

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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RIEGLER, ERIC MAY

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141 9TH STREET  
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(970) 871-9494  
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UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	STUART KING, P.E.	(970) 871.8227
CITY OF STEAMBOAT SPRINGS UTILITIES	AMBER GREGORY, P.E.	(970) 871.8211
CITY OF STEAMBOAT SPRINGS PARKS	ERNIE JENKINS	(970) 879.4300
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.3223
CENTURY LINK	JASON SHARPE	(970) 328.8290
COMCAST	DAVID STEPISNIK	(970) 531.0610
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

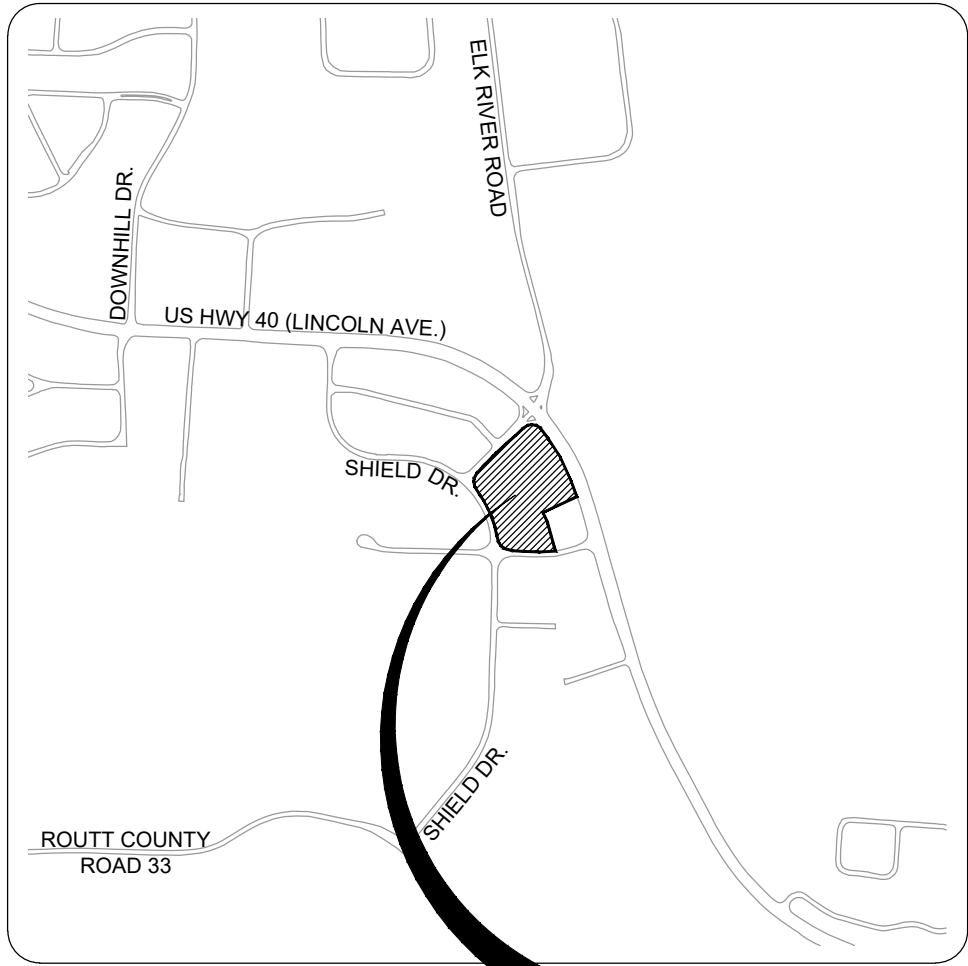
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SHEET INDEX

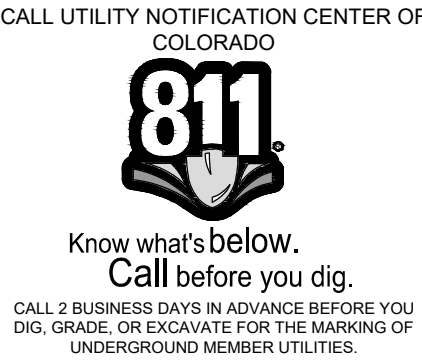
- C.001 - COVER SHEET  
C.002 - NOTES  
C.003 - EXISTING CONDITIONS EXHIBIT  
C.100 - CIVIL SITE PLAN  
C.200 - UTILITY PLAN  
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C.500 - DETAILS (GENERAL)  
C.501 - DETAILS (GENERAL)  
C.502 - DETAILS (CDOT)  
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C.507 - DETAILS (WATER & SEWER)  
C.508 - DETAILS (WATER & SEWER)  
C.509 - DETAILS (EDB O&M)

ATTACHMENT

- L.1 - LANDSCAPE PLAN



FINAL DESIGN APPROVALS		
	DATE	INITIALS
CITY PUBLIC WORKS		
PLANNING		
CITY UTILITIES		



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Steamboat Basecamp - Phase I

Cover Sheet

SHEET  
C.001

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REVIEW SET  
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8/5/21

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

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Steamboat Springs, Colorado 80477  
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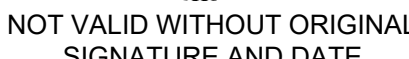






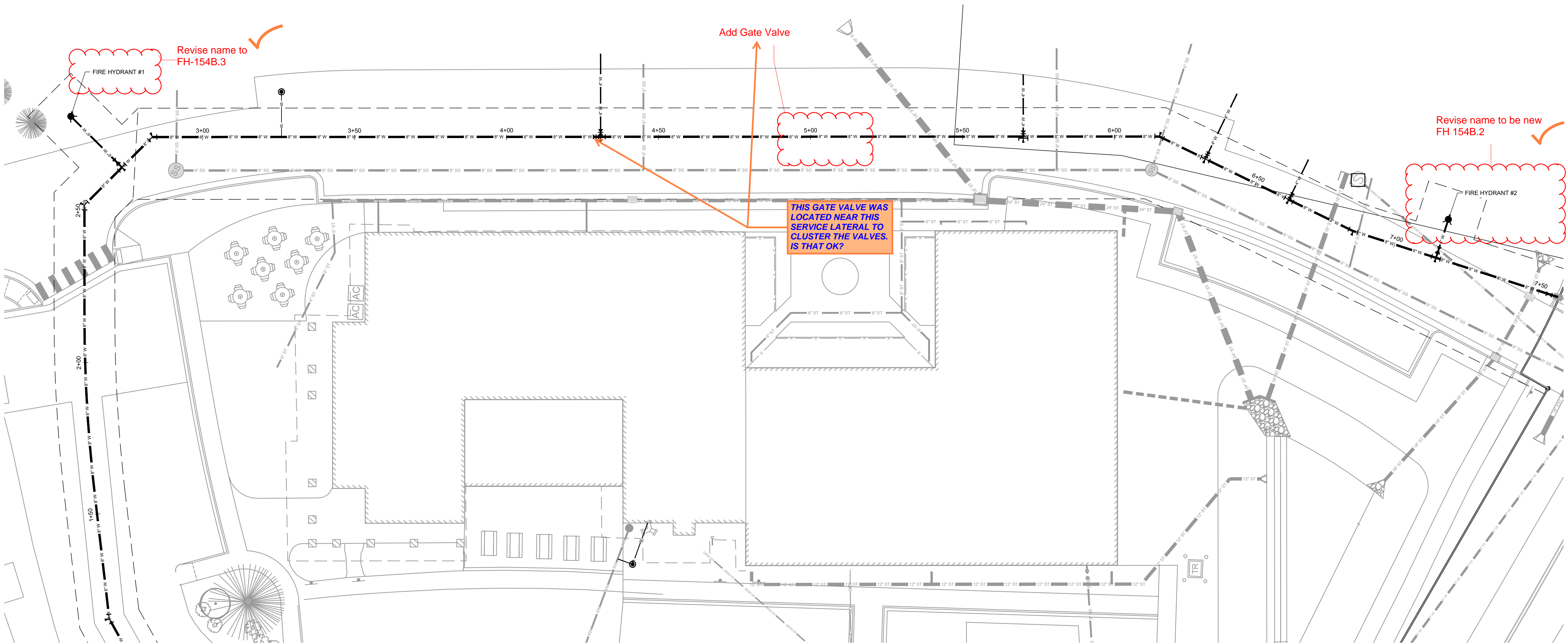






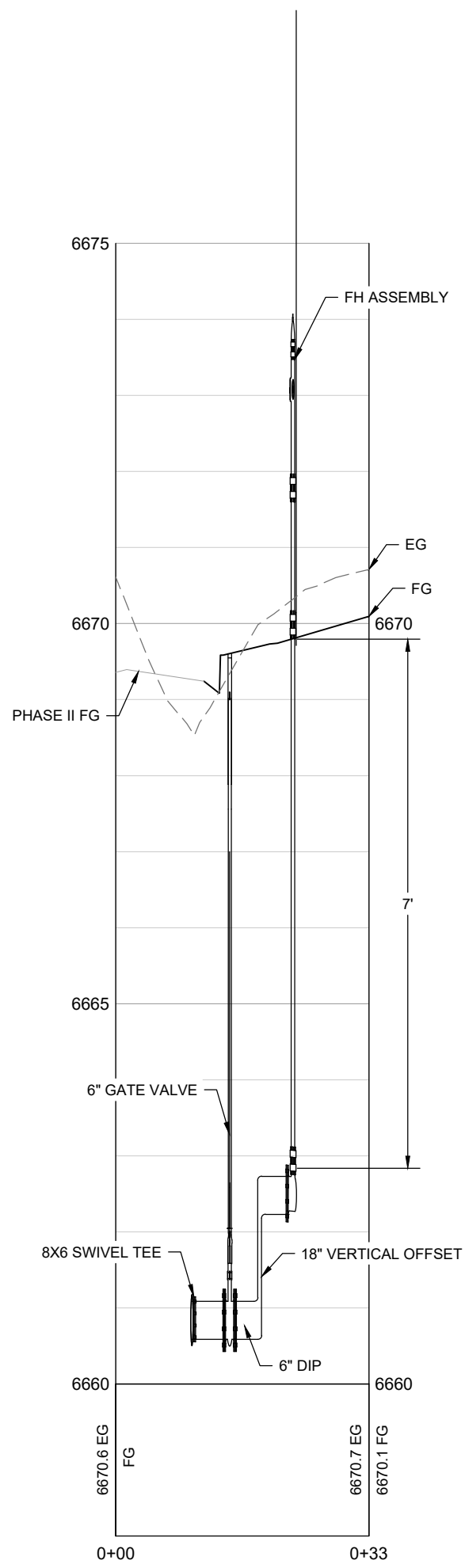


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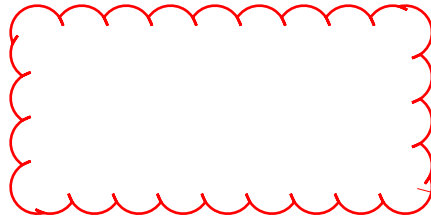


