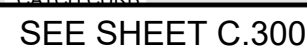


PROPOSED SANITARY SEWER W/ MH & C.O.  
 PROPOSED WATER  
 PROPOSED GV, FH & CS  
 PROPOSED STORM SEWER W/ FLARED END SECTION  
 PROPOSED STORM INLET (CURB & AREA)  
 PROPOSED STORM MANHOLE & CLEANOUT  
 EXISTING MAJOR CONTOUR  
 EXISTING MINOR CONTOUR  
 PROPOSED MAJOR CONTOUR  
 PROPOSED MINOR CONTOUR  
 PROPOSED SWALE  
 PROPOSED CURB & GUTTER  
 PROPERTY BOUNDARY  
 SPOT ELEVATION  
 PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE  
 STORM SEWER FLOW DIRECTION

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. 2 REBAR W/ ALUMINUM CAP STAMPED "15 29039" HAVING AN ELEVATION OF 6667.80 NOTED FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV83) AS SHOWN HEREIN.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS) ALONG EXISTING ADJACENT (S) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOIL 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.
6. 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 UTILITIES AND DEPTHS MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
7. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPREADS SPECIFICATIONS, LATEST EDITION. 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
8. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/ AWAY FROM MANHOLE RIMS.
9. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
10. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-0" OF COVER.
11. WATER SERVICE SHALL HAVE A MINIMUM OF 7'-0" OF COVER.
12. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SILD COPPER WIRE GALVANIZED WITH #5 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY CVCO, INC. TRACER LOCATING DEVICES SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
13. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, Boulders, LARGE ROCKS OR STONES OR FROZEN SOLIDS GREATER THAN 6-INCHES IN DIAMETER.
14. 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.

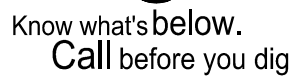




KEY MAP  
NOT TO SCALE

NOTES:

