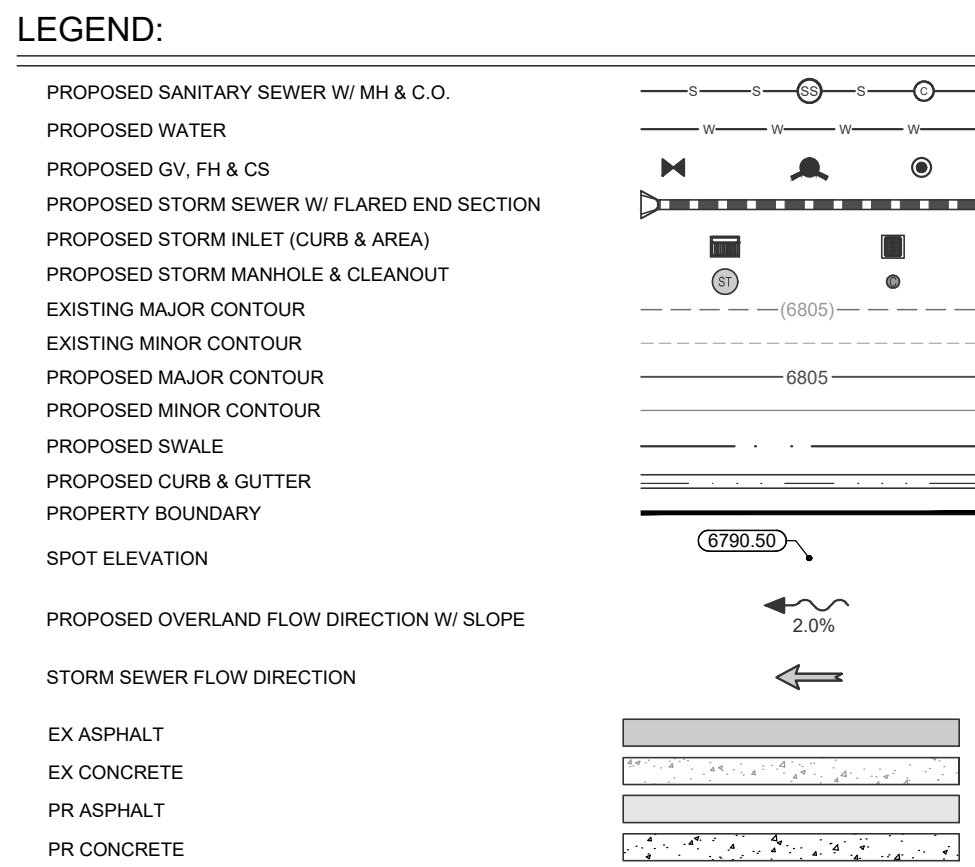




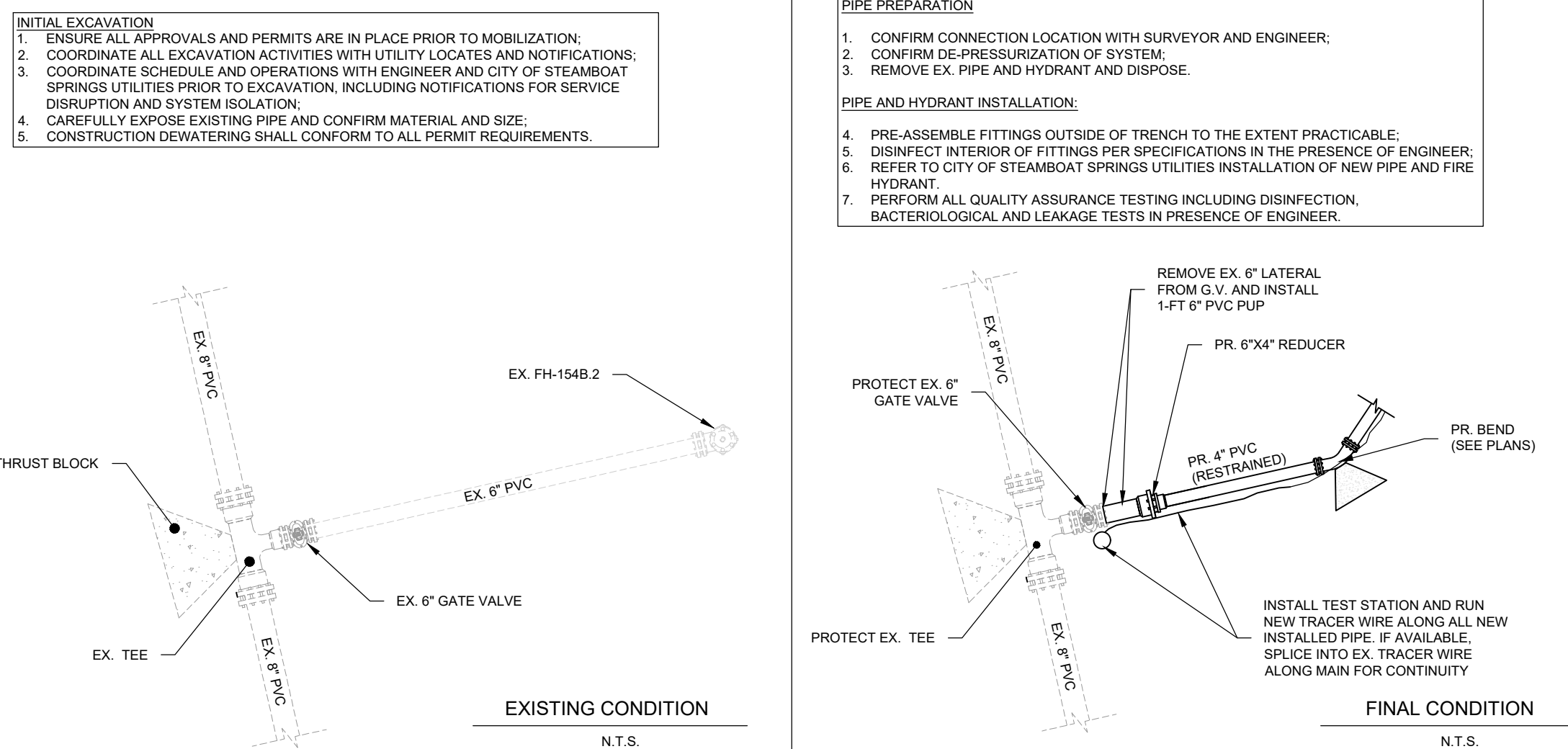
- PROPERTY DESCRIPTION:
- LOTS 2 AND 3,
STEAMBOAT BASECAMP,
RECORDED JULY 29, 2023 UNDER RECEPTION NO. 847173
COUNT OF ROUTT COUNTY, COLORADO.



Know what's below.
Call before you dig.



