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, 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 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.

ATMOS ENERGY CORPORATION
2# Systems will not be allowed unless proof of an appliance requiring a MINUMUM of over 7" W.C. is provided to Atmos Energy Corporation personnel for review.
Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place.
Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

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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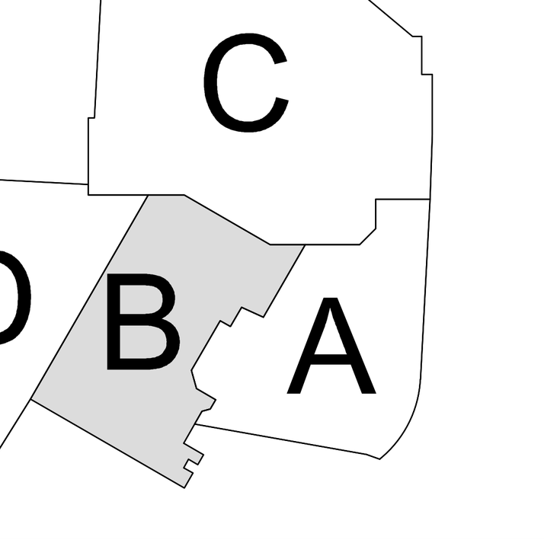
KEY PLAN



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△ Date	Description
-- 2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

COLORADO LICENSED
ERIK J. GRIEPENTROG
33280
5/19/21
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
Civil Construction Notes

Scale
SEE GRAPHICAL SCALE

1B-C.002

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.002 Notes.dwg LAYOUT NAME: 1B-C.002 DATE: May 18, 2021 - 7:14pm CAD OPERATOR: erik
LIST OF XREFS: [21-309 CD-B-TB - 30x42]

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.003 Existing Conditions Plan.dwg LAYOUT NAME: 1B-C.003 DATE: May 18, 2021 - 7:15pm CAD OPERATOR: erik

LIST OF XREFS: [x21-0309 CD-B-TB - 30X42] [xEXIST_Leg-Gensler-30x42] [2550-001-xHatch] [2550-001-xBndy] [xEXIST_Leg-Gensler-Easements-30X42] [2550-001-xExist-Utils] [2550-001-xExist] [2550-001-xExist-Sheraton]

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

BUILDING	
ROOF LINE/OVERHANG	
DECK	
WALL	
FENCE	
MAJOR CONTOUR	6800
MINOR CONTOUR	
ASPHALT	
CONCRETE	
GRAVEL	
WOOD DECKING	
SIGN	
SANITARY SEWER LINE MARKER MANHOLE AND CLEANOUT	XS S C
SEPTIC TANK LID AND VENT PIPE	
WATER LINE MAKER, FIRE HYDRANT GATE VALVE, CURB STOP & BLOWOFF	XW
FIRE DEPT. CONNECTION, YARD HYDRANT, VENT PIPE, WATER MANHOLE AND WELL	
GAS LINE MARKER, VALVE, MANHILE/VAULT AND METER	XG G GM
CABLE LINE MARKER, VAULT AND PEDESTAL	XTV TV
FIBER OPTIC LINE MARKER, VAULT & PEDESTAL	XFO
SATELLITE DISH	
TELEPHONE LINE MARKER, VAULT, PEDESTAL AND MANHOLE	XT T
ELECTRIC LINE MARKER, TRANSFORMER, METER AND SECONDARY PEDESTAL	XE EM
SNOW MELT DISTRIBUTION LINE AND VAULT	SM XSM
SNOW MAKING WATER MAIN	SNOW
ELECTRIC MANHOLE, OUTLET, GENERATOR AND JUNCTION BOX	E GEN EJ
LIGHT POLE AND LIGHT POLE W/ MAST	
PROPOSED DITCH / SWALE	XOH
UTILITY POLE, GUY POLE & GUY WIRE	
DITCH/SWALE	
CULVERT W/ END SECTIONS	
STORM MANHOLE, AREA DRAIN, GRATE INLET AND CURB INLET	ST
AIR CONDITIONER, MAILBOX NEWSTAND AND TRASH CAN	AC MB N
BOLLARD, AREA LIGHT AND FLAG POLE	
CONIFEROUS AND DECIDUOUS TREE (SCALED TO APPROX. DRIPLINE)	
CONIFEROUS AND DECIDUOUS SHRUB (SCALED TO APPROX. DRIPLINE)	
FINISHED FLOOR ELEVATION (SEE NOTE 10)	x 6900.0'

NOTES

1. THIS EXISTING CONDITIONS PLAN DOES NOT REPRESENT A MONUMENTED LAND SURVEY OR IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THAT INFORMATION REQUESTED BY OUR CLIENT.
2. PARCEL AND RIGHT OF WAY BOUNDARIES ARE SHOWN HEREON BASED UPON THE APPLICABLE SUBDIVISION PLATS AND AVAILABLE PROPERTY CORNER MONUMENTS.
3. BASIS OF HORIZONTAL CONTROL: COLORADO NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NAD83(2011).
4. UNITS SHOWN HEREON ARE IN US SURVEY FEET AND THE STANDARD OF DISTANCE ACCURACY FOR THIS MAP HAS BEEN DETERMINED TO BE GREATER THAN 1:10,000.
5. SITE BENCHMARK: A RECOVERED 3" BRASS CAP MONUMENTING THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. SAID BRASS CAP ALSO BEING CITY OF STEAMBOAT SPRINGS GIS CONTROL POINT NUMBER 344, HAVING AN ELEVATION OF 6935.31 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS SHOWN HEREON.
6. CONTOUR INTERVAL = 1 FOOT
7. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE, AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES AND MARKINGS PROVIDED BY A UTILITY LOCATING SERVICE. LOCATIONS SHOWN ARE APPROXIMATE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING THE UTILITIES. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
8. THE LAST FIELD INSPECTION OF THE SITE WAS ON JANUARY 5, 2021.
9. ALL SYMBOLS ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
10. FINISH FLOOR ELEVATIONS WERE OBTAINED BY MEASUREMENTS MADE ON LANDINGS OR DOOR SILLS OUTSIDE THE BUILDING. INTERIOR FLOOR ELEVATIONS SHOULD BE VERIFIED WHERE APPROPRIATE.
11. WHERE 'MD' IS NOTED FOR STORM/AREA DRAIN INVERTS, THE DRAINS WERE MEASURED DOWN BUT IT WAS UNKNOWN WHETHER THE MEASUREMENT WAS TO A WYE, BEND OR INVERT DUE TO LACK OF VISIBILITY. THE 'MD' IS INTENDED TO REPRESENT 'MEASURED DEPTH'. SOME DISCREPANCIES MAY EXIST.

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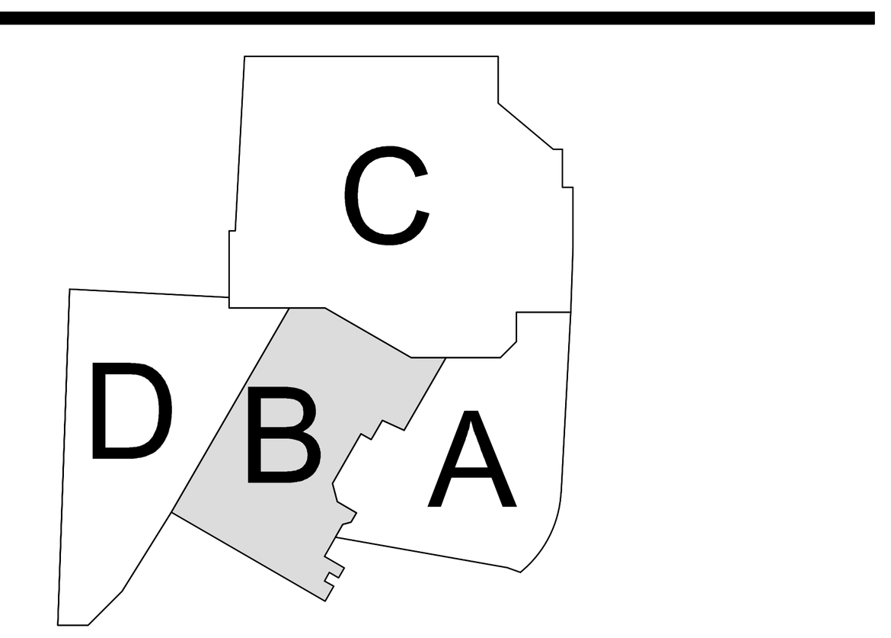
KEY PLAN



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COLORADO LICENSED
ERIK J. GRIEPENTROG
33280
PROFESSIONAL ENGINEER

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

Existing Conditions Plan

Scale

SEE GRAPHICAL SCALE

1B-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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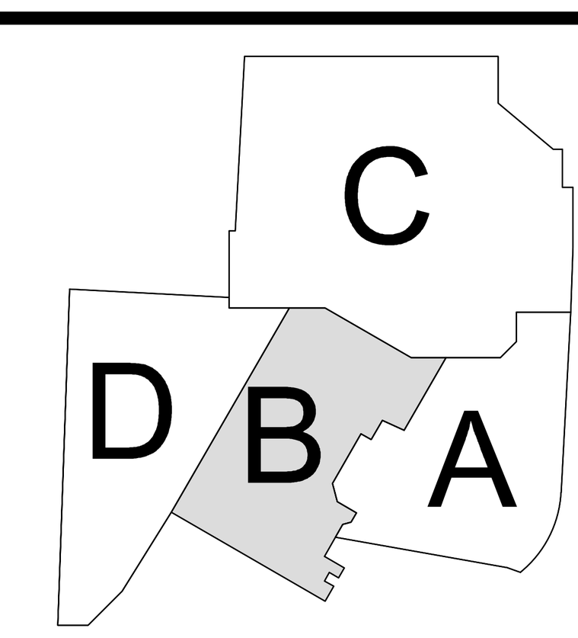
KEY PLAN



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COLORADO LICENSED ERIK J. GRIEPENTROG 33280 PROFESSIONAL ENGINEER

[illegible]

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Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

Existing Property Easement Exhibit

Scale

SEE GRAPHICAL SCALE

1B-C.004

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.003 Existing Conditions Plan.dwg LAYOUT NAME: 1B-C.004 DATE: May 18, 2021 - 7:15pm CAD OPERATOR: erik
LIST OF XREFS: [x21-0309 CD-B-TB - 30X42] [xEXIST_Leg-Gensler-30x42] [2550-001-xHatch] [2550-001-xBndy] [xEXIST_Leg-Gensler-Easements-30X42] [2550-001-xExist-Utils] [2550-001-xExist] [2550-001-xExist-Sheraton]

NORTH

30 0 30 60 90 Feet

(IN FEET)
1 inch = 30 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 ARCHITECTURAL AND STRUCTURAL PLANS.

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SSRC | BASE AREA IMPROVEMENTS

Project Number

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Description

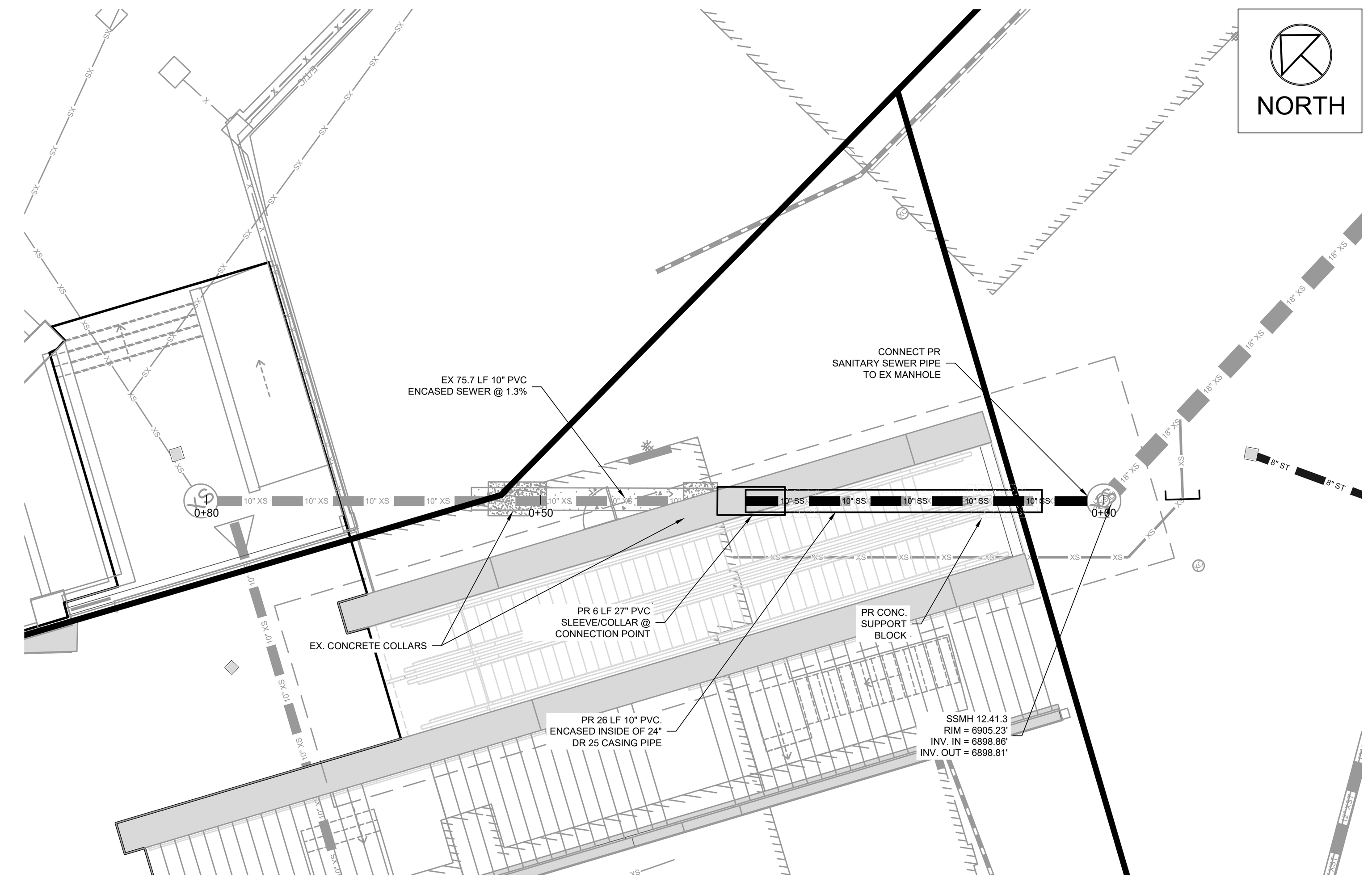
HORIZONTAL CONTROL PLAN

Scale

SEE GRAPHICAL SCALE

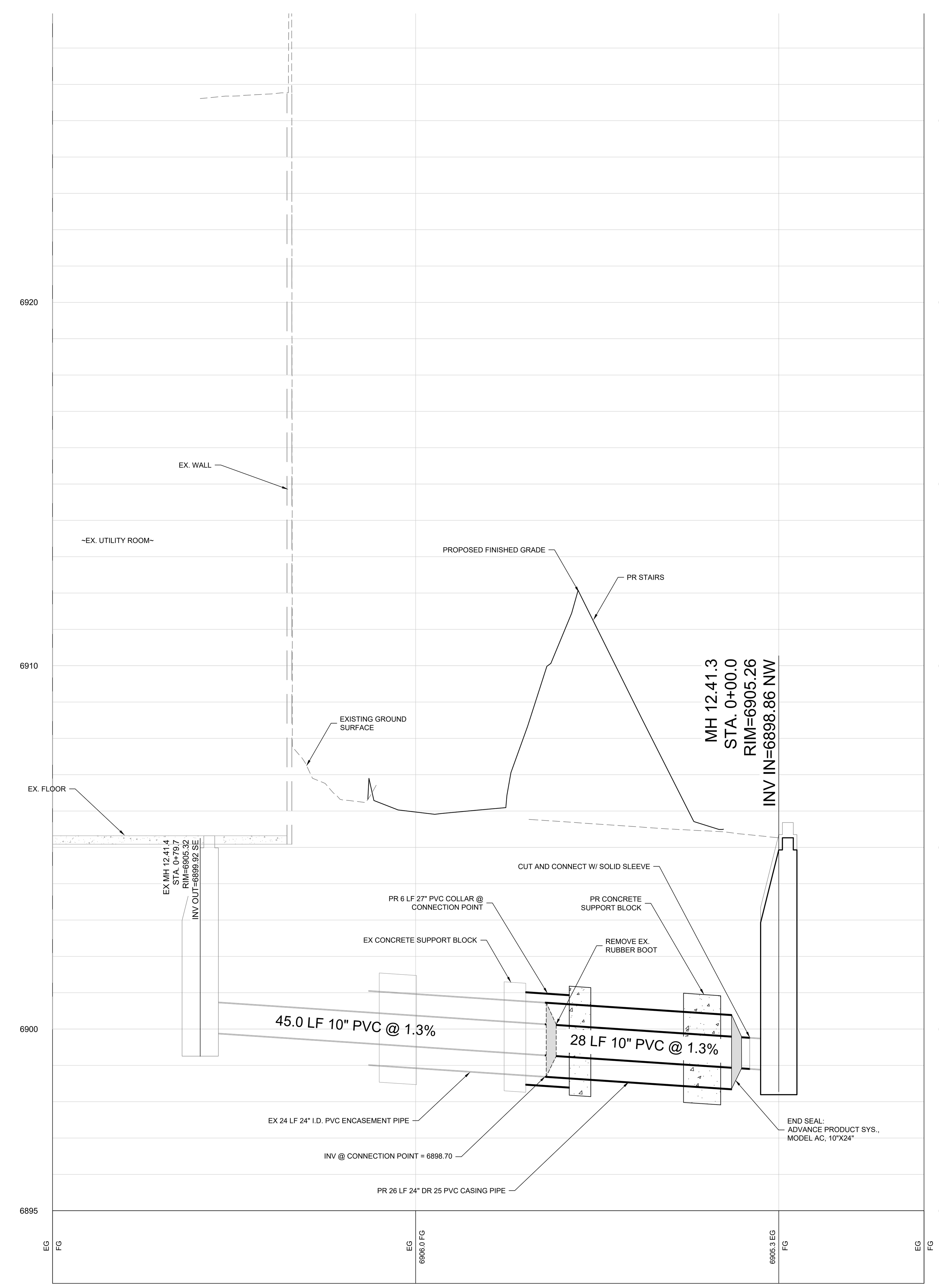
1B-C.090

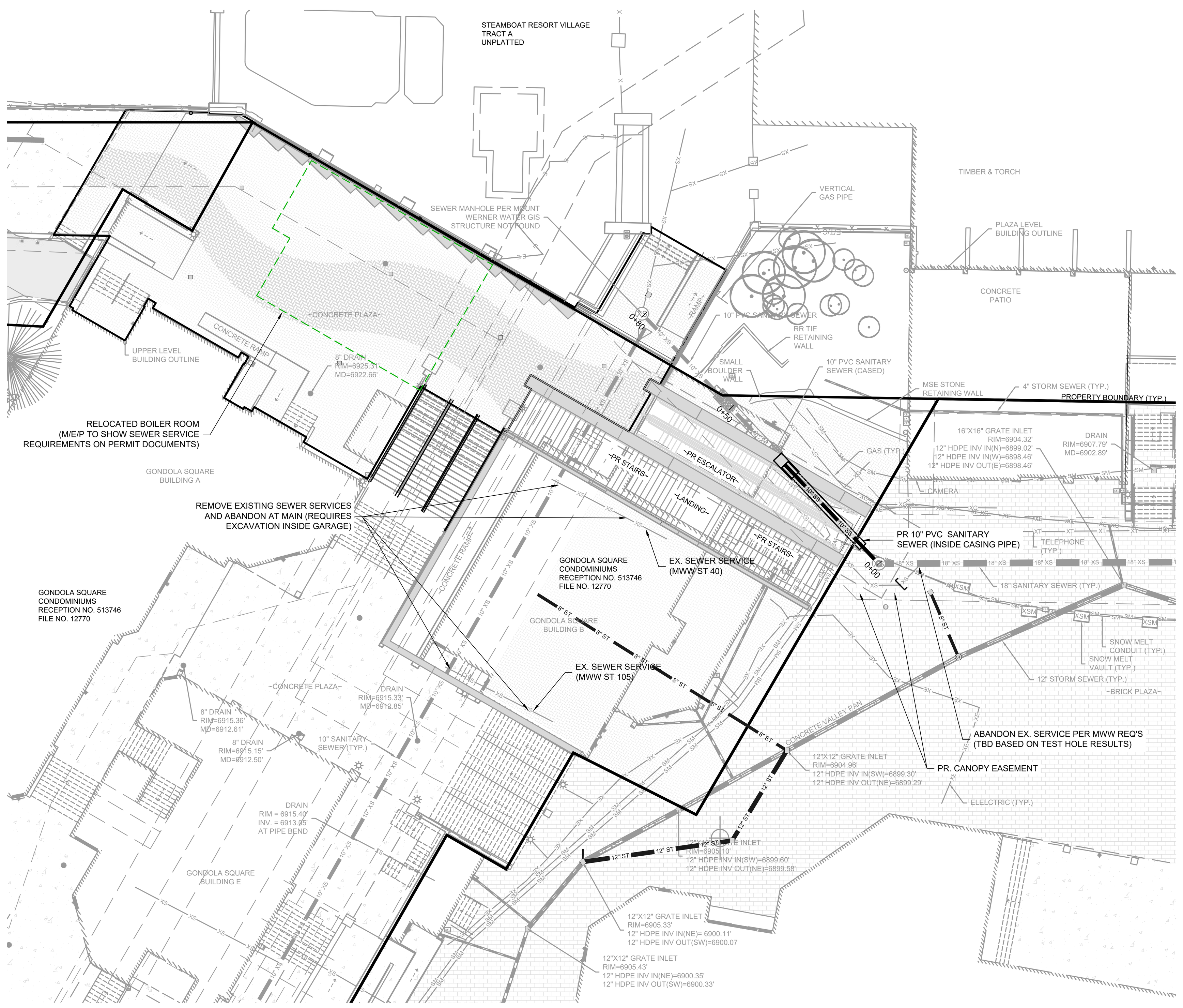
DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.090-Horizontal Control Plan.dwg LAYOUT NAME: 1B-C.090 DATE: May 18, 2021 - 7:15pm CAD OPERATOR: erik
LIST OF XREFS: [2550-001-xBndy] [xHoriz Control_Leg-Gensler-30X42] [2550-001-GW-xGridlines] [2550-001-Gw-xExist-DEMO] [21-309 CD-B-TB - 30x42]



