

## CONTACT INFORMATION



PROJECT TEAM:



**BASE MAPPING SURVEYOR**  
**LANDMARK CONSULTANTS, INC.**  
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ATTN: JEFF GUSTAFSON, P.L.S.

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[illegible]

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

# Steamboat Basecamp - Phase I

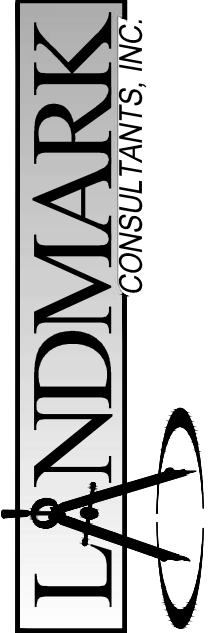
# Cover Sheet

SHEET  
C.001

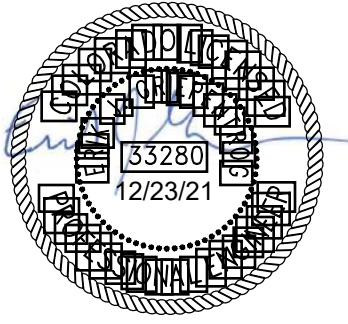
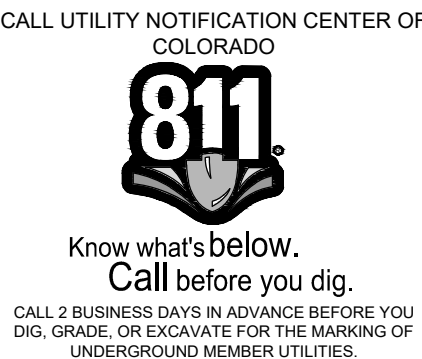
CIVIL ENGINEERS | SURVEYORS

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Steamboat Springs, Colorado 80477  
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SIGNATURE AND DATE













LOT 2C  
REPLAT OF LOT  
2, BLOCK 1,  
CURVE  
SUBDIVISION

REPLAT OF LOTS  
2D AND 2E OF THE  
REPLAT OF LOT 2  
BLOCK 1, CURVE  
SUBDIVISION



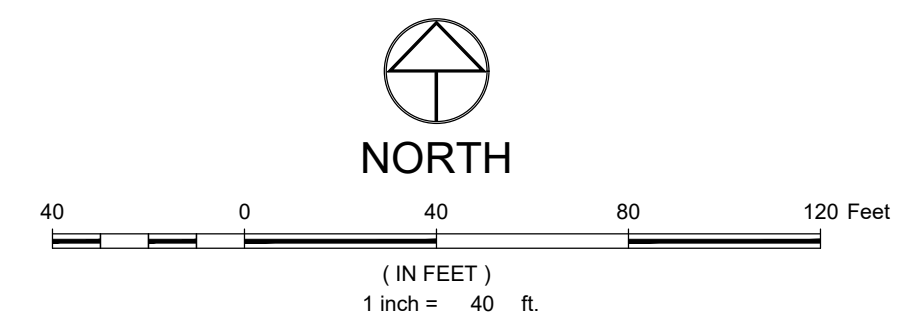
LOT 1 EARL DEAN  
SMITH FAMILY TRUST  
SUBDIVISION  
RECEPTION NO. 453250  
FILE NO. 12259

LOT 1, SUNLIGHT  
COMMERCIAL CENTER  
FILE NO. 14161

LOT 4, BLOCK 3  
CURVE SUBDIVISION

LOT 3, BLOCK 2  
CURVE SUBDIVISION

LOT 1  
 RVE SUBDIVISION  
 FILING NO. 2



EX. SANITARY SEWER LINE MARKER  
MANHOLE AND CLEANOUT

PR. 1<sup>st</sup> SANITARY SEWER W/ MH & C.O.

WATER LINE MAKER, FIRE HYDRANT  
GATE VALVE, CURB STOP & BLOWOFF

PROPOSED 1<sup>st</sup> WATER PIPE

PROPOSED GV, FH & CS

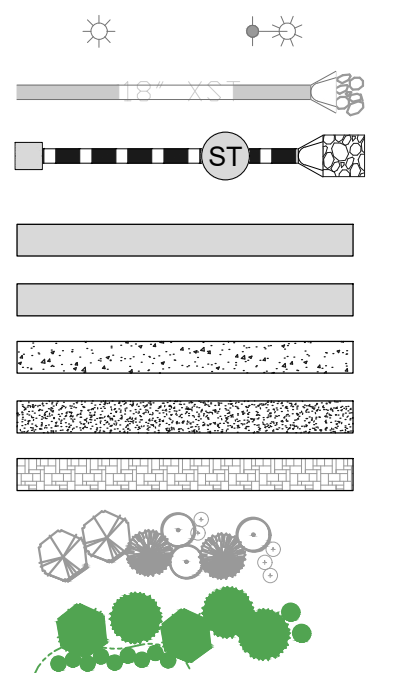
GAS LINE MARKER, VAULT,  
MANHOLE/VAULT AND METER

CABLE LINE MARKER, VAULT AND PEDESTAL

FIBER LINE MARKER, VAULT & PEDESTAL

TELEPHONE LINE MARKER, VAULT,  
PEDESTAL AND MANHOLE

ELECTRIC LINE MARKER, TRANSFORMER,  
METER AND SECONDARY PEDESTAL



1. ALL REFERENCES HEREIN 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 RESOLUTIONS, RESTRICTIONS, COVENANTS, 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 LOCATED BY FIELD INSTRUMENTATION. THE SURVEYOR 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, COMMITTED UNDER SECTION 2 (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
5. THIS SITE CONTAINS A CALCULATED AREA OF 4.31 ACRES.  
  
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 HEREIN ARE IN U.S. SURVEY FEET.
8. THE PRESENTED GEOMETRY OF THE RELOCATED TRANSIT STOP ACCOMMODATES ASHTO 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:

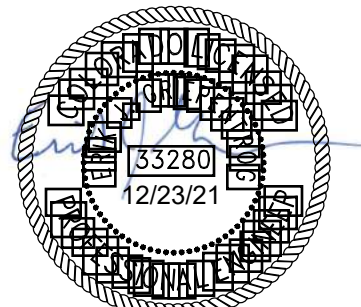
10. LOT 1, WORLDWEST SUBDIVISION, AS RECORDED AT FILE NO. 13807 IN THE CITY OF STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO.

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UNDERGROUND MEMBER UTILITIES.



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NO.	DATE:	BY:	DESCRIPTION:
1	12-23-21	Grip	DRT Comments

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

## Steamboat Basecamp - Phase I

# Civil Site Plan

SHEET

C.100

DRAWING FILENAME: p:\2387-004\DWG\Production Drawings\Phase 1 - Civil\Civil2387-004-PH1-COU-C-100-Stoa.dwg LAYOUT NAME: C\_100 DATE: Dec 24, 2021 - 1:21pm CAD OPERATOR: eik

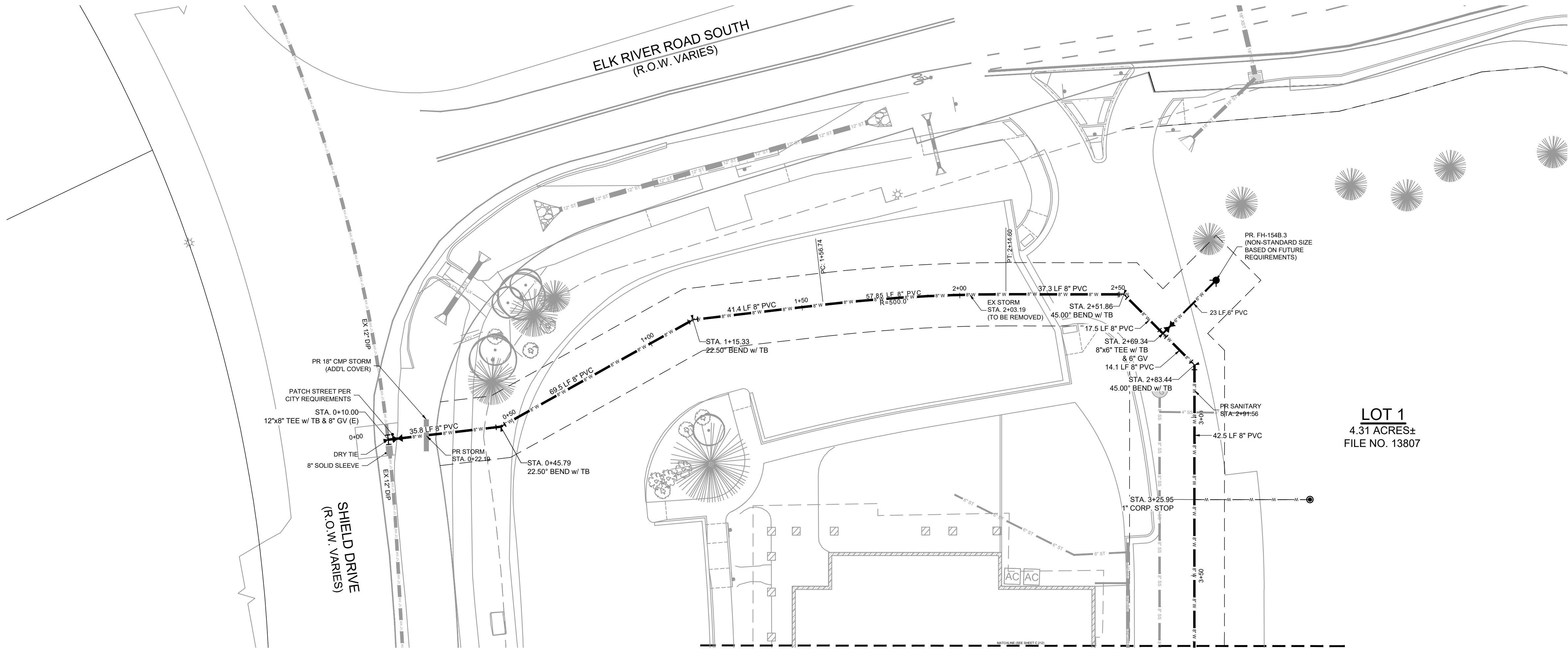
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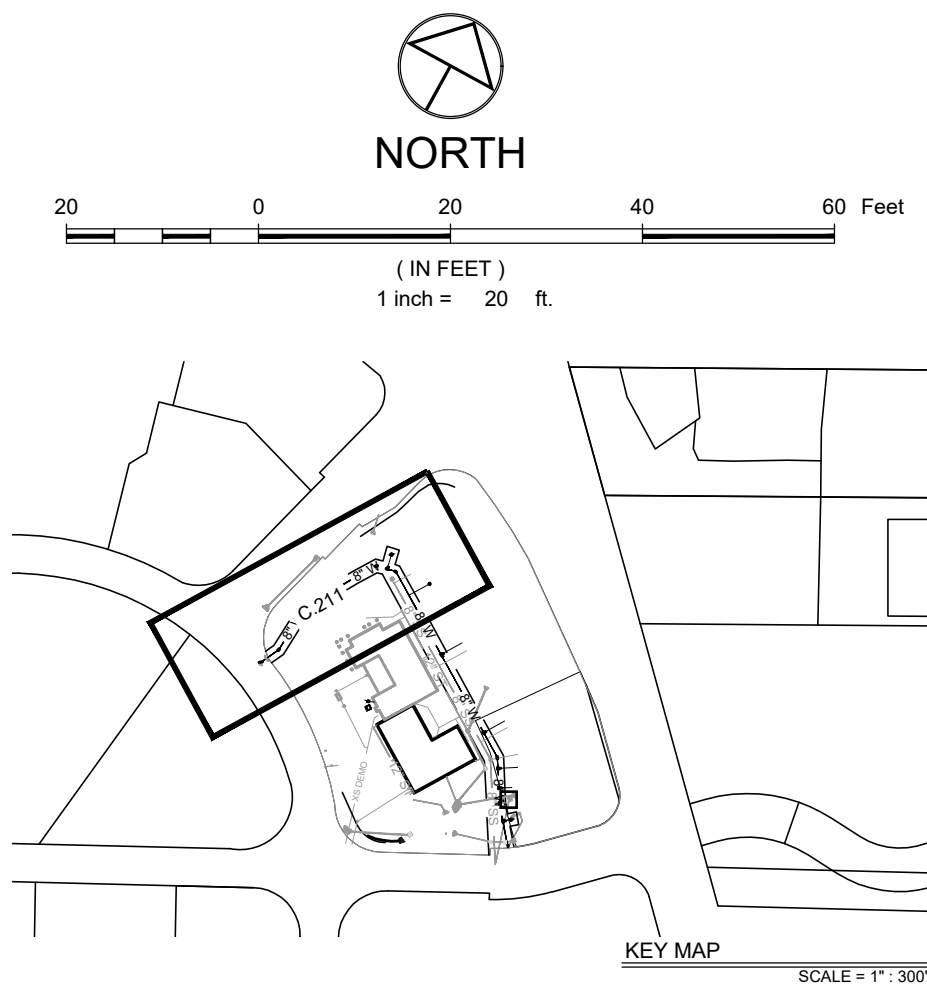
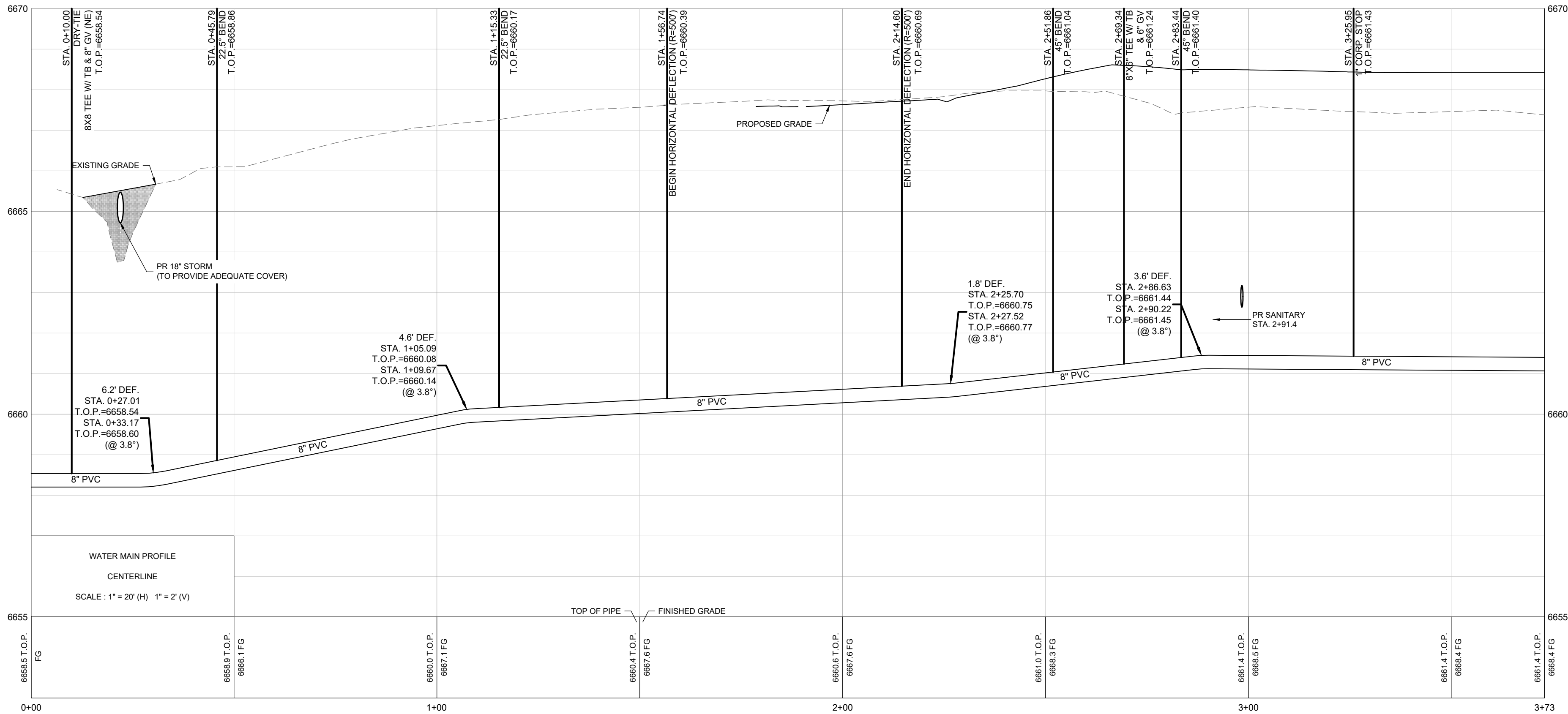




DRAWING FILENAME: P:\2027\020700\020700\Drawings\Phase 1 - C211\020700-004\020700-Water Main Plan.dwg, LAYOUT NAME: C211 DATE: Dec 24, 2021 1:22pm CAD OPERATOR: w.k.  
LIST OF REVISIONS: [2027-004-004-001] [2027-004-004-002] [2027-004-004-003] [2027-004-004-004] [2027-004-004-005] [2027-004-004-006] [2027-004-004-007] [2027-004-004-008] [2027-004-004-009] [2027-004-004-010]



WATER MAIN PLAN & PROFILE (STA 0+00 - 3+73)



- 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:**
- THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
  - EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
  - ALL SEWER CONSTRUCTION SHALL BE PER THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
  - MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
  - MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
  - ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
  - SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
  - WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
  - ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
  - ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
  - ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
  - ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

**811**

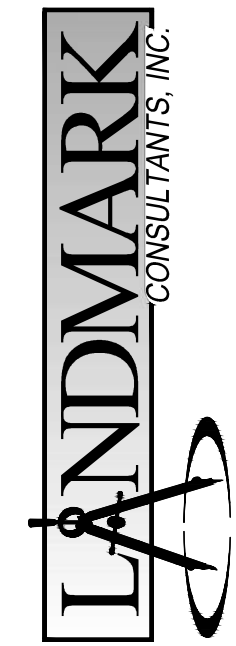
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DESCRIPTION		BY:	DATE:
DRT Comments		Grip	12/23/21
1			

PROJECT:	2387-04
DATE:	12/23/21
CONTACT:	Grip
EMAIL:	enr@landmark-co.com

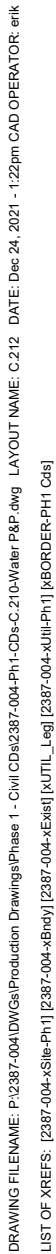
Steamboat Basecamp - Phase I

Water Main Plan & Profile

SHEET

C.211






- 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 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

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, CONC SECTIONS SHALL BE NOTED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-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 WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN FALLS" SHALL BE NOTED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS. IF NECESSARY, CONC SECTIONS SHALL BE NOTED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
10. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM STONES OR ORGANIC MATERIAL, COBBLES, Boulders, LARGE ROCKS OR FUSED 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.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

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PROJECT:	NO.	DATE:	BY:	DESCRIPTION:
2387-04	1	12-23-21	Grip	DRT Comments
DATE:		12-23-21		
CONTACT:	Grip			
EMAIL:	enig@landmarkco.com			

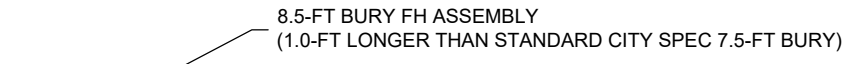
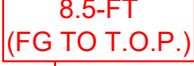
# Steamboat Basecamp - Phase I

## Water Main Plan & Profile

SHEET

C.212





PROPOSED #1 SANITARY SEWER W/ MH &amp; C.O.

EXISTING #<sup>1</sup> SANITARY SEWER W/ MH & C.O.

EX. SANITARY SEWER TO BE REMOVED OR ABANDONED

PROPOSED #1 WATER PIPE

PROPOSED GV, F

EXISTING WATER

EXISTING OMA FM

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

EXIST #\* STORM/CULVERT. INLET. MH.

EX. STORM/CULVERT TO BE REMOVED OR ABANDONED.

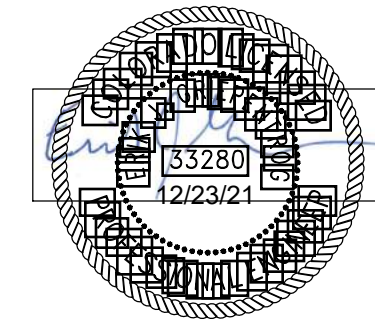
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11. ALL TRENCHES SHALL BE COMPACTED TO 85% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.
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238704	1	12-23-21	Grip	DRT Comments
CONTACT:	Grip			
EMAIL:	enr@lundmark-co.com			

## Steamboat Basecamp - Phase I

## Fire Hydrant Profiles

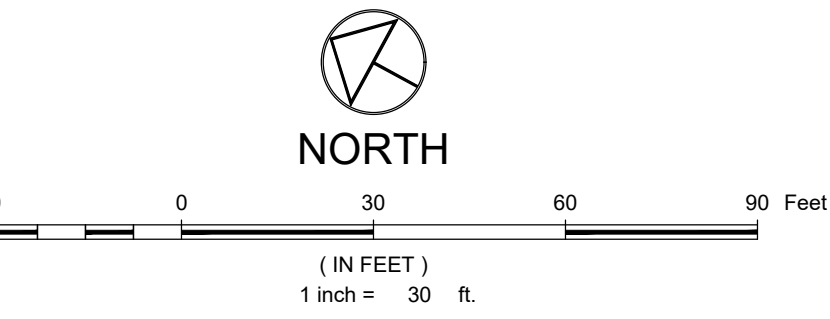
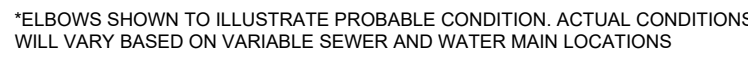
SHEET

C.215

DRAWING FILENAME: J:\2387-00\DWG\Production Drawings Phase 1 - Civil CO-42387-004-PH1-CO-3-Civil Water P&P.dwg LAYOUT NAME: C.215 DATE: Dec 24, 2021 : 1:22pm CAD OPERATOR: erk

LIST OF XREFS: J:\2387-004-xref\PH1 [JULI\_Leag] J:\2387-004-xref\PH1 [BORDER-PH1.Cad]





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 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

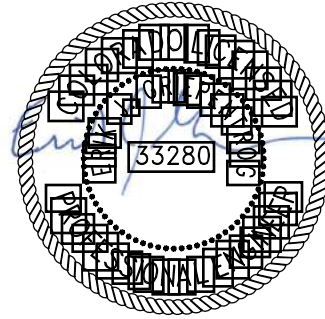
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE 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 REMOVE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 2" BELOW FINISHED GRADE. IF NECESSARY, CONC SECTIONS SHALL BE ENTERED 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 STATE 57" BY 19" BY 19" SHALL BE USED FOR LOCATING LOCATIONS 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 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.
12. ALL WATER MAINS AND SERVICES (4-INCHES AND LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

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COLORADO



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PROJECT:	NO	DATE:	BY:	DESCRIPTION:
	1	12-23-21	Grip	DRT Comments
DATE:				
CONTACT:		Grip		
EMAIL: erisg@lindmak-co.com				

# Sanitary Sewer Plan & Profile

SHEET

C.221

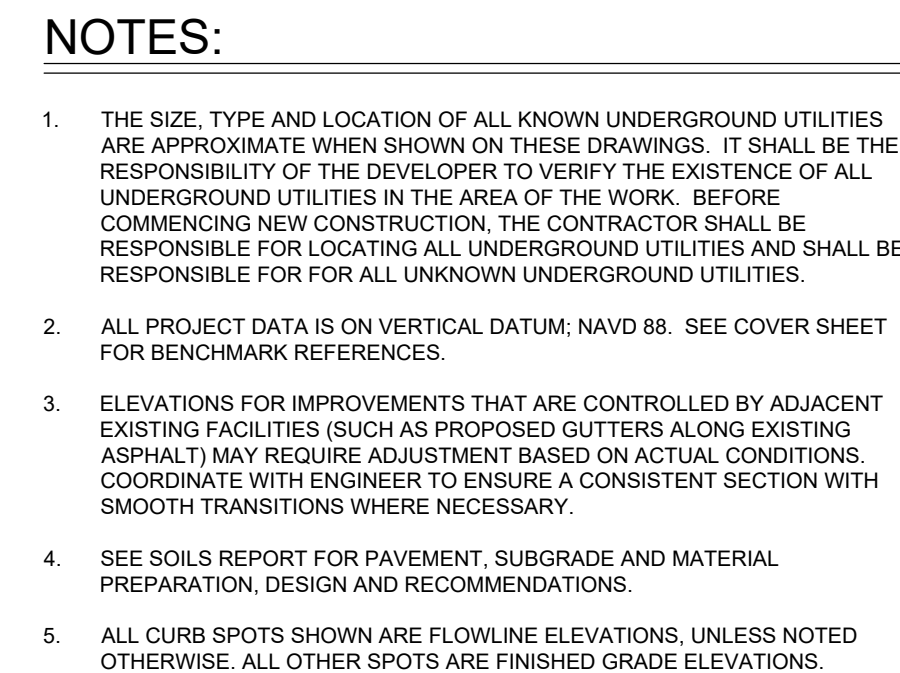
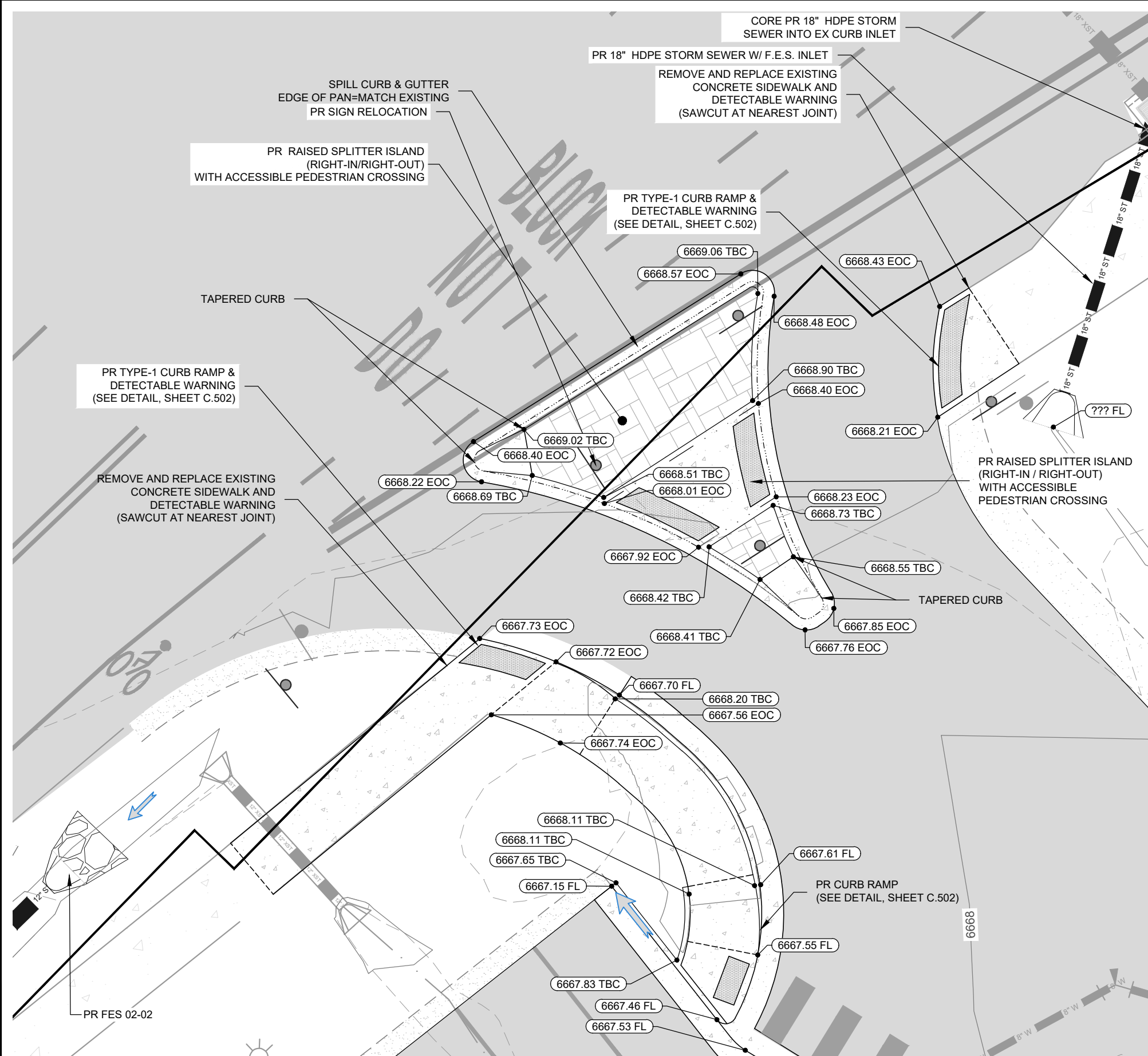
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LIST OF XREFS: 2387-004-a3a-ph1 [2387-004-xbxy] 2387-004-xssd [PUTL\_Layout [2387-004-JUNPH1] BORDER-PH1.Cad]











