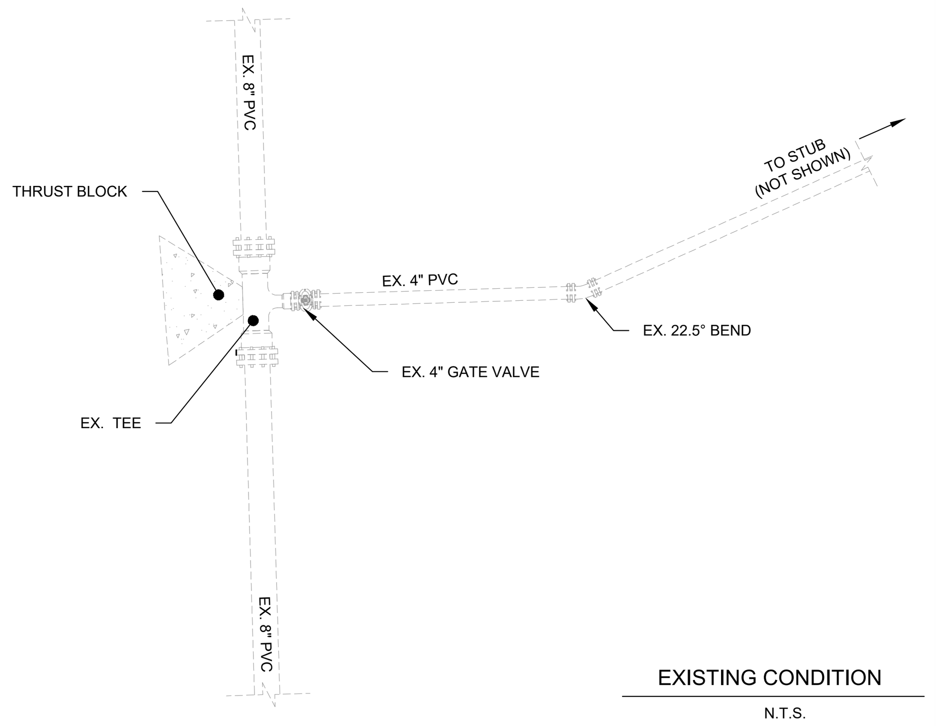
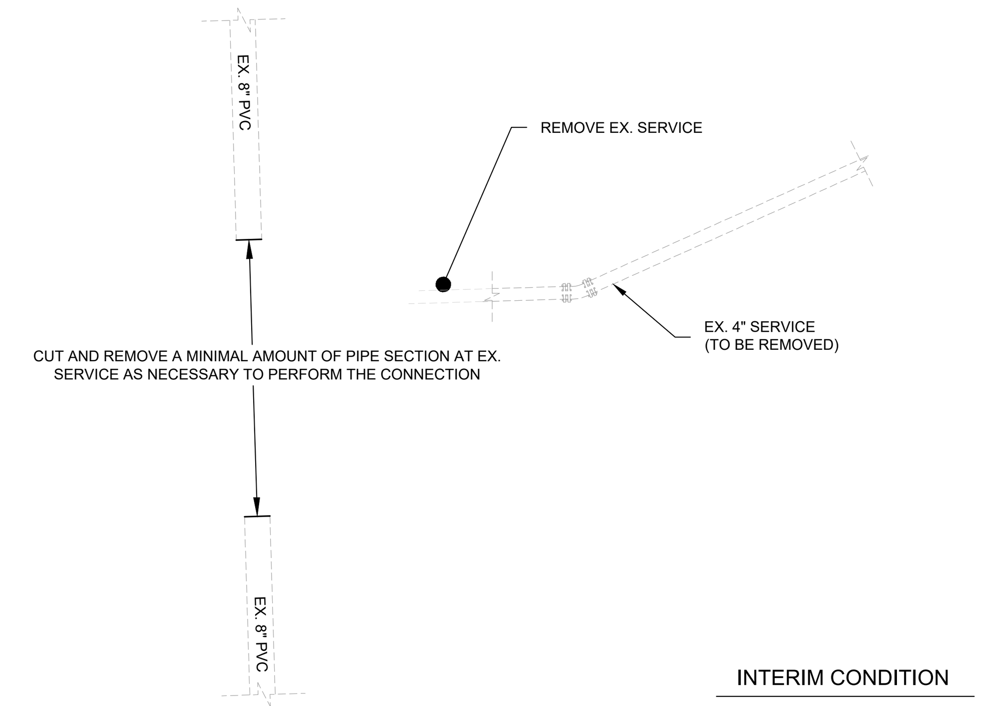
PR. FH-154.B.2 AND EX. SERVICE REMOVAL
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.



