GENERAL NOTES

1. TOPOGRAPHIC AND EXISTING CONDITIONS PER CITY GIS DATA AND SUPPLEMENTED WITH LANDMARK CONSULTANTS, INC. ARCHIVED SURVEY FIELD DATA. LANDMARK IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS AND/OR PROPERTY INFORMATION (INCLUDING EASEMENTS AND ENCUMBRANCES) AND THE OWNER ASSUMES ALL RISK WITH COMPLYING WITH THE LEGAL REQUIREMENTS OF THIS PROJECT.

2. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.

3. 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.

4. 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, (2017 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.

5. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION STANDARDS AND SPECIFICATIONS.

6. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - MAY 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.

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

9. 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.

10. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

11. 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.

12. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.

13. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

14. 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.

15. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / 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 TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

16. 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 MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.

17. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

18. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

19. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

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

21. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:

- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- ONE (1) SIGNED COPY OF THE APPROVED PLANS
- ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
- A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

23. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.

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

25. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

27. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.

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

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

30. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE 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.

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

32. THE CONTRACTOR AGREES THAT 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 ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.

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

34. 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.

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

36. 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.

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

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

39. 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.

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

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

42. 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.

43. 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.

CONSTRUCTION NOTES

A. GRADING AND DRAINAGE

44. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED PERMITS.

45. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.

46. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.

47. LENGTHS SHOWN ON PLANS ARE HORIZONTAL LENGTHS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR TO THE END OF THE FLARED END SECTIONS, ACTUAL LENGTHS MAY VARY.

48. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.

49. IMPERVIOUS CLAY DAMS ARE REQUIRED IN TRENCH AT 50-FT INTERVALS AND AT CHANGES IN PIPE DIRECTION AND/OR AT PIPE JUNCTIONS FOR ALL DRAINAGE STRUCTURES.

50. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SITE CONCRETE IS ANTICIPATED SHOULD BE PREPARED BY STRIPPING EXISTING TOPSOIL AND ORGANIC MATERIALS, SCARIFICATION TO A DEPTH OF AT LEAST 8 INCHES AND COMPACTION TO MINIMUM VALUES GIVEN BELOW. MOISTURE CONDITIONING MAY BE REQUIRED TO ATTAIN STABILITY AND MINIMUM COMPACTION.

SITE FILLS AND TRENCH BACKFILL SHOULD CONSIST OF APPROVED ON-SITE OR IMPORTED MATERIALS. FILLS SHOULD BE UNIFORMLY PLACED AND COMPACTED IN 6 TO 8 INCH LOOSE LIFTS TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AND WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT (ASTM D698). MOISTURE CONDITIONING OF FILL MATERIALS MAY BE REQUIRED TO ATTAIN MINIMUM COMPACTION AND STABILITY REQUIREMENTS.

51. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED UNDER THE TITLE OF "PROPOSED STEAMBOAT BASECAMP MULTI-FAMILY BUILDING, LOT 3, STEAMBOAT BASECAMP REMAINDER SUBDIVISION, STEAMBOAT SPRINGS, COLORADO" DATED DECEMBER 26, 2025, ALONG WITH THE REFERENCED 'GR' REPORT AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY.

B. CONSTRUCTION SITE AND STORMWATER MANAGEMENT

52. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.

53. WHEN REQUIRED THE CONTRACTOR SHALL PREPARE A STORMWATER MANAGEMENT PLAN. THE STORMWATER MANAGEMENT PLAN SHALL BE PREPARED BY A QUALIFIED INDIVIDUAL WITH KNOWLEDGE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION. THIS INDIVIDUAL SHOULD BE RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THE STORMWATER MANAGEMENT PLAN FOR THE DURATION OF THE PROJECT.

54. THE STORMWATER MANAGEMENT PLAN SHOULD ADDRESS INSTALLATION, INSPECTION AND MAINTENANCE OF ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVE EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, CLEAN UP AND REMOVE ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

55. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT PLAN.

56. ENSURE THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.

57. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS ARE STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, UTILIZE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE MILE HIGH FLOOD DISTRICT (MHFD).

58. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

59. IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY.

60. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.

61. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.

62. THE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

63. THE DRAINAGE STUDY SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A FINAL DRAINAGE LETTER FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "BASECAMP PHASE 2 - APARTMENTS, LOTS 2 AND 3, STEAMBOAT BASECAMP" AND IS DATED OCTOBER 3, 2025.

C. PAVING

64. UNLESS NOTED OTHERWISE, THE PAVEMENT SECTION SHALL CONSIST OF:

   A. 8-INCH THICK AGGREGATE SUBBASE COURSE: MODIFIED CDOT STANDARD CLASS 3 BASE AGGREGATE OR WELL GRADED PIT RUN CONFORMING TO CDOT STANDARD SPECIFICATION SECTION 703 FOR AGGREGATES.
   B. 4-INCH THICK AGGREGATE BASE COURSE: CDOT STANDARD SPECIFICATIONS SECTION 703.03 FOR CLASS 6 AGGREGATE BASE COURSE;
   C. 4-INCH THICK ASPHALT PAVEMENT: CDOT STANDARD SPECIFICATIONS, LATEST EDITION, WITH TYPE SX GRADATION AND PG58-28 BINDER. TACK COATS SHALL BE SS-1H AND CONFORM TO AASHTO M140.PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.

65. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.

66. CONTACT CITY STREETS SUPERINTENDENT AT (970) 879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE DEVELOPER.

67. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER.

68. VALVE BOXES, CLEANOUTS AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

69. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE ENGINEER BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.

70. PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE ENGINEER AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN 1/4 INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.

71. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN ENGINEER.

72. NO UNDERMINING OF EXISTING PAVEMENT SHALL BE ALLOWED. IF UNDERMINING IS EVIDENT, PAVEMENT SHALL BE CUT BACK ACCORDINGLY. NO ADDITIONAL PAYMENT SHALL BE PROVIDED.

D. WATER AND SEWER NOTES

79. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS WATER & SEWER STANDARD SPECIFICATIONS, LATEST EDITION.

80. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.

81. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.

82. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

83. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.

84. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.

85. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.

86. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.

87. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.

PROJECT NOTES:

88. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD RELEASE POLICY.

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

90. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED.

THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING T THE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES DISCOVERED.

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

CONSTRUCTION PHASE SERVICES:

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

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

LEGEND

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
APR	APPROXIMATE
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW / BOW	BOTTOM OF WALL
C&C	CUT AND CAPPED
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST-IN-PLACE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CP	CONCRETE PIPE
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
EG	EXISTING GROUND
EL	ELEVATION
EOA / EA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISH GRADE
FG@BW	FINISH GRADE AT BOTTOM OF WALL
GB	GRADE BREAK
GFFE	GARAGE FINISH FLOOR ELEVATION
GTD	GRADE TO DRAIN
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
INV	INVERT
LBS	POUNDS
LOD	LIMITS OF DISTURBANCE
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NAP	NOT A PART (NOT INCLUDED IN SCOPE)
NTS	NOT TO SCALE
OFF	OFFSET
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PCC	POINT OF CONCAVE CURVE
PLDP	POROUS LANDSCAPE DETENTION POND
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVE / POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
ROW	RIGHT OF WAY
STA	STATION
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBR	TO BE REMOVED
TG	TOP OF GRATE
TOP	TOP OF PIPE
TTG	TAPERED TO GRADE
TW / TOW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME
W/	WITH

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MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Civil Notes

SHEET
C.002

PROJECT BENCHMARK
RECOVERED NO. 5 REBAR W/ ALUMINUM CAP
STAMPED "LANDMARK LS 29039"
EL=6667.80'

NORTH

30 0 30 60 90
(IN FEET)
1 IN. = 30 FT.

EXISTING CONDITIONS LEGEND:

SUBJECT PROPERTY BOUNDARY	━━━
PROPERTY MONUMENT	⊡ ◎ ◉ ● ⓐ
SECTION CORNER	◆
FENCE	— x — x — x — x —
MAJOR CONTOUR	— — — 6800 — — —
MINOR CONTOUR	- - - - - - - -
TURF	▨
ASPHALT	▨
CONCRETE	▨
GRAVEL	▭
SIGN	●
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	S —XS—XS—XS—XS—XC—XS—
SEPTIC TANK LID AND VENT PIPE	XSL XP
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & METER	W —XW—XW—XW—XW— XWM
GAS LINE MARKER, VALVE, MANHOLE/VAULT, METER AND SHUTOFF	G —XG— GAS —XG— XG —XG— XGM —XG— G.S
CABLE LINE MARKER, VAULT AND PEDESTAL	C —XTV—XTV— XTV —XTV—XTV— XTV
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	FO —XFO—XFO— XFO —XFO—XFO— XFO
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	T —XT— XT —XT—XT— XT —XT— XT
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	E —XE— XE —XE—XE— XEM —XE— XE
LIGHT POLE, STREET LIGHT, TRAFFIC SIGNAL TRAFFIC CONTROL VAULT AND CABINET	☼ XTR XTR
OVERHEAD UTILITY LINE GUY POLE, UTILITY POLE & GUY WIRE	—XOH—XOH—XOH—XOH—
DITCH/SWALE	—— · · ——
CULVERT W/ END SECTIONS	▷▬▬◁
STORM MANHOLE, MANHOLE INLET, GRATE INLET AND CURB INLET	XST
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROXIMATE DRIPLINE)	✳ ○
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROXIMATE DRIPLINE)	✿ ✿

NOTES:

1. FIELD SURVEYING COMPLETED AUGUST 28, 2023. AS OF THAT DATE, THE SITE WAS UNDER CONSTRUCTION.
2. BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY, BEING MONUMENTED AS SHOWN HEREON AND BEARING S24°29'19"E PER THE PLAT OF STEAMBOAT BASECAMP.
3. SITE BENCHMARK: A RECOVERED NAIL & BRASS DISK STAMPED, "LANDMARK LS 29039" HAVING AN ELEVATION OF 6667.93, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LANDMARK CONSULTANTS, INC. TO DETERMINE TITLE OR EASEMENTS OF RECORD. TITLE COMMITMENT ORDER NO. ABS30031073-2, EFFECTIVE DATE: 8/18/2023, AT 5:00 P.M., PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS-OF-WAY AND TITLE OF RECORD.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN AS DETERMINED BY THE F.E.MA. FLOOD INSURANCE RATE MAP NUMBER 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
8. UNDERGROUND IMPROVEMENTS: LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE SHOWN HEREON PER ONE OR MORE OF THE FOLLOWING; VISIBLE AND APPARENT SURFACE EVIDENCE, AS-BUILT DRAWINGS PROVIDED BY OTHERS, MARKINGS PROVIDED BY COLORADO 811 ONE CALL SERVICES, PRIVATE UNDERGROUND LOCATING SERVICES, OR GIS INFORMATION. ANY METHOD OF SHOWING UNDERGROUND IMPROVEMENTS, OR ANY COMBINATION THEREOF, MAY NOT PROVIDE COMPLETE AND ACCURATE LOCATIONS FOR ALL UNDERGROUND IMPROVEMENTS. IF ACCURATE LOCATIONS FOR UNDERGROUND IMPROVEMENTS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING OF THE IMPROVEMENTS. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OR ENGINEER OF RECORD SHALL NOT BE LIABLE FOR THE FAILURE TO ACCURATELY AND COMPLETELY DEPICT THE LOCATIONS OF UNDERGROUND IMPROVEMENTS.
9. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES AND RECEPTION NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
10. THE SUBJECT PROPERTY CONTAINS A CALCULATED AREA OF 87,631 SQUARE FEET OR 2.01 ACRES.
11. SITE CONTAINS EVIDENCE OF RECENT CONSTRUCTION ACTIVITY.
12. SITE ADDRESS: 1901 CURVE PLAZA AND 1950 CURVE COURT
13. CONTOUR INTERVAL = 1 FOOT

PROPERTY DESCRIPTION:

LOTS 1, 2, AND 3
STEAMBOAT BASECAMP

BASECAMP ROW TOWNHOMES

CITY OF STEAMBOAT SPRINGS,
COUNTY OF ROUTT
STATE OF COLORADO

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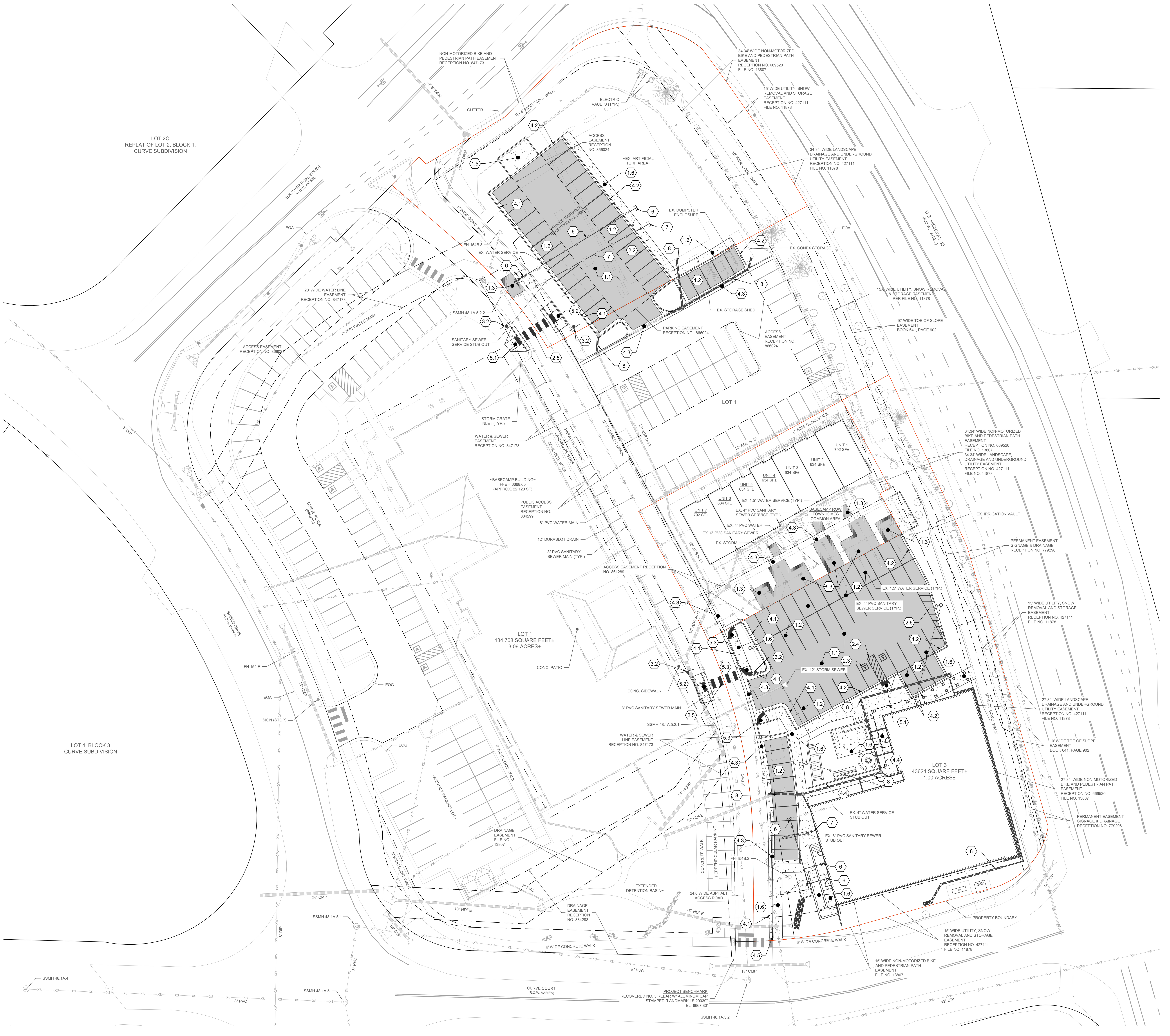
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Existing Conditions

SHEET
C.003



CODED LEGEND:

1. **PAVEMENTS**
   - 1.1 HEAVY TRAFFIC (ALL NON-PARKING STALLS) ASPHALT SECTION
   - 1.2 LIGHT TRAFFIC (PARKING STALLS) ASPHALT SECTION
   - 1.3 T-TOP AND ASPHALT TRENCH PATCH (FLOWFILL) SECTION
   - 1.5 DUMPSTER PAD
   - 1.6 SIDEWALK AND PATIO - NON-TRAFFIC
2. **PAVEMENT MARKINGS/STRIPING**
   - 2.1 STOP BAR
   - 2.2 4-INCH WIDE SOLID YELLOW
   - 2.3 ADA PARKING SYMBOL
   - 2.4 ADA LOADING AISLE
   - 2.5 CROSSWALK STRIPING
   - 2.6 CROSS HATCH STRIPING
3. **SIGNAGE**
   - 3.1 ADA PARKING SIGNAGE
   - 3.2 YIELD TO PEDESTRIAN CROSSING (R1-6)
4. **CONCRETE CURBS AND GUTTERS**
   - 4.1 CATCH CURB AND GUTTER
   - 4.2 SPILL CURB AND GUTTER
   - 4.3 VALLEY PAN
   - 4.4 BARRIER CURB
   - 4.5 TAPERED CURB
   - 4.6 CONCRETE WALK THICKENED EDGE
5. **CURB RAMPS**
   - 5.1 CDOT CURB RAMP TYPE 1 PERPENDICULAR RAMP
   - 5.2 CDOT CURB RAMP TYPE 2 PARALLEL CURB RAMP
   - 5.3 CDOT CURB RAMP TYPE 5 DEPRESSED CORNER RAMP
6. **WATER IMPROVEMENTS**
7. **SEWER IMPROVEMENTS**
8. **STORM SEWER IMPROVEMENTS**

NOTES:

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COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

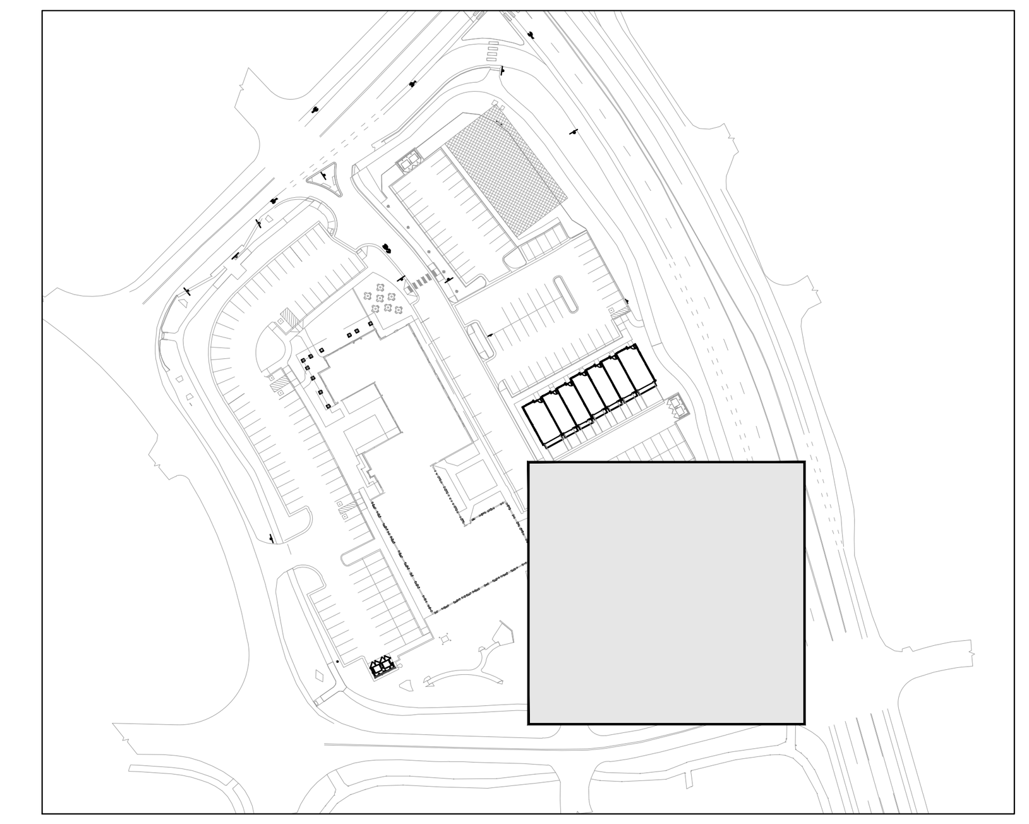
Steamboat Basecamp 2 Residential
Overall Civil Site Plan
Lot 2 and Lot 3

SHEET
C.100

NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

CODED LEGEND:

1 PAVEMENTS

- 1.1 HEAVY TRAFFIC (ALL NON-PARKING STALLS) ASPHALT SECTION
- 1.2 LIGHT TRAFFIC (PARKING STALLS) ASPHALT SECTION
- 1.3 T-TOP AND ASPHALT TRENCH PATCH (FLOWFILL) SECTION
- 1.5 DUMPSTER PAD
- 1.6 SIDEWALK AND PATIO - NON-TRAFFIC

2 PAVEMENT MARKINGS/STRIPING

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3 SIGNAGE

- 3.1 ADA PARKING SIGNAGE
- 3.2 YIELD TO PEDESTRIAN CROSSING (R1-6)

4.0 CONCRETE CURBS AND GUTTERS

- 4.1 CATCH CURB AND GUTTER
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5.0 CURB RAMPS

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- 5.2 CDOT CURB RAMP TYPE 2 PARALLEL CURB RAMP
- 5.3 CDOT CURB RAMP TYPE 5 DEPRESSED CORNER RAMP

6 WATER IMPROVEMENTS

7 SEWER IMPROVEMENTS

8 STORM SEWER IMPROVEMENTS

NOTES:

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COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Civil Site Plan
Lot 3

SHEET

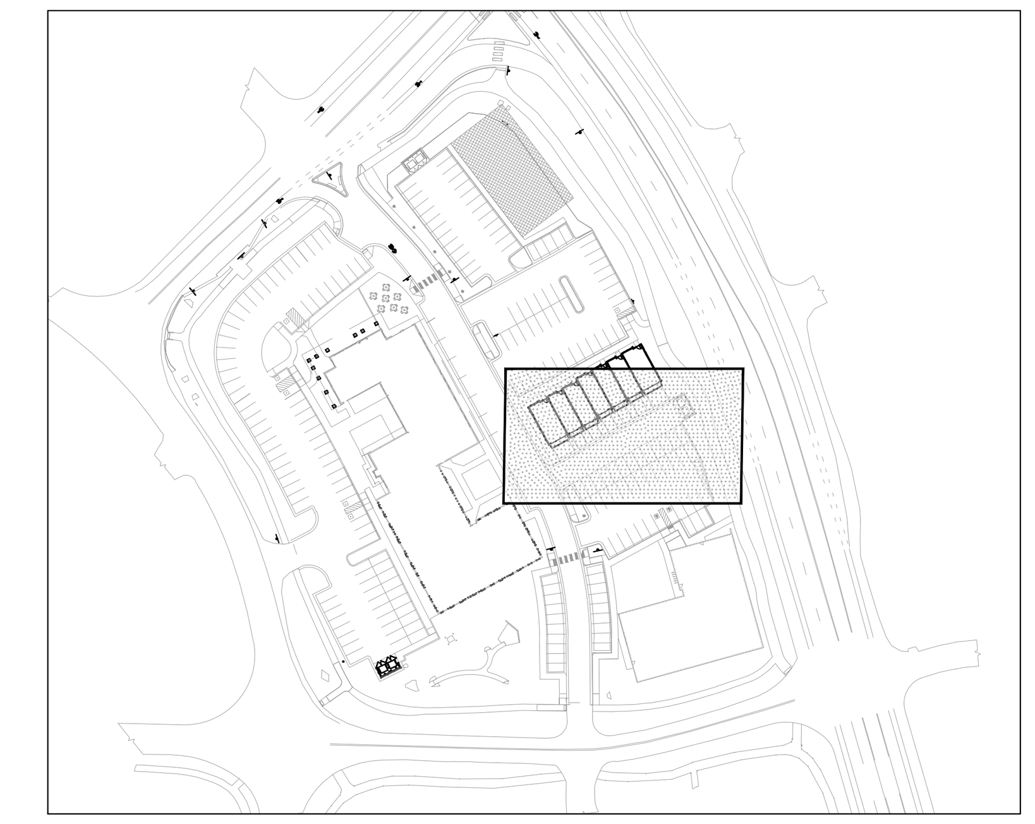
C.101

SEE SHEET C.103

SEE SHEET C.101

NORTH

10 0 10 20 30
(IN FEET)
1 IN. = 10 FT.



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COLORADO LICENSED PROFESSIONAL ENGINEER 64423 3/13/26

NO.	DATE:	BY:	DESCRIPTION:

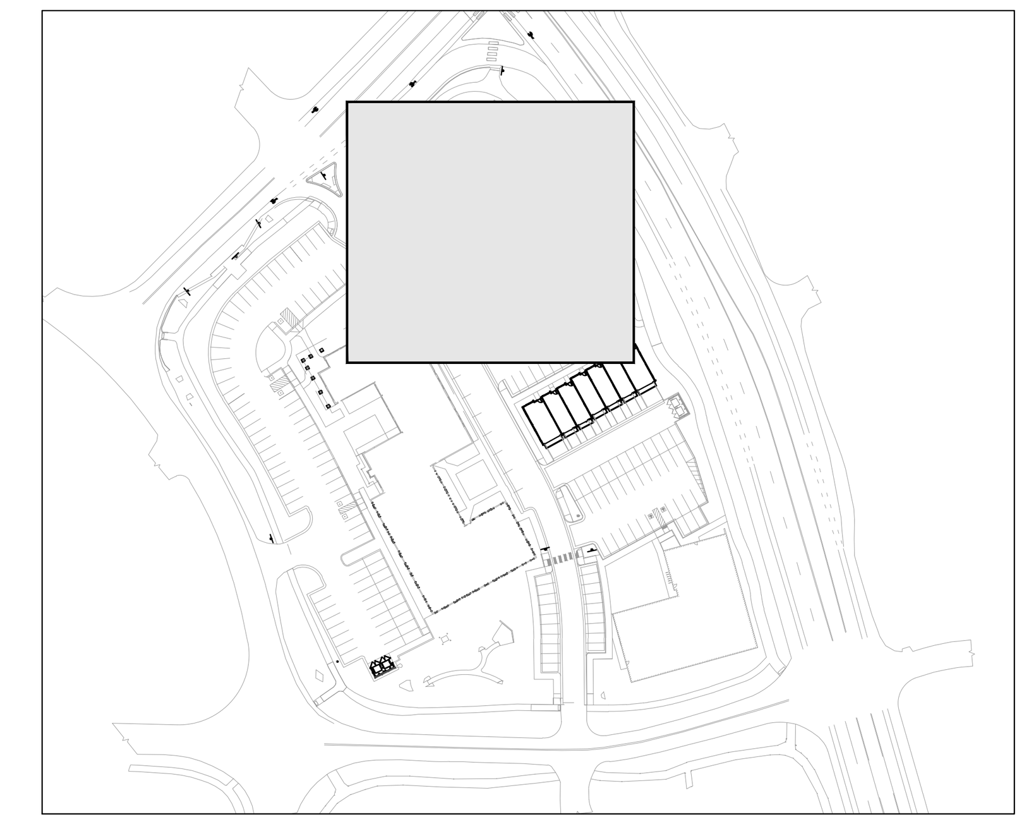
PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Civil Site Plan
Lot 3

SHEET
C.102

SEE SHEET C.102



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CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

