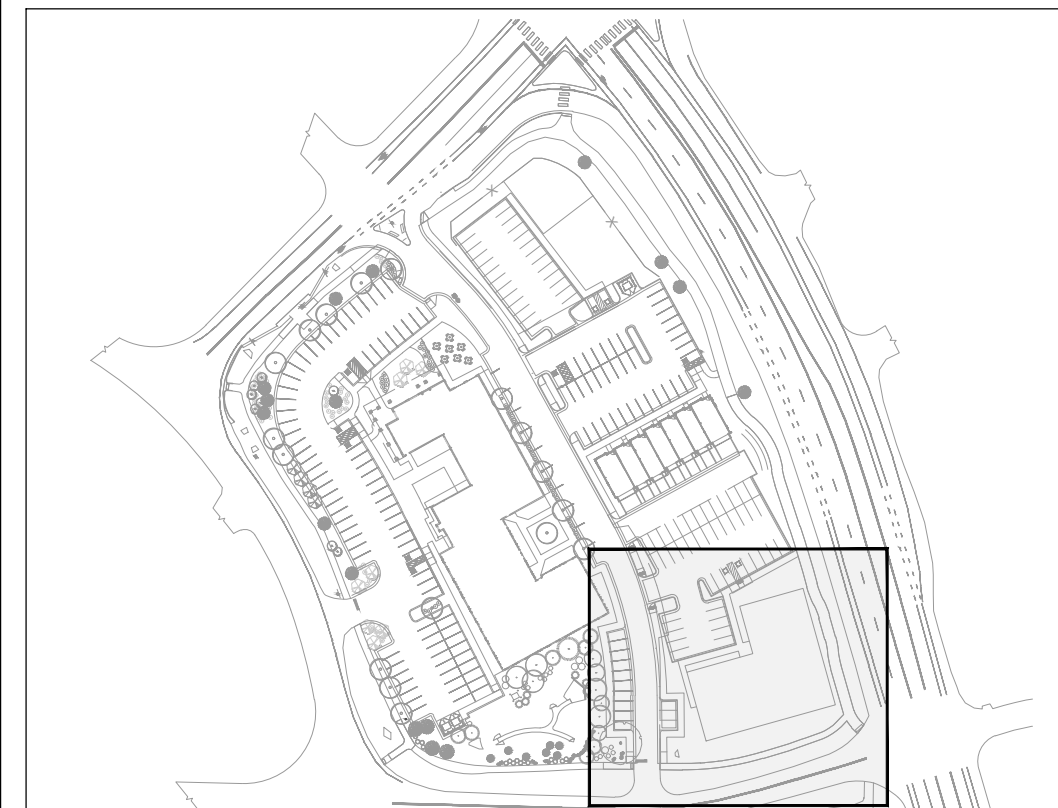
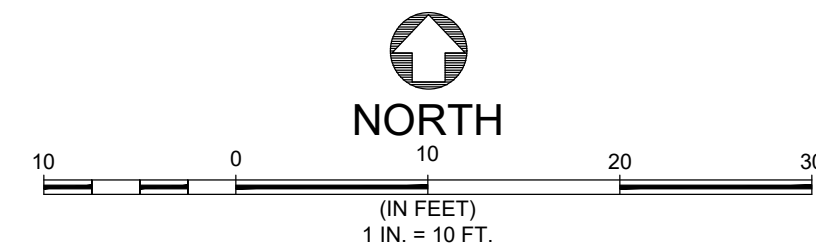
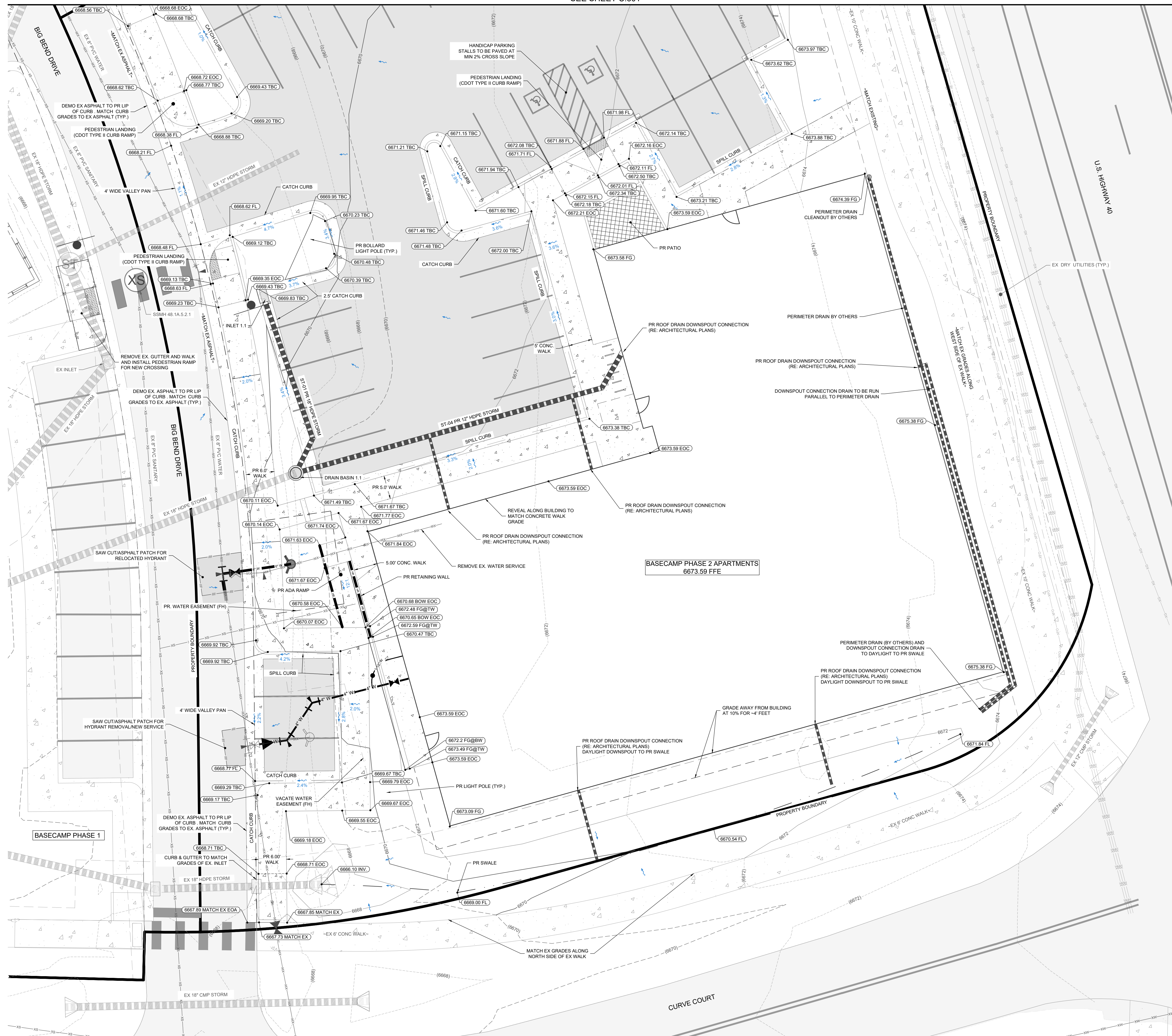
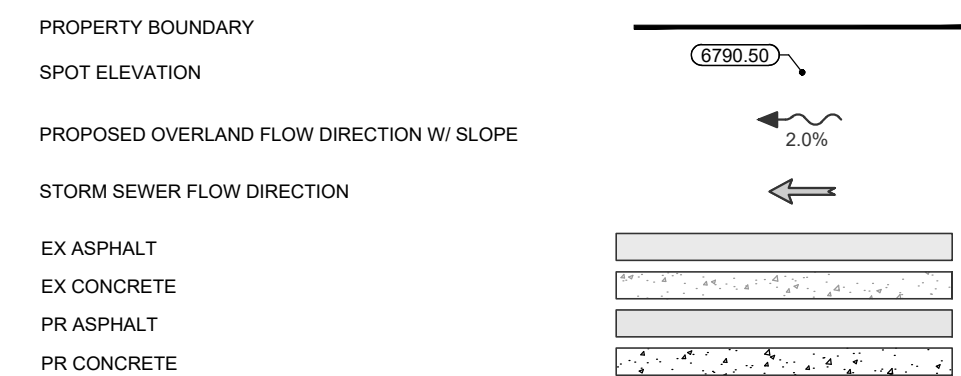
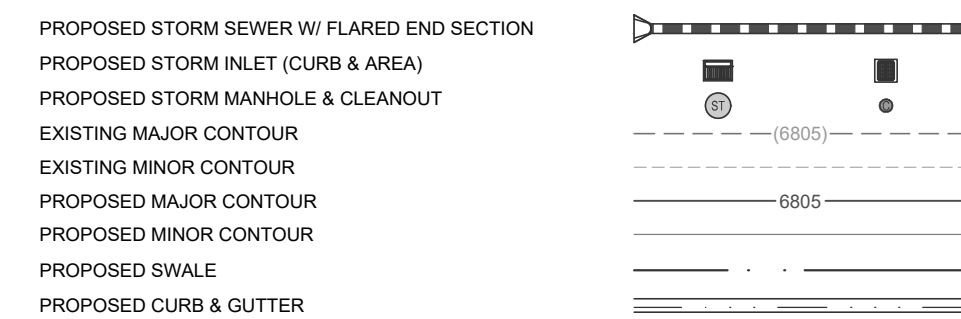