SEWER PLAN & PROFILE (STA 0+00 - 0+80)

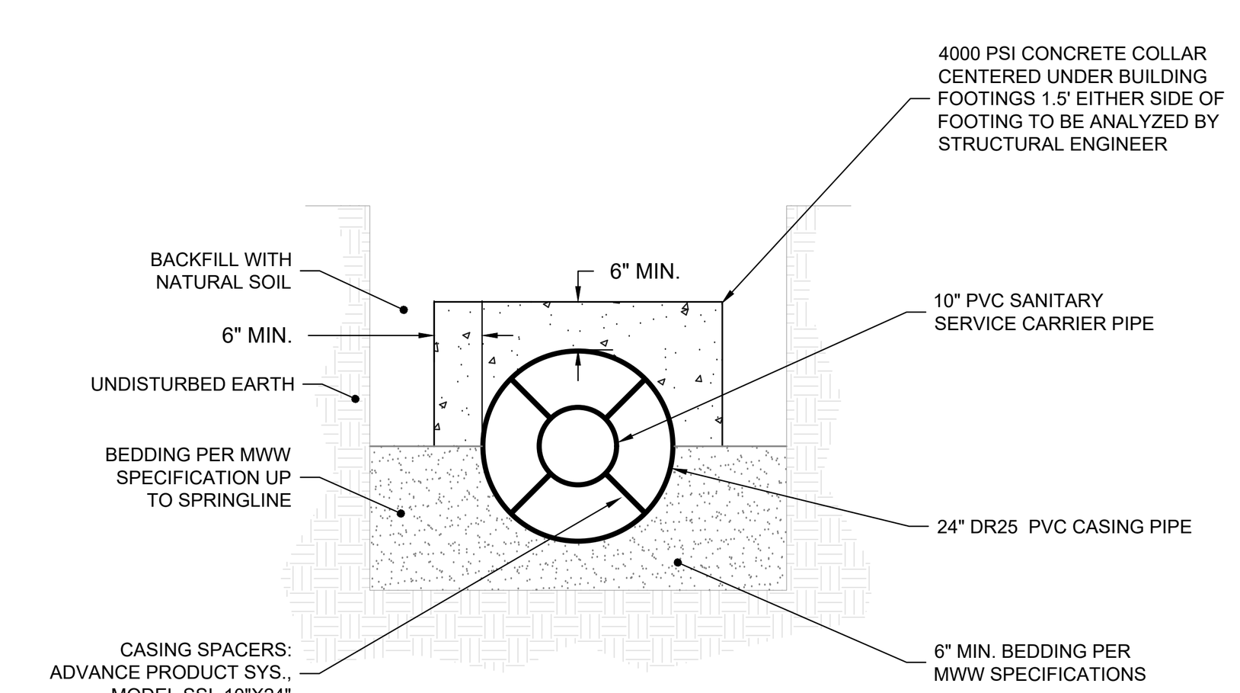
SCALE: 1" = 10' (H) 1" = 1' (V)





SEWER PLAN

SCALE: 1" = 20'



PIPE CASING DETAIL

NOT TO SCALE

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS (SS) 8" SS
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS (XS) 8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	8" W 8" W 8" W
PROPOSED GV, FH & CS	
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	(ST)
EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	18" XS (ST)
EX. STORM/CULVERT TO BE REMOVED OR ABANDONED	XST DEMO
PROPOSED CONDUIT/DUCT BANK	E E E E E

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 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.
5. 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.

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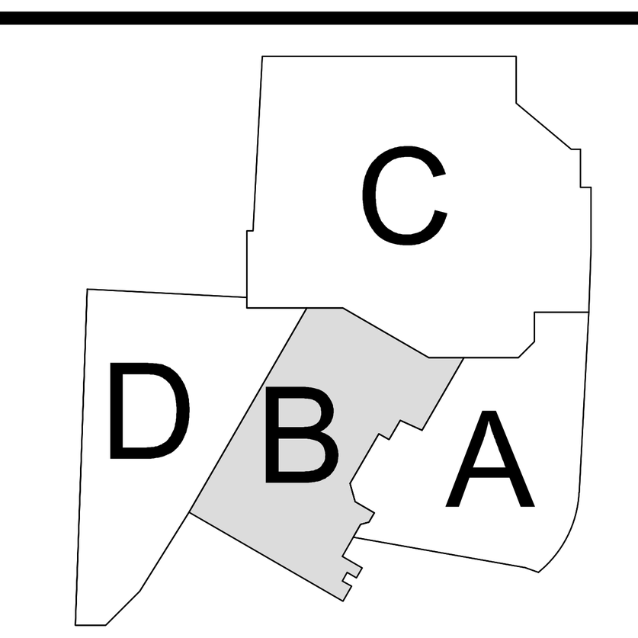
KEY PLAN



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United States
Tel 303.421.6655

△ Date	Description
-- 2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

COLORADO LICENSED
ERIK J. GRIEPENTROG
33280
5/19/21
PROFESSIONAL ENGINEER

[illegible]

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

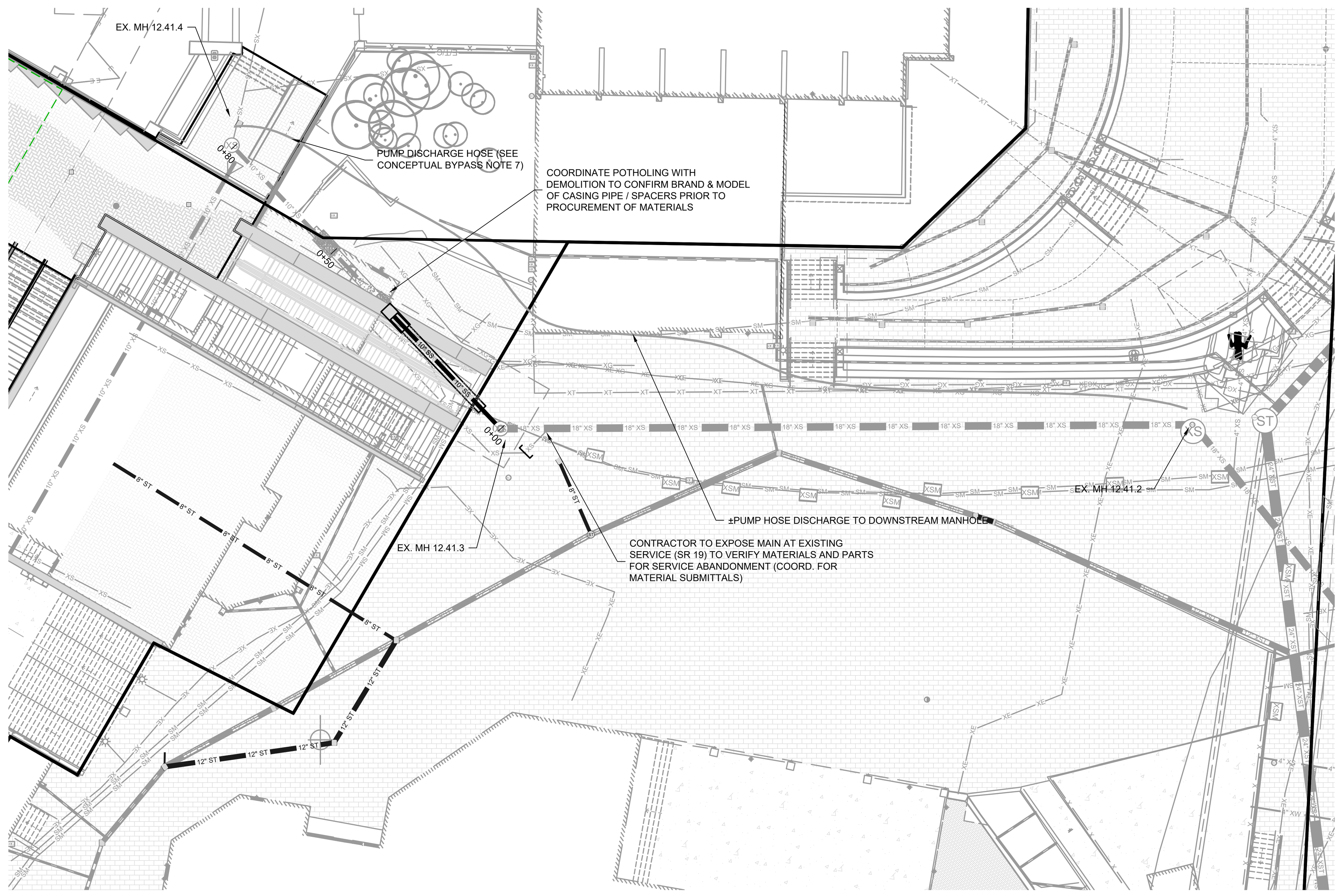
Description

Sewer Plan and Profile

Scale

SEE GRAPHICAL SCALE

1B-C.200



CONCEPTUAL SEWER BYPASS PUMPING PLAN

SCALE: 1" = 20'

CONCEPTUAL BYPASS NOTES:

THE CONCEPTUAL BYPASS INFORMATION DEPICTED HEREON IS INTENDED TO ESTABLISH AN EXPECTATION OF THE ANTICIPATED MINIMUMS FOR CONSIDERATION TO CONSTRUCTION THE NECESSARY SEWER IMPROVEMENTS. ADDITIONAL INFORMATION WILL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS AS THE FINAL PLAN PROGRESSES BEYOND THE DEVELOPMENT PLAN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS TO PERFORM THE WORK.

1. THE CONTRACTOR SHALL DEVELOP A PLAN TO CONSTRUCT THE REQUIRED SEWER IMPROVEMENTS AND PRESENT TO ENGINEER AND MT. WERNER WATER FOR REVIEW. AFTER ANY NECESSARY REVISIONS HAVE BEEN ADDRESSED, THE CONTRACTOR'S PLAN WILL BE PRESENTED TO THE OWNER FOR COORDINATION WITH THE SHERATON OPERATORS;
2. CONTRACTOR TO OBTAIN BEST AVAILABLE FLOW DATA FROM SHERATON OPERATORS AND/OR MT. WERNER WATER FOR DETERMINING PUMP CAPACITY;
3. CONTRACTOR TO EXPOSE THE EXISTING SEWER ENCASEMENT IN PRESENCE OF ENGINEER TO DETERMINE (OR CONFIRM) BRAND AND MODEL SPECIFICS FOR CASING PIPE, PIPE SPACERS AND THE RUBBER BOOT PRIOR TO PROCUREMENT;
4. TO REDUCE THE PERIOD OF BY-PASS PUMPING, THE CONTRACTOR SHALL EXPOSE THE LIMITS OF PIPE TO BE REPLACED AND PREPARE THE MANHOLE FOR ACCESSING THE WORK. PRE-ASSEMBLE THE PIPE ENCASEMENT TO THE EXTENT PRACTICABLE;
5. PRIOR TO INTERRUPTING THE SEWER SERVICE, PROVIDE 48 HOURS ADVANCE NOTIFICATION TO OWNER FOR COORDINATING WITH THE AFFECTED PARTIES;
6. CONTRACTOR TO PROVIDE ADEQUATE PERSONNEL TO SIMULTANEOUSLY WORK ON PIPE INSTALLATION AND MANHOLE CONNECTION WHILE MONITORING PUMPING SYSTEM;
7. POSITION PUMP DISCHARGE HOSE AROUND LIMITS OF PIPE AND MANHOLE WORK AND PROTECT FROM CONSTRUCTION ACTIVITY. IT IS ANTICIPATED THAT THE HOSE WILL EITHER RUN OUT OF THE UTILITY ROOM THROUGH THE EXISTING WALL VENT OR, IF TIMING ALLOWS, THROUGH THE BOILER ROOM RELOCATION PATH. A BACKUP GAS POWERED GENERATOR SHALL BE ON-HAND IN THE EVENT OF A POWER FAILURE;
8. PLUG DOWNSTREAM OUTLET OF MH 12.41.4 AND PUMP INTO MH 12.41.2 - CONTRACTOR MAY ELECT TO CONDUCT AIR LEAKAGE TEST ON EXISTING SYSTEM PRIOR TO COMMENCEMENT. DO NOT DISCHARGE INTO ADJACENT CLEAN-OUT;;
9. CUT EXISTING PIPE AT PREPARED LOCATION AND INSTALL PRE-ASSEMBLED CASED PIPE;
10. AFTER INSTALLATION, CONTRACTOR TO PERFORM AIR LEAKAGE TEST PRIOR TO PLACING CONCRETE COLLARS AND CORRECT ANY AREAS OF DEFICIENCY;
11. COMPLETE ENCASEMENT AND INITIAL BACKFILL;
12. REPEAT AIR TEST;
13. REMOVE PLUG AND END BY-PASS PUMPING AFTER ENGINEER APPROVAL.

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS (SS) 8" SS
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS (XS) 8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	8" W 8" W 8" W
PROPOSED GV, FH & CS	
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	
PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP	(ST)
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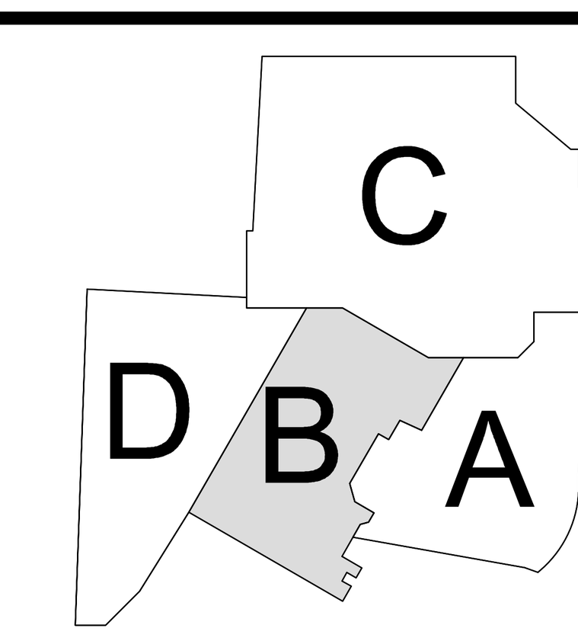
KEY PLAN



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Date	Description
-- 2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

COLORADO LICENSED ERIK J. GRIEPENTROG 33280 5/19/21 PROFESSIONAL ENGINEER

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Seal / Signature

Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

Sewer Construction Exhibit

Scale

SEE GRAPHICAL SCALE

1B-C.250

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.200-Civil Utility Plans.dwg LAYOUT NAME: 1B-C.250 DATE: May 18, 2021 - 7:15pm CAD OPERATOR: erik
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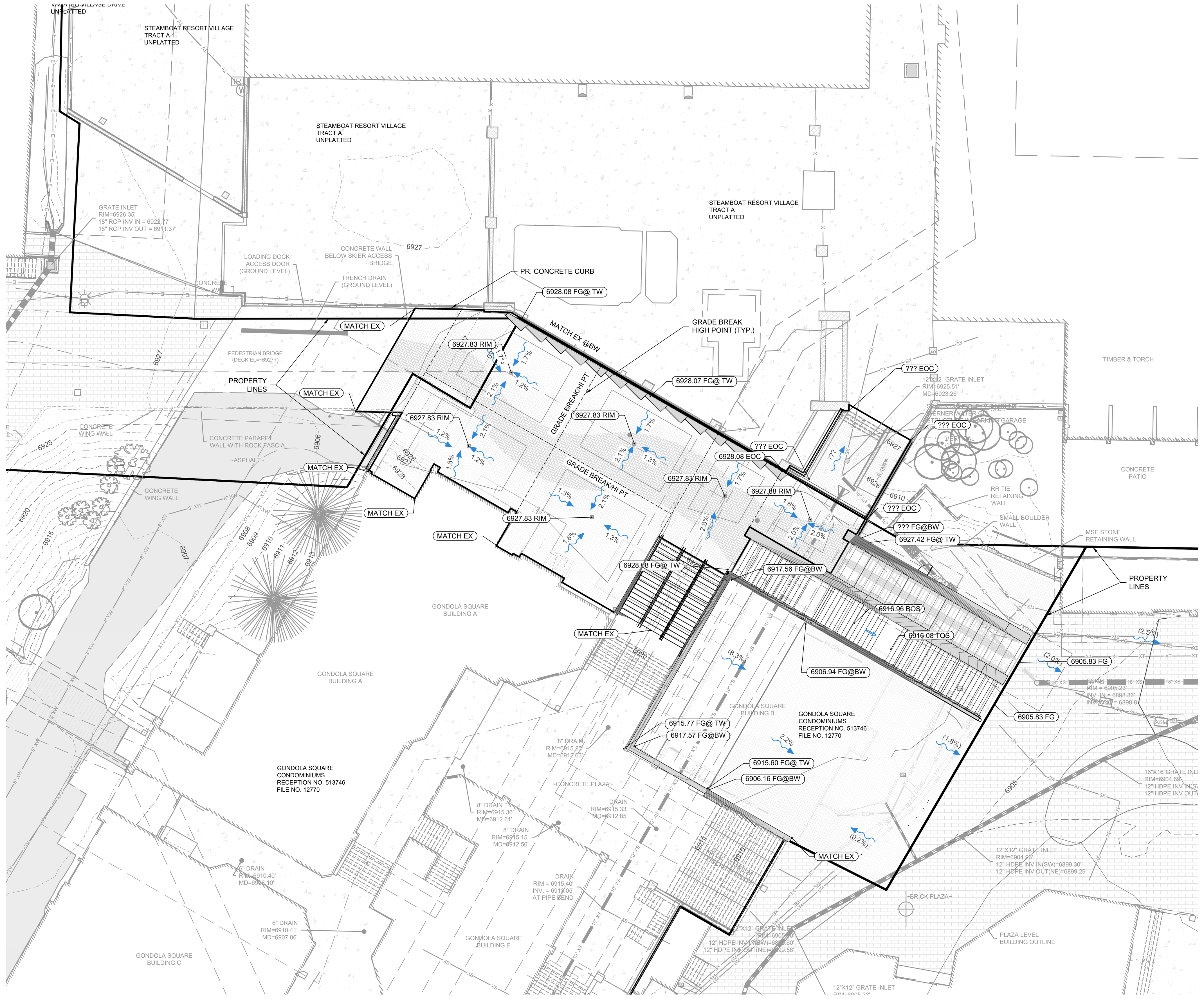

NOTE: ALL INFORMATION SHOWN ON OR ABOVE STRUCTURES ARE FOR CONVENIENCE ONLY. REFER TO GRADING INFORMATION BY OTHERS.