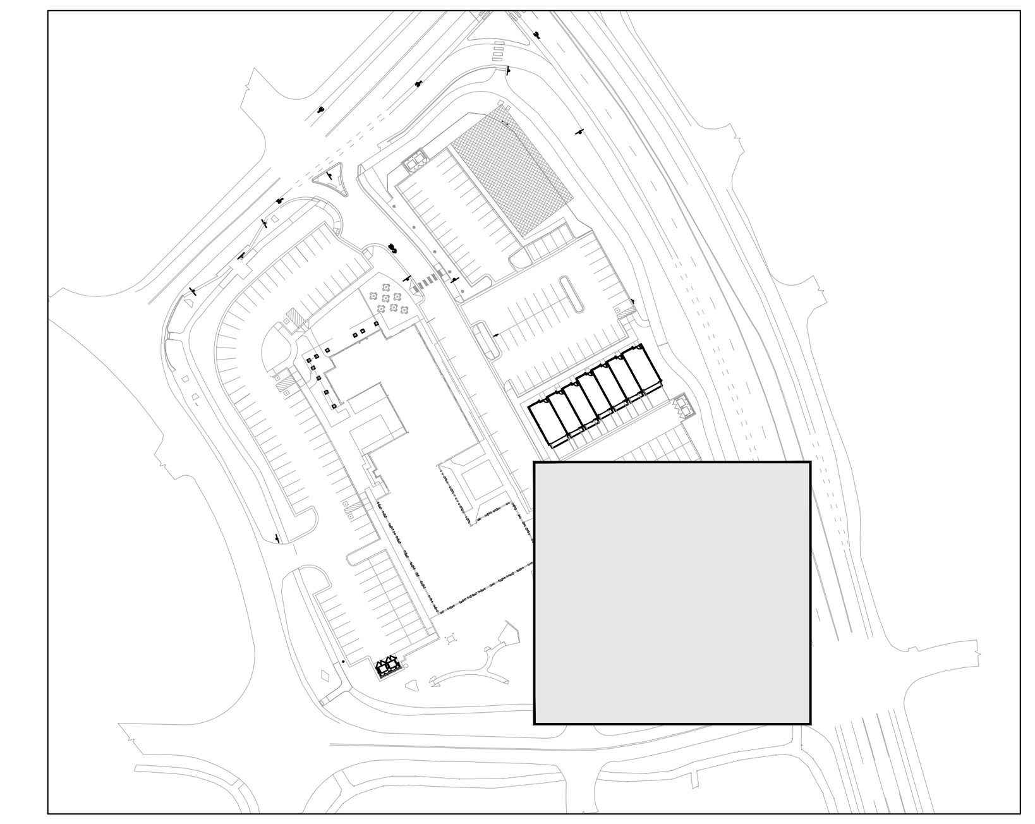
Civil Site Plan Lot 3

SHEET C.103

SEE SHEET C.202

NORTH

10 0 10 20 30
(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

- EXISTING SANITARY SEWER W/ MH & C.O.
- EXISTING WATER
- PROPOSED SANITARY SEWER W/ MH & C.O.
- PROPOSED WATER PIPE
- PROPOSED GV, FH & CS
- PROPOSED STORM SEWER W/ FLARED END SECTION
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED STORM MANHOLE & CLEANOUT
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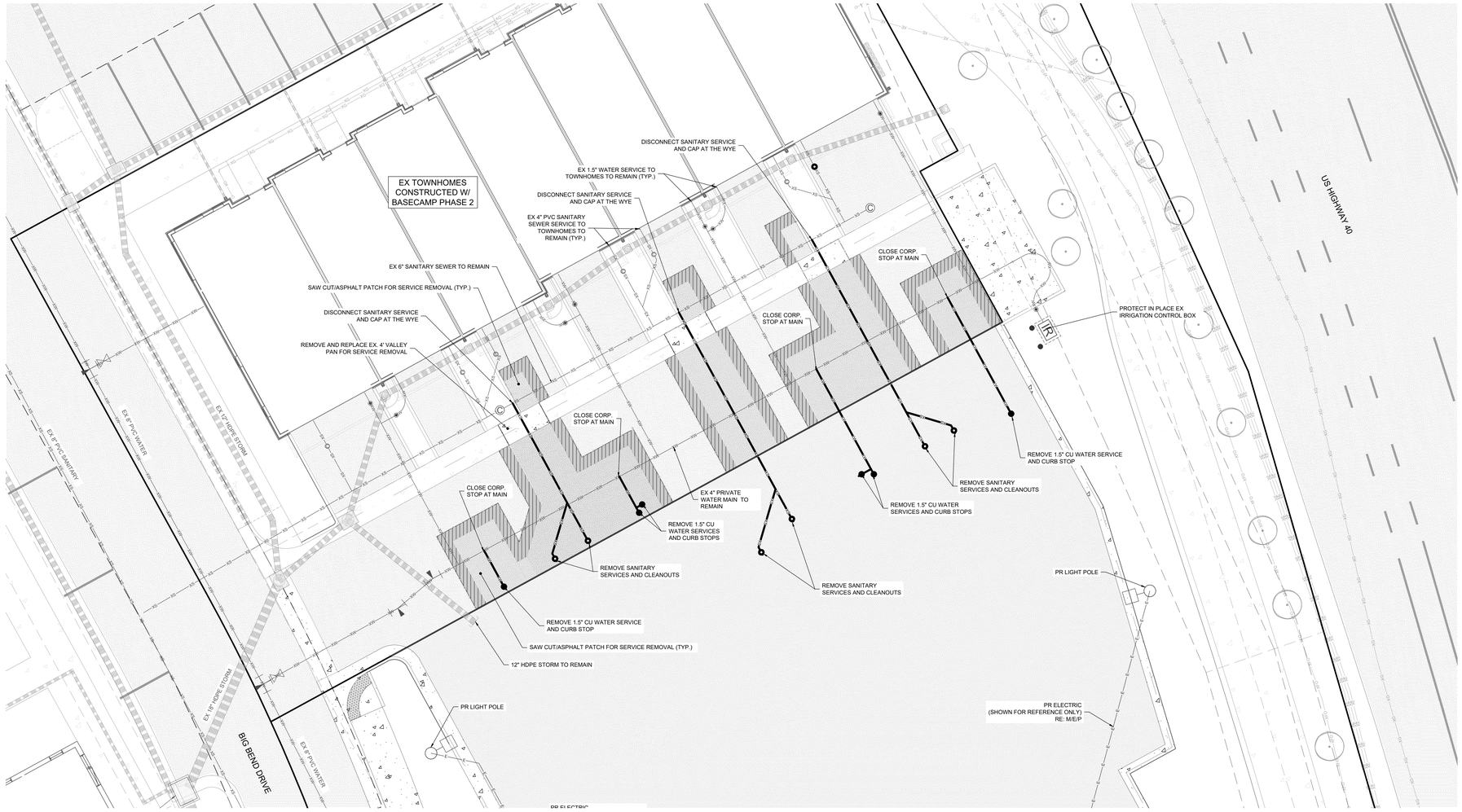
COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

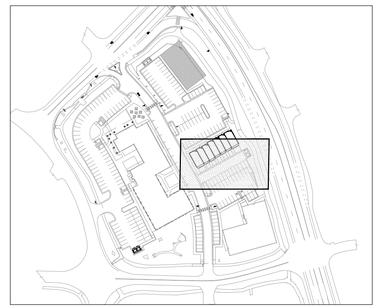
NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Utility Plan
Lot 3

SHEET
C.201





SEE SHEET C.203

SEE SHEET C.201

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	—XS—XS—(XS)—XS—©—
EXISTING WATER	—XW—XW—XW—XW—
PROPOSED SANITARY SEWER W/ MH & C.O.	—S—(SS)—S—©—S—
PROPOSED WATER PIPE	—W—W—W—W—
PROPOSED GV, FH & CS	⧓ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷■■■■■■■
PROPOSED STORM INLET (CURB & AREA)	▤ ■
PROPOSED STORM MANHOLE & CLEANOUT	(ST) ©
APPROX. PAVEMENT SAW CUT	—////—////—////—////—

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MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

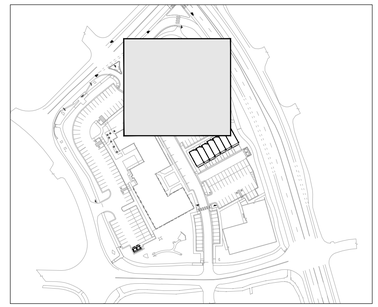
PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Utility Plan
Water and Sewer Removals

SHEET
C.202

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Construction Documents\2387-008-CD-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.202 DATE: Mar 13, 2026 - 4:50pm CAD OPERATOR: micah
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [2387-008-xExist-Hatch-Demo] [xUTIL_Leg] [XKEYMAP] [Gibbons Stamp Signed]



SEE SHEET C.202

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	— XS — XS — (XS) — XS — Ⓒ —
EXISTING WATER	— XW — XW — XW — XW —
PROPOSED SANITARY SEWER W/ MH & C.O.	— S — (SS) — S — Ⓒ — S —
PROPOSED WATER PIPE	— W — W — W — W —
PROPOSED GV, FH & CS	⋈ ● ◉
PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ■
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APPROX. PAVEMENT SAW CUT	— //// — //// — //// — //// —

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MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Utility Plan
Lot 2

SHEET
C.203

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Construction Documents\2387-008-CD-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.203 DATE: Mar 13, 2026 - 4:50pm CAD OPERATOR: micah
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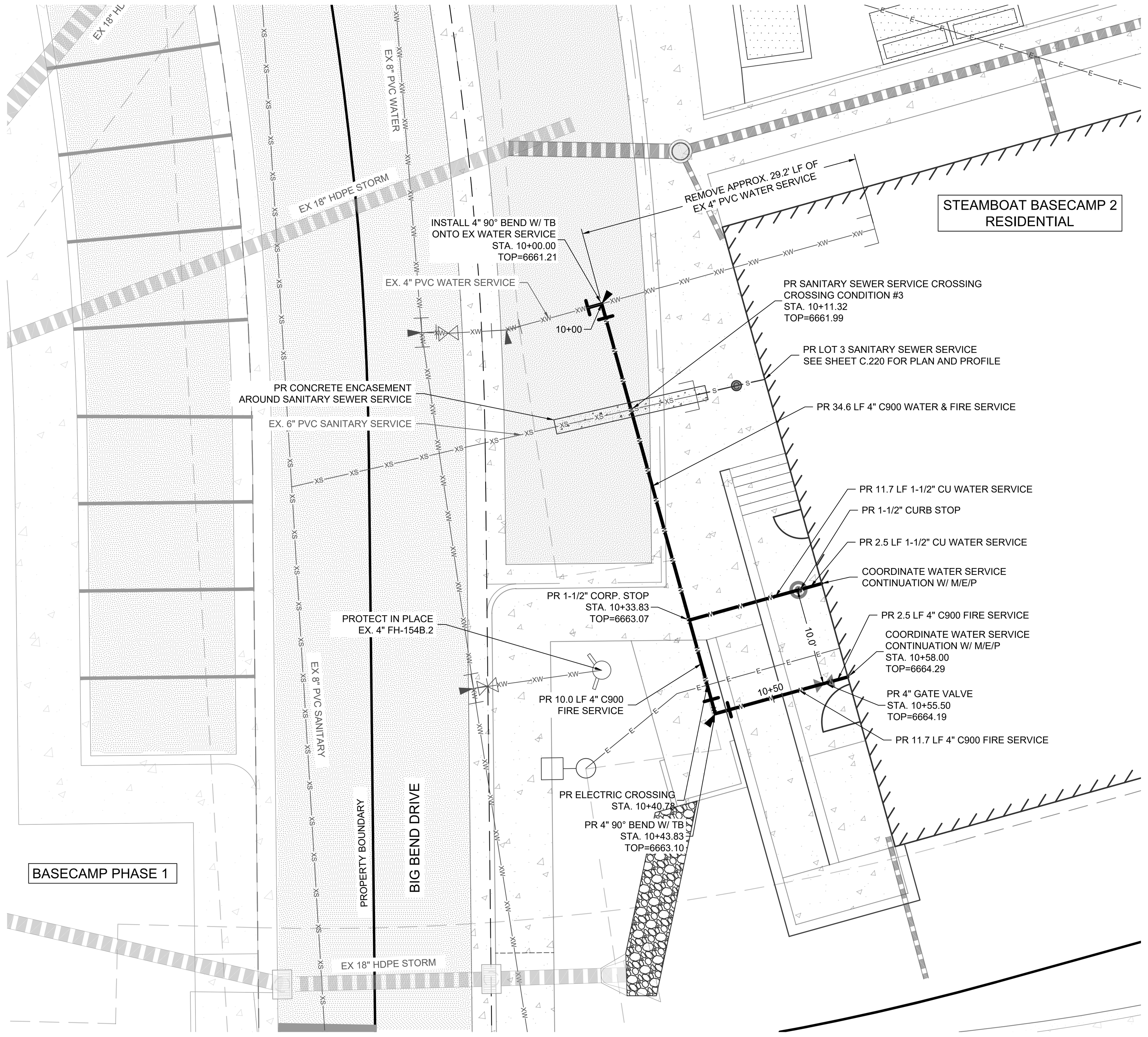
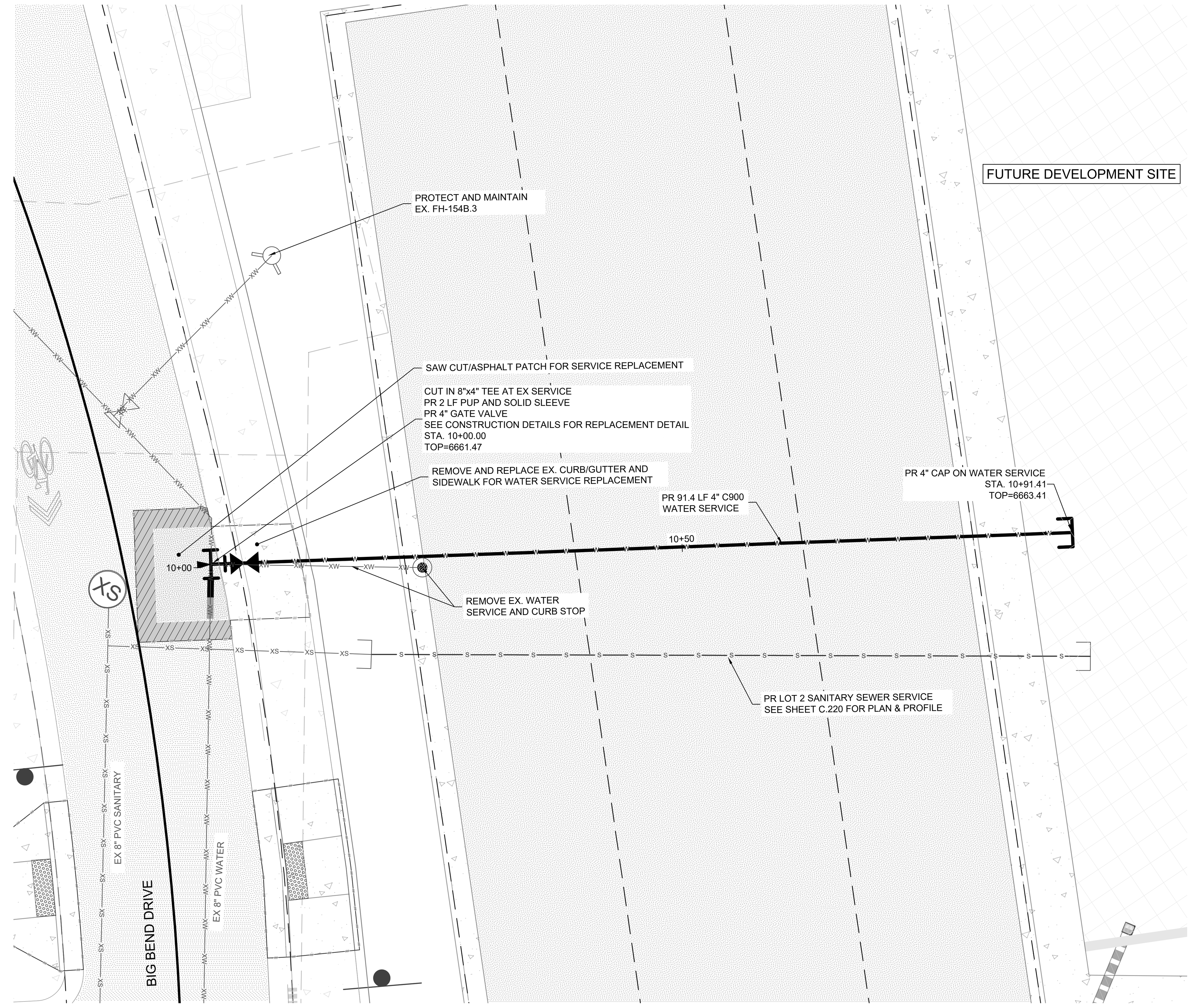
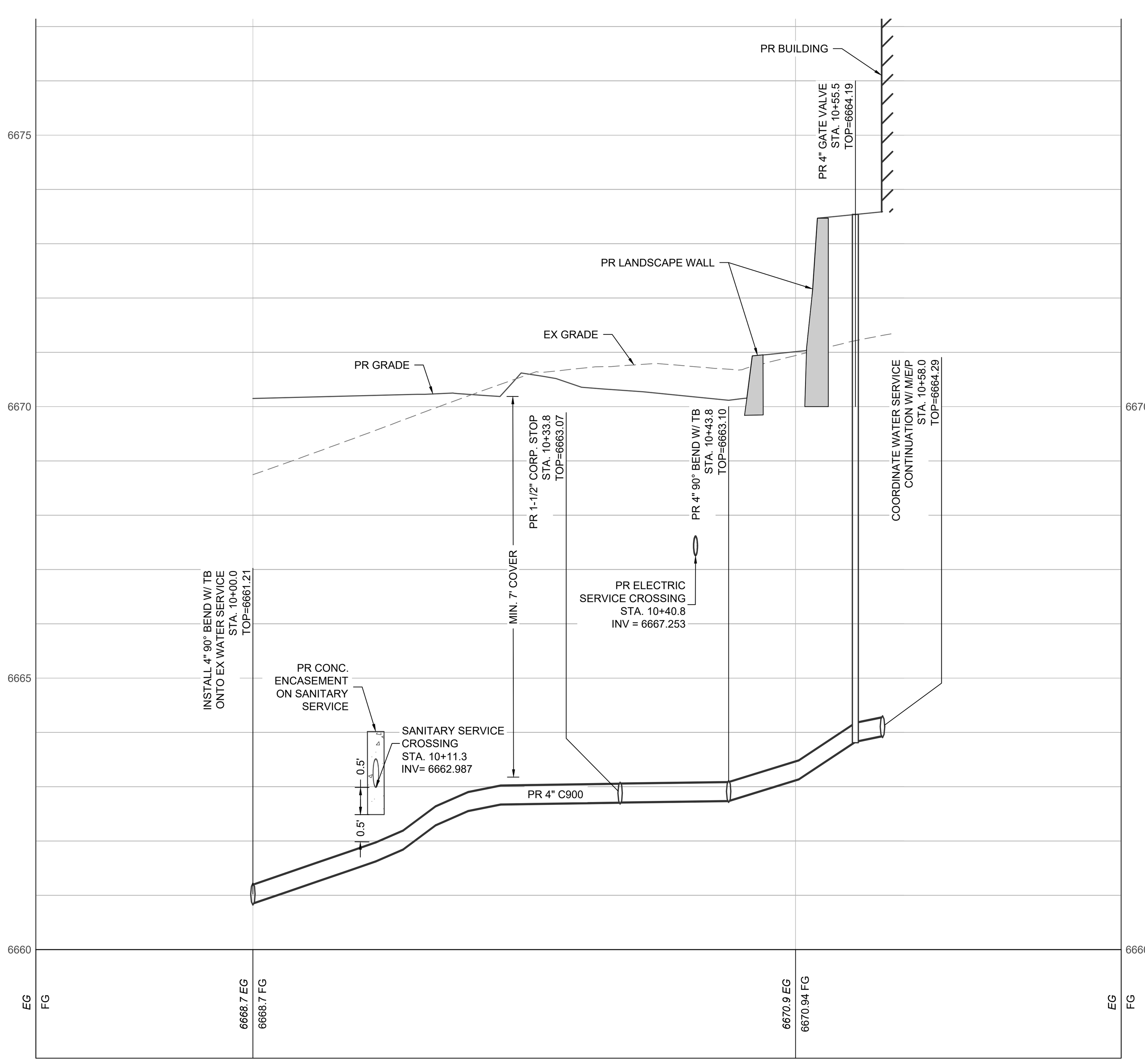




LOT 3 WATER SERVICE SERVICE PLAN & PROFILE

PROFILE SCALE: 1" = 10' (H) 1" = 2' (V)



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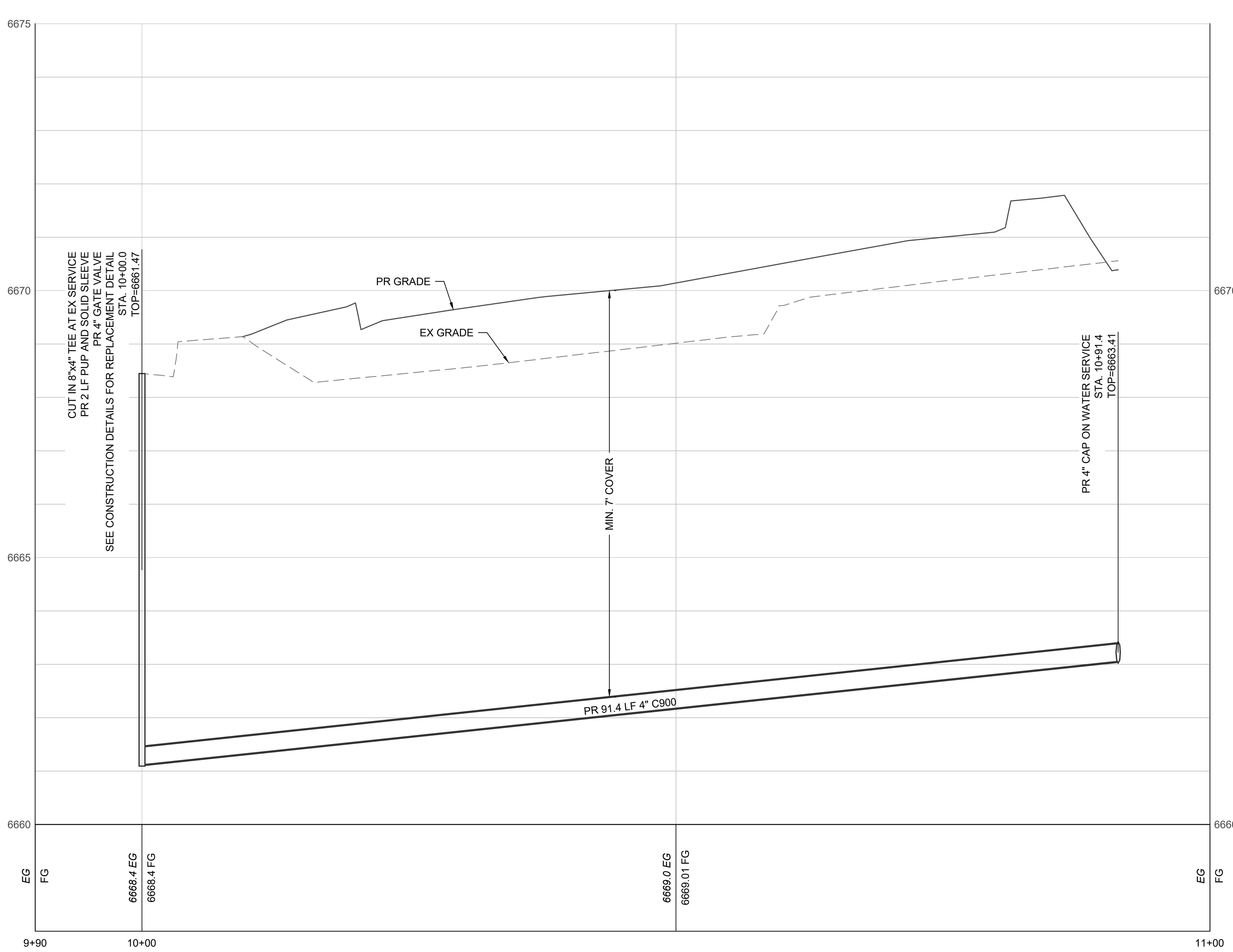
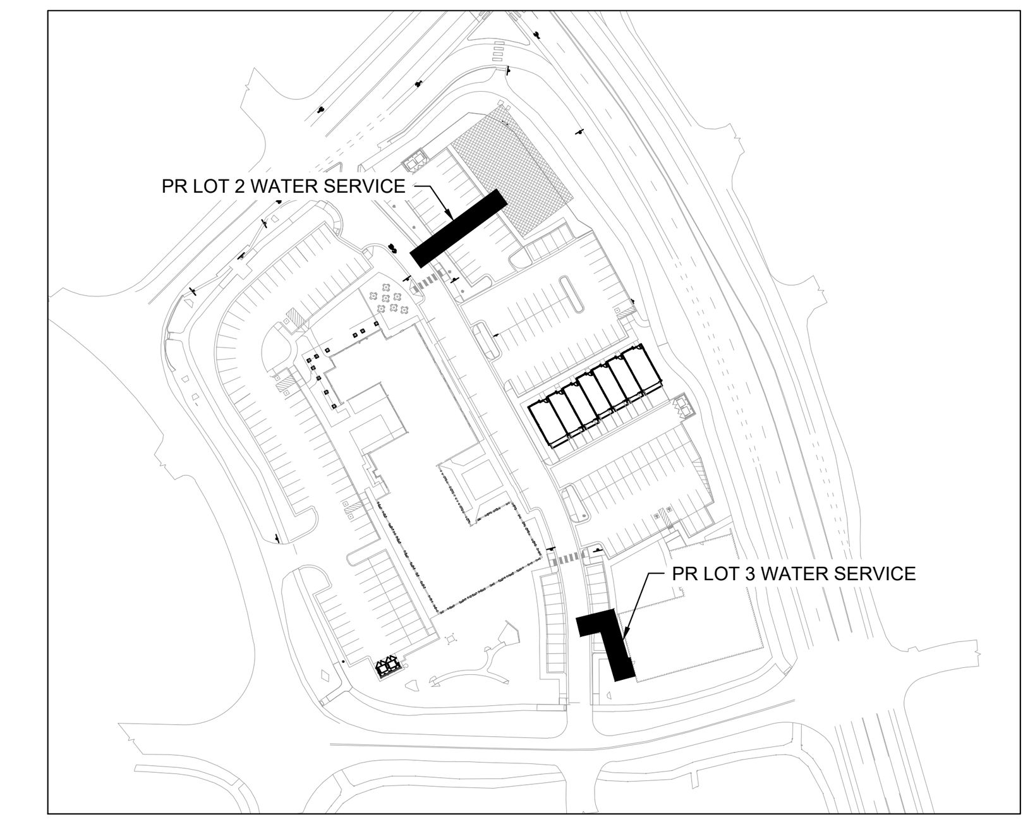


NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

- EXISTING SANITARY SEWER W/ MH & C.O.
- EXISTING WATER
- PROPOSED SANITARY SEWER W/ MH & C.O.
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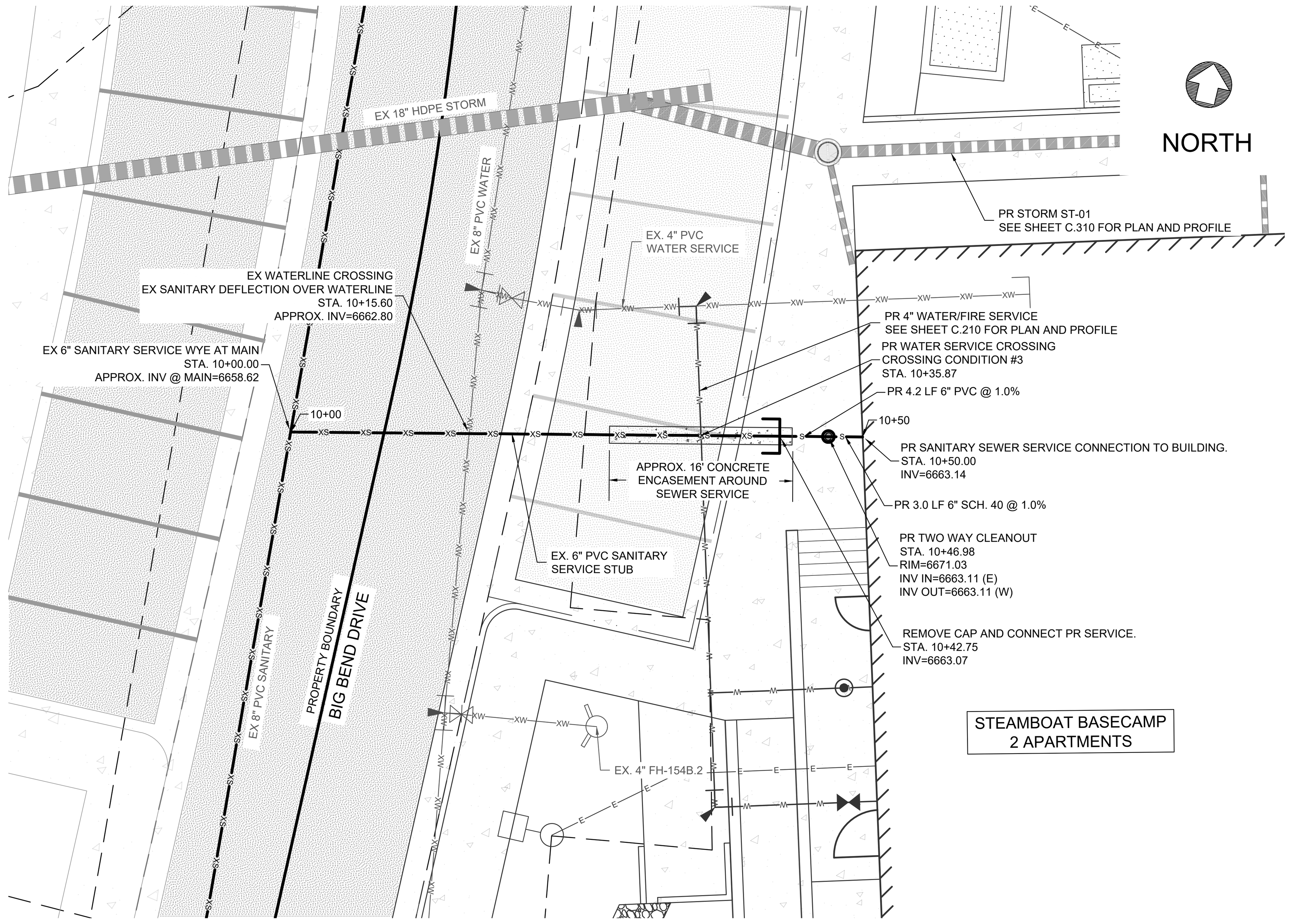
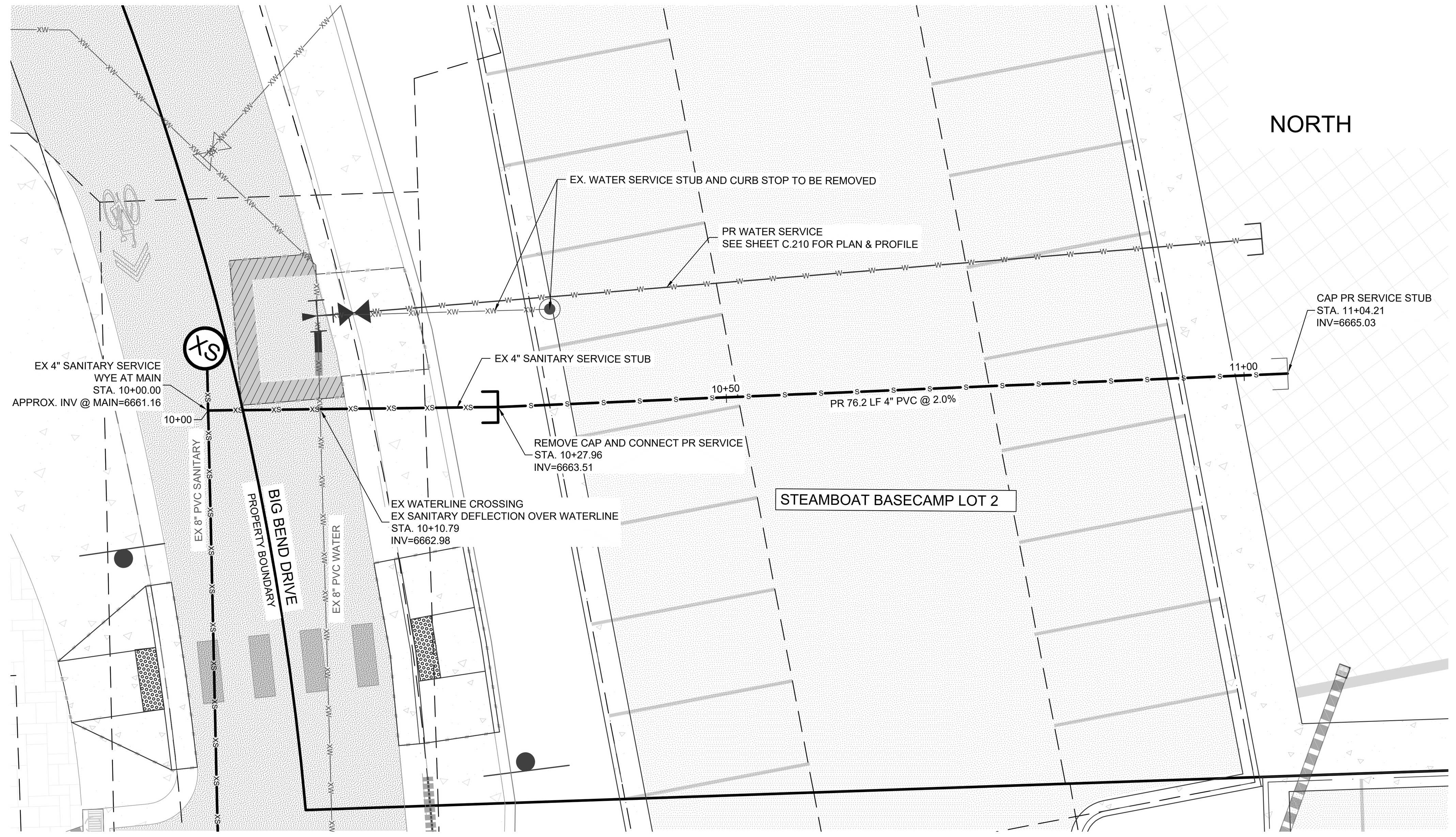
Steamboat Basecamp 2 Residential

