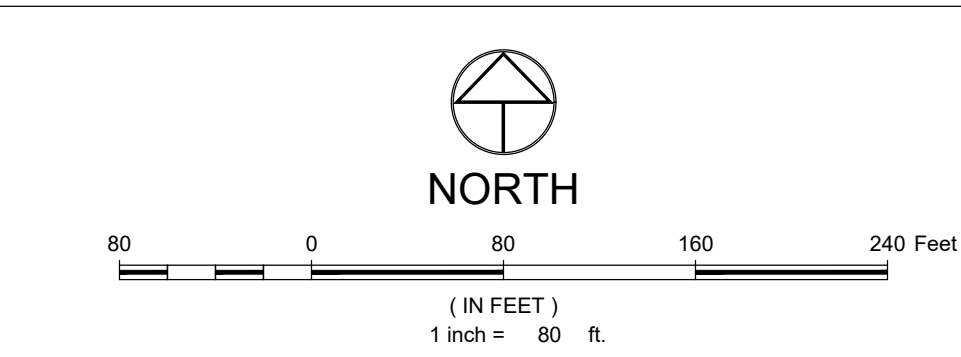
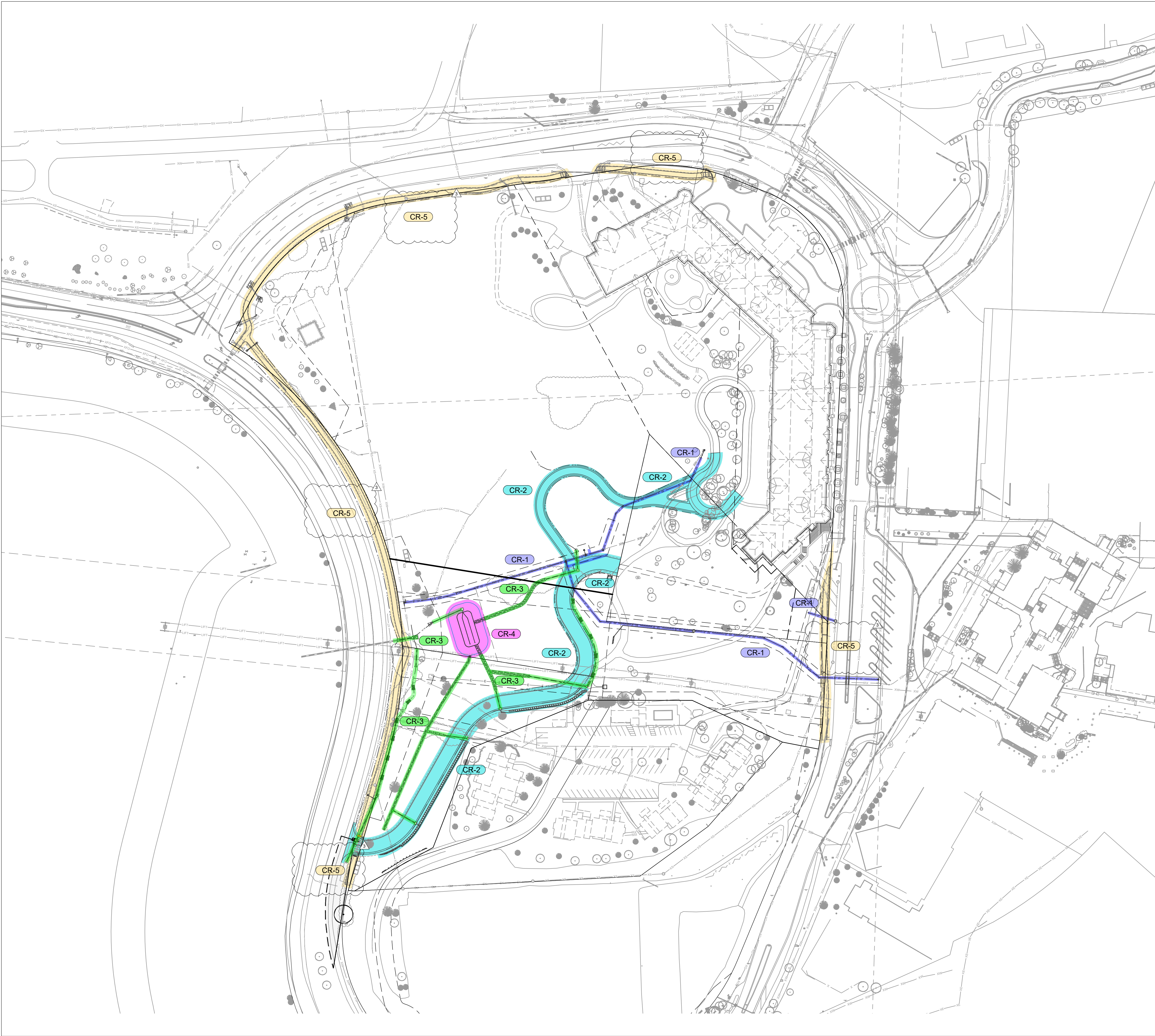
811