FIRE HYDRANT #1

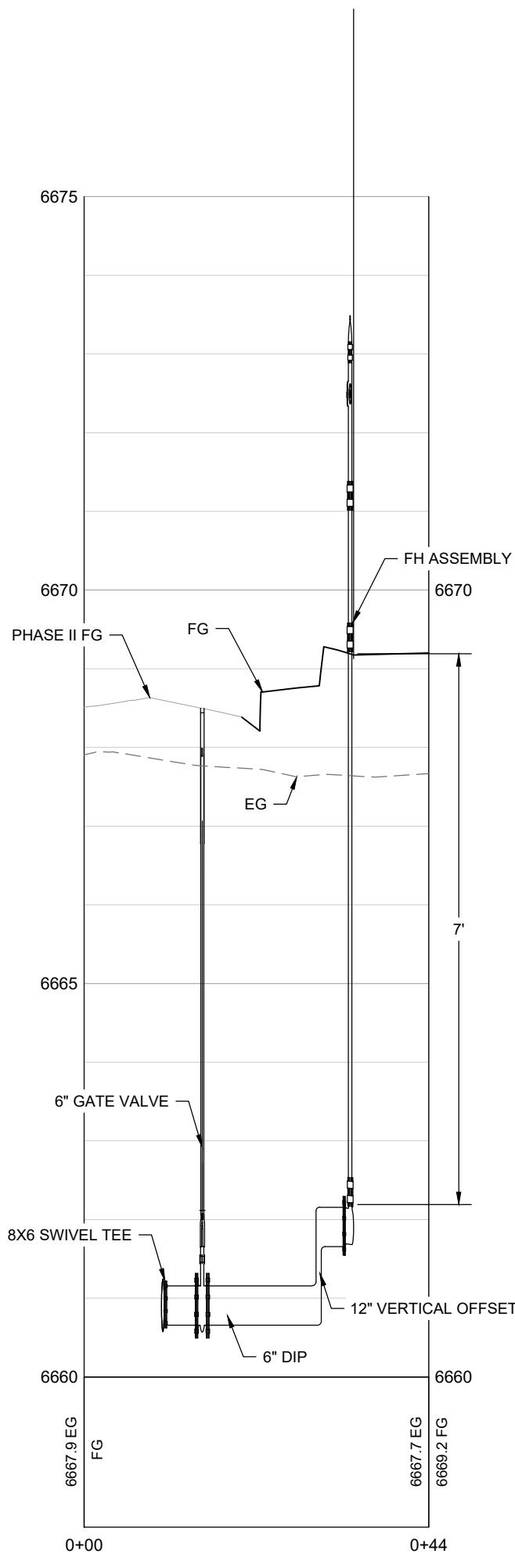
FIRE HYDRANT #2



AGREED AND COMPLETELY UNDERSTAND. THE ORIGINAL ANTICIPATED SCHEDULE WAS TO TRY TO HAVE THE WATER IMPROVEMENTS INSTALLED THIS FALL AND LACK OF SUPPLIES REQUIRED READILY AVAILABLE OFFSET VS. A "CUSTOM" HYDRANT. THE 2022 INSTALL. ALLOWS TIME TO TRY TO PROCURE A SPECIAL HYDRANT.

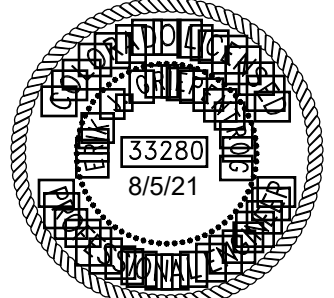


Is there a reason for the offsets to the fire hydrants in lieu of just having the FH be 8-8.5' deep? The slightly deeper FH would result in less fittings.







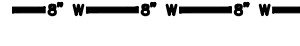



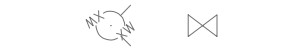


Remove this statement

**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.



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LEGEND:

- 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 
- EX. WATER TO BE REMOVED OR ABANDONED 
- EXISTING GV & FH 
- PROPOSED STORMCULVERT, INLET, MH, END SECTION WITH RIPRAP 
- EXIST 8" STORMCULVERT, INLET, MH, END SECTION WITH RIPRAP 
- EX. STORMCULVERT TO BE REMOVED OR ABANDONED 

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 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 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE 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. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN 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, 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 D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.



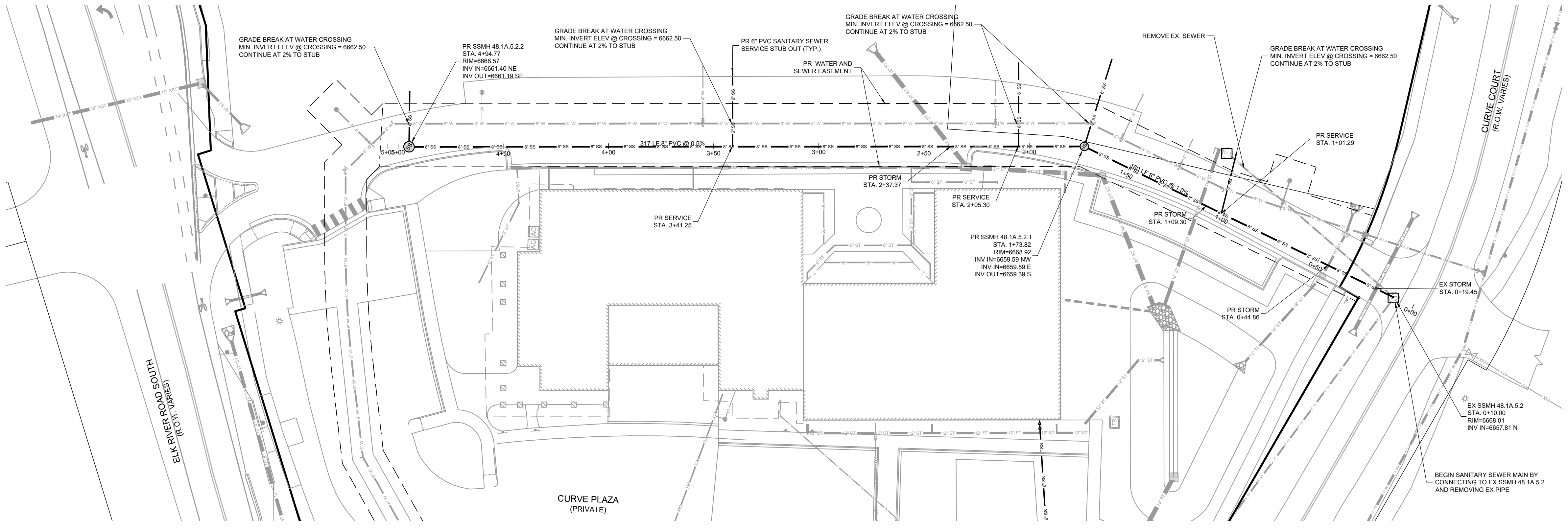
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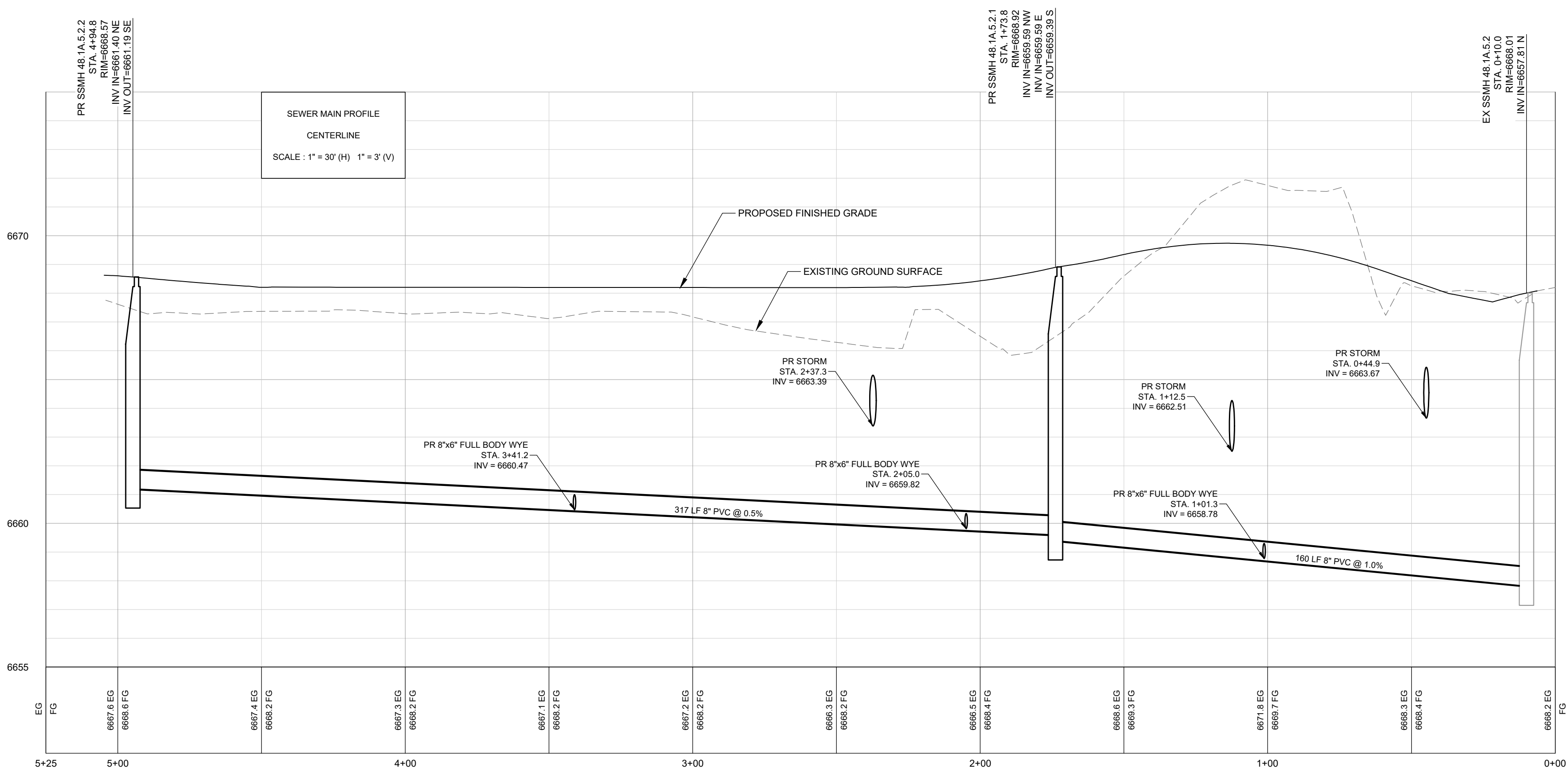
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DATE:	8-5-21
CONTACT:	Grp
EMAIL:	enr@landmark-co.com



