

**LEGEND**

- DENOTES A #4 REBAR & CAP (PLS13901) FOUND
- DENOTES 5 FOOT CONTOUR INTERVAL
- - - DENOTES 1 FOOT CONTOUR INTERVAL

**NOTES:**

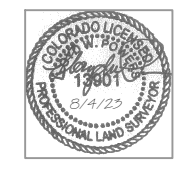
- 1) DATE OF SURVEY - JULY 18, 2023
- 2) BASIS OF BEARING - N65°28'16"E BETWEEN THE W.C. TO THE S.W. CORNER OF LOT 3 AND THE S.E. CORNER OF LOT 3 BETWEEN MONUMENTS AS SHOWN ON THE PLAT
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH FOR OWNERSHIP, RIGHT-OF-WAYS OR EASEMENTS OF RECORD. FOR OWNERSHIP, RIGHT-OF-WAYS AND EASEMENTS OF RECORD, BAKER & ASSOCIATES RELIED UPON THE PLAT OF SKI VIEW ESTATES.
- 4) ADDRESS: 23620 FRAYSHER LANE, OAK CREEK, CO 80467 (NOT POSTED).
- 5) SEE THE PLAT OF SKI VIEW ESTATES FOR RESTRICTIONS.
- 6) THE BUILDING ENVELOPE IS PLATTED.
- 7) DATUM: LOCAL
- 8) CONTOUR INTERVAL = 1 FOOT