Water Plan & Profile
Lot 3

SHEET

C.210





LOT 3 SANITARY SEWER SERVICE PLAN & PROFILE
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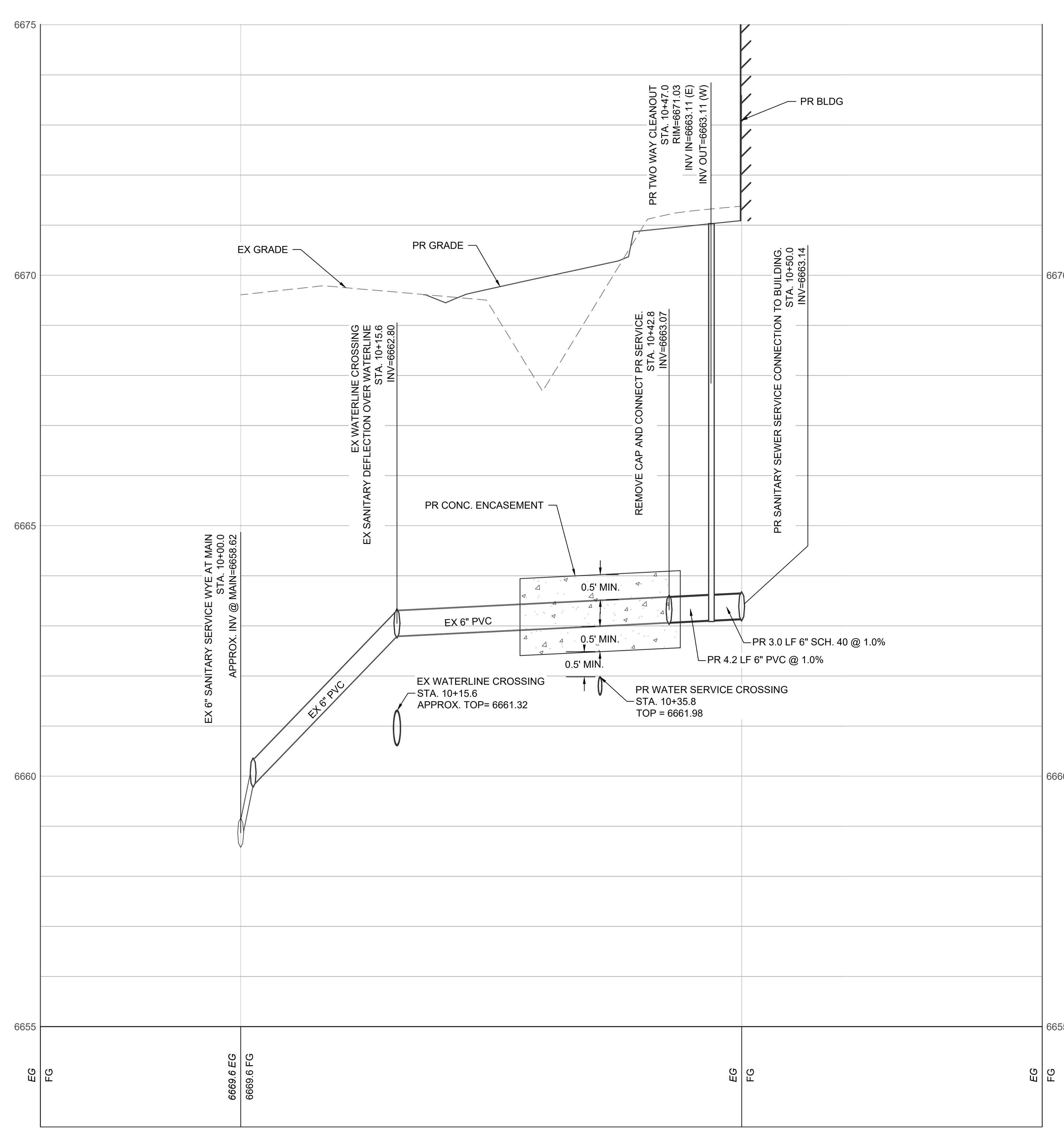

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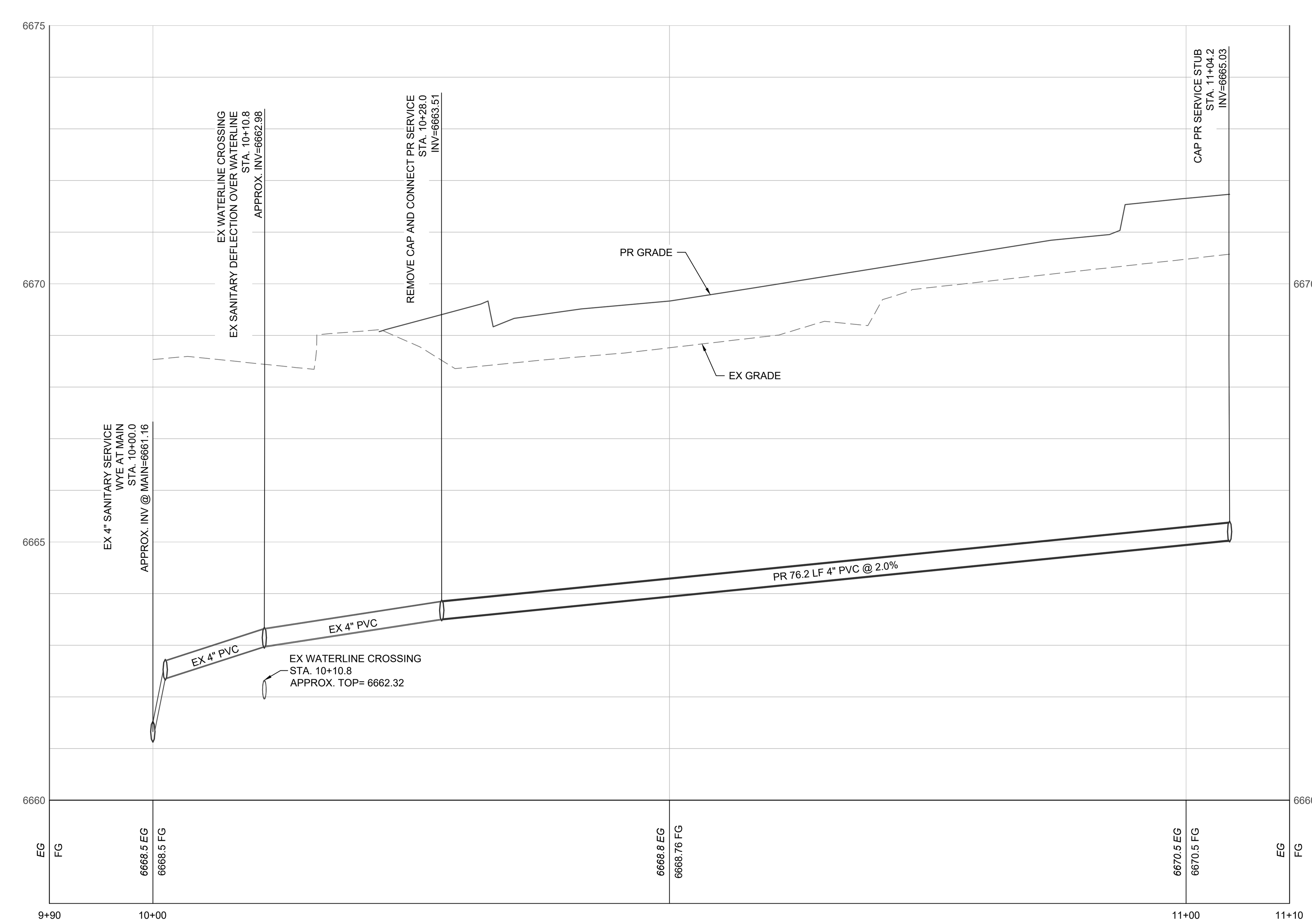

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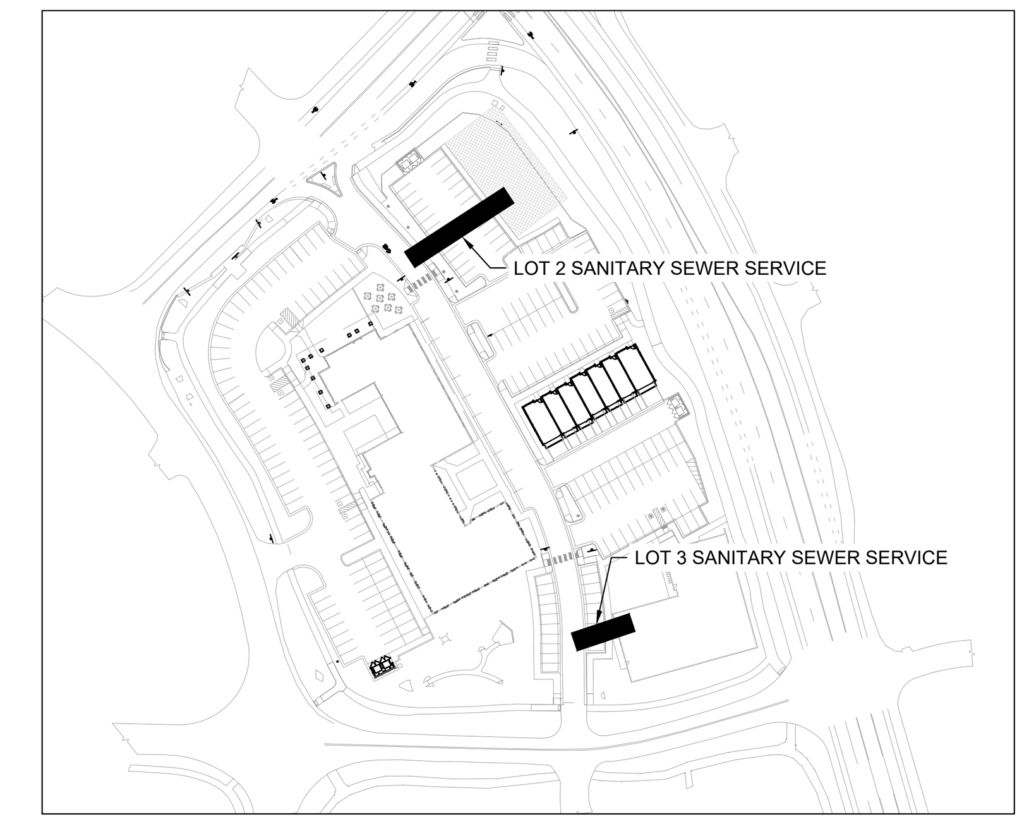

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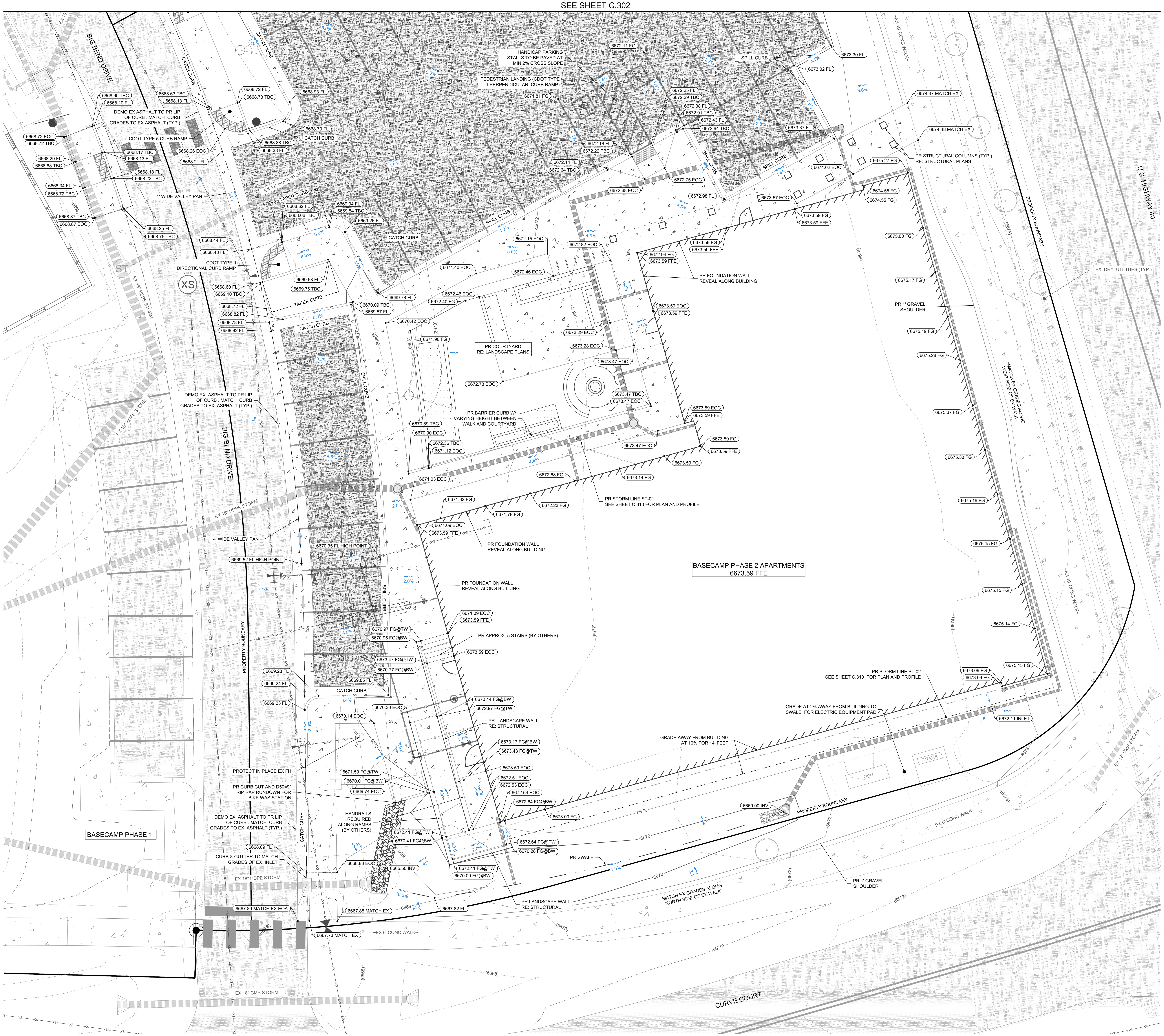
COLORADO LICENSED PROFESSIONAL ENGINEER MICAH PATRICK GIBBONS 64423 3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Sanitary Sewer Plan & Profile

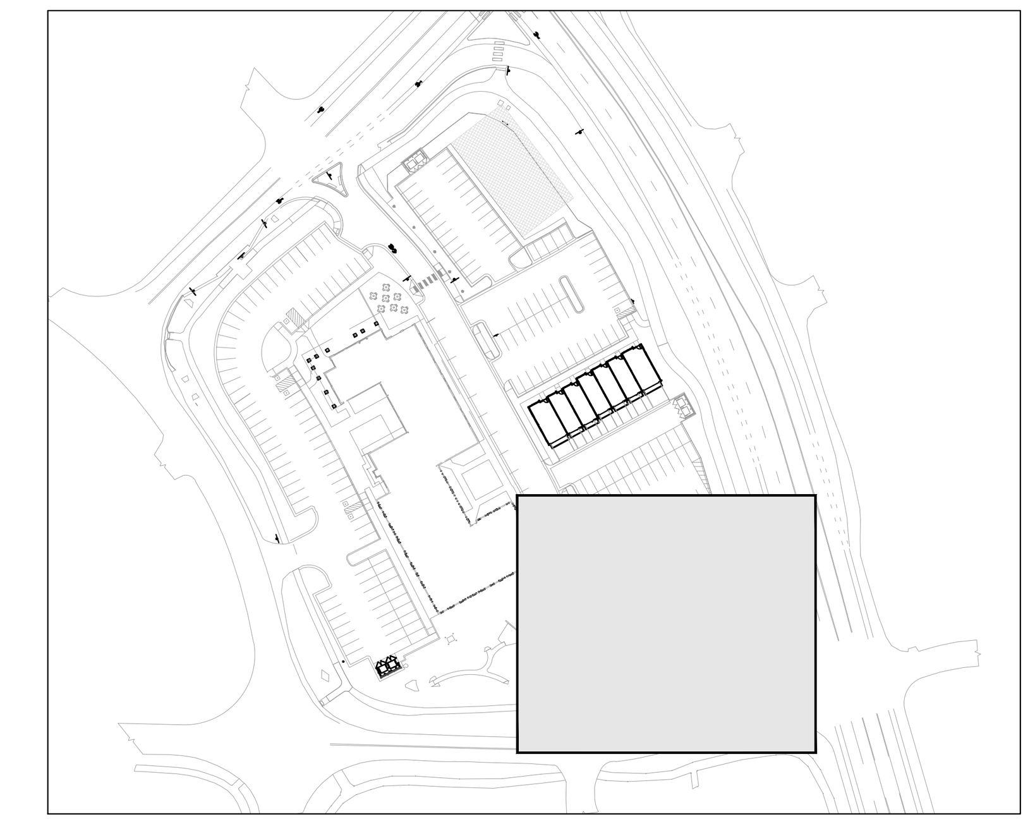
SHEET
C.220



NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	
EXISTING MAJOR CONTOUR	(6805)
EXISTING MINOR CONTOUR	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	2.0%
STORM SEWER FLOW DIRECTION	
EX ASPHALT	
EX CONCRETE	
PR ASPHALT	
PR CONCRETE	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ ALUMINUM CAP STAMPED "LS 29039" HAVING AN ELEVATION OF 6667.80' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
6. CONTOUR INTERVAL = 2-FT

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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MICAH PATRICK GIBBONS
64423
3/13/26

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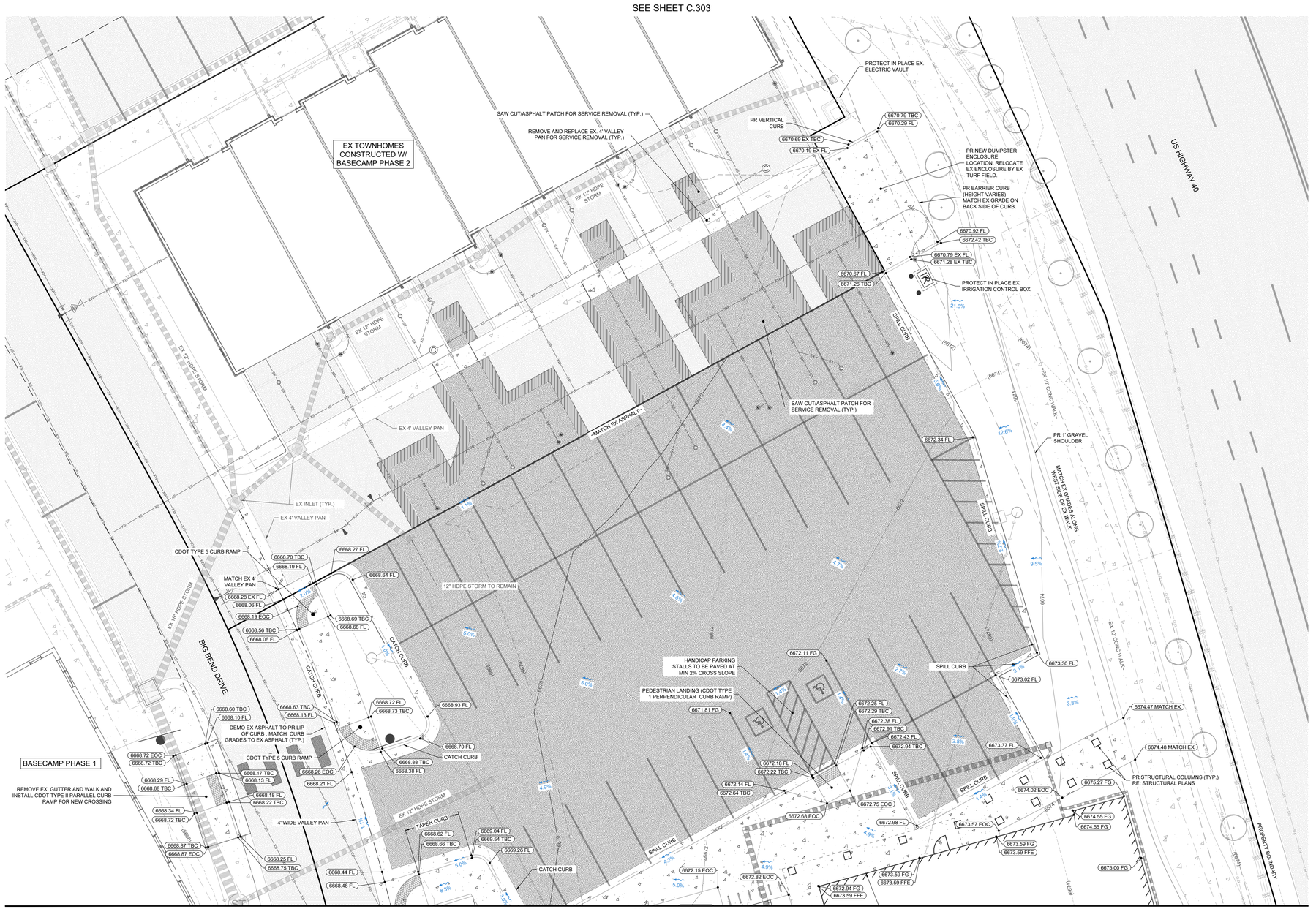
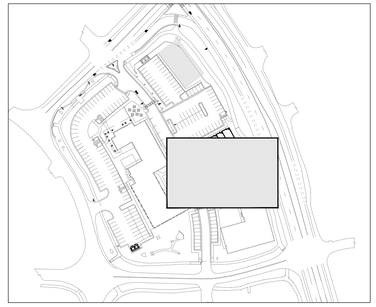
PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Grading & Drainage Plan

SHEET
C.301





SEE SHEET C.303

SEE SHEET C.301

KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▬ ■
PROPOSED STORM MANHOLE & CLEANOUT	ST ●
EXISTING MAJOR CONTOUR	— — (6805) — —
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MAJOR CONTOUR	—— 6805 ——
PROPOSED MINOR CONTOUR	———
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	═ · · ═
PROPERTY BOUNDARY	━━━
SPOT ELEVATION	(6790.50)
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇦
EX ASPHALT	▭
EX CONCRETE	▨
PR ASPHALT	▩
PR CONCRETE	▨

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COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

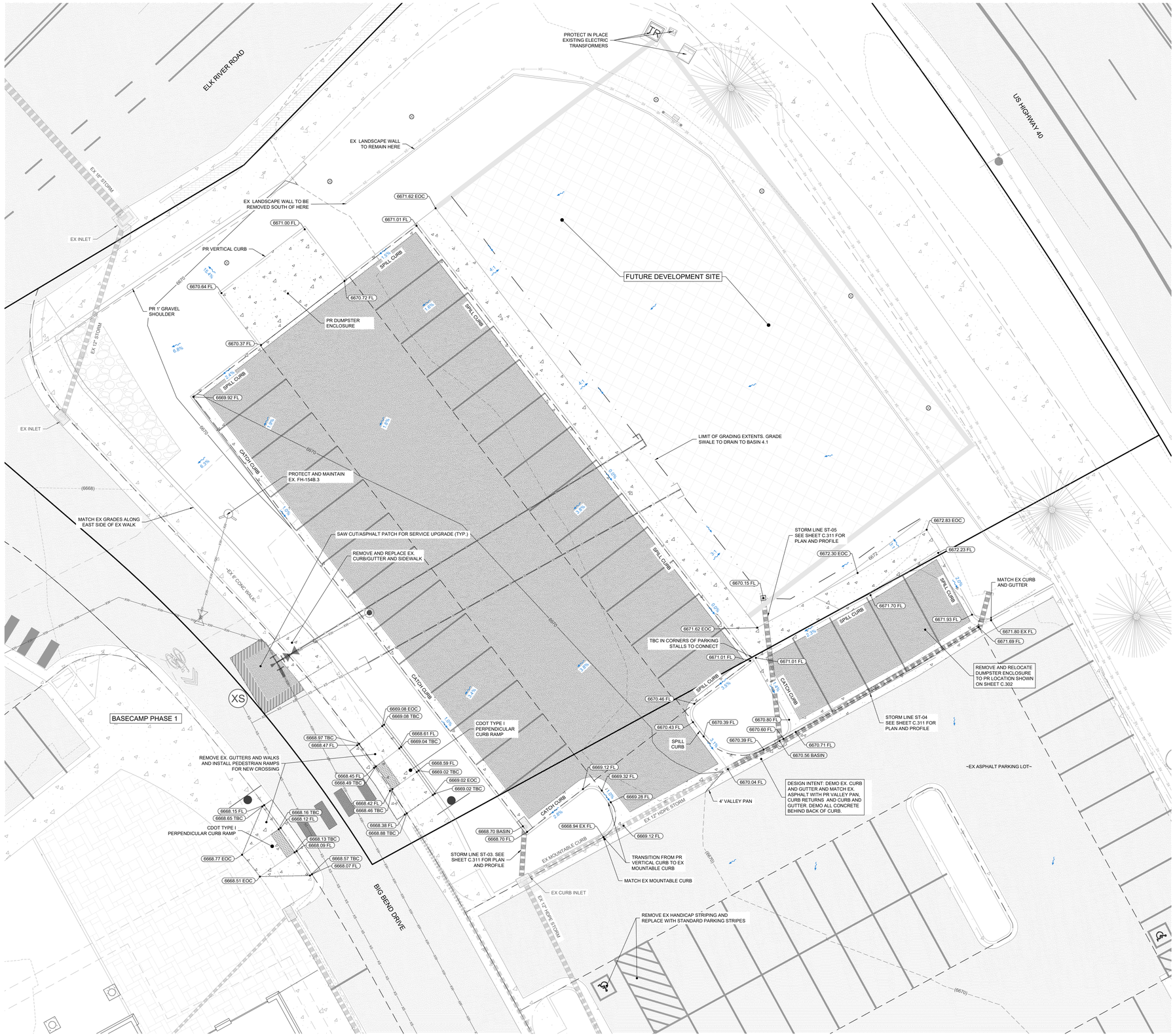
PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

Steamboat Basecamp 2 Residential

Grading & Drainage Plan

SHEET
C.303

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Construction Documents\2387-008-CD-C.300-Grading & Drainage.dwg LAYOUT NAME: C.302 DATE: Mar 13, 2026 - 4:50pm CAD OPERATOR: micah
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [Gibbons Stamp Signed]



SEE SHEET C.302

NORTH

0 ## ##
(IN FEET)
1 IN. = ## FT.