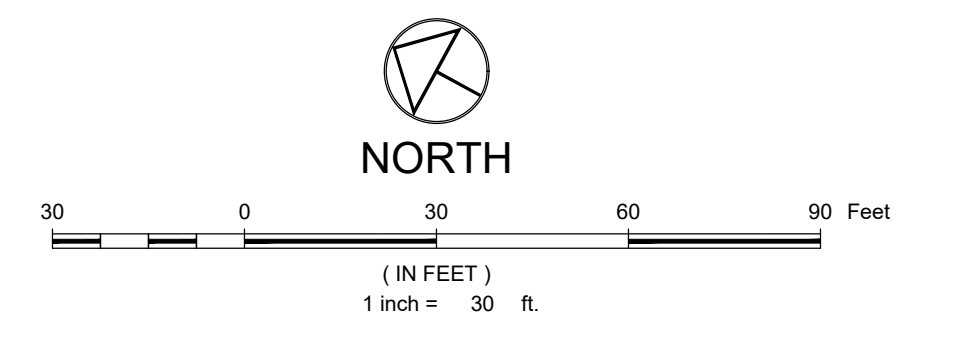
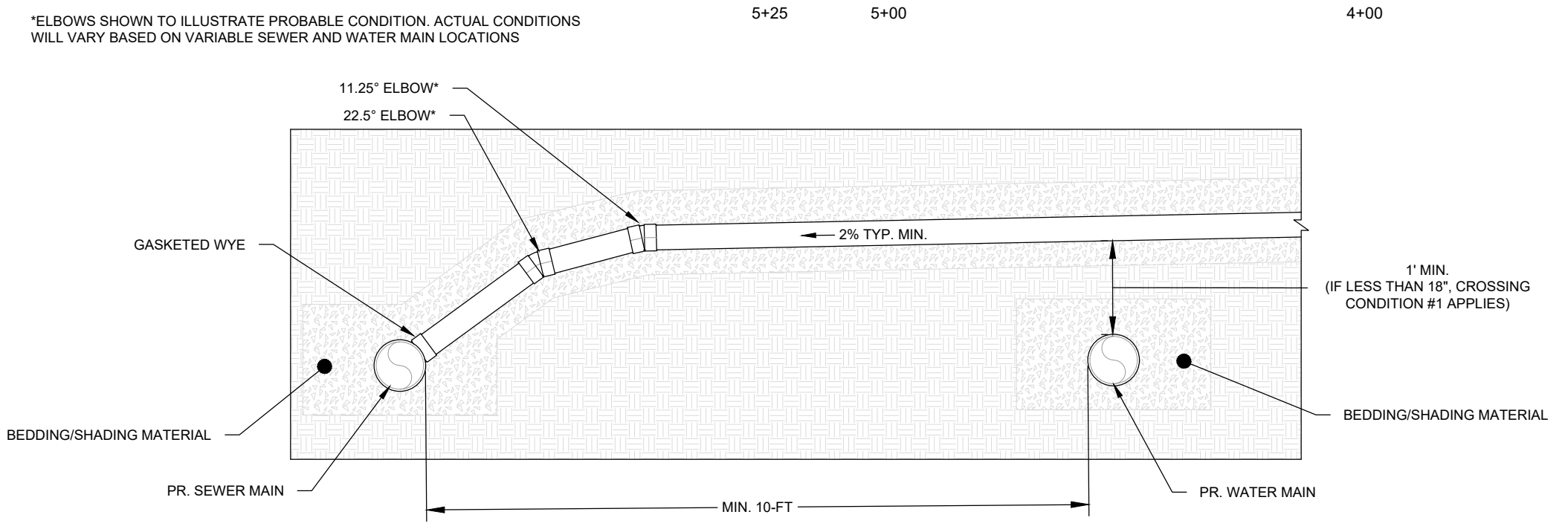
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SEWER MAIN PLAN & PROFILE (STA 0+00 - 5+04)



Remove this statement.  
The water and sanitary  
sewer mains have  
nothing to do with  
Basecamp per previous  
discussions. The  
acceptance will be  
associated with the  
future development in  
which the mains serve.



**LEGEND:**

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

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

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

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PROPOSED GV, FH & CS

EXISTING WATER

EX. WATER TO BE REMOVED OR ABANDONED

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**811**

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CIVIL ENGINEERS | SURVEYORS

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Steamboat, Colorado 80477  
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DESCRIPTION: Steamboat Basecamp - Phase I

PROJECT: 2387-04

DATE: 8-5-21

CONTACT: eric@landmark-co.com

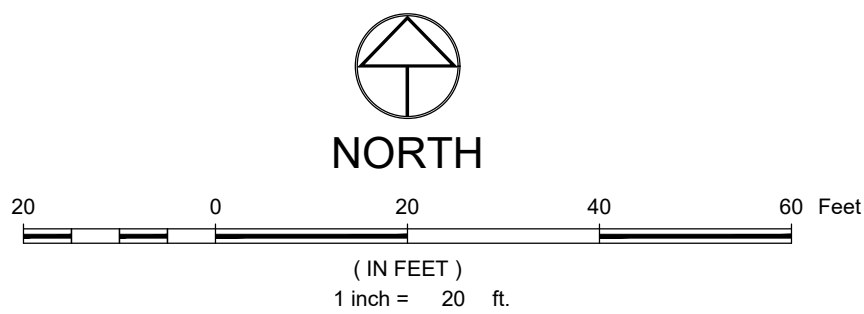
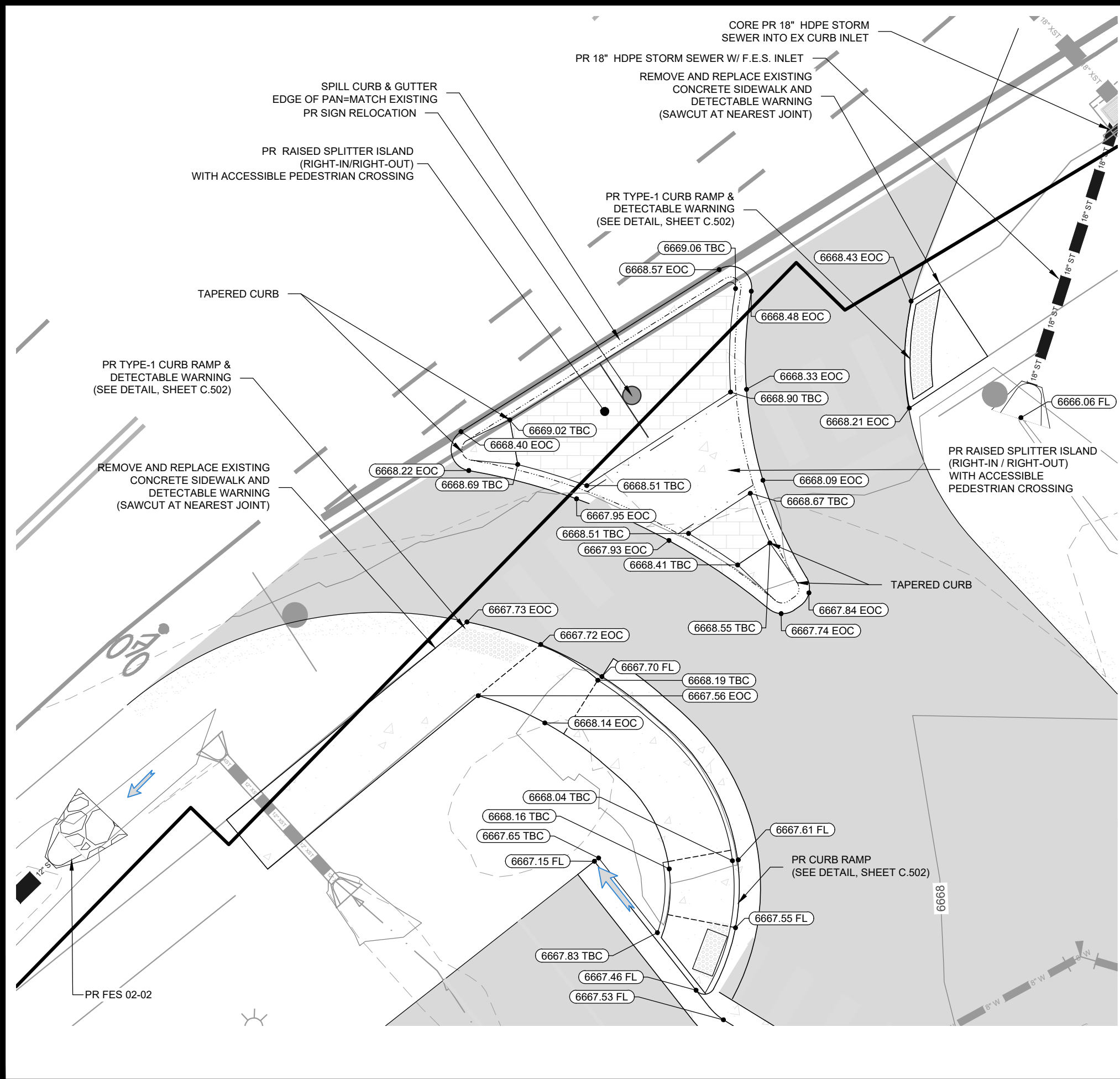
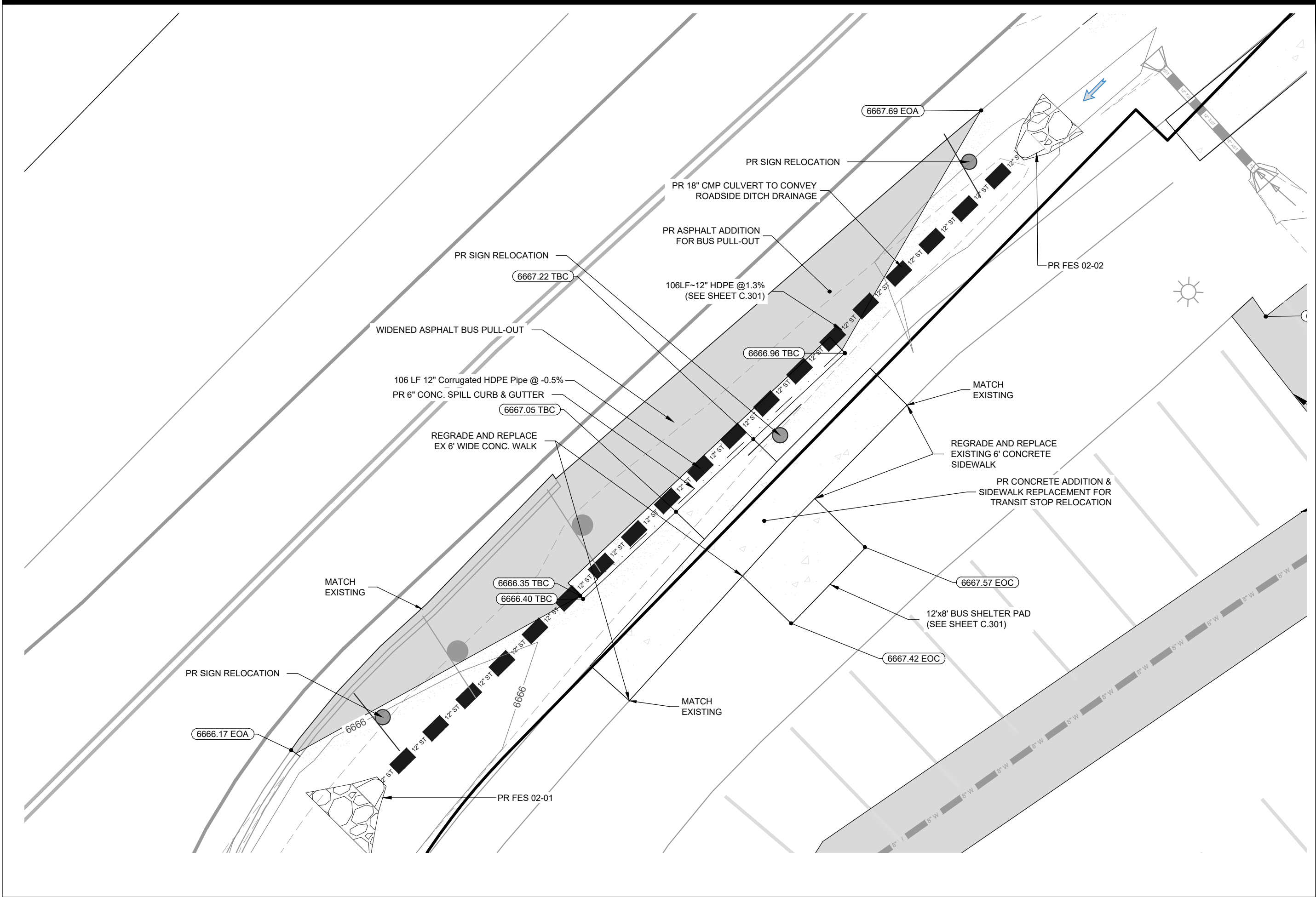
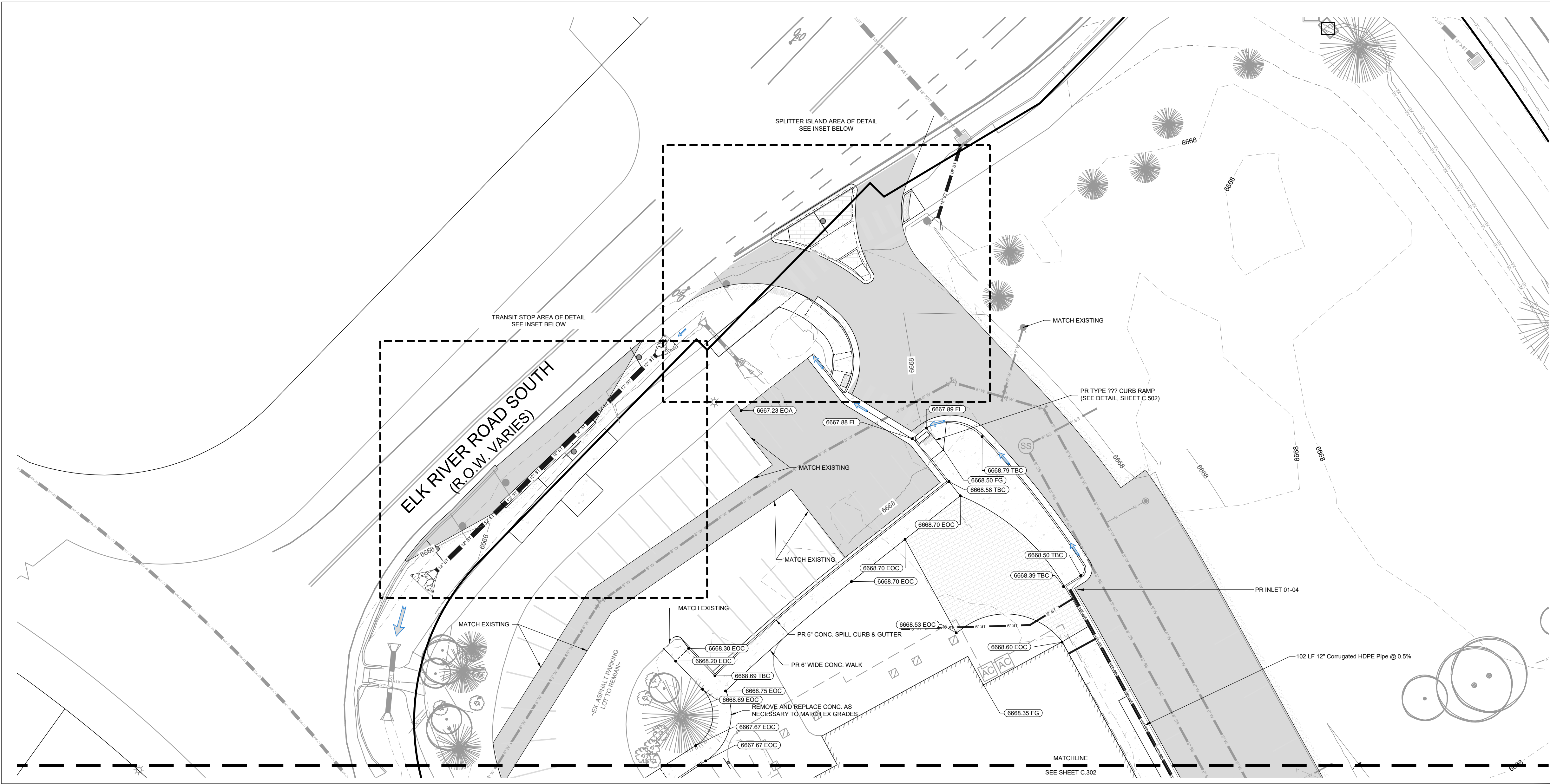
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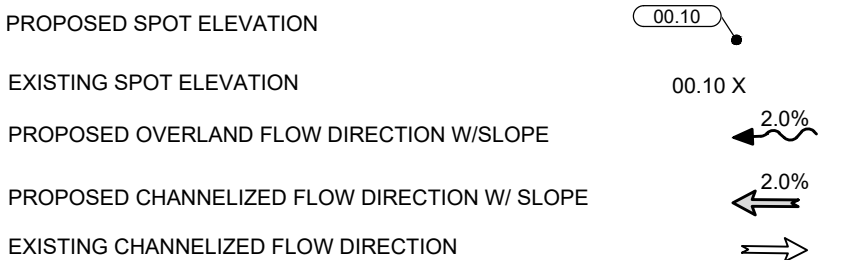
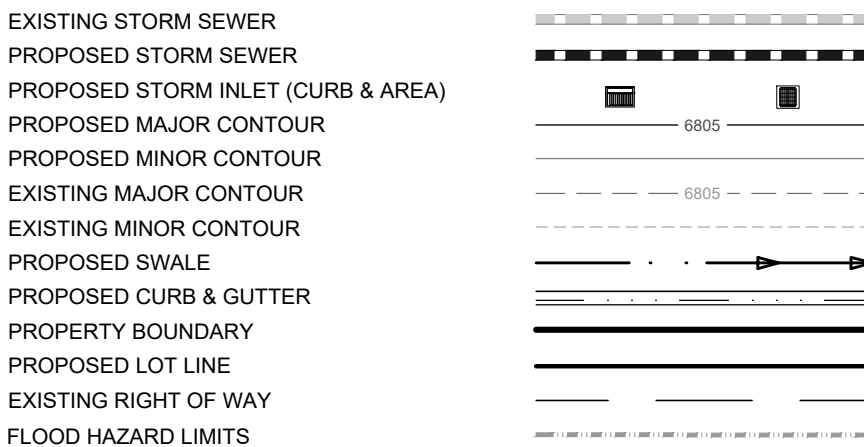




