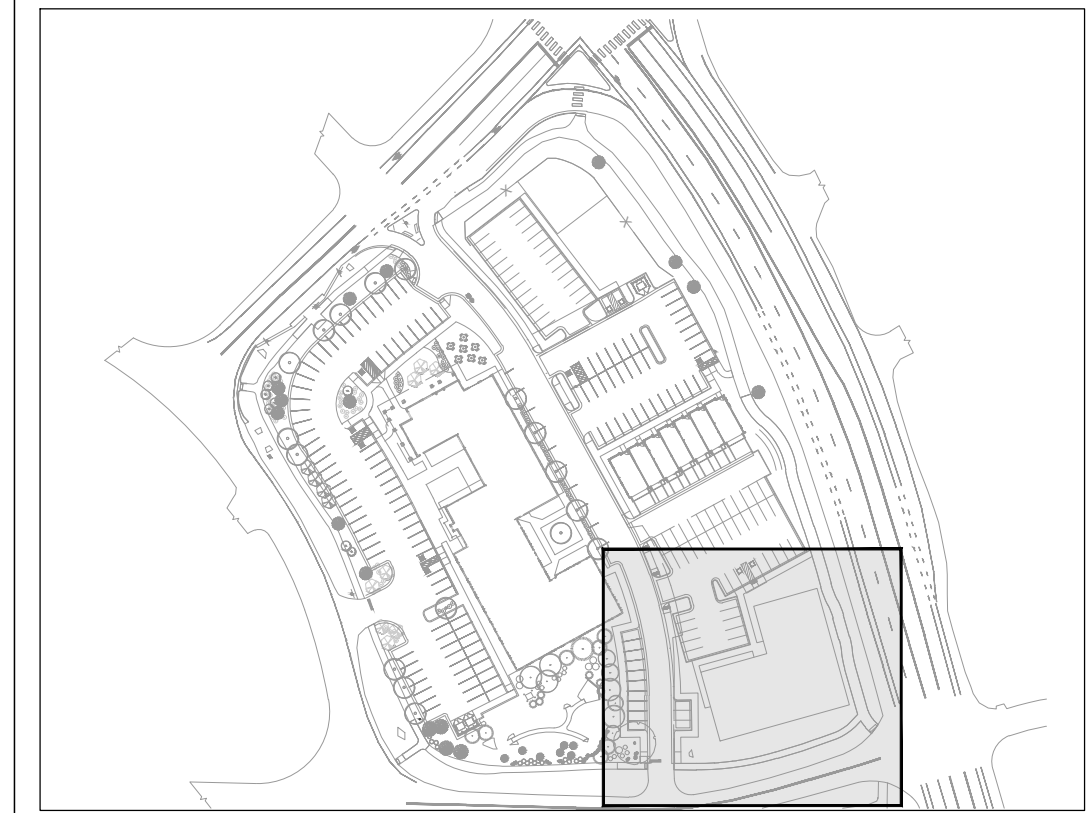
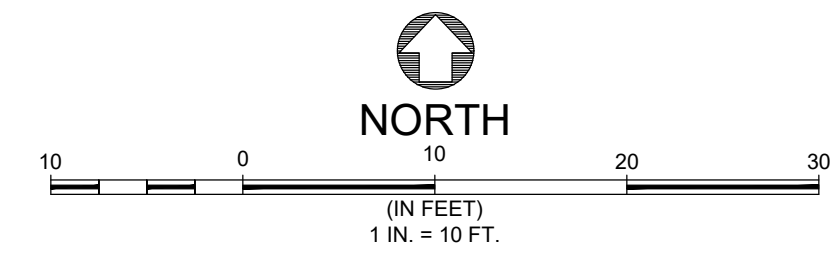
