NOTES:
1. ALL WATER SERVICE LINES TO BE 4" DIP TO ALL BUILDINGS
2. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND APPURTENANCES.

CONST. FIRE SUPPRESSION STAND PIPE
EX. YARD HYDRANT (TYP.)
CONST. FIRE SUPPRESSION STAND PIPE
BLDG 1
ELKHORN CONDOMINIUMS
ELKHORN CONDOMINIUMS
POOL
EDGEMONT CONDOMINIUMS
EX. 8" DIP WATER MAIN
WATER LINE EASEMENT FILE NO. 139666
EX. GATE VALVE (TYP.)
PRIVATE ACCESS EASEMENT RECEPTION NO. 694325
EX. WATER SERVICE (TYP.)
APPROX. LOCATION SNOW STORAGE EASEMENT REC. NO. 767927
SETBACK EASEMENT RECEPTION NO. 767924
PRIVATE WATER SERVICE EASEMENTS RECEPTION NO. 694324
CONST. HYDRANT ASSY., SEE SHEET C14
CONST. FIRE SUPPRESSION STAND PIPE
BLDG 7
APPROX. LOCATION SNOW STORAGE EASEMENT RECEPTION NO. 767927
5' WIDE ELECTRIC EASEMENT RECEPTION NO. 691485
SEWER EASEMENT RECEPTION NO. 693179
WATER & SEWER LINE EASEMENT RECEPTION NO. 694323
10' WIDE UTILITY EASEMENT FILE NO. 6718
WATER & SEWER EASEMENT RECEPTION NO. 691485
10' WIDE SKI EASEMENT FILE NO. 6718
CONST. 10" DIP PRIVATE WATER MAIN, SEE SHEET C14
BLDG 2-3
10' MIN. SEPARATION ALL WET-WET UTILITIES
CONST. 10" DIP PRIVATE WATER MAIN, SEE SHEET C14
CONST. 10" DIP PRIVATE WATER MAIN, SEE SHEET C14
TEMPORARY CONSTRUCTION EASEMENT BEAR CLAW II CONDOMINIUMS FILE NO. 8698
BLDG 6
GONDOLA EASEMENT RECEPTION NO. 249229 FILE NO. 6718 BK 642 PG 529
EX. 8" DIP WATER MAIN
EASEMENT AGREEMENT REC. NO. 731769
CONST. HYDRANT ASSY., SEE SHEET C14
PRIVATE SEWER SERVICE EASEMENT RECEPTION NO. 808943
WATER & SEWER EASEMENT RECEPTION NO. 691485
20' WIDE DRAINAGE EASEMENT FILE NO. 14436
BLDG 5
CONST. HYDRANT ASSY., SEE SHEET C14
CONST. HYDRANT ASSY., SEE SHEET C14
25' WIDE PEDESTRIAN, VEHICULAR, & SKIER INGRESS & EGRESS EASEMENT RECEPTION NO. 675271
CONST. 10" DIP PRIVATE WATER MAIN, SEE SHEET C14
PROPOSED EASEMENT (TYP)
ACCESS & UTILITY EASEMENT BK 616 PG 127
SKI TRAIL CONDOMINIUMS
INGRESS & EGRESS EASEMENT: BK 345 PG 41 BK 345 PG 159 BK 648 PG 822 REC. NO. 566909, 566910, 566911, 566912 & 566913
12.5' WIDE SNOW REMOVAL EASEMENT
SEWER EASEMENT RECEPTION NO. 693179
20' WIDE DRAINAGE EASEMENT FILE NO. 14436
SKI TRAIL LANE
EX. GATE VALVE (TYP.)
EX. EOA (TYP.)
EX. 8" DIP WATER MAIN
END OF PUBLIC WATER MAINS, BEGINNING OF PRIVATE WATER MAIN
EASTERLY BOUNDARY OF EASEMENTS: RECEPTION NO. 644673 RECEPTION NO. 675273 RECEPTION NO. 661187
GONDOLA LANE
10' MIN. SEPARATION ALL WET-WET UTILITIES (TYP.)
PROPOSED EASEMENT (TYP)
CONST. 8" DIP PUBLIC WATER MAIN, SEE SHEET C13
CONST. 10" DIP PUBLIC WATER MAIN, SEE SHEET C15
CONST. 8" DIP PUBLIC WATER MAIN, SEE SHEET C13
CONST. TEMPORARY BLOWOFF HYDRANT, TO BE REMOVED UPON FINAL ACCEPTANCE
LIVE TIE TO EXISITNG 8" DIP, REMOVE AND REPLACE EXISITNG 8" GATE VALVE
LIVE TIE TO EXISTING 6" DIP, 6" TAPPING SLEEVE WITH GATE VALVE
NORWEGIAN LOG CONDOMINIUMS (BLDG II)
EX. GONDOLA LIFT LINE (TYP.)
NORWEGIAN LOG CONDOMINIUMS (BLDG I)
EX. 6" DIP WATER MAIN
EX. 6" DIP WATER MAIN
SKI INN CONDOMINIUMS (LOT 2)
SKI INN CONDOMINIUMS (LOT 3)
SKI INN CONDOMINIUMS (LOT 4)
EX. 6" DIP WATER MAIN

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

1 C10 C10 UTILITY PLAN – WATER DISTRIBUTION

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
UTILITY PLAN – WATER DISTRIBUTION

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

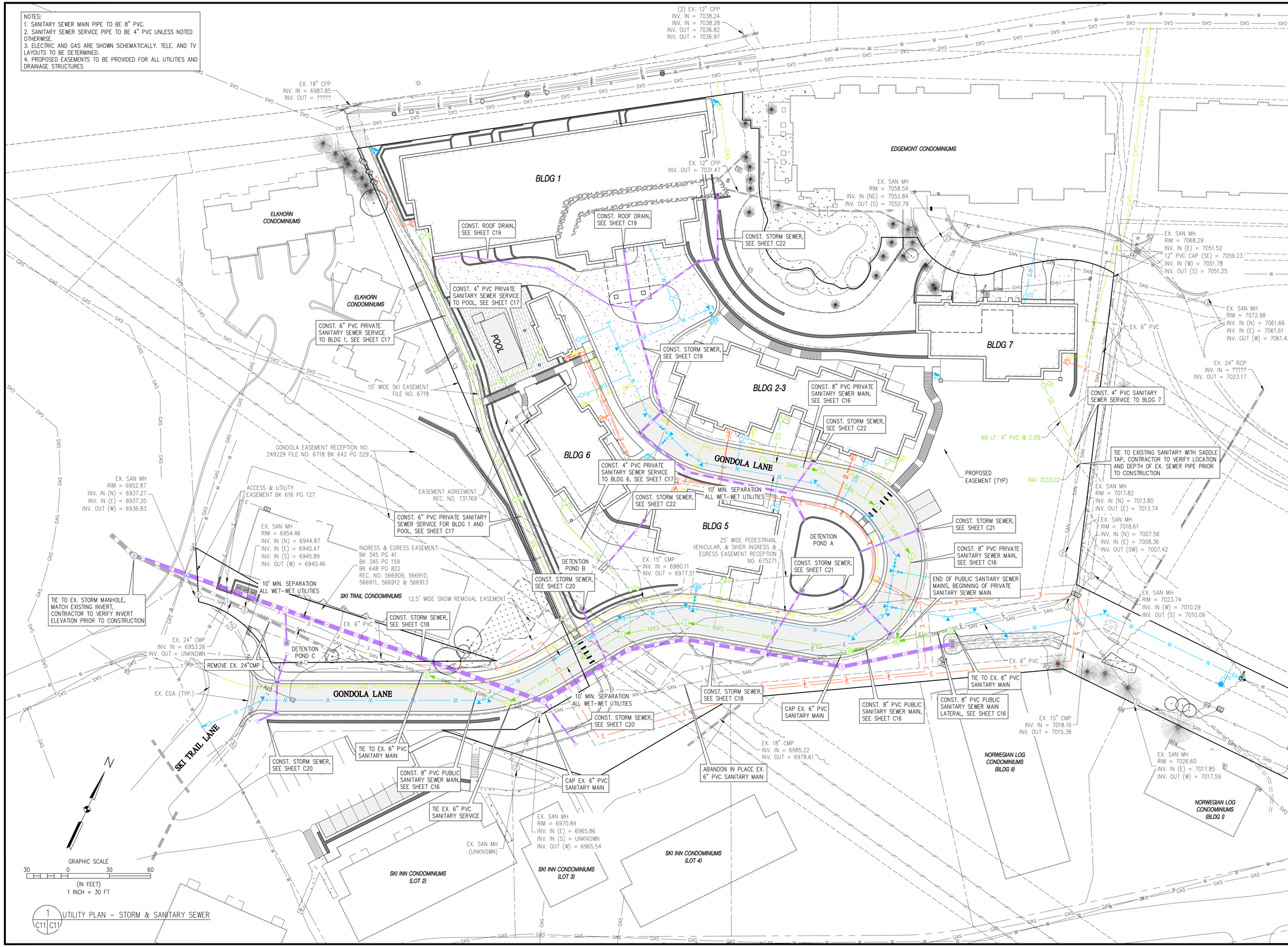
PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM LANDMARK, INC	SURVEY DATE 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 UTILITY PLAN – WATER.dwg
SHEET 12 OF 68	

C10

NOTES:
1. SANITARY SEWER MAIN PIPE TO BE 8" PVC.
2. SANITARY SEWER SERVICE PIPE TO BE 4" PVC UNLESS NOTED OTHERWISE.
3. ELECTRIC AND GAS ARE SHOWN SCHEMATICALLY. TELE. AND TV LAYOUTS TO BE DETERMINED.
4. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND DRAINAGE STRUCTURES



1 C11 C11 UTILITY PLAN – STORM & SANITARY SEWER

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
UTILITY PLAN – STORM & SANITARY SEWER

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	LANDMARK, INC
SURVEY DATE	06/03/22
JOB NO.	C020235
DRAWING NAME	20235 UTILITY PLAN – SEWER.dwg
SHEET	13 OF 68

C11

c:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 UTILITY PLAN – SEWER.dwg, 7/28/2023 10:49:17 AM, Steve Batchelder

NOTES:
1. ELECTRIC AND GAS ARE SHOWN SCHEMATICALLY. TELE. AND TV LAYOUTS TO BE DETERMINED.
2. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND DRAINAGE STRUCTURES

EX. BURIED ELEC. LINE (TYP.)
TIE TO EXISTING GAS MAIN
TIE TO EXISTING GAS MAIN
EX. TRANSFORMER (TYP.)
TIE TO EXISTING ELECTRIC
CONST. ELEC. SERVICE BLDG 1
CONST. GAS SERVICE BLDG 1
BLDG 1
EX. IRR. BOX (TYP.)
EX. ELEC. JUNCTION BOX (TYP.)
SETBACK EASEMENT RECEPTION NO. 767924
CONST. GAS & ELEC. SERVICES POOL
APPROX LOCATION SNOW STORAGE EASEMENT RECEPTION NO. 767927
CONST. CASING PIPE AT WALL CROSSING
CONST. GAS & ELEC. SERVICES BLDG 7
BLDG 7
5' WIDE ELECTRIC EASEMENT RECEPTION NO. 691485
10' WIDE UTILITY EASEMENT FILE NO. 8698
10' WIDE SKI EASEMENT FILE NO. 6718
CONST. GAS SERVICE BLDG 6
CONST. ELEC. SERVICE BLDG 6
CONST. GAS SERVICE BLDG 2
CONST. ELEC. SERVICE BLDG 2
BLDG 2-3
CONST. ELEC. SERVICE BLDG 3
CONST. GAS SERVICE BLDG 3
TIE TO EX. ELEC.
10' WIDE UTILITY EASEMENT FILE NO. 6718
20' WIDE DRAINAGE EASEMENT FILE NO. 14436
GONDOLA EASEMENT RECEPTION NO. 249229 FILE NO. 6718 BK 642 PG 529
BLDG 6
CONST. ELEC. CONDUIT
WATER & SEWER EASEMENT RECEPTION NO. 691485
TEMPORARY CONSTRUCTION EASEMENT BEAR CLAW II CONDOMINIUMS FILE NO. 8698
PRIVATE SEWER SERVICE EASEMENT RECEPTION NO. 808943
CONST. GAS MAIN
EASEMENT AGREEMENT REC. NO. 731769
CONST. GAS & ELEC. SERVICES BLDG 5
BLDG 5
CONST. CASING PIPE AT ROAD CROSSING
CONST. CASING PIPE AT ROAD CROSSING
ACCESS & UTILITY EASEMENT BK 616 PG 127
INGRESS & EGRESS EASEMENT: BK 345 PG 41 BK 345 PG 159 BK 648 PG 822 REC. NO. 566909, 566910, 566911, 566912 & 566913
EX. TELECOMM. LINE (TYP.)
25' WIDE PEDESTRIAN, VEHICULAR, & SKIER INGRESS & EGRESS EASEMENT RECEPTION NO. 675271
TIE TO EXISTING ELECTRIC
20' WIDE DRAINAGE EASEMENT FILE NO. 14436
10' MIN. SEPARATION ALL WET-WET UTILITIES
12.5' WIDE SNOW REMOVAL EASEMENT
SEWER EASEMENT RECEPTION NO. 693179
20' WIDE DRAINAGE EASEMENT FILE NO. 14436
SPLICE INTO EX. ELECTRICAL LINES
TIE TO EX. GAS MAIN
SKI TRAIL LANE
CONST. GAS MAIN
EX. TELE. PED. (TYP.)
EX. EOA (TYP.)
GONDOLA LANE
EX. TRANSFORMER (TYP.)
PROPOSED EASEMENT (TYP)
EX. TRANSFORMER (TYP.)
TIE TO EXISTING ELECTRIC
EASTERLY BOUNDARY OF EASEMENTS: RECEPTION NO. 644673 RECEPTION NO. 675273 RECEPTION NO. 661187
CONST. CASING PIPE AT ROAD CROSSING
TIE TO EXISTING ELECTRIC

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

1 C12 C12 UTILITY PLAN – DRY UTILITIES

c:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 UTILITY PLAN – DRY.dwg, 7/28/2023 10:50:01 AM, Steve Batchelder

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DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP
ROUTT COUNTY
STEAMBOAT SPRINGS
THE ASTRID
2410 SKI TRAIL LANE
UTILITY PLAN – DRY UTILITIES

PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 12/22/2022
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC
SURVEY DATE 06/03/22
JOB NO. C020235
DRAWING NAME 20235 UTILITY PLAN – DRY.dwg
SHEET 14 OF 68
C12

NOTES:
1. ALL WATER SERVICE LINES TO BE 4" DIP TO ALL BUILDINGS
2. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND APPURTENANCES.

