

ADJACENT PROPERTY BOUNDARY EASEMENT SECTION LINE CENTERLINE FOUND MONUMENT FOUND SECTION CORNER BUILDING ROOF LINE/OVERHANG ___ x ___ x ___ x ___ x ___ PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR ASPHALT CONCRETE PROPOSED SANITARY SEWER W/ MH EXISTING SANITARY SEWER W/ MH PROPOSED WATER ____w___w___w____ PROPOSED GV, FH & CS **M A** 0 **EXISTING WATER** GAS METER AND MANHOLE/VAULT CABLE PEDESTAL FIBER OPTIC TELEPHONE TELEPHONE PEDESTAL AND MANHOLE/VAULT ELECTRIC ELECTRIC PED, JUNCTION BOX AND METER LIGHT POLE AND LIGHT POLE W/ MAST OVERHEAD ELECTRIC UTILITY POLE AND GUY WIRE DITCH/SWALE EXISTING STORM SEWER W/ FES PROPOSED STORM SEWER W/ FES

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- UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THIS SITE CONTAINS A CALCULATED AREA OF 201.9 ACRES.
- A PORTION OF THE SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE A OF THE UNNAMED TRIBUTARY TO BURGESS CREEK AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 08107C0883D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005 AND LOMR 18-08-0922P.
- THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- DOMESTIC WATER & FIRE PROTECTION SYSTEM DESIGNED BY WRIGHT WATER ENGINEERS SHALL BE REVIEWED AND APPROVED BY MOUNT WERNER WATER AND STEAMBOAT SPRINGS FIRE DEPARTMENT.

PROPERTY DESCRIPTION:

LOT 2, PARCEL D, SKI HILL SUBDIVISION PER FILE #14469 IN ROUTT COUNTY RECORDS AND LOT 1, GREEN HORN RANCH PER FILE #14524 IN ROUTT COUNTY RECORDS, CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

> COMPLIANCE 04/25/2022

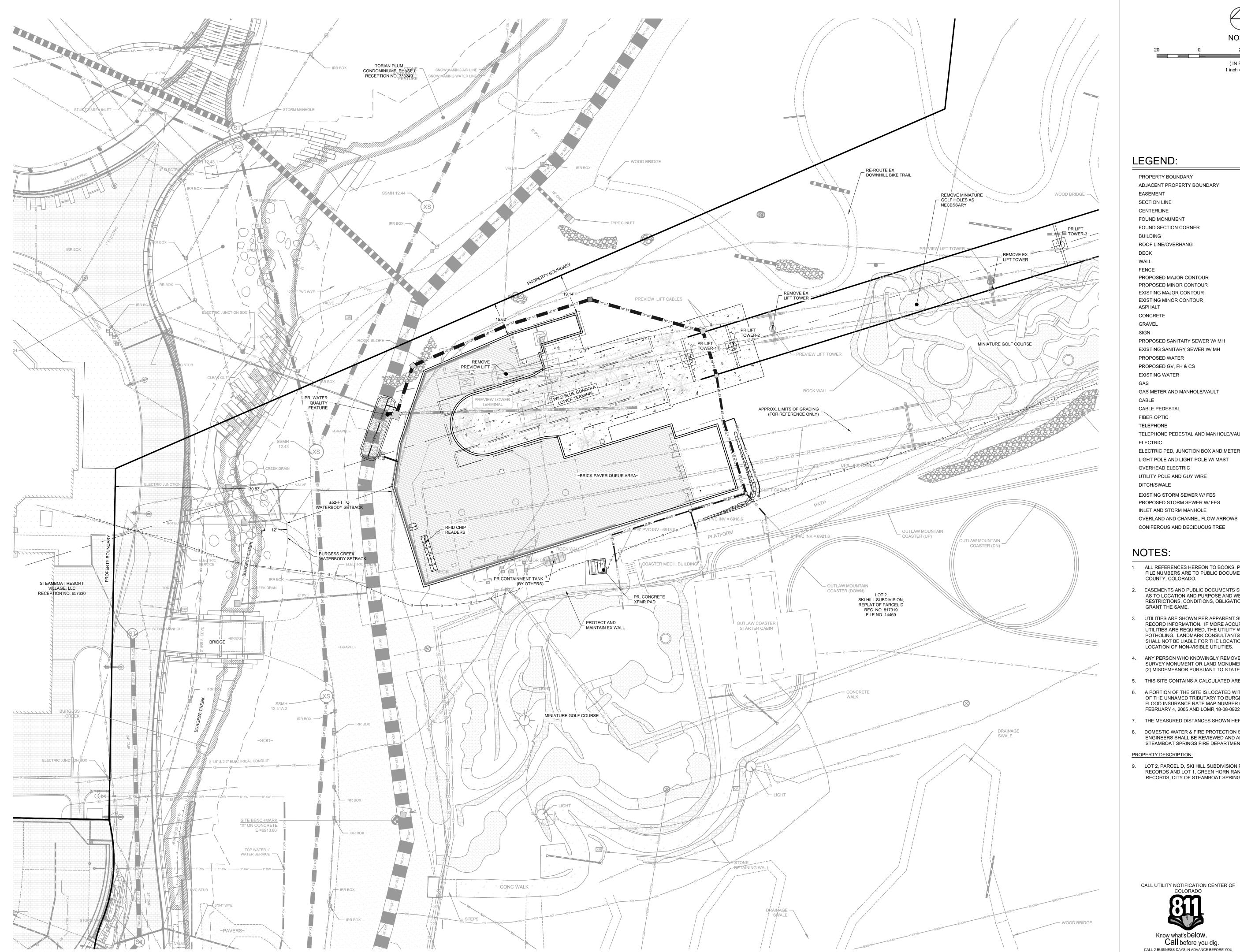
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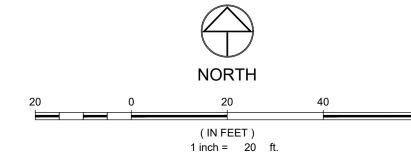
CALL UTILITY NOTIFICATION CENTER OF





C.100





LEGEND:

