GENERAL NOTES

1. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY LANDMARK CONSULTANTS, INC.

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 MOUNT WERNER WATER STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION.

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 - APRIL 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 FOR 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 AHJ. 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 T 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 FOR REFERENCE PURPOSES ONLY.

41. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS DESIGN 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 "SUBSOIL AND FOUNDATION INVESTIGATION, PROPOSED GONDOLA BASE TERMINAL RELOCATION, STEAMBOAT SKI RESORT, STEAMBOAT SPRINGS, COLORADO" BY NWCC DATED DECEMBER 9, 2020, 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 IS 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 URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).

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 REPORT SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A DRAINAGE REPORT FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "TBD" AND IS DATED "TBD".

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 MT. WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.

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.

88. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

PROJECT NOTES:

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

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

91. 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.

    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 AUTHORITY HAVING JURISDICTION/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.

ABBREVIATIONS

ADA	AMERICAN'S WITH DISABILITIES ACT
APR	APPROXIMATE
BMP	BEST MANAGEMENT PRACTICE
BOT	BOTTOM
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW OR BOW	BOTTOM OF WALL
C&C	CUT & CAPPED
CAP	CORRUGATED ALUMINUM PIPE
CIP	CAST-IN-PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
C.O.	CLEAN OUT
CP	CONCRETE PIPE
CSP	CORRUGATED STEEL PIPE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
EG	EXISTING GROUND
EL	ELEVATION
EOA OR 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 & GRATE
F&C	FRAME & 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
M/E/P	MECHANICAL, ELECTRIC, AND PLUMBING
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NAP OR N.A.P.	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 TANGENT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
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 OR TOW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VOL	VOLUME
W/	WITH

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ERIK J. GRIEPENTROG
33280

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK
CONSULTANTS, INC.

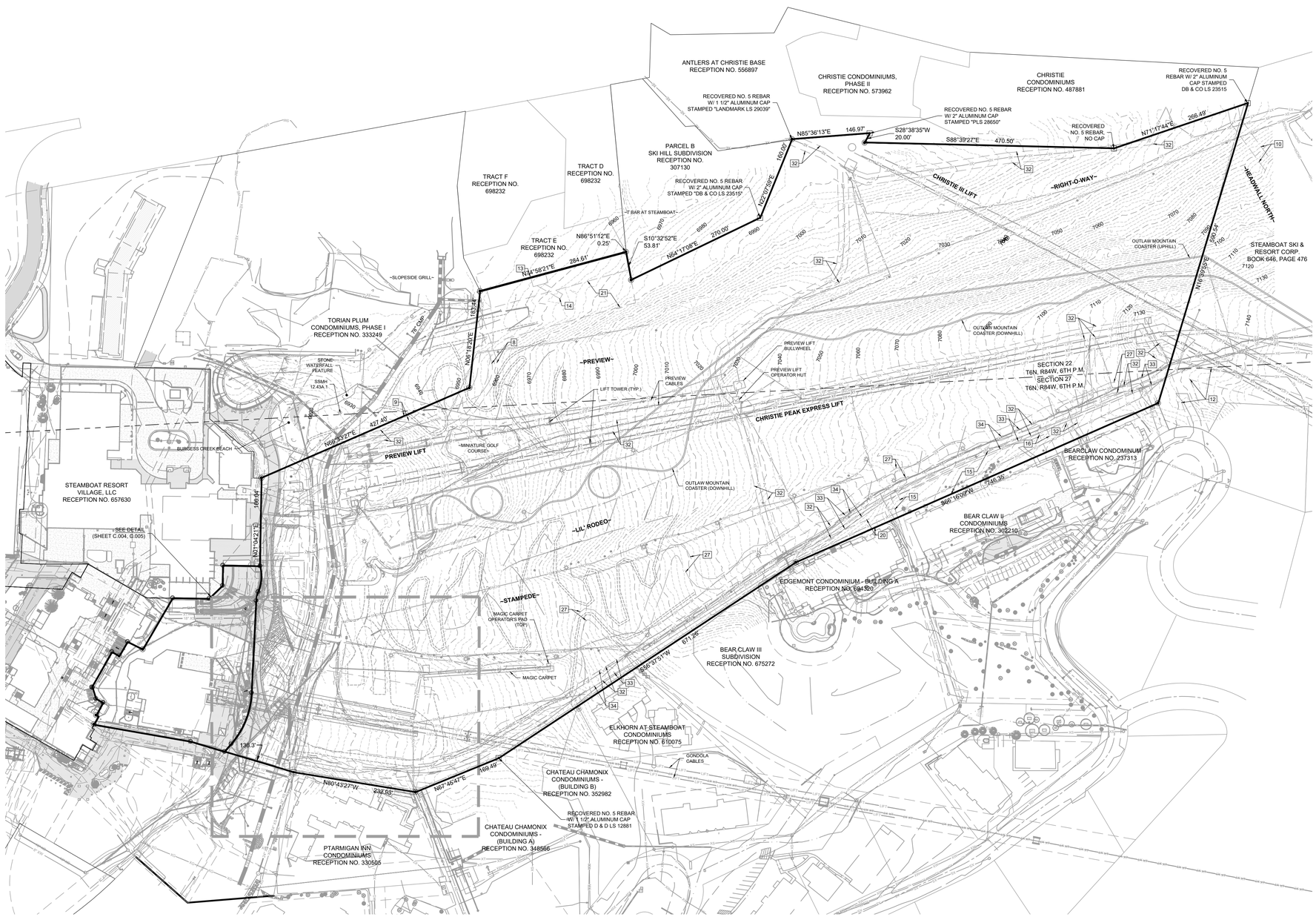
NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012-047
DATE: 3/52021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation

Notes

SHEET
C.002



NORTH

100 0 100 200 300 Feet

(IN FEET)
1 inch = 100 ft.

LEGEND:

BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
WOOD DECKING
SIGN
SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MAKER, FIRE HYDRANT
GATE VALVE, CURB STOP & BLOWOFF
FIRE DEPT. CONNECTION, YARD HYDRANT,
VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE,
MANHILE/VAULT AND METER
CABLE LINE MARKER, VAULT AND PEDESTAL
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
SATELLITE DISH
TELEPHONE LINE MARKER, VAULT,
PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER,
METER AND SECONDARY PEDESTAL
SNOW MELT DISTRIBUTION LINE AND VAULT
SNOW MAKING WATER MAIN
ELECTRIC MANHOLE, OUTLET,
GENERATOR AND JUNCTION BOX
LIGHT POLE AND LIGHT POLE W/ MAST
PROPOSED DITCH / SWALE
UTILITY POLE, GUY POLE & GUY WIRE
EXIST 8" STORM/CULVERT,
END SECTION WITH RIPRAP

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4. BASIS OF BEARINGS: THE WEST LINE OF THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M., BEING MONUMENTED AS SHOWN HEREON AND BEING ASSUMED TO BEAR S01°46'00"W. BEARINGS SHOWN HEREON HAVE BEEN ROTATED 00°01'53" COUNTER CLOCKWISE FROM RECORD BEARINGS.
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6. THIS SITE CONTAINS A CALCULATED AREA OF 28.18 ACRES.
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PROPERTY DESCRIPTION:

9. LOT 2, PARCEL D, SKI HILL SUBDIVISION, TOWN OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO PER FILE #14469 IN ROUTT COUNTY RECORDS.

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LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 10/12-047
DATE: 3/5/2021
CONTACT: Erik Gieperntrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Existing Conditions Plan (Overall)

SHEET
C.003

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

EASEMENT LEGEND:

1	RECEPTION NO. 693016: 20' ACCESS EASEMENT EAST HOTEL ACROSS OSP
2	BOOK 729, PAGE 339, RECEPTION NO. 746875: BUDDY'S RUN DECK ENCROACHMENT EASEMENT
3	RECEPTION NO. 693287: INTERFACE EASEMENT
4	RECEPTION NO. 693287: INTERFACE EASEMENT, REVOCABLE PORTION
5	BOOK 532, PAGE 820: 10' SANITARY SEWER EASEMENT
6	RECEPTION NO. 693286: PARKING, ACCESS & MAINTENANCE EASEMENT
7	BOOK 729, PAGE 338, RECEPTION NO. 687253, RECEPTION NO. 705974: EAST HOTEL ACCESS EASEMENT AS AMENDED BY RECEPTION NO. _____
8	BOOK 634, PAGE 49: 10' PEDESTRIAN AND BICYCLE PATH EASEMENT
9	RECEPTION NO. 307130, FILE NO 8823: 12' PEDESTRIAN EASEMENT
10	BOOK 374, PAGE 345, BOOK 376, PAGE 318, RECEPTION NO. 770696 : 20' WATER LINE EASEMENT
11	BOOK 337, PAGE 337: PERPETUAL VISUAL EASEMENT
12	BOOK 393, PAGE 509 & BOOK 395, PAGE 376: ROAD EASEMENT
13	BOOK 412, PAGE 341: ENTRYWAY EASEMENT
14	BOOK 412, PAGE 343: ACCESS EASEMENT
15	BOOK 580, PAGE 70, RECEPTION NO. 727257, RECEPTION NO. 727903: LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW II)
16	BOOK 745, PAGE 286: 20' SEWER EASEMENT
17	RECEPTION NO. 673610, RECEPTION NO. 705975, RECEPTION NO. 789275: SEWER EASEMENT
18	RECEPTION NO.s 673610 & 705975: SEWER EASEMENT RELOCATION AREA
19	RECEPTION NO. 789275: SEWER ENCROACHMENT AREA
20	RECEPTION NO. 678035: FIRE SEPARATION EASEMENT
21	RECEPTION NO. 692162: SKI EASEMENT
22	RECEPTION NO. 693153: WATER MAINS EASEMENT
23	RECEPTION NO. 699297, RECEPTION NO. 749729, RECEPTION NO. 702319, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT (HATCHED)
24	RECEPTION NO. 699297, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT (BOILER HOUSE)
25	RECEPTION NO. 699720: SEWER MAINS EASEMENT
26	RECEPTION NO. 699721: WATER MAINS EASEMENT
27	RECEPTION NO. 718939, RECEPTION NO. 733617: PUBLIC IMPROVEMENTS EASEMENT (LITTLE P EASEMENT)
28	RECEPTION NO. 728342: ACCESS AND LANDSCAPE EASEMENT
29	BOOK 583, PAGE 238 & RECEPTION NO. 693278: ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL ACCESS)
30	RECEPTION NO. 699296: STORM SEWER & ACCESS AND MAINTENANCE EASEMENT
31	RECEPTION NO. 693152: SANITARY SEWER EASEMENT
32	RECEPTION NO. _____: ELECTRIC EASEMENT
33	RECEPTION NO. _____: GAS EASEMENT
34	BOOK 532, PAGE 756: TELEPHONE EASEMENT
35	BOOK 601, PAGE 648: 10' BICYCLE AND PEDESTRIAN EASEMENT
36	RECEPTION NO. 789276: DECK EASEMENT AGREEMENT
37	BOOK 629, PAGE 832: PEDESTRIAN ACCESS EASEMENT
38	BOOK 532, PAGE 820, BOOK 532, PAGE 774: 10' SANITARY SEWER EASEMENT
39	BOOK 760, PAGE 976: BUILDING ENCROACHMENT EASEMENT
40	RECEPTION NO. 513746 (FILE NO. 12770); RECEPTION NO. 307130 (FILE NO. 8823): STORM SEWER EASEMENT
41	BOOK 532, PAGE 758: 16' TELEPHONE EASEMENT
42	BOOK 596, PAGE 1611: EXCLUSIVE PARKING SPACES; ENTRANCE FROM ACCESS ROUTE NO. 1; ENTRANCE FROM ACCESS ROUTE NO.2: VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS EASEMENT (ACCESS ROUTE 2); STORAGE, CLOSET, ELEVATOR & STAIRWAY
43	BOOK 532, PAGE 774: 10' ELECTRIC EASEMENT
44	BOOK 729, PAGE 342: HOTEL ACCESS EASEMENT
45	RECEPTION NO. 307130: ACCESS EASEMENT SKI HILL SUBDIVISION
46	BOOK 559, PAGE 98: TRUCK TURNAROUND LICENSE AGREEMENT
47	RECEPTION NO. 693288: INTERFACE EASEMENT
48	RECEPTION NO. 693289: NO BUILD EASEMENT
49	BOOK 596, PAGE 1487, EX A: BUILDING IMPROVEMENT EASEMENT
50	RECEPTION NO. 600980: AERIAL TRAMWAY EASEMENT
51	RECEPTION NO. 680175: SHORING EASEMENT AGREEMENT
52	RECEPTION NO. 596269: GONDOLA EXPANSION EASEMENT (MULTIPLE EXHIBITS), GONDOLA SQUARE ACCESS EASEMENT, WEST SIDE DRAINAGE EASEMENT, ETC.
53	RECEPTION NO. 693283: PEDESTRIAN ACCESS EASEMENT OSP
54	BOOK 532, PAGE 802: 10' WATERLINE EASEMENT
55	RECEPTION NO. 693285: PATIO EASEMENT, DOORWAY EASEMENT, ENTRY EASEMENTS
56	RECEPTION NO. 693280: SANITARY SEWER EASEMENT
57	RECEPTION NO. 693283: EMERGENCY ACCESS EASEMENT OSP
58	RECEPTION NO. 693290: SKI AREA EASEMENT, STORM SEWER & DRAINAGE EASEMENT, RECIPROCAL UTILITY EASEMENT, GONDOLA SQUARE ACCESS EASEMENT
59	RECEPTION NO. 693016, BOOK 729, PAGE 338: AGREEMENT (ACCESS TO EASTERN SIDE OF HOTEL
60	RECEPTION NO. 693278: DECLARATION OF EASEMENT
61	RECEPTION NO. 600979: ACCESS EASEMENT
62	BOOK 596, PAGE 1487, EX C-7: WALKWAY EASEMENT
63	RECEPTION NO. 596269, BOOK 596, PAGE 1487, EX C-8 AND C-9: STORM SEWER LINE EASEMENT AND STORM LINE EASEMENT
64	BOOK 358, PAGE 473: PRIVATE RIGHT-OF-WAY
65	RECEPTION NO. 661066: OSP EASEMENT AREA
66	RECEPTION NO. 693018: RIGHT OF WAY EASEMENT (ELECTRIC)
67	RECEPTION NO. 693279: SNOWMAKING LINE EASEMENT
68	BOOK 583, PAGE 238: 30' ACCESS EASEMENT
69	BOOK 519, PAGE 577: 10' TELEPHONE EASEMENT
70	BOOK 729, PAGE 343: HOTEL BRIDGE ACCESS, PEDESTRIAN AND EMERGENCY AND MAINTENANCE VEHICLE ACCESS
71	BOOK 532, PAGE 782: ELECTRIC EASEMENT

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LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 10-12-047
DATE: 3/5/2021
CONTACT: Erik Gieperntrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Existing Conditions Plan (Detailed)

