GENERAL NOTES

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

FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

- 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

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.

APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS,

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

CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.

- 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
- 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
- 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
- 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

- 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, STEAMBOAT BASE AREA REDEVELOPMENT, STEAMBOAT SPRINGS, COLORADO" BY NWCC DATED DECEMBER 30, 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 FROSION 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 FROSION 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
- 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
- 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
- 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.

COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.

- 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 FOUAL 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 SLIREACE. 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
- 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 1/4" 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.

FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER

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

PROJECT NOTES:

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

AMERICAN'S WITH DISABILITIES ACT APPROXIMATE BEST MANAGEMENT PRACTICE BEGIN VERTICAL CURVE STATION **ALTERRA** east west partners BEGIN VERTICAL CURVE ELEVATION BOTTOM OF WALL

ABBREVIATIONS

BOTTOM

CUT & CAPPED

CAST-IN-PLACE

CENTERLINE

CLEAN OUT

DIAMETER

ELEVATION

CONCRETE PIPE

DUCTILE IRON PIPE

EXISTING GROUND

EDGE OF ASPHAL

FRAME & GRATE

FRAME & COVER

FIRE HYDRANT

FINISH GRADE

GRADE BREAK

GRADE TO DRAIN

MATCH EXISTING

MECHANICAL JOINT

NOT TO SCALE

POINT OF CURVE

POINT OF TANGENT

POINT OF INTERSECTION

POINT OF CONCAVE CURVE

POINT OF REVERSE CURVE

POINT OF VERTICAL CURVE

POLYVINYL CHLORIDE PIPE

POINT OF VERTICAL TANGENT

REINFORCED CONCRETE PIPE

POINT OF VERTICAL INTERSECTION

LIMITS OF DISTURBANCE

INVERT

POUNDS

MANHOLE

MINIMUM

OFFSET

RADIUS

REQUIRED

RIGHT OF WAY

THRUST BLOCK

TOP BACK OF CURB

TAPERED TO GRADE

VITRIFIED CLAY PIPE

CALL UTILITY NOTIFICATION CENTER OF

DIG. GRADE. OR EXCAVATE FOR THE MARKING OF

TO BE REMOVED

TOP OF GRATE

TOP OF PIPE

TOP OF WALL

TYPICAL

VOLUME

WITH

FLOW LINE

FLARED END SECTION

FINISH FLOOR ELEVATION

FINISH GRADE AT BOTTOM OF WALI

GARAGE FINISH FLOOR ELEVATION

HIGH DENSITY POLYETHYLENE PIPE

MECHANICAL, ELECTRIC, AND PLUMBING

NOT A PART (NOT INCLUDED IN SCOPE

POROUS LANDSCAPE DETENTION POND

EDGE OF CONCRETE

EDGE OF PAVEMENT

END VERTICAL CURVE ELEVATION

END VERTICAL CURVE STATION

CORRUGATED ALUMINUM PIPE

CORRUGATED METAL PIPE

CORRUGATED STEEL PIPE

BW OR BOW

CMP

C.O.

CSP

EOA OR EA

EOC

EOP

EVCE

HDPE

INV

LBS

LOD

M/F/P

MAX

ME

MIN

NAP OR N A P

NTS

OFF

RCP

REQ

ROW

TOP

TTG

TW OR TOW

TYP

VCP

VOL

2305 Mount Werner Circle

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United States

Tel 303.595.8585 Fax 303.825.6823

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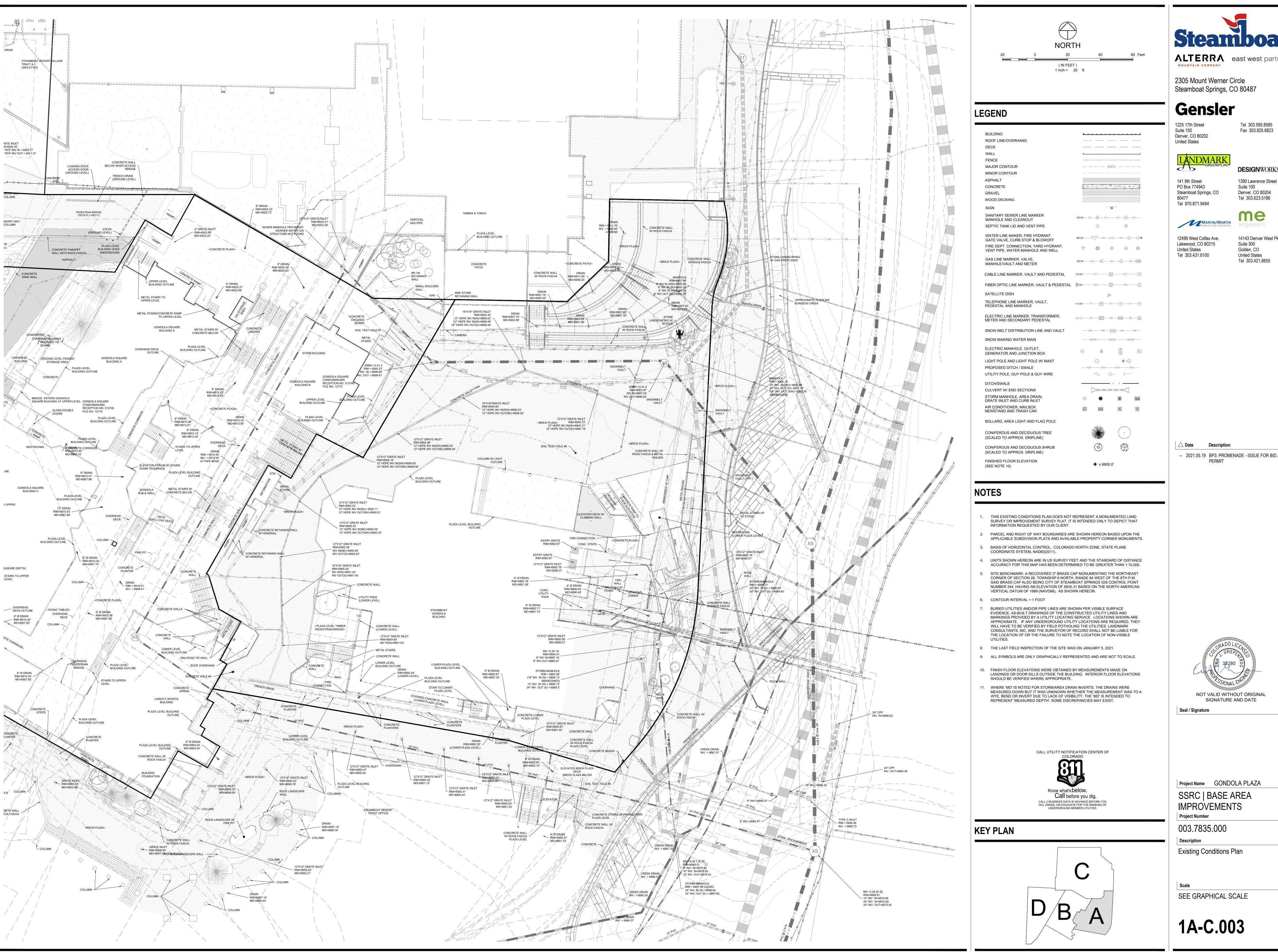
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Civil Notes

SEE GRAPHICAL SCALE

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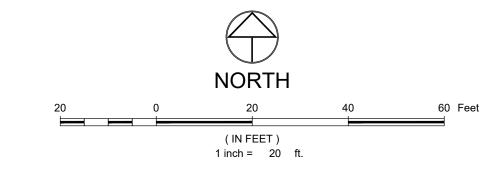
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Project Name GONDOLA PLAZA SSRC | BASE AREA





EASEMENT LEGEND 1 RECEPTION NO. 693016: 20' ACCESS EASEMENT EAST HOTEL ACROSS OSP BOOK 729, PAGE 339, RECEPTION NO. 746875: BUDDY'S RUN DECK ENCROACHMENT EASEMENT RECEPTION NO. 693287: INTERFACE EASEMENT RECEPTION NO. 693287: INTERFACE EASEMENT, REVOCABLE PORTION BOOK 532, PAGE 820: 10' SANITARY SEWER EASEMENT RECEPTION NO. 693286: PARKING, ACCESS & MAINTENANCE EASEMENT BOOK 729, PAGE 338, RECEPTION NO. 687253, RECEPTION NO. 705974: EAST HOTEL ACCESS EASEMENT AS AMENDED BY RECEPTION NO. ____ BOOK 634, PAGE 49: 10' PEDESTRIAN AND BICYCLE PATH EASEMENT RECEPTION NO. 307130, FILE NO 8823: 12' PEDESTRIAN EASEMENT BOOK 374, PAGE 345, BOOK 376, PAGE 318, RECEPTION NO. 770696 : 20' WATER LINE EASEMENT BOOK 337, PAGE 337: PERPETUAL VISUAL EASEMENT BOOK 393, PAGE 509 & BOOK 395, PAGE 376: ROAD EASEMENT BOOK 412, PAGE 341: ENTRYWAY EASEMENT BOOK 412, PAGE 343: ACCESS EASEMENT BOOK 580, PAGE 70, RECEPTION NO. 727257, RECEPTION NO. 727903: LANDSCAPING AND ACCESS EASEMENT (BEAR CLAW II) BOOK 745, PAGE 286: 20' SEWER EASEMENT RECEPTION NO. 673610, RECEPTION NO. 705975, RECEPTION NO. 789275: SEWER EASEMENT RECEPTION NO.s 673610 & 705975: SEWER EASEMENT RELOCATION AREA RECEPTION NO. 789275: SEWER ENCROACHMENT AREA RECEPTION NO. 678035: FIRE SEPARATION EASEMENT RECEPTION NO. 692162: SKI EASEMENT RECEPTION NO. 693153: WATER MAINS EASEMENT RECEPTION NO. 699297, RECEPTION NO. 749729, RECEPTION NO. 702319, RECEPTION NO. 713742: RECEPTION NO. 699297, RECEPTION NO. 713742: PUBLIC IMPROVEMENTS EASEMENT (BOILER HOUSE) RECEPTION NO. 699720: SEWER MAINS EASEMENT RECEPTION NO. 699721: WATER MAINS EASEMENT RECEPTION NO. 718939, RECEPTION NO. 733617: PUBLIC IMPROVEMENTS EASEMENT (LITTLE P RECEPTION NO. 728342: ACCESS AND LANDSCAPE EASEMENT BOOK 583, PAGE 238 & RECEPTION NO. 693278: ACCESS EASEMENT (1ST AMENDMENT EAST HOTEL RECEPTION NO. 699296: STORM SEWER & ACCESS AND MAINTENANCE EASEMENT RECEPTION NO. 693152: SANITARY SEWER EASEMENT RECEPTION NO. ____: ELECTRIC EASEMENT RECEPTION NO. _____: GAS EASEMENT BOOK 532, PAGE 756: TELEPHONE EASEMENT BOOK 601, PAGE 648: 10' BICYCLE AND PEDESTRIAN EASEMENT RECEPTION NO. 789276: DECK EASEMENT AGREEMENT BOOK 629, PAGE 832: PEDESTRIAN ACCESS EASEMENT BOOK 532, PAGE 820, BOOK 532, PAGE 774: 10' SANITARY SEWER EASEMENT BOOK 760, PAGE 976: BUILDING ENCROACHMENT EASEMENT RECEPTION NO. 513746 (FILE NO. 12770); RECEPTION NO. 307130 (FILE NO. 8823): STORM SEWER BOOK 532, PAGE 758: 16' TELEPHONE EASEMENT 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 BOOK 532, PAGE 774: 10' ELECTRIC EASEMENT BOOK 729, PAGE 342: HOTEL ACCESS EASEMENT RECEPTION NO. 307130: ACCESS EASEMENT SKI HILL SUBDIVISION BOOK 559, PAGE 98: TRUCK TURNAROUND LICENSE AGREEMENT RECEPTION NO. 693288: INTERFACE EASEMENT RECEPTION NO. 693289: NO BUILD EASEMENT BOOK 596, PAGE 1487, EX A: BUILDING IMPROVEMENT EASEMENT

> RECEPTION NO. 600980: AERIAL TRAMWAY EASEMENT RECEPTION NO. 680175: SHORING EASEMENT AGREEMENT RECEPTION NO. 596269: GONDOLA EXPANSION EASEMENT (MULTIPLE EXHIBITS), GONDOLA SQUARE ACCESS EASEMENT, WEST SIDE DRAINAGE EASEMENT, ETC.