ADJACENT PROPERTY BOUNDARY EASEMENT SECTION LINE CENTERLINE FOUND MONUMENT FOUND SECTION CORNER BUILDING ROOF LINE/OVERHANG FENCE ____ x ____ x ____ x ____ x ____ PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR ASPHALT CONCRETE GRAVEL PROPOSED SANITARY SEWER W/ MH EXISTING SANITARY SEWER W/ MH PROPOSED WATER ____w___w___w____ PROPOSED GV, FH & CS **EXISTING WATER** GAS METER AND MANHOLE/VAULT CABLE PEDESTAL FIBER OPTIC TELEPHONE TELEPHONE PEDESTAL AND MANHOLE/VAULT **ELECTRIC** ELECTRIC PED, JUNCTION BOX AND METER LIGHT POLE AND LIGHT POLE W/ MAST OVERHEAD ELECTRIC UTILITY POLE AND GUY WIRE DITCH/SWALE EXISTING STORM SEWER W/ FES PROPOSED STORM SEWER W/ FES

NOTES:

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- 8. DOMESTIC WATER & FIRE PROTECTION SYSTEM DESIGNED BY WRIGHT WATER ENGINEERS SHALL BE REVIEWED AND APPROVED BY MOUNT WERNER WATER AND STEAMBOAT SPRINGS FIRE DEPARTMENT.

PROPERTY DESCRIPTION:

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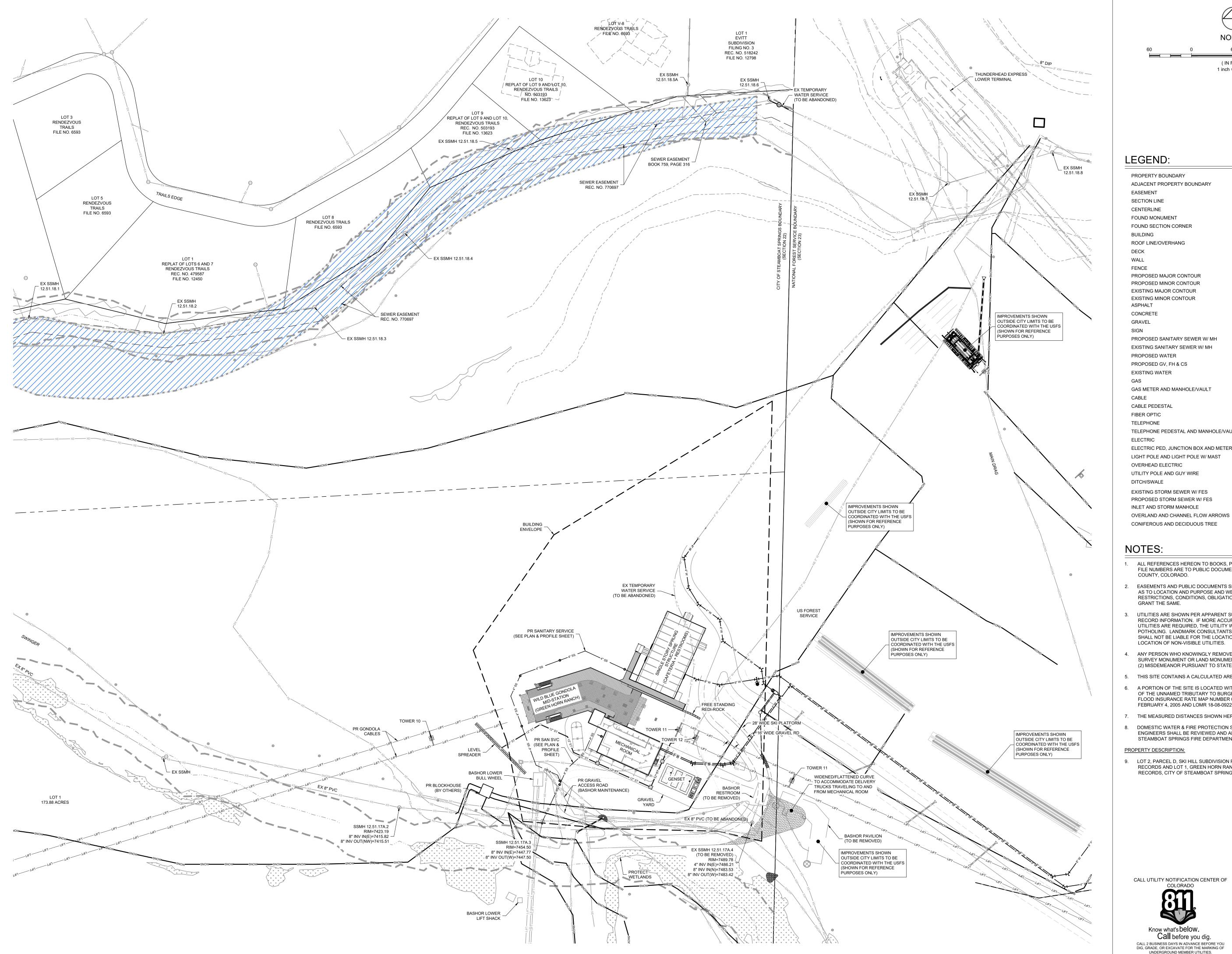
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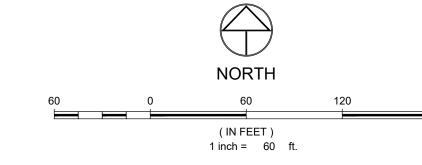
CALL UTILITY NOTIFICATION CENTER OF





