UTILITY PLAN

LOTS 5 THROUGH 9, BLOCK 12,
ORIGINAL TOWN OF STEAMBOAT SPRINGS,
LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 84 WEST, 6TH P.M.,
STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

EDGE OF ASPHALT
CUT AND REMOVE EXISTING WATER SERVICE 5' INTO LOT
N38° 30' 55"E 139.98'
LOT 9, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
MAINTAIN 7' BURY
¾" TAP INTO WATER MAN LOCATED NORTH OF OAK STREET
¾" TYPE K COPPER MIN. 7 FEET OF BURY 62 LINEAR FEET
S51° 40' 34"E 100.14'
6720
6725
CURB STOP TO BE INSTALLED FIVE FEET INTO PROPERTY LINE
6715
OAK STREET
S51° 40' 34"E 150.20'
LOT 8, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
EX RETAINING WALL TO BE REMOVED
16 LF OF 4" SDR 35 PVC, MIN. GRADE 2%
6714
NEW 4" LATERAL TO BE INSTALLED PER CITY UTILITY SPECIFICATIONS MIN. 2% SLOPE MIN. 4' BURY
6708
6707
6706
6705
S38° 31' 46"W 140.03'
NEW PRIVATE SEWER EASEMENT 5' FROM LINE
INSTALL 4" 45° BEND
INSTALL 6" 45° BEND
NORTH LINE OF FLOOD PLAIN PER 2005 FEMA MAPPING
6710
PROPERTY LINE (TYP.)
LOT 7, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
EX. SANITARY MANHOLE RIM: 6703.81'
EX RETAINING WALL TO BE REMOVED
REPLACE AND REPAIR EXISTING 8" X 4" WYE PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS
3.16'
2.98'
42.03'
18.42'
47 LF OF 4" SDR 35 PVC, MIN. GRADE 2%
LOT 6, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
6720
NEW 6" X 8" SADDLE TAP PER CITY OF STEAMBOAT SPRINGS, STANDARDS
INSTALL 6" 22.5 BEND
70.35' 6" SDR PVC
NEW 4" CLEANOUT
NEW PRIVATE SEWER EASEMENT 5' FROM LINE
6715
L14.15' S38° 33' 01"W
EXISTING STRUCTURE
APPROXIMATE CENTERLINE OF THE SODA CREEK
6710
6705
SEWER LINE UNDER SODA CREEK
INSTALL 6" X 4" REDUCER
73.59' 4" SDR 35
LOT 5, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
NEW 4" CLEANOUT CONNECT TO EXISTING 4" SERVICE
6715
6720
REGULATORY FLOODWAY
N51° 35' 17"W 34.79'
6710
114.67' S38° 33' 01"W
NORTH LINE OF FLOODWAY PER 2005 FEMA MAPPING
ZONE AE 100 YEAR FLOODPLAIN
S38° 32' 19"W 98.32'
6705
CUT AND CAP EXISTING LATERAL 4" FROM MAIN, CUT AND CAP EXISTING SERVICE TO THE NORTH. REQUIRES CITY UTILITY DEPARTMENT INSPECTION PRIOR TO BACKFILL
N69° 42' 15"W 52.80'
300.43'
N51° 35' 17"W

WATER, SEWER AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER, 2023. BEDDING IS NOTED IN SECTION 24, BEGINNING ON PAGE 40.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN AND SERVICE LINES IS SEVEN (7) FEET. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2%. SEWER SERVICE LINES BETWEEN STRUCTURE AND CLEAN OUT SHALL BE SCHEDULE 40 PVC PIPE, ALL OTHER SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.

NORTH

FOUR POINTS SURVEYING ENGINEERING
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(970)-871-6772
www.fourpointsse.com

NO.	DATE	REVISIONS	INT

LOTS 5-8, BLOCK 12
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'
Contour Interval = 1 ft

DATE: 08-05-24
JOB #: 1027-032
DRAWN BY: WNM
DESIGN BY: DSC
REVIEW BY: WNM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING: UTILITY PLAN

SHEET NO.
C1