ACCESS & UTILITY EASEMENT BK 616 PG 127

INGRESS & EGRESS EASEMENT: BK 345 PG 41 BK 345 PG 159 BK 648 PG 822 REC. NO. 566909, 566910, 566911, 566912 & 566913

SKI TRAIL CONDOMINIUMS

12.5' WIDE SNOW REMOVAL EASEMENT

SKI TRAIL LANE

GONDOLA LANE

CONST. 42 LF 8" DIP

CONST. 8" X 6" REDUCER N=1411674.74 E=2637961.04

CONST. 3 LF 6" DIP

0+00

1+00

2+00

3+00

4+00

5+00

LIVE TIE CONST. 6" GATE VALVE N=1411671.70 E=2637958.43 (CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION)

EX. 6" DIP

CONST. 8" 22.5° BEND N=1411706.95 E=2637989.34

CONST. 156 LF 8" DIP

CONST. 8" 22.5° BEND N=1411777.15 E=2638137.46

CONST. 6 LF 8" DIP

CONST. 8" 11.25° BEND N=1411773.08 E=2638131.61

CONST. 111 LF 8" DIP

CONST. FIRE HYDRANT ASSY. N=1411914.99 E=2638240.22 15 LF 6" DIP 6" GATE VALVE

CONST. 48 LF 8" DIP

CONST. 8" 22.5° BEND N=1411869.89 E=2638199.78

CONST. 8" X 6" TEE N=1411899.38 E=2638244.41

CONST. 5 LF 8" DIP

CONST. 8" 22.5° BEND N=1411897.93 E=2638239.02

CONST. PRIVATE WATER MAIN, SEE SHEET C14

END OF PUBLIC WATER MAINS, BEGINNING OF PRIVATE WATER MAIN

CONST. PUBLIC WATER MAIN, SEE SHEET C15

CONST. 10" X 8" REDUCER N=1411951.06 E=2638370.35

CONST. 117 LF 8" DIP

CONST. 24 LF 8" DIP

CONST. 8" 45° BEND N=1411929.84 E=2638358.09

PROPOSED EASEMENT (TYP)

SKI INN CONDOMINIUMS (LOT 4)

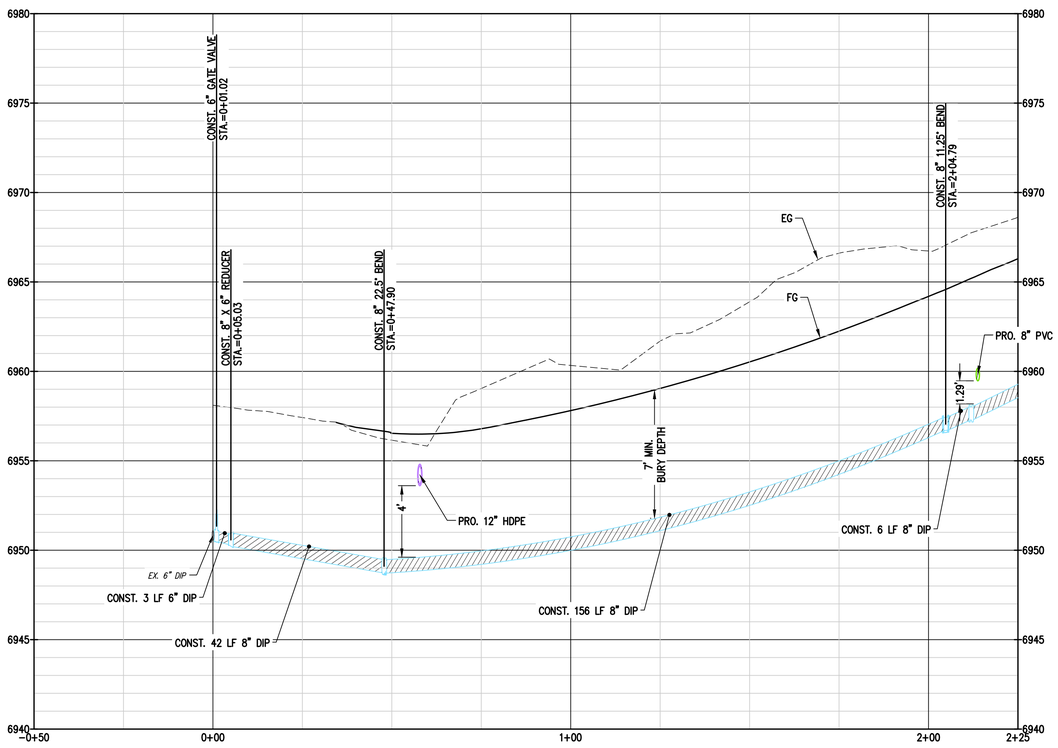
N

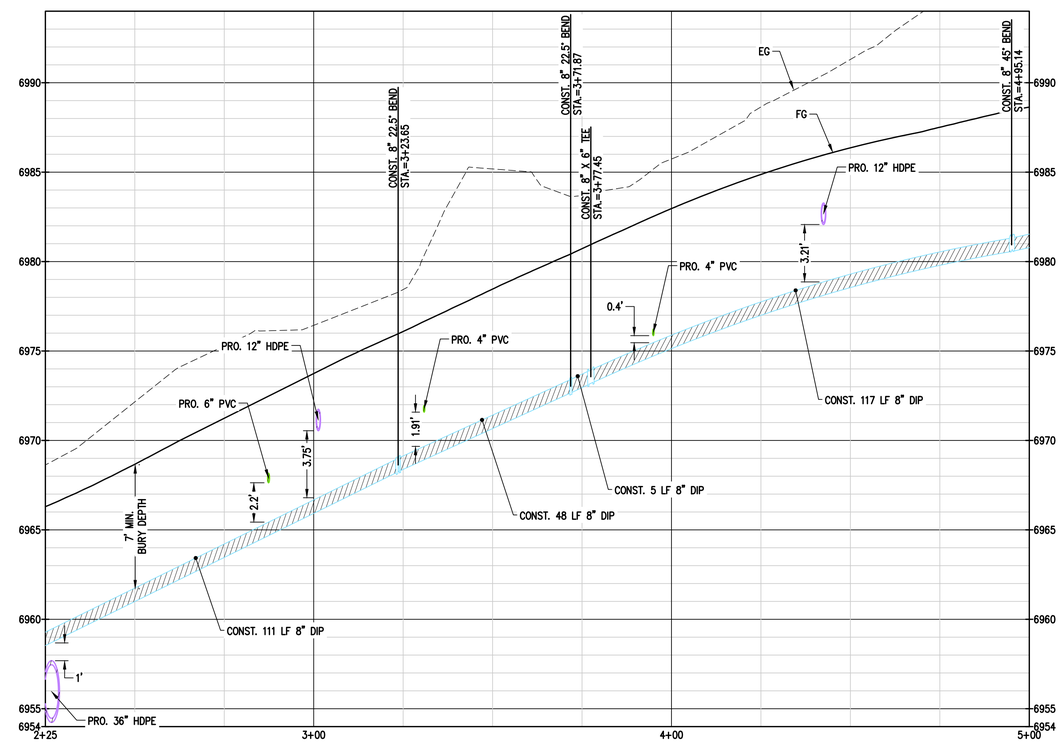
GRAPHIC SCALE

20 0 20 40

(IN FEET)
HORIZ: 1 INCH = 20 FT
VERT: 1 INCH = 4 FT

1 C13 C13 WATER MAIN PLAN & PROFILE 1





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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
WATER MAIN PLAN & PROFILE 1

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

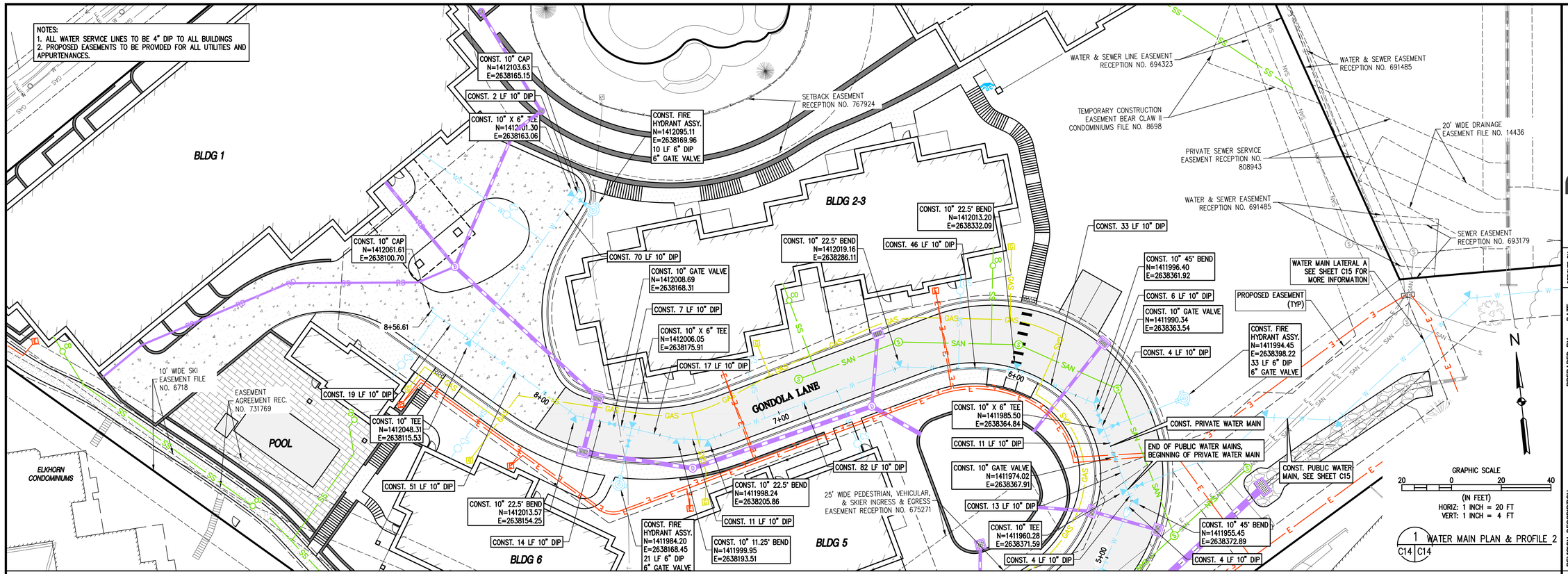
PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

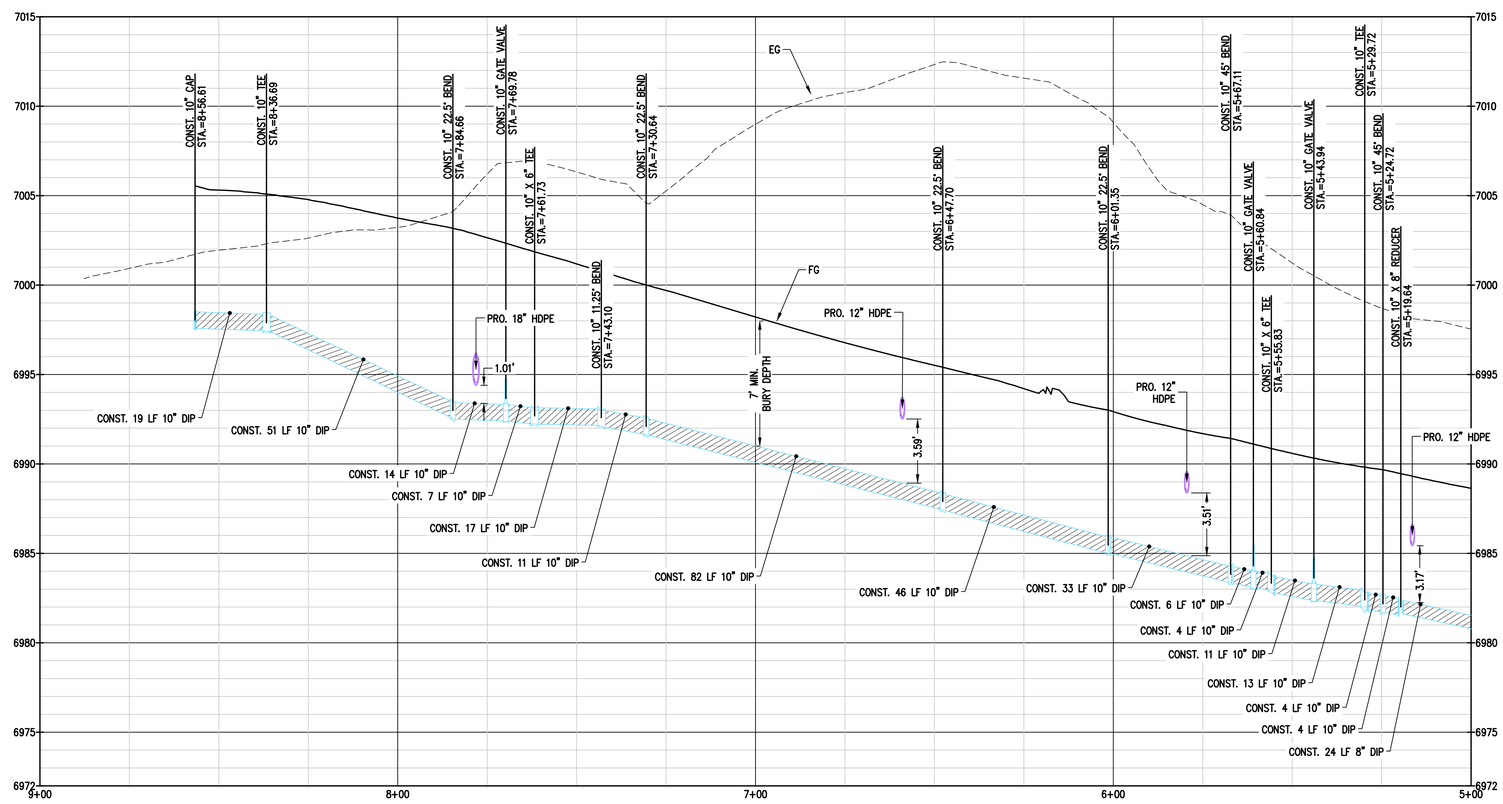
INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM LANDMARK, INC	SURVEY DATE 06/03/22
JOB NO.	C020235
DRAWING NAME 20235 P&P–WATER PLAN.dwg	
SHEET 15 OF 68	

C13

NOTES:
1. ALL WATER SERVICE LINES TO BE 4" DIP TO ALL BUILDINGS
2. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND APPURTENANCES.



1 WATER MAIN PLAN & PROFILE 2
C14 C14



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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

STEAMBOAT SPRINGS

THE ASTRID
2410 SKI TRAIL LANE
WATER MAIN PLAN & PROFILE 2

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

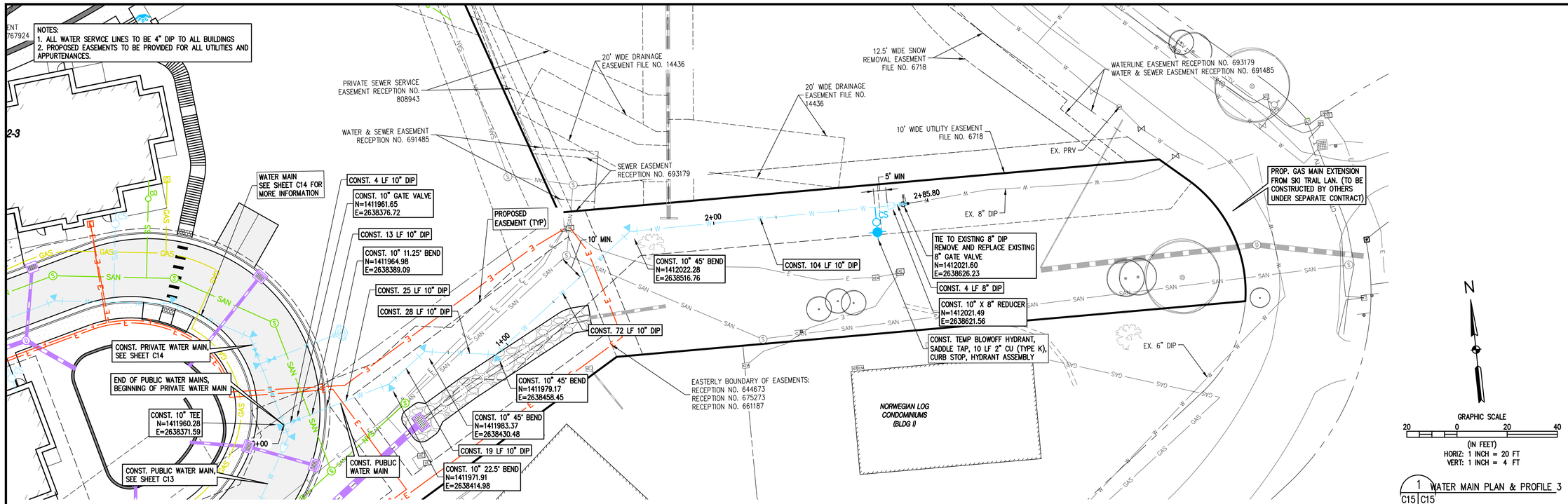
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-WATER PLAN.dwg
SHEET 16 OF 68	