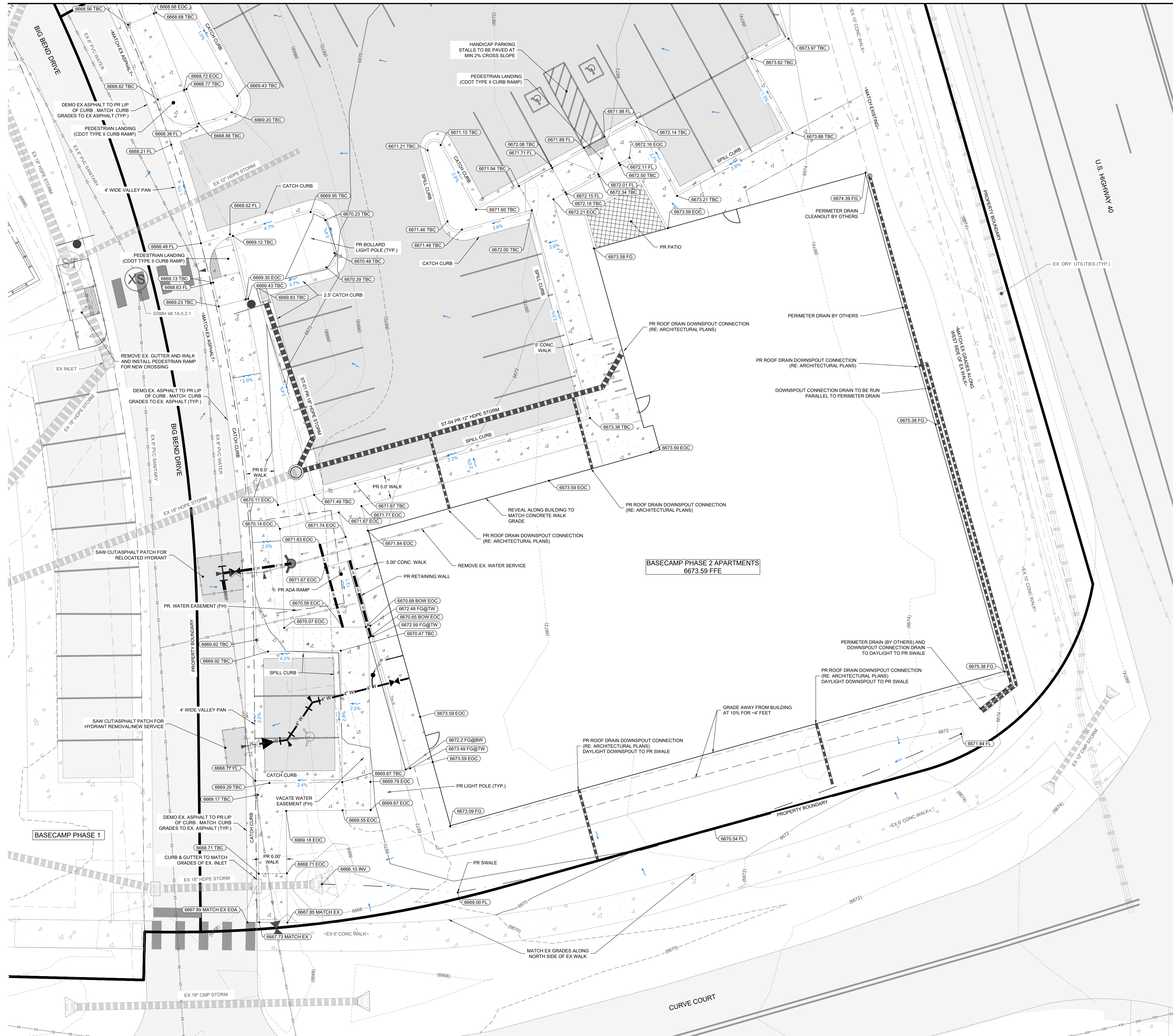
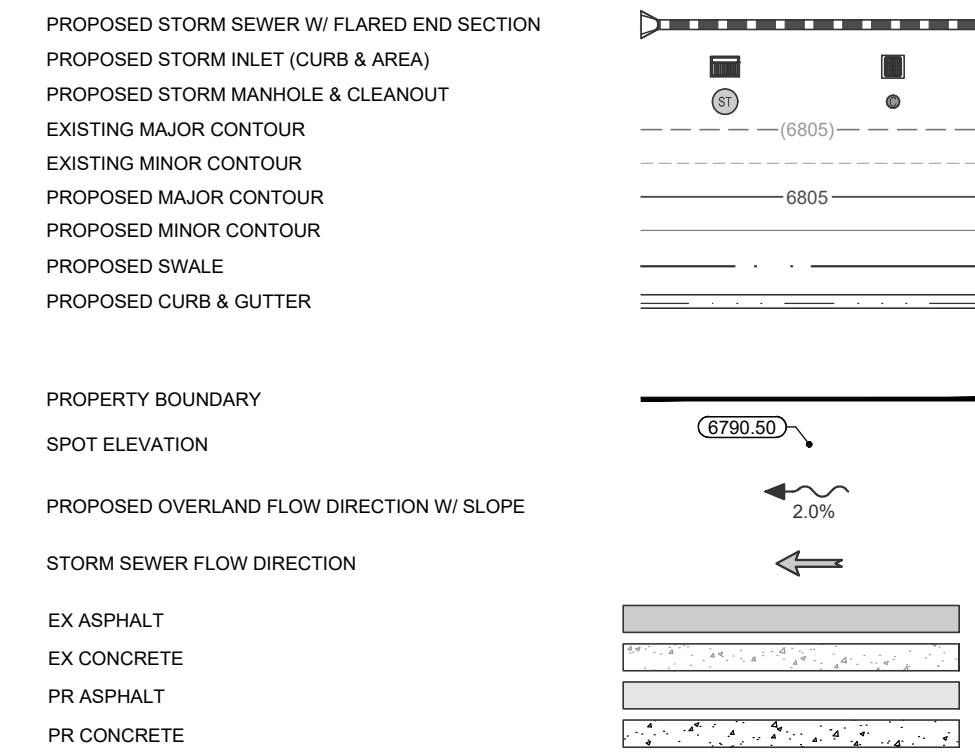