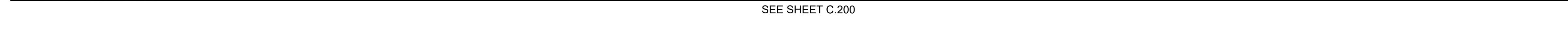
- CALL UTILITY NOTIFICATION CENTER OF
COLORADO
- 811**
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DIG, GRADE, OR EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

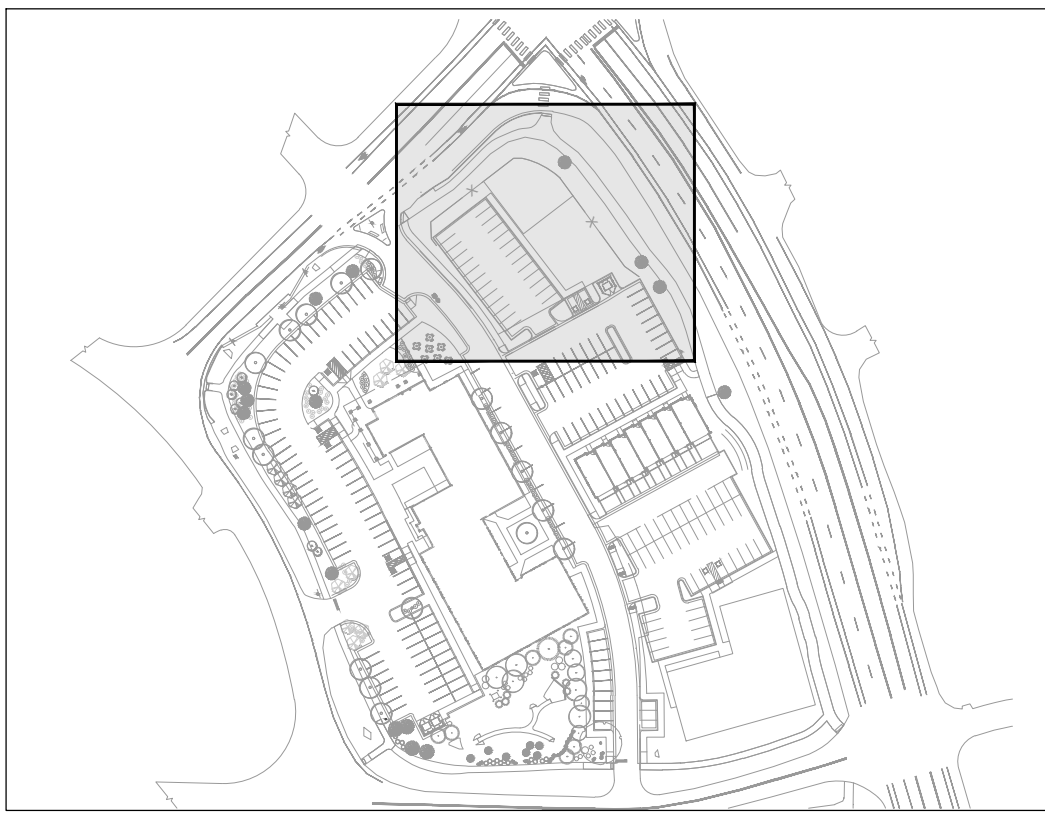
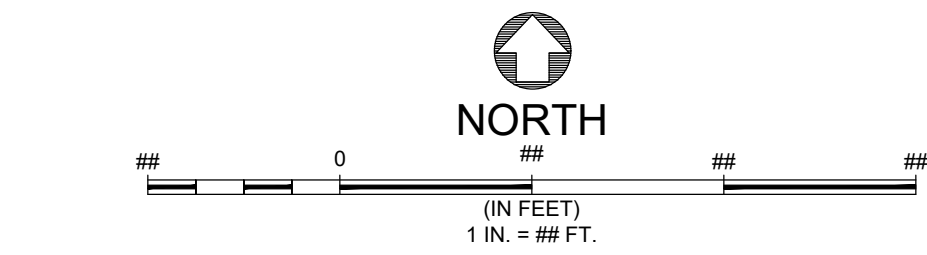
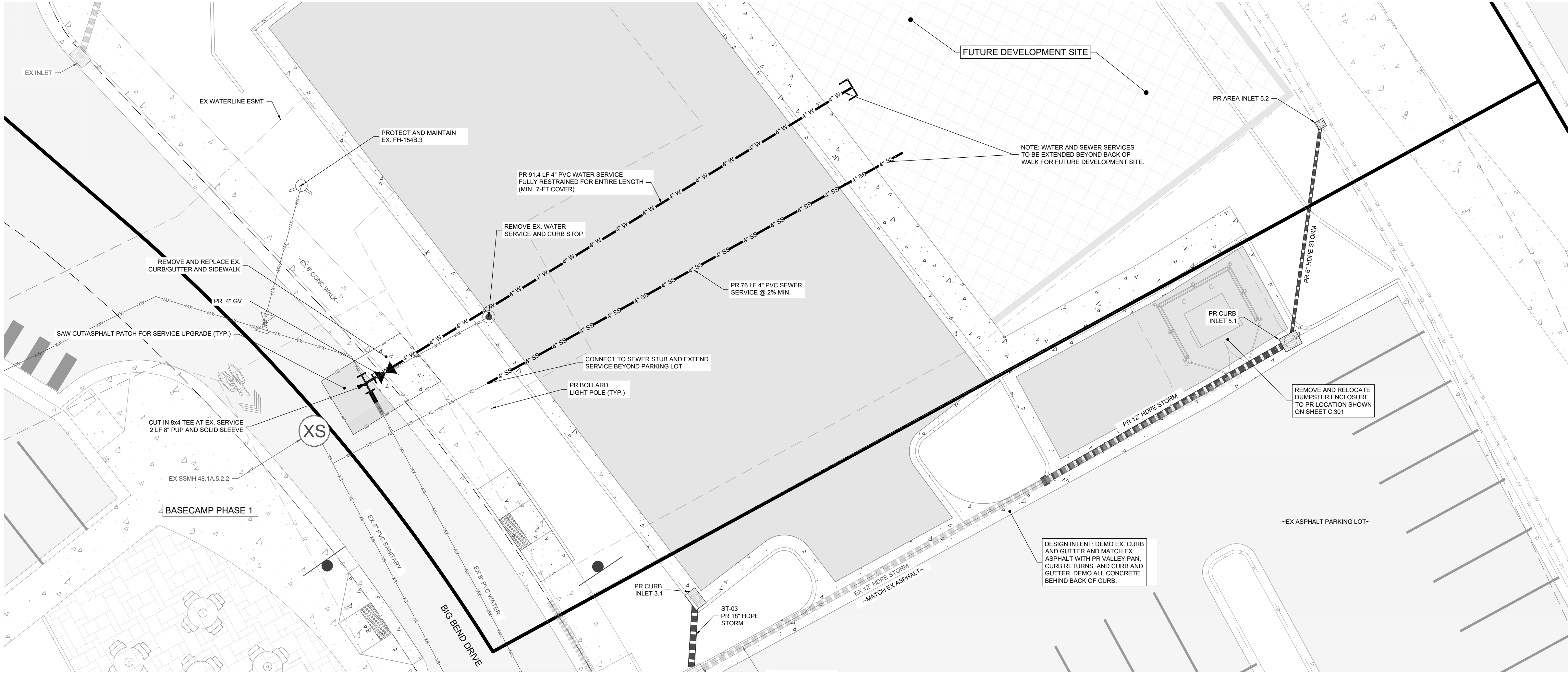


