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INVERT

RADIUS

PROPOSED

LINEAR FEET/FOOT

PLANTING AREA

RIGHT OF WAY

TOP OF WALL TYPICAL

ONSITE WASTEWATER TREATMENT SYSTEM

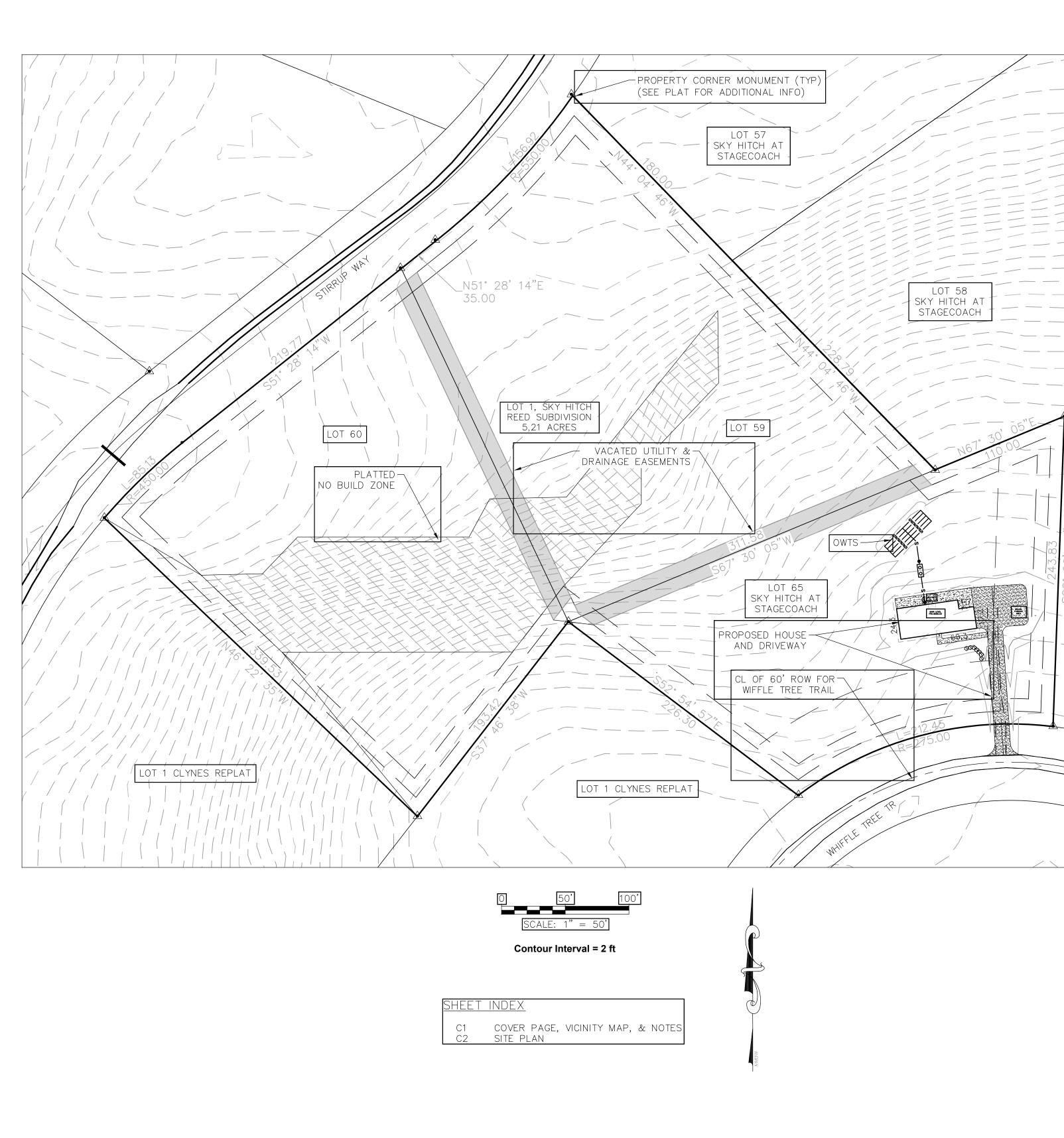
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TOW

PR



DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE
DATE: 4/16/2022		
JOB #: 1095-104		
DRAWN BY: JLW		
DESIGN BY: JLW		
REVIEW BY:		
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.		

