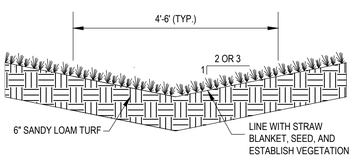
OVERALL SITE PLAN

PROPERTY INFORMATION:

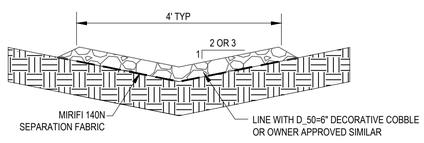
1. LEGAL DESCRIPTION: LOT 41 ALPINE MOUNTAIN RANCH L.P.S.E.
2. SECTION, TOWNSHIP, RANGE: S3, T5, R84
3. PROPERTY OWNER: WIEMERS LIVING TRUST, DATED 04/13/2022.

GENERAL NOTES:

1. A FIELD SURVEY WAS CONDUCTED BY FOUR POINTS SURVEYING AND ENGINEERING ON MAY 13, 2024. PROPERTY CORNERS WERE LOCATED AS SHOWN HEREON. BEARING AND DISTANCE VALUES REPRESENT MEASURED FIELD SURVEY DIMENSIONS.
2. EXISTING CONTOURS ARE GENERATED FROM LIDAR INFORMATION PROVIDED BY THE COLORADO HAZARD MAPPING & RISK MAP PORTAL AT THE COLORADO WATER CONSERVATION BOARD. THE CONTOURS REFLECT THE CONDITIONS ON THE GROUND FROM 10-14-2015 TO 9-20-2016. THE LIDAR INFORMATION WAS COLLECTED BY MERRICK & CO AND PUBLISHED BY CWCB ON 10-1-2016 USING THE COLORADO STATE PLANE NORTH, NAD 1983 COORDINATE SYSTEM.
3. CONTRACTOR TO WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSIVE SOILS. ALLS SLOPES EQUAL OR GREATER THAN 3:1 (HORIZONTAL TO VERTICAL RATIO) REQUIRE SLOPE STABILIZATION IN THE FORM OF EROSION CONTROL BLANKET OR TURF REINFORCEMENT MATTING.
4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC AND PRIVATE UTILITY MAIN AND SERVICE LINES PRIOR TO COMMENCING EARTH MOVING ACTIVITIES. CONTACT THE RESPONSIBLE UTILITY PARTIES AND CALL 8-11 TO LOCATE BURIED UTILITIES PRIOR TO CONSTRUCTION.
5. A CONSTRUCTION SITE MANAGEMENT PLAN WILL BE REQUIRED AS PART OF THE GRADING AND EXCAVATING AND BUILDING PERMIT FOR THE PROJECT. FOUR POINTS SURVEYING AND ENGINEERING WILL PREPARE A CSMP FOR THE CONTRACTOR PRIOR TO ISSUING FOR PERMIT.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO CONSTRUCTION. A COPY OF THE NECESSARY PERMITS SHALL BE MAINTAINED ON-SITE AT ALL TIMES DURING CONSTRUCTION. IT IS ANTICIPATED AT A MINIMUM THAT A GRADING AND EXCAVATING PERMIT, AND A BUILDING PERMIT WILL BE REQUIRED FROM ROUTT COUNTY FOR THE INTENDED WORK OF THIS PROJECT.
7. IT IS RECOMMENDED THAT SLOPES FOR THE PROJECT SHALL NOT EXCEED 2:1 OR 50% SLOPE. ANY SLOPES EXCEEDING IN STEEPNESS NEED TO BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER IN THE STATE OF COLORADO TO ENSURE STRUCTURAL INTEGRITY AND SLOPE STABILITY.
8. ALL DISTURBED SOILS SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON. INSTALL SOD, HAY MULCH, SEEDING PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS, LATEST EDITION.
9. THIS PLAN IS INTENDED TO REPRESENT A PRELIMINARY LAYOUT OF THE DRIVEWAY AS WELL AS GENERAL OVER-LOT SITE GRADING FOR THE ENTIRETY OF THE PROJECT. IT IS LIKELY THAT SLOPES AND DIMENSIONS MAY CHANGE IN CLOSE PROXIMITY TO THE BUILDING WITH FURTHER ADVANCEMENT OF THE PLAN SET. CUT AND FILL VALUES PRESENTED BELOW SHOULD BE CONSIDERED APPROXIMATE ONLY AT THIS TIME.
10. SEE SHEET C2 FOR THE PROFILE OF THE DRIVEWAY, BASED ON THE ORIGINAL DESIGN CONCEPT.