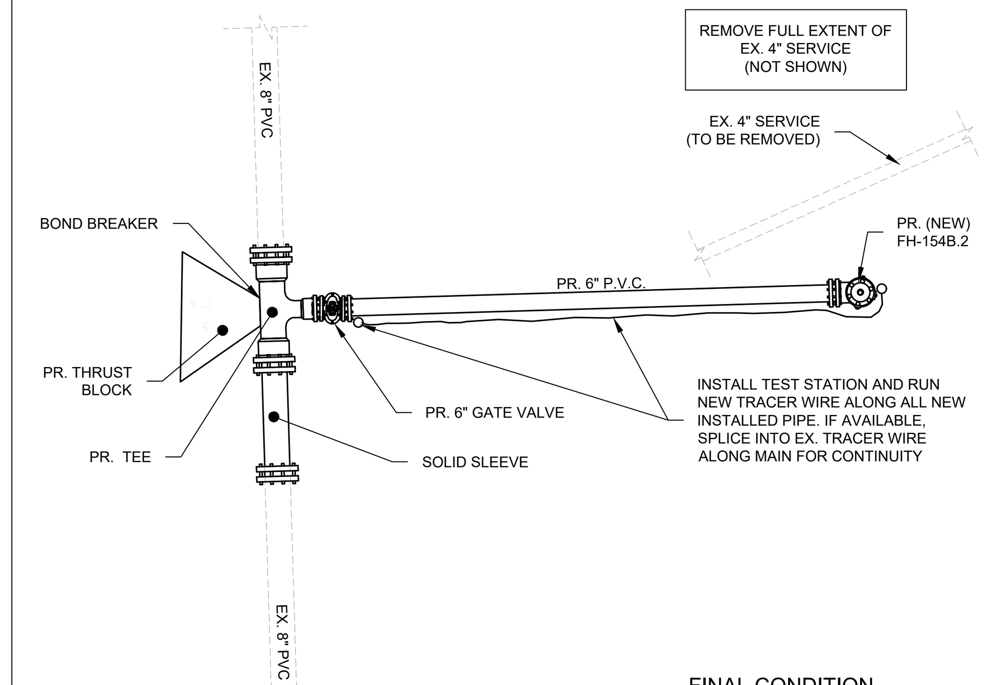
EXISTING CONDITION
N.T.S.

PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;