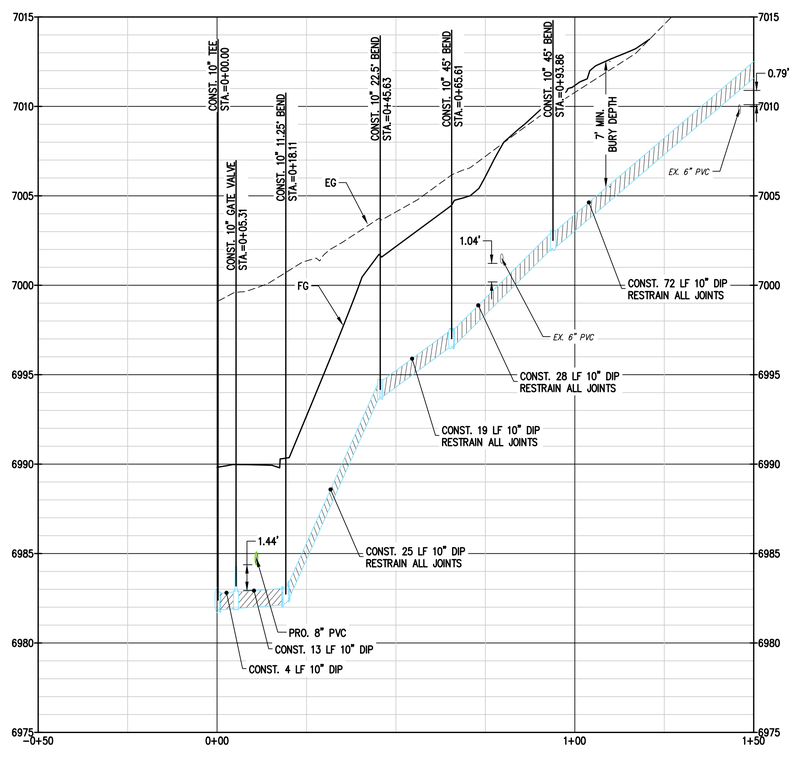
C14

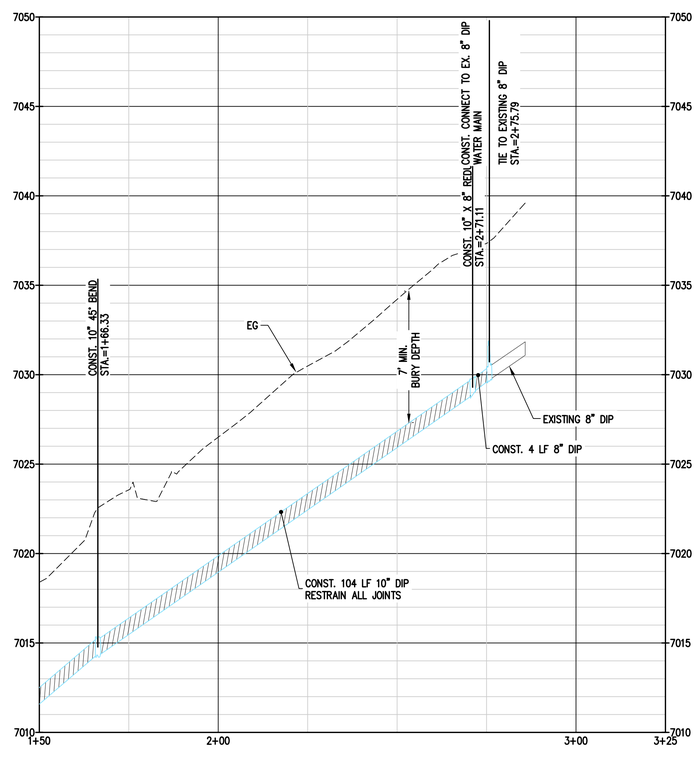
o:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 P&P-WATER PLAN.dwg, 7/28/2023 10:51:06 AM, Steve Batchelder

NOTES:
1. ALL WATER SERVICE LINES TO BE 4" DIP TO ALL BUILDINGS
2. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND APPURTENANCES.



1 C15 WATER MAIN PLAN & PROFILE 3 C15





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DRAWN BY	TJM	
CHECKED BY	MRB	

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

STEAMBOAT SPRINGS

THE ASTRID
2410 SKI TRAIL LANE
WATER MAIN PLAN & PROFILE 3

PREPARED UNDER THE DIRECT SUPERVISION OF

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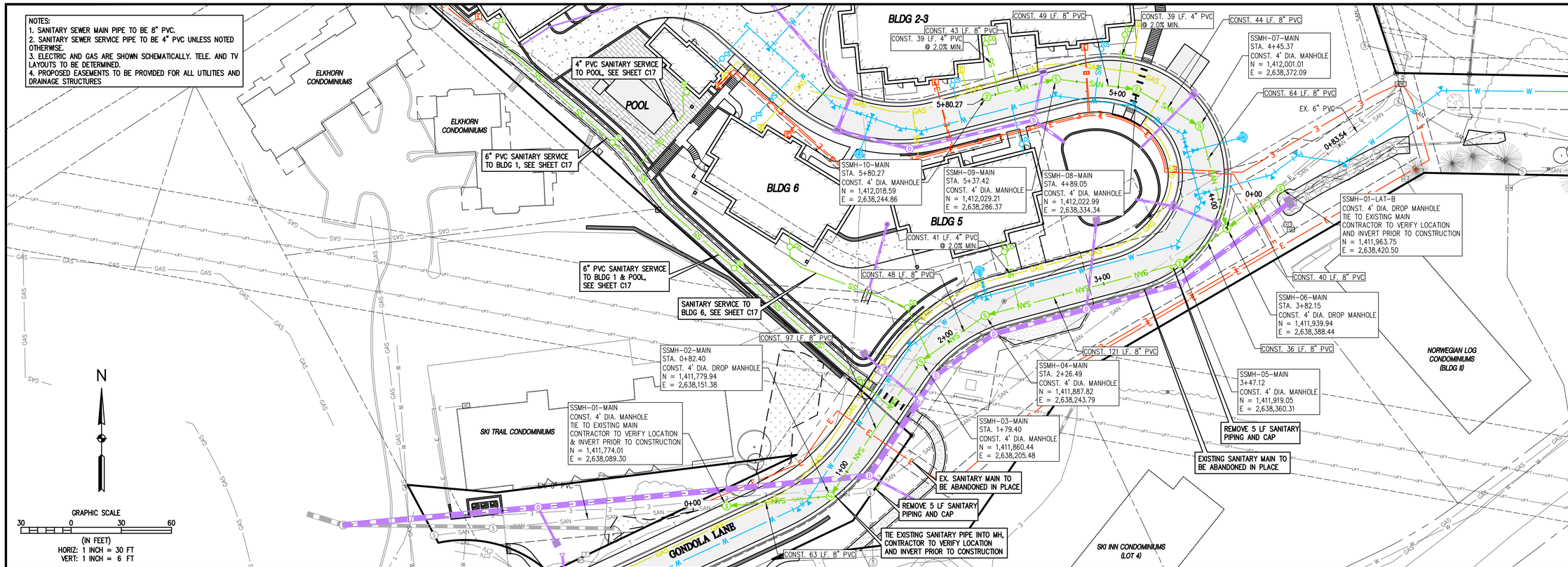
FOR AND ON BEHALF OF BASELINE CORPORATION

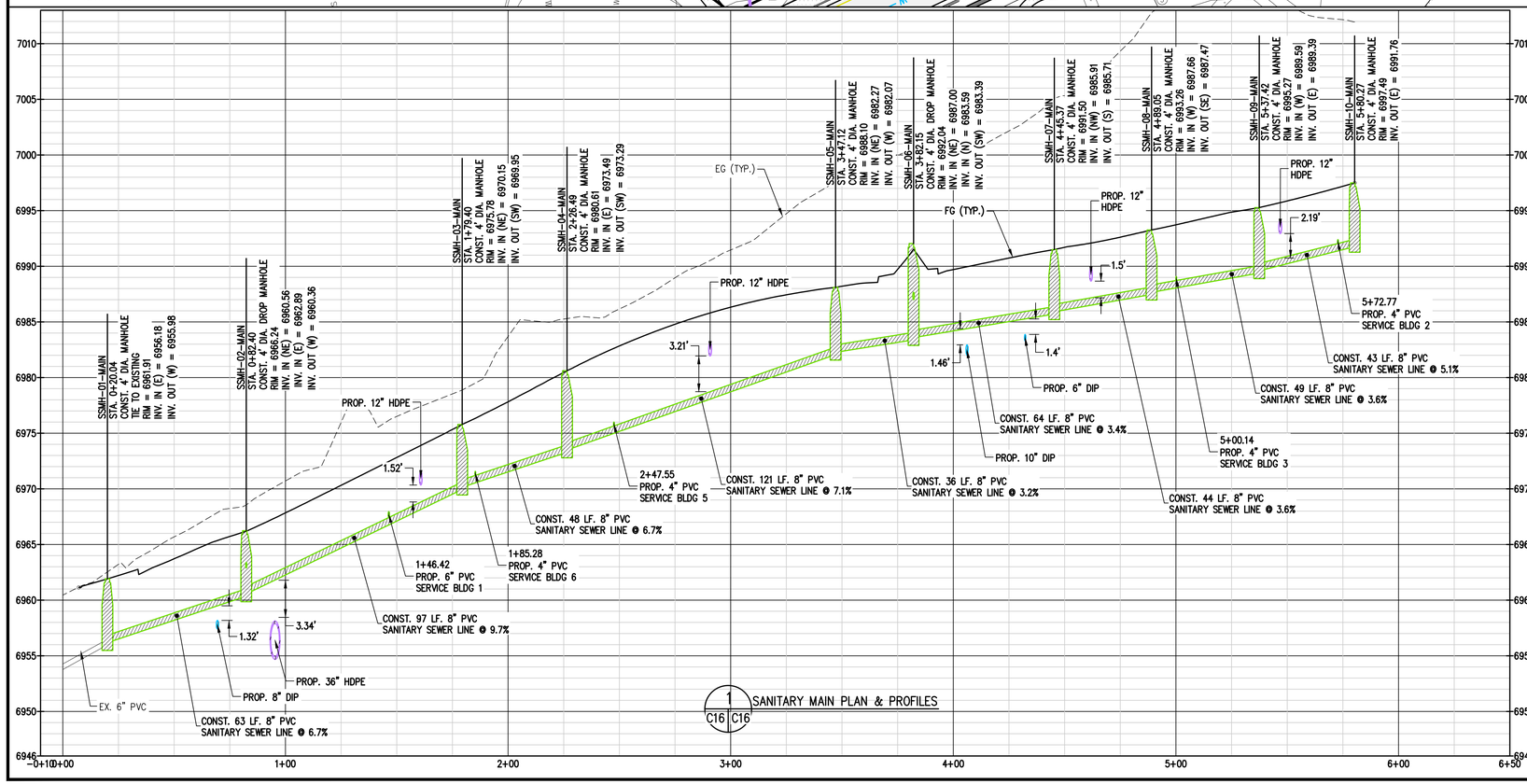
INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-WATER PLAN.dwg
SHEET 17 OF 68	

C15

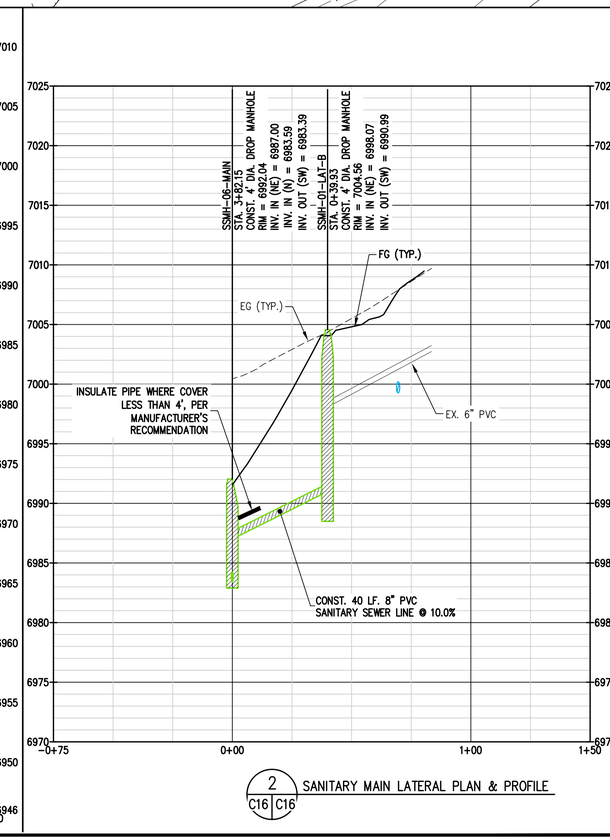
c:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 P&P-WATER PLAN.dwg, 7/28/2023 10:51:13 AM, Steve Batchelder

NOTES:
1. SANITARY SEWER MAIN PIPE TO BE 8" PVC.
2. SANITARY SEWER SERVICE PIPE TO BE 4" PVC UNLESS NOTED OTHERWISE.
3. ELECTRIC AND GAS ARE SHOWN SCHEMATICALLY. TELE. AND TV LAYOUTS TO BE DETERMINED.
4. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND DRAINAGE STRUCTURES





1 SANITARY MAIN PLAN & PROFILES
C16 C16



2 SANITARY MAIN LATERAL PLAN & PROFILE
C16 C16

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP
THE ASTRID
2410 SKI TRAIL LANE
SANITARY MAIN PLAN & PROFILES
STEAMBOAT SPRINGS ROUTT COUNTY

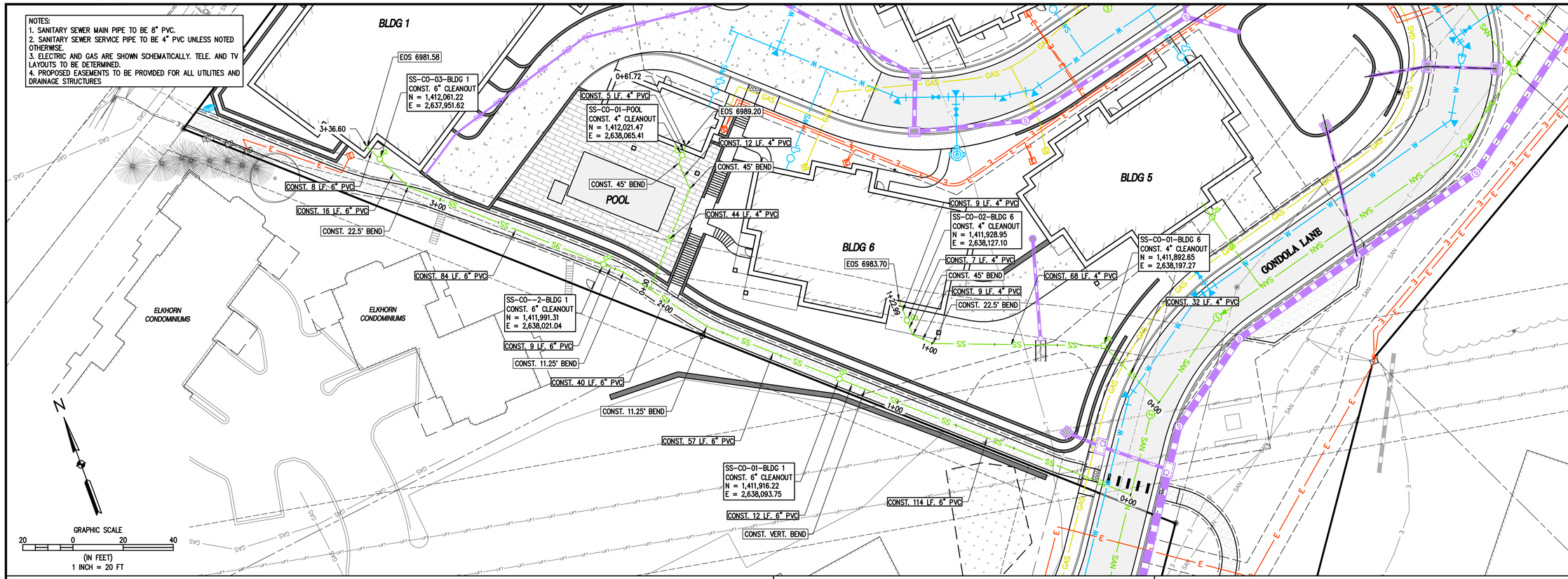
PREPARED UNDER THE DIRECT SUPERVISION OF
PRELIMINARY NOT FOR CONSTRUCTION
FOR AND ON BEHALF OF BASELINE CORPORATION