- CALL UTILITY NOTIFICATION CENTER OF  
800.682.2222



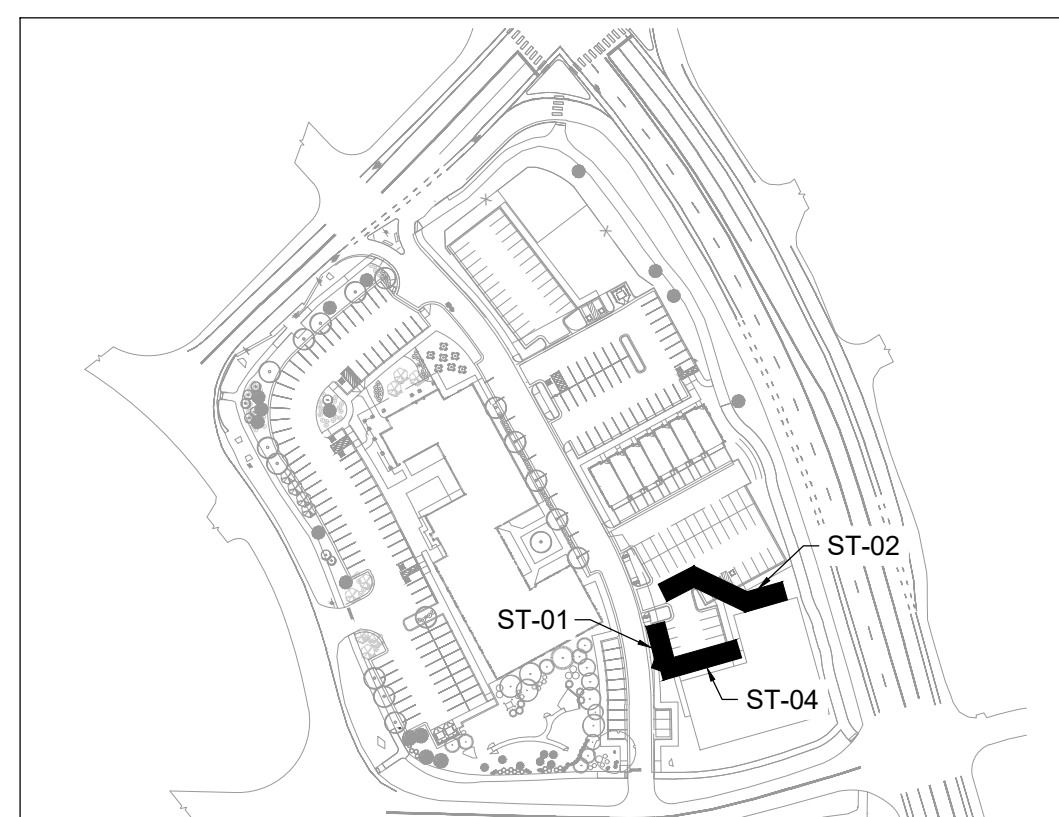
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DRAWING FILENAME: P:\287-008\DWG\Production Drawings Development\Pan287-008-DP-C-30-Grafting & Drainage.dwg LAYOUT NAME: Grafting&Drainage (2) DATE: Mar 05 2025 - 3:52pm CAD OPERATOR: mshah  
LIST OF XREFS:  