NORTH

20 0 20 40 60 Feet

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER — 12" ST
- 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%
- EXISTING OVERLAND FLOW DIRECTION W/SLOPE — (2.0%)
- PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE — 2.0%
- EXISTING CHANNELIZED FLOW DIRECTION

NOTES

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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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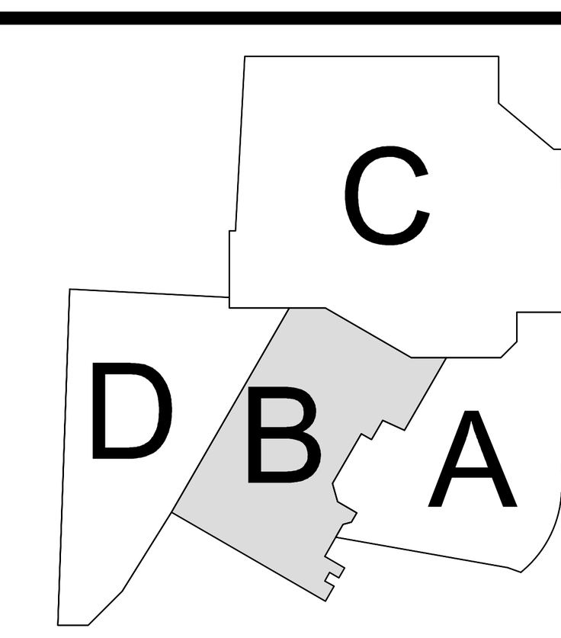
KEY PLAN



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COLORADO LICENSED
ERIK J. GRIEPENTROG
38280
PROFESSIONAL ENGINEER

[illegible]

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Seal / Signature

Project Name GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

Project Number

003.7835.000

Description

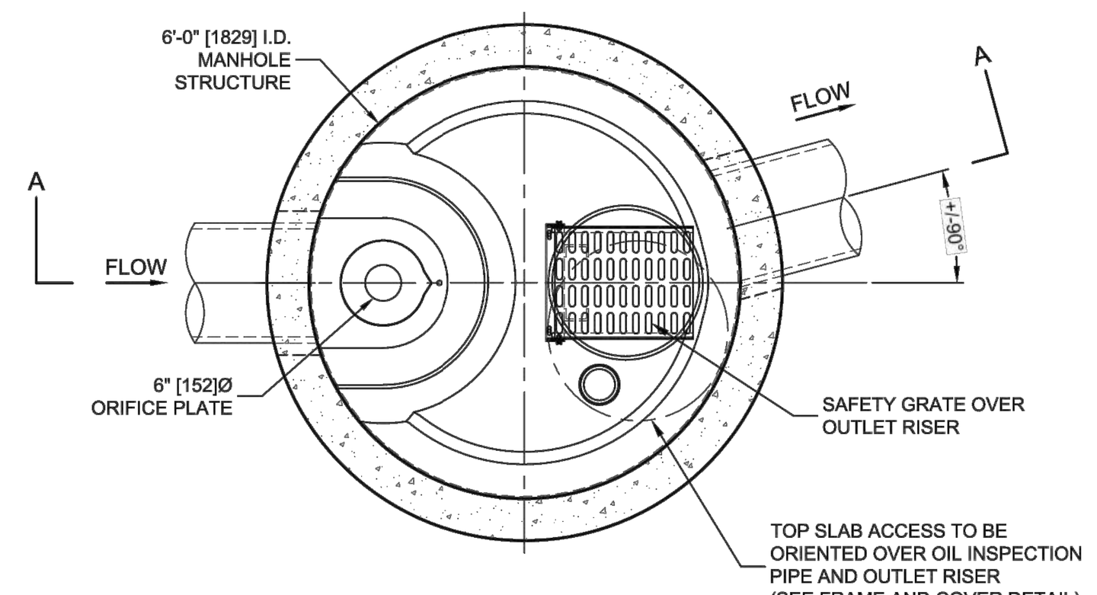
Overall Grading Plan

Scale

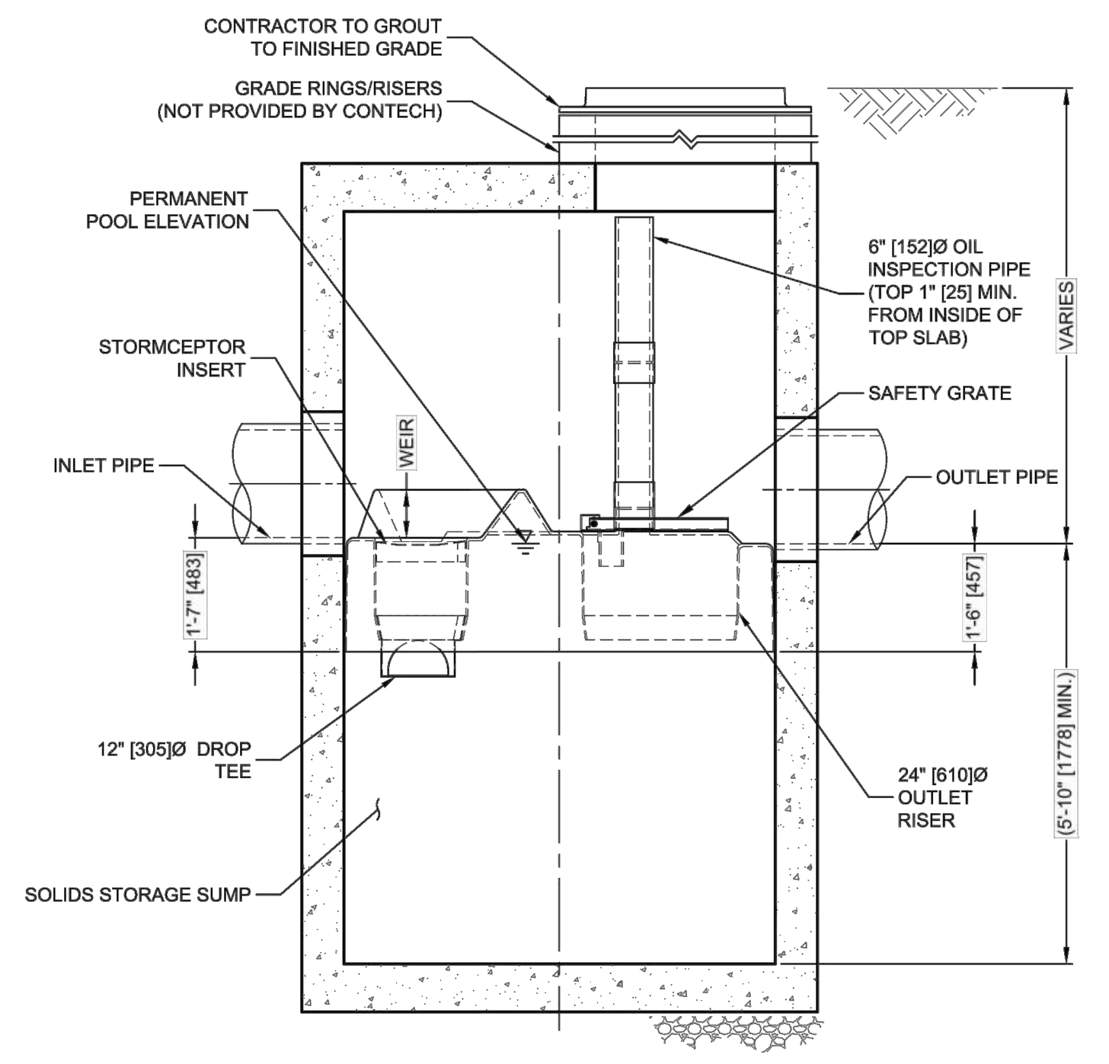
SEE GRAPHICAL SCALE

1B-C.300

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.300-Civil Grading Plan.dwg LAYOUT NAME: 1B-C.300 DATE: May 18, 2021 - 7:16pm CAD OPERATOR: erik
LIST OF XREFS: [2550-001-xBndy] [2550-001-xExist-Sheraton] [2550-001-GW-xSite] [21-309 CD-B-TB - 30x42] [xGRAD_Leg-Gensler-30X42] [2550-001-GW-xHatch-DEMO] [2550-001-Gw-xExist-DEMO] [2550-001-GW-xExist-Utils-DEMO] [2550-001-GW-xUtils] [2550-001-GW-xHatch-PROPOSED]



PLAN VIEW
TOP SLAB NOT SHOWN



SECTION A-A

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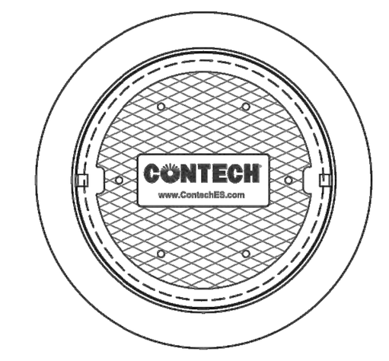
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

I:\COMMON\CAD\TREATMENT\23 STORMCEPTOR\40 STANDARD DRAWINGS\IN PROCESS\STC1200-DTL.DWG 2/1/2019 3:49 PM

STORMCEPTOR DESIGN NOTES

THE STANDARD STC1200 CONFIGURATION IS SHOWN.



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH®
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www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC1200
STORMCEPTOR
STANDARD DETAIL

1. EXECUTION

4.1. CONCRETE INSTALLATION: THE INSTALLATION OF THE CONCRETE HDS DEVICE SHOULD CONFORM TO STATE HIGHWAY, PROVINCIAL, OR LOCAL SPECIFICATIONS FOR THE CONSTRUCTION OF MANHOLES. SELECTED SECTIONS OF A GENERAL SPECIFICATION THAT ARE APPLICABLE ARE SUMMARIZED BELOW.

4.2. EXCAVATION

4.2.1. EXCAVATION FOR THE INSTALLATION OF THE STORMWATER QUALITY TREATMENT DEVICE SHOULD CONFORM TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS. TOPSOIL THAT IS REMOVED DURING THE EXCAVATION FOR THE STORMWATER QUALITY TREATMENT DEVICE SHOULD BE STOCKPILED IN DESIGNATED AREAS AND SHOULD NOT BE MIXED WITH SUBSOIL OR OTHER MATERIALS. TOPSOIL STOCKPILES AND THE GENERAL SITE PREPARATION FOR THE INSTALLATION OF THE WATER QUALITY DEVICE SHOULD CONFORM TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS.

4.2.2. THE HDS DEVICE SHOULD NOT BE INSTALLED ON FROZEN GROUND. EXCAVATION SHOULD EXTEND A MINIMUM OF 12 INCH (300 MM) FROM THE PRECAST CONCRETE SURFACES PLUS AN ALLOWANCE FOR SHORING AND BRACING WHERE REQUIRED. IF THE BOTTOM OF THE EXCAVATION PROVIDES AN UNSUITABLE FOUNDATION ADDITIONAL EXCAVATION MAY BE REQUIRED.

4.2.3. IN AREAS WITH A HIGH WATER TABLE, CONTINUOUS DEWATERING SHOULD BE PROVIDED TO ENSURE THAT THE EXCAVATION IS STABLE AND FREE OF WATER.

4.3. BACKFILLING: BACKFILL MATERIAL SHOULD CONFORM TO STATE HIGHWAY, MUNICIPAL OR LOCAL SPECIFICATIONS. BACKFILL MATERIAL SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12 INCHES (300 MM) IN DEPTH AND COMPACTED TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS.

4.4. WATER QUALITY DEVICE CONSTRUCTION SEQUENCE

4.4.1. THE CONCRETE WATER QUALITY DEVICE IS INSTALLED IN SECTIONS IN THE FOLLOWING SEQUENCE:
- AGGREGATE BASE
- BASE SLAB
- TREATMENT CHAMBER SECTION(S); SHALL INCLUDE THE INTERNALS BOLTED/SECURED TO THE PRECAST WALLS AND WATER TIGHT SEALED PRIOR TO ARRIVAL TO THE PROJECT SITE TO ENSURE QUALITY CONTROL
- TRANSITION SLAB (IF REQUIRED)
- BYPASS SECTION
- CONNECT INLET AND OUTLET PIPES
- RISER SECTION AND/OR TRANSITION SLAB (IF REQUIRED)
- MAINTENANCE RISER SECTION(S) (IF REQUIRED)
- FRAME AND ACCESS COVER

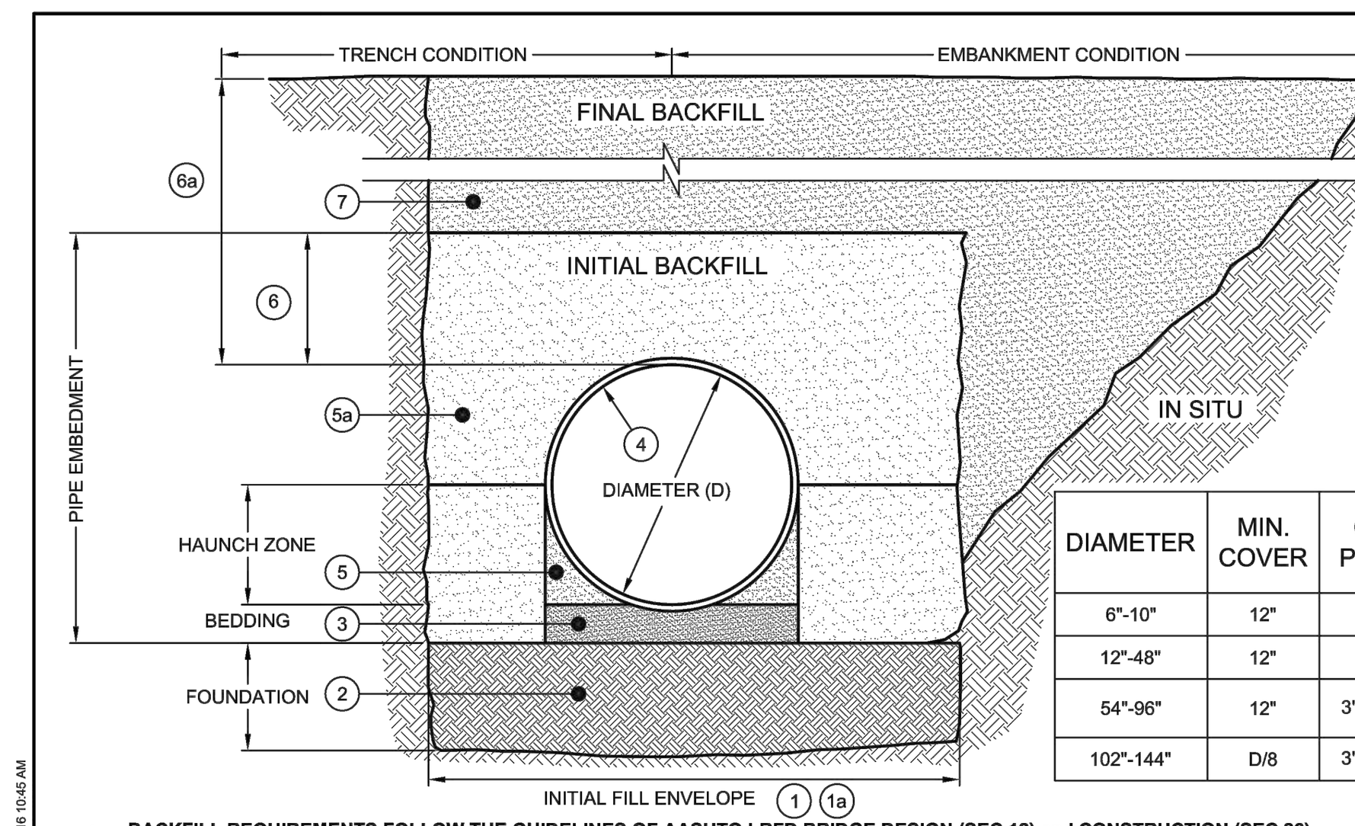
4.0.1. THE PRECAST BASE SHOULD BE PLACED LEVEL AT THE SPECIFIED GRADE. THE ENTIRE BASE SHOULD BE IN CONTACT WITH THE UNDERLYING COMPACTED GRANULAR MATERIAL. SUBSEQUENT SECTIONS, COMPLETE WITH JOINT SEALS, SHOULD BE INSTALLED IN ACCORDANCE WITH THE PRECAST CONCRETE MANUFACTURER'S RECOMMENDATIONS.

4.0.2. ADJUSTMENT OF THE STORMWATER QUALITY TREATMENT DEVICE CAN BE PERFORMED BY LIFTING THE UPPER SECTIONS FREE OF THE EXCAVATED AREA, RE-LEVELING THE BASE, AND RE-INSTALLING THE SECTIONS. DAMAGED SECTIONS AND GASKETS SHOULD BE REPAIRED OR REPLACED AS NECESSARY. ONCE THE STORMWATER QUALITY TREATMENT (HDS) DEVICE HAS BEEN CONSTRUCTED, ANY LIFT HOLES MUST BE PLUGGED WITH MORTAR.

4.1. DROP PIPE, RISER PIPE, AND OIL PORT: ONCE THE UPPER CHAMBER HAS BEEN ATTACHED TO THE LOWER CHAMBER, THE INLET DROP TEE, AND RISER PIPE MUST BE ATTACHED. IF AN OIL PORT IS INCLUDED, THIS MUST BE ATTACHED AS WELL. PIPE INSTALLATION INSTRUCTIONS AND REQUIRED MATERIALS SHALL BE PROVIDED WITH THE INSERT.

4.2. INLET AND OUTLET PIPES: INLET AND OUTLET PIPES SHOULD BE SECURELY SET INTO THE UPPER CHAMBER USING GROUT OR APPROVED PIPE SEALS (FLEXIBLE BOOT CONNECTIONS, WHERE APPLICABLE) SO THAT THE STRUCTURE IS WATERTIGHT. NON-SECURE INLETS AND OUTLETS WILL RESULT IN IMPROPER PERFORMANCE.

4.3. FRAME AND COVER OR FRAME AND GRATE INSTALLATION: PRECAST CONCRETE ADJUSTMENT UNITS SHOULD BE INSTALLED TO SET THE FRAME AND COVER AT THE REQUIRED ELEVATION. THE ADJUSTMENT UNITS SHOULD BE LAID IN A FULL BED OF MORTAR WITH SUCCESSIVE UNITS BEING JOINED USING SEALANT RECOMMENDED BY THE MANUFACTURER. FRAMES FOR THE COVER SHOULD BE SET IN A FULL BED OF MORTAR AT THE ELEVATION SPECIFIED.



DIAMETER	MIN. COVER	CORR. PROFILE
6"-10"	12"	1½"X¼"
12"-48"	12"	2⅔"X½"
54"-96"	12"	3"X1", 5"X1"
102"-144"	D/8	3"X1", 5"X1"

- **BACKFILL REQUIREMENTS FOLLOW THE GUIDELINES OF AASHTO LRFD BRIDGE DESIGN (SEC 12) and CONSTRUCTION (SEC 26).**

(1) MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE.
THE MINIMUM TRENCH WIDTH (12.6.6.1):
PIPE ≤ 12": D + 16"
PIPE > 12": 1.5D + 12"

(1a) MINIMUM EMBANKMENT WIDTH (in feet) FOR INITIAL FILL ENVELOPE (12.6.6.2):
PIPE < 24": 3.0D
PIPE 24" - 144": D + 4'0"
PIPE > 144": D + 10'0"

(2) THE FOUNDATION UNDER THE PIPE AND SIDE BACKFILL SHALL BE ADEQUATE TO SUPPORT THE LOADS ACTING UPON IT (26.5.2).

(3) BEDDING MATERIAL SHALL BE A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, AND A MINIMUM OF TWICE THE CORRUGATION DEPTH IN THICKNESS, WITH THE MAXIMUM PARTICLE SIZE OF ONE-HALF OF THE CORRUGATION DEPTH (26.3.8.1, 26.5.3).

(4) CORRUGATED STEEL PIPE (CSP) [HEL-COR].

(5) HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION (26.5.4).

(5a) INITIAL BACKFILL FOR PIPE EMBEDMENT TO MEET AASHTO A-1, A-2 OR A-3 CLASSIFICATION OR APPROVED EQUAL, COMPACTED TO 90% STANDARD PROCTOR (T-99). MAXIMUM PARTICLE SIZE NOT TO EXCEED 3" (12.4.1.2). ALL LIFTS PLACED IN A CONTROLLED MANNER. IT IS RECOMMENDED THAT LIFTS NOT EXCEED AN 8" UNCOMPACTED LIFT HEIGHT TO PREVENT UNEVEN LOADING, AND THE LESSER OF 1/3 THE DIAMETER OR 24" AS THE MAXIMUM DIFFERENTIAL SIDE-TO-SIDE (26.5.4).

(6) INITIAL BACKFILL ABOVE PIPE MAY INCLUDE ROAD BASE MATERIAL (AND RIGID PAVEMENT IF APPLICABLE). SEE TABLE ABOVE.