TYPICAL VEGETATED DRAINAGE SWALE DETAIL
NOT TO SCALE

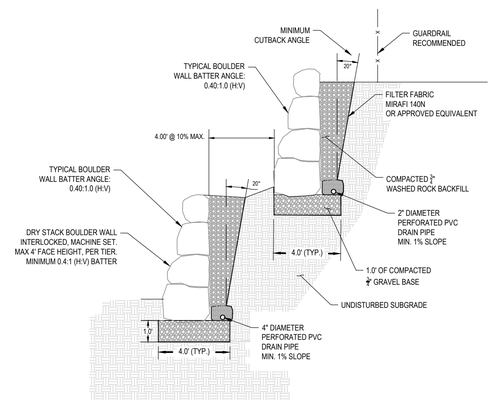


RIPRAP LINED SWALE TYPICAL DETAIL
NOT TO SCALE

PRELIMINARY EARTHWORK QUANTITIES

AREA OF DISTURBANCE:	66,300	SQUARE FEET
TOPSOIL REMOVAL:	1,225	CUBIC YARDS
CUT VOLUME:	5,450	CUBIC YARDS
FILL VOLUME:	15,250	CUBIC YARDS
NET VOLUME (FILL):	9,800	CUBIC YARDS

1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE DISTURBANCE AREA.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR THE CUT/FILL CALCULATIONS.
4. FILL VOLUMES INCLUDE NATIVE MATERIAL AND ALL IMPORT MATERIAL (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)



TIERED RETAINING WALL TYPICAL DETAIL
NOT TO SCALE

BOULDER WALL NOTES:

1. A LICENSED GEOTECHNICAL ENGINEER, REGISTERED IN THE STATE OF COLORADO, SHALL BE APPOINTED TO REVIEW THE FEASIBILITY OF THE DRY STACK BOULDER WALL TIERS PRESENTED ON SHEET C3 - OVERALL SITE PLAN.
2. COMPACT SUB-GRADE SOILS TO 95% OF THE MAXIMUM MODIFIED PROCTOR.
3. BACKFILL MATERIALS SHALL BE CAREFULLY PLACED IN UNIFORM LIFTS AT A MAXIMUM 8" DEEP LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AND NEAR THE OPTIMUM MOISTURE CONTENT.
4. PRIOR TO PLACEMENT, ANY BACKFILL MATERIALS MUST BE SAMPLED AND RECEIVE A SOILS REPORT.
5. INSTALL MIRAFI 140N FILTER FABRIC, OR APPROVED EQUIVALENT, TO PROTECT WASHED ROCK BACKFILL FROM NATURAL SOIL BACKFILL.
6. COMPACT WASHED ROCK BACKFILL WITH VIBRATORY COMPACTOR.
7. MINIMUM 20° CUTBACK ANGLE TO BE PROVIDED.
8. OVERALL MAXIMUM HEIGHT PER WALL TIER IS 4.0 FEET.

