

1965 SKI TIME SQUARE DRIVE

STEAMBOAT SPRINGS, CO 80487

VOLUME 1

SHEETS INCLUDED IN THIS SECTION

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A.100	LEVEL P1 - FLOOR PLAN
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LI.300	BUILDING LIGHTING - CUT SHEETS - 1
LI.301	BUILDING LIGHTING - CUT SHEETS - 2
LI.302	BUILDING LIGHTING - CUT SHEETS - 3

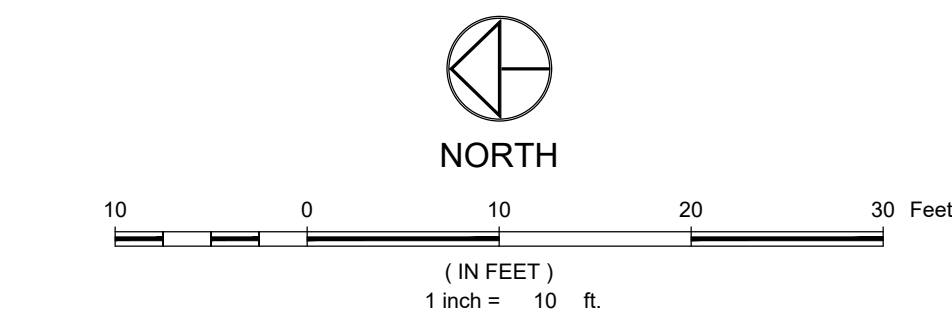
DRAINAGE PLAN

C.300	DRAINAGE PLAN
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FIRE CODE ANALYSIS

L.401	FIRE CODE ANALYSIS
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UTILITY PLAN DEVELOPMENT PLAN



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

THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE ATTACHED PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL LOCATE ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL LOCATE ALL KNOWN AND UNKNOWN UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITIES SHALL BE PROTECTED AND NOT DAMAGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ACCESS TO ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING HORIZONTAL AND VERTICAL LOCATIONS FROM THE PLANS.

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

MAINTAIN 1' HORIZONTAL AND 1' VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER, WATER, WASTE AND SERVICES.

MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROVIDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND FROM MANHOLE RIMS.

ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED 1' BELOW EXISTING GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING TO PREVENT LOW POINT LOCATED UNDER VEHICLE OR BI-CYCLE WHEEL PATHS.

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

WATER SERVICE SHALL HAVE A MINIMUM OF 7'-FT COVER.

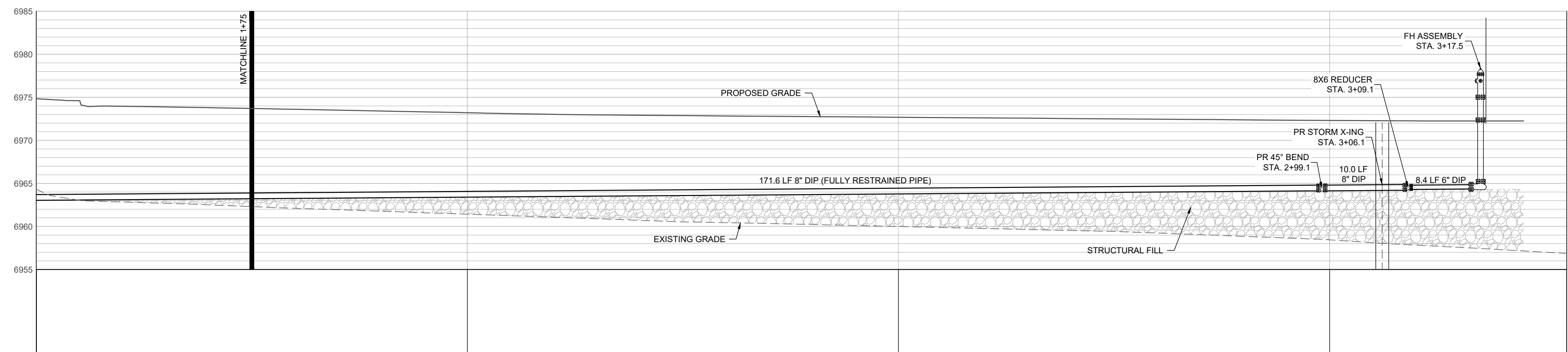
ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLD CUP COVER BY VALCO, INC. #268. WHERE THE WATER PIPE IS INSTALLED UNDER A DRIVEWAY OR DRIVEWAY DRIVE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADJUNCT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS ARE INDICATED ON THE PLANS.

ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM FRESH ORGANIC MATERIAL, COMBUSTIBLES, BODIES AND LARGE ROCKS OR STONES OR FROZEN SOLIDS GREATER THAN 6-INCHES DIAMETER.

BEFORE AND DURING MATERIALS SHALL NOT BE 3/4" WASH OR SCREENED ROCK, 3/4-INCH OR SMALLER, SQUEEGE OR RIGGET SAND, OR CLASS A GRANULAR BASE COURSE IS NOT ALLOWED.

PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARKS SCOPE AND HAS BEEN PROVIDED

THESE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.



NOT FOR
CONSTRUCTION

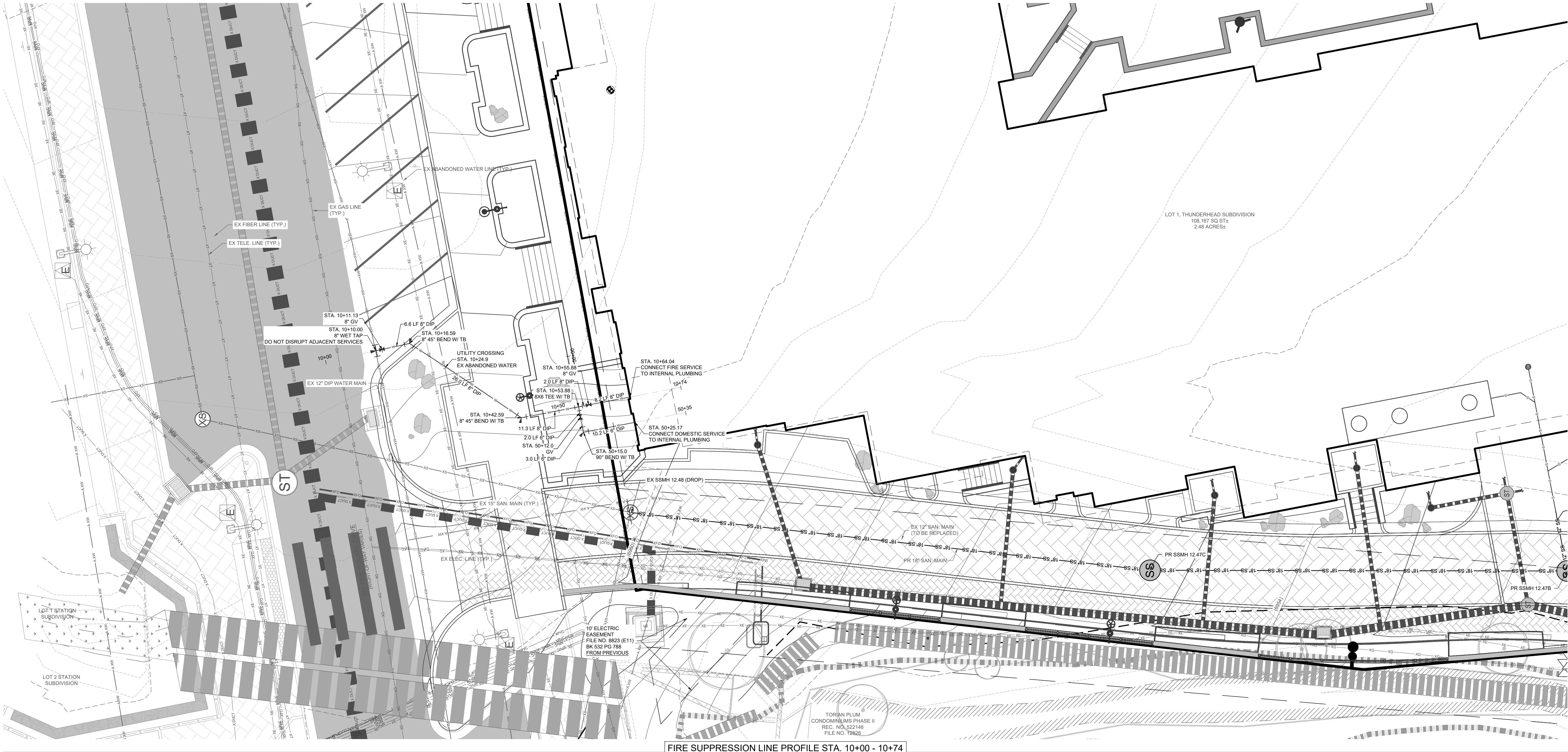
STEAMBOAT SPRINGS, CO 80487

NO	DATE	DESCRIPTION
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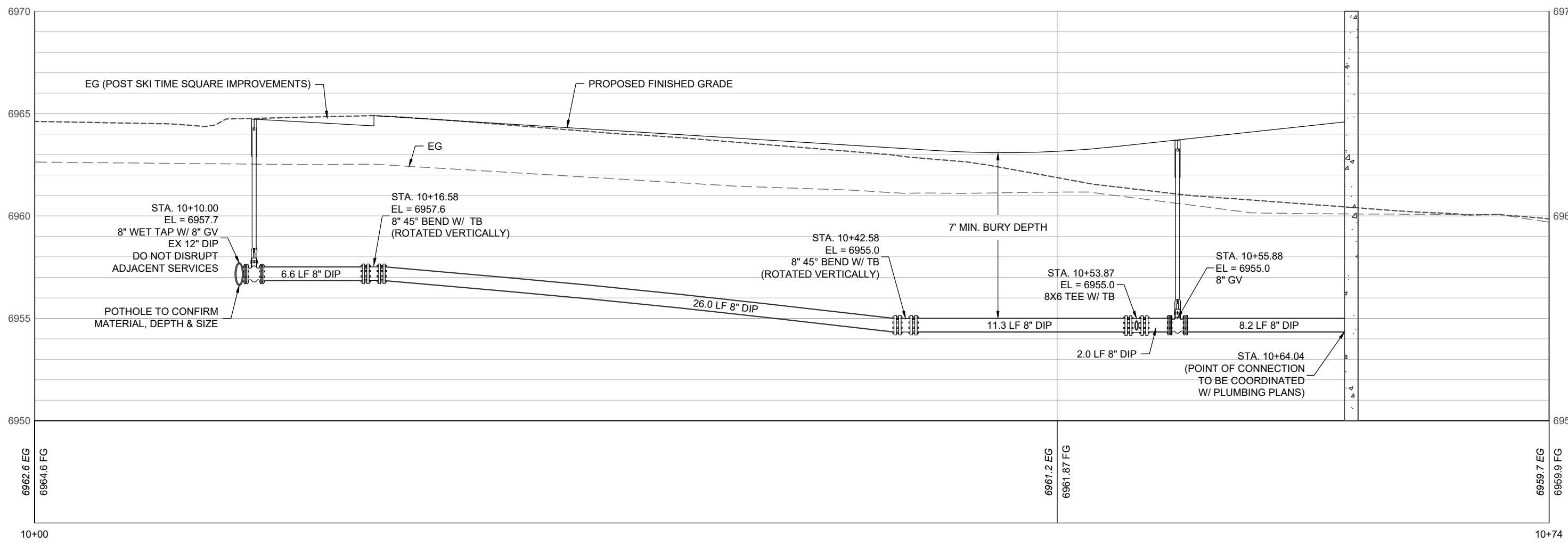
SHEET NUMBER