LOT 3 F.H. REMOVAL AND NEW WATER SERVICE EXHIBIT
(NOT INTENDED TO DICTATE CONTRACTOR MEANS & METHODS)

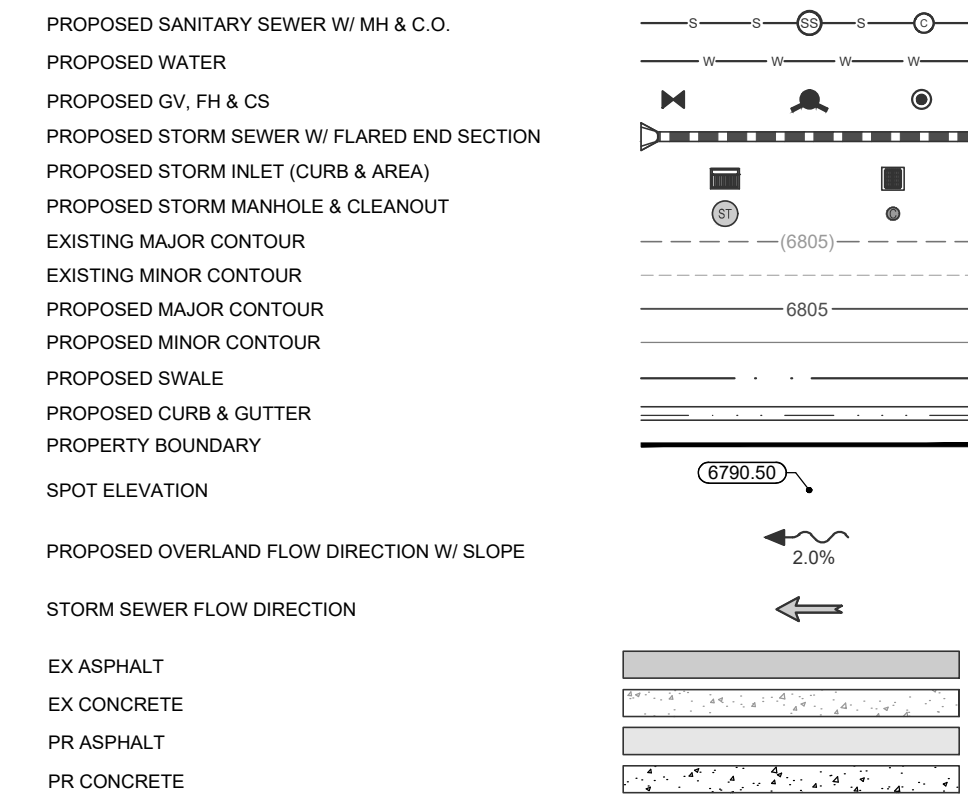


- NOTES:





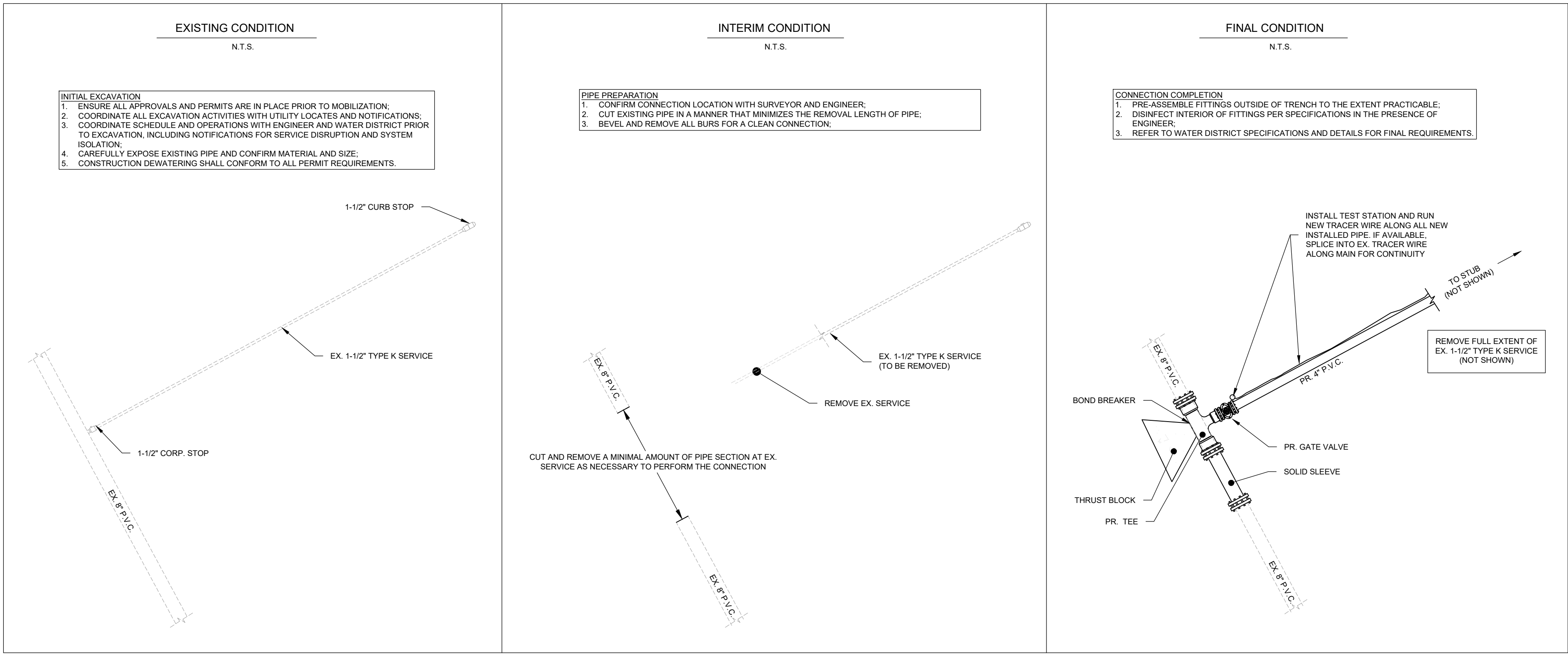
LEGEND:



NOTES:

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- 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.
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- ALL SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 10' 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 1" 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 48 MIL. POLYETHYLENE FOR LOCATING PURPOSES. "GLEAN" TEST STATIONS BY VALVCO, 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, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- BEDDING AND SHADING MATERIALS SHALL ONLY BE 3/4-INCH WASHED OR SCREENED ROCK, 3/4-INCH MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 5 AGGREGATE BASE COURSE IS NOT ALLOWED.