SEE SHEET C.301



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.
- CONTOUR INTERVAL = 2-FT
- THIS DRAWING SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.



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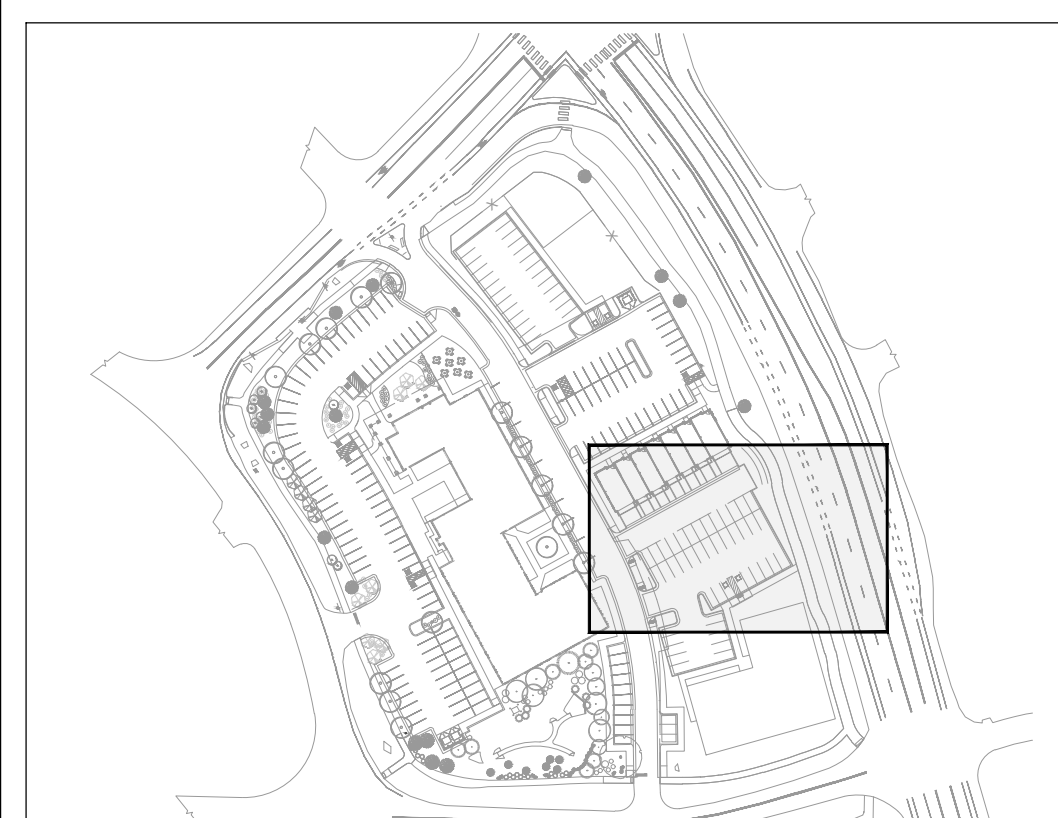
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NOT FOR CONSTRUCTION

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

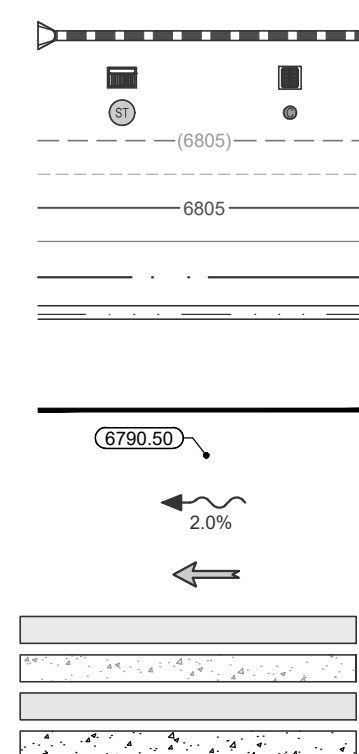
PROJECT:	2387-008
DATE:	10/10/25
CONTACT:	Erik Gasperling
EMAIL:	eng@landmark-co.com