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#### LEGEND:



#### NOTES:

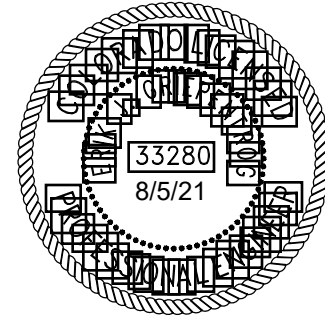
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3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH 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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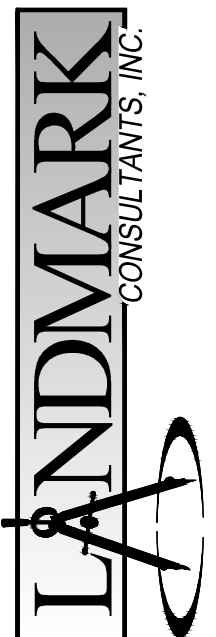
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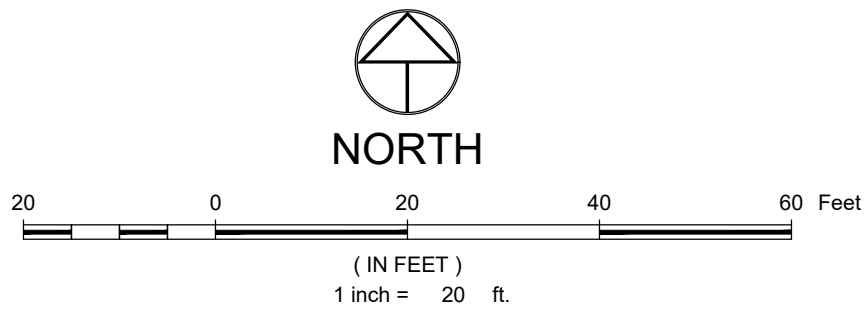
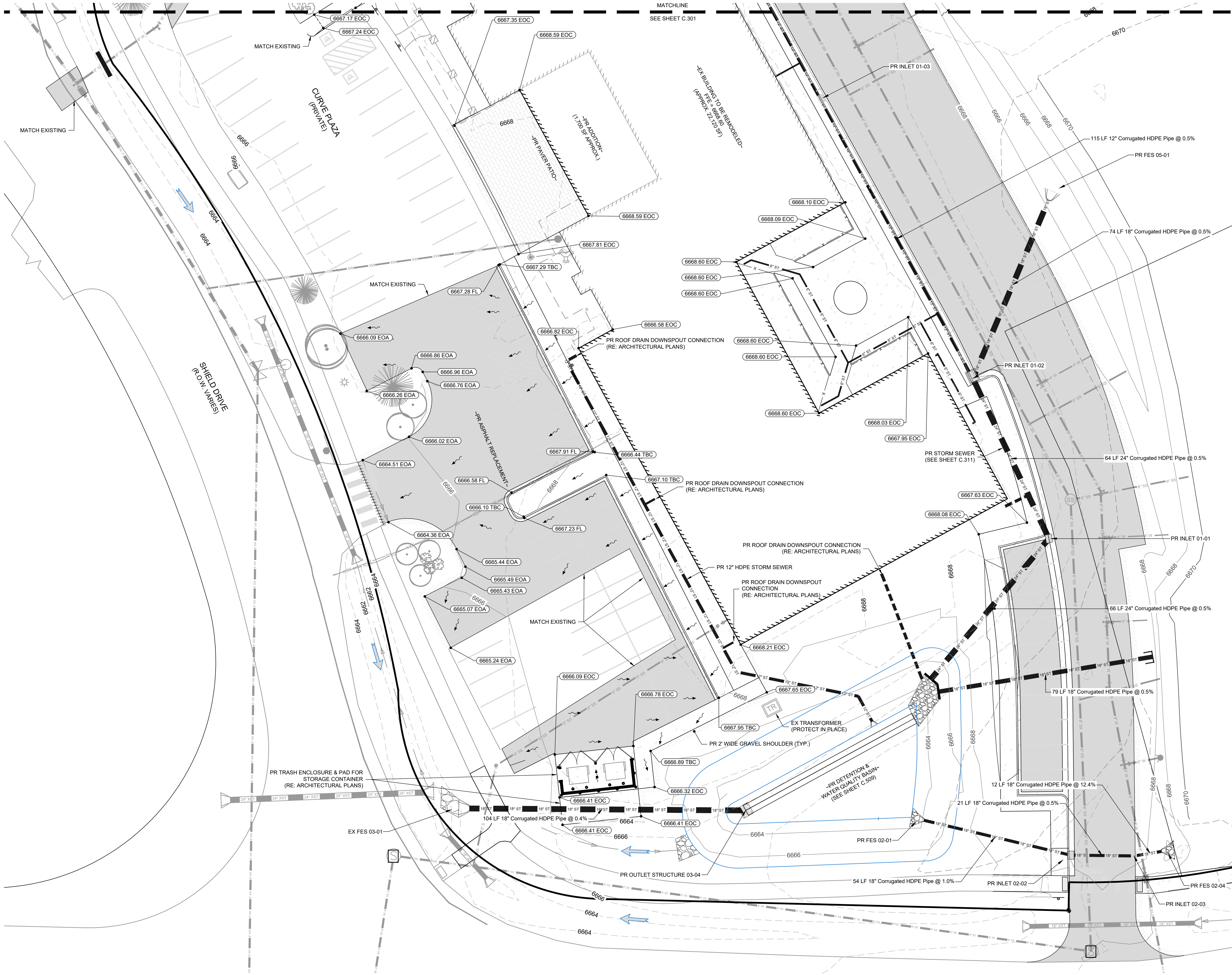
REVIEW SET  
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8/5/21

NO.	DATE	BY	DESCRIPTION
2397-04	8-5-21	Grp	PROJECT:
			DATE:
			CONTACT:
			EMAIL: <a href="mailto:enr@landmark-co.com">enr@landmark-co.com</a>