C.110





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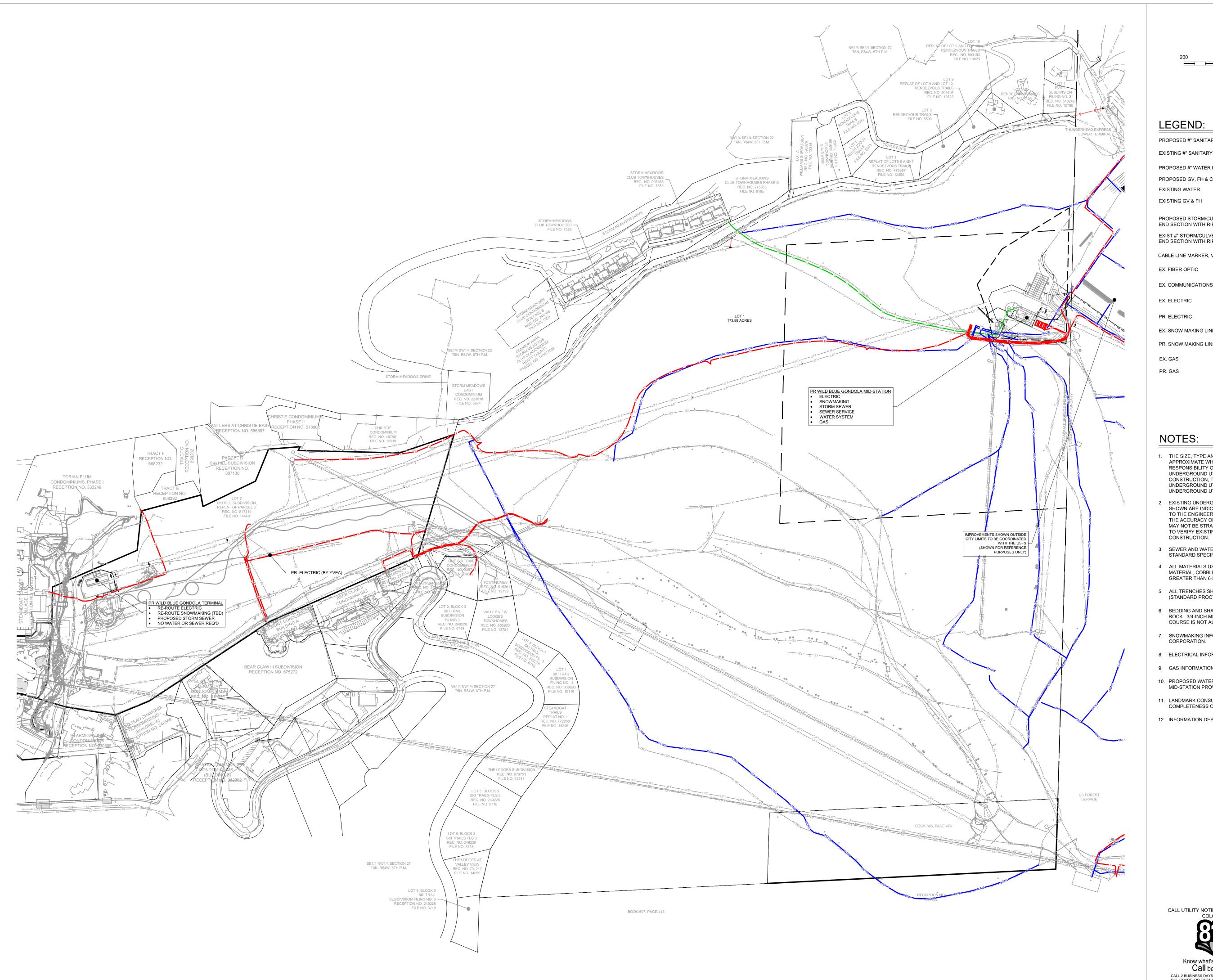
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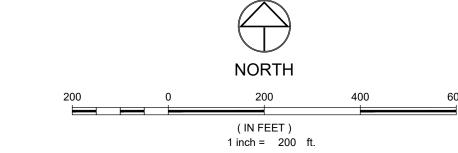
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> COMPLIANCE 04/25/2022









LEGEND: PROPOSED #" SANITARY SEWER W/ MH & C.O. EXISTING #" SANITARY SEWER W/ MH & C.O. 8" XS (XS) 8" XS (C) PROPOSED #" WATER PIPE PROPOSED GV, FH & CS **M (a)** EXISTING WATER EXISTING GV & FH ST PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP 18" XS(ST) EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP CABLE LINE MARKER, VAULT AND PEDESTAL _____XTV ______TV _____TV EX. FIBER OPTIC XFO FO XFO FO EX. COMMUNICATIONS AND TELEPHONE $XT \longrightarrow T \longrightarrow XT \longrightarrow T \longrightarrow T$ EX. ELECTRIC XE XE EM XE PR. ELECTRIC EX. SNOW MAKING LINE PR. SNOW MAKING LINE

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- 2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO
- 3. SEWER AND WATER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 4. 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.
- 5. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- 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.
- 7. SNOWMAKING INFORMATION PROVIDED BY STEAMBOAT SKI & RESORT CORPORATION.
- 8. ELECTRICAL INFORMATION PROVIDED BY YVEA.
- 9. GAS INFORMATION PROVIDED BY ATMOS ENERGY.
- 10. PROPOSED WATER SYSTEM FOR GREEN HORN RANCH AND WILD BLUE GONDOLA
- MID-STATION PROVIDED BY WRIGHT WATER ENGINEERING.
- 11. LANDMARK CONSULTANTS, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS.
- 12. INFORMATION DEPICTED HEREON IS SUBJECT TO CHANGE.