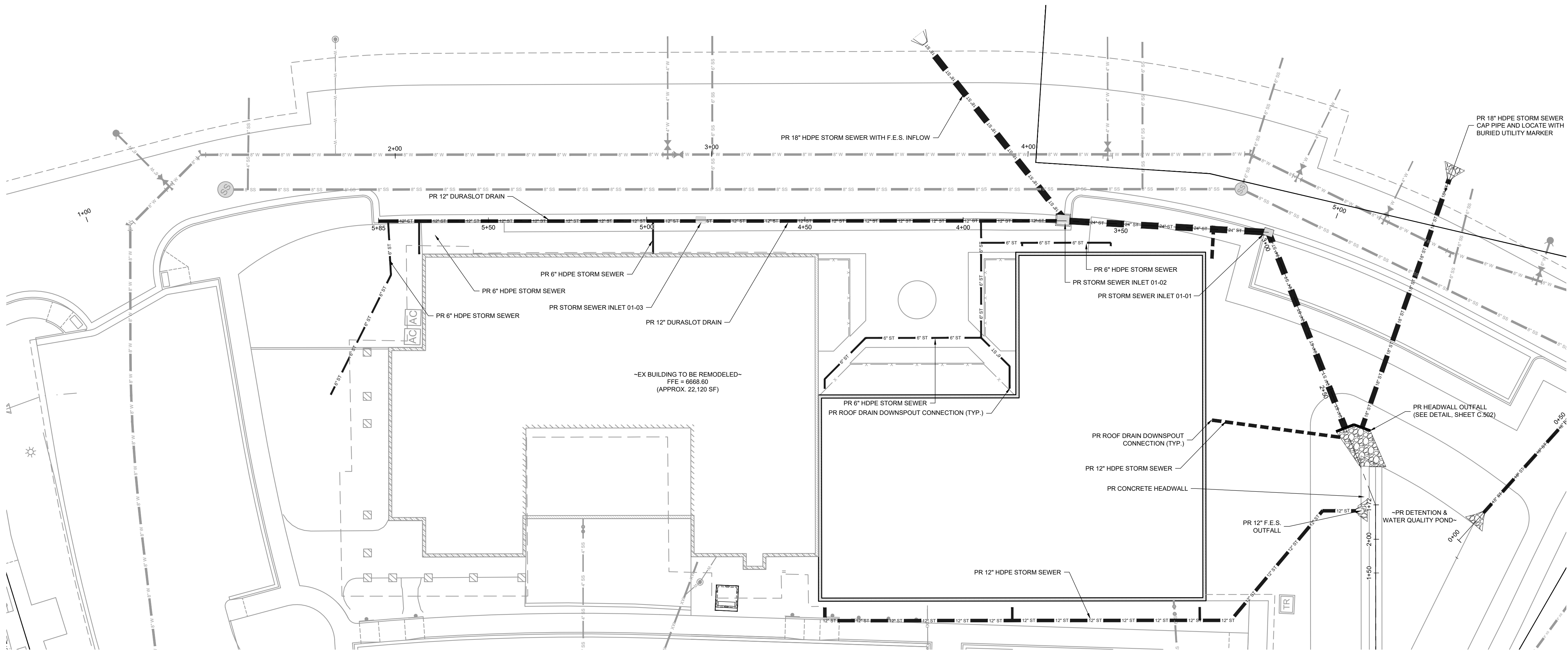




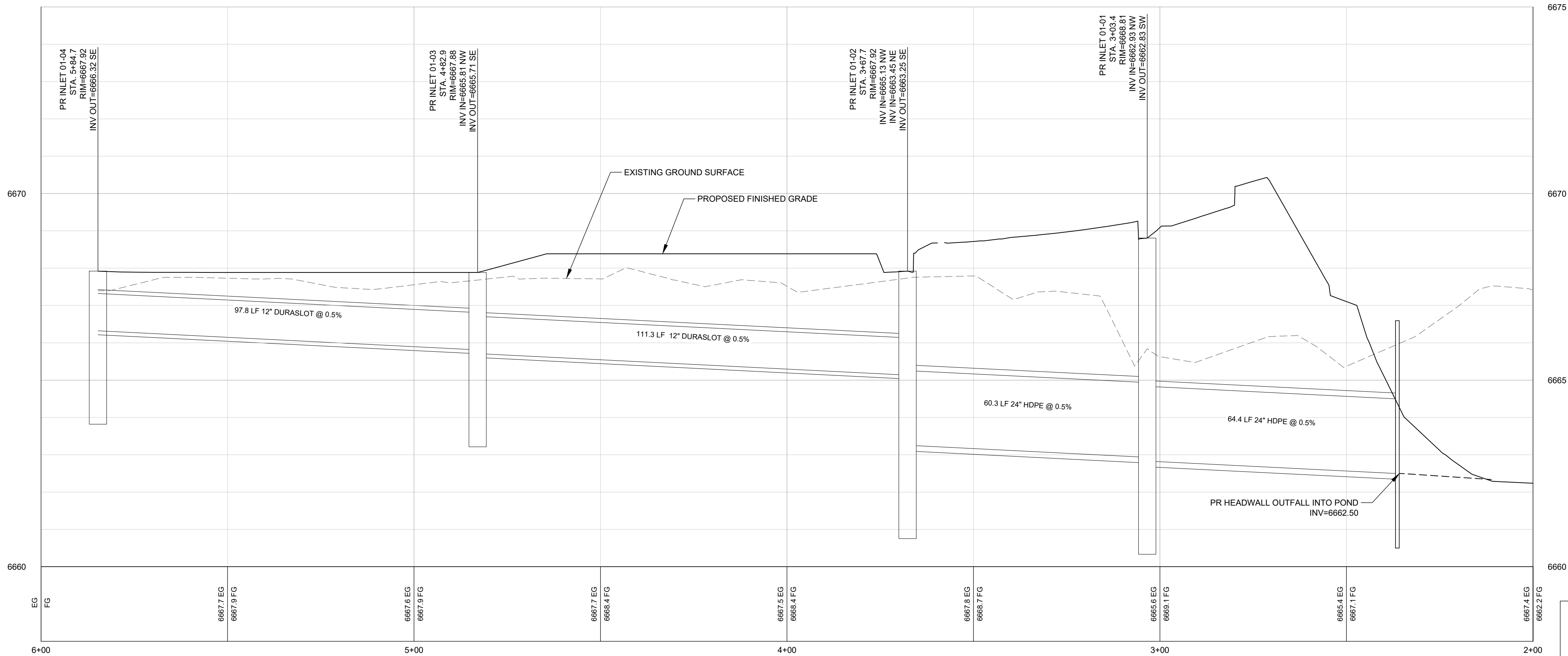




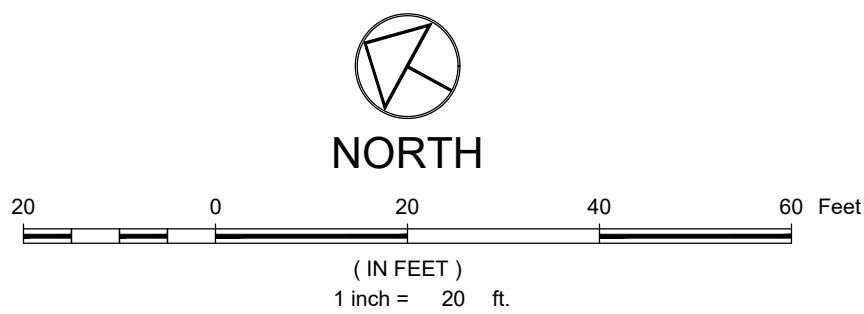
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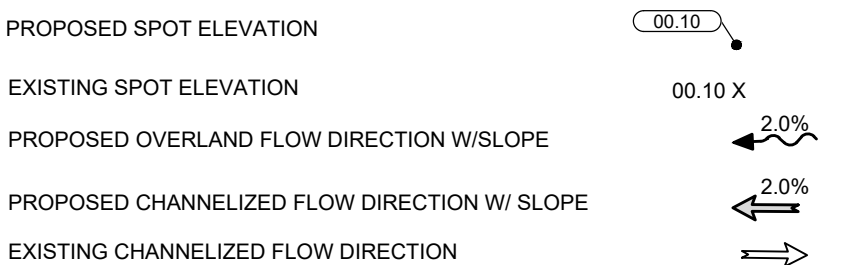
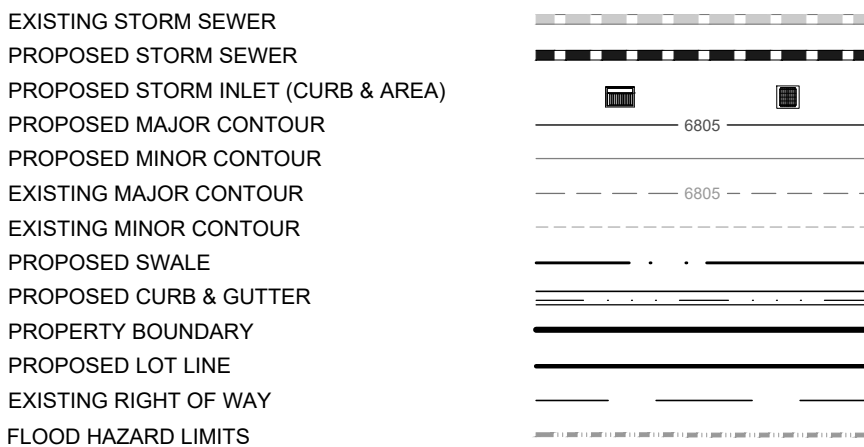
STORM SEWER #1 PLAN & PROFILE (STA 2+00 - 6+00)



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



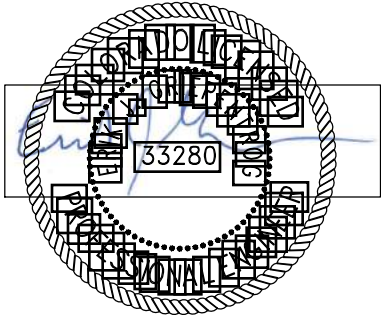
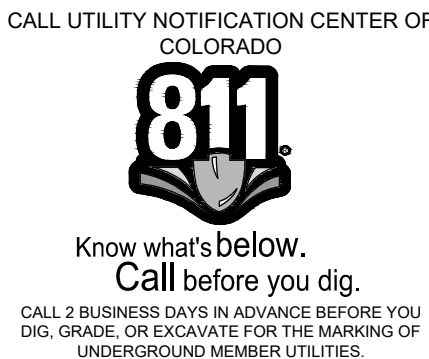
### LEGEND:



### 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.

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:		BY:		DATE:		DESCRIPTION:	
2387-04		Grip		12-23-21		DRT Comments	
DATE:		Grip		12-23-21		CONTACT:	
PROJECT:		Grip		12-23-21		EMAIL: enrg@landmark-co.com	

## Steamboat Basecamp - Phase I Detailed Storm Sewer Plan & Profile

SHEET  
C.311

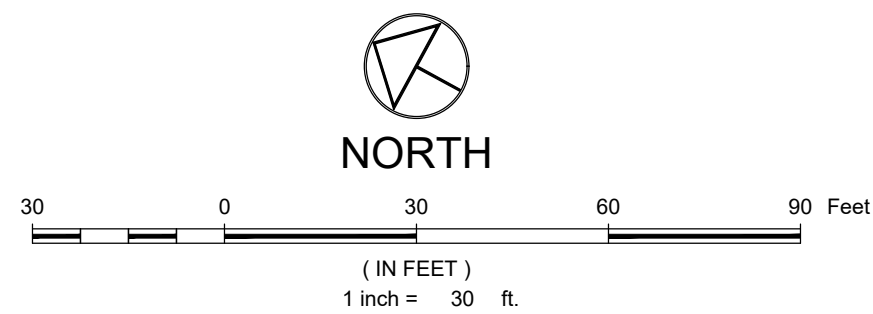












PROPOSED SPOT ELEVATION 00.10

EXISTING SPOT ELEVATION 00.10 X

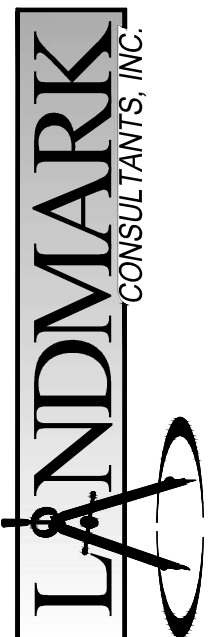
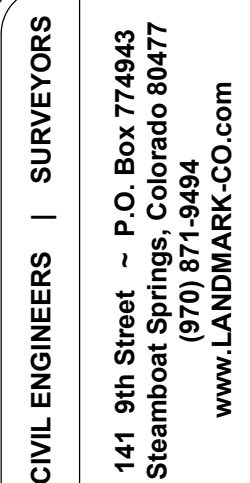
PROPOSED OVERLAND FLOW DIRECTION W/SLOPE 2.0%

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE 2.0%

EXISTING CHANNELIZED FLOW DIRECTION

# NOTES:

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NO.	DATE:	BY:	DESCRIPTION:
1	12-23-21	Grip	DRT Comments

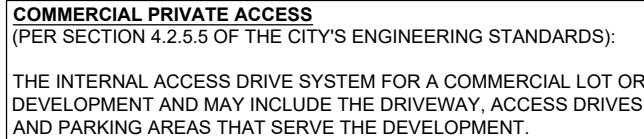
PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

Steamboat Basecamp - Phase I

Access Road Plan & Profile

SHEET

C.410

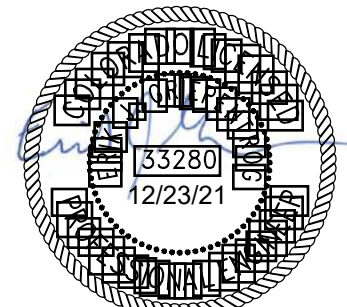


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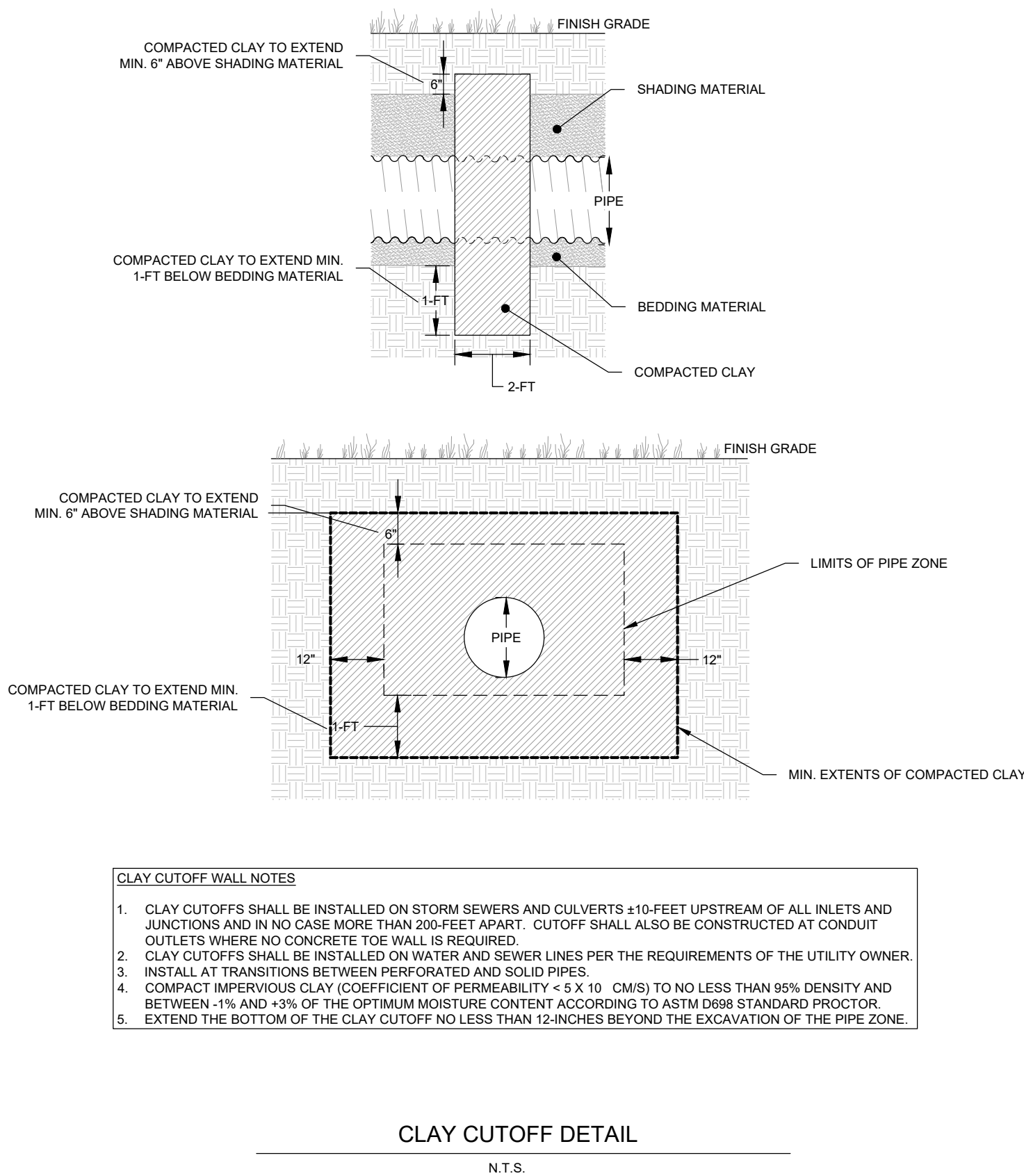


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SIGNATURE AND DATE

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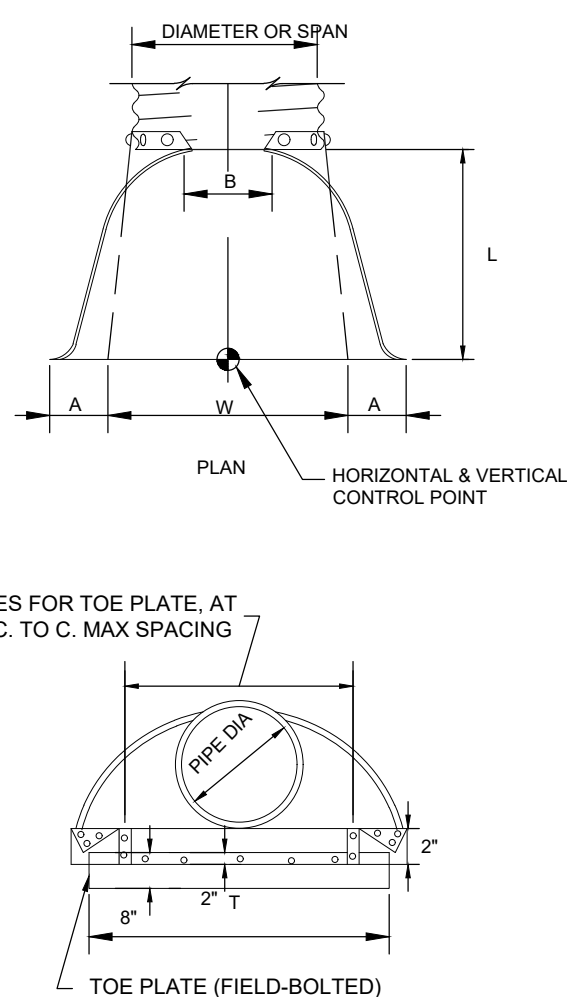
- | PIPE SPAN   | BEDDING DEPTH, D | MAX. SIDE CLEARANCE |
|-------------|------------------|---------------------|
| 15' OR LESS | 3"               | SPAN                |
| 18" TO 30"  | 4"               | 18"                 |
| 36" TO 60"  | 6"               | SPAN/2              |

Diagram labels and dimensions:

  - BACKFILL TO FINISHED GRADE
  - 8' MIN.
  - 4' MIN. RISE
  - SIDE CLEARANCE
  - SPAN
  - SIDE CLEARANCE
  - TRACER WIRE
  - PER ADS REQUIREMENTS: AASHTO M43 (#5 AND #56) OR AS APPROVED BY CITY

**STORM PIPE TRENCH DETAIL**  
N.T.S.

- | THIN-WALL ROUND PIPE |        |            |    |    |    |     |     |
|----------------------|--------|------------|----|----|----|-----|-----|
| PIPE DIA.            | THICK. | DIMENSIONS |    |    |    |     |     |
|                      |        | A          | B  | H  | L  | T   | S   |
| (inches)             |        |            |    |    |    |     |     |
| 12                   | 0.064  | 6          | 6  | 6  | 21 | 24  | 34  |
| 18                   | 0.064  | 8          | 10 | 6  | 31 | 36  | 48  |
| 24                   | 0.064  | 10         | 12 | 6  | 36 | 42  | 57  |
| 24                   | 0.064  | 10         | 13 | 6  | 41 | 48  | 56  |
| 30                   | 0.079  | 12         | 16 | 8  | 51 | 60  | 70  |
| 36                   | 0.079  | 14         | 19 | 9  | 60 | 72  | 94  |
| 42                   | 0.109  | 16         | 22 | 11 | 69 | 84  | 106 |
| 48                   | 0.109  | 18         | 27 | 12 | 78 | 96  | 124 |
| 42                   | 0.109  | 18         | 30 | 12 | 84 | 102 | 124 |
| 60                   | 0.109  | 18         | 33 | 12 | 87 | 114 | 136 |
| 66                   | 0.109  | 18         | 36 | 12 | 87 | 120 | 142 |
| 72                   | 0.109  | 18         | 39 | 12 | 87 | 126 | 148 |
| 78                   | 0.109  | 18         | 42 | 12 | 87 | 132 | 154 |
| 84                   | 0.109  | 18         | 45 | 12 | 87 | 138 | 160 |



1/2" DIA. THREADED ROD OR ACCEPTABLE EQUIV.

