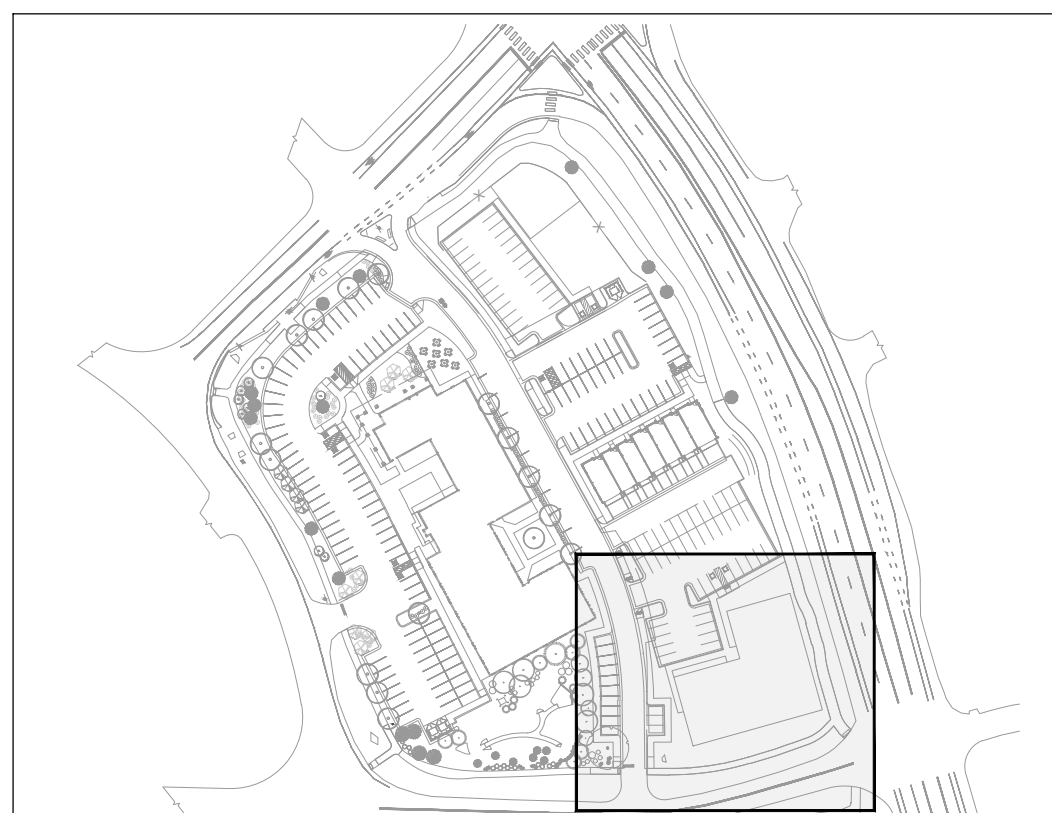
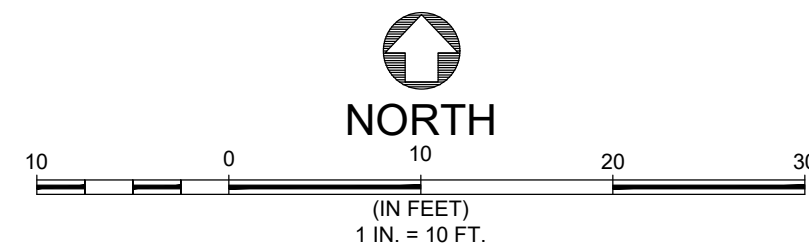
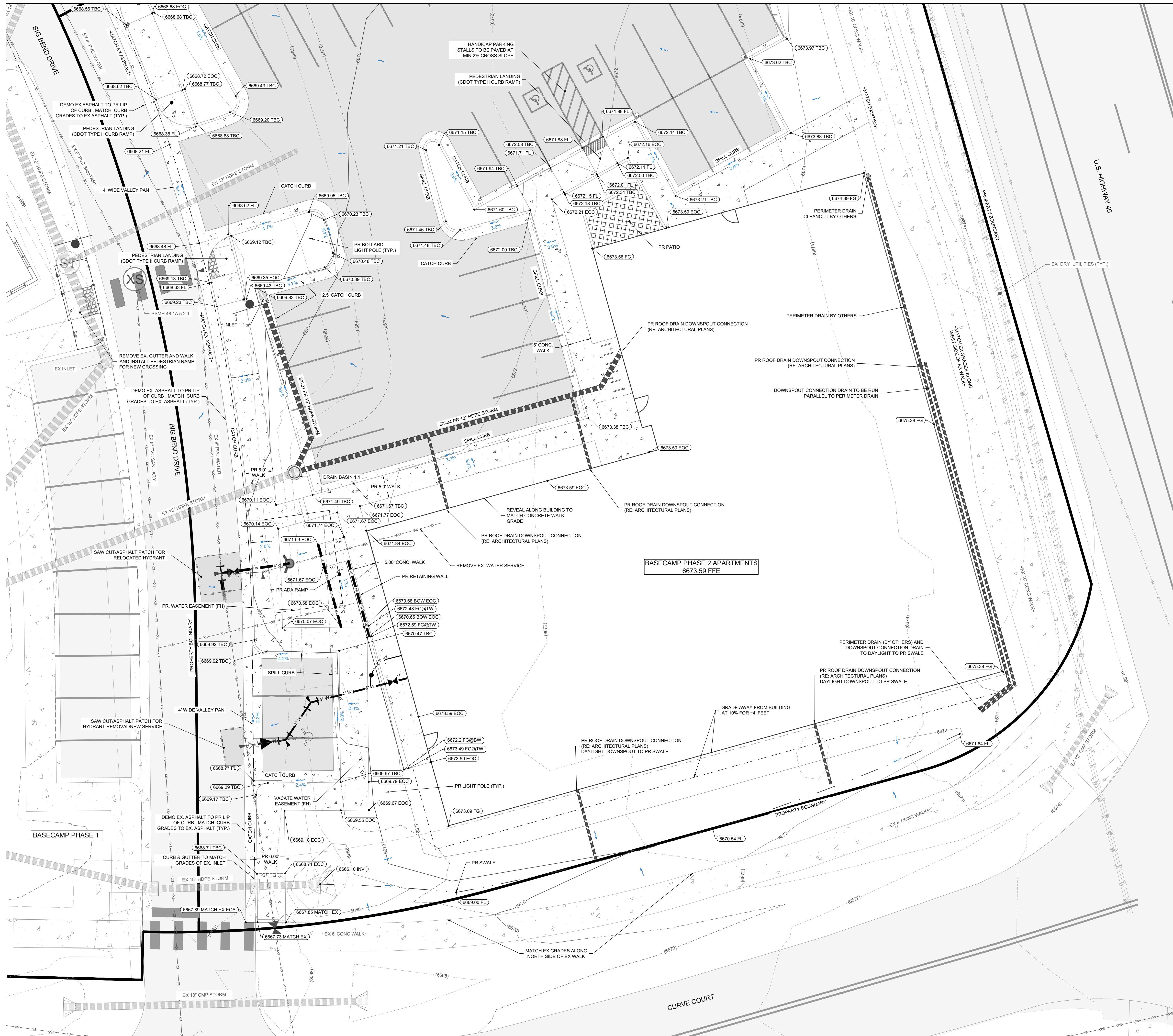