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C.520



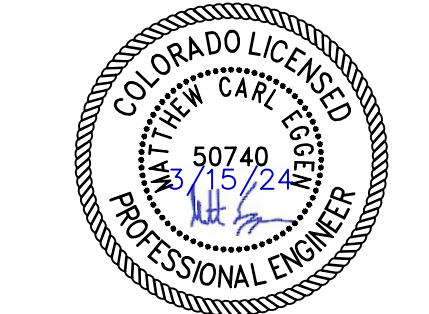
LEGEND:

FENCE	— X — X — X — X —
PROPOSED MAJOR CONTOUR	— 6805 —
EXISTING MAJOR CONTOUR	— (6805) —
SIGN	— SS — SS —
PROPOSED SANITARY SEWER W/ MH	— YS — YS — YS — YS —
EXISTING SANITARY SEWER W/ MH	— YS — YS — YS — YS —
PROPOSED WATER	— W — W — W — W —
PROPOSED GV, FH & CS	— W — W — W — W —
EXISTING WATER	— W — W — W — W —
GAS	— XG — XG — XG — XG —
GAS METER AND MANHOLE/VAULT	— XG — XG — XG — XG —
CABLE	— XTV — XTV — XTV — XTV —
CABLE PEDESTAL	— XTV — XTV — XTV — XTV —
FIBER OPTIC	— XFO — XFO — XFO — XFO —
TELEPHONE	— XT — XT — XT — XT —
TELEPHONE PEDESTAL AND MANHOLE/VAULT	— XT — XT — XT — XT —
ELECTRIC	— XE — XE — XE — XE —
ELECTRIC PED, JUNCTION BOX AND METER	— XE — XE — XE — XE —
LIGHT POLE AND LIGHT POLE W/ MAST	— XE — XE — XE — XE —
CULVERT/STORM SEWER W/ FES	— XE — XE — XE — XE —
INLET AND STORM MANHOLE	— XE — XE — XE — XE —
CONIFEROUS AND DECIDUOUS TREE	— XE — XE — XE — XE —
ASPHALT	— XE — XE — XE — XE —
CONCRETE	— XE — XE — XE — XE —
GRAVEL	— XE — XE — XE — XE —

NOTES:

- PER THE CITY OF STEAMBOAT SPRINGS RESOLUTION NO. 2023-37, THE FOLLOWING ITEMS ARE CONSIDERED CRITICAL IMPROVEMENTS AND MUST BE CONSTRUCTED AND APPROVED OR PROVIDE COLLATERAL VIA IMPROVEMENTS AGREEMENT PRIOR TO APPROVAL OF A FINAL PLAN:
 - CR-1 WATER AND SEWER INFRASTRUCTURE;
 - CR-2 ACCESS DRIVE;
 - CR-3 DRAINAGE IMPROVEMENTS; AND,
 - CR-4 PERMANENT STORMWATER QUALITY TREATMENT FACILITIES;
 - CR-5 SIDEWALKS.
- INFORMATION SHOWN HEREON ARE INTENDED TO BE FOR REFERENCE PURPOSES ONLY.

CR-1	— XE — XE — XE — XE —
CR-2	— XE — XE — XE — XE —
CR-3	— XE — XE — XE — XE —
CR-4	— XE — XE — XE — XE —
CR-5	— XE — XE — XE — XE —



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REVISIONS

No.	Description	Date
3	IFC	03.15.2024

PROJECT NUMBER: 3271-001
ISSUE DATE: 03/15/2024

ISSUE: IFC SET

SHEET TITLE: OVERALL CRITICAL IMPROVEMENTS

SHEET NO: C.700