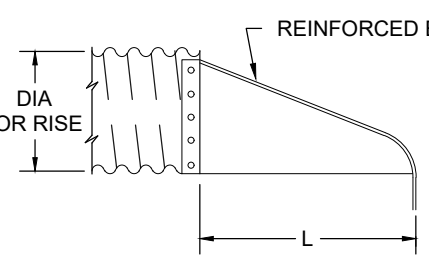
CONNECTOR LUG

TYPE 1

TYPE 2

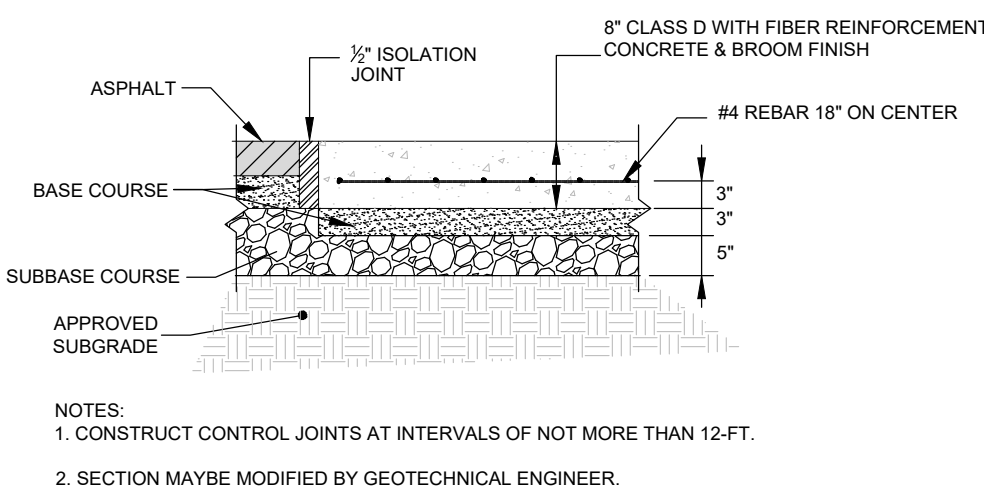
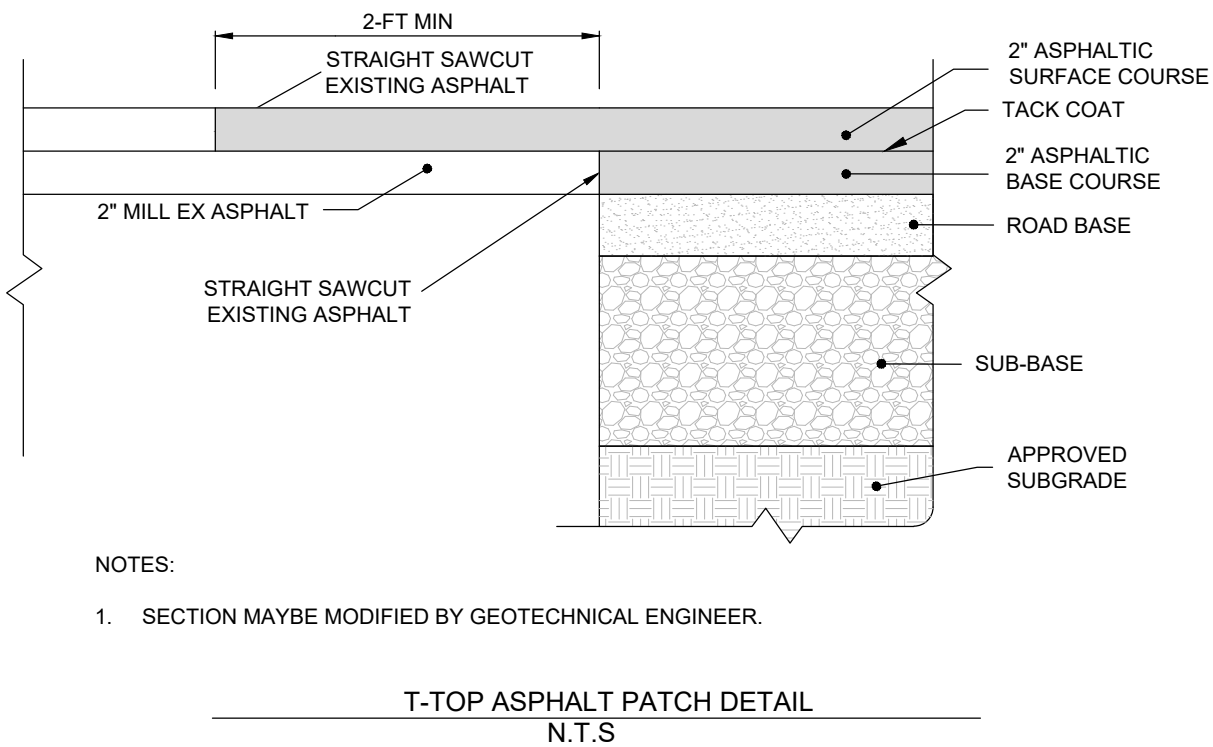
FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY FORMED PIPE UNLESS RECORRUGATED.

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNULAR CORRUGATIONS. NOT TO BE USED ON HELICALLY FORMED PIPE UNLESS RECORRUGATED.



END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS

FLARED END SECTION  
N.T.S



NOTES:  
1. CONSTRUCT CONTROL JOINTS AT INTERVALS OF NOT MORE THAN 12-FT.  
2. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

DUMPSTER PAD

---

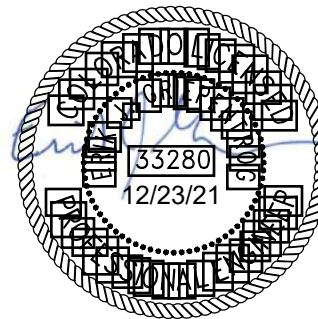
N.T.S.

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**DESCRIPTION:**

3Y:

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

PROJECT: 7287 04

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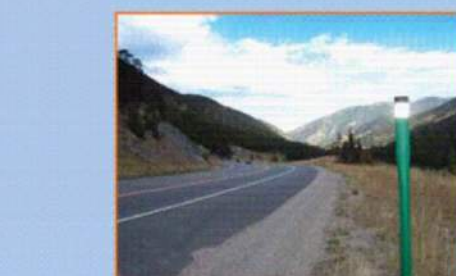
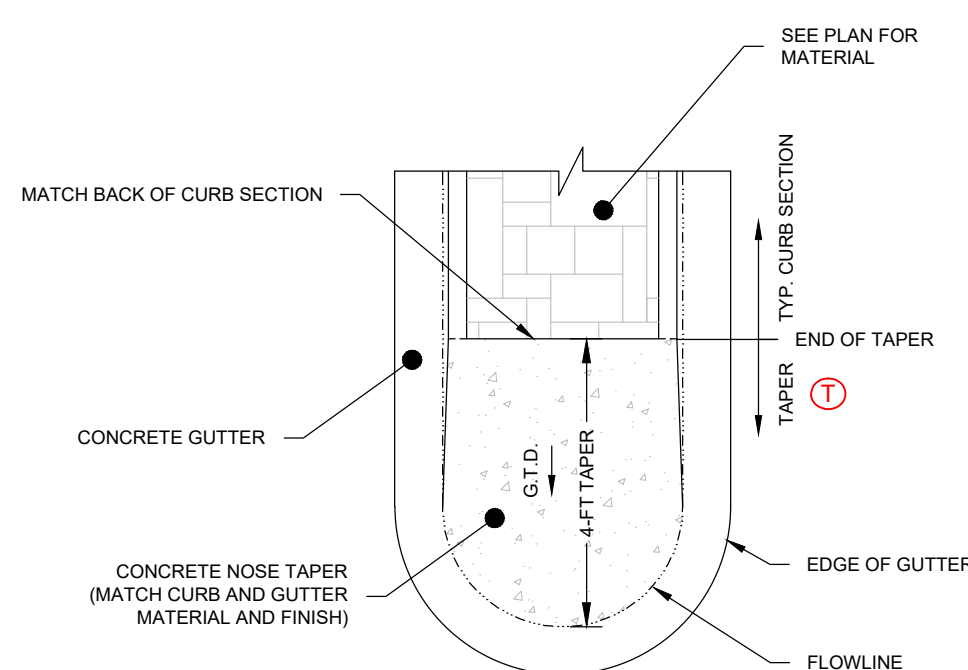
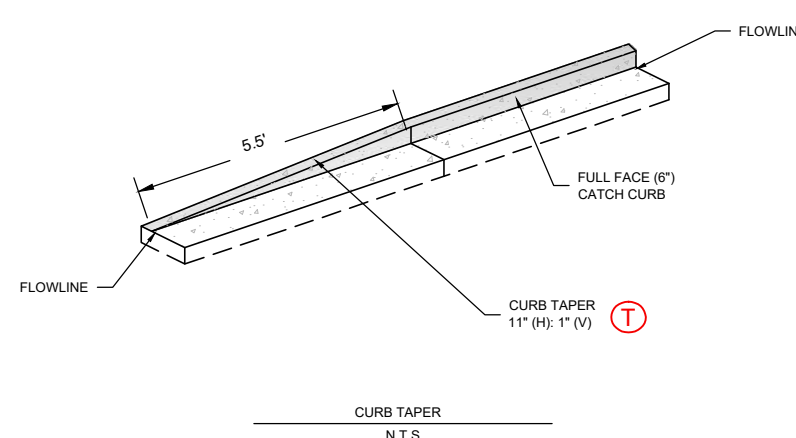
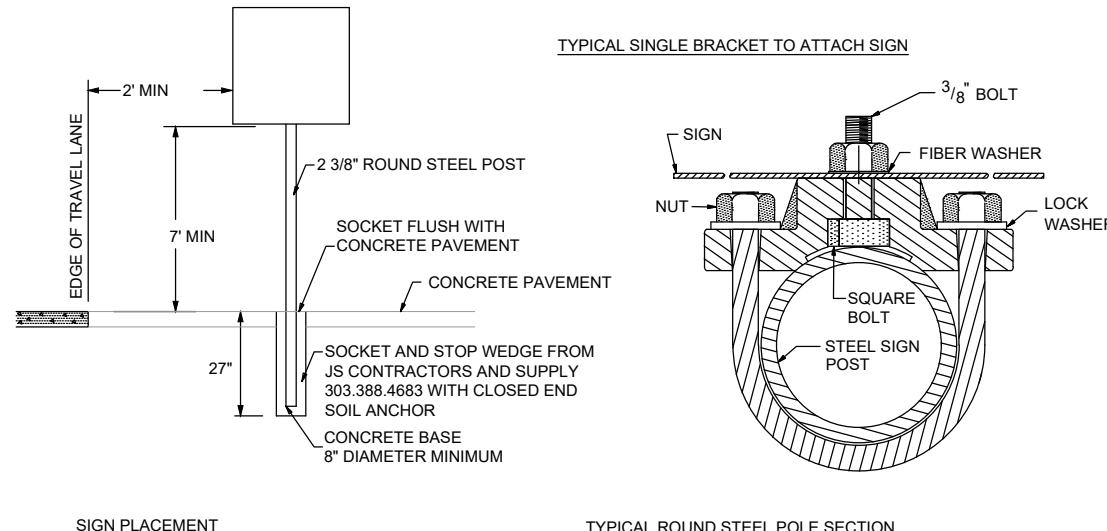
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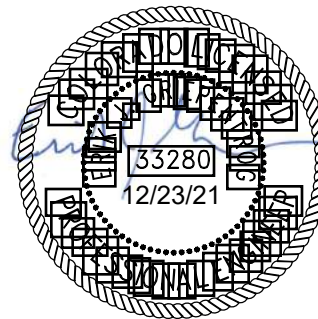
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



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NO.	DATE:	BY:	DESCRIPTION:
1	12-23-21	Grip	DRT Comments

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

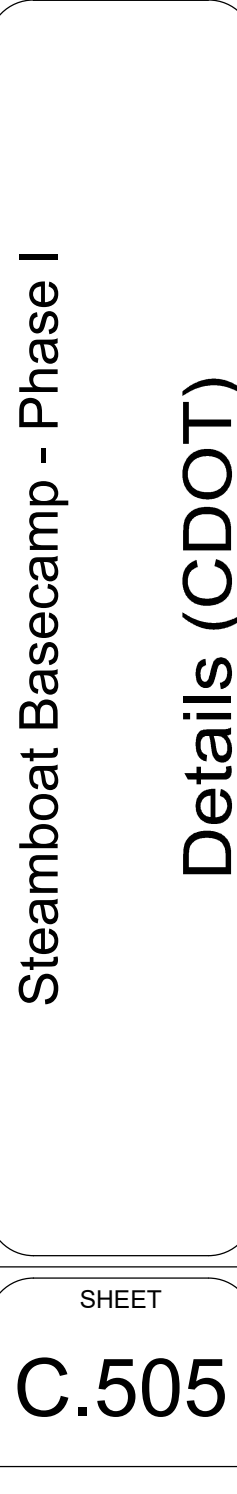
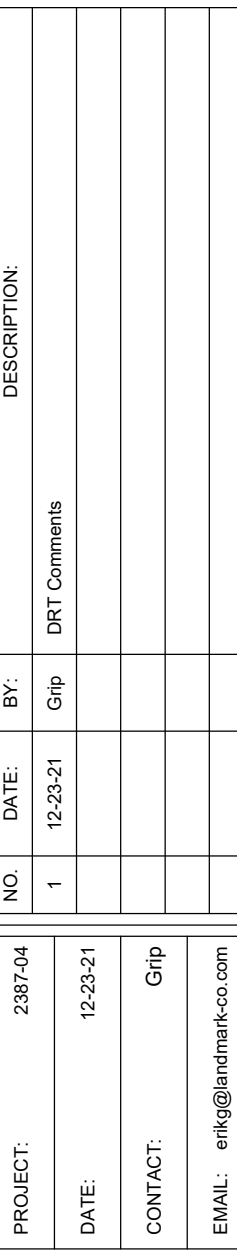
## Steamboat Basecamp - Phase I

## Details (General)

SHEET

# C.501

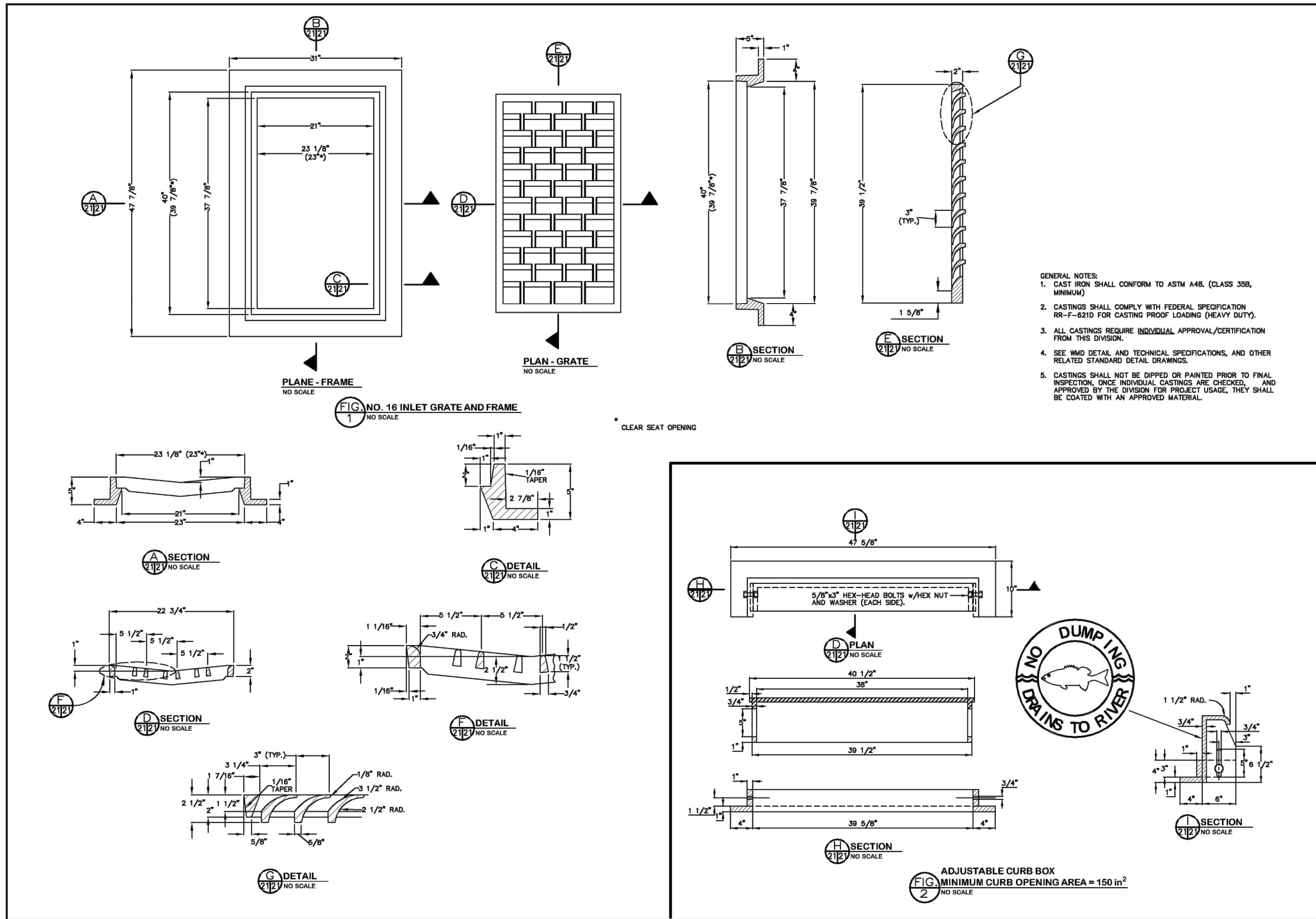






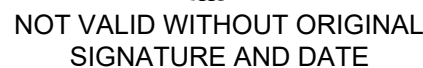






STANDARD DETAILS		CITY AND COUNTY OF DENVER DEPARTMENT OF CAPITAL PROJECTS MANAGEMENT ENGINEERING DIVISION 1400 WEST 14TH AVENUE DENVER, CO 80202 TEL: (303) 446-5361 FAX: (303) 446-5547		NO. SUBMITTAL REVISIONS	
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94	94	94	94	94	94
95	95	95	95	95	95
96	96	96	96	96	96
97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

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DRAWING FILENAME: P:\3237-050000\Products\Drawings\Phase 1 - CUL\2023\05-064\HILL\2023\05-064\0500000000.dwg LAYOUT NAME: C.510 DATE: Dec 24, 2023 - 1:34pm CAD OPERATOR: JAE #4 LIST 12/29/2023 JAE000001

ADS DURASLOT® PIPE SPECIFICATION

Scope

This specification describes 4- through 36-inch (100 to 900 mm) ADS DURASLOT pipe for use in surface drain applications.

Pipe Requirements

DURASLOT pipe, as manufactured and distributed by ADS, Inc., shall have a smooth interior and annular exterior corrugations with an aluminum slot grate frame mounted longitudinally along the length of the pipe to accept the grate while maintaining the original pipe diameter.

- 4- through 10-inch (100 to 250mm) pipe shall meet AASHTO M252, Type S.
- 12- through 36-inch (300 to 900 mm) pipe shall meet AASHTO M294, Type S or ASTM F2306.
- Manning's "n" value for use in design shall be 0.012.

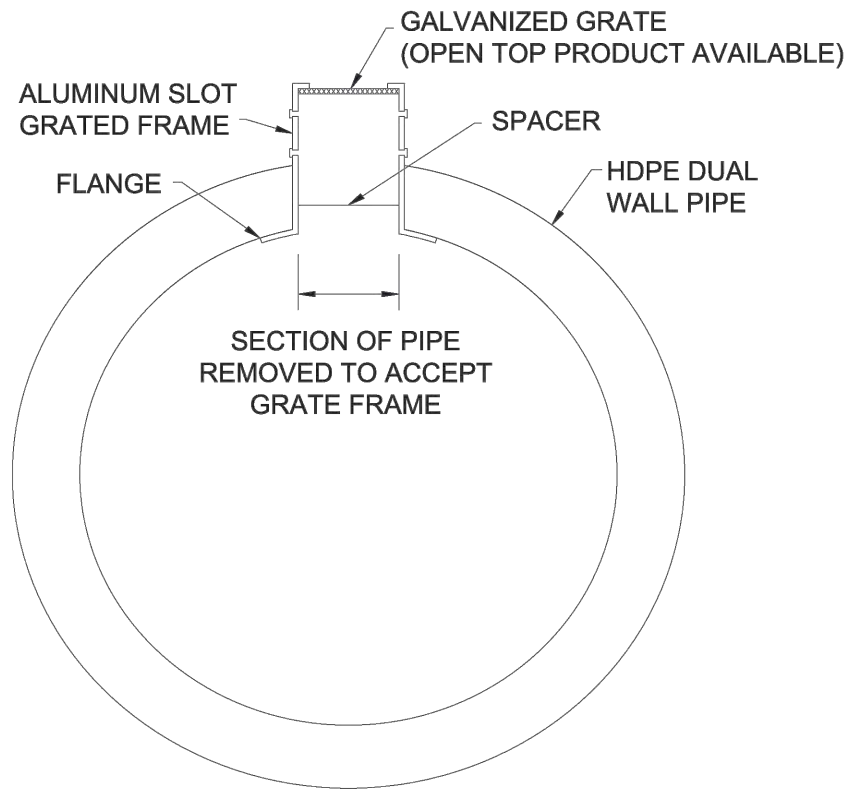
The aluminum slot grate frame shall be manufactured from 0.063" tempered commercial aluminum meeting the requirements of ASTM B209, consisting of two parallel plates separated by spacers spanning the slot on 6" centers. The grate shall be ½ - #13 galvanized steel. The grate shall have a diamond-shaped opening and be ADA compliant. The flange at the bottom of the aluminum slot grate frame shall be riveted to the pipe with a minimum of two rivets per linear foot.

Fittings

DURASLOT fittings shall be modified from fittings which conform to AASHTO M252, AASHTO M294, or ASTM F2306.

Installation

Installation shall be in accordance with ADS recommended installation instructions. Contact your local ADS representative or visit [www.ads-pipe.com](http://www.ads-pipe.com) for a copy of the latest installation guidelines.

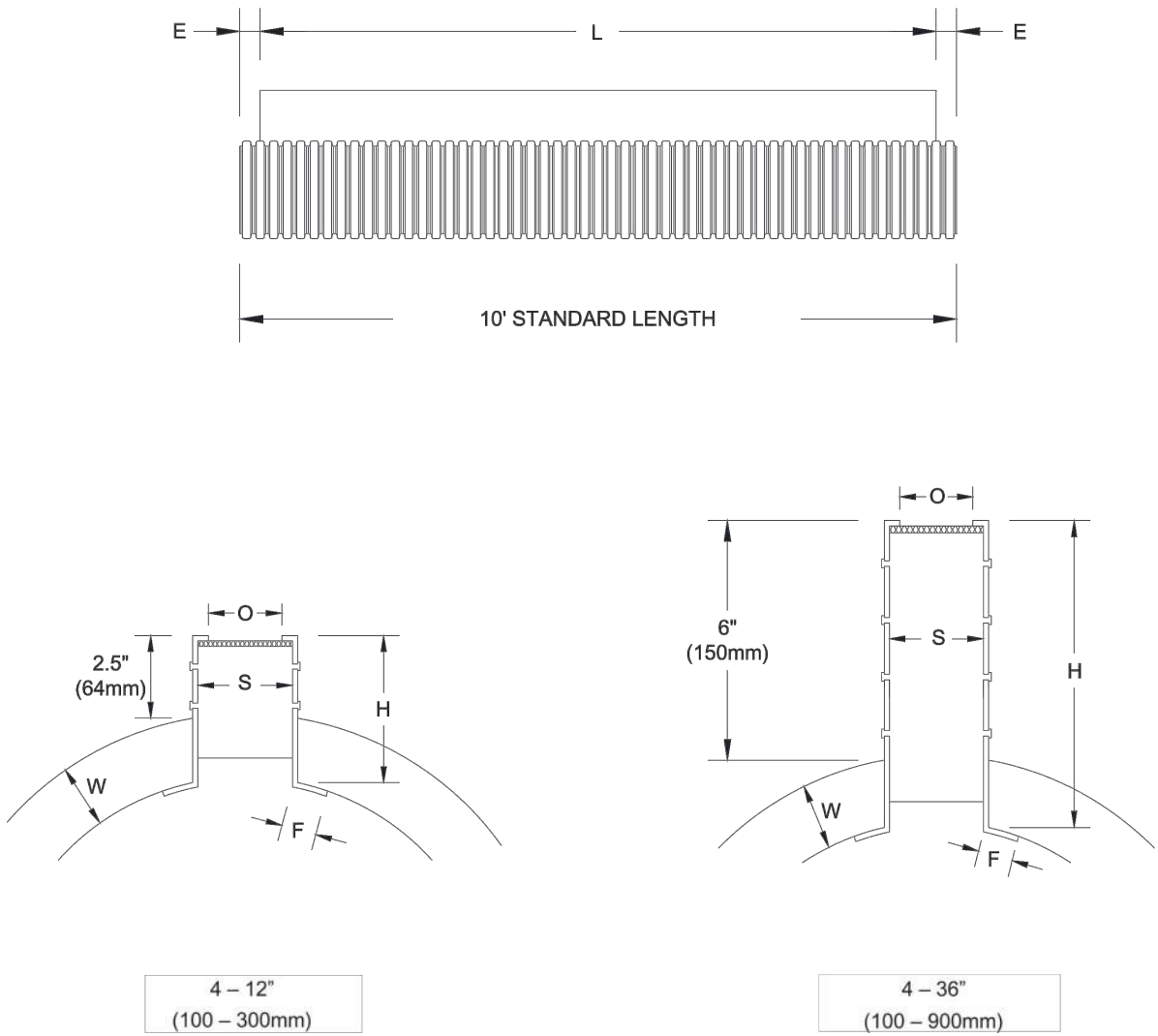


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ADS DURASLOT® STANDARD DIMENSIONS

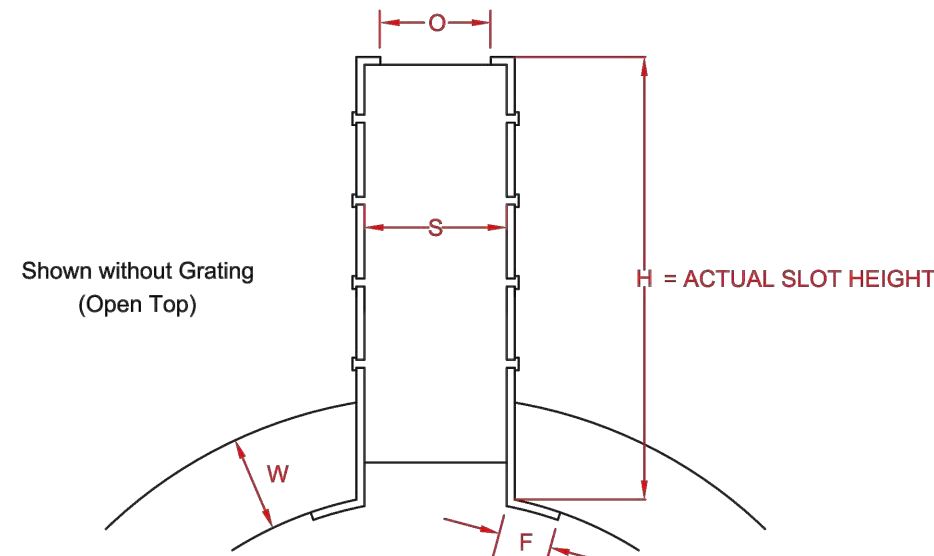
Nominal Pipe Diameter, in (mm)												
	4" (100)	6" (150)	8" (200)	10" (250)	12" (300)	15" (375)	18" (450)	24" (600)	30" (750)	36" (900)		
L (Drain Grate Length)	118" (3000)					118" (2950)						
E (Pipe End Length)	1" (25)					2" (50)						
W (2.5" slot)	2.75" (70)	3" (75)	3" (75)	3" (75)	3.5" (90)	3.75" (95)	4" (100)	4.75" (120)	5" (125)	5.25" (130)		
H (6.0" slot)	6.25" (160)	6.5" (165)	6.5" (165)	6.5" (165)	7" (175)	7" (175)	7" (175)	7.25" (185)	8.25" (210)	8.25" (210)		
W (Pipe Width w/ Corrugation)	0.34" (9)	0.46" (12)	0.61" (15)	0.73" (18)	1.15" (30)	1.30" (33)	1.57" (40)	1.86" (47)	2.56" (65)	2.85" (72)		
F (Flange Length)	0.5" (13)	0.75" (19)	0.75" (19)	0.75" (19)	0.75" (19)	0.75" (19)	0.75" (19)	1.0" (25)	1.0" (25)	1.0" (25)		
O (Opening Width)	1.25" (32)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)	1.75" (45)		
S (Slot Width)	1.75" (45)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)	2.25" (57)		

- Note:
- Variable and custom slot heights upon request. Production of variable and custom slots will require approval by engineering services and fabrication. Signed shop drawings also required from interested party.
  - Other grate material options upon request. Contact local ADS representative for availability of grate material option.