SEE SHEET C.301



LEGEND:



NOTES:

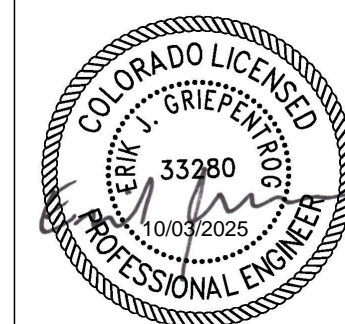
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE. WHEN SHOWN ON THESE DRAWINGS, IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
- PROJECT BENCHMARK: A RECOVERED NO 5 REBAR W/ ALUMINUM CAP STAMPED "LS 29039" HAVING AN ELEVATION OF 6667.80' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS SHOWN HEREON.
- ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
- SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
- ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.
- CONTOUR INTERVAL = 2-FT.
- 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.

**FOR APPROVAL**  
NOT FOR CONSTRUCTION

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

|          |                     |
|----------|---------------------|
| PROJECT: | 2387-008            |
| DATE:    | 10/2/25             |
| CONTACT: | Erk Gasperling      |
| EMAIL:   | eng@landmark-co.com |

Basecamp Phase 2 Apartments  
Grading and Drainage Plan



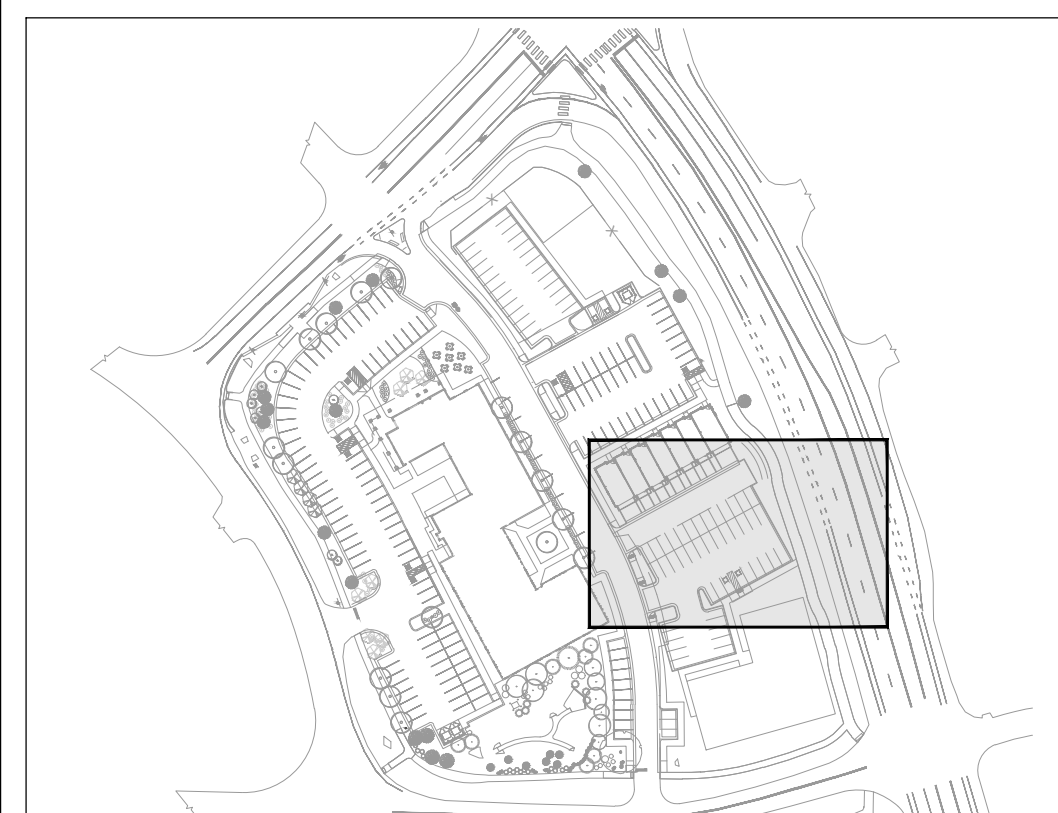
CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**811**  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.