RECEPTION NO. 693283: PEDESTRIAN ACCESS EASEMENT OSP BOOK 532, PAGE 802: 10' WATERLINE EASEMENT RECEPTION NO. 693285: PATIO EASEMENT, DOORWAY EASEMENT, ENTRY EASEMENTS RECEPTION NO. 693280: SANITARY SEWER EASEMENT

RECEPTION NO. 693290: SKI AREA EASEMENT, STORM SEWER & DRAINAGE EASEMENT, RECIPROCAL UTILITY EASEMENT, GONDOLA SQUARE ACCESS EASEMENT RECEPTION NO. 693016, BOOK 729, PAGE 338: AGREEMENT (ACCESS TO EASTERN SIDE RECEPTION NO. 693278: DECLARATION OF EASEMENT

RECEPTION NO. 600979: ACCESS EASEMENT 62 BOOK 596, PAGE 1487, EX C-7: WALKWAY EASEMENT RECEPTION NO. 596269, BOOK 596, PAGE 1487, EX C-8 AND C-9: STORM SEWER LINE BOOK 358, PAGE 473: PRIVATE RIGHT-OF-WAY

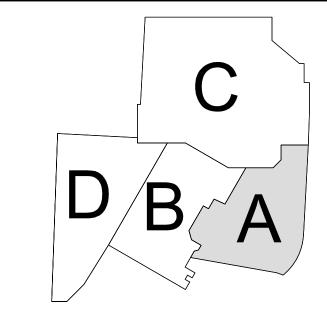
RECEPTION NO. 661066: OSP EASEMENT AREA RECEPTION NO. 693018: RIGHT OF WAY EASEMENT (ELECTRIC)

RECEPTION NO. 693279: SNOWMAKING LINE EASEMENT BOOK 583, PAGE 238: 30' ACCESS EASEMENT BOOK 519, PAGE 577: 10' TELEPHONE EASEMENT

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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Project Name GONDOLA PLAZA SSRC | BASE AREA

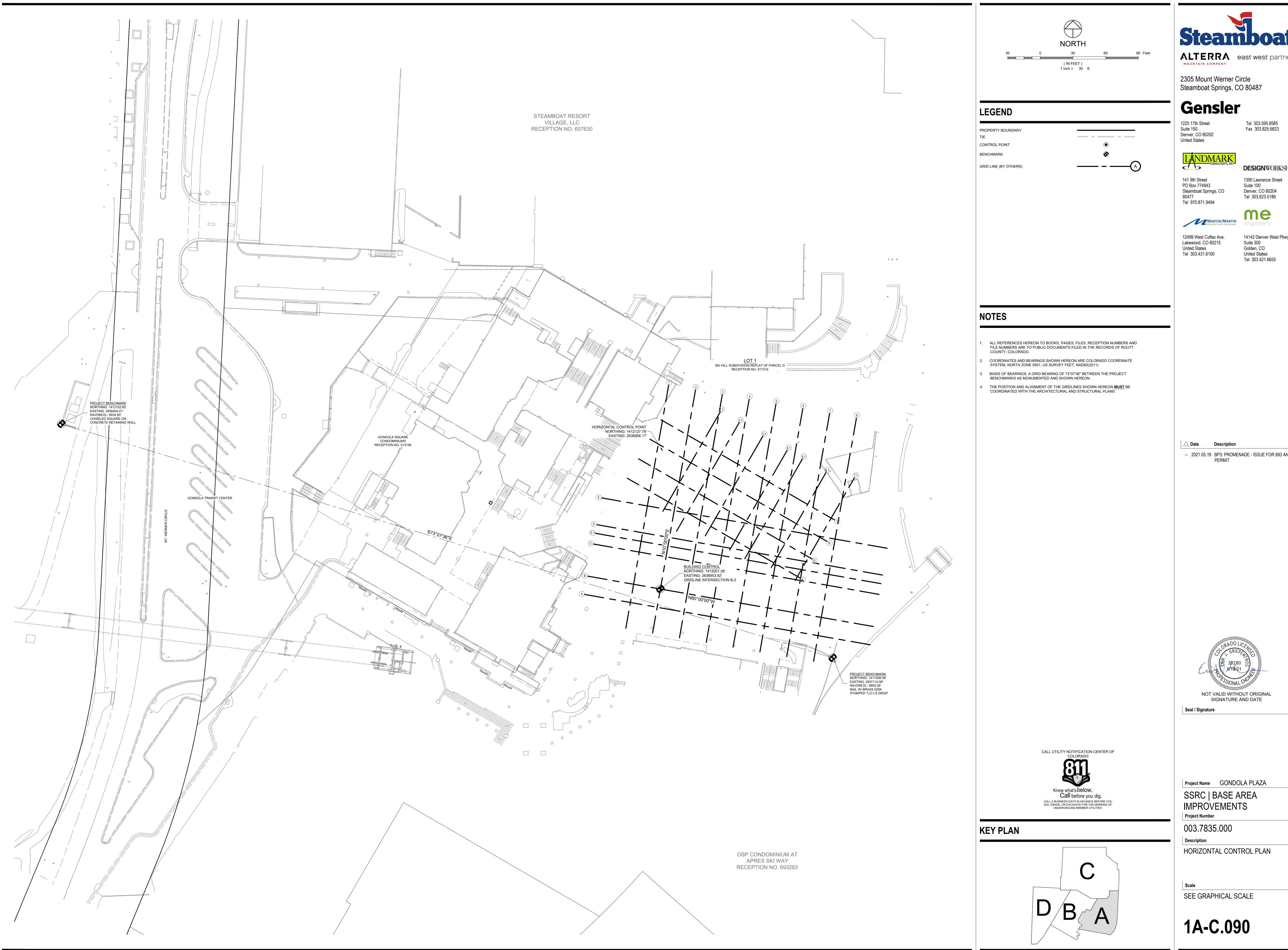
IMPROVEMENTS Project Number

003.7835.000

Existing Property Easement Exhibit

SEE GRAPHICAL SCALE

1A-C.004



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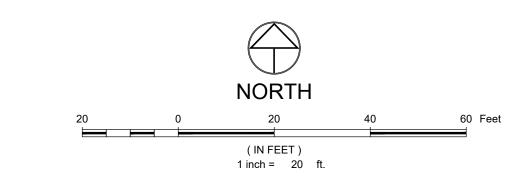
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Project Name GONDOLA PLAZA SSRC | BASE AREA





PROPOSED #" SANITARY SEWER W/ MH & C.O.

EXISTING #" SANITARY SEWER W/ MH & C.O. EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

PROPOSED #" WATER PIPE PROPOSED GV, FH & CS

M (a) _____8" XW _____ EXISTING WATER XW DEMO EX. WATER TO BE REMOVED OR ABANDONED nt in **EXISTING GV & FH** ST) PROPOSED STORM/CULVERT, INLET, MH,

END SECTION WITH RIPRAP EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP EX. STORM/CULVERT TO BE REMOVED OR ABANDONED

PROPOSED CONDUIT/DUCT BANK

18" XS(ST) XST DEMO

XS DEMO

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CONSULTING ENGINEERS

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80477

PO Box 774943

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Steamboat Springs, CO

Steamboat Springs, CO 80487

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.

EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.

ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.

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

MANHOLES LOCATED OUTSIDE OF PAVEMENTS SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM

6. ALL MANHOLES LOCATED IN PAVEMENTS SHALL HAVE RIM ELEVATIONS ADJUSTED

TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.

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

FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.

8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER. 9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL

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

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

12. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

ackslash Date Description

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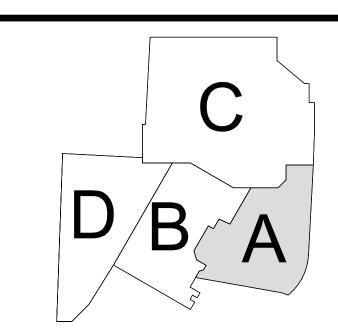
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KEY PLAN



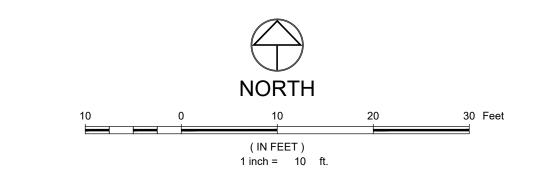
Project Name GONDOLA PLAZA SSRC | BASE AREA **IMPROVEMENTS** Project Number

003.7835.000

OVERALL UTILITY PLAN

SEE GRAPHICAL SCALE

1A-C.200



PROPOSED #" SANITARY SEWER W/ MH & C.O.

EXISTING #" SANITARY SEWER W/ MH & C.O.

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED PROPOSED #" WATER PIPE

PROPOSED GV, FH & CS
EXISTING WATER

EX. WATER TO BE REMOVED OR ABANDONED EXISTING GV & FH

PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

PROPOSED CONDUIT/DUCT BANK

). 8" SS—8"

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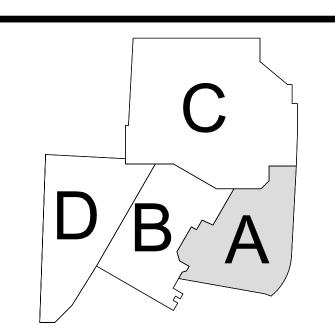
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COLORADO

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU
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UNDERGROUND MEMBER UTILITIES.