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



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811
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Basecamp Phase 2 Apartments

Lot 2
Water and Sewer Plan

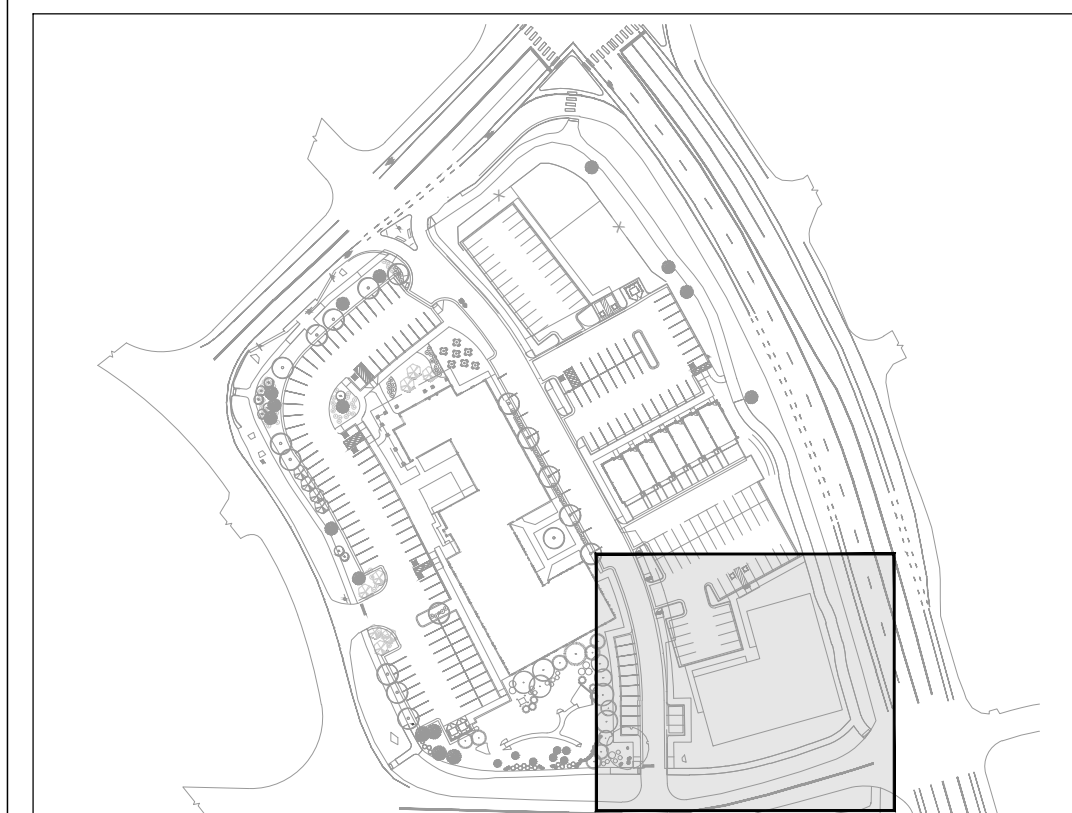
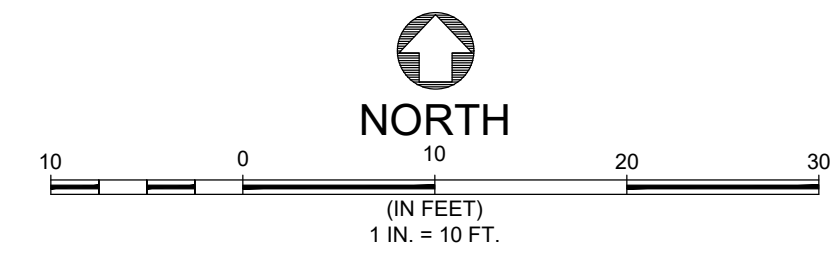
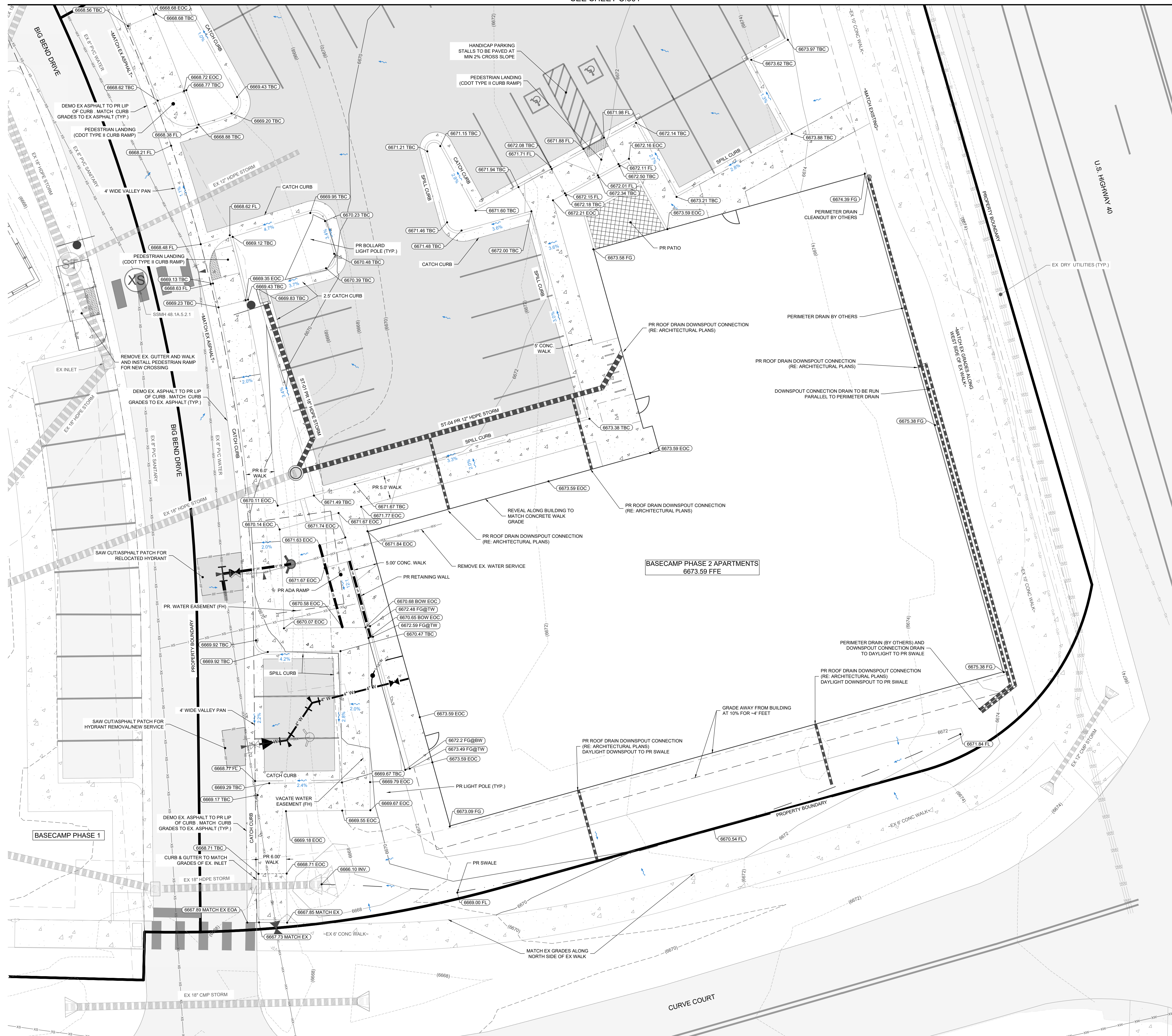
SHEET
C.202

