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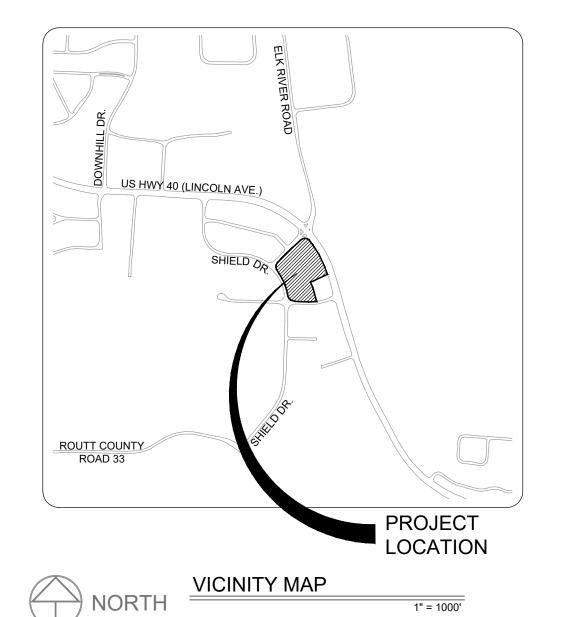
STEAMBOAT BASECAMP

LOT 1 WORLDWEST SUBDIVISION 1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487

CONTACT INFORMATION

LANDMARK CONSULTANTS, INC.

LANDMARK CONSULTANTS, INC.



PROJECT TEAM: **UTILITY CONTACT LIST: OWNER** UTILITY COMPANY MAY-RIEGLER CITY PUBLIC WORKS 2201 WISCONSIN AVE NW, SUITE 200 MAY RIEGLER CITY OF STEAMBOAT SPRINGS UTILITIES AMBER GREGORY, P.E. WASHINGTON, DC 20007 CITY OF STEAMBOAT SPRINGS PARKS (202) 506-5595 YAMPA VALLEY ELECTRIC ASSOC. ATTN: KEVIN RIEGLER, GABY ATMOS ENERGY RIEGLER, ERIC MAY CENTURY LINK **ARCHITECT** UTILITY NOTIFICATION CTR. OF CO

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ATTN: KEVIN SPERRY

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LANDMARK CONSULTANTS, INC.

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ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR

LANDMARK CONSULTANTS, INC.

STEAMBOAT SPRINGS, CO 80487

ATTN: JEFF GUSTAFSON, P.L.S.

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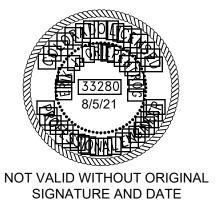
SHEET INDEX

C.001 - COVER SHEET C.002 - NOTES C.003 - EXISTING CONDITIONS EXHIBIT C.100 - CIVIL SITE PLAN C.200 - UTILITY PLAN C.211 - WATER MAIN PLAN & PROFILE C.212 - WATER MAIN PLAN & PROFILE C.215 - FIRE HYDRANT PROFILES C.221 - SANITARY SEWER PLAN & PROFILE C.300 - OVERALL GRADING & DRAINAGE PLAN C.301 - DETAILED GRADING & DRAINAGE PLAN C.302 - DETAILED GRADING & DRAINAGE PLAN C.310 - LANDING DETAILS C.311 - STORM SEWER PLAN & PROFILE C.312 - STORM SEWER PLAN & PROFILE C.400 - MATERIALS, SIGNAGE & STRIPING PLAN C.401 - OFFSITE SIGNAGE & STRIPING PLAN C.410 - ACCESS ROAD PLAN & PROFILE C.500 - DETAILS (GENERAL) C.501 - DETAILS (GENERAL) C.502 - DETAILS (CDOT) C.503 - DETAILS (CDOT) C.504 - DETAILS (DURASLOT) C.505 - DETAILS (DURASLOT) C.506 - DETAILS (NYLOPLAST) C.507 - DETAILS (WATER & SEWER) C.508 - DETAILS (WATER & SEWER) C.509 - DETAILS (EDB O&M) **ATTACHMENT**

L.1 - LANDSCAPE PLAN

FINAL DESIGN APPROVALS CITY PUBLIC WORKS PLANNING CITY UTILITIES





LANDMARK

CONSULTANTS, INC.

- 2. PROJECT BENCHMARK: NO. 5 REBAR WITH ALUMINUM CAP STAMPED "LANDMARK LS 29039" LOCATED ON THE SOUTH PROPERTY LINE OF LOT 1, WORLD WEST SUBDIVISION, NORTH OF CURVE COURT, ELEVATION = 6667.80 (NAVD 88)
- 3. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
- 4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- 5. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE CITY OF STEAMBOAT SPRINGS TECHNICAL SPECIFICATIONS (MARCH, 2018 EDITION), THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY THE COLORADO DEPARTMENT OF TRANSPORTATION. (2019 EDITION). MOUNT WERNER WATER'S "STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES", LATEST EDITION, AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
- 6. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES, CURRENT EDITION.
- 7. ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AS REQUIRED MUST BE OBTAINED IN ORDER TO PERFORM THE WORK. THIS INCLUDES, BUT IS NOT LIMITED TO. RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE APPLICABLE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
- 8. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
- 9. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION
- 10. PRIOR TO START OF CONSTRUCTION A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE APPROPRIATE CONTRACTORS. ENGINEER, SURVEYOR, TESTING COMPANY, AFFECTED AGENCIES AND KEY SUBCONTRACTORS A MINIMUM OF 48-HOURS PRIOR TO THE
- 11. THE LOCAL ENTITY AND ENGINEER SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. THE LOCAL ENTITY RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENTS IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- 12. COORDINATE WITH THE PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, PRIOR TO MAKING ANY CHANGES TO THE APPROVED PLANS, IT IS THE APPROPRIATE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROJECT ENGINEER.
- 13. PROVIDE THE OWNER, ENGINEER, THEIR CONSULTANTS, INDEPENDENT TESTING LABORATORIES, ANY GOVERNMENTAL AGENCIES WITH JURISDICTIONAL INTERESTS, OTHER REPRESENTATIVES AND PERSONNEL, ACCESS TO THE SITE AND THE WORK AT REASONABLE TIMES FOR THEIR OBSERVATION, INSPECTING, AND TESTING. PROVIDE THEM PROPER AND SAFE CONDITIONS FOR SUCH ACCESS AND ADVISE THEM OF THE DEVELOPER'S SITE SAFETY PROCEDURES AND PROGRAMS SO THAT THEY MAY COMPLY THEREWITH AS IS APPLICABLE. COORDINATE WITH THE PROJECT ENGINEER SO THAT INSPECTING AND TESTING ARE PROVIDED AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO AFFIRM THAT WORK WAS COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THESE APPROVED PLANS.
- 14. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR APPROPRIATE CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (LOCAL ENTITY, COUNTY OR STATE), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. PROVIDE ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.
- 15. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT
- 16. ALL CONTRACTORS ARE SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING. TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. THE TYPE. SIZE. LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- 17. FIELD LOCATE AND VERIFY ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE LOCAL ENTITY PRIOR TO BEGINNING CONSTRUCTION.
- 18. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OR OTHER PAVED AREAS MUST BE COMPLETED PRIOR TO THE FINA STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK INCLUDING, GRAVELS, PAVEMENTS, CURB AND GUTTER ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED BEYOND THE ROAD PLATFORM OR TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.
- 19. COORDINATE AND COOPERATE WITH THE LOCAL ENTITY, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. CONTACT, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.
- 20. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE UTILITY PROVIDERS ARE NOTIFIED. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF
- 21. PROTECT ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- 22. WHEN APPLICABLE, THE DEVELOPER AND/OR CONTRACTOR SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING: BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- ONE (1) SIGNED COPY OF THE APPROVED PLANS
- ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.
- 24. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT
- IDENTIFIED IN THE PLANS OR SPECIFICATIONS, CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY. 25. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY
- 26. PROVIDE ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS SHOWN ON THESE
- DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE LOCAL ENTITY'S INSPECTOR AT ALL TIMES.
- 28. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS OR ELEVATIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE PROVIDED DIMENSION ON THE AS-BUILT RECORD DRAWINGS. CONTOURS ARE NOT SUITABLE FOR CONSTRUCTION LAYOUT.
- 29. SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, GRADE RESTRICTED UTILITIES SUCH AS STORM SEWER AND SANITARY SEWER, SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE
- 30. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- 31. THESE CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE AHJ. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE LOCAL ENTITY PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.
- 32. ALL CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- 33. THE CONTRACTOR AGREES THAT BY COMMENCING CONSTRUCTION THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD T. THE ENGINEER, AND THE GOVERNING AGENCIES AND THE OFFICERS, DIRECTORS. PARTNERS, EMPLOYEES, AGENTS AND OTHER CONSULTANTS OF EACH AND ANY OF THEM HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE GOVERNING AGENCIES.
- 34. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERING ANY CONFLICTS OR OTHER PROBLEMS IN CONFORMING TO THE APPROVED

- CONSTRUCTION DRAWINGS, SPECIFICATIONS OR DETAILS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO PROCEEDING
- 35. COORDINATE THE INSTALLATION OR RELOCATION OF THE DRY UTILITY COMPANY'S FACILITIES. COST OF THE DRY UTILITY WORK SHALL BE BORNE BY THE OWNER, EXCEPT AS INDICATED IN THE PLANS AND SPECIFICATIONS.
- 36. PRESERVE PRIVATE AND PUBLIC PROPERTY AND PROTECT IT FROM DAMAGE THAT MAY RESULT FROM CONSTRUCTING THESE PROPOSED
- 37. ACCESS TO ALL ADJACENT PROPERTIES AND FACILITIES SHALL BE MAINTAINED AT ALL TIMES. REQUIRED INTERRUPTION OF ACCESS
- 38. IF HAZARDOUS MATERIAL OR SUSPECT MATERIAL IS ENCOUNTERED NOTIFY THE OWNER AND ENGINEER BEFORE CONTINUING WORK. HAZARDOUS MATERIALS SHALL BE REMOVED AS REQUIRED.
- 39. THE APPROPRIATE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOURCE OF CONSTRUCTION WATER FOR USE ON THIS PROJECT

PERMIT MAY BE REQUIRED AND SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION.

- 40. EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND HANDLED IN ACCORDANCE TO ALL RULES AND REQUIREMENTS. A SEPARATE
- 41. OFFSITE AND ADJACENT SITE DATA IS FOR REFERENCE PURPOSES ONLY.

SHALL BE COORDINATED WITH THE PROPERTY AND PROJECT OWNERS.

- 42. ALL LANDSCAPING, REVEGETATION AND WETLANDS REQUIREMENTS BY OTHERS. ALL DISTURBED AREAS ARE TO BE REVEGETATED UNLESS OTHERWISE NOTED.
- 43. ENSURE THAT WORK FOR THIS PROJECT BE PERFORMED BY CONTRACTORS (INCLUDING CONTRACTOR'S EMPLOYEES AND AGENTS) POSSESSING THE SKILLS, EXPERTISE AND UNDERSTANDING OF ALL APPLICABLE CODES, SPECIFICATIONS, STANDARDS AND MANUFACTURER REQUIREMENTS. BY COMMENCING WORK, THE CONTRACTORS REPRESENT THAT THEY UNDERSTAND AND ACCEPT THIS REQUIREMENT
- 44. ALL CONSTRUCTION ACTIVITIES AND DISTURBANCES SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.

CONSTRUCTION NOTES

A. GRADING AND DRAINAGE

- 45. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH ISSUED
- 46. VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.
- 47. CLEAN ALL INSTALLED CULVERTS AND STORM SEWERS PRIOR TO SUBSTANTIAL COMPLETION INSPECTIONS.
- 48. LENGTHS SHOWN ON PLANS ARE HORIZONTAL LENGTHS FROM CENTER OF MANHOLE TO CENTER OF MANHOLE OR TO THE END OF THE FLARED END SECTIONS, ACTUAL LENGTHS MAY VARY.
- 49. SLOPES ARE CALCULATED FROM INSIDE EDGE OF MANHOLE/STRUCTURE TO INSIDE EDGE OF MANHOLE/STRUCTURE.
- 50. IMPERVIOUS CLAY DAMS ARE REQUIRED IN TRENCH AT 50-FT INTERVALS AND AT CHANGES IN PIPE DIRECTION AND/OR AT PIPE JUNCTIONS FOR ALL DRAINAGE STRUCTURES.
- 51. MINIMUM RECOMMENDATIONS (TO BE CONFIRMED OR REPLACED BY GEOTECHNICAL ENGINEER): PROPOSED FILL AREAS WHERE PAVEMENT OR SITE CONCRETE IS ANTICIPATED SHOULD BE PREPARED BY STRIPPING EXISTING TOPSOIL AND ORGANIC MATERIALS. SCARIFICATION TO A DEPTH OF AT LEAST 8 INCHES AND COMPACTION TO MINIMUM VALUES GIVEN BELOW. MOISTURE CONDITIONING MAY BE REQUIRED TO ATTAIN STABILITY AND MINIMUM COMPACTION.

SITE FILLS AND TRENCH BACKFILL SHOULD CONSIST OF APPROVED ON-SITE OR IMPORTED MATERIALS. FILLS SHOULD BE UNIFORMLY PLACED AND COMPACTED IN 6 TO 8 INCH LOOSE LIFTS TO AT LEAST 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY AND WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT (ASTM D698). MOISTURE CONDITIONING OF FILL MATERIALS MAY BE REQUIRED TO ATTAIN MINIMUM COMPACTION AND STABILITY REQUIREMENTS.