KEY PLAN



SSRC | BASE AREA
IMPROVEMENTS
Project Number

003.7835.000

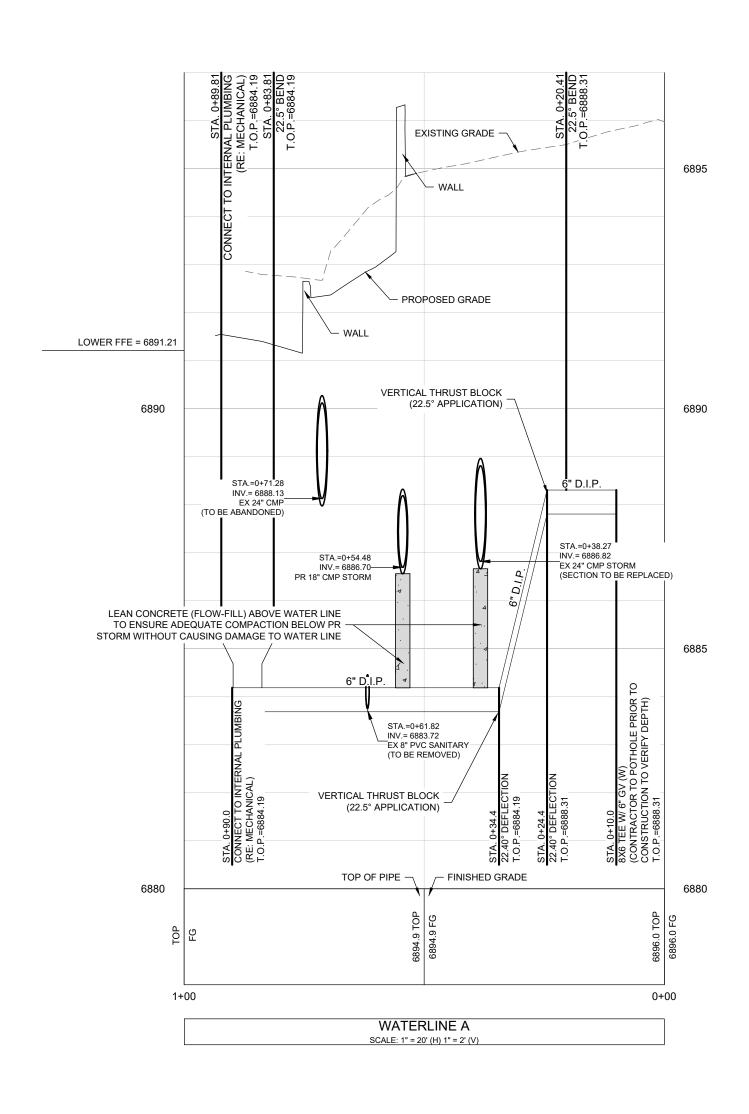
DETAILED UTILITY PLAN

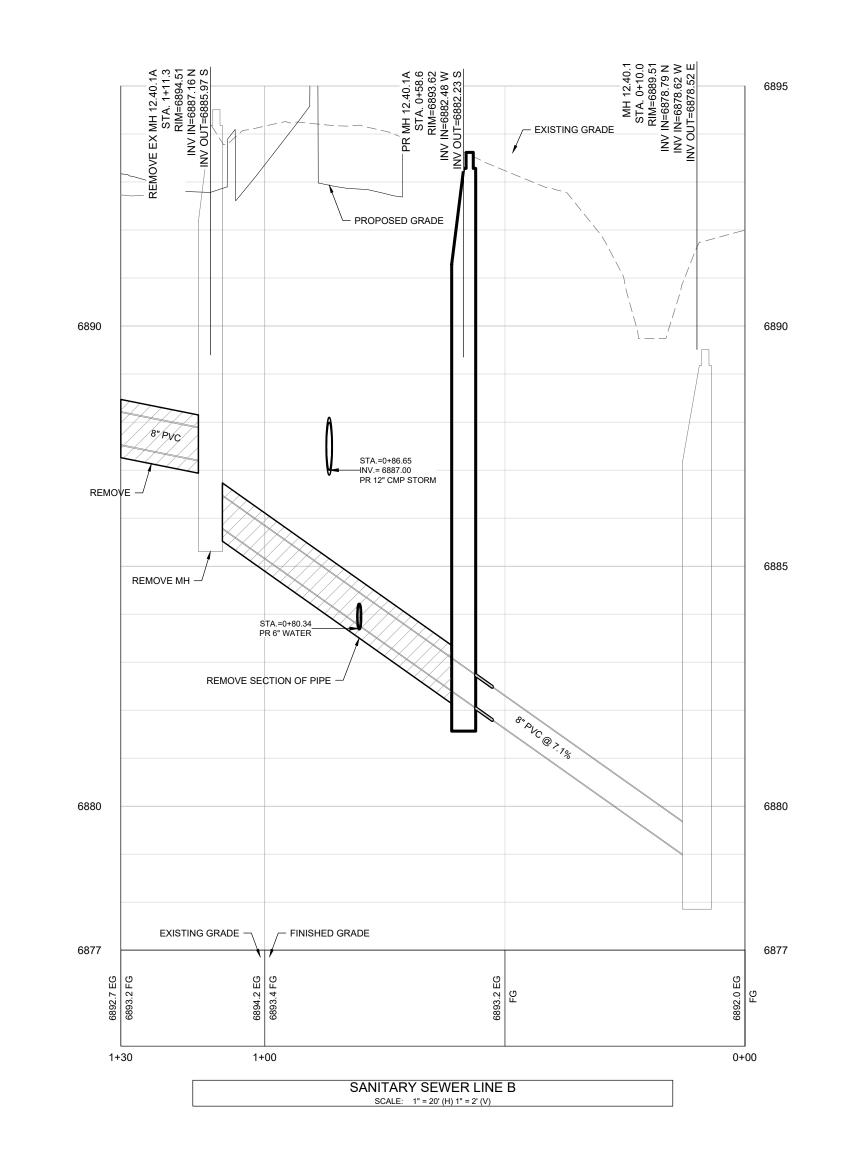
Scale

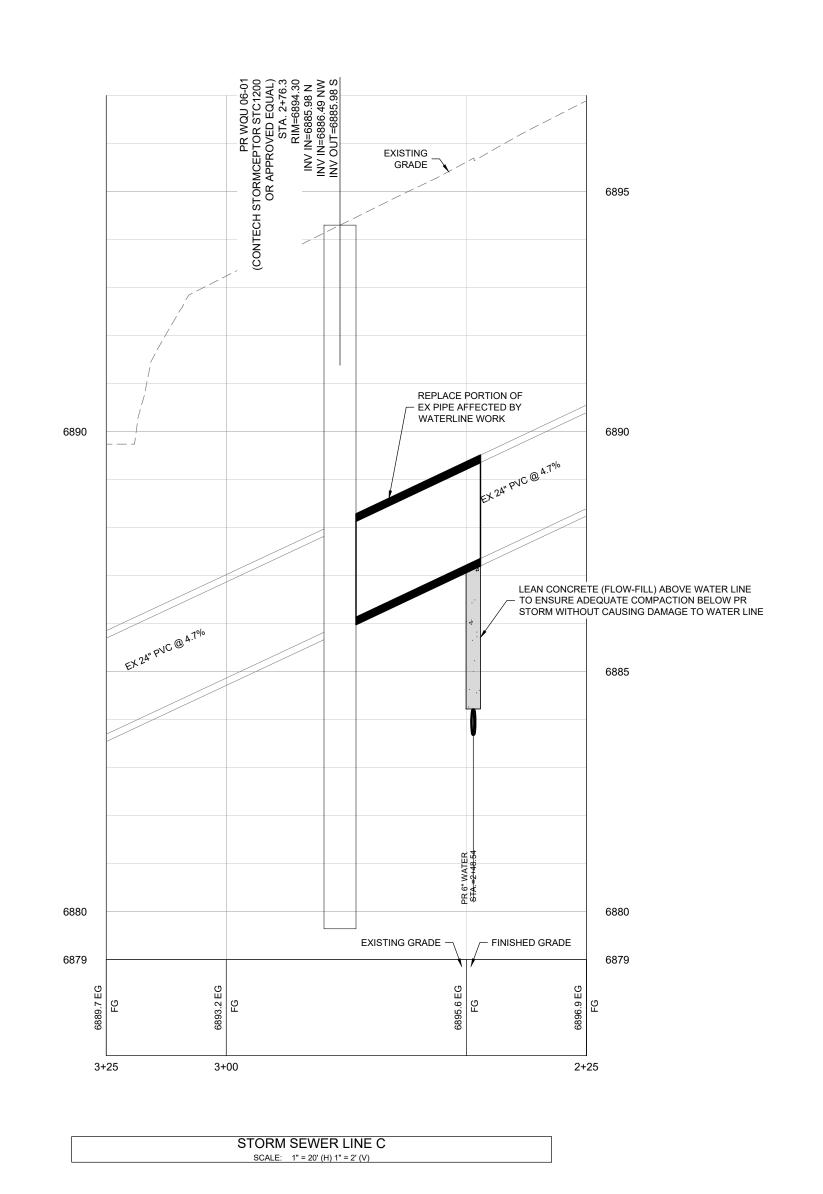
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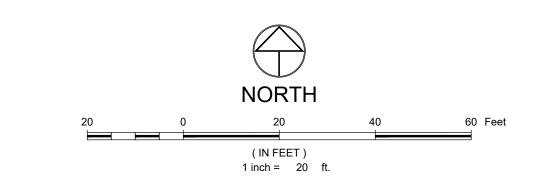
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PROPOSED #" SANITARY SEWER W/ MH & C.O.

EXISTING #" SANITARY SEWER W/ MH & C.O.

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

PROPOSED #" WATER PIPE

PROPOSED GV, FH & CS EXISTING WATER

EX. WATER TO BE REMOVED OR ABANDONED

nt in **EXISTING GV & FH** PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

PROPOSED CONDUIT/DUCT BANK

ST. 18"XSST EX. STORM/CULVERT TO BE REMOVED OR ABANDONED XST DEMO

XS DEMO

_____8" XW _____

XW DEMO

Gensler 1225 17th Street Suite 150 Denver, CO 80202

United States

80477

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Fax 303.825.6823

- 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.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- 3. ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- MANHOLES LOCATED OUTSIDE OF PAVEMENTS SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM
- MANHOLE RIMS. 6. ALL MANHOLES LOCATED IN PAVEMENTS SHALL HAVE RIM ELEVATIONS ADJUSTED
- TO ¼" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER. 8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
- 9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
- 10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- 11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- 12. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

 $B_{/}$

KEY PLAN

ackslash Date Description

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CALL UTILITY NOTIFICATION CENTER OF Project Name GONDOLA PLAZA

> Project Number 003.7835.000

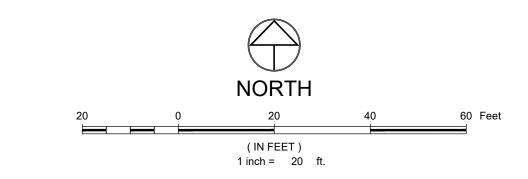
IMPROVEMENTS

UTILITY PLAN AND PROFILES

SEE GRAPHICAL SCALE

1A-C.202





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

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PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

141 9th Street PO Box 774943 Steamboat Springs, CO 80477 Tel 970.871.9494

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CONSULTING ENGINEERS 12499 West Colfax Ave.

ALTERRA east west partners

2305 Mount Werner Circle

Gensler

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Denver, CO 80202

Lakewood, CO 80215

United States

Tel 303.431.6100

United States

Steamboat Springs, CO 80487

14143 Denver West Pkwy Suite 300 Golden, CO United States Tel 303.421.6655

Tel 303.595.8585

Fax 303.825.6823

DESIGNWORKSHOP

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Denver, CO 80204

Tel 303.623.5186

Suite 100

NOTES

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- 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.

∑ Date Description

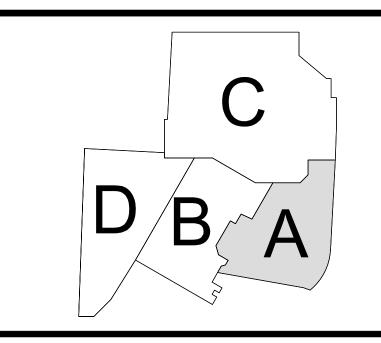
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KEY PLAN



Project Name GONDOLA PLAZA SSRC | BASE AREA **IMPROVEMENTS**

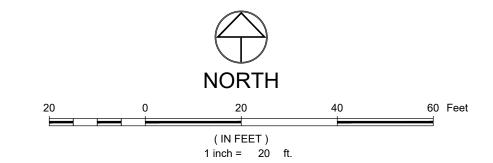
Project Number 003.7835.000

Overall Grading Plan

SEE GRAPHICAL SCALE

1A-C.300





EXISTING STORM SEWER 12" XST 12" XST 12" XST PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR PROPOSED SWALE PROPOSED CURB & GUTTER PROPERTY BOUNDARY PROPOSED LOT LINE ____ EXISTING RIGHT OF WAY FLOOD HAZARD LIMITS 00.10 PROPOSED SPOT ELEVATION 00.10 X EXISTING SPOT ELEVATION PROPOSED OVERLAND FLOW DIRECTION W/SLOPE EXISTING OVERLAND FLOW DIRECTION W/SLOPE PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE \triangleleft

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Project Number 003.7835.000

IMPROVEMENTS

Segregated Civil Grading Plan

SEE GRAPHICAL SCALE

1A-C.301

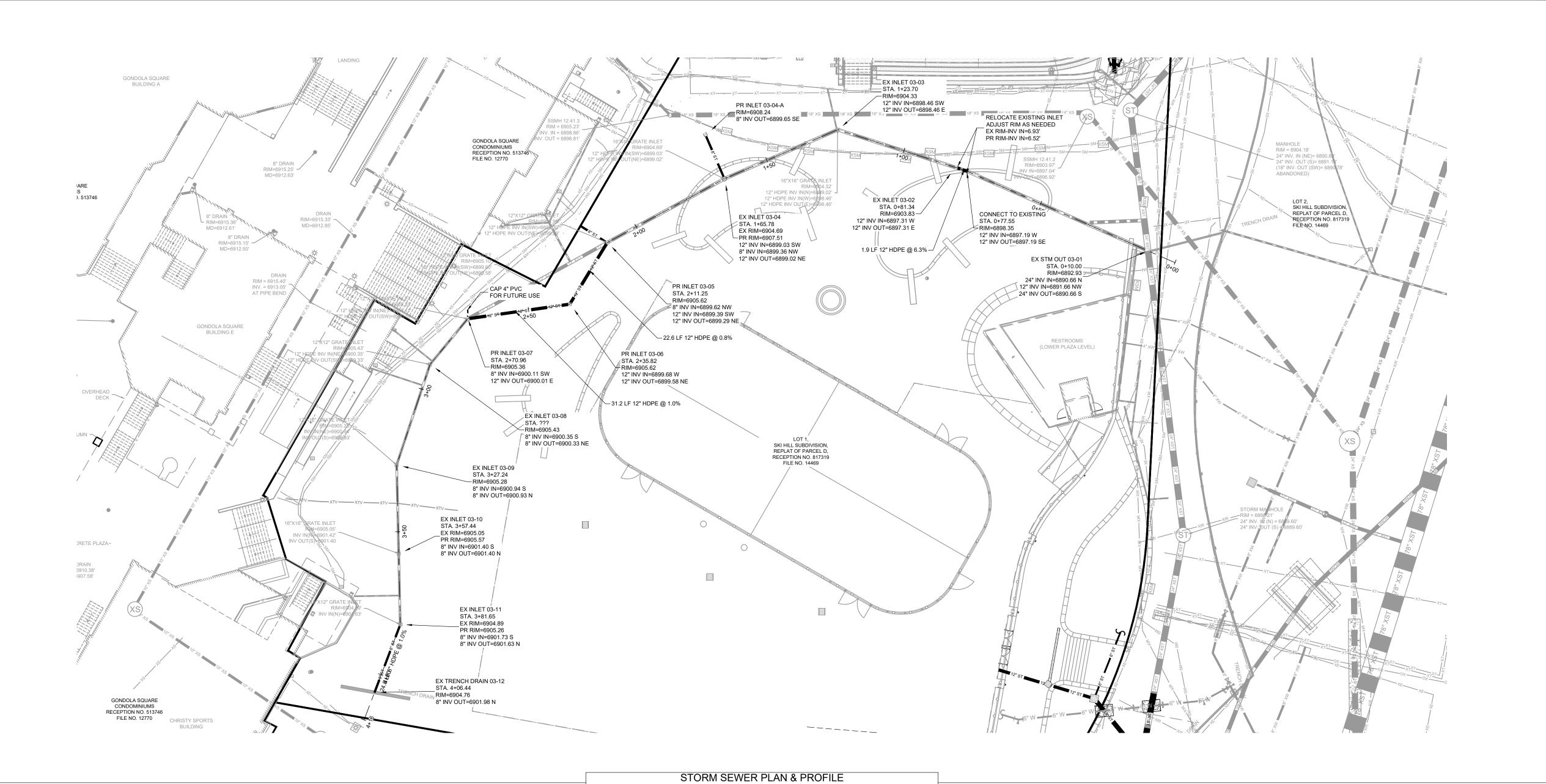
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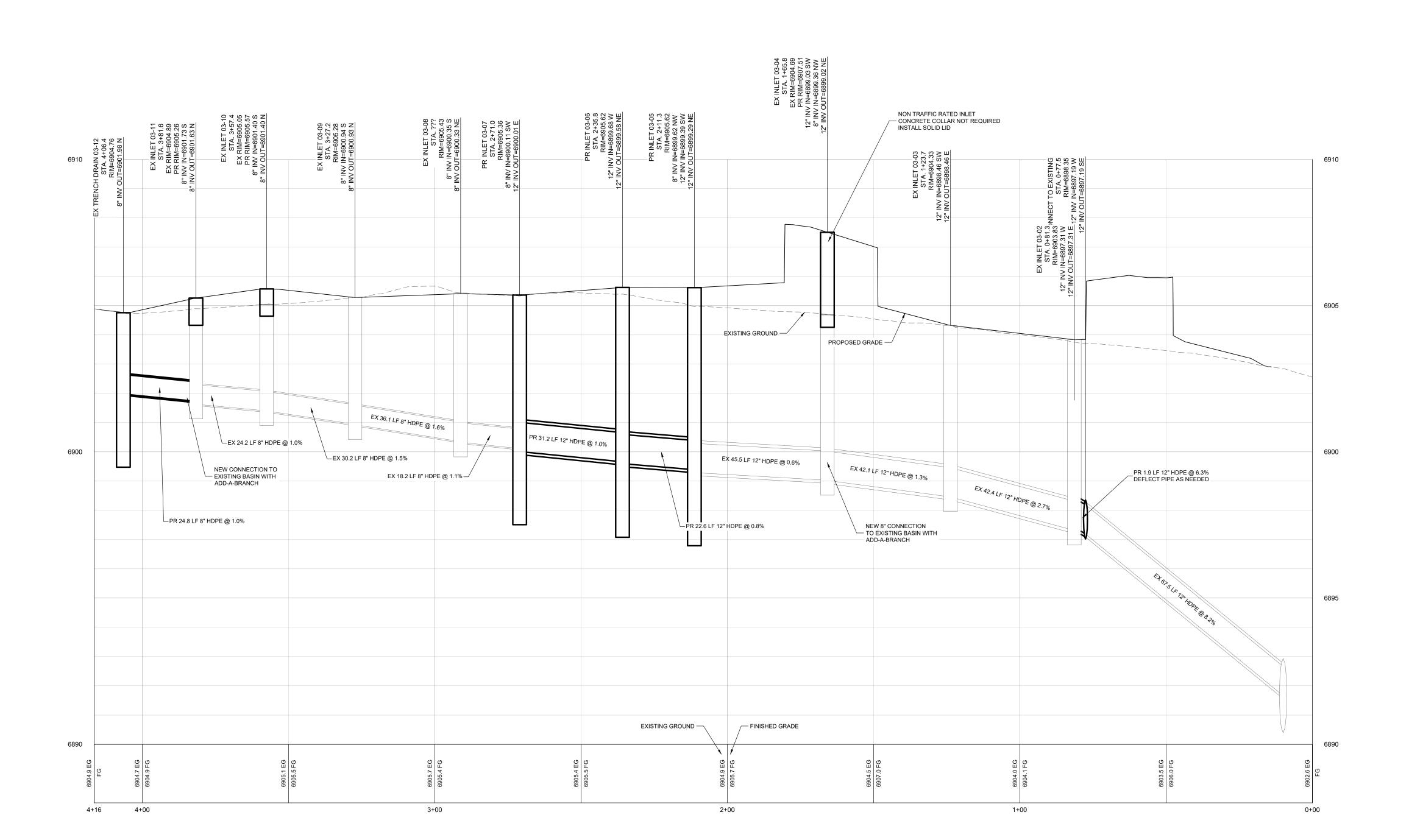
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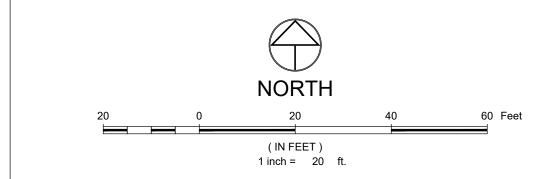
Know what's below. Call before you dig.

DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



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





LEGEND

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

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

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NOTES

EXISTING CHANNELIZED FLOW DIRECTION

STRUCTURE SIZ

* - REDUCER REQUIRED. SEE DETAIL

03-05

KEY PLAN

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INLET SCHEDULE		
ZE	MODEL	GRATE
;")"	NYLOPLAST	12"X12" STANDARD*
; "	NYLOPLAST	12"X12" STANDARD*

NYLOPLAST | 12"X12" STANDARD*



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Project Name GONDOLA PLAZA SSRC | BASE AREA **IMPROVEMENTS** DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

> Project Number 003.7835.000

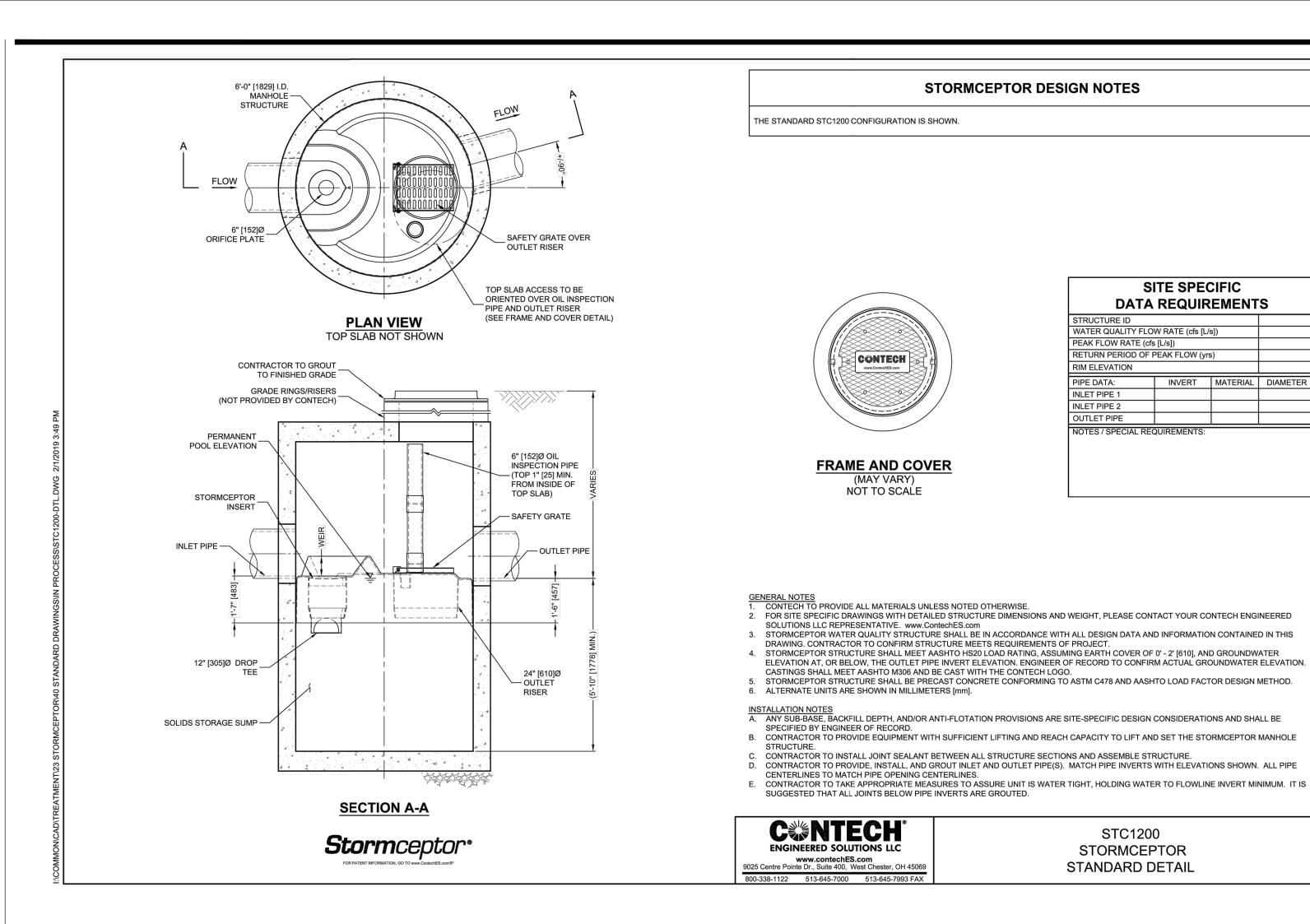
Storm Sewer Plan & Profile

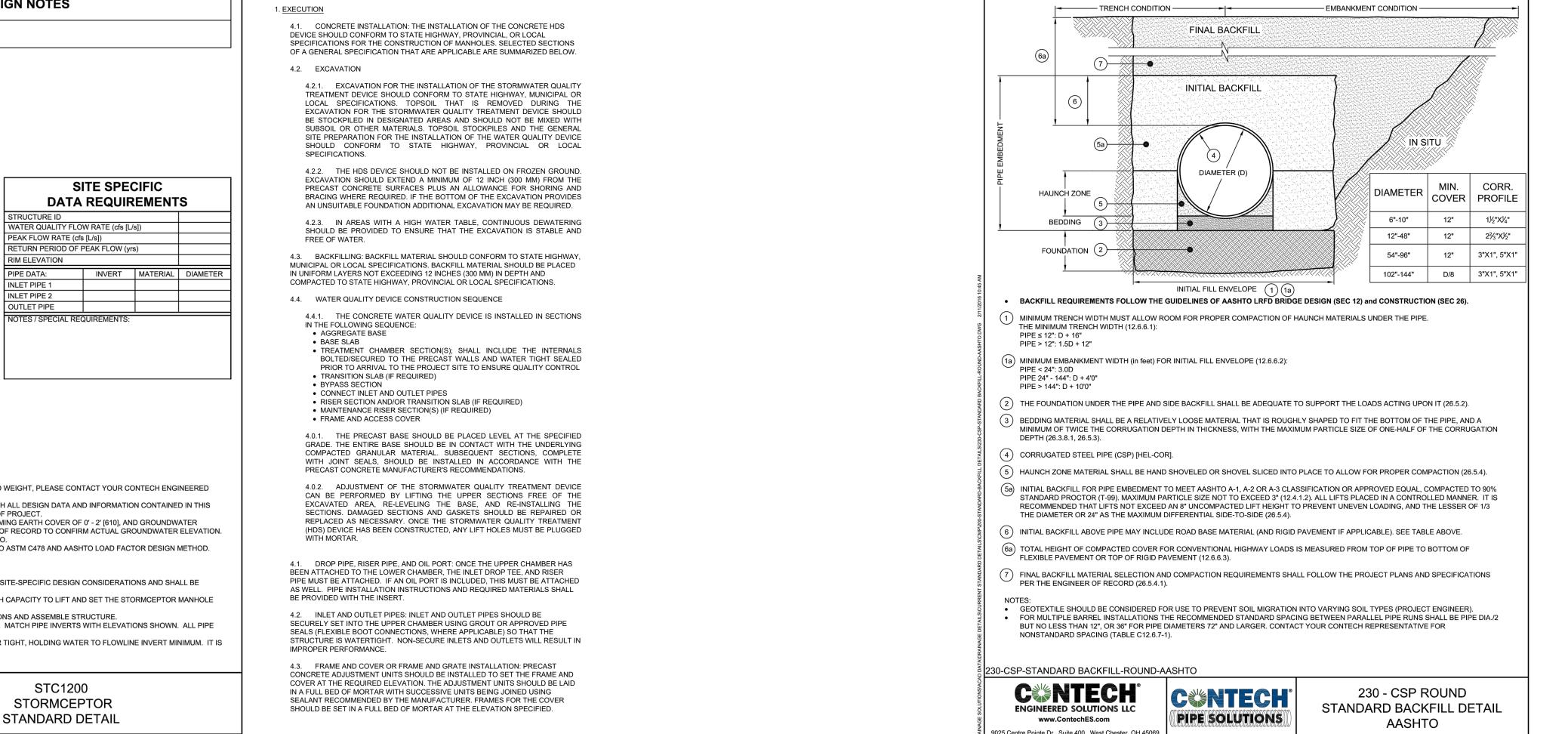
SEE GRAPHICAL SCALE

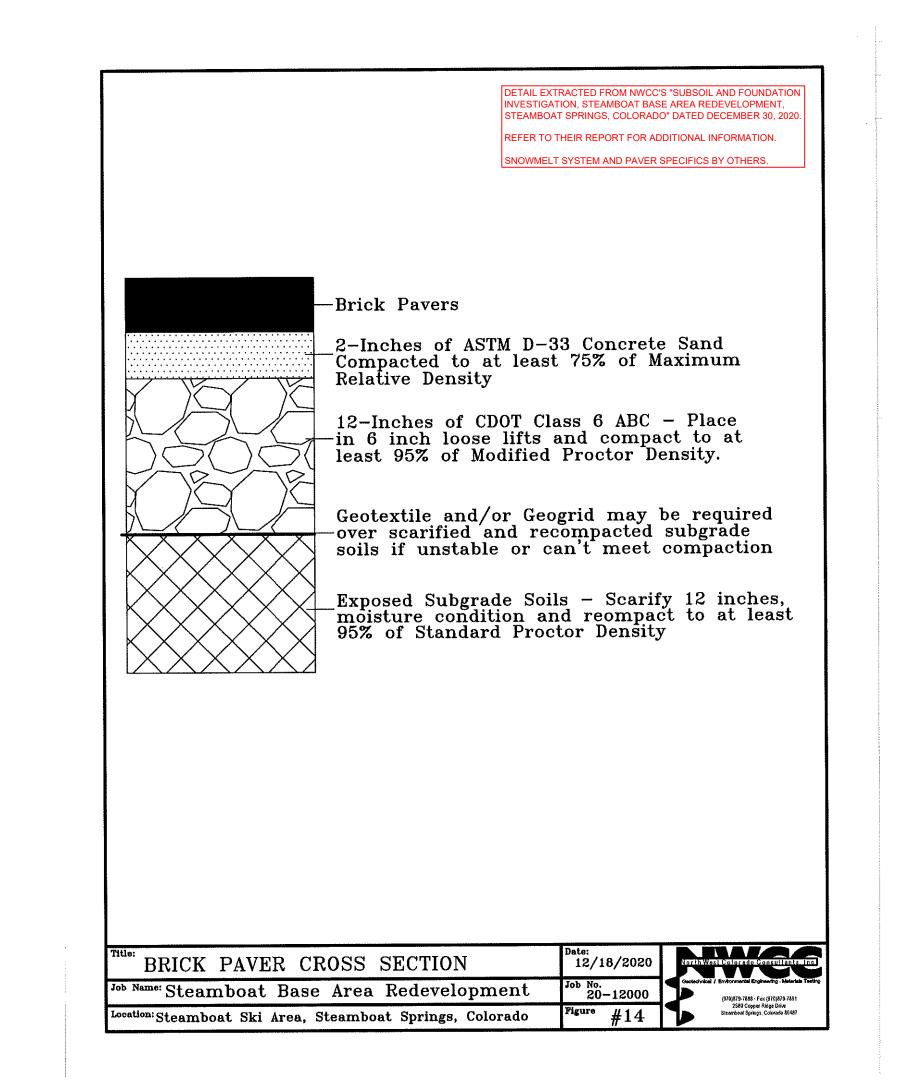
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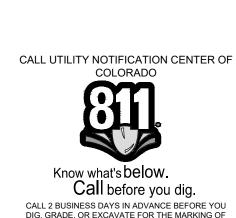
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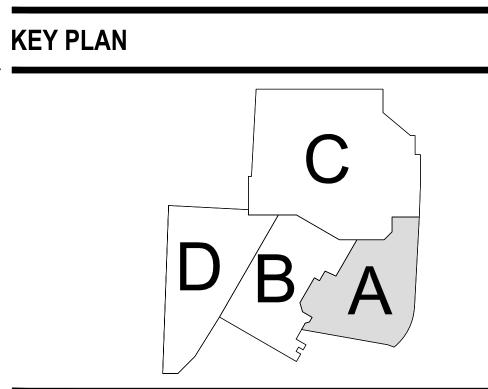