REVIEWED FOR CODE COMPLIANCE 04/25/2022

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CALL UTILITY NOTIFICATION CENTER OF





GINEERS | SURVEYO

Street ~ P.O. Box 7749

at Springs, Colorado 804

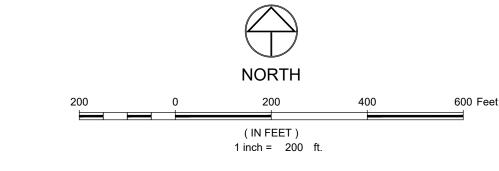
(970) 871-9494

141 9th Street ~ F

LANDIMARK

ERALL UTILITY PLAN

SHEET C.200



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NOTES:

PR. GAS

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- 3. SEWER AND WATER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 4. 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.
- 5. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- 6. 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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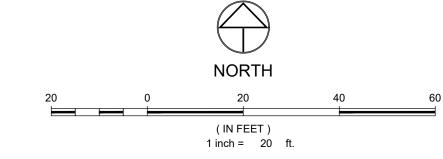
COMPLIANCE 04/25/2022

CALL UTILITY NOTIFICATION CENTER OF





C.201



PROPOSED #" SANITARY SEWER W/ MH & C.O. EXISTING #" SANITARY SEWER W/ MH & C.O. PROPOSED #" WATER PIPE PROPOSED GV, FH & CS

EXISTING GV & FH

PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR

PROBABLE LIMITS OF GRADING (SUBJECT TO CHANGE BASED ON ENCOUNTERED CONDITIONS AND CONTRACTOR MEANS/METHODS)

00.10 PROPOSED SPOT ELEVATION EXISTING SPOT ELEVATION 00.10 X PROPOSED OVERLAND FLOW DIRECTION W/SLOPE EXISTING OVERLAND FLOW DIRECTION W/SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

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- 2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- 3. ALL SEWER 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.
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- 13. ALL PROJECT DATA IS ON VERTICAL DATUM; NAVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
- 14. 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.
- 15. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.

WATER AND SEWER STATEMENT:

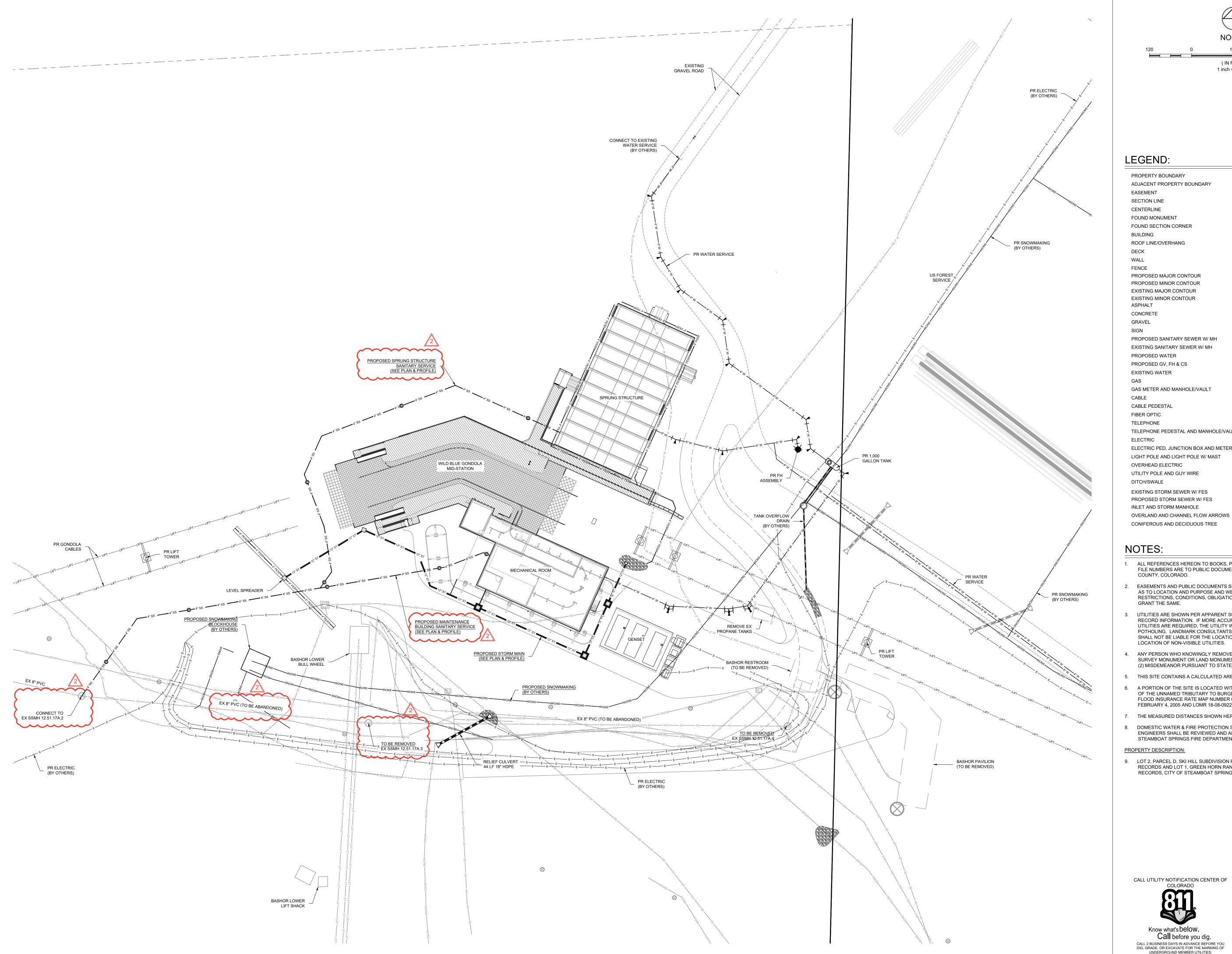
THERE ARE NO WATER OR SEWER IMPROVEMENTS PROPOSED.

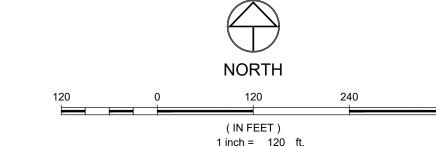
THERE ARE NO ANTICIPATED IMPACTS TO EXISTING WATE YOR SEWER FACILITIES.