C.220

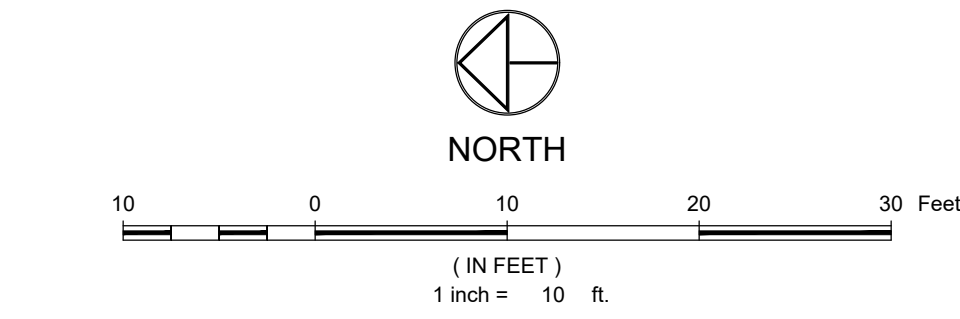
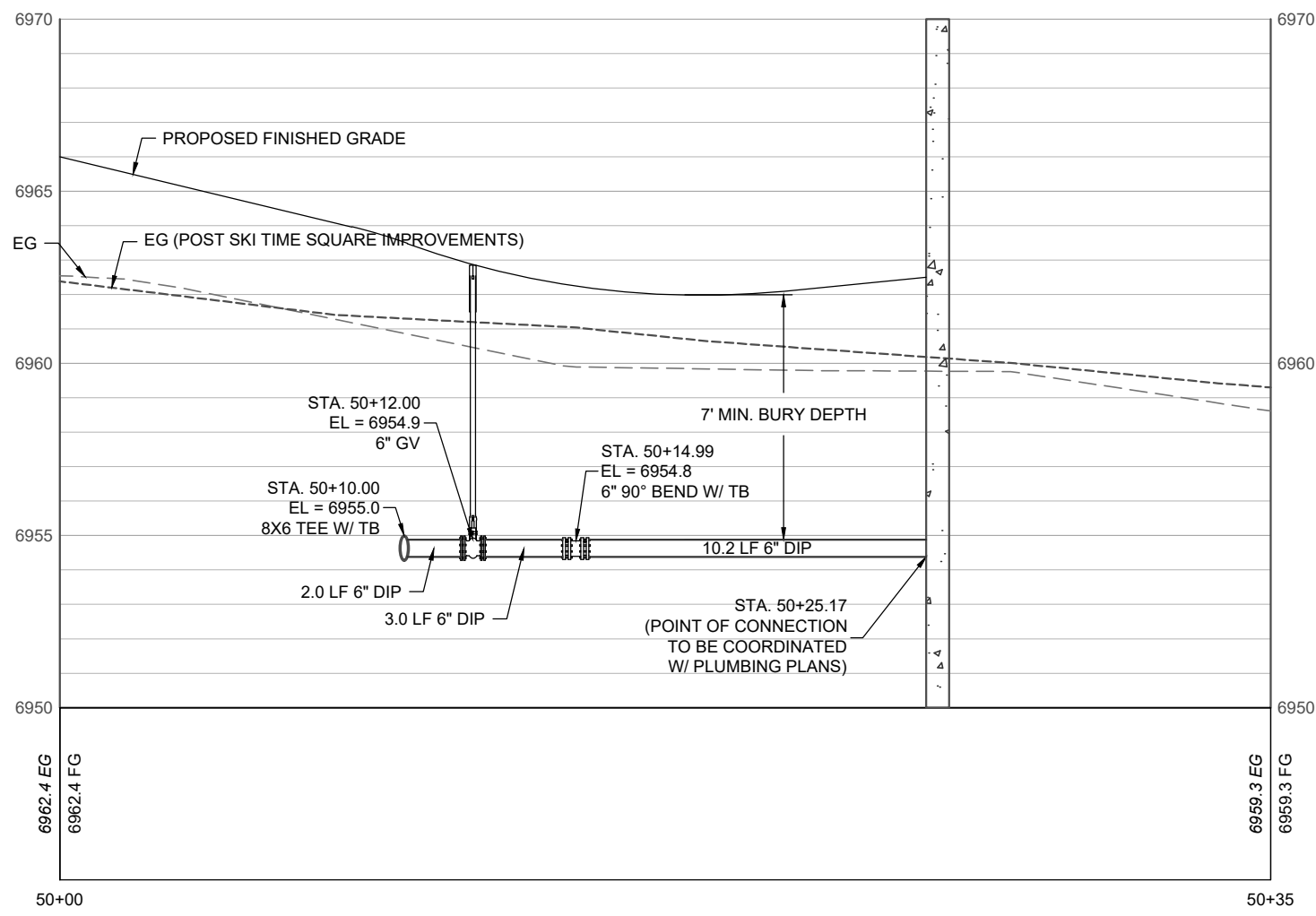
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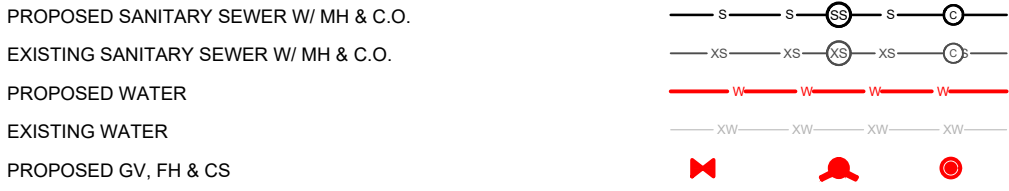
FIRE SUPPRESSION LINE PROFILE STA. 10+00 - 10+74
H: 1" = 5' V: 1" = 5'