52. A GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED UNDER THE TITLE OF "SUPPLEMENTAL SUBSURFACE INVESTIGATION AND GEOTECHNICAL RECOMMENDATIONS. STEAMBOAT BASECAMP, LOTS 1 AND 2. WORLDWEST SUBDIVISION, STEAMBOAT SPRINGS. COLORADO" BY NWCC DATED "MARCH 15, 2021", AND THEIR RECOMMENDATIONS ARE HEREBY INCORPORATED HEREIN. IF A CONFLICT OR DISCREPANCY OCCURS, NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY

B. EROSION CONTROL

- 56. SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- 57. WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION
- 58. INSTALL, INSPECT AND MAINTAIN ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVE EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED. CLEAN UP AND REMOVE ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
- 59. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACES SHALL BE REVEGETATED WITHIN ONE
- 60. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND STORMWATER MANAGEMENT PLAN.
- 61. AT ALL TIMES DURING CONSTRUCTION, FOR PREVENT AND CONTROL ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. INSTALL AND MAINTAIN ALL EROSION CONTROL FACILITIES SHOWN
- 62. ENSURE THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE LOCAL ENTITY STREET INSPECTOR.
- 63. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, UTILIZE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).
- 64. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
- 65. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE TOWN/COUNTY.
- 66. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
- a. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
- b. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
- 67. IMMEDIATELY CLEAN UP ANY CONSTRUCTION MATERIALS INADVERTENTLY DEPOSITED ON EXISTING STREETS, SIDEWALKS, OR OTHER
- PUBLIC RIGHTS OF WAY, AND MAKE SURE STREETS AND WALKWAYS ARE CLEANED AT THE END OF EACH WORKING DAY

c. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.

AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES. 69. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT

68. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER

- BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
- 70. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.
- 71. THE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

- 72. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
- 73. THE DRAINAGE REPORT SHALL BE REFERENCED WHEN PREPARING THE PROJECT'S STORMWATER MANAGEMENT PLAN. A DRAINAGE REPORT FOR THIS PROJECT WAS COMPLETED BY LANDMARK CONSULTANTS TITLED "TBD" AND IS DATED "TBD".

- 74. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUBGRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE
- 75. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
- 76. CONTACT CITY STREETS SUPERINTENDENT AT (970) 879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- 77. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER.
- 78. VALVE BOXES, CLEANOUTS AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
- 79. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE ENGINEER BEFORE ANY CUTS ARE MADE. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE.
- 80. PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE ENGINEER AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY
- 81. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAT 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PREFORMED IN THE PRESENCE OF AN ENGINEER.
- 82. NO UNDERMINING OF EXISTING PAVEMENT SHALL BE ALLOWED. IF UNDERMINING IS EVIDENT, PAVEMENT SHALL BE CUT BACK ACCORDINGLY. NO ADDITIONAL PAYMENT SHALL BE PROVIDED.

D. WATER AND SEWER NOTES

- 83. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARD SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
- 84. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- 85. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
- 86. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO \$\frac{1}{4}"\$ BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
- 87. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
- 88. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.

AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.

- 89. 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.
- 90. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE \(\frac{3}{4}\) INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6)
- 91. 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.
- 92. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL

PROJECT NOTES:

- 93. AN AUTOCAD COMPATIBLE FILE WILL BE PROVIDED FOR CONSTRUCTION STAKING PURPOSES, UPON ACCEPTANCE OF LANDMARK'S CAD
- 94. IF THESE DRAWINGS ARE PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD NOT BE USED.
- 95. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR AGREES TO CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING TITHE OWNER ANY DEFICIENCIES THE CONTRACTOR MAY DISCOVER. THE CONTRACTOR FURTHER AGREES TO REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND REPORT AT ONCE ANY DEFICIENCIES

THE CONTRACTOR SHALL RESOLVE ALL REPORTED APPLICABLE DEFICIENCIES WITH LANDMARK PRIOR TO AWARDING ANY SUBCONTRACTS OR STARTING ANY WORK WITH THE CONTRACTOR'S OWN EMPLOYEES. IF ANY DEFICIENCIES CANNOT BE RESOLVED BY THE CONTRACTOR WITHOUT ADDITIONAL TIME OR ADDITIONAL EXPENSES, THE CONTRACTOR SHALL SO INFORM THE OWNER IN WRITING. ANY SUCH ADDITIONAL WORK PERFORMED PRIOR TO RECEIPT OF INSTRUCTIONS FROM THE OWNER WILL BE DONE AT THE CONTRACTOR'S RISK.

CONSTRUCTION PHASE SERVICES:

IT IS UNDERSTOOD AND AGREED THAT LANDMARK DOES NOT HAVE AN OBLIGATION TO CONDUCT CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED FOR BY THE OWNER. THE OWNER ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THESE CONSTRUCTION DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND THE OWNER WAIVES ANY CLAIMS AGAINST LANDMARK THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS LANDMARK, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY, LANDMARK) AGAINST ALL DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THESE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDMARK.

BVCE

EOA OR EA

AMERICAN'S WITH DISABILITIES ACT APPROXIMATE BEST MANAGEMENT PRACTICE **BVCS** BEGIN VERTICAL CURVE STATION BEGIN VERTICAL CURVE ELEVATION BW OR BOW BOTTOM OF WALL CUT & CAPPED CORRUGATED ALUMINUM PIPE CAST-IN-PLACE

CIP CENTERLINE CORRUGATED METAL PIPE C.O. CLEAN OUT CONCRETE PIPE

CSP CORRUGATED STEEL PIPE DIA DIAMETER **DUCTILE IRON PIPE** EXISTING GROUND FI EVATION

EDGE OF PAVEMENT **EVCE** END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION **EVCS** EXISTING

EDGE OF ASPHALT

FRAME & GRATE FRAME & COVER FLARED END SECTION FINISH FLOOR ELEVATION FIRE HYDRAN

FINISH GRADE AT BOTTOM OF WALL GRADE BREAK

GFFE GARAGE FINISH FLOOR ELEVATION GTD GRADE TO DRAIN HDPE HIGH DENSITY POLYETHYLENE PIPE INV INVER⁻

LBS POUNDS LIMITS OF DISTURBANCE MECHANICAL, ELECTRIC, AND PLUMBING MAX MAXIMUM

MATCH EXISTING

POINT OF CURVE

MANHOLE

MINIMUM MECHANICAL JOINT NOT A PART (NOT INCLUDED IN SCOPE) NAP OR N.A.P. NOT TO SCALE NTS OFF

OFFSET

POINT OF INTERSECTION POINT OF CONCAVE CURVE PLDP POROUS LANDSCAPE DETENTION POND POINT OF REVERSE CURVE POINT OF TANGENT

POINT OF VERTICAL CURVE POLYVINYL CHLORIDE PIPE PVC POINT OF VERTICAL INTERSECTION PVT POINT OF VERTICAL TANGENT

REINFORCED CONCRETE PIPE REQUIRED ROW RIGHT OF WAY STA STATION THRUST BLOCK TO BE REMOVED TOP OF GRATE TOP OF PIPE

TAPERED TO GRADE TW OR TOW TOP OF WALL TYP TYPICAL VCP VITRIFIED CLAY PIPE VOL VOLUME

WITH

CALL UTILITY NOTIFICATION CENTER OF

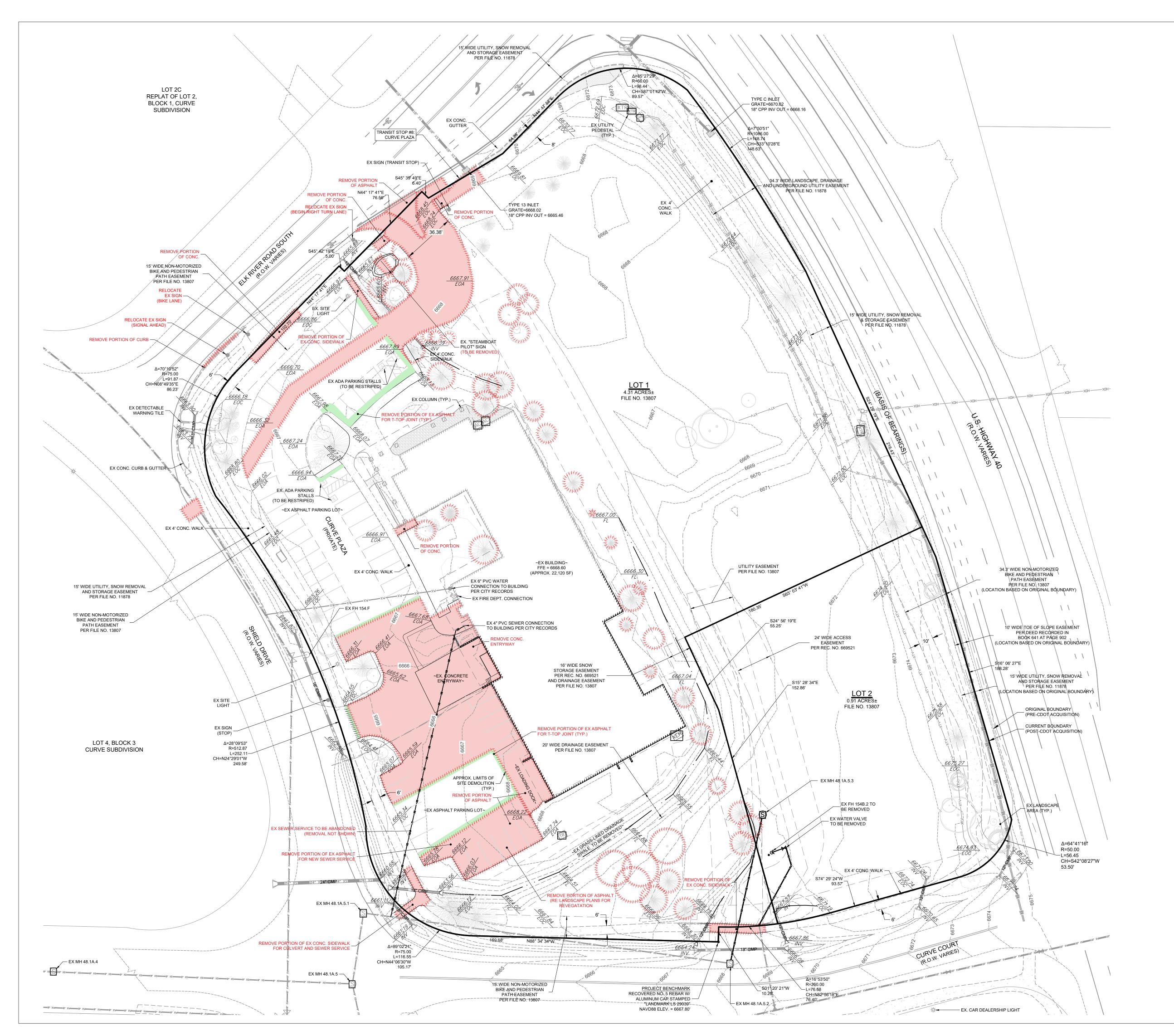
Know what's **below**. Call before you dig. LL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU

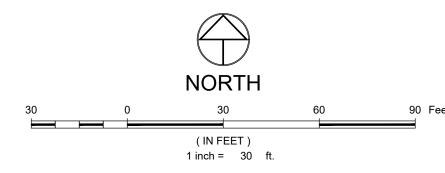
DIG. GRADE. OR EXCAVATE FOR THE MARKING OF

ABBREVIATION:

SIGNATURE AND DATE

NOT VALID WITHOUT ORIGINAL





PROPERTY BOUNDARY ADJACENT PROPERTY BOUNDARY			
EASEMENT			
SECTION LINE			
CENTERLINE			
FOUND MONUMENT			
FOUND SECTION CORNER		4	
BUILDING			
ROOF LINE/OVERHANG			
DECK			
WALL			
FENCE	x	x	x -
MAJOR CONTOUR	[- 6800 -	L
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GRAVEL			
SIGN	_		_
SANITARY SEWER	xs	xs	
SANITARY SEWER MANHOLE AND CLEANOUT	S		©
WATER LINE	xw	×w	×w-
FIRE HYDRANT, GATE VALVE & CURB STOP	8	\bowtie	
GAS	XG	XG	—— XG —
GAS METER AND MANHOLE/VAULT	GM		G
CABLE	XTV	XTV	XTV
CABLE PEDESTAL		TV	
FIBER OPTIC	XF0	— XF0 —	—— XF0
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TELEPHONE PEDESTAL AND MANHOLE/VAULT			\Box
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UTILITY POLE AND GUY WIRE	O		\in
AIR CONDITIONING UNIT		AC	
DITCH/SWALE		— ·	· –
CULVERT W/ END SECTIONS			
INLET AND STORM MANHOLE			(
FLOW ARROWS		>	\Rightarrow
CONIFEROUS AND DECIDUOUS TREE	EX		
SITE FEATURE T.B.R (COLORED) PAVEMENT T.B.R. (COLORED)			

NOTE

- ALL REFERENCES HEREON TO BOOKS, PAGES, FILES, RECEPTION
 NUMBERS AND FILE NUMBERS ARE TO PUBLIC DOCUMENTS FILED IN THE
 RECORDS OF ROUTT COUNTY, COLORADO.
- 2. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 3. UTILITIES ARE SHOWN PER APPARENT SURFACE EVIDENCE TOGETHER WITH RECORD INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE UTILITY WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. LANDMARK CONSULTANTS, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- 4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 5. THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.
- 6. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS. AS DETERMINED BY GRAPHIC INTERPRETATION OF THE F.E.M.A FLOOD INSURANCE RATE MAP NUMBERS 08107C0876D & 08107C0713D, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2005.
- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 8. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZES SALVAGE, RE-USE, AND RECYCLING OF MATERIALS. THIS INCLUDES APPROPRIATE SORTING AND STORING. IN PARTICULAR, DEMOLISHED CONCRETE, ASPHALT, AND BASE COURSE SHOULD BE RECYCLED IF POSSIBLE.
- 9. LIMITS OF STREET CUT ARE APPROXIMATE. FINAL LIMITS ARE TO BE DETERMINED IN THE FIELD. ALL REPAIRS TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS OR THE AHJ (ROUTT COUNTY IF WITHIN CR 42 ROW AND CDOT IF WITHIN THE US HWY 40 ROW).
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND CONFIRMING DEMOLITION, REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
- 11. DEMOLITION INDICATED HEREON IS FOR CONVENIENCE ONLY. ALL LIMITS OF DEMOLITION ARE TO BE DETERMINED BY CONTRACTOR AS NECESSARY TO PERFORM WORK IN A SAFE AND EFFICIENT MANNER.
- 12. SOME OFF-SITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. DISCREPANCIES MAY EXIST.

