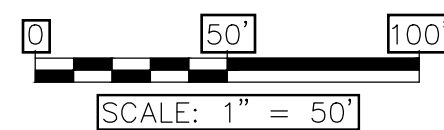
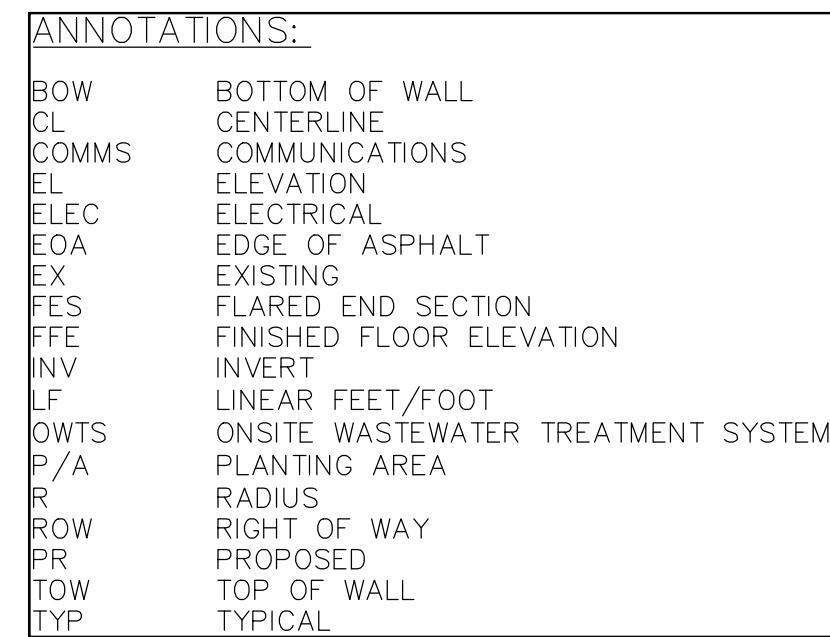



FOR A SINGLE FAMILY RESIDENCE AT LOTS 59, 60, AND 65 SKY HITCH AT STAGECOACH  
ADDRESS: 34130 WHIFFLE TREE TRAIL  
OAK CREEK, COLORADO 80487



**Contour Interval = 2 ft**

SHEET INDEX	
C1	COVER PAGE, VICINITY MAP, & NOTES
C2	SITE PLAN

DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT		<b>Four Points Surveying &amp; Engineering</b> 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointssse.com	<b>C1</b>
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 DIMENSIONS SHALL BE SHOWN IN DECIMAL FEET AND INCHES.							

1. OWNER: REED, CHRISTOPHER & REGAN-REED, KEELIN K
2. LEGAL DESCRIPTION OF BUILDING LOT: LOT 65 SKY HITCH AT STAGECOACH.
3. LOT 65 AREA: 1.70 ACRES
4. FIELD SURVEYING COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING DURING THE MONTH OF JULY 2020.
5. PRELIM BENCHMARK NEAST PROPERTY CORNER ON LOT 65, (SEE SITE PLAN).
6. #5 REBAR ON A YELLOW PLASTIC CAP WITH ELEVATION=8065.85
7. 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.
7. TOPOGRAPHIC INFORMATION OBTAINED FROM 2018 LIDAR DATA.
8. 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.
9. GEOTECHNICAL RECOMMENDATIONS AND LTAR EVALUATION FOR AN OWTS FOR A PROPOSED RESIDENCE AT 34130 WHIFFLE TREE TRAIL. BY BEAR VALLEY DESIGN LTD DATED JANUARY 29, 2022.
10. LOT IS VACANT WITH NATIVE LODGE POLE PINES AND GRASSES. TOPSOIL DEPTH IS APPROXIMATELY 1-FOOT DEEP.
11. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
12. ALL 2:1 SLOPES SHALL BE STABILIZED WITH ENGINEER APPROVED EROSION CONTROL BLANKET. EXAMPLES INCLUDE STRAW EROSION CONTROL BLANKET AND TURF REINFORCEMENT MAT.
13. 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

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.

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.
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.

YAMPA VALLEY ELECTRIC COMPANY  
2211 ELK RIVER ROAD  
STEAMBOAT SPRINGS, CO  
CONTACT: LARRY BALL 970-871-2264

ATMOS ENERGY  
30405 DOWNHILL DRIVE  
STEAMBOAT SPRINGS, CO  
CONTACT: DON CRANE 970-879-3223

CENTURY LINK  
138 7TH STREET  
STEAMBOAT SPRINGS, CO  
CONTACT: KELLY MCCLERNON 970-328-8288

COMCAST  
625 SOUTH LINCOLN, SUITE #205  
STEAMBOAT SPRINGS, CO 80487  
CONTACT: DAVID STEPISNIK 970-418-0844

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE  
OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES  
1-800-922-1987

07/12/2022