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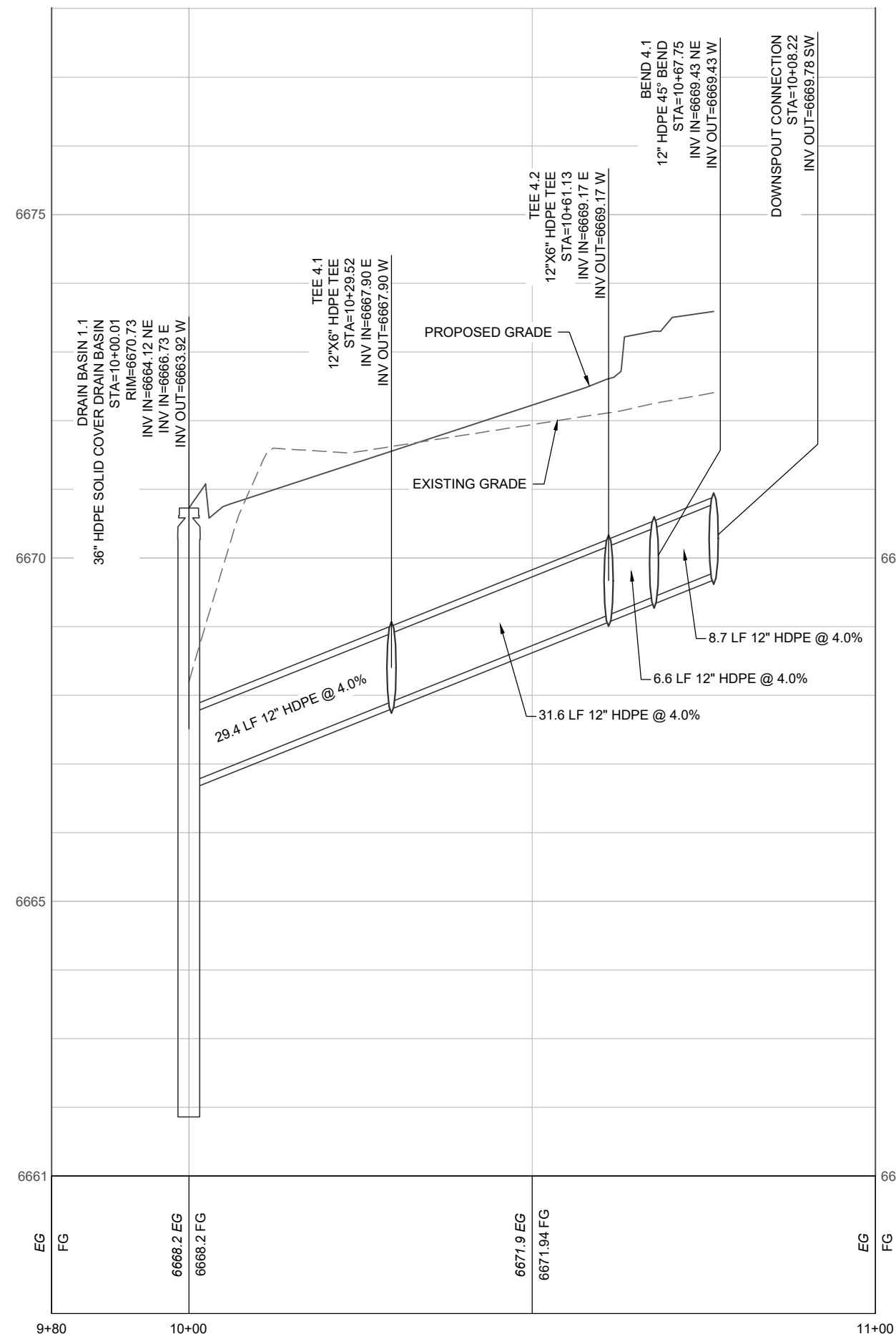
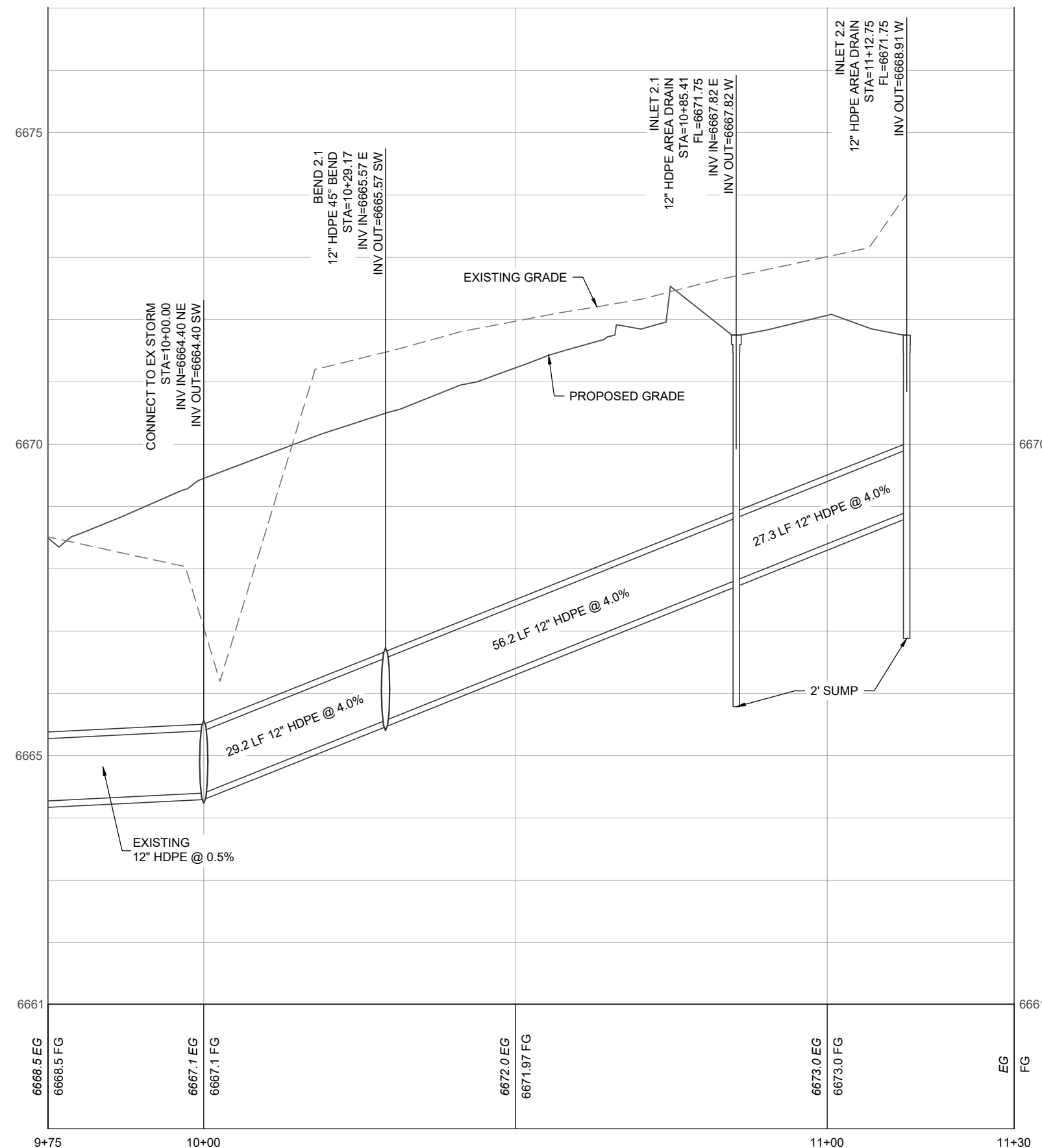
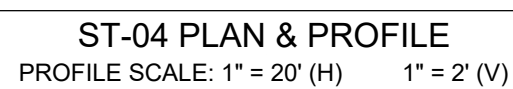
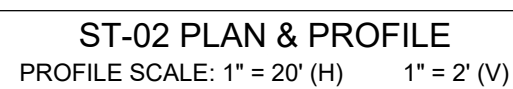
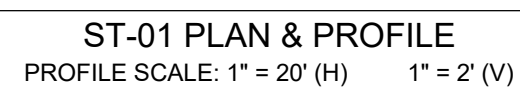
PROPOSED SANITARY SEWER W/ MH & C.O.  
PROPOSED WATER  
PROPOSED GV, FH & CS  
PROPOSED STORM SEWER W/ FLARED END  
PROPOSED STORM INLET (CURB & AREA)  
PROPOSED STORM MANHOLE & CLEANOUT

