

CIVIL CONSTRUCTION DRAWINGS

FOR

STEAMBOAT BASECAMP

LOT 1 WORLDWEST SUBDIVISION

1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487

CONTACT INFORMATION

PROJECT TEAM:



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141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
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UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
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YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871 2282
ATMOS ENERGY	DON CRANE	(970) 878 3223
CENTURY LINK	JASON SHARPE	(970) 328 8290
COMCAST	DAVID STEPINSKI	(970) 531 0610
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922 1987

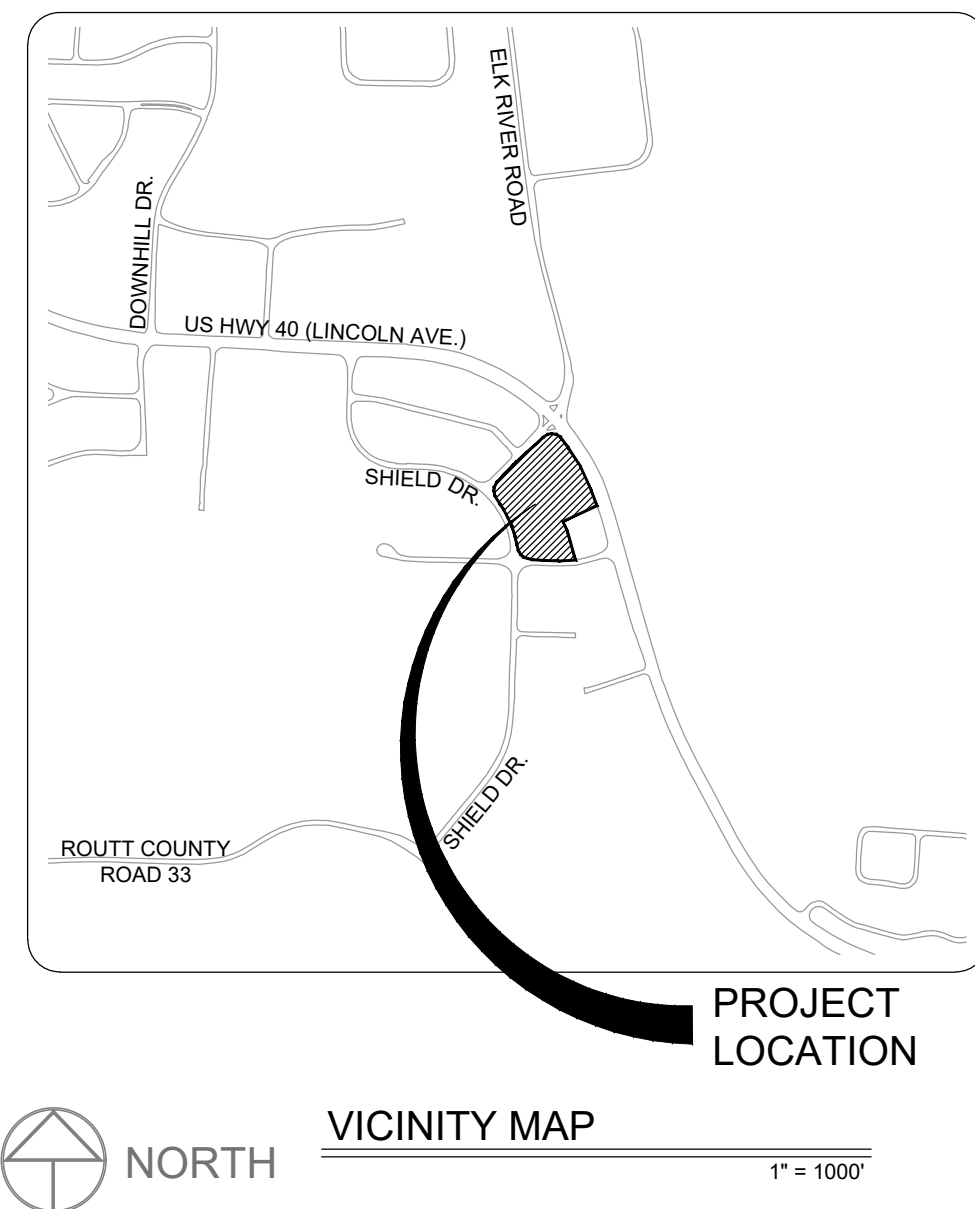
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- C.507 - DETAILS (WATER & SEWER)
- C.508 - DETAILS (WATER & SEWER)
- C.509 - DETAILS (EDB O&M)

ATTACHMENT

- L.1 - LANDSCAPE PLAN



PROJECT: 2387-04

DATE: 8-5-21

CONTACT: Grip

EMAIL: info@landmarkco.com

NO. _____

DATE: _____

BY: _____

DESCRIPTION:

REVIEW SET

NOT FOR CONSTRUCTION

8/5/21

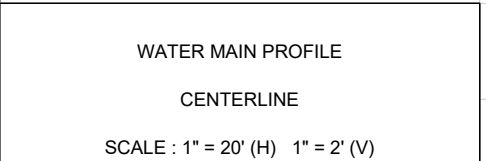
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- NOTES:

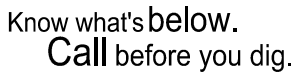
- PROPOSED WATER AND SEWER MAINS CLARIFICATION:**

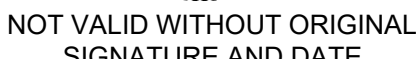
THE PROPOSED WATER AND SEWER MAINS ARE **NOT** REQUIRED FOR SERVICING THE NEW BASECAMP PROJECT. THE APPLICANT REQUESTS THAT THE INSTALLATION OF THE WATER AND SEWER MAINS TO BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CERTIFICATE OF OCCUPANCY VS. BUILDING PERMIT.