800-338-1122 513-645-7000 513-645-7993 FAX DATE DRAWN: 11/15/15 REV #: ---- REV DATE: ----







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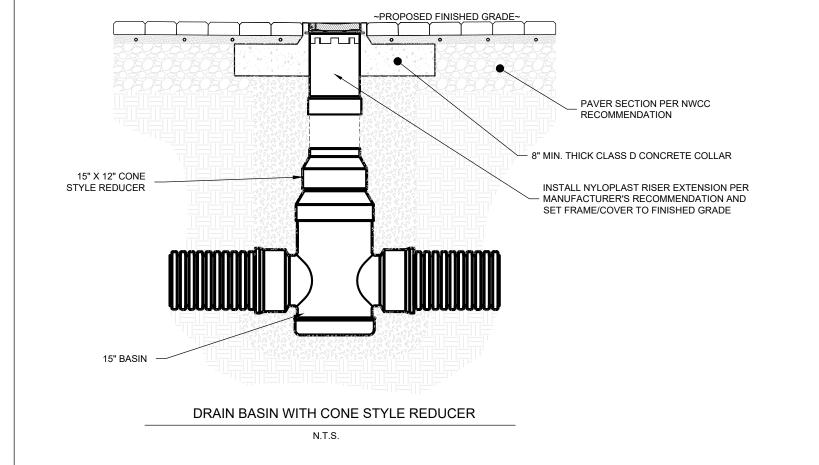
Project Name GONDOLA PLAZA SSRC | BASE AREA

IMPROVEMENTS Project Number 003.7835.000

Civil Construction Details

SEE GRAPHICAL SCALE

1A-C.500

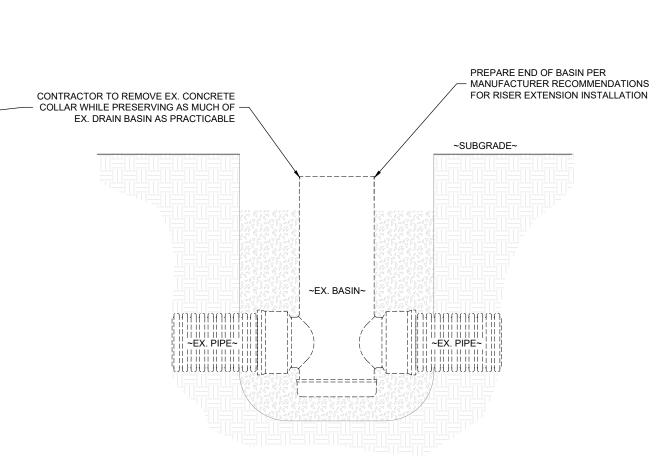


EXISTING CONDITION NOTES THE DEPICTED ILLUSTRATION IS BASED ON DRAFT PLANS FROM THE ORIGINAL CONSTRUCTION. ACTUAL CONDITIONS MAY, AND LIKELY WILL, VARY. REPLACE ALL MODIFIED FRAMES AND GRATES - DO NOT REUSE WITHOUT SPECIFIC APPROVAL AFTER INSPECTION.

PERFORM DEMOLITION WITH CARE TO PROTECT EXISTING BASIN AS PRACTICABLE.

PROBABLE EXISTING CONDITION

THE DEPICTED ILLUSTRATION IS BASED ON DRAFT PLANS FROM THE ORIGINAL CONSTRUCTION. ACTUAL CONDITIONS MAY, AND LIKELY WILL, VARY. REPLACE ALL MODIFIED FRAMES AND GRATES - DO NOT REUSE WITHOUT SPECIFIC APPROVAL AFTER INSPECTION. PERFORM DEMOLITION WITH CARE TO PROTECT EXISTING BASIN AS PRACTICABLE. PER NWCC'S REFERENCE GEOTECHNICAL RECOMMENDATIONS, "THE FINISHED SUBGRADE SURFACE SHOULD BE PROOF ROLLED WITH A LOADED TANDEM DUMP TRUCK OR LOADED WATER TRUCK PRIOR TO PLACING THE SUBBASE AGGREGATES. PROTECT INLET ACCORDINGLY



INTERIM CONDITION

PAVER SECTION PER NWCC RECOMMENDATION

- 8" MIN. THICK CLASS D CONCRETE COLLAR

INSTALL NYLOPLAST RISER EXTENSION PER

- MANUFACTURER'S RECOMMENDATION AND SET FRAME/COVER TO FINISHED GRADE

FINAL CONDITION NOTES

1. ALL NEW MATERIALS AND INSTALLATION SHALL BE INSTALLED PER THE

VERIFY FRAME/GRATE ELEVATION PRIOR TO INSTALLING CONCRETE COLLAR.

PERFORM SURFACE FLOW TEST TO ENSURE ADEQUATE DRAINAGE AND NO STANDING

PROTECT DURING CONSTRUCTION ACTIVITY AND REPAIR/REPLACE DAMAGE AT NO

JET AND CLEAN STORM SEWER SYSTEM AT PROJECT COMPLETION. ENSURE THAT

DEBRIS IS COLLECTED AT DOWNSTREAM LOCATION PRIOR TO DISCHARGE INTO

MANUFACTURER'S RECOMMENDATIONS.

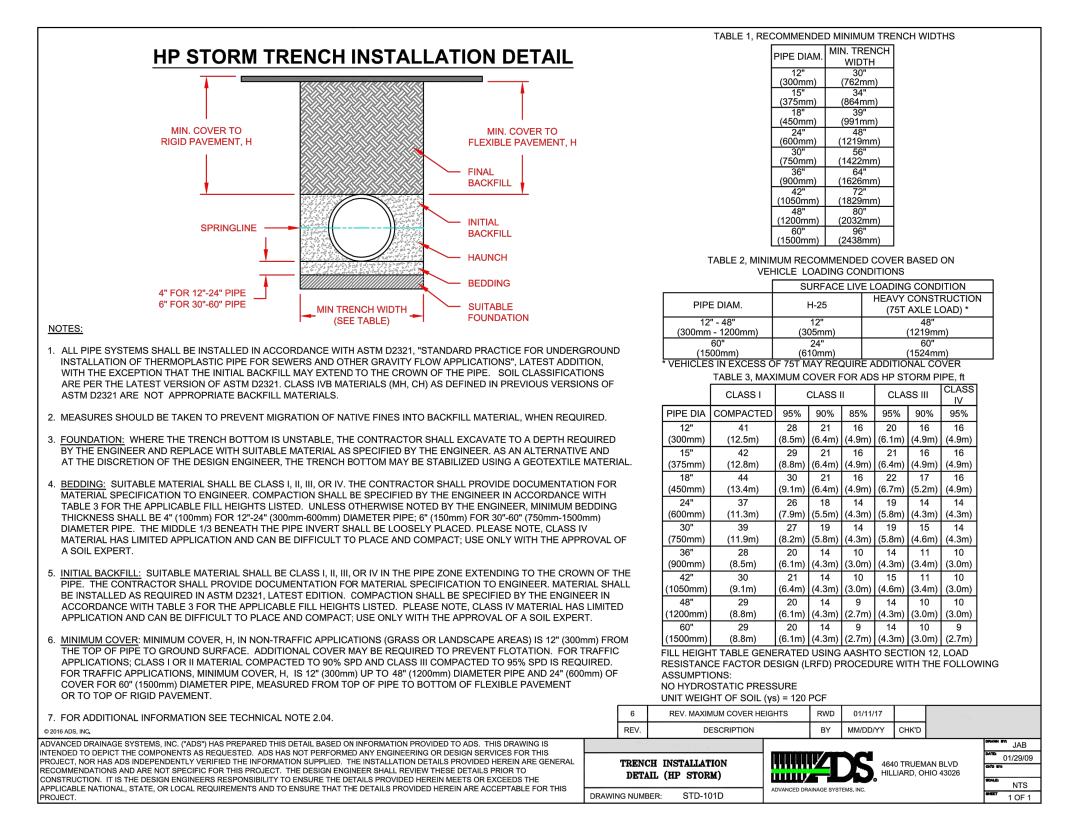
WATER UPON COMPLETION.

EXISTING STORM SYSTEM.

ADDITIONAL COST TO OWNER.

FINAL CONDITION

ADJUSTING EX. NYLOPLAST BASINS TO PR. GRADE



NYLOPLAST TURF TRAFFIC INSTALLATION

8" MIN THICKNESS GUIDELINE

FRAFFIC LOADS: CONCRETE SLAB DIMENSIONS

ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL

CONCRETE SLAB MUST BE DESIGNED TAKING INTO -

LOADING, & OTHER APPLICABLE DESIGN FACTORS.

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER

GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I,

BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE

PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH DRAWN BY EBC MATERIAL

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X

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CONSIDERATION LOCAL SOIL CONDITIONS TRAFFIC

MIN DEPTH FOR TURF

12" - 30" INLINE DRAIN

18" MIN THICKNESS

TOP SOIL

BOTTOM FLANGE OF

FRAME MUST BE

CONCRETE COLLAR

3130 VERONA AVE

BUFORD, GA 30518

FAX (770) 932-2490

DRAIN BASIN & INLINE DRAIN

TURF TRAFFIC INSTALLATION

- SEE PAVER (TURF) FOR BELOW F.G. INSTALLATION

DWG SIZE A SCALE 1:25 SHEET 1 OF 1 DWG NO. 7001-110-340 REV G

8" MIN WIDTH GUIDELINE

— 8" MIN THICKNESS GUIDELINE

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER

CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321.

(3) VARIABLE SUMP DEPTH

MANUFACTURING REQ.)

DWG SIZE A SCALE 1:25 SHEET 1 OF 1 DWG NO. 7001-110-190 REV E

GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I,

BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE

PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.

ACCORDING TO PLANS 2-FT SUMP REQUIRED

(6" MIN. BASED ON FOR ALL NEW BASINS

3130 VERONA AVE

BUFORD, GA 30518

PHN (770) 932-2443

Nyloplast* FAX (770) 932-2490

15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR

TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

- 4" MIN

REVISED BY NMH

GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS,

SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

SUPPORTED BY

- MODIFY FOR PAVER SYSTEM -

BOTTOM FLANGE OF

CONCRETE COLLAR

FRAME MUST BE

SUPPORTED BY

12" - 36" DRAIN BASIN

18" MIN THICKNESS

PEDESTRIAN GRATE -

FRAME & GRATE/SOLID COVER

TOP SOIL -

MINIMUM PIPE BURIAL

DEPTH PER PIPE

MANUFACTURER

RECOMMENDATION

6" MIN ON 30" & 36"

1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR

2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW

TURF TO GROW AND PREVENT EROSION AROUND GRATE

PEDESTRIAN GRATE —

MINIMUM PIPE BURIAL

DEPTH PER PIPE

MANUFACTURER

RECOMMENDATION

(MIN. MANUFACTURING

REQ. SAME AS MIN. SUMP)

WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)

(5) ADAPTER ANGLES

VARIABLE 0° - 360° ACCORDING TO PLANS

(1, 2) INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN O.D.

30" PEDESTRIAN & 12" - 30" STANDARD & SOLID

SO THAT HAZARDS DO NOT FORM.

(3) VARIABLE INVERT HEIGHTS

AVAILABLE (ACCORDING TO

PLANS/TAKE OFF)

WITH THE EXCEPTION OF THE BRONZE GRATE.

SEE DRAWING NO. 7001-110-065

FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05

- DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO

ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL).

ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

- DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.

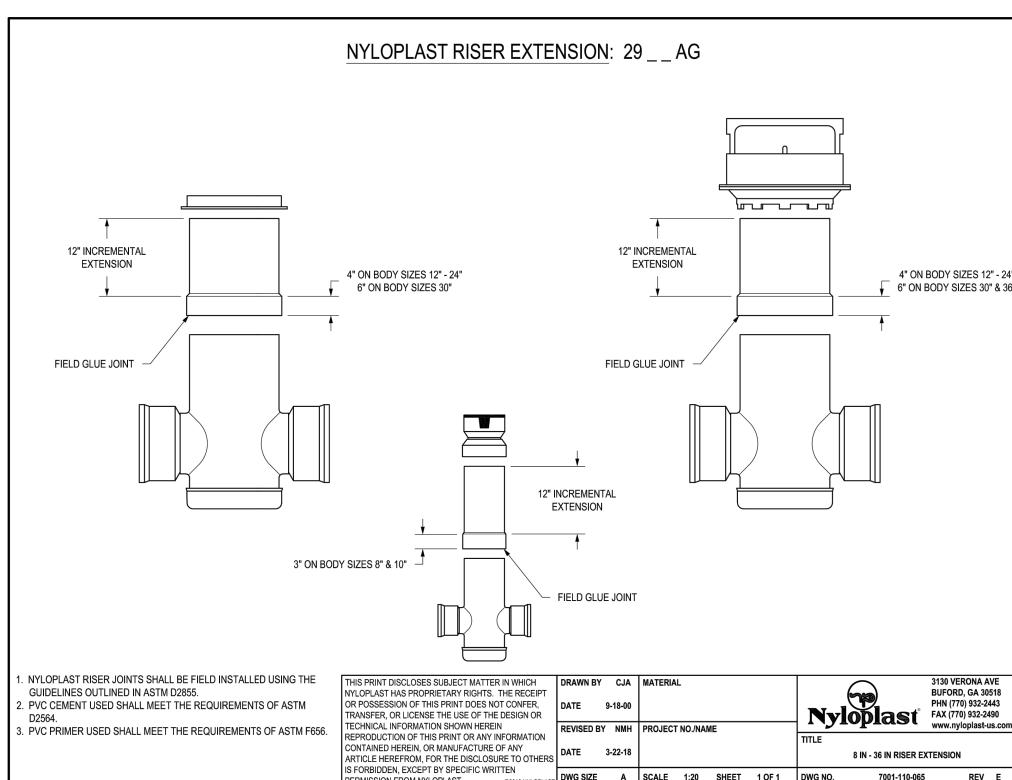
RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.