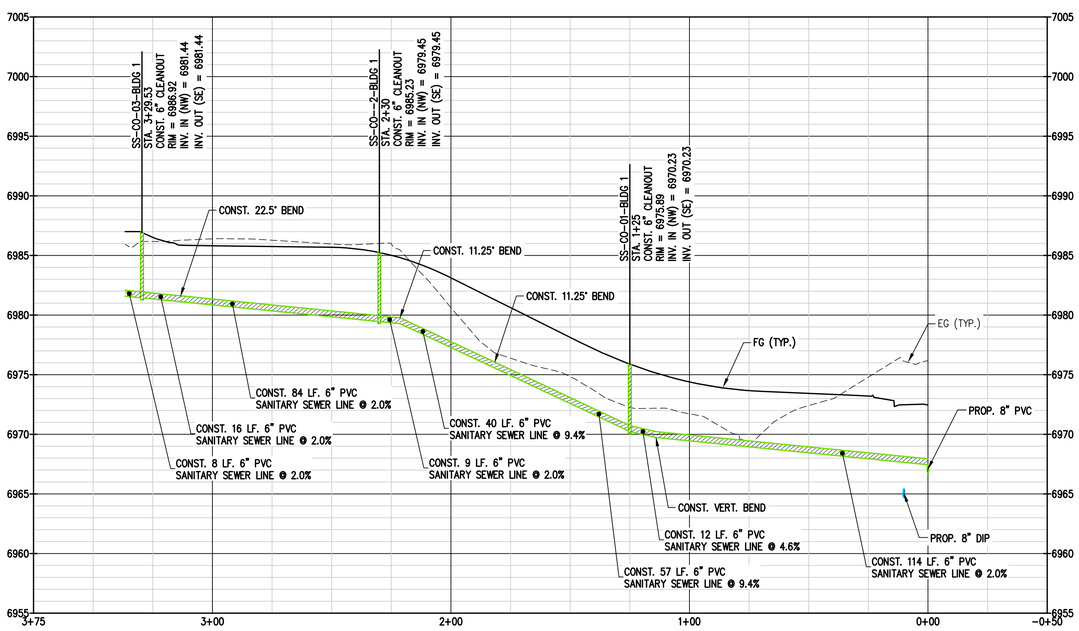
INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM	LANDMARK, INC
SURVEY DATE	06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-SANITARY MAIN.dwg
SHEET	18 OF 68

C16

c:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 P&P-SANITARY MAIN.dwg, 7/28/2023 10:52:18 AM, Steve Batchelder

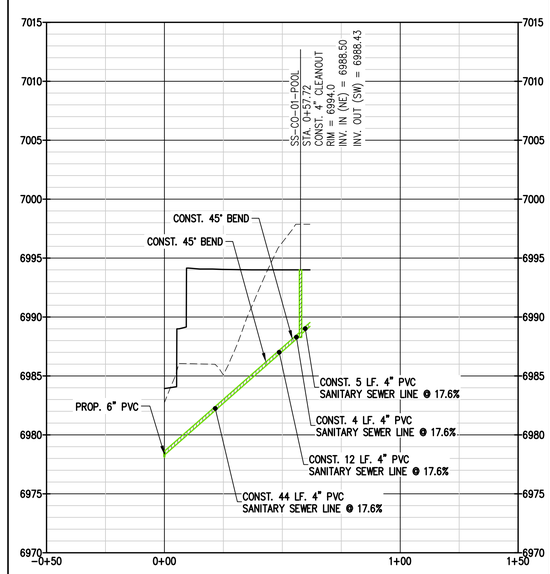
NOTES:
1. SANITARY SEWER MAIN PIPE TO BE 8" PVC.
2. SANITARY SEWER SERVICE PIPE TO BE 4" PVC UNLESS NOTED OTHERWISE.
3. ELECTRIC AND GAS ARE SHOWN SCHEMATICALLY. TELE. AND TV LAYOUTS TO BE DETERMINED.
4. PROPOSED EASEMENTS TO BE PROVIDED FOR ALL UTILITIES AND DRAINAGE STRUCTURES





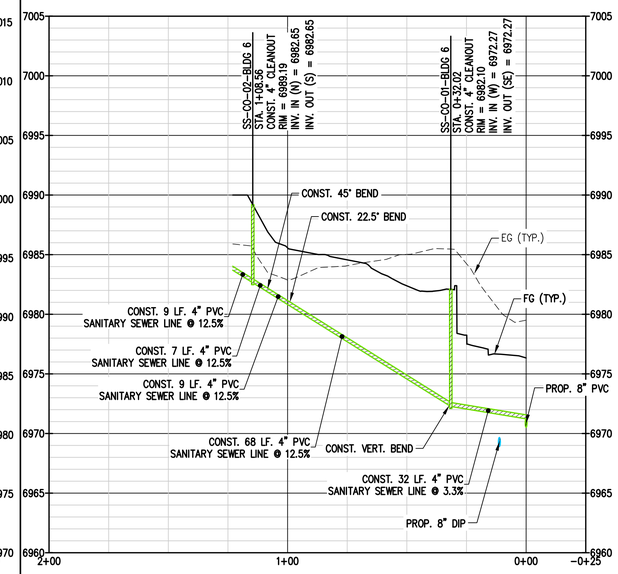
1 C17 C17 SANITARY SERVICE BLDG 1

GRAPHIC SCALE 30 0 30 60 (IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



2 C17 C17 SANITARY SERVICE POOL

GRAPHIC SCALE 30 0 30 60 (IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



3 C17 C17 SANITARY SERVICE BLDG 6

GRAPHIC SCALE 30 0 30 60 (IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
SANITARY SERVICES PLAN & PROFILES

ROUTT COUNTY
STEAMBOAT SPRINGS

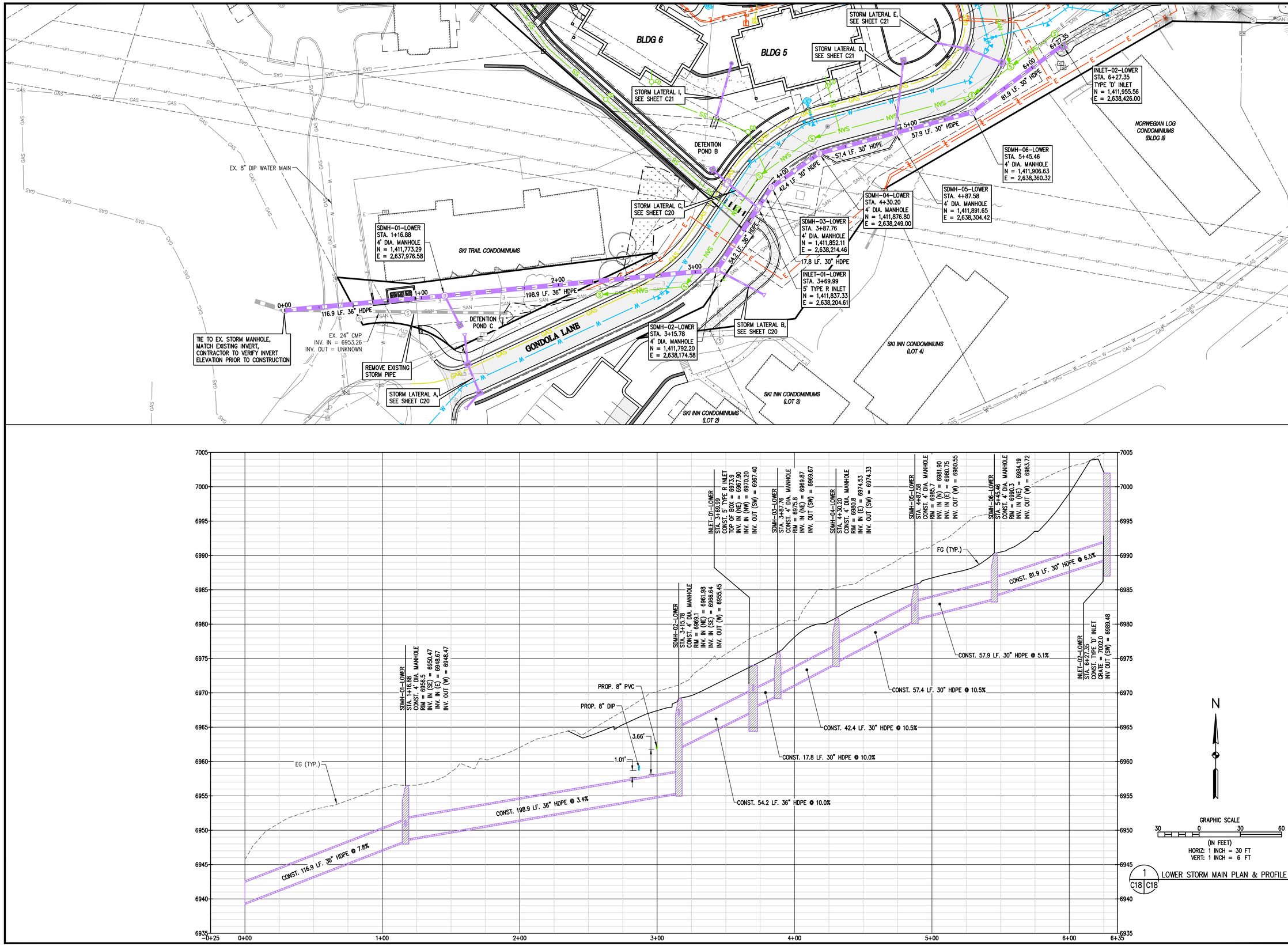
PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-SANITARY LATERALS.dwg
SHEET 19 OF 68	

C17



N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT

1 C18 C18 LOWER STORM MAIN PLAN & PROFILE

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
LOWER STORM MAIN PLAN & PROFILE

ROUTT COUNTY
STEAMBOAT SPRINGS

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FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-STORM MAIN.dwg
SHEET 20 OF 68	

C18

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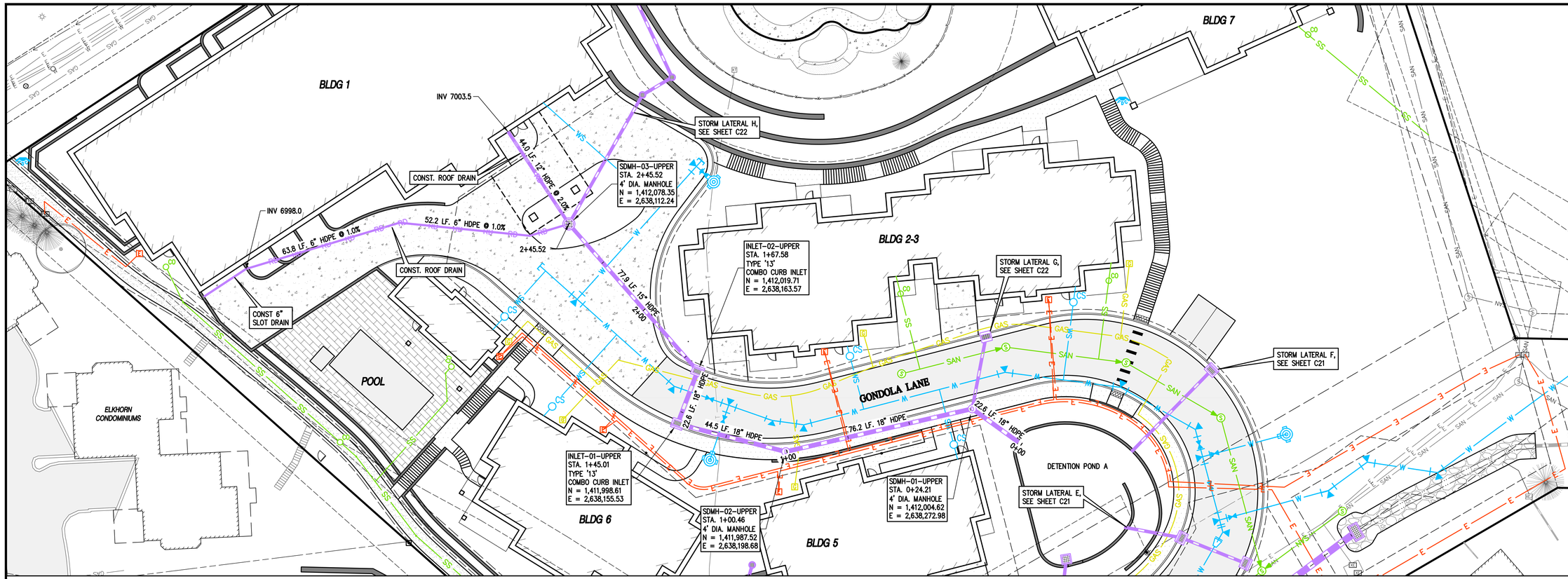

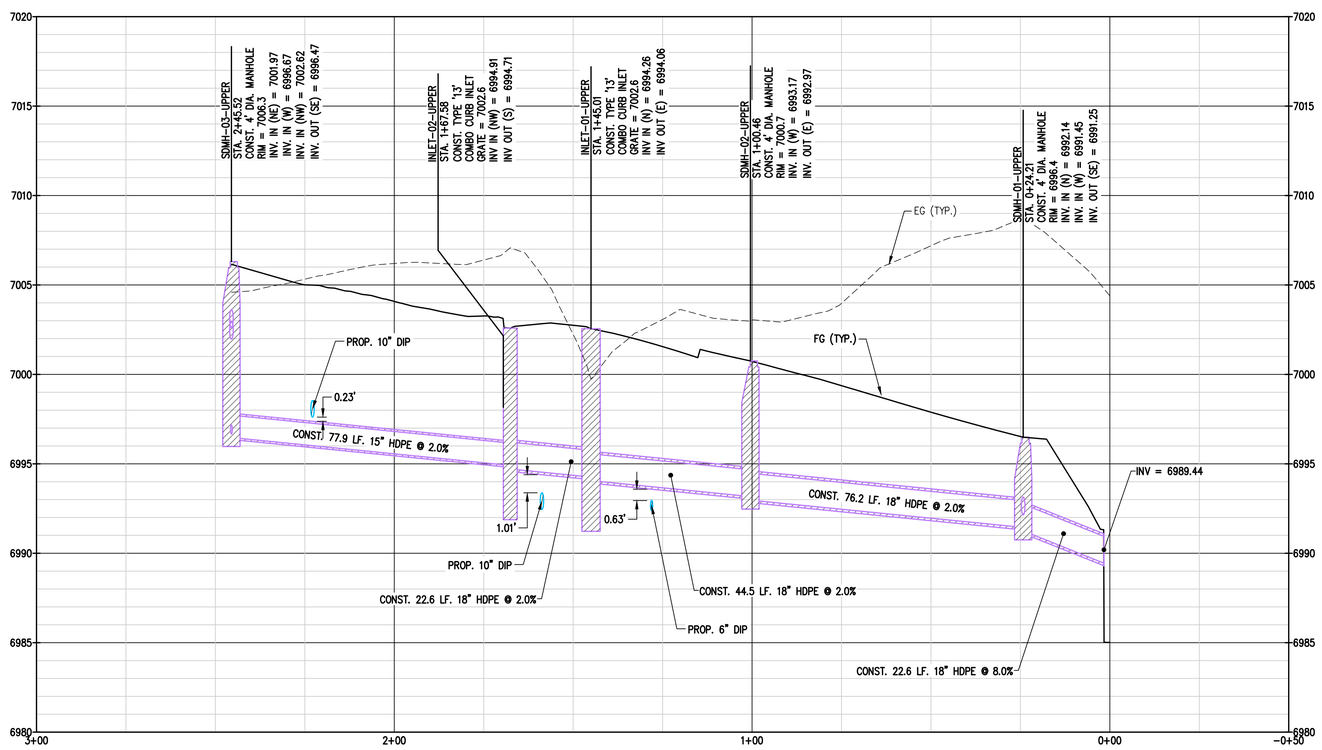

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GRAPHIC SCALE
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(IN FEET)
HORIZ: 1 INCH = 20 FT
VERT: 1 INCH = 4 FT