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

LOT 41 ALPINE MOUNTAIN RANCH

GRADING AND EXCAVATION PERMIT PLANS

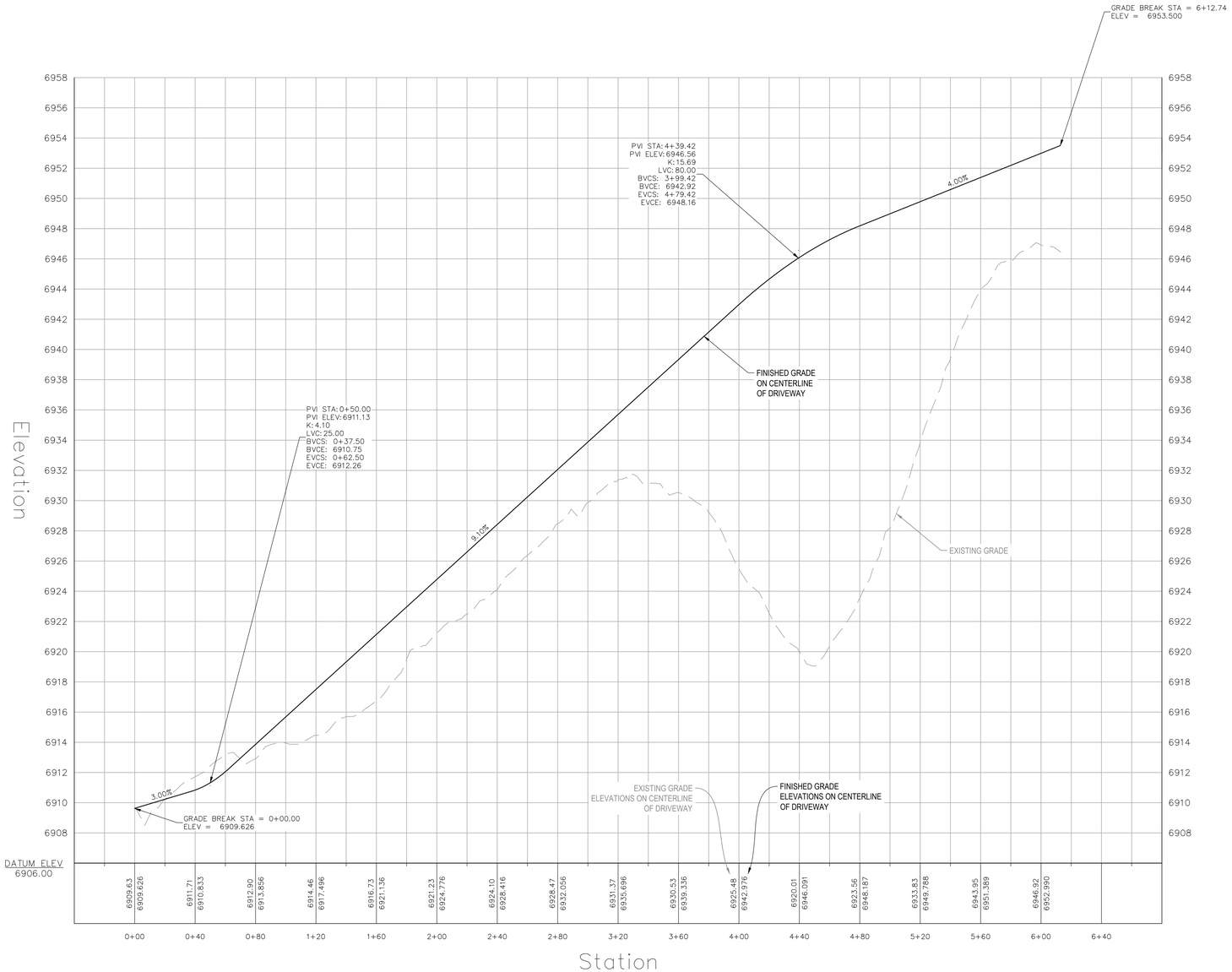
Horizontal Scale
0 30' 60'
SCALE: 1" = 30'
Contour Interval = 1 ft

