

CIVIL CONSTRUCTION DRAWINGS
FOR
STEAMBOAT BASECAMP
LOT 1 WORLDWEST SUBDIVISION
1901 CURVE PLAZA, STEAMBOAT SPRINGS, CO 80487

CONTACT INFORMATION

PROJECT TEAM:



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MAY-RIEGLER
2201 WISCONSIN AVE NW, SUITE 200
WASHINGTON, DC 20007
(202) 506-5595
ATTN: KEVIN RIEGLER, GABY
RIEGLER, ERIC MAY

ARCHITECT
KASA ARCHITECTURE
3318 N COLUMBUS ST
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(312) 636-3248
ATTN: KEVIN SPERRY

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: ERIK GRIEPPENTROG, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

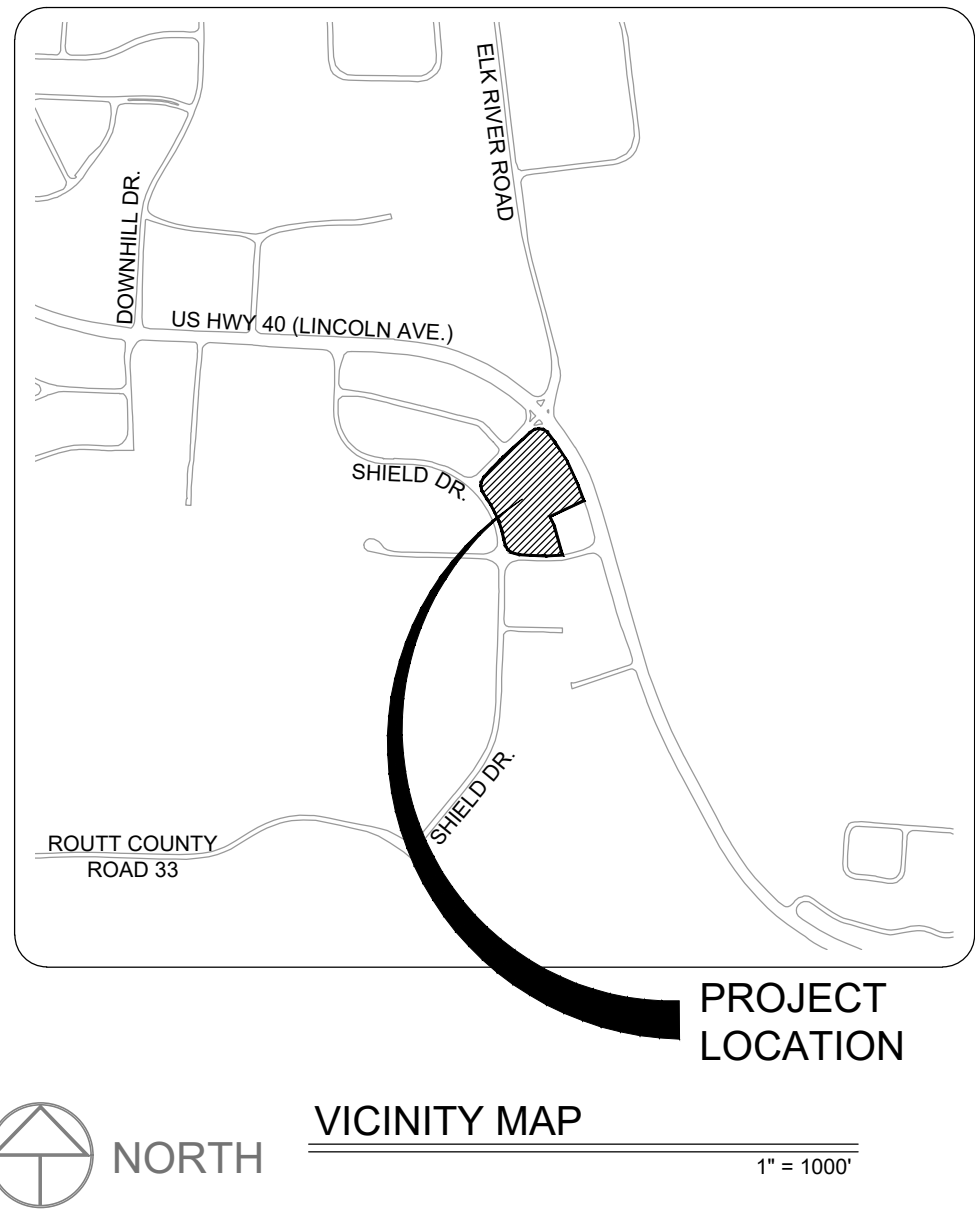
UTILITY CONTACT LIST:

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

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION.

SHEET INDEX

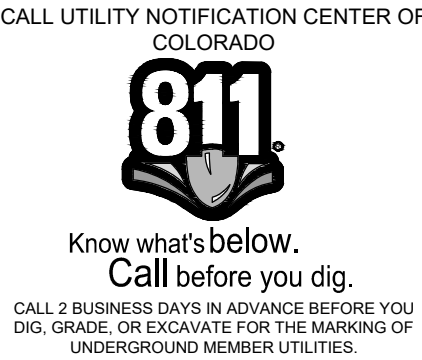
- C.001 - COVER SHEET
- C.002 - NOTES
- C.003 - EXISTING CONDITIONS EXHIBIT
- C.100 - CIVIL SITE PLAN
- C.200 - UTILITY PLAN
- C.211 - WATER MAIN PLAN & PROFILE
- C.212 - WATER MAIN PLAN & PROFILE
- C.215 - FIRE HYDRANT PROFILES
- C.221 - SANITARY SEWER PLAN & PROFILE
- C.300 - OVERALL GRADING & DRAINAGE 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.410 - ACCESS ROAD PLAN & PROFILE
- C.500 - DETAILS (GENERAL)
- C.501 - DETAILS (GENERAL)
- C.505 - DETAILS (CDOT)
- C.506 - DETAILS (CDOT)
- C.507 - DENVER CURB INLET
- C.510 - DETAILS (DURASLOT)
- C.511 - DETAILS (DURASLOT)
- C.512 - DETAILS (NYLOPLAST)
- C.515 - DETAILS (WATER & SEWER)
- C.516 - DETAILS (WATER & SEWER)
- C.520 - O&M PLAN
- C.800 - PHASING EXHIBIT



Reviewed for
Code Compliance

02/07/2022

FINAL DESIGN APPROVALS		
	DATE	INITIALS
CITY PUBLIC WORKS		
PLANNING		
CITY UTILITIES		



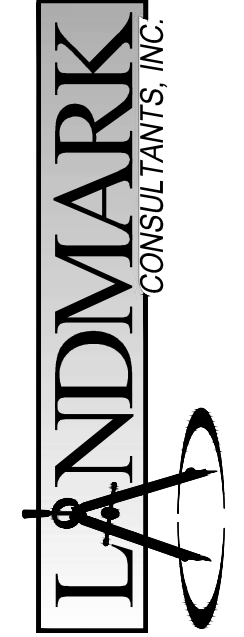
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Steamboat Basecamp - Phase I

Cover Sheet

SHEET
C.001

CIVIL ENGINEERS | SURVEYORS
141 9th Street -- P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
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of Landmark
Consultants, Inc.

NO.	DATE	BY	DESCRIPTION

PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

95. THE CONTRACTOR ACKNOWLEDGES AND UNDERSTANDS THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY

THE CONTRACTOR
SUBCONTRACTOR

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.

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PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com



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



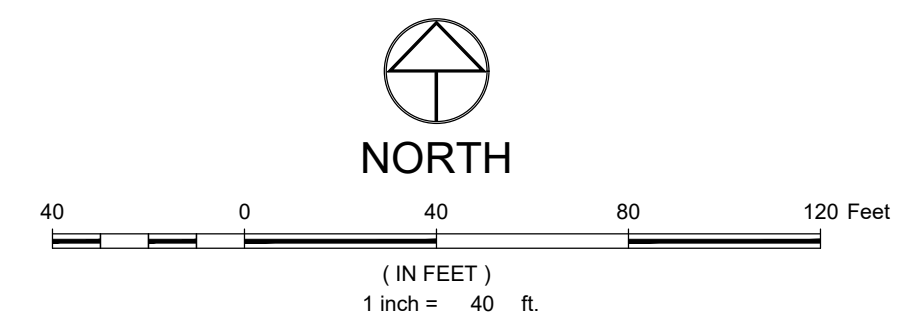
LOT 1 EARL DEAN
SMITH FAMILY TRUST
SUBDIVISION
RECEPTION NO. 453250
FILE NO. 12259

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. 18" SANITARY SEWER W/ MH & C.O.

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

PROPOSED 18" WATER PIPE

PROPOSED GV, FH & CS

GAS LINE MARKER, VALVE,
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

LIGHT POLE AND LIGHT POLE W/ MAST

EXIST 8" STORMCULVERT,
END SECTION WITH RIPRAP

PROPOSED STORMCULVERT, INLET, MH,
END SECTION WITH RIPRAP

EX. ASPHALT

PR. ASPHALT

EX. CONCRETE

PR. CONCRETE

PR. PAVERS

EX. LANDSCAPING

PR. LANDSCAPING

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 VERIFIED 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, COMES IN VIOLATION OF SECTION 12-1-102, PURSUANT TO STATE STATUTE 18-4-508, 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

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



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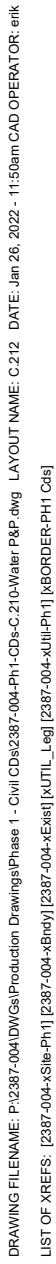
Steamboat Basecamp - Phase I

Civil Site Plan

SHEET

C.100

DRAWING FILENAME: P:\2387-00\DWG\Production Drawings\Phase 1 - Civil\2387-004-04-PH1-CO-5.dwg LAYOUT NAME: C-100 DATE: Feb 01, 2022 - 6:33am CAD OPERATOR: rnk



- 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:

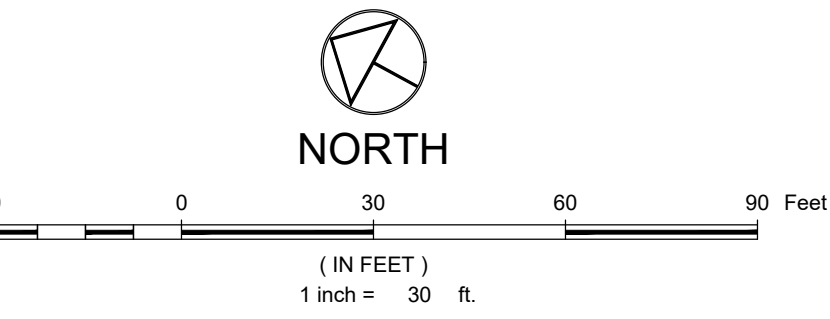
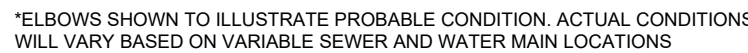
1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE 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 MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER 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 $\frac{1}{2}$ " BELOW FINISHED GRADE. IF NECESSARY, CONC SECTIONS SHALL BE ROTATED TO PREVENT LIDS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4' COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7'-7" COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLID COPPER PIPE COATED WITH 45 MIL POLYETHYLENE FOR LEAKING PROPOSES. "GLENN TEST" STATIONS BY VALVCO, INC. TRACER WIRE "TEST STATIONS" SHALL BE REQUIRED 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-INCH OR LARGER DIAMETER) SHALL BE PVC, NOT D.I.P.

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PROJECT:	2387-04	NO	DATE:	BY:	DESCRIPTION:
DATE:	1-26-22				
CONTACT:	Grip				
EMAIL:	enikoglu@andmark-co.com				



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

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COLORADO

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PROJECT	NO.	DATE	BY:	DESCRIPTION
	2387-04			
DATE:	1-26-22			
CONTACT:	Grip			
EMAIL:	enkg@lindmark-co.com			

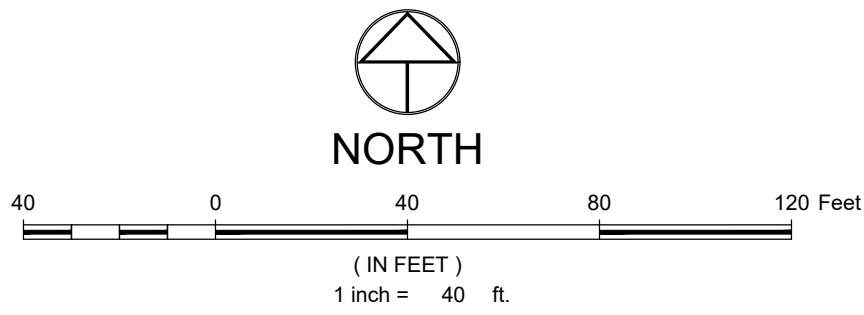
Sanitary Sewer Plan & Profile

SHEET

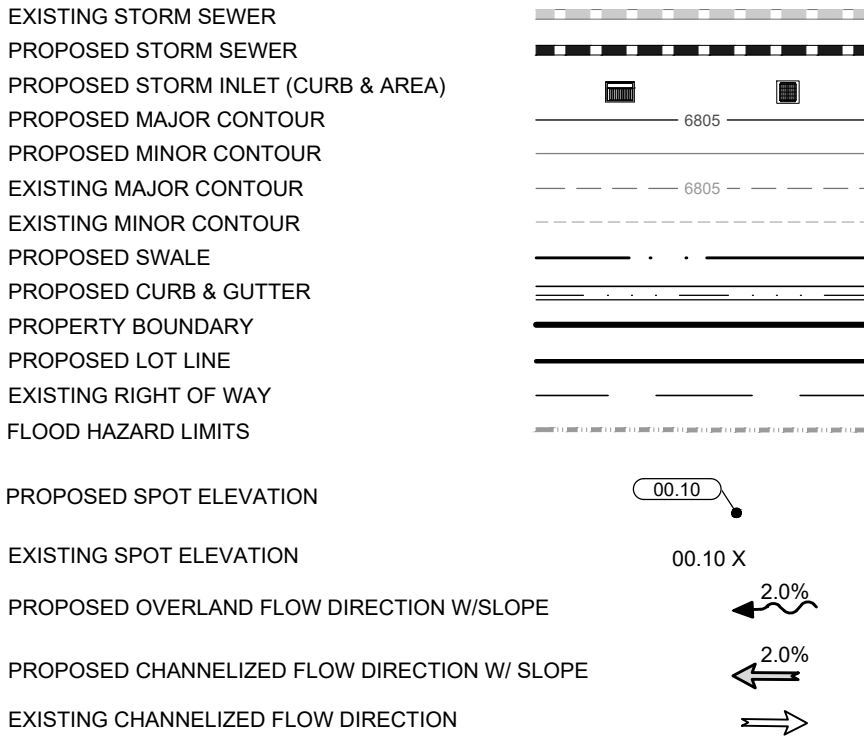
C.221

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LEGEND:



NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM: NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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Steamboat Basecamp - Phase I

Overall Grading & Drainage Plan

SHEET

C.300

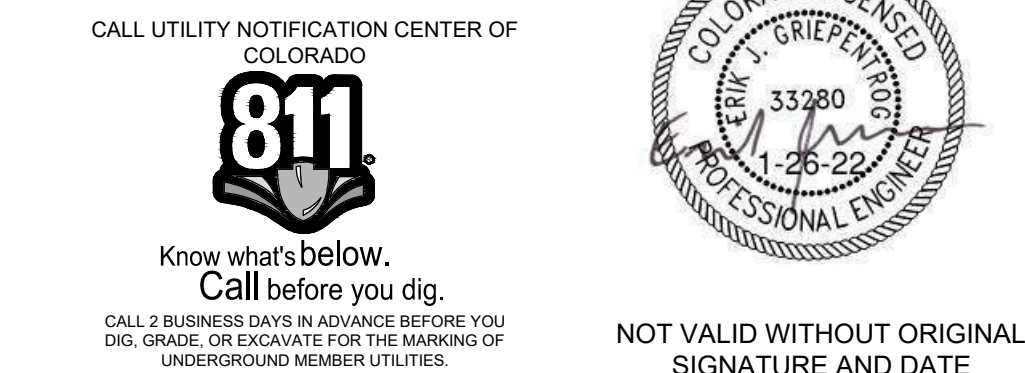
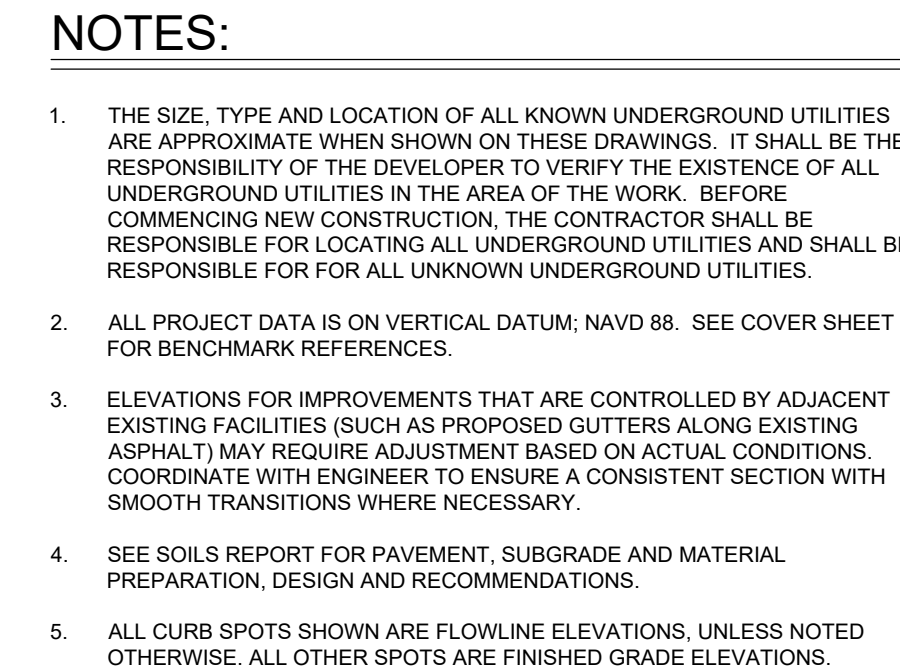
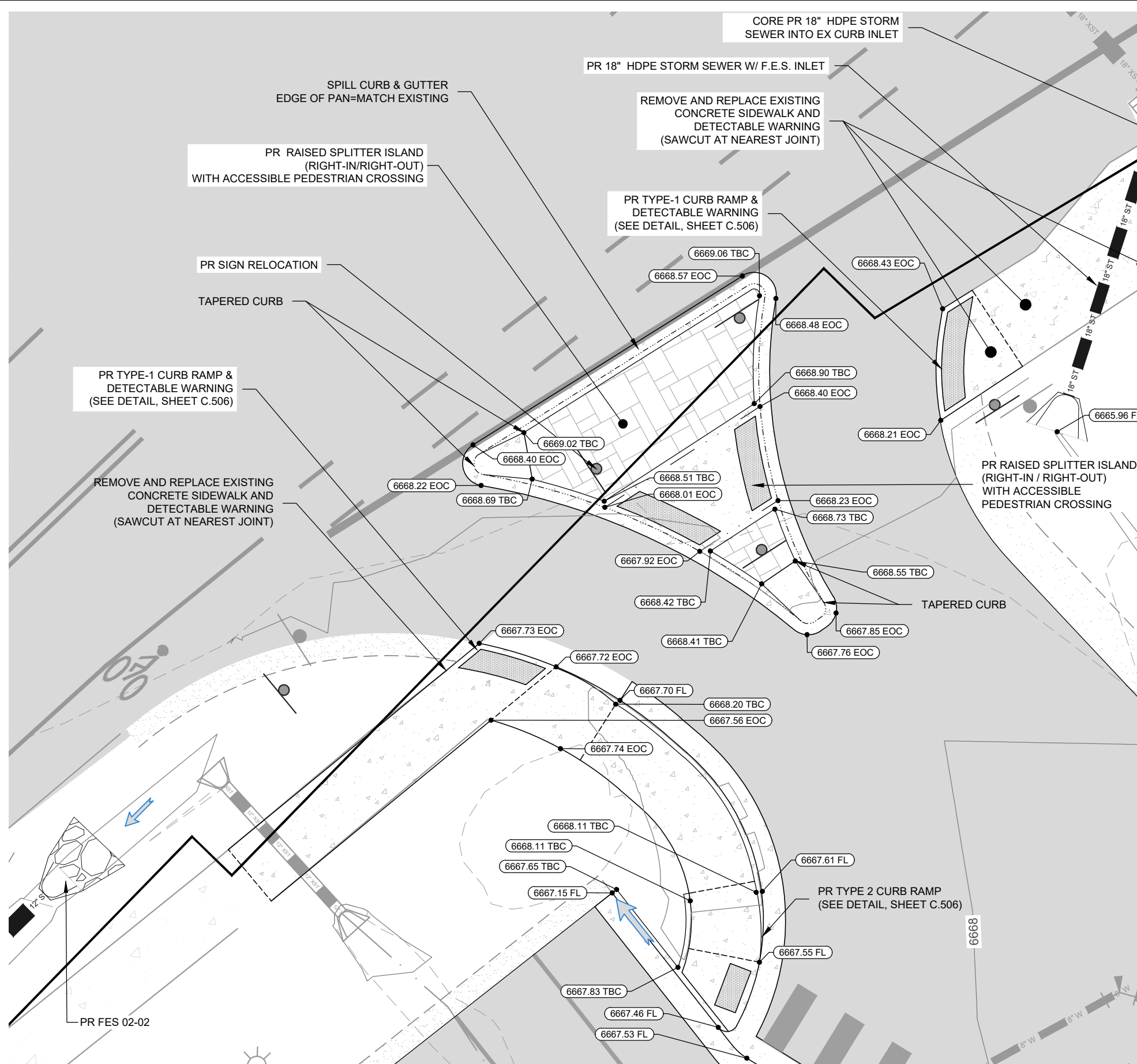
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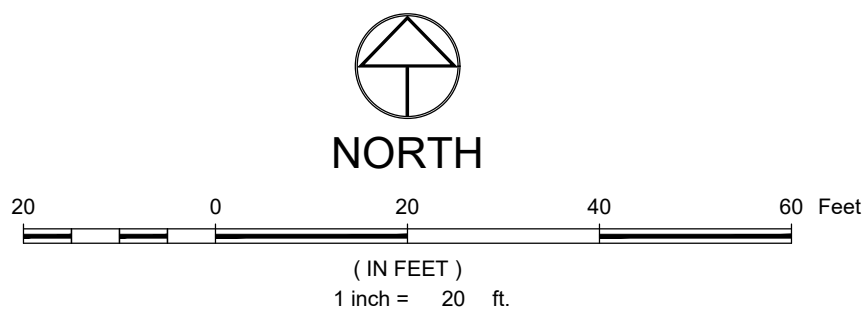
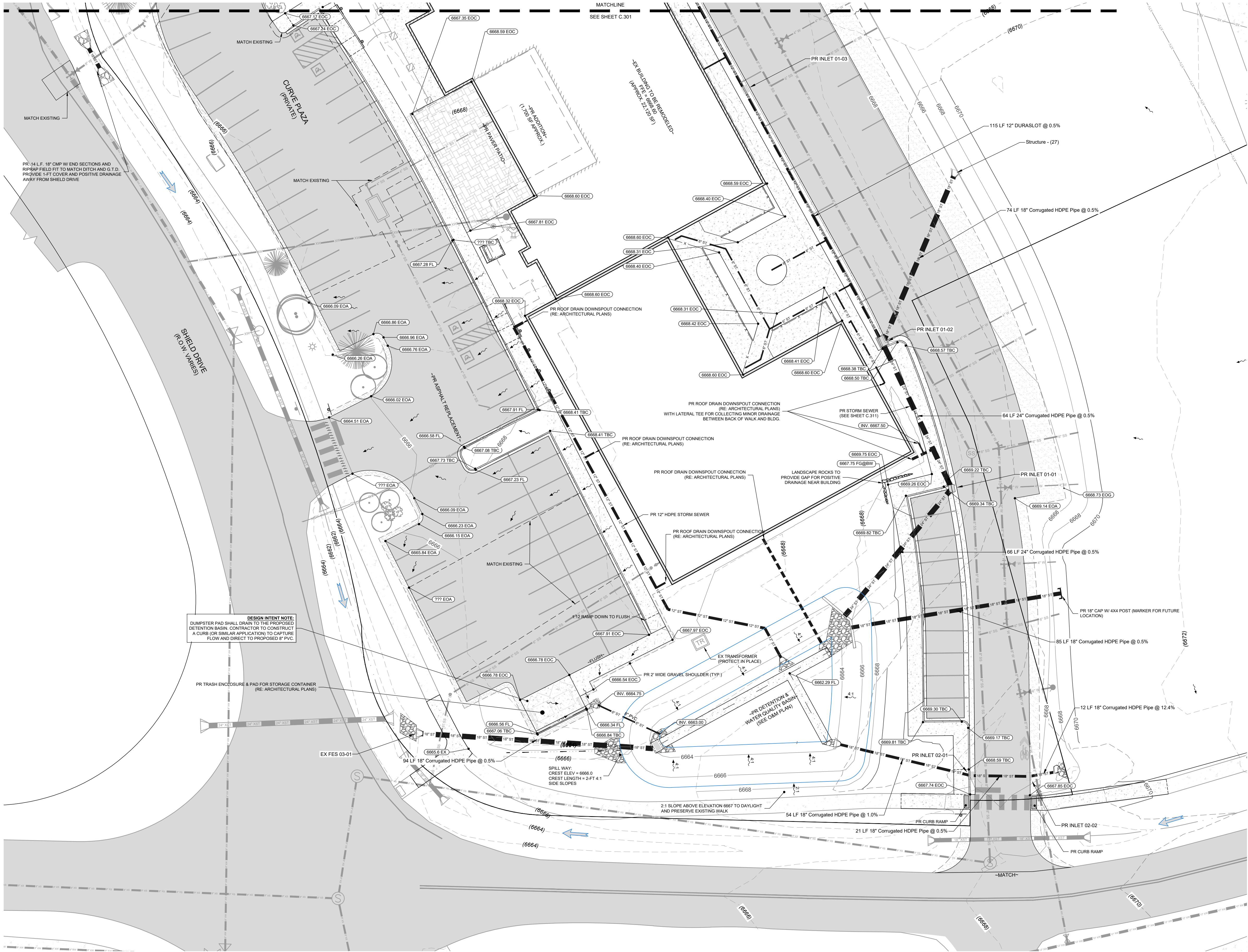