SHEET
C.004

DRAWING FILENAME: P:\10-12-047\DWG\Production Drawings\Civil\10-12-047-C-003-Existing Conditions.dwg LAYOUT NAME: C.004 DATE: Mar 05, 2021 - 4:10pm CAD OPERATOR: erik
LIST OF XREFS: [ABORDER] [10-12-047-xBorder] [10-12-047-xBase] [10-12-047-xBldgs] [10-12-047-xEast Hotel] [10-12-047-xHotel] [10-12-047-xHotel Bridge] [10-12-047-xHotel Ramp] [10-12-047-xLift] [10-12-047-xLift Lines] [10-12-047-xLift Towers] [10-12-047-xLift Towers Alt] [10-12-047-xLift Towers Alt2] [10-12-047-xLift Towers Alt3] [10-12-047-xLift Towers Alt4] [10-12-047-xLift Towers Alt5] [10-12-047-xLift Towers Alt6] [10-12-047-xLift Towers Alt7] [10-12-047-xLift Towers Alt8] [10-12-047-xLift Towers Alt9] [10-12-047-xLift Towers Alt10] [10-12-047-xLift Towers Alt11] [10-12-047-xLift Towers Alt12] [10-12-047-xLift Towers Alt13] [10-12-047-xLift Towers Alt14] [10-12-047-xLift Towers Alt15] [10-12-047-xLift Towers Alt16] [10-12-047-xLift Towers Alt17] [10-12-047-xLift Towers Alt18] [10-12-047-xLift Towers Alt19] [10-12-047-xLift Towers Alt20] [10-12-047-xLift Towers Alt21] [10-12-047-xLift Towers Alt22] [10-12-047-xLift Towers Alt23] [10-12-047-xLift Towers Alt24] [10-12-047-xLift Towers Alt25] [10-12-047-xLift Towers Alt26] [10-12-047-xLift Towers Alt27] [10-12-047-xLift Towers Alt28] [10-12-047-xLift Towers Alt29] [10-12-047-xLift Towers Alt30] [10-12-047-xLift Towers Alt31] [10-12-047-xLift Towers Alt32] [10-12-047-xLift Towers Alt33] [10-12-047-xLift Towers Alt34] [10-12-047-xLift Towers Alt35] [10-12-047-xLift Towers Alt36] [10-12-047-xLift Towers Alt37] [10-12-047-xLift Towers Alt38] [10-12-047-xLift Towers Alt39] [10-12-047-xLift Towers Alt40] [10-12-047-xLift Towers Alt41] [10-12-047-xLift Towers Alt42] [10-12-047-xLift Towers Alt43] [10-12-047-xLift Towers Alt44] [10-12-047-xLift Towers Alt45] [10-12-047-xLift Towers Alt46] [10-12-047-xLift Towers Alt47] [10-12-047-xLift Towers Alt48] [10-12-047-xLift Towers Alt49] [10-12-047-xLift Towers Alt50] [10-12-047-xLift Towers Alt51] [10-12-047-xLift Towers Alt52] [10-12-047-xLift Towers Alt53] [10-12-047-xLift Towers Alt54] [10-12-047-xLift Towers Alt55] [10-12-047-xLift Towers Alt56] [10-12-047-xLift Towers Alt57] [10-12-047-xLift Towers Alt58] [10-12-047-xLift Towers Alt59] [10-12-047-xLift Towers Alt60] [10-12-047-xLift Towers Alt61] [10-12-047-xLift Towers Alt62] [10-12-047-xLift Towers Alt63] [10-12-047-xLift Towers Alt64] [10-12-047-xLift Towers Alt65] [10-12-047-xLift Towers Alt66] [10-12-047-xLift Towers Alt67] [10-12-047-xLift Towers Alt68] [10-12-047-xLift Towers Alt69] [10-12-047-xLift Towers Alt70] [10-12-047-xLift Towers Alt71] [10-12-047-xLift Towers Alt72] [10-12-047-xLift Towers Alt73] [10-12-047-xLift Towers Alt74] [10-12-047-xLift Towers Alt75] [10-12-047-xLift Towers Alt76] [10-12-047-xLift Towers Alt77] [10-12-047-xLift Towers Alt78] [10-12-047-xLift Towers Alt79] [10-12-047-xLift Towers Alt80] [10-12-047-xLift Towers Alt81] [10-12-047-xLift Towers Alt82] [10-12-047-xLift Towers Alt83] [10-12-047-xLift Towers Alt84] [10-12-047-xLift Towers Alt85] [10-12-047-xLift Towers Alt86] [10-12-047-xLift Towers Alt87] [10-12-047-xLift Towers Alt88] [10-12-047-xLift Towers Alt89] [10-12-047-xLift Towers Alt90] [10-12-047-xLift Towers Alt91] [10-12-047-xLift Towers Alt92] [10-12-047-xLift Towers Alt93] [10-12-047-xLift Towers Alt94] [10-12-047-xLift Towers Alt95] [10-12-047-xLift Towers Alt96] [10-12-047-xLift Towers Alt97] [10-12-047-xLift Towers Alt98] [10-12-047-xLift Towers Alt99] [10-12-047-xLift Towers Alt100]

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 ft.

LEGEND:

BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
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Call before you dig.

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

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

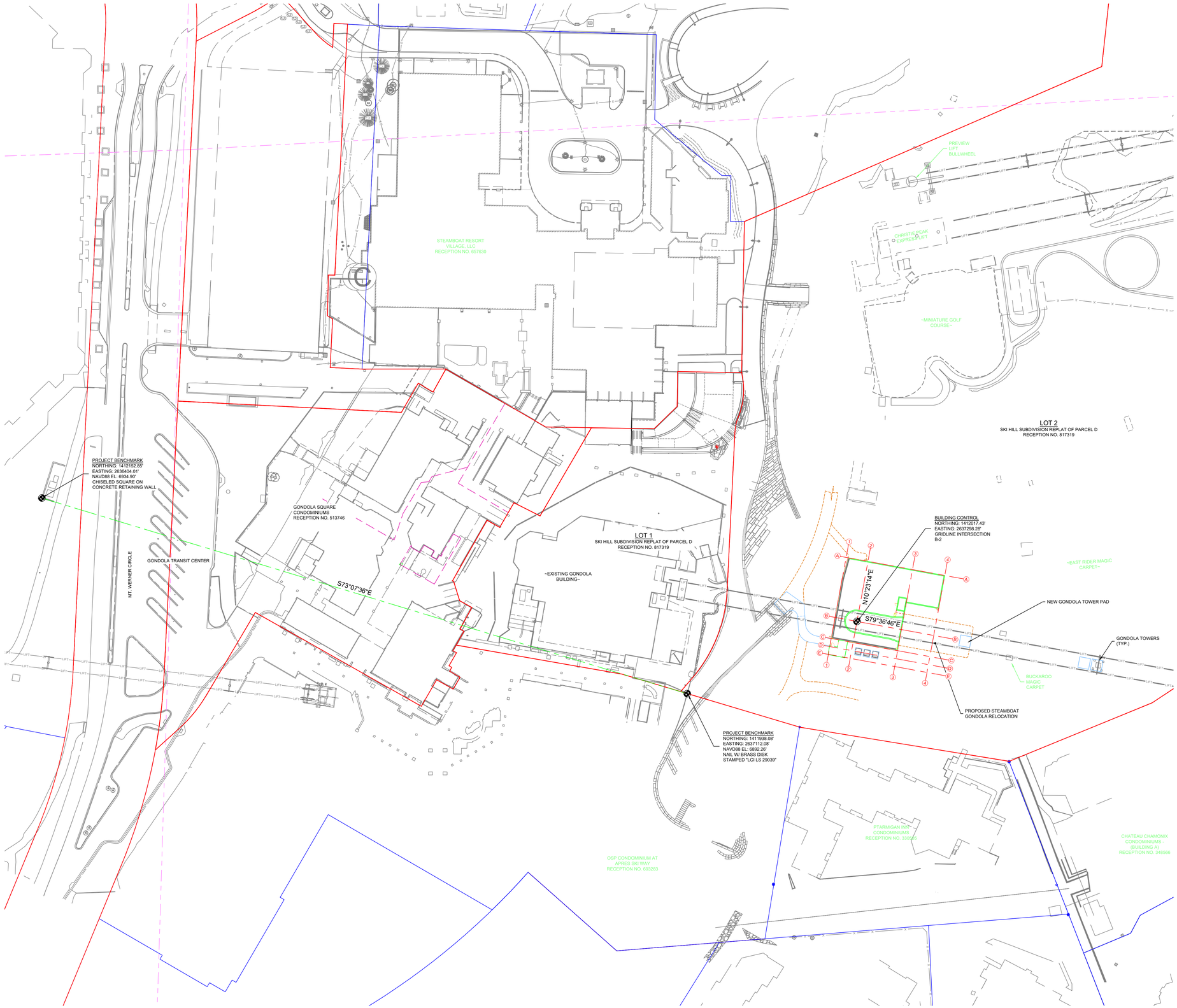
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012.047
DATE: 3/03/21
CONTACT: Erik Gregentroug
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Existing Conditions Plan (Utility Detail)

SHEET
C.005



NORTH

50 0 50 100 150 Feet

(IN FEET)
1 inch = 50 ft.

LEGEND:

PROPERTY BOUNDARY
TIE
CONTROL POINT
BENCHMARK
GRID LINE (BY OTHERS) A

NOTES:

1. ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE RECORDS OF ROUTT COUNTY, COLORADO.
2. COORDINATES AND BEARINGS SHOWN HEREON ARE COLORADO COORDINATE SYSTEM, NORTH ZONE 0501, US SURVEY FEET, NAD83(2011)
3. BASIS OF BEARINGS: A GRID BEARING OF 73°07'36" BETWEEN THE PROJECT BENCHMARKS AS MONUMENTED AND SHOWN HEREON.
4. THE POSITION AND ALIGNMENT OF THE GRIDLINES SHOWN HEREON **MUST** BE COORDINATED WITH THE LIFT MANUFACTURER IN THE FIELD PRIOR TO CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

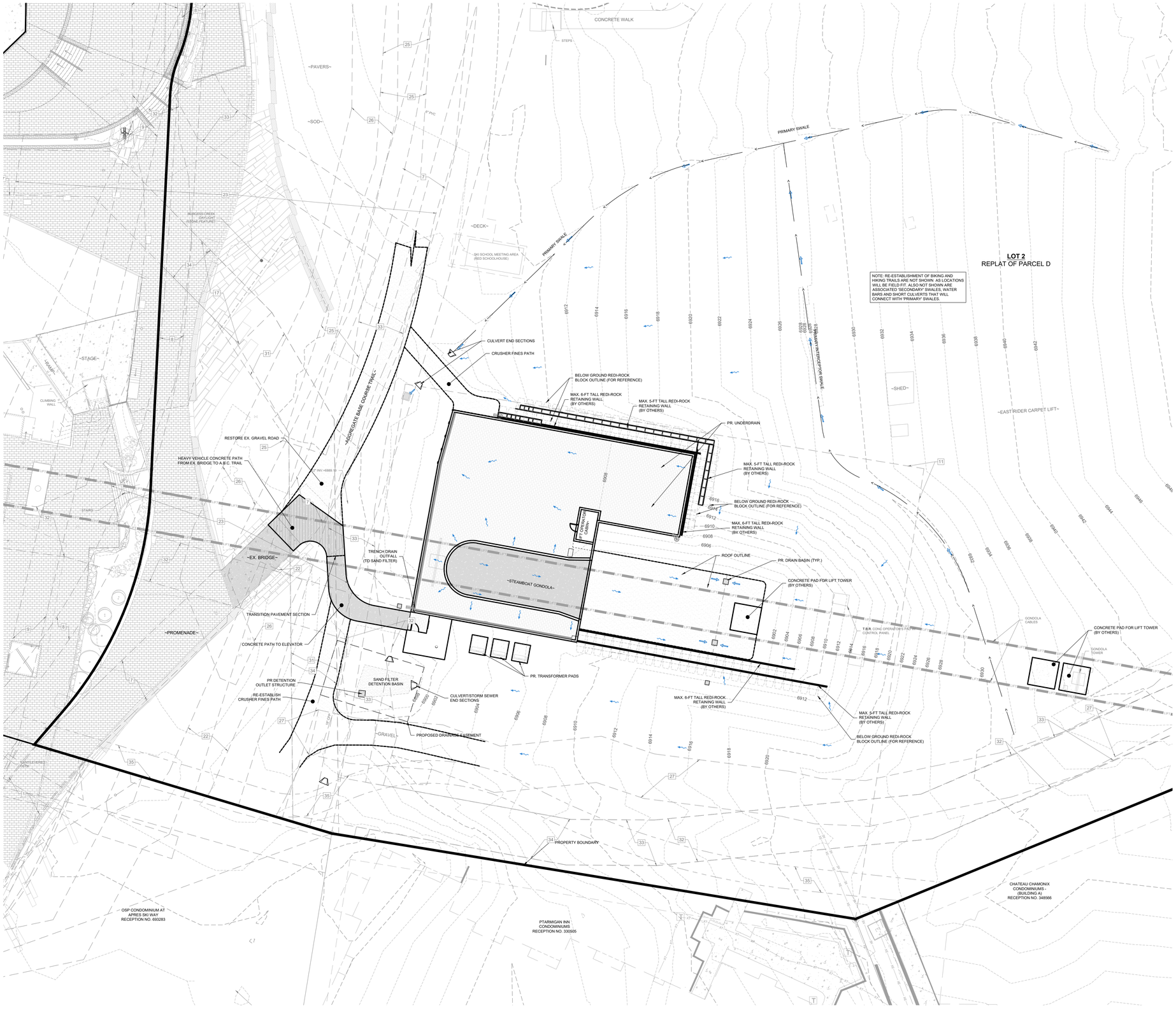
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 012-047
DATE: 3/5/2021
CONTACT: Erik Grieponting
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Horizontal Control Plan

SHEET
C.090



NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
MAJOR CONTOUR
MINOR CONTOUR
PAVERS
CONCRETE
HEATED CONCRETE (SNOWMELT)
GRAVEL, CRUSHER FINES
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
PROPOSED CONDUIT/DUCT BANK
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER
CABLE LINE MARKER, VAULT AND PEDESTAL
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
SATELLITE DISH
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
SNOW MELT DISTRIBUTION LINE AND VAULT
SNOW MAKING WATER MAIN

EASEMENT LEGEND	
TAG/ID	EASEMENT
1	20' ACCESS EASEMENT EAST HOTEL ACROSS OSP
2	BUDDY'S RUN DECK ENCROACHMENT EASEMENT
3	INTERFACE EASEMENT
4	INTERFACE EASEMENT, REVOCABLE PORTION
5	10' SANITARY SEWER EASEMENT
6	PARKING, ACCESS & MAINTENANCE EASEMENT
7	EAST HOTEL ACCESS EASEMENT
8	10' PEDESTRIAN AND BICYCLE PATH EASEMENT
9	12' PEDESTRIAN EASEMENT
10	20' WATER LINE EASEMENT
11	PERPETUAL VISUAL EASEMENT
12	ROAD EASEMENT
13	ENTRYWAY EASEMENT
14	ACCESS EASEMENT
15	LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW I)
16	20' SEWER EASEMENT
17	SEWER EASEMENT
18	SEWER EASEMENT RELOCATION AREA
19	SEWER ENCROACHMENT AREA
20	FIRE SEPARATION EASEMENT
21	SKI EASEMENT
22	WATER MAINS EASEMENT
23	PUBLIC IMPROVEMENTS EASEMENT
24	PUBLIC IMPROVEMENTS EASEMENT (BOILER HOUSE)
25	SEWER MAINS EASEMENT
26	WATER MAINS EASEMENT
27	PUBLIC IMPROVEMENTS EASEMENT (LITTLE P EASEMENT)
28	ACCESS AND LANDSCAPE EASEMENT
29	ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL ACCESS)
30	STORM SEWER & ACCESS AND MAINTENANCE EASEMENT
31	SANITARY SEWER EASEMENT
32	ELECTRIC EASEMENT
33	GAS EASEMENT
34	TELEPHONE EASEMENT
35	10' BICYCLE AND PEDESTRIAN EASEMENT