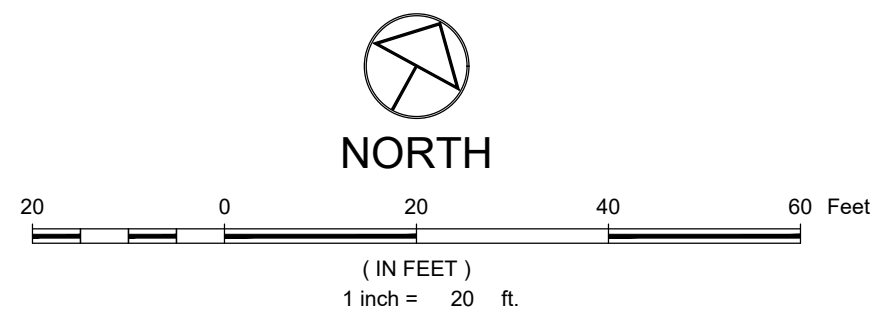
THE EXISTING WATER AND SEWER SERVICES ARE TO REMAIN IN SERVICE FOR THE BUILDING AND A NEW SEWER SERVICE IS PROPOSED FOR THE NEW CONSTRUCTION REQUIREMENTS.

THE PROPOSED WATER AND SEWER MAINS ARE SHOWN AS PROPOSED FOR FUTURE DEVELOPMENT CONSIDERATIONS AND ARE TO BE INSTALLED AS PART OF THE ROAD CONSTRUCTION IN ORDER TO AVOID FUTURE DISRUPTION TO THE ACCESS/PARKING.

CALL UTILITY NOTIFICATION CENTER OF
800.368.5888







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

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

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

PROPOSED 6" WATER PIPE

PROPOSED GV, FH & CS

EXISTING WATER

EX. WATER TO BE REMOVED OR ABANDONED

EXISTING GV & FH

PROPOSED STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

EXIST 8" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

EX. STORM/CULVERT TO BE REMOVED OR ABANDONED

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 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 3/4" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTION 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 #40 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LEAKAGE PROPERTIES. "GLEE TEST"ATIONS (P/ALVOO) INC TRADER 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 SOLIDS 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.

THE PROPOSED WATER AND SEWER MAINS ARE **NOT** REQUIRED FOR SERVING THE NEW BASECAMP PROJECT. THE APPLICANT REQUESTS THAT THE INSTALLATION OF THE WATER AND SEWER MAINS BE TO BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CERTIFICATE OF OCCUPANCY VS. BUILDING PERMIT.

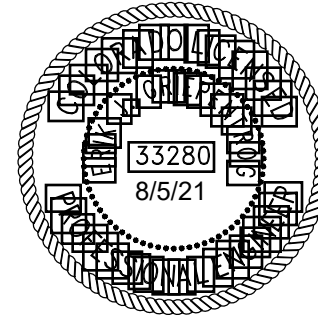
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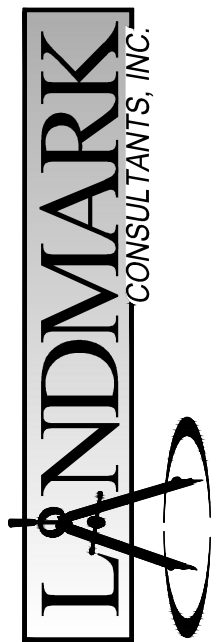
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UNDERGROUND MEMBER UTILITIES.



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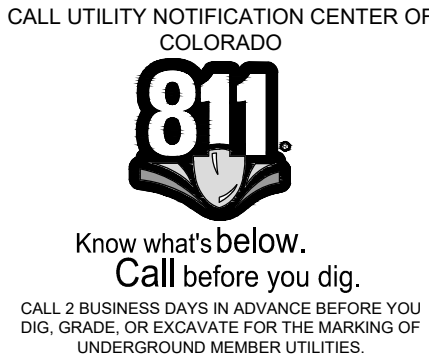
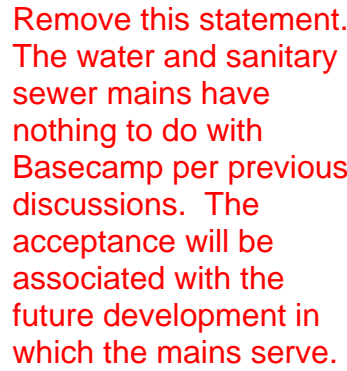
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REVIEW OF
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9/15/21

Fire Hydrant Profiles

C.215

DRAWING FILENAME: P:\2387-004\DWG\As-Built\Production Drawings\Phase 1 - Civil\2387-004-PH1-CD1-CAD.dwg P&P LAYOUT NAME: C-215 DATE: Sep 06, 2024 - 4:56pm CAD OPERATOR: ank



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

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

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

PROPOSED 8" WATER PIPE

PROPOSED GV, FH & CS

EXISTING WATER

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6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, ONE SECTION SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FIT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FIT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER PIPE COATED WITH 45 MIL POLYETHYLENE FOR LEAKING PROPERTIES. "GLENN TUBE" OR "VALVO" JCT 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 OR 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 D6958 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

