

GENERAL NOTES:

- OWNER: HEAD, BENJAMIN & KRISTIN
- TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
- DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
- ALL FINISHED GROUND SURFACES TO BE REVEGETATED SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
- 2:1 SLOPES SHALL BE STABILIZED WITH STRAW EROSION CONTROL BLANKET. APPLY GRASS SEED OF OWNER'S CHOICE BEFORE AND AFTER STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
- ALL DISTURBED AREAS NOT RECEIVING GRAVEL OR PAVED SURFACING SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON. APPLY GRASS SEED OF OWNERS CHOICE OR CONSULT ENGINEER OF RECORD.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.

DRIVEWAY EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	20,000	SQ. FT.
CLEARING AND GRUBBING:	150	CU. YDS.
TOTAL CUT:	160	CU. YDS.
TOTAL FILL:	660	CU. YDS.
NET (FILL):	500	CU. YDS.

NOTES:

- THE TOTAL CUT VOLUME INCLUDES ANY TOPSOIL STRIPPING AND/OR CLEARING AND GRUBBING.
- THE TOTAL FILL VOLUME INCLUDES IMPORT MATERIALS LISTED BELOW.

MATERIAL QUANTITIES

DRIVEWAY: GEO-TEXTILE, MIRIFI 500X	13,000	SQ. FT.
DRIVEWAY: CLASS 1 OR 2 SUB-BASE	350	CU. YDS.
DRIVEWAY: CLASS 6 ROAD-BASE	310	CU. YDS.

SHEET INDEX

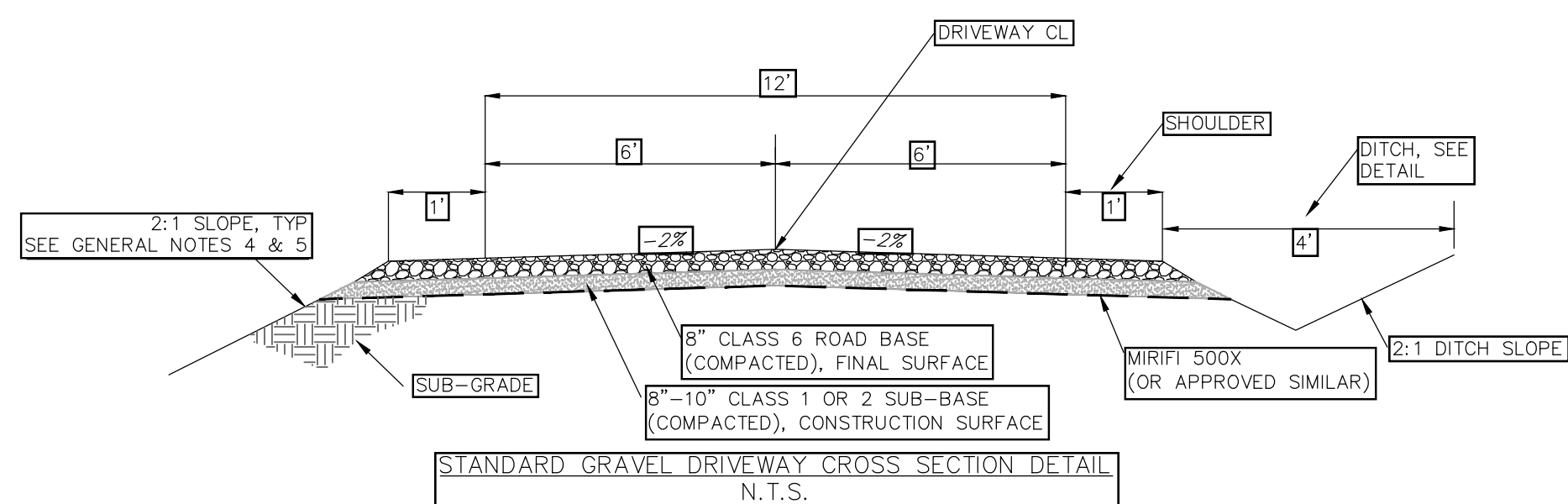
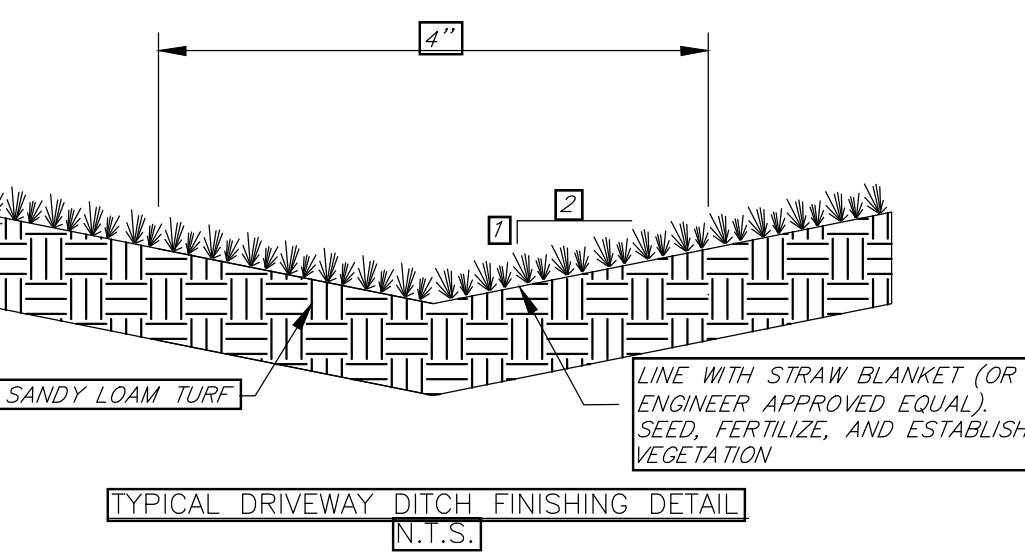
SHEET 1 COVER PAGE: VICINITY MAP, NOTES, & DETAILS
 SHEET 2 DRIVEWAY PLAN & PROFILE
 SHEET 3 SITE PLAN

