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
N35° 30' 55"E 139.68'
LOT 9, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
NEW 3/4" TAP INTO WATER MAN LOCATED NORTH OF OAK STREET TO BE COMPLETED BY THE CITY OF STEAMBOAT SPRINGS
WATER SERVICE LINE TO INSTALLED AS DIRECT BORE WITH 2" CARRIER PIPE MAINTAIN 7' BURY
3/4" 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
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%
EXISTING SERVICE TO BE EXCAVATED AND REMOVED
140.03' S38° 31' 46"W
6714
NEW 4"x8" SADDLE AND 4" LATERAL TO BE INSTALLED PER CITY UTILITY SPECIFICATIONS MIN. 2% SLOPE MIN. 4' BURY
6708
6707
6706
6705
NEW PRIVATE SEWER EASEMENT 5' FROM LINE
INSTALL 4" 45° BEND
NORTH LINE OF FLOOD PLAIN PER 2005 FEMA MAPPING
6710
INSTALL 6" 45° BEND
EX. SANITARY MANHOLE RIM: 6703.81'
REPLACE AND REPAIR EXISTING 8" X 4" WYE PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS SEE NOTE 4
15.18'
2.99'
18.42'
42.03'
47 LF OF 4" SDR 35 PVC, MIN. GRADE 2%
EX RETAINING WALL TO BE REMOVED
PROPERTY LINE (TYP.)
LOT 7, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
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
6710
6705
APPROXIMATE CENTERLINE OF THE SODA CREEK
SEWER LINE UNDER SODA CREEK
73.59' 6" SDR 35
NEW 4" VERTICAL CLEANOUT CONNECT TO EXISTING 4" SERVICE 90° BEND AND 4"X6" REDUCER
134.15' S38° 33' 01"W
EXISTING STRUCTURE
LOT 5, BLOCK 12 ORIGINAL ADDITION TO STEAMBOAT SPRINGS 0.16 ACRES
REGULATORY FLOODWAY
N51° 35' 17"W 347.78'
NORTH LINE OF FLOODWAY PER 2005 FEMA MAPPING
ZONE AE 100 YEAR FLOODPLAIN
174.64' S38° 33' 01"W
S38° 37' 59"W 98.32'
CUT AND CAP EXISTING LATERAL 4" FROM MAIN. CUT AND CAP EXISTING SERVICE TO THE NORTH. REQUIRES CITY UTILITY DEPARTMENT INSPECTION PRIOR TO BACKFILL
300.43' N51° 35' 17"W
N69° 42' 15"W 52.80'

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. CONFIRM IF THE LOT 9, BLOCK 12 EXISTING SERVICE TAP IS A FULL BODIED WYE OR A SADDLE TAP. THE CITY OF STEAMBOAT SPRINGS NEEDS TO CONFIRM TYPE OF WYE. IF FULL BODIED WYE IT WILL NEED TO SANCTIONED OUT OF THE MAIN AND REPAIR COUPLINGS INSTALLED. IF SO A BYPASS WILL NEED TO BE INSTALLED FOR THE EXISTING SEWER MAIN.
5. SADDLES: 4-INCH OR 6-INCH IN DIAMETER SERVICE LINE CONNECTIONS TO EXISTING MAINS SHALL BE A GASKETED WYE, WITH CENTERING RING AND STAINLESS-STEEL STRAPS, SPECIFICALLY MADE FOR THE SIZE AND TYPE OF MAIN BEING TAPPED. A SUBMITTAL IS REQUIRED. SOLVENT WELD-TYPE SADDLES ARE NOT ACCEPTABLE.
6. ALL TAPS TO THE EXISTING MAINS SHALL BE PERFORMED BY THE CITY OF STEAMBOAT SPRINGS UTILIZING A SADDLDE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO PROVIDE ALL BEND BENDS REQUIRED FOR PROPERTY VERTICAL AND HORIZONTAL ALIGNMENT. ALL SERVICES SHALL BE ELECTRONICALLY LOCATABLE. REVIEW SECTION 40 WASTEWATER COLLECTION PIPING AND APPURTENANCE - SECTION 3.2 TRACER WIRE PAGE 79 FOR REQUIREMENT
7. ALL SERVICES TO UNDEVELOPED PROPERTY SHALL BE WATERTIGHT AND HAVE THE END CAPPED.
8. 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.
9. 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.
10. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.

N

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

NO.	DATE	REVISIONS
INT		

LOTS 5-8, BLOCK 12
ORIGINAL TOWN OF
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 08-20-2024
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

COLORADO REGISTERED PROFESSIONAL ENGINEER
WALTER N. MACHIN
35743