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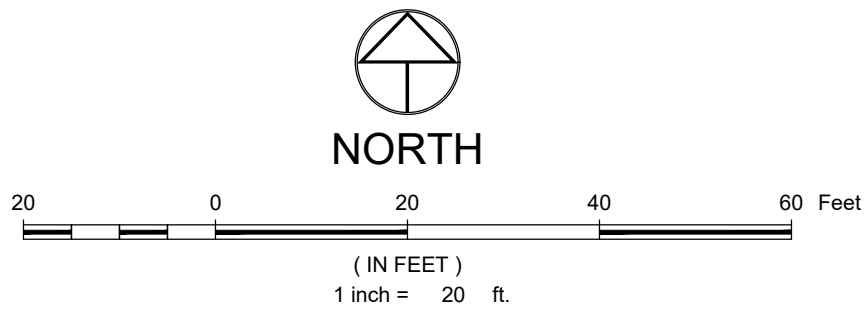
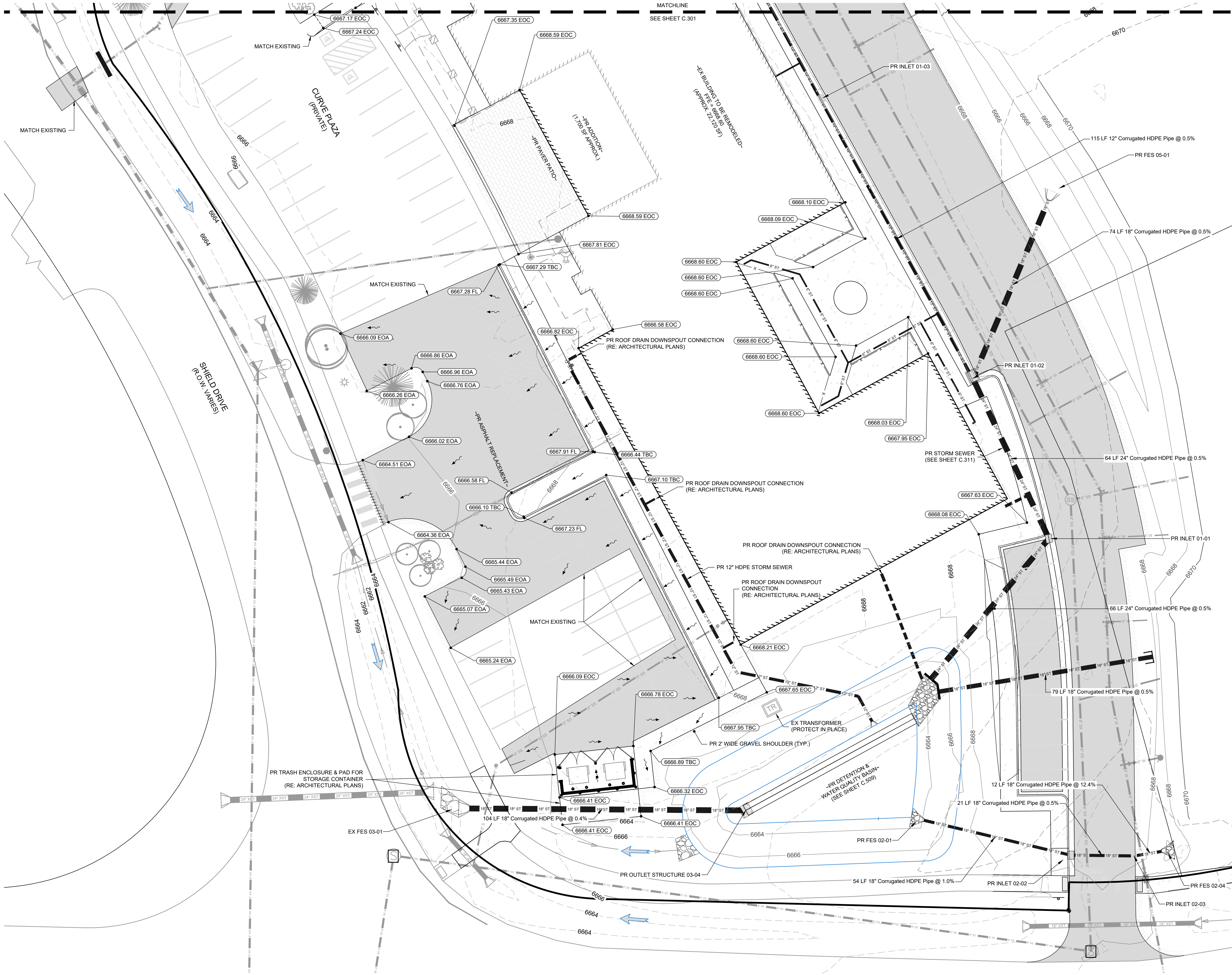
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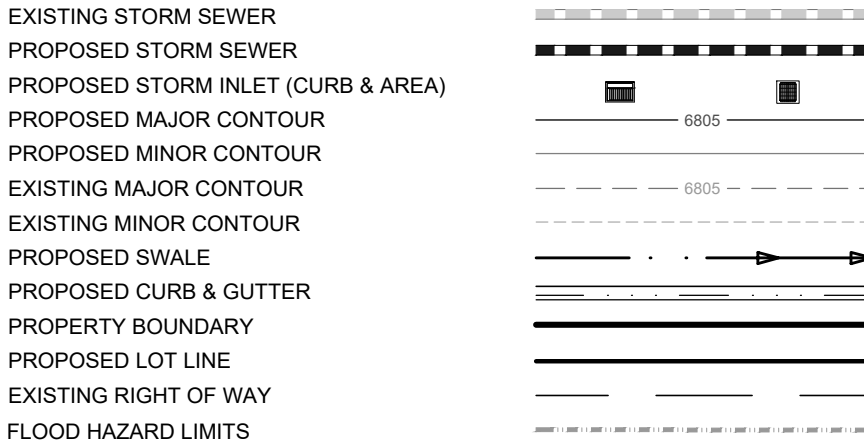
PROJECT:	2387-04
DATE:	8-5-21
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

SHEET

C.221



LEGEND:



PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION 00.10 X

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

NOTES:

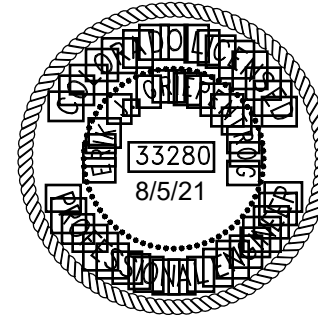
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2. ALL PROJECT DATA IS ON VERTICAL DATUM: NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
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.