(6a) TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT (12.6.6.3).

(7) FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD (26.5.4.1).

NOTES:
- GEOTEXTILE SHOULD BE CONSIDERED FOR USE TO PREVENT SOIL MIGRATION INTO VARYING SOIL TYPES (PROJECT ENGINEER).
- FOR MULTIPLE BARREL INSTALLATIONS THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE PIPE DIA./2 BUT NO LESS THAN 12", OR 36" FOR PIPE DIAMETERS 72" AND LARGER. CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING (TABLE C12.6.7-1).

H:\DRAINAGE SOLUTIONS\ACAD DATA\DRAINAGE DETAILS\CURRENT STANDARD DETAILS\CMP\200-STANDARD-BACKFILL DETAILS\230-CSP-STANDARD BACKFILL-ROUND-AASHTO.DWG 2/11/2016 10:45 AM

230-CSP-STANDARD BACKFILL-ROUND-AASHTO

CONTECH®
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX
CONTECH® PIPE SOLUTIONS

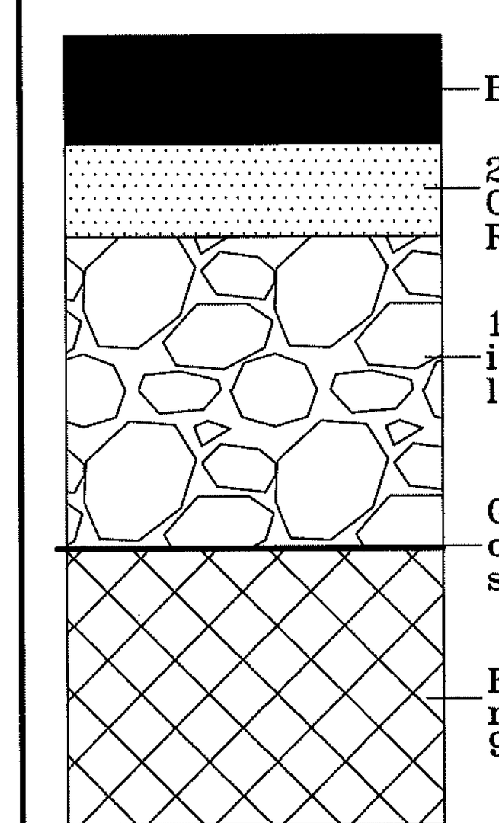
230 - CSP ROUND
STANDARD BACKFILL DETAIL
AASHTO

DATE DRAWN: 11/15/15	REV #: ----	REV DATE: ----	SCALE: N.T.S.	DRAWING TYPE: ----

DETAIL EXTRACTED FROM NWCC'S "SUBSOIL AND FOUNDATION INVESTIGATION, STEAMBOAT BASE AREA REDEVELOPMENT, STEAMBOAT SPRINGS, COLORADO" DATED DECEMBER 30, 2020.

REFER TO THEIR REPORT FOR ADDITIONAL INFORMATION.

SNOWMELT SYSTEM AND PAVER SPECIFICS BY OTHERS.

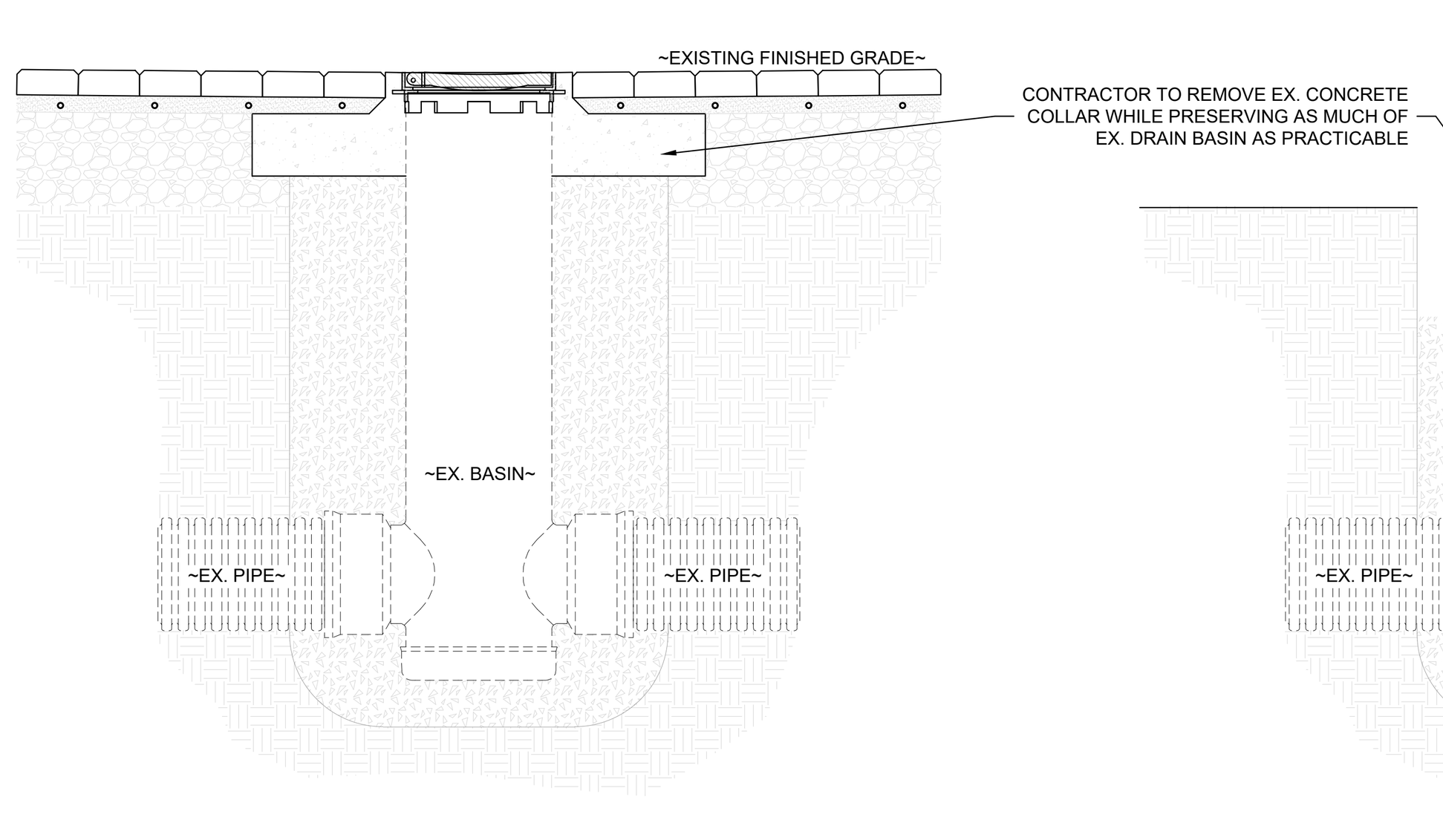


Title: BRICK PAVER CROSS SECTION	Date: 12/18/2020	NWCC North West Colorado Consultants, Inc.
Job Name: Steamboat Base Area Redevelopment	Job No. 20-12000	
Location: Steamboat Ski Area, Steamboat Springs, Colorado	Figure #14	

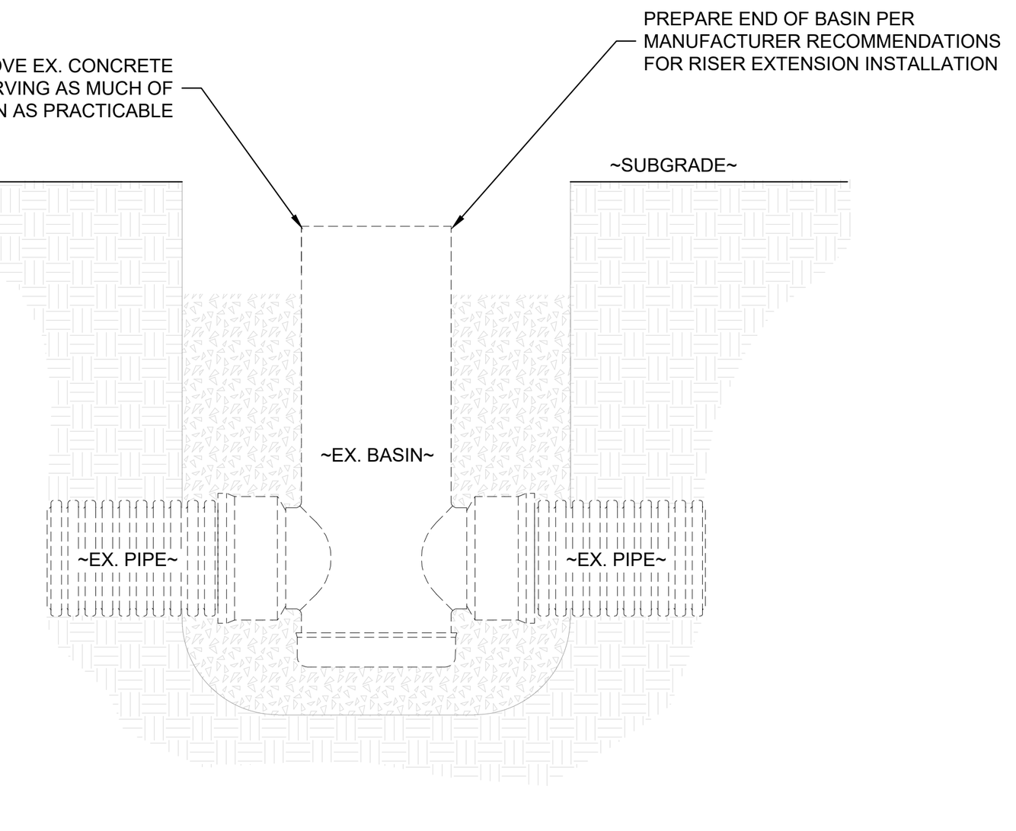
EXISTING CONDITION NOTES
1. THE DEPICTED ILLUSTRATION IS BASED ON DRAFT PLANS FROM THE ORIGINAL CONSTRUCTION. ACTUAL CONDITIONS MAY, AND LIKELY WILL, VARY.
2. REPLACE ALL MODIFIED FRAMES AND GRATES - DO NOT REUSE WITHOUT SPECIFIC APPROVAL AFTER INSPECTION.
3. PERFORM DEMOLITION WITH CARE TO PROTECT EXISTING BASIN AS PRACTICABLE.

INTERIM CONDITION NOTES
1. THE DEPICTED ILLUSTRATION IS BASED ON DRAFT PLANS FROM THE ORIGINAL CONSTRUCTION. ACTUAL CONDITIONS MAY, AND LIKELY WILL, VARY.
2. REPLACE ALL MODIFIED FRAMES AND GRATES - DO NOT REUSE WITHOUT SPECIFIC APPROVAL AFTER INSPECTION.
3. PERFORM DEMOLITION WITH CARE TO PROTECT EXISTING BASIN AS PRACTICABLE.
4. 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.

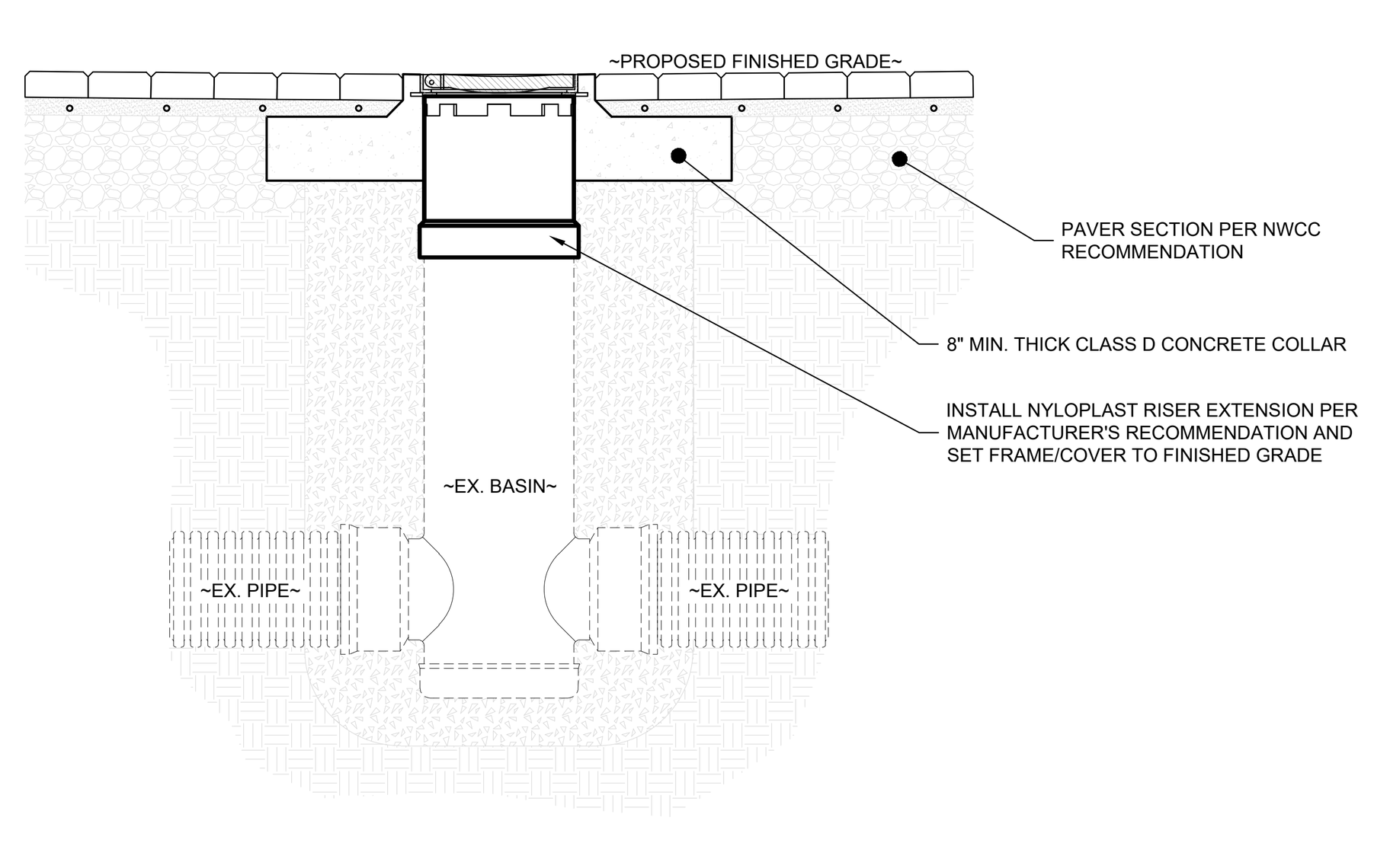
FINAL CONDITION NOTES
1. ALL NEW MATERIALS AND INSTALLATION SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
2. VERIFY FRAME/GRATE ELEVATION PRIOR TO INSTALLING CONCRETE COLLAR.
3. PERFORM SURFACE FLOW TEST TO ENSURE ADEQUATE DRAINAGE AND NO STANDING WATER UPON COMPLETION.
4. PROTECT DURING CONSTRUCTION ACTIVITY AND REPAIR/REPLACE DAMAGE AT NO ADDITIONAL COST TO OWNER.
5. JET AND CLEAN STORM SEWER SYSTEM AT PROJECT COMPLETION. ENSURE THAT DEBRIS IS COLLECTED AT DOWNSTREAM LOCATION PRIOR TO DISCHARGE INTO EXISTING STORM SYSTEM.



PROBABLE EXISTING CONDITION
N.T.S.



INTERIM CONDITION
N.T.S.



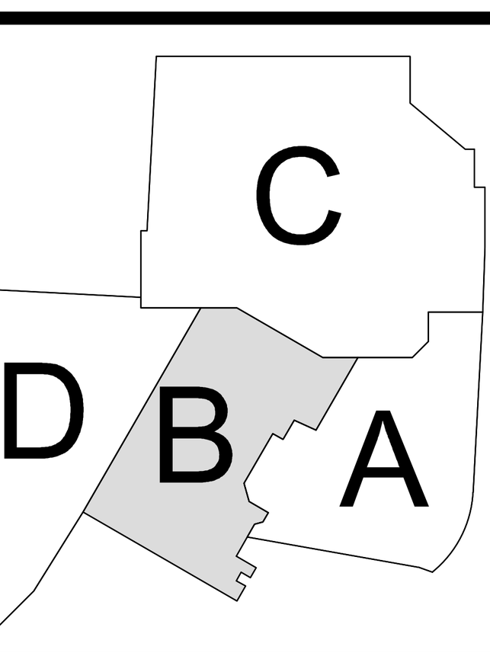
FINAL CONDITION
N.T.S.

ADJUSTING EX. NYLOPLAST BASINS TO PR. GRADE
N.T.S.

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.500 Details.dwg LAYOUT NAME: 1B-C.500 DATE: May 18, 2021 - 7:16pm CAD OPERATOR: erik
LIST OF XREFS: [21-309 CD-B-TB - 30x42]

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.

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

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

△ Date	Description
-- 2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

COLORADO LICENSED
ERIK J. GRIEPENTROG
33280
5/19/21
PROFESSIONAL ENGINEER
[illegible]

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name GOLD WALK
SSRC | BASE AREA IMPROVEMENTS

Project Number
003.7835.000

Description
Civil Construction Details

Scale
SEE GRAPHICAL SCALE

1B-C.500

HP STORM TRENCH INSTALLATION DETAIL

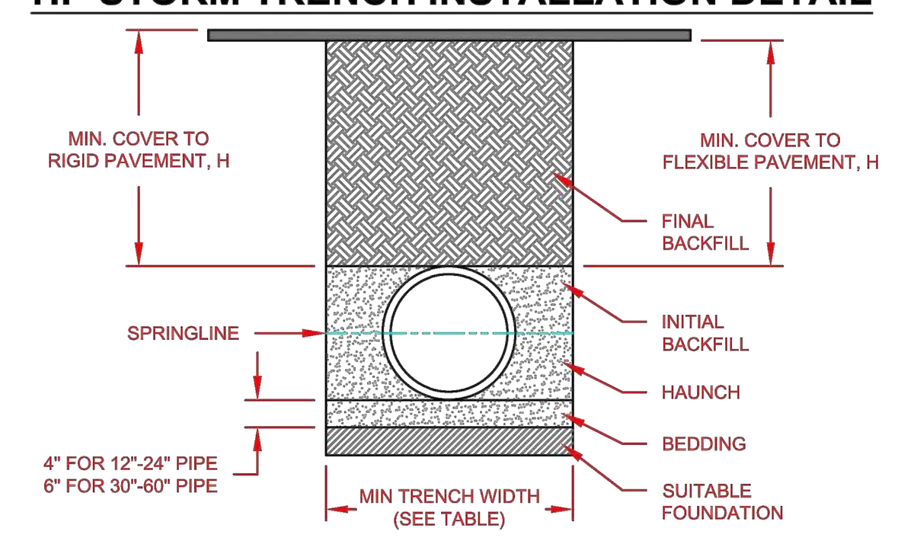


TABLE 1, RECOMMENDED MINIMUM TRENCH WIDTHS

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

PIPE DIAM.	SURFACE LIVE LOADING CONDITION: 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

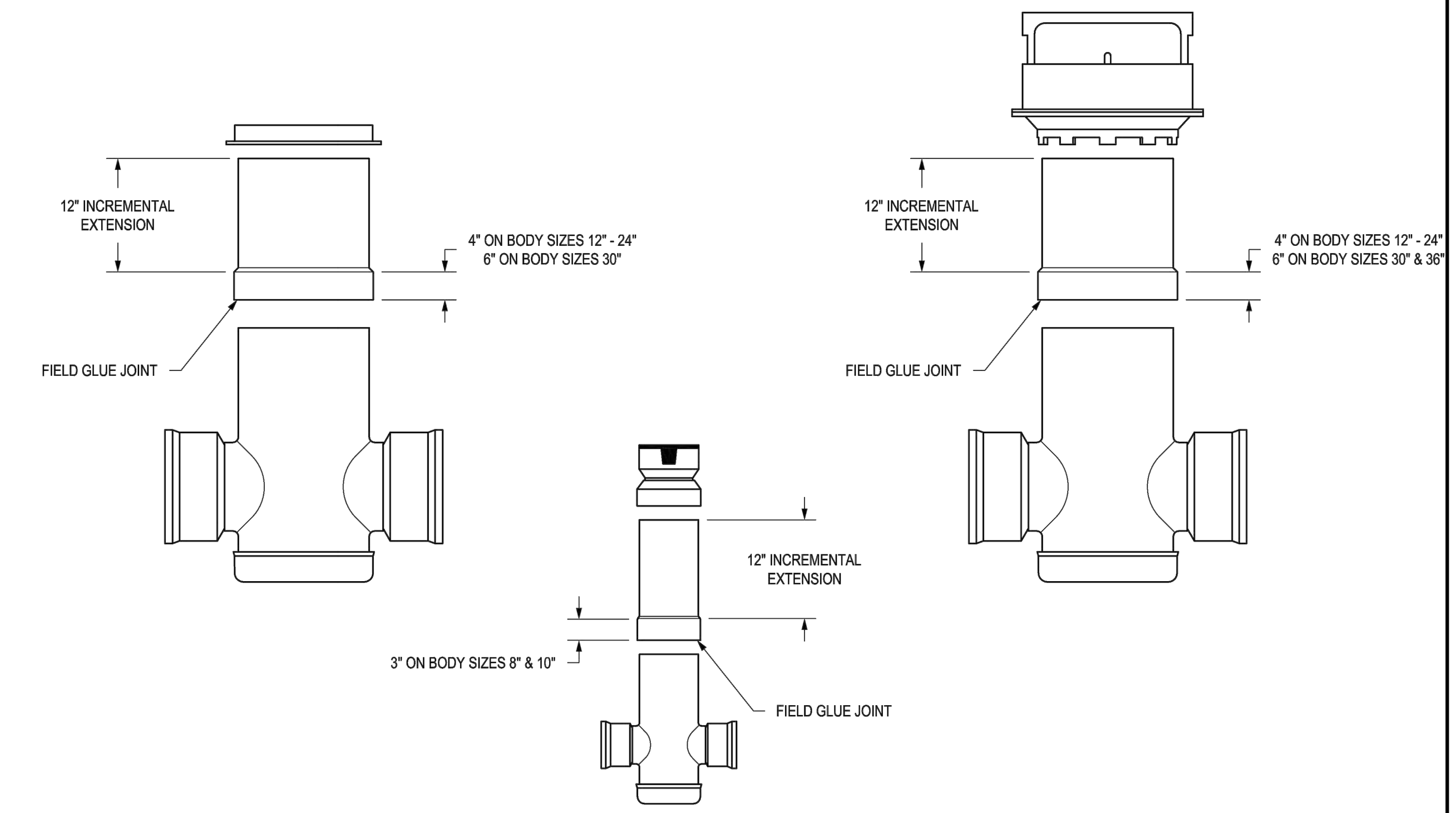
NOTES:

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.