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

SHEET  
C.301



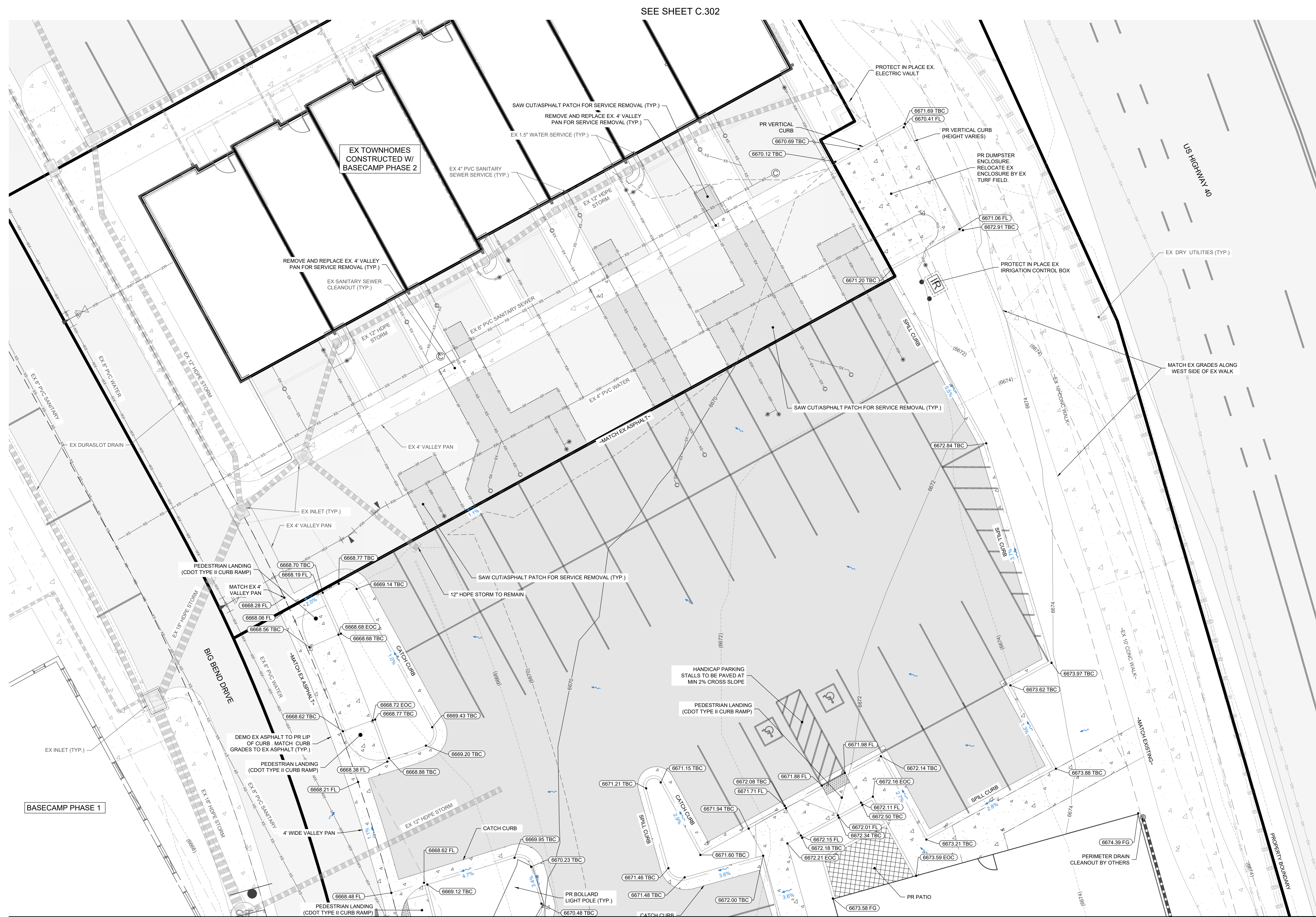
KEY MAP  
NOT TO SCALE

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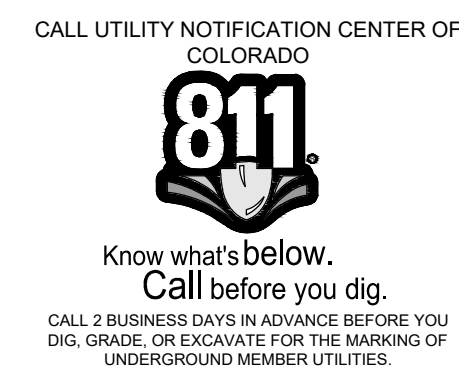
- PROPERTY BOUNDARY
- SPOT ELEVATION
- PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE
- STORM SEWER FLOW DIRECTION
- EX ASPHALT
- EX CONCRETE
- PR ASPHALT
- PR CONCRETE
- 
- The site plan includes a north arrow pointing towards the top-left. A property boundary is shown as a solid line. A spot elevation of 6790.50 is marked with a callout. Arrows indicate the proposed overland flow direction (towards the top-right) and the storm sewer flow direction (towards the bottom-right). A 2.0% slope is indicated for the overland flow. Pavement types are shown in colored areas: light blue for existing asphalt, light green for existing concrete, dark blue for proposed asphalt, and dark green for proposed concrete.

4. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE.

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 ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: A RECOVERED NO.5 REBAR W/ ALUMINUM CAP STAMPED "15 29039" HAVING AN ELEVATION OF 6867.80 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDA83) AS SHOWN HEREON.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES SHALL BE PROPOSED TO BE ALIGNED ALONG EXISTING ADJACENT ADJUSTMENT BEARS BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS 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. CONTOUR INTERVAL = 2-Ft.
7. THIS DRAWING IS INTENDED FOR INCLUSION IN A DEVELOPMENT PLAN APPLICATION FOR REVIEW AND APPROVAL BY THE CITY OF WESTMONTABO SPRINGS AND IS NOT TO BE USED FOR CONVEYANCE OR CONTRACTING PURPOSES.