REVIEW SET
NOT FOR CONSTRUCTION

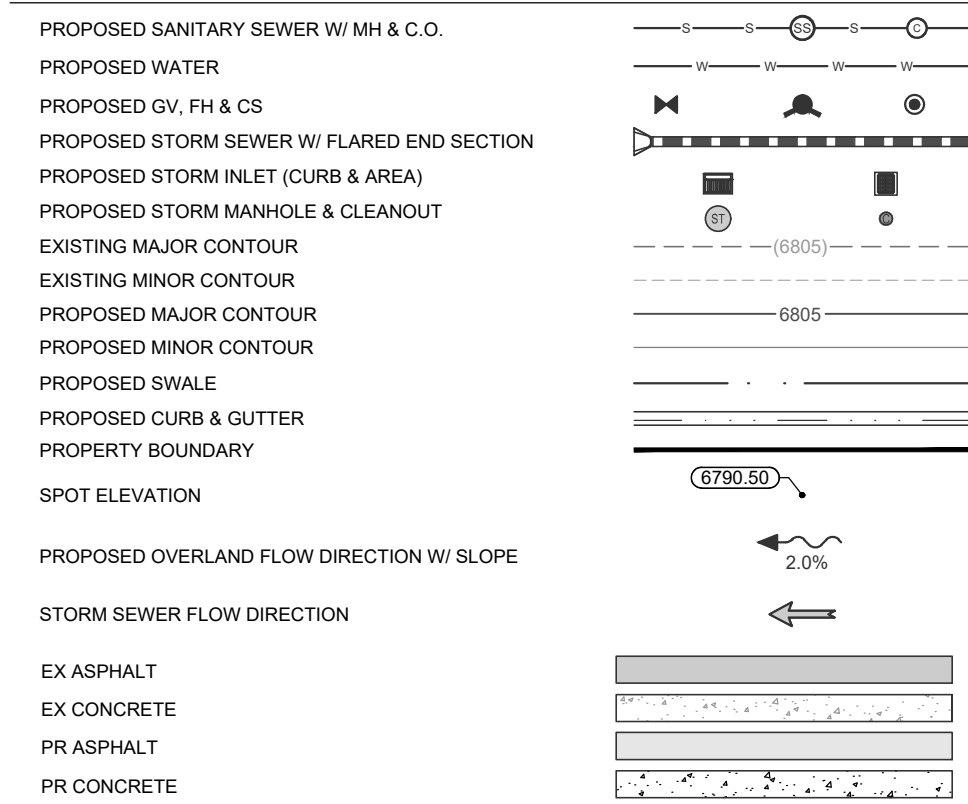
NO.	DATE	BY	DESCRIPTION
1	9/9/25	EG	Addressed DRT Comments
2	9-30-25	Rev. Lot 2, Misc	

PROJECT:	2387-008
DATE:	9/30/25
CONTACT:	Erin Giespenberg
EMAIL:	erag@landmark-co.com

SEE SHEET C.301



LEGEND:



NOTES:

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11. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-FT OF COVER.
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13. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 48 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALCOO, INC. TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
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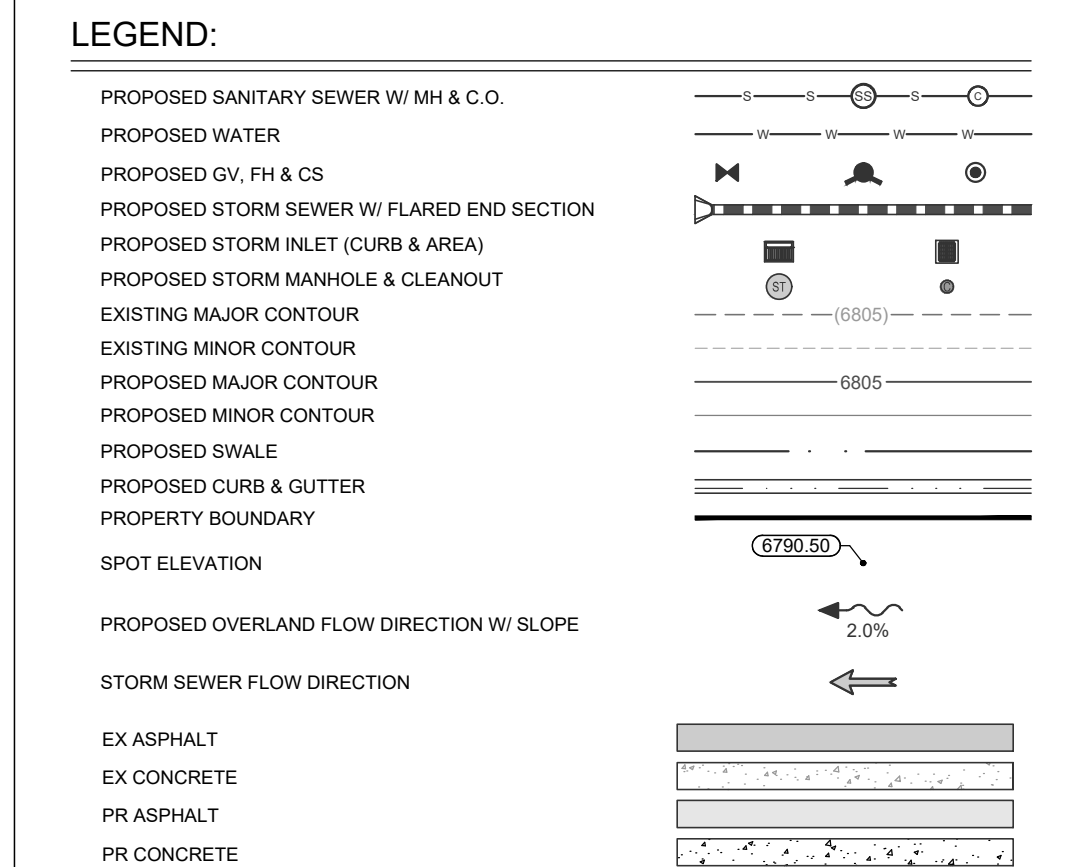
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These drawings are instruments of service provided by Landmark Consultants, Inc. and are not to be used for any type of construction or contracting unless signed and sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