- [illegible]

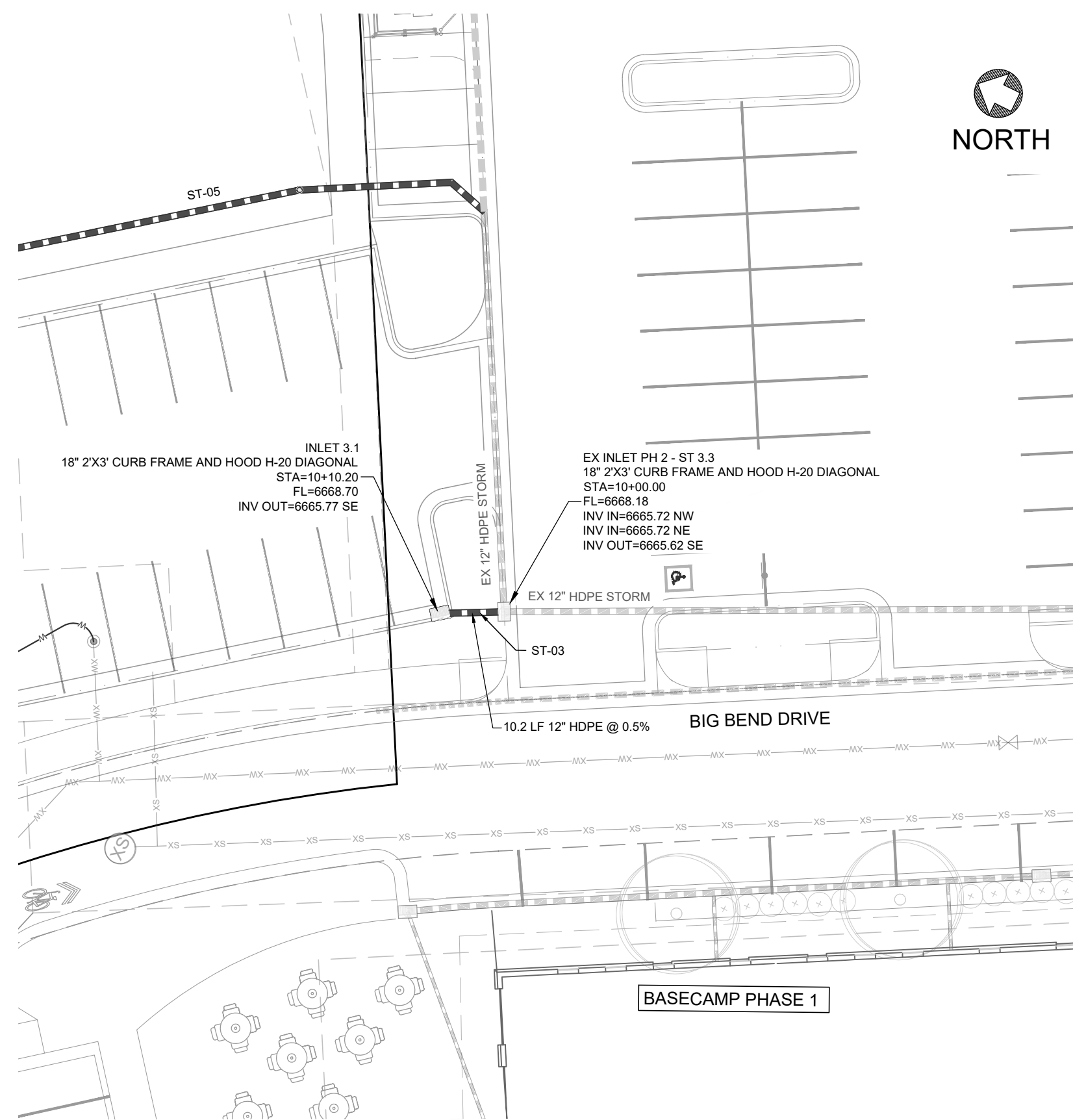
## Basecamp Phase 2 Apartments Storm Plan & Profile