1 C19 C19 UPPER STORM MAIN PLAN & PROFILE

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

STEAMBOAT SPRINGS ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
UPPER STORM MAIN PLAN & PROFILE

PREPARED UNDER THE DIRECT SUPERVISION OF

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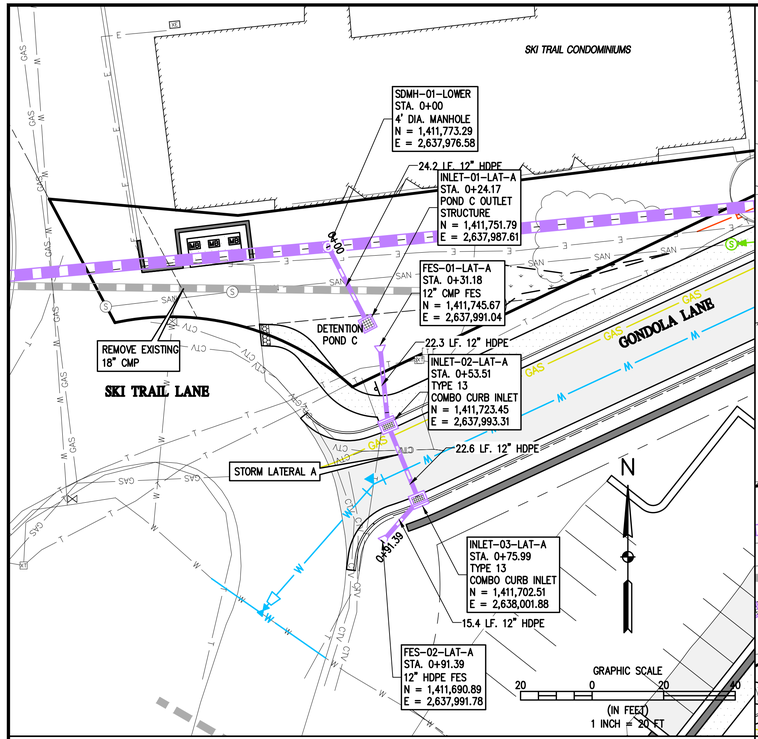
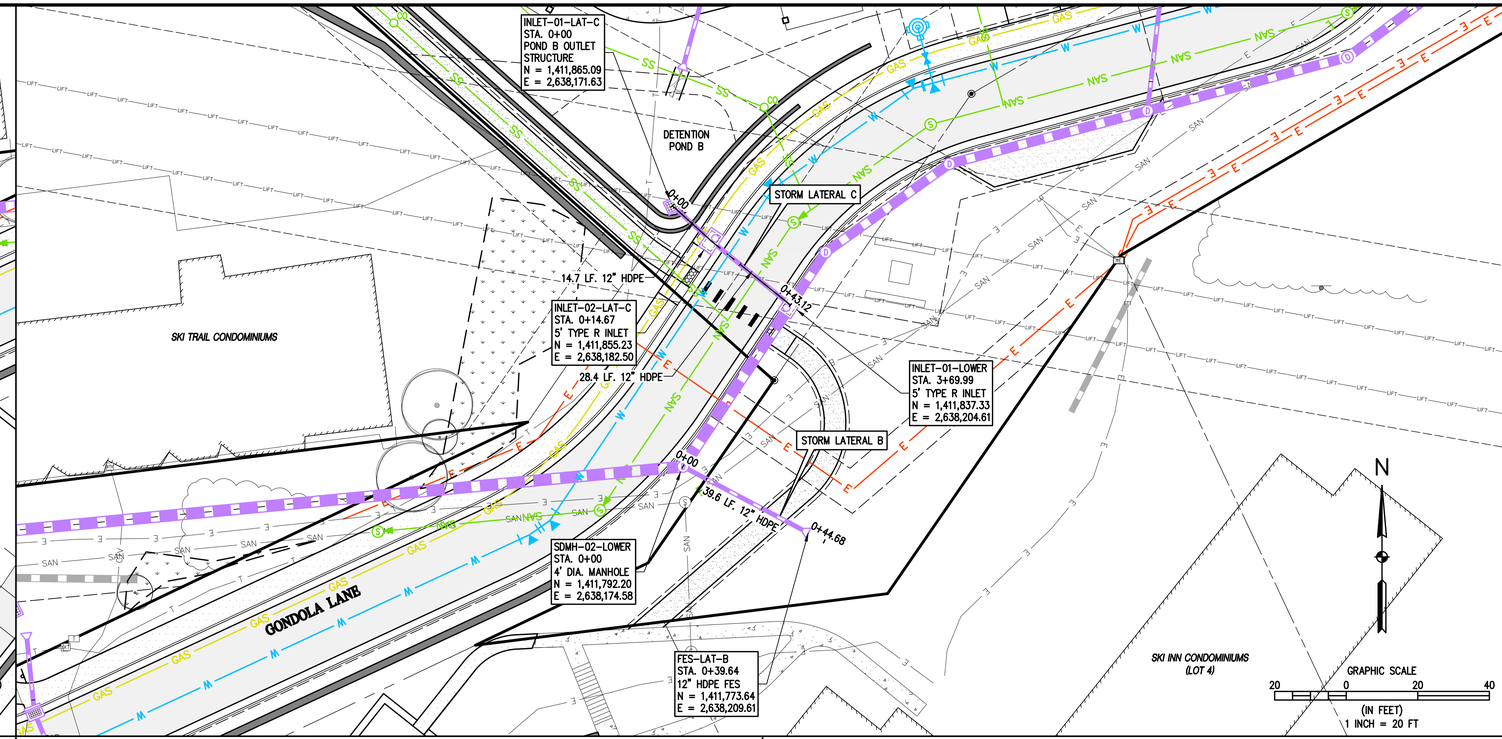
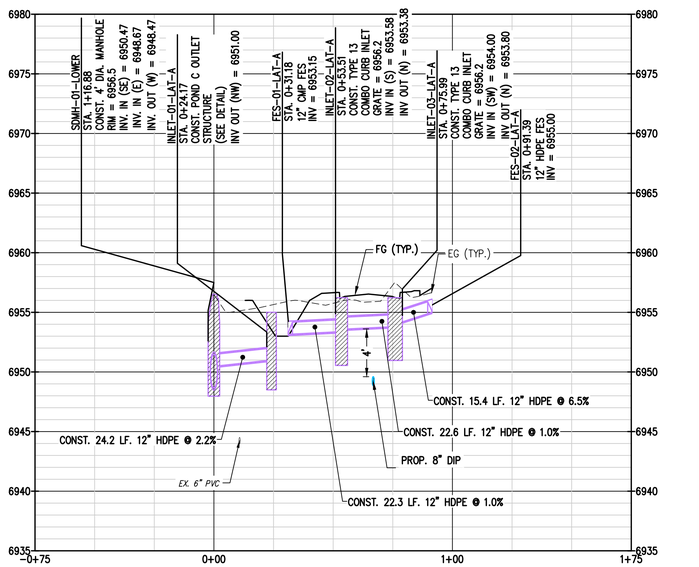
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-STORM MAIN.dwg
SHEET 21 OF 68	

C19

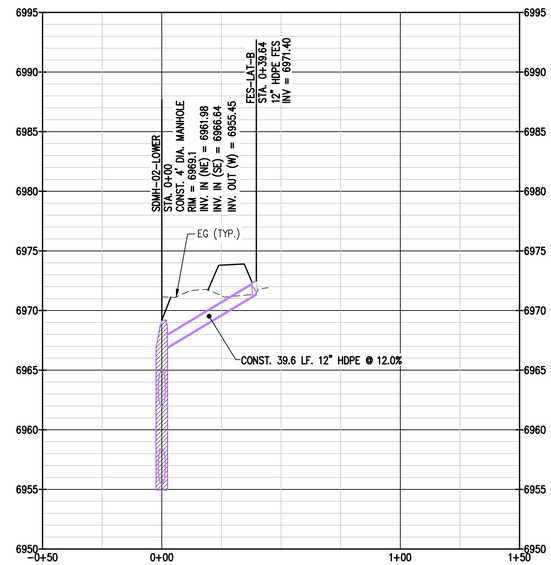






1 C20 C20 STORM LATERAL 'A'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



2 C20 C20 STORM LATERAL 'B'

GRAPHIC SCALE
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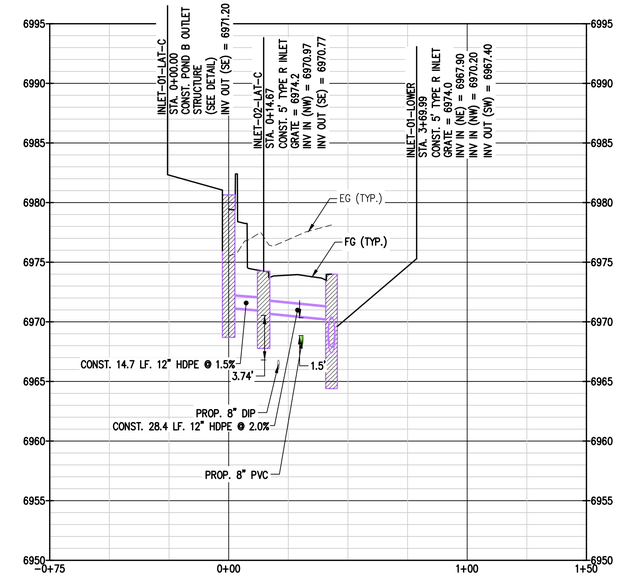
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



3 C20 C20 STORM LATERAL 'C'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

STEAMBOAT SPRINGS

THE ASTRID
2410 SKI TRAIL LANE
STORM LATERALS A, B, C PLAN & PROFILES

PREPARED UNDER THE DIRECT SUPERVISION OF

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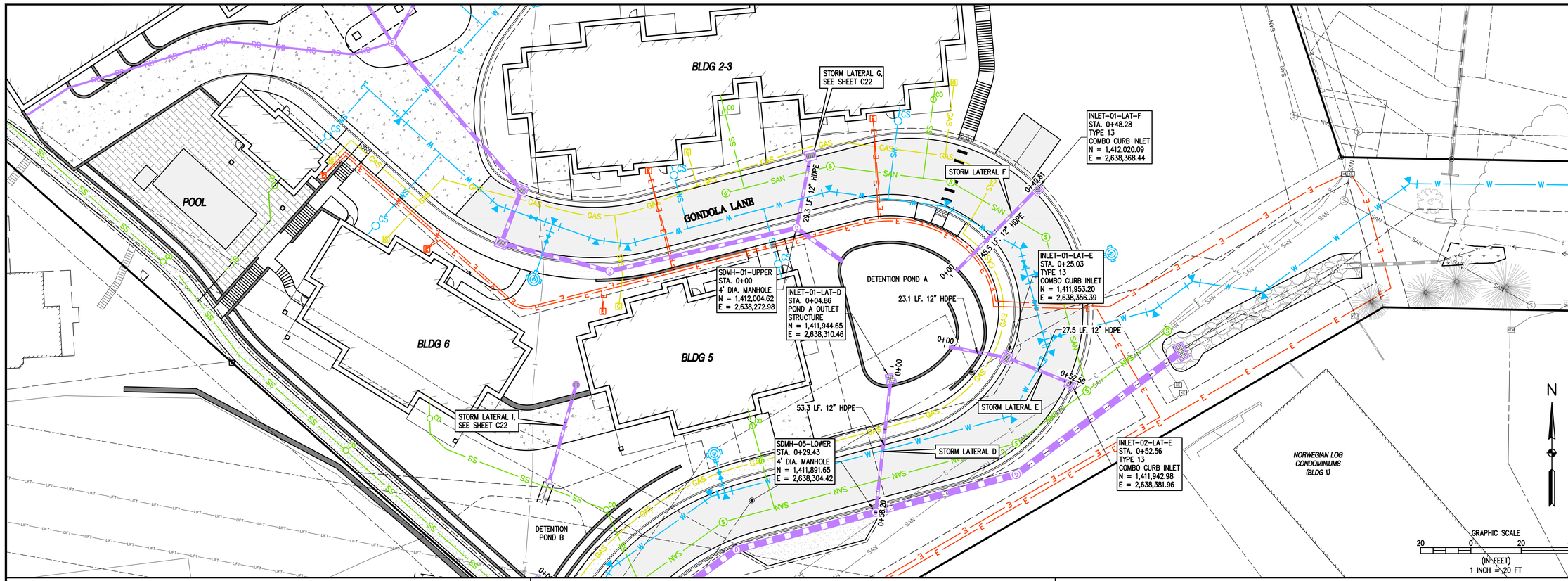
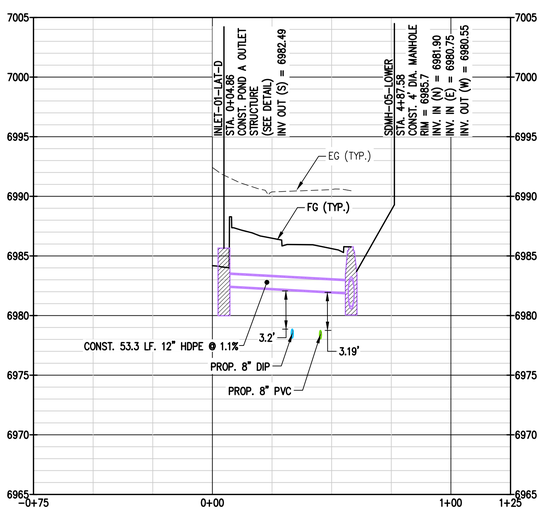
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-STORM LATERALS.dwg
SHEET	22 OF 68

C20





1 C21 C21 STORM LATERAL 'D'

GRAPHIC SCALE
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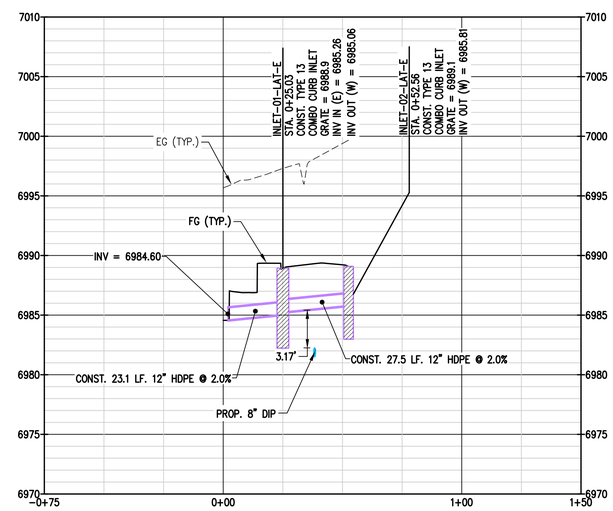
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