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

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

NYLOPLAST RISER EXTENSION: 29 _ _ AG

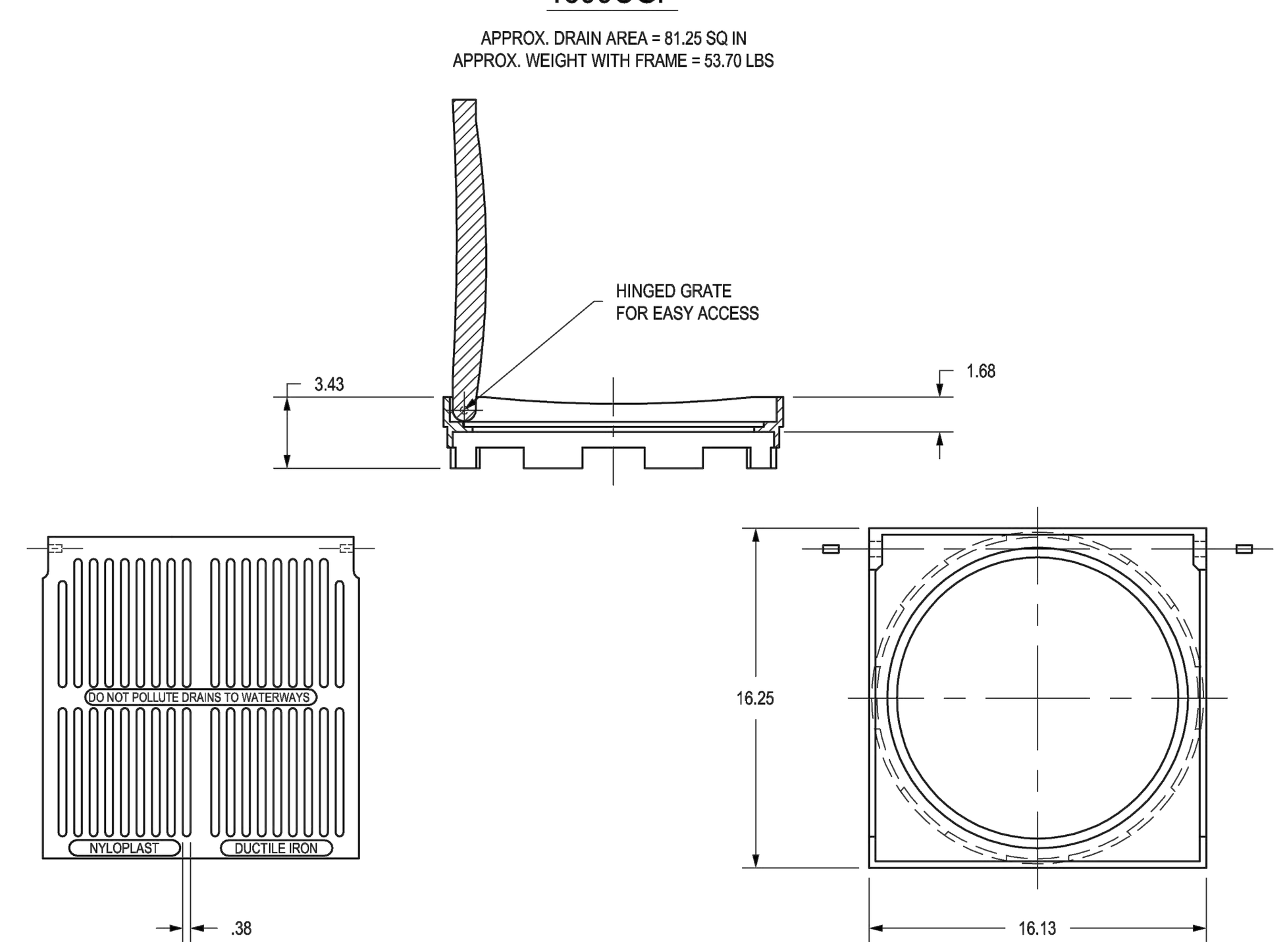


1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656.

DRAWN BY CJA | DATE 9-18-00 | REVISED BY NMH | DATE 3-22-18 | MATERIAL | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: 8 IN - 36 IN RISER EXTENSION
DWG SIZE A | SCALE 1:20 | SHEET 1 OF 1 | DWG NO. 7001-110-065 | REV E

1599CGP

APPROX. DRAIN AREA = 81.25 SQ IN
APPROX. WEIGHT WITH FRAME = 53.70 LBS

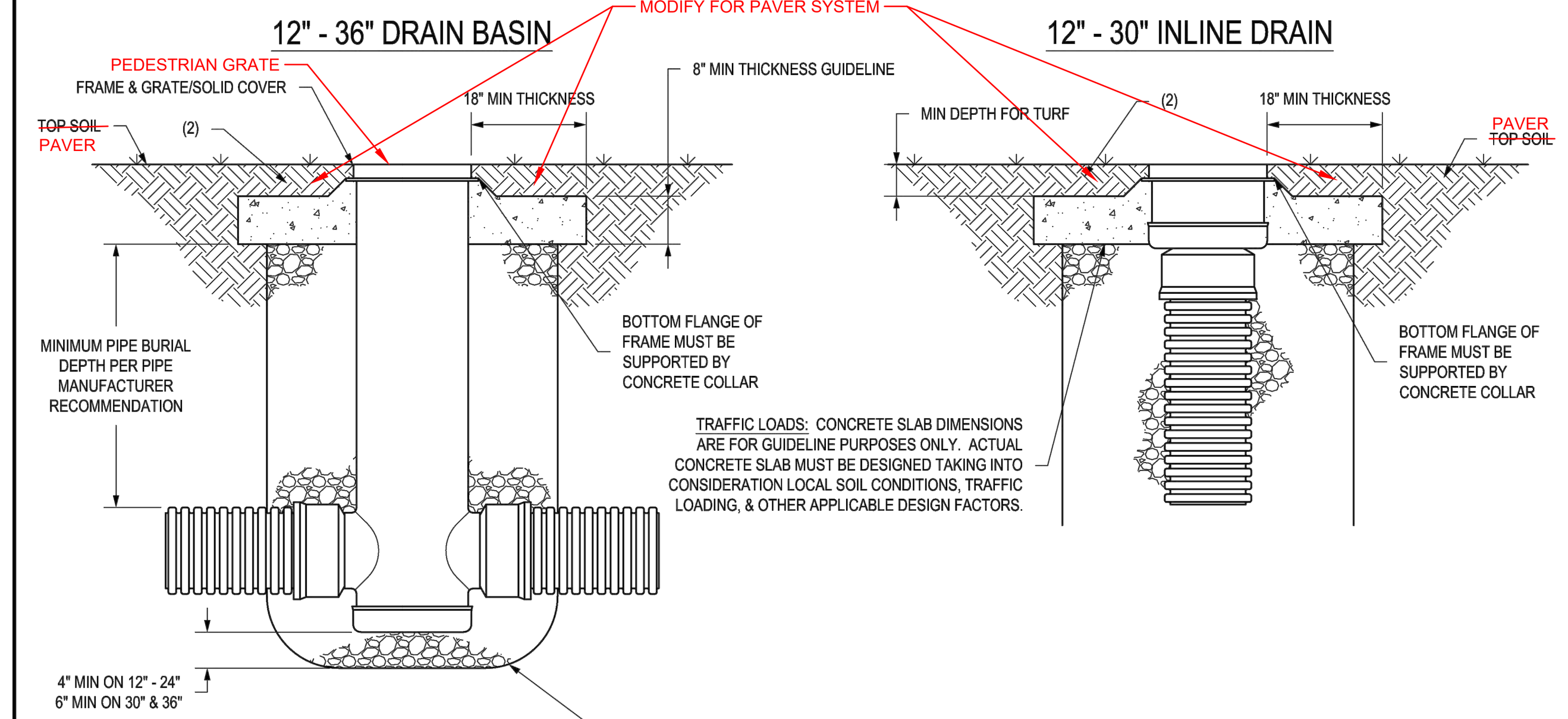


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-031

DRAWN BY EBC | DATE 3-7-06 | REVISED BY EBC | DATE 3-13-10 | MATERIAL DUCTILE IRON | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: 15 IN PEDESTRIAN GRATE ASSEMBLY
DWG SIZE A | SCALE 1:8 | SHEET 1 OF 1 | DWG NO. 7001-110-207 | REV C

PAVER

NYLOPLAST ~~TURF~~ TRAFFIC INSTALLATION



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

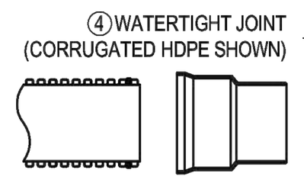
1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID
2. DESIGN SHOULD ACCOUNT FOR ROOT DEPTH TO ALLOW TURF TO GROW AND PREVENT EROSION AROUND GRATE SO THAT HAZARDS DO NOT FORM.

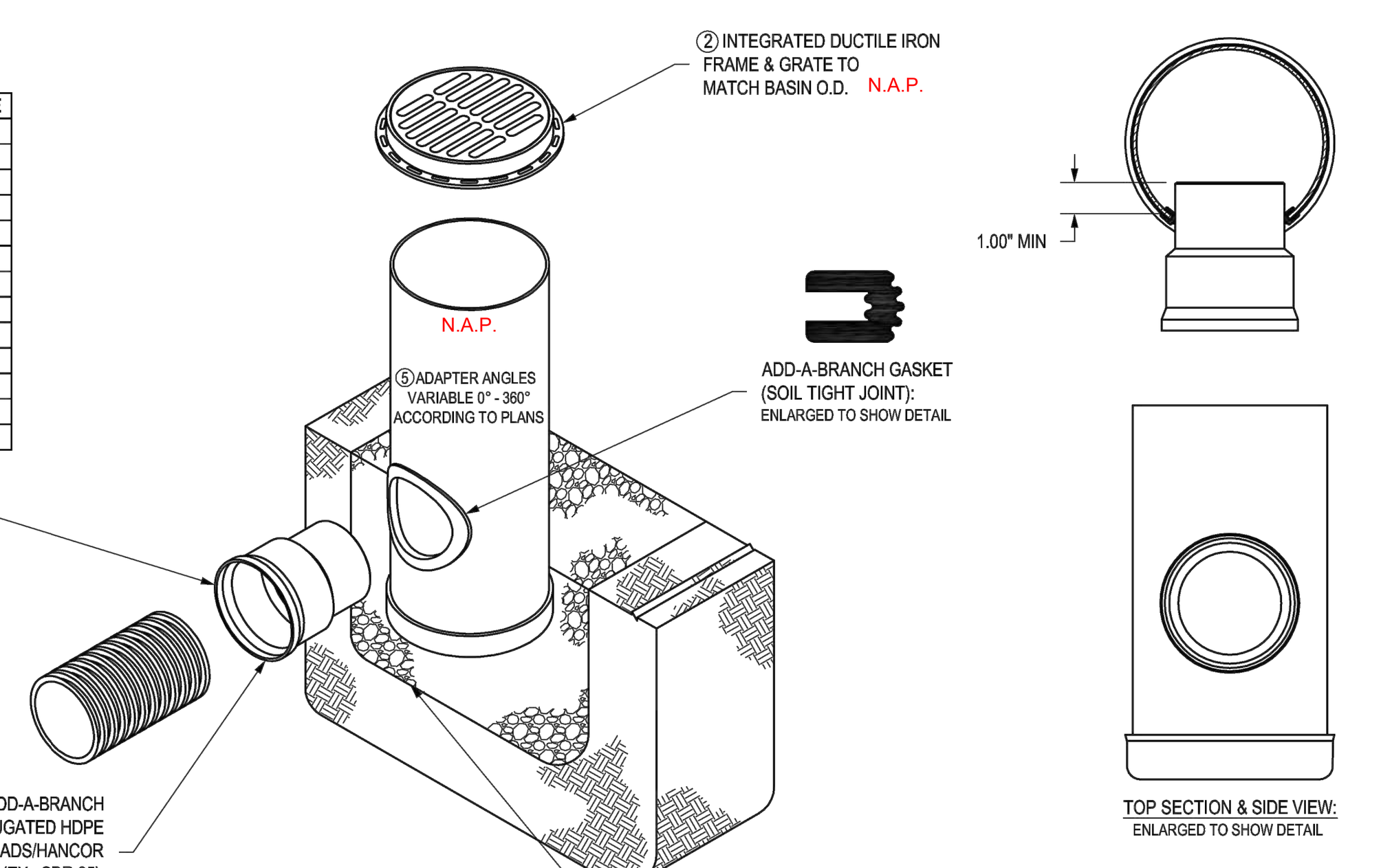
DRAWN BY EBC | DATE 01-05-09 | REVISED BY NMH | DATE 06-12-18 | MATERIAL | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: DRAIN BASIN & INLINE DRAIN TURF TRAFFIC INSTALLATION
DWG SIZE A | SCALE 1:25 | SHEET 1 OF 1 | DWG NO. 7001-110-340 | REV G

NYLOPLAST DRAIN BASIN WITH ADD-A-BRANCH

THIS DETAIL IS APPLICABLE ONLY FOR THE NEW CONNECTION TO THE EXISTING BASINS.

PIPE SIZE	PART #	MIN. BASIN SIZE
4"	6004AG _	8"
6"	6006AG _	10"
8"	6008AG _	12"
10"	6010AG _	15"
12"	6012AG _	18"
15"	6015AG _	24"
4"	6004AG _ 30	SPEC. TO 30"
6"	6006AG _ 30	SPEC. TO 30"
8"	6008AG _ 30	SPEC. TO 30"
10"	6010AG _ 30	SPEC. TO 30"
12"	6012AG _ 30	SPEC. TO 30"
15"	6015AG _ 30	SPEC. TO 30"
18"	6018AG _ 30	30"





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

1 - ADD-A-BRANCH (PATENT NO. 6349936) AVAILABLE FOR ALL 8" - 30" STRUCTURE OPTIONS (CUSTOM BASIN, ROAD & HIGHWAY, & CURB INLET)
② - FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATES
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) & PVC SEWER (4" - 24")
⑤ - ADD-A-BRANCH ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADD-A-BRANCH ADAPTERS SEE DRAWING NO. 0110-110-005

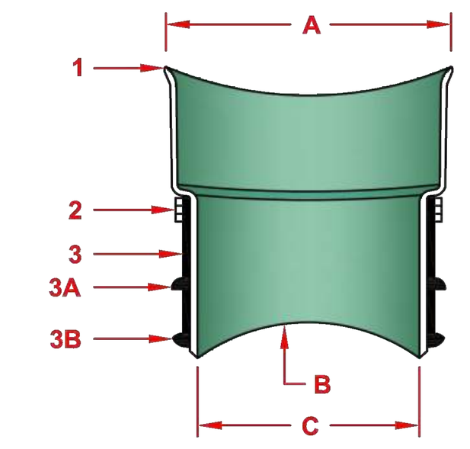
DRAWN BY EBC | DATE 5-9-06 | REVISED BY NMH | DATE 03-15-16 | MATERIAL | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: DRAIN BASIN WITH ADD-A-BRANCH QUICK SPEC INSTALLATION DETAIL
DWG SIZE A | SCALE 1:25 | SHEET 1 OF 1 | DWG NO. 0110-110-009 | REV E

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

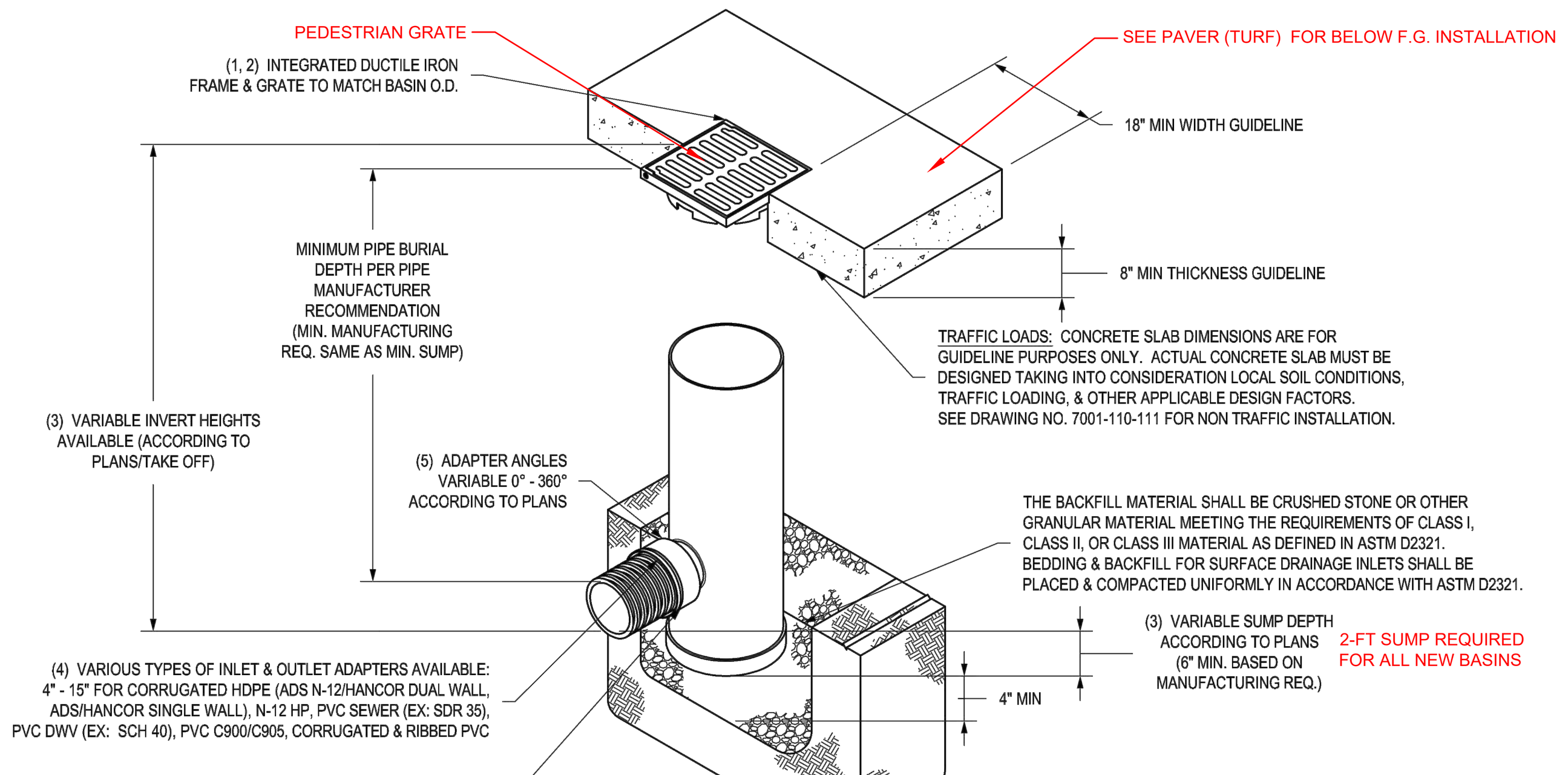
INSERTA TEE SIZE		HOLE DIAMETER	
4"	(100 mm)	4 1/2"	(114 mm)
6"	(150 mm)	6 1/2"	(165 mm)
8"	(200 mm)	8 3/4"	(222 mm)
10"	(250 mm)	10 7/8"	(276 mm)
12"	(300 mm)	12 7/8"	(327 mm)
15"	(375 mm)	15 13/16"	(402 mm)
18"	(450 mm)	19 3/16"	(503 mm)
21"	(525 mm)	22 9/16"	(573 mm)
24"	(600 mm)	25 5/16"	(643 mm)
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.)