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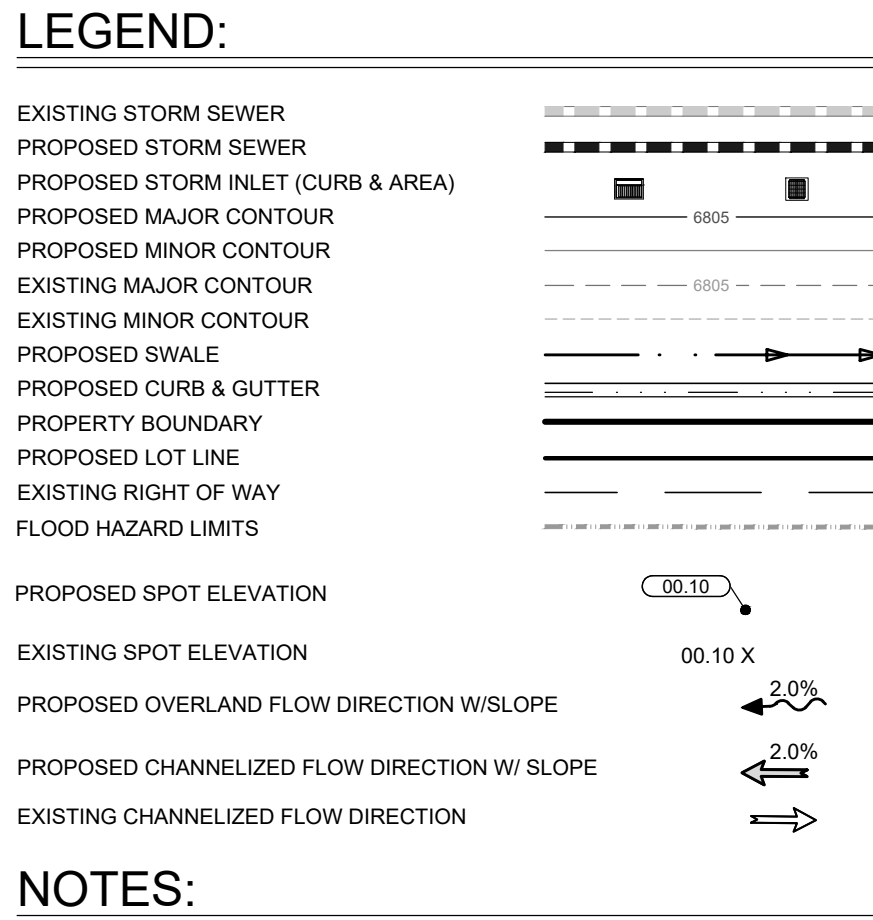
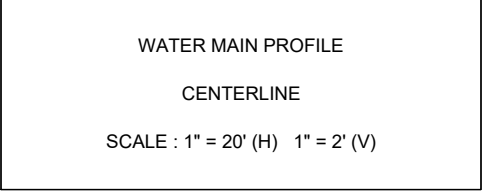
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8/5/21

NO.	DESCRIPTION	BY:	DATE:
2387-04	PROJECT:	8-5-21	
	DATE:	Grp	
	CONTACT:		
	EMAIL:	enr@landmark-co.com	

Steamboat Basecamp - Phase I
Detailed Grading & Drainage Plan

SHEET
C.302



INLET SCHEDULE			
STRUCTURE	SIZE	MODEL	GRATE
01-01	30"	NYLOPLAST	2X3 STEEL BAR GRATE
01-02	Std.	Denver #16	Denver #16
01-03	12"	NYLOPLAST	2'X2' STANDARD CURB
01-04	12"	NYLOPLAST	2'X2' STANDARD CURB
02-01	18"	NYLOPLAST	2X3 CURB FRAME AND HOOD H-20 DIAGONAL
02-02	18"	NYLOPLAST	2X3 CURB FRAME AND HOOD H-20 DIAGONAL

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DESCRIPTION: **REVIEW SET**
BY: **NOT FOR CONSTRUCTION**
8/5/24

PROJECT:	2387-04
DATE:	8-5-21
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EMAIL:	erikg@landmark-co.com