2 C21 C21 STORM LATERAL 'E'

GRAPHIC SCALE
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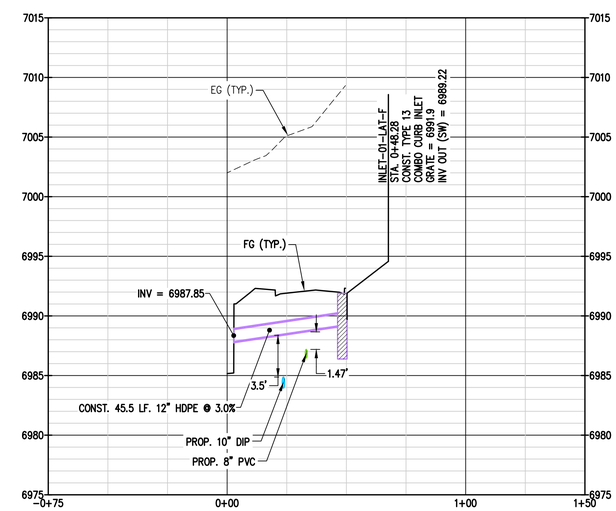
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



3 C21 C21 STORM LATERAL 'F'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT

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DESIGNED BY	DRAWN BY	CHECKED BY
TJM	TJM	MRB

REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

STEAMBOAT ESQUIAR LP

STEAMBOAT SPRINGS ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
STORM LATERALS D, E, F PLAN & PROFILES

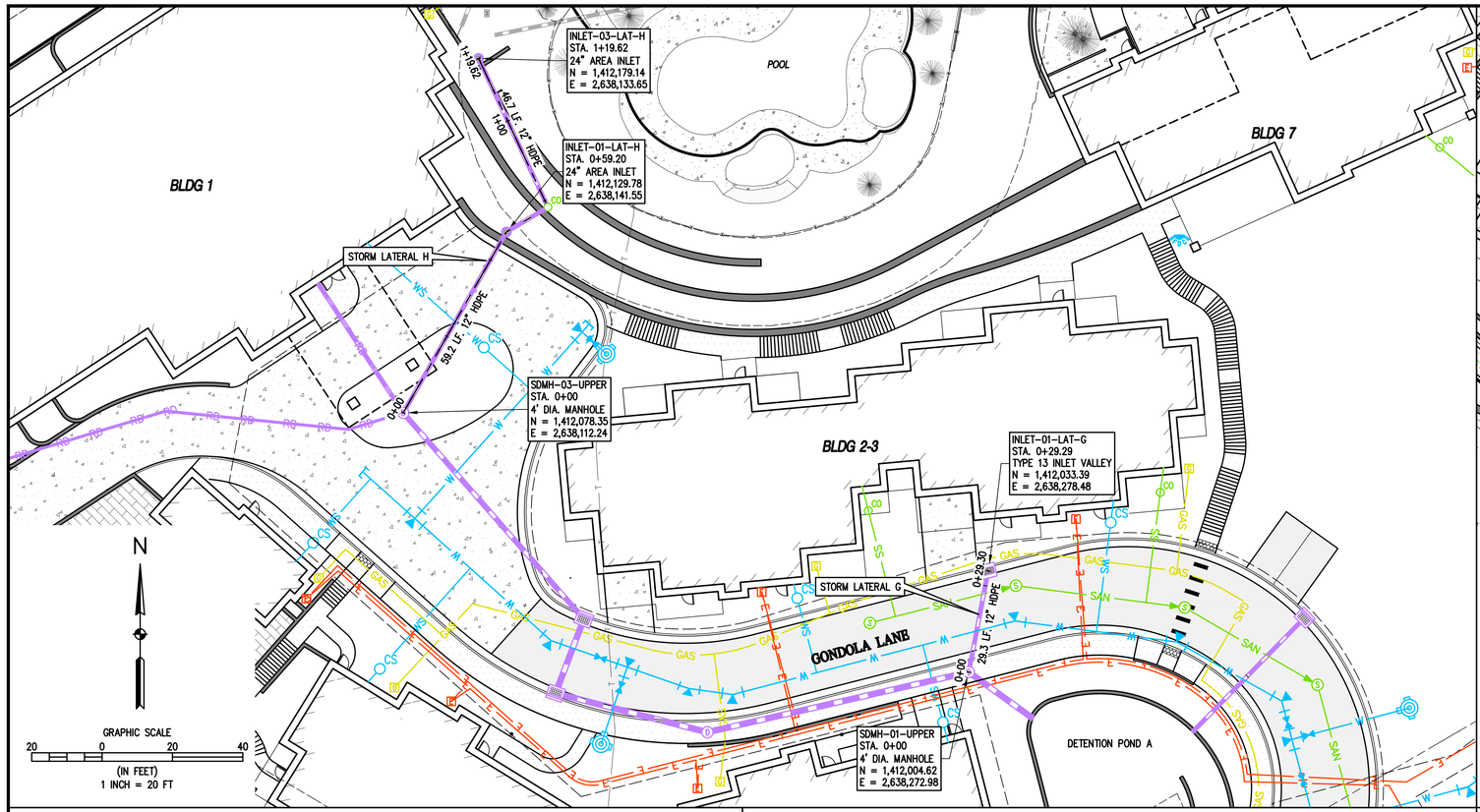
PREPARED UNDER THE DIRECT SUPERVISION OF

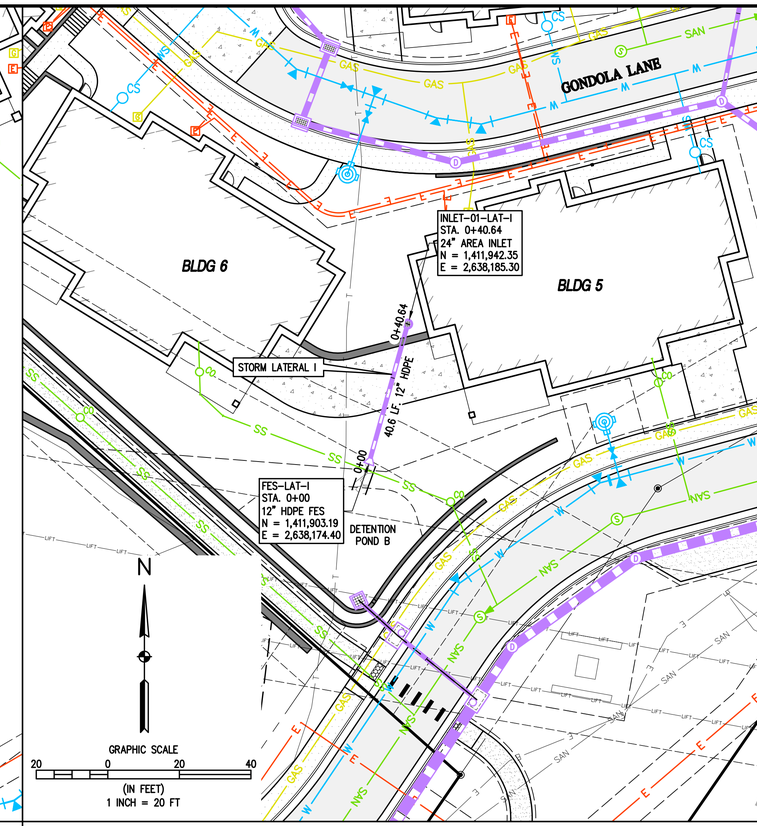
PRELIMINARY NOT FOR CONSTRUCTION

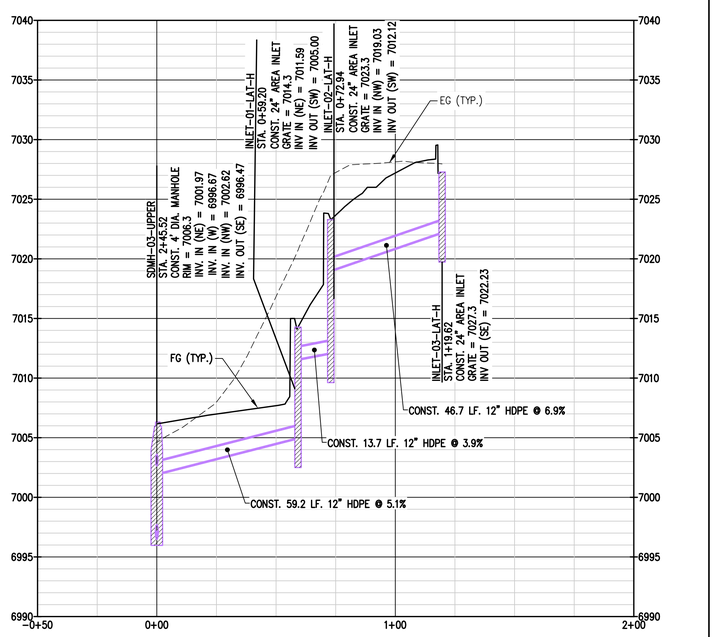
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-STORM LATERALS.dwg
SHEET	23 OF 68

C21







1 C22 C22 STORM LATERAL 'H'

GRAPHIC SCALE
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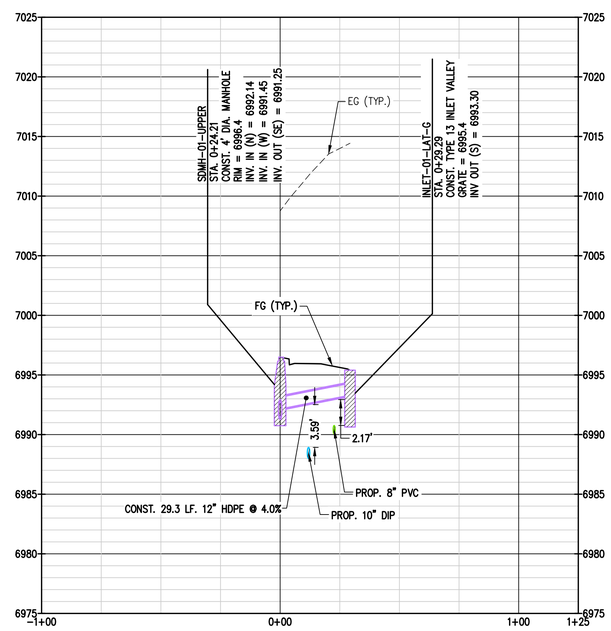
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



2 C22 C22 STORM LATERAL 'G'

GRAPHIC SCALE
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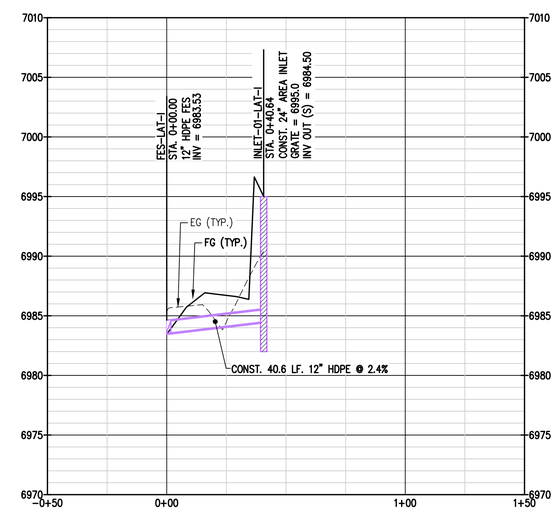
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT



3 C22 C22 STORM LATERAL 'I'

GRAPHIC SCALE
30 0 30 60
(IN FEET)
HORIZ: 1 INCH = 30 FT
VERT: 1 INCH = 6 FT

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
STORM LATERALS D, E, F PLAN & PROFILES

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

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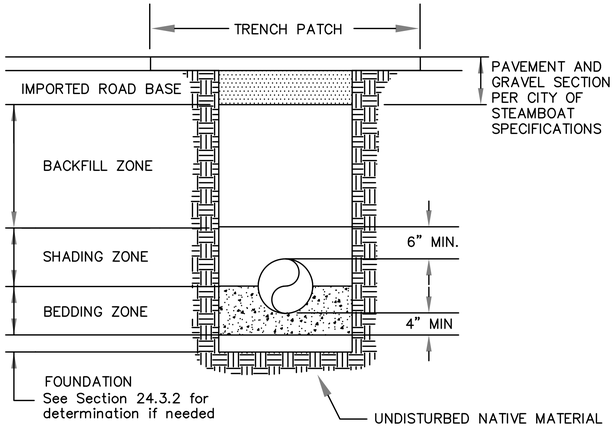
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 P&P-STORM LATERALS.dwg
SHEET	24 OF 68

C22

o:\co20235 astrid-edgemont ph2\Drawings\CONCEPT\20235 P&P-STORM LATERALS.dwg, 7/28/2023 10:56:38 AM, Steve Batchelder



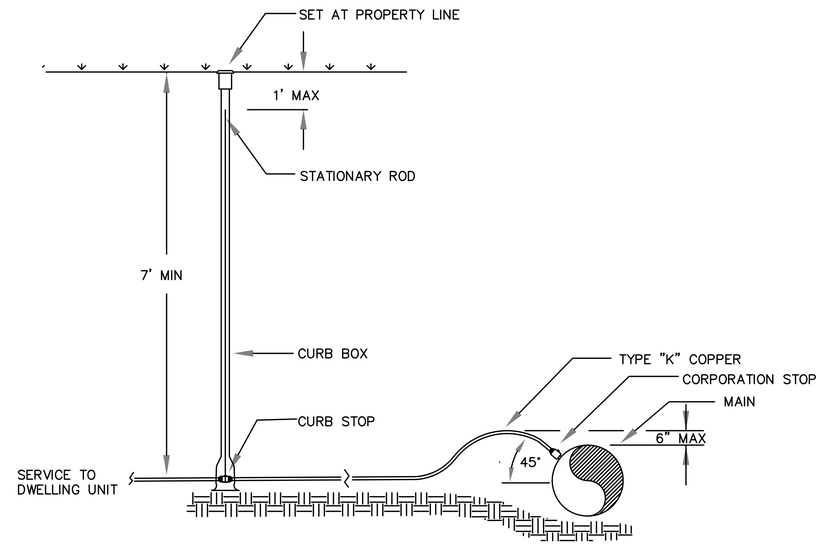
2. Added Pvmt. Sect. Note: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:

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



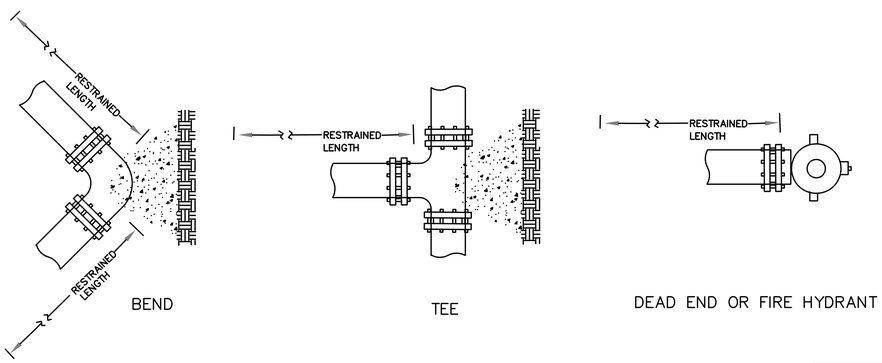
2. Added Gooseneck Dim.: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:

Mount Werner Water

P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

SERVICE LINE DETAIL

DRAWN BY: RBS | DATE: 2/2003
SCALE: NONE
SHEET: 2



REQUIRED RESTRAINT LENGTH (FT)

MAIN SIZE (INCHES)

FITTING TYPE	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.