SEE SHEET C.300



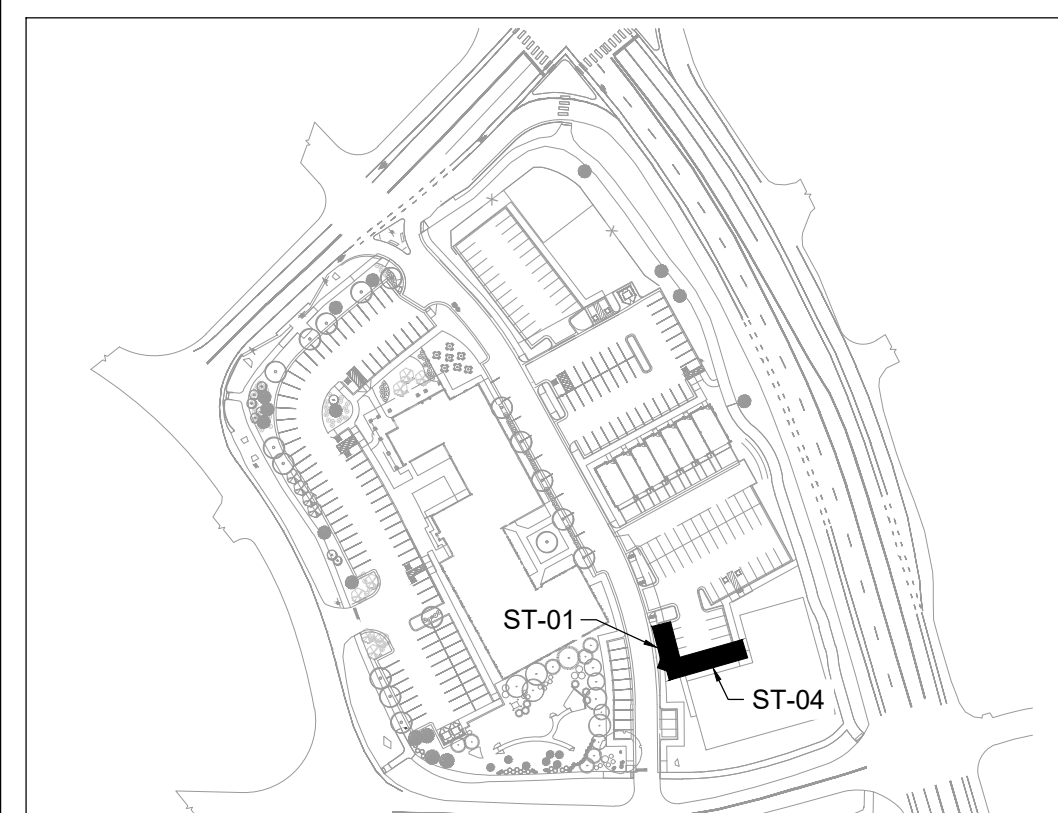
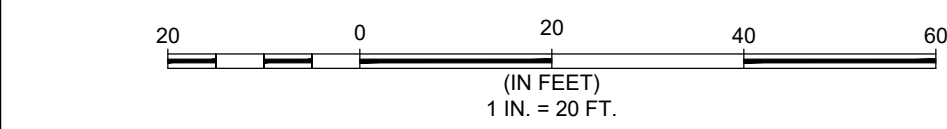






FOR  
APPROVAL

NOT FOR CONSTRUCTION



KEY MAP  
NOT TO SCALE

UTILITY PLAN LEGEND:

EXISTING SANITARY SEWER W/ MH & C.O.

EXISTING WATER

PROPOSED #\* SANITARY SEWER W/ MH &amp; C.O.

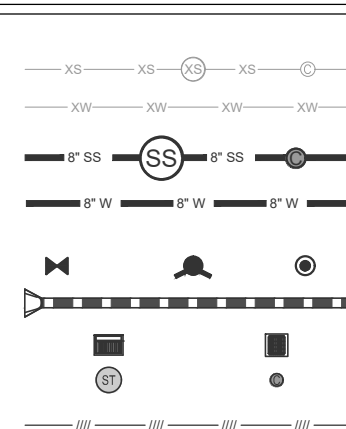
PROPOSED 8" WATER PIPE

PROPOSED GV, FH &amp; CS

PROPOSED STORM SEWER W/ FLARED END SECTION

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 ANY 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 HAVE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE OR BE RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS SHOWN IN THESE DRAWINGS. THE 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 15" 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" BELOW FINISHED GRADE. IF NECESSARY, CONC. 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. WATER PIPE SHALL BE INSTALLED WITH A #10 SILD COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENZ TEST STATIONS" BY VALVOIC, INC TRACER CABLE (10' LONG) 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, STONES OR FROZEN SOLS 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 P.V.C. 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 RECORD.