Basecamp Phase 2 Apartments
Grading and Drainage Plan

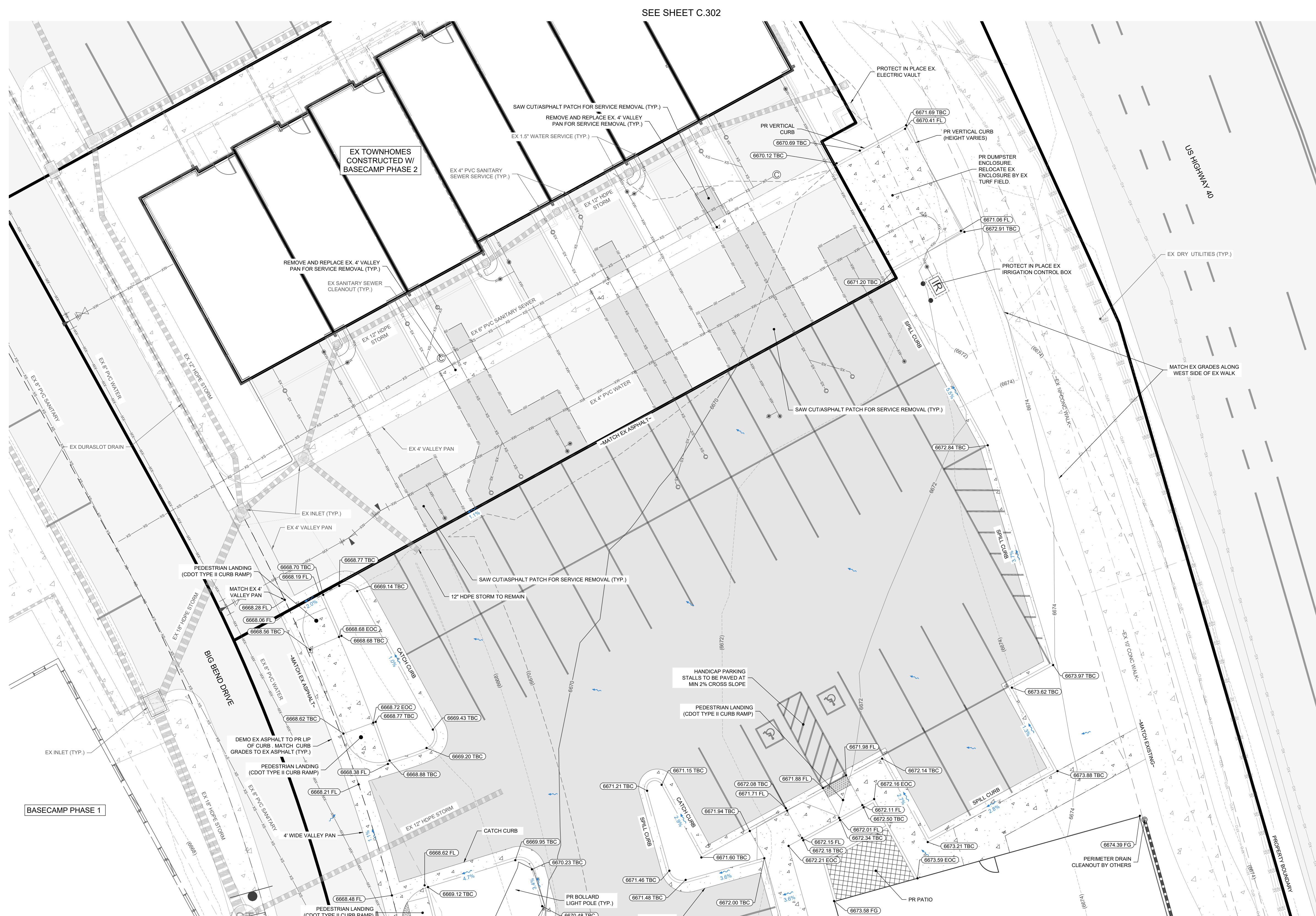


KEY MAP
NOT TO SCALE

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

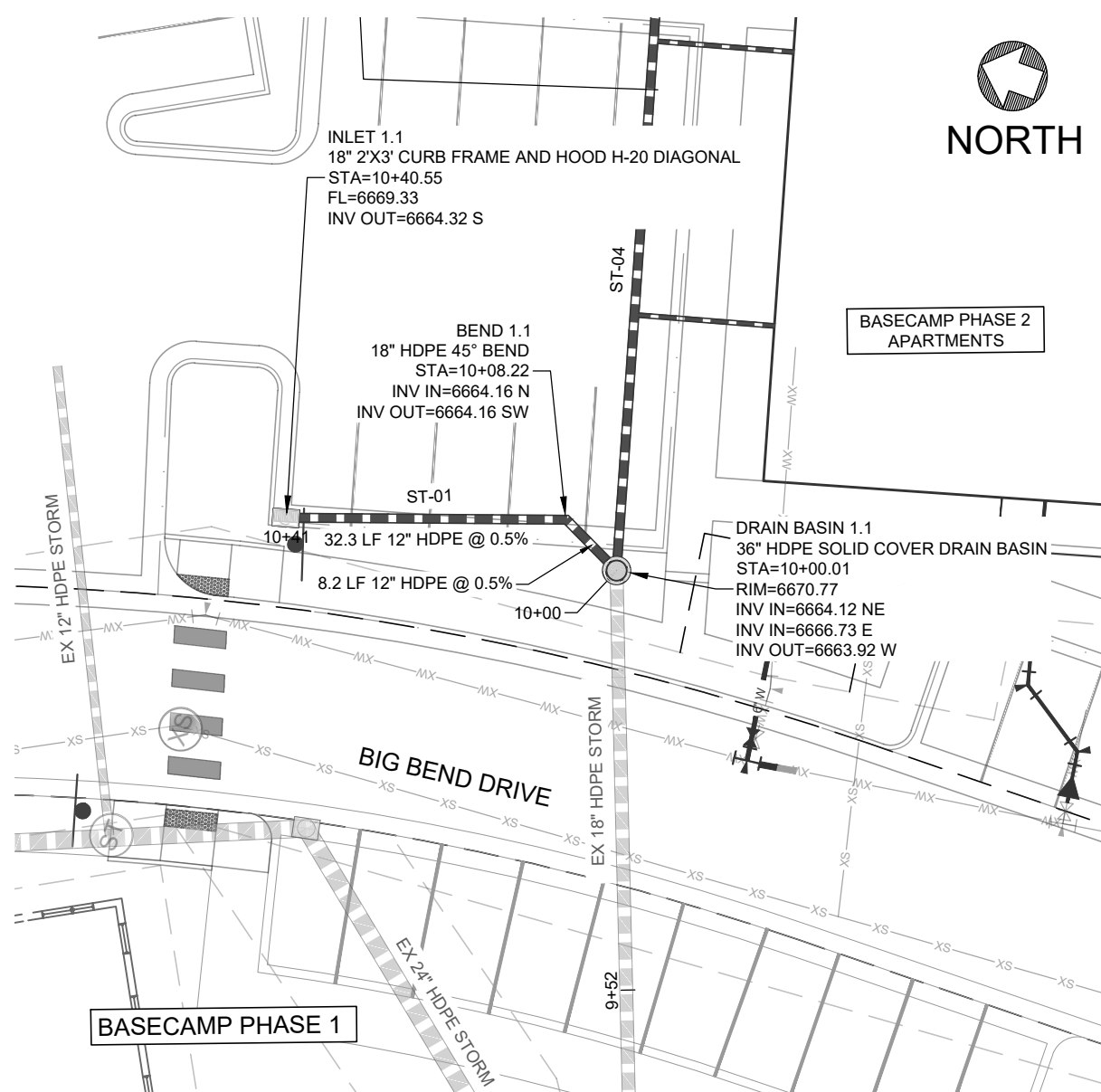


1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. PROJECT BENCHMARK: A RECOVERED NO. 8 REBAR W/ ALUMINUM CAP STAMPED "LS 2303" HAVING AN ELEVATION OF 6867.87 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS SHOWN HEREON.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON THE EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE A CONSISTENT DESIGN 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 SHALL NOT BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.

