Standard Form No. 5 Drainage and Stormwater Treatment Scope Approval Form

Prior to starting a development plan and before the first drainage submittal, a Drainage and Stormwater Treatment Scope Approval Form must be submitted for review and signed by the City Engineer. A signed form shall also be included in every drainage submittal as Attachment A. This Scope Approval Form is for City requirements only. Values may be approximate. The City encourages supporting calculations and figures to be attached.

Project Information	
Project name:	Basecamp Phase 2 Apartments
Project location:	Lots 2&3 and a portion of Lot 1 Steamboat Basecamp
Developer name/contact info:	May Riegler Properties/ Gaby Riegler/ gaby@mayriegler.com/ (202)-373-8309
Drainage engineer name/contact info:	Micah Gibbons/ micahg@landmark-co.com/ (970)-734-7907
Application Type:	Development Plan
Proposed Land Use:	Multifamily

Project Site Parameters	
Total parcel area (acres):	2.01 acres
Disturbed area (acres):	2.01
Existing impervious area (acres, if applicable):	1.89 acres
Proposed new impervious area (acres):	Proposed 0.16 acres more pervious area
Proposed total impervious area (acres):	1.73 acres
Proposed number of project outfalls:	One
Number of additional parking spaces:	74
Description and site percentage of existing cover/land use(s):	25% landscaping, 25% roofs, 50% asphalt and concrete drives and walks
Description and site percentage of proposed cover/land use(s):	32% landscaping, 14% roofs, 54% asphalt and concrete drives and walks
Expected maximum proposed conveyance gradient (%):	5%
Description of size (acres) and cover/land use(s) of offsite areas draining to the site	N/A

For the purpose of this scope form "existing conditions" are referring to the conditions described in the drainage letter for Basecamp Square Development Plans (the previously approved plans for the subject property). The intent of this scope form is to show that drainage patterns are consistent with the previously approved drainage letter.

Type of Study Required:

☒ Drainage Letter
☐ Final Drainage Study
☐ Conceptual Drainage Study
☐ Stormwater Quality Plan

Hydrologic Evaluation:

☒ Rational Method ☐ CUHP/SWMM ☐ HEC-HMS ☐ Other_____

Project Drainage	
Number of subbasins to be evaluated:	9-10
Presence of pass through flow (circle):	YES (NO)
Description of proposed stormwater conveyance on site:	Storm water will be conveyed through curb & gutter, into inlets, through proposed storm sewer, and connect to existing storm sewer mains.
Project includes roadway conveyance as part of design evaluation (circle):	(YES) NO
Description of conveyance of site runoff downstream of site, identify any infrastructure noted in Stormwater Master Plan noted as lacking capacity for minor or major storm event:	After being detained in the existing EDB runoff leaves the site via an ex. 21"x27" CMP arch culvert. It makes its way via roadside ditches and culverts to a large wetlands area west of the CLEF and eventually to the Yampa River. None of the existing culverts are lacking capactiy per the Citywide Stormwater Masterplan.
Detention expected onsite (circle):	(YES) NO
Presence of Floodway or Floodplain on site (circle):	YES (NO)
Anticipated modification of Floodway or Floodplain proposed (circle):	YES (NO)
Describe culvert or storm sewer conveyance evaluative method:	HY-8, SSA

Permanent Stormwater Treatment Facility Design Standard (check all that apply with only one standard per tributary basin):

☒ WQCV Standard ☐ TSS Standard ☐ Infiltration Standard

☐ Constrained Redevelopment WQCV Standard

☐ Constrained Redevelopment TSS Standard

☐ Constrained Redevelopment Infiltration Standard

☐ Does not Require Permanent Stormwater Treatment (attach Exclusion Tracking Form)

Project Permanent Stormwater Treatment	
Justification of choice of proposed design standard, including how the site meets the constrained redevelopment standard, infiltration test results, etc.:	Proposed improvements require detention to maintain historic discharge rates. Water quality treatment is needed due to the increased impervious surface area. Both standards are met by the existing extended detention basin
Concept-level permanent stormwater treatment facility design details (type, location of facilities, proprietary structure selection, treatment train concept, etc.):	The EDB installed with the Preliminary Plat improvements was designed to accommodate the increased WQCV and detention needs due to Basecamp Phase 2. The design parameters will be reviewed for compliance and any required modifications to the flow control plate or outlet structure will be included with this Project.
Proposed LID measures to reduce runoff volume:	N/A
Will treatment evaluation include off-site, pass through flow (circle):	YES (NO)

Approvals

Micah Gibbons, Landmark Consultants, Inc.	2/11/25	970-734-7907
Prepared By: (Insert drainage engineer name & firm)	Date	Phone number

Approved By: Approved By City Engineering 03/04/2025

Printed Name:
City Engineer

Date

NORTH

40.41 0 40.41 80.82 121.23

(IN FEET)
1 IN. = 40.41 FT.

DRAINAGE PLAN LEGEND:

- PROPOSED STORM SEWER W/ FLARED END SECTION
- PROPOSED STORM INLET (CURB & AREA)
- PROPOSED STORM MANHOLE & CLEANOUT (ST)
- EXISTING MAJOR CONTOUR (6805)
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR 6805
- PROPOSED MINOR CONTOUR
- PROPOSED SWALE
- PROPOSED CURB & GUTTER
- PROPERTY BOUNDARY
- FLOOD HAZARD LIMITS
- HISTORIC DRAINAGE BASIN
- DEVELOPED DRAINAGE BASIN
- SPOT ELEVATION 6790.50
- PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE 2.0%
- STORM SEWER FLOW DIRECTION
- HISTORIC DRAINAGE BASIN LABEL: H1, 0.11, 90% — BASIN NAME, BASIN AREA, % IMPERVIOUSNESS
- DEVELOPED DRAINAGE BASIN LABEL: D1, 0.11, 90% — BASIN NAME, BASIN AREA, % IMPERVIOUSNESS

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 DEVELOPER 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 FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 13221" 0.1' BELOW GROUND, HAVING AN ELEVATION OF 6784.29' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS SHOWN HEREON.
3. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
4. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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.

LANDMARK CONSULTANTS, INC.
CIVIL ENGINEERS | SURVEYORS
141 9th Street ~ P.O. Box 774943, Steamboat Springs, CO 80477
(970) 871-9494 ~ www.LANDMARK-CO.com

REVIEW SET
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:

PROJECT:	2387-008
DATE:	02/10/2025
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Steamboat Basecamp - Phase 2
Drainage Scope Form Exhibit

SHEET
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