PROPERTY DESCRIPTION:

13. LOTS 1 AND LOT 2, WORLDWEST SUBDIVSION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

CALL UTILITY NOTIFICATION CENTER OF



Know what's below.

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reet ~ P.O. Box 774943

Springs, Colorado 80477
(970) 871-9494

ASULTANTS, INC.
Steamboat

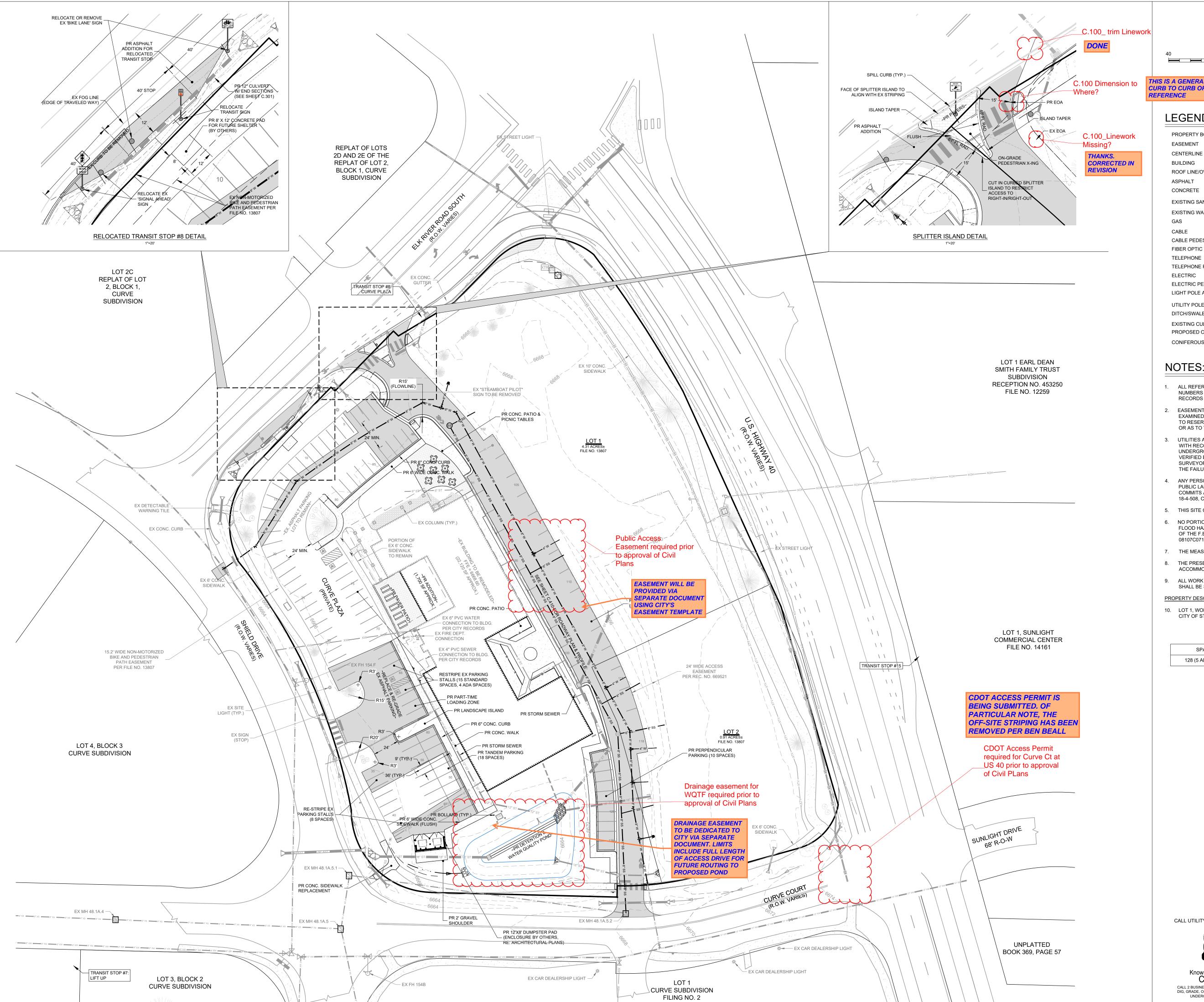
LANDIMARK

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

REVIEW SET

Conditions Exhibit

Existing Co





PROPERTY BOUNDARY EASEMENT CENTERLINE BUILDING ROOF LINE/OVERHANG ASPHALT CONCRETE EXISTING SANITARY SEWER W/ MH _____zx______zx_____ **EXISTING WATER** _____XG____XG____XG____ CABLE CABLE PEDESTAL FIBER OPTIC TELEPHONE \top TELEPHONE PEDESTAL AND MANHOLE/VAULT **ELECTRIC** ___XE____XE____XE____XE____ Æ EJ ELECTRIC PED, JUNCTION BOX AND METER LIGHT POLE AND LIGHT POLE W/ MAST UTILITY POLE AND GUY WIRE DITCH/SWALE EXISTING CULVERT W/ FES PROPOSED CULVERT W/ FES CONIFEROUS AND DECIDUOUS TREE

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- 7. THE MEASURED DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- 8. THE PRESENTED GEOMETRY OF THE RELOCATED TRANSIT STOP ACCOMMODATES AASHTO CITY-BUS PER 2011 STANDARDS.
- 9. ALL WORK WITH IN THE CITY OF STEAMBOAT SPRINGS RIGHT-OF-WAY SHALL BE SUBJECT TO PUBLIC IMPROVEMENTS CRITERIA.

PROPERTY DESCRIPTION:

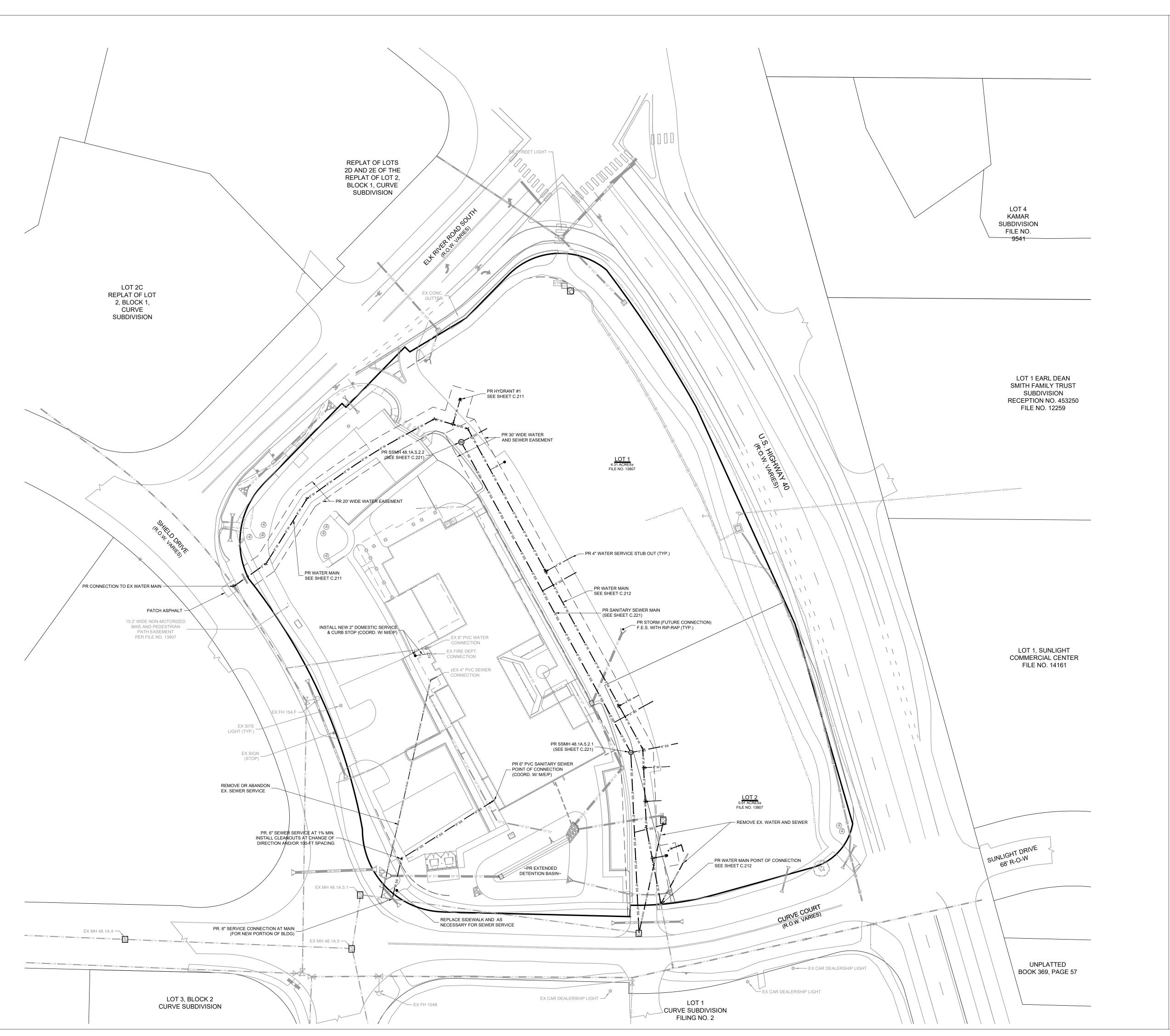
10. LOT 1, WORLDWEST SUBDIVSION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

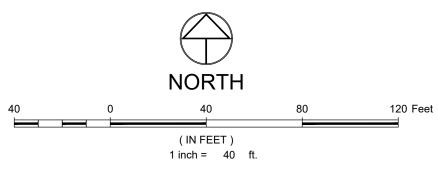
PARKING TABLE			
SPACES REQ'D	SPACES PROVIDED		
128 (5 ADA ACCESSIBLE)	128 (5 ADA ACCESSIBLE)		

CALL UTILITY NOTIFICATION CENTER OF









PROPOSED #" SANITARY SEWER W/ MH & C.O.	—8" SS—SS—8" SS—
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS (XS) 8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	
PROPOSED GV, FH & CS	H 0
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
EXISTING GV & FH	nt in M

EX. STORM/CULVERT TO BE REMOVED OR ABANDONED STORM/CULVERT TO BE REMOVED OR ABANDONED

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

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

18" XST (ST)

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 INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
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PROPOSED WATER AND SEWER MAINS CLARIFICATION:

THE PROPOSED WATER AND SEWER <u>MAINS</u> 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

