

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING ENVELOPE
	STRAW WATTLE FOR EROSION CONTROL
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	EXISTING WATER LINE
	CENTER LINE OF DITCH/PR DRAINAGE
	PROPOSED EDGE OF GRAVEL
	PROPOSED DRIVEWAY
	EXISTING CULVERT
	PROPOSED CULVERT
	PROPOSED LANDSCAPE WALL
	PROPOSED GRAVEL SURFACING
	FLOW ARROW
	PROPOSED 1" WATER SERVICE LINE
	COMMUNICATIONS SERVICE LINE
	ELECTRICAL SERVICE LINE
	COMBINED ELEC AND COMMS
	EXISTING ELECTRICAL PEDESTAL
	SPOT GRADE
	EXISTING TREE
	RIP RAP STABILIZATION

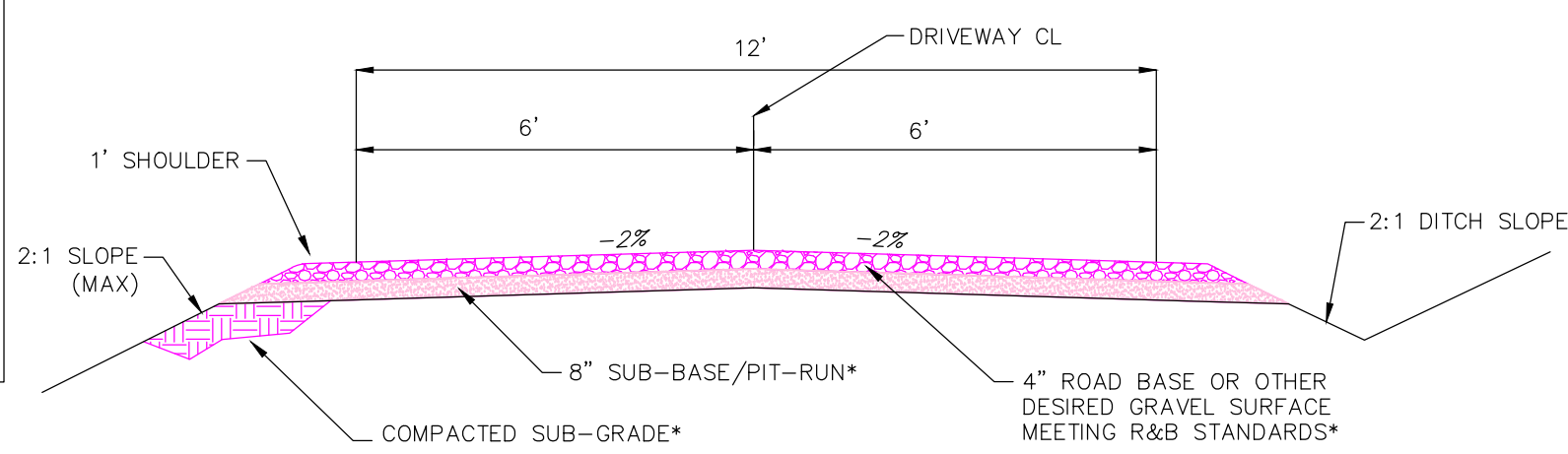
ANNOTATIONS:	
BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
LF	LINEAR FEET/FOOT
INV	INVERT
R&B	ROAD AND BRIDGE
R	RADIUS
ROW	RIGHT OF WAY
PR	PROPOSED
T.O.P.	TOP OF PIPE
TYP	TYPICAL

HOUSE AND DRIVEWAY EARTHWORK QUANTITIES:	
AREA OF DISTURBANCE:	20,000 SQ. FT.
TOPSOIL STRIPPING:	N/A, DEPTH UNKNOWN
TOTAL CUT:	50 CU. YDS.
TOTAL FILL:	410 CU. YDS.
NET (FILL):	360 CU. YDS.