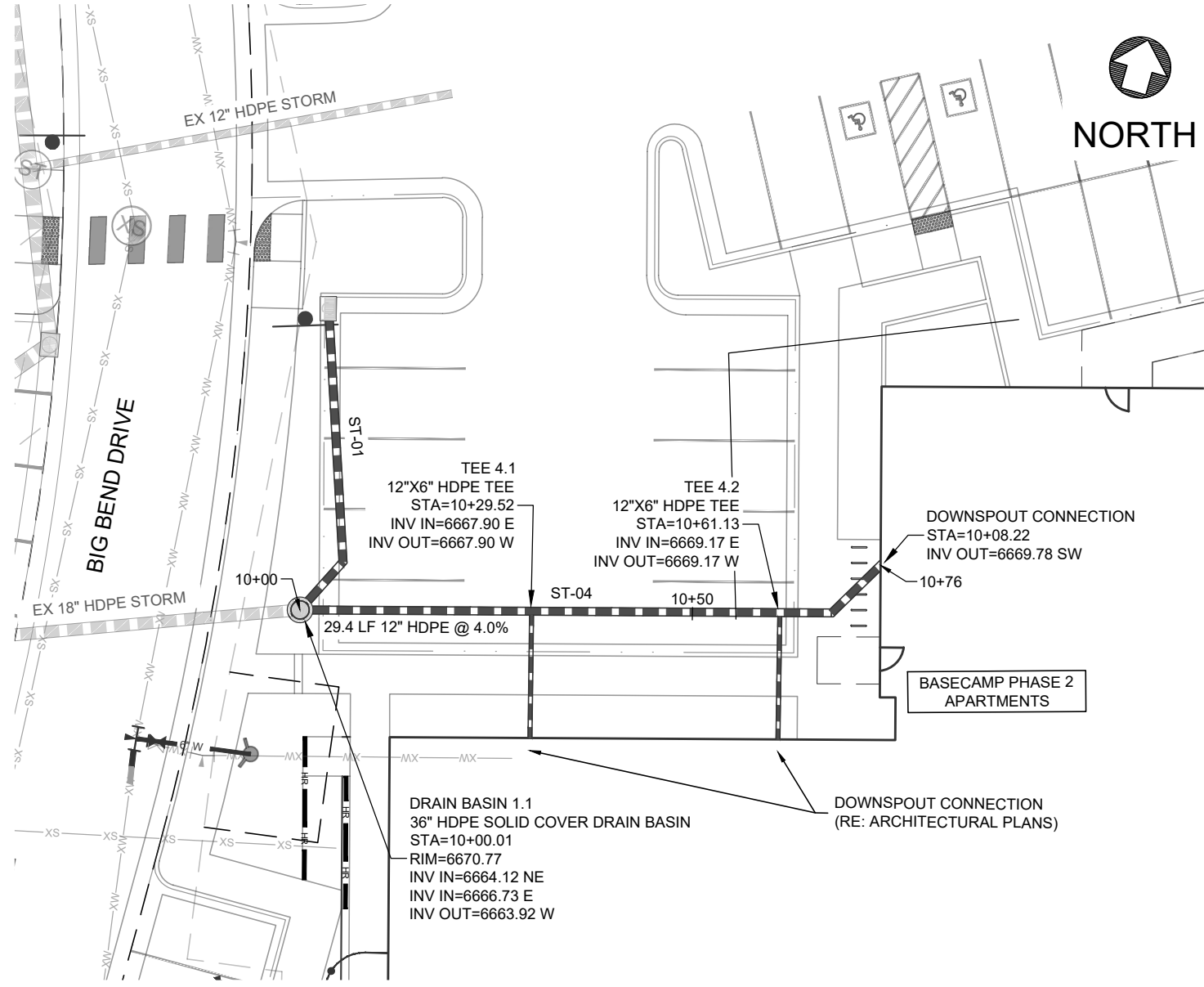
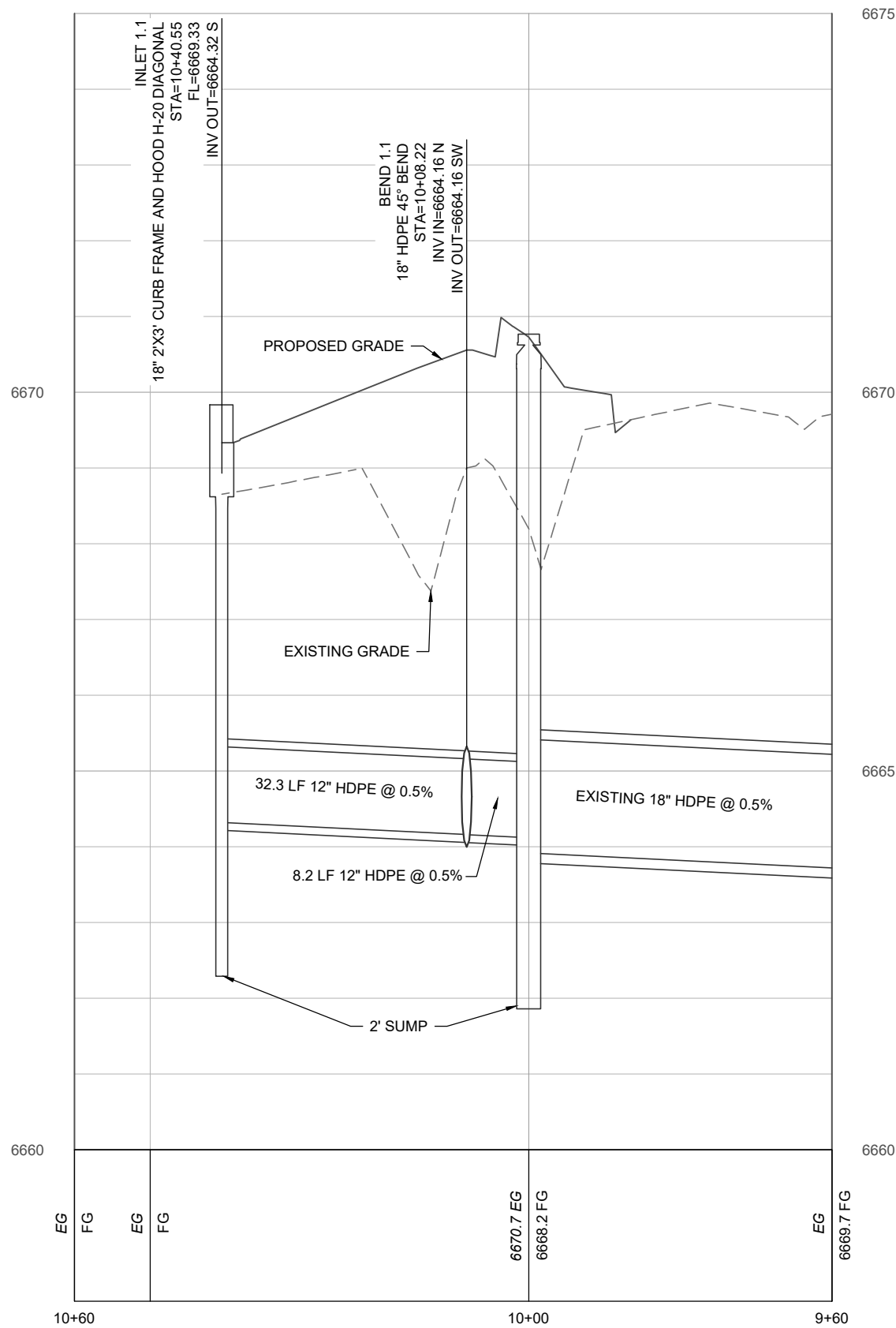


