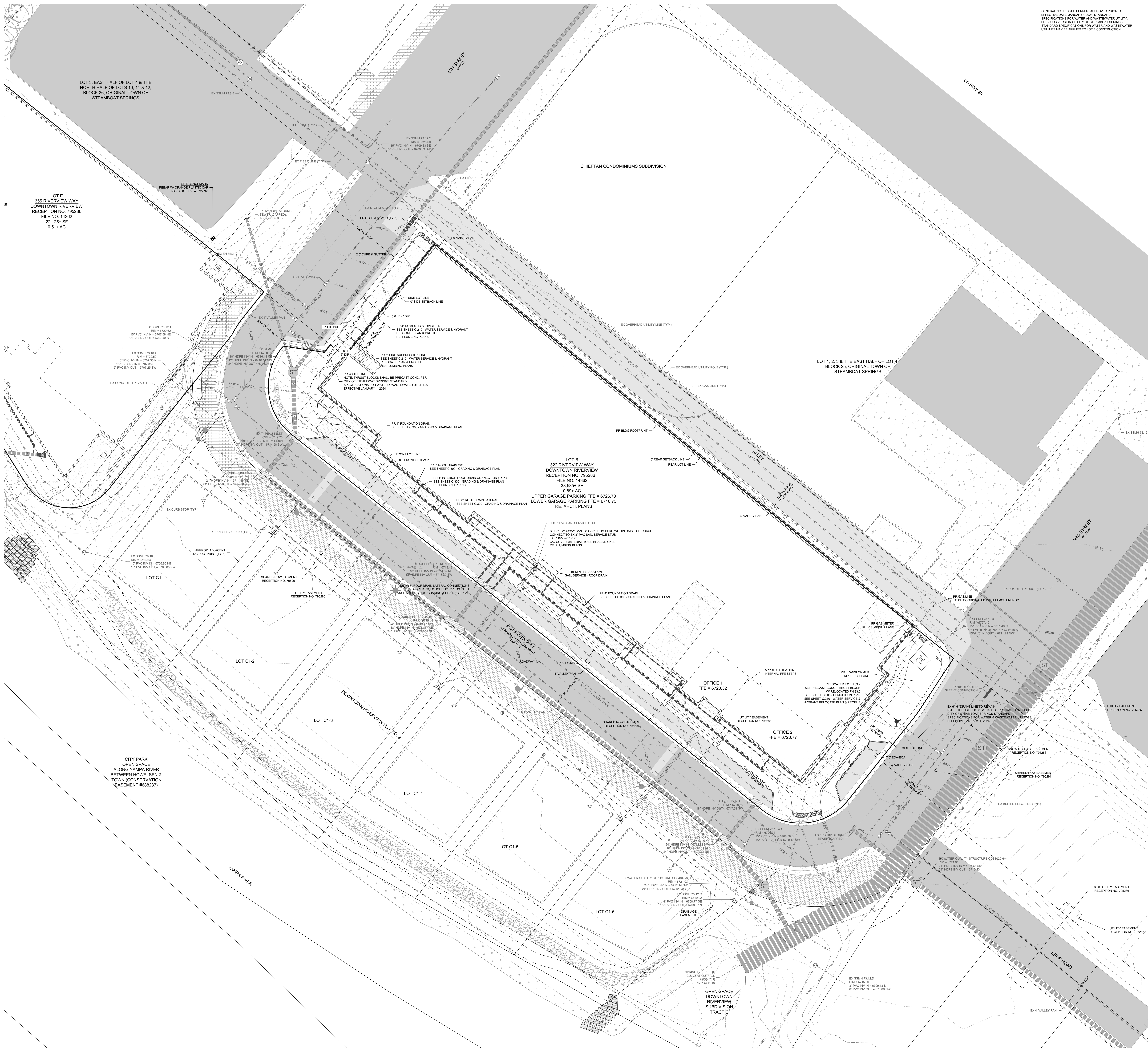


GENERAL NOTE: LOT B PERMITS APPROVED PRIOR TO EFFECTIVE DATE, JANUARY 1, 2024. STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITY. PREVIOUS VERSION OF CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER UTILITIES MAY BE APPLIED TO LOT B CONSTRUCTION.



UTILITY PLAN LEGEND:

PROPOSED SANITARY SEWER W/ 10' & C.O.
PROPOSED WATER
PROPOSED G.V. FH & CS

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 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 MARKS 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 CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
- MAINTAIN 12" HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
- MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROVIDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUNDWAY FROM MANHOLE RIMS.
- ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1" 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 3 FT OF COVER.
- ALL WATER PIPE SHALL BE INSTALLED WITH A #10 SOLDER COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "OLEFIN TEST STATIONS" BY VALVED, 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 OR ORGANIC MATERIAL, COMBLES, Boulders, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- RECORDING AND STAKING MATERIALS SHALL ONLY BE 3/4" RADIUS OR SCREWED ROCK, 3/4" MINUS, SQUEEGEE OR REJECT SAND, OR CLASS 6 AGGREGATE BASE COURSE IS NOT ALLOWED.
- PROJECT BENCHMARK: A RECOVERED REBAR W/ ORANGE PLASTIC CAP AS SHOWN HEREON, HAVING AN ELEVATION OF 8727.37 BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS SHOWN HEREON.

RIVERVIEW - SITE B
322 RIVERVIEW WAY
STEAMBOAT SPRINGS, COLORADO

Issue Dates:

DATE	DESCRIPTION
1/29/2023	PERMIT SET
06/12/2024	DOMESTIC / FIRE INV. UPDATE
06/19/2024	WATER LENGTH UPDATE
09/11/2025	AS-4
07/18/2025	AS-5

Project No.	2000-0622
Plot Date:	5/9/2024 11:23:08 AM
Drawn by:	LANDMARK
Checked by:	LANDMARK
Approved by:	LANDMARK

PERMIT SET

Sheet Title

UTILITY PLAN

CALL UTILITY NOTIFICATION CENTER OF COLORADO



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

Sheet No.

C.200