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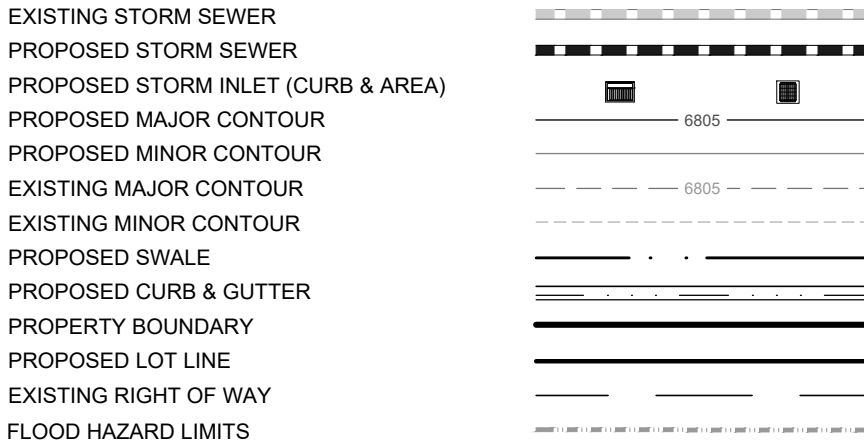
NO.	DESCRIPTION	DATE	BY
2387-04	PROJECT:	1-26-22	Grip
	DATE:		
	CONTACT:		
	EMAIL: enrg@landmark-co.com		



DRAWING FILENAME: P:\3287-050\DWG\Proposed - Drainage\Phase 1 - C302\3287-050.dwg; & Drainage.dwg LAYOUT NAME: C.302 DATE: 1/26/22 2:52 PM; 833M; CAD OPERATOR: aia
LIST OF REVISIONS: (a) (b) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z) (aa) (ab) (ac) (ad) (ae) (af) (ag) (ah) (ai) (aj) (ak) (al) (am) (an) (ao) (ap) (aq) (ar) (as) (at) (au) (av) (aw) (ax) (ay) (az) (ba) (bb) (bc) (bd) (be) (bf) (bg) (bh) (bi) (bj) (bk) (bl) (bm) (bn) (bo) (bp) (bq) (br) (bs) (bt) (bu) (bv) (bw) (bx) (by) (bz) (ca) (cb) (cc) (cd) (ce) (cf) (cg) (ch) (ci) (cj) (ck) (cl) (cm) (cn) (co) (cp) (cq) (cr) (cs) (ct) (cu) (cv) (cw) (cx) (cy) (cz) (da) (db) (dc) (dd) (de) (df) (dg) (dh) (di) (dj) (dk) (dl) (dm) (dn) (do) (dp) (dq) (dr) (ds) (dt) (du) (dv) (dw) (dx) (dy) (dz) (ea) (eb) (ec) (ed) (ee) (ef) (eg) (eh) (ei) (ej) (ek) (el) (em) (en) (eo) (ep) (eq) (er) (es) (et) (eu) (ev) (ew) (ex) (ey) (ez) (fa) (fb) (fc) (fd) (fe) (ff) (fg) (fh) (fi) (fj) (fk) (fl) (fm) (fn) (fo) (fp) (fq) (fr) (fs) (ft) (fu) (fv) (fw) (fx) (fy) (fz) (ga) (gb) (gc) (gd) (ge) (gf) (gg) (gh) (gi) (gj) (gk) (gl) (gm) (gn) (go) (gp) (gq) (gr) (gs) (gt) (gu) (gv) (gw) (gx) (gy) (gz) (ha) (hb) (hc) (hd) (he) (hf) (hg) (hh) (hi) (hj) (hk) (hl) (hm) (hn) (ho) (hp) (hq) (hr) (hs) (ht) (hu) (hv) (hw) (hx) (hy) (hz) (ia) (ib) (ic) (id) (ie) (if) (ig) (ih) (ii) (ij) (ik) (il) (im) (in) (io) (ip) (iq) (ir) (is) (it) (iu) (iv) (iw) (ix) (iy) (iz) (ja) (jb) (jc) (jd) (je) (jf) (jg) (jh) (ji) (jj) (jk) (jl) (jm) (jn) (jo) (jp) (jq) (jr) (js) (jt) (ju) (jv) (jw) (jx) (jy) (jz) (ka) (kb) (kc) (kd) (ke) (kf) (kg) (kh) (ki) (kj) (kk) (kl) (km) (kn) (ko) (kp) (kq) (kr) (ks) (kt) (ku) (kv) (kw) (kx) (ky) (kz) (la) (lb) (lc) (ld) (le) (lf) (lg) (lh) (li) (lj) (lk) (ll) (lm) (ln) (lo) (lp) (lq) (lr) (ls) (lt) (lu) (lv) (lw) (lx) (ly) (lz) (ma) (mb) (mc) (md) (me) (mf) (mg) (mh) (mi) (mj) (mk) (ml) (mm) (mn) (mo) (mp) (mq) (mr) (ms) (mt) (mu) (mv) (mw) (mx) (my) (mz) (na) (nb) (nc) (nd) (ne) (nf) (ng) (nh) (ni) (nj) (nk) (nl) (nm) (nn) (no) (np) (nq) (nr) (ns) (nt) (nu) (nv) (nw) (nx) (ny) (nz) (oa) (ob) (oc) (od) (oe) (of) (og) (oh) (oi) (oj) (ok) (ol) (om) (on) (oo) (op) (oq) (or) (os) (ot) (ou) (ov) (ow) (ox) (oy) (oz) (pa) (pb) (pc) (pd) (pe) (pf) (pg) (ph) (pi) (pj) (pk) (pl) (pm) (pn) (po) (pp) (pq) (pr) (ps) (pt) (pu) (pv) (pw) (px) (py) (pz) (qa) (qb) (qc) (qd) (qe) (qf) (qg) (qh) (qi) (qj) (qk) (ql) (qm) (qn) (qo) (qp) (qq) (qr) (qs) (qt) (qu) (qv) (qw) (qx) (qy) (qz) (ra) (rb) (rc) (rd) (re) (rf) (rg) (rh) (ri) (rj) (rk) (rl) (rm) (rn) (ro) (rp) (rq) (rr) (rs) (rt) (ru) (rv) (rw) (rx) (ry) (rz) (sa) (sb) (sc) (sd) (se) (sf) (sg) (sh) (si) (sj) (sk) (sl) (sm) (sn) (so) (sp) (sq) (sr) (ss) (st) (su) (sv) (sw) (sx) (sy) (sz) (ta) (tb) (tc) (td) (te) (tf) (tg) (th) (ti) (tj) (tk) (tl) (tm) (tn) (to) (tp) (tq) (tr) (ts) (tt) (tu) (tv) (tw) (tx) (ty) (tz) (ua) (ub) (uc) (ud) (ue) (uf) (ug) (uh) (ui) (uj) (uk) (ul) (um) (un) (uo) (up) (uq) (ur) (us) (ut) (uu) (uv) (uw) (ux) (uy) (uz) (va) (vb) (vc) (vd) (ve) (vf) (vg) (vh) (vi) (vj) (vk) (vl) (vm) (vn) (vo) (vp) (vq) (vr) (vs) (vt) (vu) (vv) (vw) (vx) (vy) (vz) (wa) (wb) (wc) (wd) (we) (wf) (wg) (wh) (wi) (wj) (wk) (wl) (wm) (wn) (wo) (wp) (wq) (wr) (ws) (wt) (wu) (wv) (ww) (wx) (wy) (wz) (xa) (xb) (xc) (xd) (xe) (xf) (xg) (xh) (xi) (xj) (xk) (xl) (xm) (xn) (xo) (xp) (xq) (xr) (xs) (xt) (xu) (xv) (xw) (xx) (xy) (xz) (ya) (yb) (yc) (yd) (ye) (yf) (yg) (yh) (yi) (yj) (yk) (yl) (ym) (yn) (yo) (yp) (yq) (yr) (ys) (yt) (yu) (yv) (yw) (yx) (yy) (yz) (za) (zb) (zc) (zd) (ze) (zf) (zg) (zh) (zi) (zj) (zk) (zl) (zm) (zn) (zo) (zp) (zq) (zr) (zs) (zt) (zu) (zv) (zw) (zx) (zy) (zz)



LEGEND:



PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION 00.10 X

PROPOSED OVERLAND FLOW DIRECTION W/ SLOPE

PROPOSED CHANNELIZED FLOW DIRECTION W/ SLOPE

EXISTING CHANNELIZED FLOW DIRECTION

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. ALL PROJECT DATA IS ON VERTICAL DATUM: NAVD 88. SEE COVER SHEET FOR BENCHMARK REFERENCES.
3. ELEVATIONS FOR IMPROVEMENTS THAT ARE CONTROLLED BY ADJACENT EXISTING FACILITIES (SUCH AS PROPOSED GUTTERS ALONG EXISTING ASPHALT) MAY REQUIRE ADJUSTMENT BASED ON ACTUAL CONDITIONS. COORDINATE WITH ENGINEER TO ENSURE A CONSISTENT SECTION WITH SMOOTH TRANSITIONS WHERE NECESSARY.
4. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
5. ALL CURB SPOTS SHOWN ARE FLOWLINE ELEVATIONS, UNLESS NOTED OTHERWISE. ALL OTHER SPOTS ARE FINISHED GRADE ELEVATIONS.

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Call before you dig.

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



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NO.	DESCRIPTION	BY:	DATE:
2387-04	PROJECT:	1-26-22	Grp
	DATE:		
	CONTACT:		
	EMAIL: enrg@landmark-co.com		

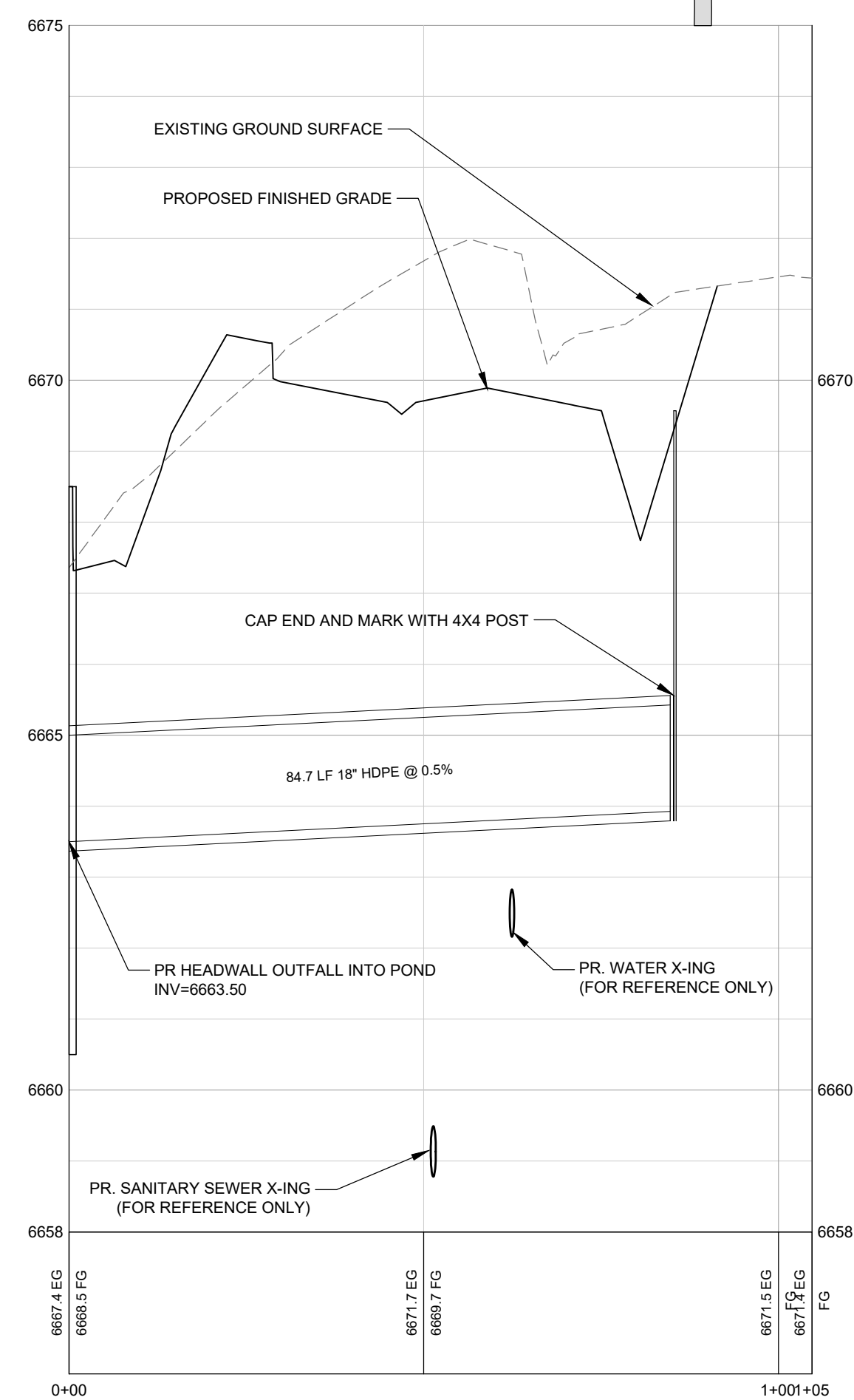
Steamboat Basecamp - Phase I Detailed Grading & Drainage Plan

SHEET

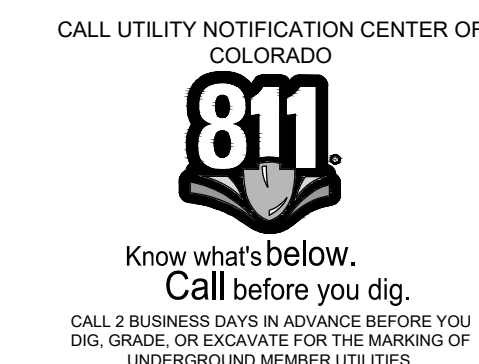
C.302

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

Profile view of the proposed 12-inch Duraslot sewer line. The profile shows the existing ground surface (dashed line) and the proposed finished grade (solid line). The sewer line is shown in cross-section, with a 12-inch Duraslot pipe and a 24-inch HDPE pipe. The profile includes labels for existing ground surface, proposed finished grade, and various pipe segments with their lengths and slopes. Key points include PR Inlet 01-04, PR Inlet 01-03, PR Inlet 01-02, and PR Headwall Outfall into Pond. The profile also shows the existing ground surface and the proposed finished grade. The profile includes labels for existing ground surface, proposed finished grade, and various pipe segments with their lengths and slopes. Key points include PR Inlet 01-04, PR Inlet 01-03, PR Inlet 01-02, and PR Headwall Outfall into Pond.



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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Steamboat Basecamp - Phase I

Detailed Storm Sewer Plan & Profile

SHEET

C.311

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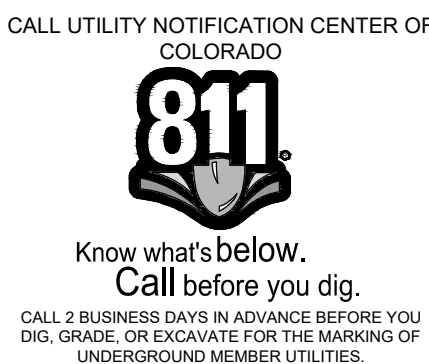
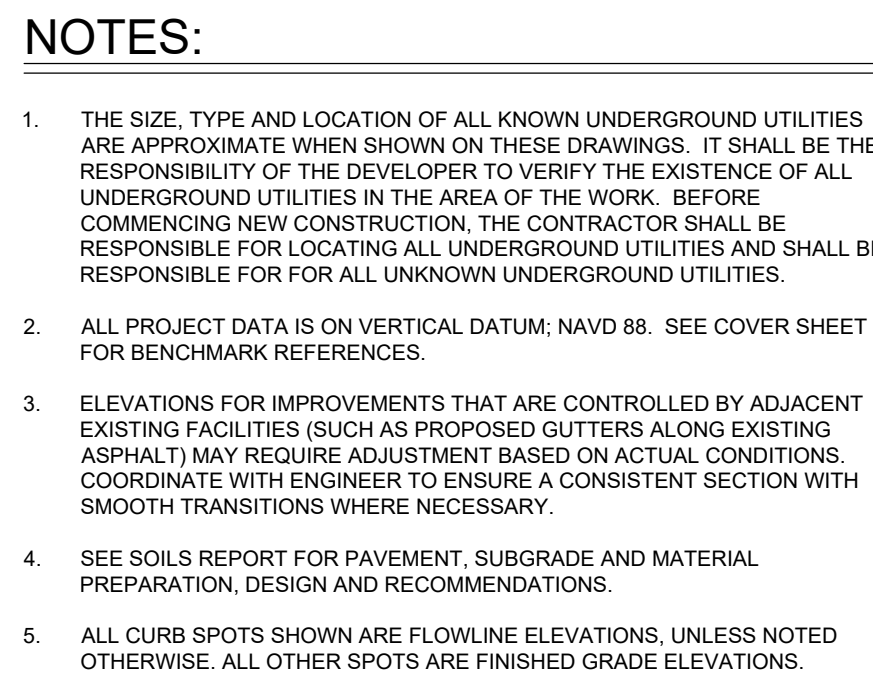
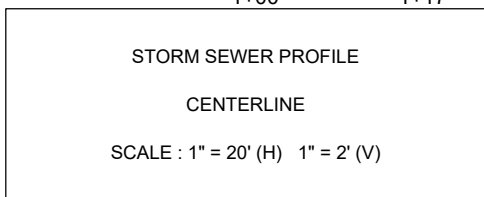
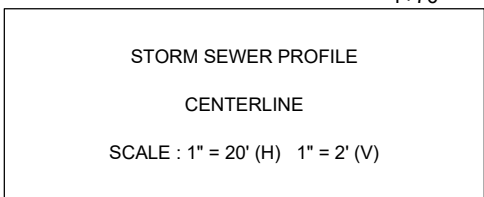
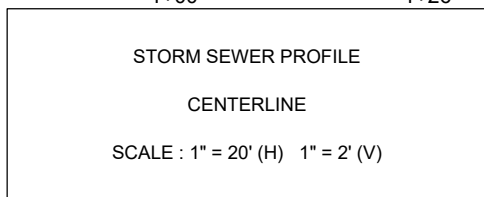
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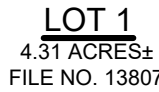


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[illegible]

PROJECT:	2387-04
DATE:	1-26-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com





LOT 2
0.91 ACRES±
FILE NO. 13807



1.0 PAVING

- ## PAVING
- 1.1 CONCRETE PAVING
 - 1.2 DUMPSTER PAD (ENCLOSURE BY OTHER, RE: ARCHITECTURAL PLANS)
 - 1.3 ASPHALT PAVING
 - 1.3A HEAVY TRAFFIC (MIN. 4" HSA THICKNESS)
 - 1.3B LIGHT TRAFFIC (MIN. 3" HSA THICKNESS)
 - 1.3C REHABILITATION-TBD
- * APPROXIMATE AREAS SUBJECT TO MILL/OVERLAY, PATCHING, REPAIR -
ACTUAL LIMITS TO BE FIELD DETERMINED AND COORDINATED WITH GEOTECH
- 1.4 CONCRETE CURB & GUTTER
 - 1.4A CATCH CURB (VC)
 - 1.4B SPILL CURB (SC)
 - 1.4C VALLEY PAN (VP)
 - 1.4D THICKENED EDGE RIBBON CURB
 - 1.4E TAPERED CURB (T)
 - 1.5 CURB RAMP (T1, T2)
 - 1.6 DETECTABLE WARNING SURFACE
 - 1.7 PAVERS (BY OTHERS)
 - 1.8 GRAVEL SURFACING
 - 1.9 CRUSHER FINES

2.0 PAINTING / STRIPING

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

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
- 3.7 RIGHT TURN ONLY SIGN
- 3.8 TURN ARROW
- 3.9 BUS STOP (RE: CITY OF STEAMBOAT SPRINGS)

EX. ASPHALT

PR. ASPHALT

±PR. ASPHALT REHABILITATION

EX. CONCRET

PR. CONCRET

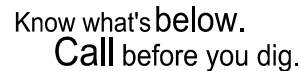
PR. PAVERS

PR. GRAVEL SHOULDERING

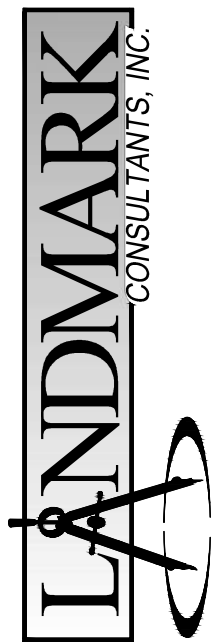
PROPOSED SIGN

NOTES:

1. ALL SIGNAGE AND MARKINGS SHALL CONFORM TO THE CURRENT VERSION OF THE M.U.T.C.D.
2. ALL SYMBOLS, INCLUDING ARROWS, "ONLY'S", CROSSWALKS, STOP BARS, ETC. SHALL BE PRE-FORMED THERMOPLASTIC.
3. ALL LANE LINES FOR ASPHALT PAVEMENT SHALL RECEIVE TWO COATS OF LATEX PAINT WITH GLASS BEADS.
4. ALL LANE LINES FOR CONCRETE SHALL BE EPOXY PAINT.
5. EPOXY APPLICATIONS SHALL BE APPLIED AS SPECIFIED IN CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. ALL SURFACES SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
7. THE SIGN INSTALLER SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
8. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATION TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
9. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. ENGINEER RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF CONDITIONS WARRANT SUCH SIGNAGE ACCORDING TO THE MUTCD OR THE CDOT M&S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER ANY REQUIREMENTS FOR WARRANTY PERIODS FOR NEW CONSTRUCTION (EXCEPT FOR NORMAL WEAR ON TRAFFIC MARKINGS).
10. SLEEVES FOR DELINEATORS AND SIGN POSTS SHALL BE REQUIRED FOR USE IN ISLANDS/MEDIANS.
11. SEE SOILS REPORT FOR PAVEMENT, SUBGRADE AND MATERIAL PREPARATION, DESIGN AND RECOMMENDATIONS.
12. 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" AND "AS SHOWN" OR SIMILAR NOTATION ARE EXCLUDED FROM THIS PLAN. CONTACT LANDMARK CONSULTANTS, INC. AND THE DESIGN TEAM IF DISCREPANCIES ARE DISCOVERED.