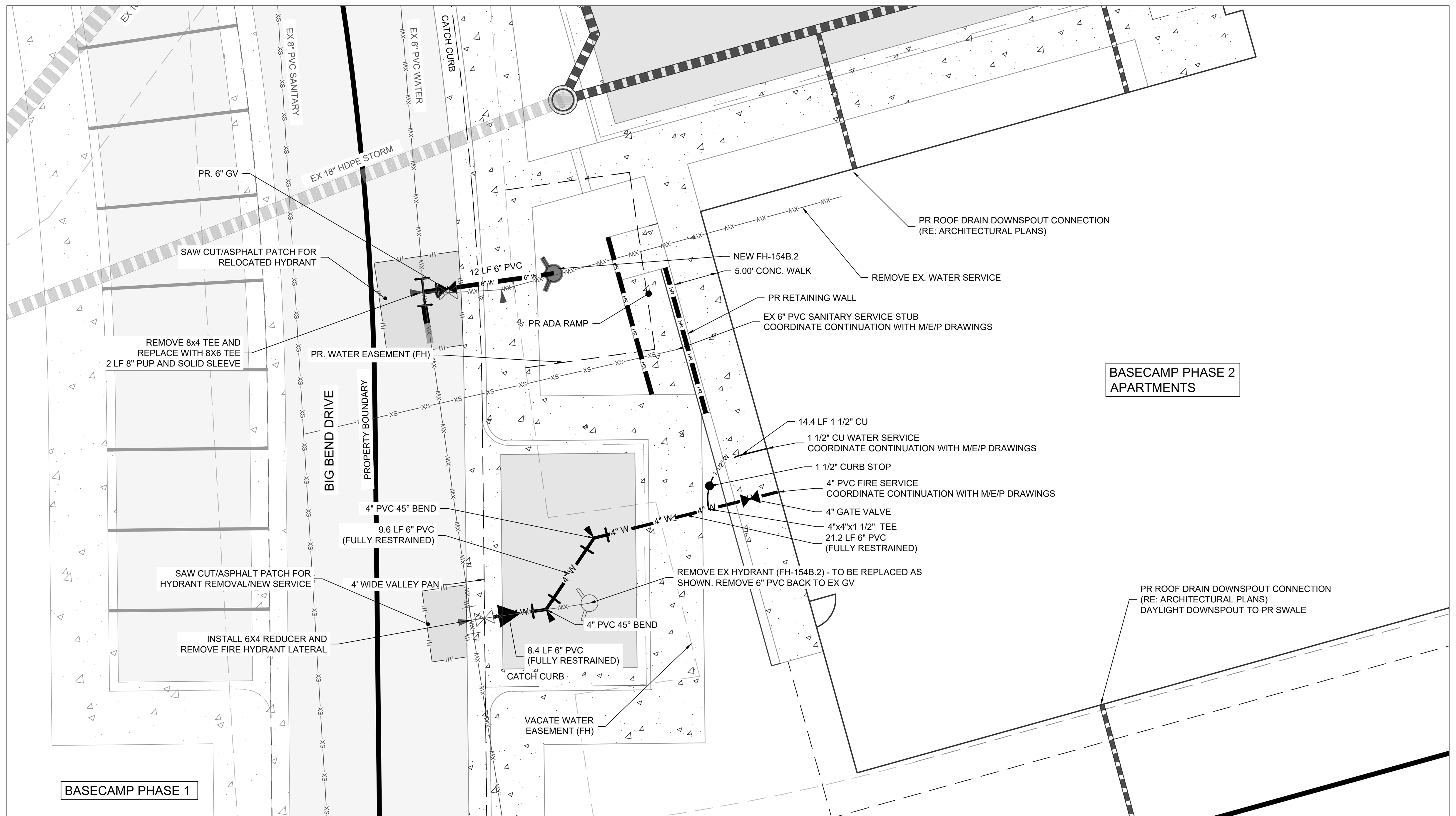


INTERIM CONDITION
N.T.S.

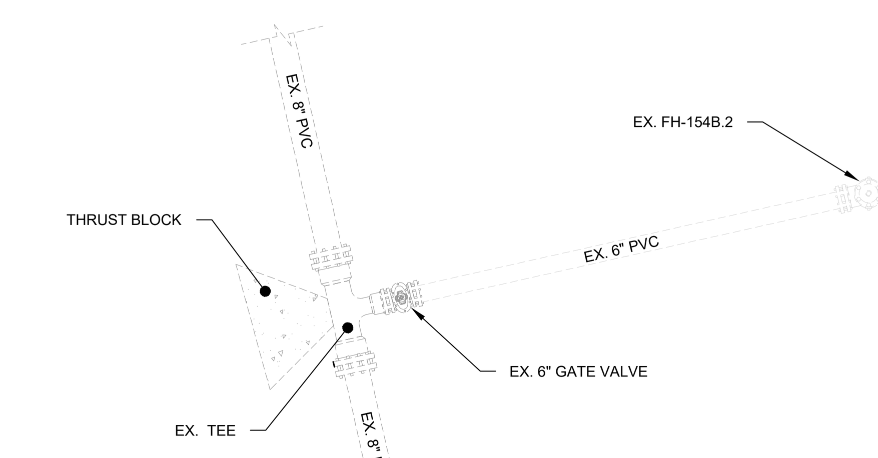
CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.



FINAL CONDITION
N.T.S.



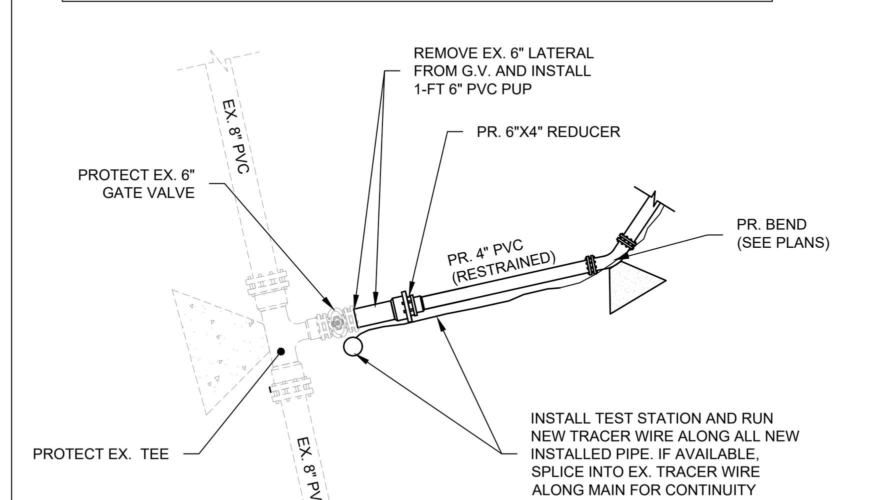
INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND CITY OF STEAMBOAT SPRINGS UTILITIES PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.



EXISTING CONDITION
N.T.S.

PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CONFIRM DE-PRESSURIZATION OF SYSTEM;
3. REMOVE EX. PIPE AND HYDRANT AND DISPOSE.