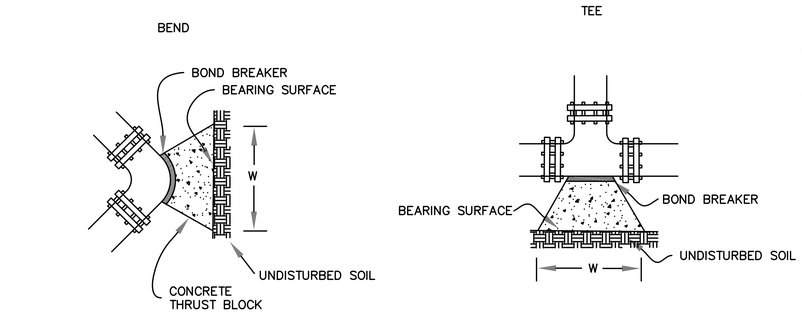
2. Changed Restraint Lengths: 11/08
1. Changed Company Name 1/00
REVISION HISTORY:

Mount Werner Water

P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

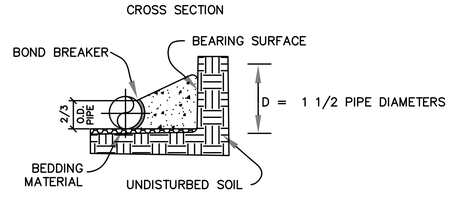
PIPE RESTRAINT DETAIL

DRAWN BY: RBS | DATE: 2/2003
SCALE: NONE
SHEET: 3



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)

MAIN SIZE (INCHES)

FITTING TYPE	<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

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 1

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

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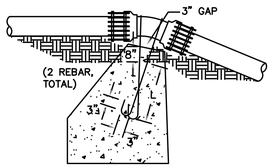
FOR AND ON BEHALF OF BASELINE CORPORATION

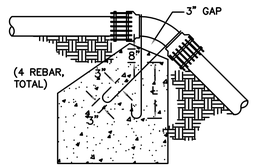
INITIAL SUBMITTAL 12/22/2022
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC | SURVEY DATE 06/03/22
JOB NO. C020235
DRAWING NAME 20235 DETAILS.dwg
SHEET 34 OF 68

C32



TYPE A RESTRAINT
11-1/4° & 22-1/2° VERTICAL OVER-BENDS

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



TYPE B RESTRAINT
45° VERTICAL OVER-BENDS

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
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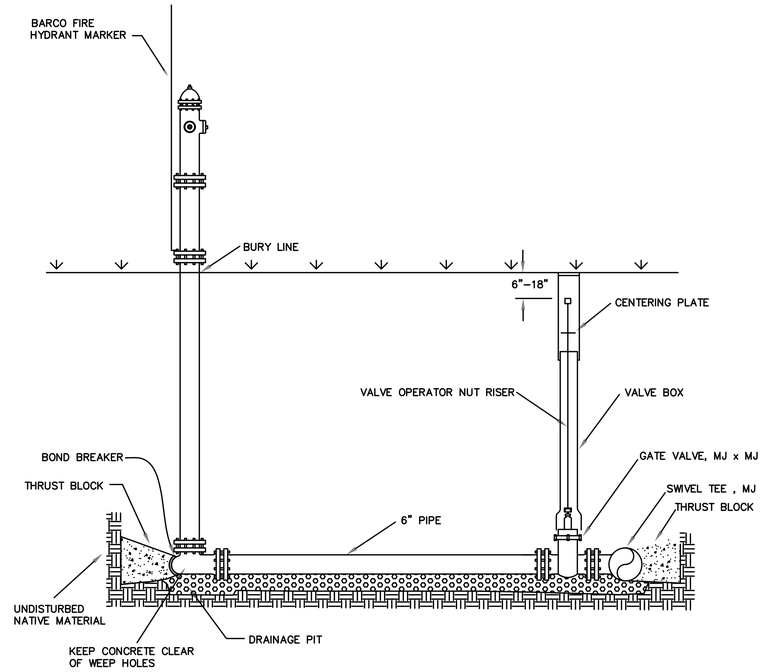
(970) 879-2424 fax (970) 879-8169

VERTICAL THRUST BLOCK DETAIL

DRAWN BY: CL, RM | DATE: 2/2003

SCALE: NONE

SHEET: 5



2. Added Riser Length: 11/08
1. Changed Company Name 1/00

REVISION HISTORY:

Mount Werner Water

P.O. Box 880339
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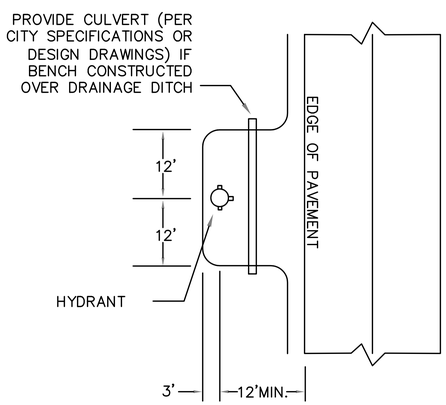
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

FIRE HYDRANT DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 6



NOTES:

NO OBSTRUCTIONS SUCH AS TREES, PEDESTALS, FENCES OR OTHER OBJECTS MAY BE PLACED WITHIN A 15-FOOT RADIUS OF A HYDRANT.

1. Changed Notes: 11/08

REVISION HISTORY:

Mount Werner Water

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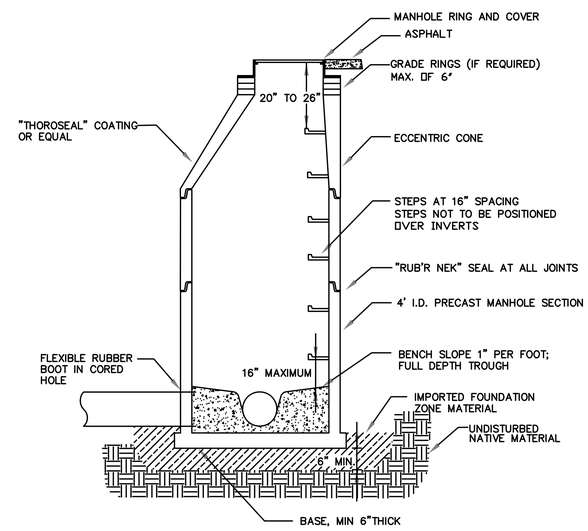
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

FIRE HYDRANT BENCH DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 7



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
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STANDARD MANHOLE CROSS SECTION DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 8

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 2

STEAMBOAT SPRINGS

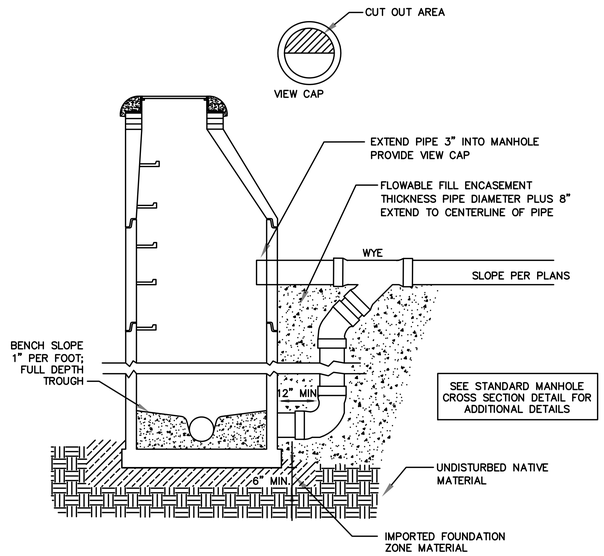
PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 DETAILS.dwg
SHEET	35 OF 68

C33



1. REVISED MH TROUGH 5/07

REVISION HISTORY:

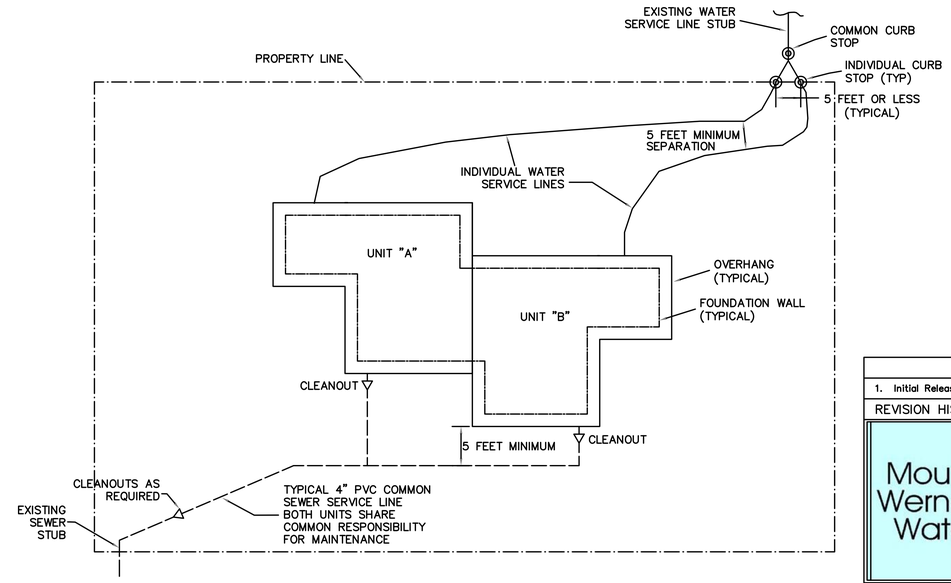
P.O. Box 880339
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

DROP MANHOLE DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 9



INDIVIDUAL SERVICE LINE SIZE	COMMON SERVICE LINE SIZE
3/4"	1"
1"	1-1/2"

NOTES:

1. ALL WATER SERVICE LINES ARE TO BE INSTALLED TO A MINIMUM DEPTH DEPTH OF 7-FEET AS MEASURED FROM THE TOP OF PIPE TO FINISHED GRADE.
2. SEWER SERVICE LINES ARE TO BE LAYED AT A GRADE OF 2% MINIMUM.

1. Initial Release 2/2001

REVISION HISTORY:

P.O. Box 880339
3310 Clear Water Trail
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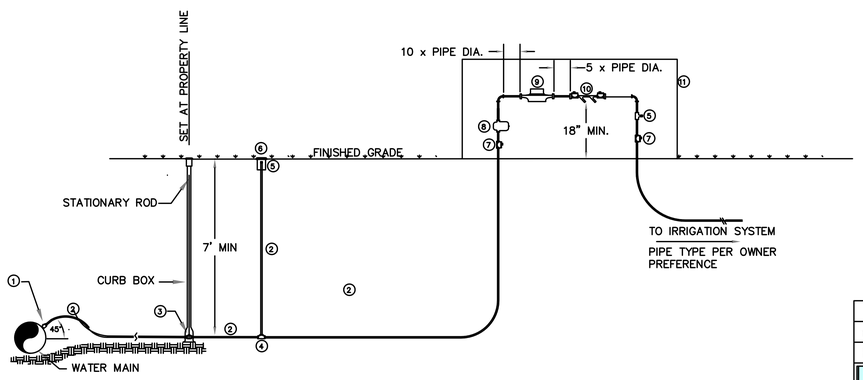
(970) 879-2424 fax (970) 879-8169

TYPICAL DUPLEX SERVICE LINE LOCATION DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 10



ITEM	DESCRIPTION	QTY
1	CORPORATION STOP	1
2	TYPE "K" COPPER	–
3	CURB STOP	1
4	TEE	2
5	AIR CHUCK	2
6	VALVE BOX TOP	1
7	BALL BALVE	2
8	PRESSURE REDUCING VALVE	1
9	METER (SEE NOTE 1)	1
10	RPP BACKFLOW PREVENTER (SEE NOTE 2)	1
11	VAULT (PRE-APPROVED BY MWW)	1

GENERAL NOTES:

1. PLANT INVESTMENT FEE REQUIRED. METER ISSUED BY THE MOUNT WERNER WATER DISTRICT. TYPE AND SIZE TO BE APPROVED BY MOUNT WERNER WATER.
2. BACKFLOW PREVENTER TO BE APPROVED PER THE MANUAL OF CROSS CONNECTION CONTROL NINTH EDITION, AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH.

1. Initial release 1/01

REVISION HISTORY:

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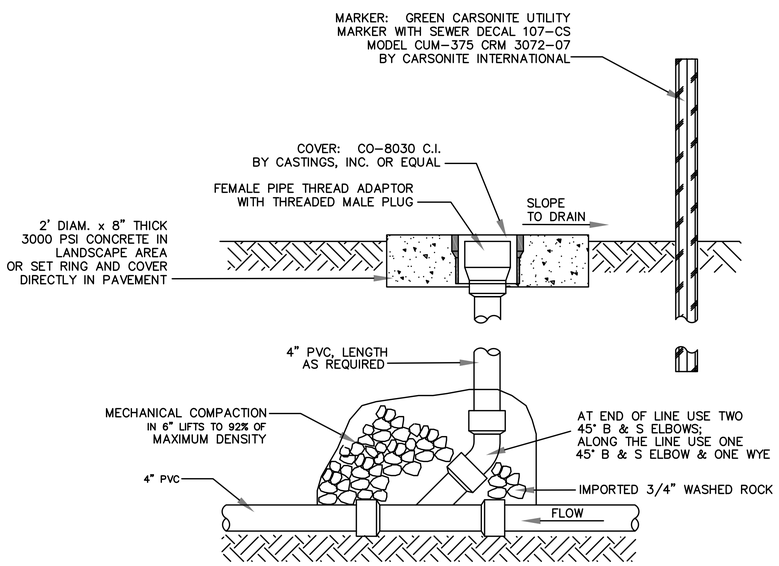
(970) 879-2424 fax (970) 879-8169

IRRIGATION SERVICE DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 11



1. Original Release 7/01

REVISION HISTORY:

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SEWER CLEANOUT DETAIL

DRAWN BY: RBS | DATE: 2/2003

SCALE: NONE

SHEET: 12

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM | DRAWN BY TJM | CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 3

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

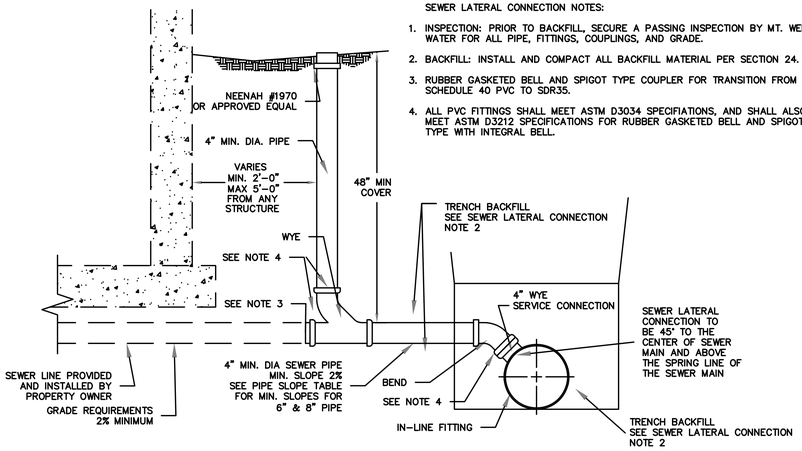
FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM: LANDMARK, INC	SURVEY DATE: 06/03/22
JOB NO.	C020235
DRAWING NAME	20235 DETAILS.dwg
SHEET	36 OF 68

C34

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 SPECIFIATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.



SECTION

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

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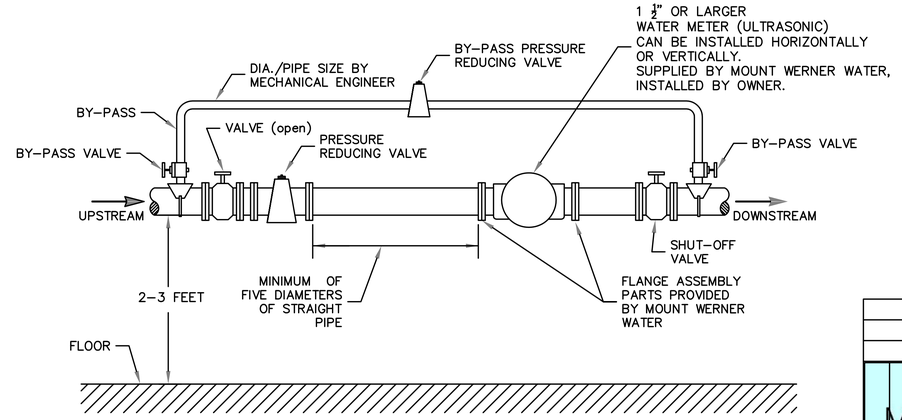
SERVICE LATERAL CONNECTION DETAIL

DRAWN BY: RF | DATE: 11/2008

SCALE: NONE

SHEET: 13



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.