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



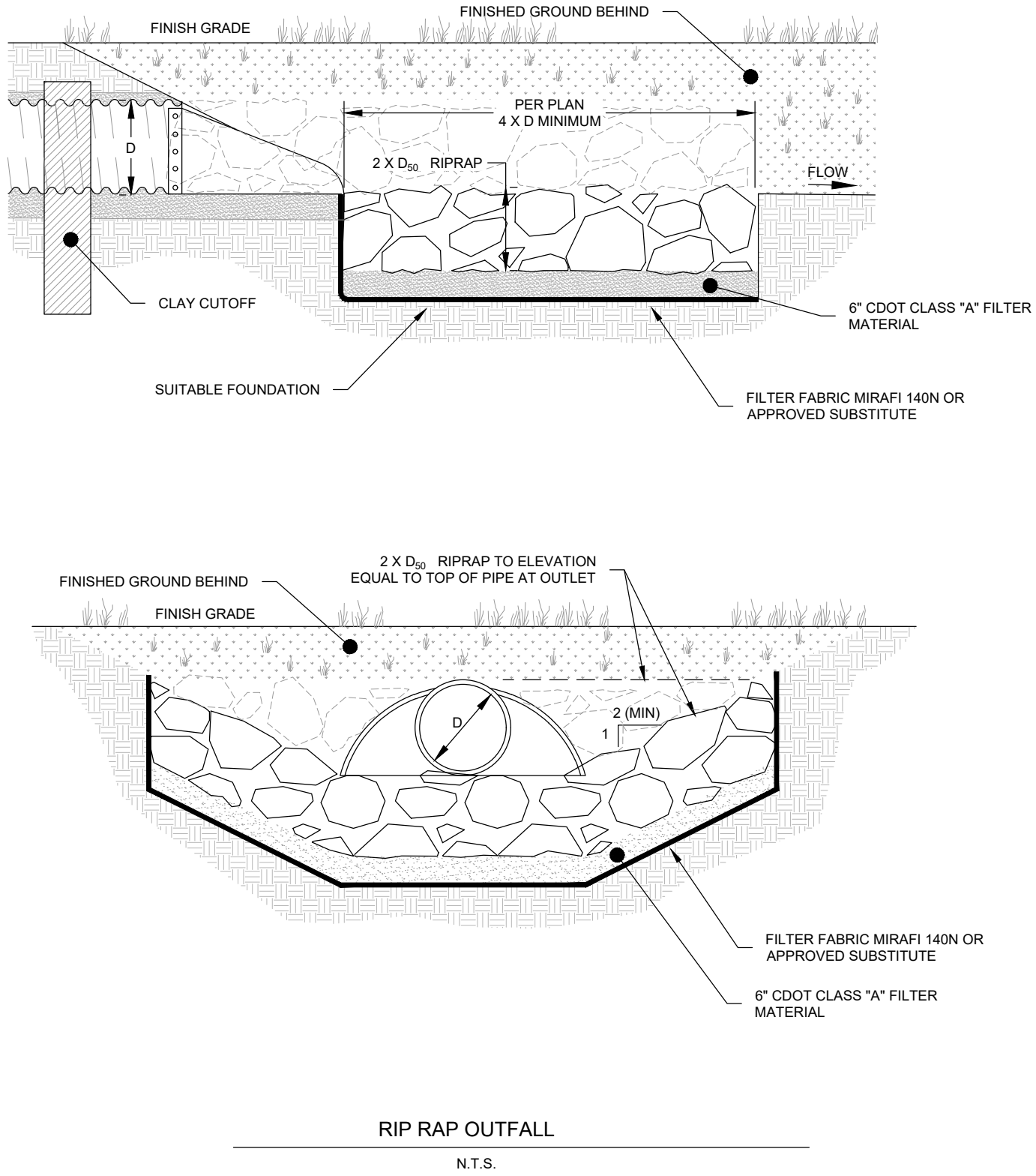
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[illegible]

PROJECT:	2387-04
DATE:	1-28-22
CONTACT:	Grip
EMAIL:	erikg@landmark-co.com

DRAWING FILENAME: P:\3287-0500\0500\Production Drawings\Phase 1 - Civil\2025\25-064-001\1204-C-0500000.dwg, PLOT DATE: Jan 28, 2025 - 1:52pm, CAD OPERATOR: eph
LIST OF REVISIONS: (see sheet)

NOTES:
1. UNLESS NOTED OTHERWISE, RIP RAP SHALL BE D₁₀₀ = 9-INCHES



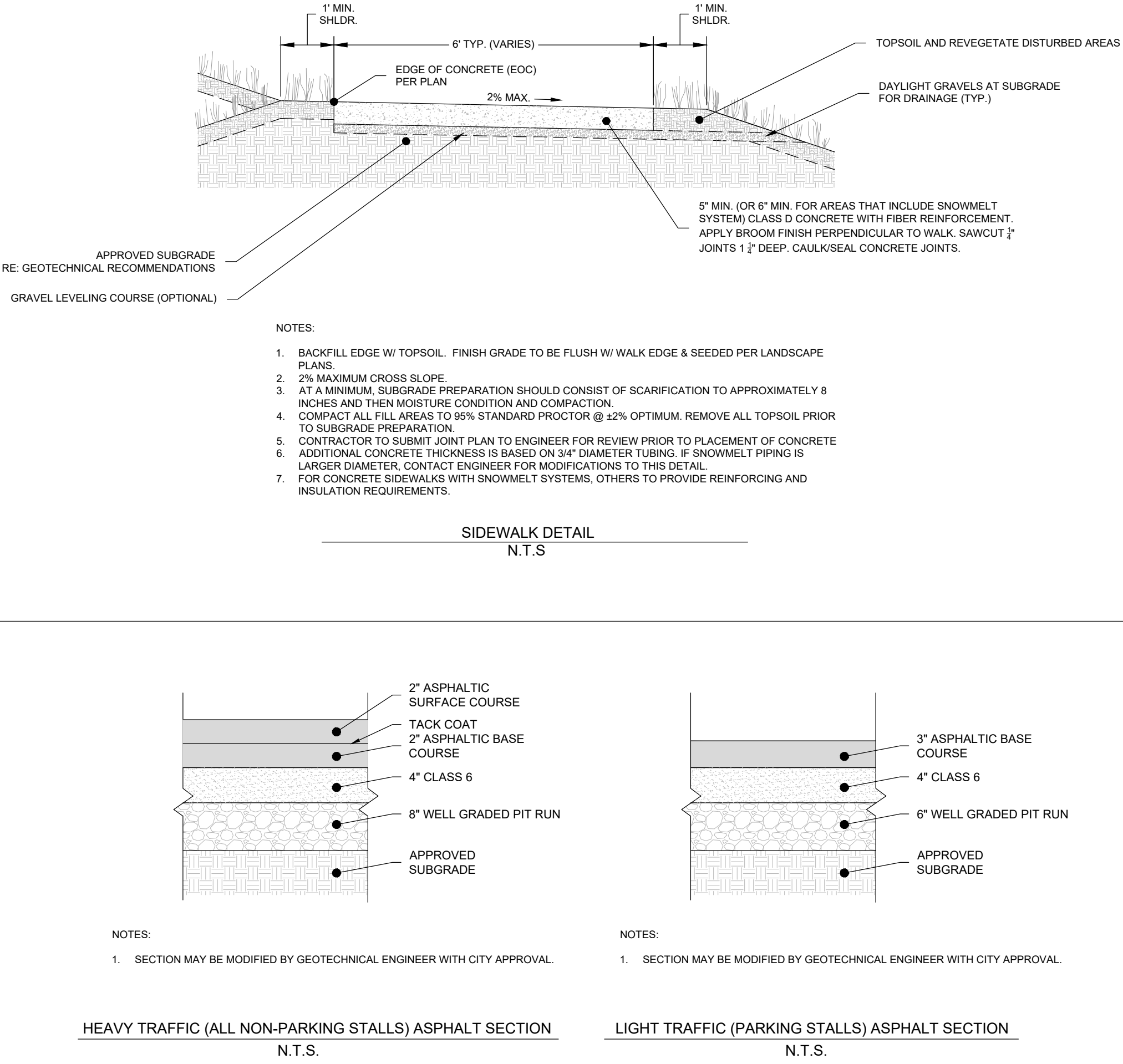
STORM SEWER NOTES

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. THIN 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.

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

SIDE CLEARANCE		SPAN	SIDE CLEARANCE	
BACKFILL TO FINISHED GRADE	6" MIN	TRACER WIRE	PER ADS REQUIREMENTS: AASHTO M43 (#5 AND #56) OR AS APPROVED BY CITY	4" MIN RISE

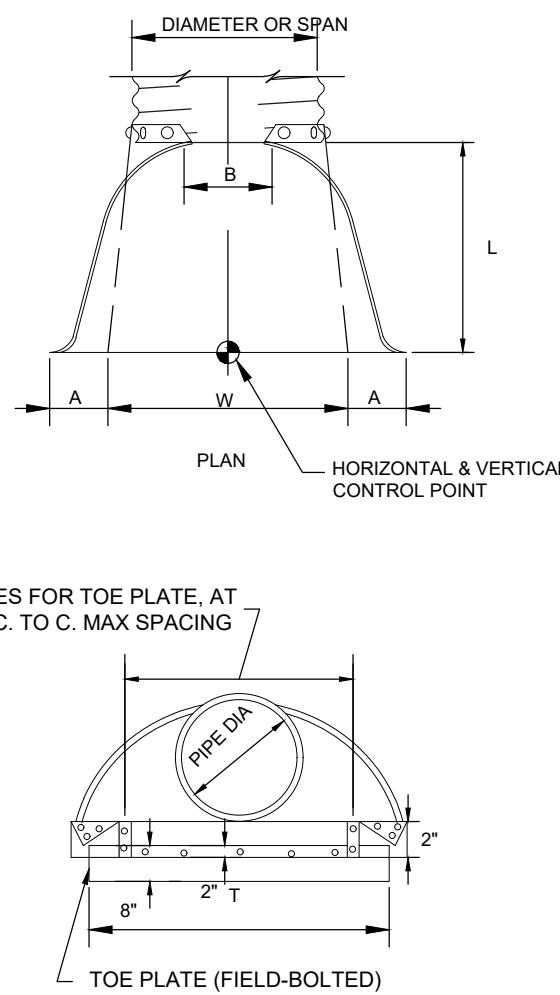
STORM PIPE TRENCH DETAIL
N.T.S.



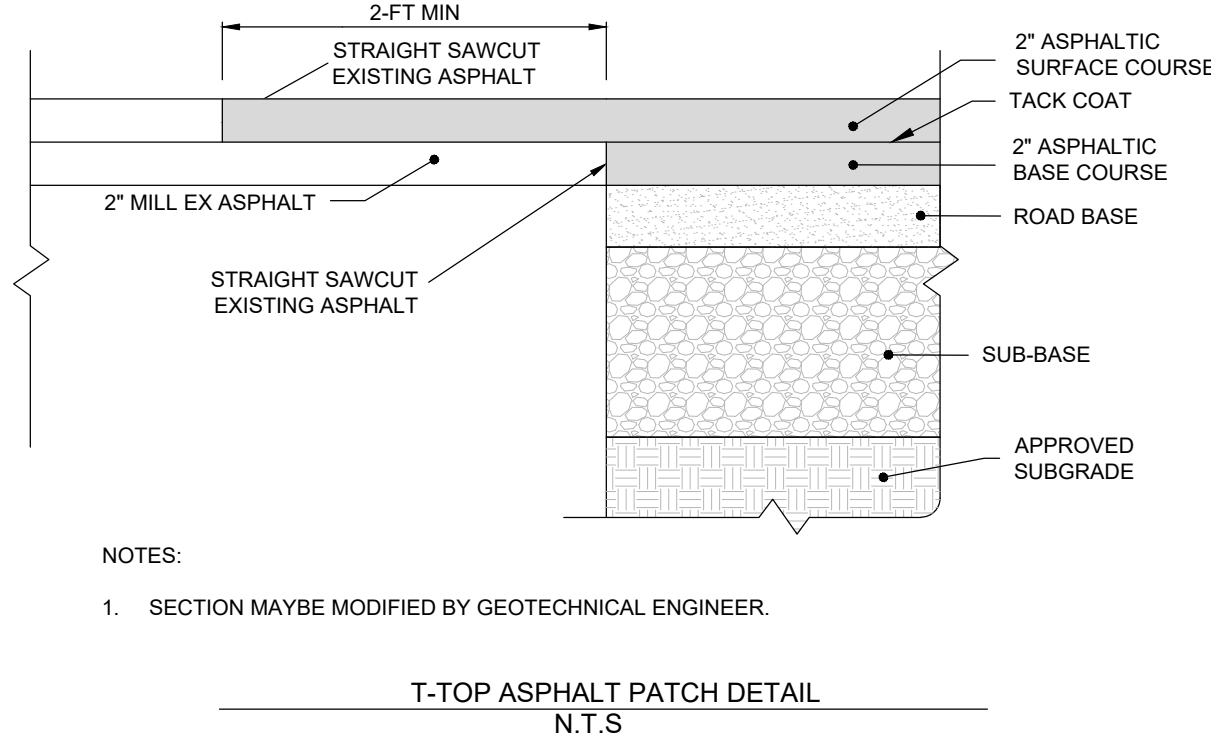
METAL END SECTION NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. END SECTIONS FOR CMP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
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 11.1, M 216 OR M 232.

THIN-WALL ROUND PIPE							
PIPE DIA.	THICK.	DIMENSIONS					
		A	B	H	L	W	T
(inches)							
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	84
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	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



END SECTION AND CONNECTION DETAILS FOR THIN WALL PIPE CULVERTS



- NOTES:
1. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.
 2. SECTION MAYBE MODIFIED BY GEOTECHNICAL ENGINEER.

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Steamboat Basecamp - Phase I

Details (General)

SHEET

C.500

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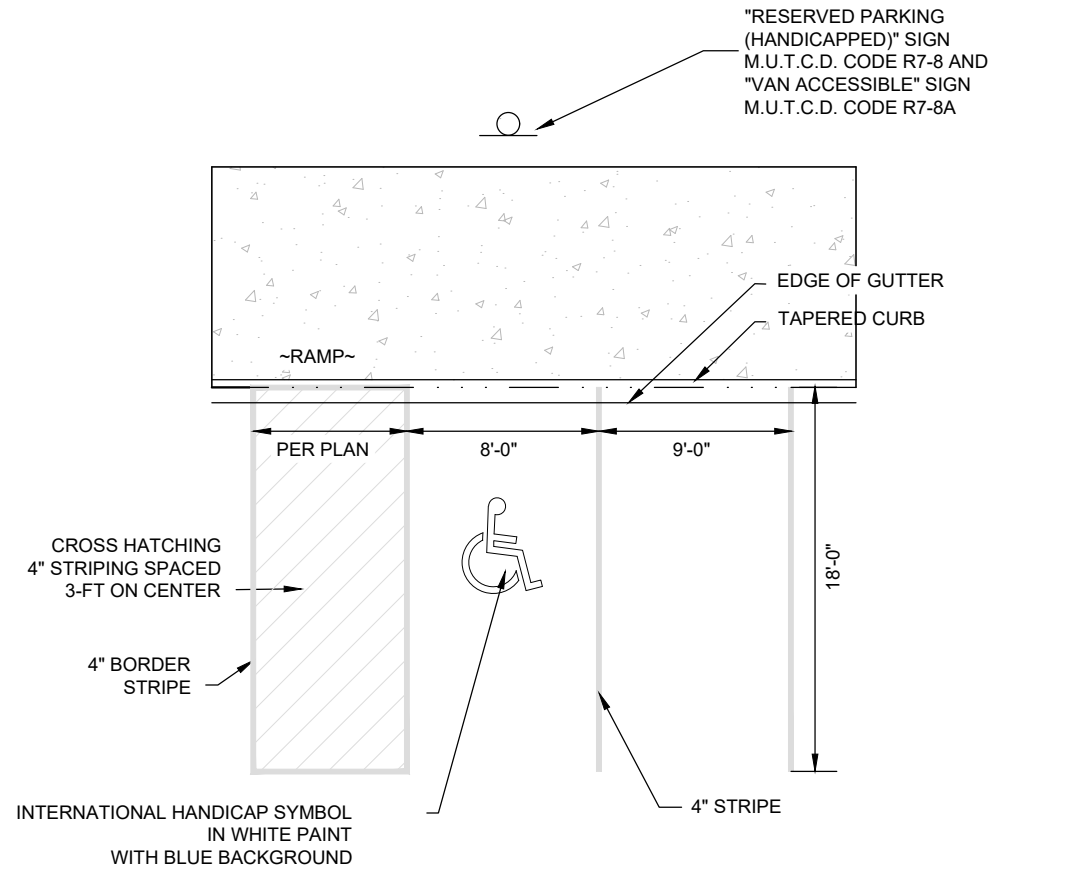
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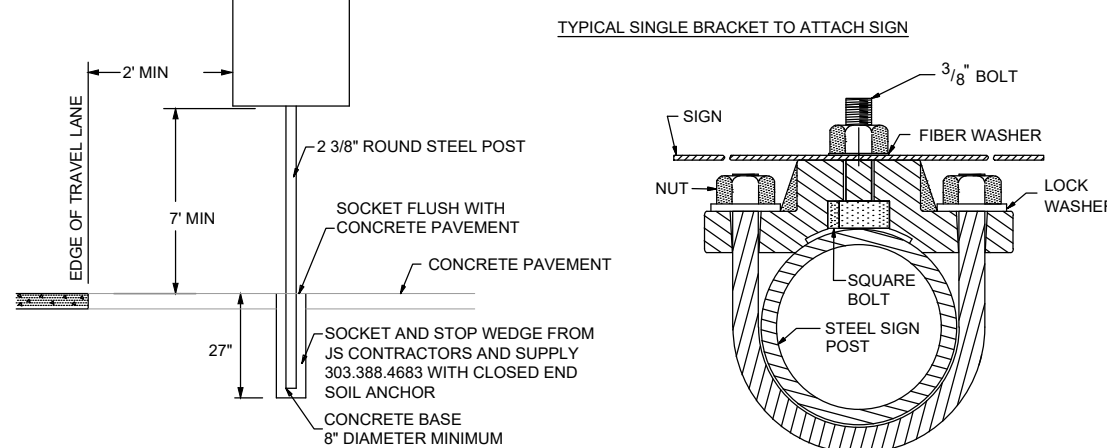
NO.	DESCRIPTION	BY:	DATE:
2387-04	PROJECT:		
1-26-22	DATE:		
CHP	CONTACT:		
enr@landmark-co.com	EMAIL:		

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LIST OF REVISIONS: (4/26/2025)



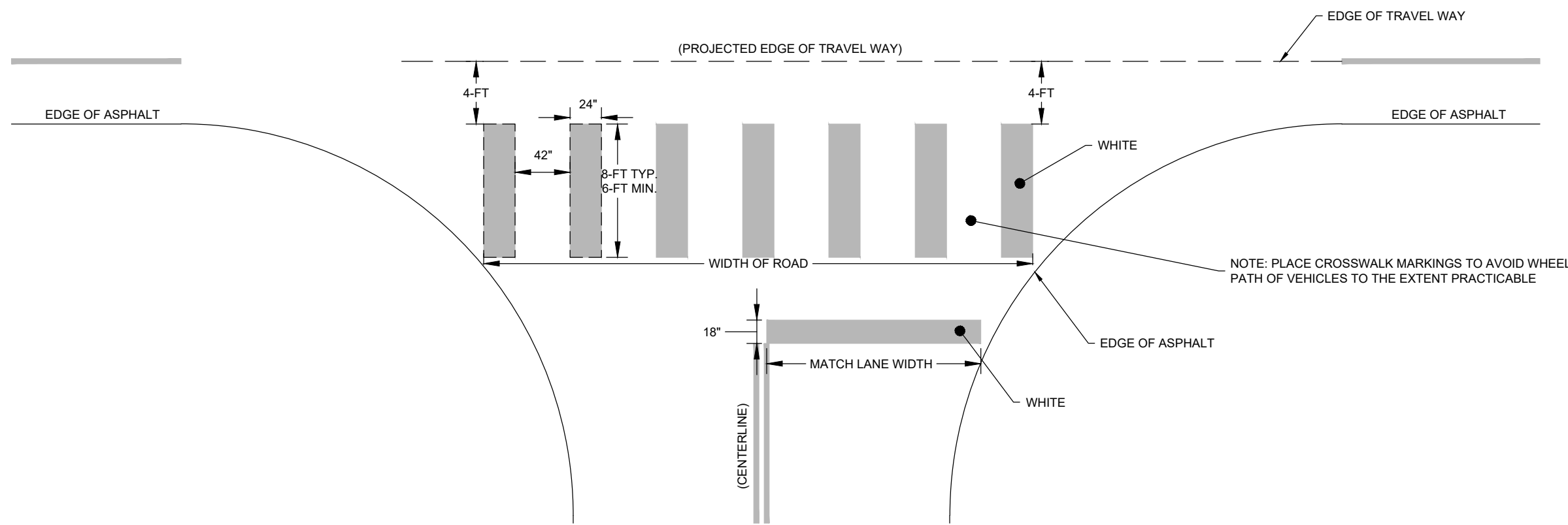
- PAVEMENT MARKING NOTES:
1. PAVEMENT MARKING PAINT SHALL BE WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH F8 TT-20-1052, WITH DRYING TIME LESS THAN 45 MINUTES.
 2. PAINT PAVEMENT MARKINGS ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 50° F AND MAXIMUM AMBIENT OR SURFACE TEMPERATURE OF 95° DEG F.

TYPICAL STRIPED PARKING LAYOUT
N.T.S.

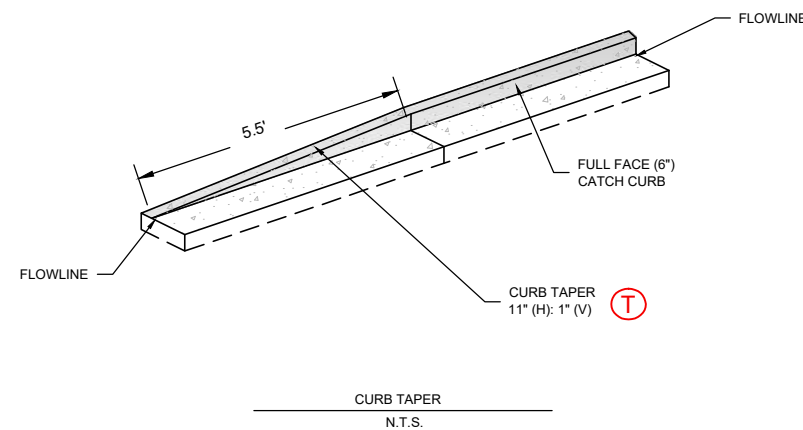


- NOTES:
1. CONFIRM LOCATION OF EACH SIGN IN FIELD WITH ENGINEER PRIOR TO INSTALLATION.

SIGN INSTALLATION DETAIL
N.T.S.

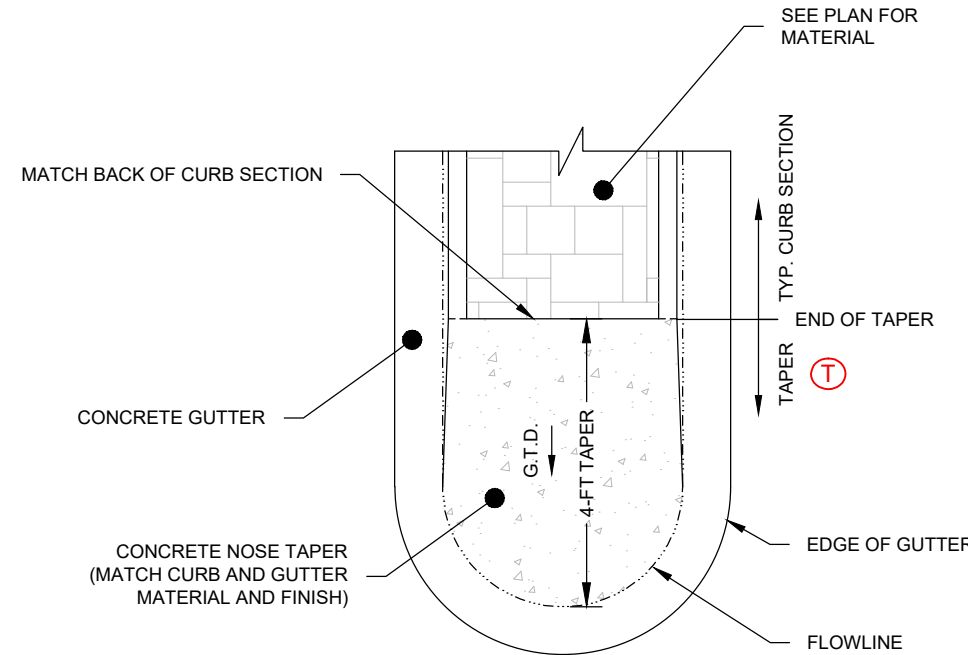


CROSS WALK AND STOP BAR PAVEMENT MARKING
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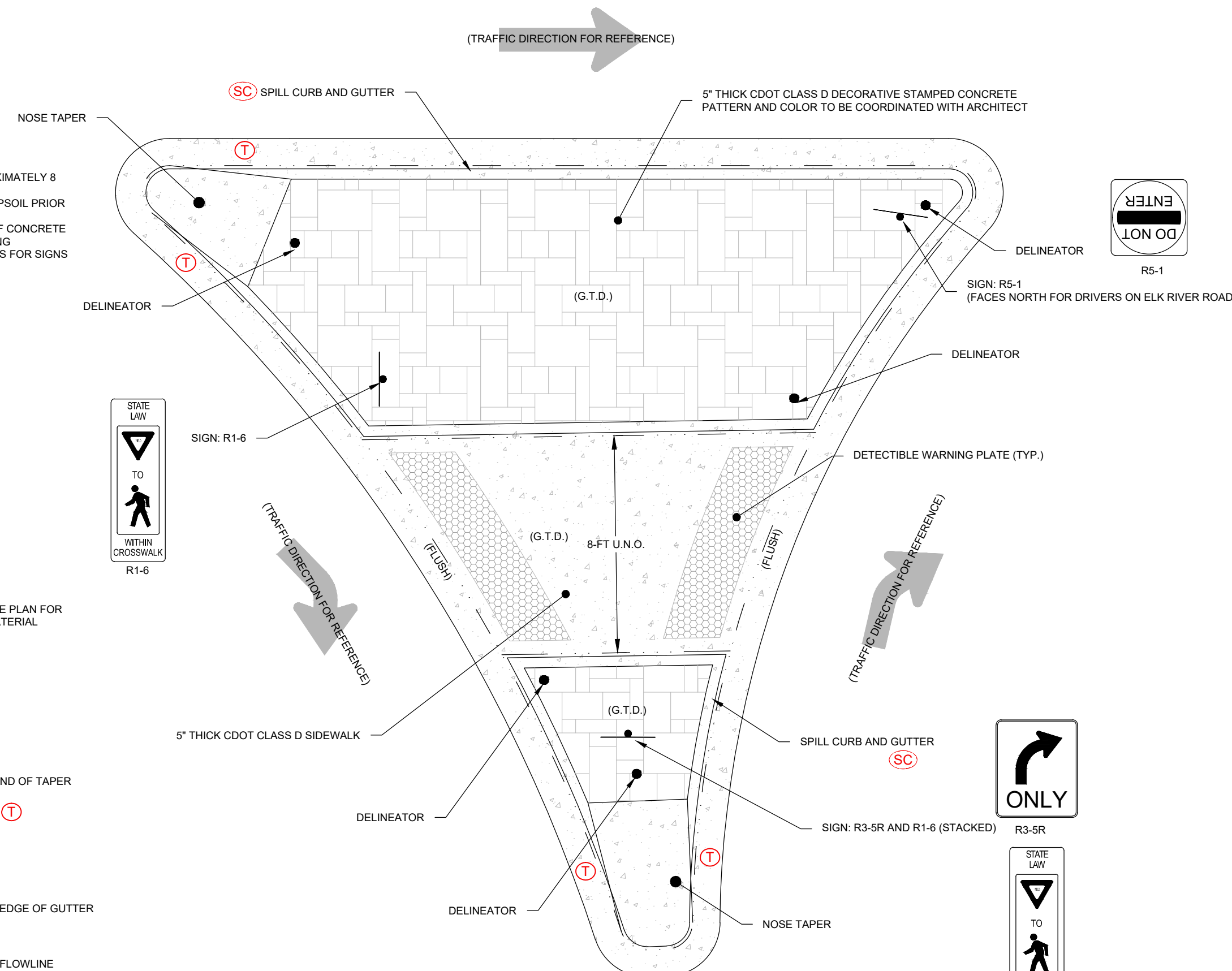


CURB TAPER
N.T.S.

- NOTES:
1. SEE PLAN FOR DIMENSIONS.
 2. SEE GRADING PLAN FOR SLOPE AND ELEVATION INFORMATION.
 3. 2% MAXIMUM CROSS SLOPE WITHIN SIDEWALK ZONE.
 4. AT A MINIMUM, SUBGRADE PREPARATION SHOULD CONSIST OF SCARIFICATION TO APPROXIMATELY 8 INCHES AND THEN MOISTURE CONDITION AND COMPACTION.
 5. COMPACT ALL FILL AREAS TO 95% STANDARD PROCTOR @ 12% OPTIMUM. REMOVE ALL TOPSOIL PRIOR TO SUBGRADE PREPARATION.
 6. CONTRACTOR TO SUBMIT JOINT PLAN TO ENGINEER FOR REVIEW PRIOR TO PLACEMENT OF CONCRETE.
 7. COORDINATE FINAL SIGNAGE AND DELINEATOR LOCATION WITH ENGINEER BEFORE PLACING CONCRETE. CORING INTO PROPOSED (VS. EXISTING) CONCRETE IS NOT ALLOWED. SLEEVES FOR SIGNS SHALL BE 8" DIAMETER PIPE, MIN. 12' LONG, WITH TOP SET FLUSH WITH FINAL GRADE.