SEE SHEET C.300

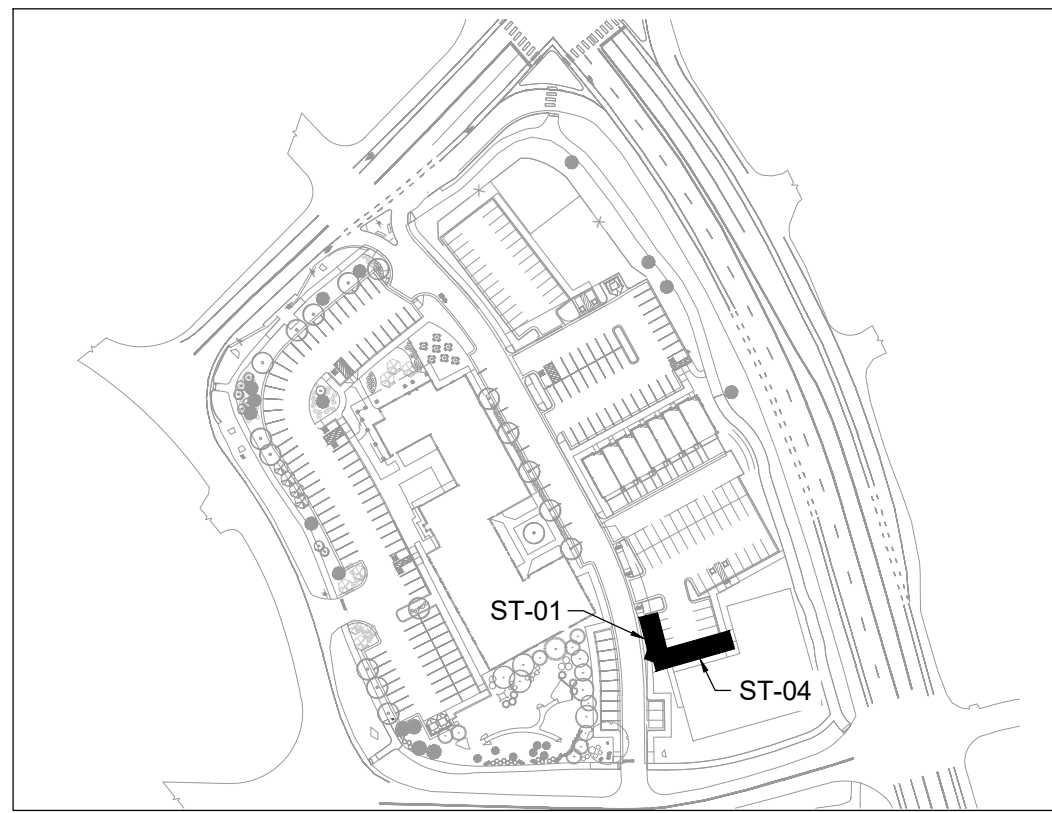
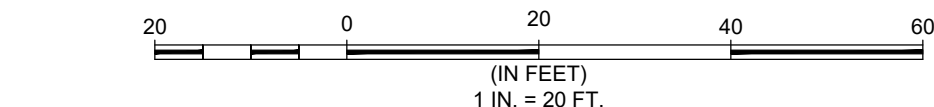
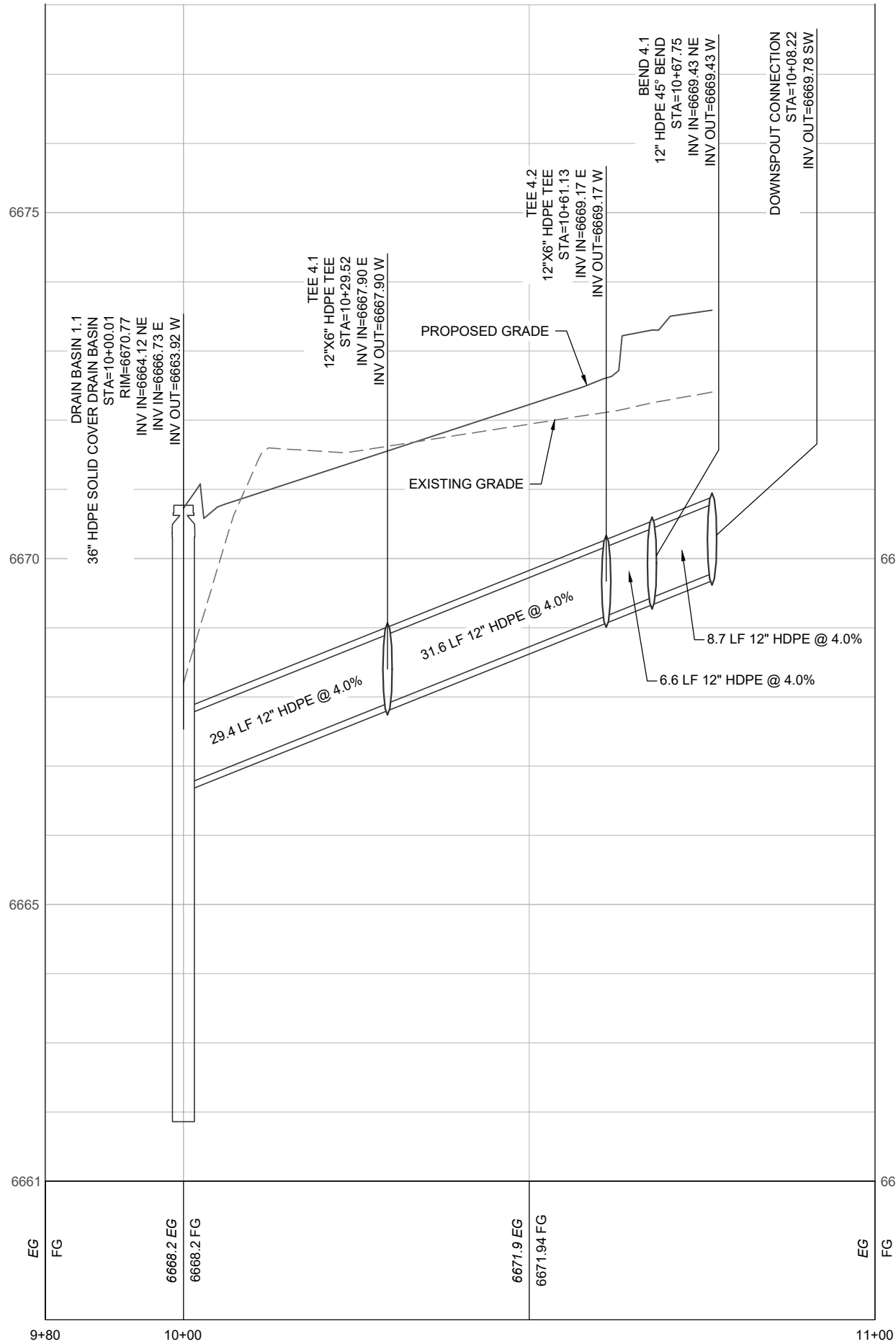
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ST-01 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)