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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COLORADO LICENSED ERIK A. GRIEPENTROG 33280 3/5/21 PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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

LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012.047
DATE: 3/2/021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Civil Site Plan
Surface Reference

SHEET
C.100

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- MAJOR CONTOUR
- MINOR CONTOUR
- PAVERS
- CONCRETE
- HEATED CONCRETE (SNOWMELT)
- GRAVEL, CRUSHER FINES
- PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
- EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
- PROPOSED CONDUIT/DUCT BANK
- SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
- WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF
- FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
- GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER
- CABLE LINE MARKER, VAULT AND PEDESTAL
- FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
- SATELLITE DISH
- TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
- ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
- SNOW MELT DISTRIBUTION LINE AND VAULT
- SNOW MAKING WATER MAIN

EASEMENT LEGEND	
TAG/ID	EASEMENT
1	20" ACCESS EASEMENT EAST HOTEL ACROSS OSP
2	BUDDY'S RUN DECK ENCROACHMENT EASEMENT
3	INTERFACE EASEMENT
4	INTERFACE EASEMENT, REVOCABLE PORTION
5	10" SANITARY SEWER EASEMENT
6	PARKING, ACCESS & MAINTENANCE EASEMENT
7	EAST HOTEL ACCESS EASEMENT
8	10" PEDESTRIAN AND BICYCLE PATH EASEMENT
9	12" PEDESTRIAN EASEMENT
10	20" WATER LINE EASEMENT
11	PERPETUAL VISUAL EASEMENT
12	ROAD EASEMENT
13	ENTRYWAY EASEMENT
14	ACCESS EASEMENT
15	~~LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW)~~
16	20" SEWER EASEMENT
17	SEWER EASEMENT
18	SEWER EASEMENT RELOCATION AREA
19	SEWER ENCROACHMENT AREA
20	FIRE SEPARATION EASEMENT
21	SKI EASEMENT
22	WATER MAINS EASEMENT
23	PUBLIC IMPROVEMENTS EASEMENT
24	PUBLIC IMPROVEMENTS EASEMENT (BOILER HOUSE)
25	SEWER MAINS EASEMENT
26	WATER MAINS EASEMENT
27	~~PUBLIC IMPROVEMENTS EASEMENT (LITTLE P EASEMENT)~~
28	ACCESS AND LANDSCAPE EASEMENT
29	ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL ACCESS)
30	~~STORM SEWER & ACCESS AND MAINTENANCE EASEMENT~~
31	SANITARY SEWER EASEMENT
32	ELECTRIC EASEMENT
33	GAS EASEMENT
34	TELEPHONE EASEMENT
35	10" BICYCLE AND PEDESTRIAN EASEMENT

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COLORADO LICENSED
Erik Griepentrog
33280
PROFESSIONAL ENGINEER

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CIVIL ENGINEERS | SURVEYORS

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

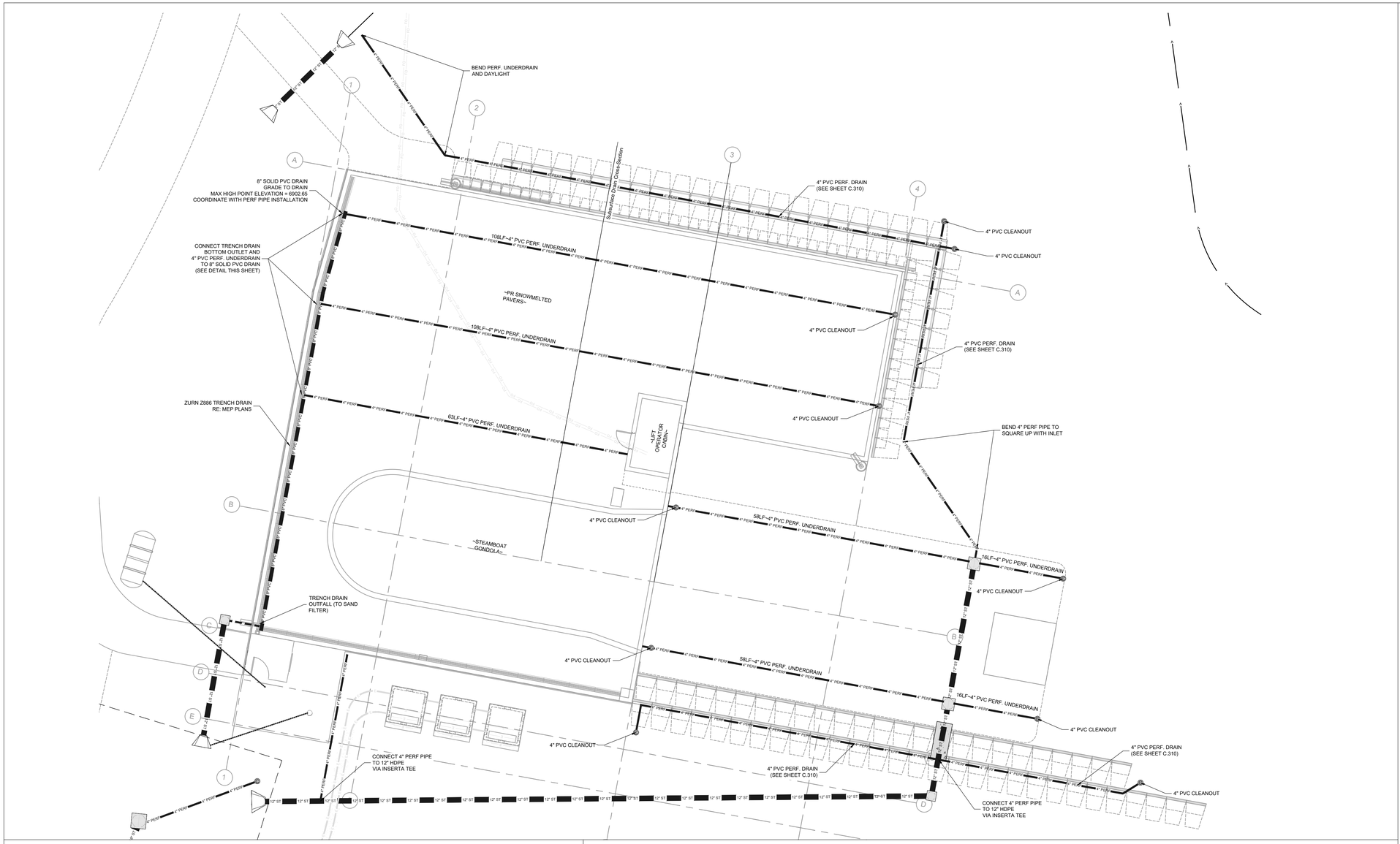
LANDMARK CONSULTANTS, INC.

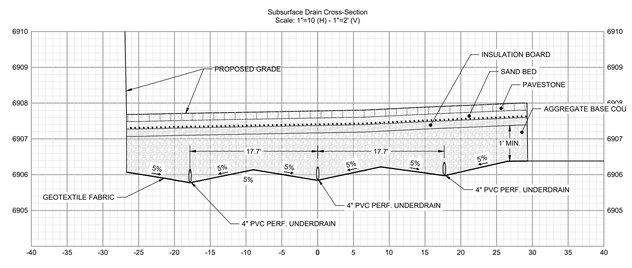
NO.	DATE:	BY:

PROJECT: 10/12-047
DATE: 3/5/2021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

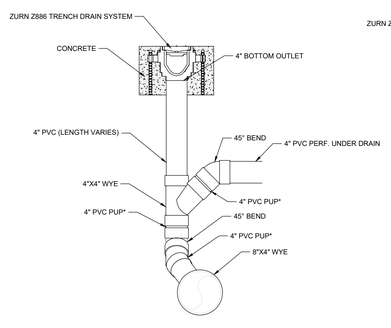
Steamboat Gondola Relocation
Civil Site Plan
Utility Reference

SHEET
C.101

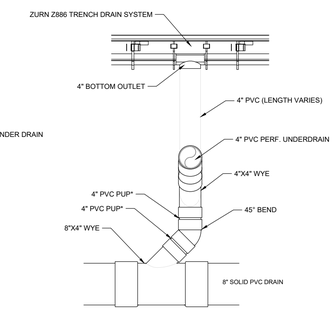




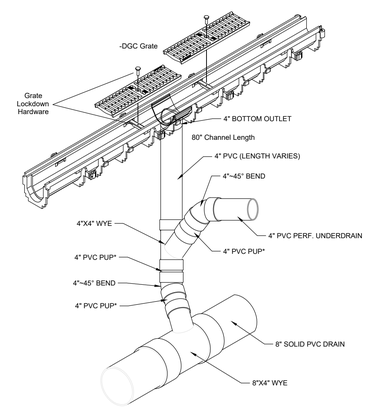
* - VARY PUP LENGTH AS NEEDED TO CONNECT



8" SOLID PVC DRAIN CONNECTION DETAIL
FRONT VIEW - N.T.S.



8" SOLID PVC DRAIN CONNECTION DETAIL
SIDE VIEW - N.T.S.



8" SOLID PVC DRAIN CONNECTION DETAIL
PERSPECTIVE VIEW - N.T.S.

NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

LEGEND:

PROPOSED 4" PVC PERFORATED UNDERDRAIN WITH CLEANOUT

PROPOSED 8" SOLID PVC DRAIN PIPE

PROPOSED TRENCH DRAIN

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

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 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.

4. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Know what's below. Call before you dig.

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COLORADO LICENSED PROFESSIONAL ENGINEER ERIK GRIEPENTROG 33280

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

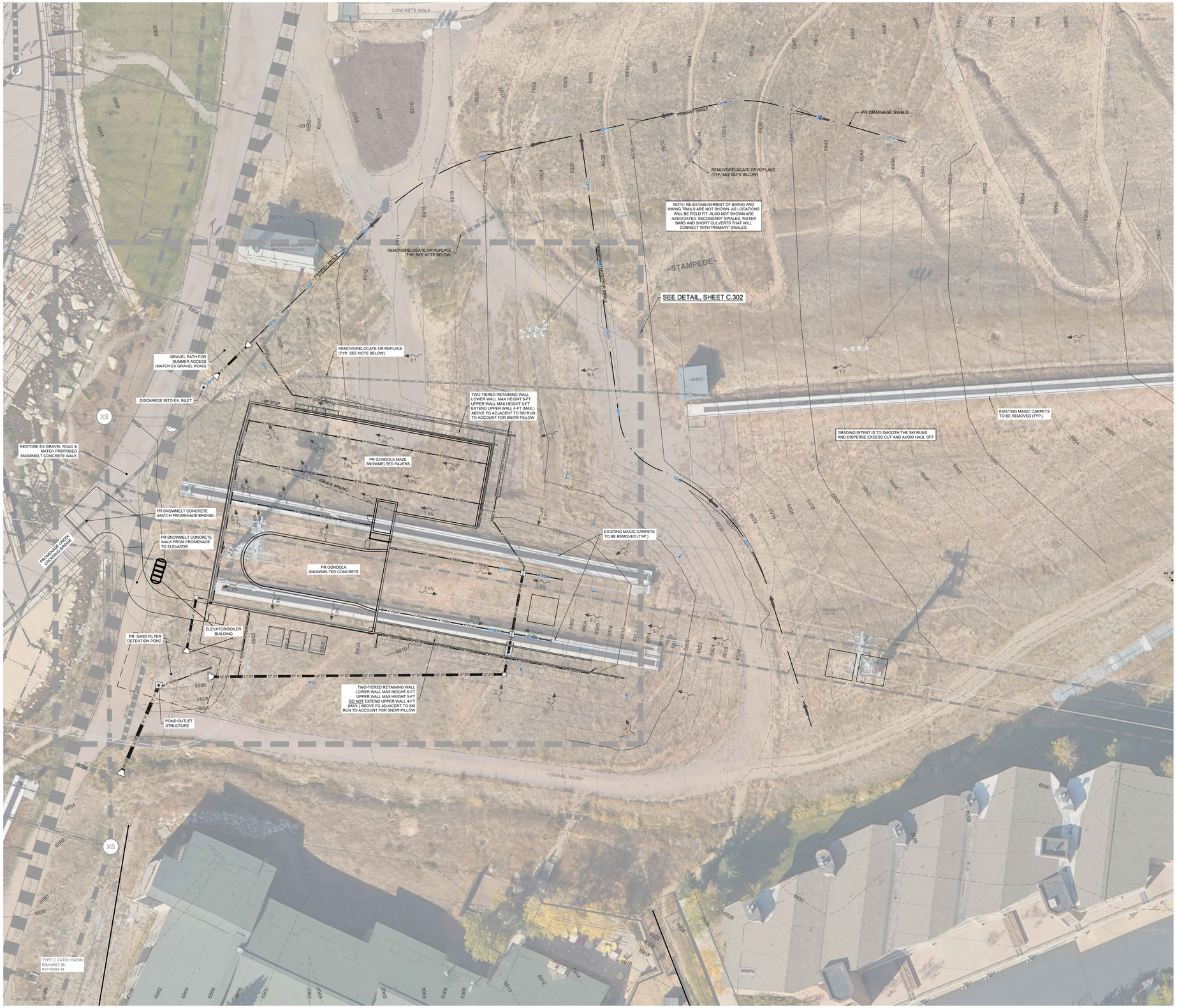
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:

PROJECT: 10/12-047
DATE: 3/5/2021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Subsurface Drain Plan

SHEET
C.210



NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	6805
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING RIGHT OF WAY	
FLOOD HAZARD LIMITS	
PROPOSED SPOT ELEVATION	00.10
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO 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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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Call before you dig.