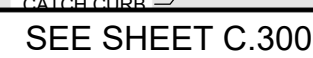
REVIEW SET
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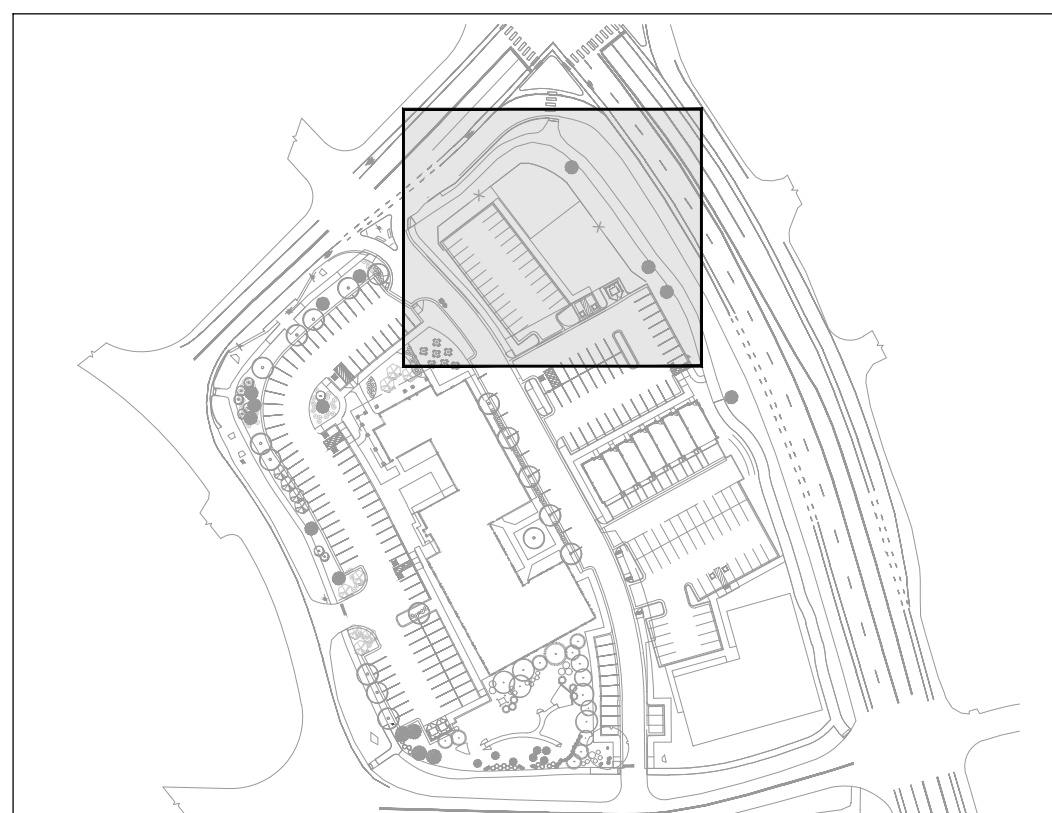
NO.	DATE	DESCRIPTION	BY
1	9/9/25	Addressed DRT Comments	EG
2	9/30/25	Rev. Lot 2, Misc	EG

PROJECT:	2387-008
DATE:	9/30/25
CONTACT:	Erk Gasperding
EMAIL:	eng@landmark-co.com