CIVIL CONSTRUCTION DRAWINGS

FOR A SINGLE FAMILY RESIDENCE AT LOTS 59, 60, AND 65 SKY HITCH AT STAGECOACH ADDRESS: 34130 WHIFFLE TREE TRAIL

OAK CREEK, COLORADO 80487

Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com



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- OWNER: REED, CHRISTOPHER & REGAN-REED, KEELIN K
- OWNER: REED, CHRISTOPHER & REGAN-REED, KEELIN K
 LEGAL DESCRIPTION OF BUILDING LOT: LOT 65 SKY HITCH AT STAGECOACH.
 LOT 65 AREA: 1.70 ACRES
 FIELD SURVEYING COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING DURING THE MONTH OF JULY 2020.
 PROJECT BENCHMARK: SOUTHEAST PROPERTY CORNER ON LOT 65, (SEE SITE PLAN).
 #5 REBAR ON A YELLOW PLASTIC CAP WITH ELEVATION=8065.85.
- CONSOLIDATION PLAT FOR LOTS 59, 60 AND 65 COMPLETED APRIL 2, 2022 INTO SINGLE
- LOT TO BE KNOWN AS LOT 1 SKY HITCH REED SUBDIVISION. TOPOGRPHIC INFORMATION OBTAINED FROM 2018 LIDAR DATA.
- LOCATES FOR BURIED UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- GEO-TECHNICAL REPORT REFERENCED: SOIL INVESTIGATION AND LTAR EVALUATION FOR AN OWTS FOR A PROPOSED RESIDENCE AT 34130 WHIFFLE TREE TRAIL. BY BEAR VALLEY DESIGN LTD DATED JANUARY 29, 2022.
- D. LOT IS VACANT WITH NATIVE LODGE POLE PINES AND GRASSES. TOPSOIL DEPTH IS APPROXIMATELY 1-FOOT DEEP.
- . DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. 2. ALL 2:1 SLOPES SHALL BE STABILIZED WITH ENGINEER APPROVED EROSION CONTROL BLANKET. EXAMPLES INCLUDE STRAW EROSION CONTROL BLANKET AND TURF REINFORCEMENT MAT.
- 3. ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON. ALL FINISHED GRADES SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL, SEED, AND STRAW BLANKET IF APPLICABLE

PROJECT EARTHWO	rk quai	NTITIES:	
AREA OF DISTURBANCE:	12,500	SQ. FT.	
TOPSOIL STRIPPING:	150	CU. YDS.	
TOTAL CUT:	500	CU. YDS.	
TOTAL FILL:	240	CU. YDS.	
NET (CUT):	260	CU. YDS.	
 NOTES: 1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 1.0 FOOT. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE. 2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING 			

- STRIPPING. 3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
- 4. ASSUMES 3' CRAWL SPACE CONSTRUCTION. 5. FILL VOLUME INCLUDES IMPORTED DRIVEWAY
- ROAD BASE.

Reviewed for Code Compliance
07/12/2022

UTILITY CONTACT LIST	
<u>ELECTRICAL</u>	
YAMPA VALLEY ELECTRIC COMPANY 2211 ELK RIVER ROAD STEAMBOAT SPRINGS, CO CONTACT: LARRY BALL	970-871-2264
GAS	
ATMOS ENERGY 30405 DOWNHILL DRIVE STEAMBOAT SPRINGS, CO CONTACT: DON CRANE	970-879-3223
TELEPHONE	
CENTURY LINK 138 7TH STREET STEAMBOAT SPRINGS, CO CONTACT: KELLY MCCLERNON	970-328-8288
CABLE TELEVISION	
COMCAST 625 SOUTH LINCOLN, SUITE #205 STEAMBOAT SPRINGS, CO 80487 CONTACT: DAVID STEPISNIK	970-418-0844
UTILITY NOTIFICATION CENTER OF CC	DLORADO
CALL TWO BUSINESS DAYS BEFORE OR EXCAVATE FOR THE MARKING OF 1-800-922-1987	

SHEET #



LOT 66

SKY HITCH AT

STAGECOACH