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6"-24" DURASLOT® Pipe Dimensions For Variable Slot Riser



PIPE DIAM.	PIPE WALL THICKNESS (W)	FLANGE WIDTH (F)	SLOT OPENING (O)	THROAT SIZE (S)	SLOT HEIGHT (H)	PRODUCT # (Grated)	PRODUCT # (Open Top)
6" (150mm)	0.5" (13mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	0690DS	0690DSOT
8" (200mm)	0.625" (16mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	0890DS	0890DSOT
10" (250mm)	0.75" (19mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	1090DS	1090DSOT
12" (300mm)	1.125" (29mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	1290DS	1290DSOT
15" (375mm)	1.25" (32mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	1590DS	1590DSOT
18" (450mm)	1.25" (32mm)	0.75" (19mm)	1.75" (44mm)	2.25" (57mm)	Varies*	1890DS	1890DSOT
24" (600mm)	1.875" (48mm)	1.0" (25mm)	1.75" (44mm)	2.25" (57mm)	Varies*	2490DS	2490DSOT

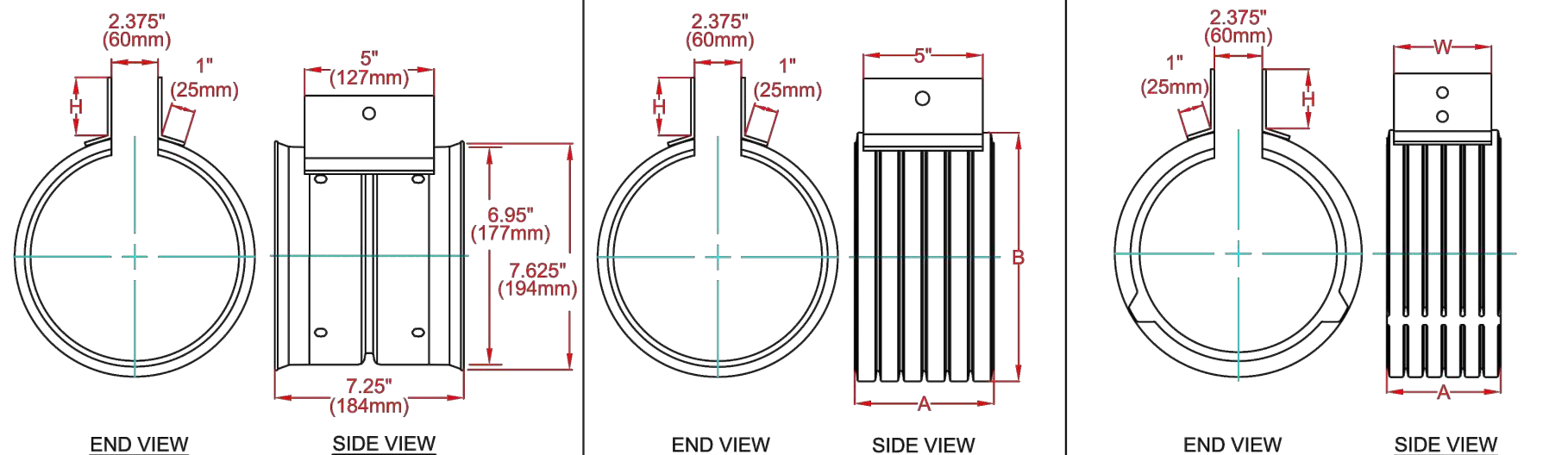
NOTE: Slot Heights to conform to dimensions on project plans. \*H at ends of each length of DURASLOT® to be detailed on Slot Dimensions Layouts for approval before production.

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REV.	DESCRIPTION	BY	MM/DD/YY	CHKD
1				

DRAWING NUMBER: 4640 TRULAMAN BLVD, HILLIARD, OHIO 43026

6"-24" DURASLOT® Coupler Bands With Variable Slot Riser



PIPE DIAM.	H	PRODUCT #
6" (150mm)	Varies	0691DS

PIPE DIAM.	H	B	A	PRODUCT #
6" (150mm)	Varies	10" (254mm)	150mm	0891DS
10" (250mm)	Varies	12.5" (318mm)	5" (127mm)	1091DS

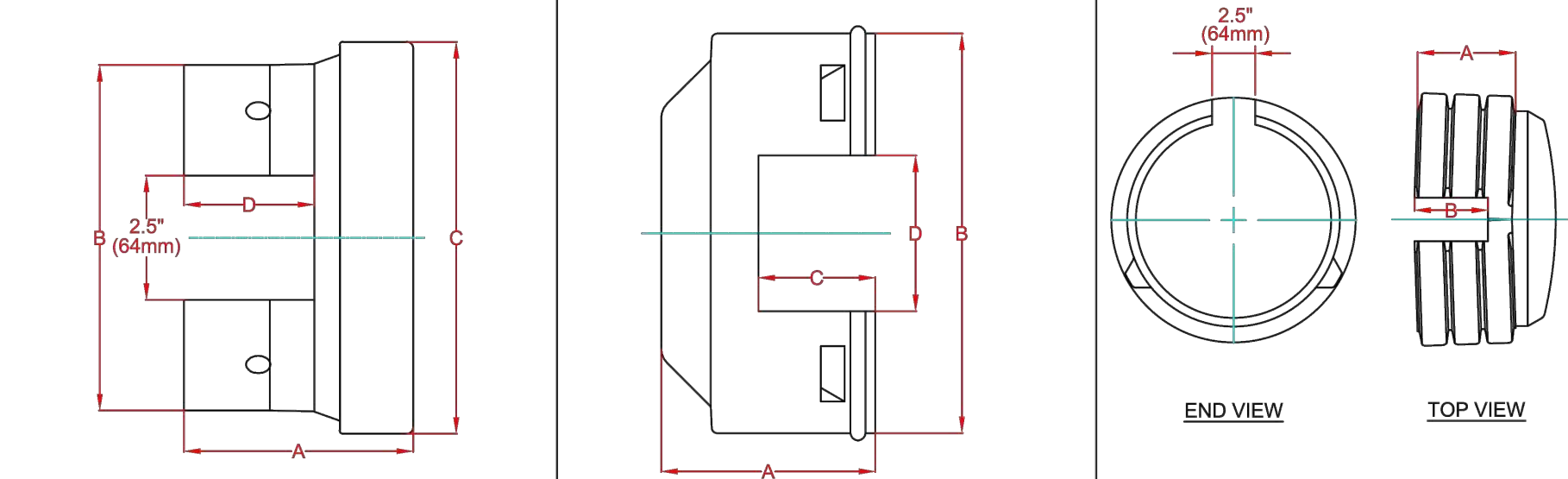
PIPE DIAM.	H	W	A	PRODUCT #
12" (300mm)	Varies	8" (200mm)	7.75" (197mm)	1291DS
15" (375mm)	Varies	9" (229mm)	10.5" (267mm)	1591DS
18" (450mm)	Varies	9" (229mm)	10.5" (267mm)	1891DS
24" (600mm)	Varies	10" (254mm)	12.63" (321mm)	2491DS

NOTE: ALL DIMENSIONS ARE FOR REFERENCE ONLY



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APPROVED BY	
REVISIONS	
SCALE	NTS

6"-24" DURASLOT® End Cap With Variable Slot Riser



PIPE DIAM.	A	B	C	D	PRODUCT #
6" (150mm)	4.5" (114mm)	6.95" (177mm)	7.63" (194mm)	3" (76mm)	0633DS
10" (250mm)	5" (127mm)	11.56" (294mm)	12.13" (308mm)	3.5" (89mm)	1033DS

PIPE DIAM.	A	B	C	D	PRODUCT #
8" (200mm)	4.25" (108mm)	9.875" (248mm)	2.5" (64mm)	2.5" (64mm)	0833DS

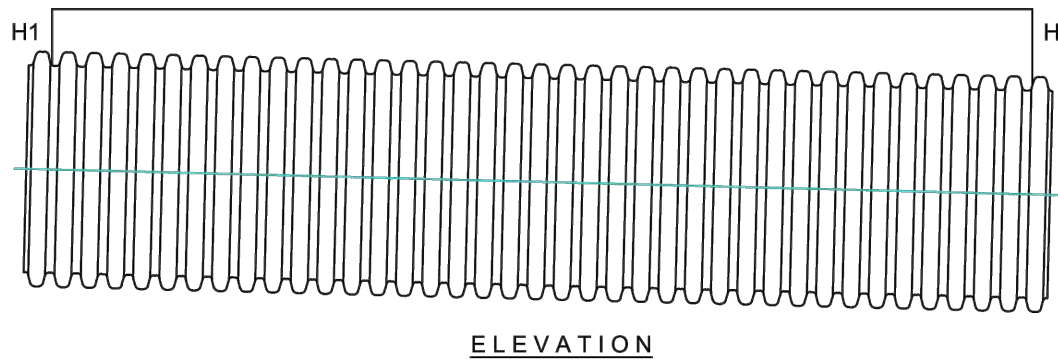
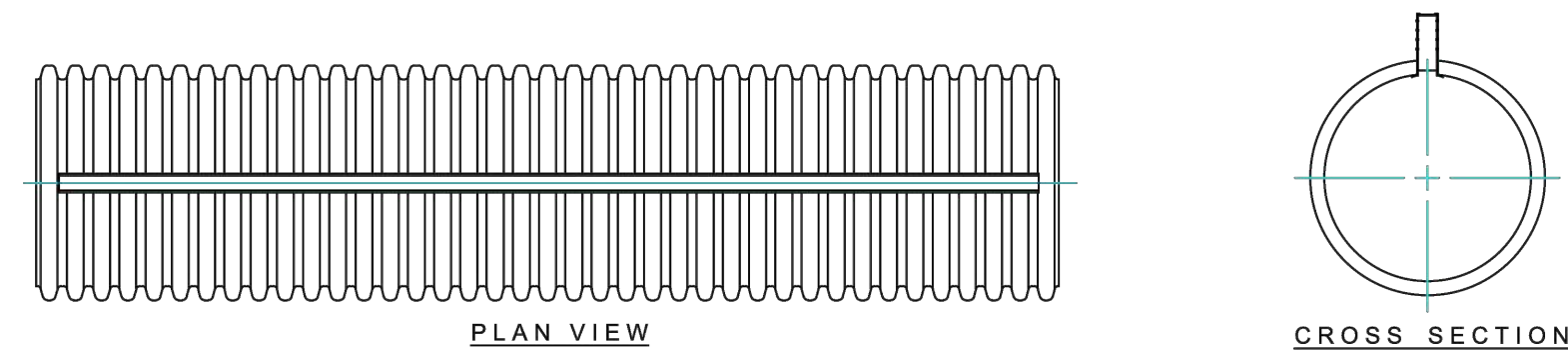
PIPE DIAM.	A	B	PRODUCT #
12" (300mm)	5.76" (146mm)	4.25" (108mm)	1233DS
15" (375mm)	7.77" (197mm)	6.25" (159mm)	1533DS
18" (450mm)	8.04" (204mm)	6.50" (165mm)	1833DS
24" (600mm)	9.45" (240mm)	8" (200mm)	2433DS

NOTE: ALL DIMENSIONS ARE FOR REFERENCE ONLY



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REVISIONS	
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6"-24" DURASLOT® Pipe With Variable Slot Riser



NOTE: H1 and H2 vary based on project specifications.

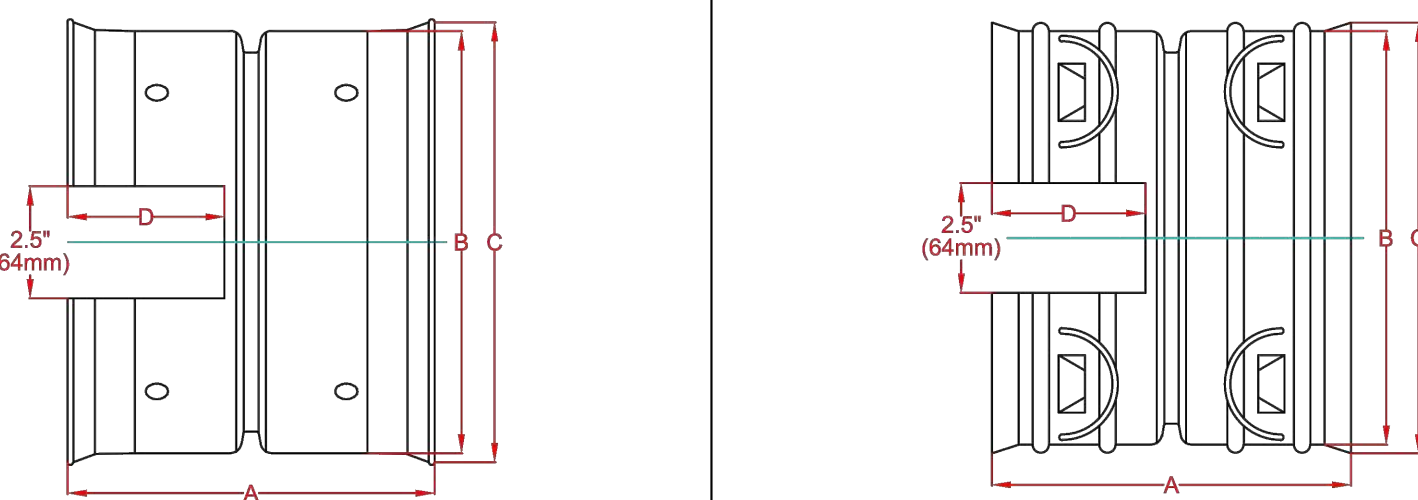
PIPE DIAM.	PRODUCT # (GRATED)	PRODUCT # (OPEN TOP)
6" (150mm)	0690DS	0690DSOT
8" (200mm)	0890DS	0890DSOT
10" (250mm)	1090DS	1090DSOT
12" (300mm)	1290DS	1290DSOT
15" (375mm)	1590DS	1590DSOT
18" (450mm)	1890DS	1890DSOT
24" (600mm)	2490DS	2490DSOT

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DRAWING NUMBER: 4640 TRULAMAN BLVD, HILLIARD, OHIO 43026

6"-24" DURASLOT® Adapter With Variable Slot Riser



PIPE DIAM.	A	B	C	D	PRODUCT #
12" (300mm)	7.25" (184mm)	6.95" (177mm)	7.63" (194mm)	3" (76mm)	0662DS
15" (375mm)	8.25" (210mm)	9.17" (233mm)	10.13" (257mm)	3.5" (89mm)	0862DS
18" (450mm)	9.25" (235mm)	11.56" (294mm)	12.13" (308mm)	4" (100mm)	1062DS

PIPE DIAM.	A	B	C	D	PRODUCT #
12" (300mm)	14" (356mm)	14.6" (371mm)	15.4" (391mm)	5.5" (140mm)	1262DS
15" (375mm)	16" (406mm)	17.75" (449mm)	18.6" (472mm)	6.5" (165mm)	1562DS
18" (450mm)	18" (450mm)	21.4" (544mm)	22.4" (569mm)	7.5" (191mm)	1862DS
24" (600mm)	14.8" (373mm)	28.2" (716mm)	29.25" (743mm)	6" (150mm)	2462DS

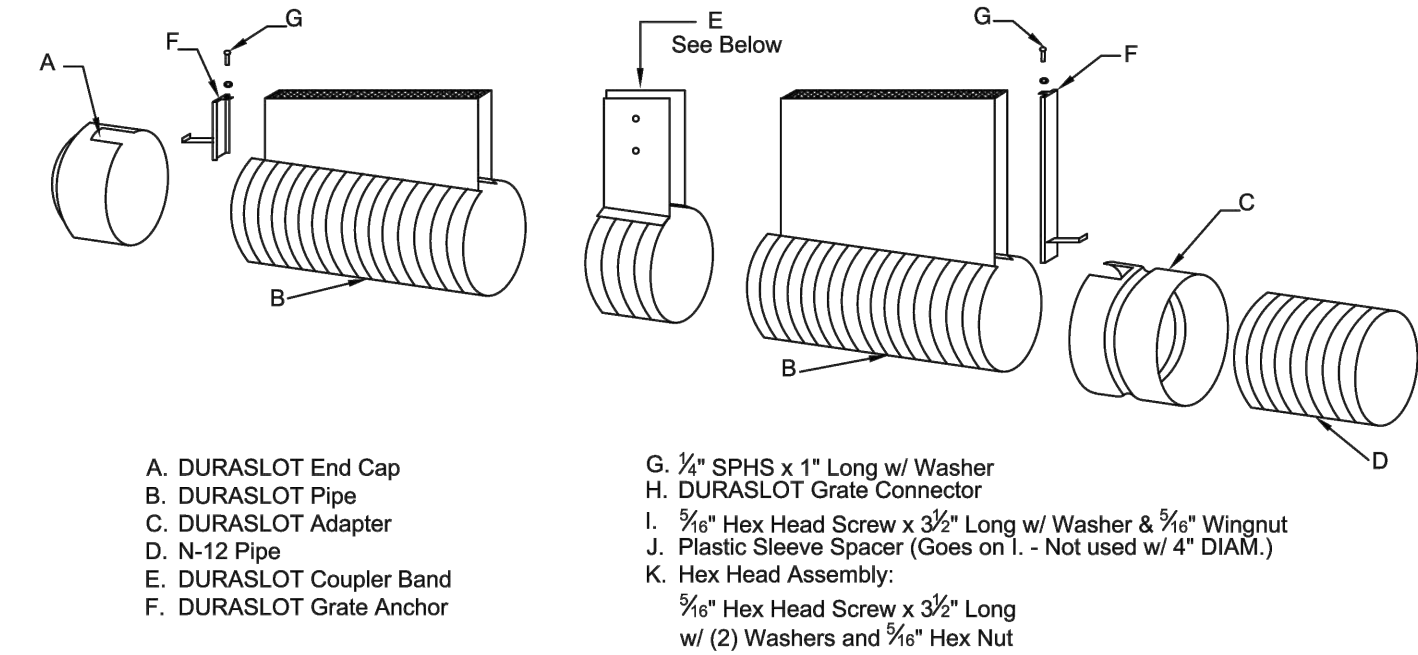
NOTE: ACCEPTABLE ALTERNATE FOR THIS PART



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REVISIONS	
SCALE	NTS

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6"-24" DURASLOT® System Assembly With Variable Slot Riser - Grated



- A. DURASLOT End Cap  
B. DURASLOT Pipe  
C. DURASLOT Adapter  
D. N-12 Pipe  
E. DURASLOT Coupler Band  
F. DURASLOT Grate Anchor  
G. ½" SPHS x 1" Long w/ Washer  
H. DURASLOT Grate Connector  
I. ¾" Hex Head Screw x ¾" Long w/ Washer & ¾" Wingnut  
J. Plastic Sleeve Spacer (Goes on I. - Not used w/ 4" DIAM.)  
K. Hex Head Assembly  
L. ¾" Hex Head Screw x ¾" Long w/ (2) Washers and ¾" Hex Nut

NOTE: Each Cap (A) & Adapter (C) comes with an Anchor (F)  
Each Coupler Band (E) comes with Hardware - I,J,K, & L

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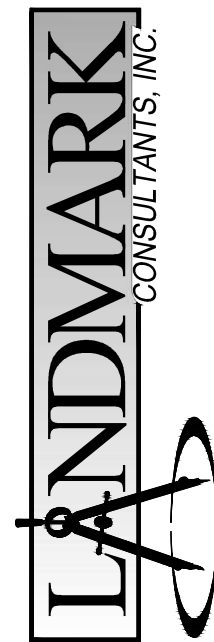
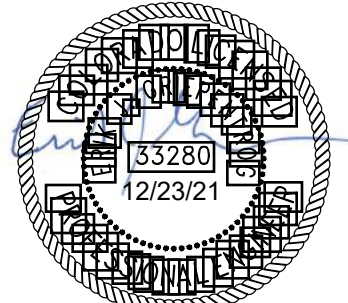
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NO.	DATE	BY	DESCRIPTION
1	12-23-21	Grp	DRT Comments

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grp
EMAIL:	enr@landmark-co.com



DRAWING FILE NAME: P:\3287-050\DWG\Production Drawings\Phase 1 - Civil\2023\80-064\811\CD\4-C\500\811.dwg LAYOUT NAME: C511 DATE: Dec 14, 2021 1:39pm CAD OPERATOR: e-a  
LIST OF REVISIONS: (4/6/2024)

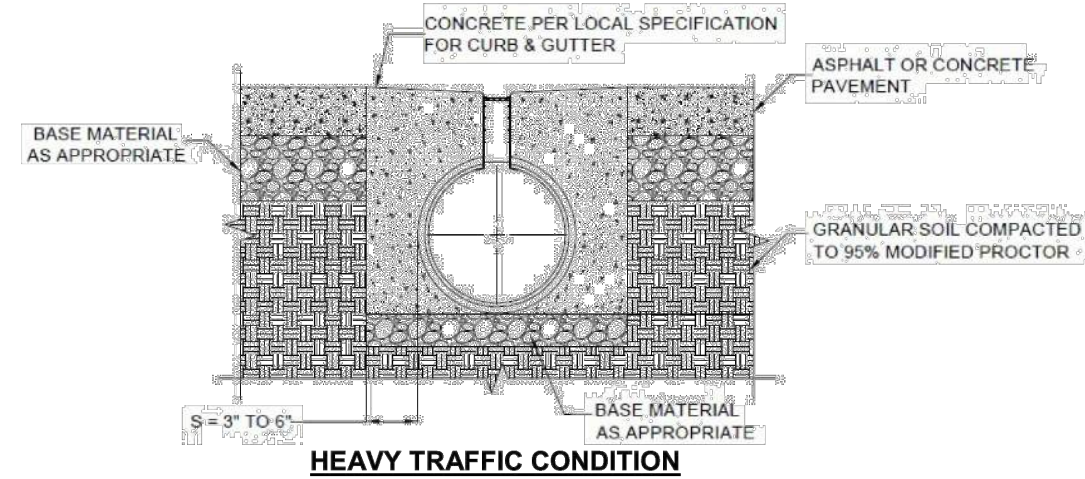
# INSTALLATION GUIDE

## DURASLOT® Pipe Installation for Stormwater Drainage

DURASLOT® Surface Drains are manufactured to meet AASHTO M252, AASHTO M294 or ASTM F230. It is made from a flexible conduit, which is designed to attain its structural strength utilizing ring compression derived from soil pressure. For this to occur, a minimum height of cover is required. Since this is not possible, the drain must be backfilled with concrete to allow it to accept vehicular traffic. This is true of any pipe with an inlet mounted on top to form this type of surface drain. The pipe cannot function in the manner for which it was designed when it is installed this close to the surface. The concrete-filled trench provides the actual structure for this type of design.

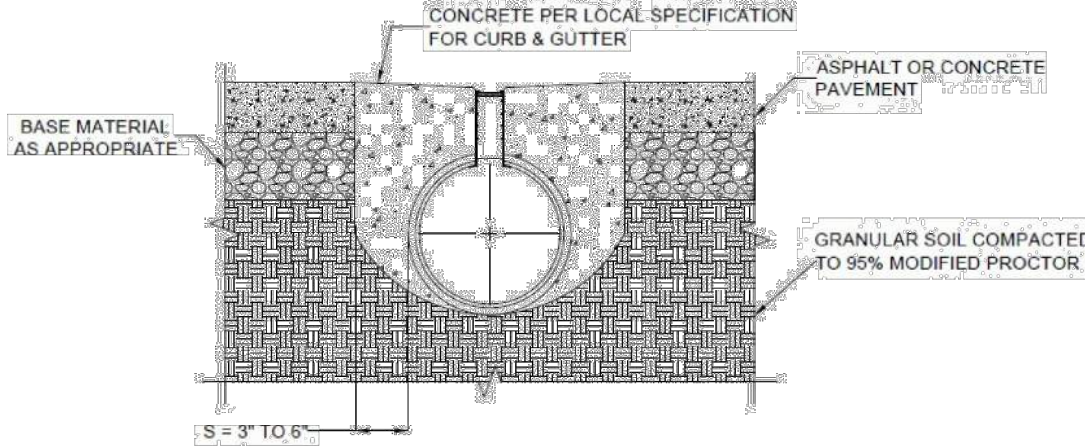
Following are some of the most often utilized installation details for DURASLOT® surface drains:

(A) **Heavy Traffic** - surrounded by concrete for critical loading applications. This would include frequent high-speed HS-20 traffic, such as a highway. The dimensions 'S' is generally 3" to 6" depending on the specific conditions for the project (design layout, traffic patterns, soil properties, etc.)



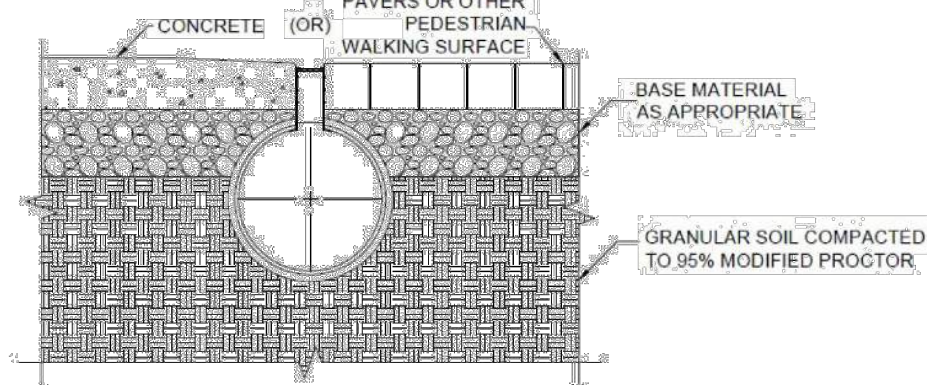
HEAVY TRAFFIC CONDITION

(B) **Moderate Traffic** - surrounded by concrete to below the center of the pipe. This type of installation has been used when traffic loads are not as heavy (i.e., retail parking lots, against curbs, etc.). The soil below the pipe and concrete must be high quality and well compacted.