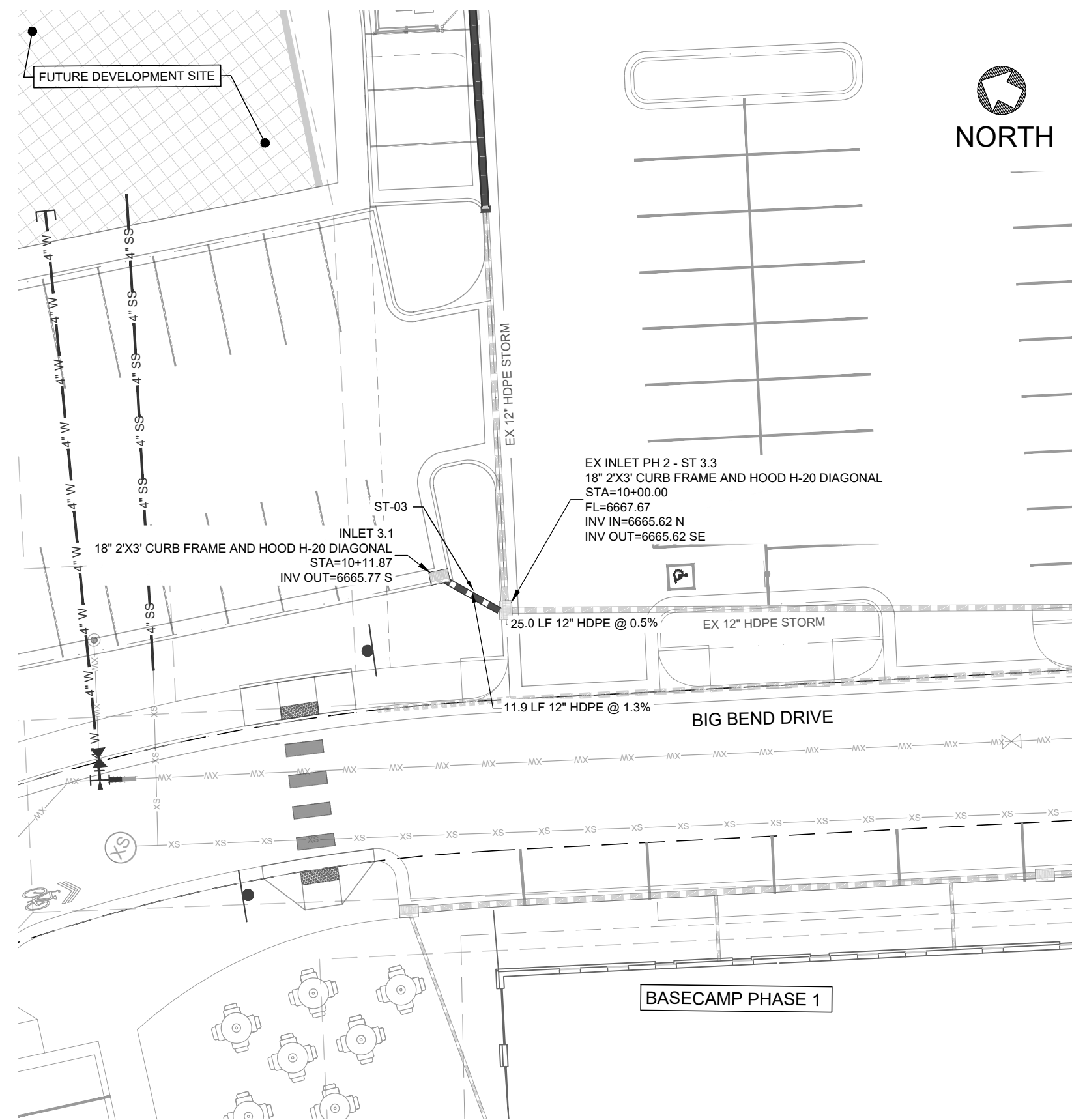


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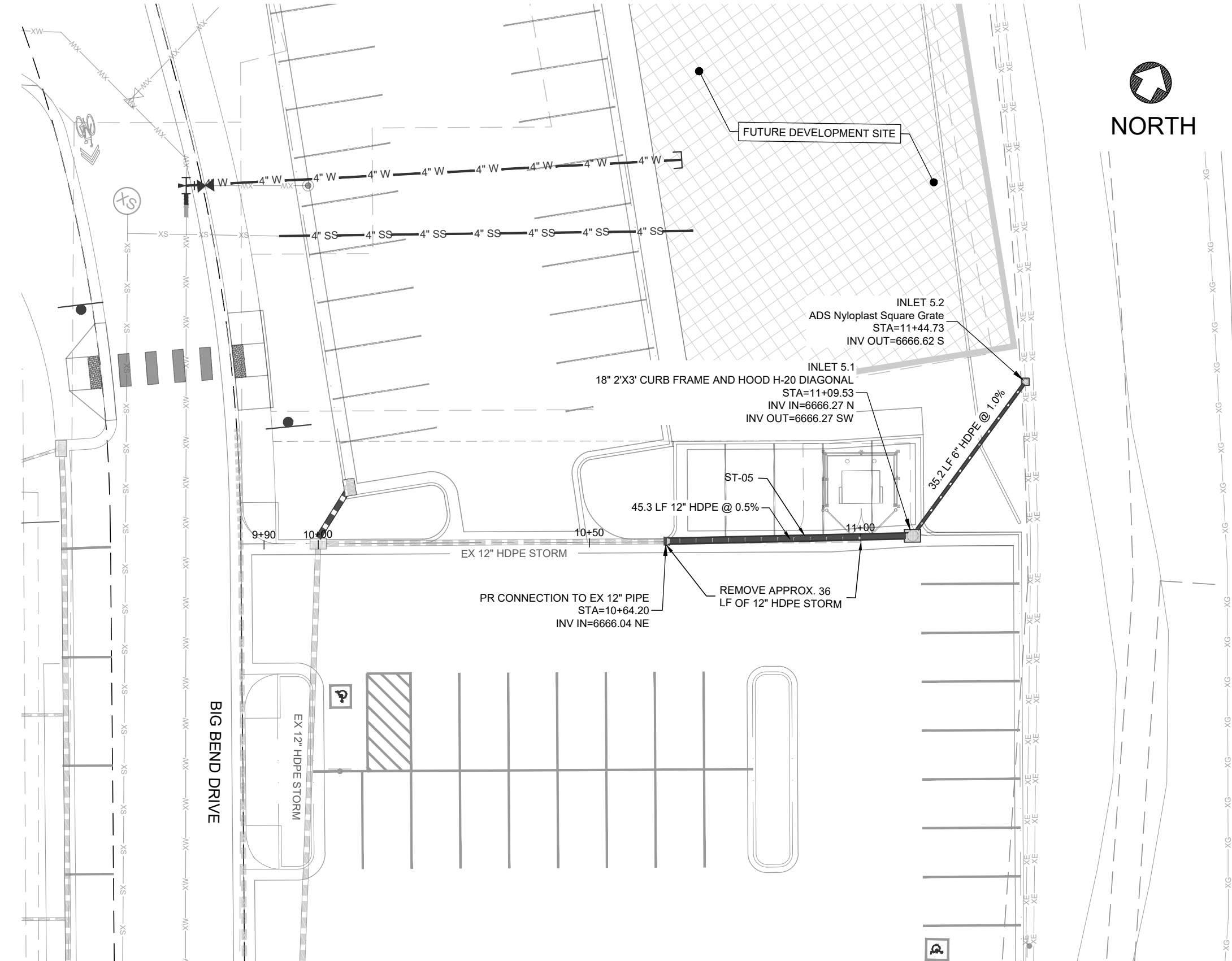
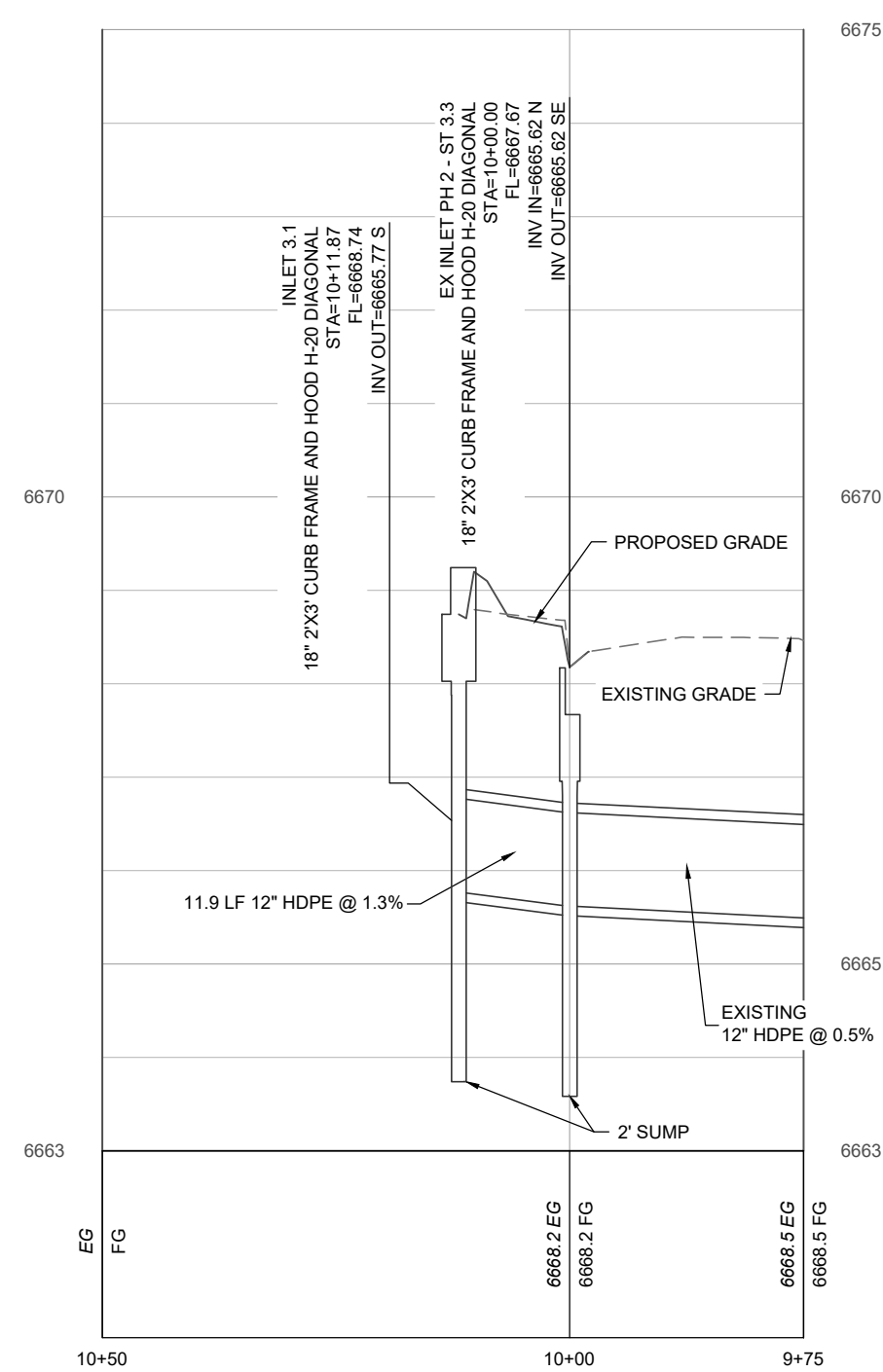