NOSE TAPER
N.T.S.



SPLITTER ISLAND
N.T.S.

SOIL ANCHORED POST TYPES

TYPE 1 HAZARD MARKER	TYPE 2 GUIDE POST	TYPE 3 CHANNELIZER	TYPE 4 MARKER POST
Round post, flattened on top with black oval cap, three (3) 76.2mm x 376.2mm reflective patches and Driveable Soil Anchor	Round post, flattened on top with black oval cap, one (1) 76.2mm x 376.2mm reflective patch and Driveable Soil Anchor	Round post with recessed cap, one (1) 76.2mm x 376.2mm reflective wrap and Driveable Soil Anchor	Round post with recessed cap, two (2) 76.2mm x 376.2mm reflective wraps and Driveable Soil Anchor

SOIL ANCHOR OPTIONS

- 1 14" 18" OR 24" CLOSED END SOIL ANCHOR
- 2 14" 18" OR 24" OPEN END SOIL ANCHOR
- 3 8" OPEN END CONCRETE ANCHOR

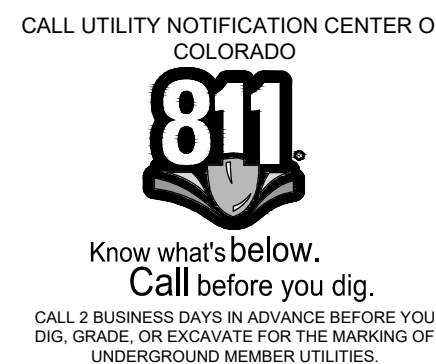
SPECIFICATIONS

Overall Post Height: 61 cm - 137 cm (24" - 54")
Post Diameter: 5.7 cm (2.25")
Soil Anchor Lengths: 20.32 cm - 61 cm (8" - 24")
Post Weight (121 cm / 48"): 58 kg (1.5 lbs)
Standard Post Colors: White, Yellow, Orange
Custom Post Colors: Light Gray, Dark Gray, Green, Blue, Black, Brown or Red
Reflective Sheeting: Standard high-intensity Silver, Amber or Orange. Other types and colors available.
Installation Tools & Accessories:

- Manual Anchor Installation Tool
- SH-6 Drive Tool Adapter
- Anchor Straightening Tool
- Post Removal Tool
- Pilot Hole Tool
- Drive Shanks & Adapters (for Jackhammer & Piston Hammer power installation)

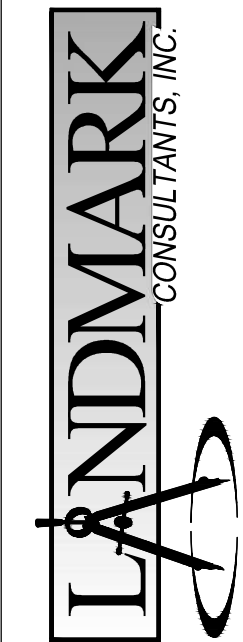
GUIDE POST DETAIL
N.T.S.

- NOTES:
1. USE THE TYPE 2 GREEN GUIDE 54" POST WITH HIGH-INTENSITY ORANGE REFLECTOR.
 2. FOR SOIL ANCHOR APPLICATIONS, USE THE 18" CLOSED END ANCHOR.
 3. FOR LOCATIONS IN PAVED AREAS, USE OPEN END CONCRETE ANCHOR.



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE

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Steamboat, Colorado 80477
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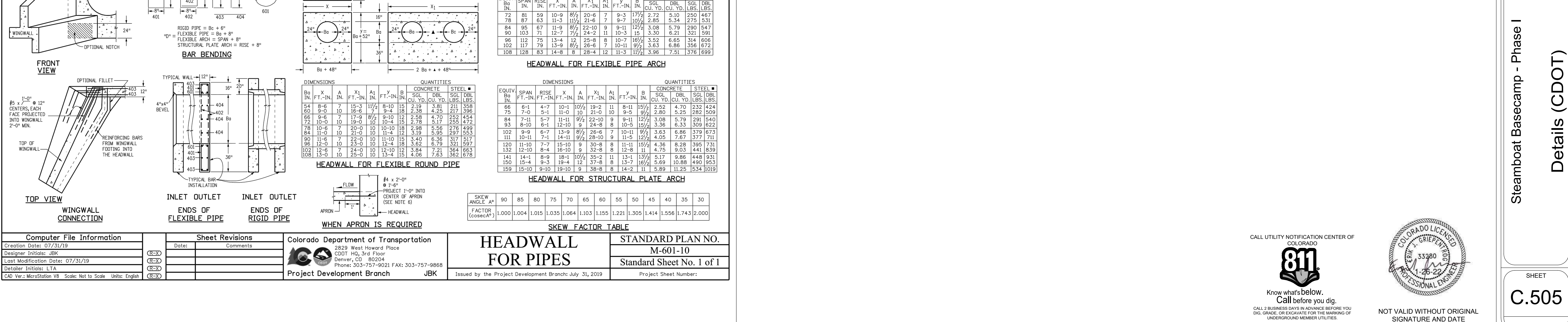
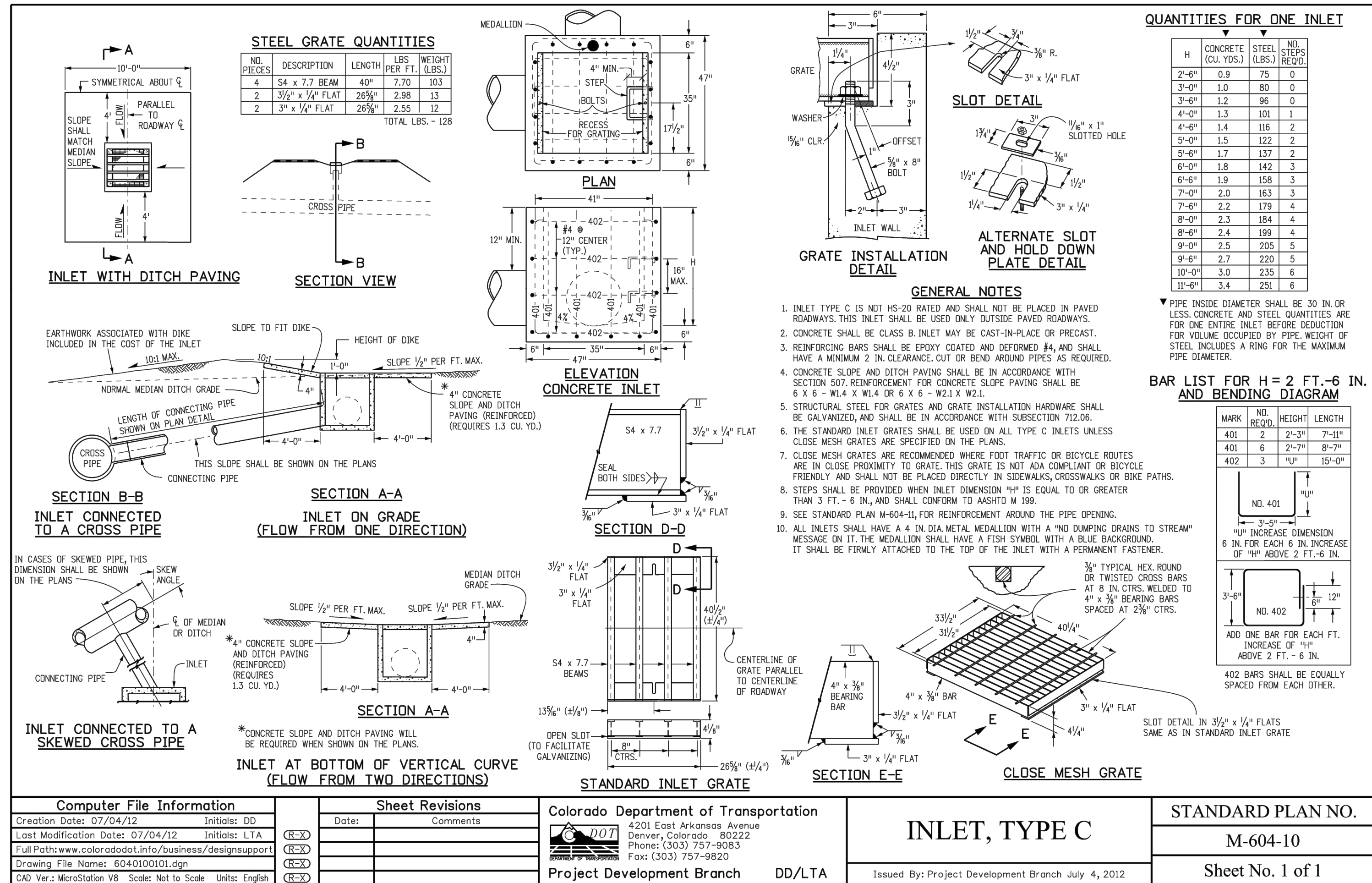
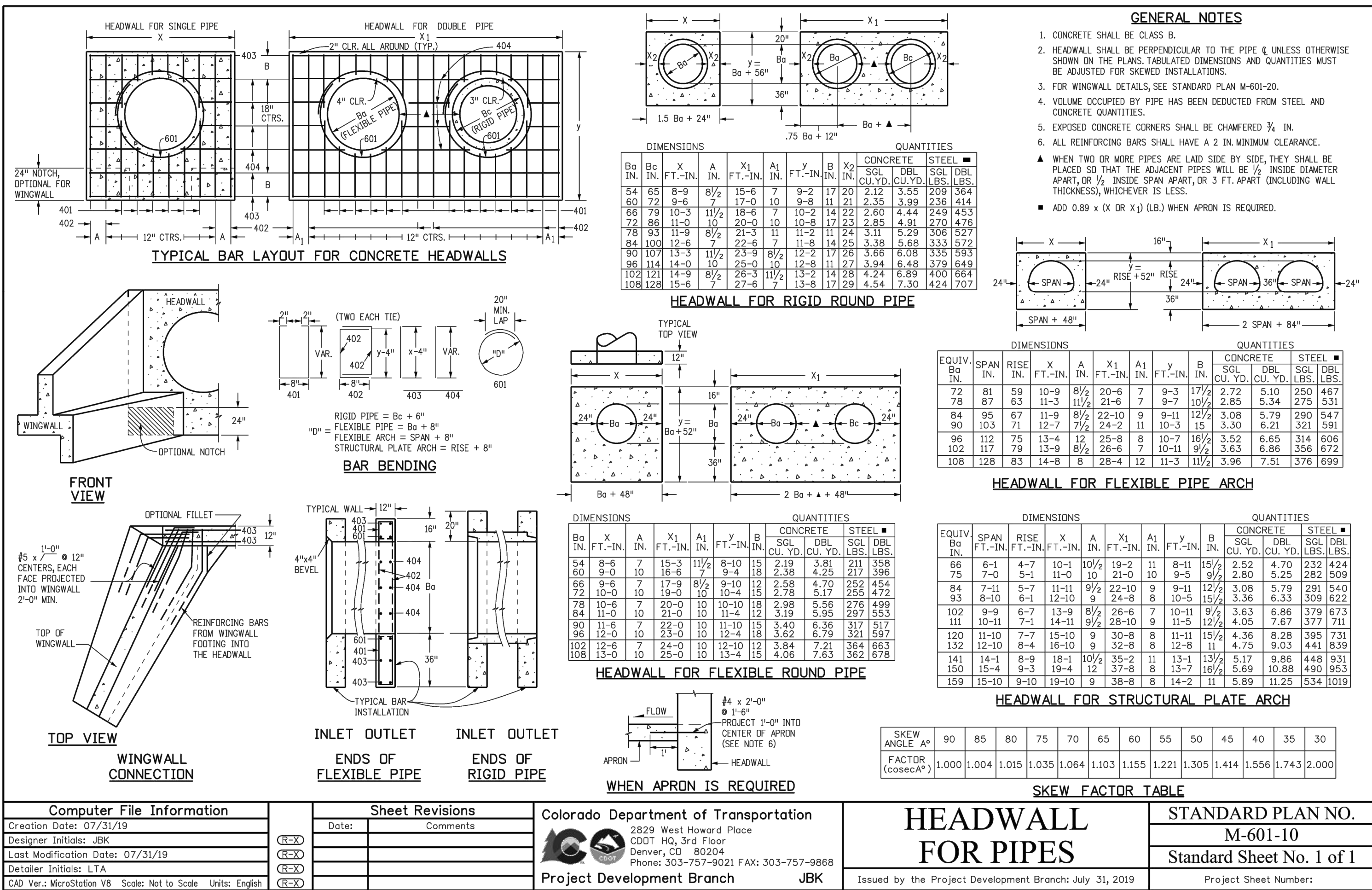
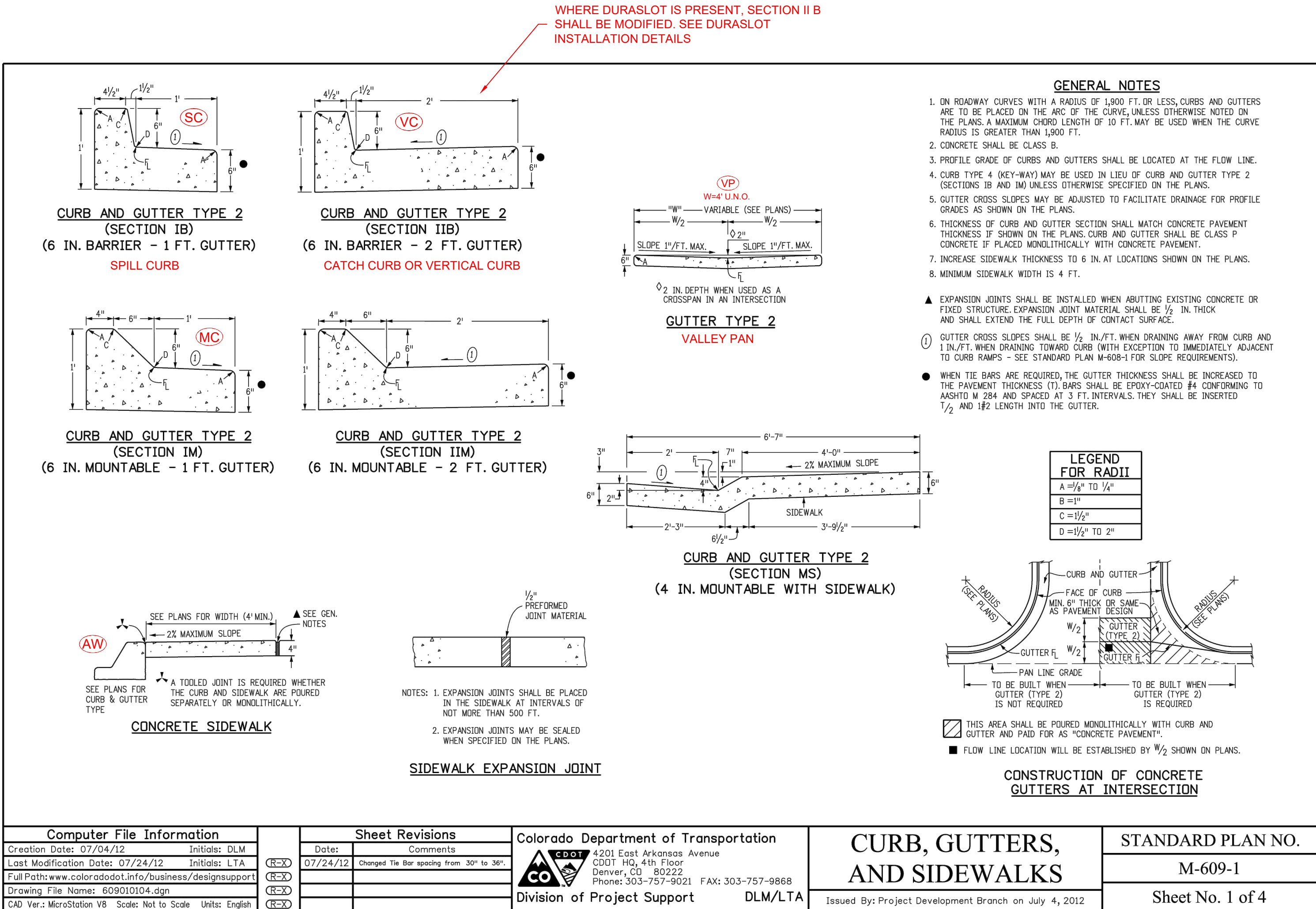
THESE DRAWINGS ARE PREPARED BY LANDMARK CONSULTANTS, INC. AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF LANDMARK CONSULTANTS, INC.

NO.	DESCRIPTION	BY:	DATE:

PROJECT:	2387-04
DATE:	1-28-22
CONTACT:	Grip
EMAIL:	enr@landmark-co.com

Steamboat Basecamp - Phase I
Details (General)

SHEET
C.501



CURB RAMP GENERAL NOTES:

- IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APCD) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURVED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WARNING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;
 - PEDESTRIAN REFUGE ISLANDS 10 FEET IN WIDTH OR GREATER;
 - BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
 - BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- IN ALTERATIONS, TO AVOID CHANGING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
- IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE REVEALED WITH A SLOPE NOT STEEPER THAN 1:20. THE REVEAL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0°/8°). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
- THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
- FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOKED TO PEDESTRIAN TRAFFIC.
- THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.3% (THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
- GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- A BROAD FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
- DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
 - RAMP RUNNING SLOPE 1.5%
 - TURNING SPACE RUNNING SLOPE 1.5%
 - TURNING SPACE CROSS SLOPE 1.5%
 - FLARE SLOPE 8.0-9.0%

GENERAL NOTES & PAY AREAS

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Last Modification Date: 05/03/19	Initials: LTA
Full Path: www.codot.gov/business/designsupport	
Drawing File Name: 6080104010.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale Units: English

Sheet Revisions	
Date: 05/03/19	Comments: Completely revised every sheet.

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CDOT HQ, 3rd Floor	
Denver, CO 80204	
Phone: 303-757-9021 FAX: 303-757-9868	
Division of Project Support	JBK/LTA

CURB RAMPS

Issued By: Project Development Branch July 4, 2012

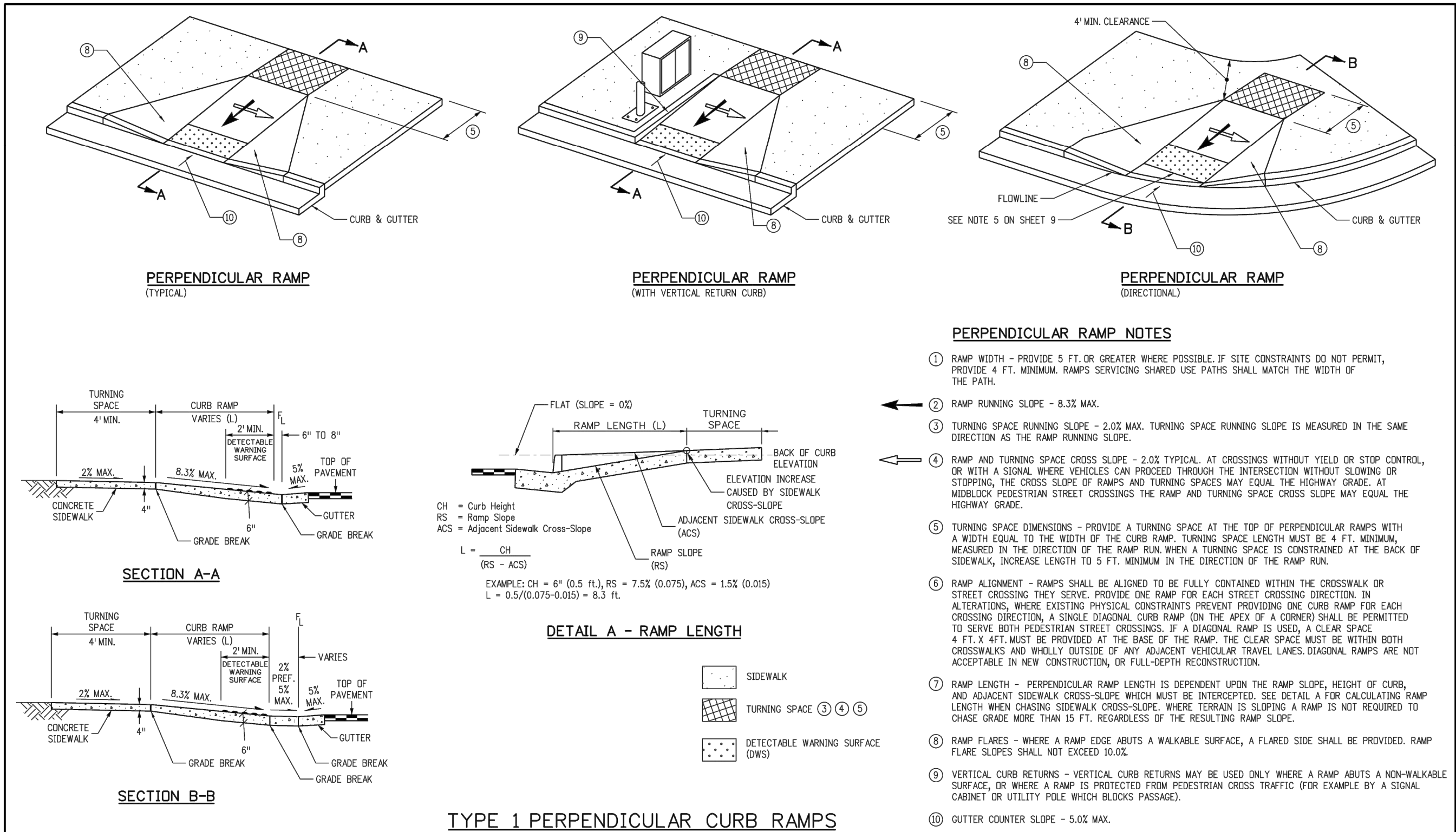
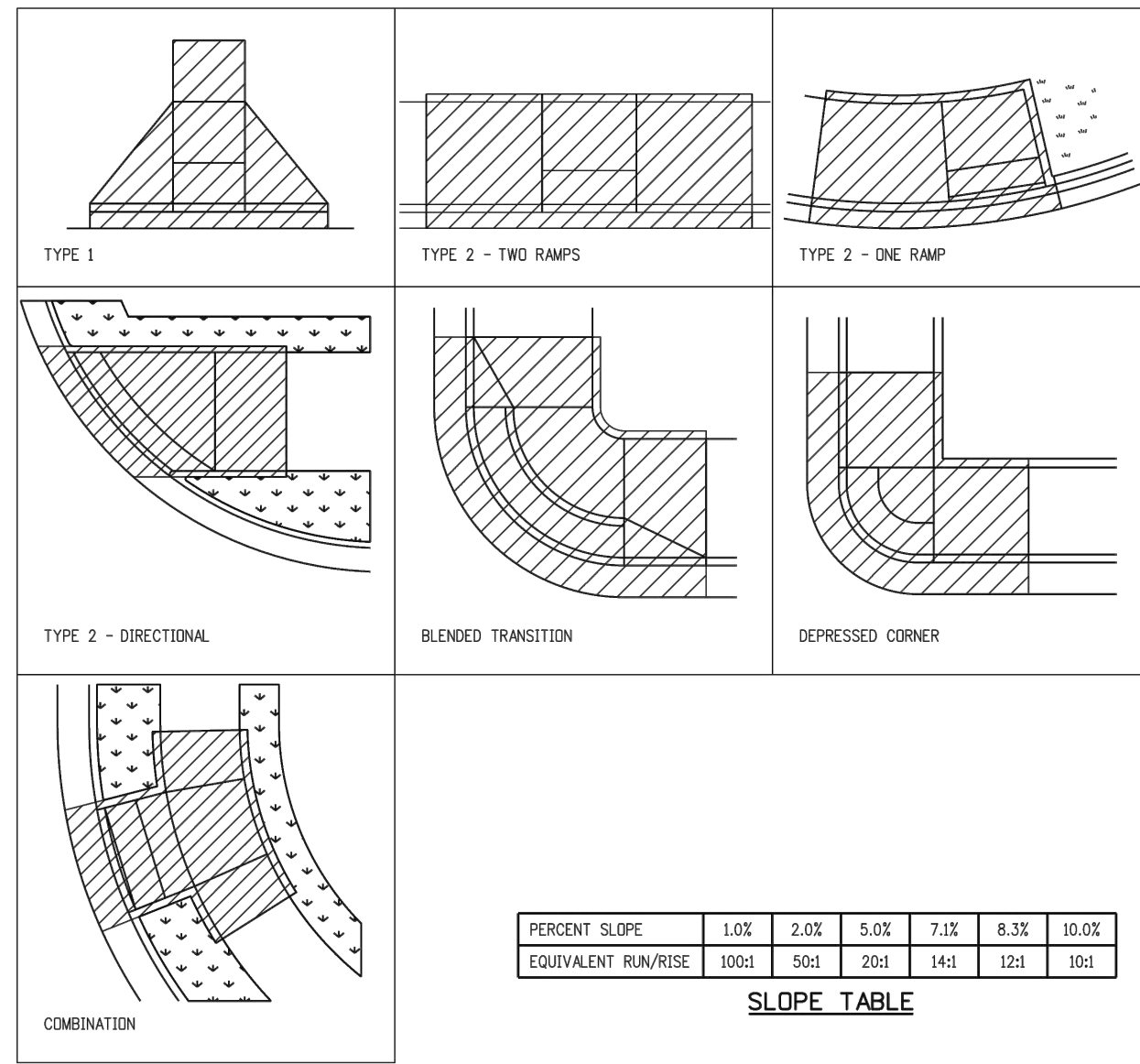
STANDARD PLAN NO.

M-608-1

Sheet No. 1 of 10

- WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMMODATE SUCH EQUIPMENT.
- PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
- PROVIDE TIE BAR REINFORCING BETWEEN INDEPENDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS



TYPE 1 PERPENDICULAR CURB RAMPS

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Full Path: www.codot.gov/business/designsupport	
Drawing File Name: 6080104010.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale Units: English

Sheet Revisions	
Date: 05/03/19	Comments: Completely revised every sheet.