DATE: 08-14-2024
JOB #: 1147-053
DRAWN BY: DSC
DESIGN BY: DSC/SB
REVIEW BY: WNM

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

DRAWING: OVERALL SITE PLAN

SHEET #
C1



VERTICAL DRIVEWAY PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

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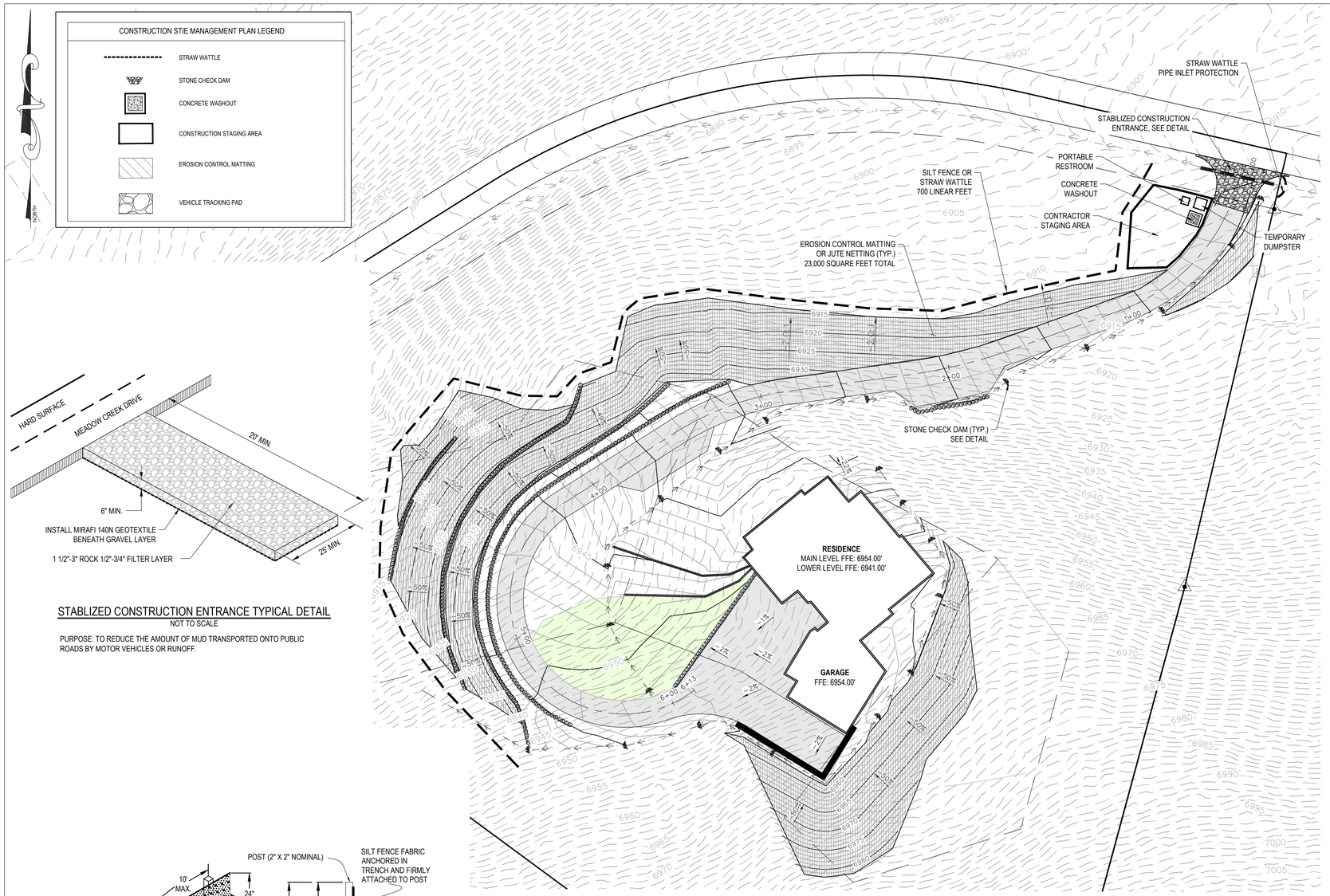
DRAWING: DRIVEWAY PROFILE