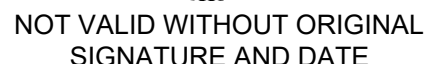
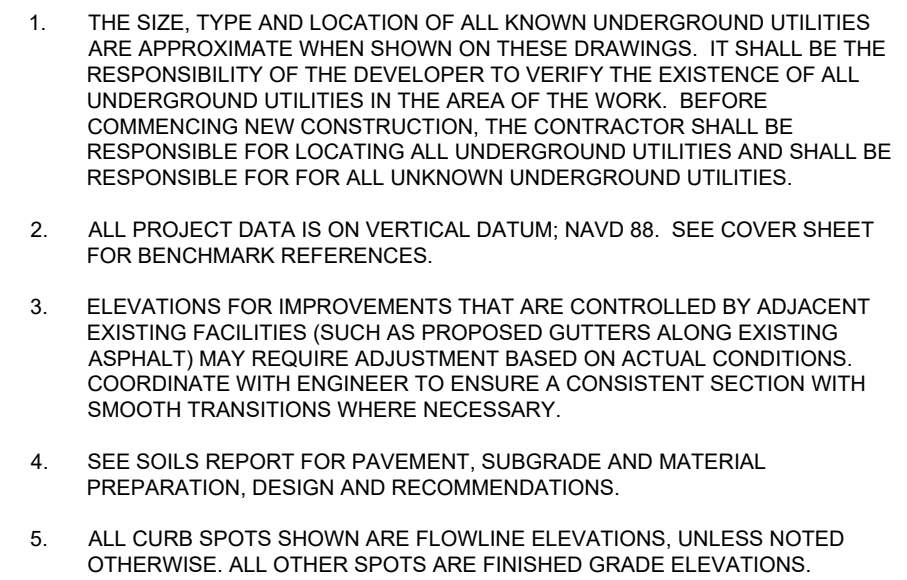
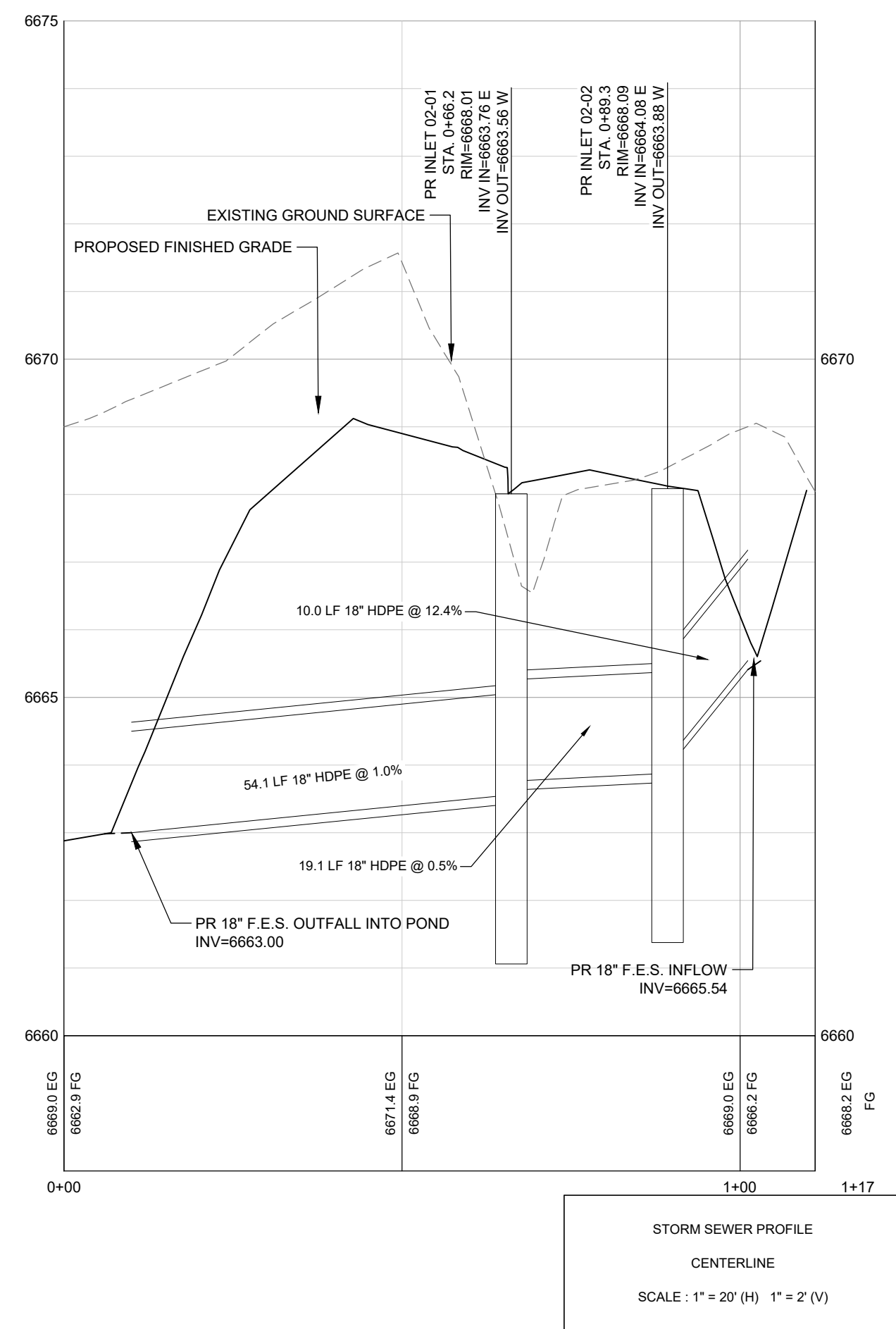
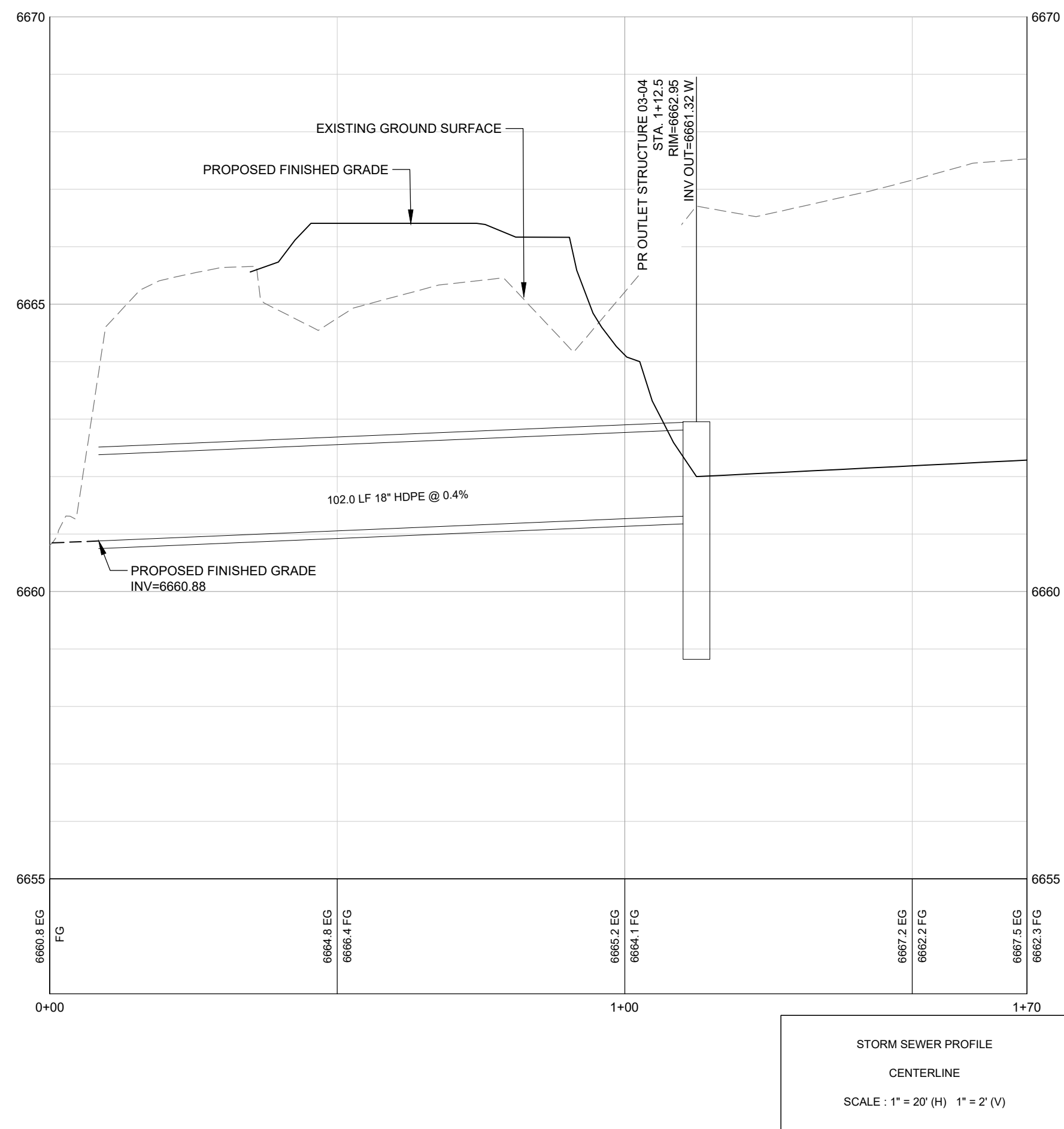
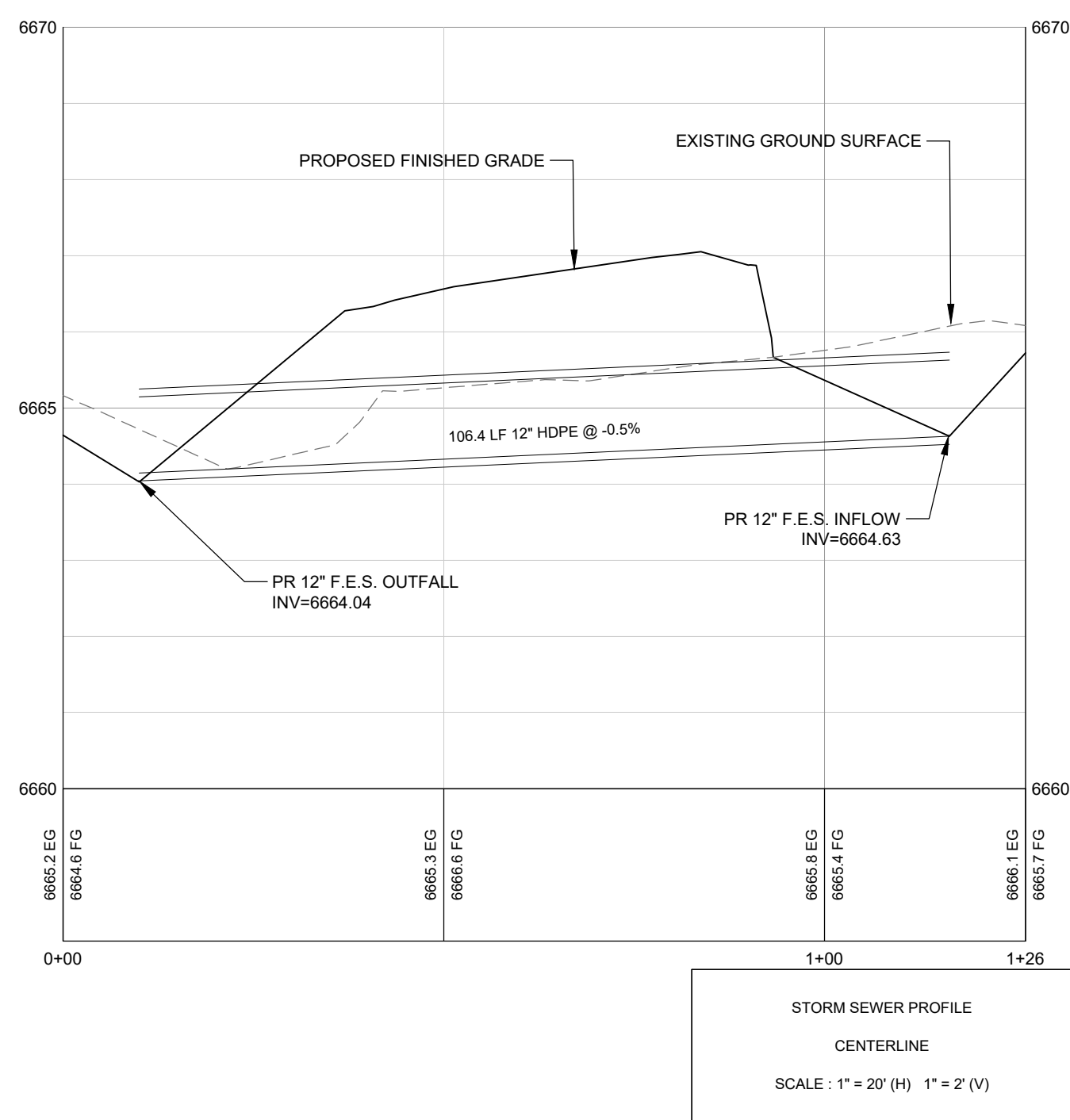
Steamboat Basecamp - Phase I