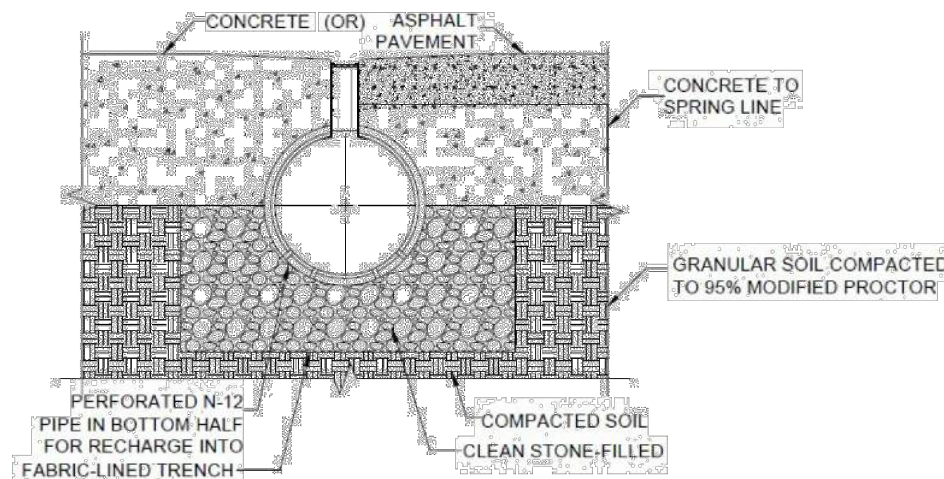
MODERATE TRAFFIC CONDITION

(C) **Residential / Pedestrian Applications** – concrete, asphalt, or soil concrete slab at grade. For non-vehicular installations (patios, sidewalks, against foundations, and landscaping projects) there still must be a surface adjoining the slot which will not erode where stormwater flows into the slotted inlet.



RESIDENTIAL/PEDESTRIAN CONDITION

(D) **Perforated Pipe for Stormwater Recharge** – concrete down to below the spring line. Pipe perforated in the bottom quadrant set in a filter fabric lined and stone-filled trench to allow surface drainage to recharge into the ground water. For moderate or light traffic only.

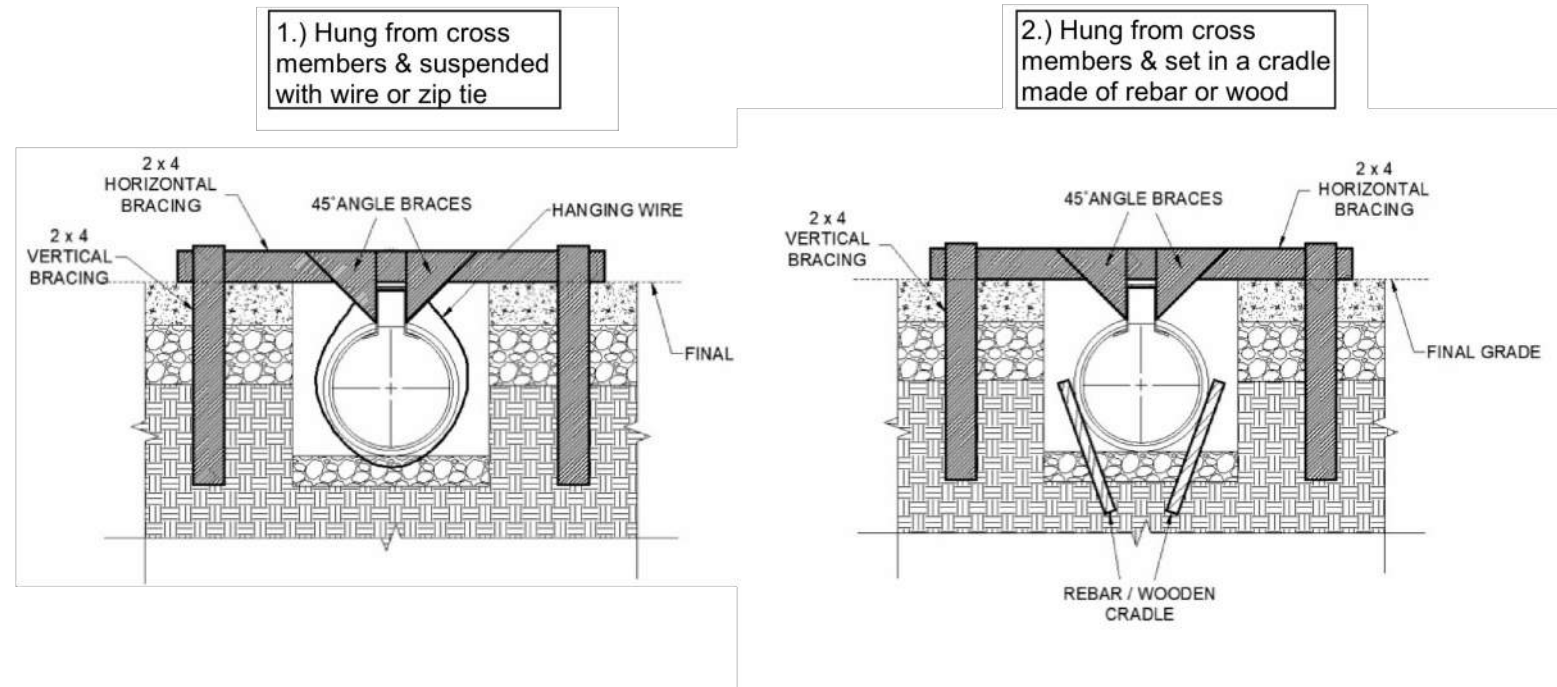


STORMWATER RECHARGE CONDITION

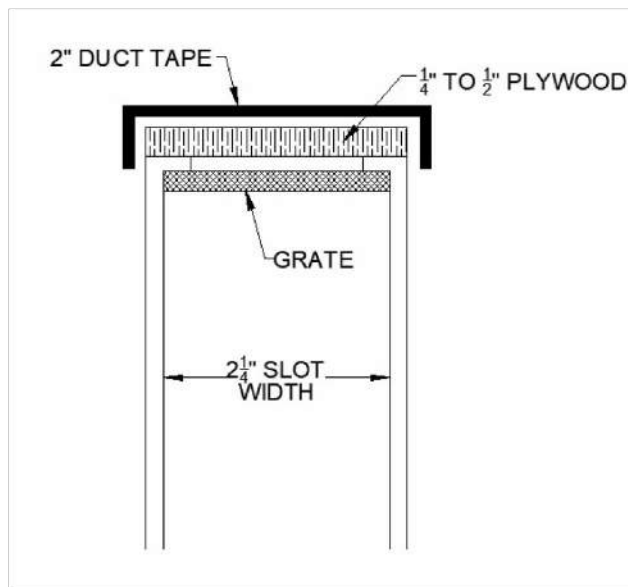
**SUGGESTIONS FOR SETTING DURASLOT® INSIDE A TRENCH:**

Before backfilling DURASLOT®, one must first set and secure the system in place.

Some methods that have been used are:

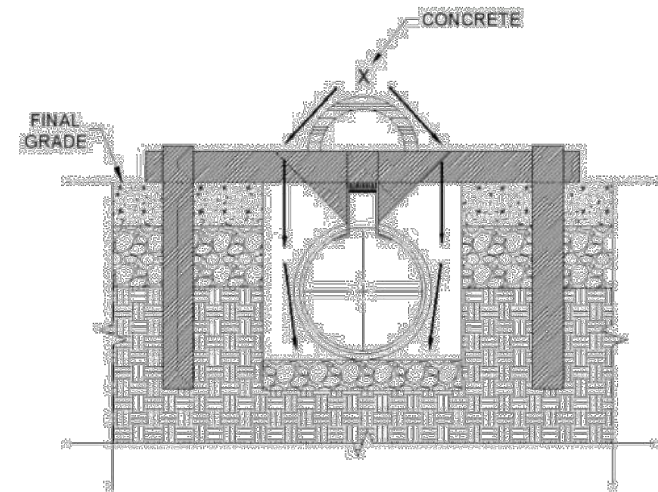


Before concrete is poured or asphalt is laid down, the slot opening should be covered to prevent it from being clogged. If you hang the DURASLOT®, a good way to do this is to run a piece of 1/4" to 1/2" plywood over the grates then use 2" duct tape on top.

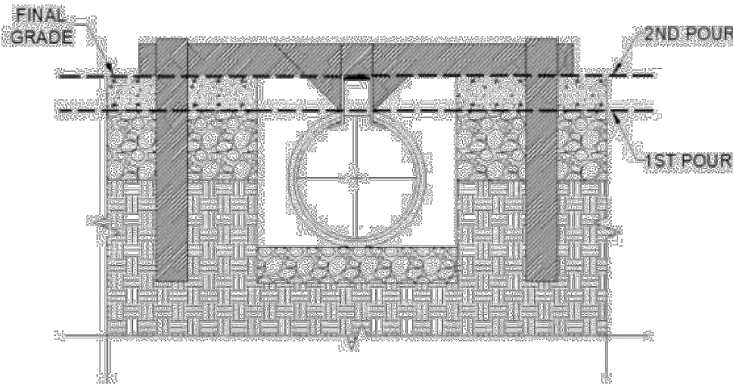


## SUGGESTIONS FOR POURING CONCRETE:

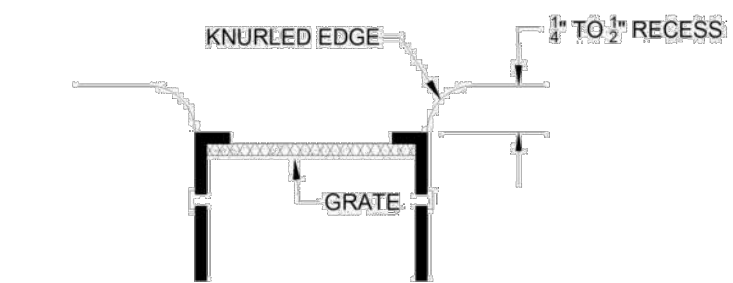
When pouring concrete around DURASLOT®, it is important to keep the system supported laterally so that the slot remains upright. (See above detail for supporting methods). To reduce the risk of tipping, pour concrete over the center of a field cut piece of pipe or a fabricated arch. This can help distribute the concrete evenly to both sides.



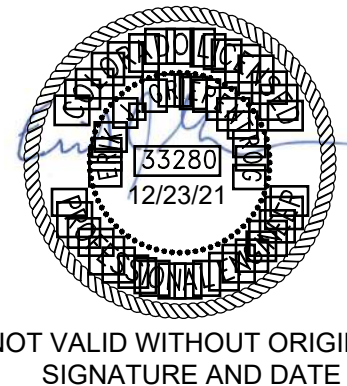
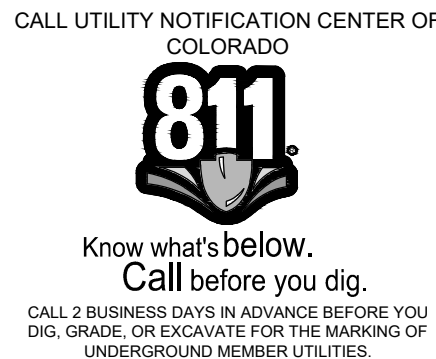
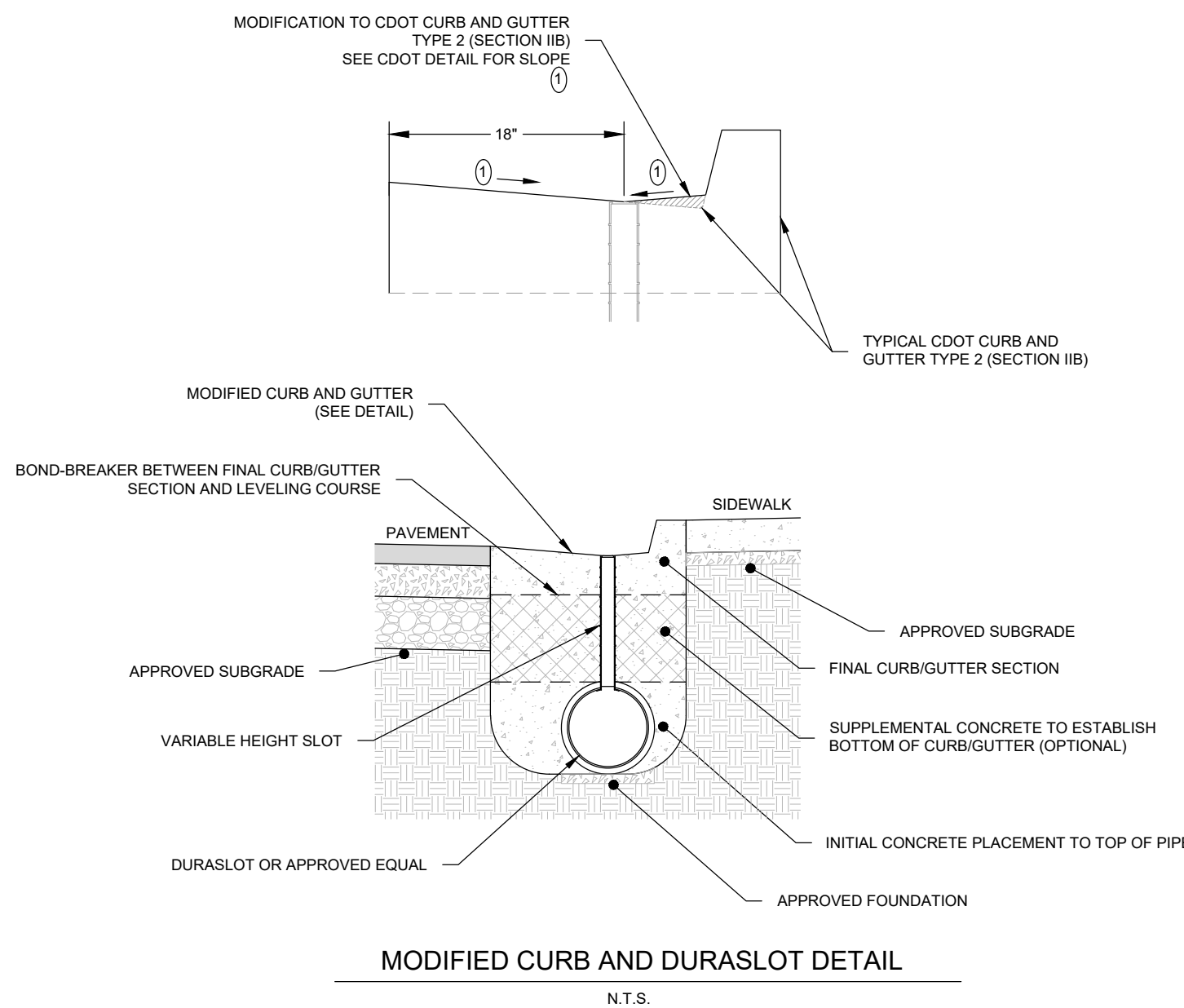
When pouring concrete, ensure it is placed on both sides of the slot simultaneously. There should be two separate pours during the installation process. The 1st pour goes to where the pipe meets the slot. The 2nd will be poured to achieve the designed final grade.



The top of the slot should always be recessed 1/4" for pedestrian applications and 1/2" for heavy traffic applications below finished grade. This allows surface run-off to enter the inlet efficiently and protects the grate and flanges from snowplows and the like. A mason's tool can be used to knurl the edge after the tape and plywood has been removed