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

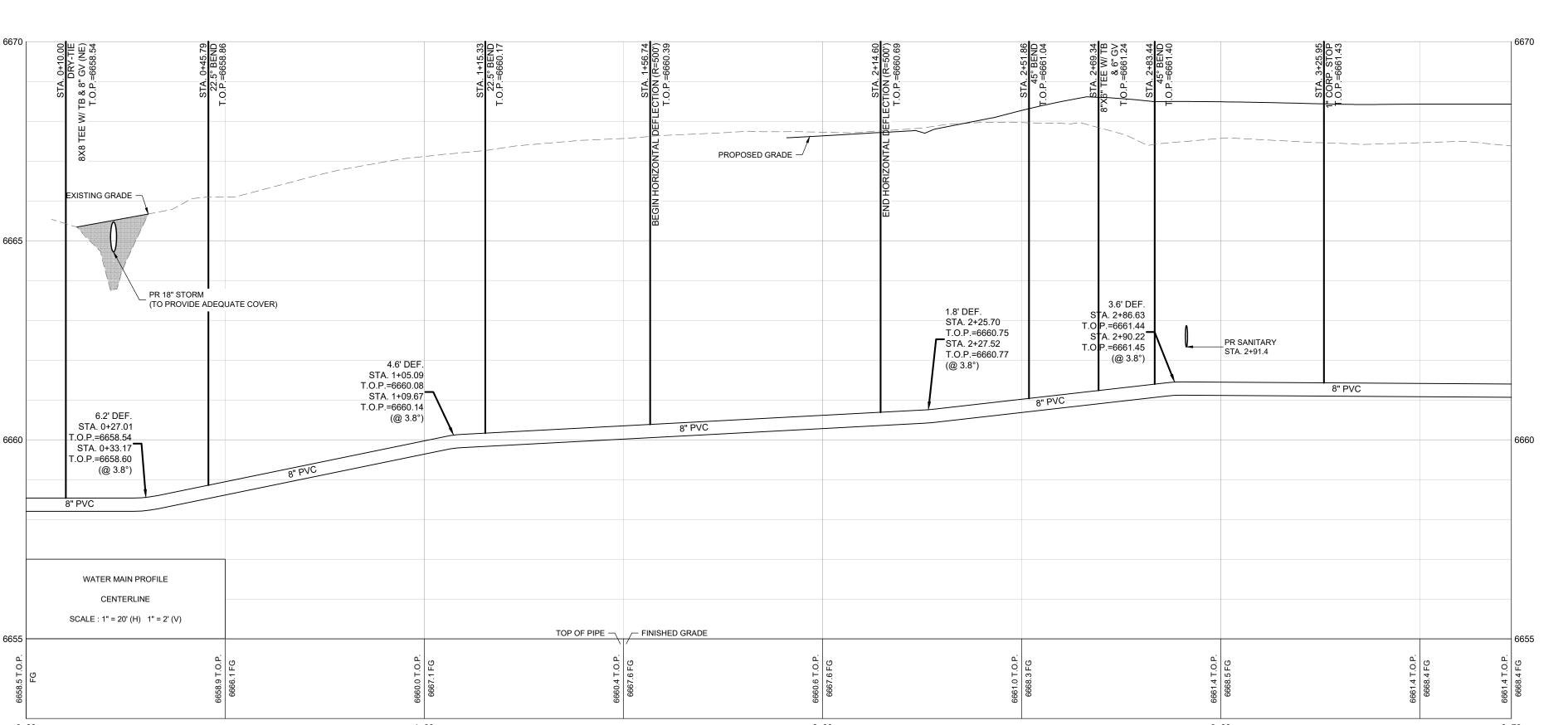


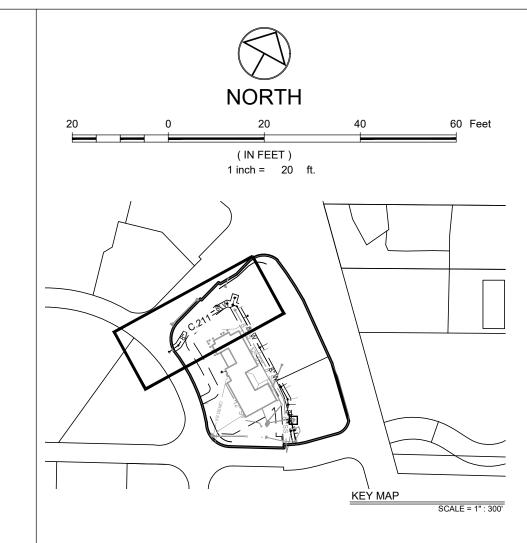
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF

UNDERGROUND MEMBER UTILITIES.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE





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EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS 8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	
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EXISTING WATER	
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EXISTING GV & FH	nt fin M

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

18" XST (ST) EXIST #" STORM/CULVERT, INLET, MH, END SECTION WITH RIPRAP

EX. STORM/CULVERT TO BE REMOVED OR ABANDONED XST DEMO

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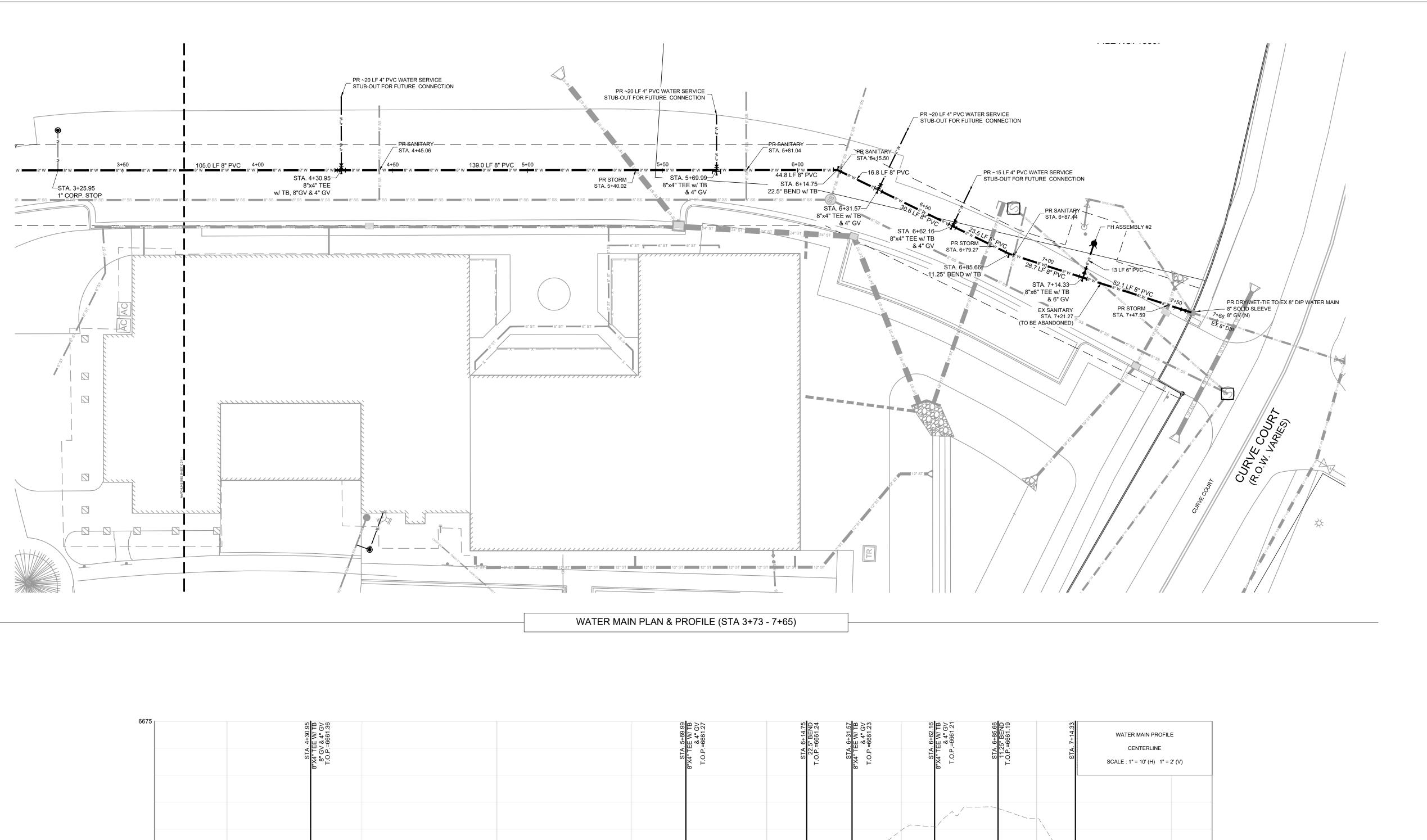
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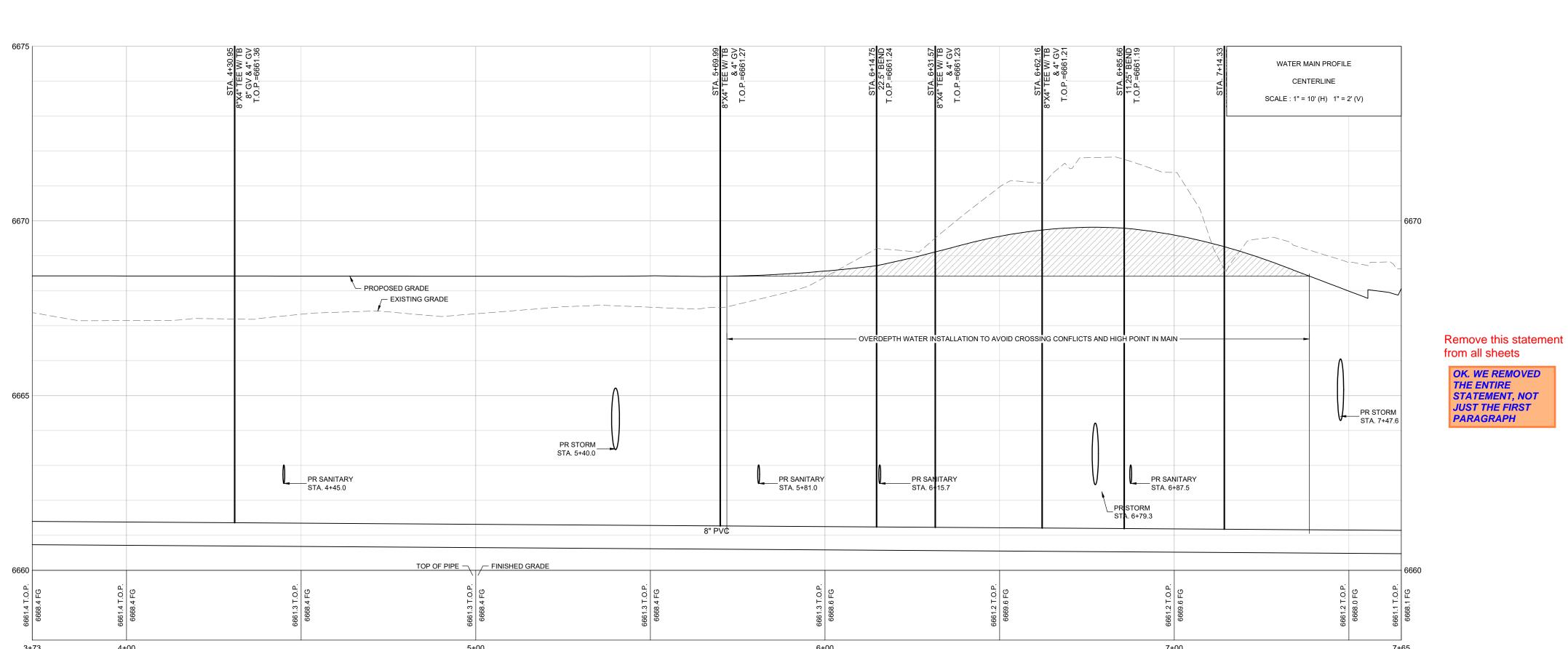


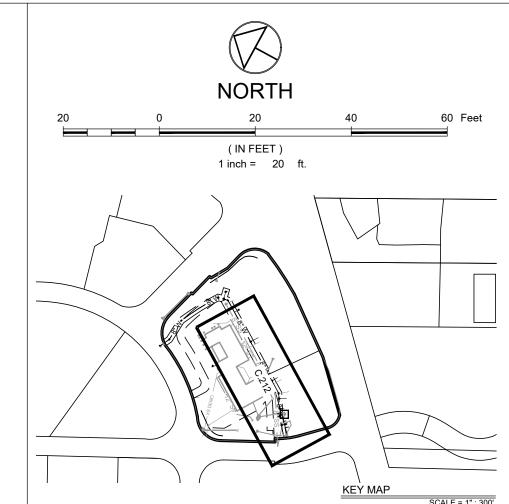
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF



Plan







PROPOSED #" SANITARY SEWER W/ MH & C.O.	—8" SS—8" SS—
EXISTING #" SANITARY SEWER W/ MH & C.O.	8" XS 8" XS
EX. SANITARY SEWER TO BE REMOVED OR ABANDONED	XS DEMO
PROPOSED #" WATER PIPE	
PROPOSED GV, FH & CS	H
EXISTING WATER	8" XW
EX. WATER TO BE REMOVED OR ABANDONED	XW DEMO
FXISTING GV & FH	n [‡] \ \

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

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

EX. STORM/CULVERT TO BE REMOVED OR ABANDONED XST DEMO

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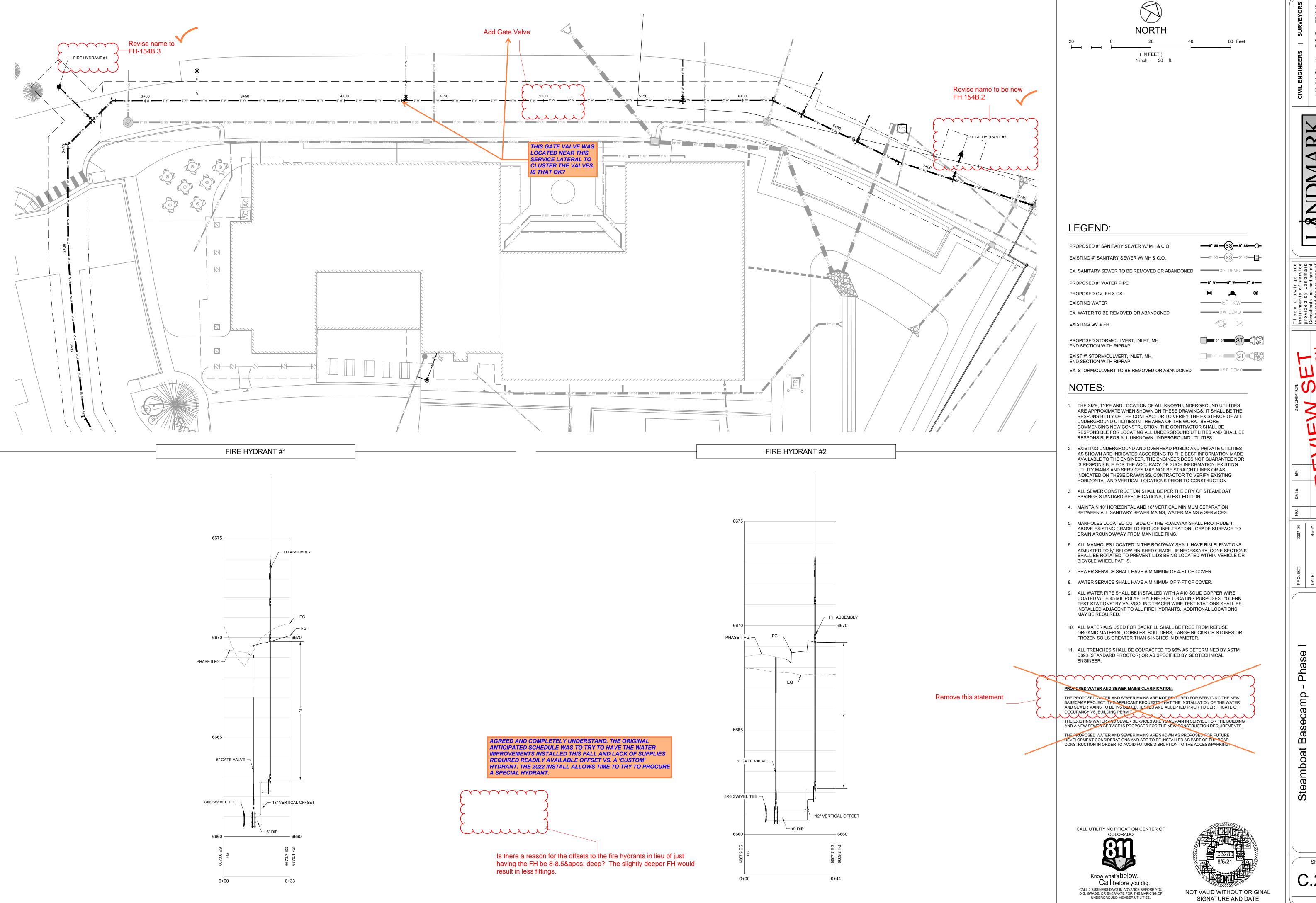
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CALL UTILITY NOTIFICATION CENTER OF