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

COLORADO LICENSED
ERIK GREPENTROG
33280
3/5/21
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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

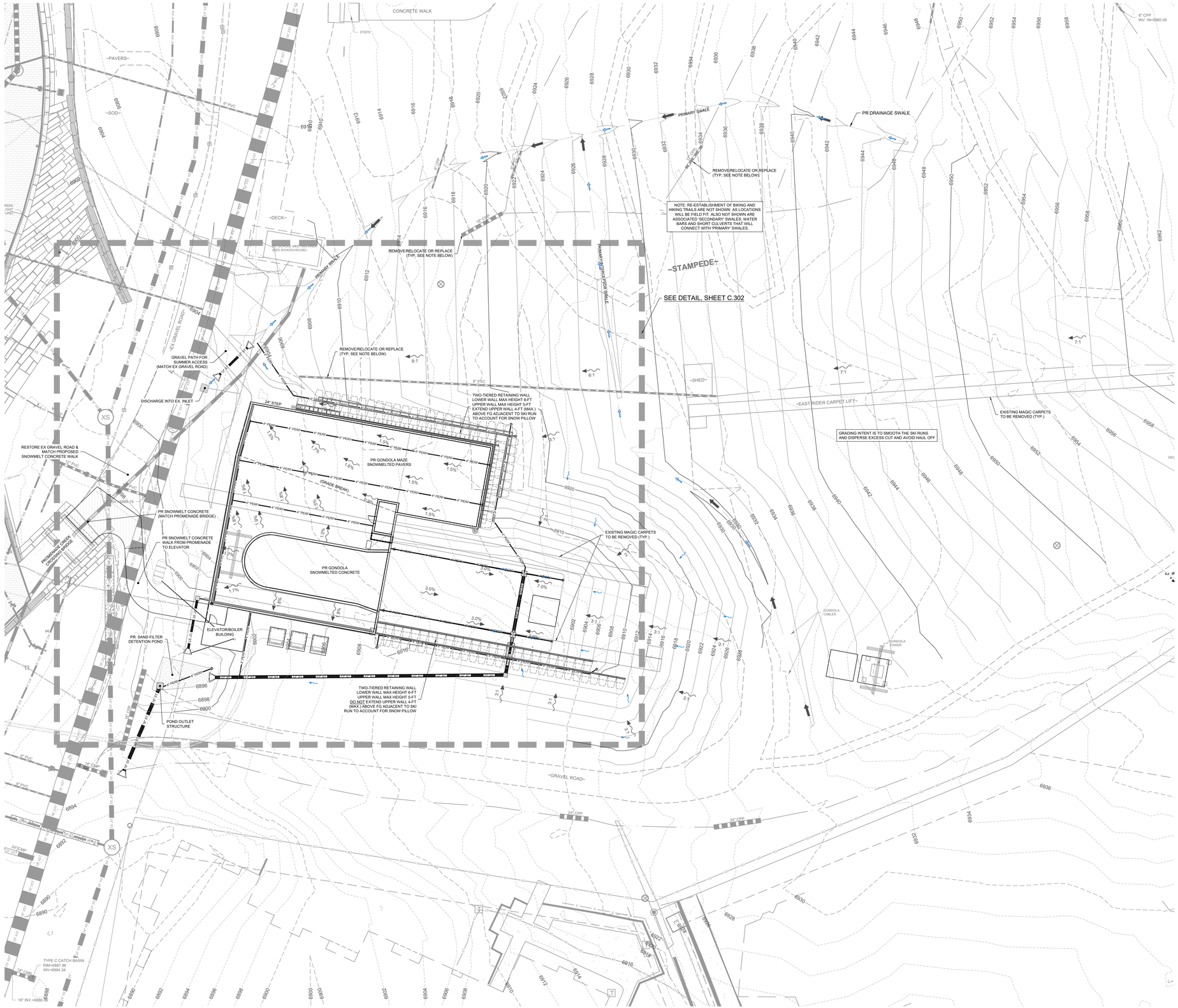
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012.041
DATE: 3/3/2021
CONTACT: Erik Grepentrog
EMAIL: erik@landmark-co.com

Steamboat Gondola Relocation
Grading & Drainage Plan
(Overall w/ Aerial Imagery)

SHEET
C.300



NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	6805
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING RIGHT OF WAY	
FLOOD HAZARD LIMITS	
PROPOSED SPOT ELEVATION	00.10
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO 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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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COLORADO LICENSED
ERIK A. GREPENTROG
33280
3/5/21
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

CIVIL ENGINEERS | SURVEYORS

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

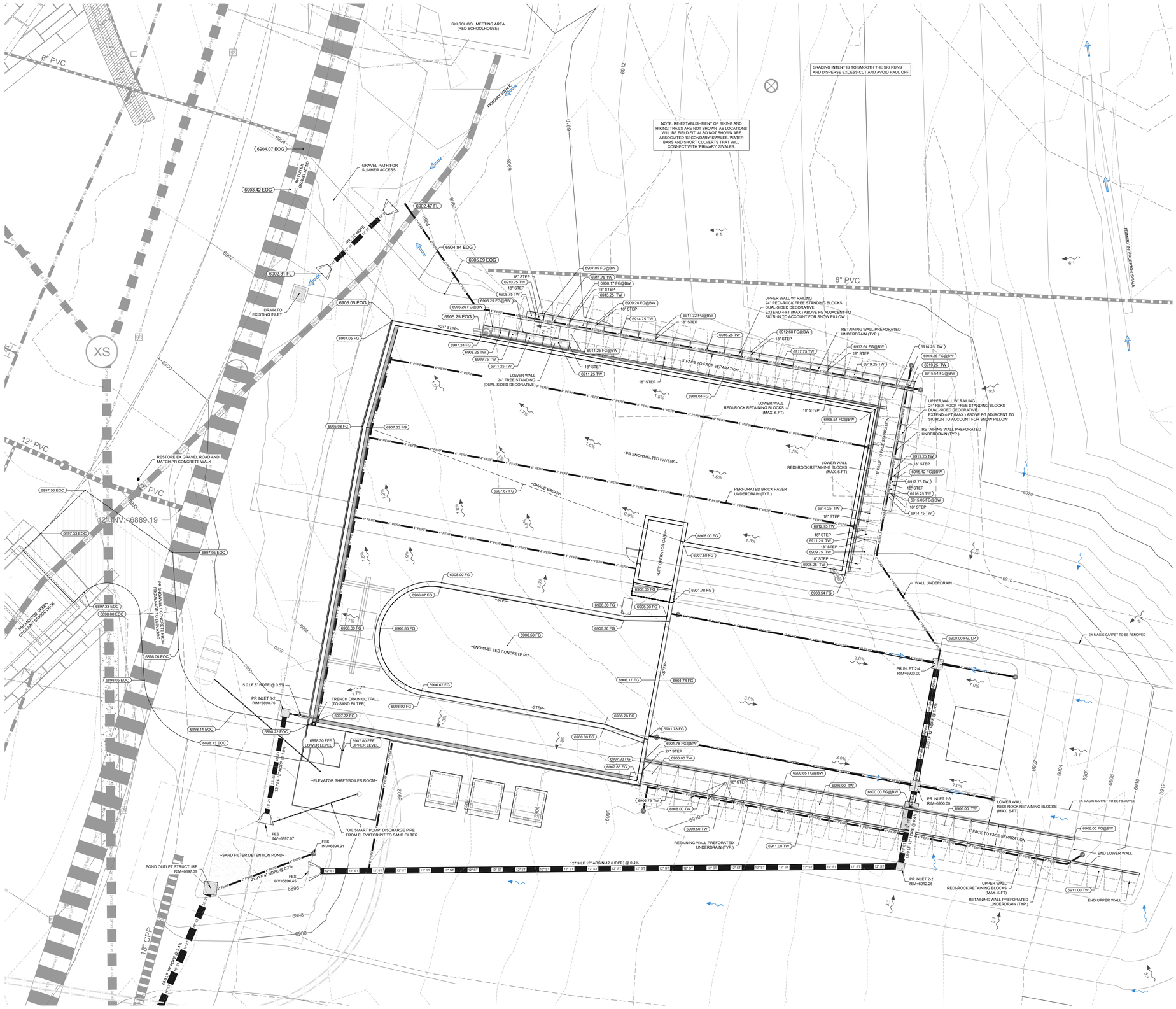
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012-047
DATE: 3/5/2021
CONTACT: Erik Grepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Grading & Drainage Plan (Overall)

SHEET
C.301



NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	6805
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING RIGHT OF WAY	
FLOOD HAZARD LIMITS	
PROPOSED SPOT ELEVATION	00.10
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	

NOTES:

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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.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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COLORADO LICENSED PROFESSIONAL ENGINEER ERIK GREPENTROG 33280 3/5/21

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

CIVIL ENGINEERS | SURVEYORS

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

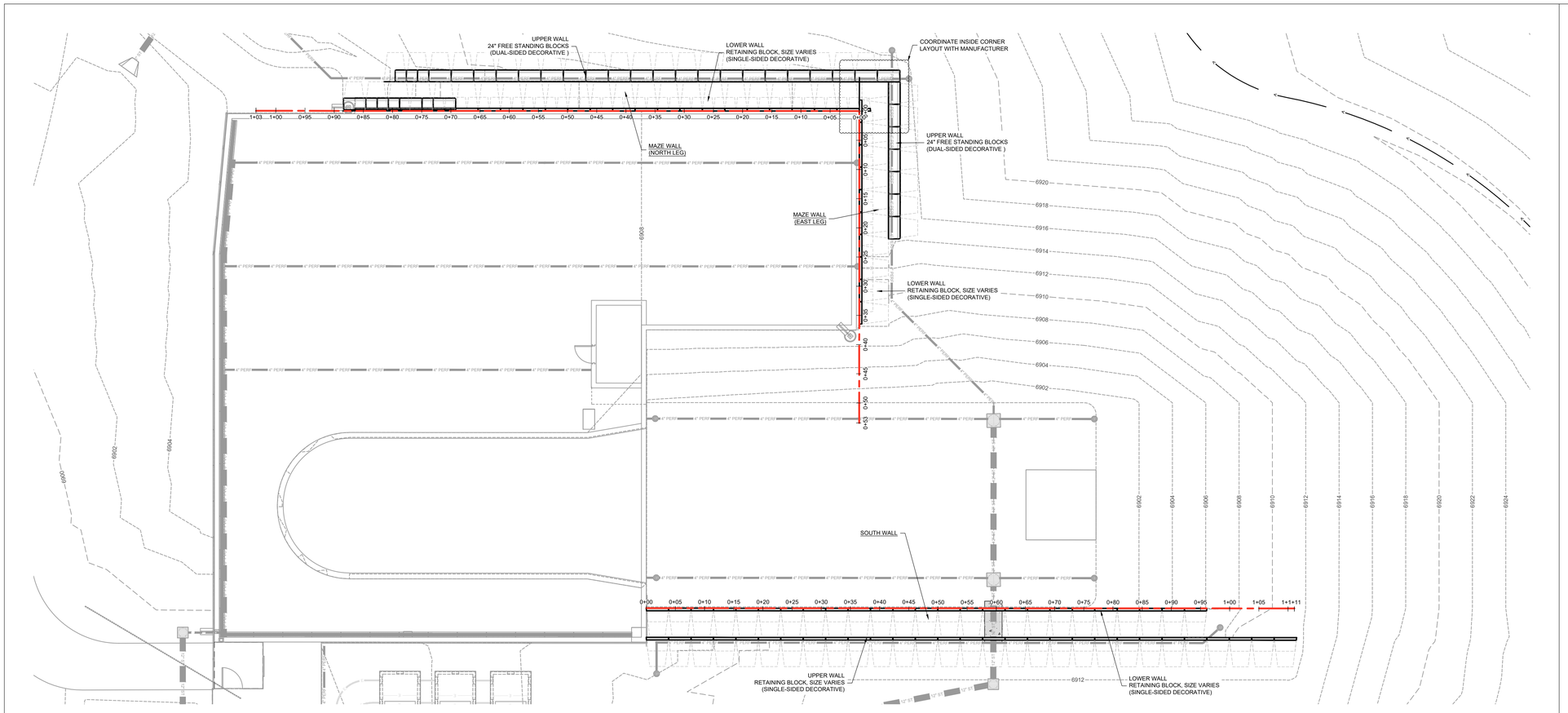
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

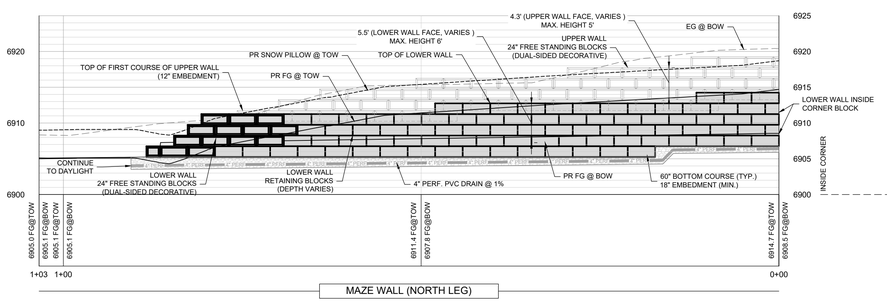
PROJECT: 10/12-047
DATE: 3/3/021
CONTACT: Erik Grepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Detailed Grading & Drainage Plan (Detailed)

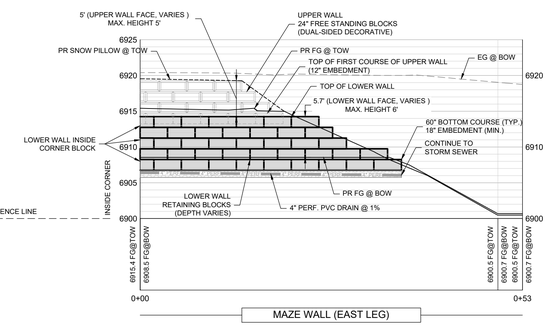
SHEET
C.302



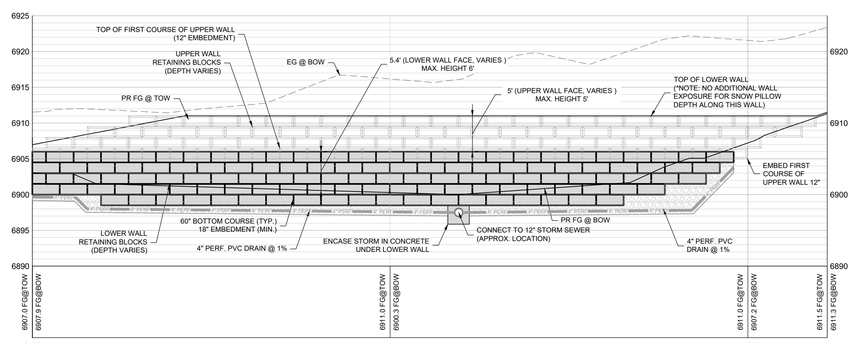
RETAINING WALL PLAN & PROFILE



MAZE WALL (NORTH LEG)



MAZE WALL (EAST LEG)



SOUTH RETAINING WALL

NORTH

10 0 10 20 30 Feet

(IN FEET)
1 inch = 10 ft.

LEGEND:

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
MAJOR CONTOUR
MINOR CONTOUR
PAVERS
CONCRETE
HEATED CONCRETE (SNOWMELT)
GRAVEL, CRUSHER FINES
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP
PROPOSED CONDUIT/DUCT BANK
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER
CABLE LINE MARKER, VAULT AND PEDESTAL
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL
SATELLITE DISH
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL
SNOW MELT DISTRIBUTION LINE AND VAULT
SNOW MAKING WATER MAIN

RETAINING WALL PROFILE BLOCK LEGEND
LOWER LEVEL WALL (RETAINING, SINGLE-SIDED DECORATIVE)
LOWER LEVEL WALL (24" FREE STANDING, DUAL-SIDED DECORATIVE)
UPPER LEVEL WALL (SEE NOTES FOR DETAIL)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

Know what's below. Call before you dig.