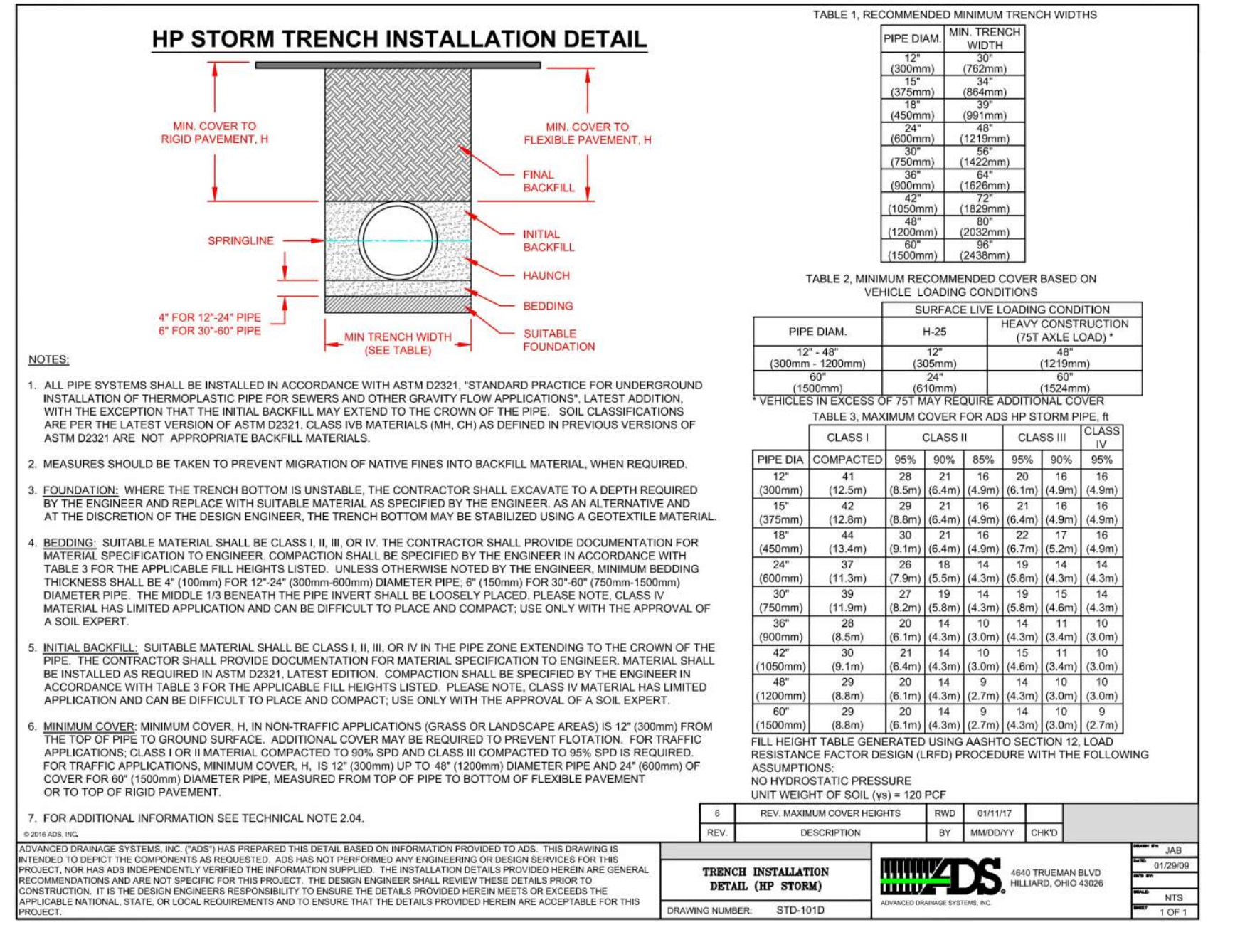
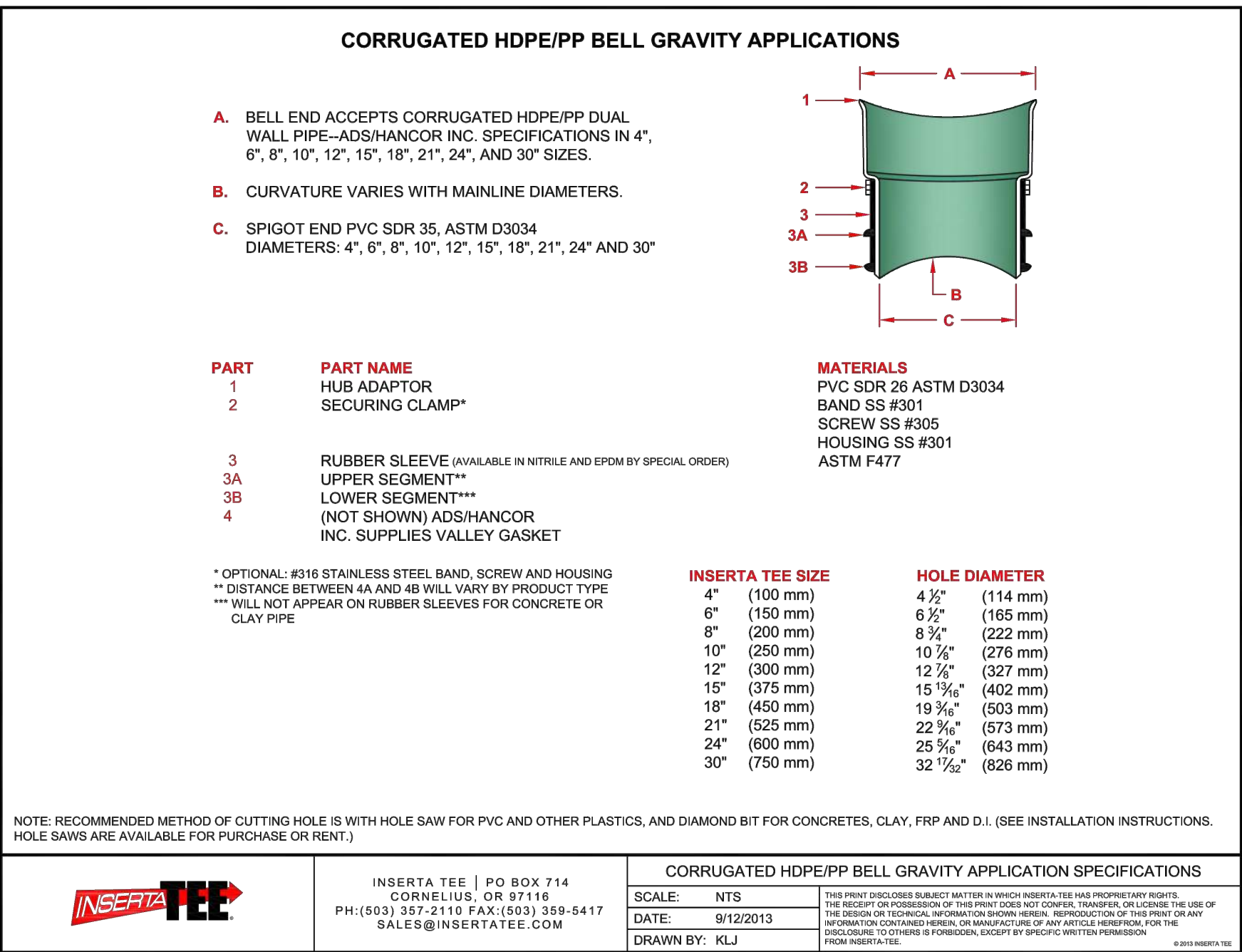
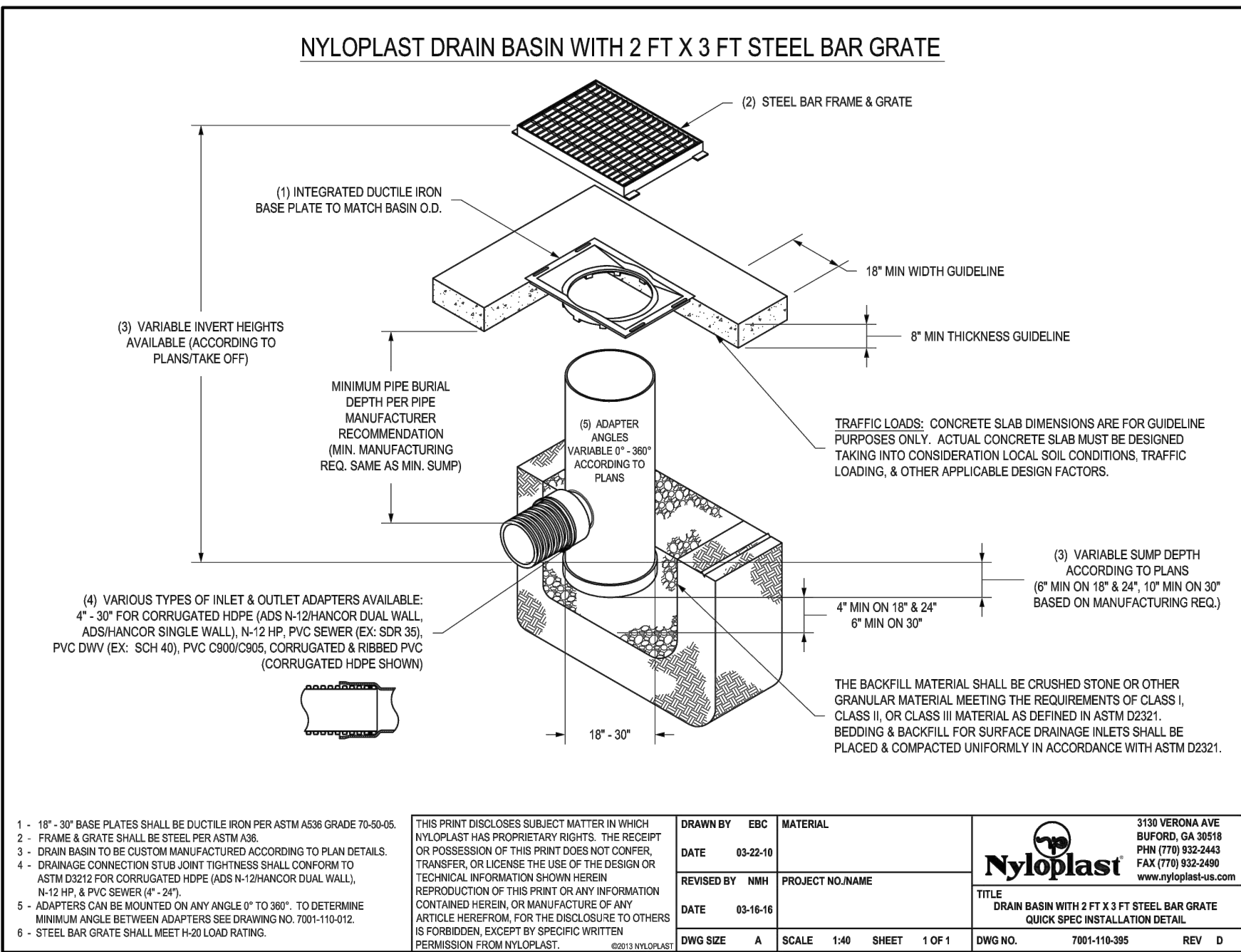
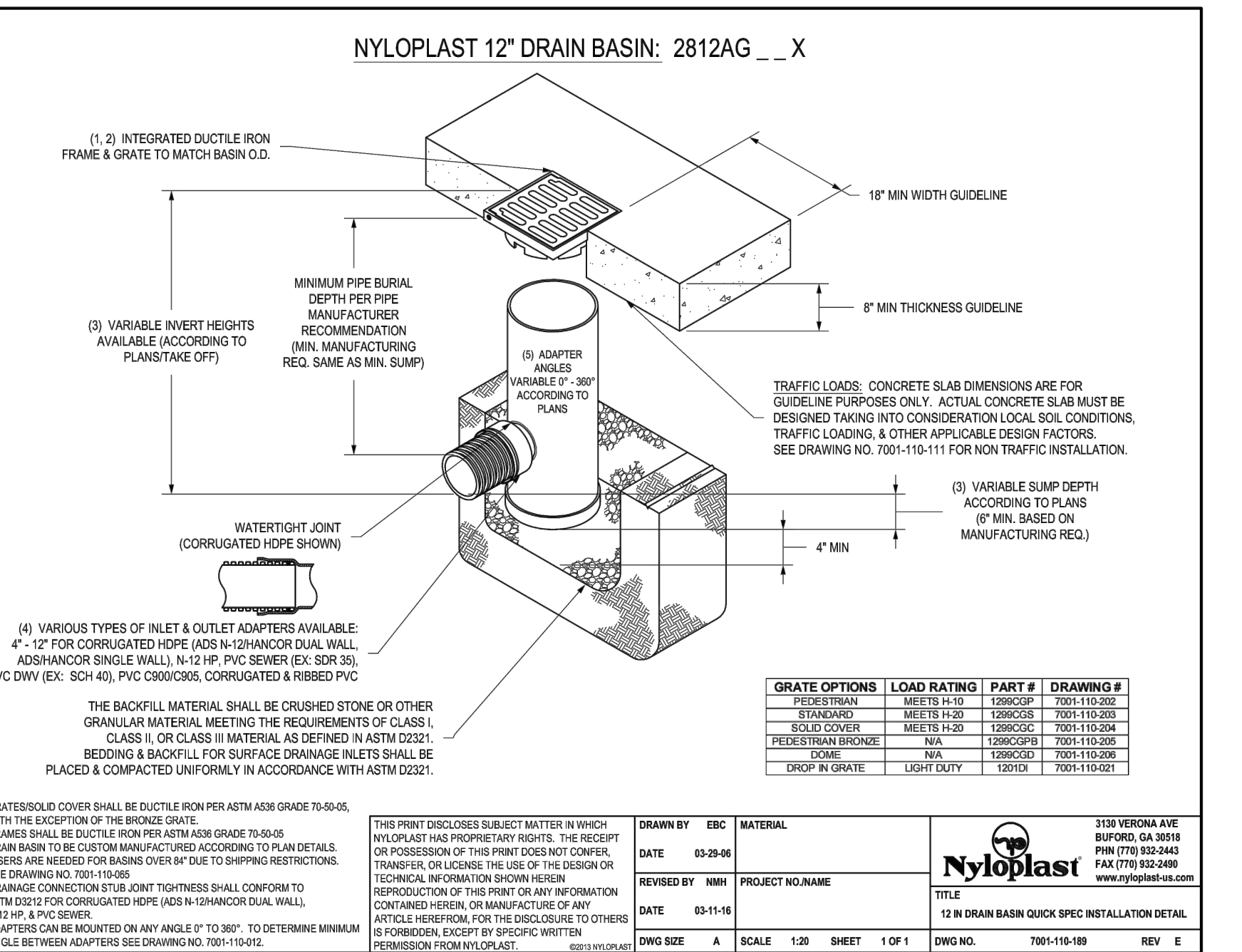
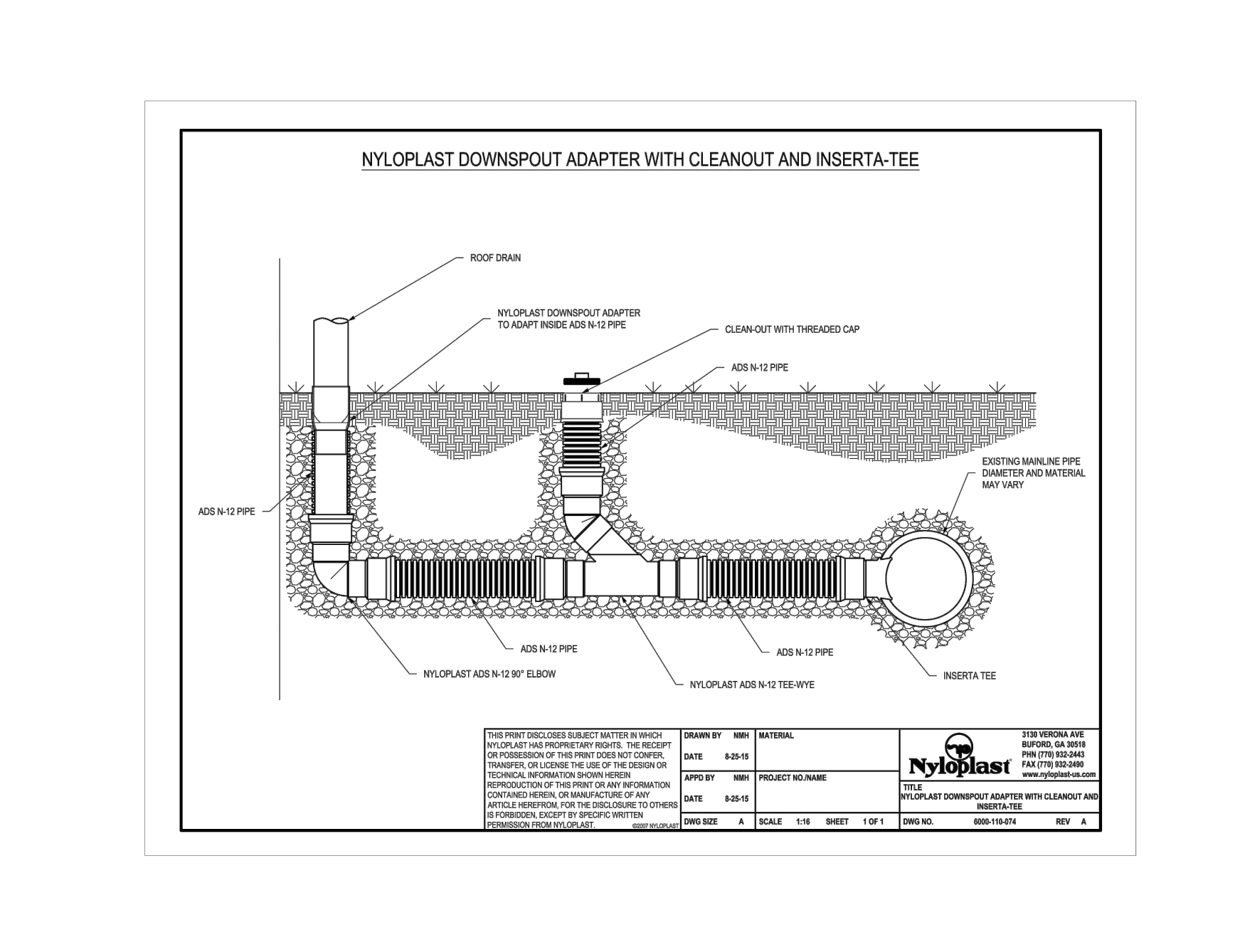
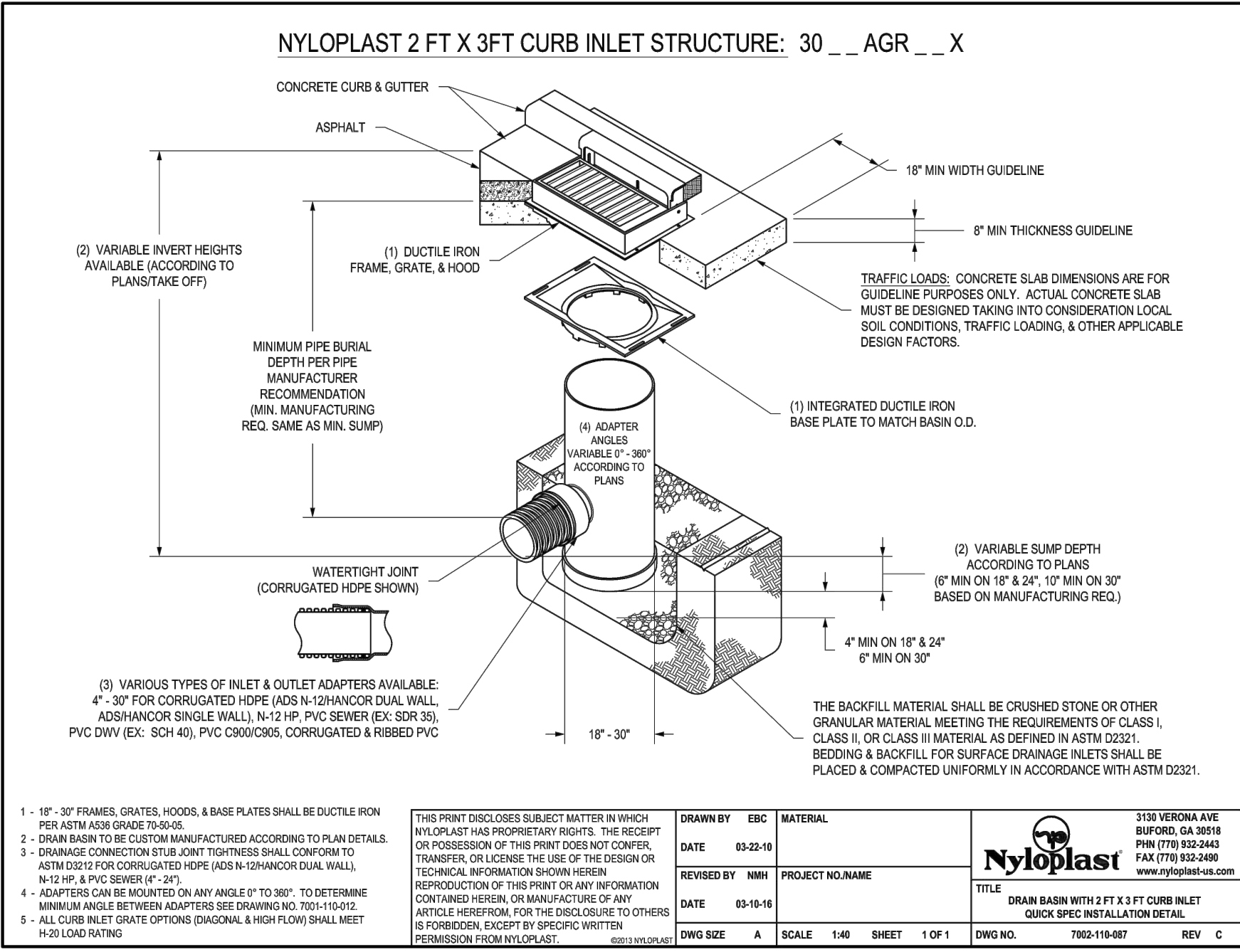
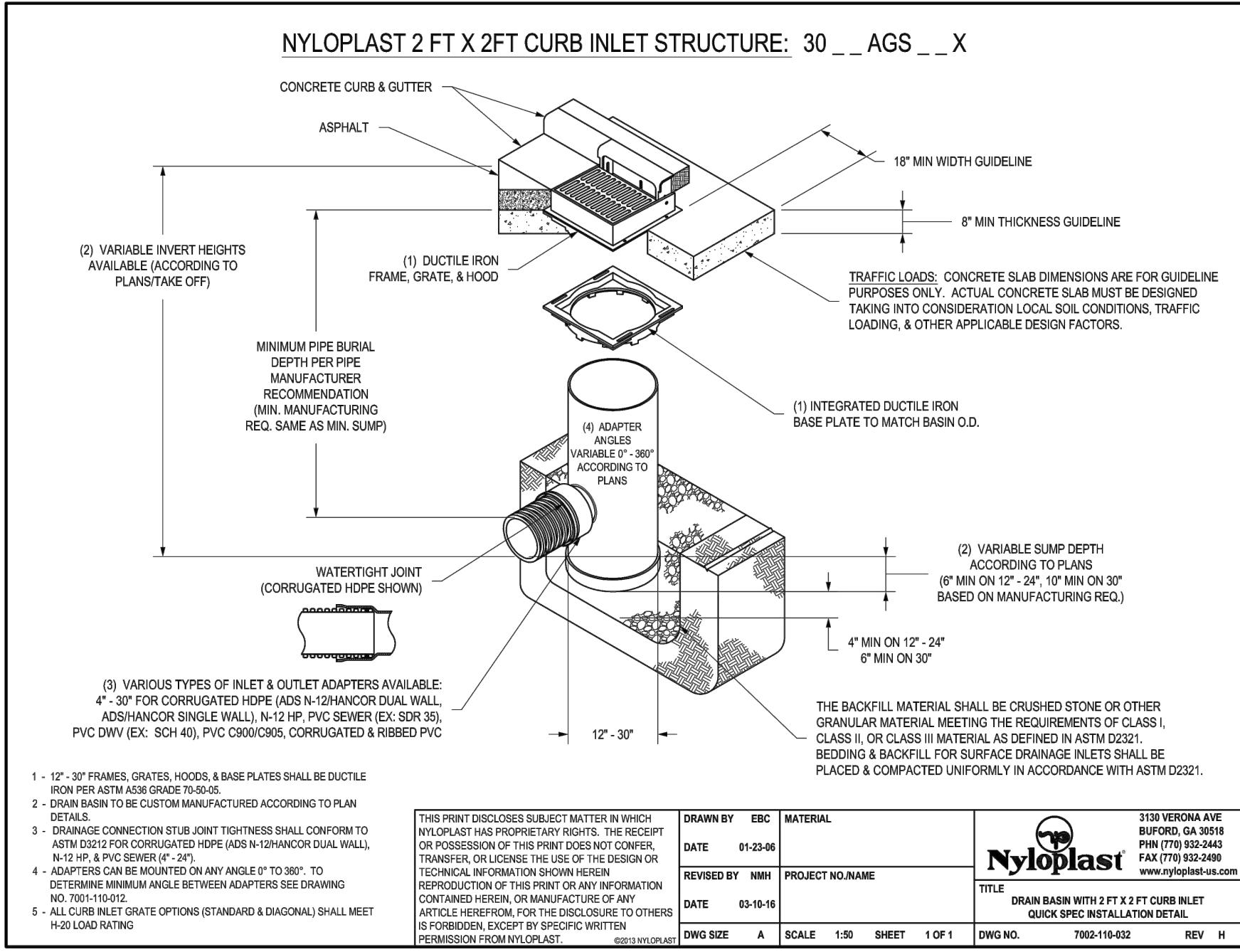


It is important that all fittings and hardware are used when DURASLOT® is installed. The product is designed as a system: all grate connectors and anchors must be used to keep the grate in tension, and to tie the ends of the grate into the concrete or asphalt. At the end of each run an end cap or adapter should always be utilized (these include the anchor). Only DURASLOT® Couplers should be used to join sections of DURASLOT®. See the Assembly Details for more information.