KEY MAP
NOT TO SCALE

LEGEND:

PROPOSED STORM SEWER W/ FLARED END SECTION	▷▬▬▬
PROPOSED STORM INLET (CURB & AREA)	▤ ▣
PROPOSED STORM MANHOLE & CLEANOUT	ST ●
EXISTING MAJOR CONTOUR	— — (6805) — —
EXISTING MINOR CONTOUR	- - - - -
PROPOSED MAJOR CONTOUR	—— 6805 ——
PROPOSED MINOR CONTOUR	——
PROPOSED SWALE	—— · · ——
PROPOSED CURB & GUTTER	══
PROPERTY BOUNDARY	━━
SPOT ELEVATION	6790.50
PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE	← 2.0%
STORM SEWER FLOW DIRECTION	⇐
EX ASPHALT	▭
EX CONCRETE	▨
PR ASPHALT	▭
PR CONCRETE	▨

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Steamboat Basecamp 2 Residential
Grading & Drainage Plan

SHEET
C.303

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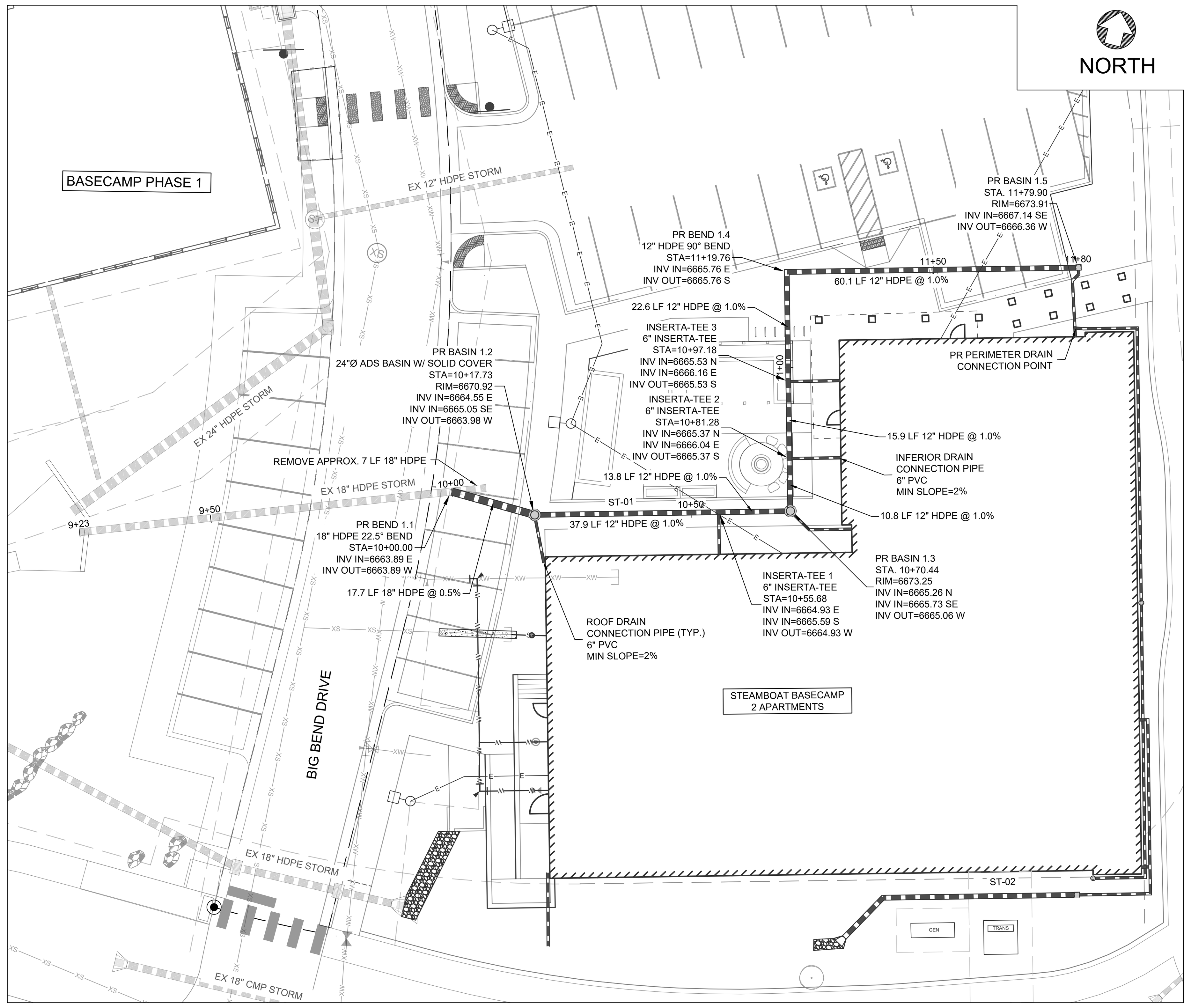
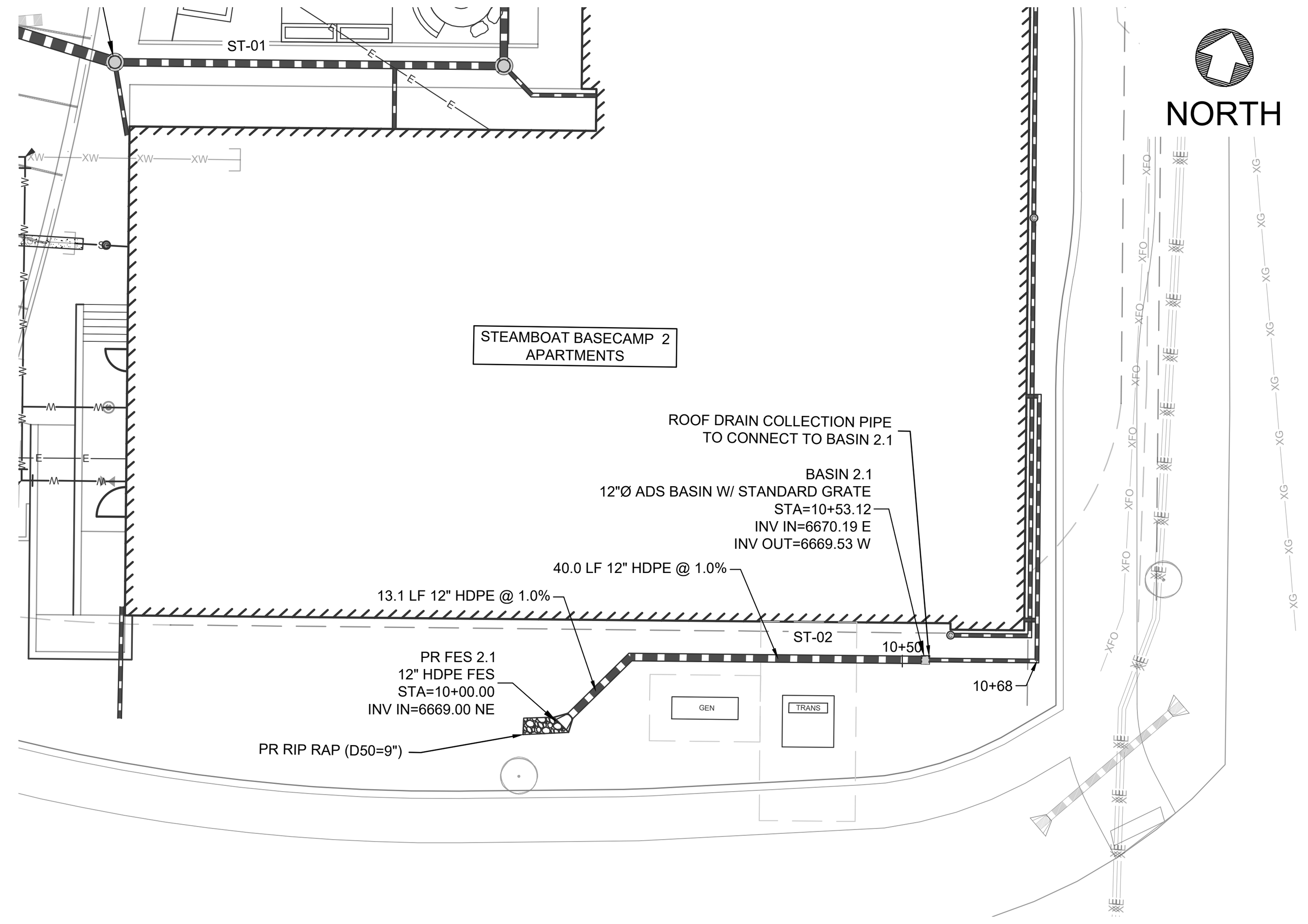
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [xGRAD_Leg] [xBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [Gibbons Stamp Signed]



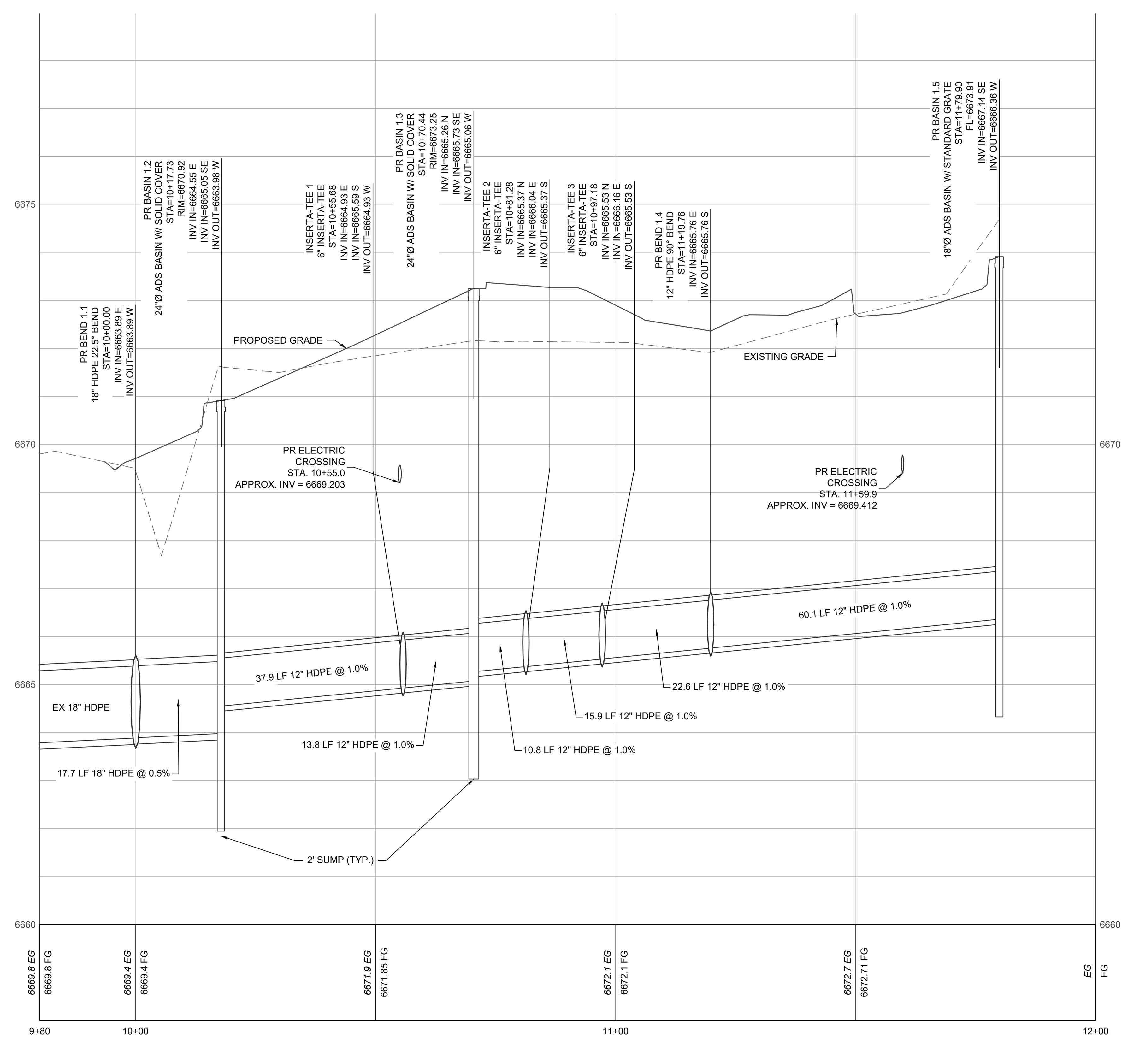
ST-01 PLAN & PROFILE

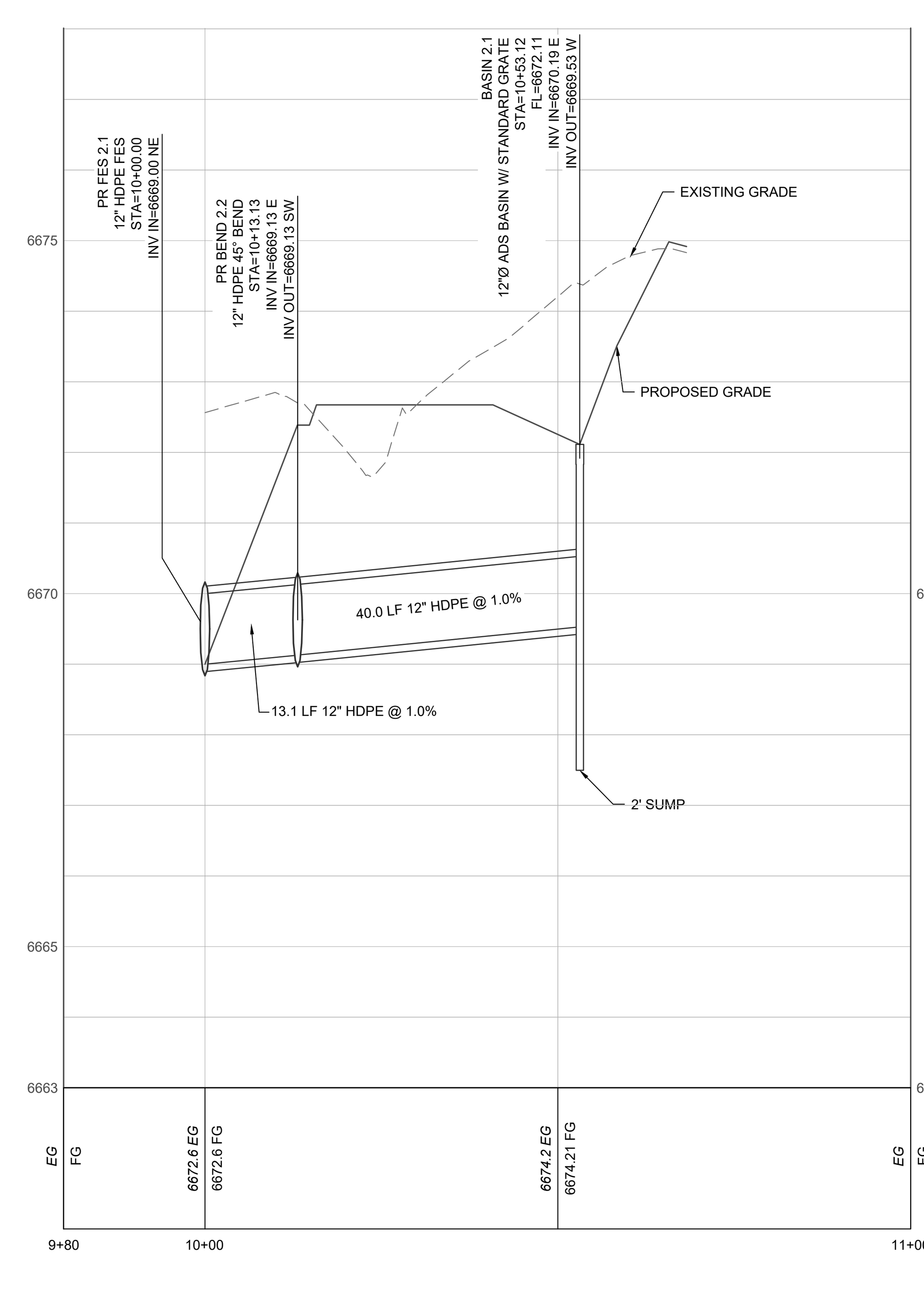
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



ST-02 PLAN & PROFILE

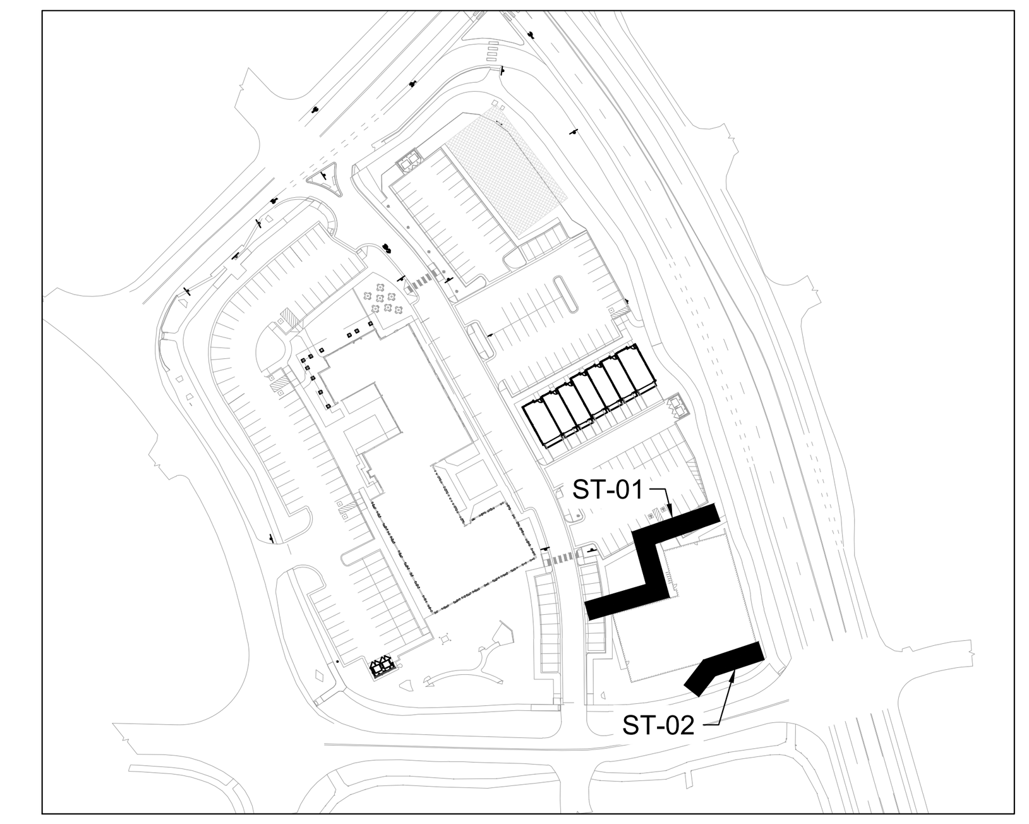
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)





20 0 20 40 60

(IN FEET)
1 IN. = 20 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

- EXISTING SANITARY SEWER W/ MH & C.O.
- EXISTING WATER
- PROPOSED SANITARY SEWER W/ MH & C.O.
- PROPOSED WATER PIPE
- PROPOSED GV, FH & CS
- PROPOSED STORM SEWER W/ FLARED END SECTION
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED STORM MANHOLE & CLEANOUT
- APPROX. PAVEMENT SAW CUT

NOTES:

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2. 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.
3. ALL SEWER AND WATER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.
13. COORDINATE WATER/SEWER SERVICE AND PAVEMENT WORK DISRUPTIONS WITH OWNERS OF EX. TOWNHOMES AND CITY OF STEAMBOAT SPRINGS.

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COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

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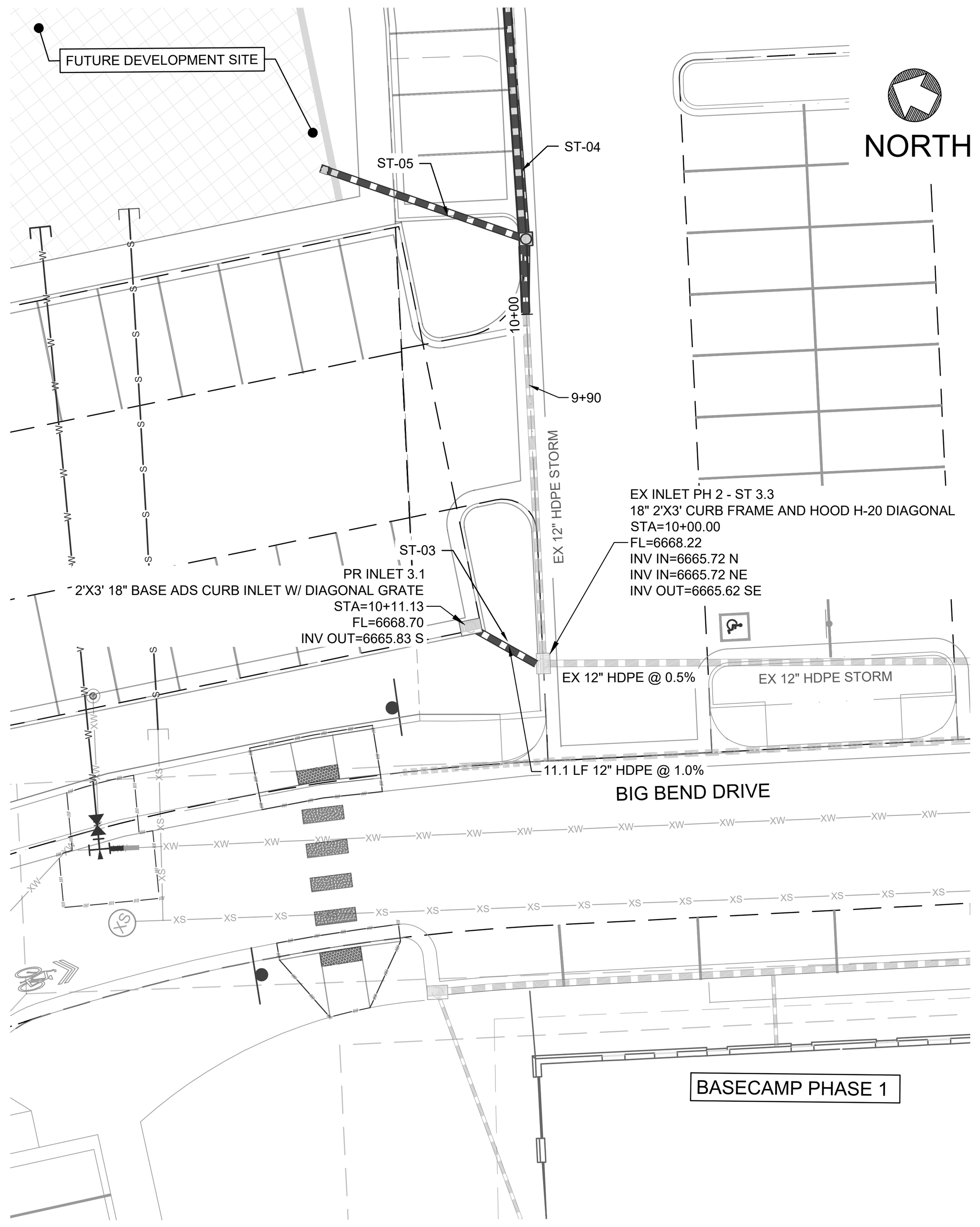
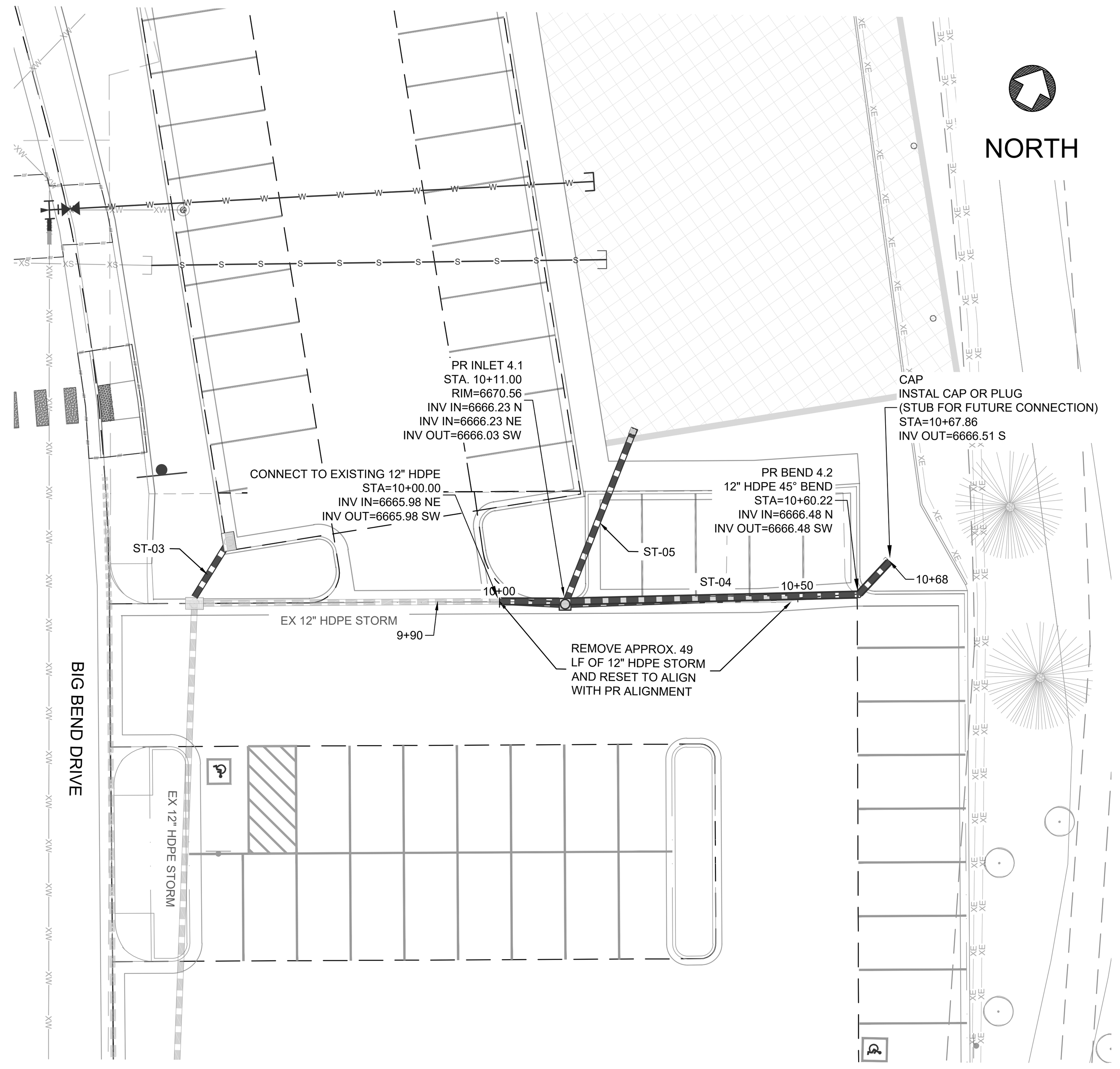
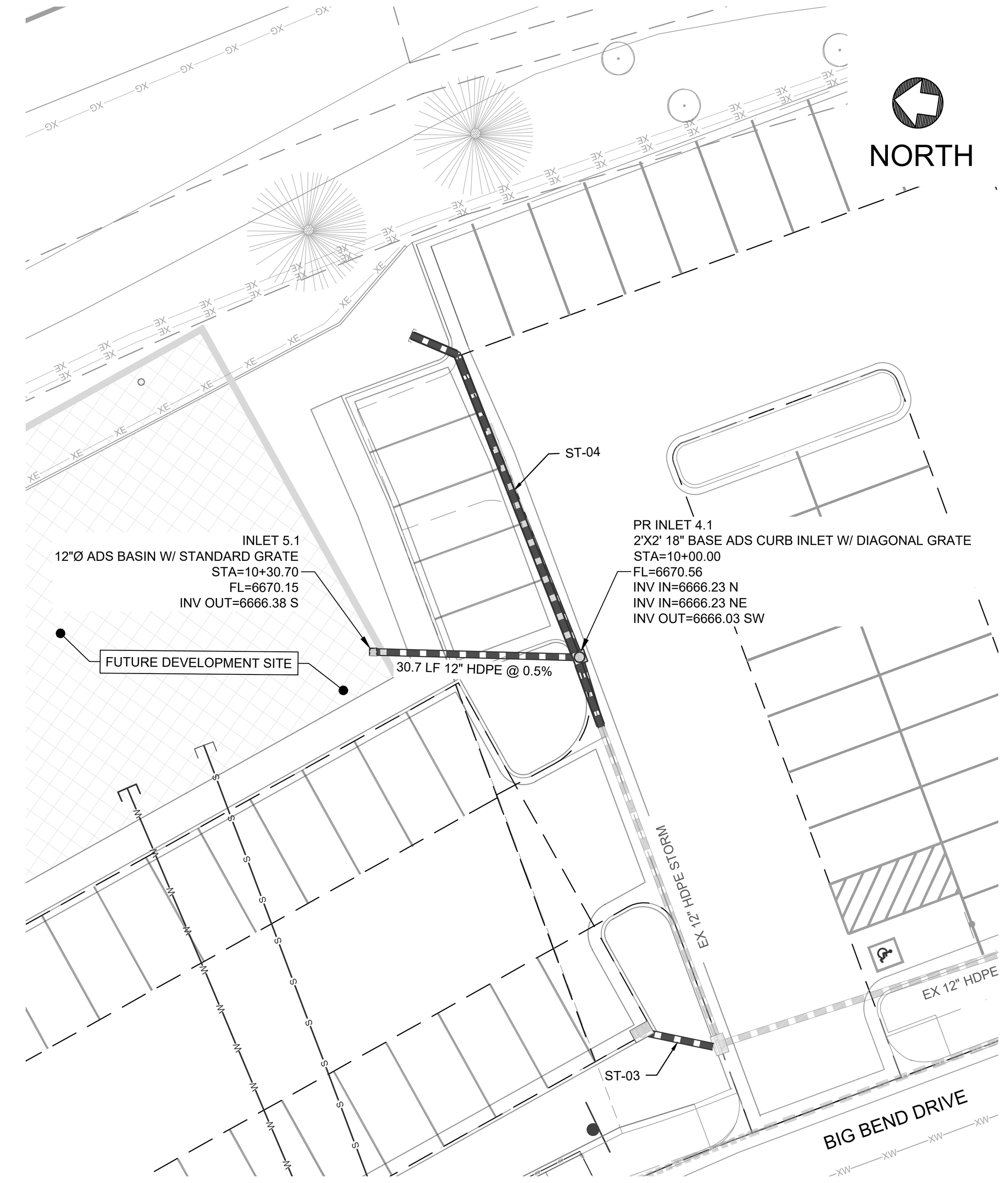
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