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Division of Project Support	JBK/LTA

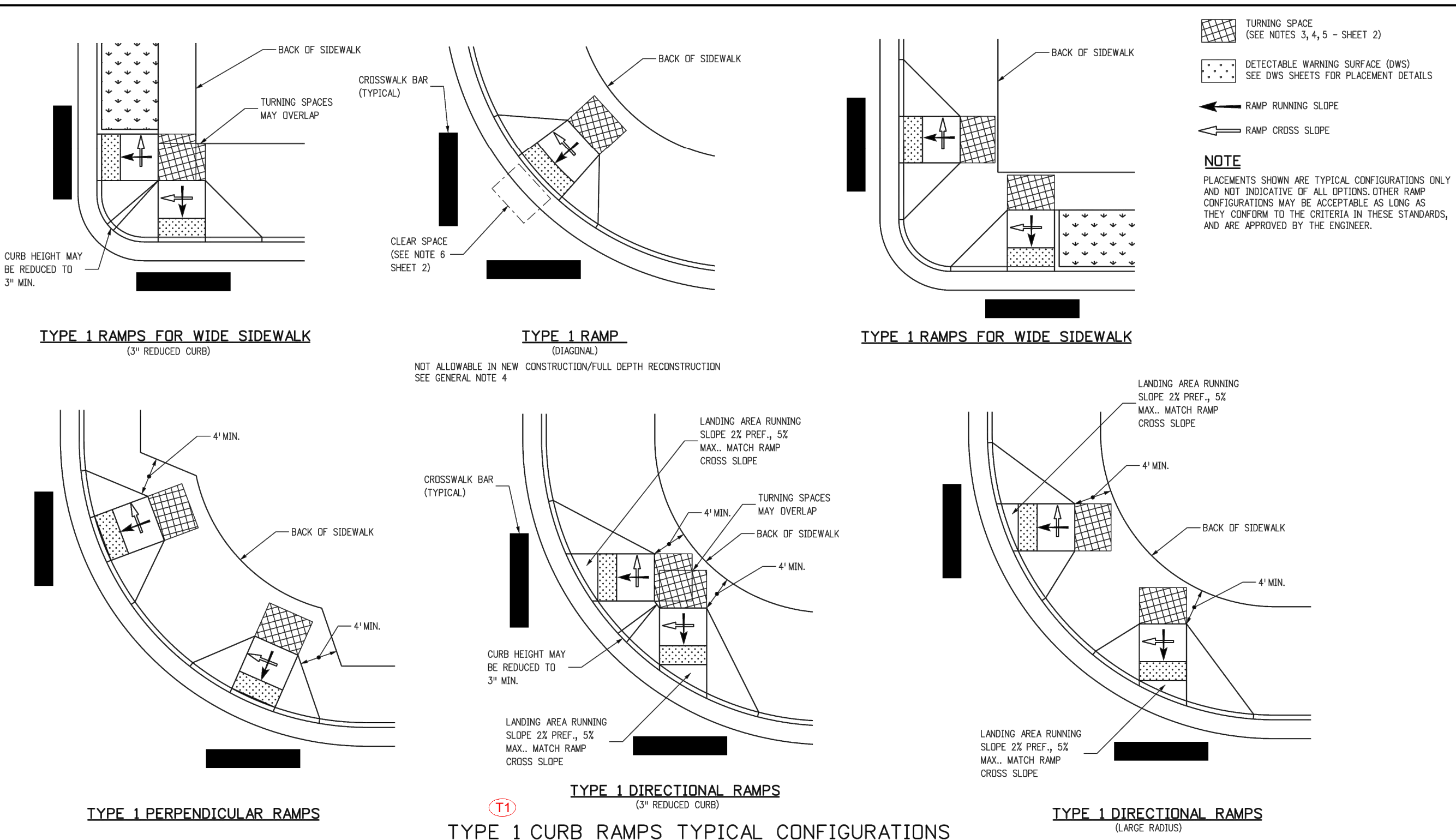
CURB RAMPS

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STANDARD PLAN NO.

M-608-1

Sheet No. 2 of 10



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Drawing File Name: 6080104010.dgn	
CAD Ver: MicroStation V8	Scale: Not to Scale Units: English

Sheet Revisions	
Date: 05/03/19	Comments: Completely revised every sheet.

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Phone: 303-757-9021 FAX: 303-757-9868	
Division of Project Support	JBK/LTA

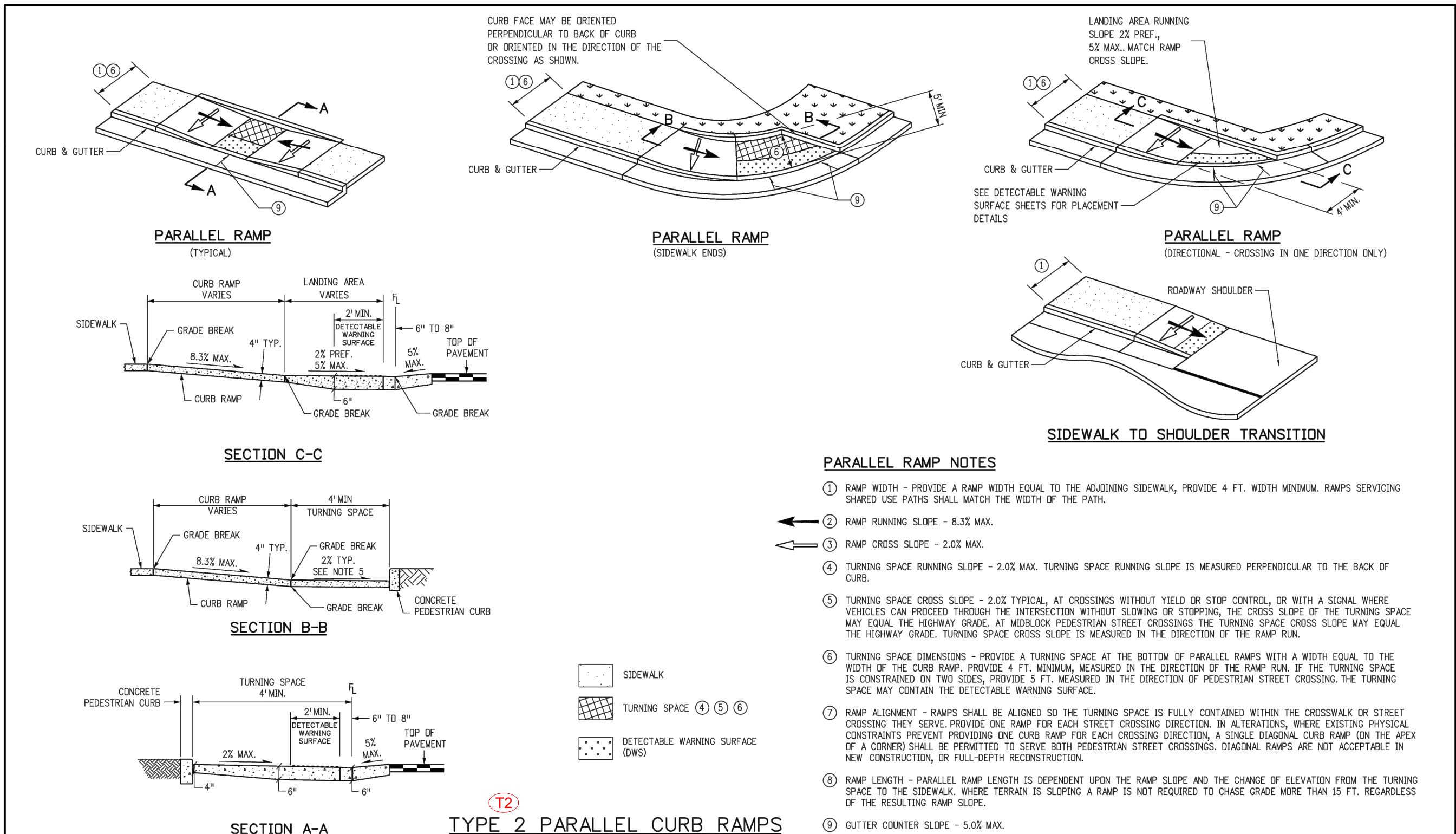
CURB RAMPS

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STANDARD PLAN NO.

M-608-1

Sheet No. 3 of 10



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Last Modification Date: 05/03/19	Initials: LTA
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Sheet Revisions	
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CURB RAMPS

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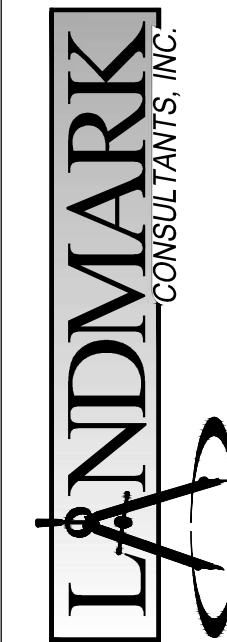
M-608-1

Sheet No. 4 of 10

CALL UTILITY NOTIFICATION CENTER OF COLORADO

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 UTILITIESNOT VALID WITHOUT ORIGINAL
SIGNATURE AND DATE

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DESCRIPTION

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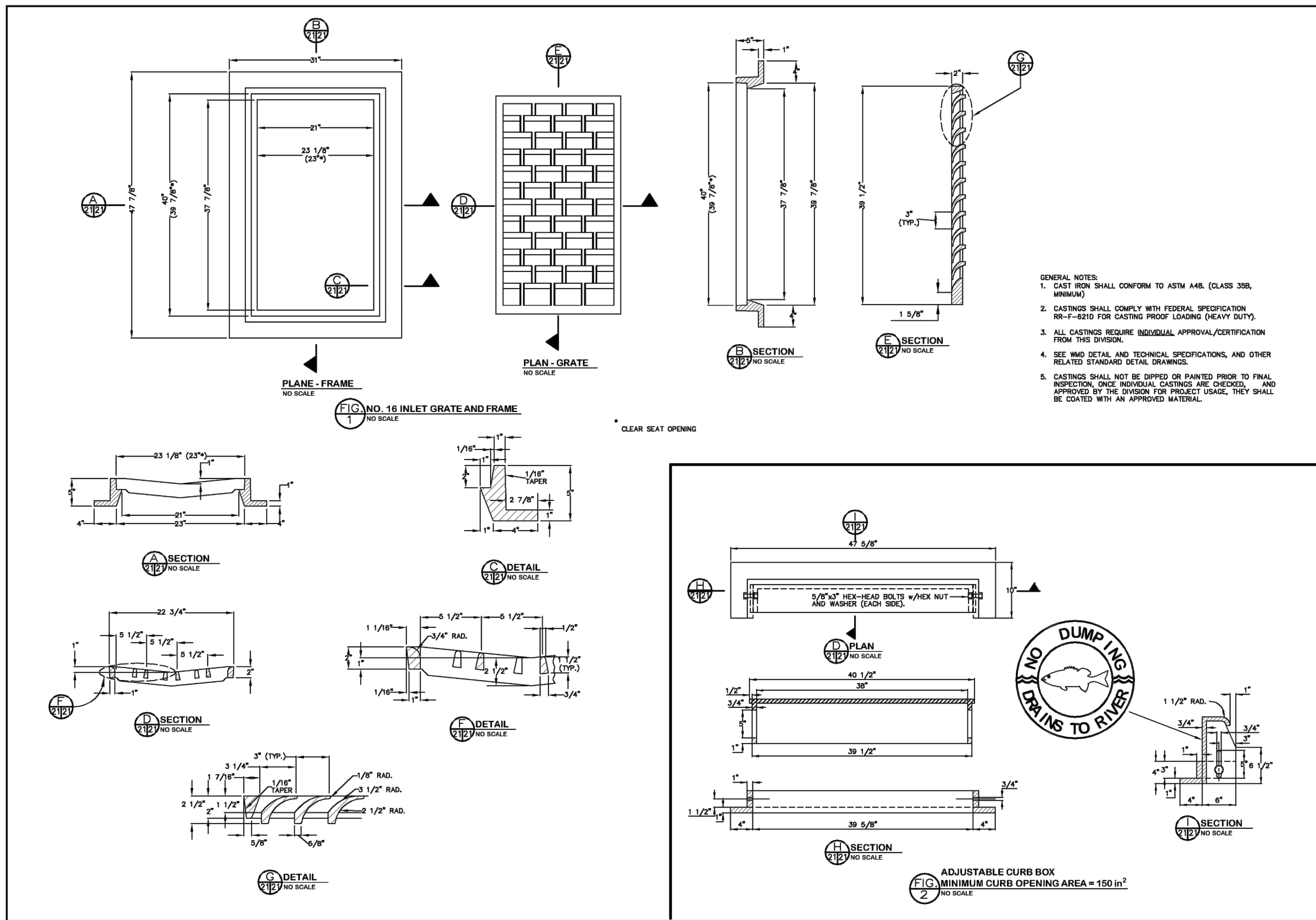
DATE:

NO.

PROJECT:

DATE:

BY:



STANDARD DETAILS		CITY AND COUNTY OF DENTON DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION CAPITAL PROJECTS MANAGEMENT 1000 W. HICKORY STREET, SUITE 200 DENTON, TEXAS 76201 TEL: (817) 446-5611 FAX: (817) 446-5447		NO. _____ DESCRIPTION OF REVISIONS _____ DATE _____	
GRATE AND FRAME - ADJUSTABLE CURB BOX					
S-716					

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



DRAWING FILENAME: P:\3237\05000\Products\Drawings\Phase 1 - CUL\0242367-064-041\0242367-064.dwg LAYOUT NAME: C.510 DATE: Jan 28, 2025 - 11:50am CAD OPERATOR: eha LIST 12/20/2025 JAC000001

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.

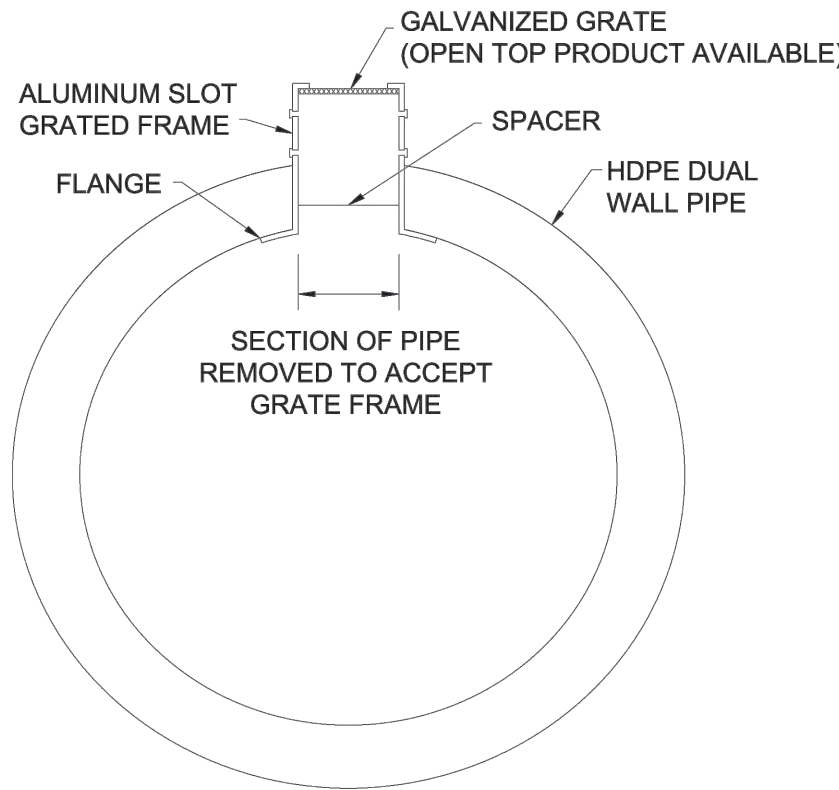
The aluminum slot grate frame shall be manufactured from 0.063" tempered commercial aluminum meeting the requirements of ASTM B209, consisting of two parallel plates separated by spacers spanning the slot on 6" centers. The grate shall be ½ - #13 galvanized steel. The grate shall have a diamond-shaped 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 for a copy of the latest installation guidelines.



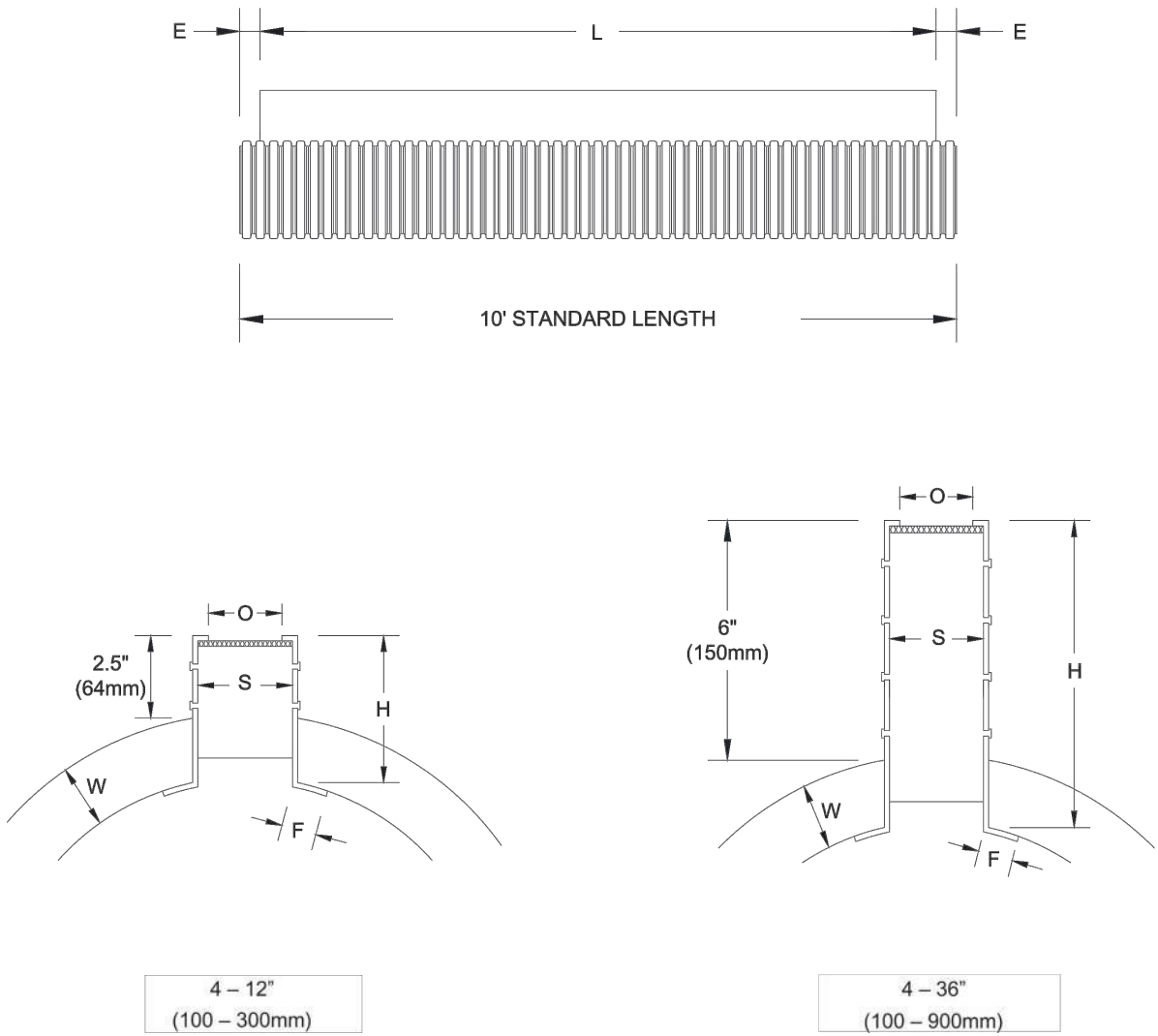
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ADS DURASLOT® STANDARD DIMENSIONS

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)											
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)	1.88" (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)	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)	2.25" (57)		

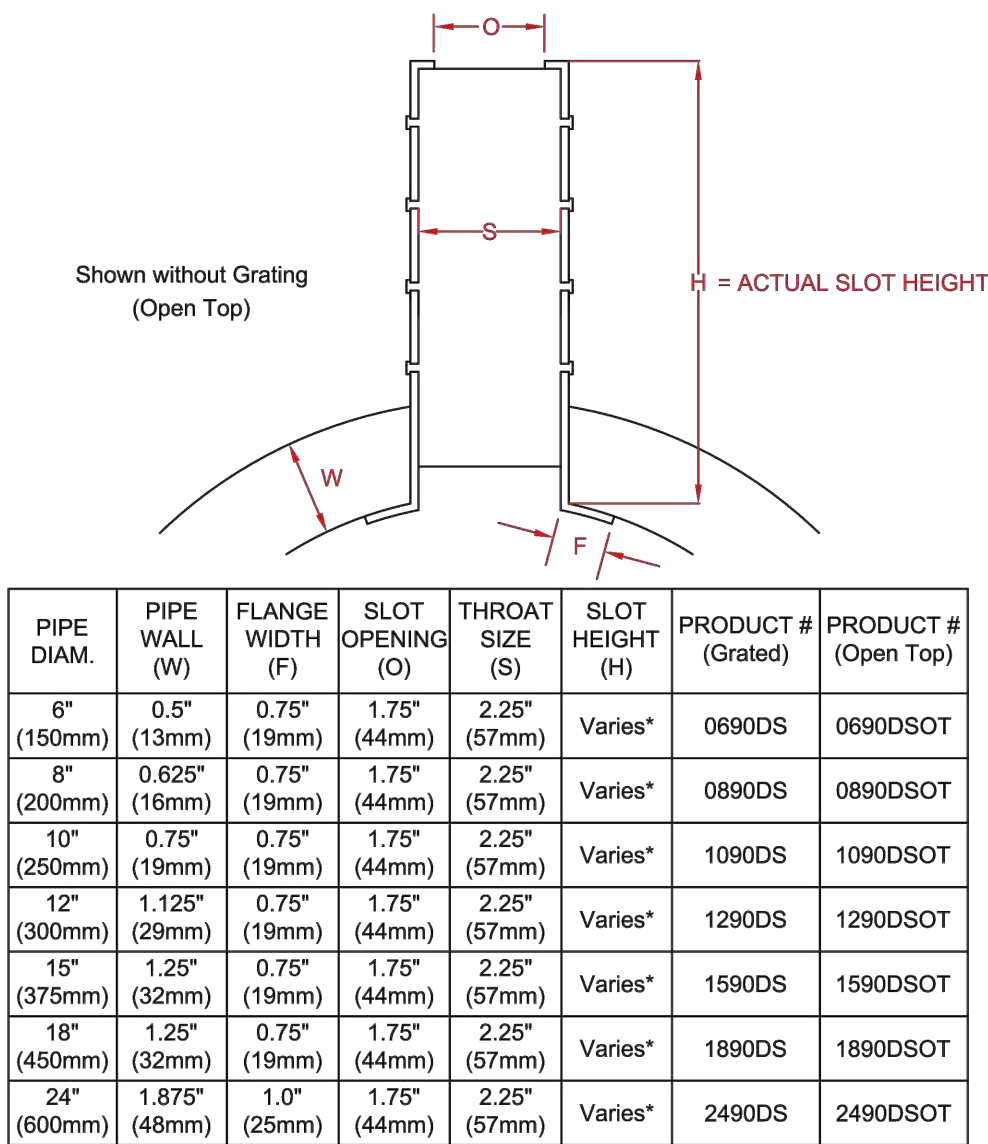
Note:

- 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 (T)	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