**LEGAL DESCRIPTION:**

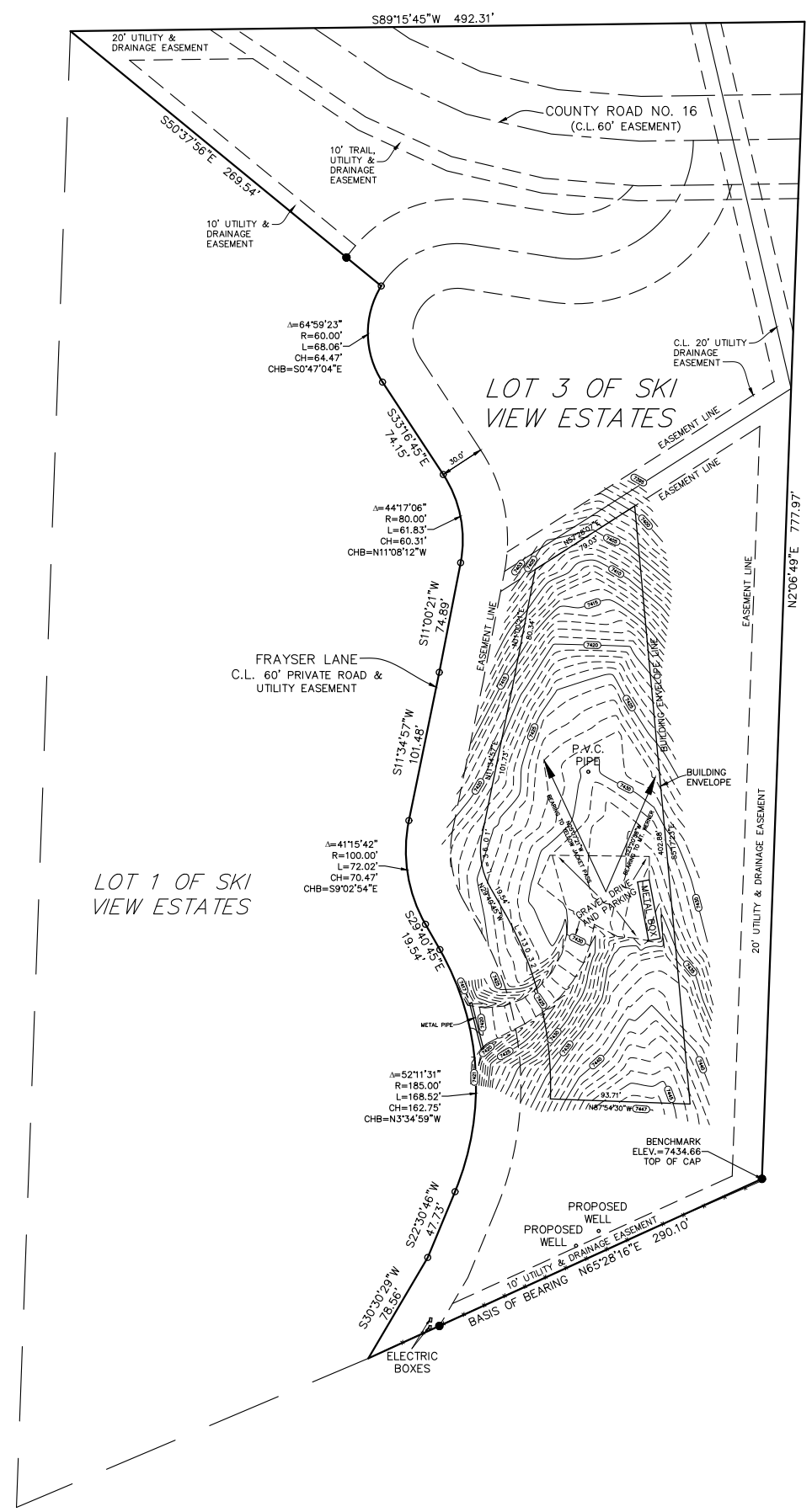
LOT 3, SKI VIEW ESTATES

**SURVEYOR'S CERTIFICATE**

I, Lloyd W. Powers being a duly registered Professional Land Surveyor do hereby certify that this survey was made by me or under my direct supervision and is based upon my professional knowledge, information and belief and conforms with the applicable standards of practice in the State of Colorado. This certificate does not constitute a guaranty or warranty, either expressed or implied.