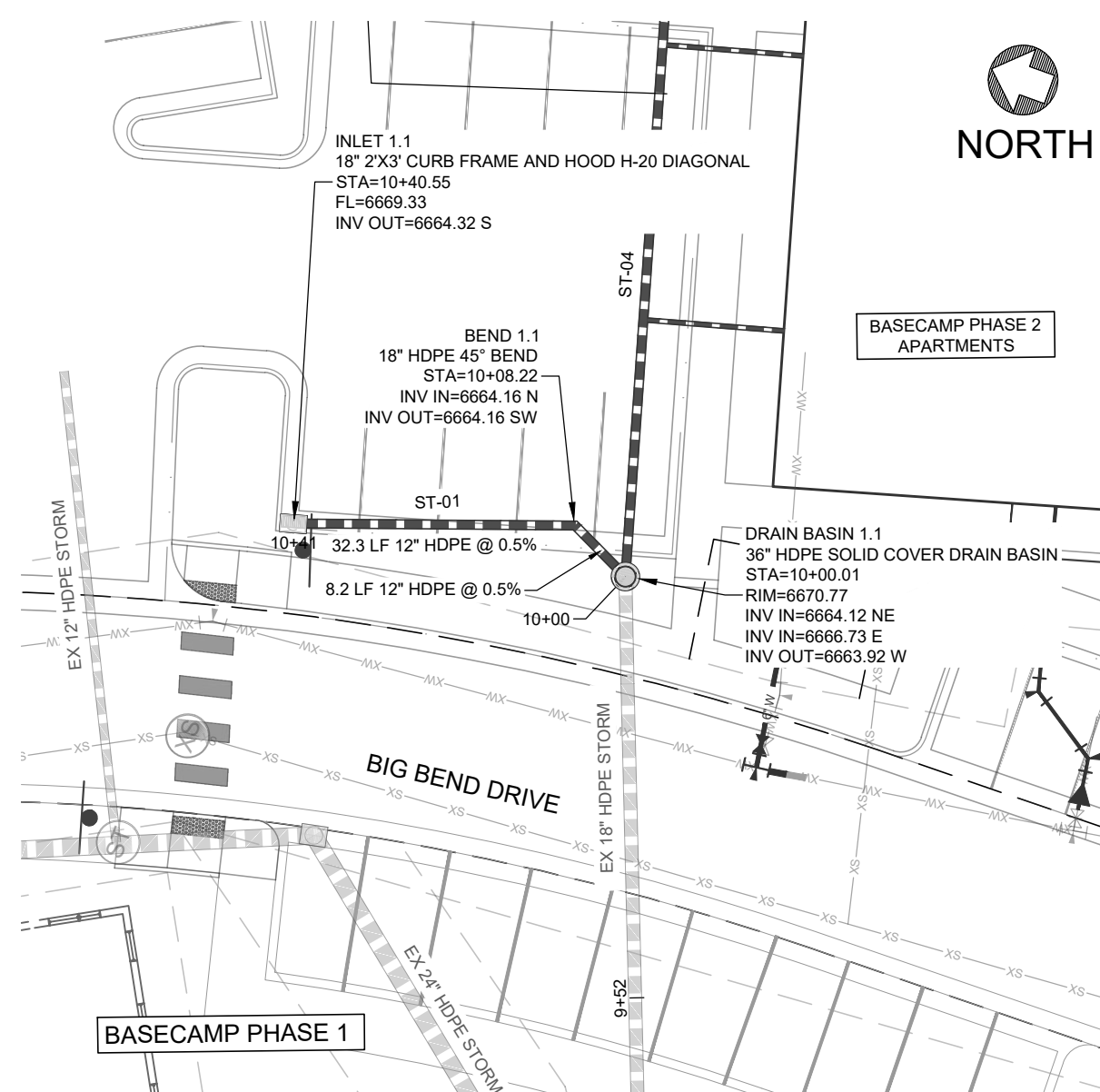
| NO. | DATE:   | BY: | DESCRIPTION:     |
|-----|---------|-----|------------------|
| 1   | 9/9/25  | EG  | Addressed DRT    |
| 2   | 10/3/25 | EG  | Rev. Lot 2, Misc |
|     |         |     |                  |
|     |         |     |                  |
|     |         |     |                  |