SHEET

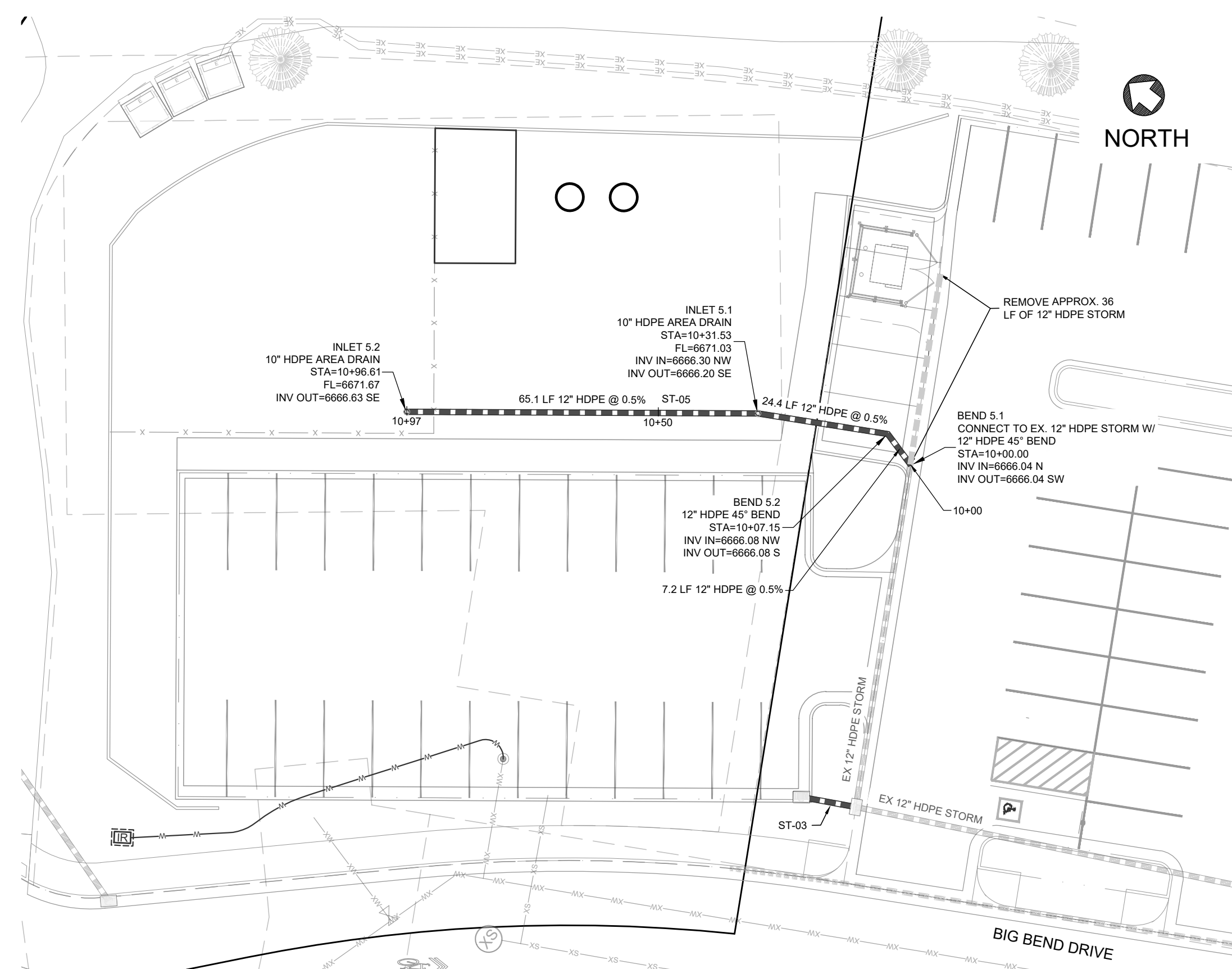