SHEET #
C2

CONSTRUCTION SITE MANAGEMENT PLAN

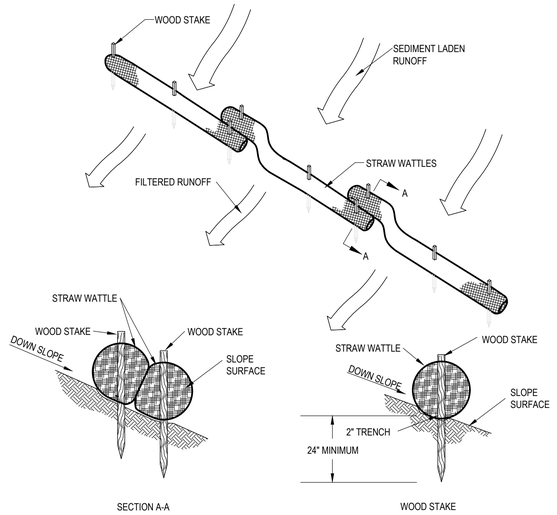
CONSTRUCTION SITE MANAGEMENT PLAN NOTES

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES ½ THE HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. CONTRACTOR SHALL PROVIDE ADEQUATE WASTE MANAGEMENT INCLUDING BUT NOT LIMITED TO A REGULARLY MAINTAINED ON SITE DUMPSTER AND PORTA-POTTY.
12. FINAL STABILIZATION IS THE CONDITION REACHED WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND FOR ALL AREAS OF GROUND SURFACE DISTURBING ACTIVITIES A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.

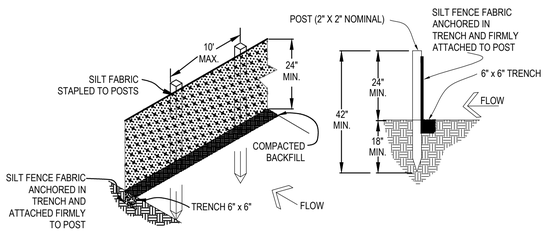


STABLIZED CONSTRUCTION ENTRANCE TYPICAL DETAIL
NOT TO SCALE

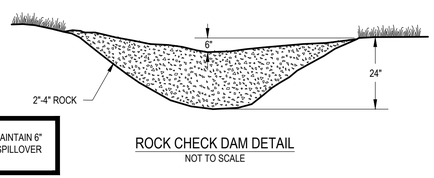
PURPOSE: TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.



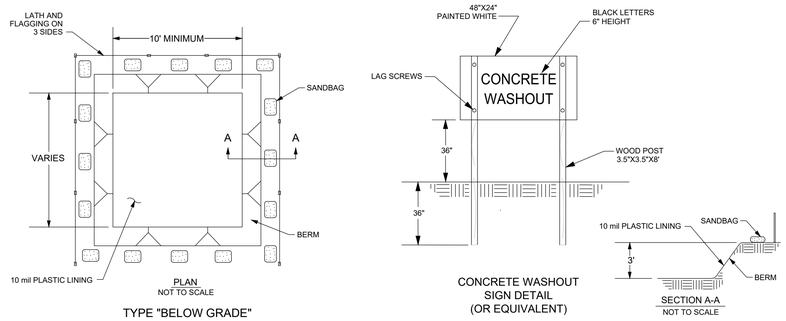
STRAW WATTLE DETAILS
NOT TO SCALE



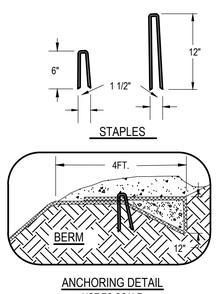
SILT FENCE TYPICAL DETAIL
NOT TO SCALE



ROCK CHECK DAM DETAIL
NOT TO SCALE



CONCRETE WASHOUT DETAILS
NOT TO SCALE



ANCHORING DETAIL
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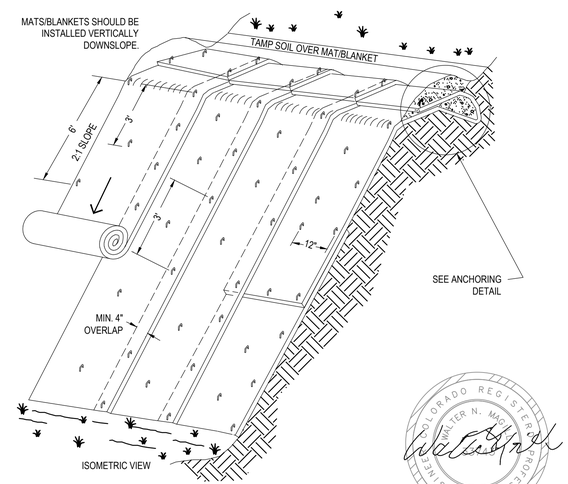

EROSION CONTROL BLANKET TYPICAL DETAILS
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DRAWING: CONSTRUCTION SITE MANAGEMENT PLAN

SHEET #

C3