DATE

SCALE

NTS

1 OF 1

DRAWING NUMBER

4640 TRUENMAN BLVD

HILLIARD, OHIO 43026

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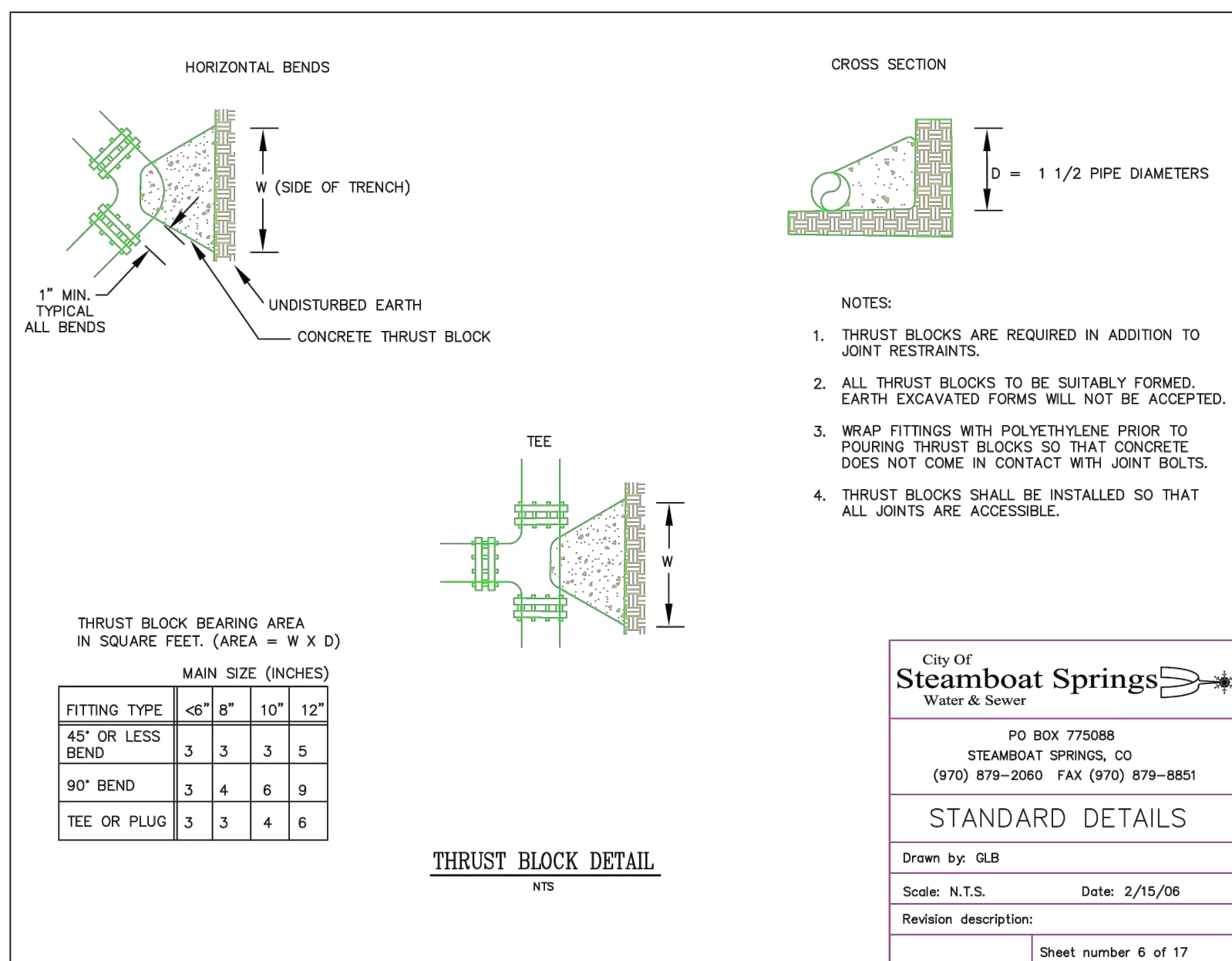
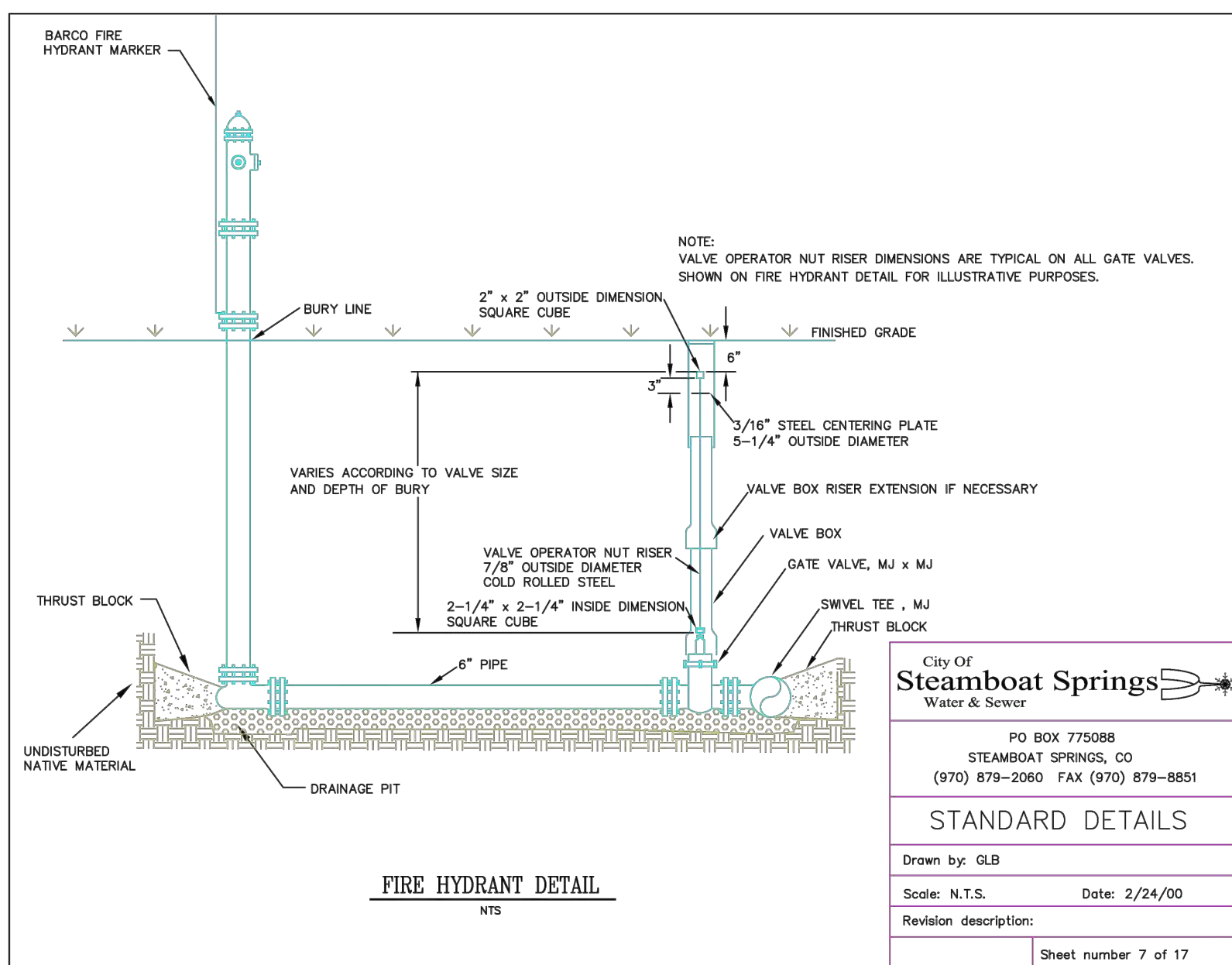
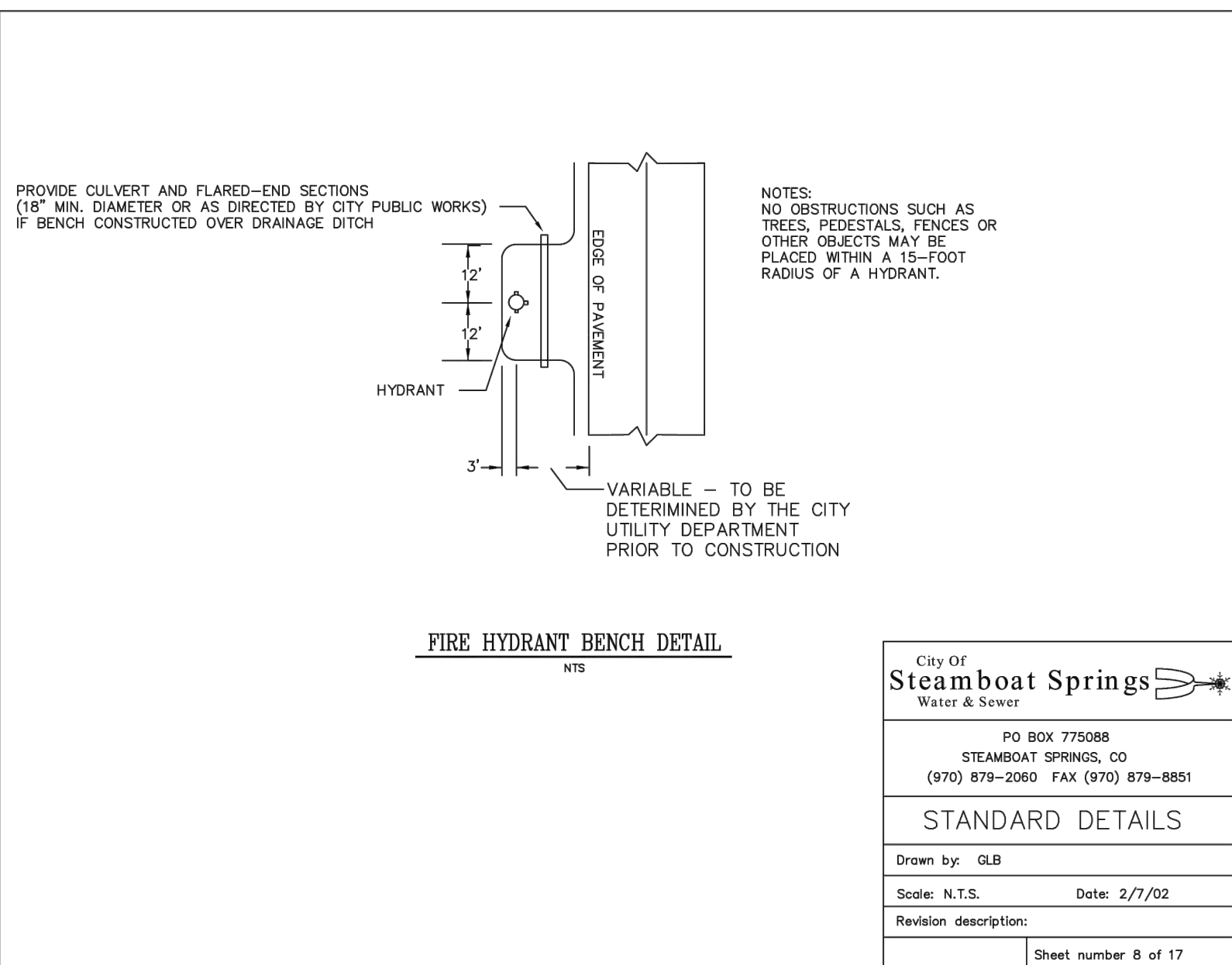
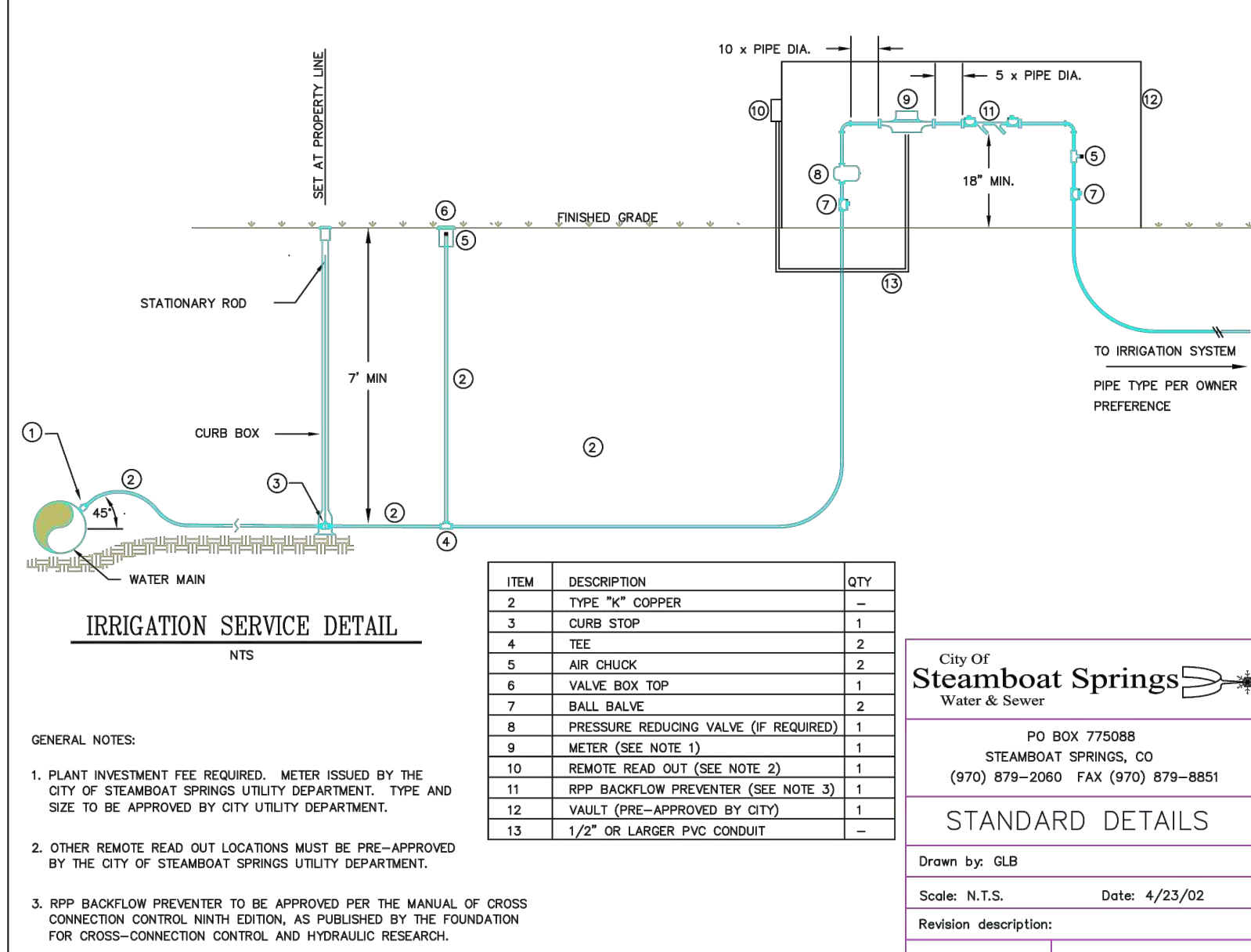
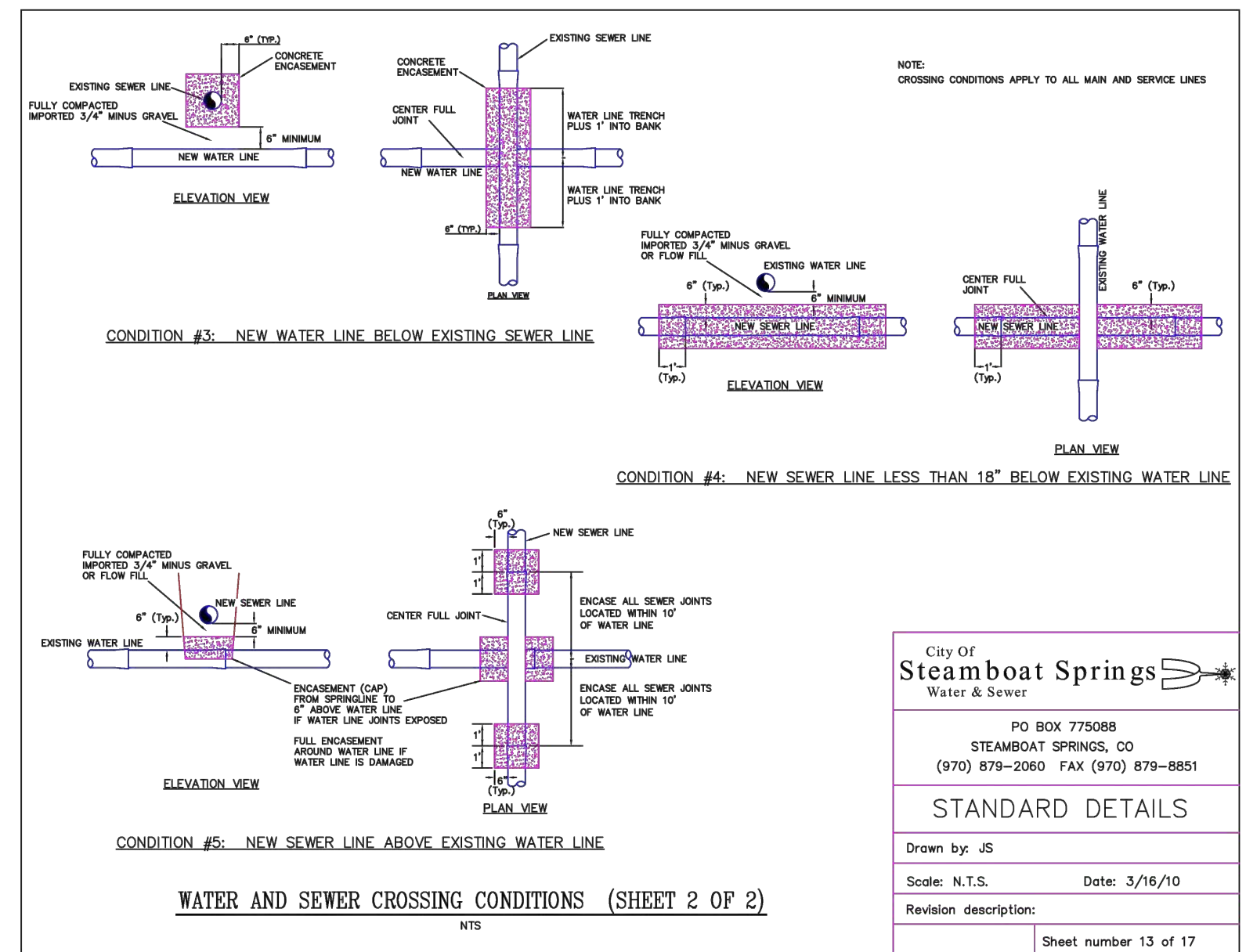
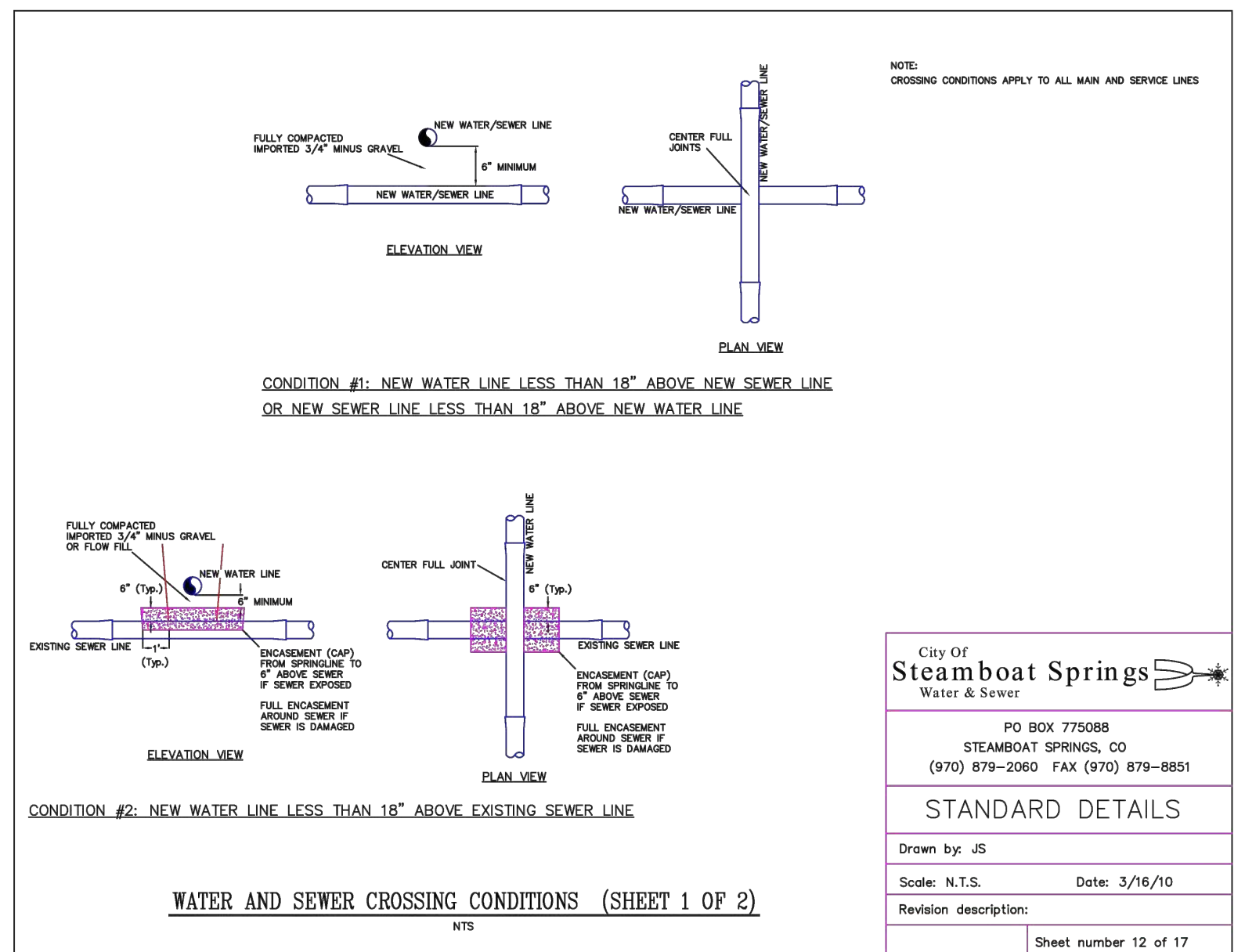
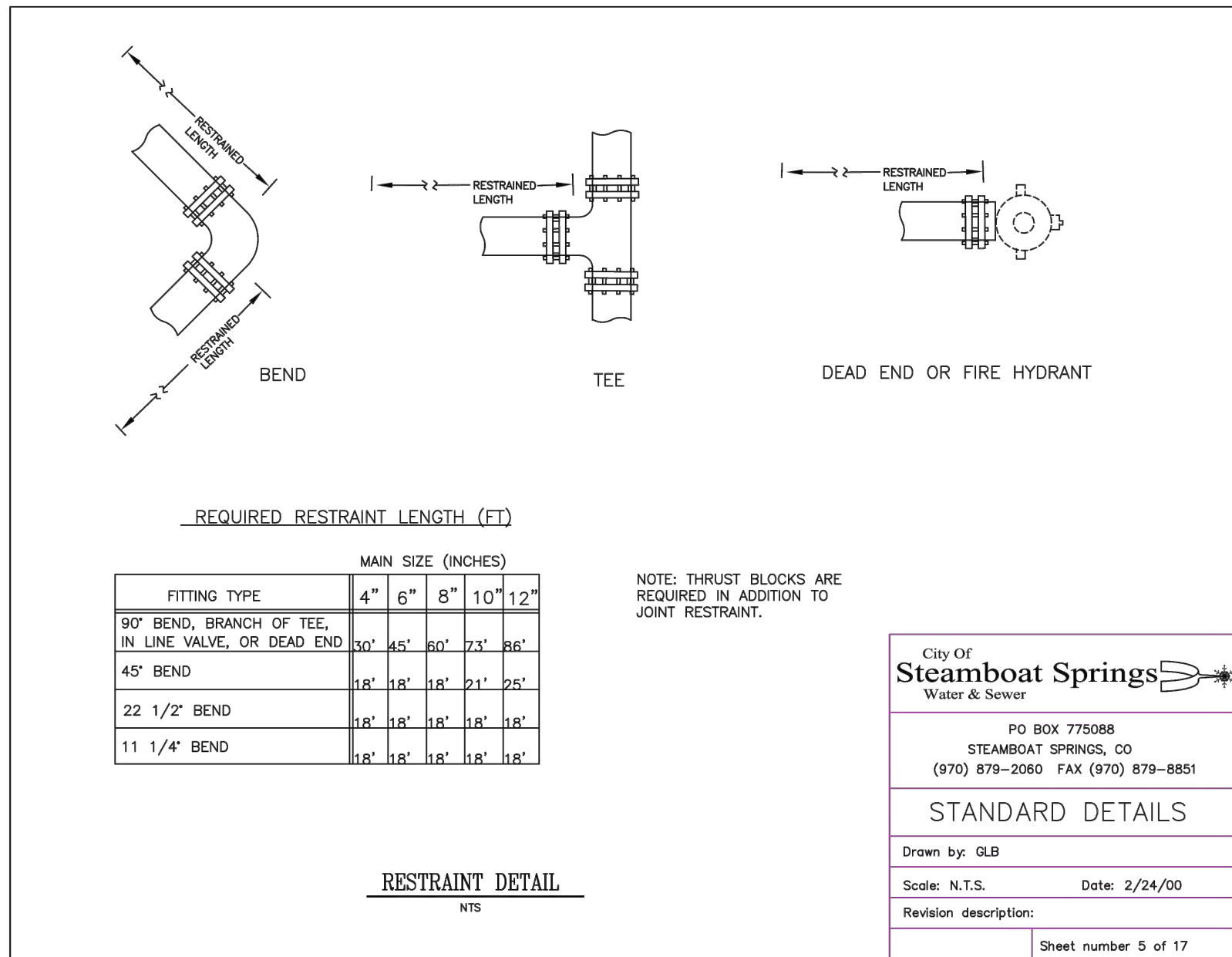
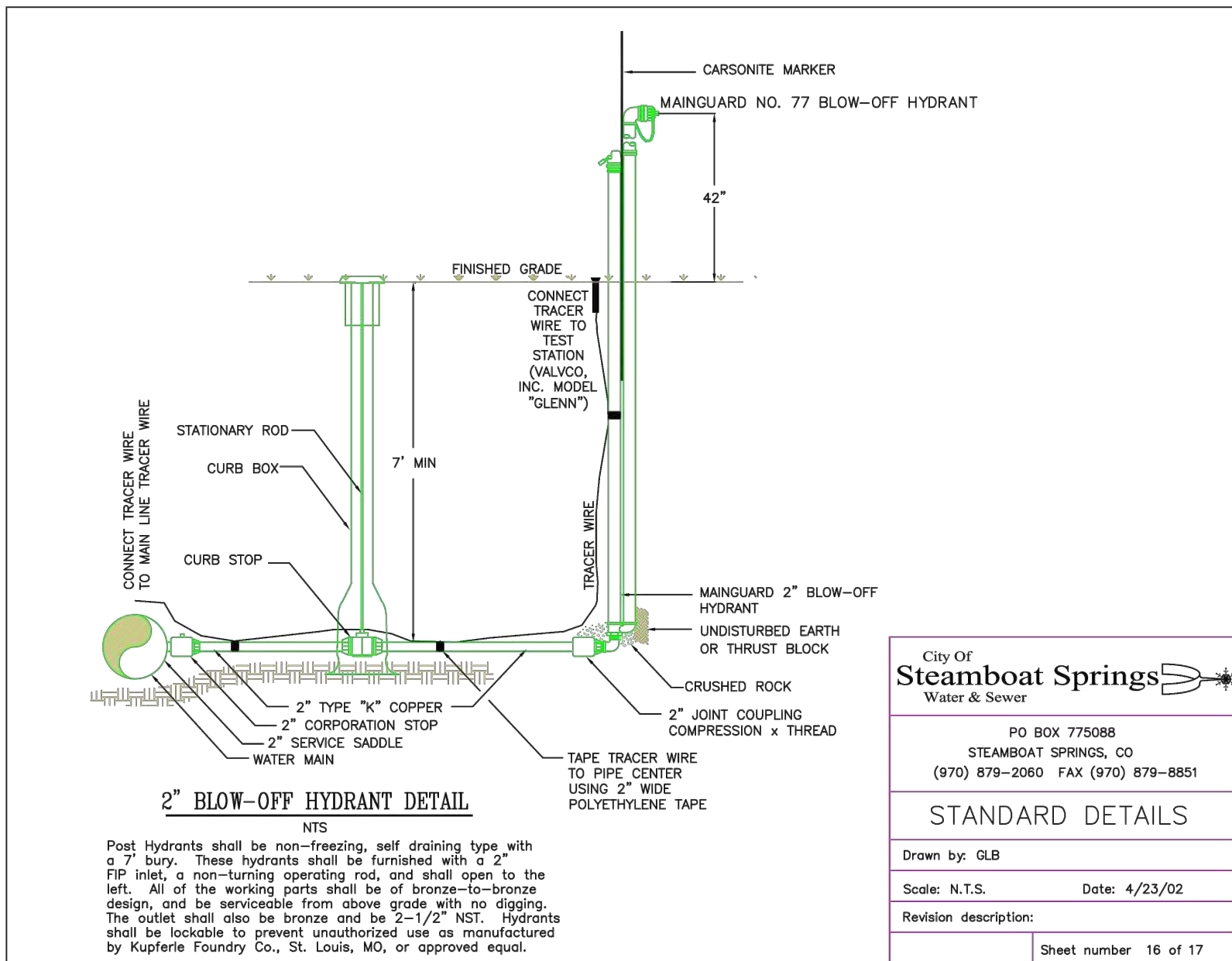
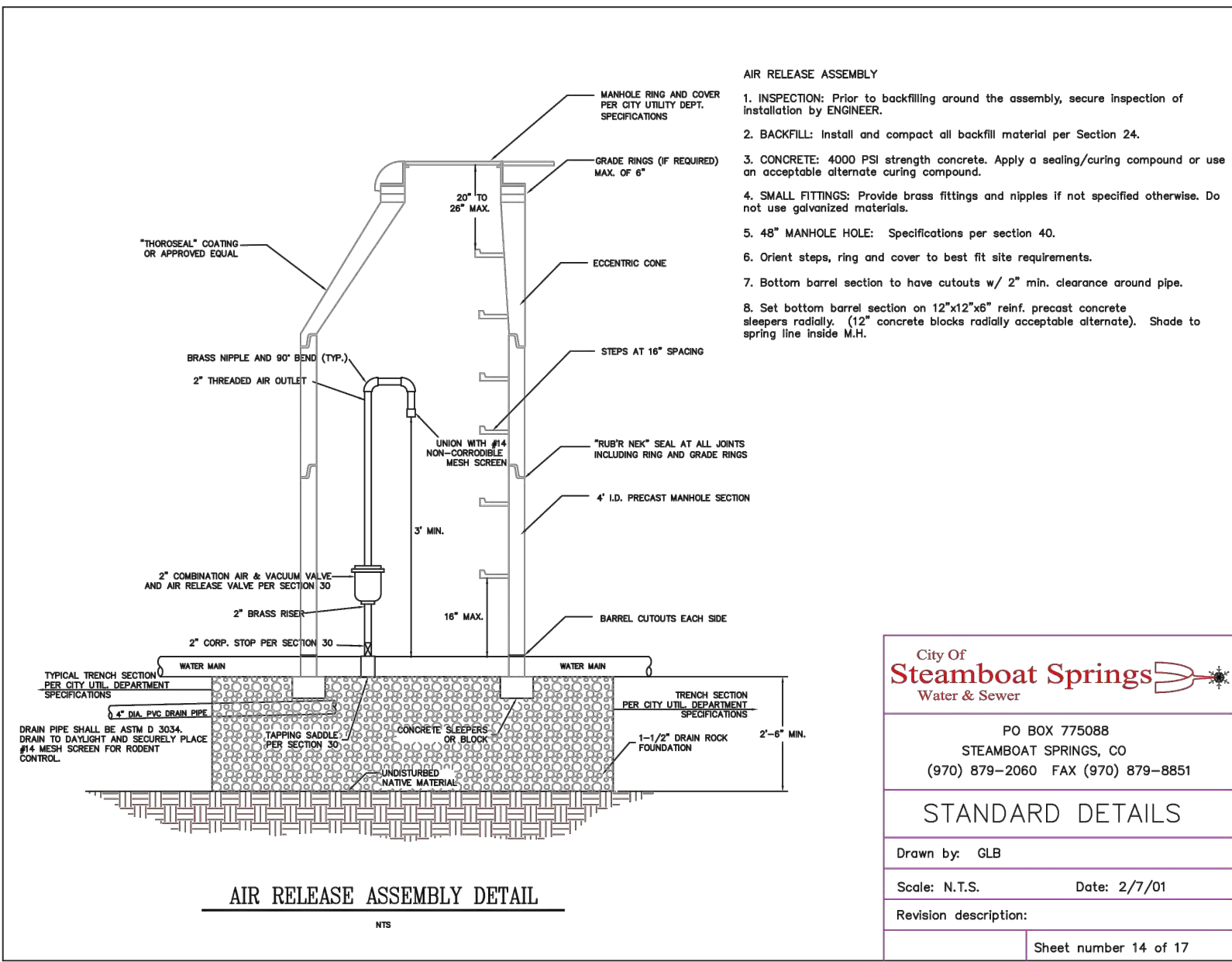
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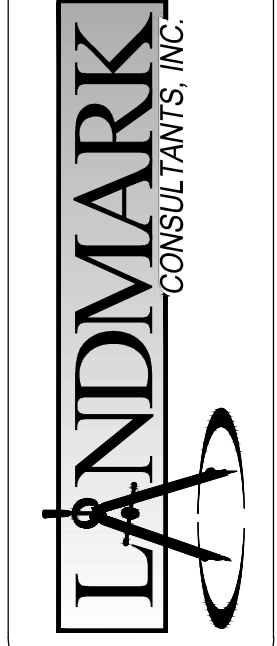
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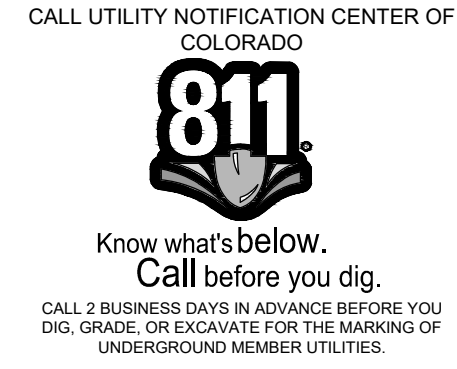