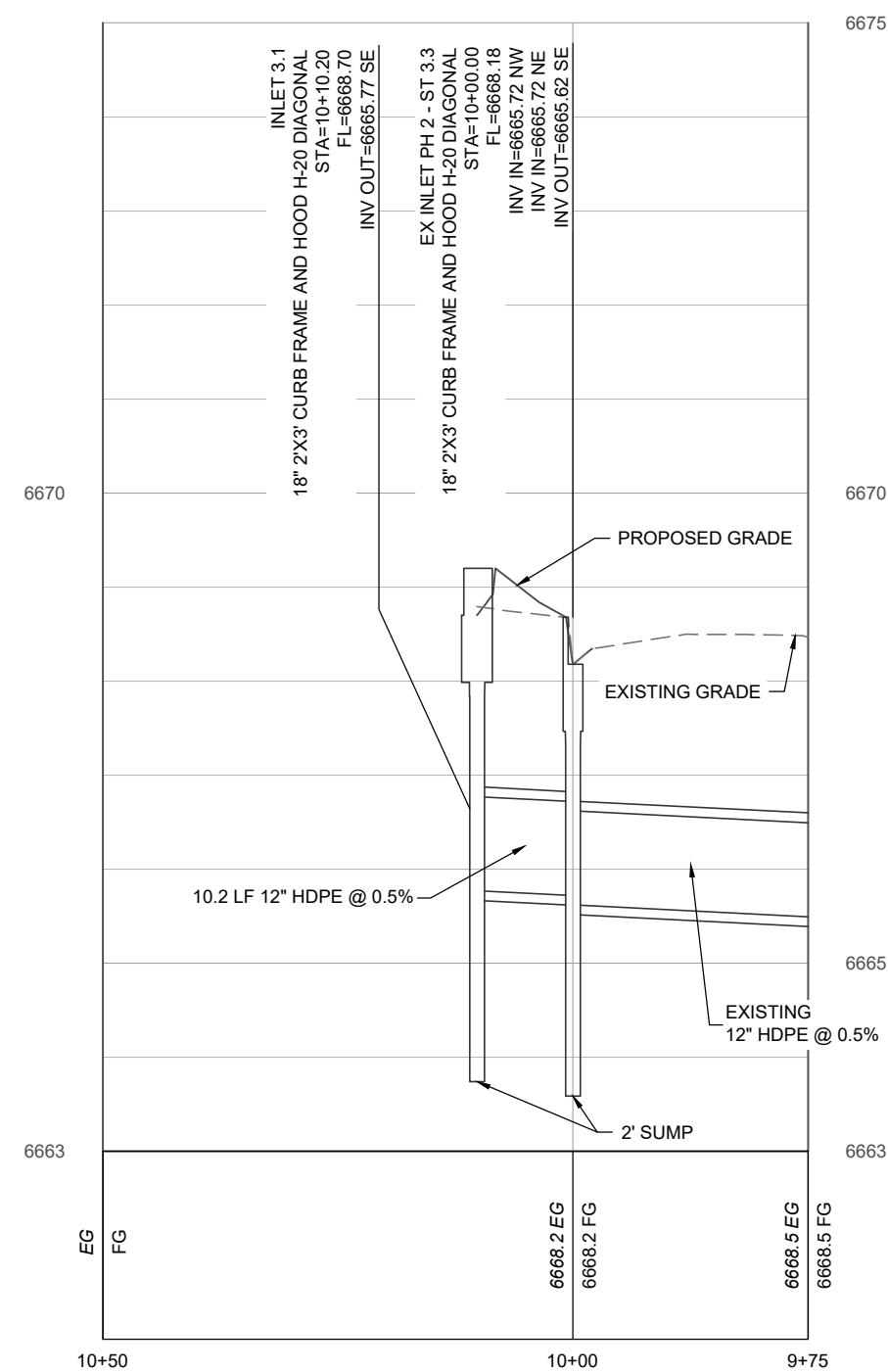
C.310