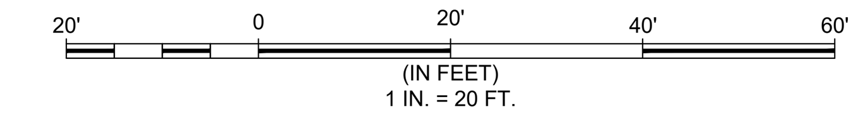
Steamboat Basecamp 2 Residential
Storm Plan & Profile

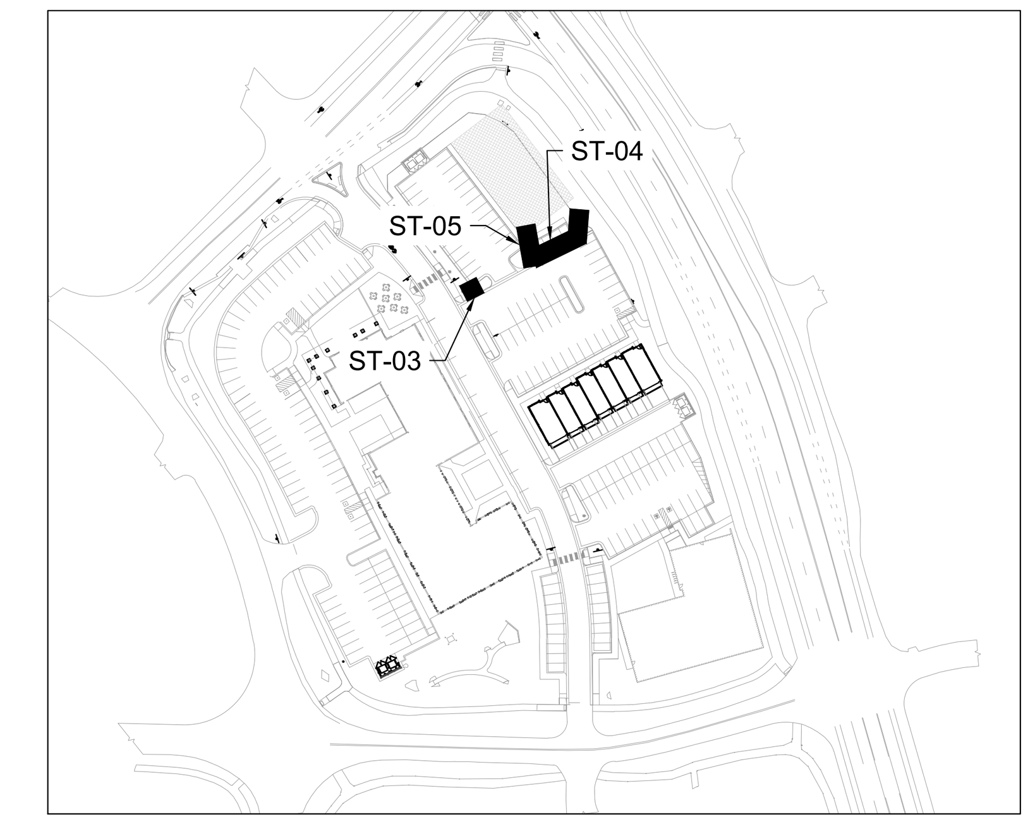
SHEET
C.310











KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.
EXISTING WATER
PROPOSED SANITARY SEWER W/ MH & C.O.
PROPOSED WATER PIPE
PROPOSED GV, FH & CS
PROPOSED STORM SEWER W/ FLARED END SECTION
PROPOSED STORM INLET (CURB & AREA)
PROPOSED STORM MANHOLE & CLEANOUT
APPROX. PAVEMENT SAW CUT

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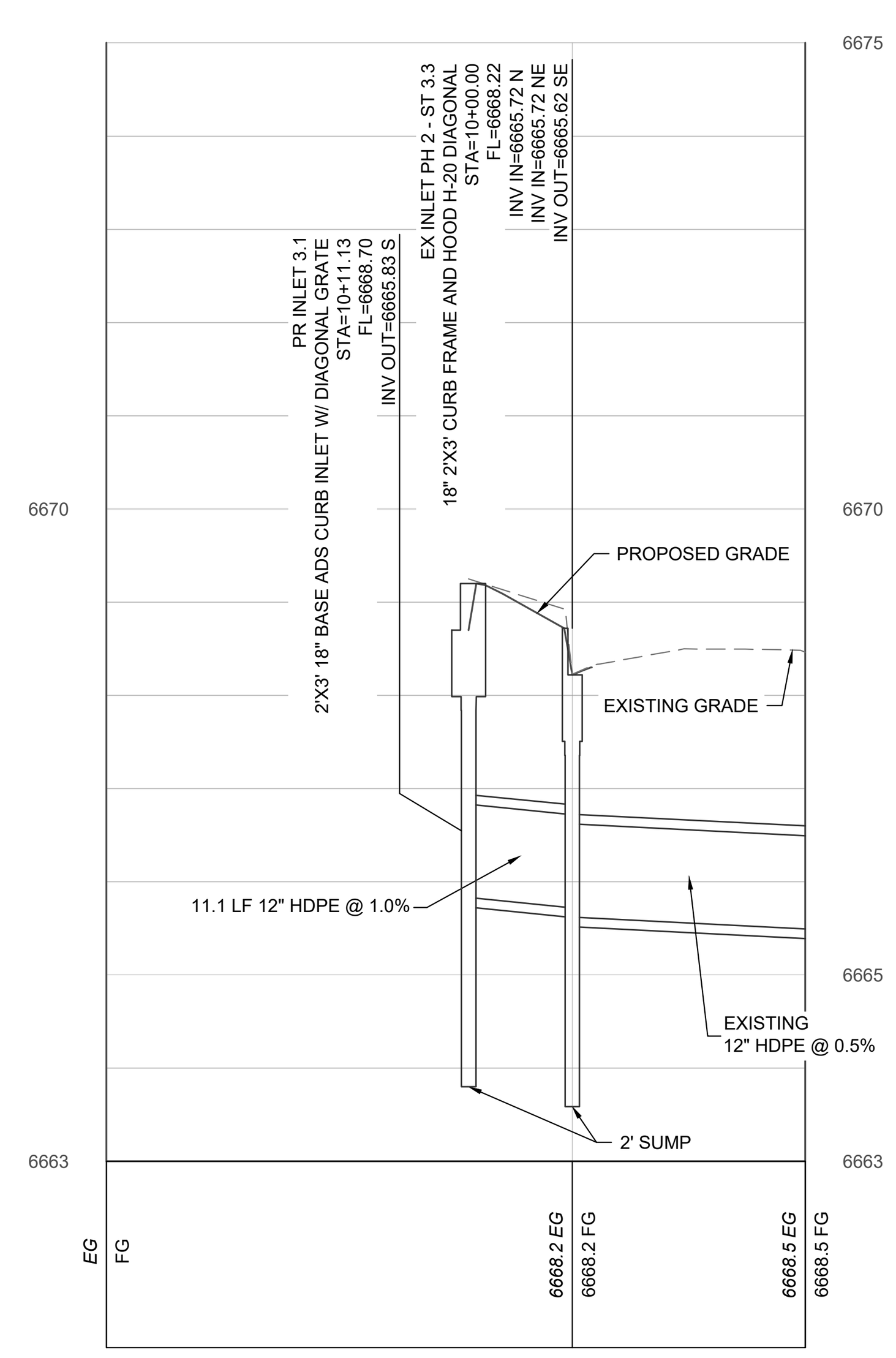
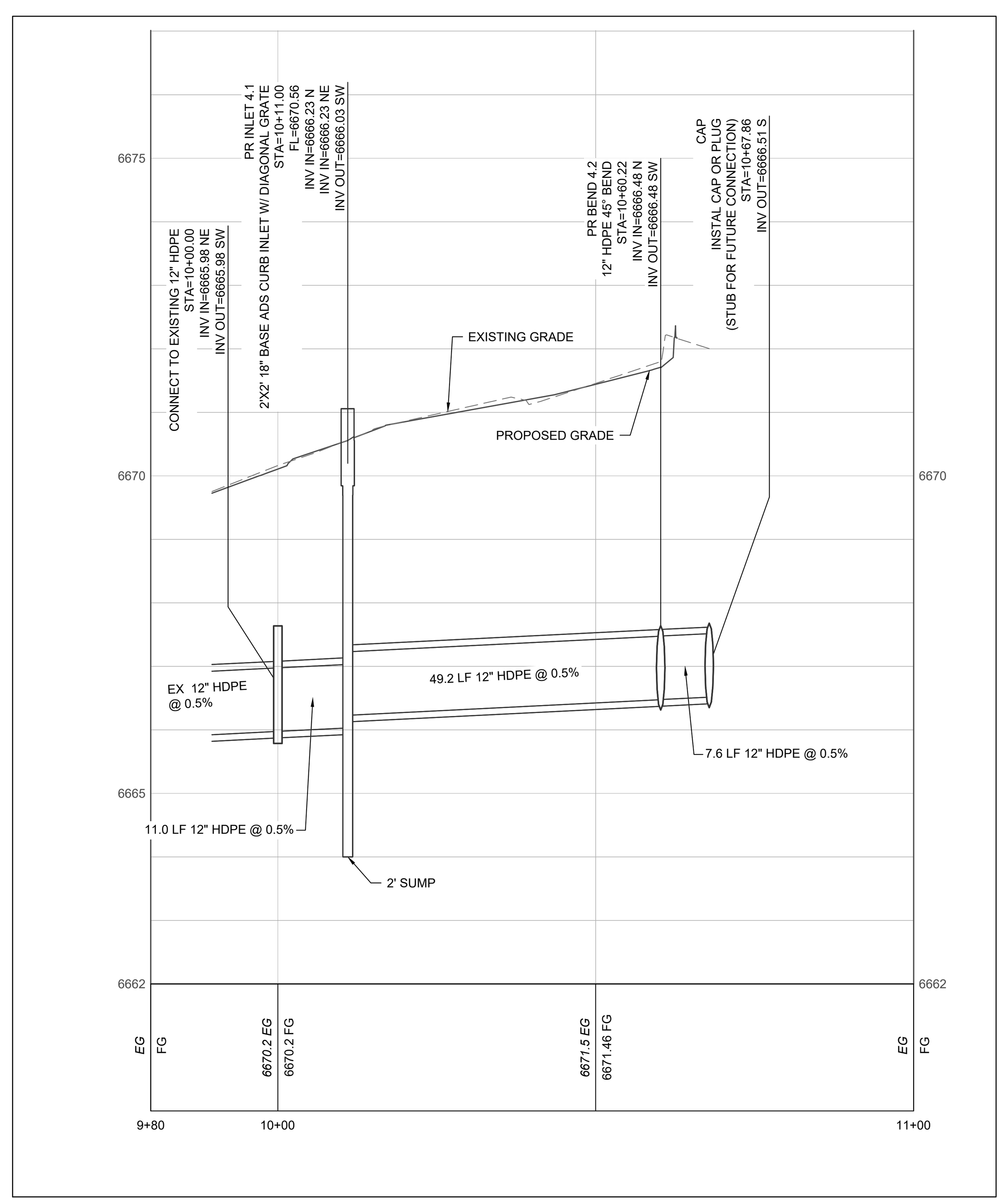
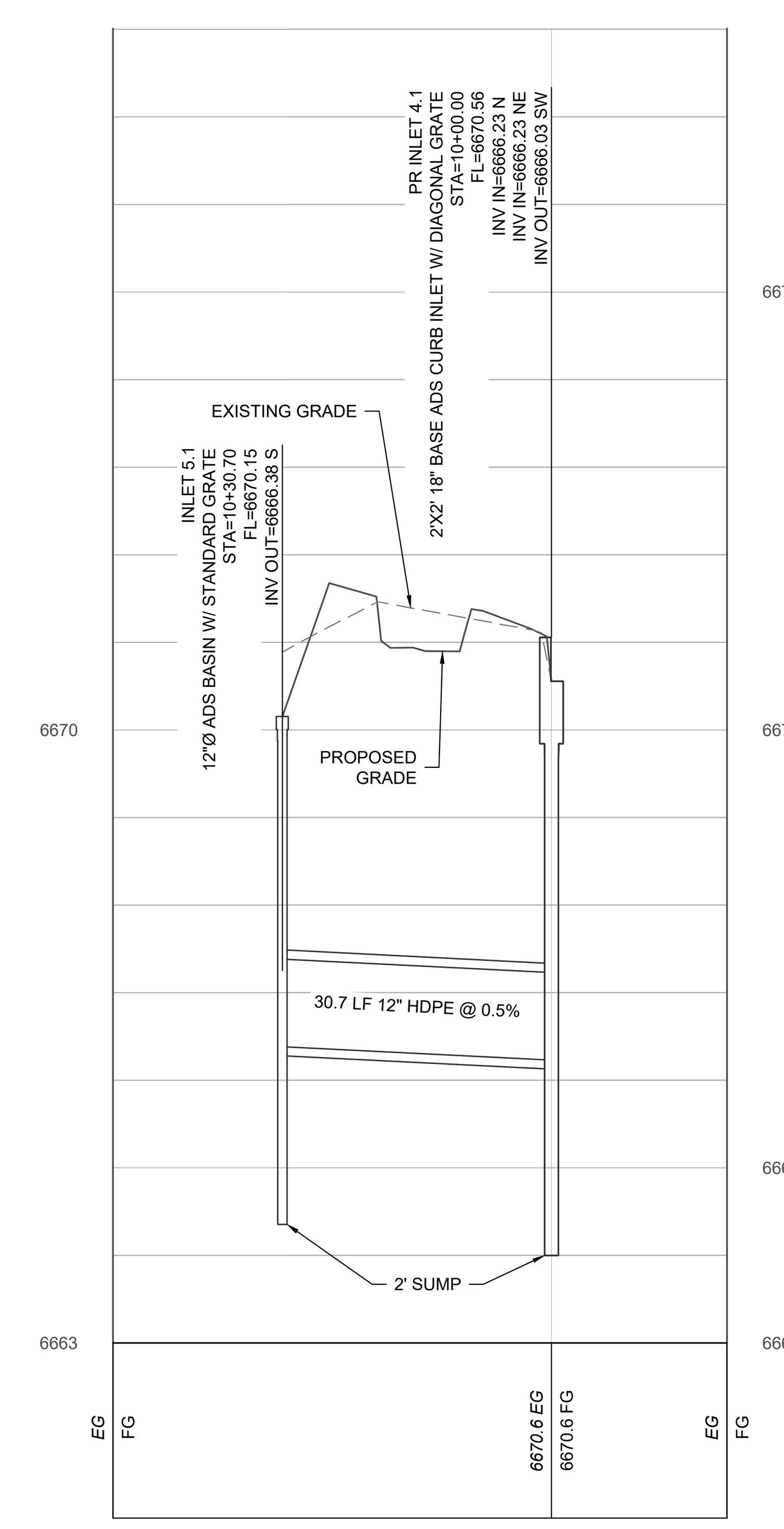
ST-03 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



ST-04 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



ST-05 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



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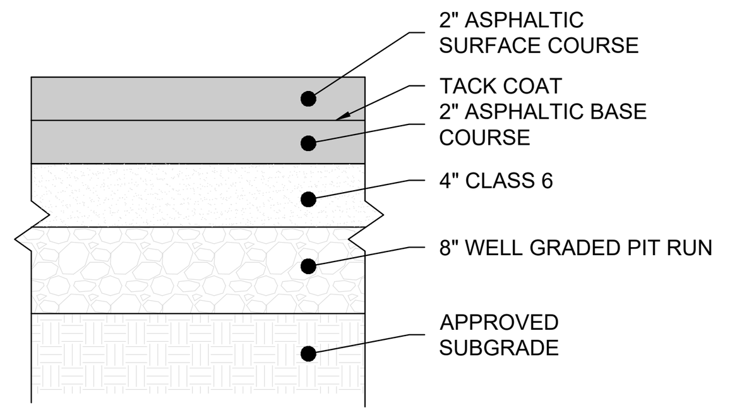
COLORADO LICENSED
MICAH PATRICK GIBBONS
64423
3/13/26
PROFESSIONAL ENGINEER

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Storm Plan & Profile

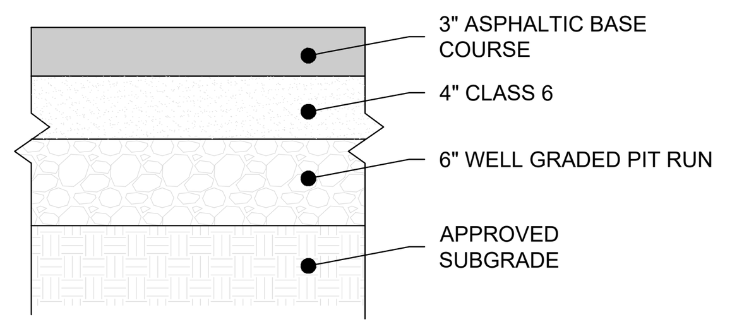
SHEET
C.311



NOTE:

1. REFER TO NWCC REPORT FOR ADDITIONAL INFORMATION REGARDING PAVEMENT RECOMMENDATIONS.

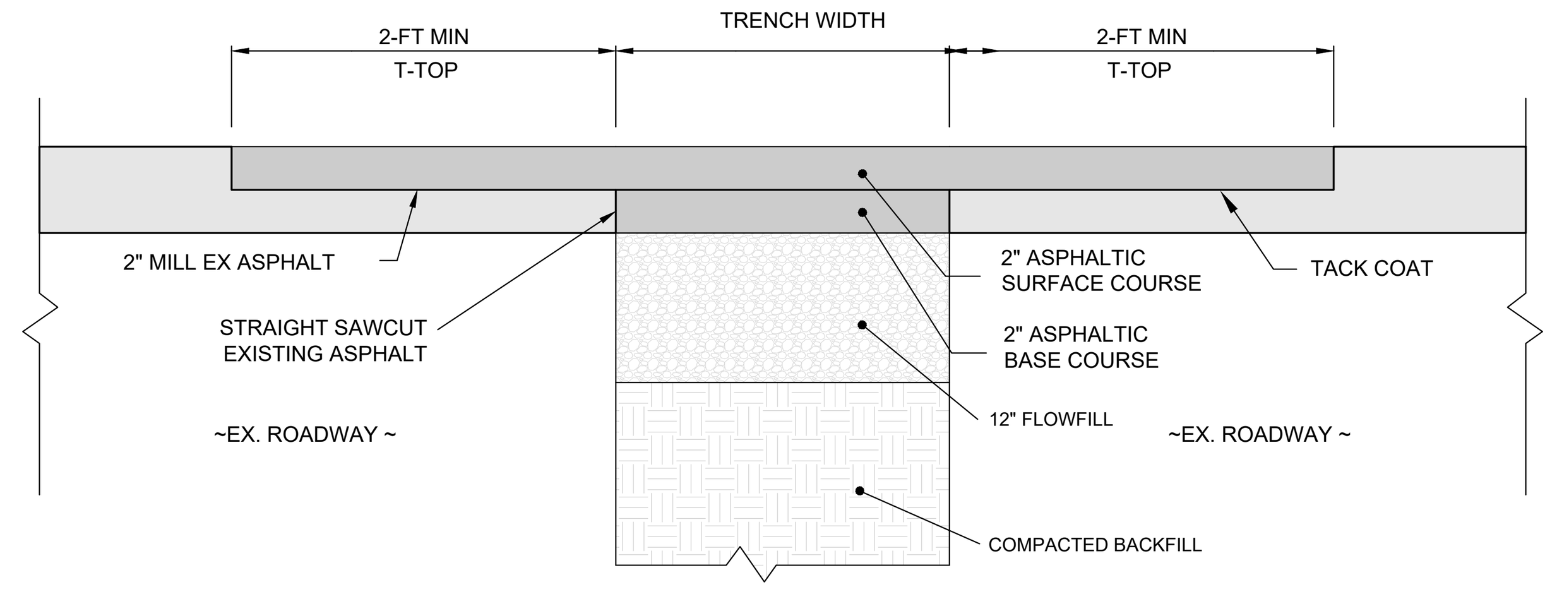
1.1 HEAVY TRAFFIC (ALL NON-PARKING STALLS) ASPHALT SECTION
N.T.S.



NOTE:

1. REFER TO NWCC REPORT FOR ADDITIONAL INFORMATION REGARDING PAVEMENT RECOMMENDATIONS.

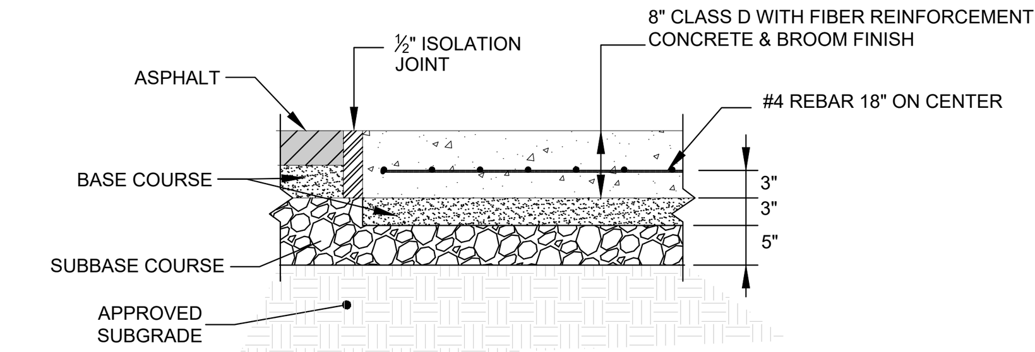
1.2 LIGHT TRAFFIC (PARKING STALLS) ASPHALT SECTION
N.T.S.



1.3 T-TOP AND ASPHALT TRENCH PATCH (W/ FLOWFILL) SECTION
N.T.S

NOTES:

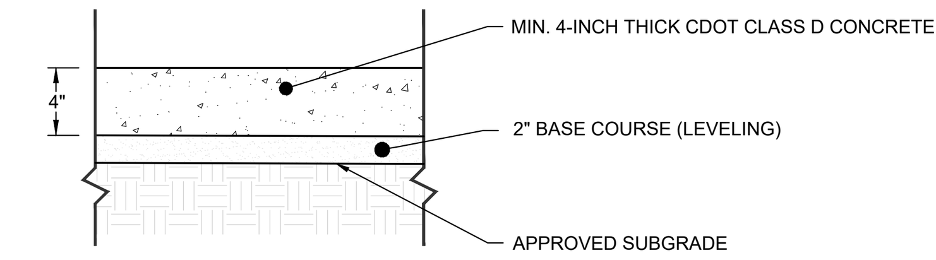
1. IF FINAL PAVING IS NOT SCHEDULED WITHIN 48 HOURS OF PLACEMENT OF FLOW FILL, CONTRACTOR SHALL PLACE FLOW FILL TO FINISHED GRADE, THEN THE TOP 4-INCHES SHALL BE REMOVED IMMEDIATELY PRIOR TO FINAL ASPHALT PAVING.



NOTE:

1. REFER TO NWCC REPORT FOR ADDITIONAL INFORMATION REGARDING PAVEMENT RECOMMENDATIONS.

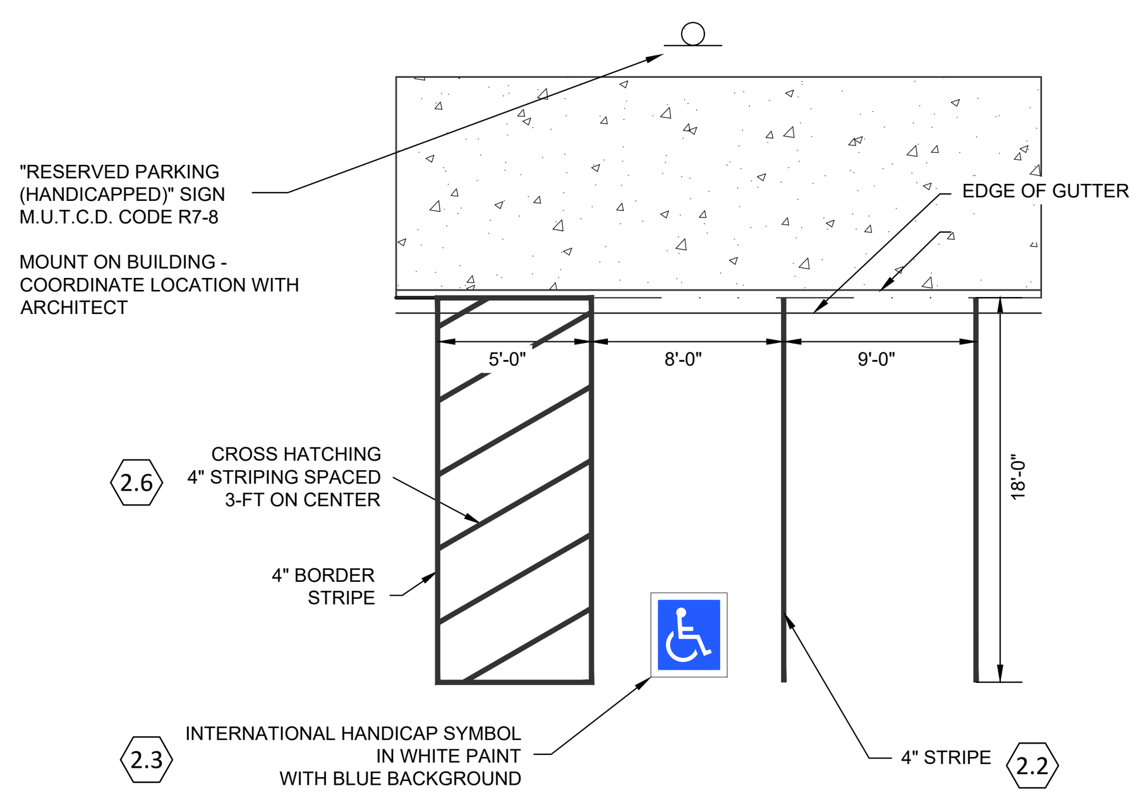
1.5 DUMPSTER PAD
N.T.S.



1.6 SIDEWALK AND PATIO SECTION - NON-TRAFFIC
N.T.S.

NOTE:

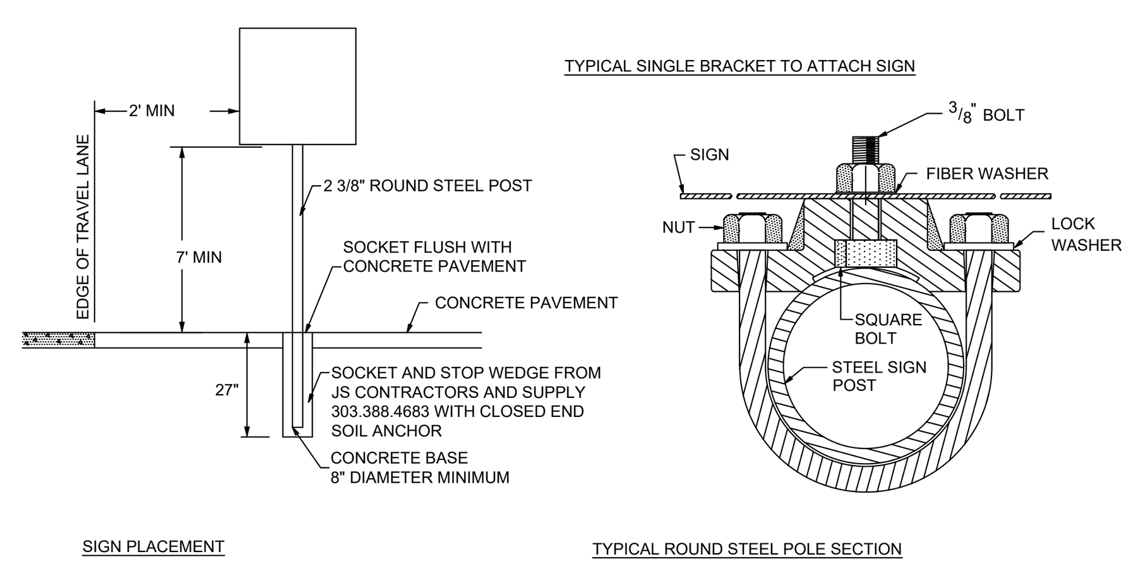
1. REFER TO NWCC REPORT FOR ADDITIONAL INFORMATION REGARDING PAVEMENT RECOMMENDATIONS.



PAVEMENT MARKING NOTES:

1. PAVEMENT MARKING PAINT SHALL BE YELLOW LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, WITH DRYING TIME LESS THAN 45 MINUTES.
2. PAINT PAVEMENT MARKINGS ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 50° F AND MAXIMUM AMBIENT OR SURFACE TEMPERATURE OF 95° DEG F.

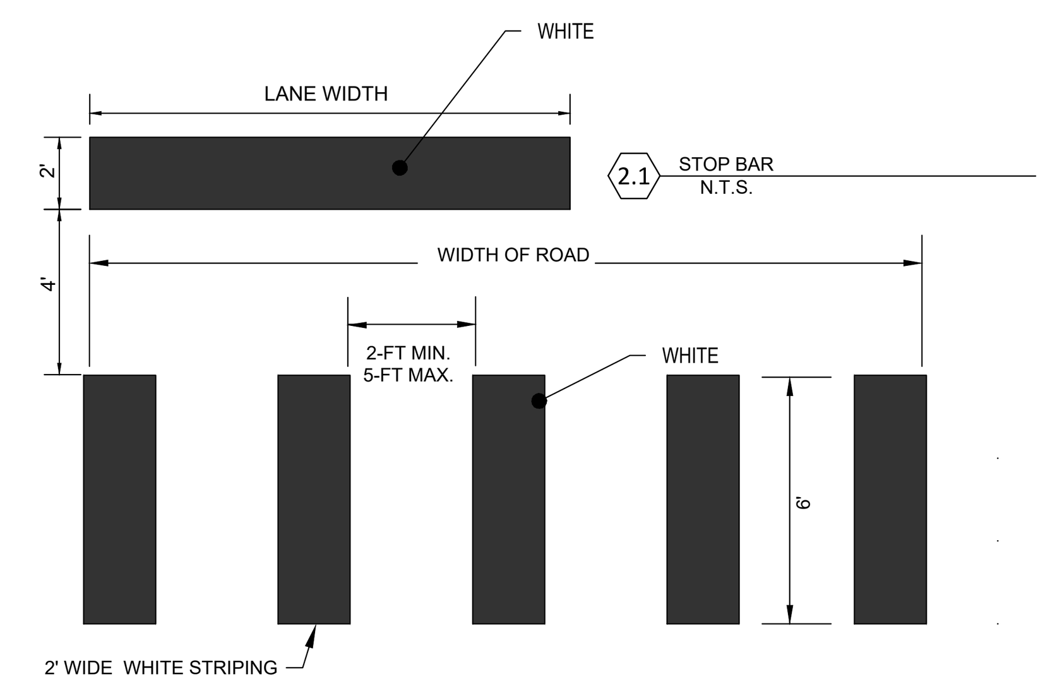
TYPICAL STRIPED PARKING LAYOUT
N.T.S.