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COLORADO LICENSED
ERIK A. GREPENTROG
33280
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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

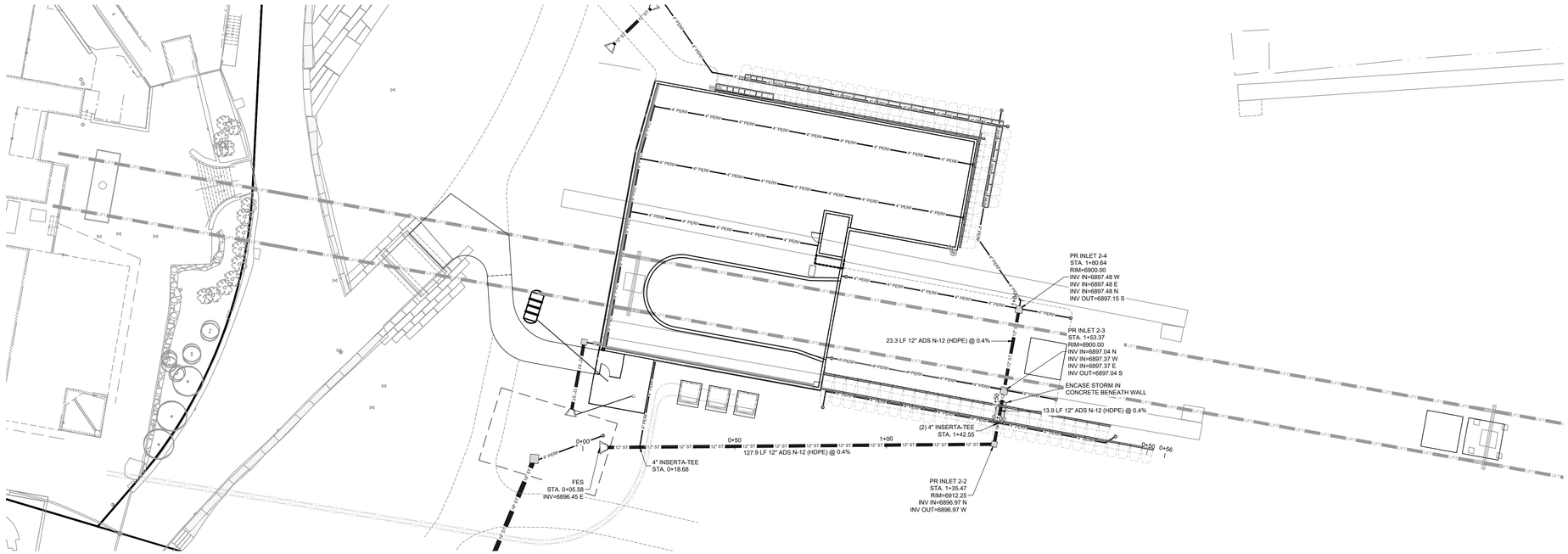
LANDMARK CONSULTANTS, INC.

NO:	DATE:	BY:	DESCRIPTION:

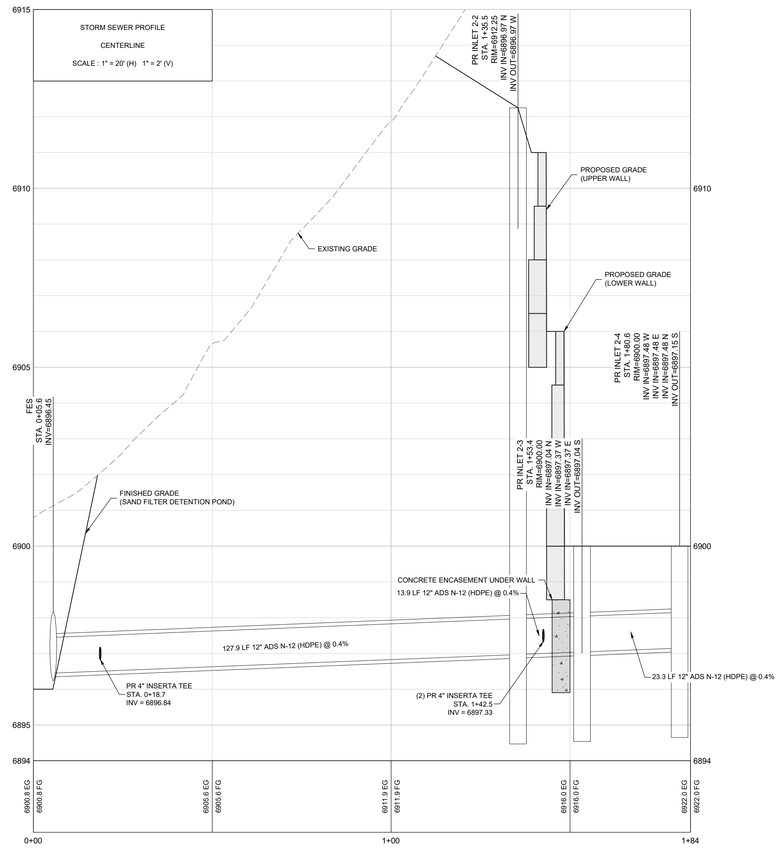
PROJECT: 1012-047
DATE: 3/3/2021
CONTACT: Erik Grepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Redi-Rock Retaining Walls
Plan & Profile

SHEET
C.310



STORM SEWER MAIN PLAN & PROFILE



NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND:

EXISTING STORM SEWER	
PROPOSED STORM SEWER	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED MAJOR CONTOUR	6805
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	6805
EXISTING MINOR CONTOUR	
PROPOSED SWALE	
PROPOSED CURB & GUTTER	
PROPERTY BOUNDARY	
PROPOSED LOT LINE	
EXISTING RIGHT OF WAY	
FLOOD HAZARD LIMITS	
PROPOSED SPOT ELEVATION	00.10
EXISTING SPOT ELEVATION	00.10 X
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE	2.0%
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE	2.0%
EXISTING CHANNELIZED FLOW DIRECTION	

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO 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.

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ERIK A. GREGERTSEN
33280
3/5/21
PROFESSIONAL ENGINEER

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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

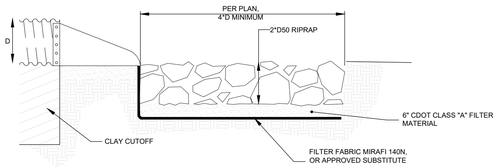
NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012-047
DATE: 3/5/021
CONTACT: Erik Gregerntrog
EMAIL: erikg@landmark-co.com

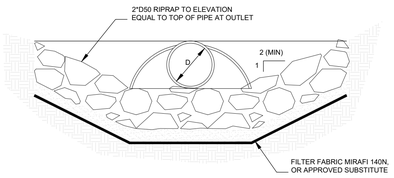
Steamboat Gondola Relocation

Storm Sewer Main Plan & Profile

SHEET
C.320

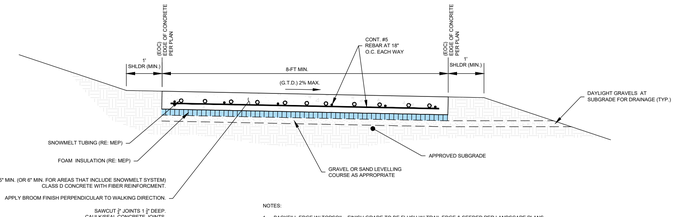


NOTE: A 4-INCH LAYER OF SAND MAY BE USED IN PLACE OF THE FILTER FABRIC.



U.N.O. ALL RIP RAP SHALL BE D50= 9-INCHES

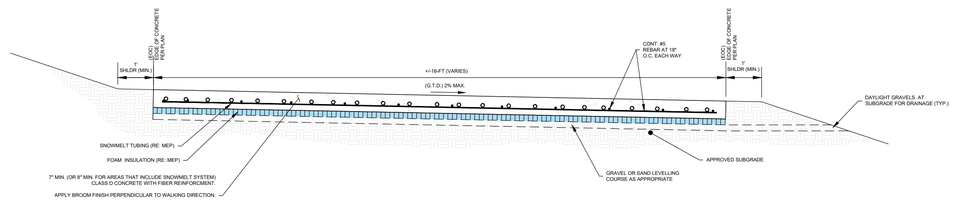
RIP RAP OUTFALL
N.T.S



NOTES:

1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
2. 2% MAXIMUM CROSS SLOPE.
3. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
4. COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ ±2% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.

CONCRETE PATH DETAIL
N.T.S.



NOTES:

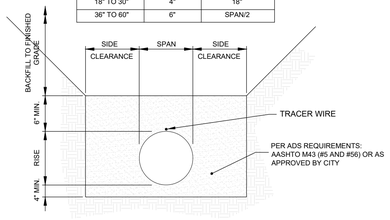
1. BACKFILL EDGE W/ TOPSOIL. FINISH GRADE TO BE FLUSH W/ TRAIL EDGE & SEEDED PER LANDSCAPE PLANS.
2. 2% MAXIMUM CROSS SLOPE.
3. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN WATERING AND COMPACTION.
4. COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ ±2% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.

HEAVY VEHICLE CONCRETE PATH DETAIL
N.T.S.

STORM SEWER NOTES

1. ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
2. PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
3. STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE SPECIFICATIONS, MAY BE USED WITH PERMISSION OF THE ENGINEER.
4. WHEN A CULVERT IS TO BE EXTENDED WITH PIPE OF A DIFFERENT MATERIAL, THE CONNECTION SHALL CONFORM TO THE DETAILS ON THE PLANS OR BE APPROVED.
5. EXTENSIONS FOR CMP ARCH CULVERT SHALL MATCH THE CORRUGATIONS AND THE SPAN AND RISE DIMENSIONS OF THE CULVERT TO BE EXTENDED.
6. MINIMUM COVER FOR METAL AND PLASTIC PIPE IS THE DISTANCE FROM THE TOP OF THE PIPE TO THE TOP OF RIGID PAVEMENT OR TO THE TOP OF SUBGRADE FOR FLEXIBLE PAVEMENT.
7. ALL FOUNDATION, BEDDING AND BACKFILL SHALL BE COMPACTED TO NO LESS THAN 95% DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT OF THE STANDARD PROCTOR.
8. ADDITIONAL TRENCH EXCAVATION OR MEASURES MAY BE REQUIRED FOR UNANTICIPATED SOIL CONDITIONS.
9. LENGTHS ARE MEASURED HORIZONTALLY FROM END OF END SECTION TO END OF END SECTION OR CENTER OF MANHOLE.
10. TRACER WIRE SHALL MEET THE CITY OF STEAMBOAT SPRINGS UTILITIES STANDARDS AND SPECIFICATIONS. TRACER WIRE SHALL BE #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE. THHN WIRE IS NOT ACCEPTABLE AS TRACER WIRE.
11. TRACER WIRE TEST STATION SHALL MEET THE CITY OF STEAMBOAT SPRINGS UTILITIES STANDARDS AND SPECIFICATIONS. REQUIRED ALONG STORM SEWER AS INDICATED ON THE PLANS. MODEL "GLENN TEST STATION" BY VALVCO, INC.

PIPE SPAN	BEDDING DEPTH, D	MAX. SIDE CLEARANCE
15" OR LESS	3"	SPAN
18" TO 30"	4"	18"
36" TO 60"	6"	SPAN/2



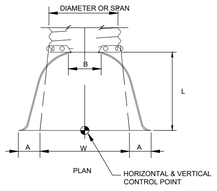
STORM PIPE TRENCH DETAIL
N.T.S

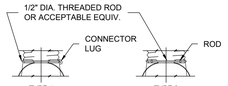
METAL END SECTION NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
3. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS.
4. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.

THIN-WALL ROUND PIPE

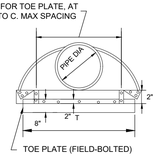
PIPE DIA.	THICK.	DIMENSIONS						
		A	B	H	L	W	T	
(inches)								
12	0.064	6	6	6	21	24	34	
18	0.064	8	10	6	31	36	46	
21	0.064	9	12	6	36	42	52	
24	0.064	10	13	6	41	48	58	
30	0.079	12	16	8	51	60	70	
36	0.079	14	19	9	60	72	94	
42	0.109	16	22	11	69	84	106	
48	0.109	18	27	12	78	90	112	
54	0.109	18	30	12	84	102	124	
60	0.109	18	33	12	87	114	136	
66	0.109	18	36	12	87	120	142	
72	0.109	18	39	12	87	126	148	
78	0.109	18	42	12	87	132	154	
84	0.109	18	45	12	87	138	160	

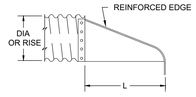




FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY0 FORMED PIPE UNLESS RECORRUGATED

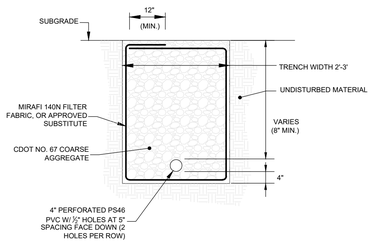
FOR 30 IN. THRUE 36 IN. ROUND PIPE WITH ANNULGAR CORRUGATIONS. NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.



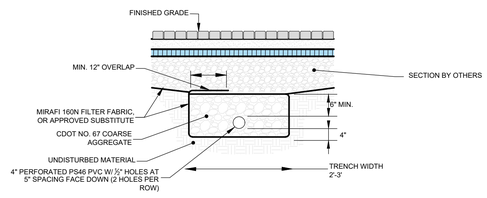


END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS

FLARED END SECTION
N.T.S



TYPE 1 UNDERDRAIN DETAIL
N.T.S



TYPE 2 - UNDERDRAIN DETAIL
N.T.S

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COLORADO LICENSED ERIK A. GRIEPENTROG 33280 3/5/21 PROFESSIONAL ENGINEER

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CIVIL ENGINEERS | SURVEYORS

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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

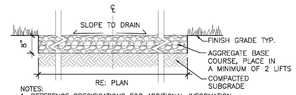
NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012.047
DATE: 3/5/2021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Details

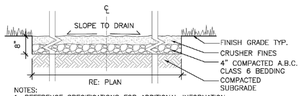
SHEET
C.500

DETAILS FROM THE STEAMBOAT BASE AREA IMPROVEMENTS PROJECT



NOTES:
1. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ACROSS TRAIL

9 / L4.3 AGGREGATE BASE COURSE TRAIL SECTION 1"=1'-0"



NOTES:
1. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE ACROSS TRAIL

8 / L4.3 CRUSHER FINES SECTION 1"=1'-0"

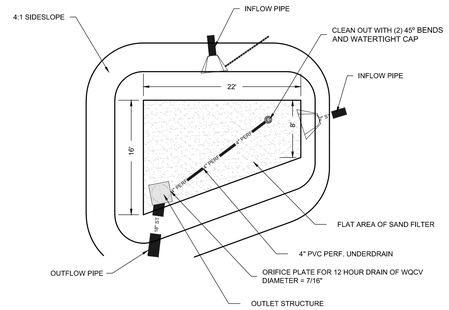
Table SF-1. Gradation specifications for CDOT Class B or C filter material
(Source: CDOT Table 703-7)

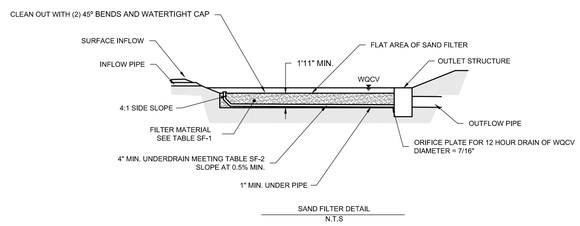
	CDOT Class B filter material	CDOT Class C filter material
Sieve Size	Mass Percent Passing Square Mesh Sieves	
37.5 mm (1.5")	100	
19.0 mm (0.75")		100
4.75 mm (No.4)	20-60	60-100
1.18 mm (No. 16)	10-30	
300 mm (No. 50)	0-10	10-30
150 mm (No. 100)		0-10
75 mm (No. 200)	0-3	0-3

Table SF-2. Dimensions for Slotted Pipe[1]

Pipe Size	Slot Length	Maximum Slot Width	Slot Centers	Open Area (per foot)
4"	1-1/16"	0.032"	0.413"	1.90 in^2
6"	1-3/8"	0.032"	0.516"	1.98 in^2

[1] Pipe must conform to requirements of ASTM designation F949. There shall be no evidence of splitting, cracking, or breaking when the pipe is tested per ASTM test method D2412 in accordance with F949 section 7.5 and ASTM F794 section 8.5. Contech A-2000 slotted pipe (or equal).