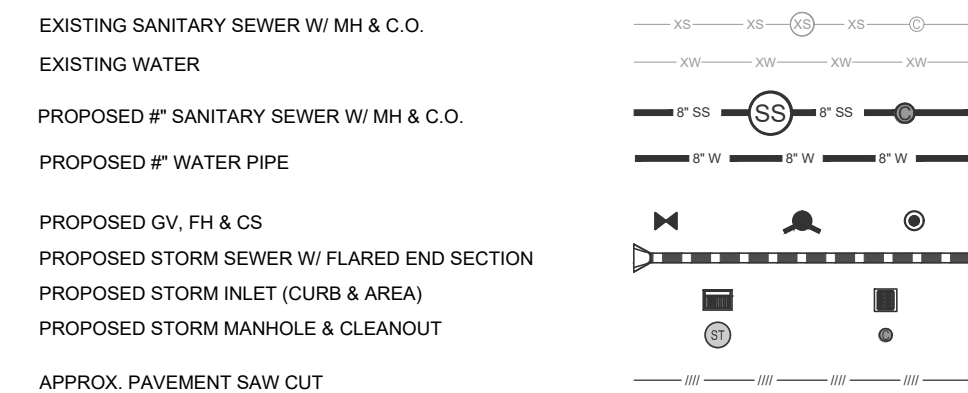


ST-04 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



KEY MAP
NOT TO SCALE

UTILITY PLAN 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 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.
- 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.
- ALL SEWER AND WATER CONSTRUCTION SHALL BE PER THE 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 12" 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 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "OLENA 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.
- ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
- ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.
- THIS DRAWING SHALL NOT TO BE USED FOR CONSTRUCTION OR CONTRACTING PURPOSES.



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Basecamp Phase 2 Apartments Storm Plan & Profile

SHEET

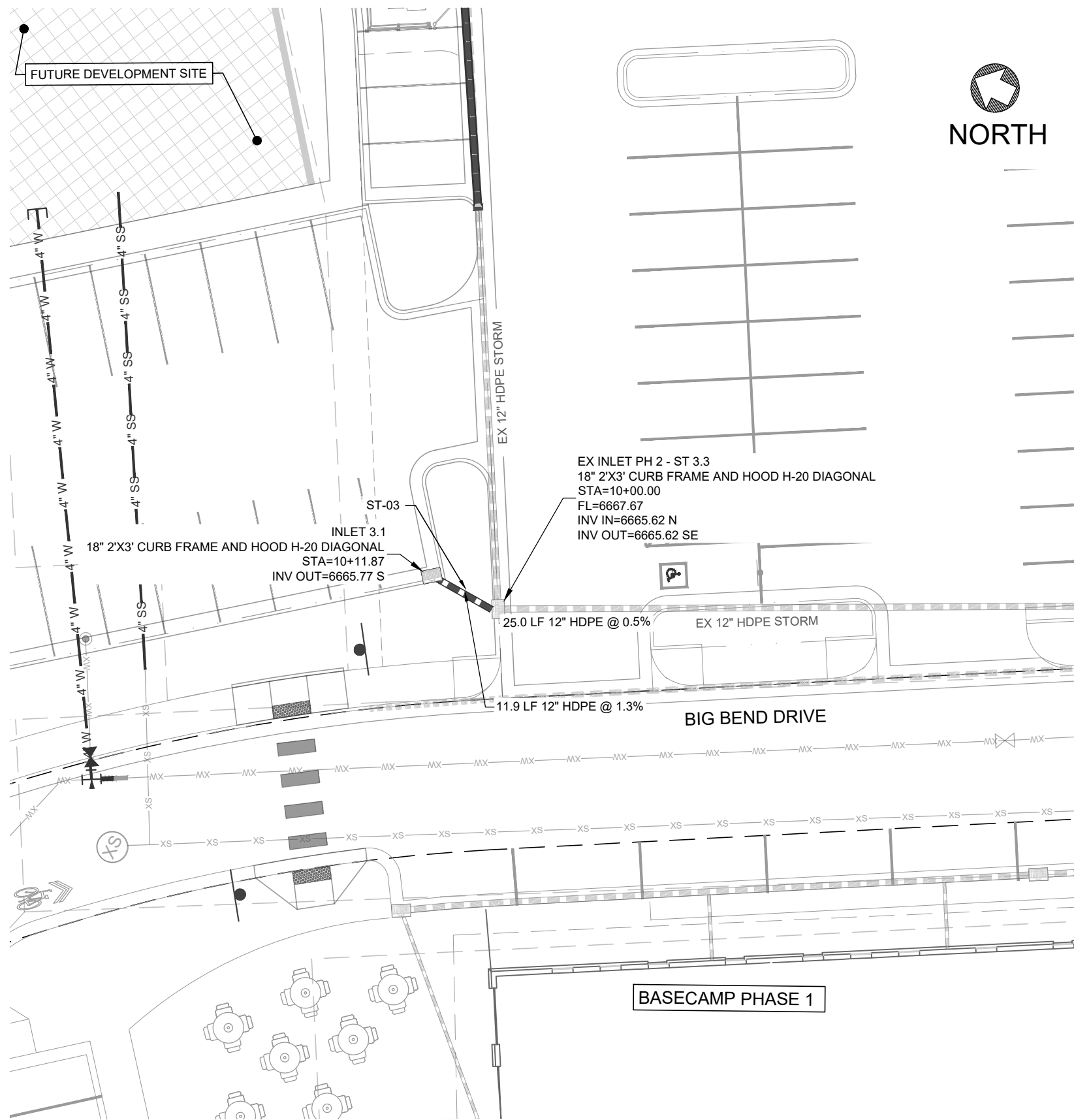
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NOT FOR CONSTRUCTION