DOMESTIC WATER SERVICE PROFILE STA. 50+00 - 50+42
H: 1" = 5' V: 1" = 5'



UTILITY PLAN LEGEND:



NOTES:

- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
- ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 12" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
- WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
- ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALCO, INC. TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, CORBELLS, BOLLERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- BEDDING AND SHOULDER 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.
- PROPOSED GRADING INFORMATION IS NOT PART OF LANDMARK'S SCOPE AND HAS BEEN PROVIDED BY OTHERS.

ADJACENT AND OFF-SITE IMPROVEMENTS NOTE:

THERE ARE IMPROVEMENTS SHOWN THAT EXTEND BEYOND THE PROPERTY LIMITS OF THIS APPLICATION. EASEMENTS AND/OR AGREEMENTS WILL BE REQUIRED TO CONSTRUCT, OPERATE AND MAINTAIN SUCH IMPROVEMENTS. CHANGES MAY BE REQUIRED BASED ON THE FINAL TERMS AND CONDITIONS. NOTIFY LANDMARK OF ANY AND ALL REQUIREMENTS NECESSARY FOR DESIGN AND CONSTRUCTION OF THE SCOPES OF WORK.



NOT FOR CONSTRUCTION

THUNDERHEAD BEACH
1965 SKI TIMES SQUARE
STEAMBOAT SPRINGS, CO 80487

REVISIONS:		
NO	DATE	DESCRIPTION

PROJECT NUMBER:
123134.00

DATE:
11/6/2024

ISSUED FOR:
DP RE-SUBMITTAL #3

SHEET TITLE:
FIRE SUPPRESSION & DOMESTIC SERVICE PLAN & PROFILE

SHEET NUMBER

C.221