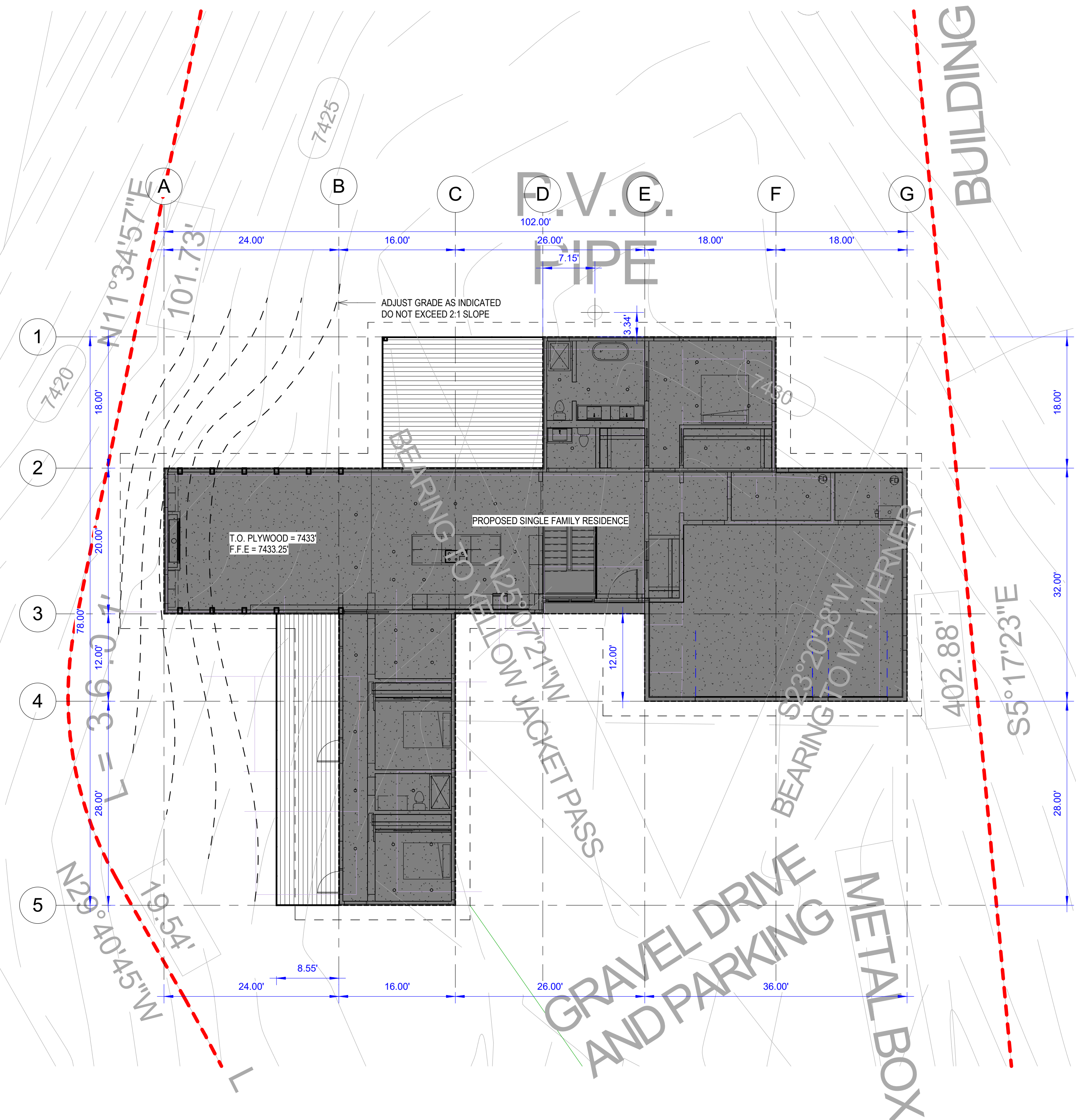


Lloyd W. Powers, PLS  
Colorado Reg. No. 13901



<p><b>NOTICE:</b> According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.</p>	<p><b>NOTE:</b> The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief as such it does not constitute a guarantee, nor warranty, expressed or implied.</p>	<p><b>POWERS ENTERPRISES, INC.</b> LAND SURVEYORS 1790 W. VICTORY WAY CRAIG, COLORADO 81625</p>		<p>Job No. 23053</p>	<p>Plotted: BWP</p>	<p>Disc No.: HD-LT</p>	<p>TOPOGRAPHIC SURVEY LOT 3 OF SKI VIEW ESTATES</p>	<p>1 1</p>
		<p>Date: AUGUST 4, 2023</p>	<p>Checked: LWP</p>	<p>Coord. File: 07012</p>				
		<p>Scale: 1" = 50'</p>	<p>Book No.: 190/32</p>	<p>Plot File: 23053</p>				

101.48'  
 101.73'  
 109°40'45"E  
 54'



INSTALL SILT FENCE AS SHOWN AND MAINTAIN THROUGHOUT CONSTRUCTION AS CONSTRUCTION DISTURBANCE FENCE.

**LANDSCAPE NOTE:**  
 THIS PLAN IS INTENDED AS A GENERAL REVEGETATION PLAN TO MEET SITE STABILIZATION REQUIREMENTS. ANY FINAL LANDSCAPE DESIGN PLANS SHALL MEET OR EXCEED THE STABILIZATION REQUIREMENTS PRESENTED ON THIS PLAN.