LEGEND

---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	EXISTING EDGE OF GRAVEL
---	EXISTING 1/2' CONTOUR
---	EXISTING 5/10' CONTOUR
---	PROPOSED 1/2' CONTOUR
---	PROPOSED 5/10' CONTOUR
---	CENTER LINE OF DRAINAGE
---	EXISTING WIRE FENCE
---	PROPOSED GRAVEL DRIVEWAY
---	PROPOSED CONCRETE PAVING
---	PROPOSED BUILDING FOOTPRINT
---	PROPOSED DECK OUTLINE
---	PROPOSED ROOF OUTLINE
---	EXISTING CULVERT
---	PROPOSED RIP-RAP
---	FLOW ARROW
---	ELECTRICAL SERVICE LINE
---	SOLAR POWER SERVICE LINE
---	GEO-THERMAL LINE
---	SEWER SERVICE LINE
---	STRAW WATTLE EROSION CONTROL
---	SPOT GRADE

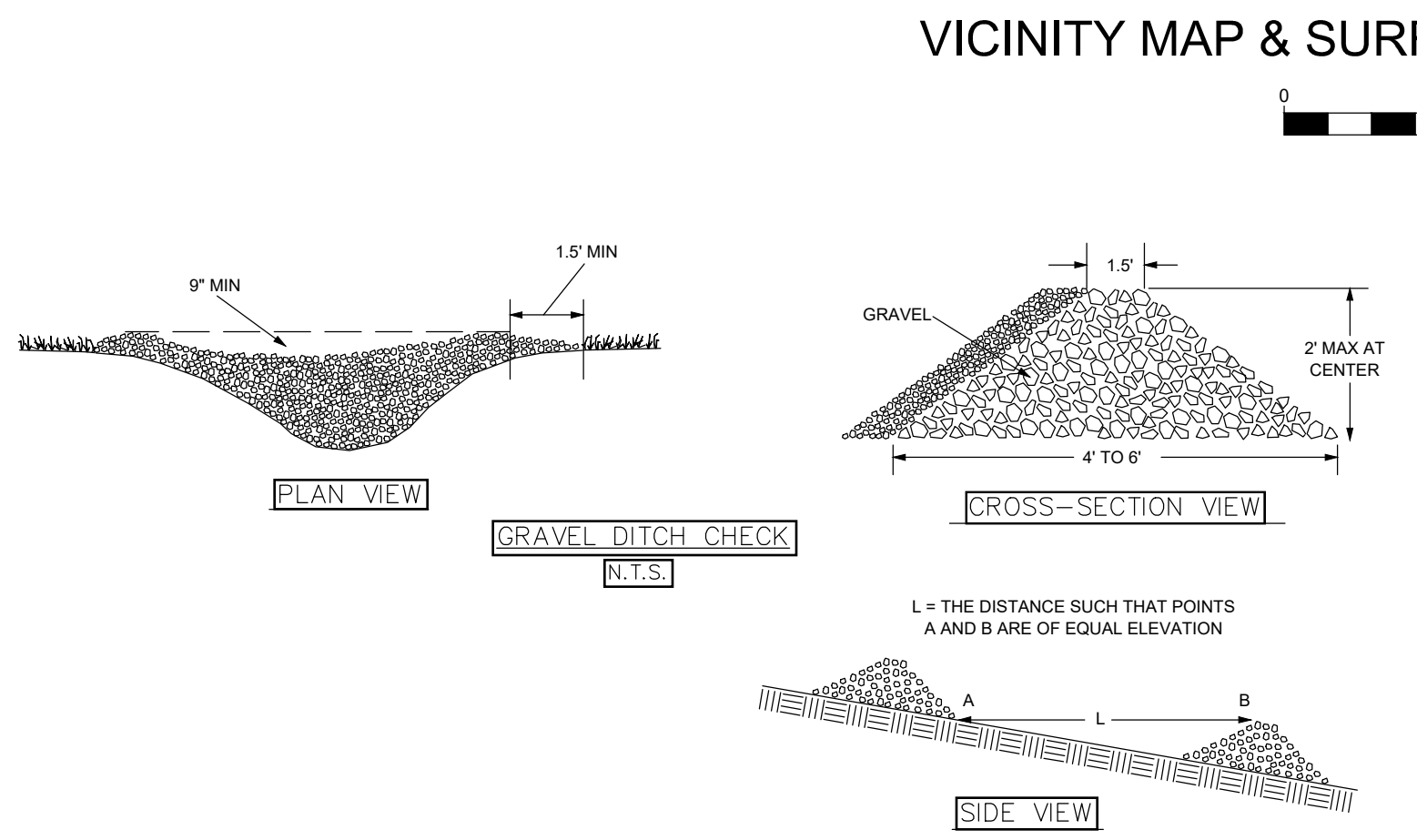
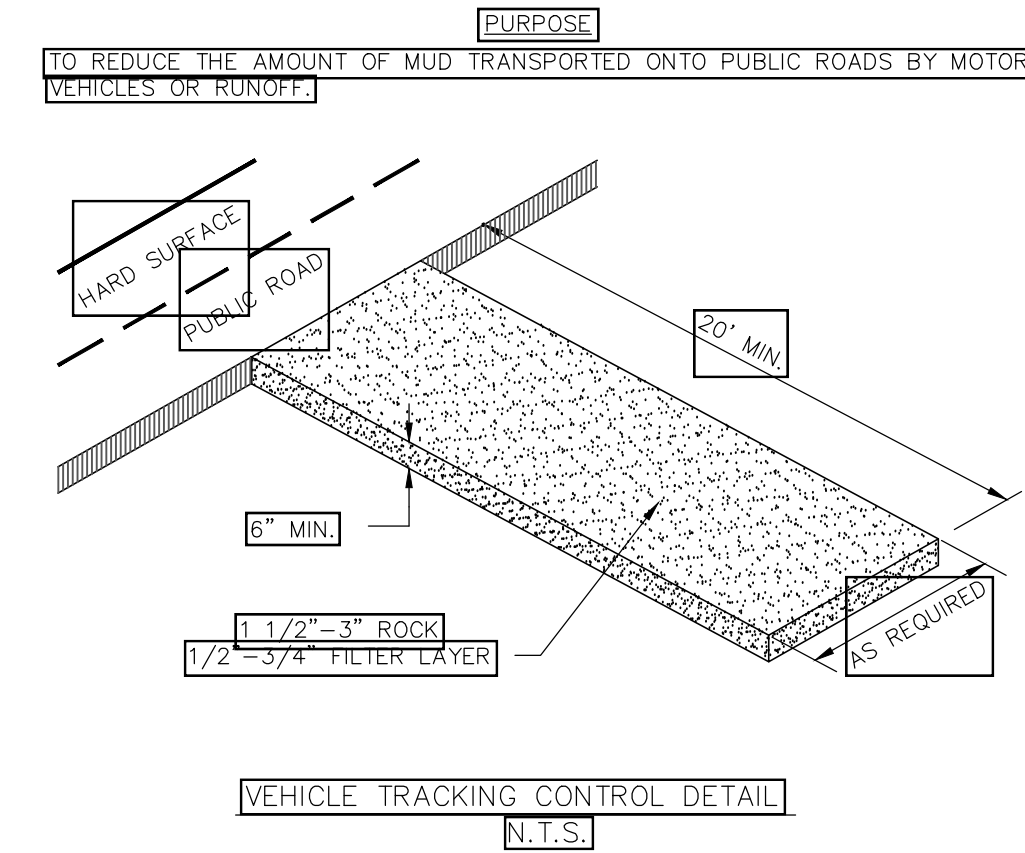
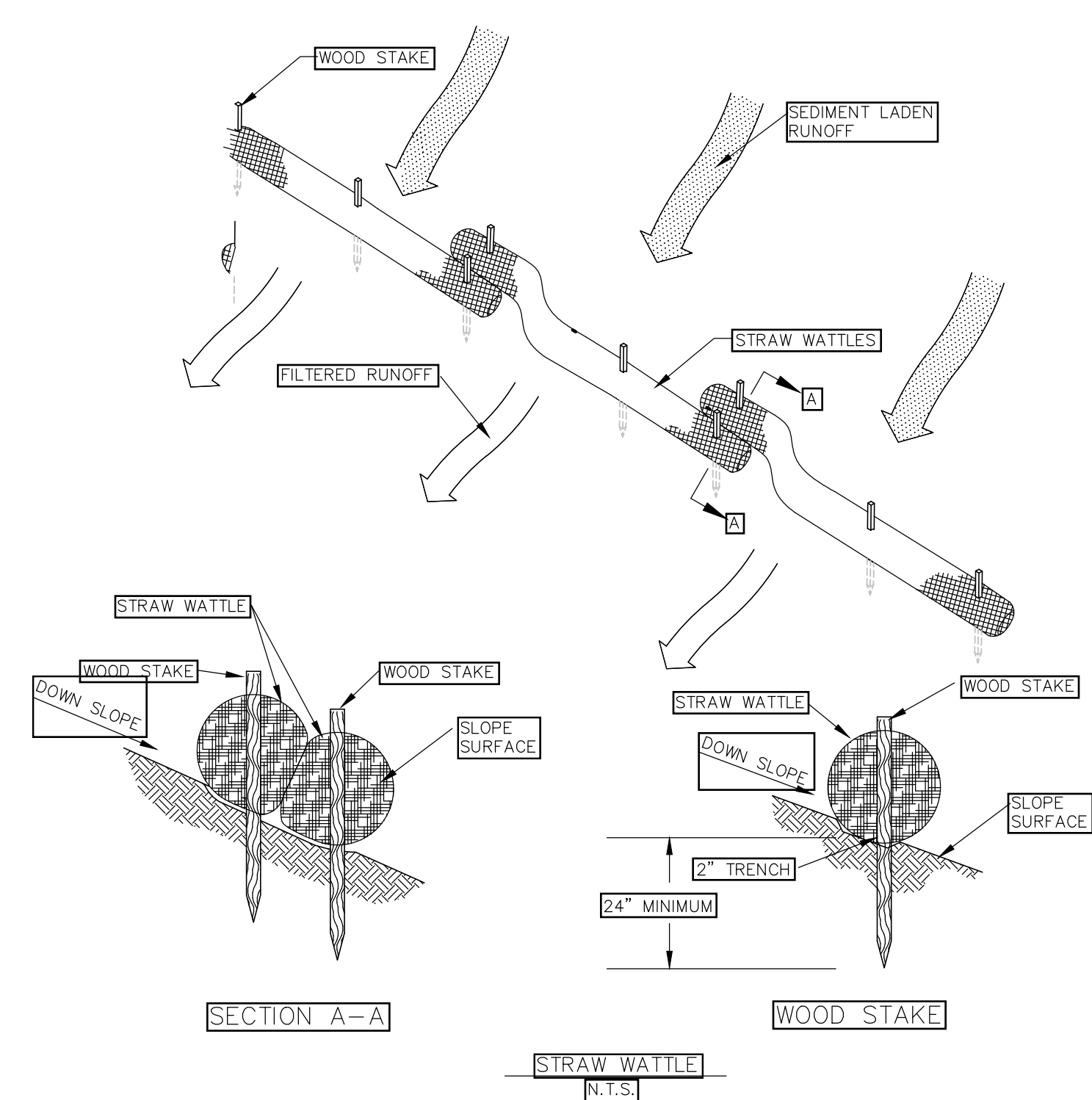
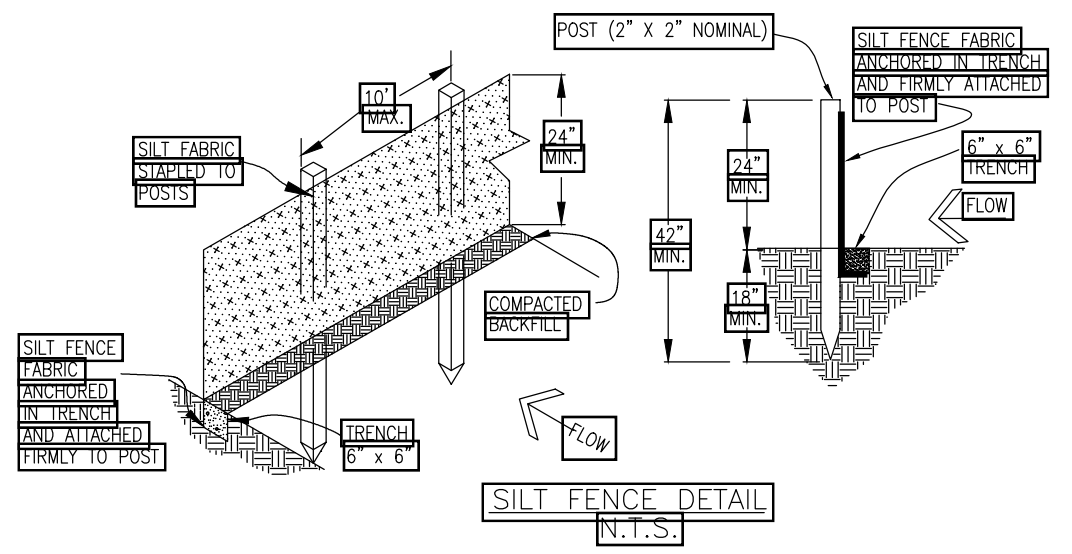
ANNOTATIONS:

BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
CONC	CONCRETE
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
LF	LINEAR FEET/FOOT
LPS	LOW PRESSURE SEWER
LOD	LIMITS OF DISTURBANCE
INV	INVERT
P/A	PLANTING AREA
R	RADIUS
ROW	RIGHT OF WAY
PR	PROPOSED
TOW	TOP OF WALL
TYP	TYPICAL



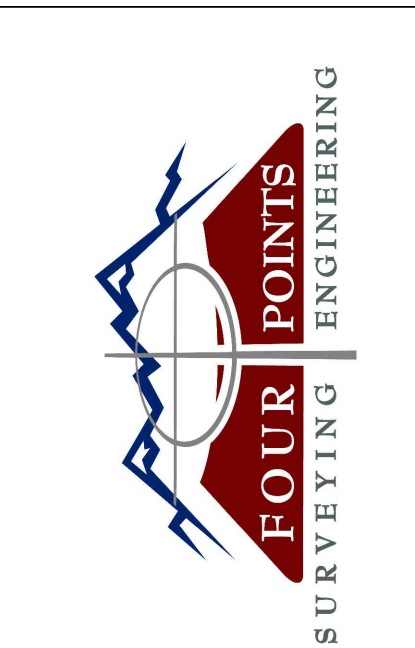
GRAVEL DRIVEWAY SURFACING NOTES:

- STRIP TOP LAYER OF VEGETATION AND ORGANICS FROM THE EXISTING TOPSOIL. MIRIFI 500X OR APPROVED SIMILAR GEO-TEXTILE FABRIC SHALL BE USED TO BRIDGE TOPSOIL AND SUB-BASE COURSE. CONSULT GEO-TECHNICAL ENGINEER (NWC) FOR ADDITIONAL INFORMATION.
- PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- BASE COURSE AND SUB-BASE AGGREGATES SHALL MEET THE CDDT CLASS 6 ABC AND CLASS 2/1 ABC SPECIFICATIONS, RESPECTIVELY. BASE COURSE AND SUB-BASE AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.



CIVIL CONSTRUCTION DRAWINGS for DRIVEWAY ACCESS & RESIDENCE TO A PART OF LOT 2, BRENNER SUBDIVISION

30275 STATE HIGHWAY 131
ROUTT COUNTY, COLORADO



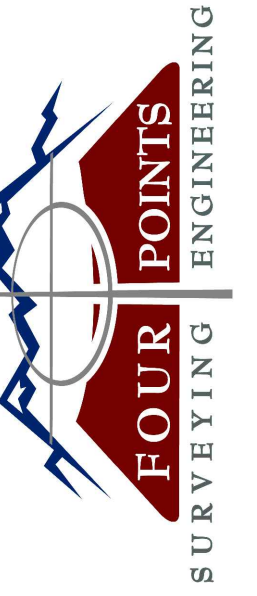
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointse.com

INT	DATE	NO.	REVISIONS
	9/3/21	1	SITE PLAN ADDITION SHEET 3

A PART OF LOT 2,
BRENNER SUBDIVISION
30275 STATE HIGHWAY 131
STEAMBOAT SPRINGS, CO 80487

Contour Interval = 2 ft
 DATE: 9/20/2021
 JOB #: 1974-001
 DRAWN BY: JLW
 DESIGN BY: JLW
 REVIEW BY: FPSE

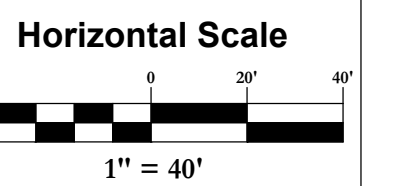
DRAWING:
 COVER PAGE -
 DETAILS, NOTES, &
 VICINITY MAP
 SHEET #
 1



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NO.	DATE	REVISIONS

**A PART OF LOT 2,
BRENNER SUBDIVISION
30275 STATE HIGHWAY 131
STEAMBOAT SPRINGS, CO 80487**



Contour Interval = 2 ft

DATE: 4/14/2021
JOB #: 1974-001
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DESIGN BY: JLW
REVIEW BY: FPSE