NOTES:

1. CONFIRM LOCATION OF EACH SIGN IN FIELD WITH ENGINEER PRIOR TO INSTALLATION.

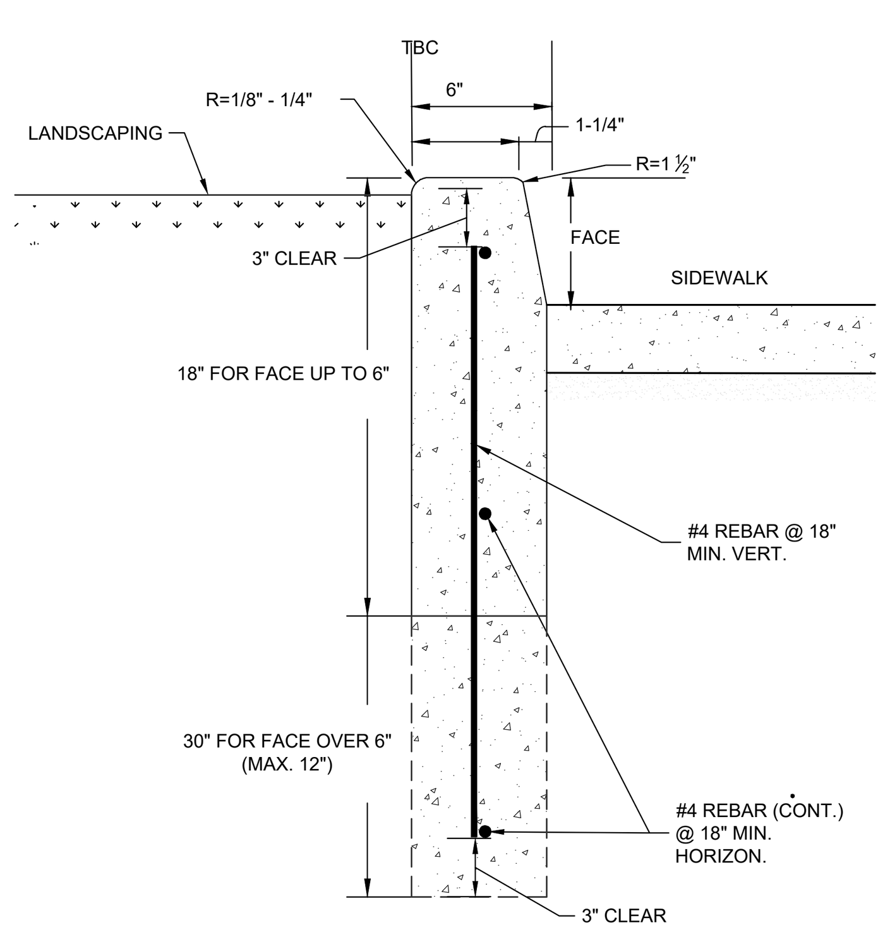
SIGN INSTALLATION DETAIL
N.T.S.



2.5 CONTINENTAL CROSS WALK STRIPING
N.T.S.

CONTINENTAL CROSS WALK STRIPING NOTES:

1. CENTER CROSSWALKS ON CURB RAMPS. IF SUCH RAMPS ARE NOT PROVIDED, CENTER ON SIGNAL POLES WHEREVER PRACTICAL.
2. CENTER CROSSWALKS ON EDGE LINES, LANE LINES AND CHANNELIZING LINES.
3. CENTER CROSSWALKS BETWEEN ADJACENT LINES.
4. MARKINGS SHALL NOT BE WITHIN WHEEL PATH OF VEHICLES.
5. REFER TO CDOT STANDARD PLAN NO. S-627-1 FOR ADDITIONAL INFORMATION



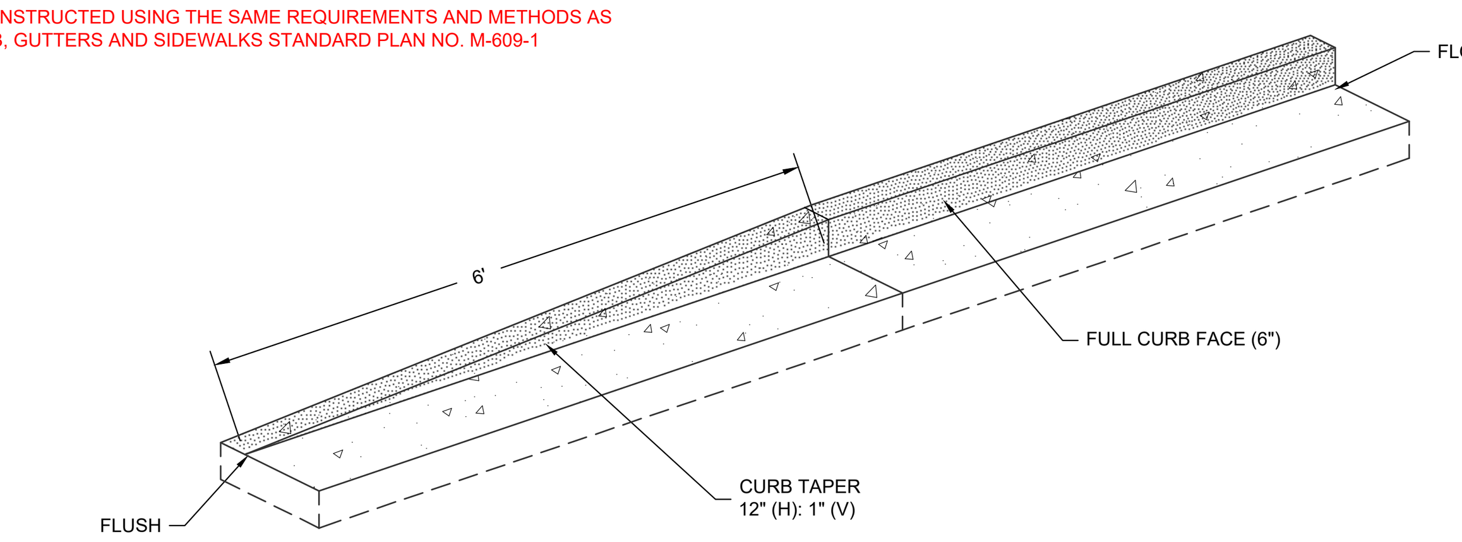
4.4 MODIFIED CDOT CURB TYPE-2 (SECTION B)
N.T.S.

NOTE:

THESE CURBS SHALL BE CONSTRUCTED USING THE SAME REQUIREMENTS AND METHODS AS DESCRIBED IN CDOT'S CURB, GUTTERS AND SIDEWALKS STANDARD PLAN NO. M-609-1

NOTE:

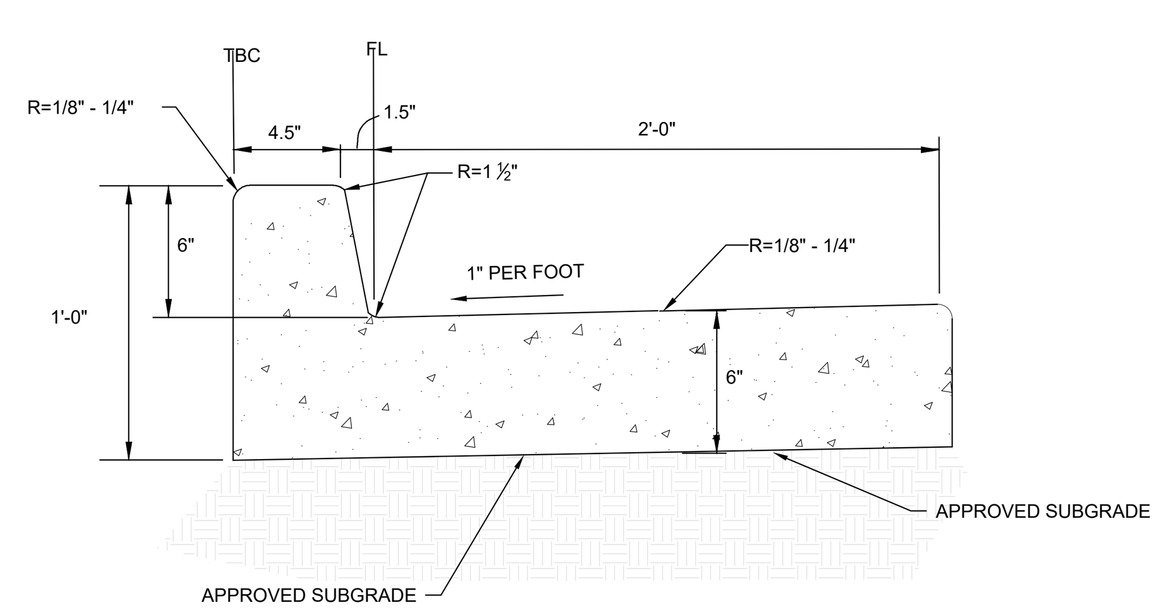
THESE CURBS SHALL BE CONSTRUCTED USING THE SAME REQUIREMENTS AND METHODS AS DESCRIBED IN CDOT'S CURB, GUTTERS AND SIDEWALKS STANDARD PLAN NO. M-609-1



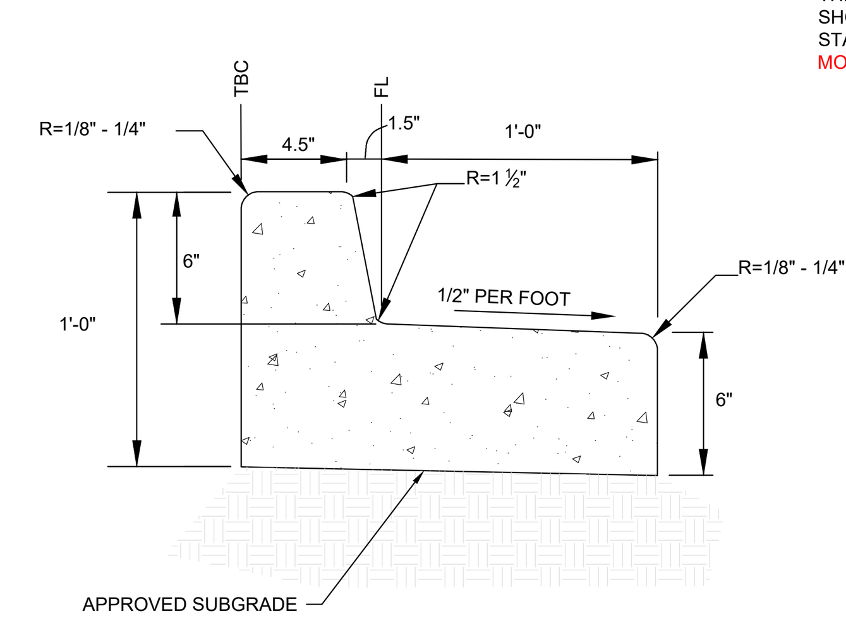
4.5 TAPERED CURB
N.T.S.

NOTE:

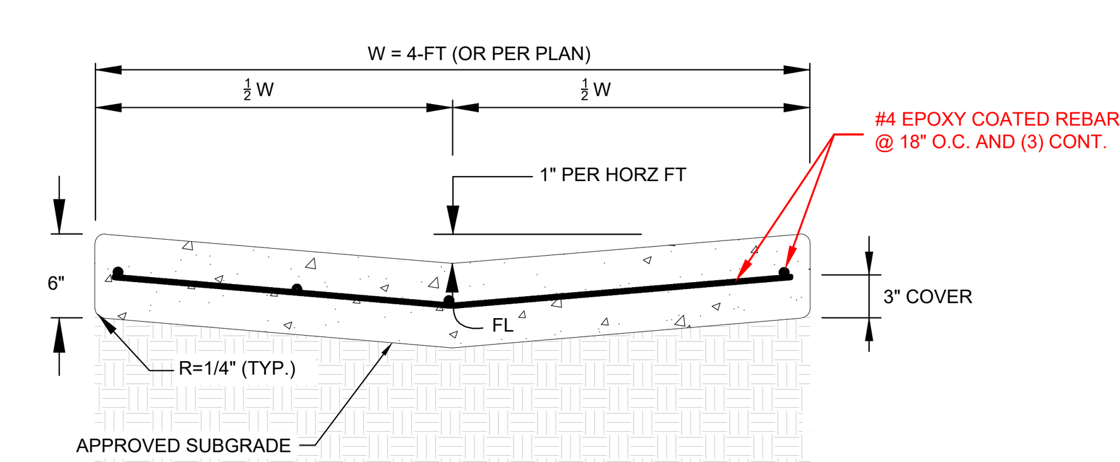
THESE DETAILS WERE REPLICATED FROM CDOT'S CURB, GUTTERS AND SIDEWALKS STANDARD PLAN NO. M-609-1 AND ARE SHOWN FOR CONVENIENCE. CONTRACTOR TO REFER TO THAT DOCUMENT AND THE CITY OF STEAMBOAT SPRINGS ENGINEERING STANDARDS FOR FULL REQUIREMENTS WHICH ARE HEREBY ADOPTED AND REFERENCED FOR THIS PROJECT. PROJECT SPECIFIC MODIFICATIONS ARE SHOWN IN RED.



4.1 CDOT CURB AND GUTTER TYPE-2 (SECTION IIB)
N.T.S.
A.K.A.: CATCH CURB AND GUTTER OR VERTICAL CURB



4.2 CDOT CURB AND GUTTER TYPE-2 (SECTION IB)
N.T.S.
A.K.A.: SPILL CURB AND GUTTER



4.3 CDOT GUTTER TYPE-2
N.T.S.
A.K.A.: VALLEY PAN

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

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

COLORADO LICENSED PROFESSIONAL ENGINEER 64423 3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	3/13/2026
CONTACT:	Micah Gibbons
EMAIL:	micahg@landmark-co.com

Steamboat Basecamp 2 Residential

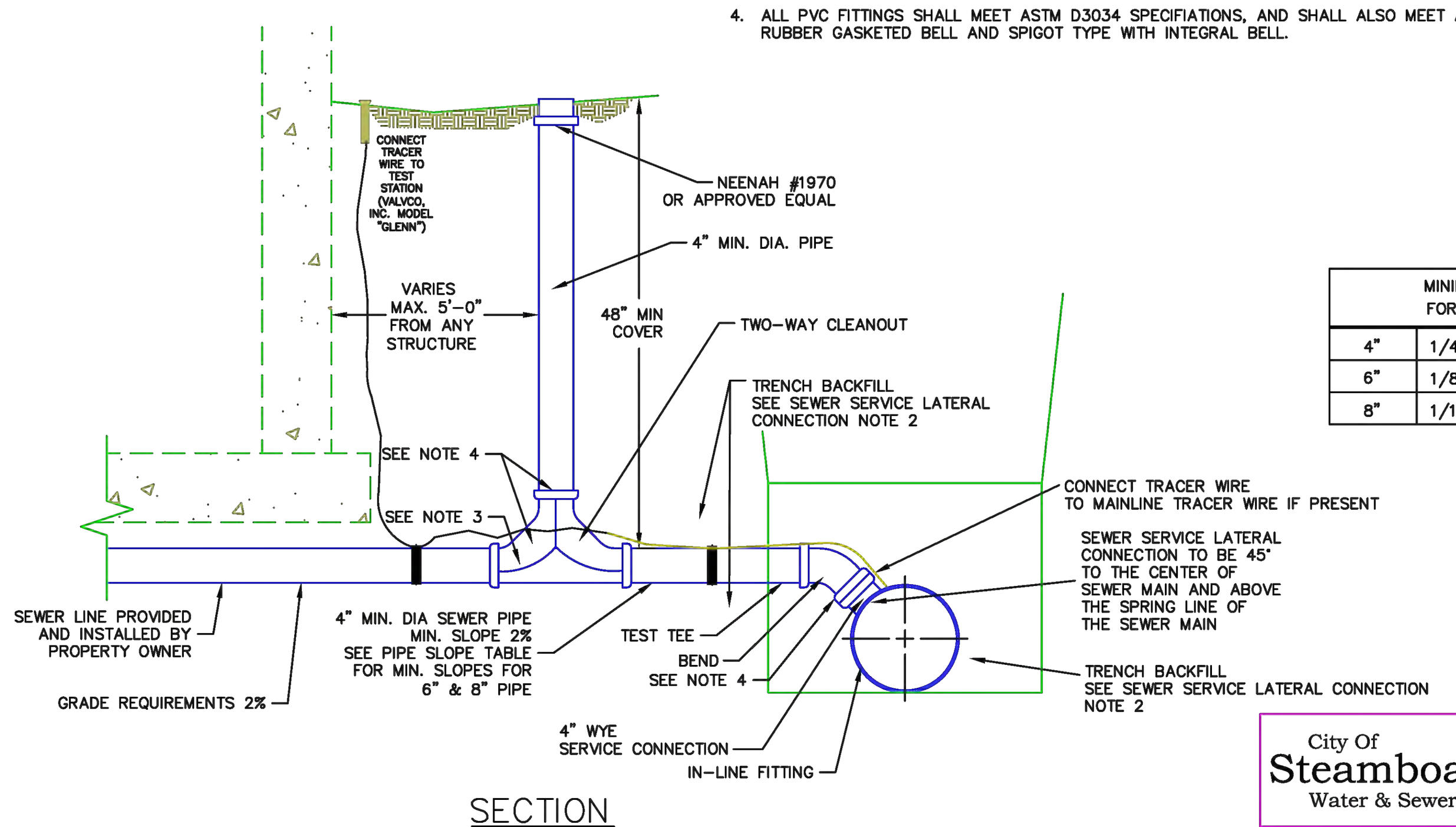
Civil Details

SHEET
C.500

SEWER SERVICE LATERAL CONNECTION NOTES:

1. INSPECTION: PRIOR TO BACKFILL, SECURE A PASSING INSPECTION BY THE CITY UTILITY DEPARTMENT FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION DETAIL.
3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFIATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

MINIMUM PIPE SLOPES FOR SEWER SERVICES		
4"	1/4" PER FOOT	2%
6"	1/8" PER FOOT	1%
8"	1/16" PER FOOT	0.5%



SEWER SERVICE LATERAL CONNECTION DETAIL

NTS

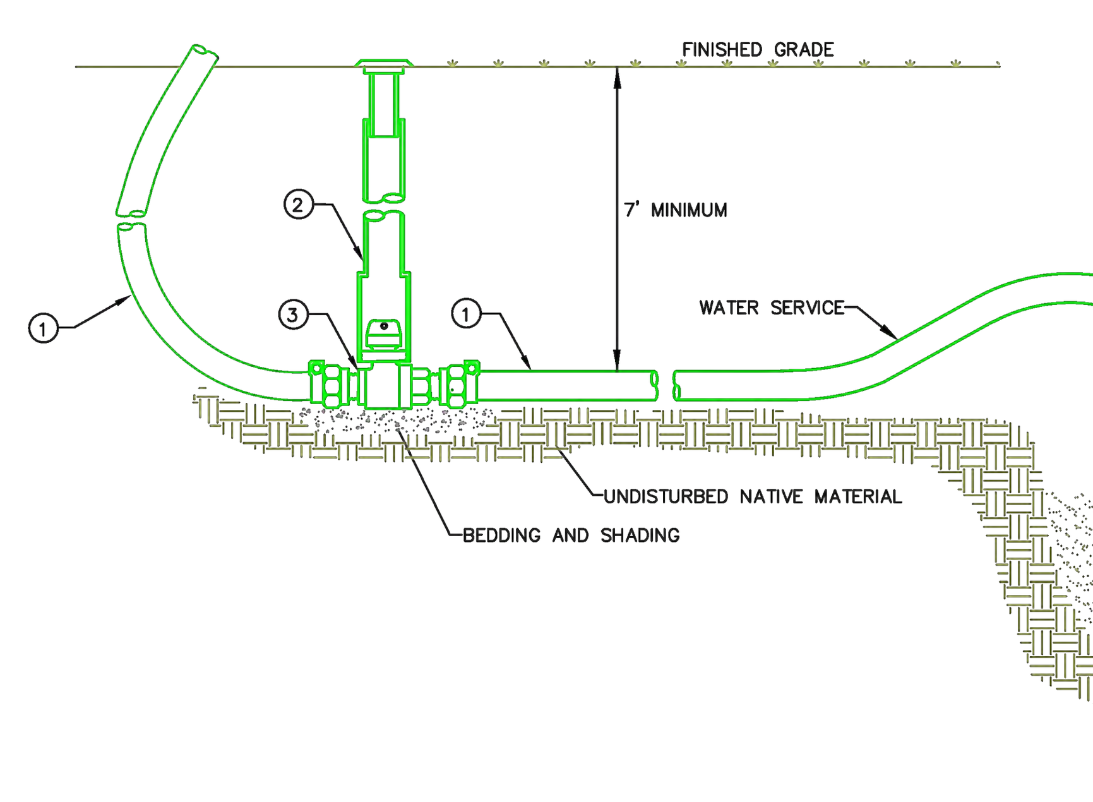
City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: ALG
Scale: N.T.S. Date: April 2023
Revision description:
SS-001 SANITARY SEWER

ITEM	DESCRIPTION
1	TYPE "K" COPPER
2	CURB BOX WITH LID AND PLUG
3	CURB VALVE INCLUDING ALL FITTINGS
4	TAPPING SADDLE
5	CORPORATION STOP (SEE NOTE)



NOTE: CORPORATION STOP DEMARKS OWNERSHIP OF SERVICE LINE BETWEEN THE CITY AND PROPERTY OWNER.

CURB STOP DETAIL

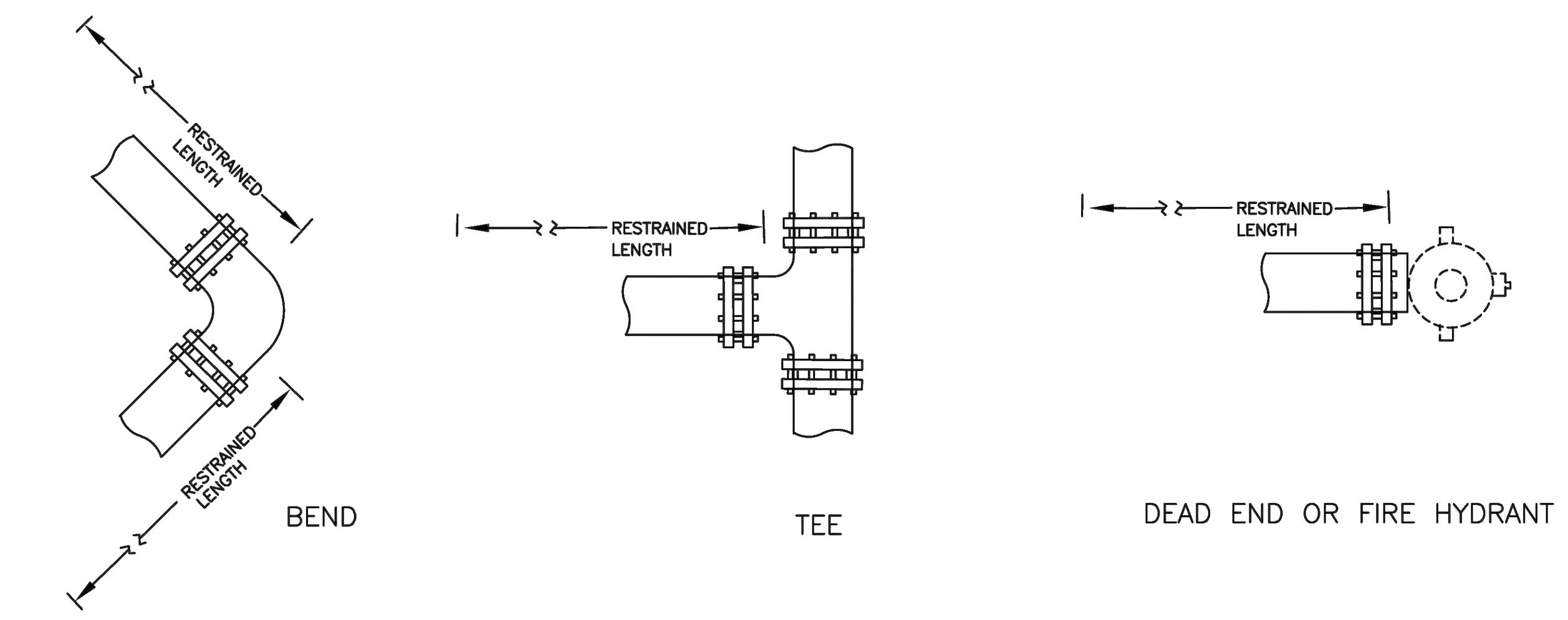
NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: JSF
Scale: N.T.S. Date: April 2023
Revision description:
W-007 WATER DISTRIBUTION



REQUIRED RESTRAINT LENGTH (FT)

FITTING TYPE	MAIN SIZE (INCHES) 4"	6"	8"	10"	12"
90° BEND, BRANCH OF TEE, IN LINE VALVE, OR DEAD END	30'	45'	60'	73'	86'
45° BEND	20'	20'	20'	21'	25'
22 1/2° BEND	20'	20'	20'	20'	20'
11 1/4° BEND	20'	20'	20'	20'	20'

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

RESTRAINT DETAIL

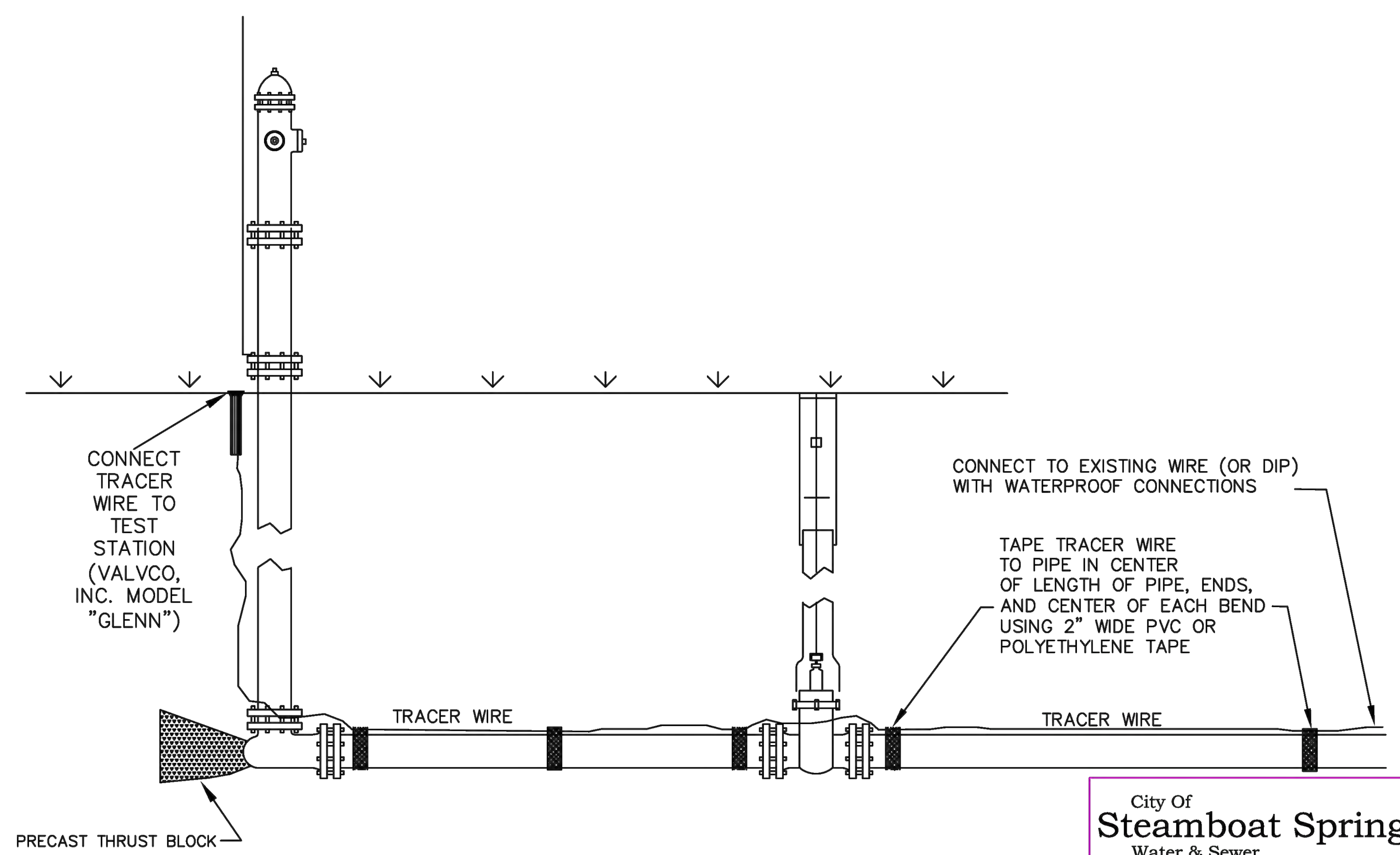
NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description:
D-003 GENERAL



TRACER WIRE

NTS

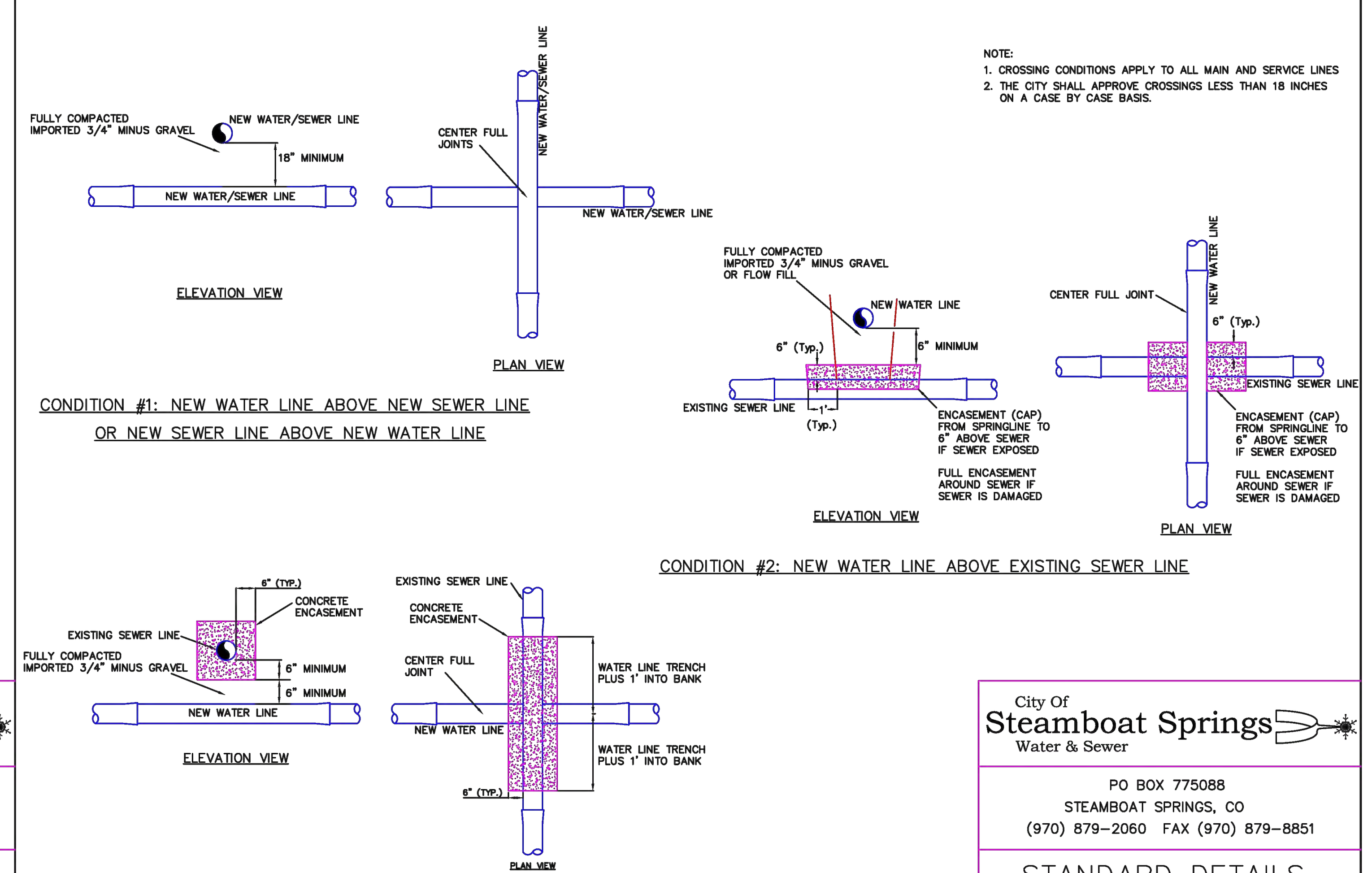
City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
D-002 GENERAL

NOTE:
1. CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES
2. THE CITY SHALL APPROVE CROSSINGS LESS THAN 18 INCHES ON A CASE BY CASE BASIS.