Detailed Storm Sewer Plan & Profile

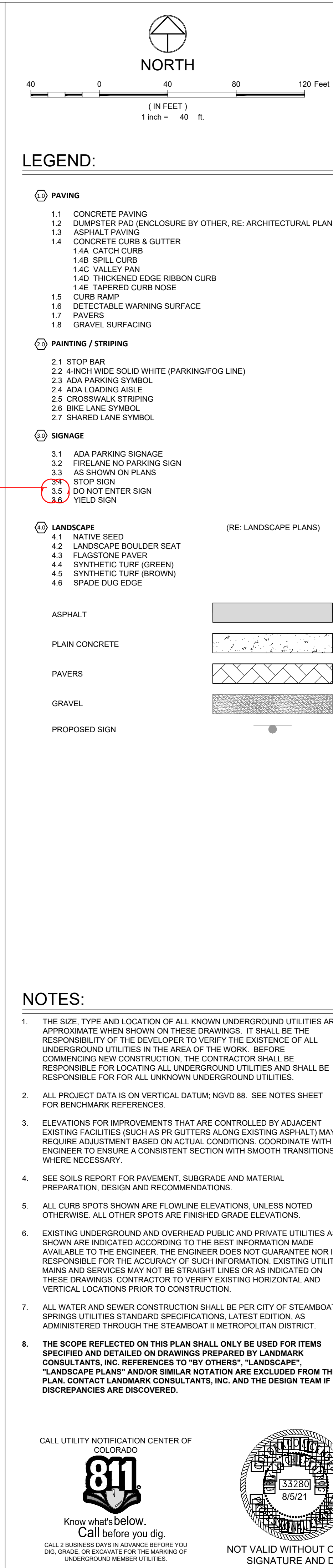
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C.311