COMPLIANCE 04/25/2022









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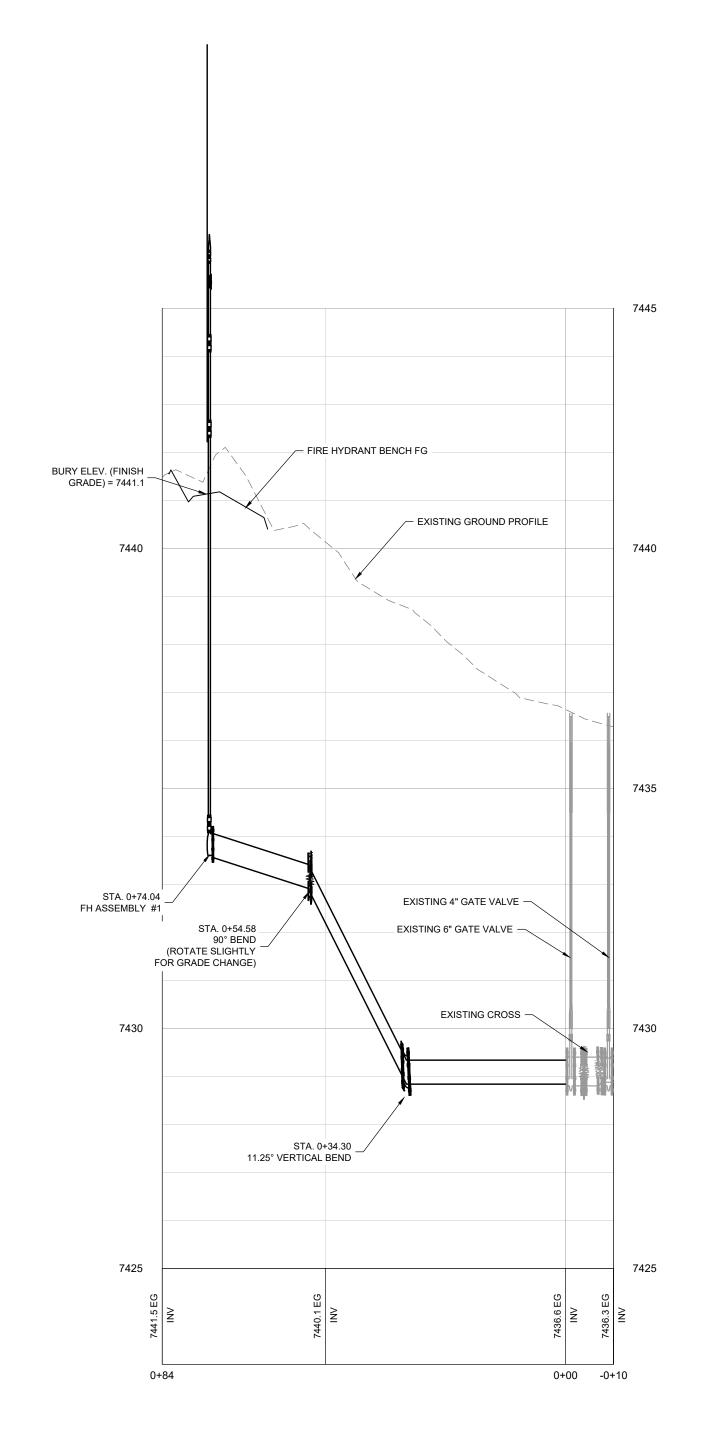
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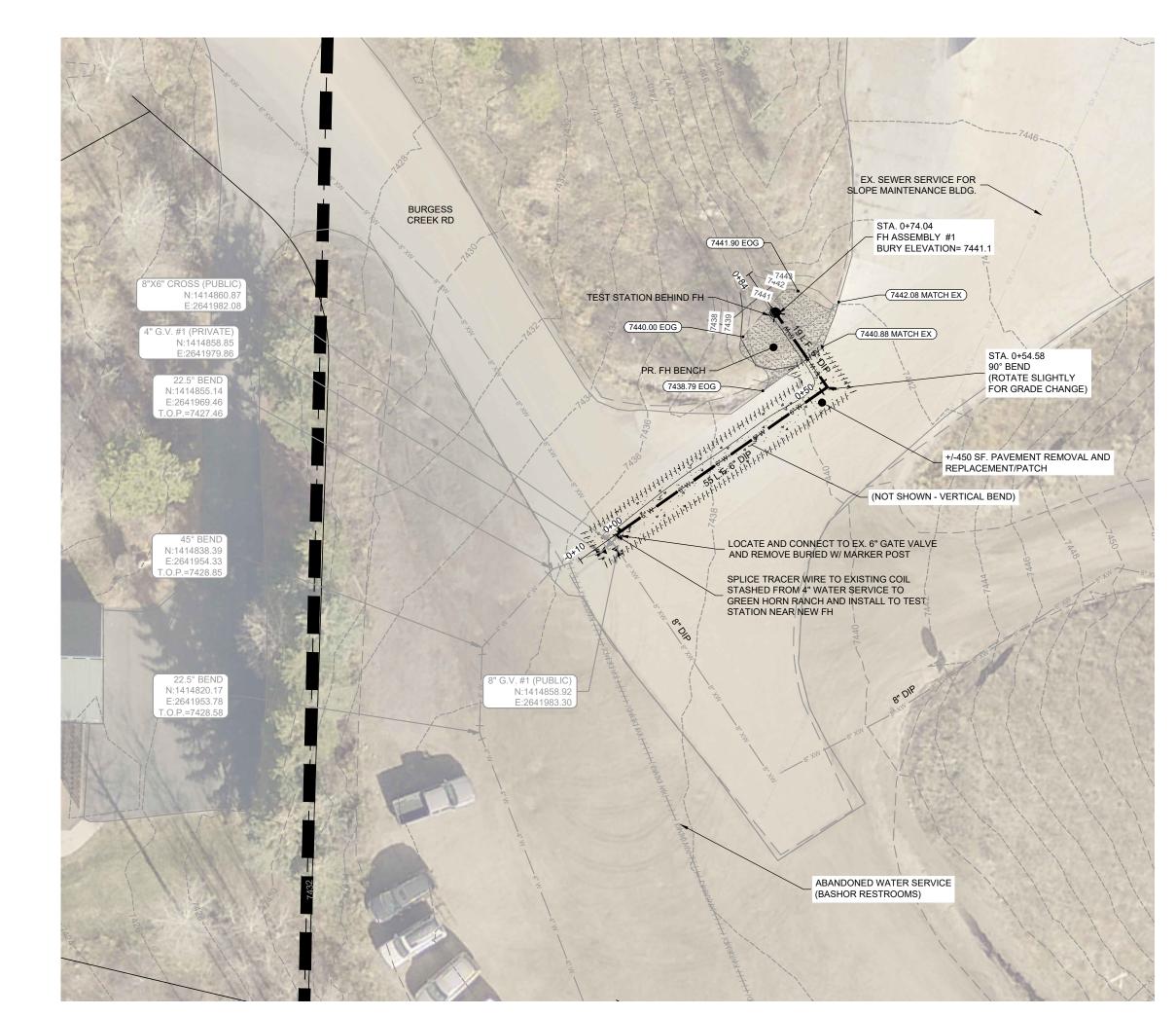