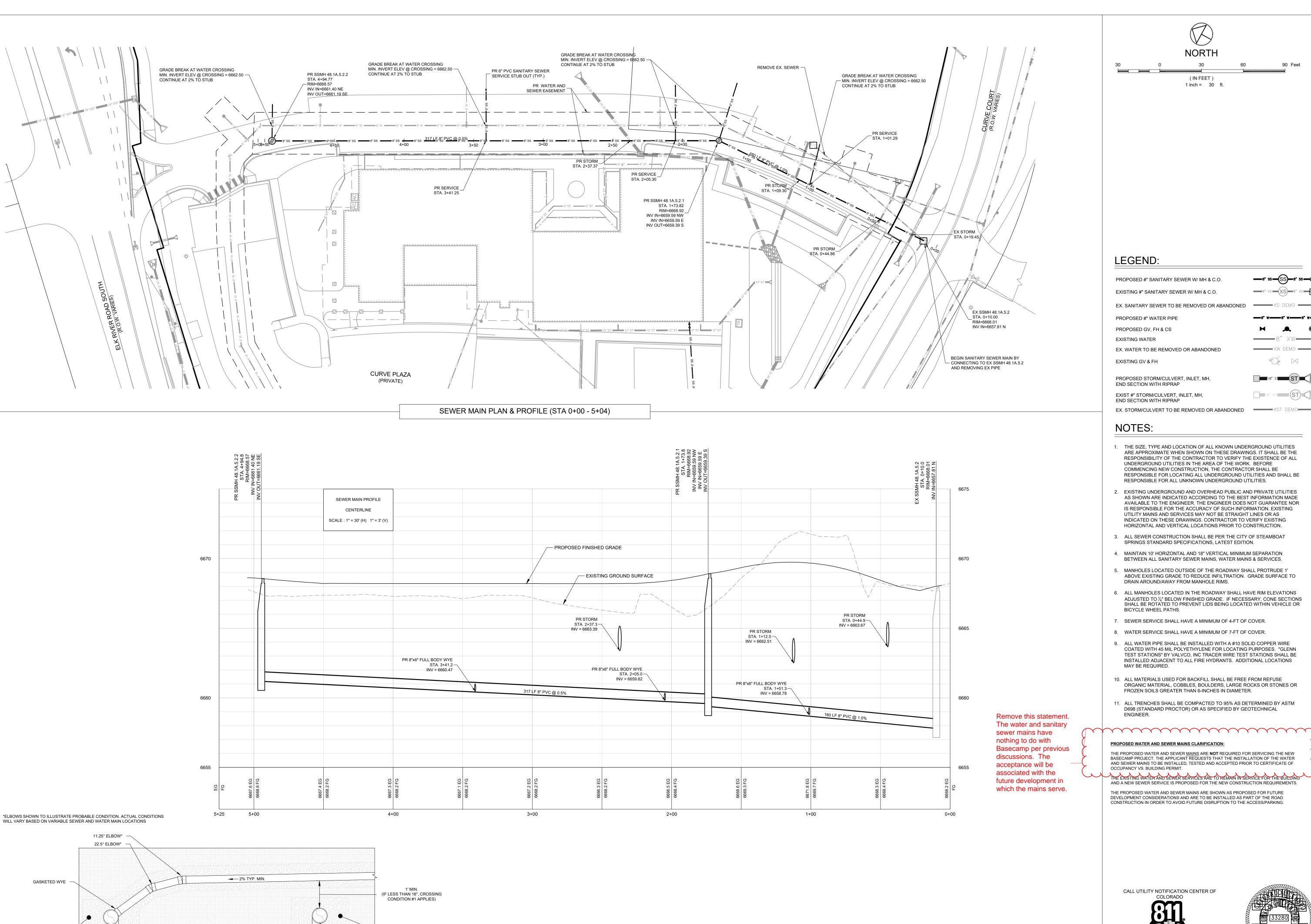


Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU NOT VALID WITHOUT ORIGINAL DIG, GRADE, OR EXCAVATE FOR THE MARKING OF SIGNATURE AND DATE

Plan



drant



BEDDING/SHADING MATERIAL

- PR. WATER MAIN

— MIN. 10-FT -

BEDDING/SHADING MATERIAL

PR. SEWER MAIN -

(IN FEET) 1 inch = 30 ft.

PROPOSED #" SANITARY SEWER W/ MH & C.O. 8" XS XS 8" XS C EXISTING #" SANITARY SEWER W/ MH & C.O. EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

nt in

18" XST (ST)

EX. WATER TO BE REMOVED OR ABANDONED

PROPOSED STORM/CULVERT, INLET, MH,

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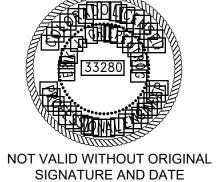
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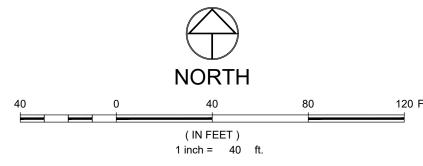


Know what's **below**. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF



SHEET





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 PROPOSED SPOT ELEVATION EXISTING SPOT ELEVATION

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE EXISTING CHANNELIZED FLOW DIRECTION

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00.10

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

RESPONSIBLE FOR FOR ALL UNKNOWN UNDERGROUND UTILITIES.

SMOOTH TRANSITIONS WHERE NECESSARY.

4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.

CALL UTILITY NOTIFICATION CENTER OF

Know what's below. Call before you dig.

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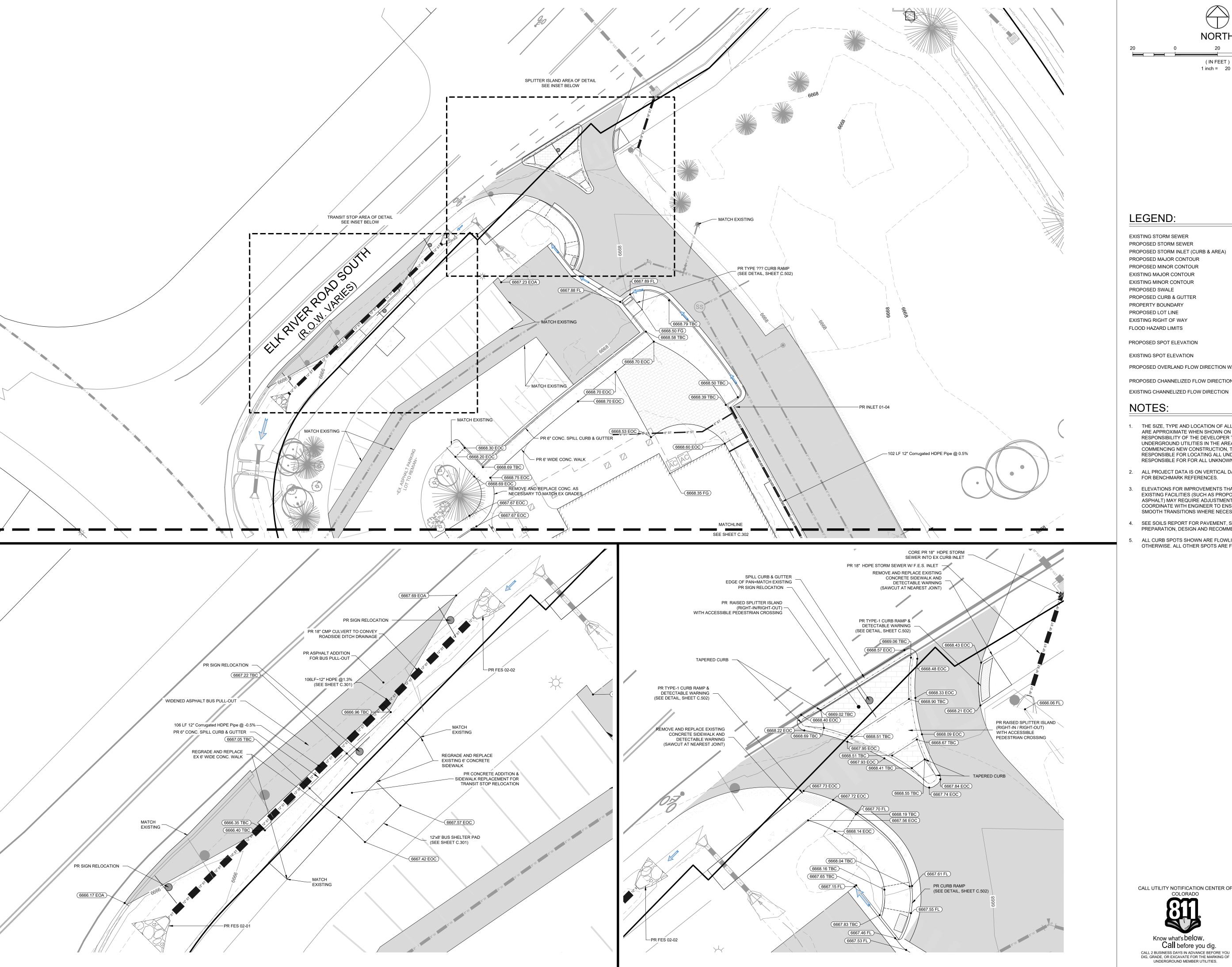
Grading

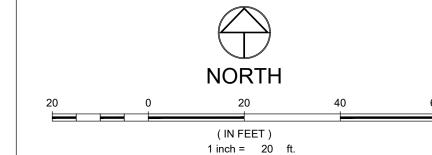
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NOT VALID WITHOUT ORIGINAL

SIGNATURE AND DATE





EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR

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EXISTING MINOR CONTOUR PROPOSED SWALE PROPOSED CURB & GUTTER PROPERTY BOUNDARY