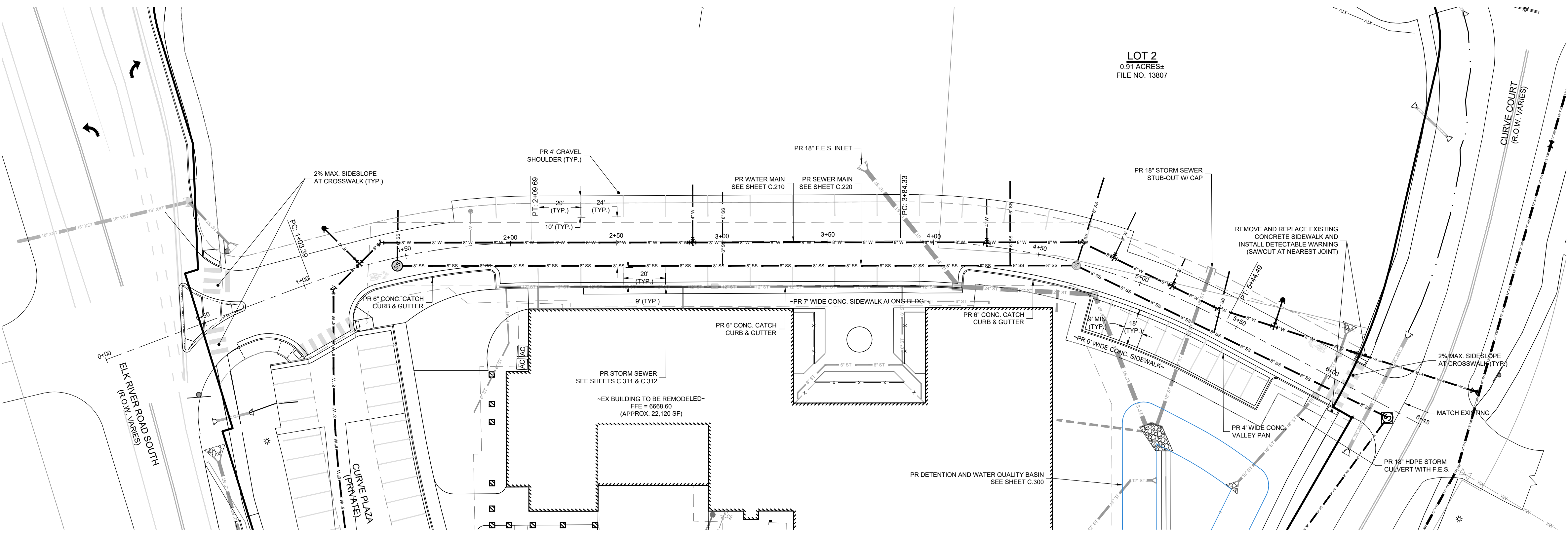
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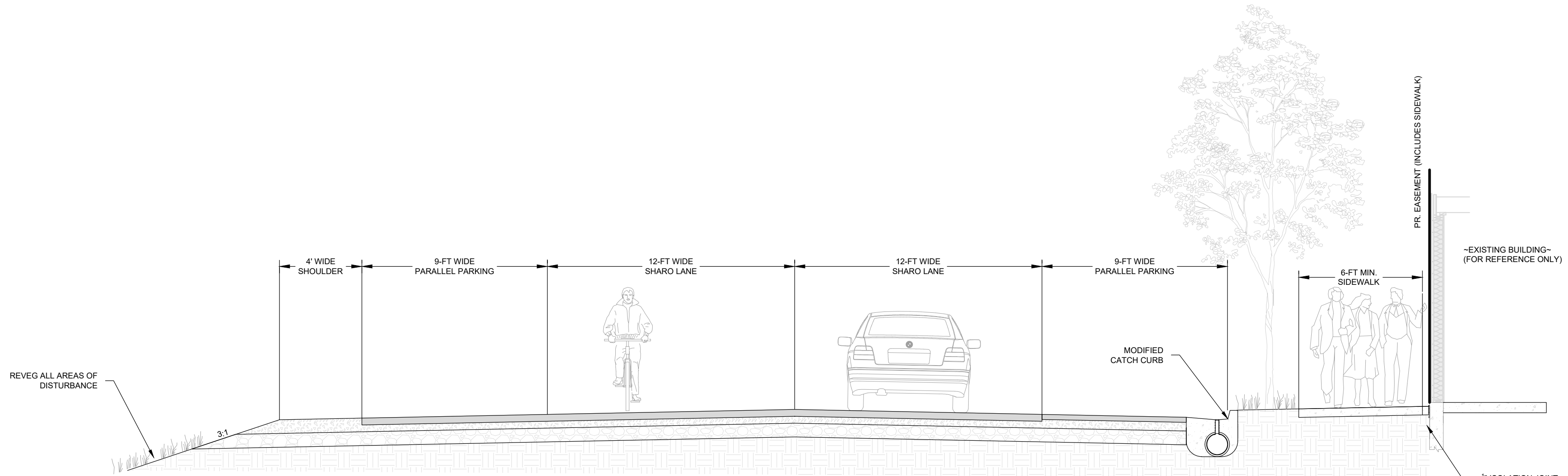
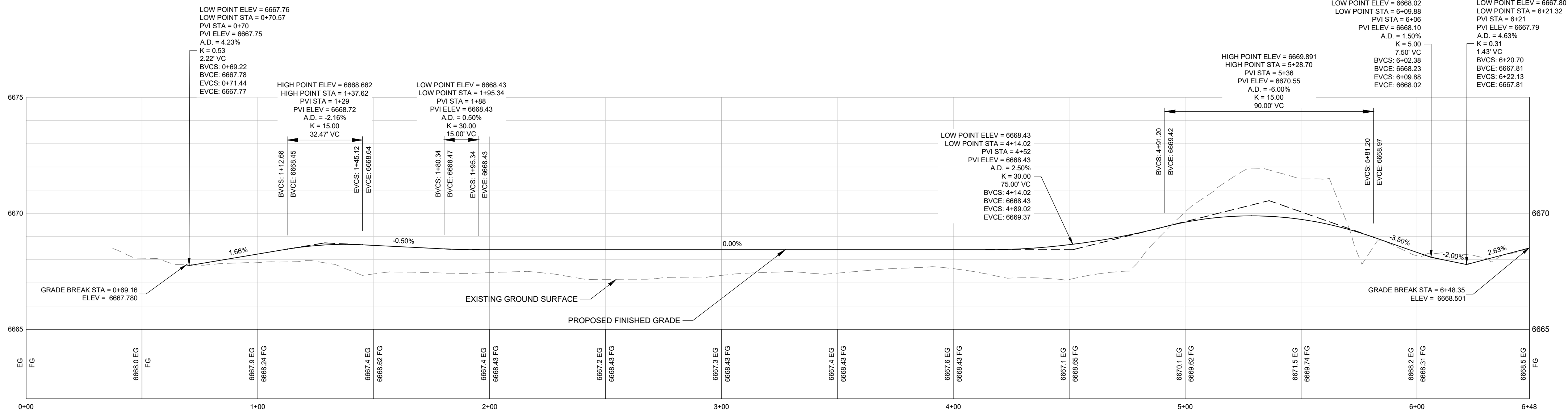
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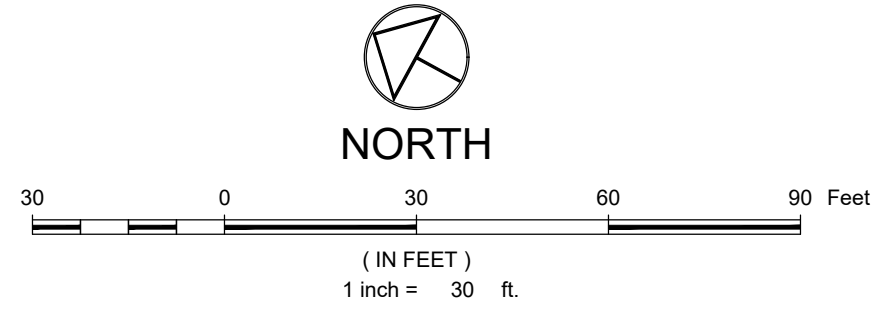
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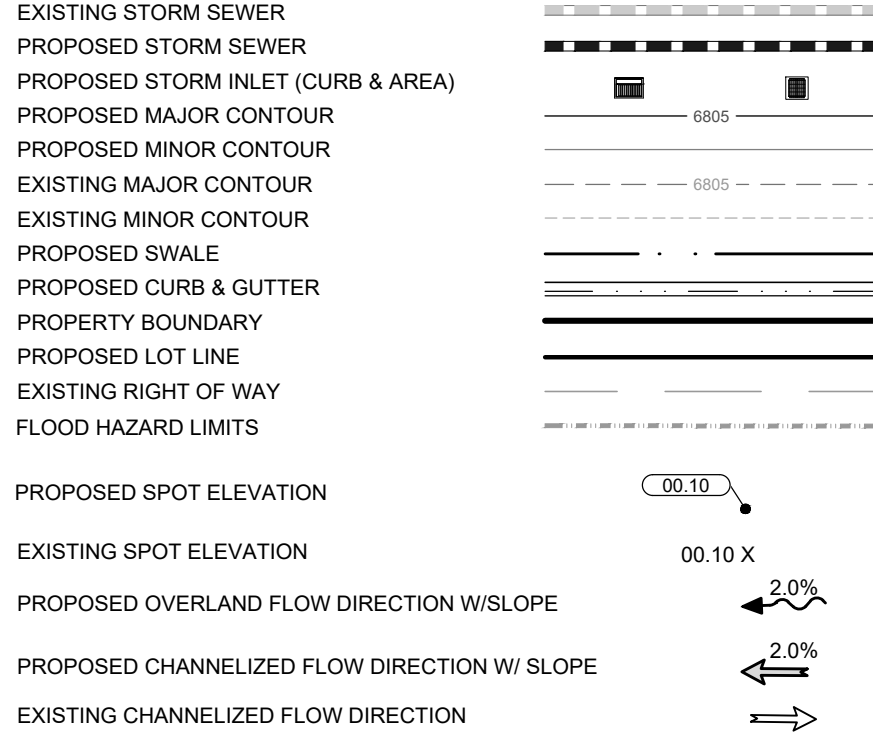
COMMERCIAL PRIVATE ACCESS