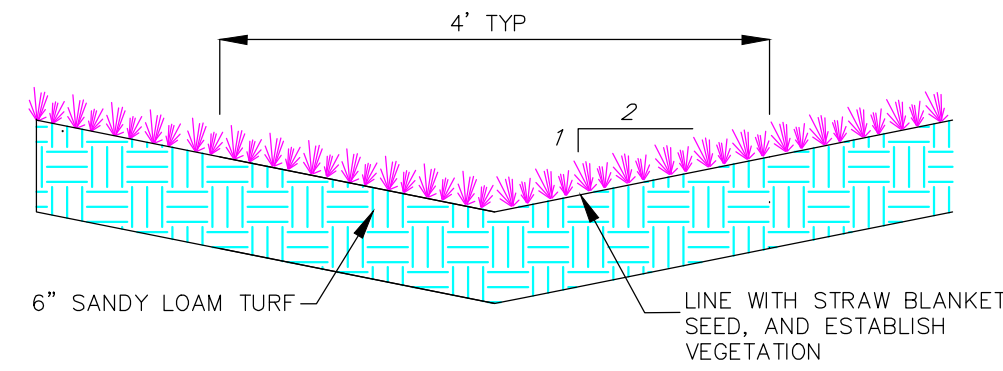
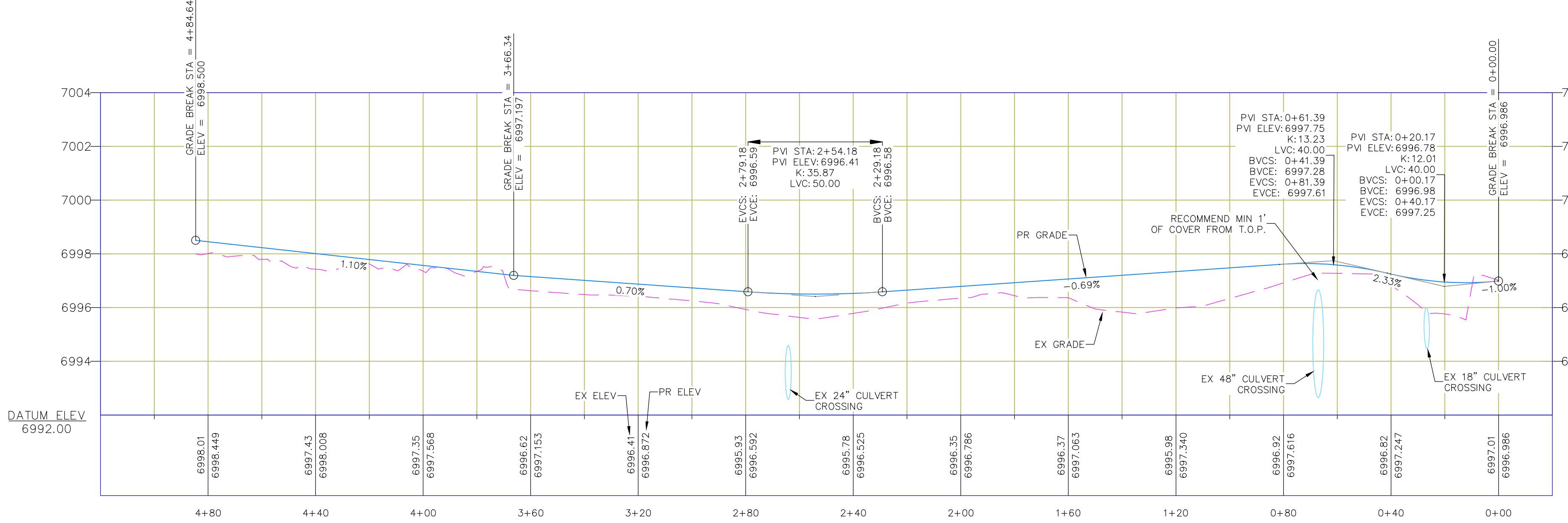
NOTES:

- A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
- FILL VOLUME INCLUDES IMPORT MATERIALS, (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

- NOTES:
- OWNER: NICHOLAS, NATHAN S & ALISON K
 - LEGAL DESCRIPTION: PT OF TR 65 SEC 17-8-85 TOTAL: 13.6 AC
 - FIELD SURVEYING COMPLETED DECEMBER 4, 2020.
 - TOPOGRAPHIC DATA GENERATED FROM FIELD SURVEYING AND 2018 LIDAR DATA.
 - PROPERTY CORNERS WERE FOUND AS INDICATED HEREON.
 - NO BENCHMARK HAS BEEN SET.
 - EXISTING BURIED UTILITIES ARE UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATES.
 - ALL DIMENSIONS AND ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - 2:1 SLOPES SHALL BE STABILIZED WITH ENGINEER APPROVED EROSION CONTROL BLANKET. EXAMPLES INCLUDE STRAW EROSION CONTROL BLANKET AND TURF REINFORCEMENT MAT.
 - ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
 - FLOODPLAIN AND FLOODWAY LIMITS ARE UNKNOWN. AREA NOT MAPPED BY FEMA



TYPICAL DRIVEWAY CROSS SECTION DETAIL: 12' DRIVEWAY
N.T.S.
*PROVIDE SAME SURFACING FOR THE FIRE TURN OUT AND TURN AROUND



TYPICAL DRIVEWAY DRAINAGE DITCH DETAIL
N.T.S.

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

INT	
REVISIONS	
DATE	
No.	

PART OF TRACT 65
SECTION 17, T8N, R85W
TBD MOON HILL DRIVE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 20'

Contour Interval = 1 ft

DATE: 12/18/2020
JOB #: 1983-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: WNM

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

DRAWING:

SHEET #

1

SITE PLAN