WATER AND SEWER CROSSING CONDITIONS (SHEET 1 OF 2)

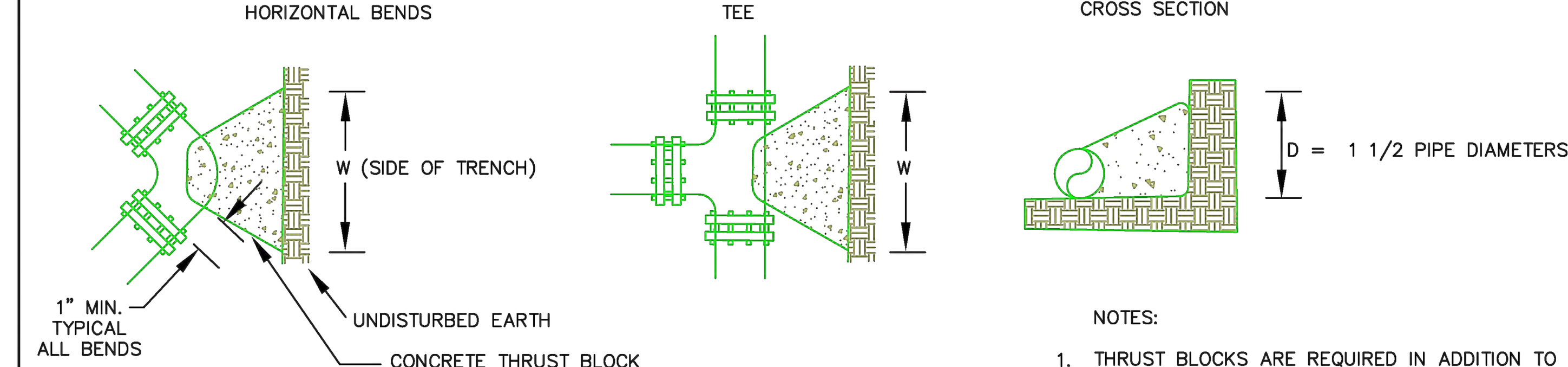
NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: JS
Scale: N.T.S. Date: April 2023
Revision description: Update
SS-006 SANITARY SEWER



NOTES:

1. THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINTS.
2. ALL THRUST BLOCKS SHALL BE PRE-CAST PRIOR TO PLACEMENT.
3. WRAP FITTINGS WITH POLYETHYLENE PRIOR TO PLACING THRUST BLOCKS SO THAT CONCRETE DOES NOT COME IN CONTACT WITH JOINT BOLTS.
4. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE.
5. IF OVER-EXCAVATION OCCURS, THE CONTRACTOR SHALL PLACE COMPACTED CLASS 6 AGGREGATE BASE COURSE OR FLOW FILL BETWEEN THE THRUST BLOCK AND UNDISTURBED EARTH.

MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.3	2.5	2.5	4	6.4
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7

MINIMUM BEARING SURFACE (SF) FOR 201 TO 250 PSI

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.6	3.1	4	4	8.0
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1

THRUST BLOCK BEARING AREA IN SQUARE FEET. (AREA = W X D)

THRUST BLOCK DETAIL

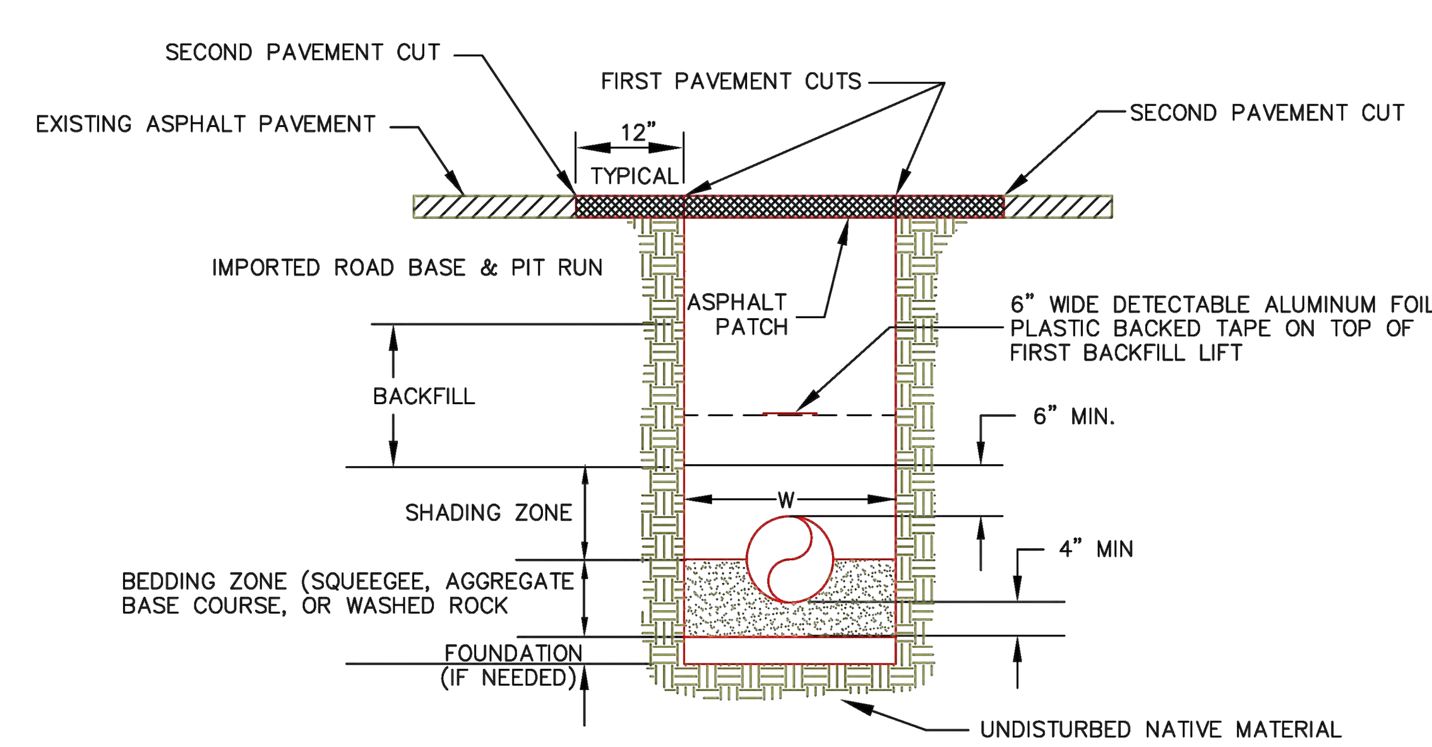
NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
D-004 GENERAL



NOTES:

A GUIDE FOR DESIRABLE TRENCH WIDTH (W) AT THE TOP OF THE PIPE SHALL BE THE NOMINAL DIAMETER OF THE PIPE PLUS 12-INCHES ON EACH SIDE OF THE PIPE.

A SECOND PAVEMENT CUT SHALL BE REQUIRED PRIOR TO PLACING THE ASPHALT PATCH. REMOVE ALL IRREGULAR ASPHALT EDGES A MINIMUM OF 12-INCHES BEYOND ANY DAMAGED SURFACE TO A CLEAN VERTICAL EDGE. APPLY A BITUMINOUS TACK COAT PRIOR TO PLACING THE ASPHALT PATCH.

THE ASPHALT PATCH SHALL BE PLACED IN TWO 2-INCH LIFTS AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.

SUB-BASE MATERIALS SHALL CONSIST OF 4-INCHES OF ROAD BASE ON 8-INCHES OF PIT-RUN. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.

THE CONTRACTOR MUST COMPLY WITH THE TRENCHING AND EXCAVATION REQUIREMENTS OF 29 CFR 1926.651 AND 1926.652 OR COMPARABLE OSHA-APPROVED STATE PLAN REQUIREMENTS.

TRENCH CROSS SECTION

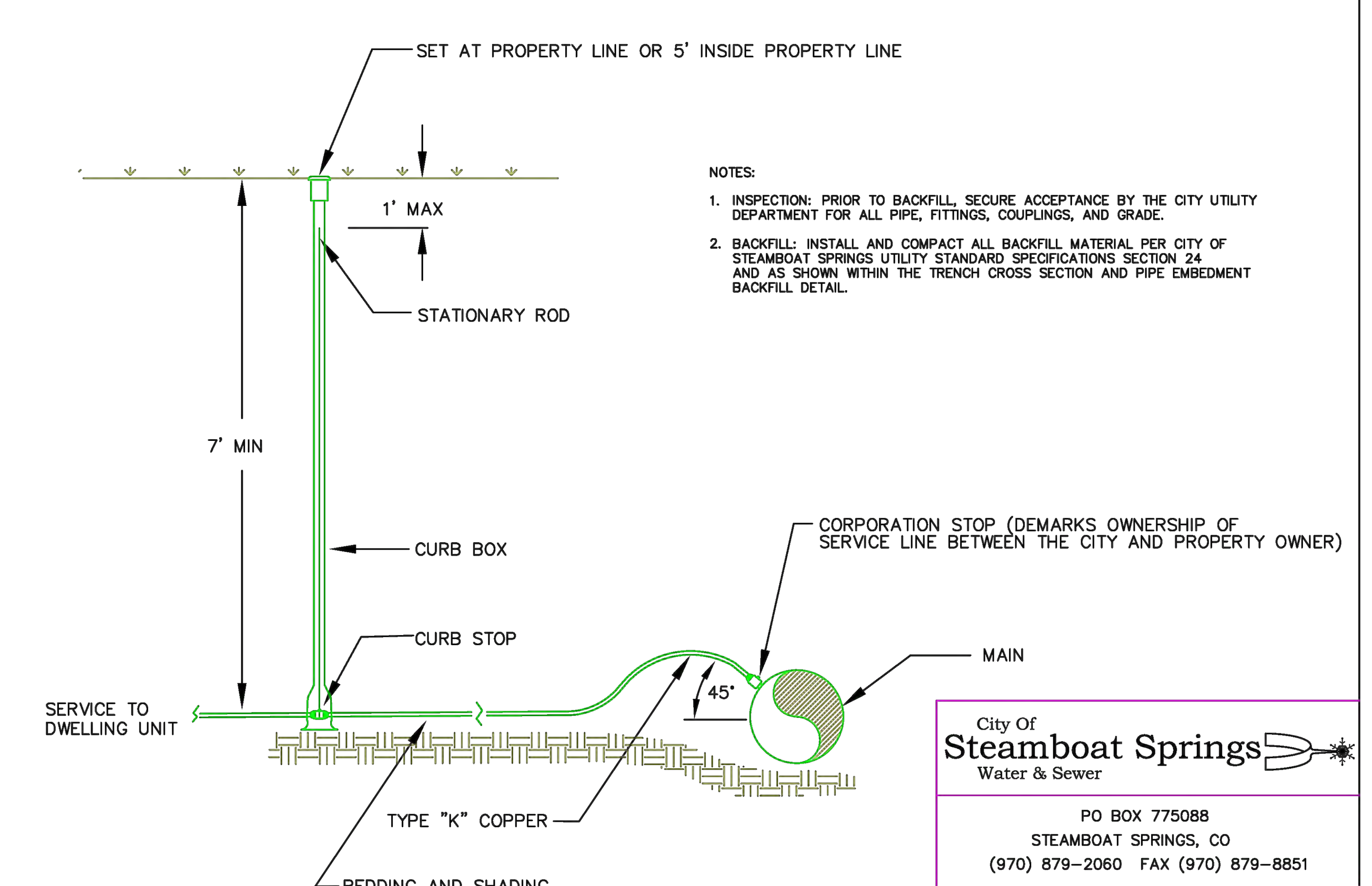
NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: JS
Scale: N.T.S. Date: April 2023
Revision description: Update
D-001 GENERAL



NOTES:

1. INSPECTION: PRIOR TO BACKFILL, SECURE ACCEPTANCE BY THE CITY UTILITY DEPARTMENT FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION AND PIPE EMBEDMENT BACKFILL DETAIL.

WATER SERVICE LINE DETAIL

NTS

City Of
Steamboat Springs
Water & Sewer

PO BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: April 2023
Revision description: Update
W-001 WATER DISTRIBUTION

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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(970) 871-9494 - www.LANDMARK-CO.com

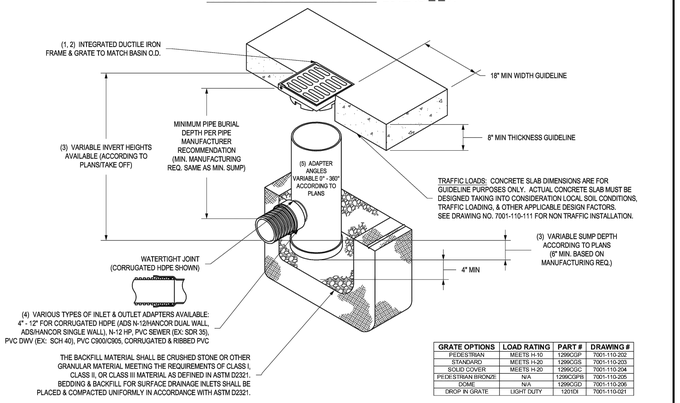
COLORADO LICENSED PROFESSIONAL ENGINEER 64423 3/13/26

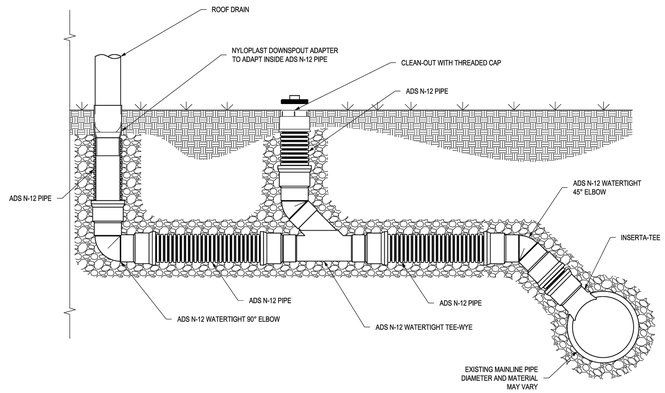
NO.	DATE:	BY:	DESCRIPTION:

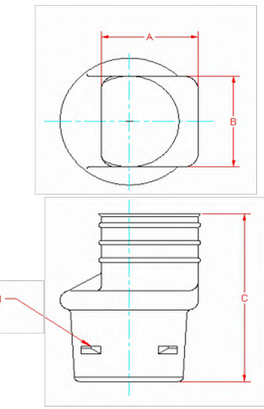
PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

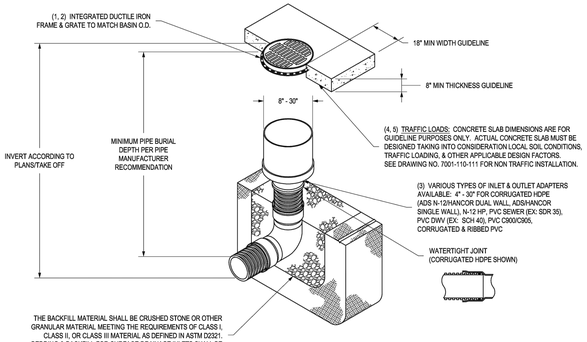
Steamboat Basecamp 2 Residential
Water And Sewer Details

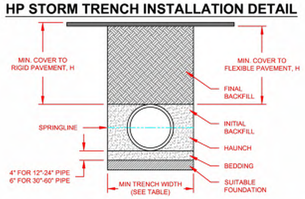
SHEET
C.510

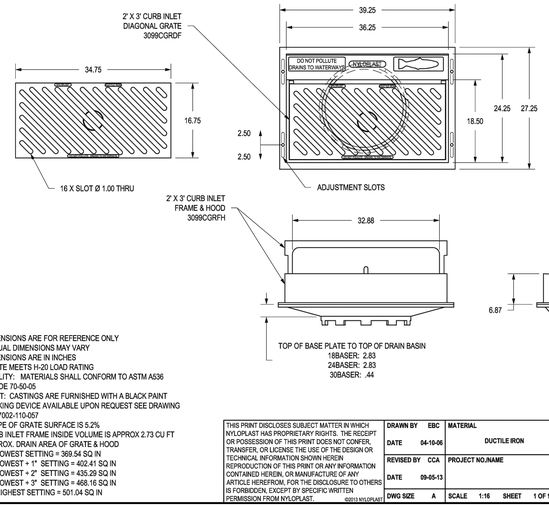












NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 12" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

DRAWN BY EBC
DATE 03-29-06
REVISED BY NMH
DATE 03-11-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:20 SHEET 1 OF 1
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-189 REV E

NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE

DRAWN BY NMH
DATE 2-14-19
APPD BY NMH
DATE 2-14-19
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:16 SHEET 1 OF 1
Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE TYING INTO MAINLINE AT 45°
DWG NO. 6000-110-234 REV A

DOWNSPOUT ADAPTERS

PART #	PIPE SIZE	A	B	C
0364AA	3 in (76 mm)	2.5 in (64 mm)	3.3 in (83 mm)	4.8 in (121 mm)
0464AA	4 in (102 mm)	2.5 in (64 mm)	3.3 in (83 mm)	4.8 in (121 mm)
0465AA	4 in (102 mm)	3.3 in (83 mm)	4.5 in (114 mm)	5.0 in (127 mm)
0466AA	4 in (102 mm)	2.6 in (65 mm)	2.6 in (65 mm)	4.6 in (118 mm)
0664AA	6 in (152 mm)	3.6 in (92 mm)	5.6 in (143 mm)	6.4 in (163 mm)
0664AC*	6 in (152 mm)	3.6 in (92 mm)	5.6 in (143 mm)	6.4 in (163 mm)

* Part 0664AC is PVC

NOTE: ALL DIMENSIONS ARE NOMINAL

ADS ADVANCED DRAINAGE SYSTEMS, INC.

DRAWING #:	6000	
DRAWN BY:	JCB	03.20.07
APPROVED BY:	JCB	06.28.07
REVISIONS:	NJP	06.20.07

NON TRAFFIC INSTALLATION

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

DRAWN BY CJA
DATE 9-30-99
REVISED BY NMH
DATE 03-11-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:25 SHEET 1 OF 1
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE DRAIN BASIN & INLINE DRAIN NON TRAFFIC INSTALLATION
DWG NO. 7001-110-111 REV F

HP STORM TRENCH INSTALLATION DETAIL

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION, WITH THE EXCEPTION THAT THE INITIAL BACKFILL MAY EXTEND TO THE CROWN OF THE PIPE. SOIL CLASSIFICATIONS ARE PER THE LATEST VERSION OF ASTM D2321. CLASS IVB MATERIALS (MH, CH) AS DEFINED IN PREVIOUS VERSIONS OF ASTM D2321 ARE NOT APPROPRIATE BACKFILL MATERIALS.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 12"-24" (300mm-600mm) DIAMETER PIPE; 6" (150mm) FOR 30"-60" (750mm-1500mm) DIAMETER PIPE. THE MIDDLE 1/3 BENEATH THE PIPE INVERT SHALL BE LOOSELY PLACED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, III, OR IV IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. COMPACTION SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL HAS LIMITED APPLICATION AND CAN BE DIFFICULT TO PLACE AND COMPACT; USE ONLY WITH THE APPROVAL OF A SOIL EXPERT.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" (300mm) FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS; CLASS I OR II MATERIAL COMPACTED TO 90% SPD AND CLASS III COMPACTED TO 95% SPD IS REQUIRED. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 60" (1500mm) DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.
7. FOR ADDITIONAL INFORMATION SEE TECHNICAL NOTE 2.04.

TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

TABLE 2, MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS

	SURFACE LIVE LOADING CONDITION	
PIPE DIAM.	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

TABLE 3, MAXIMUM COVER FOR ADS HP STORM PIPE, ft

	CLASS I	CLASS II			CLASS III		CLASS IV
PIPE DIA	COMPACTED	95%	90%	85%	95%	90%	95%
12" (300mm)	41 (12.5m)	28 (8.5m)	21 (6.4m)	16 (4.9m)	20 (6.1m)	16 (4.9m)	16 (4.9m)
15" (375mm)	42 (12.8m)	29 (8.8m)	21 (6.4m)	16 (4.9m)	21 (6.4m)	16 (4.9m)	16 (4.9m)
18" (450mm)	44 (13.4m)	30 (9.1m)	21 (6.4m)	16 (4.9m)	22 (6.7m)	17 (5.2m)	16 (4.9m)
24" (600mm)	37 (11.3m)	26 (7.9m)	18 (5.5m)	14 (4.3m)	19 (5.8m)	14 (4.3m)	14 (4.3m)
30" (750mm)	39 (11.9m)	27 (8.2m)	19 (5.8m)	14 (4.3m)	19 (5.8m)	15 (4.6m)	14 (4.3m)
36" (900mm)	28 (8.5m)	20 (6.1m)	14 (4.3m)	10 (3.0m)	14 (4.3m)	11 (3.4m)	10 (3.0m)
42" (1050mm)	30 (9.1m)	21 (6.4m)	14 (4.3m)	10 (3.0m)	15 (4.6m)	11 (3.4m)	10 (3.0m)
48" (1200mm)	29 (8.8m)	20 (6.1m)	14 (4.3m)	9 (2.7m)	14 (4.3m)	10 (3.0m)	10 (3.0m)
60" (1500mm)	29 (8.8m)	20 (6.1m)	14 (4.3m)	9 (2.7m)	14 (4.3m)	10 (3.0m)	9 (2.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE
UNIT WEIGHT OF SOIL (γ_s) = 120 PCF

REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
6	REV. MAXIMUM COVER HEIGHTS	RWD	01/11/17	

TRENCH INSTALLATION DETAIL (HP STORM)
DRAWING NUMBER: STD-101D
ADS ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026
JAB
01/29/09
NTS
1 OF 1

3099CGSQ & 3099CGSQFH

APPROX. GRATE DRAIN AREA = 146.18 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 287.00 LBS

TOP OF BASE PLATE TO TOP OF DRAIN BASIN
12BASEG: 2.82
15BASEG: 2.82
18BASEG: 2.82
24BASEG: 2.82
30BASEG: .38

*WEIGHT DOES NOT INCLUDE DUCTILE IRON BASE PLATE
12BASEG: APPROX. 109.00 LBS
15BASEG: APPROX. 98.00 LBS
18BASEG: APPROX. 85.00 LBS
24BASEG: APPROX. 93.00 LBS
30BASEG: APPROX. 82.00 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-053
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 1.76 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 227.37 SQ IN
LOWEST + 1" SETTING = 248.25 SQ IN
LOWEST + 2" SETTING = 269.12 SQ IN
LOWEST + 3" SETTING = 290.00 SQ IN
HIGHEST SETTING = 310.87 SQ IN

DRAWN BY EBC
DATE 03-28-06
REVISED BY CCA
DATE 09-05-13
DWG SIZE A
MATERIAL DUCTILE IRON
PROJECT NO./NAME
SCALE 1:16 SHEET 1 OF 1
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE 2 FT X 2 FT CURB INLET STANDARD GRATE ASSEMBLY
DWG NO. 7002-110-042 REV D

NYLOPLAST INLINE DRAIN WITH STANDARD GRATE

(4, 5) TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(3) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: 4" - 30" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL, ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

1 - 8" - 30" STANDARD GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" STANDARD GRATES FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" STANDARD GRATES SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" STANDARD GRATES ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

DRAWN BY EBC
DATE 1-23-06
REVISED BY NMH
DATE 03-15-16
DWG SIZE A
MATERIAL
PROJECT NO./NAME
SCALE 1:40 SHEET 1 OF 1
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE INLINE DRAIN WITH STANDARD GRATE QUICK SPEC INSTALLATION DETAIL
DWG NO. 7003-110-022 REV J

3099CGRDF & 3099CGRFH

APPROX. GRATE DRAIN AREA = 232.87 SQ IN
*APPROX. WEIGHT WITH FRAME & HOOD = 344.00 LBS

TOP OF BASE PLATE TO TOP OF DRAIN BASIN
18BASER: 2.83
24BASER: 2.83
30BASER: .44

*WEIGHT DOES NOT INCLUDE DUCTILE IRON BASE PLATE
18BASER: APPROX. 133.50 LBS
24BASER: APPROX. 122.00 LBS
30BASER: APPROX. 92.50 LBS

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7002-110-057
SLOPE OF GRATE SURFACE IS 5.2%
CURB INLET FRAME INSIDE VOLUME IS APPROX 2.73 CU FT
APPROX. DRAIN AREA OF GRATE & HOOD
LOWEST SETTING = 369.54 SQ IN
LOWEST + 1" SETTING = 402.41 SQ IN
LOWEST + 2" SETTING = 435.29 SQ IN
LOWEST + 3" SETTING = 468.16 SQ IN
HIGHEST SETTING = 501.04 SQ IN

DRAWN BY EBC
DATE 04-10-06
REVISED BY CCA
DATE 09-05-13
DWG SIZE A
MATERIAL DUCTILE IRON
PROJECT NO./NAME
SCALE 1:16 SHEET 1 OF 1
ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com
TITLE 2 FT X 3 FT CURB INLET DIAGONAL GRATE ASSEMBLY
DWG NO. 7002-110-046 REV D

SECTION 2723

ENGINEERED SURFACE DRAINAGE PRODUCTS

GENERAL

PVC SURFACE DRAINAGE INLETS SHALL BE OF THE CURB INLET STRUCTURE TYPE AS INDICATED ON THE CONTRACT DRAWINGS AND REFERENCED WITHIN THE CONTRACT SPECIFICATIONS. THE **DUCTILE IRON FRAME, GRATE AND HOOD** FOR EACH OF THESE STRUCTURES ARE TO BE CONSIDERED AN INTEGRAL PART OF THE SURFACE DRAINAGE INLET AND SHALL BE FURNISHED BY THE SAME MANUFACTURER. THE CURB INLET STRUCTURE SHALL BE AS MANUFACTURED BY NYLOPLAST A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR PRIOR APPROVED EQUAL.