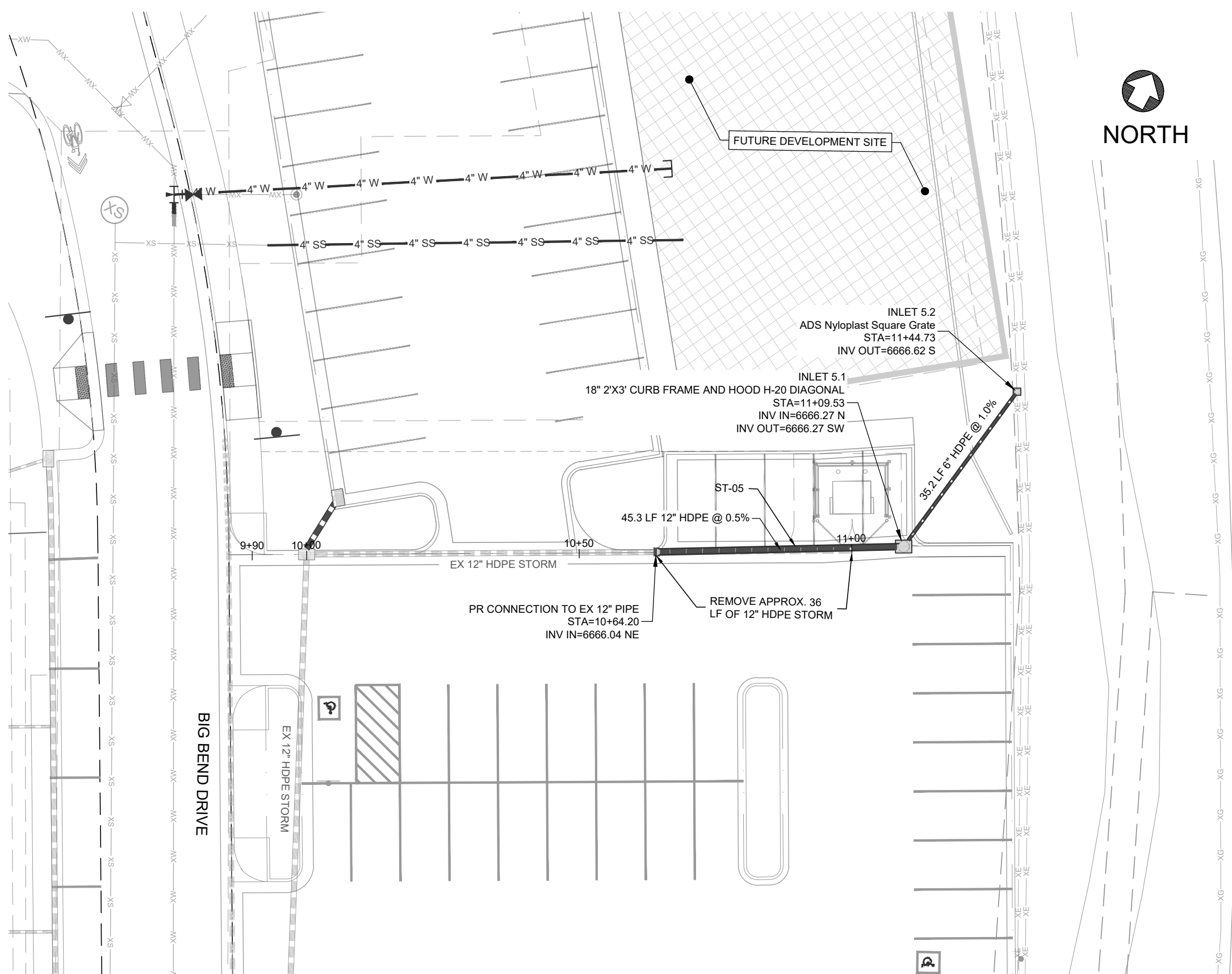
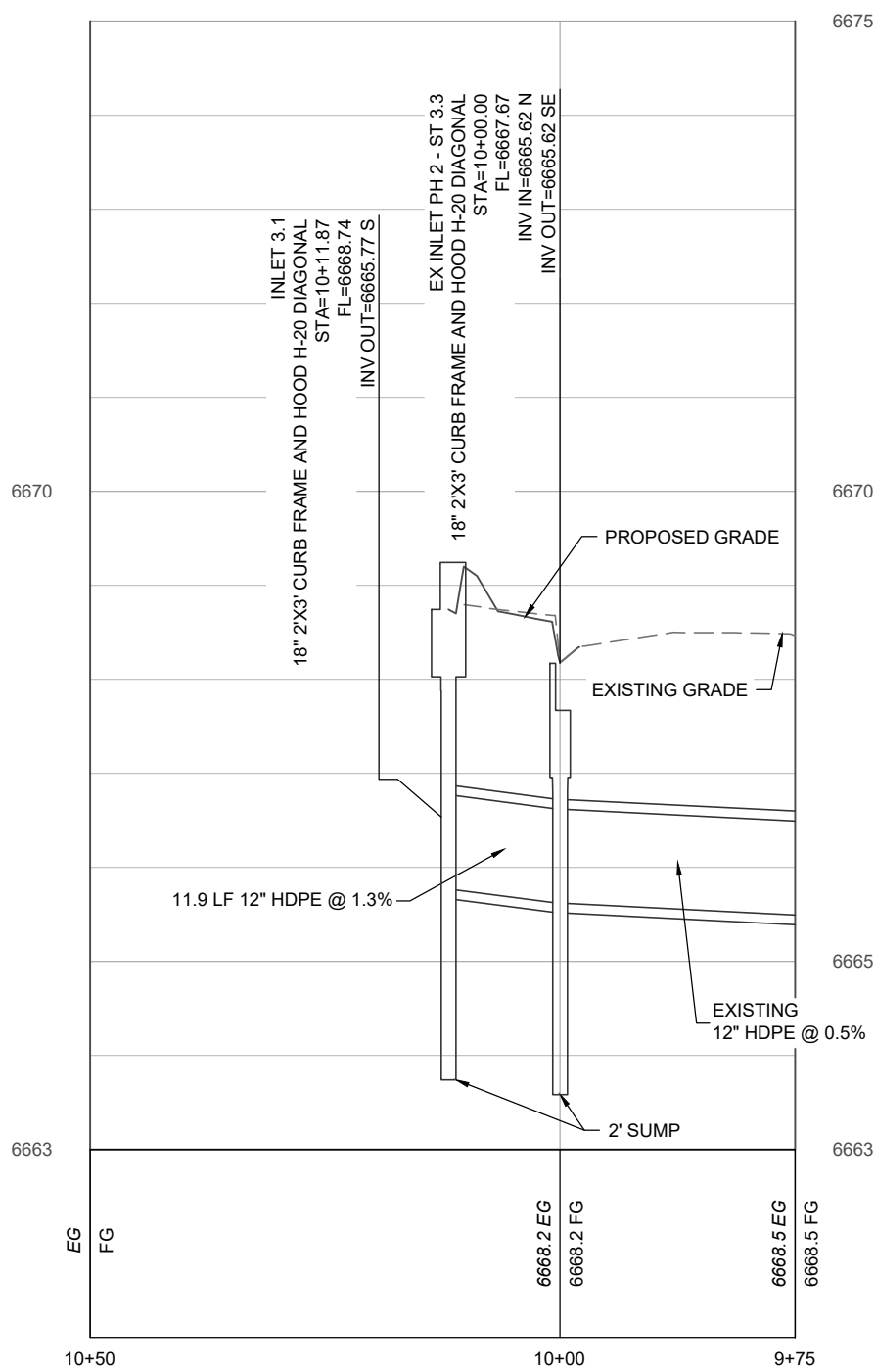
NO.	DATE	BY	DESCRIPTION
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2	10/10/25	EG	Rev. Lot 2, Nite
PROJECT:	2387-008		
DATE:	10/10/25		
CONTACT:	Erik Griepentrog		
EMAIL:	erik@landmark-co.com		

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CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 77843, Steamboat Springs, CO 80477
(970) 871-5494 - www.LANDMARK-CO.com