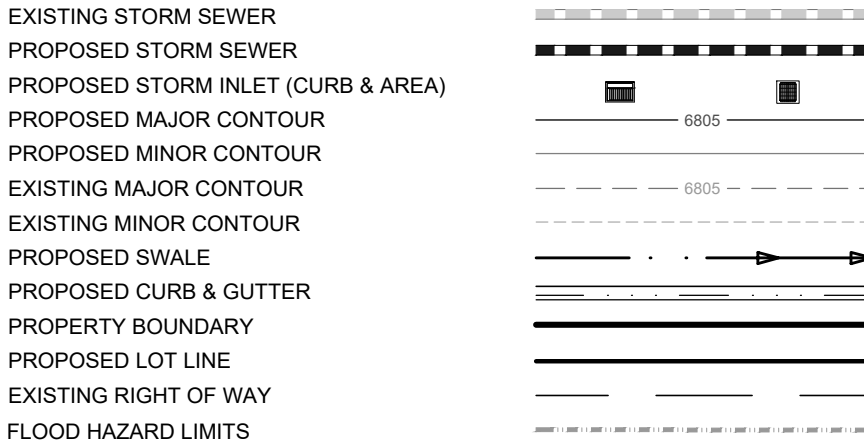
Steamboat Basecamp - Phase I  
Detailed Grading & Drainage Plan

SHEET  
C.301





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:

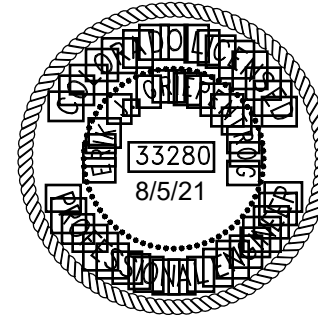
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5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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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

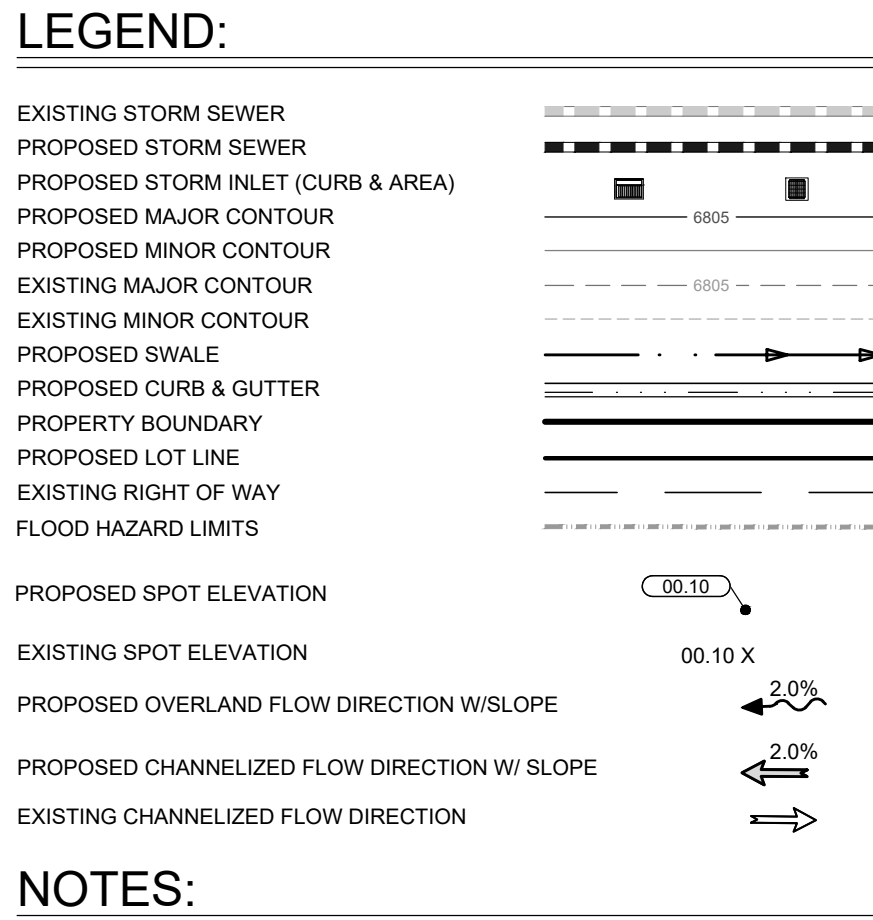
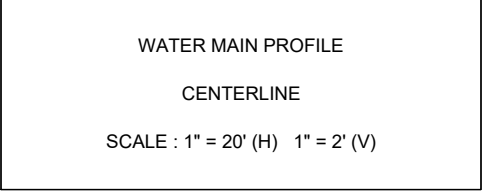
SHEET

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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PROJECT:	2387-04	NO.	DATE:	BY:
DATE:	8-5-21			
CONTACT:	Grip			
EMAIL:	erikg@landmark-co.com			

# Steamboat Basecamp - Phase I

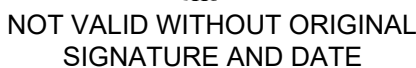
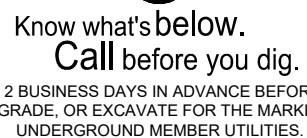
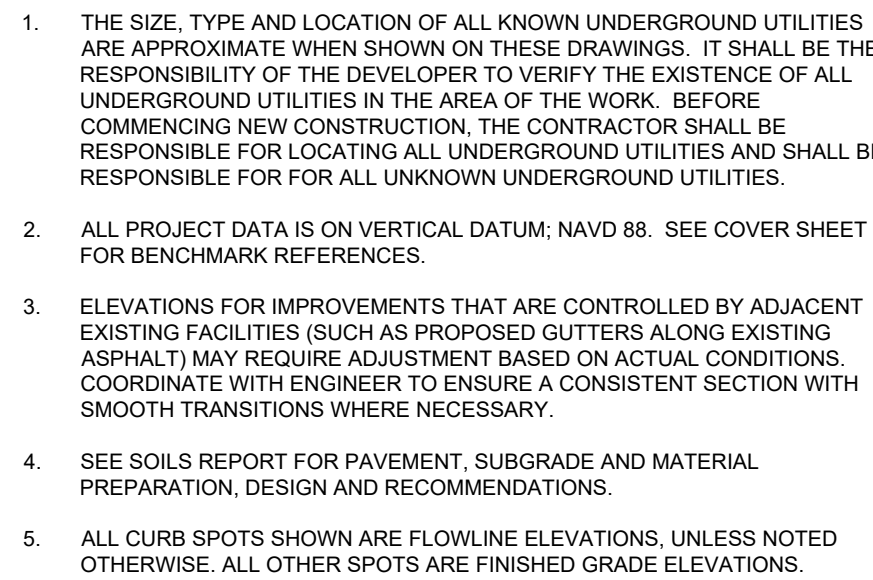
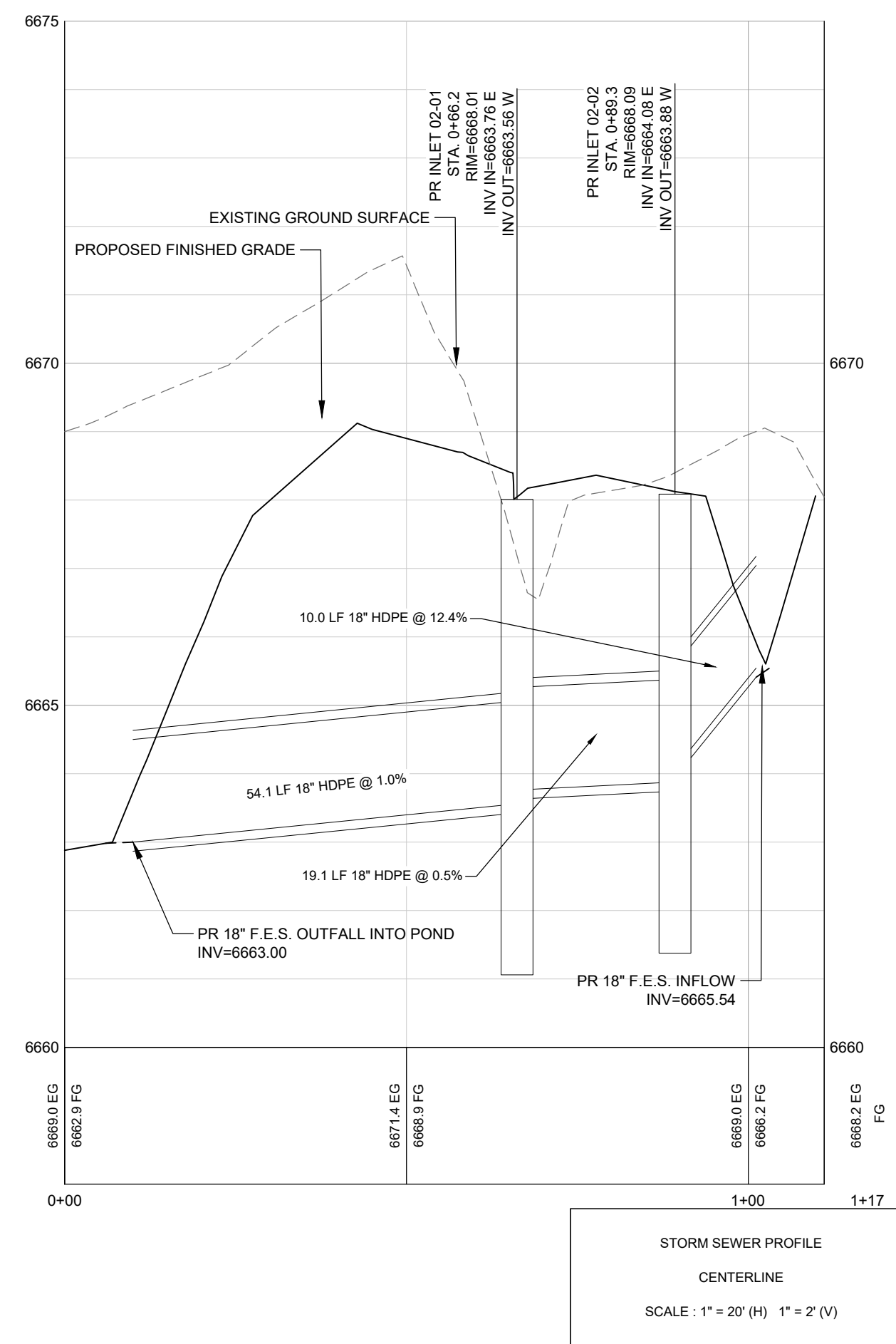
## Detailed Storm Sewer Plan & Profile

SHEET

C.311

DRAWING FILENAME: P:\2387-004\DWG\Production Drawings\Phase 1 - Civil CD\2387-004-Ph1-CD-C-310-Storm P&P.dwg LAYOUT NAME: C.311 DATE Sep 06, 2021 - 5:05pm CAD OPERATOR: crik