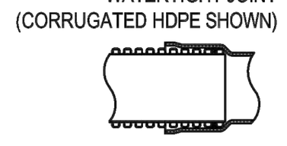
INSERTA TEE | PO BOX 714 CORNELIUS, OR 97116 PH:(503) 357-2110 FAX:(503) 359-5417 SALES@INSERTATEE.COM

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

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



WATERTIGHT JOINT (CORRUGATED HDPE SHOWN)



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1599CGP	7001-110-207
STANDARD	MEETS H-20	1599CGS	7001-110-208
SOLID COVER	MEETS H-20	1599CGC	7001-110-209
PEDESTRIAN BRONZE	N/A	1599CGPB	7001-110-210
DOME	N/A	1599CGD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

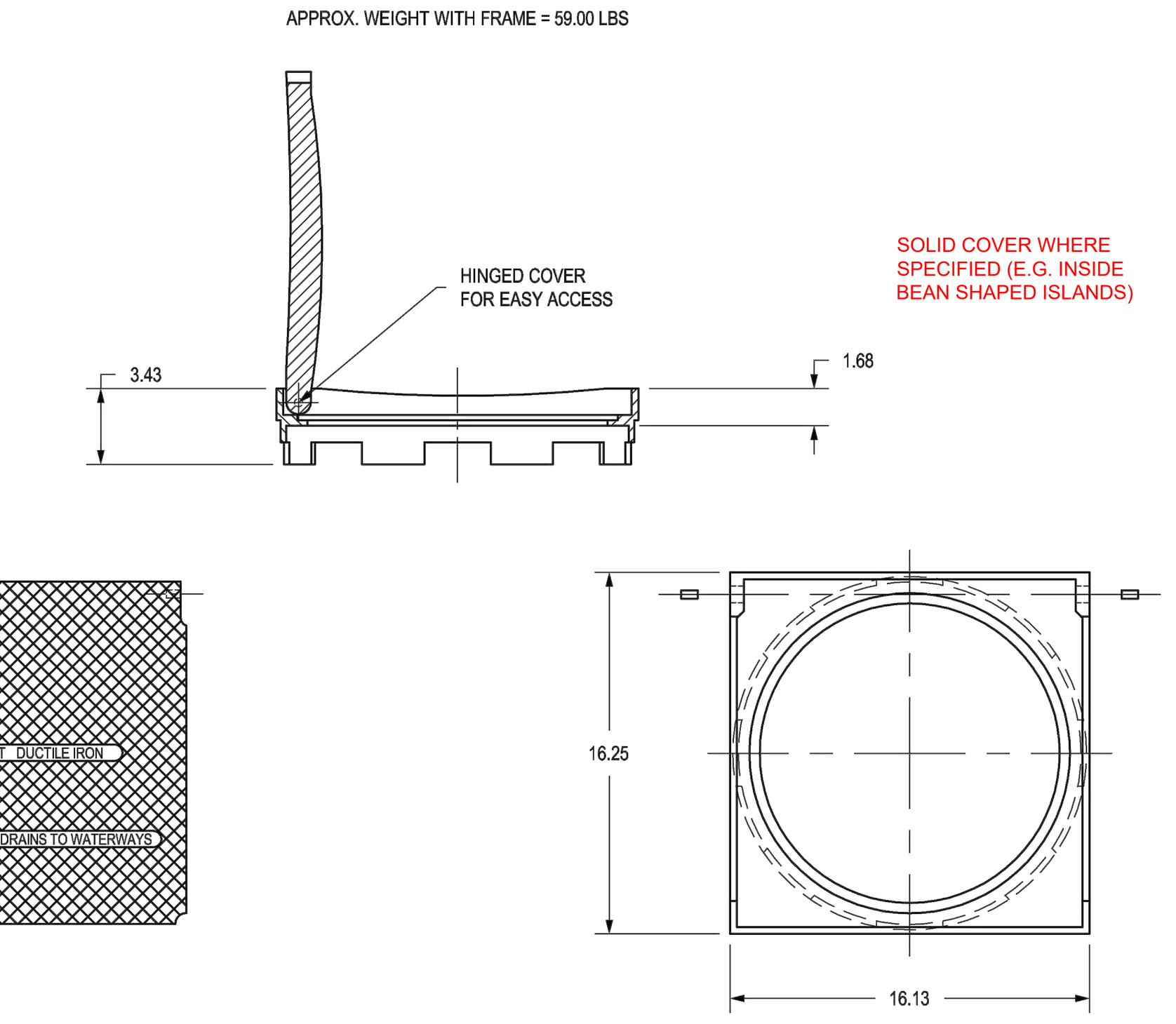
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS.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

DRAWN BY EBC | DATE 03-30-06 | REVISED BY NMH | DATE 03-14-16 | MATERIAL | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: 15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG SIZE A | SCALE 1:25 | SHEET 1 OF 1 | DWG NO. 7001-110-190 | REV E

1599CGC

APPROX. WEIGHT WITH FRAME = 59.00 LBS

SOLID COVER WHERE SPECIFIED (E.G. INSIDE BEAN SHAPED ISLANDS)



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. 7001-110-030

DRAWN BY EBC | DATE 3-7-06 | REVISED BY EBC | DATE 3-16-10 | MATERIAL DUCTILE IRON | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
TITLE: 15 IN SOLID COVER ASSEMBLY
DWG SIZE A | SCALE 1:8 | SHEET 1 OF 1 | DWG NO. 7001-110-209 | REV C

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from 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 drain basin or catch basin. 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.

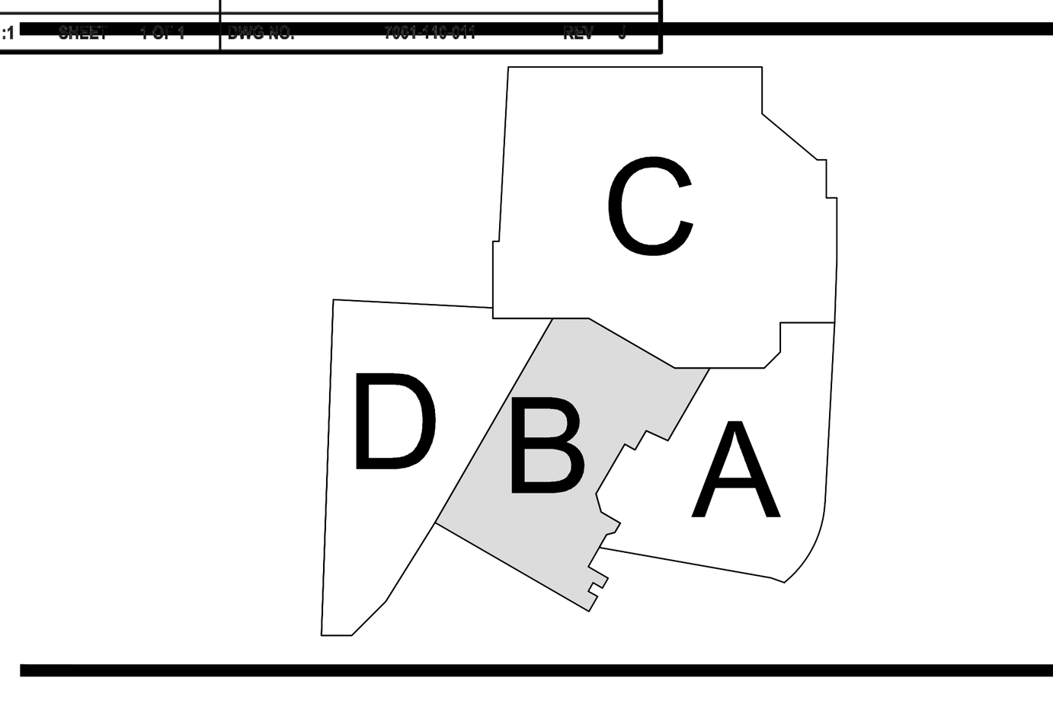
The grates and frames furnished for all surface drainage inlets shall be ductile iron for structure sizes 8", 10", 12", 15", 18", 24", 30" and 36" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

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 surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin 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 load rated installations, a concrete slab shall be poured under and around the grate and frame. 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.

DRAWN BY CJA | DATE 3-10-00 | REVISED BY NMH | DATE 02-21-18 | MATERIAL | PROJECT NO./NAME
Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443
TITLE: 8 IN - 36 IN DRAIN BASIN SPECIFICATIONS
DWG SIZE A | SCALE 1:1

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.

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners

2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

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

△ Date	Description
-- 2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Seal / Signature

Project Name: GOLD WALK

SSRC | BASE AREA IMPROVEMENTS

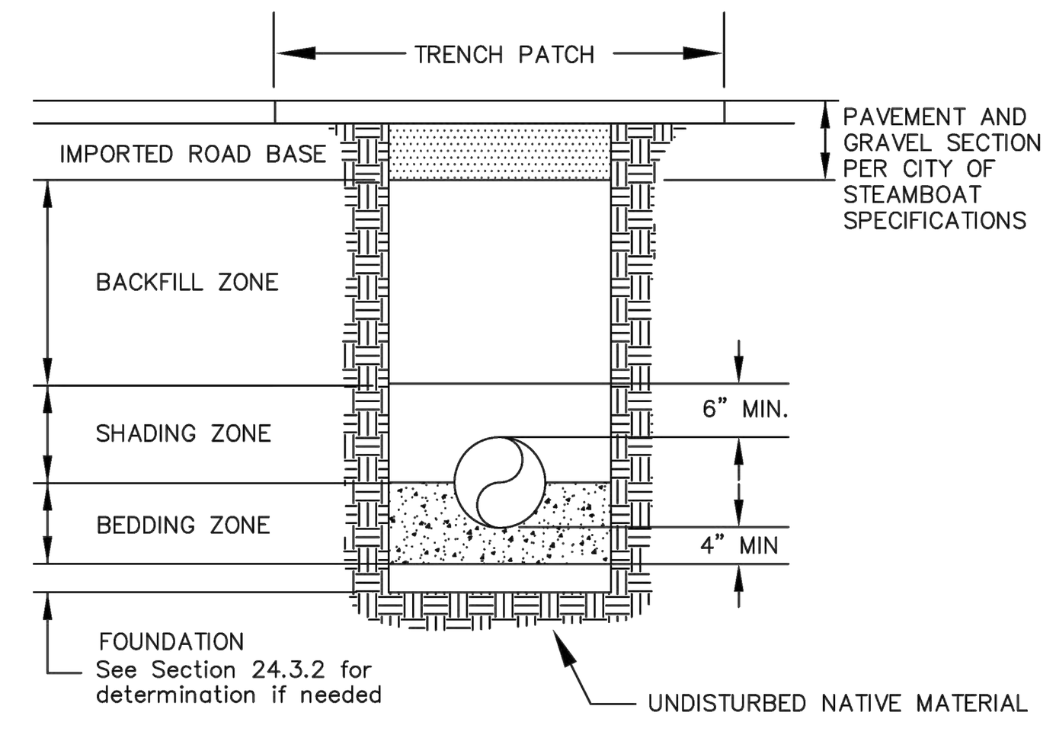
Project Number: 003.7835.000

Description: Drain Basin Details

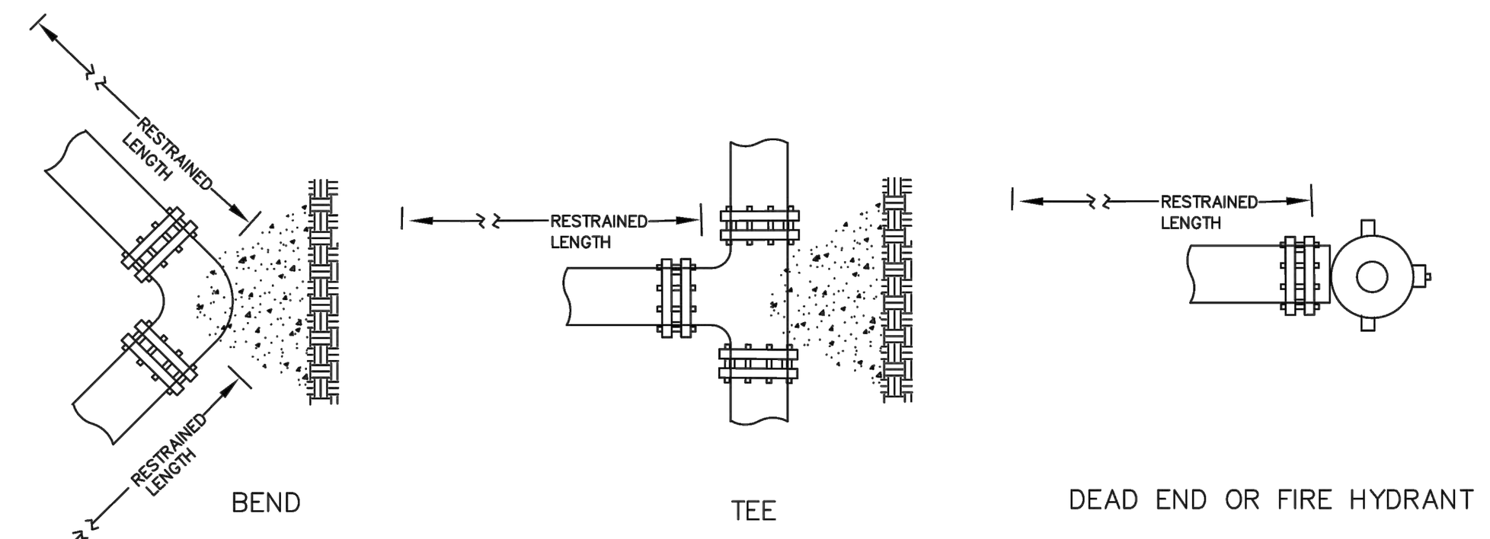
Scale: SEE GRAPHICAL SCALE

1B-C.510

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.500 Details.dwg LAYOUT NAME: 1B-C.510 DATE: May 18, 2021 - 7:16pm CAD OPERATOR: erik
LIST OF XREFS: [21-309 CD-B-TB - 30x42]



2. Added Pvmt. Sect. Note: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
TRENCH CROSS SECTION AND PIPE EMBEDMENT DETAIL
DRAWN BY: RBS DATE: 2/2003
SCALE: NONE
SHEET: 1

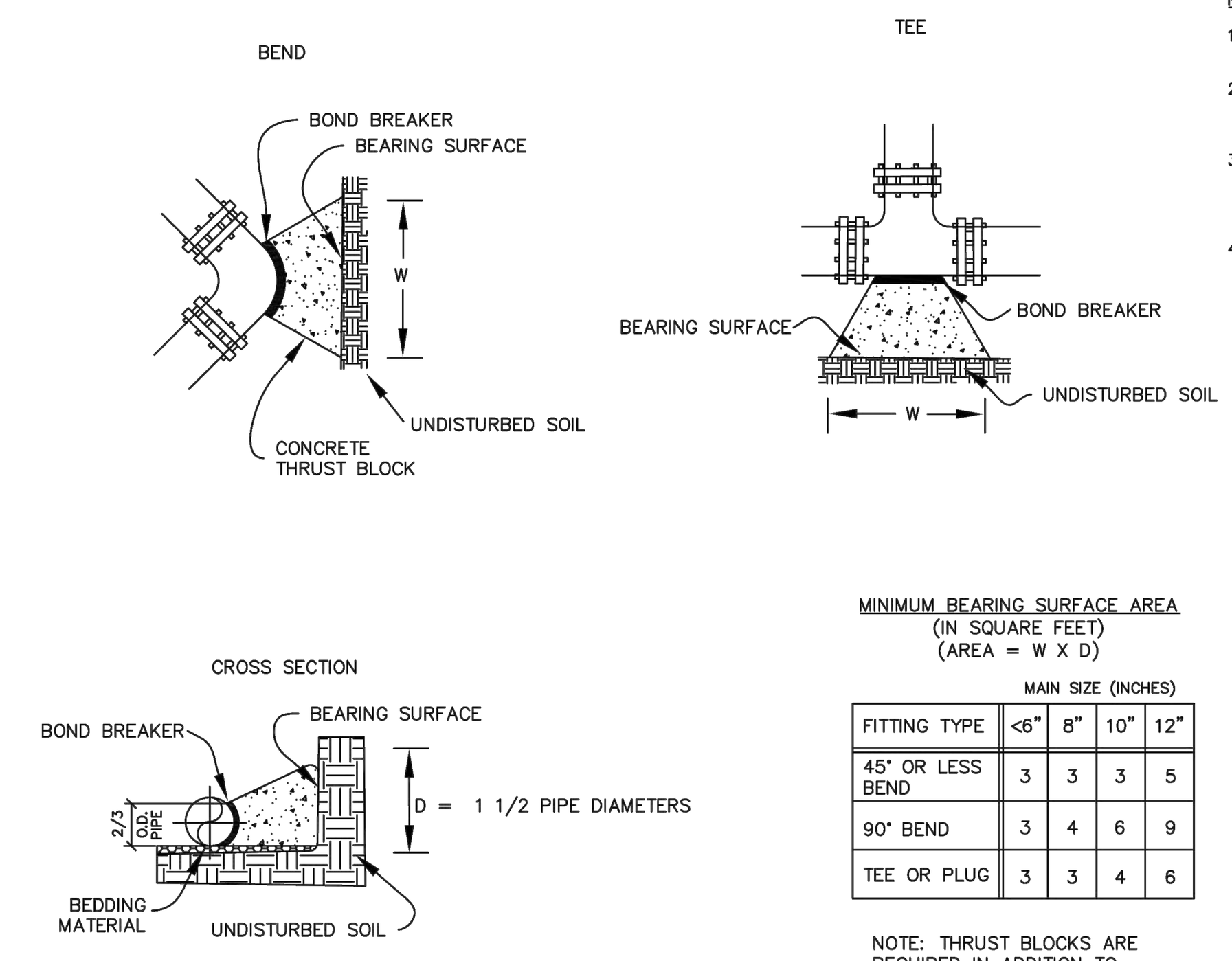


REQUIRED RESTRAINT LENGTH (FT)

FITTING TYPE	MAIN SIZE (INCHES) 4"	6"	8"	10"	12"
90° BEND, BRANCH OF TEE OR DEAD END	30'	45'	60'	73'	86'
45° BEND	18'	18'	18'	21'	25'
22 1/2° BEND	18'	18'	18'	18'	18'
11 1/4° BEND	18'	18'	18'	18'	18'

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

2. Changed Restraint Lengths: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
PIPE RESTRAINT DETAIL
DRAWN BY: RBS DATE: 2/2003
SCALE: NONE
SHEET: 3



BEND
BOND BREAKER
BEARING SURFACE
W
UNDISTURBED SOIL
CONCRETE THRUST BLOCK
TEE
BEARING SURFACE
BOND BREAKER
UNDISTURBED SOIL
W
CROSS SECTION
BOND BREAKER
BEARING SURFACE
2/3 O.D. PIPE
D = 1 1/2 PIPE DIAMETERS
BEDDING MATERIAL
UNDISTURBED SOIL

NOTES:
1. THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINTS.
2. ALL THRUST BLOCKS TO BE SUITABLY FORMED. EARTH EXCAVATED FORMS WILL NOT BE ACCEPTED.
3. WRAP FITTINGS WITH POLYETHYLENE PRIOR TO POURING THRUST BLOCKS SO THAT CONCRETE DOES NOT COME IN CONTACT WITH JOINT BOLTS.
4. THRUST BLOCKS SHALL BE INSTALLED SO THAT ALL JOINTS ARE ACCESSIBLE.