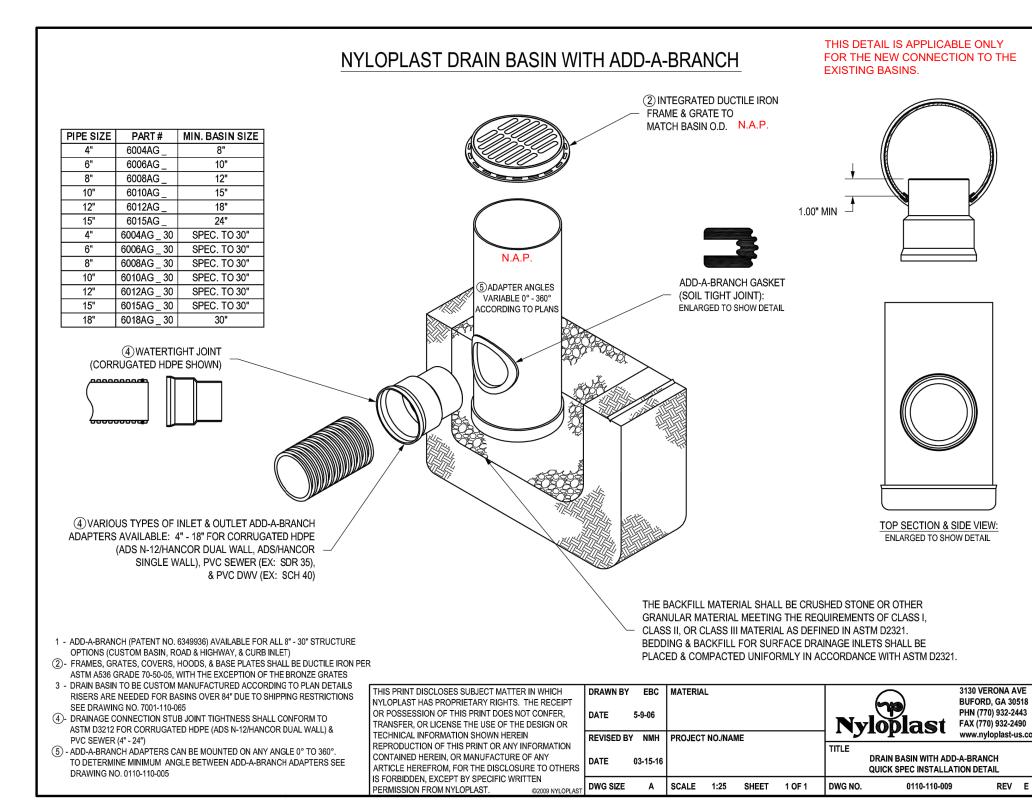
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM

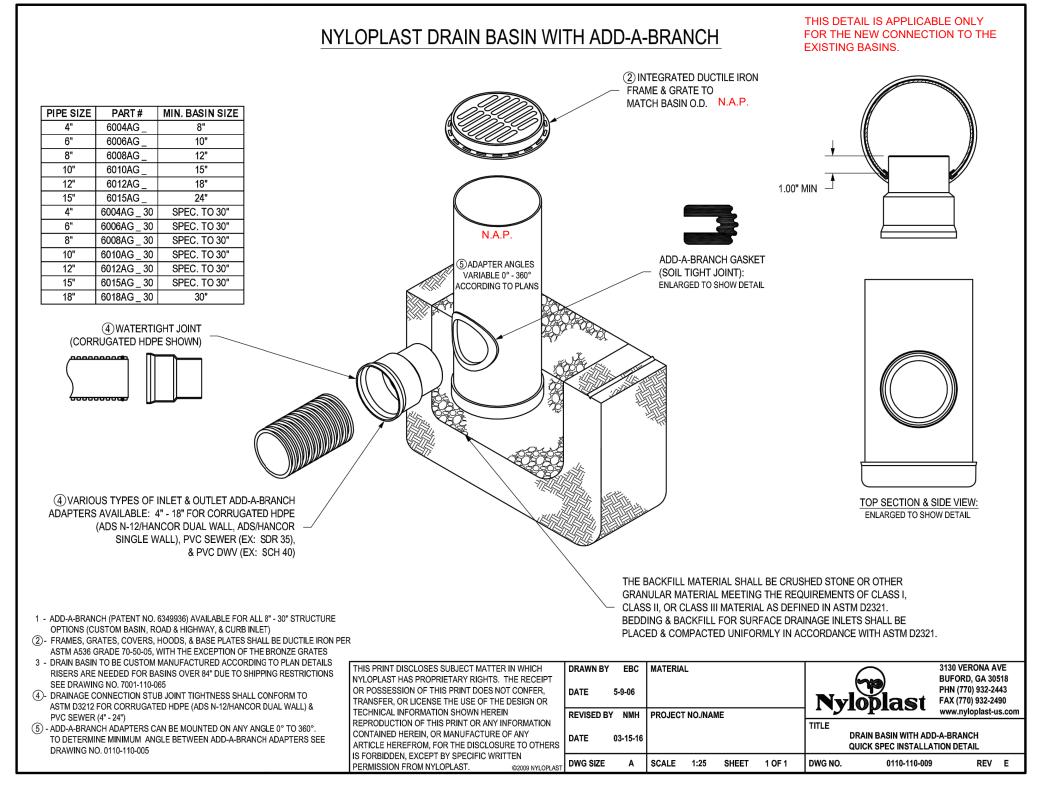
(4) VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE:

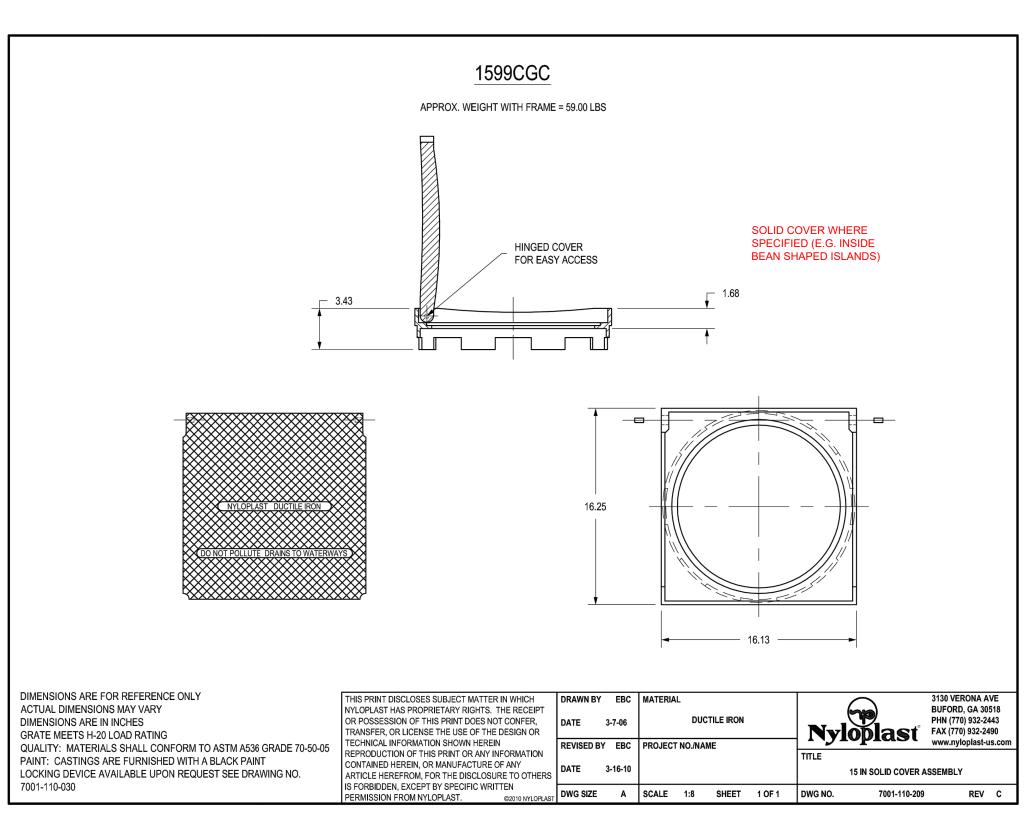
4" - 15" FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL,

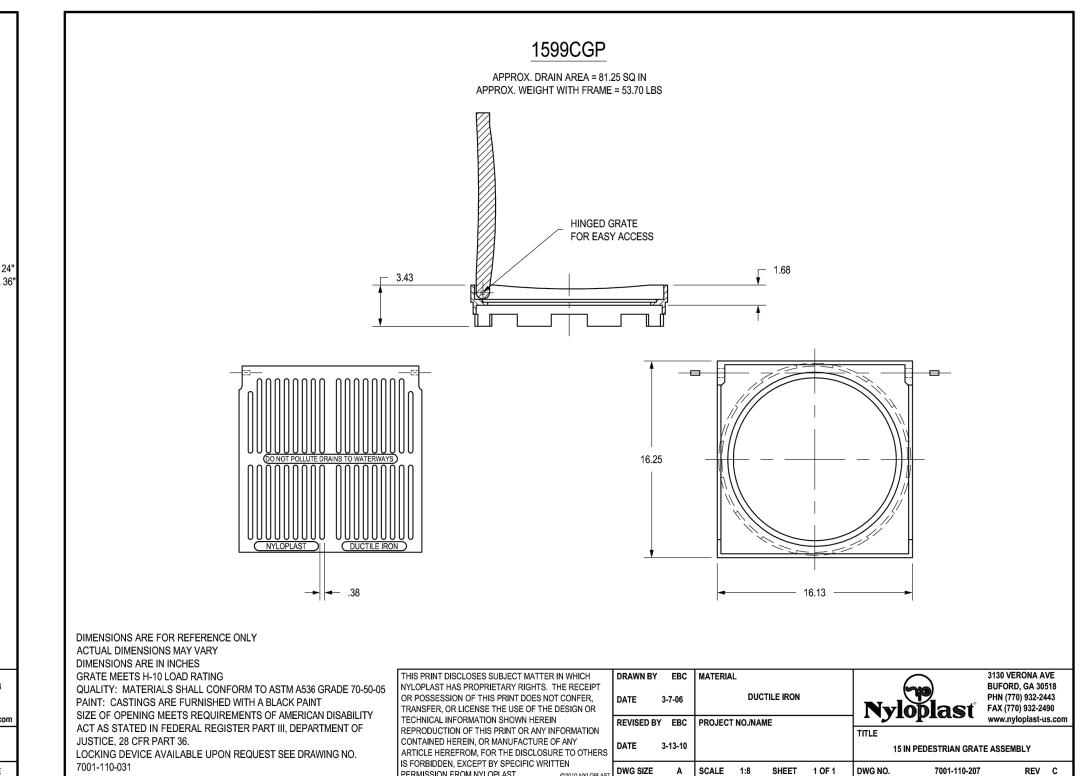
ADS/HANCOR SINGLE WALL), N-12 HP, PVC SEWER (EX: SDR 35), PVC DWV (EX: SCH 40), PVC C900/C905, CORRUGATED & RIBBED PVC