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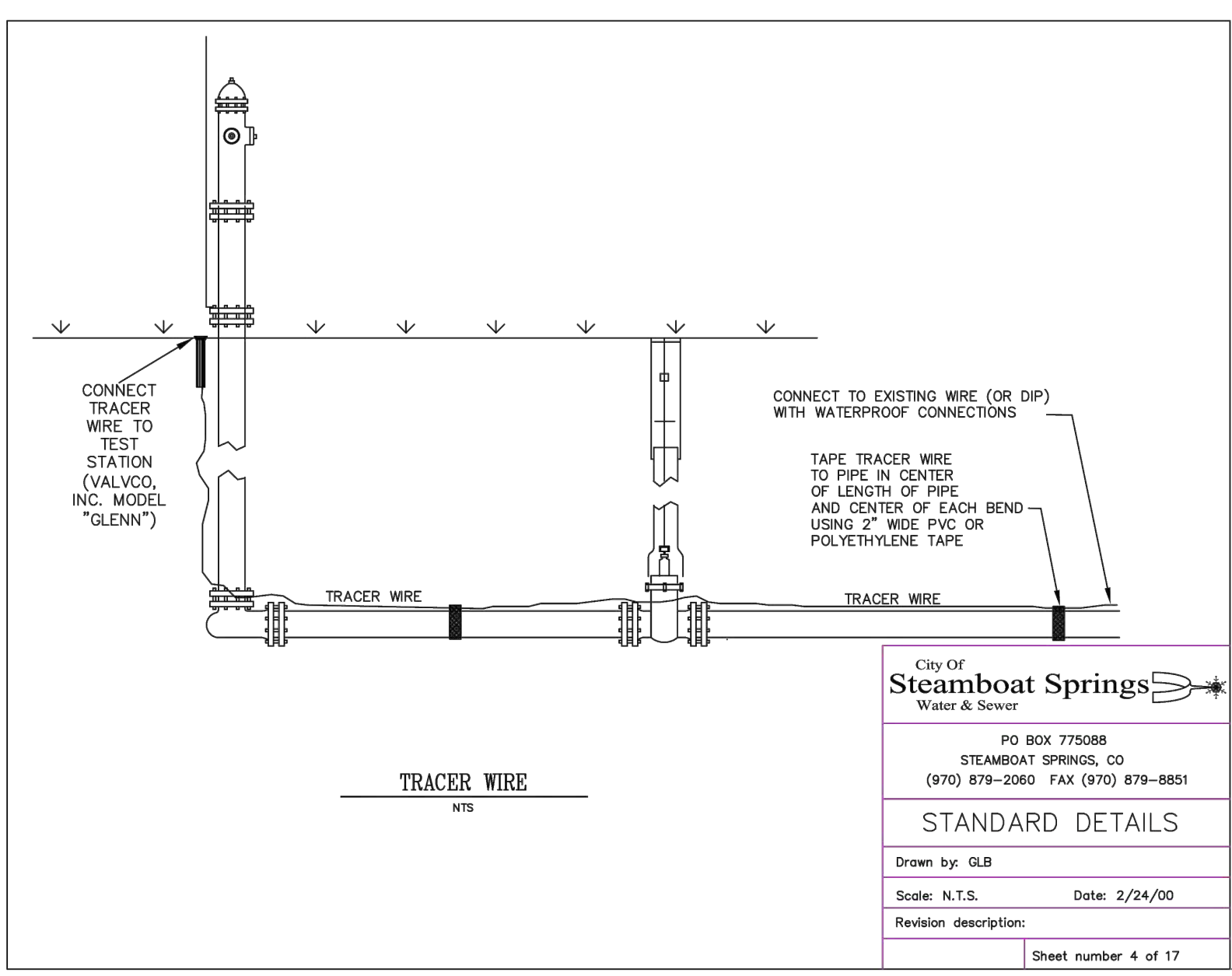
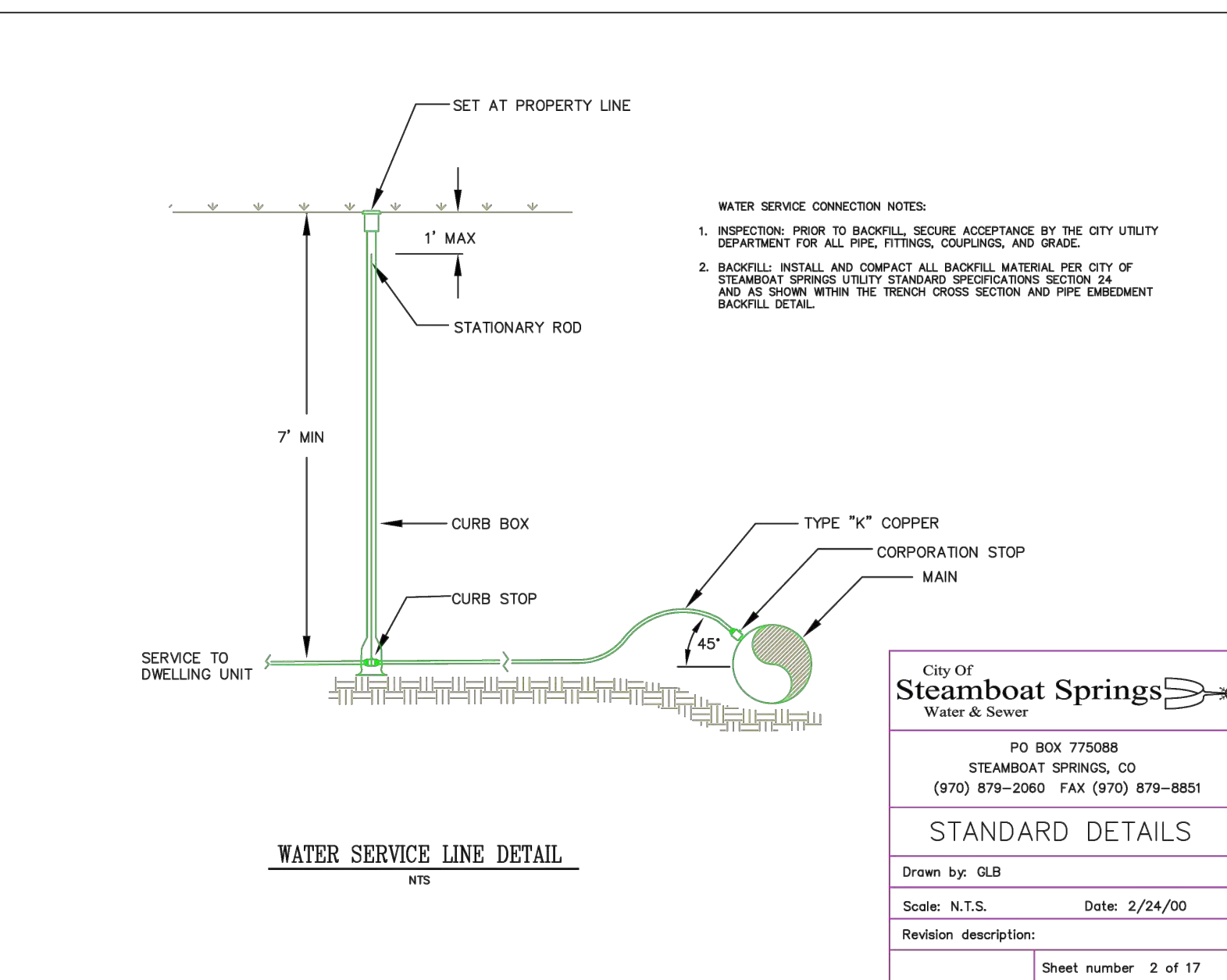
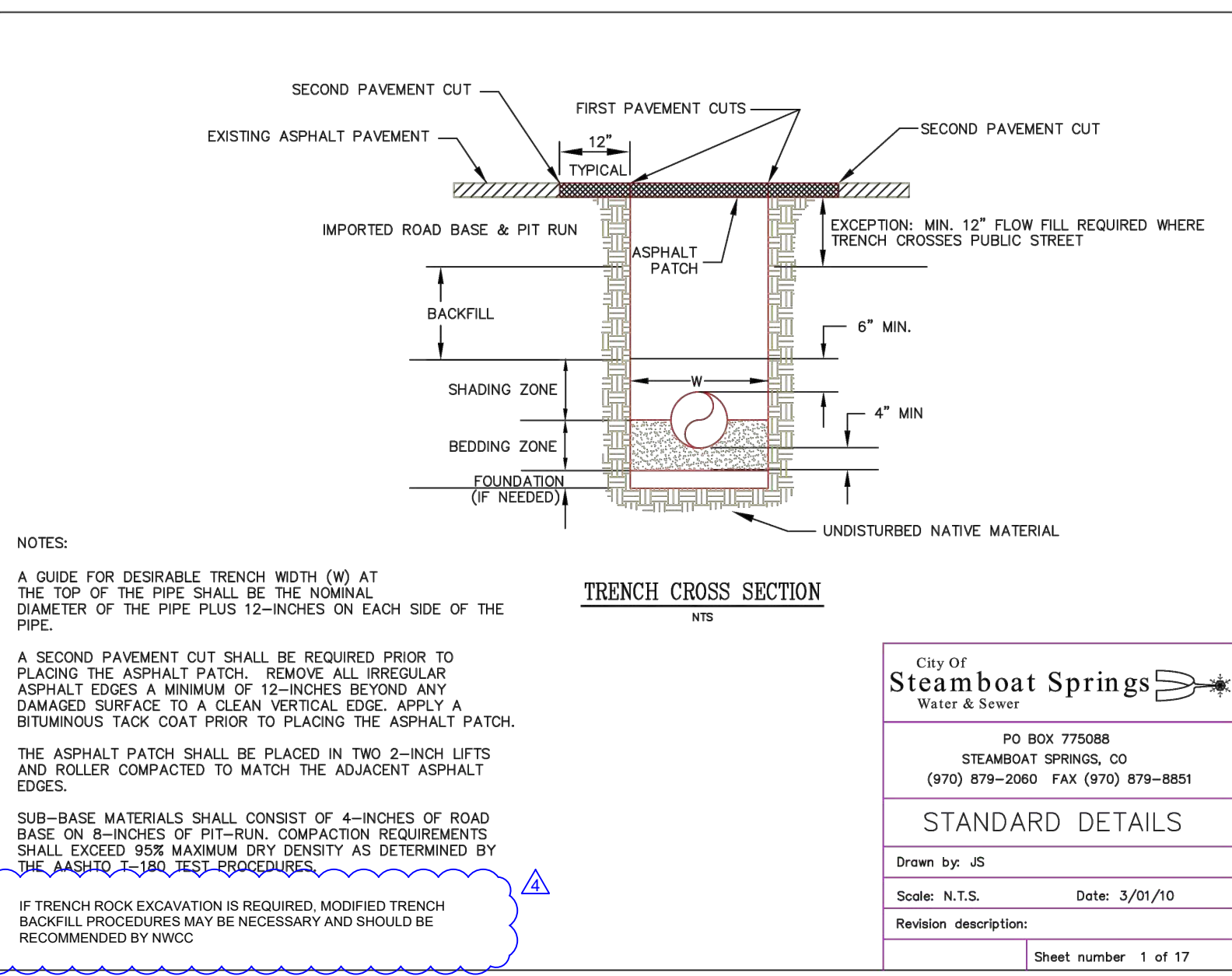
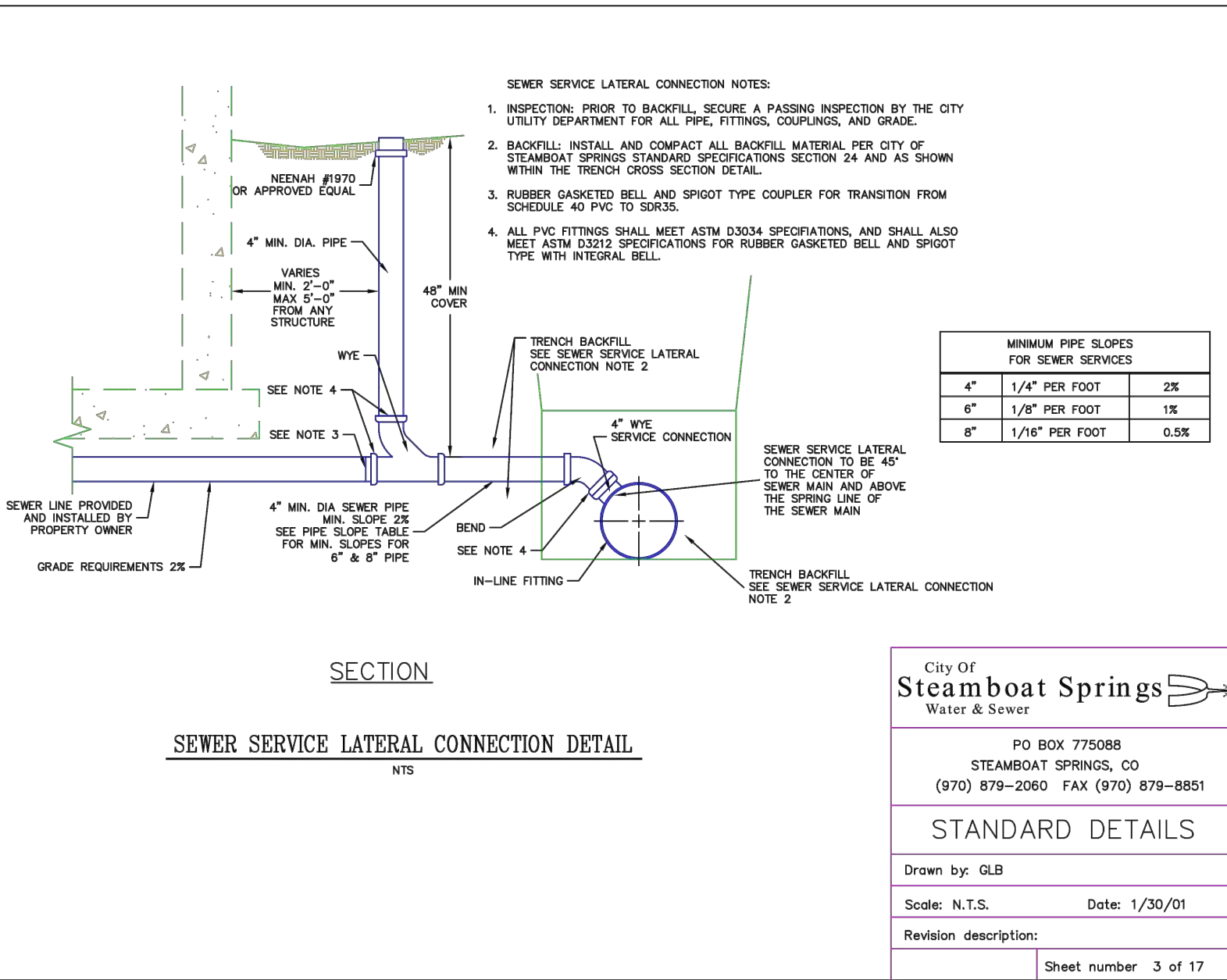
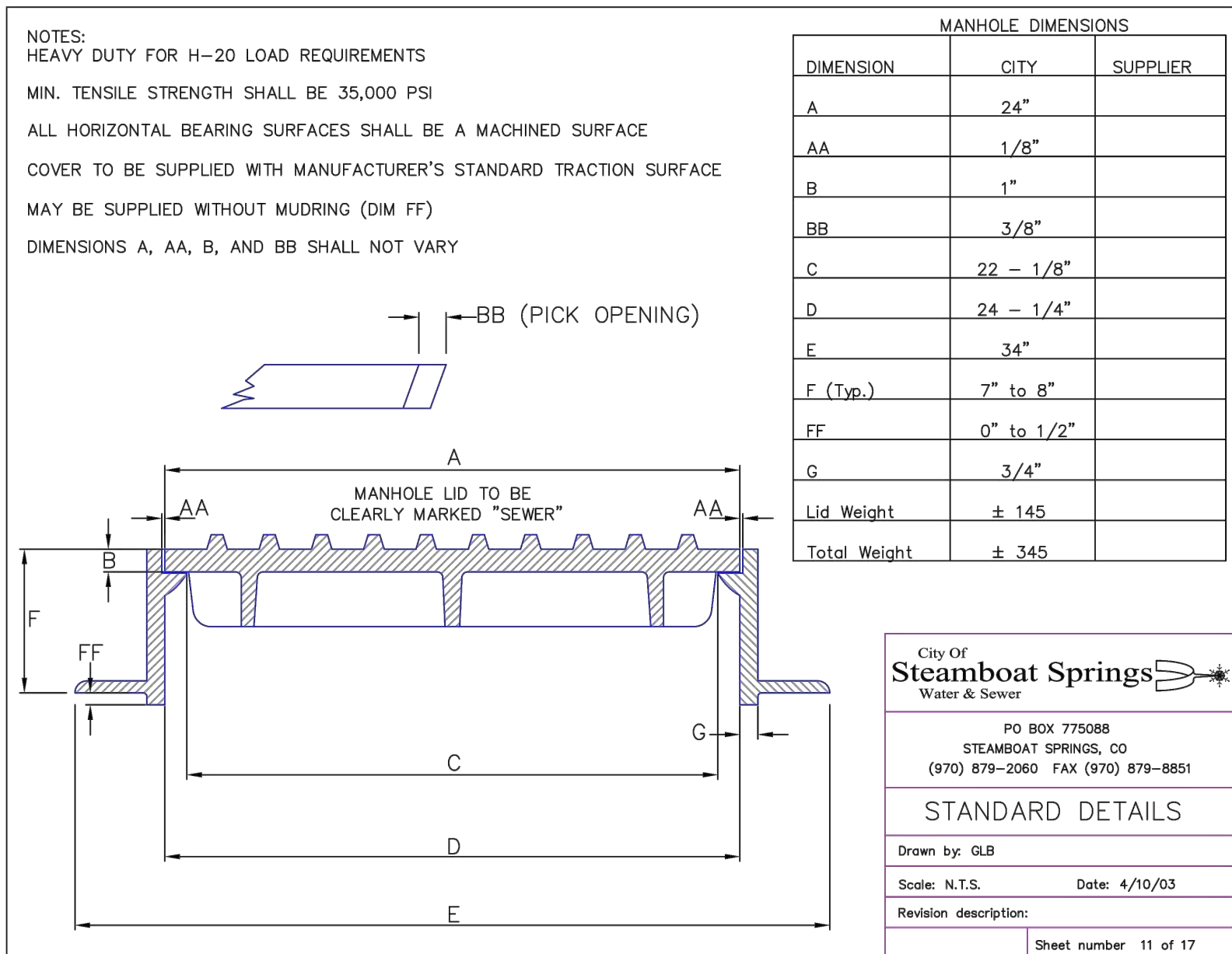
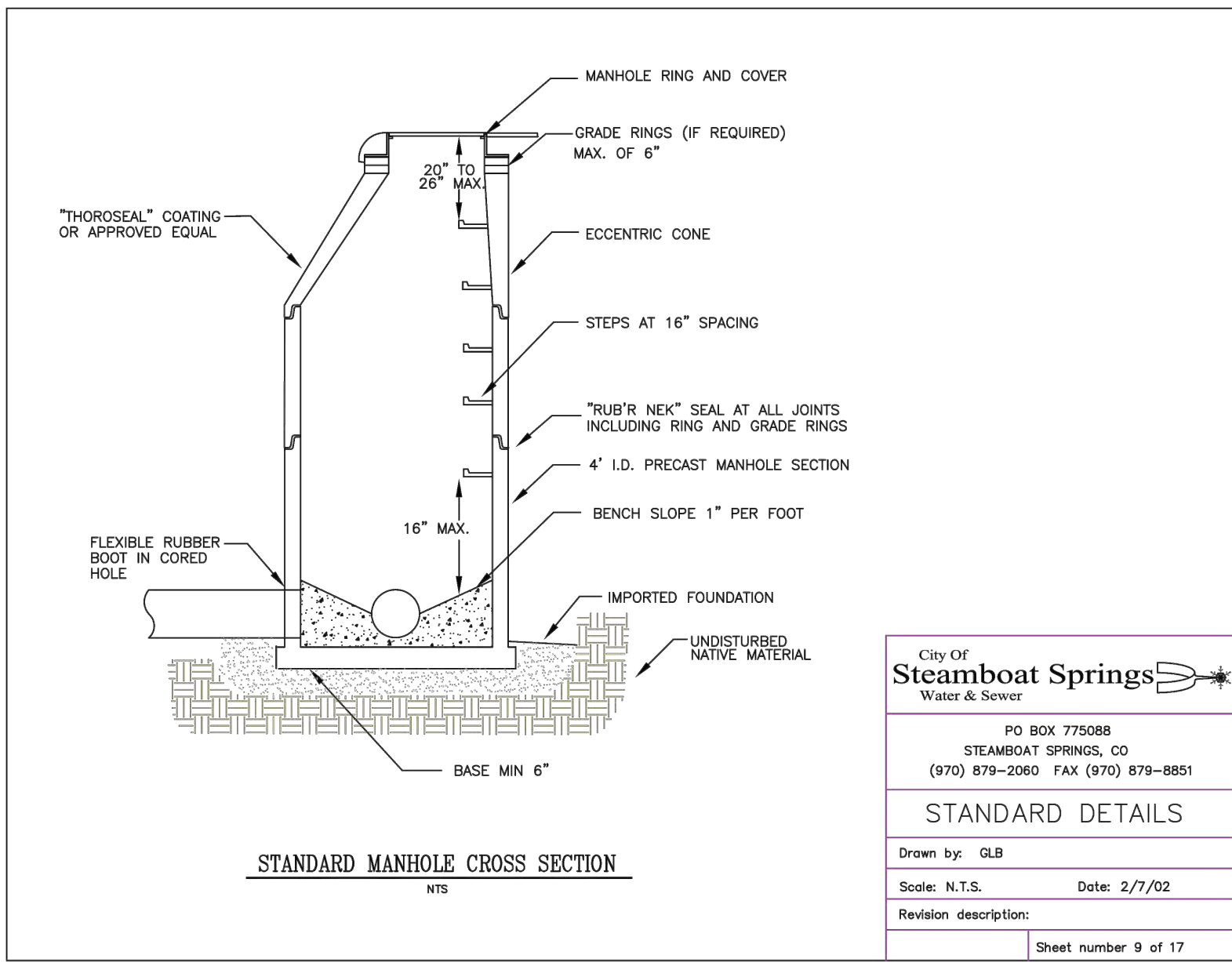