PROPOSED LOT LINE EXISTING RIGHT OF WAY

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE

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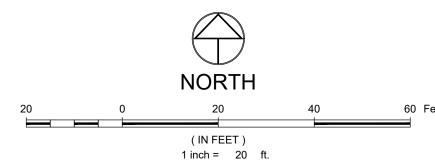
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Grading

etailed



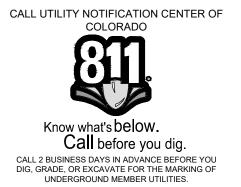
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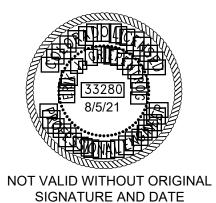
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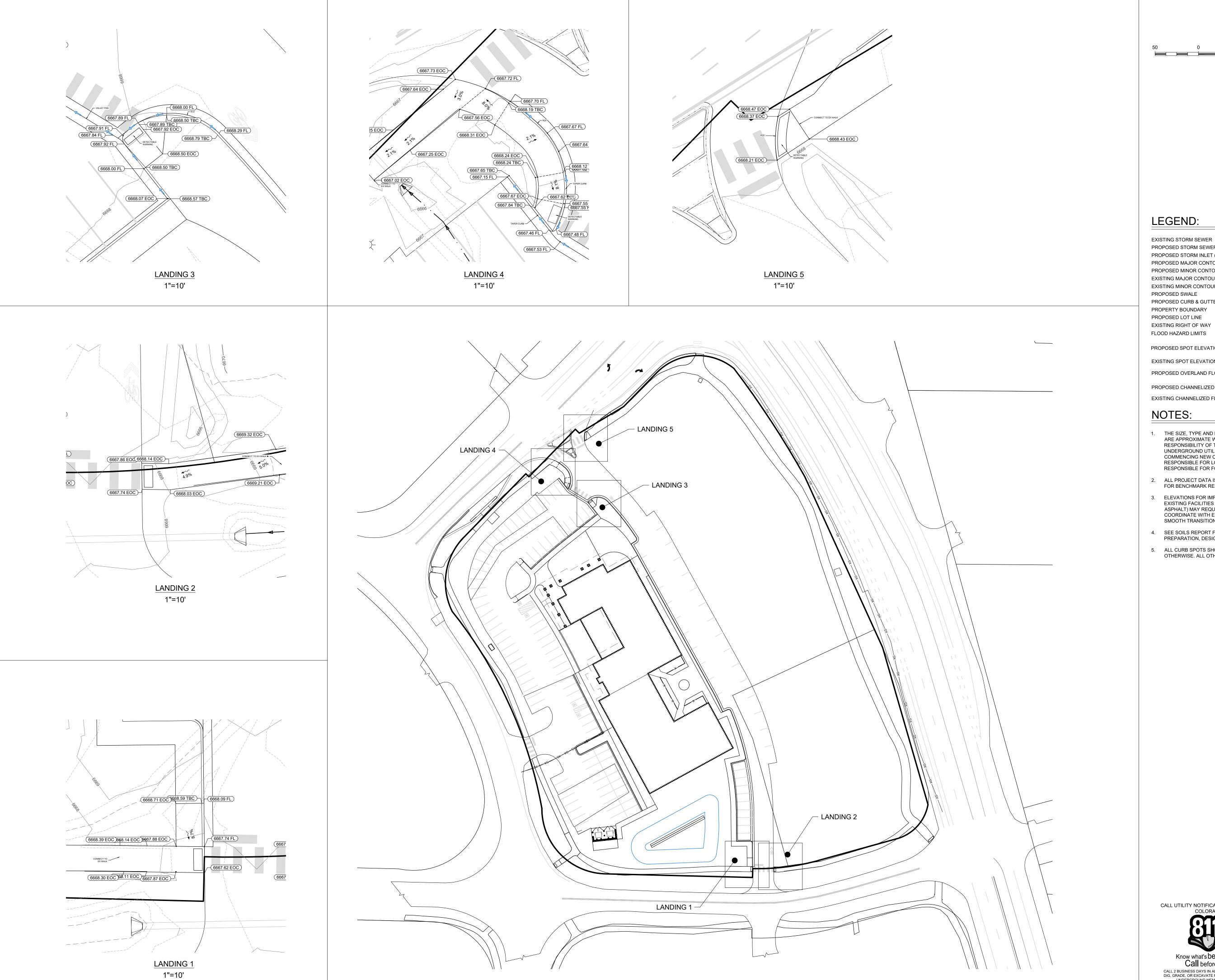
EXISTING CHANNELIZED FLOW DIRECTION

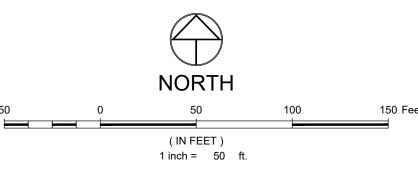
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SHEET





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EXISTING MINOR CONTOUR PROPOSED SWALE PROPOSED CURB & GUTTER PROPERTY BOUNDARY PROPOSED LOT LINE

00.10

00.10 X

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PROPOSED SPOT ELEVATION EXISTING SPOT ELEVATION

PROPOSED OVERLAND FLOW DIRECTION W/SLOPE PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

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CALL UTILITY NOTIFICATION CENTER OF

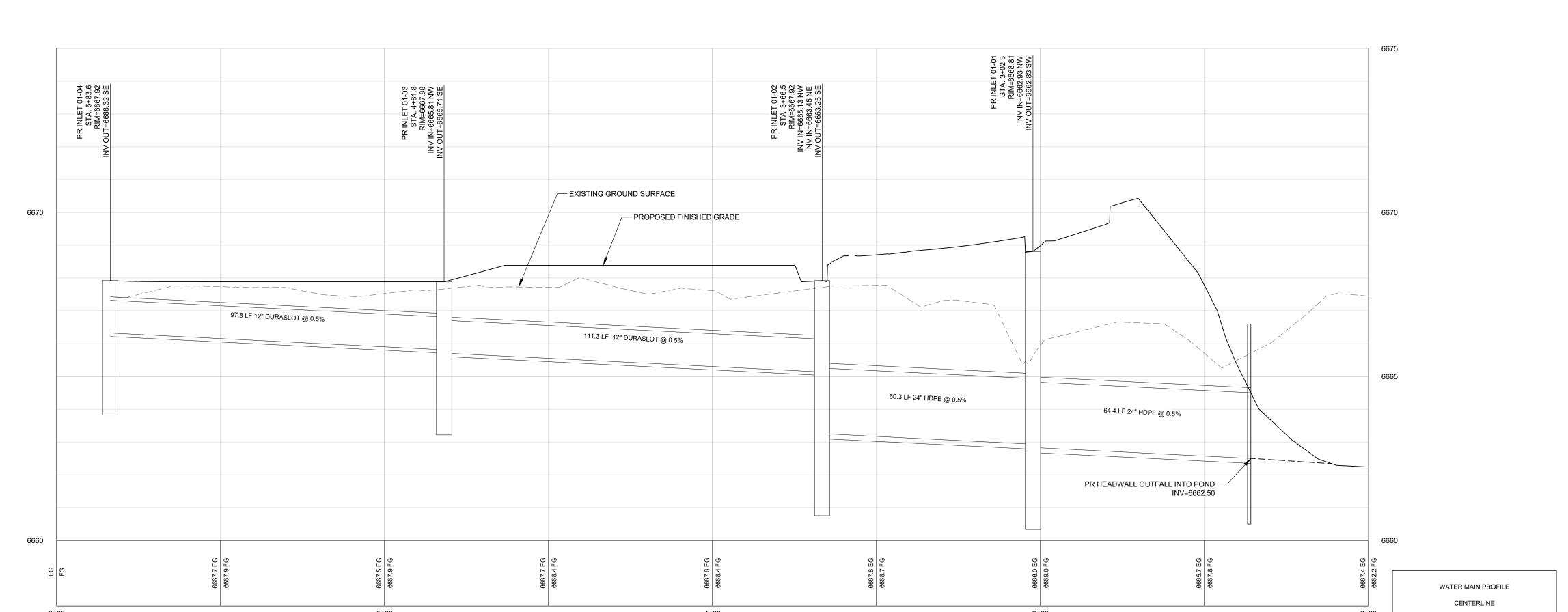
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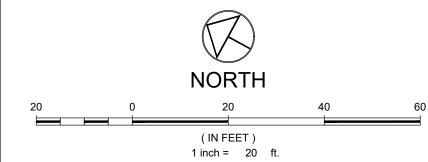
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

anding.





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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	

CALL UTILITY NOTIFICATION CENTER OF

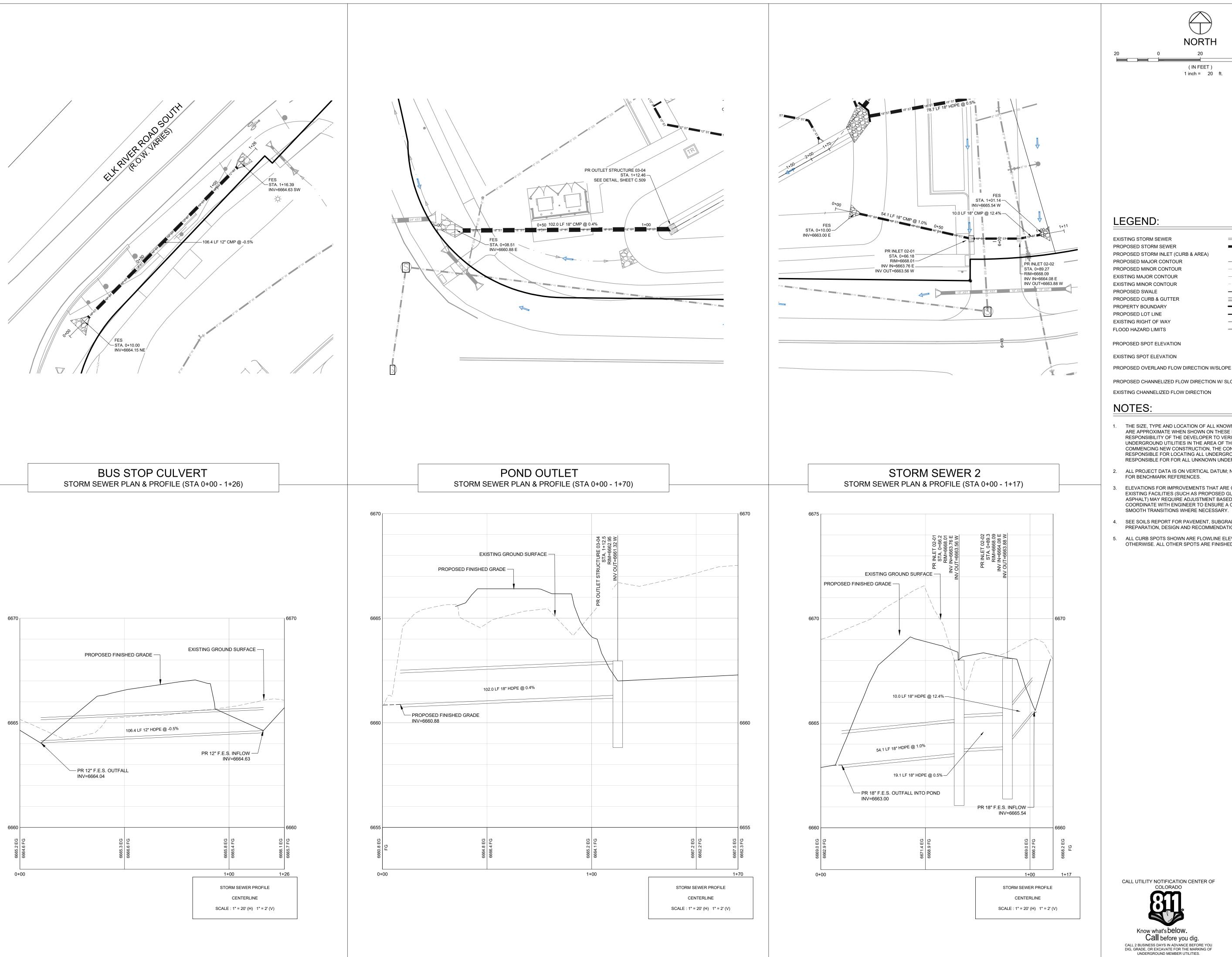


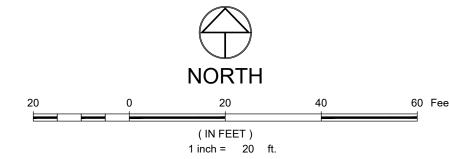
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SCALE: 1" = 20' (H) 1" = 2' (V)



etailed





EXISTING STORM SEWER PROPOSED STORM SEWER PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR

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FLOOD HAZARD LIMITS 00.10 PROPOSED SPOT ELEVATION EXISTING SPOT ELEVATION 00.10 X

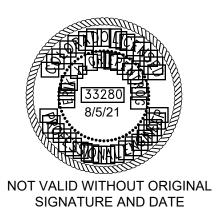
PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE EXISTING CHANNELIZED FLOW DIRECTION

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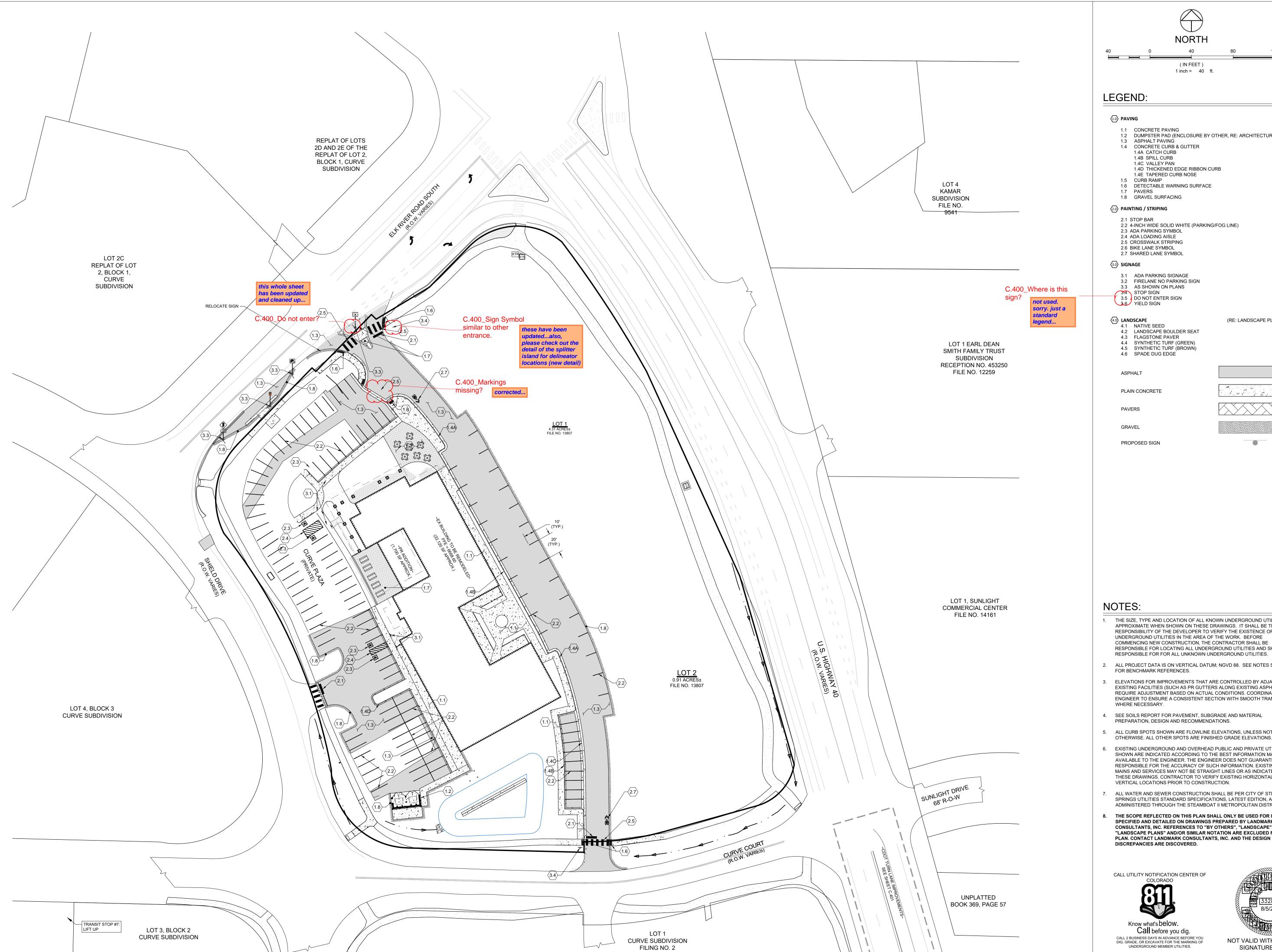
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CALL UTILITY NOTIFICATION CENTER OF





SHEET





1 inch = 40 ft.