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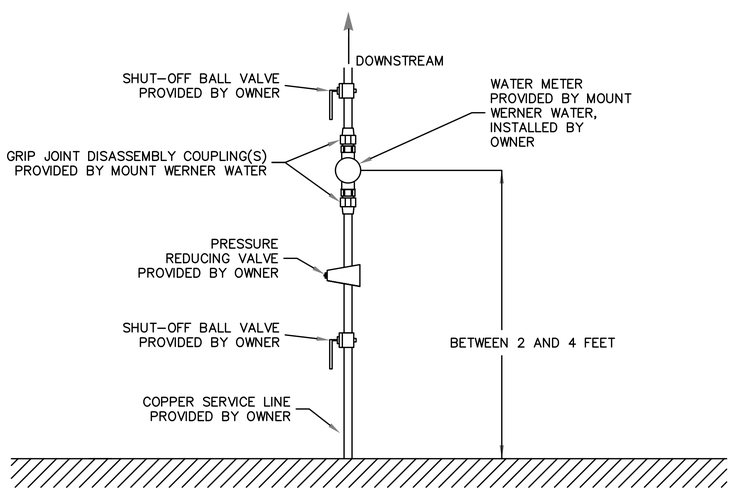
1 1/2" AND LARGER METER INSTALLATION DETAIL

DRAWN BY: RB | DATE: 2/2018

SCALE: NONE

SHEET: 14



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 INSTALLED, MOUNT WERNER WATER WILL INSPECT AND INSTALL MTU AND WIRING.

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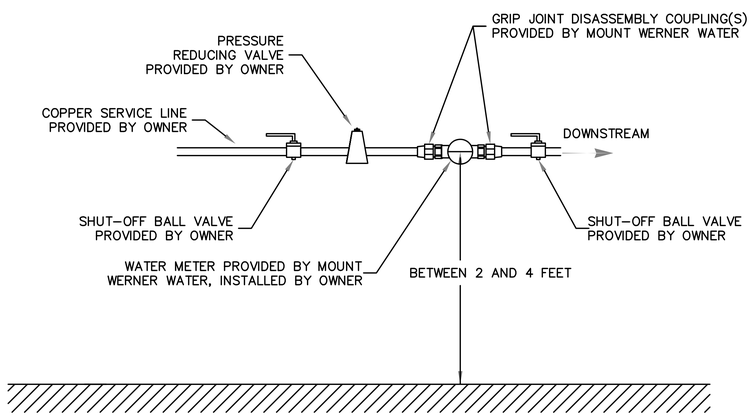
3/4" - 1" METER
VERTICAL SET INSTALLATION DETAIL

DRAWN BY: RB | DATE: 2/2018

SCALE: NONE

SHEET: 15



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 INSTALLED, MOUNT WERNER WATER WILL INSPECT AND INSTALL MTU AND WIRING.

Mount Werner Water

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3/4" - 1" METER
HORIZONTAL SET INSTALLATION DETAIL

DRAWN BY: RB | DATE: 2/2018

SCALE: NONE

SHEET: 16

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 4

STEAMBOAT SPRINGS ROUTT COUNTY

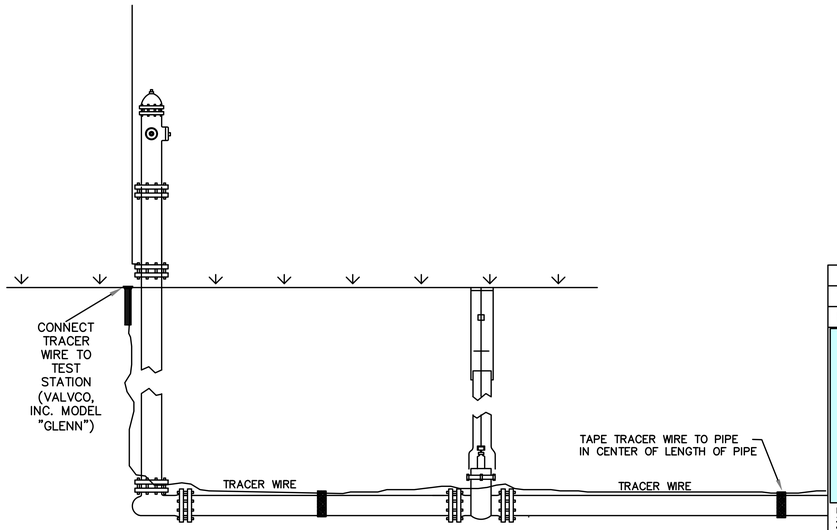
PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM LANDMARK, INC	SURVEY DATE 06/03/22
JOB NO.	C020235
DRAWING NAME 20235 DETAILS.dwg	
SHEET 37 OF 68	

C35



1. Initial release 2/04

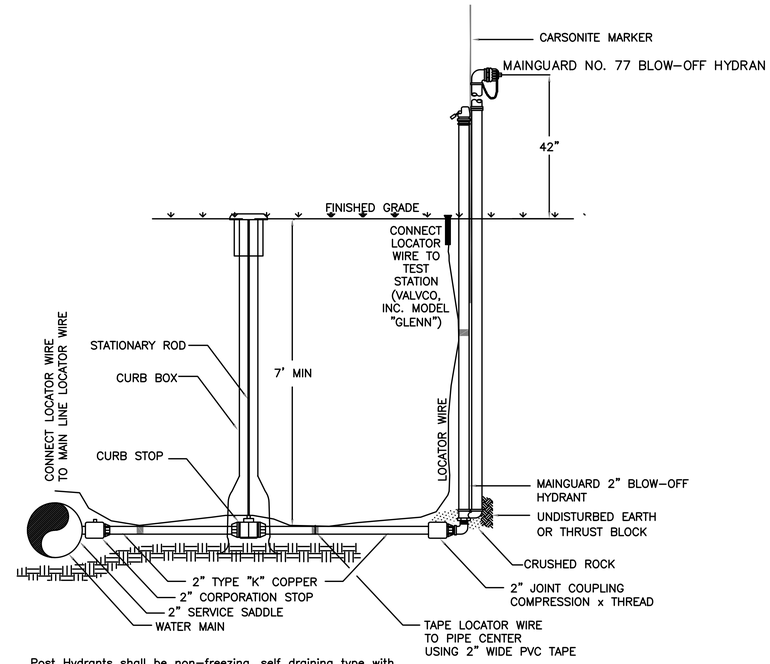
REVISION HISTORY:

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	



Post Hydrants shall be non-freezing, self draining type with a 7' bury. These hydrants will be furnished with a 2" FIP inlet, a non-turning operating rod, and shall open to the left. All of the working parts shall be of bronze-to-bronze design, and be servicable from above grade with no digging. The outlet shall also be bronze and be 2-1/2" NST. Hydrants shall be lockable to prevent unauthorized use as manufactured by Kupferle Foundry Co., St. Louis, MO, or approved equal.

1. Initial Release 2/2001

REVISION HISTORY:

Mount Werner Water

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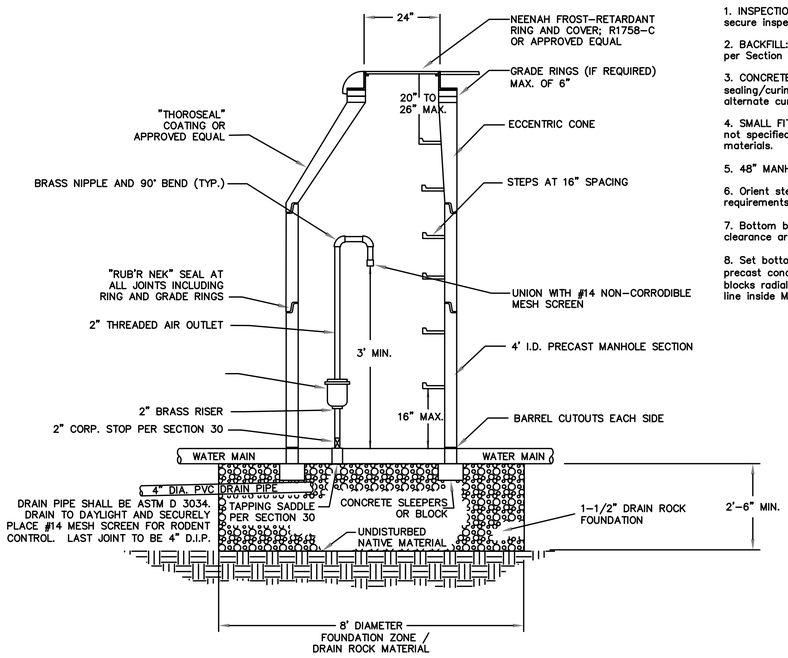
3310 Clear Water Trail
Steamboat Springs, CO 80488
(970) 879-2424 fax (970) 879-8169

2" BLOW-OFF HYDRANT DETAIL

DRAWN BY: RBS	DATE: 2/2003
SCALE: NONE	
SHEET: 18	



AIR RELEASE ASSEMBLY

1. INSPECTION: Prior to backfilling around the assembly, secure inspection of installation by ENGINEER.

2. BACKFILL: Install and compact all backfill material per Section 24.

3. CONCRETE: 4000 PSI strength concrete. Apply a sealing/curing compound or use an acceptable alternate curing compound.

4. SMALL FITTINGS: Provide brass fittings and nipples if not specified otherwise. Do not use galvanized materials.

5. 48" MANHOLE HOLE: Specifications per section 40.

6. Orient steps, ring and cover to best fit site requirements.

7. Bottom barrel section to have cutouts w/ 2" min. clearance around pipe.

8. Set bottom barrel section on 12"x12"x6" reinf. precast concrete sleepers radially. (12" concrete blocks radially acceptable alternate). Shade to spring line inside M.H.

1. Initial Release 11/2008

REVISION HISTORY:

Mount Werner Water

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Steamboat Springs, CO 80488
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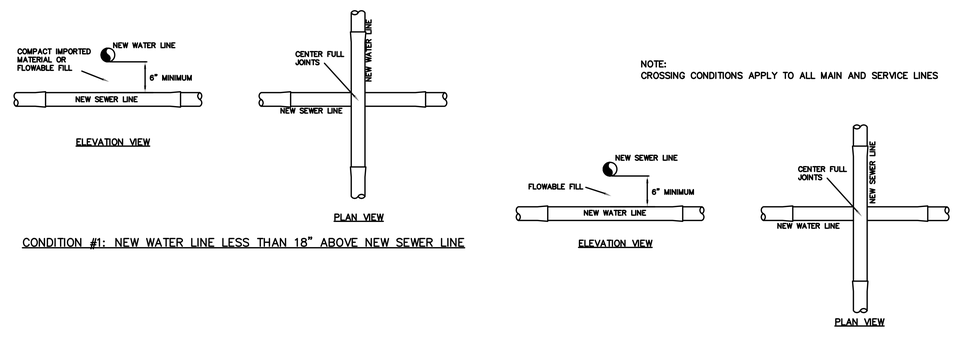
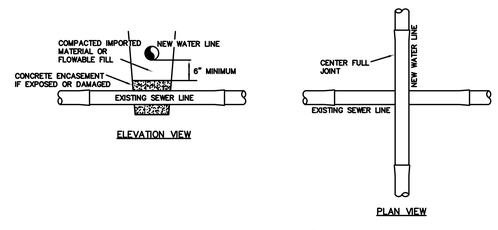
AIR RELEASE ASSEMBLY DETAIL

DRAWN BY: RF	DATE: 11/2008
SCALE: NONE	
SHEET: 19	



CONDITION #1: NEW WATER LINE LESS THAN 18" ABOVE NEW SEWER LINE

CONDITION #2: NEW WATER LINE BELOW NEW SEWER LINE



CONDITION #3: NEW WATER LINE LESS THAN 18" ABOVE EXISTING SEWER LINE

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

NTS

1. Initial Release 11/2008

REVISION HISTORY:

Mount Werner Water

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3310 Clear Water Trail
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WATER & SEWER CROSSINGS DETAIL

DRAWN BY: GLB	DATE: 11/2008
SCALE: NONE	
SHEET: 20	

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 5

STEAMBOAT SPRINGS ROUTT COUNTY

PREPARED UNDER THE DIRECT SUPERVISION OF

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INITIAL SUBMITTAL	12/22/2022
DRAWING SIZE	24" X 36"
SURVEY FIRM LANDMARK, INC	SURVEY DATE 06/03/22
JOB NO.	C020235
DRAWING NAME 20235 DETAILS.dwg	
SHEET 38 OF 68	

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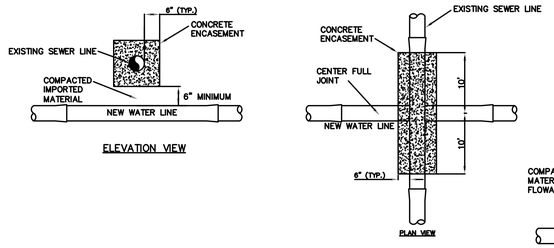
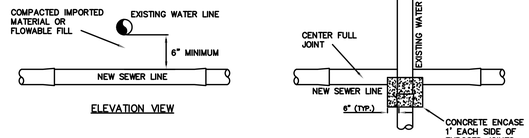
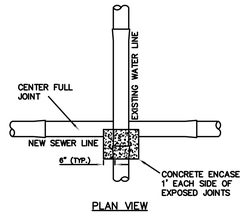


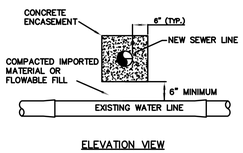
CONDITION #4: NEW WATER LINE BELOW EXISTING SEWER LINE

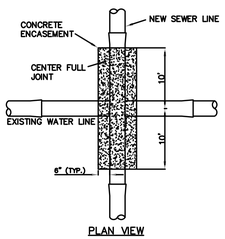
NOTE:
CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES





CONDITION #5: NEW SEWER LINE LESS THAN 18" BELOW EXISTING WATER LINE





CONDITION #6: NEW SEWER LINE ABOVE EXISTING WATER LINE

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

NTS

1. Initial Release 11/2008

REVISION HISTORY:

Mount Werner Water

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3310 Clear Water Trail
Steamboat Springs, CO 80488
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WATER & SEWER CROSSINGS DETAIL

DRAWN BY: GLB | DATE: 11/2008

SCALE: NONE

SHEET: 21

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REVISION DESCRIPTION	PREPARED BY	DATE
REVISIONS PER DRT #1 COMMENTS	SMB	05/18/2023
REVISIONS PER DRT #1 COMMENTS	SMB	07/28/2023

DESIGNED BY TJM
DRAWN BY TJM
CHECKED BY MRB

STEAMBOAT ESQUIAR LP

STEAMBOAT SPRINGS ROUTT COUNTY

THE ASTRID
2410 SKI TRAIL LANE
MOUNT WERNER WATER DETAILS 6

PREPARED UNDER THE DIRECT SUPERVISION OF

PRELIMINARY NOT FOR CONSTRUCTION

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL 12/22/2022
DRAWING SIZE 24" X 36"
SURVEY FIRM LANDMARK, INC | SURVEY DATE 06/03/22
JOB NO. C020235
DRAWING NAME 20235 DETAILS.dwg
SHEET 39 OF 68

C37