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

## Basecamp Phase 2 Apartments Storm Plan & Profile

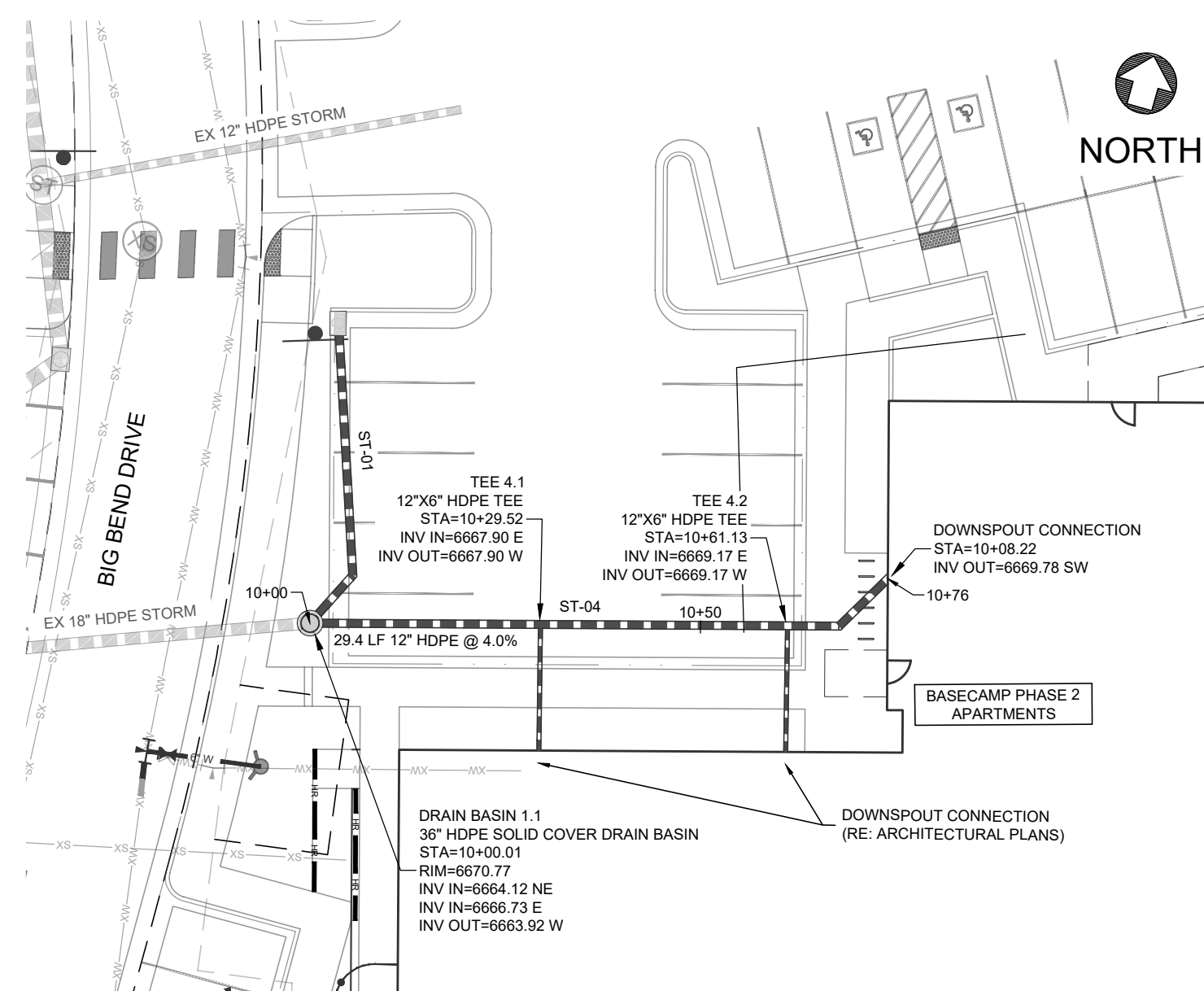
SHEET

C.310



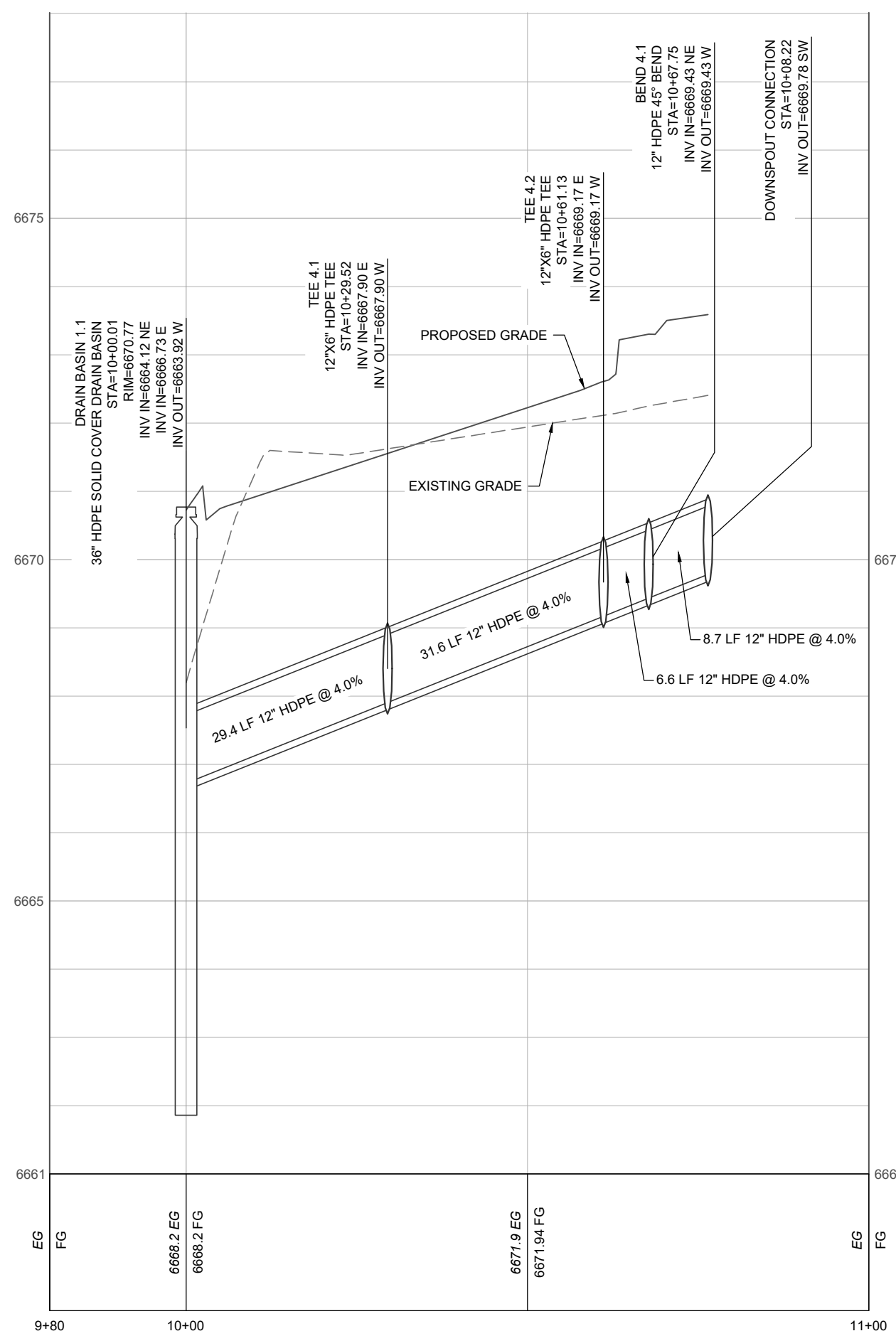
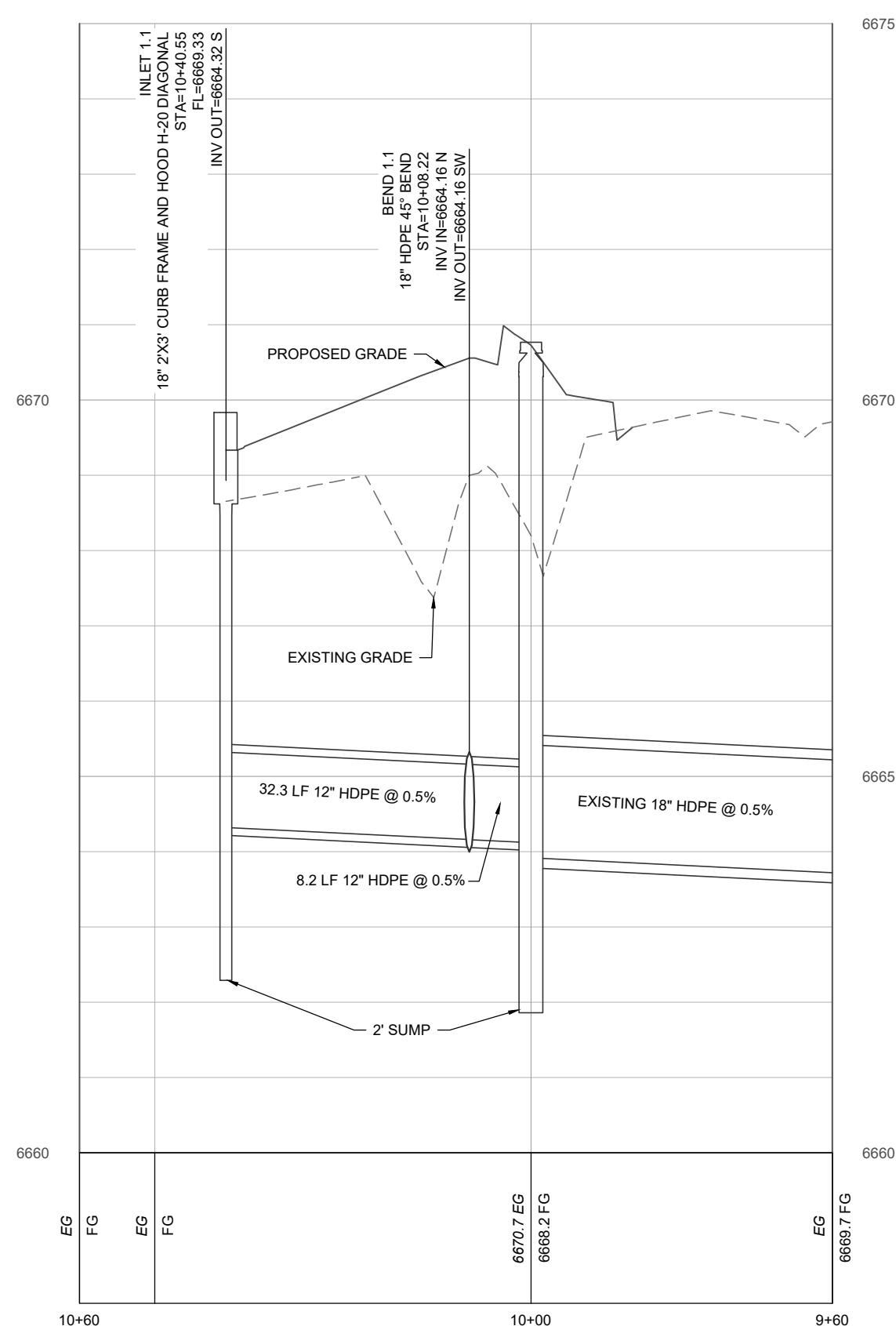
ST-01 PLAN &amp; PROFILE

PROFILE SCALE: 1" = 20' (H)      1" = 2' (V)



ST-04 PLAN &amp; PROFILE

PROFILE SCALE: 1" = 20' (H)      1" = 2' (V)



CALL UTILITY NOTIFICATION CENTER OF  
COLORADO



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.