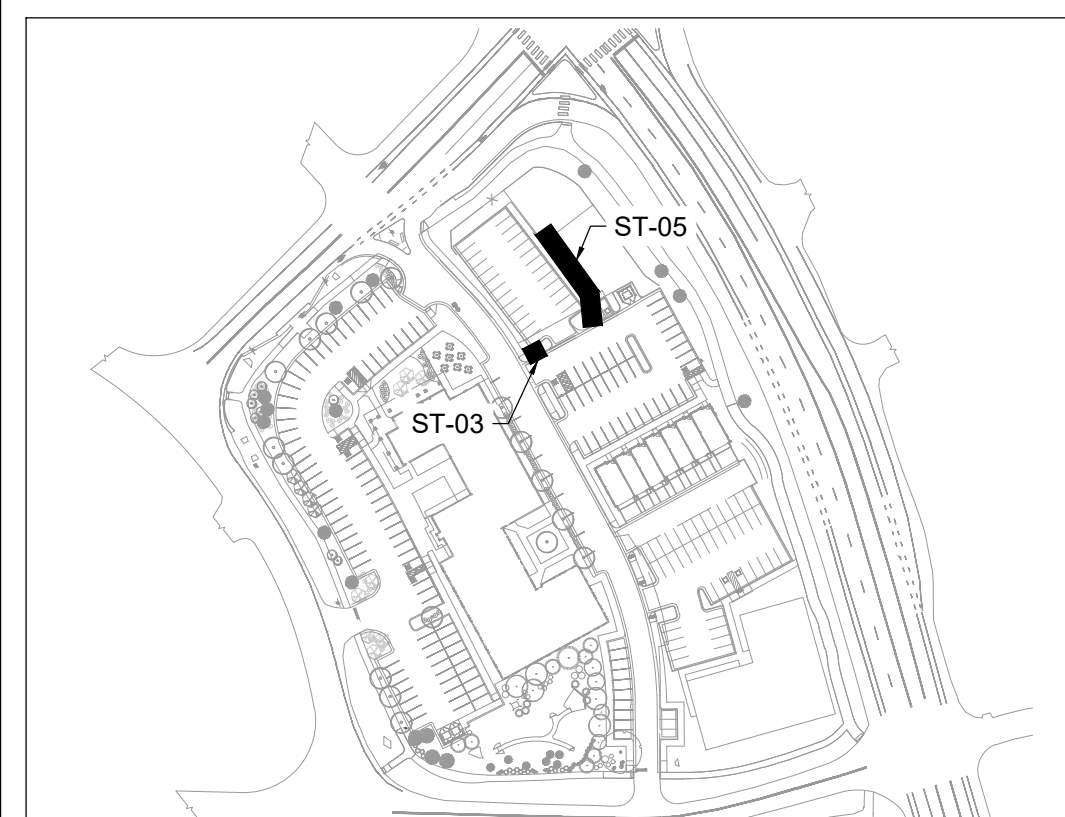
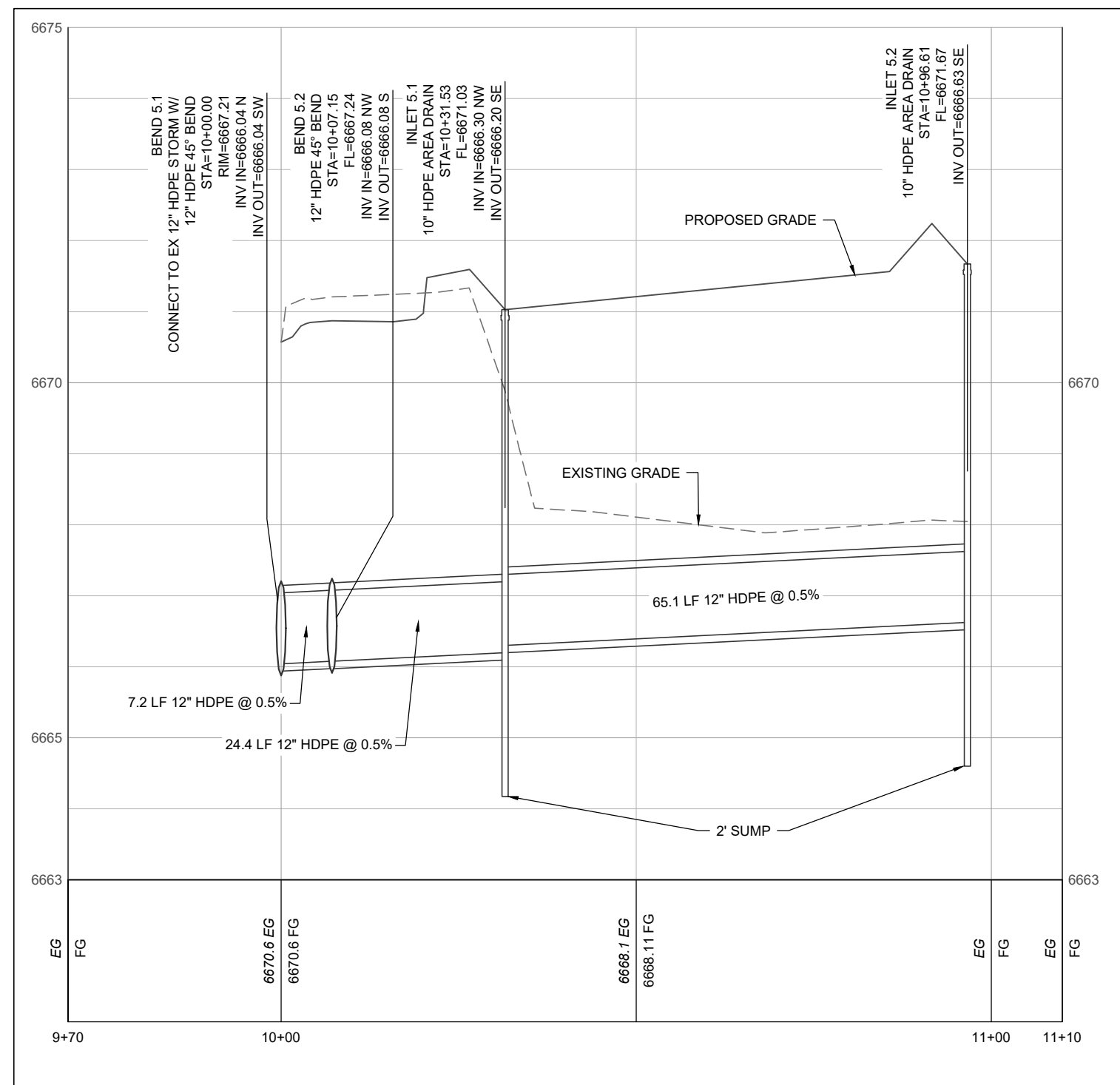