SAND FILTER DETAIL
N.T.S

granite SEED
and erosion control
490 East 76th Ave., Unit A
Denver, Colorado 80229
Toll Free (888) 577-5650
Fax (888) 695-5450

QUOTE

Invoice Date:
15-Jun-20

Invoice Number: **3-47767**

(please show this invoice number on all payments)

Project: New Mountain Mix

Sold To:
Steamboat Ski Resort
2305 Mt. Werner
Steamboat Springs, CO 80487

Ship To:
Steamboat Ski Resort
3150 Burgess Creek Road
Steamboat Springs, CO 80487

Terms:	Customer P.O.	Ordered By:	Phone Number:	Customer Number:
Net 30			970-871-5604	CO155663
Shipper:	**Freight: Prepaid/Collect**	**FOB:**	**Sales Rep:**	**Date Shipped:**
UPS	Prepaid	Origin	Miranda McCutchen	

Pricing	Quantity Shipped PLS	Bulk	Description	Variety	Price	Total
*** MIX # 207563 New Mountain Mix ***						
PLS #	2.50	2.75	Poa sandbergii Bluegrass, Sandberg	High Plains		
PLS #	1.00	1.00	Koeleria macrantha Prairie junegrass	UP Sims Mesa		
PLS #	11.00	11.00	Elymus elymoides Bottlebrush squirreltail	Pueblo		
PLS #	20.00	20.00	Pascopyrum smithii Western wheatgrass	Arriba		
PLS #	15.50	15.50	Pseudoroegneria spicata ssp. spicata Bluebunch wheatgrass	Columbia		
PLS #	40.00	40.00	Triticum aestivum x Secale cereale Triticale	Quickguard		

REVEGETATION SEED MIX

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ERIK A. GRIEPENTROG
33280
3/5/21
PROFESSIONAL ENGINEER

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Steamboat Springs, Colorado 80477
(970) 871-5494
www.LANDMARK-CO.com
LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1612.047
DATE: 3/2/021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Details

SHEET
C.501

NorthWest Colorado Consultants, Inc.
Geotechnical / Environmental Engineering • Materials Testing

March 5, 2021

Steamboat Ski & Resort Corporation
Lance Miles
2305 Mt. Werner Circle
Steamboat Springs, CO 80487

Job Number: 20-12047

Subject: Stacked Concrete Block Retaining Wall Recommendations, Proposed Gondola Base Terminal Relocation, Steamboat Ski Resort Steamboat Springs, Colorado.

Lance,

As requested, NWCC, Inc. (NWCC) has prepared this report that presents our Stacked Block Retaining Wall Recommendations for the proposed Gondola Base Terminal Relocation at the Steamboat Ski Resort in Steamboat Springs, Colorado. NWCC previously completed a Subsoil and Foundation Investigation report for Buildings 3 and 4 under this job number in a report dated December 18, 2020.

Proposed Construction: Based on our discussions with the client and review of the construction plans prepared by Landmark Consultants, Inc. (Landmark), NWCC understands the proposed stacked concrete block retaining walls will consist of three sections ranging from approximately 40 to 100 feet in length.

The construction plans for the proposed stacked concrete block retaining walls estimate each wall will consist of terraced wall with the height of the stacked blocks approximately 6 feet above the finished ground surface for the lower portion of the wall and approximately 5 feet above finished grade at the top of the lower wall to the top of the upper wall. A free standing wall will be constructed on the north leg of the maze wall. The free standing portion of the wall will have a maximum of 4 feet of snow placed on the uphill side of the wall during winter operations. The remaining walls will have a 2 (horizontal) to 1 (vertical) slope above the upper walls.

Subsurface Conditions: The soil conditions encountered in the Subsoil and Foundation Investigation generally consisted of a layer of topsoil and organics overlying natural clays or sands, gravels, cobbles and boulders.

(970) 879-7888 • Fax (970) 879-7891
2580 Copper Ridge Drive • Steamboat Springs, CO 80487

Stacked Concrete Block Retaining Wall Recommendations: Based on the soil conditions observed at the site, our analysis and discussions with our Landmark, NWCC has developed the following recommendations for the design and construction of the proposed stacked concrete block walls to be constructed for the Gondola Terminal.

Lower Walls: The proposed lower retaining walls can be constructed using a combination of 28, 41 and 60 inch blocks with a crushed stone backfill. For the lower portion of each wall not greater than 6 feet above the final grade, the wall should be constructed with one 60-inch base block, two 60-inch mid blocks, one 41-inch mid-block and one 28 inch top block. For any portion of the wall that is constructed to a point 4.5 feet or less above the final grade, the wall can be constructed with the same section, only removing one of the 60-inch mid-blocks. It should be noted that this report does not address the elevation and layout of the blocks for the retaining wall. The elevation and wall layout will be completed by Landmark.

The retaining wall systems outlined above will require a leveling pad, consisting of a layer of free draining gravels 12 inches in thickness placed at the base of the wall and keyed into the natural clays or sands and gravels. **The bearing soils must be evaluated at the time of excavation by NWCC.** The free draining gravels placed for the leveling pad and wall backfill should be uniformly placed and compacted in 6 to 8-inch maximum loose lifts to at least 80% of the maximum relative density in accordance with ASTM D4353/4354.

The excavations and lower walls should be drained by the placement of a 4-inch diameter perforated PVC pipe surrounded with at least 12 inches of free draining gravel. The drain should be located behind the wall and at the base of the gravels placed for the leveling pad. The drain should be uniformly graded to a daylighted outfall with at least a 1 percent slope.

A minimum bury depth of the bottom blocks of the lower retaining walls is 18 inches below the base of the wall. Any backfill materials placed at the base of the wall should be uniformly placed and compacted in 6 to 12 inch loose lifts and be compacted to at least 95% of the maximum standard Proctor density and within 3 percent of the optimum moisture content determined in accordance with ASTM D698.

The lower walls must be backfilled with crushed free-draining gravels approved by NWCC. The free-draining gravel backfill must be constructed at a 1 (horizontal) to 1 (vertical) slope from the base of the wall.

Upper Walls 2:1 Slope Retainage: The proposed upper retaining walls that will retain a 2:1 uphill slope can be constructed using a combination of 28, 41 and 60 inch blocks with a crushed stone backfill. For the upper portion of each wall not greater than 5 feet above the final grade, the wall should be constructed with one 60-inch base block, one 60-inch mid-block, one 41-inch mid-block and one 28 inch top block. For any portion of the wall that is constructed to a point 3.5 feet or less above the final grade, the wall can be constructed with the same section, only removing

one of the 60-inch mid-blocks. It should be noted that this report does not address the elevation and layout of the blocks for the retaining wall. The elevation and wall layout will be completed by Landmark.

The retaining wall systems outlined above can be placed on the free-draining backfill materials for the lower walls. **The bearing soils must be evaluated at the time of excavation by NWCC.** The free draining gravels placed for the wall backfill should be uniformly placed and compacted in 6 to 8-inch maximum loose lifts to at least 80% of the maximum relative density in accordance with ASTM D4353/4354.

A minimum bury depth of the bottom blocks of the upper retaining walls is 12 inches below the base of the wall. Any backfill materials placed at the base of the wall should be uniformly placed and compacted in 6 to 12 inch loose lifts and be compacted to at least 95% of the maximum standard Proctor density and within 3 percent of the optimum moisture content determined in accordance with ASTM D698 or 80% of the maximum relative density in accordance with ASTM D4353/4354.

Upper Walls-Free Standing: The proposed upper retaining walls that will have a free standing wall can be constructed using a combination of 24 and 41 inch blocks. For the upper portion of each wall not greater than 5 feet above the final grade, the wall should be constructed with one 41-inch base block and three 24-inch free standing blocks. For any portion of the wall that is constructed to a point 3.5 feet or less above the final grade, the wall can be constructed with the same section, only removing one 24-inch free standing block. It should be noted that this report does not address the elevation and layout of the blocks for the retaining wall. The elevation and wall layout will be completed by Landmark.

The retaining wall systems outlined above can be placed on the free-draining backfill materials for the lower walls. **The bearing soils must be evaluated at the time of excavation by NWCC.** The free draining gravels placed for the wall backfill should be uniformly placed and compacted in 6 to 8-inch maximum loose lifts to at least 80% of the maximum relative density in accordance with ASTM D4353/4354.

A minimum bury depth of the bottom blocks of the upper retaining walls is 12 inches below the base of the wall. Any backfill materials placed at the base of the wall should be uniformly placed and compacted in 6 to 12 inch loose lifts and be compacted to at least 95% of the maximum standard Proctor density and within 3 percent of the optimum moisture content determined in accordance with ASTM D698 or 80% of the maximum relative density in accordance with ASTM D4353/4354.

The bottom block of the upper walls must be backfilled with crushed free-draining gravels approved by NWCC. The free-draining gravel backfill must be constructed at a 1 (horizontal) to 1 (vertical) slope from the base of the wall.

The final grading should consist of a maximum of 3 inches of topsoil materials which must be vegetated. A maximum of 9 inches of compacted clay can be placed over the free-draining backfill materials. A separation fabric (Mirani 140N) should be placed over the free-draining gravels prior to placement of the compacted clay materials. A swale should be created at the top of each wall for surface drainage around each wall section.

The design for the staked block retaining wall for variable heights utilizing 24, 28, 41 and 60-inch deep Reid-Rock wall units with 1:1 crushed stone backfill is shown in the typical sections provided in Figure #1.

Inspections of the stacked block walls, as they are constructed, will most likely be required as a special inspection by the Routt County Regional Building Department. Therefore, NWCC must be retained by the client to observe the construction of the stacked block walls to verify that they are being constructed in accordance with details provided in this report and the typical sections provided in Figure #1. Contractor must be made aware of these special inspections and contact NWCC when the construction of the walls is started.

If you have any questions regarding this report or if we may be of further service, please do not hesitate to contact us.

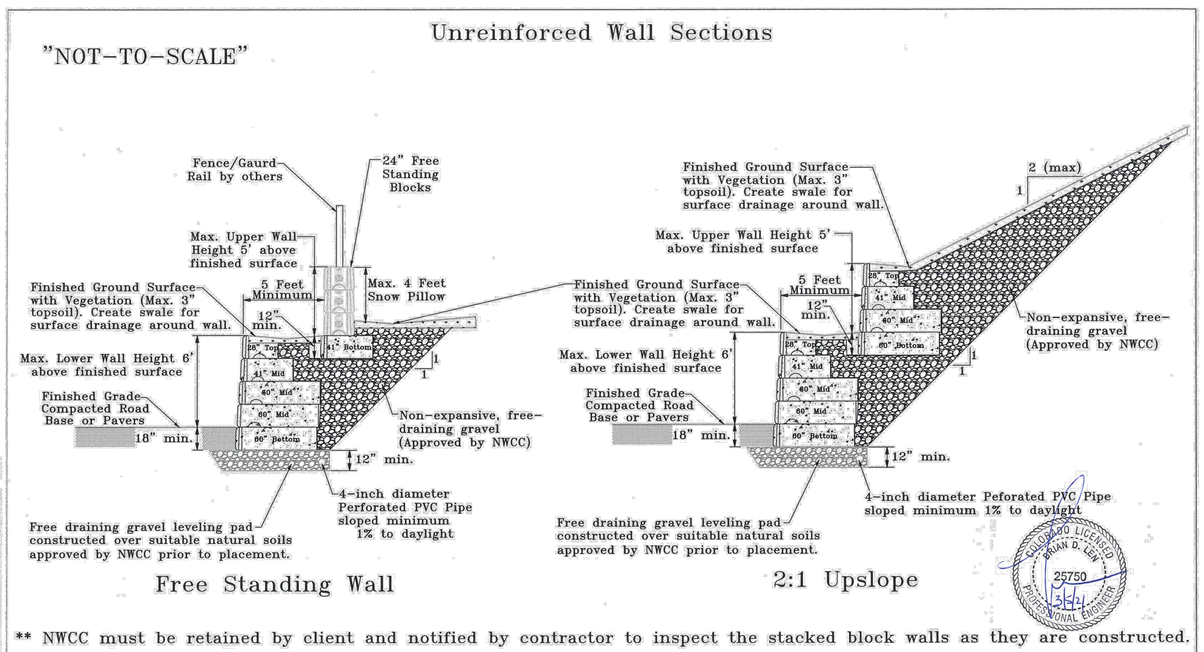
Sincerely,
NWCC, Inc.

Timothy S. Travis, P.E.
Senior Project Engineer

Reviewed by: Brian D. Lenz, P.E.
Principal Engineer

COLORADO LICENSED BRIAN D. LENZ 25750 3/5/21 PROFESSIONAL ENGINEER

cc: Erik Griepentrog-Landmark Consultants, Inc.



** NWCC must be retained by client and notified by contractor to inspect the stacked block walls as they are constructed.