LEGEND:

(1.0) PAVING

- 1.1 CONCRETE PAVING 1.2 DUMPSTER PAD (ENCLOSURE BY OTHER, RE: ARCHITECTURAL PLANS)
 1.3 ASPHALT PAVING
 1.4 CONCRETE CURB & GUTTER
- 1.4A CATCH CURB 1.4B SPILL CURB
- 1.4C VALLEY PAN 1.4D THICKENED EDGE RIBBON CURB
- 1.4E TAPERED CURB NOSE 1.5 CURB RAMP
- 1.6 DETECTABLE WARNING SURFACE
- 1.7 PAVERS 1.8 GRAVEL SURFACING

(2.0) PAINTING / STRIPING

- 2.1 STOP BAR 2.2 4-INCH WIDE SOLID WHITE (PARKING/FOG LINE)
- 2.3 ADA PARKING SYMBOL 2.4 ADA LOADING AISLE
- 2.5 CROSSWALK STRIPING 2.6 BIKE LANE SYMBOL
- 2.7 SHARED LANE SYMBOL

3.1 ADA PARKING SIGNAGE

- 3.2 FIRELANE NO PARKING SIGN 3.3 AS SHOWN ON PLANS
- 3:4 STOP SIGN 3.5 DO NOT ENTER SIGN 36 YIELD SIGN

4.0 LANDSCAPE

- 4.1 NATIVE SEED 4.2 LANDSCAPE BOULDER SEAT
- 4.3 FLAGSTONE PAVER
 4.4 SYNTHETIC TURF (GREEN)
- 4.5 SYNTHETIC TURF (BROWN) 4.6 SPADE DUG EDGE

ASPHALT

PLAIN CONCRETE

(RE: LANDSCAPE PLANS)

GRAVEL

PROPOSED SIGN

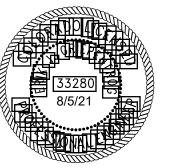
NOTES:

- 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
- 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 PR 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.
- 6. 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 WATER AND SEWER CONSTRUCTION SHALL BE PER CITY OF STEAMBOAT SPRINGS UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION, AS ADMINISTERED THROUGH THE STEAMBOAT II METROPOLITAN DISTRICT.
- 8. THE SCOPE REFLECTED ON THIS PLAN SHALL ONLY BE USED FOR ITEMS SPECIFIED AND DETAILED ON DRAWINGS PREPARED BY LANDMARK CONSULTANTS, INC. REFERENCES TO "BY OTHERS", "LANDSCAPE", "LANDSCAPE PLANS" AND/OR SIMILAR NOTATION ARE EXCLUDED FROM THIS PLAN. CONTACT LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM IF DISCREPANCIES ARE DISCOVERED.

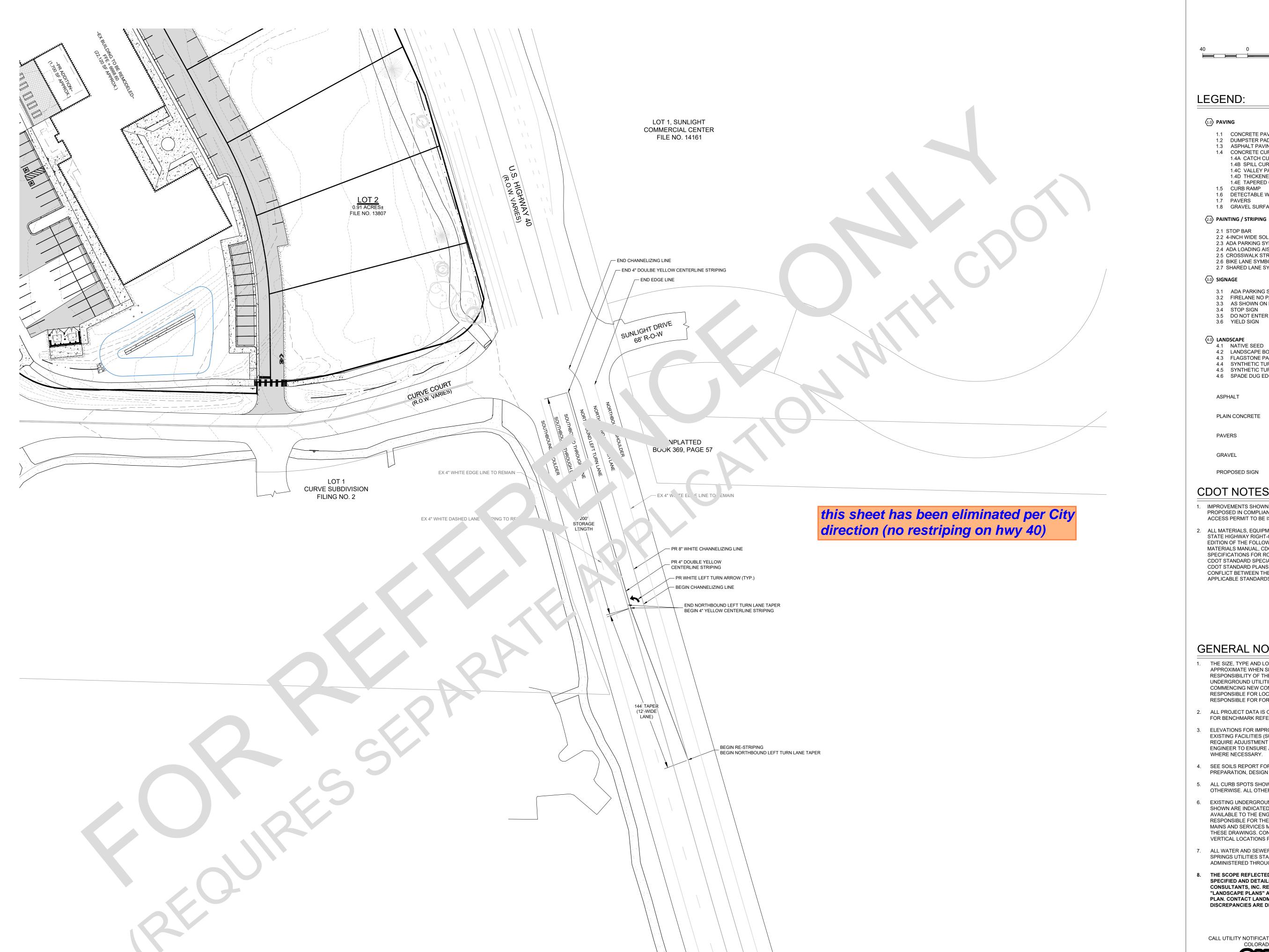
CALL UTILITY NOTIFICATION CENTER OF

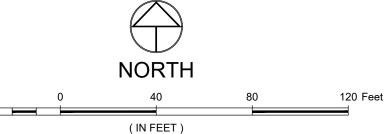


Know what's **below**. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE





1.0 PAVING

1.2 DUMPSTER PAD (ENCLOSURE BY OTHER, RE: ARCHITECTURAL PLANS)
1.3 ASPHALT PAVING
1.4 CONCRETE CURB & GUTTER

(RE: LANDSCAPE PLANS)

1 inch = 40 ft.

- 1.4A CATCH CURB 1.4B SPILL CURB 1.4C VALLEY PAN
- 1.4D THICKENED EDGE RIBBON CURB
- 1.4E TAPERED CURB NOSE 1.5 CURB RAMP
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- 2.7 SHARED LANE SYMBOL

(3.0) SIGNAGE

- 3.1 ADA PARKING SIGNAGE
- 3.2 FIRELANE NO PARKING SIGN 3.3 AS SHOWN ON PLANS 3.4 STOP SIGN
- 3.5 DO NOT ENTER SIGN 3.6 YIELD SIGN

- 4.0 LANDSCAPE 4.1 NATIVE SEED
- 4.1 NATIVE SEED
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 4.3 FLAGSTONE PAVER
 4.4 SYNTHETIC TURF (GREEN)
- 4.5 SYNTHETIC TURF (BROWN) 4.6 SPADE DUG EDGE

PAVERS

GRAVEL

PROPOSED SIGN

CDOT NOTES:

- IMPROVEMENTS SHOWN IN THE STATE HIGHWAY RIGHT-OF-WAY ARE PROPOSED IN COMPLIANCE WITH THE TERMS & CONDITIONS OF THE CDOT ACCESS PERMIT TO BE ISSUED AS PART OF THE SUBJECT DEVELOPMENT.
- 2. ALL MATERIALS, EQUIPMENT, INSTALLATION, AND CONSTRUCTION WITHIN THE STATE HIGHWAY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING STANDARD REFERENCES, AS APPLICABLE: CDOT MATERIALS MANUAL. CDOT CONSTRUCTION MANUAL. CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2019 EDITION), CDOT STANDARD SPECIAL PROVISIONS (AS APPLICABLE TO THE PROJECT), CDOT STANDARD PLANS (M&S STANDARDS). WHERE THERE IS A DIRECT CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.

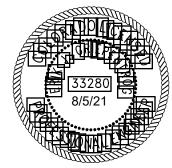
GENERAL NOTES:

- 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 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 PR 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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- 8. THE SCOPE REFLECTED ON THIS PLAN SHALL ONLY BE USED FOR ITEMS SPECIFIED AND DETAILED ON DRAWINGS PREPARED BY LANDMARK CONSULTANTS, INC. REFERENCES TO "BY OTHERS", "LANDSCAPE", "LANDSCAPE PLANS" AND/OR SIMILAR NOTATION ARE EXCLUDED FROM THIS PLAN. CONTACT LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM IF DISCREPANCIES ARE DISCOVERED.

CALL UTILITY NOTIFICATION CENTER OF

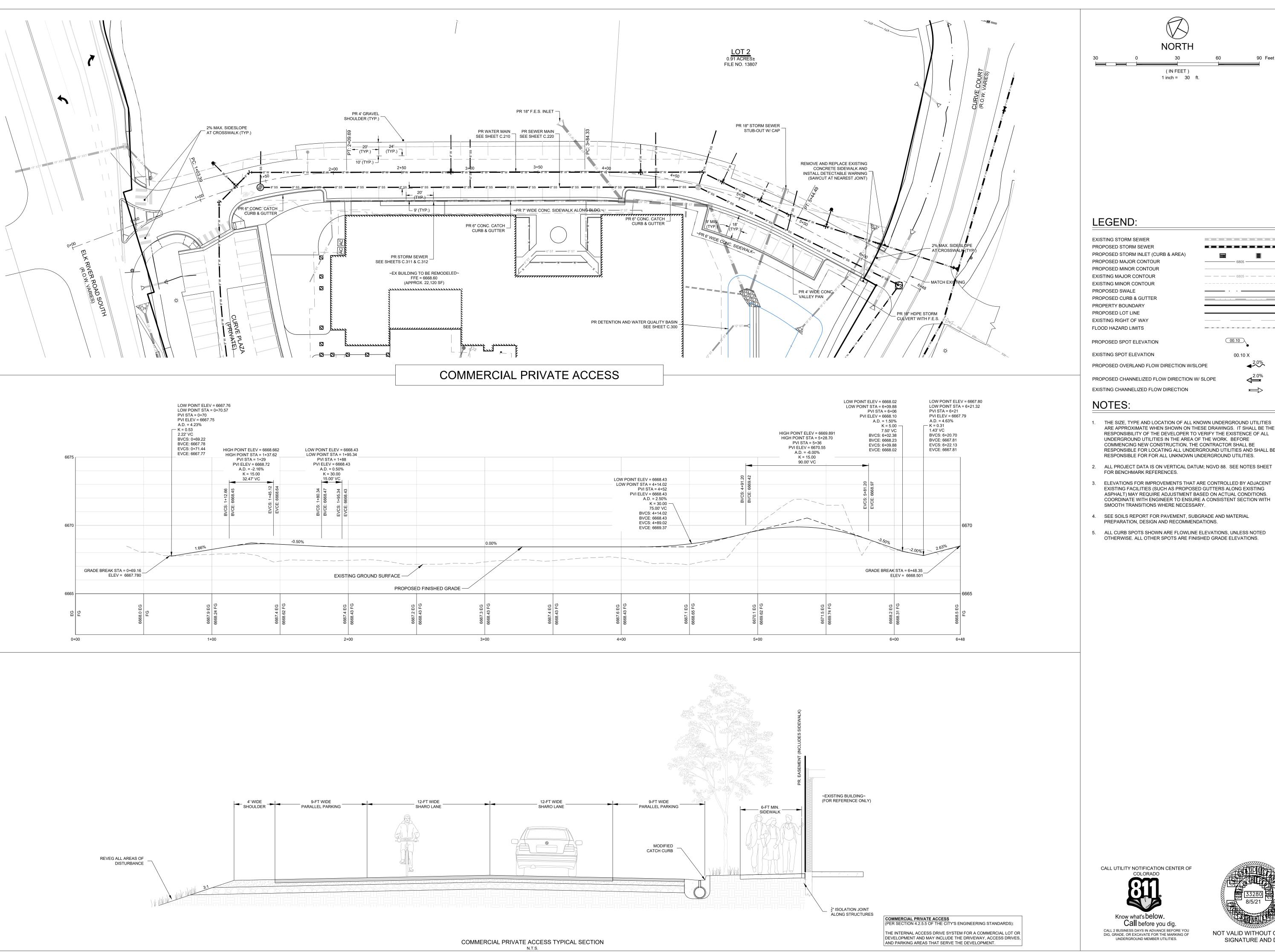


Know what's **below**. Call before you dig. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

Striping



(IN FEET) 1 inch = 30 ft.