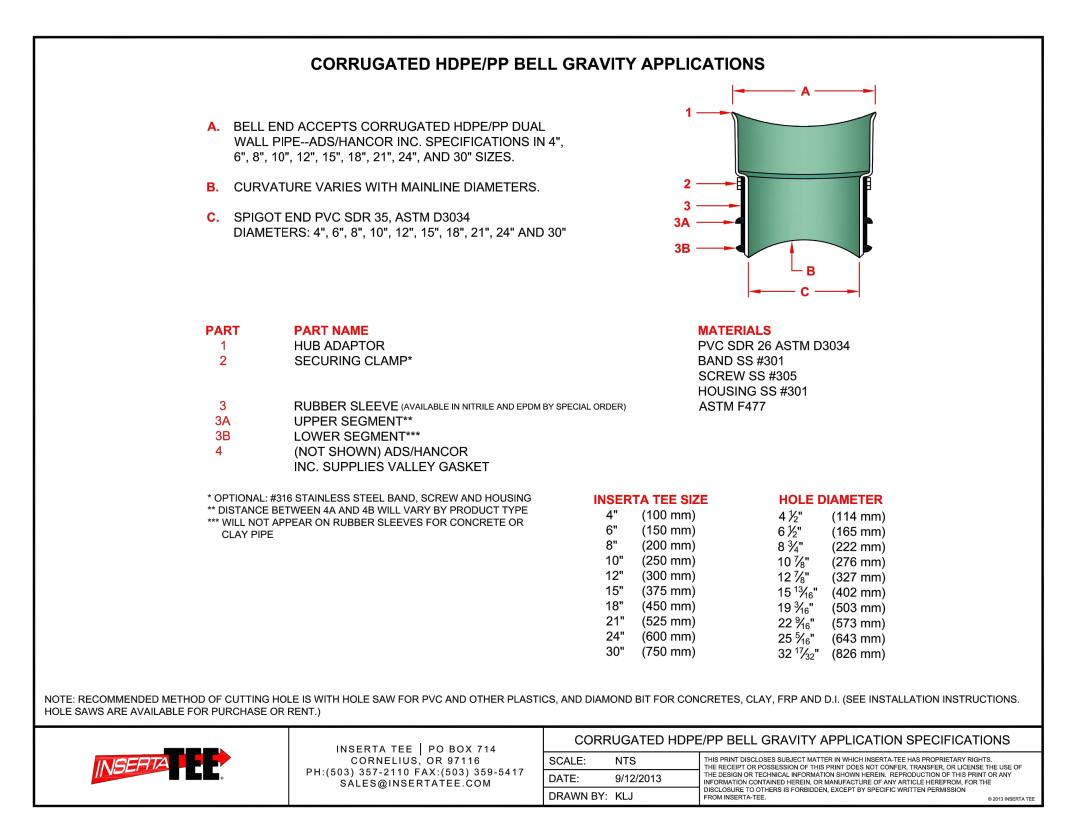


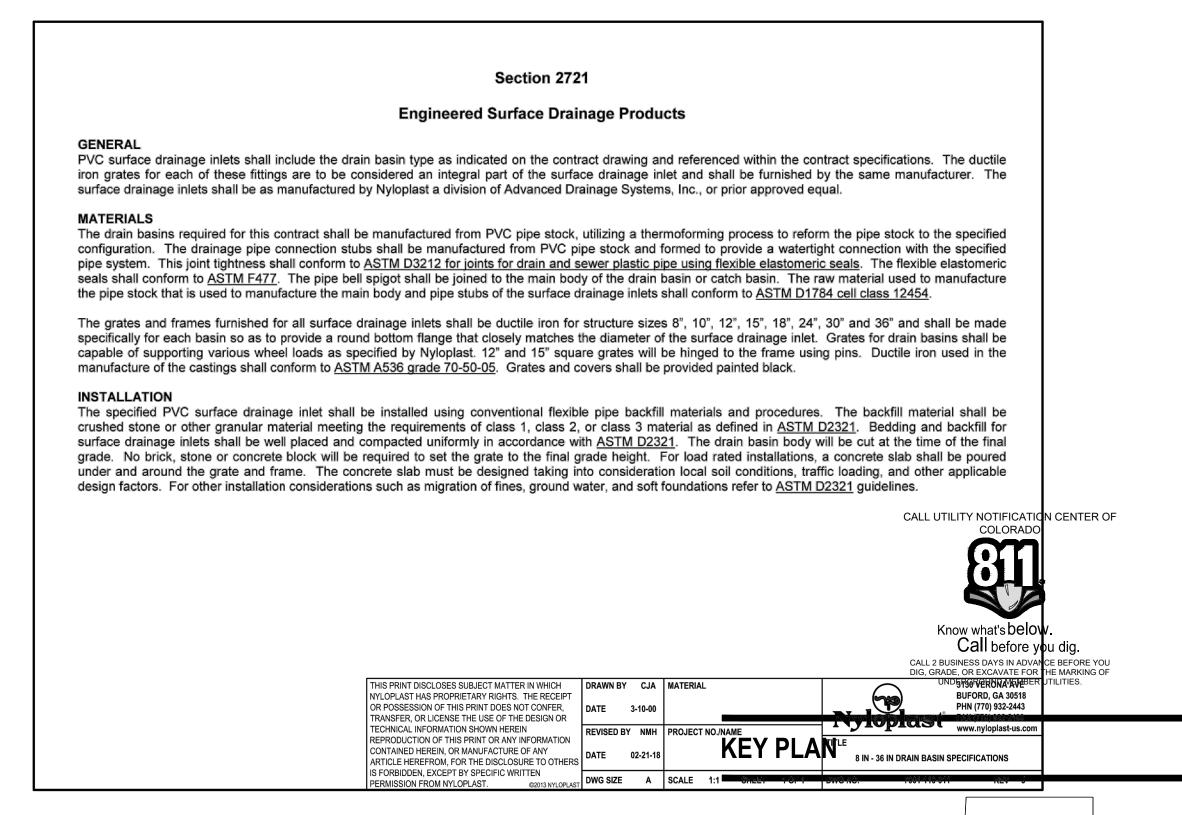


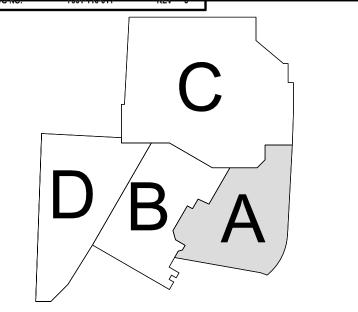














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Seal / Signature

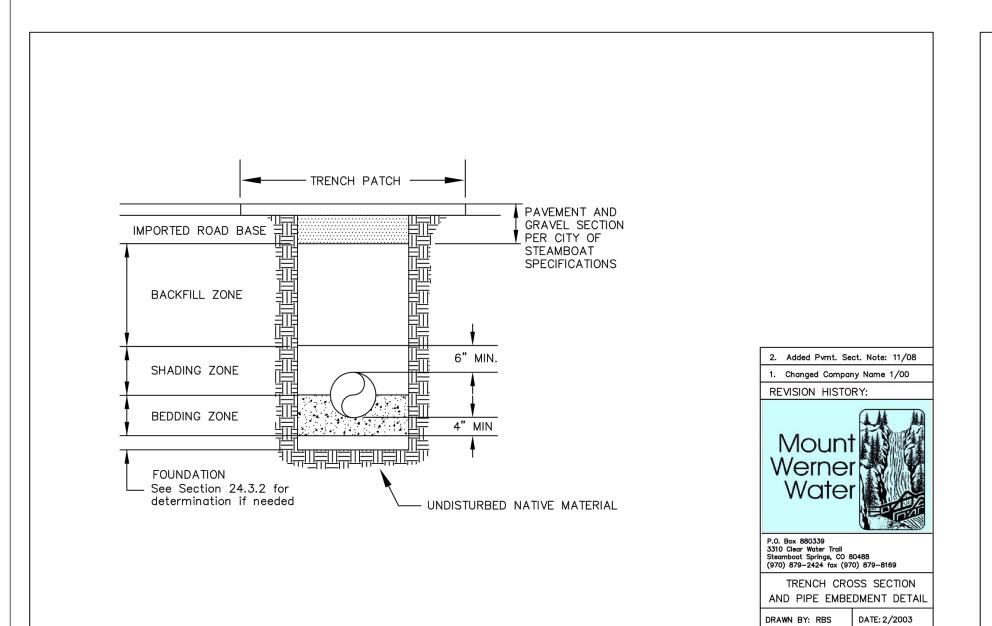
Project Name GONDOLA PLAZA SSRC | BASE AREA