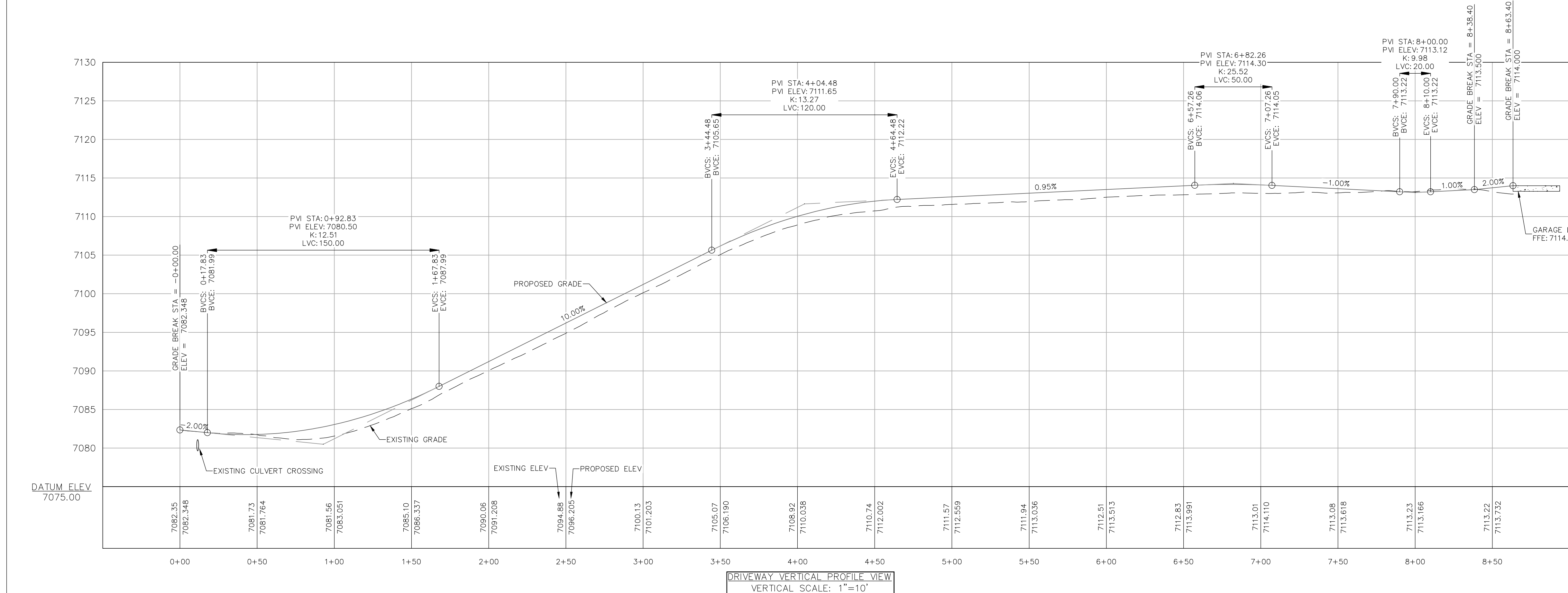
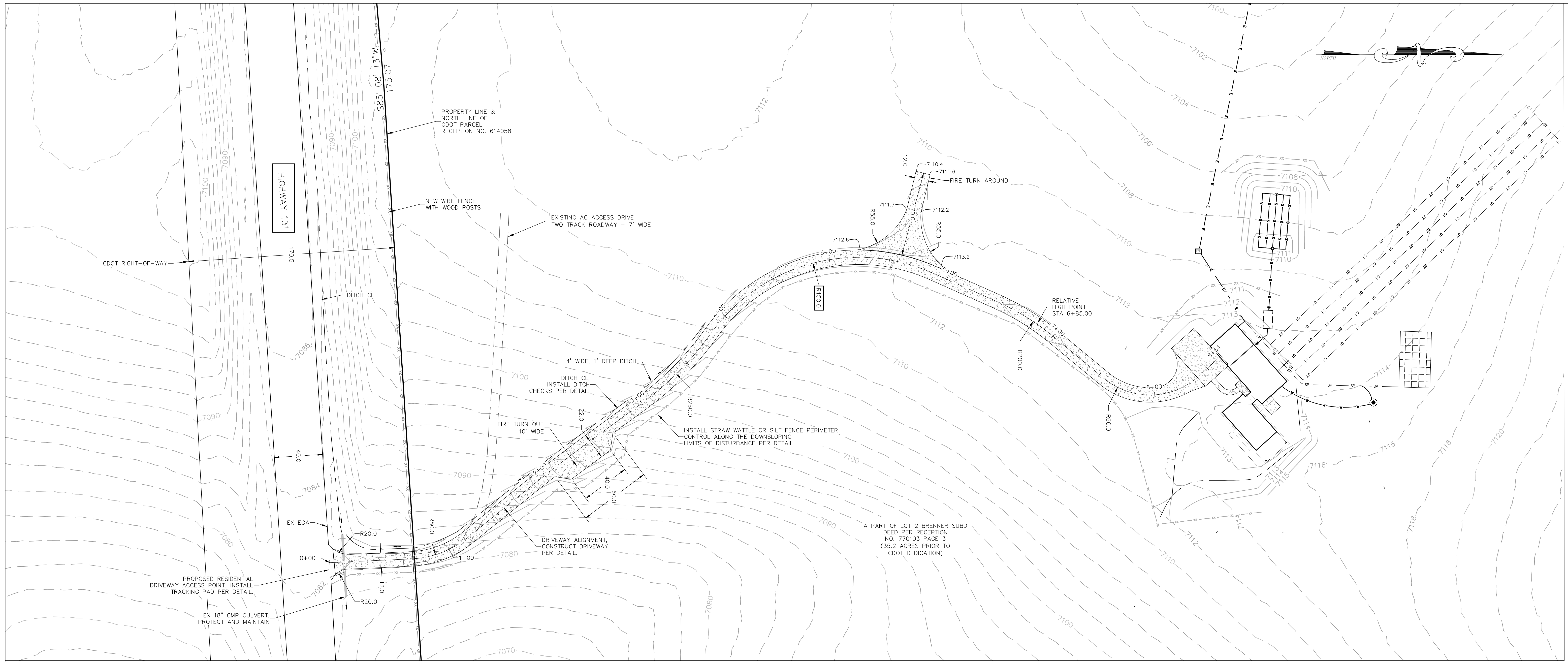
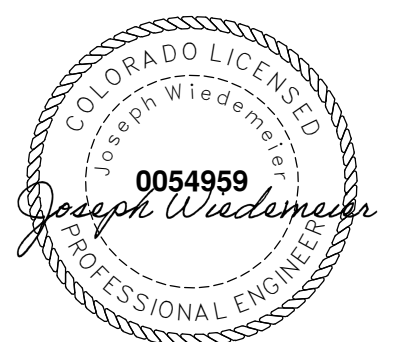
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