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DESCRIPTION		BY:	
NO.		DATE:	
PROJECT:	2387-04	DATE:	1-26-22
CONTACT:	Grp	EMAIL:	enr@landmark-co.com



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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 UNDERGROUND MEMBER UTILITIES



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CIVIL ENGINEERS | SURVEYORS

141 9th Street - P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 879-9393
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NO.	DATE	BY	DESCRIPTION
2387-04	1-28-22	Grp	

PROJECT:	2387-04
DATE:	1-28-22
CONTACT:	Grp
EMAIL:	enr@landmark-co.com

Steamboat Basecamp - Phase I

Details (Water & Sewer)

SHEET

C.516

STEAMBOAT BASECAMP OWNERSHIP AND MAINTENANCE (O&M) PLAN FOR EXTENDED DETENTION BASIN

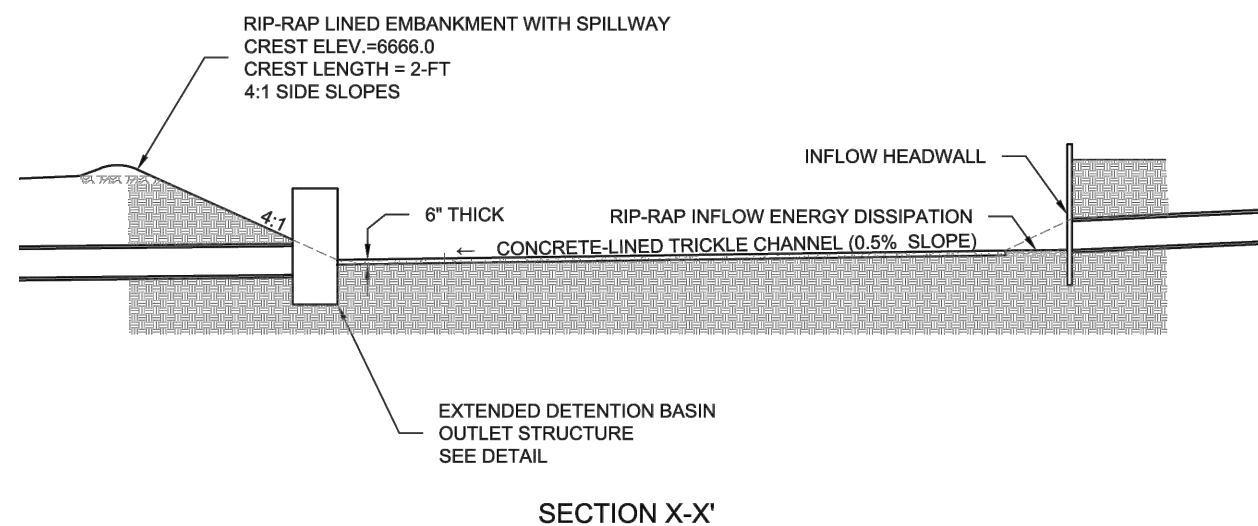
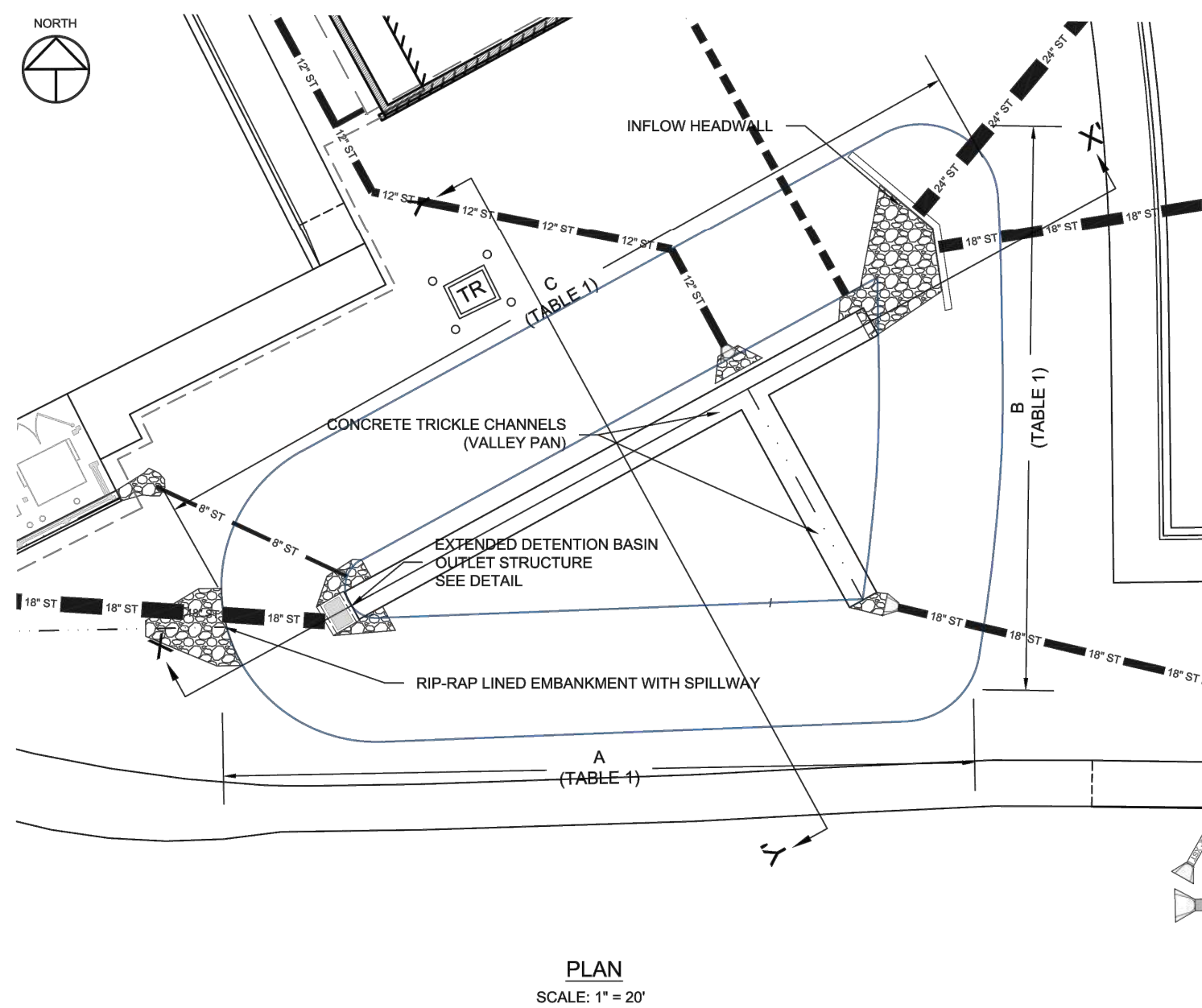
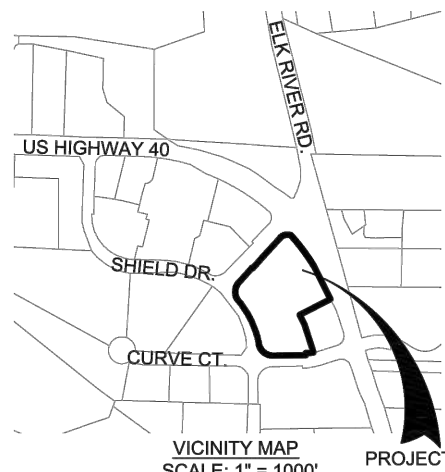
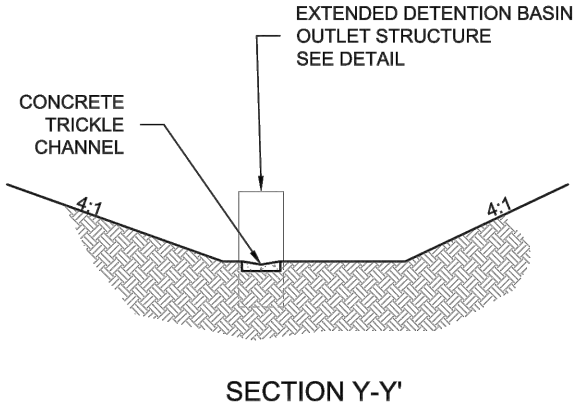


TABLE 1: POND DIMENSIONS	
DIM A (ft)	97
DIM B (ft)	73
DIM C (ft)	113

NOTES:

- FOR ADDITIONAL DESIGN INFORMATION REFER TO THE CONSTRUCTION DRAWINGS FOR THIS PROJECT.
- DISTURBANCE OF WETLAND AREAS SHALL BE AVOIDED DURING MAINTENANCE OPERATIONS.
- SEE DETAILED NOTES ON THE THIRD SHEET OF THIS PLAN FOR ALL MAINTENANCE REQUIREMENTS.



PROJECT:	2387-004	NO.	DATE:	BY:	DESCRIPTION:
DATE:	12/23/2021	1	12-23-21	DS	DRT Comments
DRAWN BY:	DCS				
CHECKED BY:	LCI				

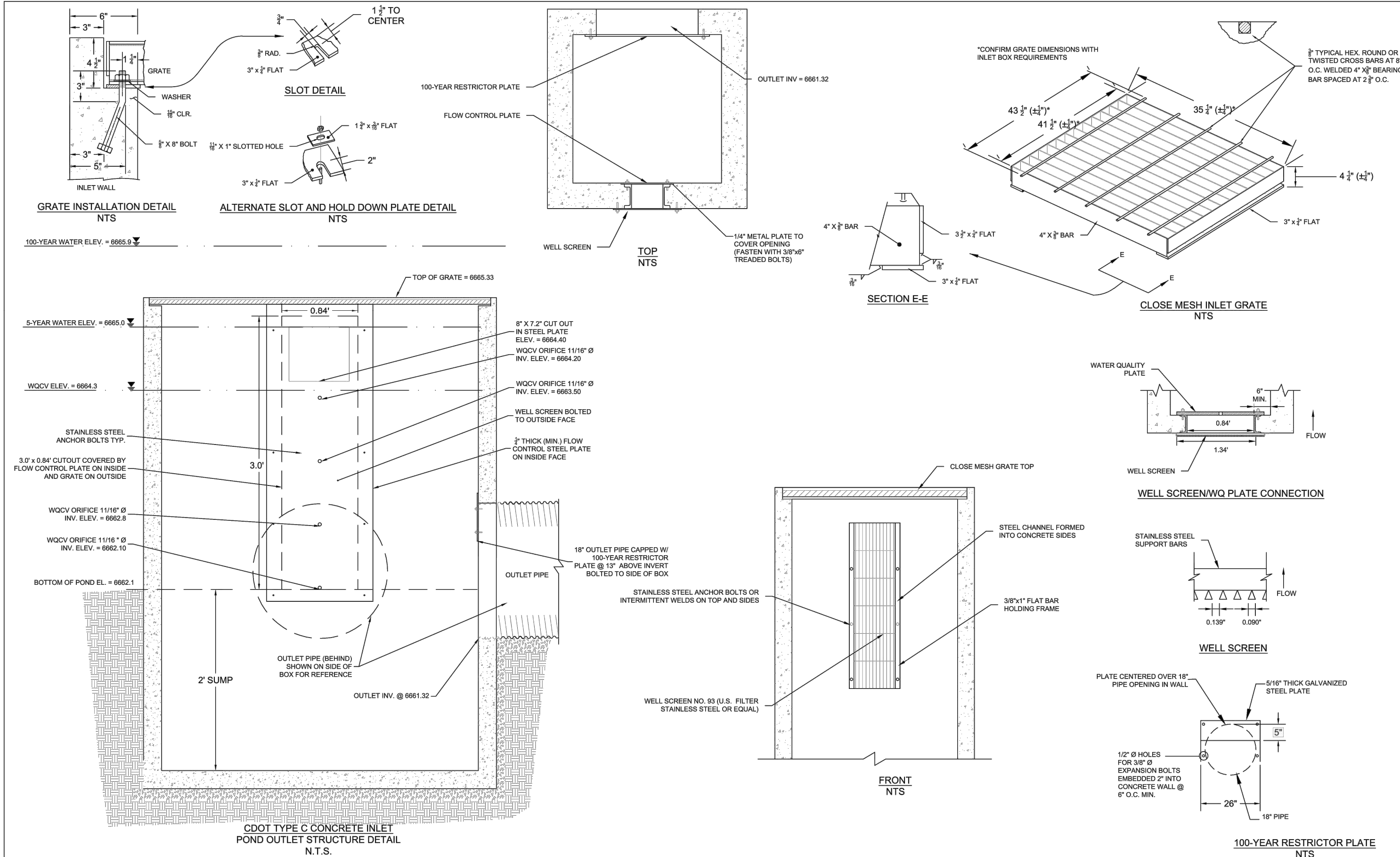
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Steamboat Basecamp
Ownership & Maintenance Plan
Extended Detention Basin

SHEET
1
Of 3 Sheets



PROJECT:	2387-004	NO.	DATE:	BY:	DESCRIPTION:
DATE:	12/23/2021	1	12-23-21	DS	DRT Comments
DRAWN BY:	DCS				
CHECKED BY:	LCI				

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Steamboat Basecamp
Ownership & Maintenance Plan
Outlet Structure Details

SHEET
2
Of 3 Sheets

OWNERSHIP AND MAINTENANCE (O&M) PLAN FOR STEAMBOAT BASECAMP EXTENDED DETENTION BASIN

1. GENERAL PROJECT INFORMATION

- A. STEAMBOAT BASECAMP. LOT 1, WORLDWEST SUBDIVISION
- B. RECEIVING WATER: ROADSIDE DITCH ON CURVE COURT. ULTIMATE OUTFALL YAMPA RIVER.
- C. PROPERTY OWNER: MAY RIEGLER PROPERTIES
2201 WISCONSIN AVE NW
SUITE 200
WASHINGTON DC 20007
gary@mayriegler.com
- D. AGENCY RESPONSIBLE FOR MAINTENANCE: SAME AS OWNER
970-871-9494
- E. DESIGN ENGINEER: LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
970-871-9494
ATTN: ERIC GRIEPENTROG, P.E.
ERIKG@LANDMARK-CO.COM

2. GENERAL FACILITY DESCRIPTION

THIS FACILITY IS AN EXTENDED DETENTION BASIN THAT WILL RELEASE THE WATER QUALITY CAPTURE VOLUME OVER 48 HOURS. THE FACILITY HAS BEEN ADOPTED AND APPROVED BY THE MAY RIEGLER PROPERTIES AS A PART OF THE STEAMBOAT BASECAMP PROJECT. IT WILL RECEIVE RUNOFF FROM 3.17 ACRES AND WILL OCCUPY A PARCEL OF 0.12 ACRES THAT WILL BE USED TO TREAT RUNOFF VIA SETTLING AND PROVIDE ACCESS FOR MAINTENANCE ACTIVITIES.

3. INSPECTION & MAINTENANCE FREQUENCY & PROCEDURE

- A. MAINTENANCE ACTIVITIES SHALL OCCUR ACCORDING TO TABLE 3:

TABLE 3: MAINTENANCE ACTIVITY/FREQUENCY	
ACTIVITY	REQUIRED FREQUENCY
LAWN MOWING AND LAWN CARE	ROUTINE - DEPENDING ON AESTHETIC REQUIREMENTS
DEBRIS AND LITTER REMOVAL	ROUTINE - TWICE ANNUALLY UPON INSPECTION AND AS NEEDED FOLLOWING SIGNIFICANT RAINFALL EVENTS
SEDIMENT REMOVAL FROM FOREBAY AND MICROPOOL	ROUTINE - ONCE ANNUALLY AFTER COMPLETION OF SNOWMELT FROM CONTRIBUTING BASIN
NUISANCE CONTROL	NON-ROUTINE - HANDLE AS NECESSARY PER INSPECTION OR LOCAL COMPLAINTS
EROSION AND SEDIMENT CONTROL	NON-ROUTINE - PERIODIC REPAIR AS NECESSARY BASIN ON INSPECTION
STRUCTURAL	NON-ROUTINE REPAIR AS NEEDED BASED ON INSPECTIONS
INSPECTIONS	ROUTINE - TWO TIMES ANNUALLY, ONCE AFTER COMPLETION OF SNOWMELT AND ONCE AFTER SIGNIFICANT RAINFALL EVENT
SEDIMENT REMOVAL	NON ROUTINE - PERFORMED WHEN SEDIMENT ACCUMULATION OCCUPIES 20% OF WQCV (1,091 CF OR 1.4 FT DEEP). THIS MAY VARY CONSIDERABLY, BUT EXPECT TO DO THIS EVERY 15 TO 20 YEARS

B. REVISIONS TO MAINTENANCE FREQUENCY:

DATES/REASONS FOR CHANGES:

- C. TRAFFIC CONTROL: N/A
- D. THE FACILITY DOES NOT REQUIRE CONFINED SPACE ENTRY PROCEDURES.
- E. DEWATERING AND WATER CONTROL: DEWATERING OF THE MICRO-POOL BY PUMPING ONTO THE EDGS BOTTOM GRASSES WILL BE NEEDED TO REMOVE ACCUMULATED SEDIMENT FROM THE MICRO-POOLS BOTTOM.
- F. DEBRIS, & TRASH REMOVAL & DISPOSAL
REMOVAL SHALL BE CONDUCTED IF THERE IS PRESENCE OF TRASH OR DEBRIS AT INSPECTION. SEDIMENT AND DEBRIS SHALL BE REMOVED MANUALLY USING A SHOVEL OR RAKE AND DISPOSED OF AT A LICENSED FACILITY. THE LONGEST DISTANCE BETWEEN THE EDGE OF AN ACCESS ROAD AND THE FAR CORNER OF A STRUCTURE REQUIRING SEDIMENT REMOVAL IS 35 FEET.
- G. VEGETATION MANAGEMENT
SEE SECTION 3 OF THE NOTES ON THIS SHEET
- H. WETLAND AREAS: N/A
- I. DESCRIBE ADDITIONAL REQUIRED MAINTENANCE PROCEDURES AND FREQUENCIES - N/A
- J. MATERIALS TESTING OF SEDIMENT REMOVED FROM SITE IS NOT REQUIRED.
- K. ALL MAINTENANCE MATERIALS AND TOOLS SHALL BE REMOVED FROM THE SITE FOLLOWING MAINTENANCE COMPLETION.

3. EQUIPMENT, STAFFING, AND VEGETATION MANAGEMENT

- A. EQUIPMENT REQUIRED: SHOVEL, RAKE, BACKHOE, CAMERA, DATA LOG / INSPECTION REPORT
- B. STAFFING: ONE PERSON WHO IS QUALIFIED TO RUN THE REQUIRED EQUIPMENT IS REQUIRED FOR MAINTENANCE
- C. SEED: SEED MIXES ARE AS FOLLOWS:

- D. MOWING: MOWING MAY BE REQUIRED DEPENDING ON THE TYPE OF PLANTINGS. IF GRASS IS STARTED FROM SEED, ALLOW TIME FOR GERMINATION AND ESTABLISHMENT OF GRASS PRIOR TO MOWING. IF MOWING IS REQUIRED DURING THIS PERIOD FOR WEED CONTROL, IT SHOULD BE ACCOMPLISHED WITH HAND-HELD STRING TRIMMERS TO MINIMIZE DISTURBANCE TO THE SEEDBED. AFTER ESTABLISHED, MOW AS DESIRED OR AS NEEDED FOR WEED CONTROL. MOWING OF NATIVEDROUGHT TOLERANT GRASSES MAY STOP OR BE REDUCED TO MAINTAIN A LENGTH OF NO LESS THAN 6 INCHES.
- E. WEEDS & UNDESIRABLE VEGETATION: MAINTAIN HEALTHY, WEED FREE VEGETATION. WEEDS SHOULD BE REMOVED BY HAND TOOLS, MOWING, WEED WHACKING OR OTHER MEANS AS APPROPRIATE BEFORE THEY FLOWER. THE FREQUENCY OF WEEDING WILL DEPEND ON THE PLANTING SCHEME AND COVER.

4. SNOW AND ICE CONTROL

FACILITY IS LOCATED WITHIN A SNOW STORAGE AREA. FACILITY SHALL BE INSPECTED AFTER SNOWMELT AND DEBRIS AND LITTER REMOVED.

5. RIGHT-OF-WAY, ADJACENT OWNERSHIP, & ACCESS

- A. RIGHT-OF-WAY DESCRIPTION: CURVE COURT, ROW VARIES. SHIELD DRIVE, ROW VARIES.
- B. ADJACENT OWNERSHIP: N/A
- C. ACCESS INFORMATION AND DETAILS: MAINTENANCE ACCESS TO THE FACILITY IS VIA THE DRIVEWAY OFF OF SHIELD DRIVE. PROCEED TO THE SOUTH SIDE OF THE MAIN PARKING AREA.
- D. MAINTENANCE OPERATIONS WILL NOT IMPACT OR OBSTRUCT RIGHT-OF-WAY AND A RIGHT-OF-WAY PERMIT IS NOT REQUIRED.

7. HYDRAULIC DESIGN

7. **HYDRAULIC DESIGN**

		INFLOW	OUTFLOW	
A. FLOW RATES (CFS):				
BASE FLOW:	0 CFS	0 CFS		
WQ EVENT:	NA	NA		
5-YEAR:	10.26 CFS	0.31 CFS		
100-YEAR:	31.01 CFS	7.90 CFS		
B. VOLUMES, DEPTHS, & WSELS:				
ITEM	VOLUME	WSEL	DEPTH	INVERT
EXTENDED DETENTION BASIN 213,429.6		CF	4.8'	6662.1
	WQCV	1,907 CF	6663.9	1.8'
	5-YEAR	1,918 CF	6663.9	1.8'
	100-YEAR	2,675 CF	6664.2	2.1'

C. WQCV DRAIN TIME = 40 HOURS

8. SENSITIVE AREAS, WETLANDS, & PERMITS

THE SITE INCLUDES 0.24-ACRES OF WETLANDS LOCATED NORTH OF THE DEVELOPMENT. MAINTENANCE ACTIVITIES WILL NOT IMPACT THE WETLANDS.

8. MISCELLANEOUS INFORMATION

- A. PROJECT SURVEY:
TOPOGRAPHIC AND EXISTING CONDITIONS PER LANDMARK GROUND SURVEY 10-30-2020. SOME OFFSITE AND ADJACENT PROPERTY INFORMATION WAS DIGITIZED FROM AERIAL IMAGERY. LANDMARK IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING CONDITIONS AND/OR PROPERTY INFORMATION INCLUDING EASEMENTS AND ENCUMBRANCES AND THE OWNER ASSUMES ALL RISK WITH COMPLYING WITH THE LEGAL REQUIREMENTS OF THIS PROJECT.
- PROJECT BENCHMARKS IS RECOVERED NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED LANDMARK LS 29039, ELEV=6667.80 NAVD 88. THE COORDINATE SYSTEM IS COLORADO COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011), NAVD88, COMBINED SCALE FACTOR: (N1415966.11

PROJECT:	2387-004	NO.	DATE:	BY:	DESCRIPTION:
DATE:	12/23/2021				
DRAWN BY:	DCS				
CHECKED BY:	LCI				

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Steamboat Basecamp
Ownership & Maintenance Plan
Notes and Instructions

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3
Of 3 Sheets

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Steamboat Basecamp - Phase I

O&M PLAN

SHEET

C.520

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DESCRIPTION

BY:

DATE:

NO.

PROJECT: 2387-04

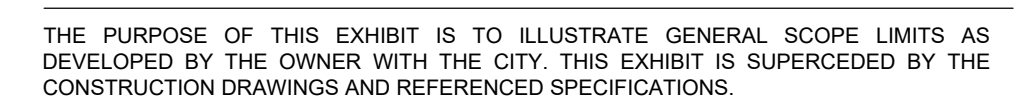
DATE: 1-26-22

CONTACT: GTP

EMAIL: erikg@landmark-co.com

PHASE 1a

PHASE 1b



C.800

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LIST OF XREFS: (JORDNER-PH1 Cal) [PHASING_Leg] [387-004-xPhasing - Basecamp Only]