PIPE AND HYDRANT INSTALLATION:
4. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
5. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
6. REFER TO CITY OF STEAMBOAT SPRINGS UTILITIES INSTALLATION OF NEW PIPE AND FIRE HYDRANT.
7. PERFORM ALL QUALITY ASSURANCE TESTING INCLUDING DISINFECTION, BACTERIOLOGICAL AND LEAKAGE TESTS IN PRESENCE OF ENGINEER.

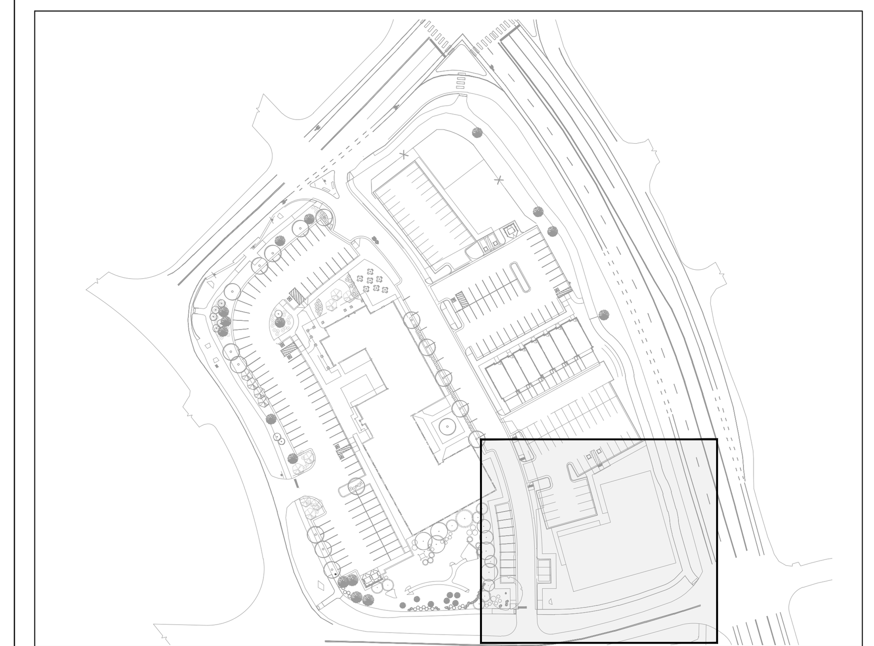


FINAL CONDITION
N.T.S.

LOT 3 F.H. REMOVAL AND NEW WATER SERVICE EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

NORTH

10 0 10 20 30
(IN FEET)
1 IN. = 10 FT.



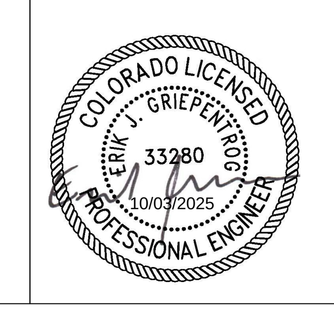
KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.
EXISTING WATER
PROPOSED #" SANITARY SEWER W/ MH & C.O.
PROPOSED #" WATER PIPE
PROPOSED GV, FH & CS
PROPOSED STORM SEWER W/ FLARED END SECTION
PROPOSED STORM INLET (CURB & AREA)
PROPOSED STORM MANHOLE & CLEANOUT
APPROX. PAVEMENT SAW CUT

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 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.
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 AND WATER CONSTRUCTION SHALL BE PER THE 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/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY 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.
11. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.
13. THIS DRAWING IS INTENDED FOR INCLUSION IN A DEVELOPMENT PLAN APPLICATION FOR REVIEW AND APPROVAL BY THE CITY OF STEAMBOAT SPRINGS AND IS NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.



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FOR APPROVAL
NOT FOR CONSTRUCTION

NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/3/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/3/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments

Phase 2 Apartment Water and Sewer Plan

SHEET
C.200

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.200 DATE: Oct 03, 2025 - 11:49am CAD OPERATOR: Erik
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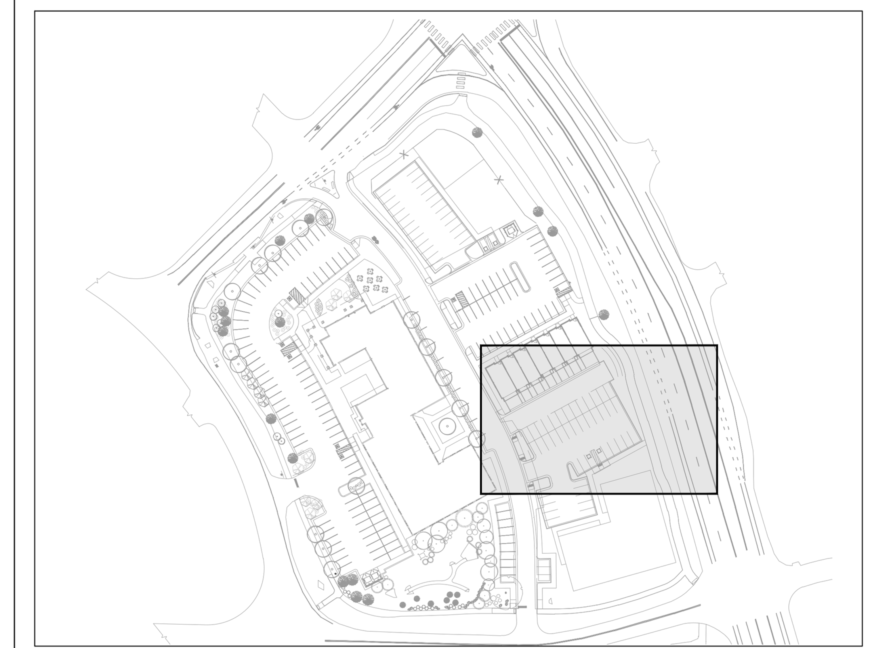
SEE SHEET C.202

SEE SHEET C.200

NORTH

10 0 10 20 30

(IN FEET)
1 IN. = 10 FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.
EXISTING WATER
PROPOSED #" SANITARY SEWER W/ MH & C.O.
PROPOSED #" WATER PIPE
PROPOSED GV, FH & CS
PROPOSED STORM SEWER W/ FLARED END SECTION
PROPOSED STORM INLET (CURB & AREA)
PROPOSED STORM MANHOLE & CLEANOUT
APPROX. PAVEMENT SAW CUT

NOTES:

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5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO $\frac{1}{4}$" 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.
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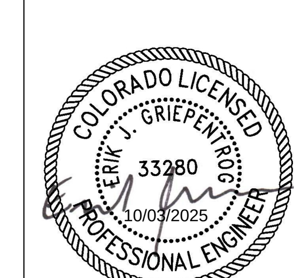

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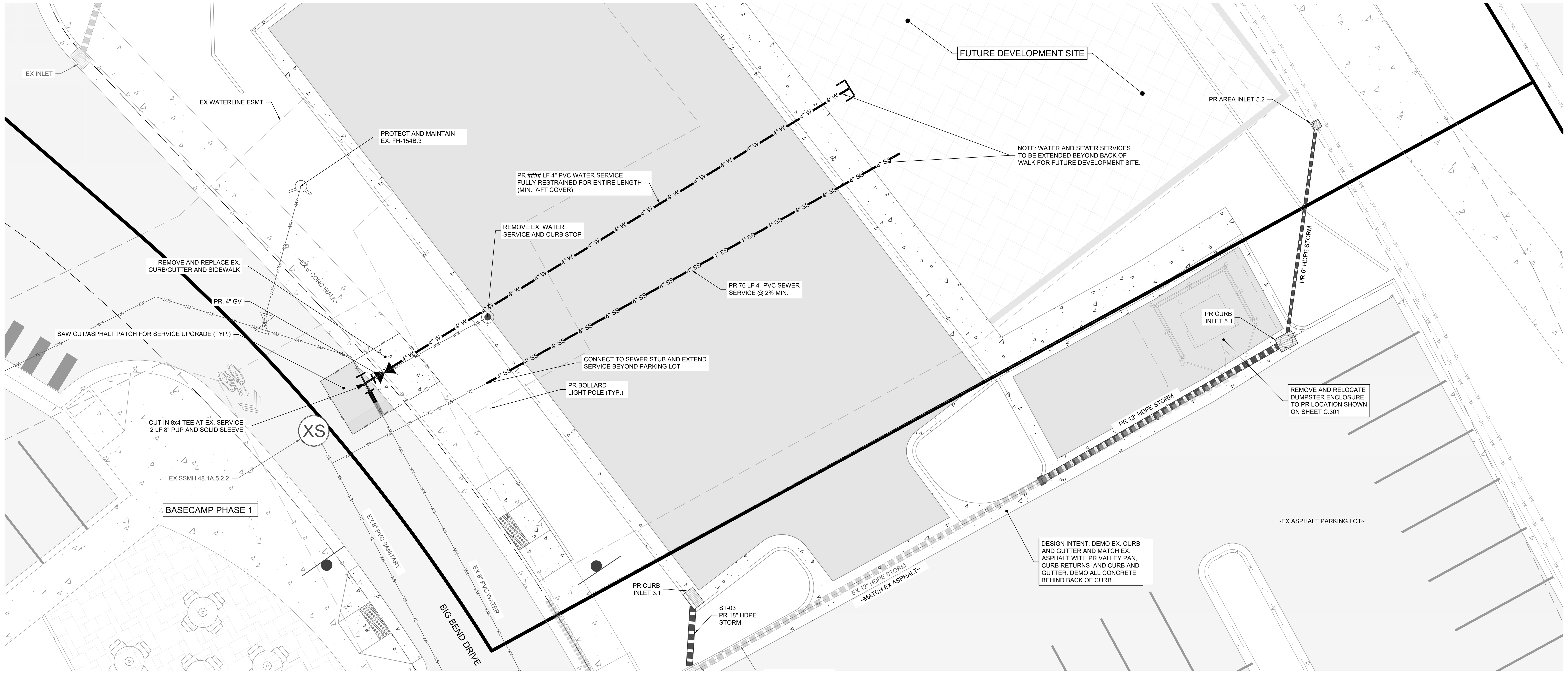
NO.	DATE:	BY:	DESCRIPTION:
1	9/9/25	EG	Addressed DRT Comments
2	10/3/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/3/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments

Phase 2 Townhomes Water and Sewer Removals

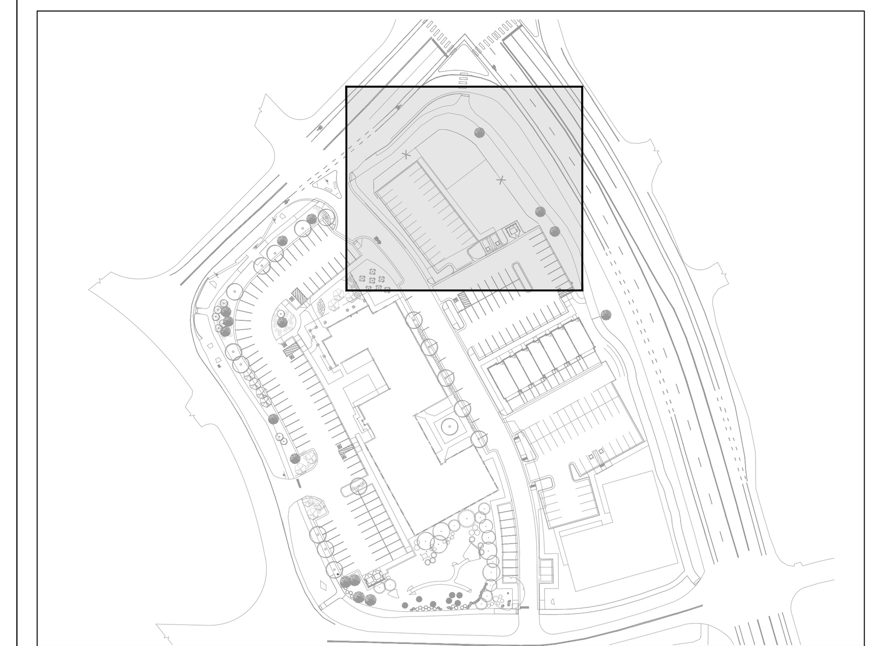
SHEET
C.201



NORTH

0 ## ##

(IN FEET)
1 IN. = ## FT.



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.	XS
EXISTING WATER	XW
PROPOSED #" SANITARY SEWER W/ MH & C.O.	8" SS
PROPOSED #" WATER PIPE	8" W
PROPOSED GV, FH & CS	
PROPOSED STORM SEWER W/ FLARED END SECTION	
PROPOSED STORM INLET (CURB & AREA)	
PROPOSED STORM MANHOLE & CLEANOUT	ST
APPROX. PAVEMENT SAW CUT	////