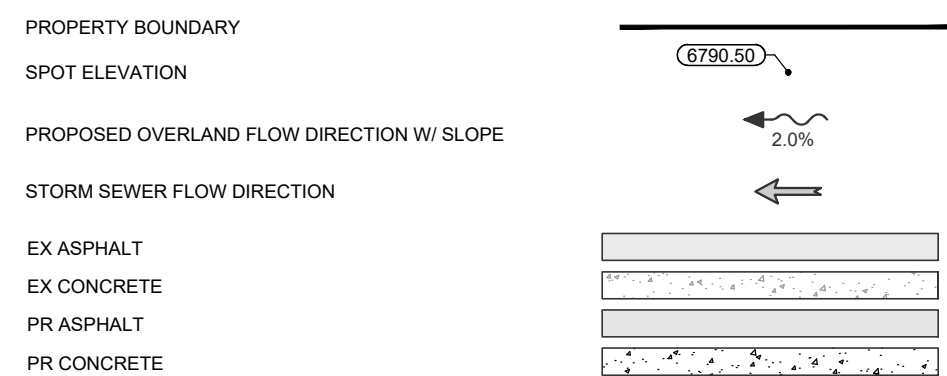
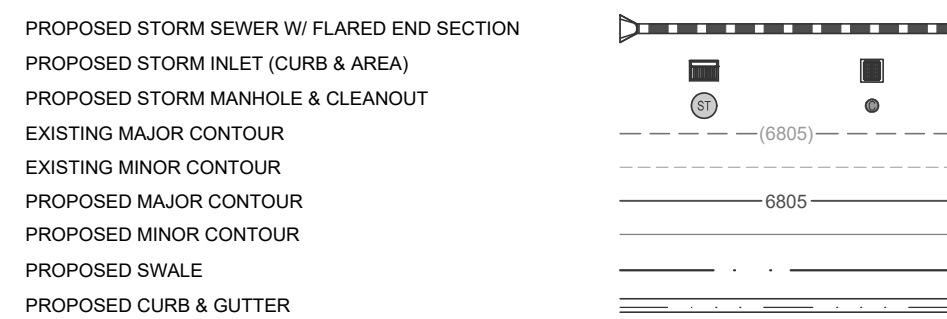