- EROSION AND SEDIMENT CONTROL NOTES:**
1. ALL GRADING, EROSION, AND SEDIMENT CONTROL MUST CONFORM TO APPROVED PLANS. REVISIONS TO DISTURBANCE AREAS, SLOPES, AND/OR EROSION AND SEDIMENT CONTROL MEASURES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM THE BOULDER COUNTY LAND USE DIVISION.
  2. THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. AT LEAST 10 DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES FOR LAND DISTURBANCE AREAS OF ONE ACRE OR GREATER, THE PERMIT MUST BE KEPT CURRENT THROUGHOUT THE CONSTRUCTION DURATION. STATE STORMWATER PERMIT APPLICATIONS ARE AVAILABLE AT THIS ADDRESS:  
[HTTP://WWW.CDPHE.STATE.CO.US/WQ/PERMITS/UNIT/WQCDPMT.HTML](http://www.cdphe.state.co.us/wq/permits/unit/wqcdpmt.html)
  3. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) MUST BE INSTALLED PRIOR TO GRADING ACTIVITIES, TO THE MAXIMUM EXTENT PRACTICABLE.
  4. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. FOR EXAMPLE, EROSION CONTROL BLANKETS, SEDIMENT CONTROL LOGS, OR SILT FENCES MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS AND BASINS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.
  5. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, MUST BE SALVAGED AND NOT TOPSOIL SHALL BE REMOVED FROM THE SITE EXCEPT AS SET FORTH IN THE APPROVED PLANS. TOPSOIL AND OVERBURDEN MUST BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN MUST BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS THAT MUST BE SEEDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREA MUST BE CONTROLLED TO PREVENT EROSION AND SEDIMENTATION OF RECEIVING WATERS.
  6. THE LANDOWNER AND/OR CONTRACTOR MUST IMMEDIATELY TAKE ALL NECESSARY STEPS TO CONTROL SEDIMENT DISCHARGE.
  7. THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
  8. THE LANDOWNER AND/OR CONTRACTOR MUST TAKE REASONABLE PRECAUTIONS TO ENSURE THAT VEHICLES DO NOT TRACK OR SPILL EARTH MATERIALS ON TO STREETS/ROADS AND MUST IMMEDIATELY REMOVE SUCH MATERIALS IF THIS OCCURS.
  9. THE LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTROLLING LITTER\* SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, AND SANITARY WASTE, AS APPLICABLE. IN ADDITION, SPILL PREVENTION AND CONTAINMENT BMPs FOR CONSTRUCTION MATERIALS, WASTE, AND FUEL MUST BE PROVIDED, AS APPLICABLE. LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS, AND TRASH RECEPTACLES MUST BE CLEARLY SHOWN ON THE PLANS. \*LITTERING IS DEFINED AND ENFORCED BY CRS 18-4-511.
  10. STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT.
  11. SEEING AND MULCHING SHALL BE COMPLETED WITHIN 30 DAYS OF INITIAL EXPOSURE OR 7 DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETED IN A GIVEN AREA (AS DEFINED BY THE COUNTY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEING AND MULCHING.
  12. TEMPORARY VEGETATIVE COVER CONSISTING OF SEED MIX NOTED BELOW MUST BE BROADCAST OR DRILL SEEDED AS SPECIFIED. MULCH CONSISTING OF STRAW APPLIED AT A RATE OF 2 TONS PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE. PERMANENT VEGETATIVE COVER CONSISTING OF SEED MIX NOTED BELOW MUST BE BROADCAST OR DRILL SEEDED AT A RATE OF PURE LIVE SEED PER ACRE AS SPECIFIED. MULCH CONSISTING OF HAY APPLIED AT A RATE OF 1.5 TONS PER ACRE AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE.
  13. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING. DURING GRADING, APPLYING A COMBINATION OF WATER, TACKIFIER AND SILT FENCE TO BREAK UP WIND SURFACE VELOCITIES MAY CONTROL DUST. IF WIND SPEEDS EXCEED THE ABILITY OF BMPs TO CONTROL FUGITIVE DUST, GRADING ACTIVITIES MUST CEASE.
  14. ALL DISTURBED FILL SLOPES GREATER THAN 2:1, FLOWLINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF COUNTY STAFF, SHALL BE PROTECTED WITH AN EROSION BLANKET.
  15. THE SUMMIT COUNTY LAND USE DIVISION, OR ITS AUTHORIZED REPRESENTATIVE, MAY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN AS FIELD CONDITIONS WARRANT.