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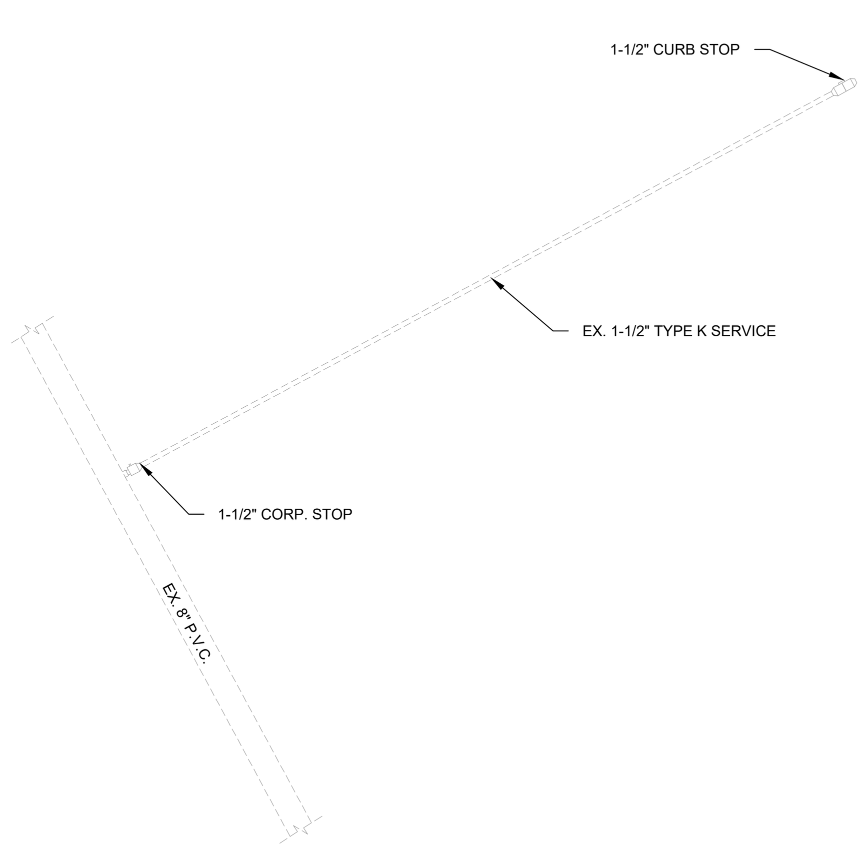
LOT 2 WATER SERVICE REPLACEMENT EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

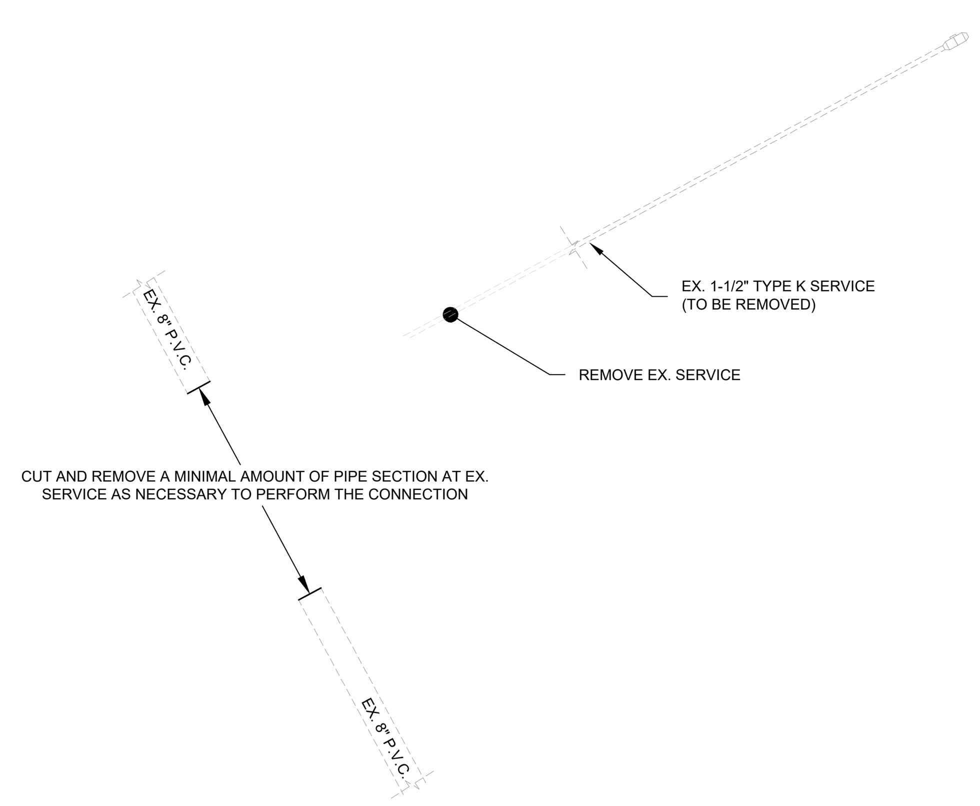
EXISTING CONDITION
N.T.S.

INITIAL EXCAVATION
1. ENSURE ALL APPROVALS AND PERMITS ARE IN PLACE PRIOR TO MOBILIZATION;
2. COORDINATE ALL EXCAVATION ACTIVITIES WITH UTILITY LOCATES AND NOTIFICATIONS;
3. COORDINATE SCHEDULE AND OPERATIONS WITH ENGINEER AND WATER DISTRICT PRIOR TO EXCAVATION, INCLUDING NOTIFICATIONS FOR SERVICE DISRUPTION AND SYSTEM ISOLATION;
4. CAREFULLY EXPOSE EXISTING PIPE AND CONFIRM MATERIAL AND SIZE;
5. CONSTRUCTION DEWATERING SHALL CONFORM TO ALL PERMIT REQUIREMENTS.