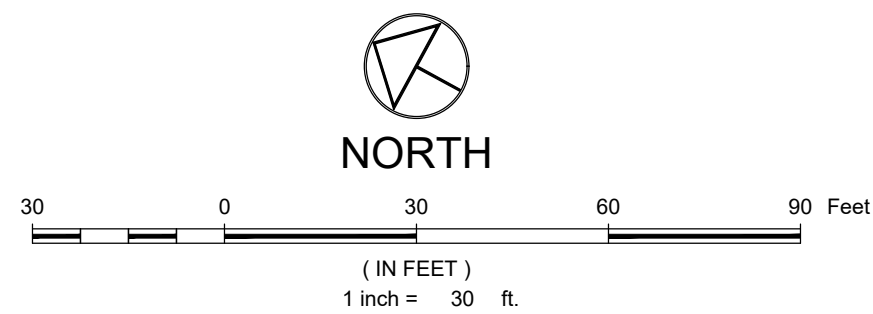








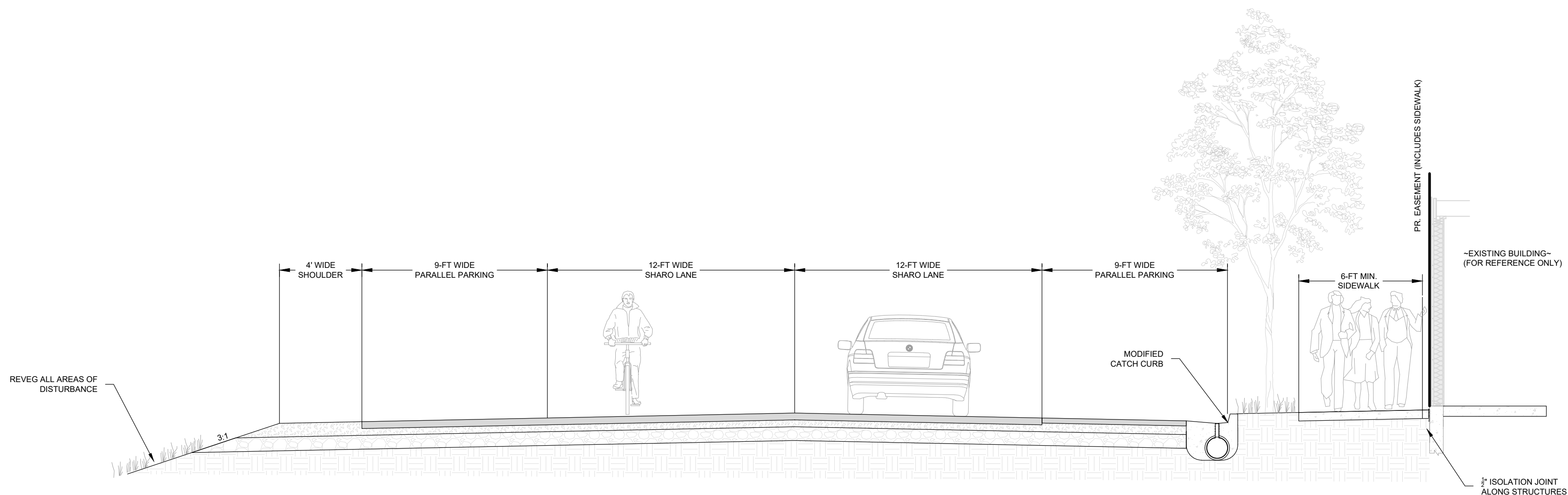




EXISTING STORM SEWER  
 PROPOSED STORM SEWER  
 PROPOSED STORM INLET (CURB & AREA)  
 PROPOSED MAJOR CONTOUR  
 PROPOSED MINOR CONTOUR  
 EXISTING MAJOR CONTOUR  
 EXISTING MINOR CONTOUR  
 PROPOSED SWALE  
 PROPOSED CURB & GUTTER  
 PROPERTY BOUNDARY  
 PROPOSED LOT LINE  
 EXISTING RIGHT OF WAY  
 FLOOD HAZARD LIMITS

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. PRIOR TO 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) WILL REQUIRE THE CONTRACTOR TO MAINTAIN EXISTING 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.



**COMMERCIAL PRIVATE ACCESS**  
(PER SECTION 4.2.5.5 OF THE CITY'S ENGINEERING STANDARDS):

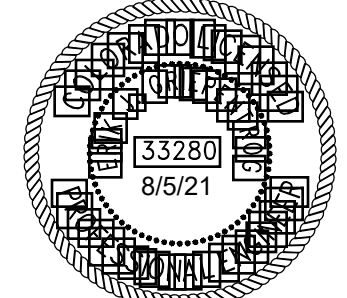
THE INTERNAL ACCESS DRIVE SYSTEM FOR A COMMERCIAL LOT OR DEVELOPMENT AND MAY INCLUDE THE DRIVEWAY, ACCESS DRIVES, AND PARKING AREAS THAT SERVE THE DEVELOPMENT.

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BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

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8/5/21

[illegible]

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

# Steamboat Basecamp - Phase I

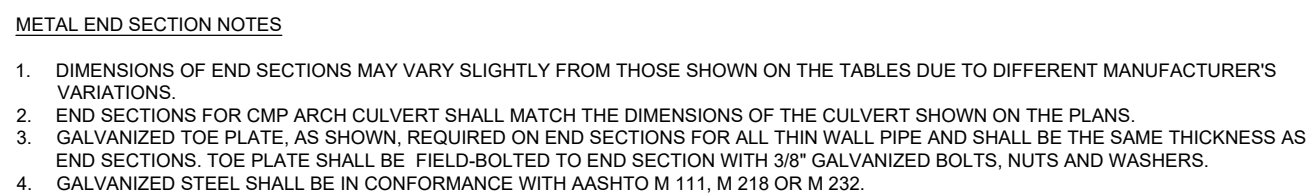
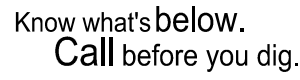
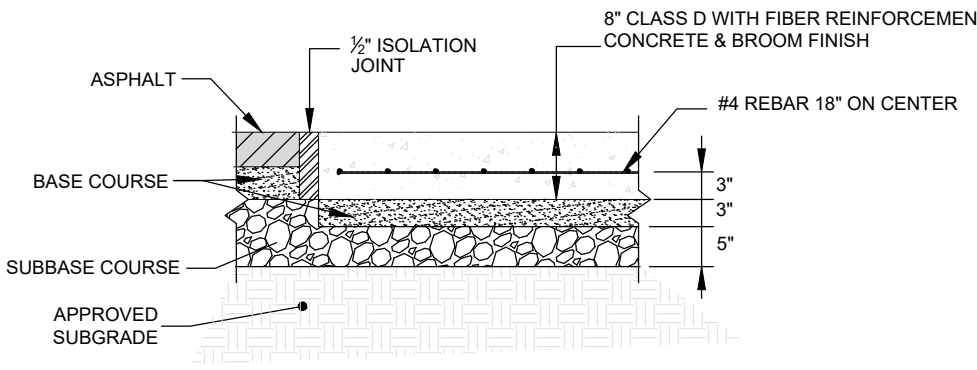
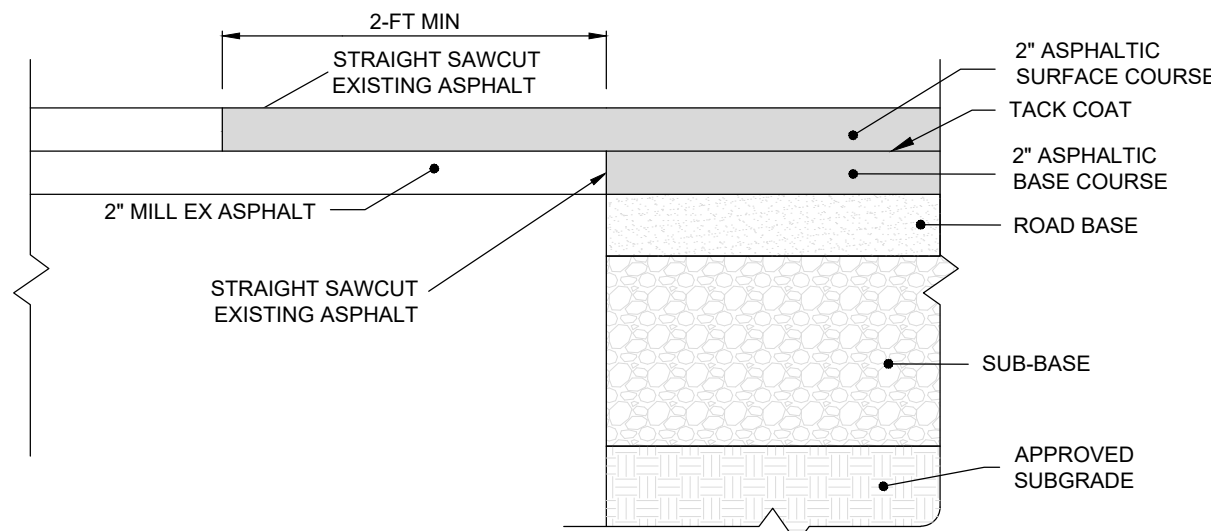
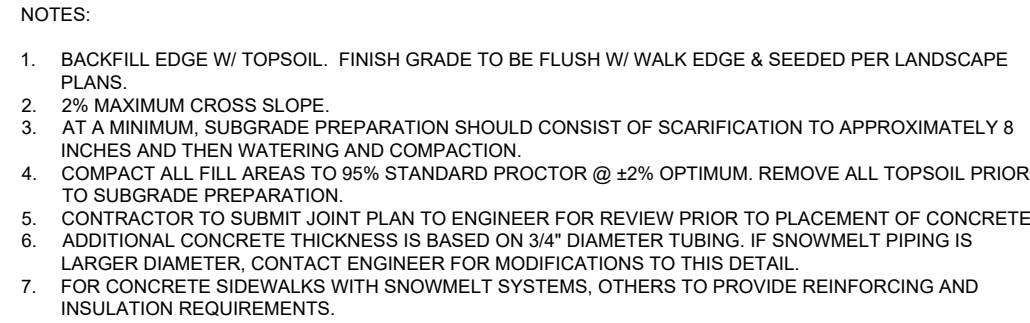
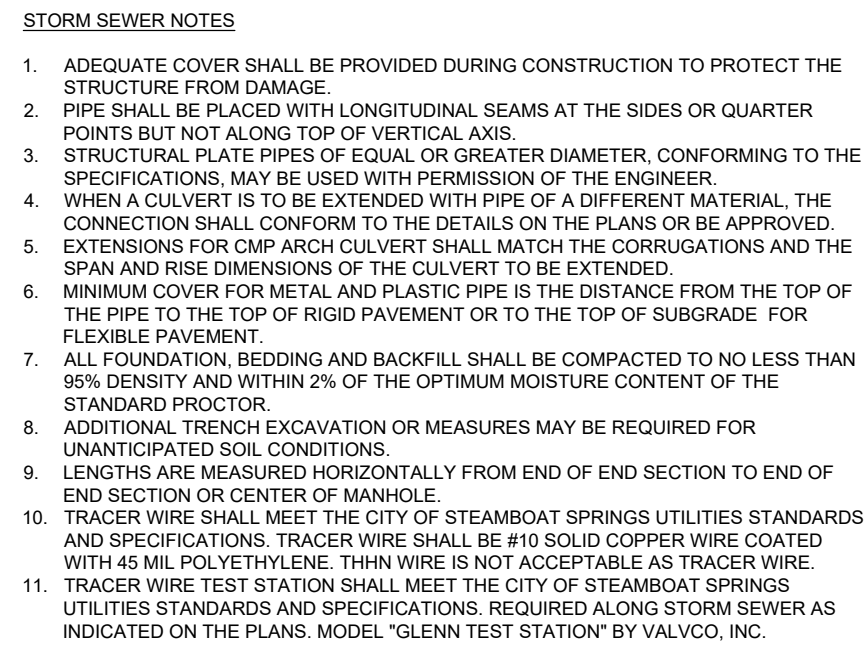
## Access Road Plan & Profile