**DRIVEWAY PLAN &
PROFILE**

DRAWING:

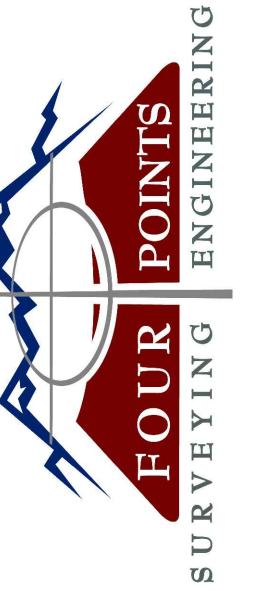
SHEET #

2



- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
 - CONTRACTOR SHALL PROPERLY INSTALL PERIMETER EROSION CONTROL MEASURES ON ALL DOWNSLOPE LIMITS OF DISTURBANCE (E.G. STRAW WATTLE SOCKS, SILT FENCE).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
 - ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

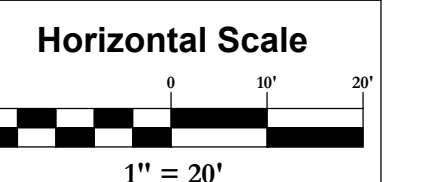
DRIVEWAY VERTICAL PROFILE VIEW
VERTICAL SCALE: 1"=10'