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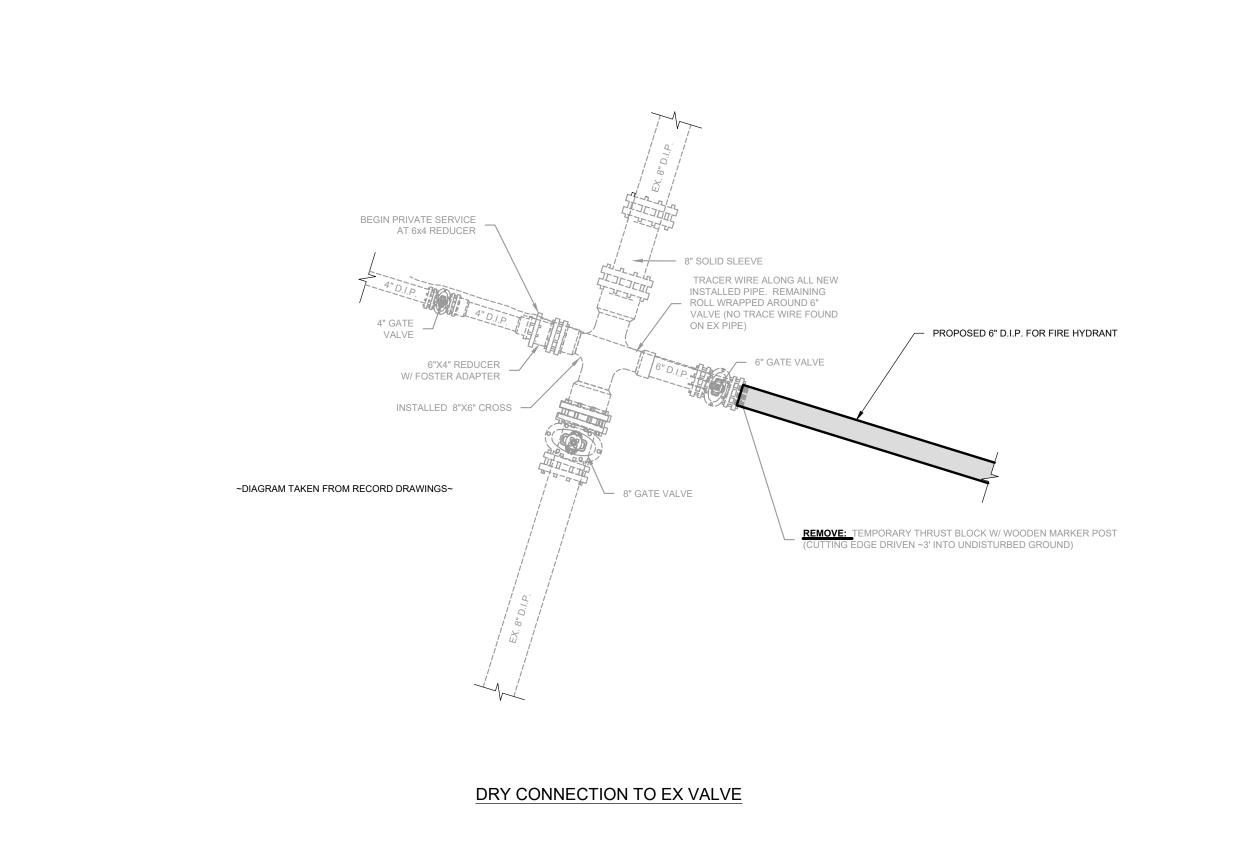


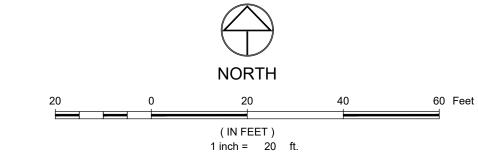






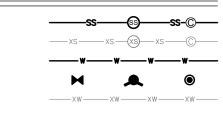
CONNECTION AT MAIN (START OF WORK)





LEGEND:

PROPOSED SANITARY SEWER W/ MH & C.O. EXISTING SANITARY SEWER W/ MH & C.O. PROPOSED WATER PROPOSED GV, FH & CS **EXISTING WATER**



NOTES:

- 1. THE PROPOSED WATER LINES INDICATED HEREON ARE TO BE CONSIDERED PRIVATE AND SHALL BE INSTALLED ACCORDING TO MOUNT WERNER WATER STANDARDS. THE WATER SERVICE TO THE GREEN HORN RANCH FACILITY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE OUT-OF-DISTRICT SERVICE AGREEMENT.
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SPECIAL STATEMENT:

THE WORK SHOWN ON THIS SHEET IS LOCATED ON PROPERTY OWNED AND MANAGED BY THE UNITED STATES FOREST SERVICE. THE FIRE HYDRANT LOCATION NEEDS TO BE REVIEWED AND APPROVED BY BOTH THE FOREST SERVICE AND MT. WERNER WATER.