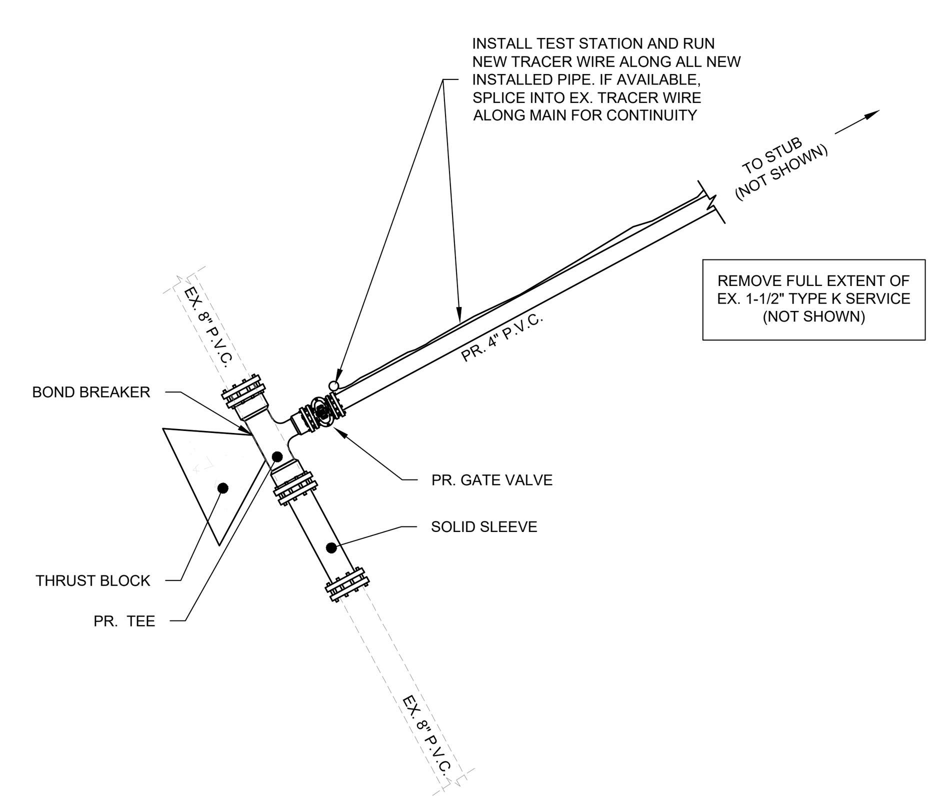
INTERIM CONDITION
N.T.S.

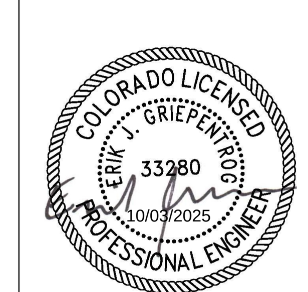
PIPE PREPARATION
1. CONFIRM CONNECTION LOCATION WITH SURVEYOR AND ENGINEER;
2. CUT EXISTING PIPE IN A MANNER THAT MINIMIZES THE REMOVAL LENGTH OF PIPE;
3. BEVEL AND REMOVE ALL BURS FOR A CLEAN CONNECTION;



FINAL CONDITION
N.T.S.

CONNECTION COMPLETION
1. PRE-ASSEMBLE FITTINGS OUTSIDE OF TRENCH TO THE EXTENT PRACTICABLE;
2. DISINFECT INTERIOR OF FITTINGS PER SPECIFICATIONS IN THE PRESENCE OF ENGINEER;
3. REFER TO WATER DISTRICT SPECIFICATIONS AND DETAILS FOR FINAL REQUIREMENTS.





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2	10/3/25	EG	Rev. Lot 2, Misc

PROJECT:	2387-008
DATE:	10/3/25
CONTACT:	Erik Griepentrog
EMAIL:	erikg@landmark-co.com

Basecamp Phase 2 Apartments
Lot 2
Water and Sewer Plan

SHEET
C.202

DRAWING FILENAME: P:\2387-008\DWGs\Production Drawings\Development Plan\2387-008-DP-C.200 - Water and Sewer Plan.dwg LAYOUT NAME: C.202 DATE: Oct 03, 2025 - 11:49am CAD OPERATOR: Erik
LIST OF XREFS: [2387-008-xUtil] [2387-008-xBndy] [2387-008-xExist] [2387-008-xExist-Util] [2387-008-xSite] [XBORDER] [2387-008-xHatch] [2387-004-PR Surface] [XKEYMAP] [2387-008-xExist-Hatch-Demo] [XUTIL_Leg]