PROPOSED STORM INLET (CURB & AREA) PROPOSED MAJOR CONTOUR PROPOSED MINOR CONTOUR EXISTING MAJOR CONTOUR

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PROPOSED OVERLAND FLOW DIRECTION W/SLOPE PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

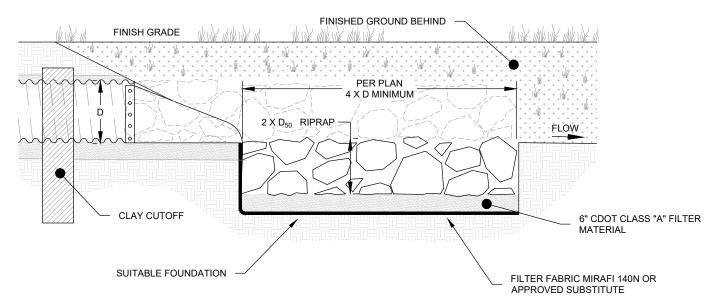
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- PREPARATION, DESIGN AND RECOMMENDATIONS.
- 5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

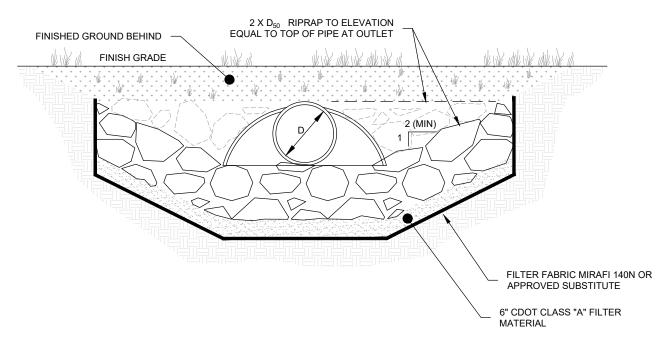
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

1. UNLESS NOTED OTHERWISE, RIP RAP SHALL BE $D_{50} = 9$ -INCHES





RIP RAP OUTFALL N.T.S.

FINISH GRADE

THE REPORT OF THE PROPERTY OF

CLAY CUTOFFS SHALL BE INSTALLED ON STORM SEWERS AND CULVERTS ±10-FEET UPSTREAM OF ALL INLETS AND

COMPACT IMPERVIOUS CLAY (COEFFICIENT OF PERMEABILITY < 5 X 10 CM/S) TO NO LESS THAN 95% DENSITY AND BETWEEN -1% AND +3% OF THE OPTIMUM MOISTURE CONTENT ACCORDING TO ASTM D698 STANDARD PROCTOR. EXTEND THE BOTTOM OF THE CLAY CUTOFF NO LESS THAN 12-INCHES BEYOND THE EXCAVATION OF THE PIPE ZONE.

> CLAY CUTOFF DETAIL N.T.S.

CLAY CUTOFFS SHALL BE INSTALLED ON WATER AND SEWER LINES PER THE REQUIREMENTS OF THE UTILITY OWNER.

JUNCTIONS AND IN NO CASE MORE THAN 200-FEET APART. CUTOFF SHALL ALSO BE CONSTRUCTED AT CONDUIT

COMPACTED CLAY TO EXTEND

MIN. 6" ABOVE SHADING MATERIAL

COMPACTED CLAY TO EXTEND MIN.

1-FT BELOW BEDDING MATERIAL

CLAY CUTOFF WALL NOTES

OUTLETS WHERE NO CONCRETE TOE WALL IS REQUIRED.

INSTALL AT TRANSITIONS BETWEEN PERFORATED AND SOLID PIPES.

SHADING MATERIAL

BEDDING MATERIAL

- COMPACTED CLAY

LIMITS OF PIPE ZONE

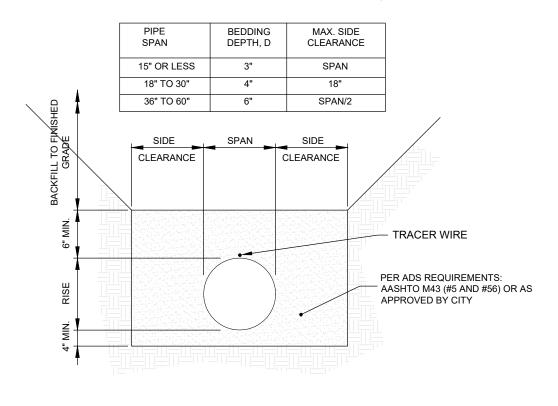
MIN. EXTENTS OF COMPACTED CLAY

STORM SEWER NOTES

- 1. ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE
- STRUCTURE FROM DAMAGE.

 2. PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
- 3. STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE
- SPECIFICATIONS, MAY BE USED WITH PERMISSION OF THE ENGINEER. 4. WHEN A CULVERT IS TO BE EXTENDED WITH PIPE OF A DIFFERENT MATERIAL, THE
- CONNECTION SHALL CONFORM TO THE DETAILS ON THE PLANS OR BE APPROVED. 5. EXTENSIONS FOR CMP ARCH CULVERT SHALL MATCH THE CORRUGATIONS AND THE
- SPAN AND RISE DIMENSIONS OF THE CULVERT TO BE EXTENDED. 6. MINIMUM COVER FOR METAL AND PLASTIC PIPE IS THE DISTANCE FROM THE TOP OF
- THE PIPE TO THE TOP OF RIGID PAVEMENT OR TO THE TOP OF SUBGRADE FOR FLEXIBLE PAVEMENT.
- 7. ALL FOUNDATION, BEDDING AND BACKFILL SHALL BE COMPACTED TO NO LESS THAN
 95% DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT OF THE STANDARD PROCTOR.
- 8. ADDITIONAL TRENCH EXCAVATION OR MEASURES MAY BE REQUIRED FOR UNANTICIPATED SOIL CONDITIONS. 9. LENGTHS ARE MEASURED HORIZONTALLY FROM END OF END SECTION TO END OF
- END SECTION OR CENTER OF MANHOLE.

 10. TRACER WIRE SHALL MEET THE CITY OF STEAMBOAT SPRINGS UTILITIES STANDARDS AND SPECIFICATIONS. TRACER WIRE SHALL BE #10 SOLID COPPER WIRE COATED
- WITH 45 MIL POLYETHYLENE. THHN WIRE IS NOT ACCEPTABLE AS TRACER WIRE
- 11. TRACER WIRE TEST STATION SHALL MEET THE CITY OF STEAMBOAT SPRINGS UTILITIES STANDARDS AND SPECIFICATIONS. REQUIRED ALONG STORM SEWER AS INDICATED ON THE PLANS. MODEL "GLENN TEST STATION" BY VALVCO, INC.



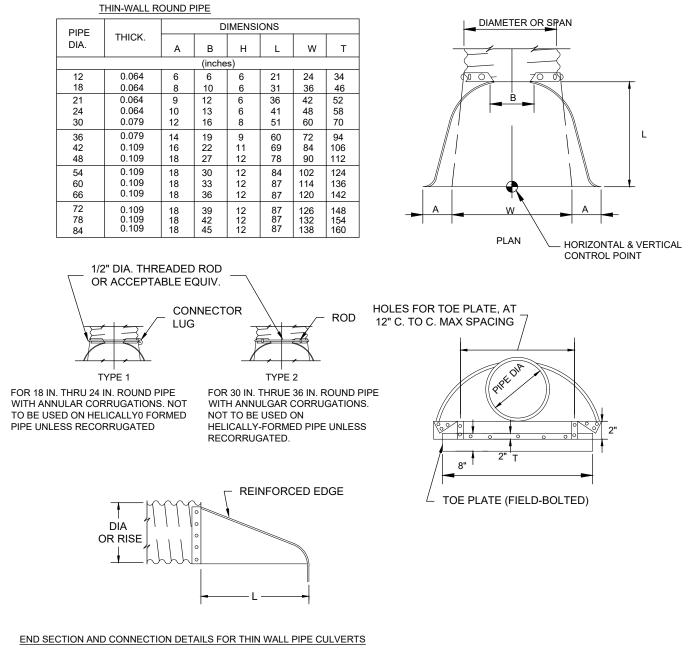
STORM PIPE TRENCH DETAIL N.T.S

METAL END SECTION NOTES

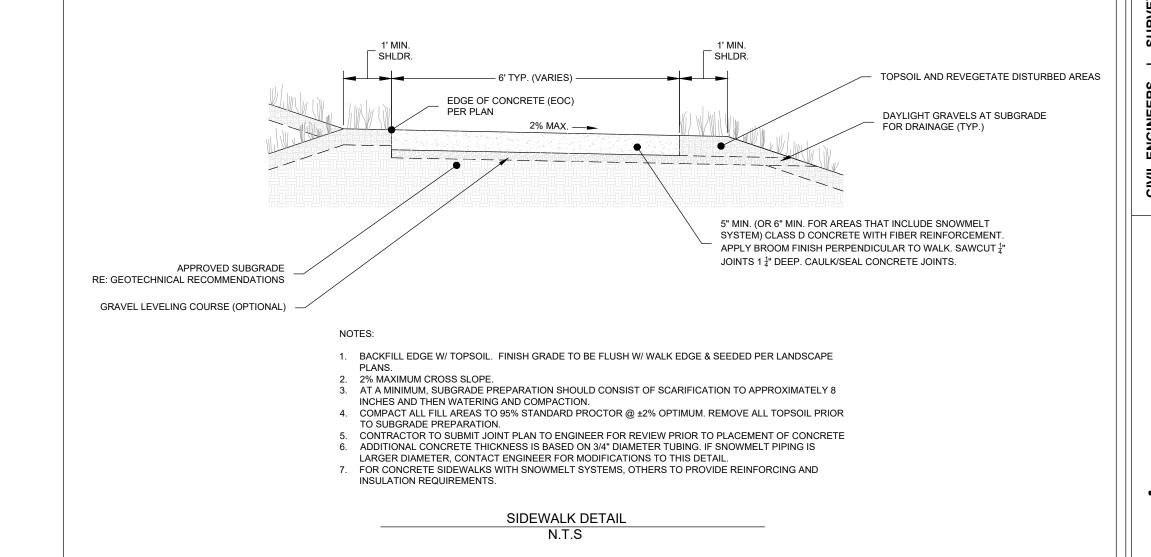
- 1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S
- 3. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS.

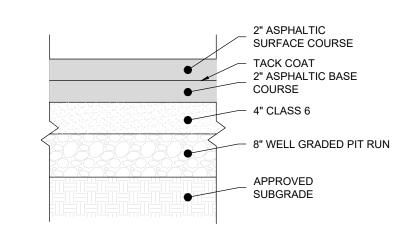
 4. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.

END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.



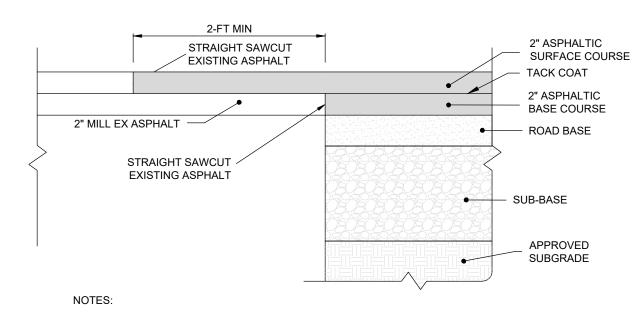
FLARED END SECTION





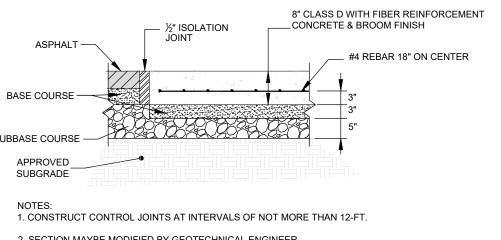
1. SECTION MAY BE MODIFIED BY GEOTECHNICAL ENGINEER WITH CITY APPROVAL.

ASPHALT SECTION N.T.S.



1. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

T-TOP ASPHALT PATCH DETAIL



2. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

DUMPSTER PAD N.T.S.

CALL UTILITY NOTIFICATION CENTER OF



(General)