MINIMUM BEARING SURFACE AREA
(IN SQUARE FEET)
(AREA = W X D)

FITTING TYPE	MAIN SIZE (INCHES) <6"	8"	10"	12"
45° OR LESS BEND	3	3	3	5
90° BEND	3	4	6	9
TEE OR PLUG	3	3	4	6

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

2. Added Notes: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
THRUST BLOCK DETAIL
DRAWN BY: RBS DATE: 2/2003
SCALE: NONE
SHEET: 4

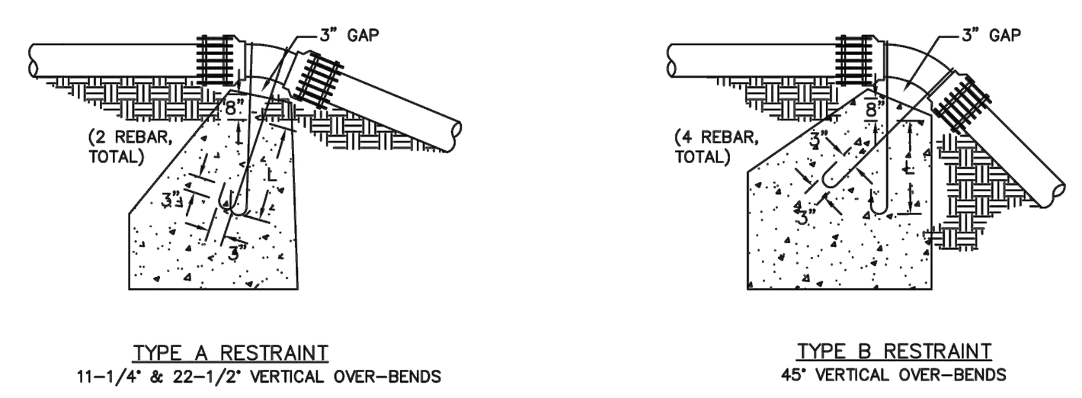


TABLE OF DIMENSIONS

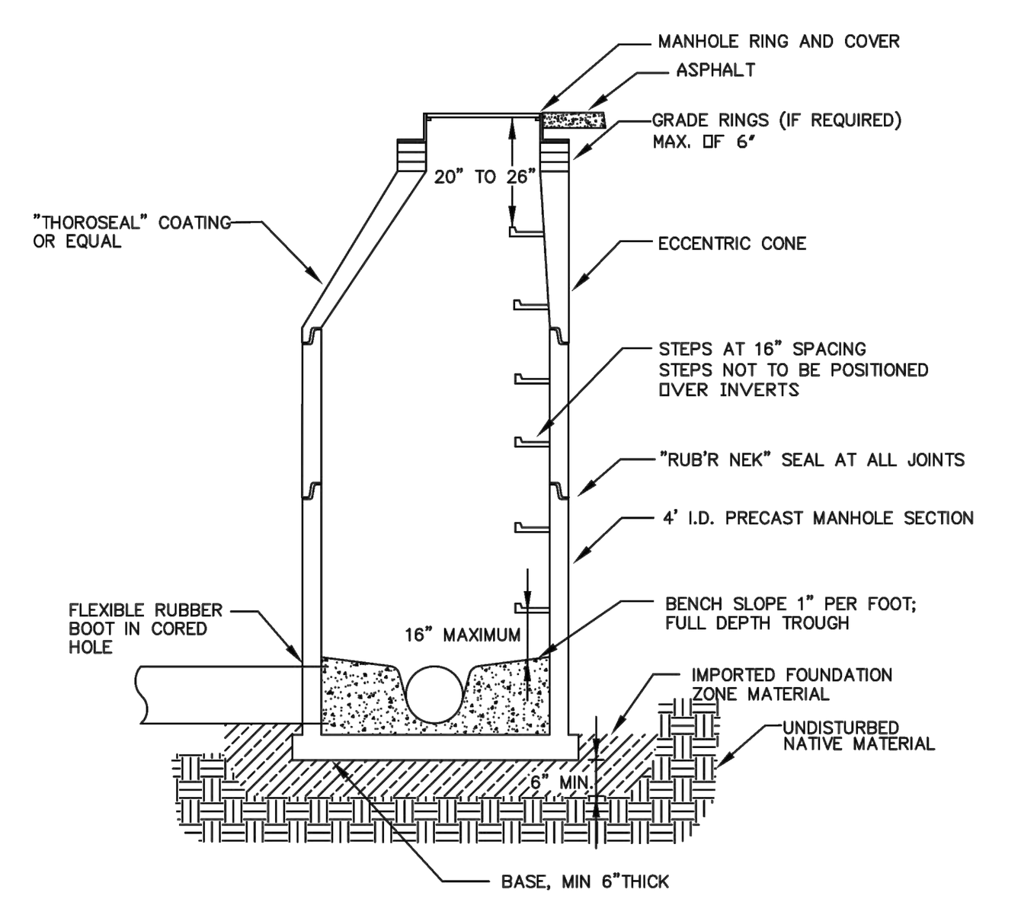
PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND DEGREES	NO. OF CU. FT. OF CONC. BLOCKING	DIAMETER OF REBAR, "d" INCH	DEPTH OF RODS IN CONCRETE, "L" FT.
4"	11-1/4°	5	5/8"	1.5
	22-1/2°	10	5/8"	2.0
6"	11-1/4°	11	5/8"	2.0
	22-1/2°	22	5/8"	2.0
8"	11-1/4°	20	5/8"	2.0
	22-1/2°	39	5/8"	2.0
12"	11-1/4°	45	3/4"	2.0
	22-1/2°	88	3/4"	3.0
16"	11-1/4°	79	3/4"	3.0
	22-1/2°	156	3/4"	4.0
20"	11-1/4°	123	3/4"	3.5
	22-1/2°	243	1"	4.0
24"	11-1/4°	177	3/4"	4.0
	22-1/2°	350	1"	4.0
30"	11-1/4°	277	1"	4.0
	22-1/2°	546	1-1/4"	4.0

TABLE OF DIMENSIONS

PIPE SIZE NOMINAL DIAMETER – INCH	VERTICAL BEND DEGREES	NO. OF CU. YD. OF CONC. BLOCKING	DIAMETER OF REBAR, "d" INCH	DEPTH OF RODS IN CONCRETE, "L" FT.
4"	45°	0.7	5/8"	2.0
6"	45°	1.5	5/8"	2.5
8"	45°	2.7	5/8"	3.0
12"	45°	6.1	3/4"	4.0
16"	45°	10.9	3/4"	4.0
20"	45°	17.1	1"	4.0
24"	45°	24.6	1"	4.0
30"	45°	38.4	1-1/4"	4.0

NOTES:
1. THRUST BLOCKS ARE REQUIRED IN ADDITION TO JOINT RESTRAINT.
2. SPECIAL REQUIREMENTS:
a. THRUST BLOCKS FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
b. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS TYPICAL DETAIL.
c. REINFORCING STEEL BARS TO BE EPOXY COATED, AT LEAST 15 MILS THICK. MINIMUM YIELD STRENGTH OF REBAR IS 60,000 PSI.
d. RESTRAINT SIZING IS BASED UPON A MAXIMUM OPERATING PRESSURE OF 150 PSI, A TEST PRESSURE OF 200 PSI, AND A MINIMUM SOIL BEARING STRENGTH OF 2000 PSF. OPERATING PRESSURES IN EXCESS OF 150 PSI OR SOILS WITH LESS THAN 2000 PSF BEARING STRENGTH WILL REQUIRE SPECIAL DESIGN.
3. FOR VERTICAL UNDER-BEND FOLLOW HORIZONTAL THRUST BLOCK DETAIL

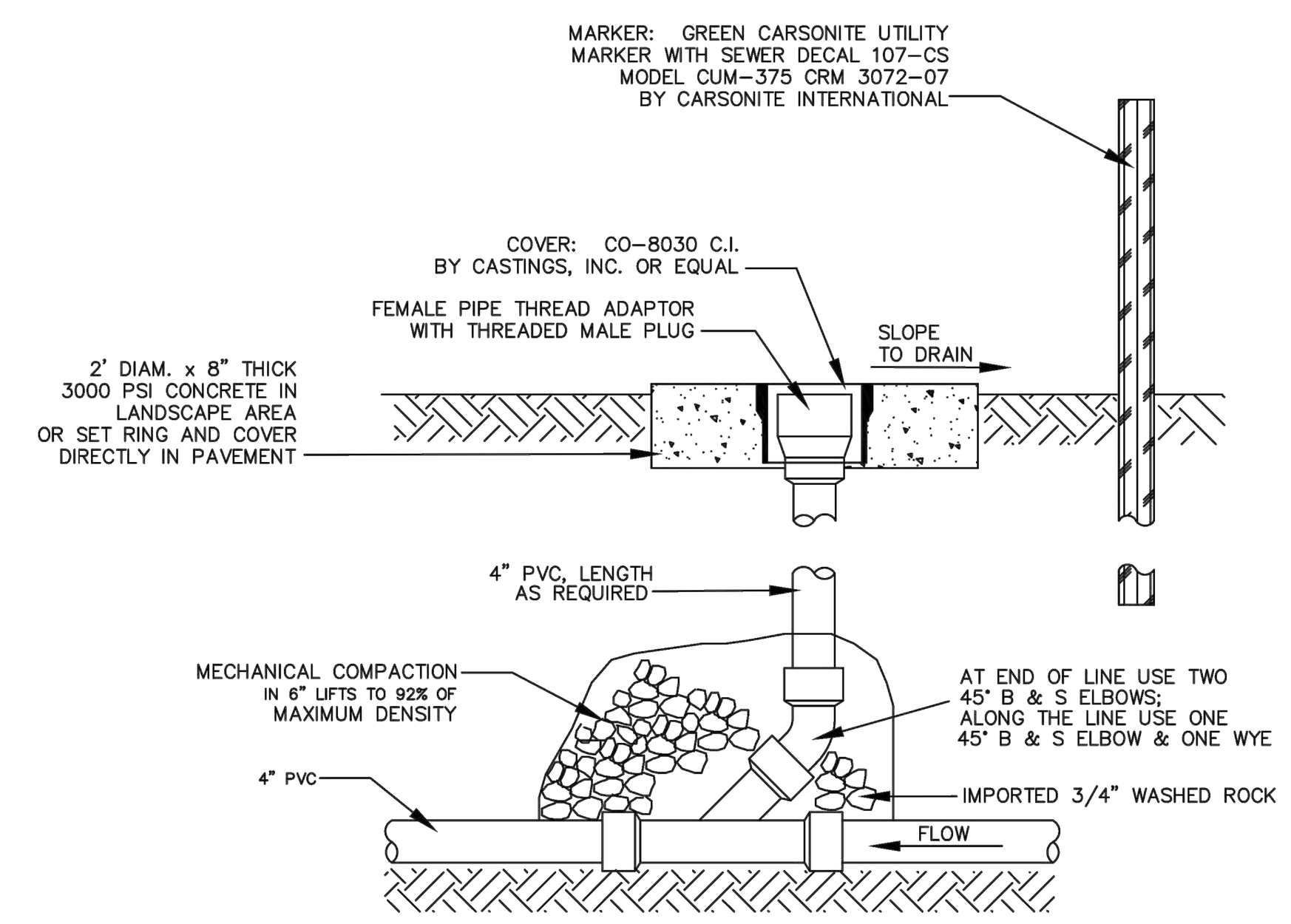
1. Initial Release 3/07
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
VERTICAL THRUST BLOCK DETAIL
DRAWN BY: CL, RM DATE: 2/2003
SCALE: NONE
SHEET: 5



MANHOLE RING AND COVER
ASPHALT
GRADE RINGS (IF REQUIRED) MAX. OF 6'
20" TO 26"
"THOROSEAL" COATING OR EQUAL
ECCENTRIC CONE
STEPS AT 16" SPACING STEPS NOT TO BE POSITIONED OVER INVERTS
"RUB'R NEK" SEAL AT ALL JOINTS
4' I.D. PRECAST MANHOLE SECTION
FLEXIBLE RUBBER BOOT IN CORED HOLE
16" MAXIMUM
BENCH SLOPE 1" PER FOOT; FULL DEPTH TROUGH
IMPORTED FOUNDATION ZONE MATERIAL
UNDISTURBED NATIVE MATERIAL
6" MIN.
BASE, MIN 6" THICK

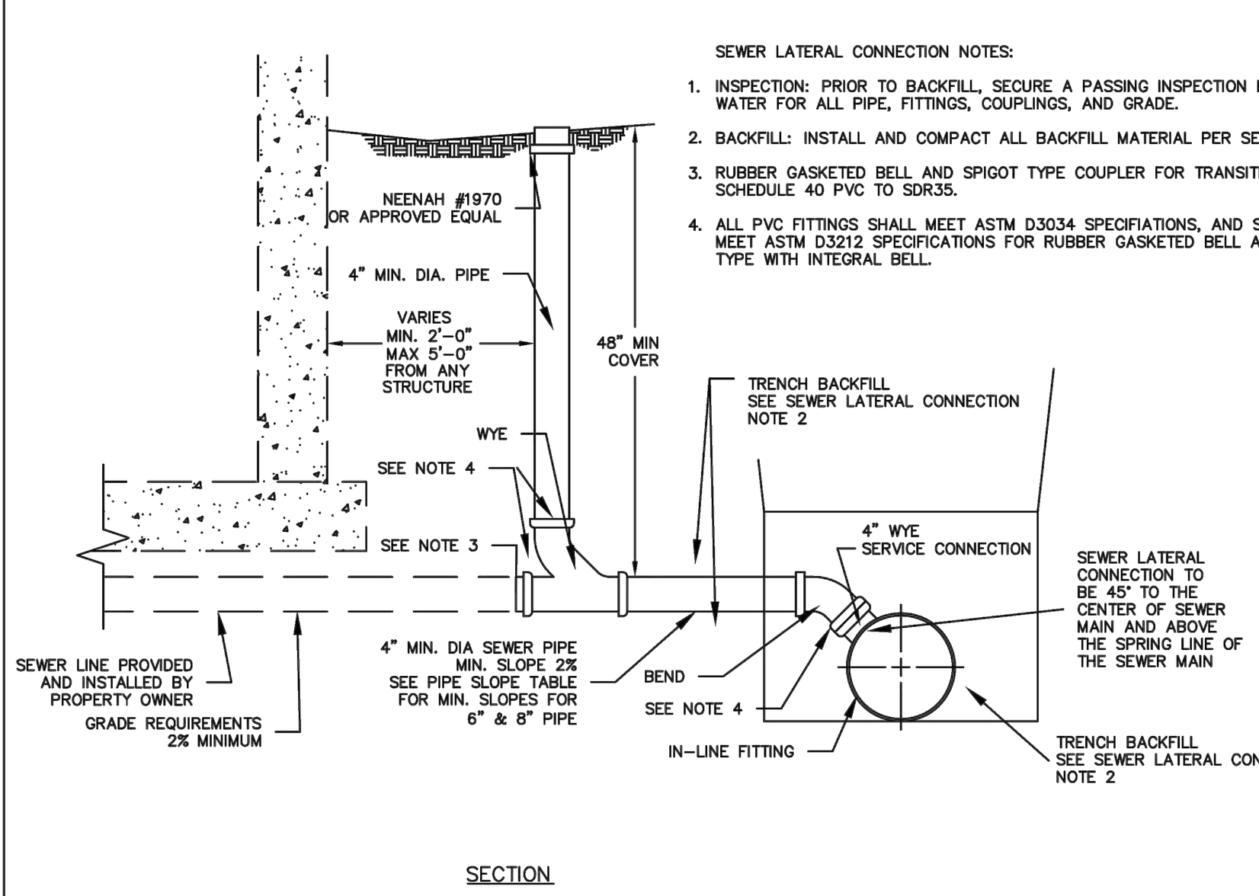
NOTE:
RUB'R NECK SEALS AT ALL JOINTS; INCLUDING CASTING TO GRADE RING, BETWEEN ALL GRADE RINGS AND AT ALL PRECAST JOINTS.

2. Added Note: 11/08
1. Revised MH Trough: 5/07
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
STANDARD MANHOLE CROSS SECTION DETAIL
DRAWN BY: RBS DATE: 2/2003
SCALE: NONE
SHEET: 8



MARKER: GREEN CARSONITE UTILITY MARKER WITH SEWER DECAL 107-CS MODEL CUM-375 CRM 3072-07 BY CARSONITE INTERNATIONAL
COVER: CO-8030 C.I. BY CASTINGS, INC. OR EQUAL
FEMALE PIPE THREAD ADAPTOR WITH THREADED MALE PLUG
SLOPE TO DRAIN
2' DIAM. x 8" THICK 3000 PSI CONCRETE IN LANDSCAPE AREA OR SET RING AND COVER DIRECTLY IN PAVEMENT
4" PVC, LENGTH AS REQUIRED
MECHANICAL COMPACTION IN 6" LIFTS TO 92% OF MAXIMUM DENSITY
AT END OF LINE USE TWO 45° B & S ELBOWS; ALONG THE LINE USE ONE 45° B & S ELBOW & ONE WYE
4" PVC
IMPORTED 3/4" WASHED ROCK
FLOW

1. Original Release 7/01
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
SEWER CLEANOUT DETAIL
DRAWN BY: RBS DATE: 2/2003
SCALE: NONE
SHEET: 12

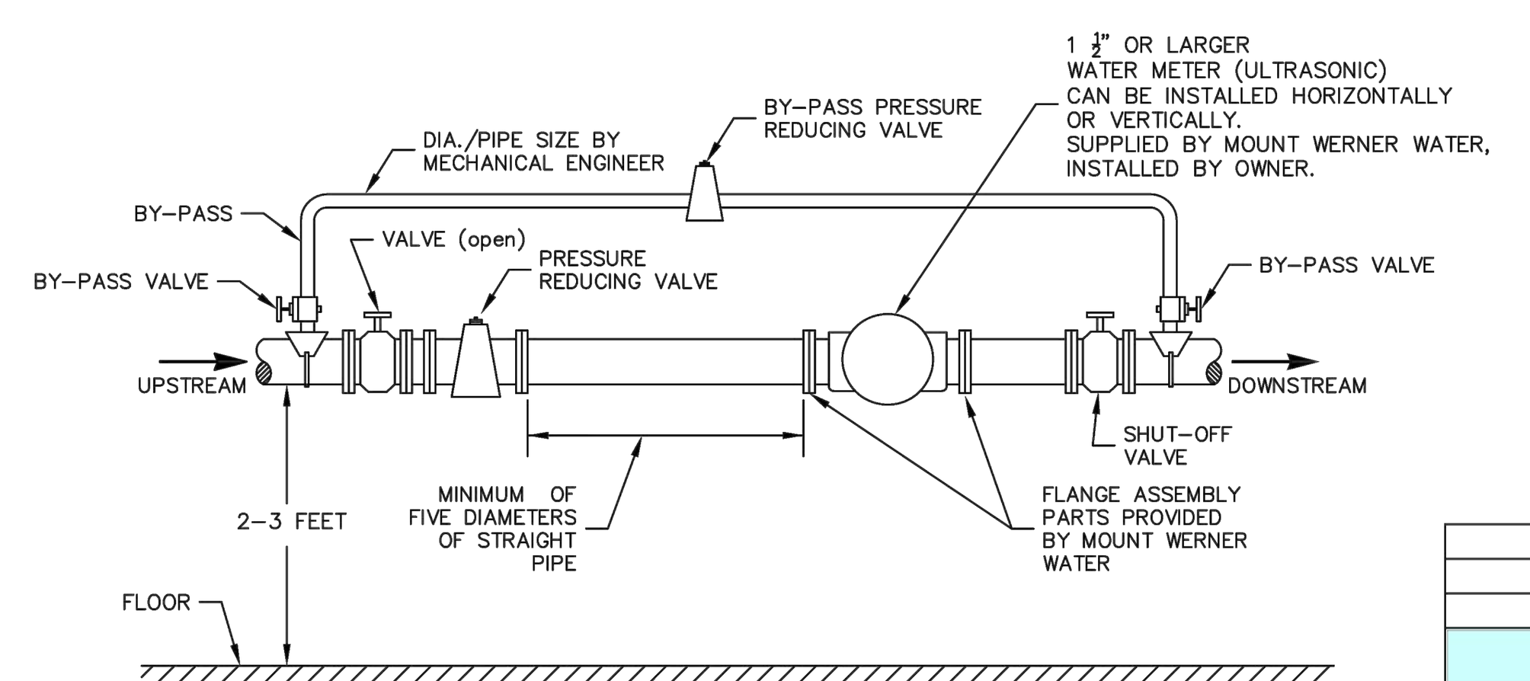


NEENAH #1970 OR APPROVED EQUAL
4" MIN. DIA. PIPE
VARIES MIN. 2'-0" MAX 5'-0" FROM ANY STRUCTURE
48" MIN COVER
WYE
SEE NOTE 4
SEE NOTE 3
TRENCH BACKFILL SEE SEWER LATERAL CONNECTION NOTE 2
4" WYE SERVICE CONNECTION
SEWER LATERAL CONNECTION TO BE 45° TO THE CENTER OF SEWER MAIN AND ABOVE THE SPRING LINE OF THE SEWER MAIN
SEWER LINE PROVIDED AND INSTALLED BY PROPERTY OWNER
GRADE REQUIREMENTS 2% MINIMUM
4" MIN. DIA SEWER PIPE MIN. SLOPE 2% SEE PIPE SLOPE TABLE FOR MIN. SLOPES FOR 6" & 8" PIPE
BEND
SEE NOTE 4
IN-LINE FITTING
TRENCH BACKFILL SEE SEWER LATERAL CONNECTION NOTE 2
SECTION