NWCC Northwest Colorado Consultants, Inc. Geotechnical / Environmental Engineering • Materials Testing
(970)879-7888 Fax (970)879-7891
2580 Copper Ridge Drive
Steamboat Springs, Colorado 80487

Title:	Unreinforced Wall Sections
Job Name:	Gondola Terminal
Location:	Steamboat Ski Resort, Steamboat Springs, Colorado
Job No.: 20-12047	Date: 2/23/2021 — FIGURE: #1

NOTE:

THE INFORMATION INCLUDED ON THIS PAGE IS FOR CONVENIENCE ONLY. CONFIRM THAT REVISIONS HAVE NOT BEEN MADE PRIOR TO PROCUREMENT AND CONSTRUCTION.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CO.com

LANDMARK CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:

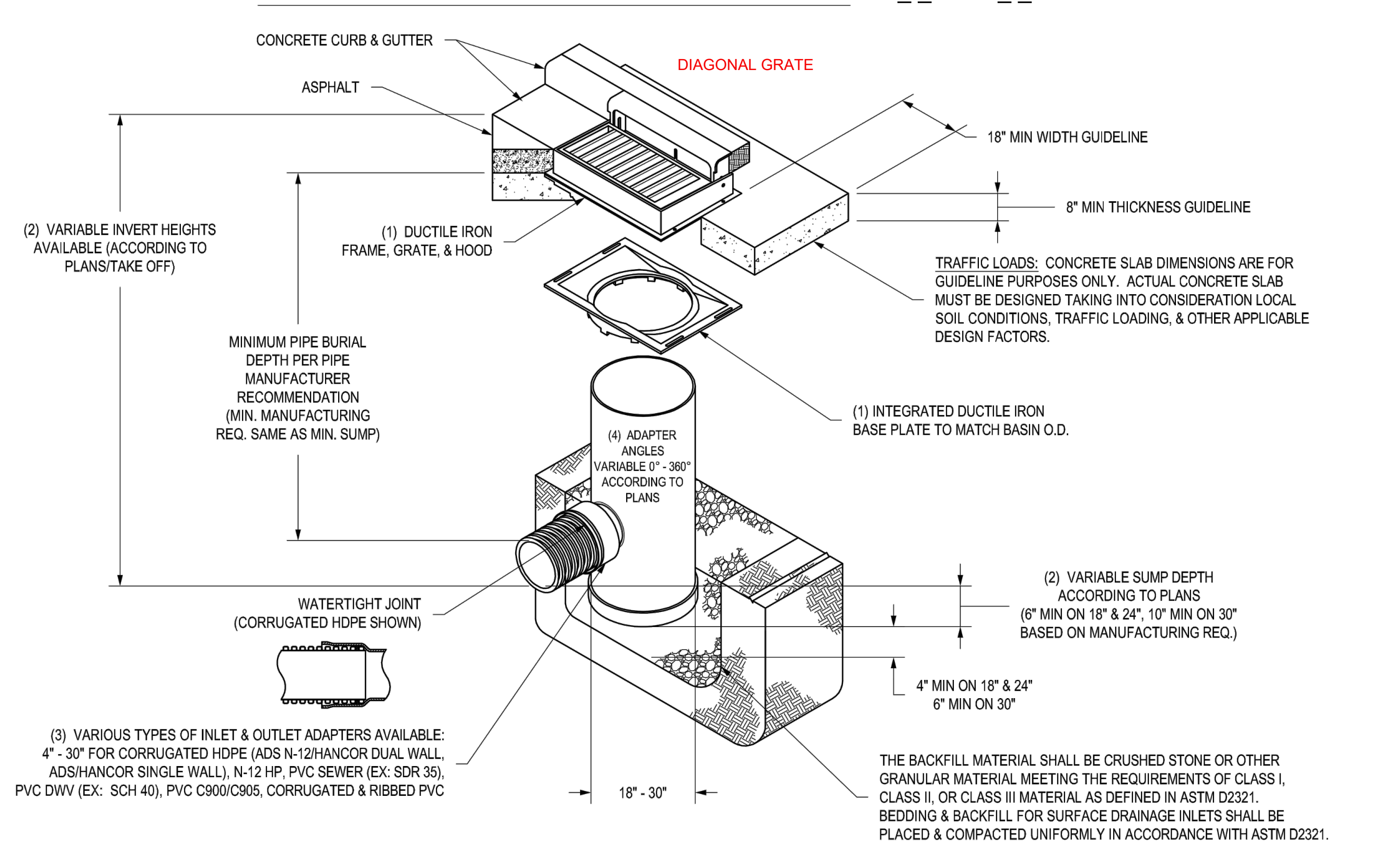
PROJECT: 10-12-047
DATE: 3/5/2021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Details
Redi-Rock Wall (By Others)

SHEET
C.502

DRAWING FILENAME: P:\10-12-047\DWG\#Production Drawings\Civil\10-12-047-C.502 Details.dwg LAYOUT NAME: C.502 DATE: Mar 05, 2021 - 4:15pm CAD SYSTEM TOOL: eve
LIST OF XREFS: [NEWREF] [BETAREF] [LEAD]

NYLOPLAST 2 FT X 3FT CURB INLET STRUCTURE: 30 _ _ AGR _ _ X



1 - 18" - 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
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 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
5 - ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H-20 LOAD RATING

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MATERIAL
PROJECT NO./NAME
SCALE 1:40 SHEET 1 OF 1

Nyloplast
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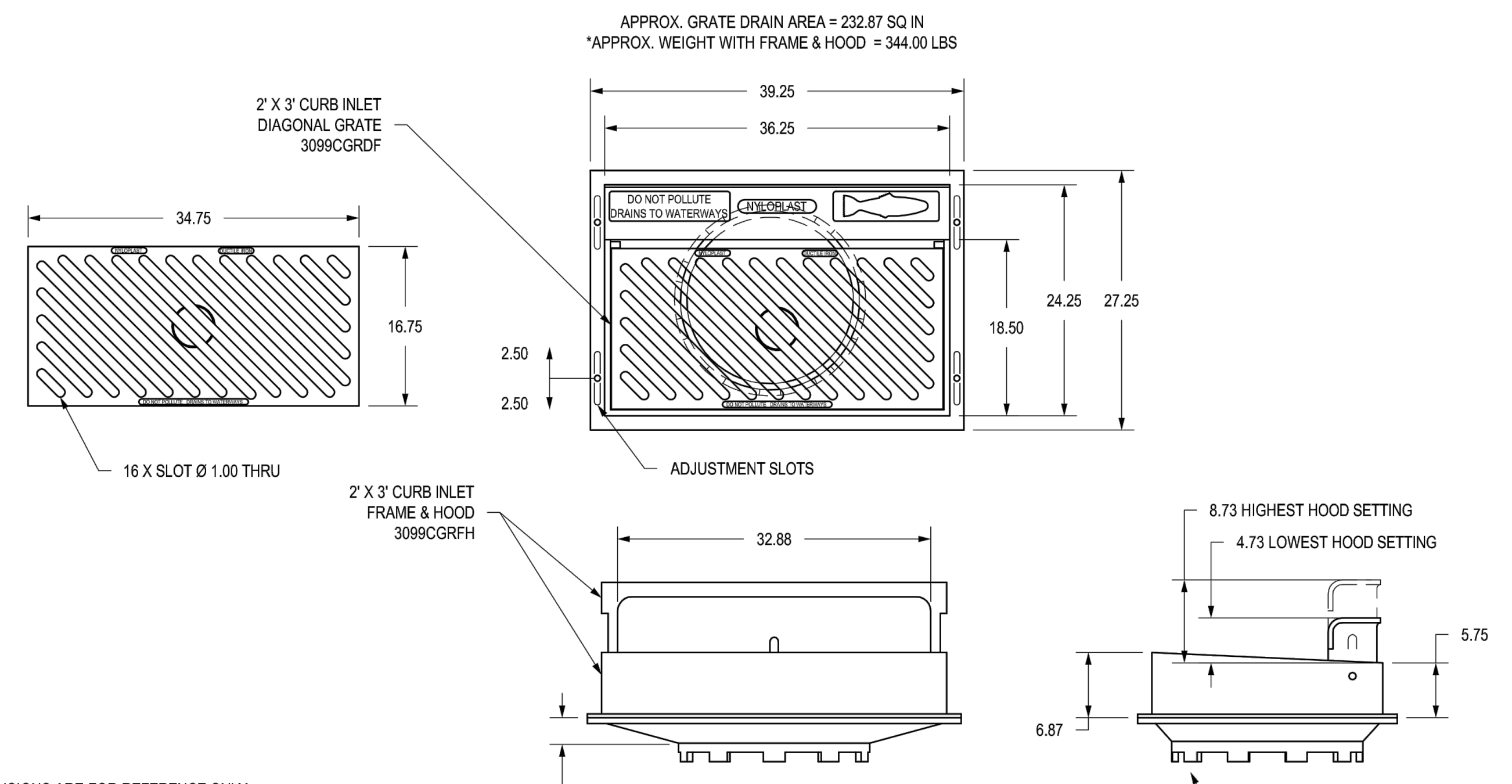
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE DRAIN BASIN WITH 2 FT X 3 FT CURB INLET QUICK SPEC INSTALLATION DETAIL
DWG NO. 7002-110-087 REV C

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

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MATERIAL DUCTILE IRON
PROJECT NO./NAME
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3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
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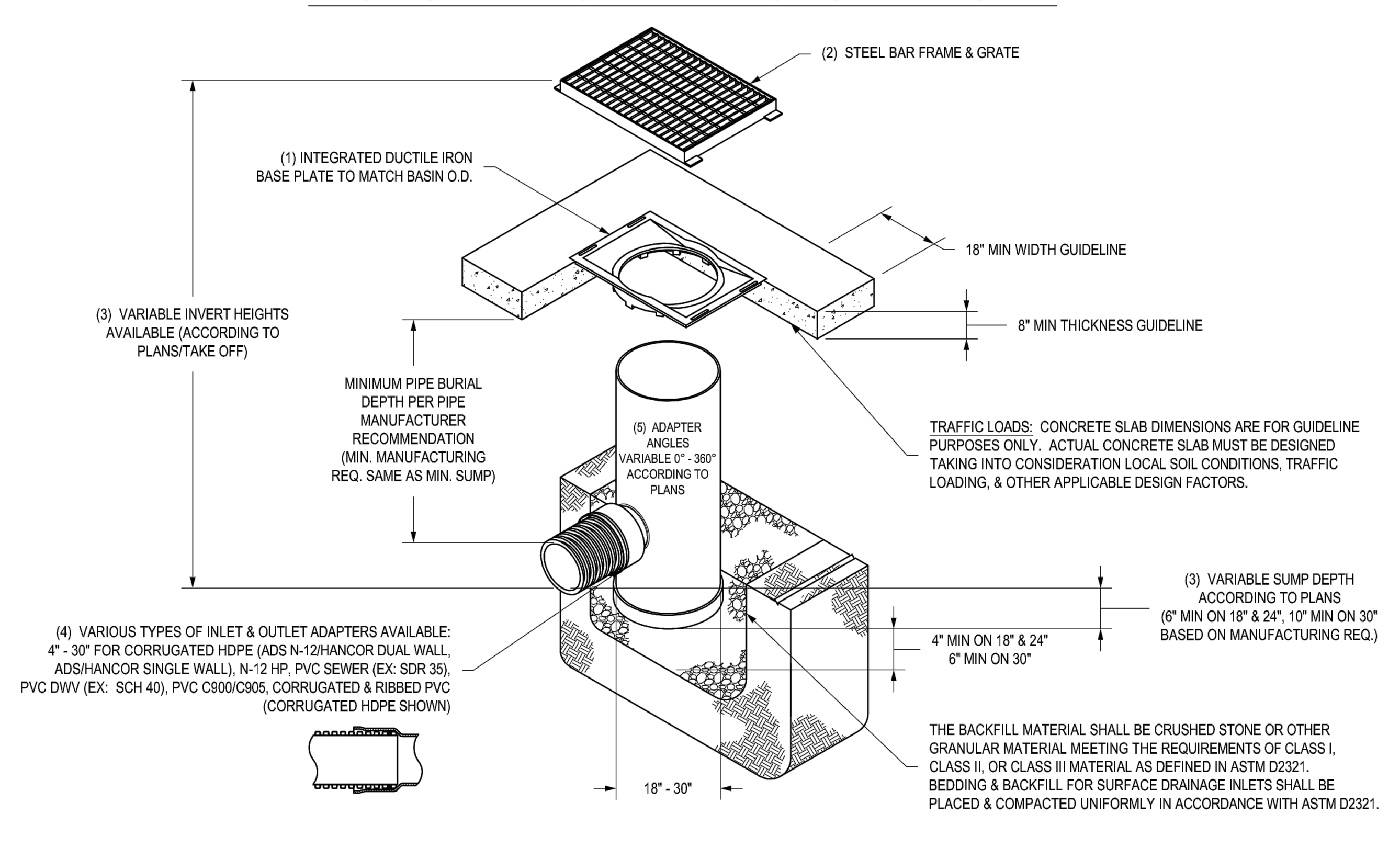
TITLE 2 FT X 3 FT CURB INLET DIAGONAL GRATE ASSEMBLY
DWG NO. 7002-110-046 REV D

NYLOPLAST DRAIN BASIN WITH 2 FT X 3 FT STEEL BAR GRATE



1 - 18" - 30" BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAME & GRATE SHALL BE STEEL PER ASTM A36.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
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 (4" - 24").
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - STEEL BAR GRATE SHALL MEET H-20 LOAD RATING.

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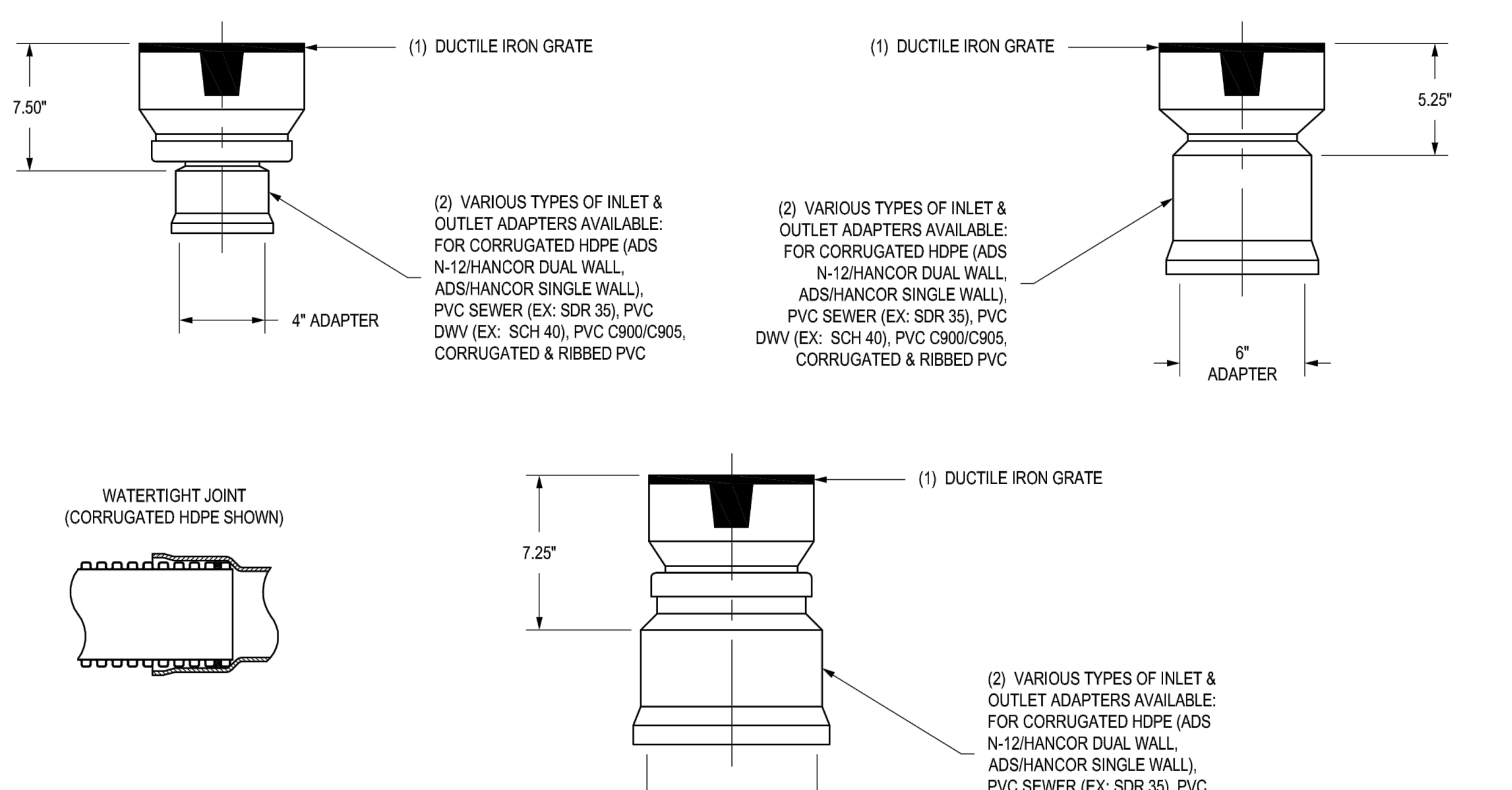
TITLE DRAIN BASIN WITH 2 FT X 3 FT STEEL BAR GRATE QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-395 REV D

NYLOPLAST 8" INLINE DRAIN: 2708AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
STANDARD	LIGHT DUTY	0899CGS	7001-110-194
SOLID COVER	LIGHT DUTY	0899CGC	7001-110-195
BRONZE	N/A	0899CGB	7001-110-196
DOME	N/A	0899CGD	7001-110-197

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
3 - DIMENSIONS ARE FOR REFERENCE ONLY.
4 - ACTUAL DIMENSIONS MAY VARY.