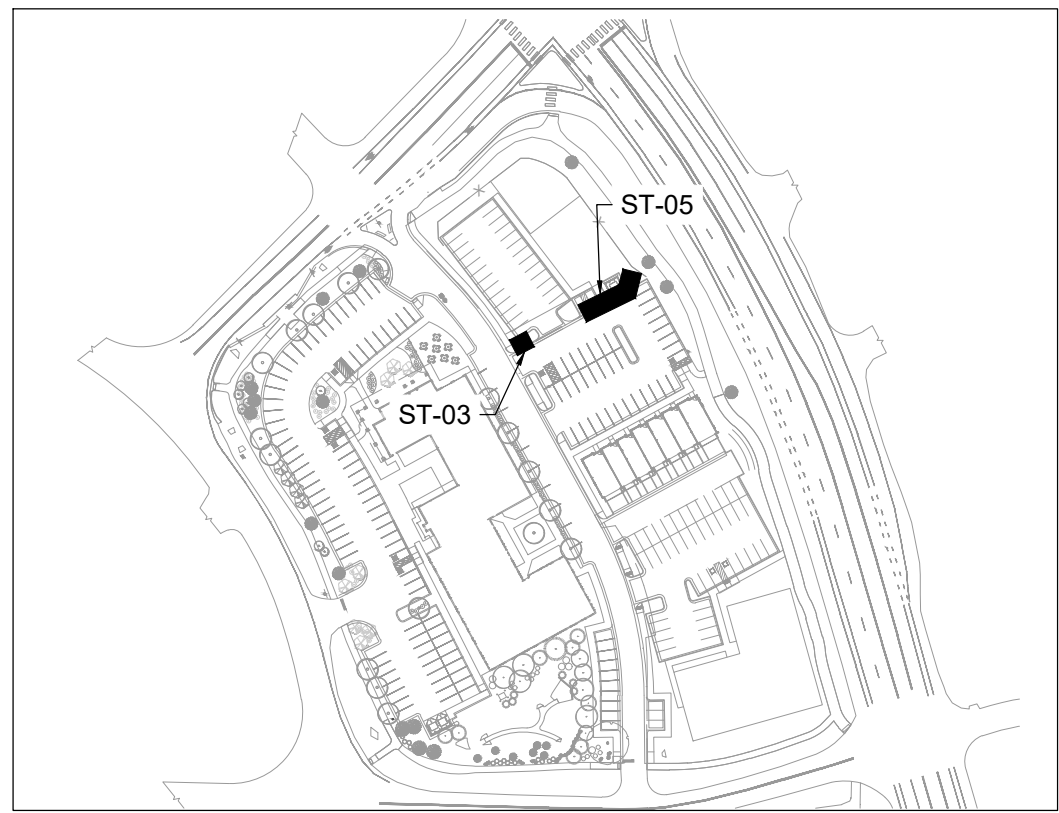
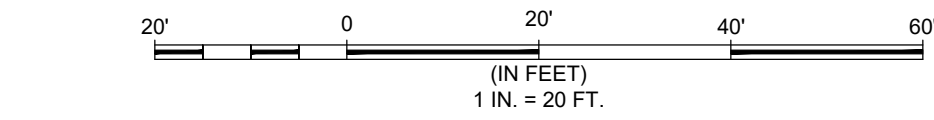
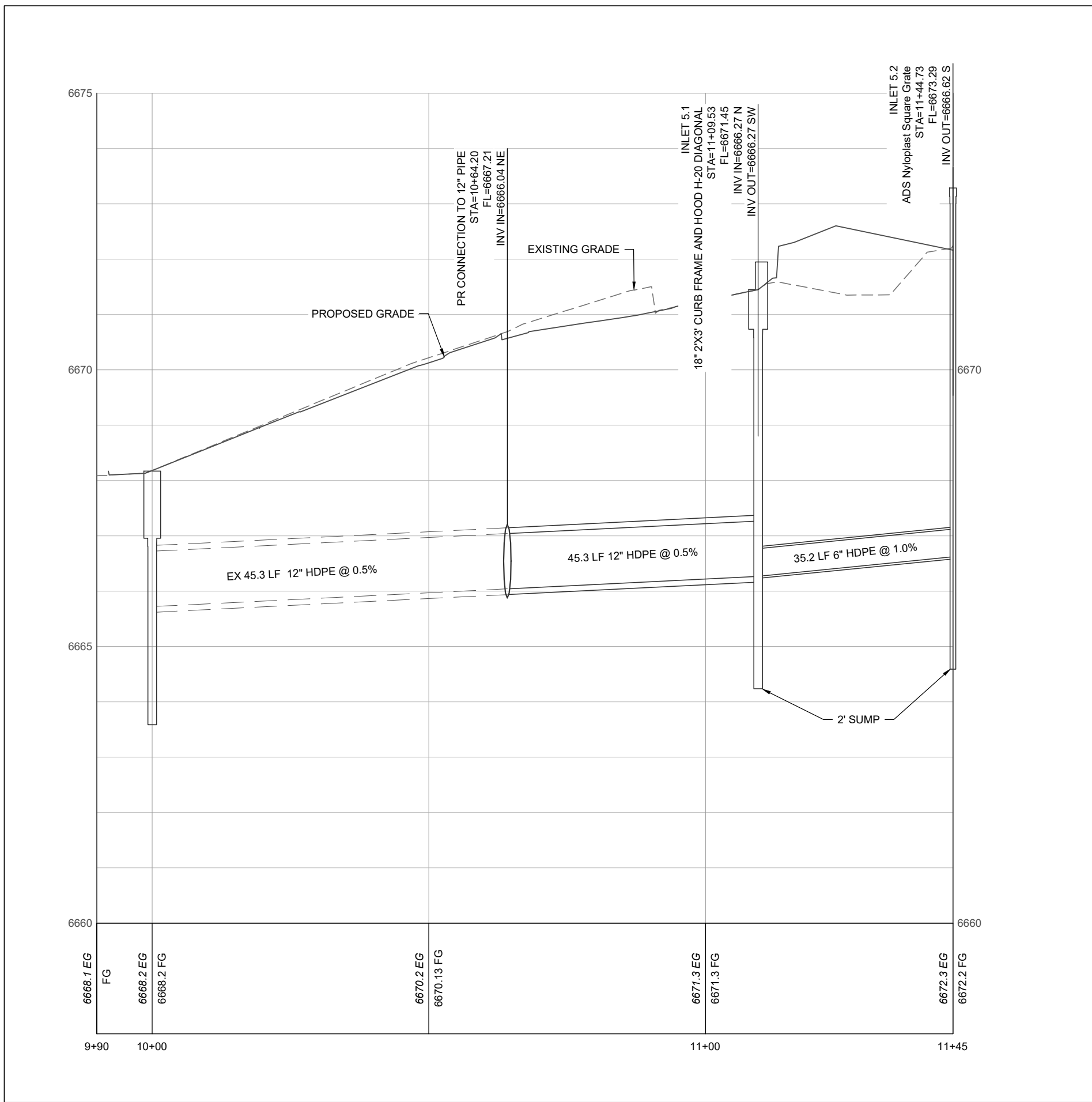
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ST-03 PLAN & PROFILE
PROFILE SCALE: 1" = 20' (H) 1" = 2' (V)



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



KEY MAP
NOT TO SCALE

UTILITY PLAN LEGEND:

- EXISTING SANITARY SEWER W/ MH & C.O.
- EXISTING WATER
- PROPOSED 8" SANITARY SEWER W/ MH & C.O.
- PROPOSED 8" 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

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Basecamp Phase 2 Apartments
Storm Plan & Profile

SHEET

C.311

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

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