SEWER LATERAL CONNECTION NOTES:
1. INSPECTION: PRIOR TO BACKFILL, SECURE A PASSING INSPECTION BY MT. WERNER WATER FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SECTION 24.
3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

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

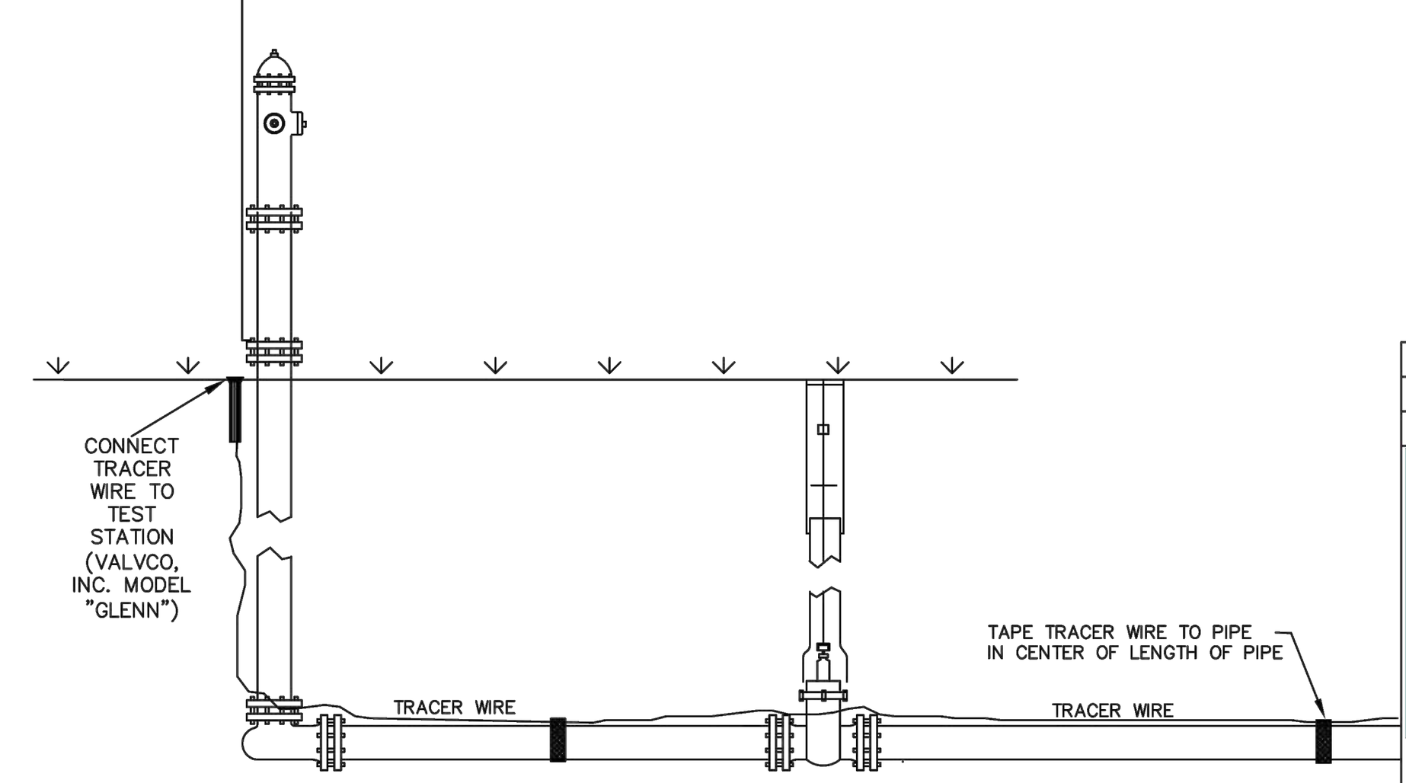
1. Original Release 11/08
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
SERVICE LATERAL CONNECTION DETAIL
DRAWN BY: RF DATE: 11/2008
SCALE: NONE
SHEET: 13



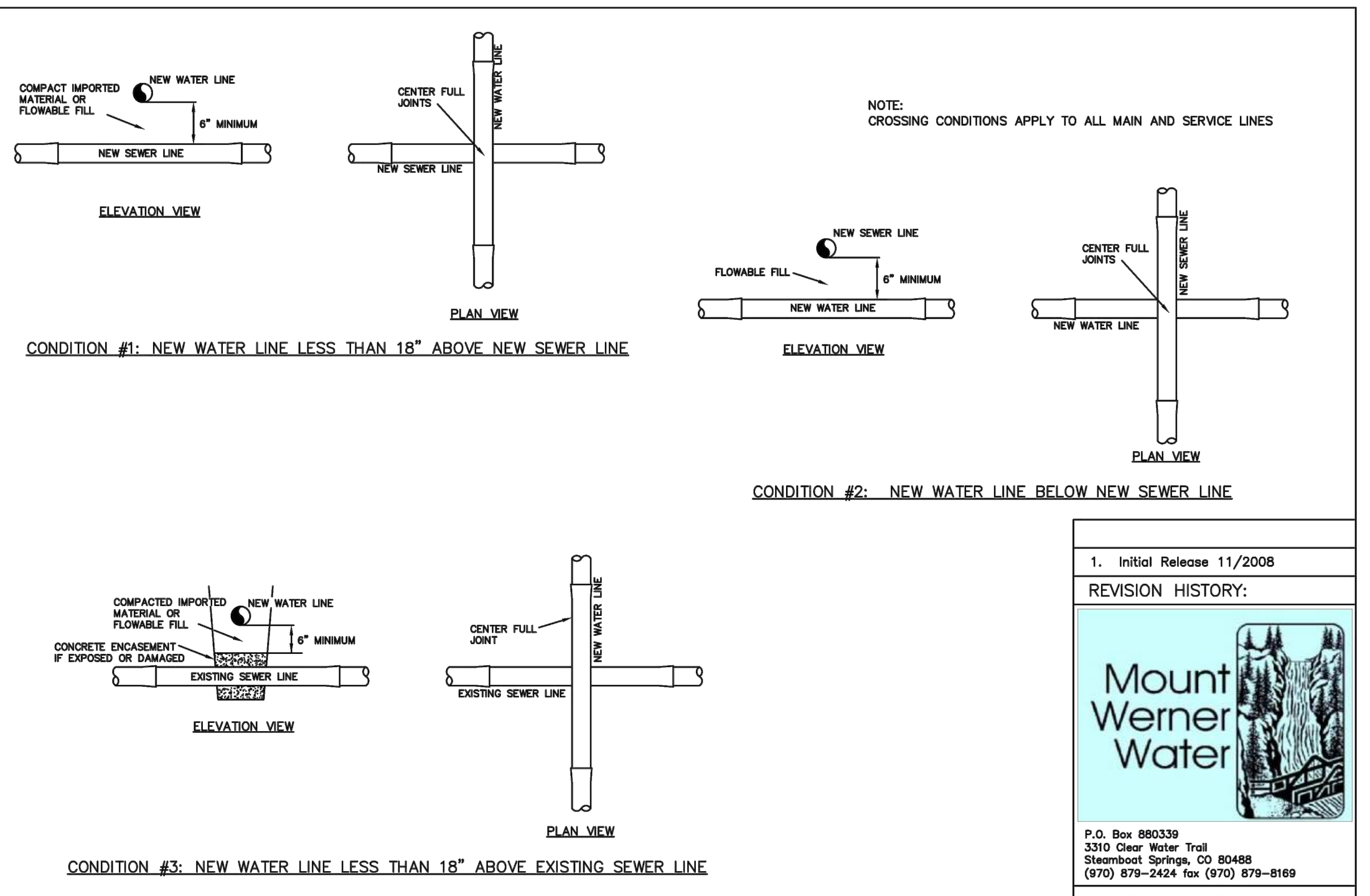
1 1/2" OR LARGER WATER METER (ULTRASONIC) CAN BE INSTALLED HORIZONTALLY OR VERTICALLY. SUPPLIED BY MOUNT WERNER WATER, INSTALLED BY OWNER.
BY-PASS PRESSURE REDUCING VALVE
DIA./PIPE SIZE BY MECHANICAL ENGINEER
BY-PASS
BY-PASS VALVE
VALVE (open)
PRESSURE REDUCING VALVE
BY-PASS VALVE
UPSTREAM
DOWNSTREAM
SHUT-OFF VALVE
2-3 FEET
MINIMUM OF FIVE DIAMETERS OF STRAIGHT PIPE
FLANGE ASSEMBLY PARTS PROVIDED BY MOUNT WERNER WATER
FLOOR

GENERAL NOTES:
1. THE METER (SUPPLIED BY MOUNT WERNER WATER, PAID FOR BY OWNER) CAN BE INSTALLED IN A HORIZONTAL OR VERTICAL ORIENTATION FOR ULTRASONIC METERS.
2. AVOID LOCATING THE METER IN CLOSE QUARTERS. ALLOW SUFFICIENT SPACE TO PERMIT ACCESS FOR METER READING, TESTING AND MAINTENANCE.
3. ALL PARTS AND PIPING SUPPLIED AND INSTALLED BY OWNER.
4. AFTER PIPING AND METER INSTALLATION, MOUNT WERNER WATER WILL INSPECT AND INSTALL MTU AND WIRING.

Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
1 1/2" AND LARGER METER INSTALLATION DETAIL
DRAWN BY: RB DATE: 2/2018
SCALE: NONE
SHEET: 14



1. Initial release 2/04
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
TRACER WIRE INSTALLATION DETAIL
DRAWN BY: RBS DATE: 2/2004
SCALE: NONE
SHEET: 17

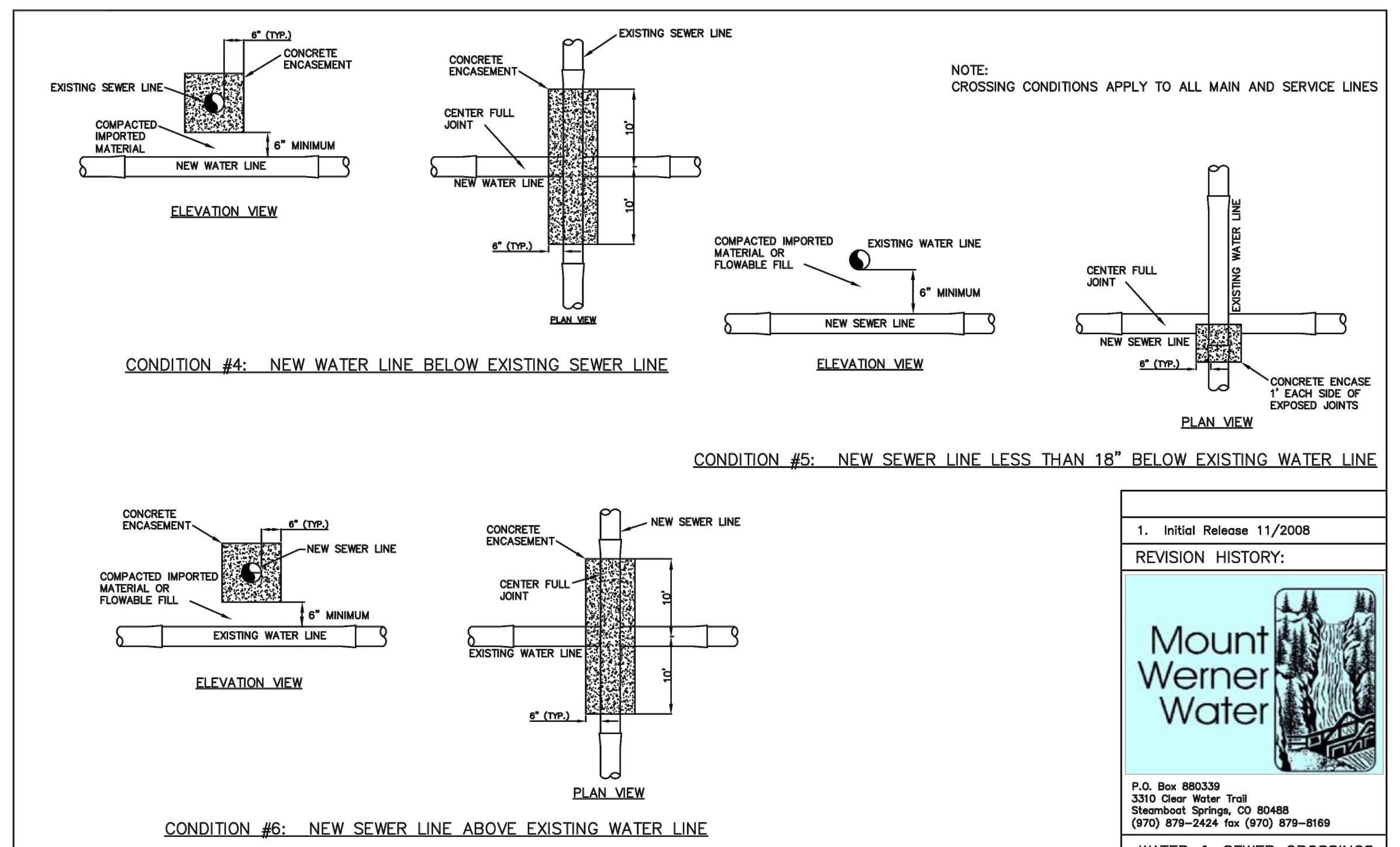


COMPACT IMPORTED MATERIAL OR FLOWABLE FILL
NEW WATER LINE
6" MINIMUM
NEW SEWER LINE
ELEVATION VIEW
CENTER FULL JOINTS
NEW WATER LINE
NEW SEWER LINE
PLAN VIEW
CONDITION #1: NEW WATER LINE LESS THAN 18" ABOVE NEW SEWER LINE
NEW SEWER LINE
FLOWABLE FILL
6" MINIMUM
NEW WATER LINE
ELEVATION VIEW
CENTER FULL JOINTS
NEW SEWER LINE
NEW WATER LINE
PLAN VIEW
CONDITION #2: NEW WATER LINE BELOW NEW SEWER LINE
COMPACTED IMPORTED MATERIAL OR FLOWABLE FILL
NEW WATER LINE
6" MINIMUM
CONCRETE ENCASEMENT IF EXPOSED OR DAMAGED
EXISTING SEWER LINE
ELEVATION VIEW
CENTER FULL JOINT
NEW WATER LINE
EXISTING SEWER LINE
PLAN VIEW
CONDITION #3: NEW WATER LINE LESS THAN 18" ABOVE EXISTING SEWER LINE

NOTE:
CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES

CONDITIONS 1,2,& 3 (SHEET 1 OF 2)
NTS

1. Initial Release 11/2008
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
WATER & SEWER CROSSINGS DETAIL
DRAWN BY: GLB DATE: 11/2008
SCALE: NONE
SHEET: 20



6" (TYP.)
CONCRETE ENCASEMENT
EXISTING SEWER LINE
COMPACTED IMPORTED MATERIAL
6" MINIMUM
NEW WATER LINE
ELEVATION VIEW
EXISTING SEWER LINE
CONCRETE ENCASEMENT
CENTER FULL JOINT
NEW WATER LINE
10'
10'
6" (TYP.)
PLAN VIEW
CONDITION #4: NEW WATER LINE BELOW EXISTING SEWER LINE
COMPACTED IMPORTED MATERIAL OR FLOWABLE FILL
EXISTING WATER LINE
6" MINIMUM
NEW SEWER LINE
ELEVATION VIEW
CENTER FULL JOINT
EXISTING WATER LINE
NEW SEWER LINE
6" (TYP.)
CONCRETE ENCASE 1' EACH SIDE OF EXPOSED JOINTS
PLAN VIEW
CONDITION #5: NEW SEWER LINE LESS THAN 18" BELOW EXISTING WATER LINE
CONCRETE ENCASEMENT
6" (TYP.)
NEW SEWER LINE
COMPACTED IMPORTED MATERIAL OR FLOWABLE FILL
6" MINIMUM
EXISTING WATER LINE
ELEVATION VIEW
CONCRETE ENCASEMENT
NEW SEWER LINE
CENTER FULL JOINT
EXISTING WATER LINE
10'
10'
6" (TYP.)
PLAN VIEW
CONDITION #6: NEW SEWER LINE ABOVE EXISTING WATER LINE

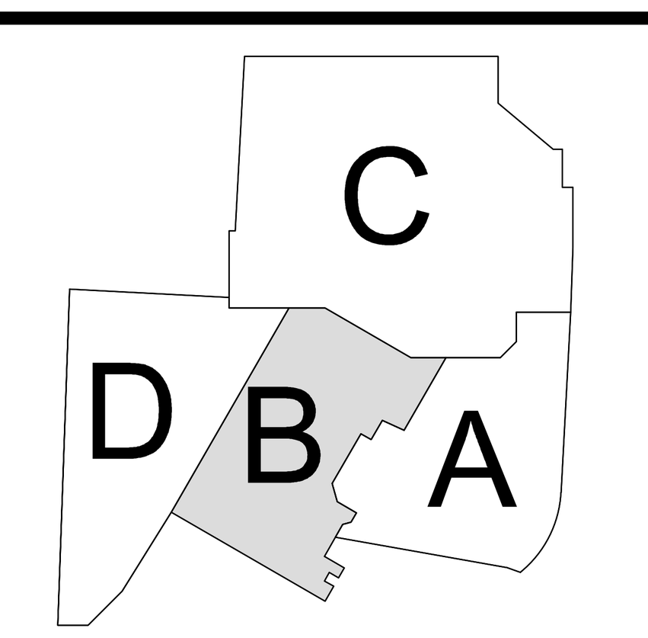
NOTE:
CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES

CONDITIONS 4,5,& 6 (SHEET 2 OF 2)
NTS

1. Initial Release 11/2008
REVISION HISTORY:
Mount Werner Water
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169
WATER & SEWER CROSSINGS DETAIL
DRAWN BY: GLB DATE: 11/2008
SCALE: NONE
SHEET: 21

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.

KEY PLAN



Steamboat
ALTERRA MOUNTAIN COMPANY
east west partners
2305 Mount Werner Circle
Steamboat Springs, CO 80487

Gensler
1225 17th Street
Suite 150
Denver, CO 80202
United States
Tel 303.595.8585
Fax 303.825.6823

LANDMARK CONSULTANTS, INC.
141 9th Street
PO Box 774943
Steamboat Springs, CO 80477
Tel 970.871.9494

DESIGNWORKSHOP
1390 Lawrence Street
Suite 100
Denver, CO 80204
Tel 303.623.5186

MARTIN/MARTIN CONSULTING ENGINEERS
12499 West Colfax Ave.
Lakewood, CO 80215
United States
Tel 303.431.6100

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

△	Date	Description
--	2021.05.19	BP3: GOLDWALK - ISSUE FOR BID AND PERMIT

COLORADO LICENSED
ERIK J. GRIEPENTROG
33280
5/19/21
PROFESSIONAL ENGINEER
[illegible]
NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE
Seal / Signature

Project Name GOLD WALK
SSRC | BASE AREA IMPROVEMENTS
Project Number
003.7835.000
Description
MWW Standard Details
Scale
SEE GRAPHICAL SCALE

1B-C.520

DRAWING FILENAME: P:\2550-001\DWGs\Production Drawings\Gold Walk\2550-001-GW-C.500 Details.dwg LAYOUT NAME: 1B-C.520 DATE: May 18, 2021 - 7:16pm CAD OPERATOR: erik
LIST OF XREFS: [21-309 CD-B-TB - 30x42]