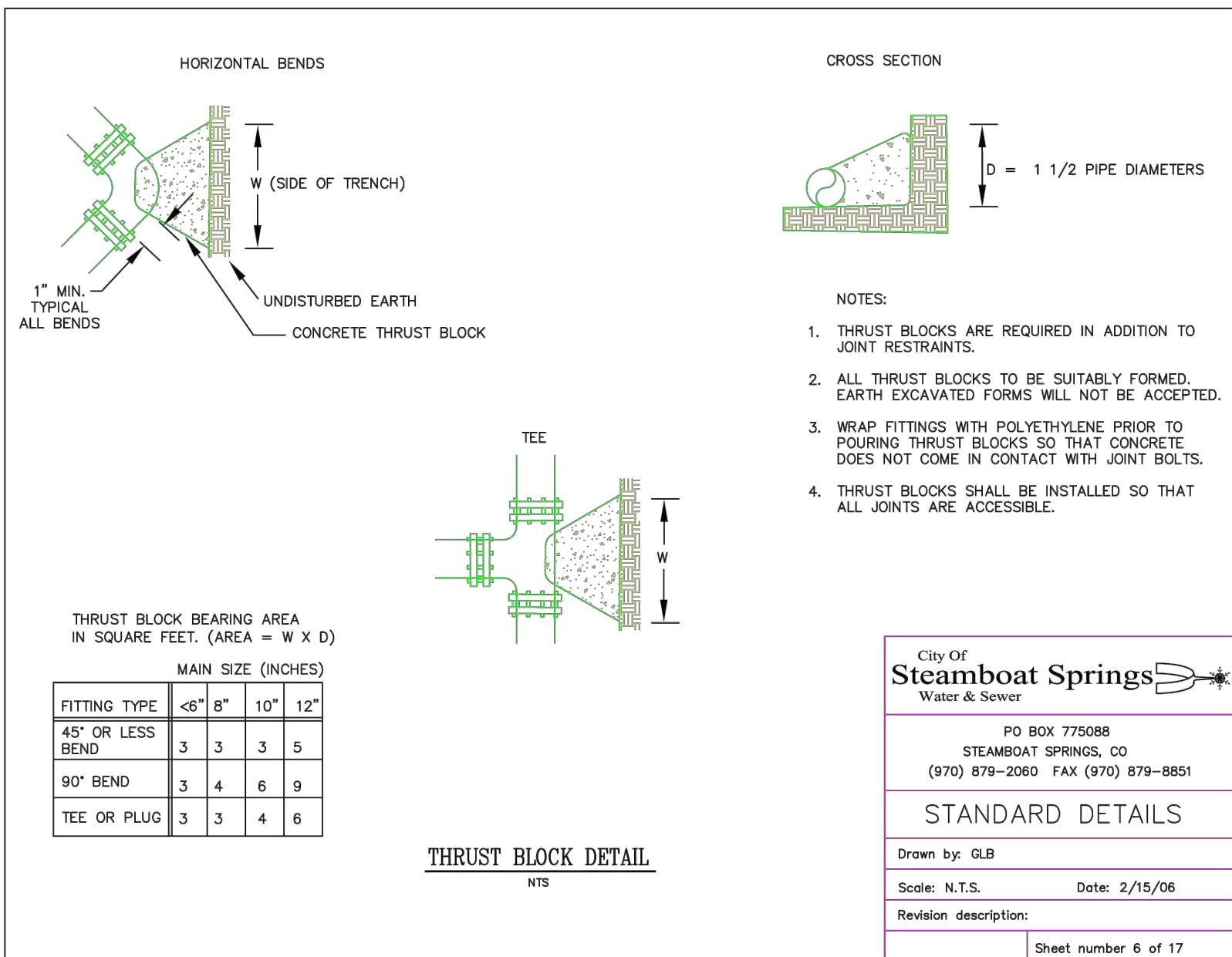
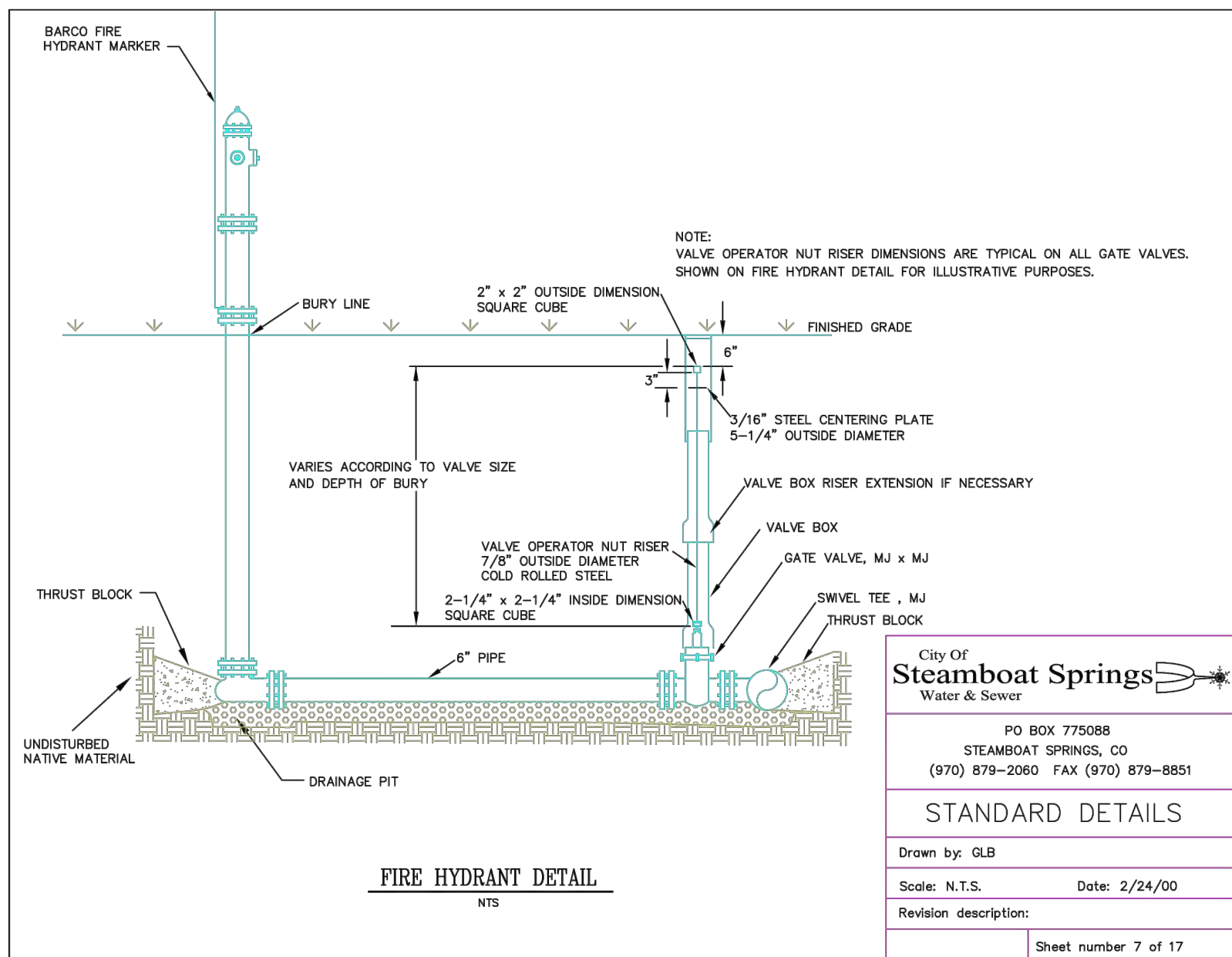
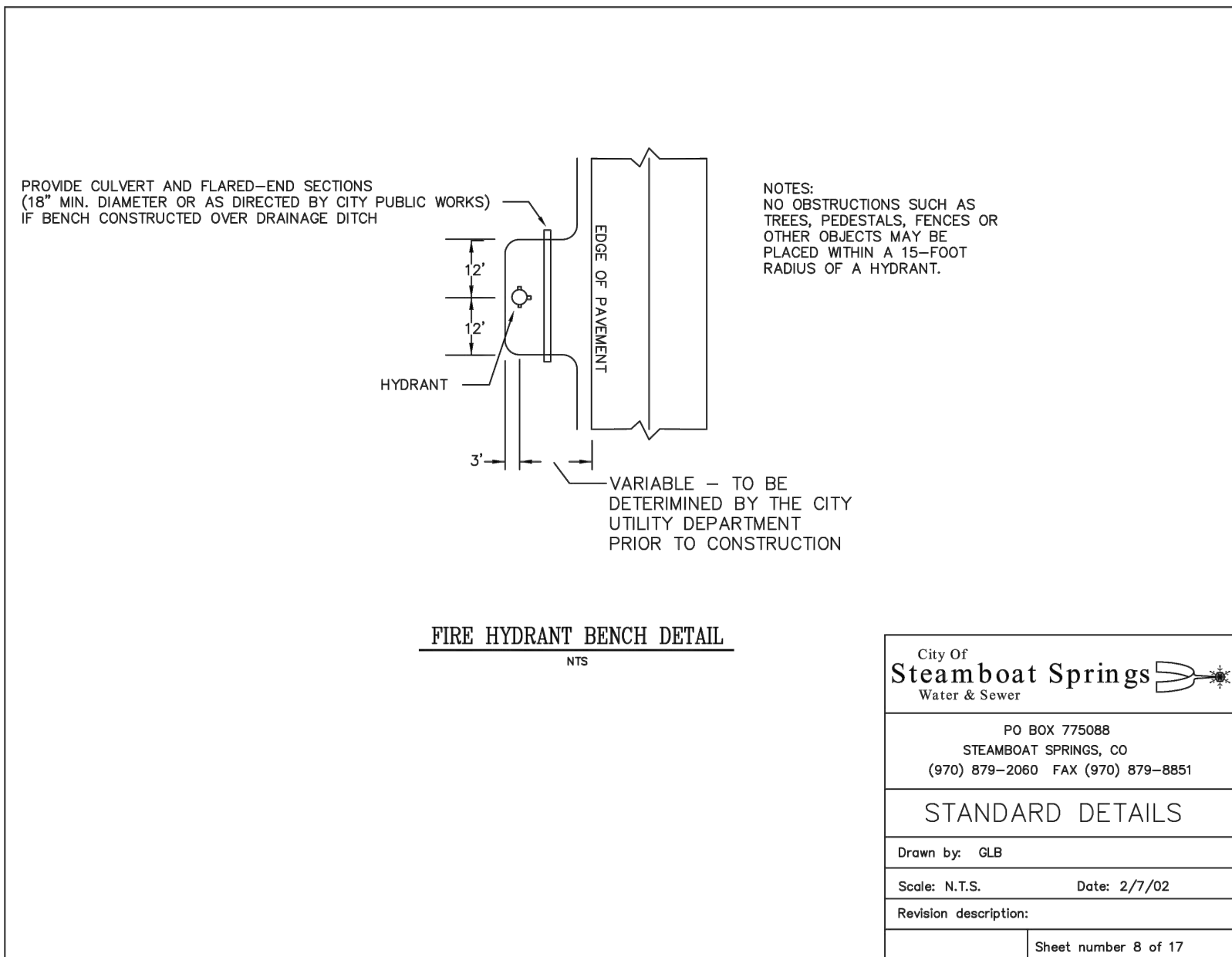
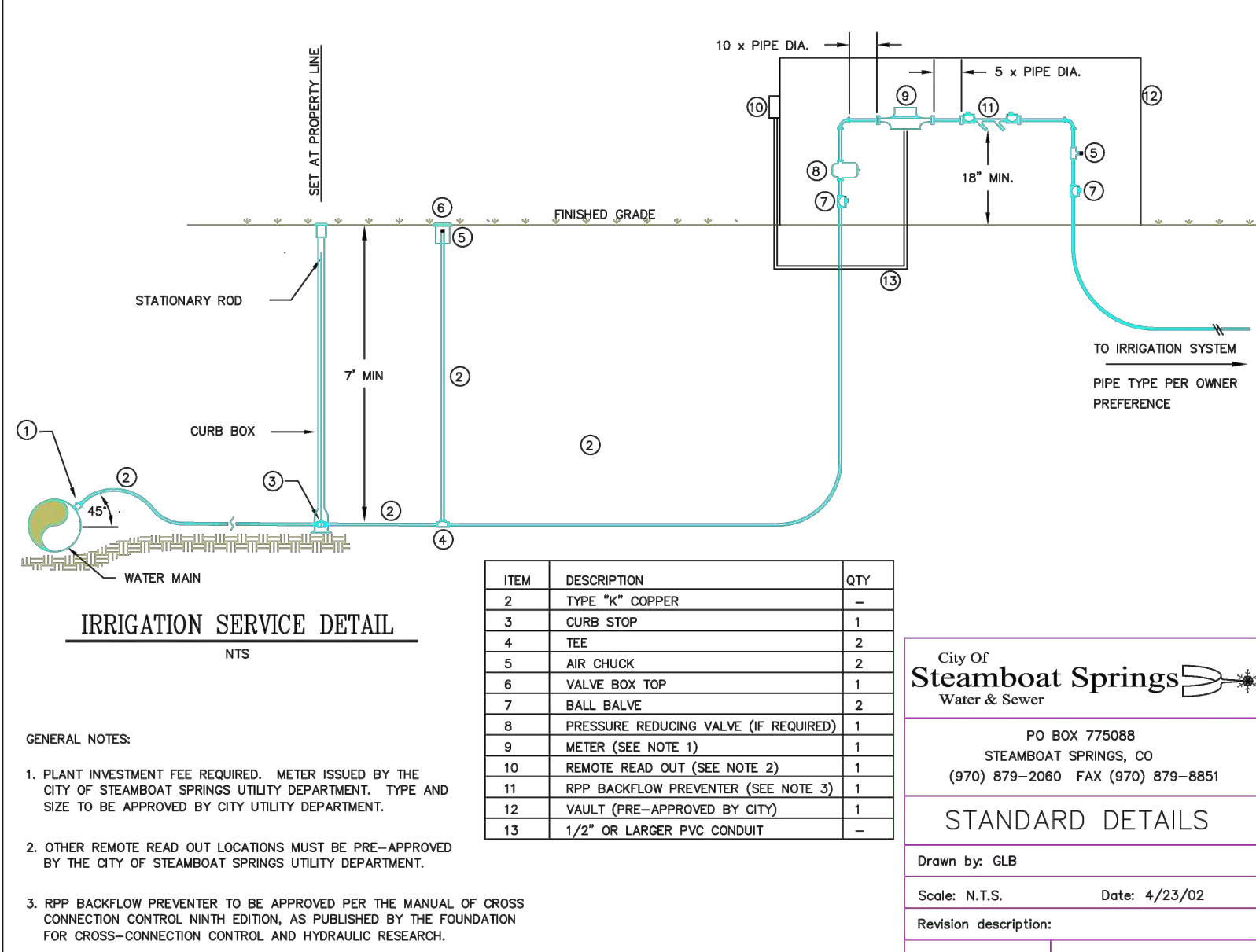
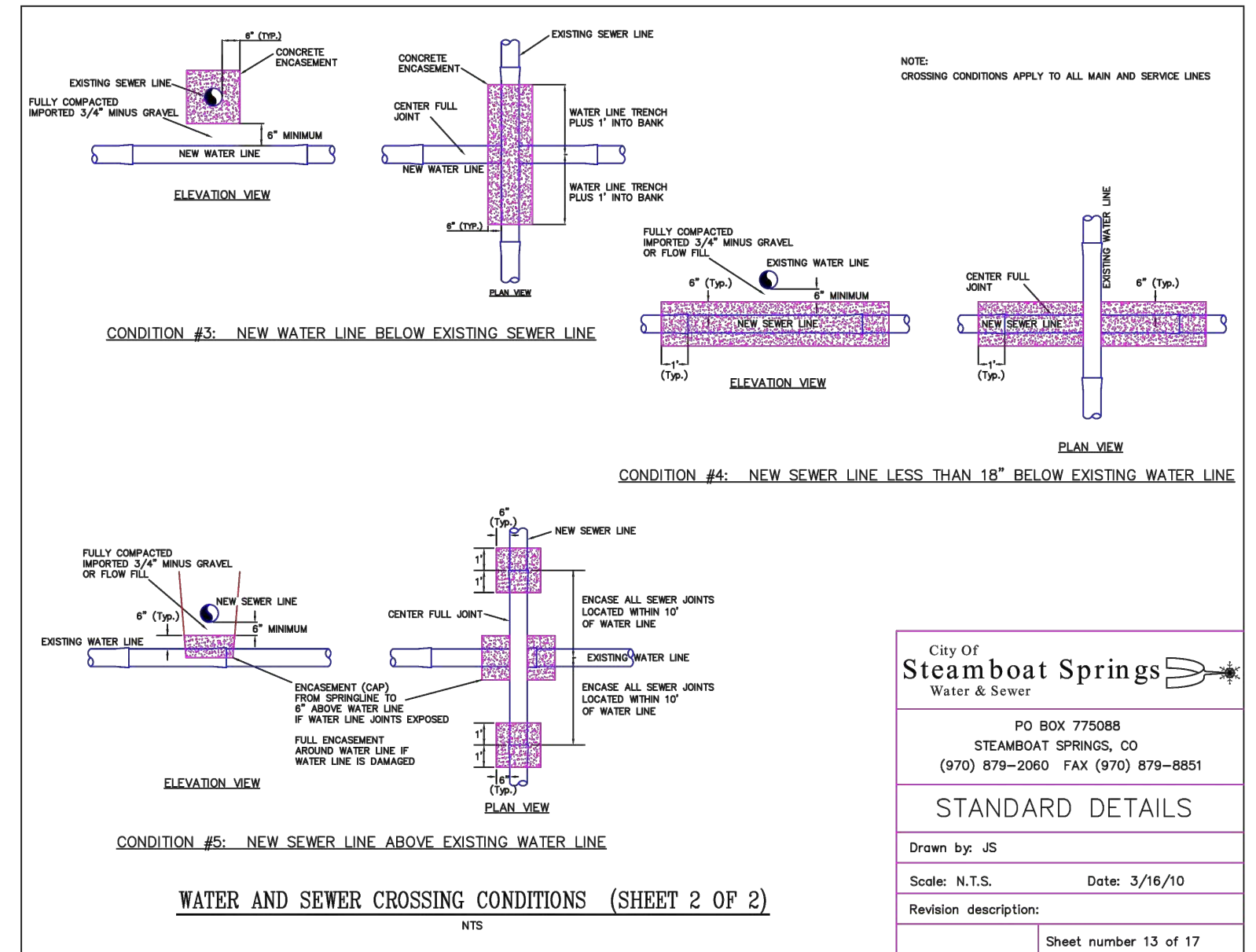
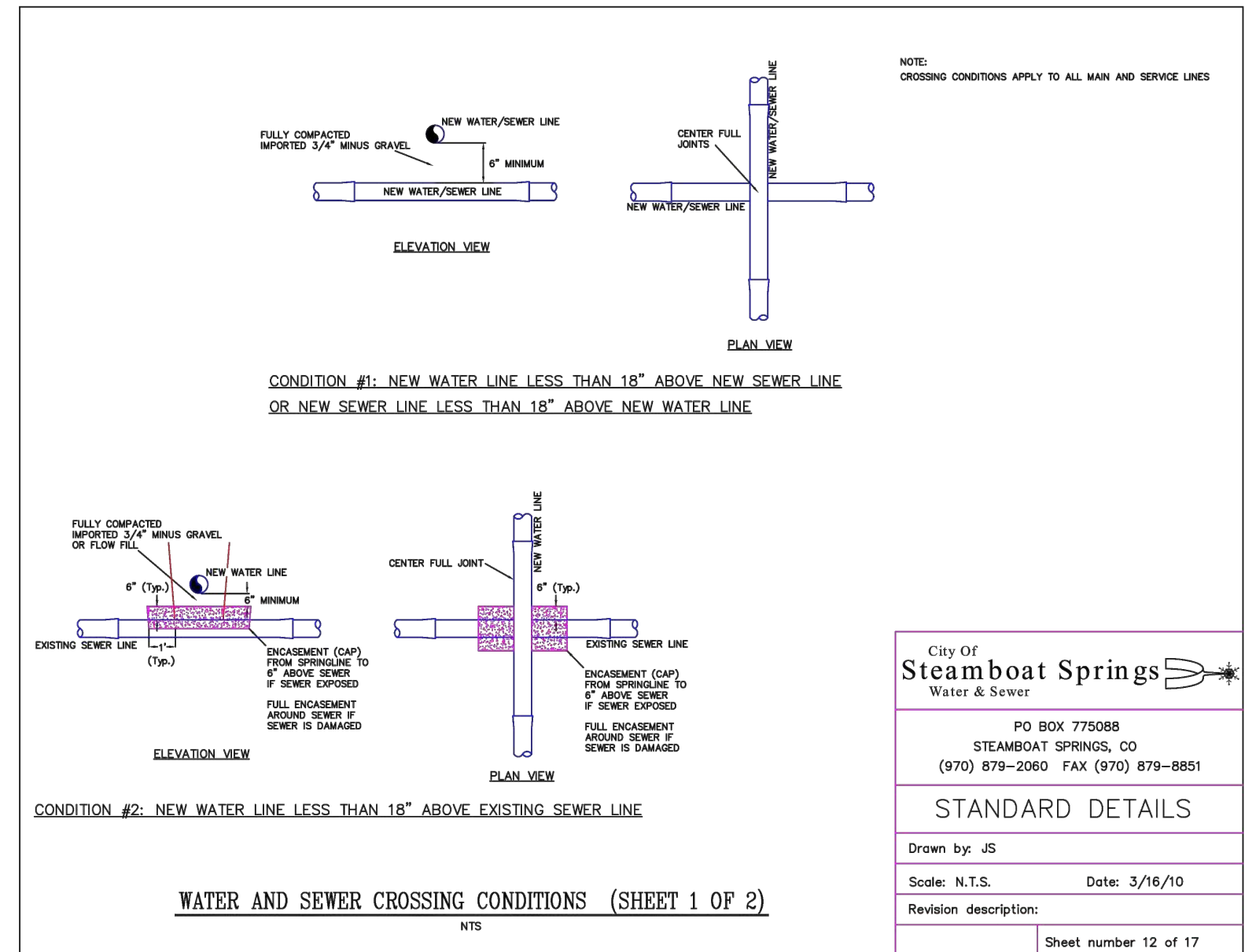
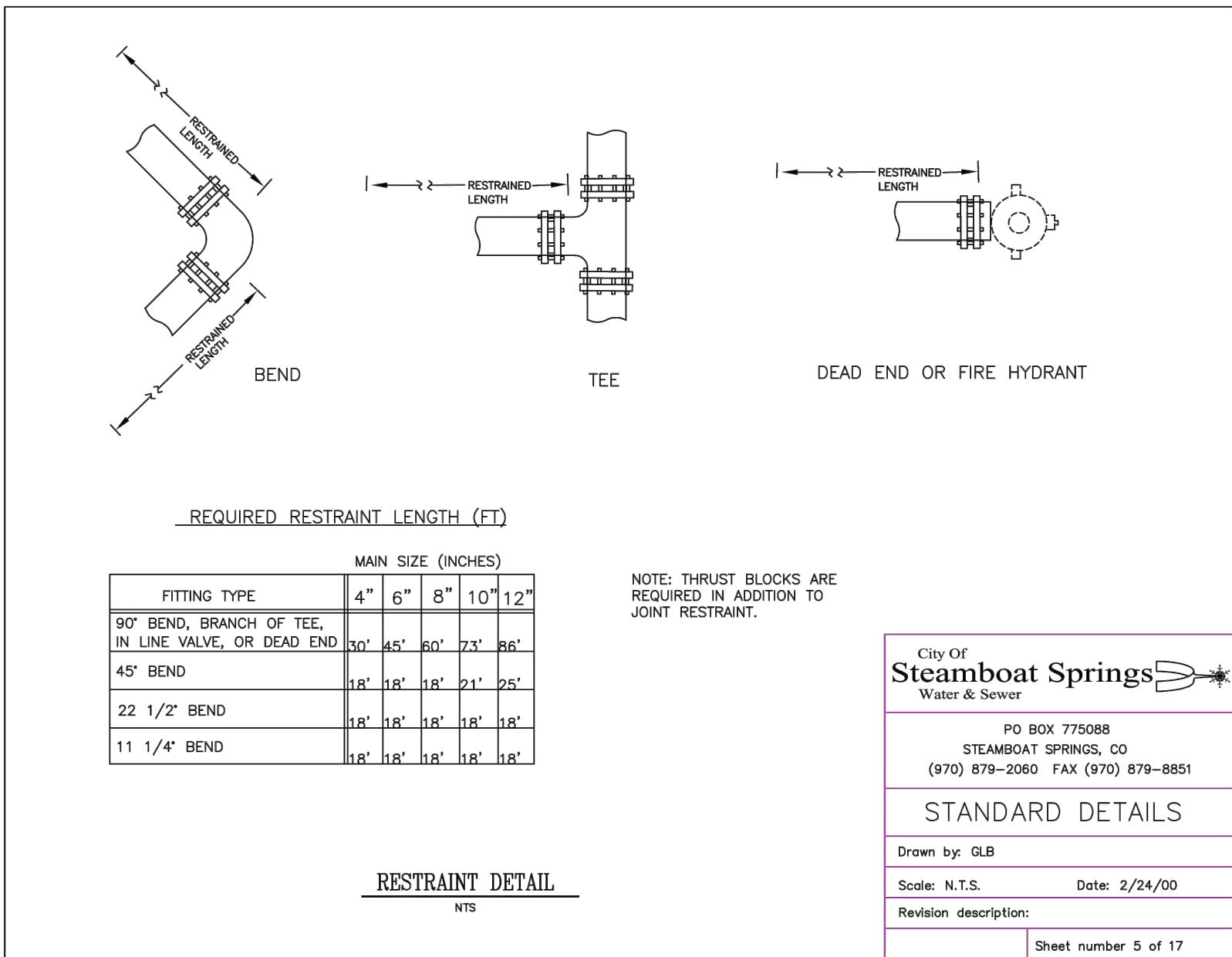
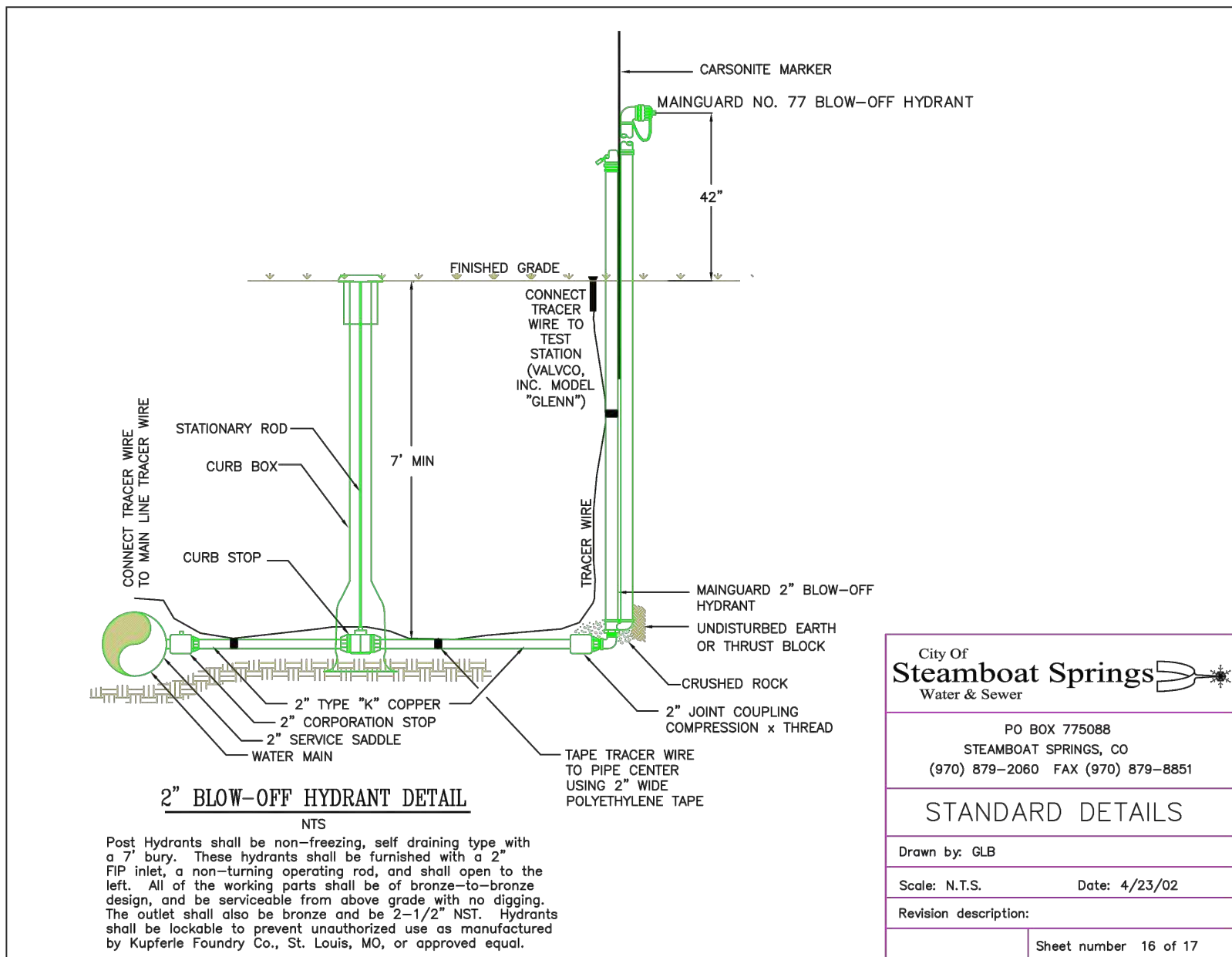
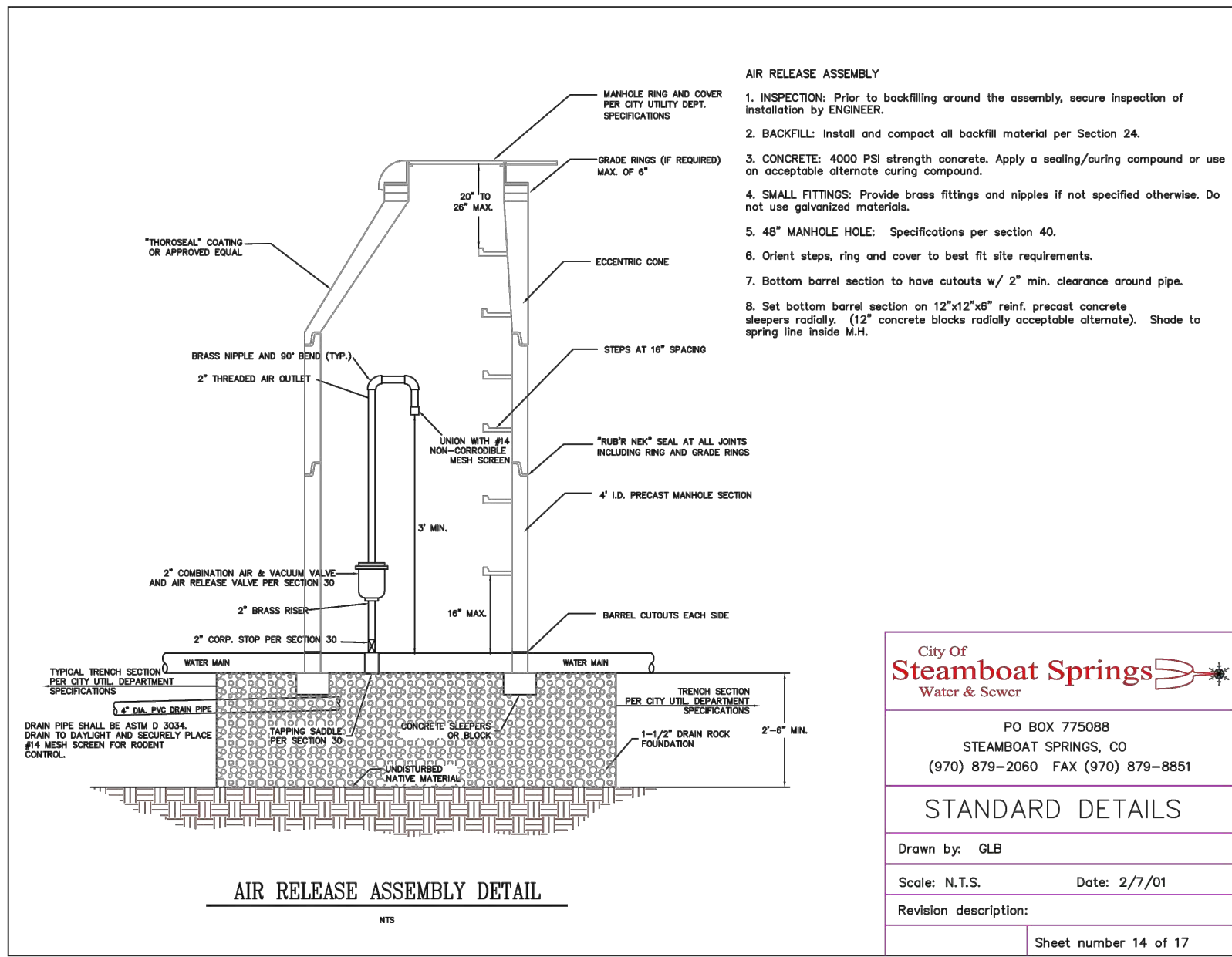
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DRT Comments		Grip		12/23/21		1	
PROJECT:		2387-04		DATE:		12/23/21	
CONTACT:		Grip		EMAIL:		enig@landmark-co.com	







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LIST OF REVISIONS: (4/20/2021)



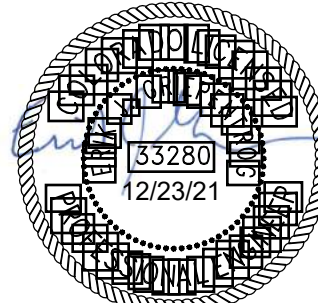
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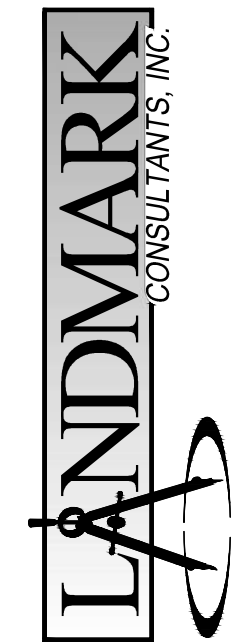
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES



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DESCRIPTION		BY:	DATE:	PROJECT:	DATE:	CONTACT:	EMAIL:
NO.	DESCRIPTION						
1	12-23-21	Grip	12-23-21	2387-04	12-23-21	Grip	enr@landmark-co.com

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grip
EMAIL:	enr@landmark-co.com