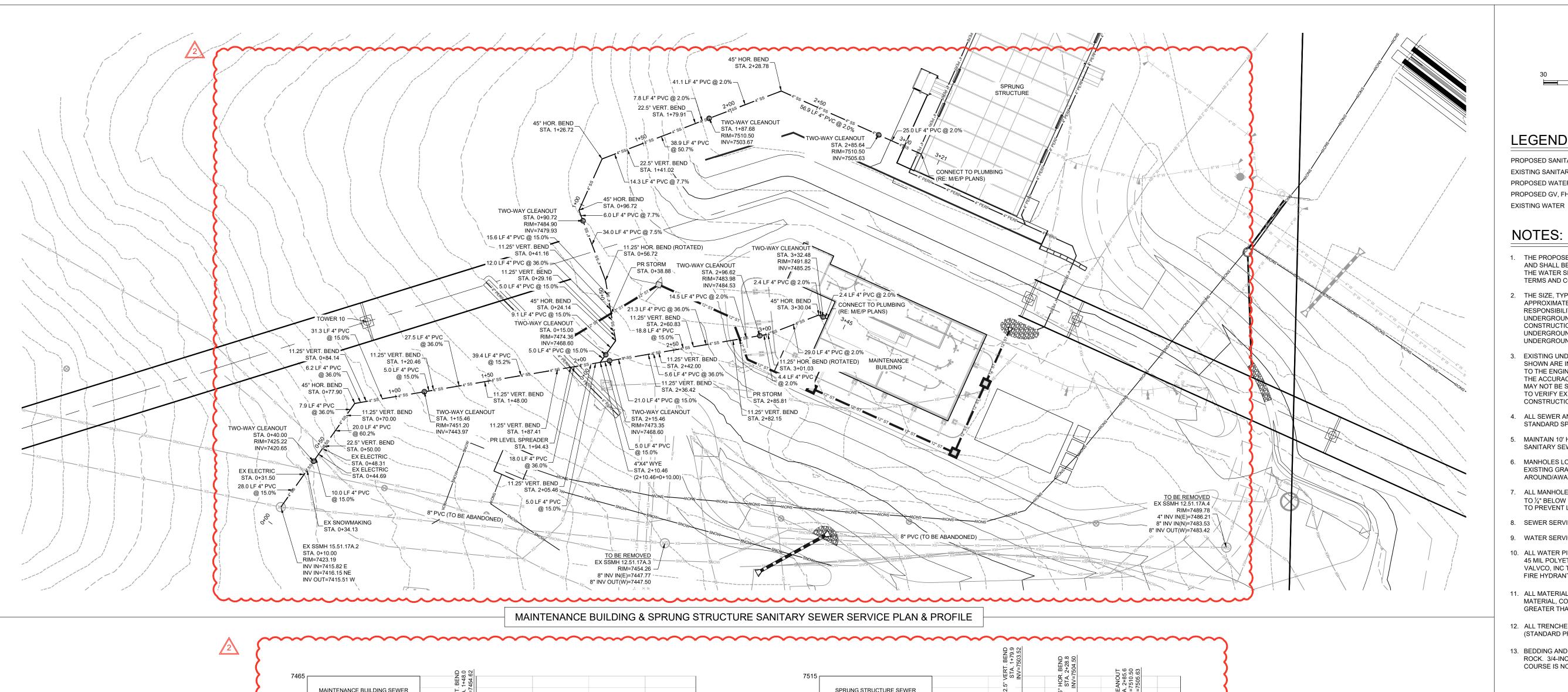
MT. WERNER WATER WILL AMEND THEIR SPECIAL USE PERMIT PRIOR TO WORK

NO WORK IS TO OCCUR UNTIL THESE STEPS HAVE BEEN TAKEN. PLEASE COORDINATE WITH THE STEAMBOAT SKI & RESORT CORPORATION.

COMPLIANCE



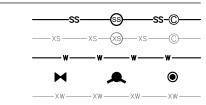




(IN FEET) 1 inch = 30 ft.

LEGEND:

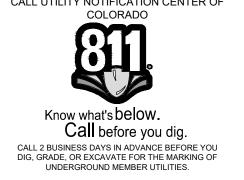
PROPOSED SANITARY SEWER W/ MH & C.O. EXISTING SANITARY SEWER W/ MH & C.O. PROPOSED WATER PROPOSED GV, FH & CS