- DRAINAGE IMPACTS:**
- THE PROPOSED PROJECT WILL NOT ALTER OVERALL HISTORIC DRAINAGE PATTERNS OR ADVERSELY IMPACT ADJACENT PROPERTIES. RUNOFF AROUND THE PROPOSED RESIDENCE WILL FOLLOW HISTORIC PATTERNS.
- GENERAL EROSION CONTROL NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROUTT COUNTY STANDARDS.
  2. EROSION CONTROL BLANKET SHALL BE PLACED ON ALL SLOPES GREATER THAN 2:1. FLOWLINES OF SWALES, AT GUTTER DOWNSPOUTS, OR AT THE DISCRETION OF THE COUNTY INSPECTOR.
  3. EROSION CONTROL BLANKETS SHALL BE AMERICAN GREEN SC150 BN OR EQUIVALENT EQUAL.
  4. ALL DISTURBED AREAS FOR TEMPORARY CONSTRUCTION ACCESS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
  5. ALL SOIL STOCKPILE MATERIAL SHALL BE REMOVED AND THE DISTURBED AREA SHALL BE SEEDED AND MULCHED WITHIN 60-DAYS OF COMPLETION OF FOUNDATION BACKFILL.
- GRADING NOTES:**
1. ALL SPOT ELEVATIONS ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED CONTOURS ARE TO TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
  3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AND PROVIDE FOR ADEQUATE DRAINAGE THROUGH THE SITE DURING THE PROCESS OF EXCAVATION, GRADING AND EMBANKMENT. THE GRADE SHALL BE MAINTAINED IN SUCH CONDITION THAT IT IS WELL DRAINED AT ALL TIMES.
  4. LANDSCAPE SLOPES SHALL NOT EXCEED 2:1 (H:V) UNLESS OTHERWISE SHOWN ON THESE PLANS OR APPROVED BY THE OWNER/ENGINEER.
  5. MATCH EXISTING GRADES AT LIMITS OF CONSTRUCTION.
- UTILITY NOTES:**
1. THIS PLAN IS INTENDED TO PROVIDE AN OVERVIEW MAP OF THE PROPOSED UTILITY CONNECTION LOCATIONS FOR COORDINATION. ALL UTILITY WORK SHALL BE COORDINATED WITH UTILITY PROVIDERS.
  2. GAS AND ELECTRIC SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY PROVIDER (XCEL) BY THE CONTRACTOR.
- SANITARY NOTES:**
1. EXISTING SANITARY SERVICE LOCATION TO BE FIELD VERIFIED BY CONTRACTOR. VIDEO INSPECT EXISTING SERVICE LINE AT TIME OF BUILDING DEMOLITION AND NOTIFY PROJECT TEAM OF ANY CONCERNS OR ISSUES.

- EXISTING CONDITIONS NOTES:**
1. EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON A SURVEY MAP PREPARED BY POWERS ENTERPRISES INC., JOB NUMBER 23053, DATED AUGUST 4, 2023.
  2. A CAD FILE OF THE ABOVE REFERENCED SURVEY WAS PROVIDED TO AMODAL INC. BY POWERS ENTERPRISES INC.
  3. PER THE TOPOGRAPHIC MAP PREPARED BY POWERS ENTERPRISES INC., THE ON-SITE BENCHMARK WAS INDICATED AS TOP OF CAP AT ELEVATION: 7434.66

No.	Description	Date
1	PERMIT	4/19/2024

**amodal inc.**  
 INTEGRATING BUILDING DESIGN & TECHNOLOGY  
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 Warning: It is a violation for any person, unless he is acting under the direction of a licensed Architect or Professional Engineer, to alter this item in any way.

PROJECT NAME  
**INGRAM  
 STAGECOACH**

DRAWING TITLE  
**SITE CONTROL PLAN**