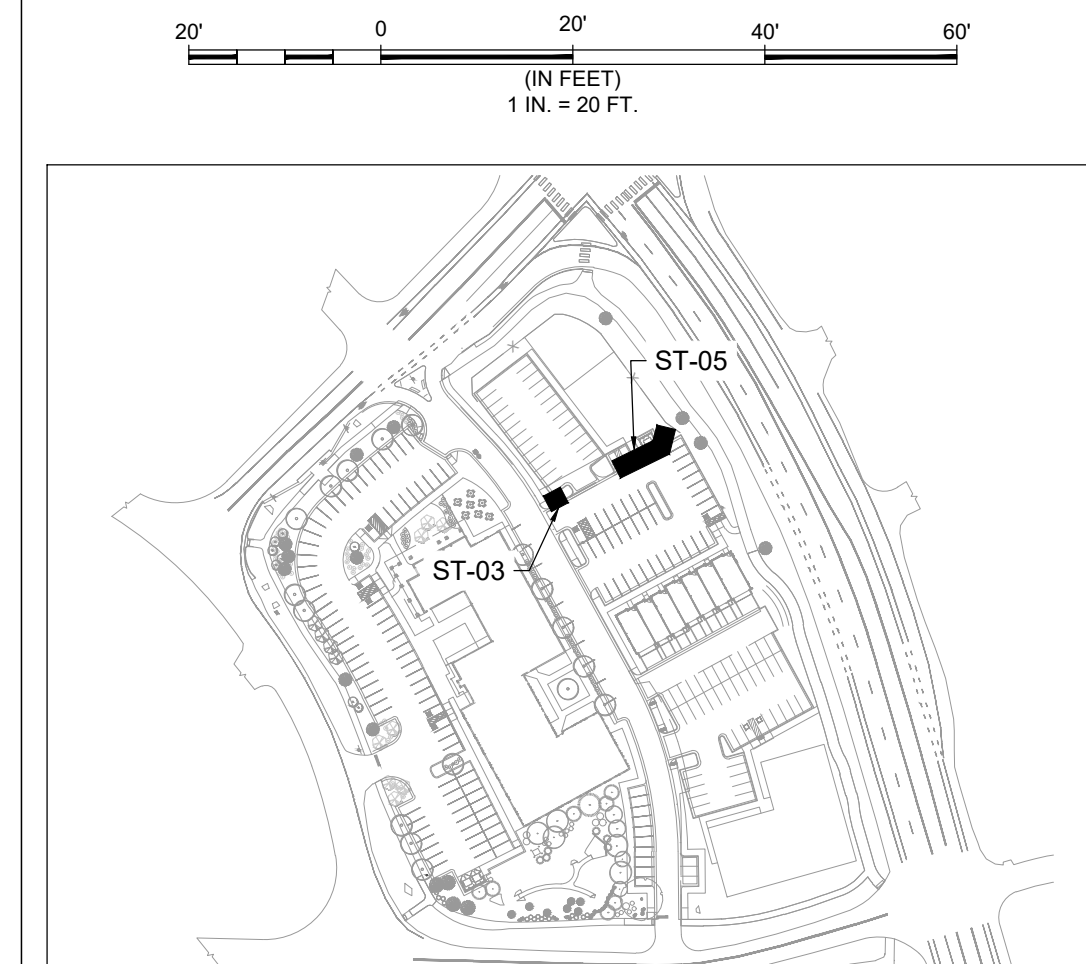
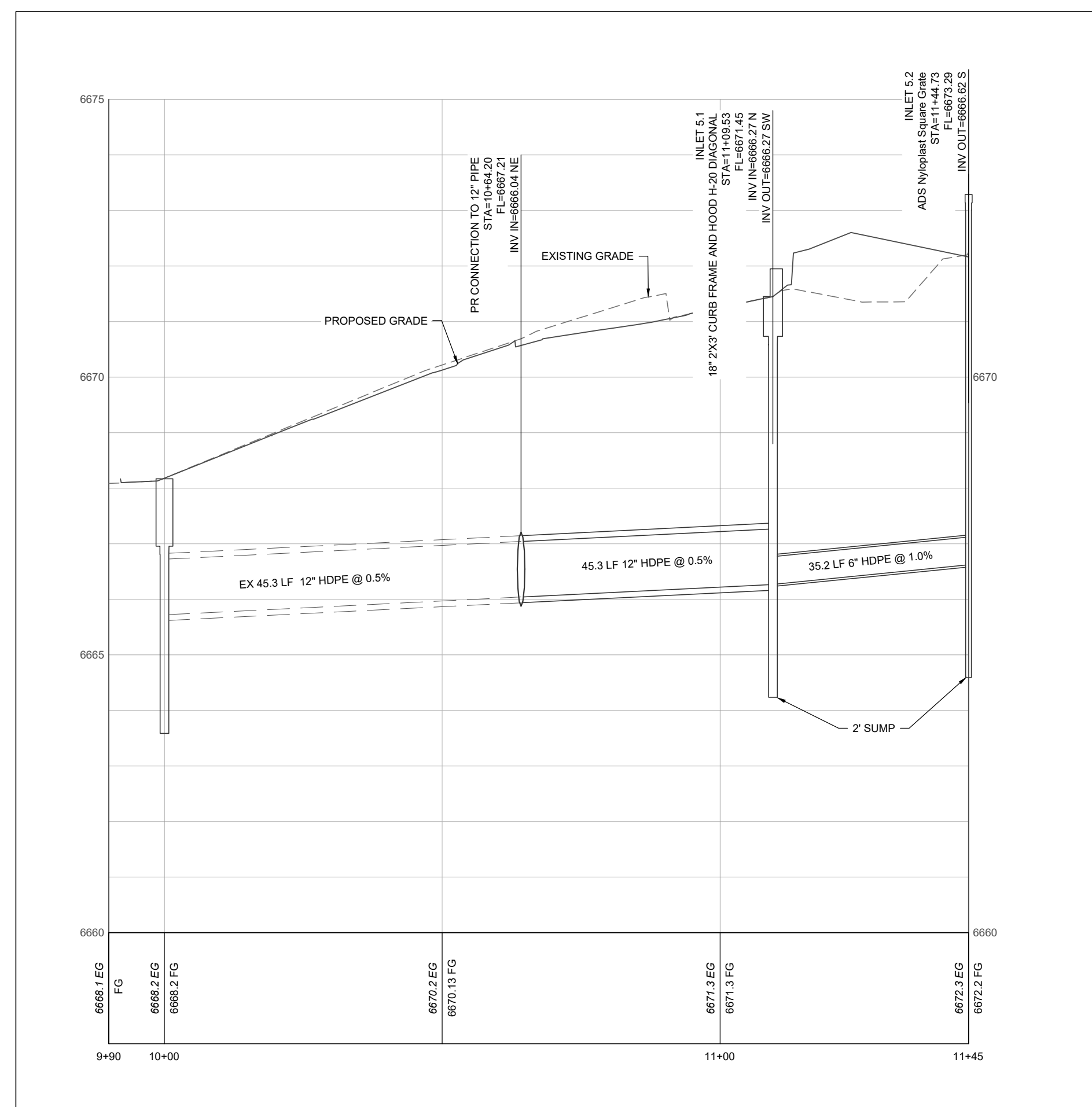
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ST-03 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



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



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

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