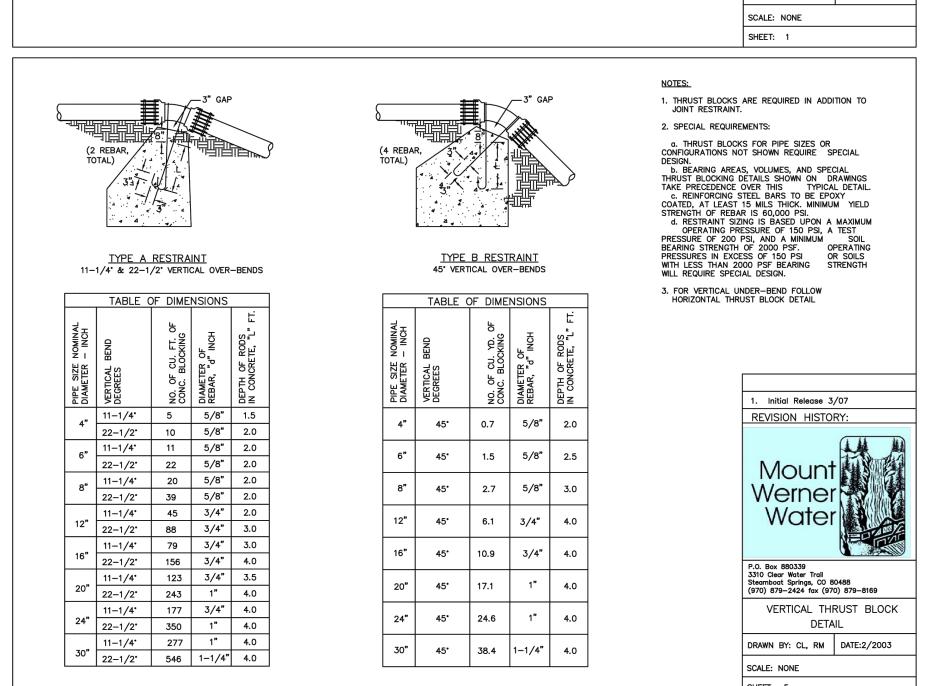
Project Number 003.7835.000

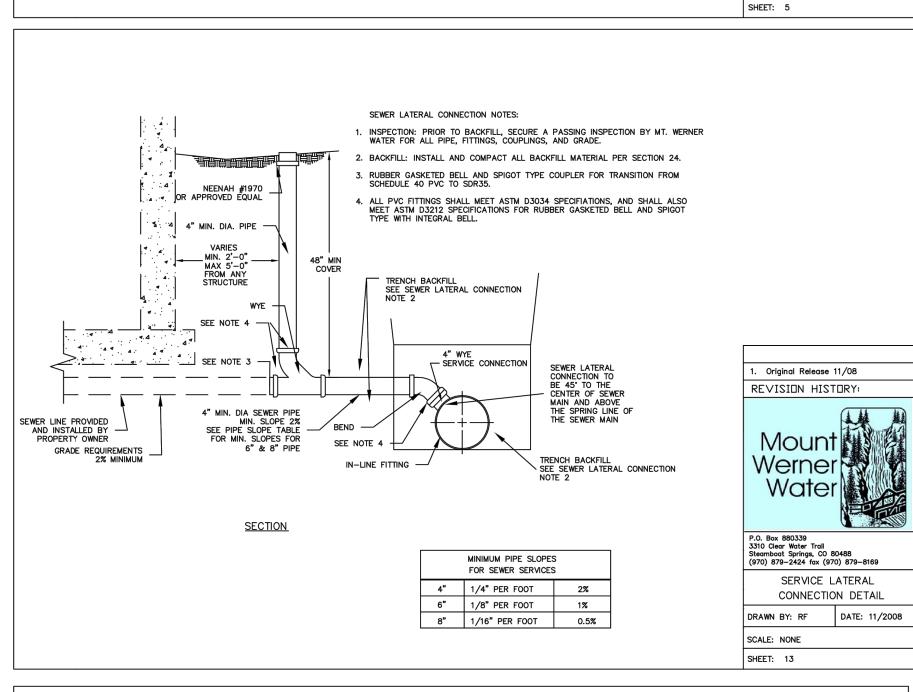
Drainage Structure Details

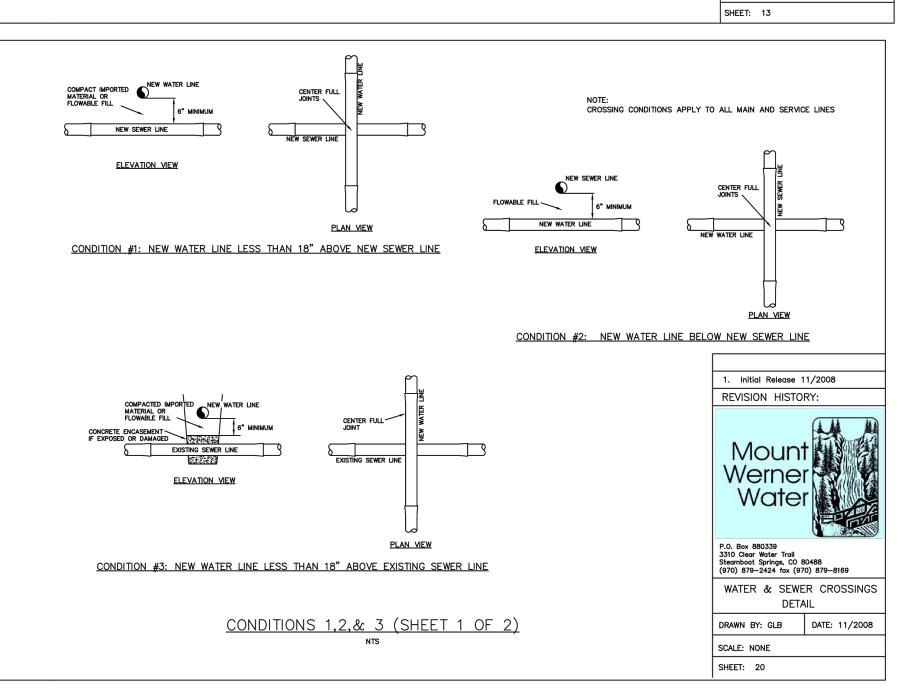
SEE GRAPHICAL SCALE

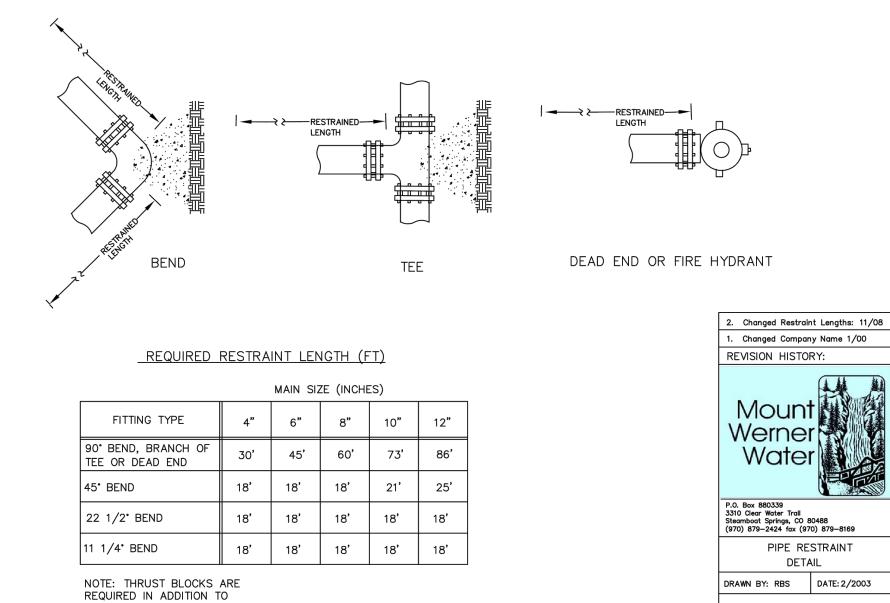
1A-C.510





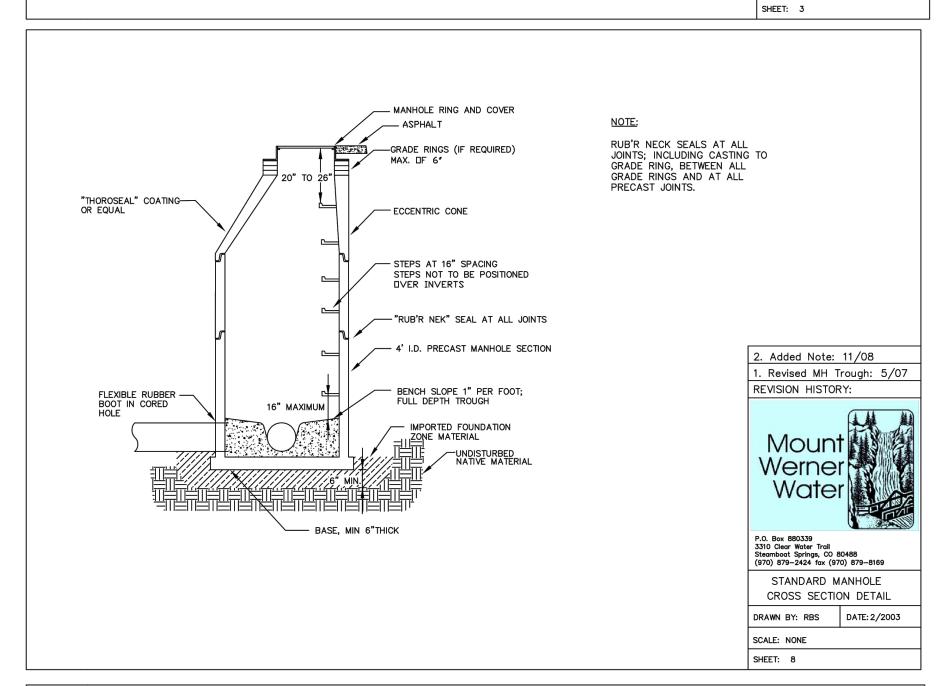


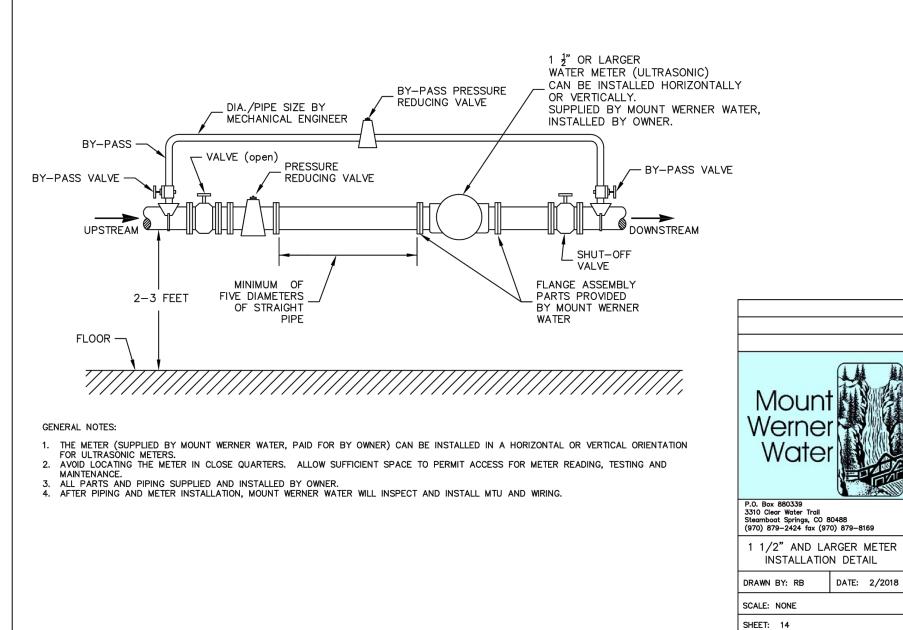


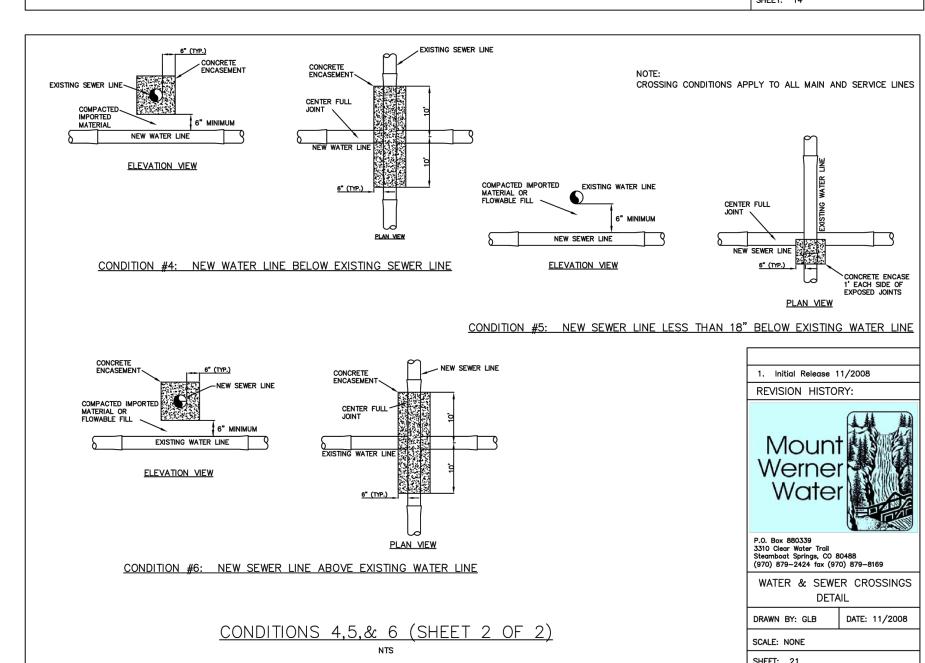


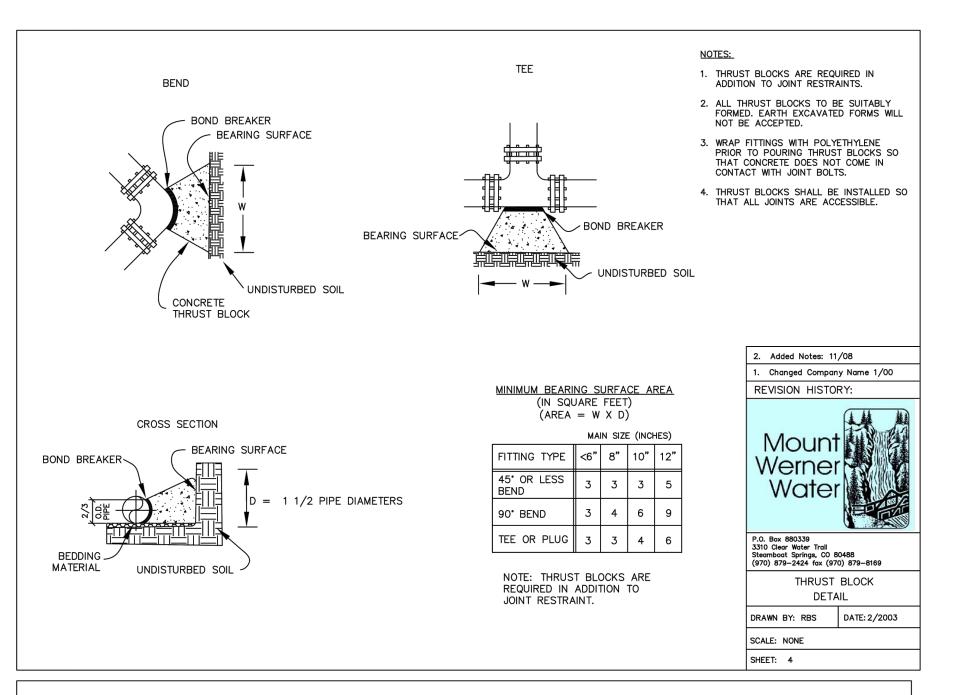
JOINT RESTRAINT.

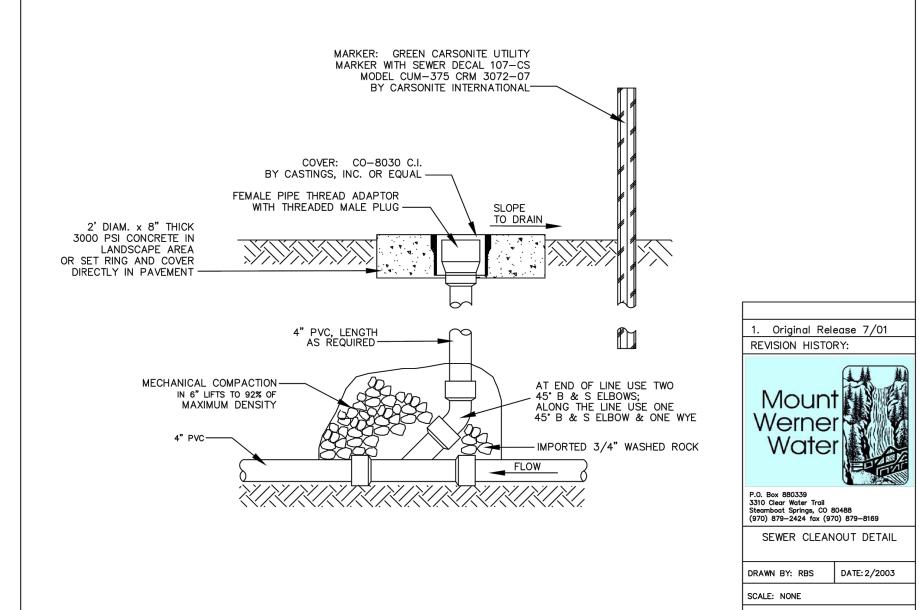
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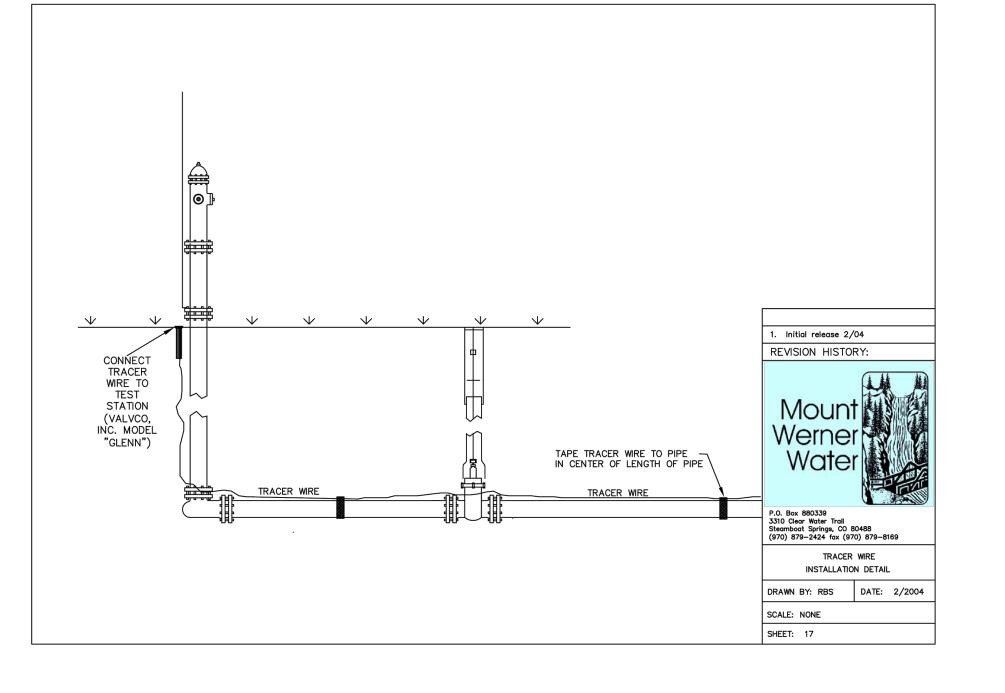














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NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE Seal / Signature

Project Name GONDOLA PLAZA SSRC | BASE AREA **IMPROVEMENTS**

Project Number 003.7835.000

MWW Details

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 B_{i}

KEY PLAN

SEE GRAPHICAL SCALE

1A-C.520