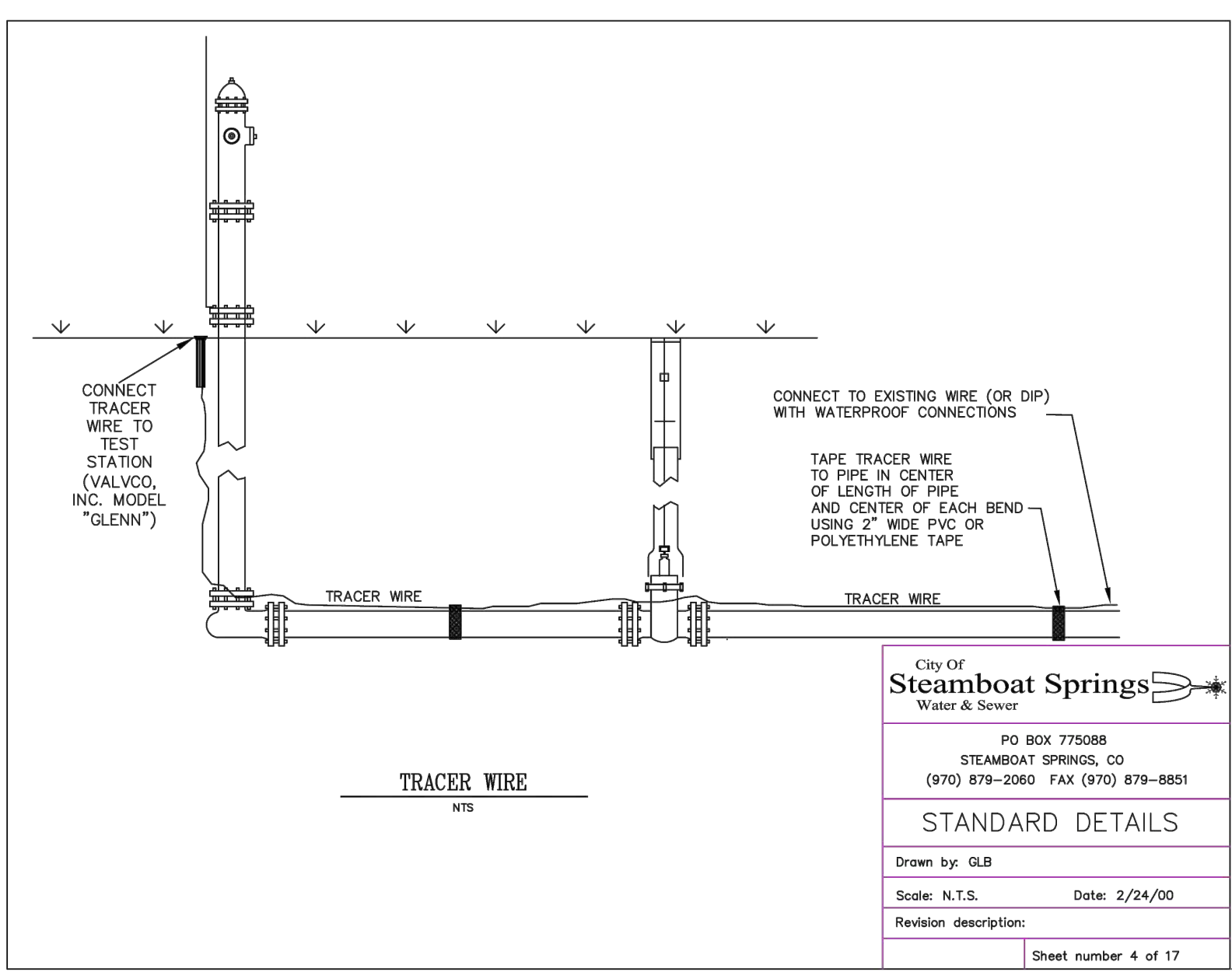
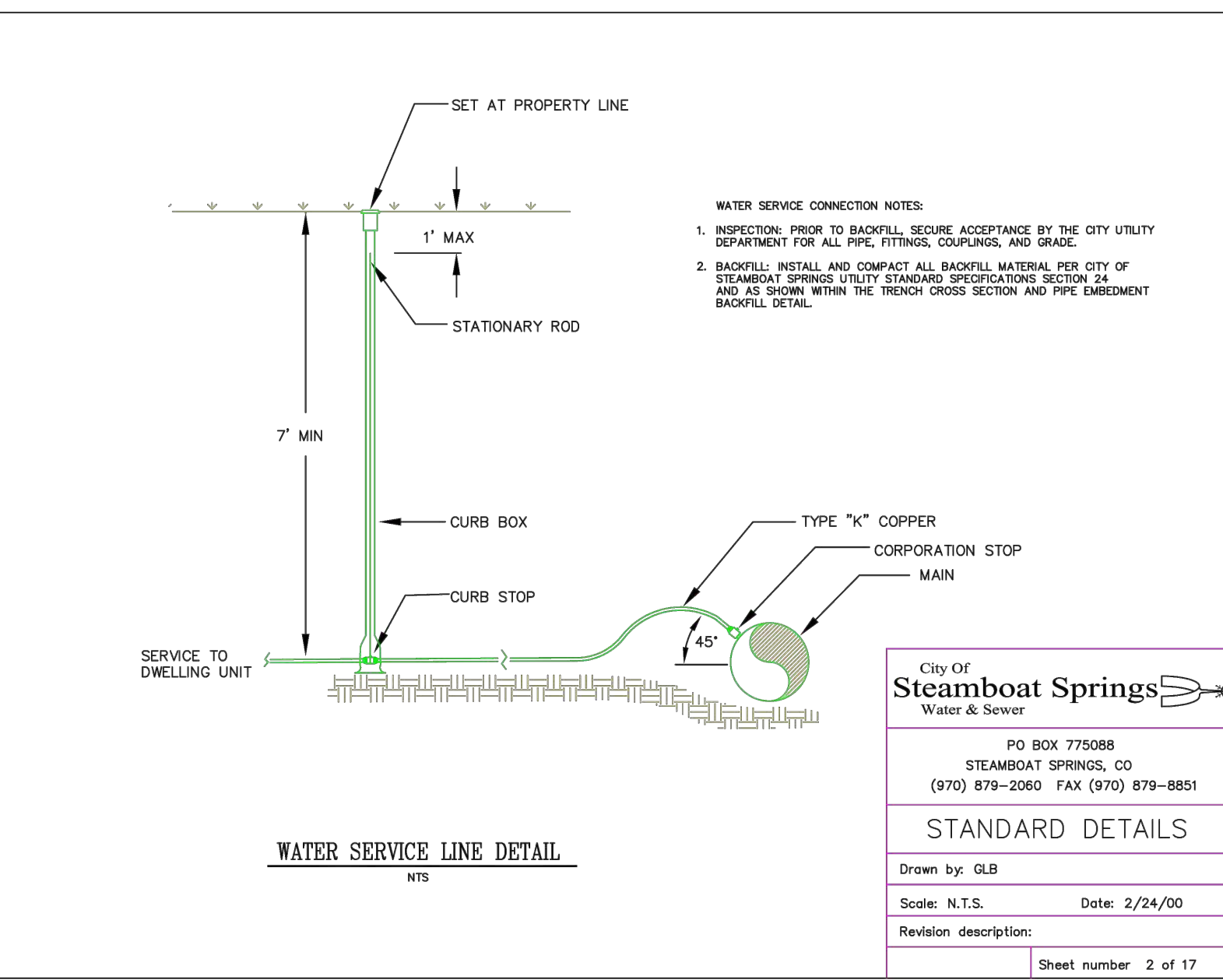
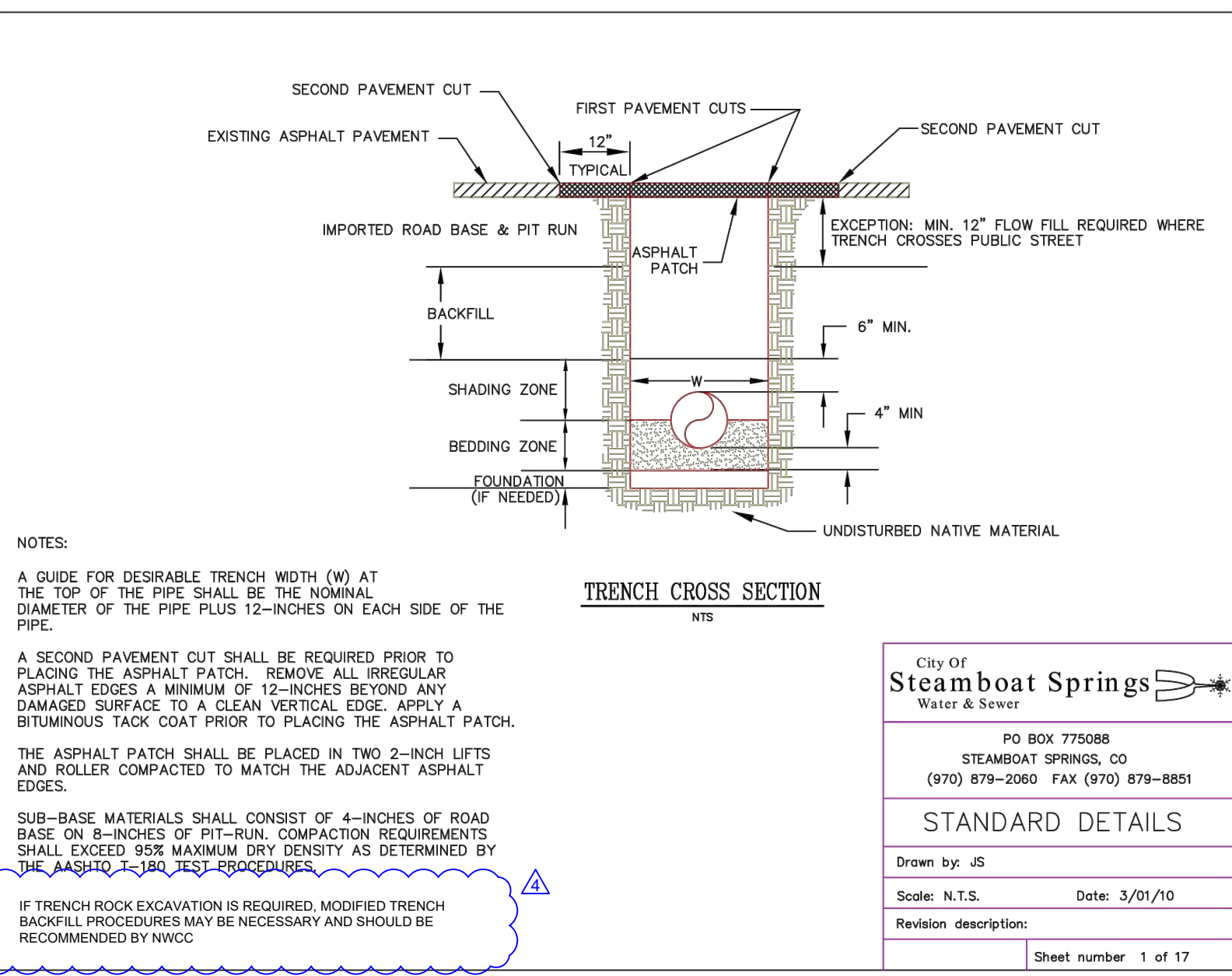
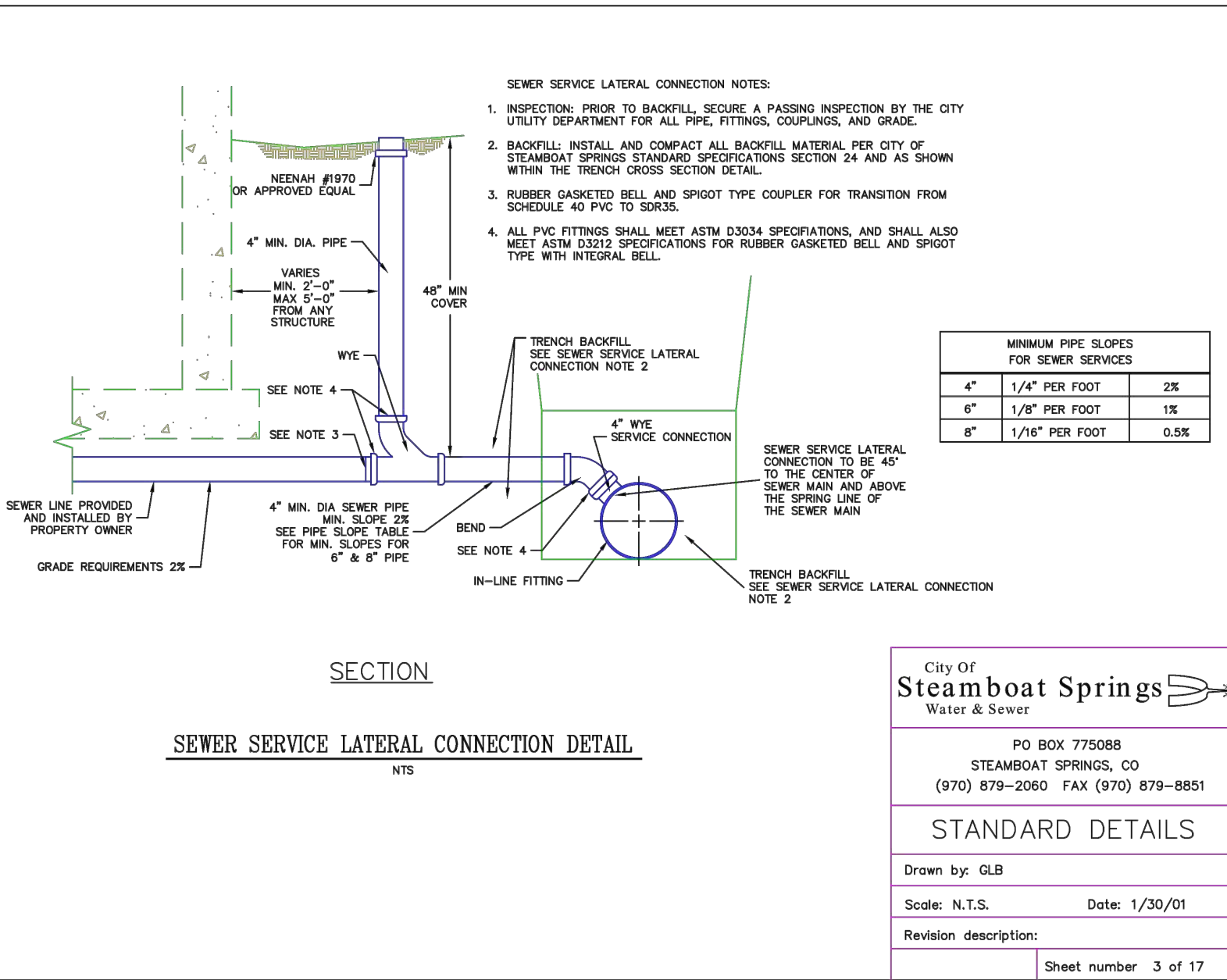
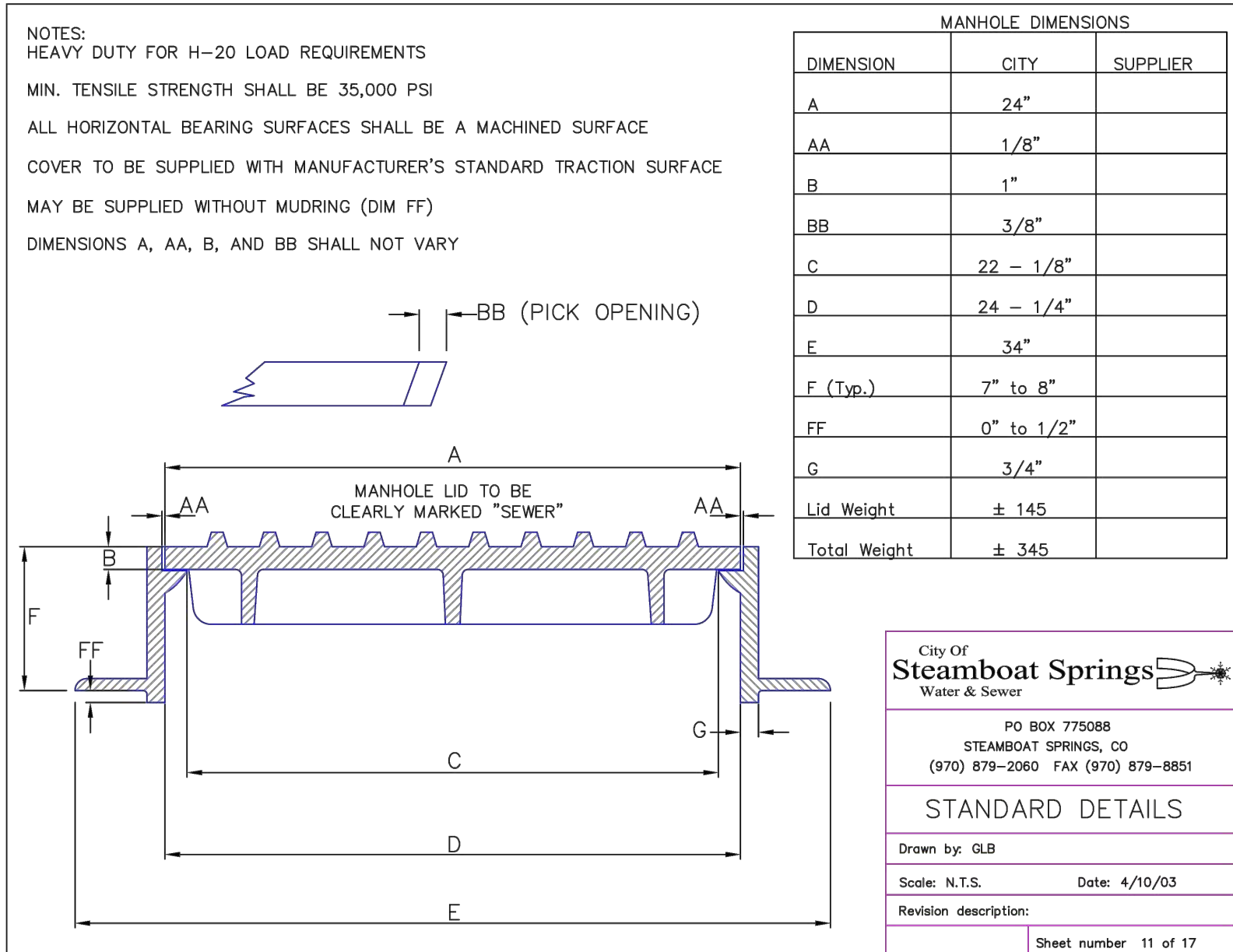
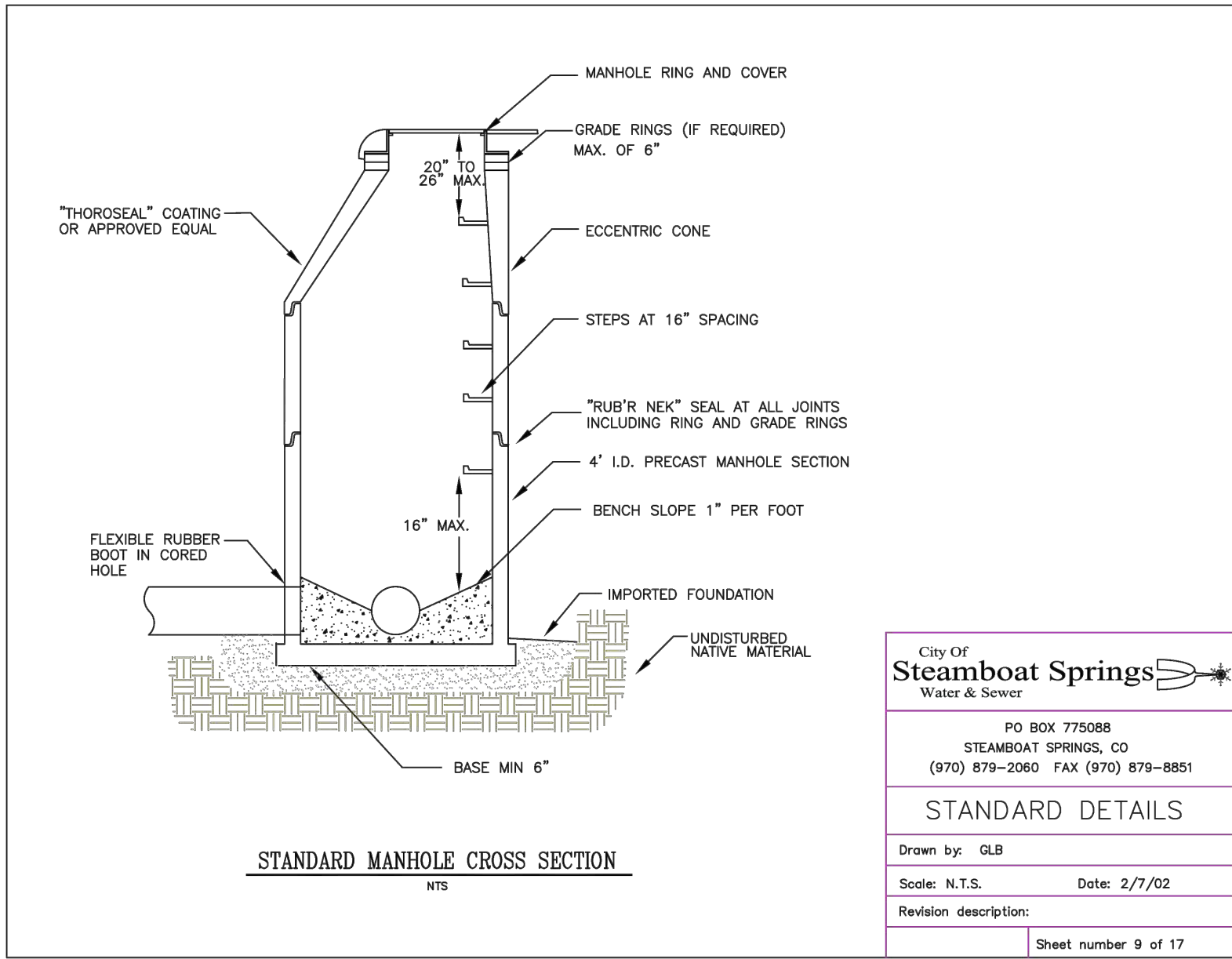
Steamboat Basecamp - Phase I

Details (Water & Sewer)

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C.515





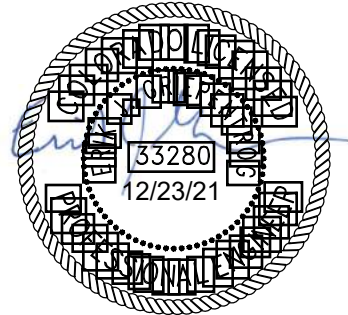
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NO.	DATE:	BY:	DESCRIPTION:
1	12-23-21	Grp	DRT Comments

PROJECT:	2387-04
DATE:	12-23-21
CONTACT:	Grp
EMAIL:	enr@landmark-co.com







PHASE 1a

PHASE 1b




- "PAVEMENT AREAS DESIGNATED AS 'TO REMAIN' ARE INTENDED TO BE PROTECTED TO THE EXTENT PRACTICABLE PRIOR TO COMMENCING PAVING AND/OR PREPARATION OF A NEW PAVING SURFACE. SUCH AREAS MAY BE PROTECTED BY ANY MEANS, WITH CONTRACTOR AND MAY ELECT, AT OWNER'S DISCRETION, TO REMOVE AND REPLACE.
- PER OWNER REQUEST, CONTRACTOR SHALL PROVIDE ADDITIONAL/ALTERNATE COST TO REPLACE "EX. CONCRETE" - TO REMAIN" AREAS. THE PROVIDED COST SHALL INCLUDE A UNIT PRICE TO ACCOMMODATE ADDITIONAL AREAS AND/OR DEPTHS THAT MAY BE REQUIRED OR REQUESTED BY OWNER.
- PER OWNER REQUEST, CONTRACTOR SHALL PROVIDE ADDITIONAL/ALTERNATE COST TO REPLACE "EX. ASPHALT" - TO REMAIN" AREAS BY MILLING AND OVERLAYING APPROXIMATELY 2" OR NEW ASPHALT. THE PROVIDED COST SHALL INCLUDE A UNIT PRICE TO ACCOMMODATE ADDITIONAL AREAS AND/OR DEPTHS THAT MAY BE REQUIRED OR REQUESTED BY OWNER.

NOTES:

1. PHASE LINES SHOWN ARE INTENDED TO GENERALLY DELINEATE THE AREAS AND IMPROVEMENTS WITHIN A PHASE. DEPENDING ON CONSTRUCTION SEQUENCING, INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. DEPENDING ON CONSTRUCTION SEQUENCING, PREVIOUSLY CONSTRUCTED ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF THE ASPHALT. FINISHES WILL BE DETERMINED IN THE FIELD. ALL PATCHING AND STREET REPAIRS SHALL BE IN ACCORDANCE WITH THE APPLICABLE JURISDICTION.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY, AND ARE INTENDED TO BE MINIMUMS. ADDITIONAL SITE IMPROVEMENTS MAY OCCUR BEYOND THE INDICATED PHASING.
4. EACH PHASE MUST 'STAND-ALONE' AND BE FULLY SELF-SUFFICIENT.
5. LANDSCAPING IMPROVEMENTS REFLECTS PLAN PREPARED BY MGC DESIGNS. THE PROPOSED LANDSCAPING INDICATED HEREON SHOW THE ANTICIPATED TREES AND PLANTS PER PLAN FOR TRACKING IMPROVEMENTS AGREEMENTS. THIS SHEET IS NOT INTENDED TO BE USED FOR LANDSCAPING DESIGN OR INSTALLATION. REFER TO PLANS BY OTHERS.
6. 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 KNOWN 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.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DEMOLITION REMOVAL, REPLACEMENT, AND DISPOSAL OF ALL FACILITIES AND MATERIALS.
8. CONTRACTOR IS ENCOURAGED TO PERFORM DEMOLITION IN A MANNER THAT MAXIMIZED 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 PAVEMENT CUTS ARE APPROXIMATE. FINAL LIMITS WILL BE DETERMINED IN THE FIELD AND SHOULD INCLUDE REVIEW BY GEOTECH ENGINEER AND OWNER.
10. MILL AND OVERLAY OF PAVEMENT AREAS MAY BE REQUIRED. COORDINATE LIMITS WITH OWNER AND GEOTECH ENGINEER.
11. CONTRACTOR SHALL COORDINATE SITE DEMOLITION OPERATIONS WITH ALL OTHER TRADES PERFORMING WORK ON THE PROJECT.
12. CONTRACTOR SHALL REPLACE, REPAIR AND/OR RESTORE TO ORIGINAL CONDITION, ALL BUILDINGS AND SITE IMPROVEMENTS, NOT DESIGNATED FOR REMOVAL, THAT ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. AT NO ADDITIONAL COST TO THE OWNER, IF UTILITIES ARE DAMAGED, CONTRACTOR SHALL VERIFY REPLACEMENT REQUIREMENTS WITH UTILITY PROVIDERS AND ARRANGE FOR IMMEDIATE REPAIR.
13. QUANTITIES AND/OR AREAS SHOWN ON DRAWINGS ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

SPECIAL STATEMENT:

THE PURPOSE OF THIS EXHIBIT IS TO ILLUSTRATE GENERAL SCOPE LIMITS AS DEVELOPED BY THE OWNER WITH THE CITY. THIS EXHIBIT IS SUPERCEDED BY THE CONSTRUCTION DRAWINGS AND REFERENCED SPECIFICATIONS.



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DATE: 12-23-21					
CONTACT: Grip					
EMAIL: erikg@landmark-co.com					
1	12-23-21	Grip	DRT Comments		

## Steamboat Basecamp - Phase I

## Phasing Exhibit

SHEET

C.800

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