SEE SHEET C.301



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 SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.



PRELIMINARY

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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

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.

NO.	DATE	BY	DESCRIPTION
1	9/9/25	EG	Addressed DRT Comments
2	10/7/25	EG	Rev. Lot 2, Misc

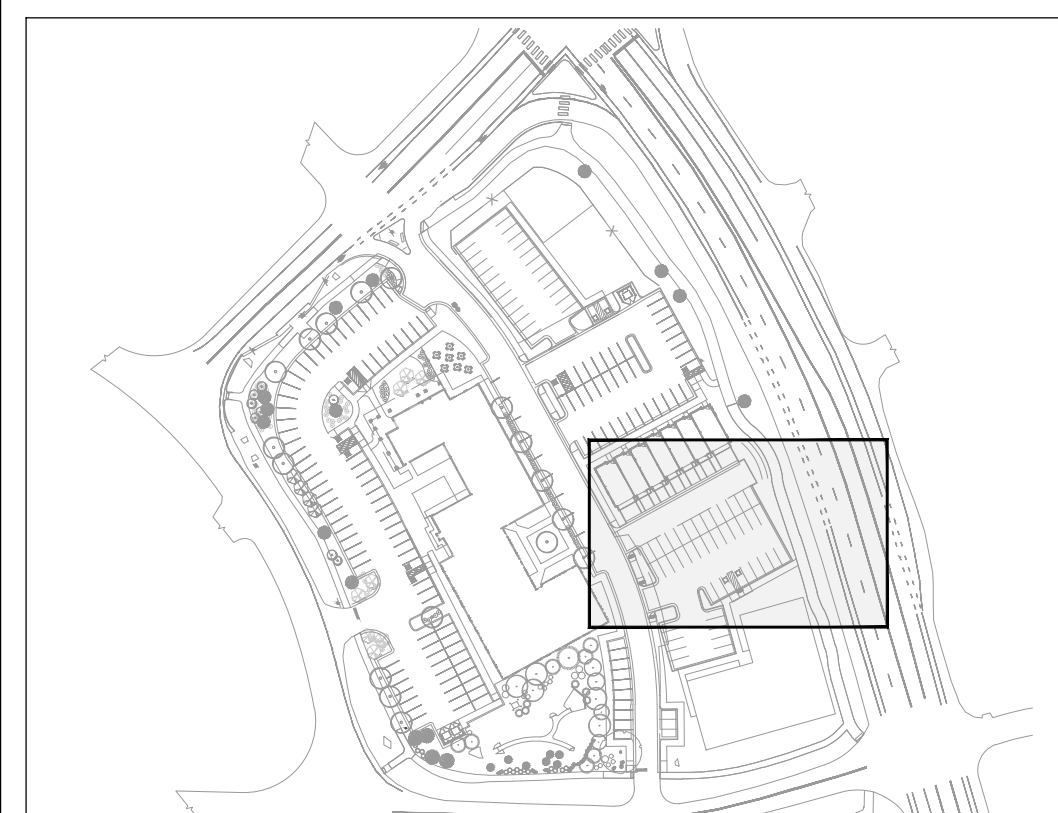
PROJECT:	2387-008
DATE:	10/7/25
CONTACT:	Erik Griepentanz
EMAIL:	eng@landmark-co.com

Basecamp Phase 2 Apartments

Grading and Drainage Plan

SHEET

C.300



KEY MAP
NOT TO SCALE

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

EX ASPHALT

EX CONCRETE

PR ASPHALT

PR CONCRETE

The diagram illustrates a cross-section of a storm sewer installation. A horizontal line at the top represents the property boundary. Below it, a spot elevation of 6790.50 is indicated. The proposed overland flow direction is shown with a wavy arrow pointing left, labeled with a 2.0% slope. The storm sewer flow direction is shown with a straight arrow pointing left. The sewer pipe is shown in cross-section, with the existing (EX) material (asphalt or concrete) above and the proposed (PR) material (asphalt or concrete) below. The sewer pipe is shown with a 2.0% slope.

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 BEGINNING 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.8 REBAR W/ ALUMINUM CAP STAMPED "13 26039" HAVING AN ELEVATION OF 4669.80' BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) AS SHOWN HEREIN.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON LOCAL CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOLS 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 = 3-Ft
7. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.



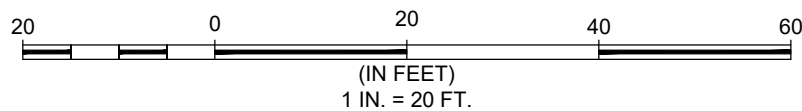
SEE SHEET C.300



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



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



UTILITY PLAN LEGEND:

-

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 LOCATE ALL KNOWN AND UNKNOWN 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. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXISTING OR NOT EXISTING. 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 RECEIVE INFILTRATION. GRADE SURFACE TO DRAIN AROUND FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONC. SECTIONS SHALL BE NOTED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4'-4" OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 1'-6" OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL. POLYETHYLENE FOR LOCATING PURPOSES. "GLEN 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, COALS, BOLDERS, LARGE ROCKS OR STONES OR FROZEN SOLIDS GREATER THAN 6-INCHES IN DIAMETER.
11. ALL TRENCHES SHALL BE COMPACTED TO 80% 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 SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.

NO.	DATE	BY	DESCRIPTION
1	9/9/25	EG	Addressed DRI Comments
2	10/7/25	EG	Rev. Lot 2 Misc

Basecamp Phase 2 Apartments Storm Plan & Profile

SHEET

C.310



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.