ST-03 PLAN & PROFILE  
PROFILE SCALE: 1" = 20' (H)      1" = 2' (V)



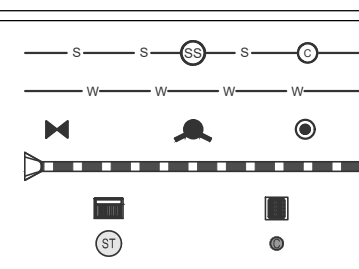
ST-05 PLAN & PROFILE  
PROFILE SCALE: 1" = 20' (H)      1" = 2' (V)



KEY MAP  
NOT TO SCALE

UTILITY PLAN LEGEND:

- PROPOSED SANITARY SEWER W/ MH & C.O.  
 PROPOSED WATER  
 PROPOSED GV, FH & CS  
 PROPOSED STORM SEWER W/ FLARED END SECTION  
 PROPOSED STORM INLET (CURB & AREA)  
 PROPOSED STORM MANHOLE & CLEANOUT



NOTES:

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3. ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS 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 THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1% GRADE. ALL MANHOLES LOCATED IN THE ROADWAY SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-0" OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7'-0" OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SLD COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GUESS TEST STATIONS" BY VALVE/CO. IN-TRACTER 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 SOLIDS GREATER THAN 6-INCHES IN DIAMETER.
11. BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK. 3/4-INCH WASHED, SQUEEGER OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.

These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

**REVIEW  
SET**  
NOT FOR CONSTRUCTION

[illegible]

PROJECT:	2387-008
DATE:	03/03/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

# Basecamp Phase 2 Apartments Storm Plan & Profile



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.

C.311