SHEET

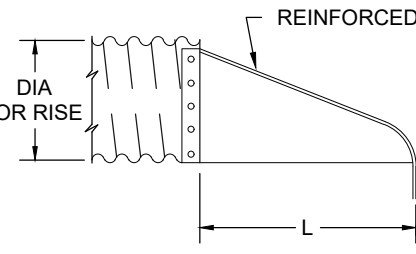
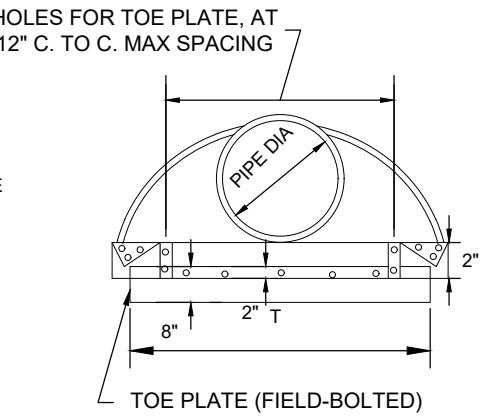
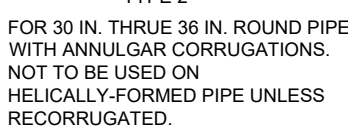
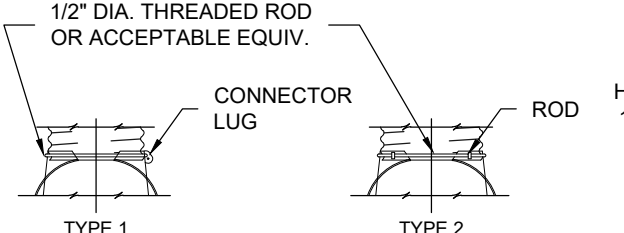
C.410

DRAWING FILENAME: P:\2387-004\DWG\Production Drawings\Phase 1 - Civil\CD\2387-004-PH1-CD-2-410-Roadway P&P.dwg DATE: Aug 05, 2021 - 9:45pm CAD OPERATOR: entk





The diagram illustrates the geometry of a parabolic arch. The top view (plan) shows a horizontal span divided into three segments: two outer segments of length  $A$  and a central segment of length  $W$ . A central point is marked as the 'HORIZONTAL & VERTICAL CONTROL POINT'. The side view (elevation) shows a parabolic arch with a total height of  $L$  and a base width of  $B$ . The top of the arch is labeled 'DIAMETER OR SPAN'.



END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS

FLARED END SECTION  
N.T.S

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8/5/24

PROJECT:	2387-04	NO.	DATE:	BY:
DATE:	8-5-21			
CONTACT:	Grip			
EMAIL:	erikg@landmark-co.com			

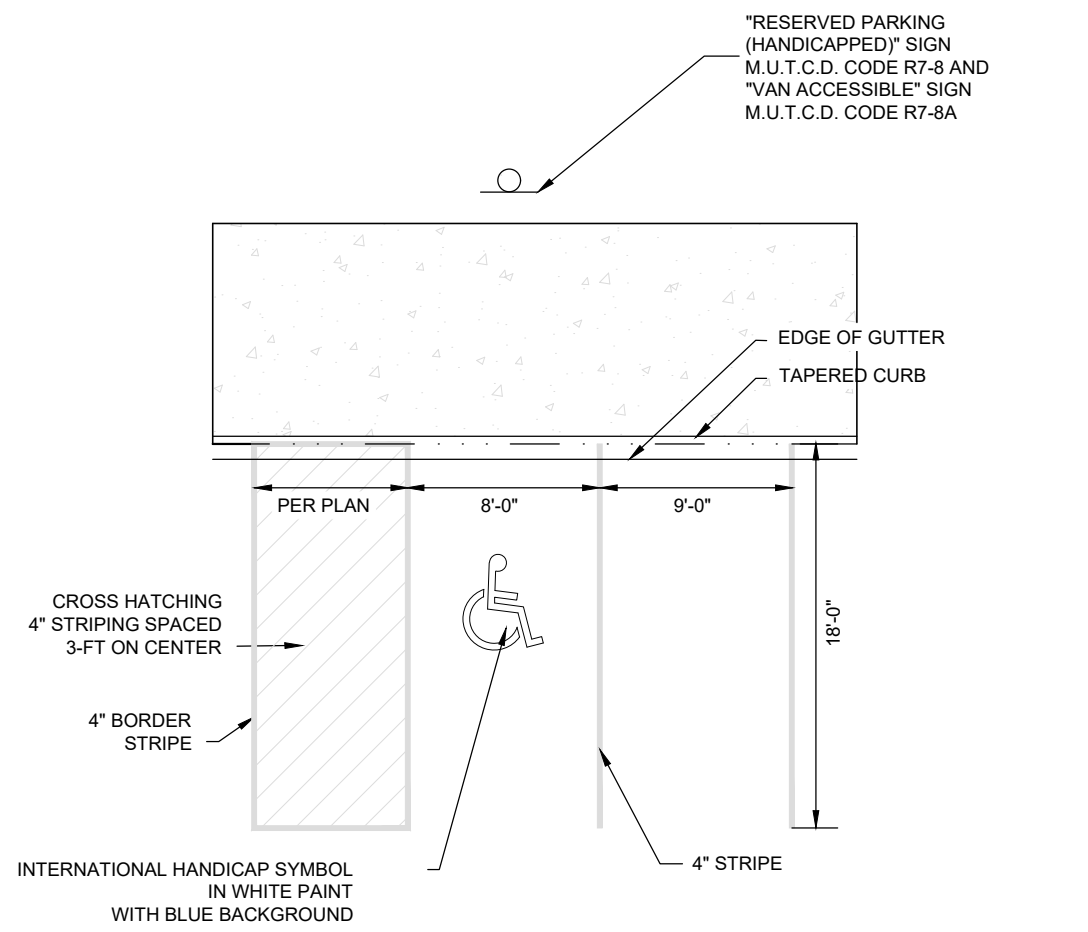
## Umboat Basecamp - Phase I Details (General)

SHEET

**500**

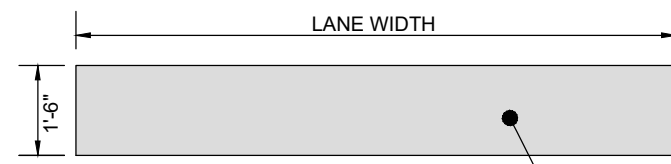


DRAWING FILENAME: P:\3287-05000\Drawings\Drawings\Phase 1 - Callouts\3287-05000\848 Basecamp - LAYOUT NAME: C501 DATE: Aug 28, 2021 - 3:44pm CAD OPERATOR: e-k  
LIST OF REVISIONS: (4/20/2021)

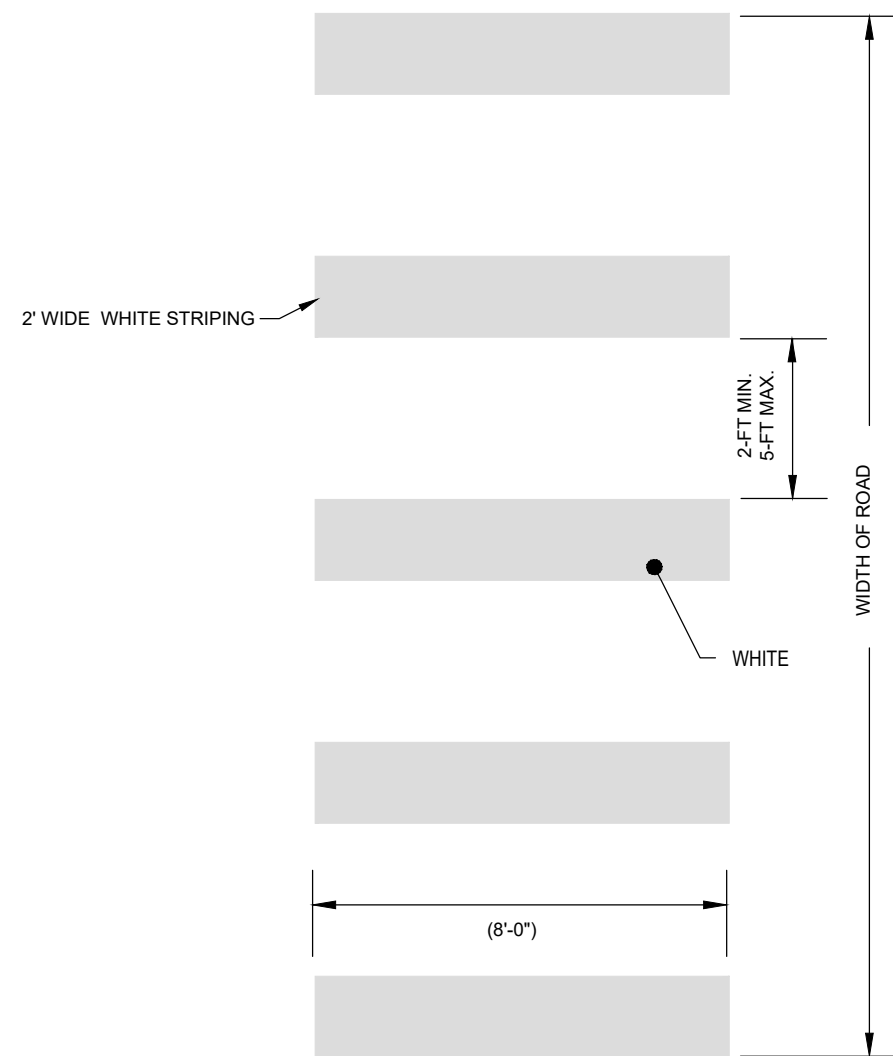


- PAVEMENT MARKING NOTES:
1. PAVEMENT MARKING PAINT SHALL BE WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952, WITH DRYING TIME LESS THAN 45 MINUTES.
  2. PAINT PAVEMENT MARKINGS ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 50° F AND MAXIMUM AMBIENT OR SURFACE TEMPERATURE OF 95° DEG F.

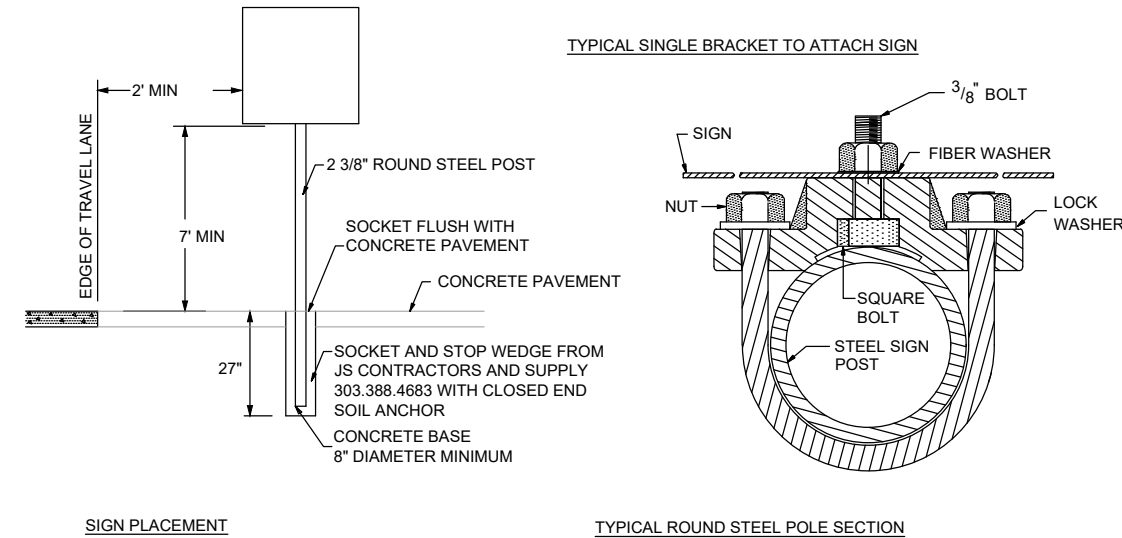
TYPICAL STRIPED PARKING LAYOUT  
N.T.S.



STOP BAR  
N.T.S.