MATERIALS

THE CURB INLET STRUCTURE REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMO-MOLDING PROCESS TO REFORM THE PIPE STOCK TO THE SPECIFIED CONFIGURATION. THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FORM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION WITH THE SPECIFIED PIPE SYSTEM. THIS JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPE USING FLEXIBLE ELASTOMERIC SEALS. THE FLEXIBLE ELASTOMERIC SEALS SHALL CONFORM TO ASTM F477. THE PIPE BELL SPIGOT SHALL BE JOINED TO THE MAIN BODY OF THE STRUCTURE. THE RAW MATERIAL USED TO MANUFACTURE THE PIPE STOCK THAT IS USED TO MANUFACTURE THE MAIN BODY AND PIPE STUBS OF THE SURFACE DRAINAGE INLETS SHALL CONFORM TO ASTM D1784 CELL CLASS 12454.

THE GRATE, FRAME AND HOOD FOR ALL CURB INLET STRUCTURES SHALL BE DUCTILE IRON AND SHALL BE MADE SPECIFICALLY FOR EACH SO AS TO PROVIDE A ROUND BOTTOM FLANGE THAT CLOSELY MATCHES THE DIAMETER OF THE PVC STRUCTURE BODY. THE GRATE, FRAME AND HOOD SHALL BE CAPABLE OF SUPPORTING H-20 WHEEL LOADING FOR TRAFFIC AREAS. THE HOOD SECTION WILL HAVE A SOLID BACK AND BE ADJUSTABLE BY USE OF THREE (3) LOCKING HEX HEAD BOLTS. THE METAL USED IN THE MANUFACTURE OF THE CASTINGS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 FOR DUCTILE IRON.

INSTALLATION

THE SPECIFIED PVC SURFACE DRAINAGE INLET SHALL BE INSTALLED USING CONVENTIONAL FLEXIBLE PIPE BACKFILL MATERIALS AND PROCEDURES. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS 1, CLASS 2, OR CLASS 3 MATERIAL AS DEFINED IN ASTM D2321. BEDDING AND BACKFILL FOR THE CURB INLET STRUCTURE SHALL BE PLACED AND COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321. THE CURB INLET STRUCTURE BODY WILL BE CUT AT THE TIME OF THE FINAL GRADE. NO BRICK, STONE OR CONCRETE BLOCK WILL BE REQUIRED TO SET THE GRATE TO THE FINAL GRADE HEIGHT. FOR H-20 LOAD RATED INSTALLATIONS, A CONCRETE RING WILL BE POURED UNDER THE FRAME, GRATE, AND HOOD. THE CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, AND OTHER APPLICABLE DESIGN FACTORS. FOR OTHER INSTALLATION CONSIDERATIONS SUCH AS MIGRATION OF FINES, GROUND WATER, AND SOFT FOUNDATIONS REFER TO ASTM D2321 GUIDELINES.

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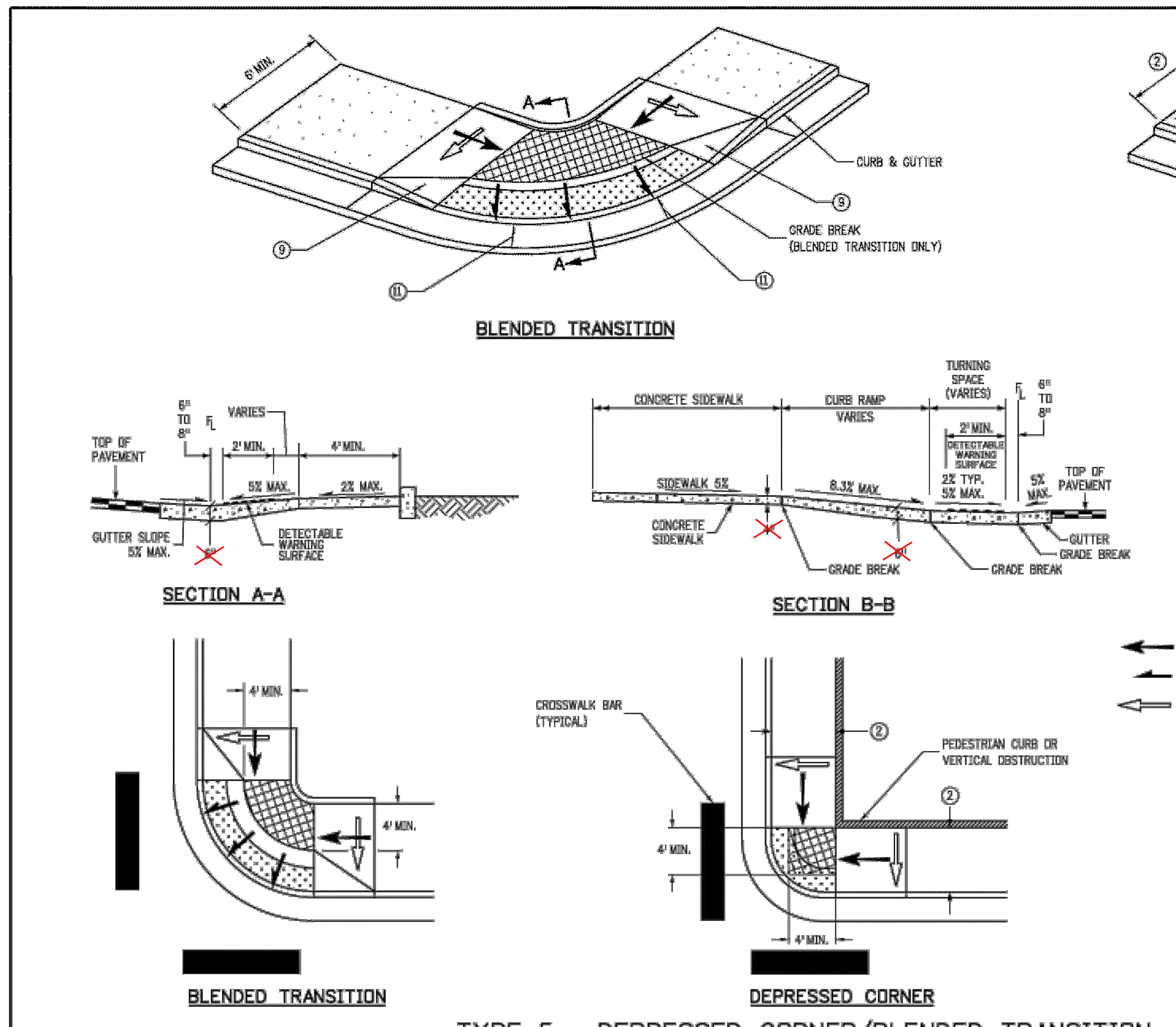
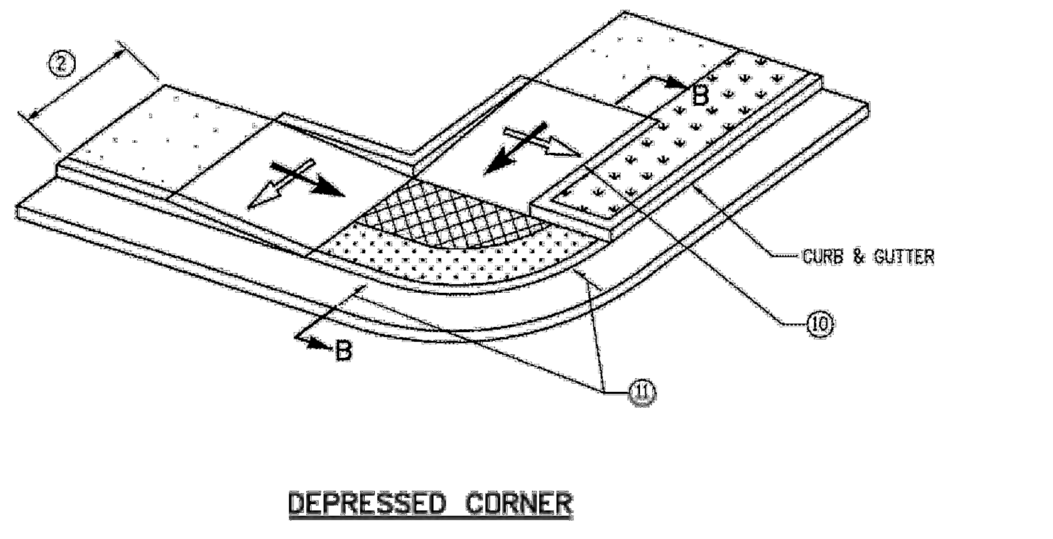
COLORADO LICENSED PROFESSIONAL ENGINEER
MICAH PATRICK GIBBONS
64423
3/13/26

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

Steamboat Basecamp 2 Residential
Drainage Structure Details

SHEET
C.520

BLENDED TRANSITION

DEPRESSED CORNER

SECTION A-A

SECTION B-B

BLENDED TRANSITION

DEPRESSED CORNER

SIDEWALK

TURNING SPACE ④ ⑤ ⑥

DETECTABLE WARNING SURFACE (DWS)

BLENDED TRANSITION & DEPRESSED CORNER NOTES

① PERPENDICULAR AND PARALLEL RAMP CONFIGURATIONS ARE PREFFERED. BLENDED TRANSITIONS AND DEPRESSED CORNERS SHOULD ONLY BE USED WHERE SITE CONDITIONS MAKE THEM A MORE APPROPRIATE OPTION, OR WHERE PERPENDICULAR OR PARALLEL RAMPS CANNOT BE INSTALLED DUE TO A PHYSICAL SITE CONSTRAINT.

② RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

③ RAMP RUNNING SLOPE - 8.3% MAX.

④ BLENDED TRANSITION RUNNING SLOPE - 5.0% MAX.

⑤ 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 RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE.

⑥ TURNING SPACE DIMENSIONS - PROVIDE A 4 FT. X 4 FT. MIN. TURNING SPACE AT THE BOTTOM OF RAMP RUNS. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACES.

⑦ RAMP ALIGNMENT - TURNING SPACE SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING(S) THEY SERVE.

⑧ RAMP LENGTH - RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

⑨ RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE MUST BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.

⑩ 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).

⑪ GUTTER COUNTER SLOPE - 5.0% MAX.

⑫ DWS PLACEMENT - DWS SHALL BE PLACED AROUND THE RADIUS AND LOCATED AT THE BACK OF CURB ON BLENDED TRANSITION AND DEPRESSED CORNER RAMPS.

TYPE 5 - DEPRESSED CORNER/BLENDED TRANSITION

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19	(R-X)	Date:	Comments	2829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK	(R-X)					Standard Sheet No. 7 of 10
Last Modification Date: 07/31/19	(R-X)			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
Detailer Initials: LTA	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)					

CURB RAMP GENERAL NOTES:

① IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.

② 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.

③ 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.

④ 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 RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.

⑤ DETECTABLE WARNINGS 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;
1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
2. PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);
3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.

⑥ 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.

⑦ IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.

⑧ ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.

⑨ DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.

⑩ IN NEW CONSTRUCTION, PULL BOXES, METER 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 GRATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.

⑪ 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.

⑫ 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.

⑬ THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.

⑭ 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.

⑮ 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%.

⑯ 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.

⑰ A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.

⑱ 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 WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. 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.

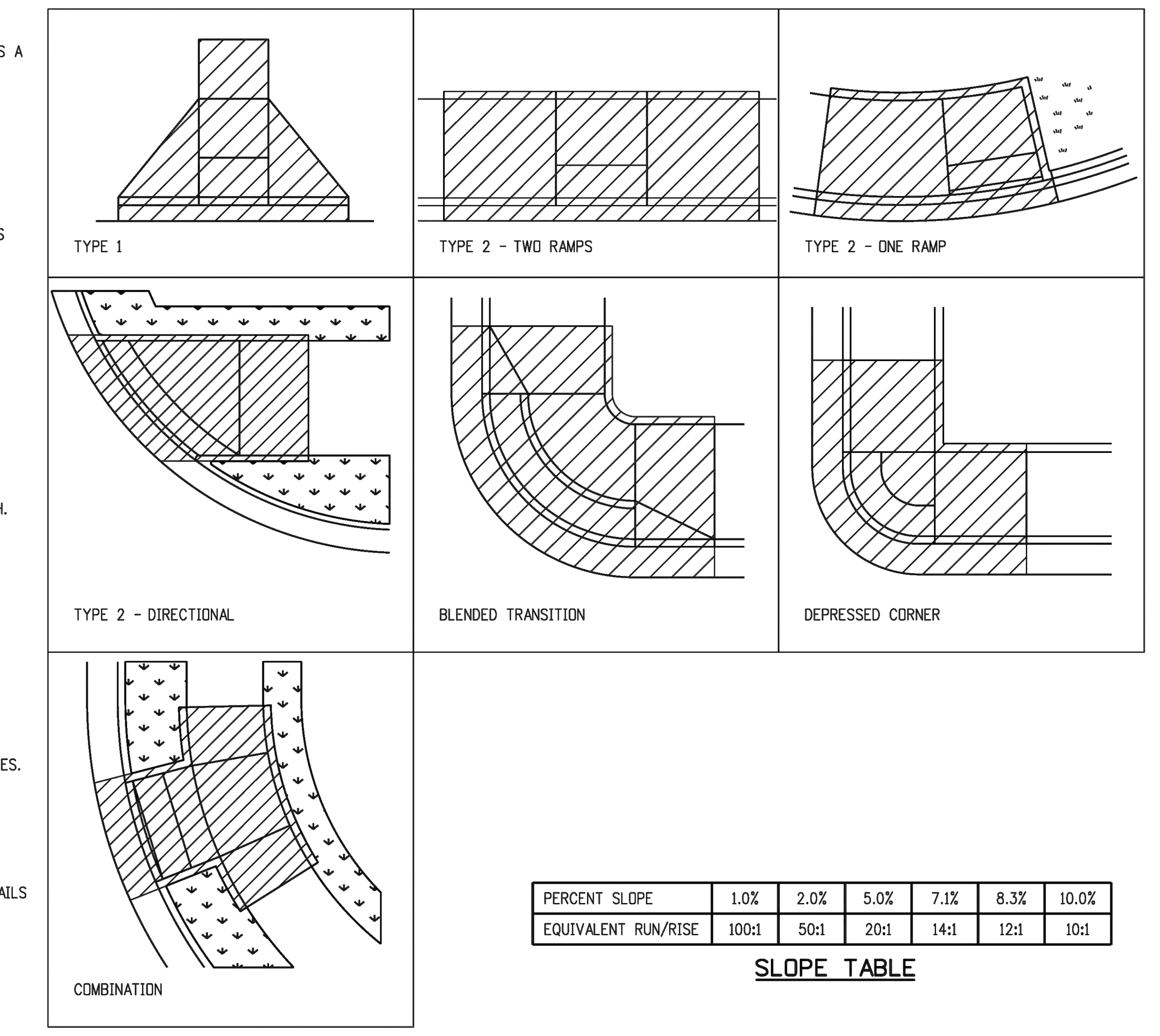
⑲ DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
- RAMP RUNNING SLOPE 7.5%
- RAMP CROSS SLOPE 1.5%
- TURNING SPACE RUNNING SLOPE 1.5%
- TURNING SPACE CROSS SLOPE 1.5%
- FLARE SLOPE 8.0-9.0%

⑳ 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 RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.

㉑ PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN 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.

㉒ PROVIDE TIE BAR REINFORCING BETWEEN INDEPEDENTLY POURED CONCRETE CURB RAMPS 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

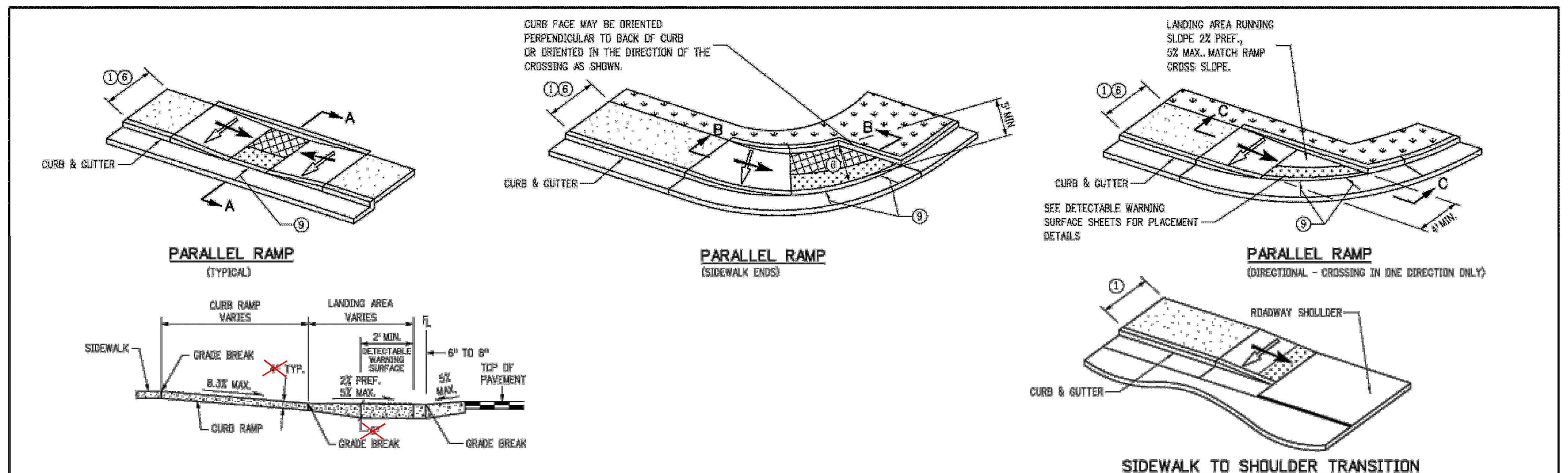
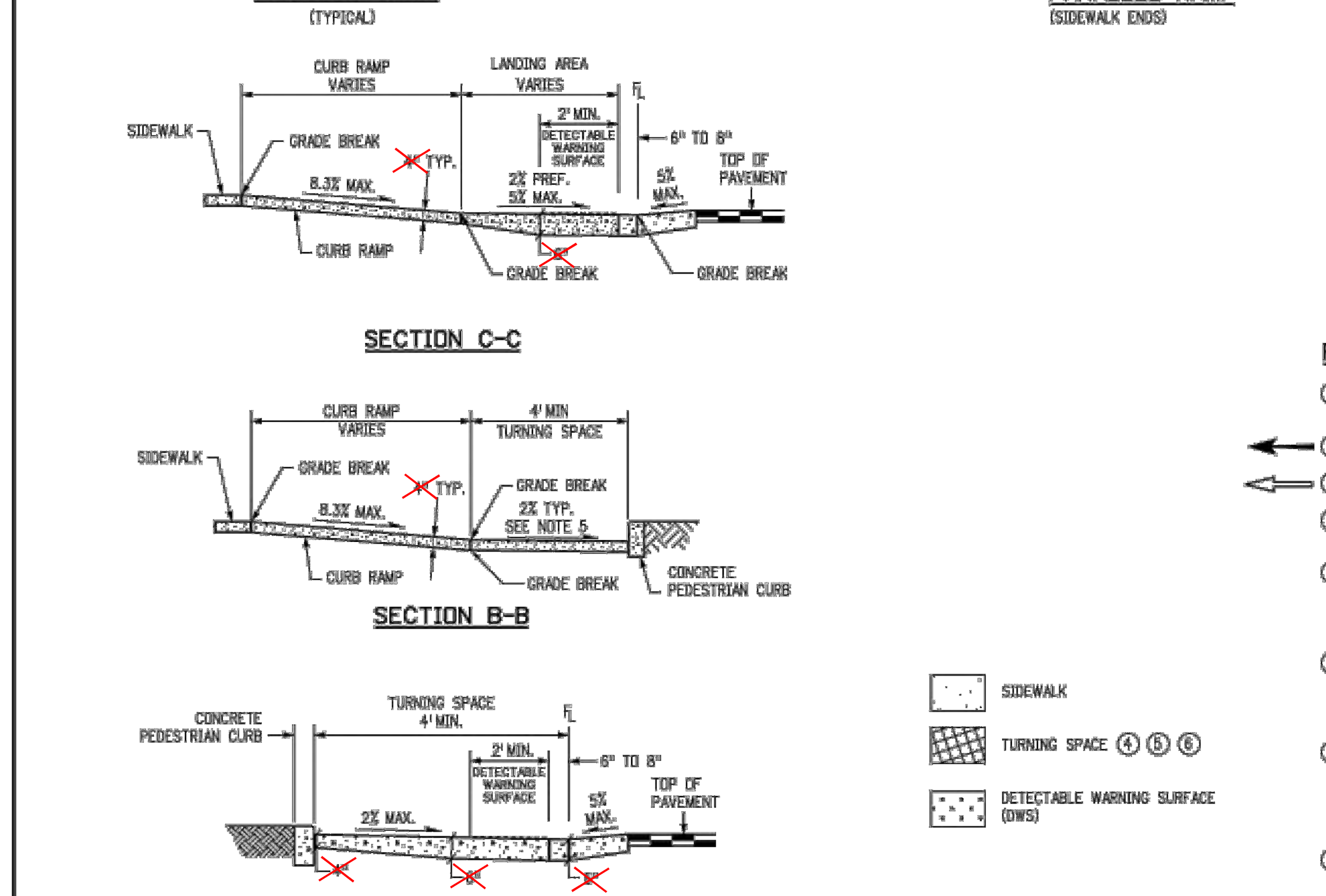


PERCENT SLOPE	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
EQUIVALENT RUN/RISE	100:1	50:1	20:1	14:1	12:1	10:1

SLOPE TABLE

GENERAL NOTES & PAY AREAS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JBK	(R-X)	Date:	Comments	2829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868		M-608-1
Last Modification Date: 05/03/19 Initials: LTA	(R-X)	05/03/19	Completely revised every sheet.			Sheet No. 1 of 10
Full Path: www.codot.gov/business/designsupport	(R-X)			Division of Project Support JBK/LTA	Issued By: Project Development Branch July 4, 2012	
Drawing File Name: 6080101010.dgn	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)					

PARALLEL RAMP (TYPICAL)

PARALLEL RAMP (SIDEWALK ENDS)

PARALLEL RAMP (DIRECTIONAL - CROSSING IN ONE DIRECTION ONLY)

SECTION C-C

SECTION B-B

SECTION A-A

SIDEWALK TO SHOULDER TRANSITION

SIDEWALK

TURNING SPACE ④ ⑤ ⑥

DETECTABLE WARNING SURFACE (DWS)

PARALLEL RAMP NOTES

① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

② RAMP RUNNING SLOPE - 8.3% MAX.

③ RAMP CROSS SLOPE - 2.0% MAX.

④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.

⑤ 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 THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.

⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.

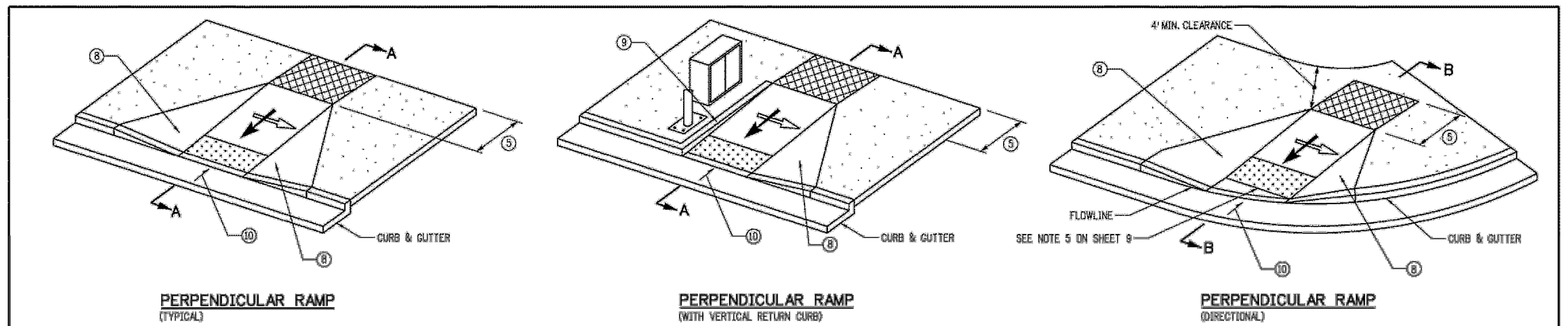
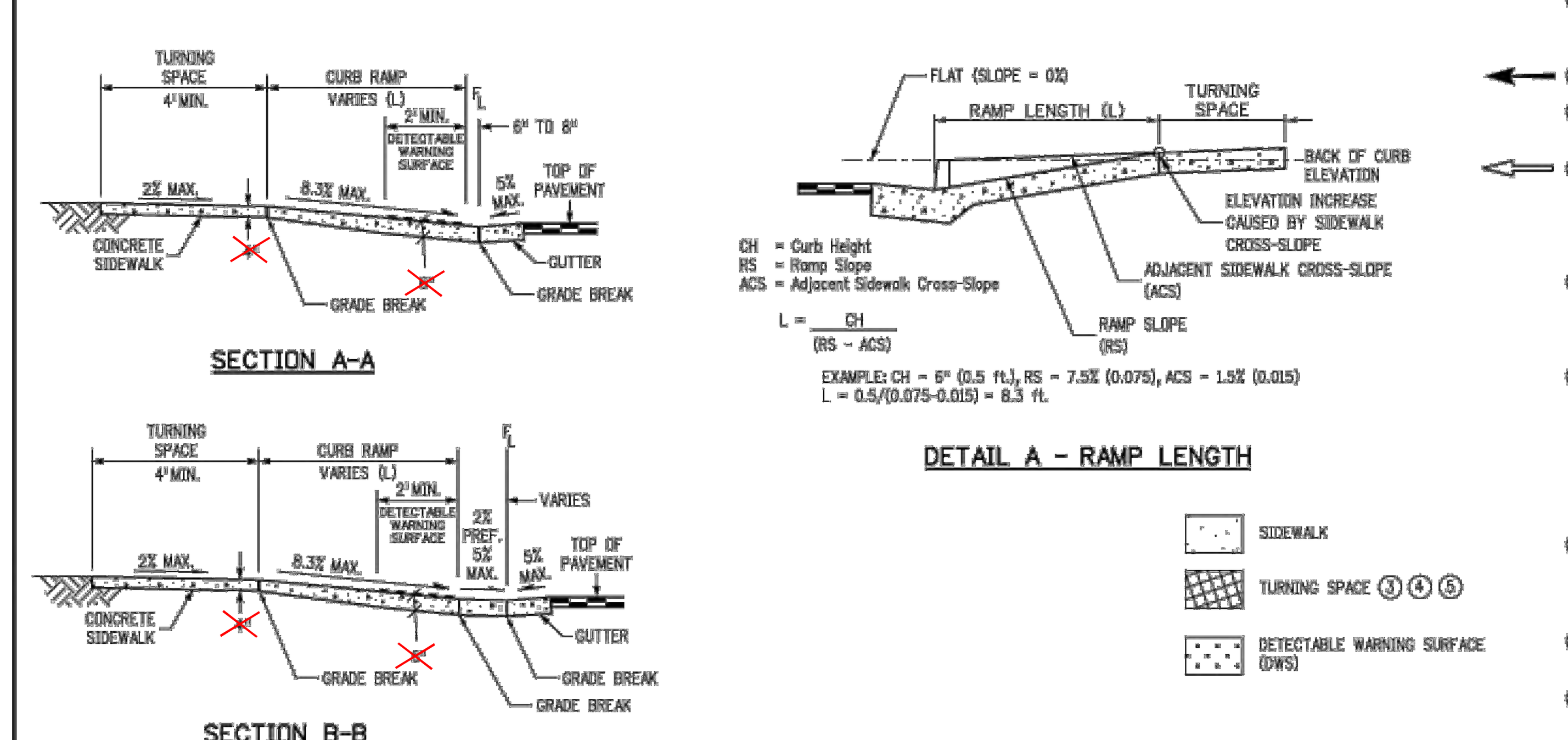
⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.

⑨ GUTTER COUNTER SLOPE - 5.0% MAX.

TYPE 2 PARALLEL CURB RAMPS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19	(R-X)	Date:	Comments	2829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK	(R-X)					Standard Sheet No. 4 of 10
Last Modification Date: 07/31/19	(R-X)			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
Detailer Initials: LTA	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)					

PERPENDICULAR RAMP (TYPICAL)

PERPENDICULAR RAMP (WITH VERTICAL RETURN CURB)

PERPENDICULAR RAMP (DIRECTIONAL)

SECTION A-A

DETAIL A - RAMP LENGTH

SECTION B-B

SIDEWALK

TURNING SPACE ③ ④ ⑤

DETECTABLE WARNING SURFACE (DWS)

PERPENDICULAR RAMP NOTES

① RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.

② RAMP RUNNING SLOPE - 8.3% MAX.

③ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.

④ 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 RAMPS 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.

⑤ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS 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.

⑥ RAMP ALIGNMENT - RAMPS 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 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.

⑦ 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.

⑧ RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.

⑨ 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).

⑩ GUTTER COUNTER SLOPE - 5.0% MAX.

TYPE 1 PERPENDICULAR CURB RAMPS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19	(R-X)	Date:	Comments	2829 West Howard Place, CDOT HQ, 3rd Floor, Denver, CO 80204, Phone: 303-757-9021 FAX: 303-757-9868		M-608-1
Designer Initials: JBK	(R-X)					Standard Sheet No. 2 of 10
Last Modification Date: 07/31/19	(R-X)			Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
Detailer Initials: LTA	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)					

NOTE: THESE DETAILS ARE FROM THE 2019 M STANDARD PLANS AND PROJECT SPECIAL DRAWINGS BY THE COLORADO DEPARTMENT OF TRANSPORTATION. THESE WERE INCLUDED WITH THESE DRAWINGS WITH THE INTENTION FOR CONVENIENCE PURPOSES ONLY. REFER TO THE ACTUAL, FULL REFERENCED PLANS AND SPECIFICATIONS FOR FULL REQUIREMENTS.

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PROJECT: 2387-008
DATE: 3/13/2026
CONTACT: Micah Gibbons
EMAIL: micahg@landmark-co.com

Steamboat Basecamp 2 Residential

CDOT - Ramp Details

SHEET

C.530