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FAX (770) 932-2490
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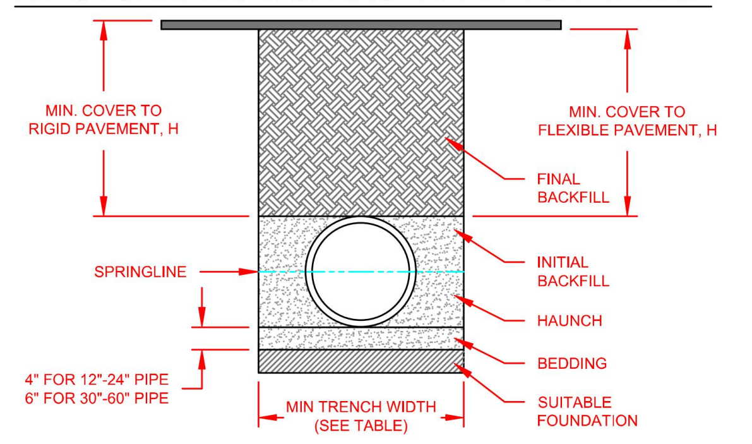
TITLE 8 IN INLINE DRAIN DESIGN DETAILS
DWG NO. 7003-110-000 REV G

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 (γs) = 120 PCF

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

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ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

TRENCH INSTALLATION DETAIL (HP STORM)
DRAWING NUMBER: STD-101D

ADS
ADVANCED DRAINAGE SYSTEMS, INC.
4640 TRUEMAN BLVD
HILLIARD, OHIO 43026

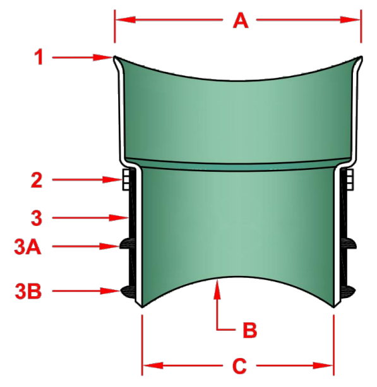
DRAWN BY: JAB
DATE: 01/29/09
CHK'D BY:
SCALE: NTS
SHEET: 1 OF 1

CORRUGATED HDPE/PP BELL GRAVITY APPLICATIONS

A. BELL END ACCEPTS CORRUGATED HDPE/PP DUAL WALL PIPE--ADS/HANCOR INC. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", AND 30" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24" AND 30"



PART	PART NAME	MATERIALS
1	HUB ADAPTOR	PVC SDR 26 ASTM D3034
2	SECURING CLAMP*	BAND SS #301 SCREW SS #305 HOUSING SS #301
3	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)	ASTM F477
3A	UPPER SEGMENT**	
3B	LOWER SEGMENT***	
4	(NOT SHOWN) ADS/HANCOR INC. SUPPLIES VALLEY GASKET	

* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

INSERTA TEE SIZE	HOLE DIAMETER
4" (100 mm)	4 ½" (114 mm)
6" (150 mm)	6 ½" (165 mm)
8" (200 mm)	8 ¾" (222 mm)
10" (250 mm)	10 ⅞" (276 mm)
12" (300 mm)	12 ⅞" (327 mm)
15" (375 mm)	15 13/16" (402 mm)
18" (450 mm)	19 3/16" (503 mm)
21" (525 mm)	22 9/16" (573 mm)
24" (600 mm)	25 5/16" (643 mm)
30" (750 mm)	32 17/32" (826 mm)

NOTE: RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE INSTALLATION INSTRUCTIONS. HOLE SAWS ARE AVAILABLE FOR PURCHASE OR RENT.)

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CORRUGATED HDPE/PP BELL GRAVITY APPLICATION SPECIFICATIONS
SCALE: NTS
DATE: 9/12/2013
DRAWN BY: KLJ

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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

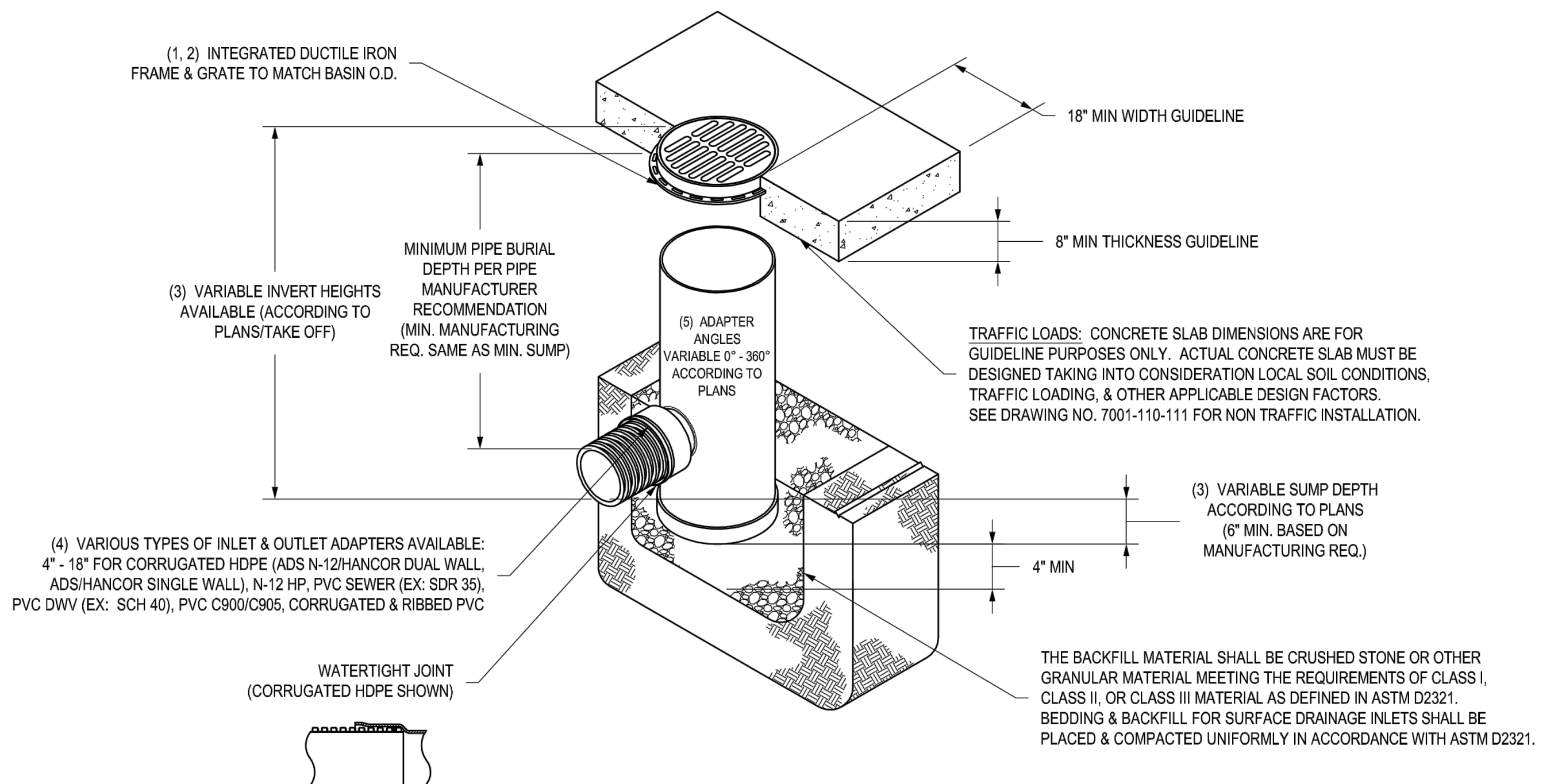
THE CURB INLET STRUCTURE REQUIRED FOR THIS CONTRACT SHALL BE MANUFACTURED FROM PVC PIPE STOCK, UTILIZING A THERMO-MOLDING PROCESS TO REFORM THE PIPE STOCK TO THE SPECIFIED CONFIGURATION. THE DRAINAGE PIPE CONNECTION STUBS SHALL BE MANUFACTURED FORM PVC PIPE STOCK AND FORMED TO PROVIDE A WATERTIGHT CONNECTION 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.

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
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.

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MATERIAL
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SCALE 1:30 SHEET 1 OF 1

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TITLE 18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-191 REV E

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NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012-047
DATE: 3/52021
CONTACT: Erik Griepentrog
EMAIL: erikg@landmark-co.com

Steamboat Gondola Relocation
Details
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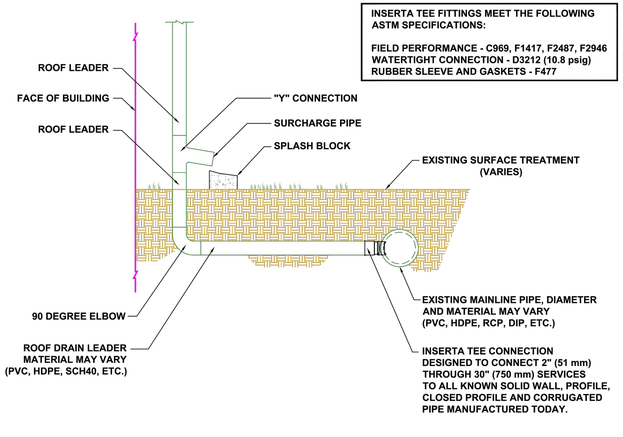
SHEET
C.510

DRAWING FILENAME: P:\1012-047\DWGs\Production Drawings\CDs\1012-047-C.500 Details.dwg LAYOUT NAME: C.510 DATE: Mar 05, 2021 - 4:13pm CAD OPERATOR: erik
LIST OF XREFS: [xBORDER] [xSTAMP-EJG]

INSERTA TEE FITTINGS MEET THE FOLLOWING ASTM SPECIFICATIONS:

FIELD PERFORMANCE - C969, F1417, F2487, F2946
WATERTIGHT CONNECTION - D3212 (10.8 psig)
RUBBER SLEEVE AND GASKETS - F477



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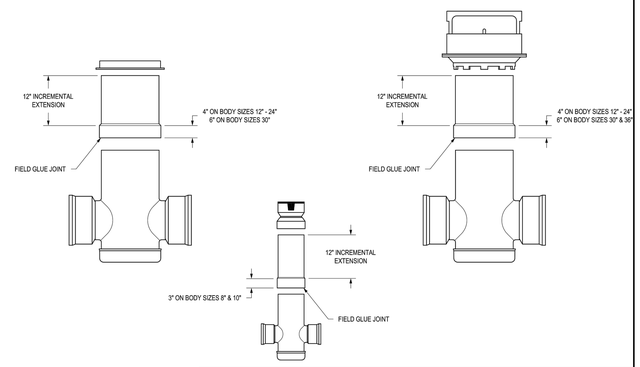
INSERTA TEE - ROOF DRAIN LEADER

SCALE: NTS
DATE: 7/30/13
DRAWN BY: JJC

NYLOPLAST RISER EXTENSION: 29 _ _ AG



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

DRAWN BY: CJA
DATE: 9-10-00
REVISED BY: NMH
DATE: 3-22-18
DWG SIZE: A
MATERIAL:
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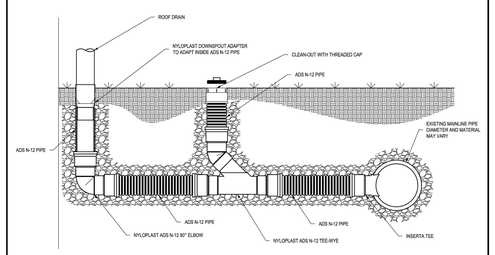
TITLE: 8 IN - 36 IN RISER EXTENSION
DWG NO.: 7001-110-065
REV: E

NYLOPLAST DOWNSPOUT ADAPTER WITH CLEANOUT AND INSERTA-TEE



DRAWN BY: NMH
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APPD BY: NMH
DATE: 9-25-18
DWG SIZE: A
MATERIAL:
PROJECT NO./NAME:
SCALE: 1:16 SHEET: 1 OF 1

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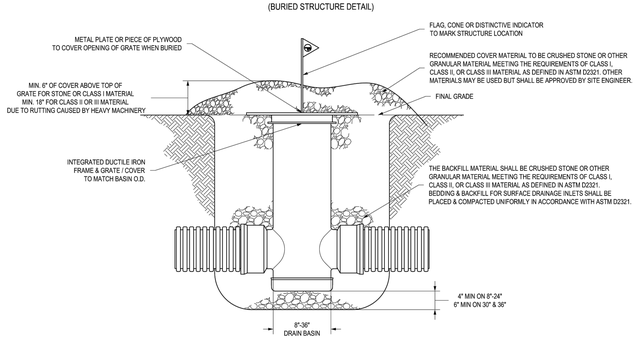
DWG NO.: 6000-110-074
REV: A

NYLOPLAST DRAIN BASIN CONSTRUCTION PROTECTION DETAIL - OPTION 1

(BURIED STRUCTURE DETAIL)



1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
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. IN THE EVENT A BASIN IS DAMAGED DURING CONSTRUCTION, RISER SECTIONS CAN BE USED FOR FIELD REPAIRS.
4 - COVER MATERIAL SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION OR APPROVED BY SITE ENGINEER. MATERIAL SHALL BE ABLE TO SUPPORT VEHICLE TRAFFIC AND SHALL COVER THE STRUCTURE A MINIMUM OF 6".

DRAWN BY: NMH
DATE: 10-02-18
APPD BY: NMH
DATE: 10-02-18
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TITLE: DRAIN BASIN CONSTRUCTION PROTECTION DETAIL
DWG NO.: 7001-110-032
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NO.	DATE:	BY:	DESCRIPTION:

PROJECT: 1012-047
DATE: 3/5/2021
CONTACT: Erik Grepentrog
EMAIL: erikg@landmark-co.com

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C.511

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LIST OF XREFS: [XEMPIRE] [XSTAMP-ELEC]