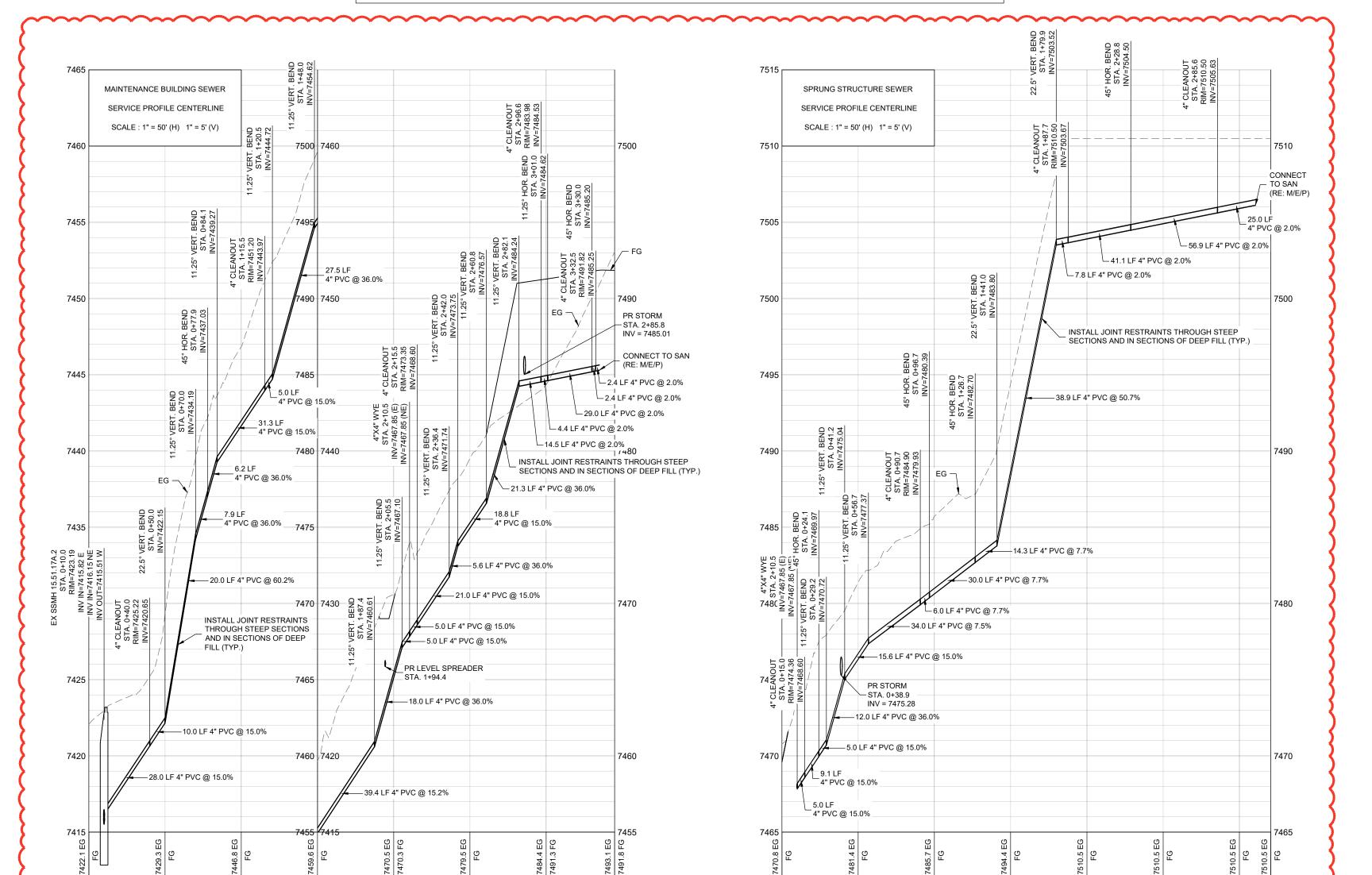
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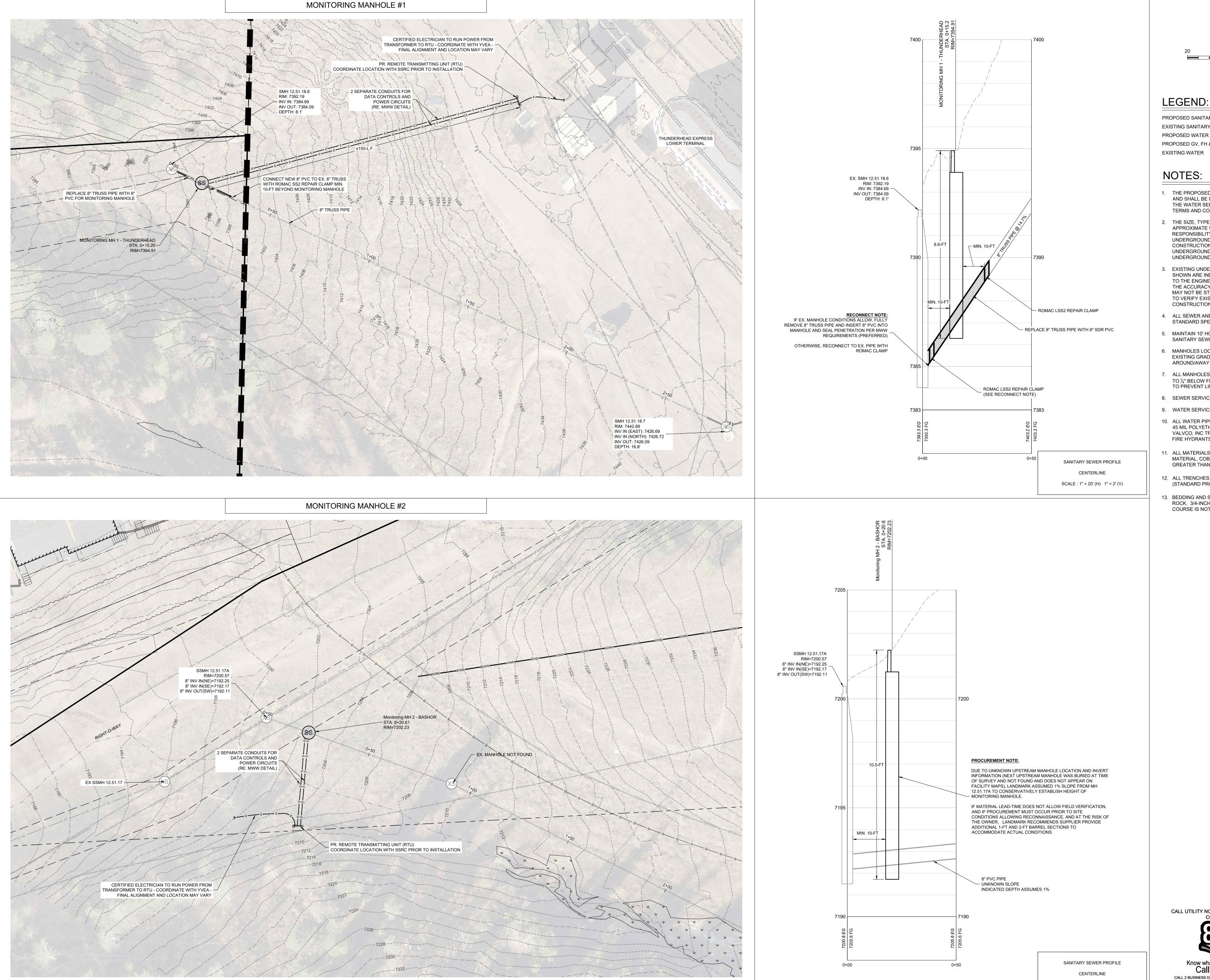
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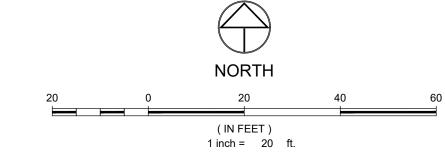
COMPLIANCE 04/25/2022



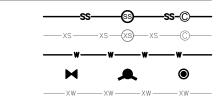








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CALL UTILITY NOTIFICATION CENTER OF



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