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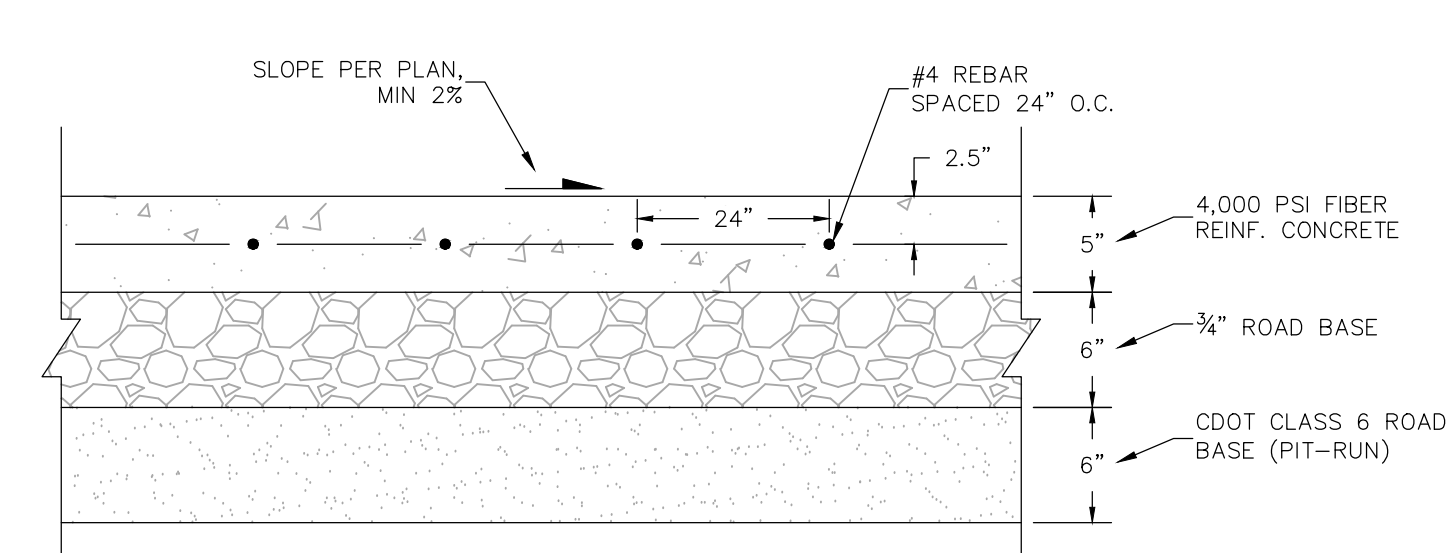
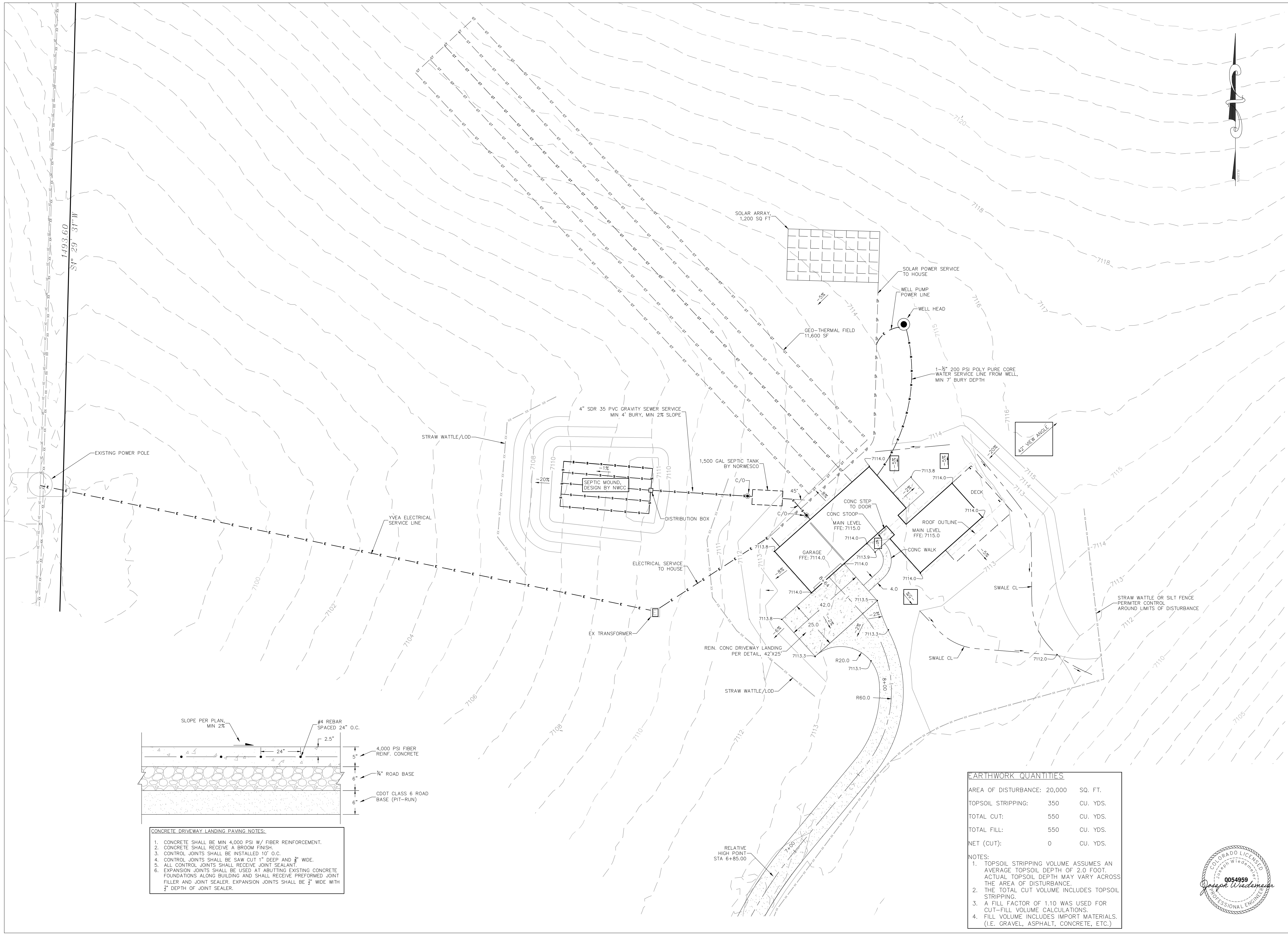


Contour Interval = 1 ft
DATE: 9/20/2021
JOB #: 1974-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
SITE PLAN
SHEET #

3



- CONCRETE DRIVEWAY LANDING PAVING NOTES.**
1. CONCRETE SHALL BE MIN 4,000 PSI W/ FIBER REINFORCEMENT.
 2. CONCRETE SHALL RECEIVE A BROOM FINISH.
 3. CONTROL JOINTS SHALL BE INSTALLED 10' O.C.
 4. CONTROL JOINTS SHALL BE SAW CUT 1" DEEP AND 3/8" WIDE.
 5. ALL CONTROL JOINTS SHALL RECEIVE JOINT SEALANT.
 6. EXPANSION JOINTS SHALL BE USED AT ABUTTING EXISTING CONCRETE FOUNDATIONS ALONG BUILDING AND SHALL RECEIVE PREFORMED JOINT FILLER AND JOINT SEALER. EXPANSION JOINTS SHALL BE 1/2" WIDE WITH 1/2" DEPTH OF JOINT SEALER.

EARTHWORK QUANTITIES

AREA OF DISTURBANCE:	20,000	SQ. FT.
TOPSOIL STRIPPING:	350	CU. YDS.
TOTAL CUT:	550	CU. YDS.
TOTAL FILL:	550	CU. YDS.
NET (CUT):	0	CU. YDS.

NOTES:

1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 2.0 FOOT. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE AREA OF DISTURBANCE.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
4. FILL VOLUME INCLUDES IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)