COMMERCIAL PRIVATE ACCESS TYPICAL SECTION
N.T.S.

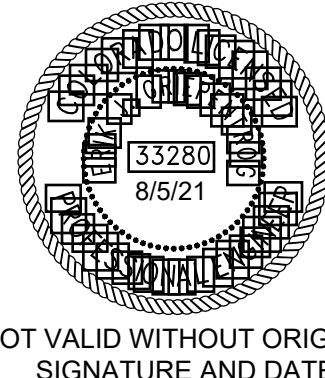
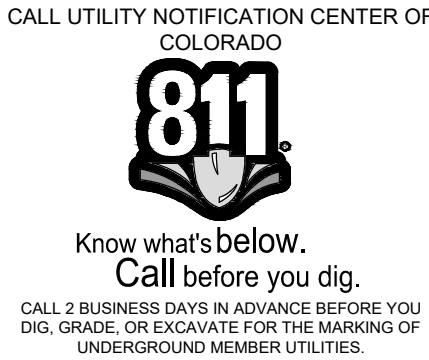


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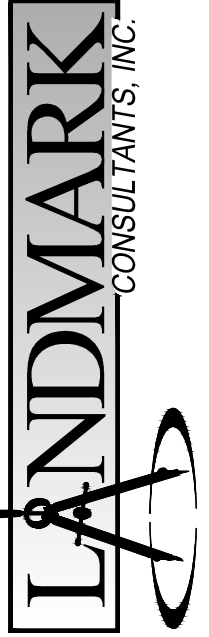


NOTES:

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 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. ALL PROJECT DATA IS ON VERTICAL DATUM: NGVD 88. SEE NOTES SHEET FOR BENCHMARK REFERENCES.
3. 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.
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.



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DESCRIPTION: Steamboat Basecamp - Phase I
BY: [Redacted]
DATE: 8-5-21
PROJECT: 2387-04
CONTACT: Grip
EMAIL: eric@landmark-co.com

Steamboat Basecamp - Phase I
Access Road Plan & Profile

SHEET
C.410