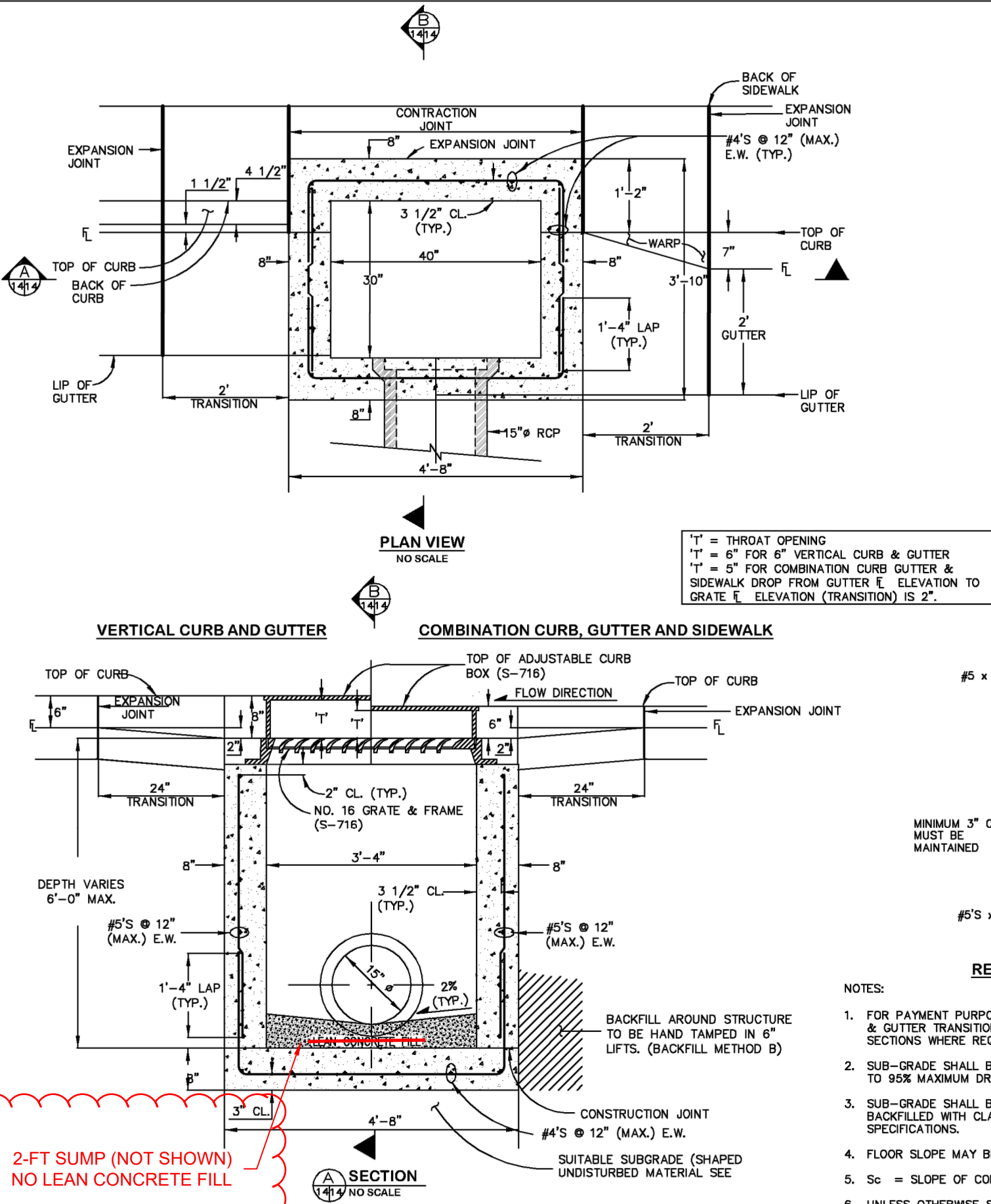
CONTINENTAL CROSS WALK STRIPING  
N.T.S.



SIGN PLACEMENT  
NOTES:  
1. CONFIRM LOCATION OF EACH SIGN IN FIELD WITH ENGINEER PRIOR TO INSTALLATION.

SIGN INSTALLATION DETAIL  
N.T.S.

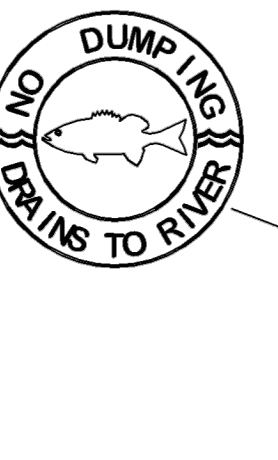
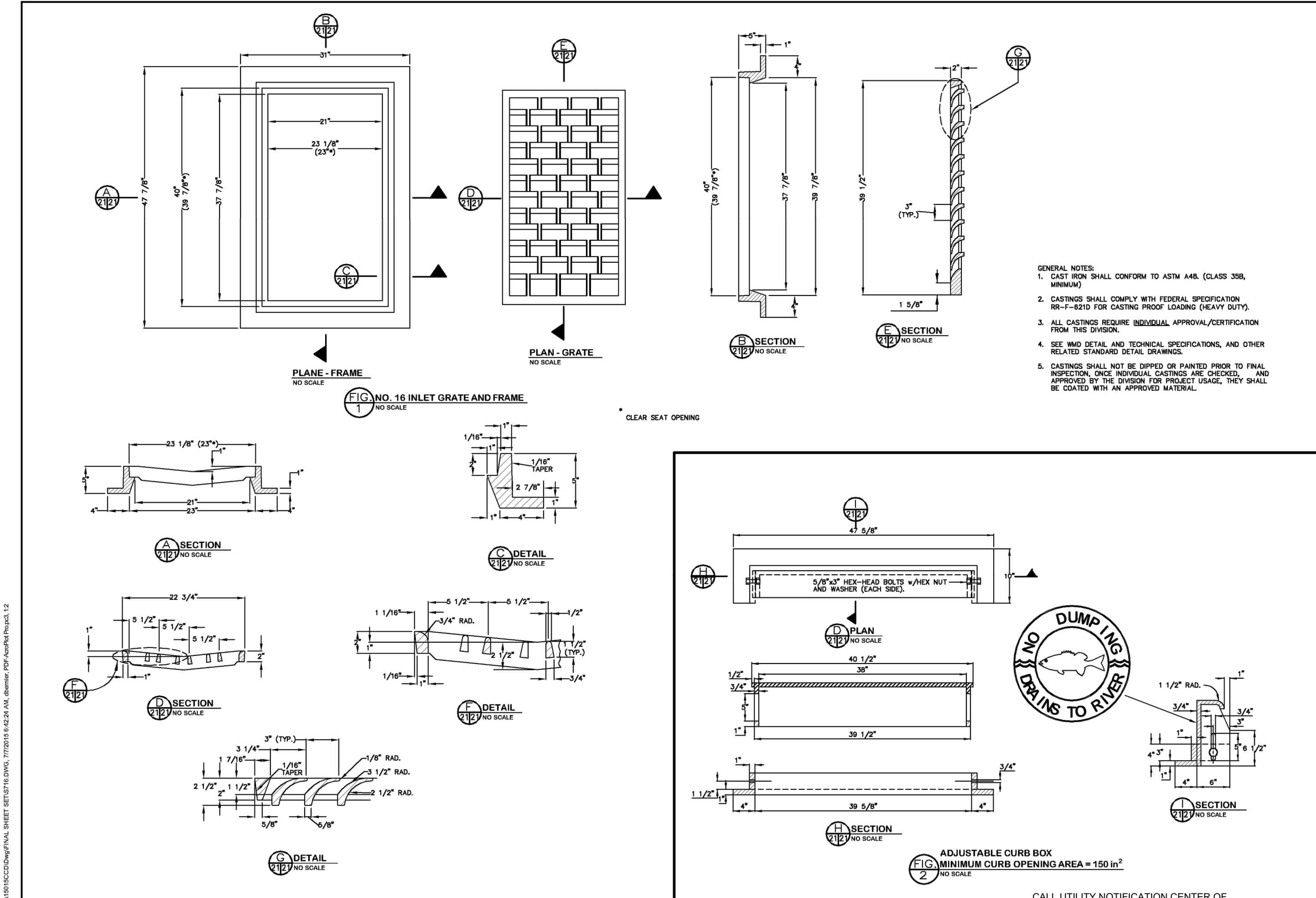
G.501\_Revise note  
working:  
&quot;Required 2 ft  
sump not shown. No  
lean concrete fill&quot;;



- NOTES:
1. FOR PAYMENT PURPOSES, INLET STRUCTURES SHALL ALSO INCLUDE 2'-0" CURB & GUTTER TRANSITION SECTION AT EACH END OF INLET PLUS SIDEWALK SECTIONS WHERE REQUIRED BEHIND INLET STRUCTURE AND TRANSITION SECTIONS.
  2. SUB-GRADE SHALL BE A GRADATION EQUAL TO CLASS B BEDDING COMPACTED TO 90% MAXIMUM DRY DENSITY, AASHTO DESIGNATION 1-B0.
  3. SUB-GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL, COMPACTED PER WMD SPECIFICATIONS.
  4. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
  5. S<sub>c</sub> = SLOPE OF CONNECTOR = 2% MIN.
  6. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL #10 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE CL. CURB BOX (S-716).
  7. DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 6' (MAX.), FOR INLETS MORE THAN 6 FEET IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.

- NOTES (CONT.):
8. ALL REINFORCING STEEL SHALL BE ASTM, A-615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER.
  9. ALL WORK SHALL CONFORM TO AASHTO "STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES", FIFTEENTH EDITION, 1992.
  10. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
  11. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI.
  12. SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
  13. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
  14. LEAN CONCRETE FILL TO BE f'<sub>c</sub> = 2000 PSI.
  15. FOR THROUGH STRUCTURES, BENCHES MUST COME TO TOP OF PIPE.
  16. NO CORNER PENETRATIONS ON STRUCTURE.

please see revised detail sheet for splitter island, delineator and striping...



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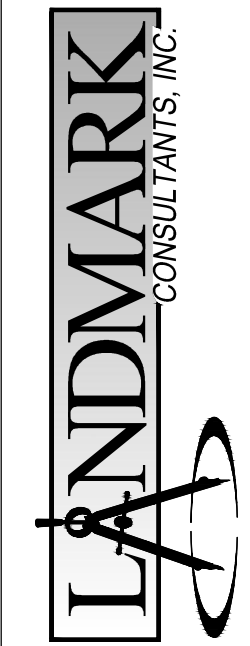
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NO.	REVISIONS	DATE	BY
1	1	08/28/2021	e-k
2	2	08/28/2021	e-k
3	3	08/28/2021	e-k
4	4	08/28/2021	e-k
5	5	08/28/2021	e-k
6	6	08/28/2021	e-k
7	7	08/28/2021	e-k
8	8	08/28/2021	e-k
9	9	08/28/2021	e-k
10	10	08/28/2021	e-k
11	11	08/28/2021	e-k
12	12	08/28/2021	e-k
13	13	08/28/2021	e-k
14	14	08/28/2021	e-k

NO.	REVISIONS	DATE	BY
1	1	08/28/2021	e-k
2	2	08/28/2021	e-k
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NO.	REVISIONS	DATE	BY
1	1	08/28/2021	e-k
2	2	08/28/2021	e-k
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14	14	08/28/2021	e-k

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8/5/21

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

CITY AND COUNTY OF DENVER  
DEPARTMENT OF PUBLIC WORKS  
CAPITAL PROJECTS MANAGEMENT  
DIVISION  
1500 14TH AVENUE, SUITE 200  
STEAMBOAT, COLORADO 80477  
TEL: (970) 866-5807 FAX: (970) 866-5847

STANDARD DETAILS  
GRATE AND FRAME - ADJUSTABLE  
CURB BOX  
S-716

SHEET  
C.501