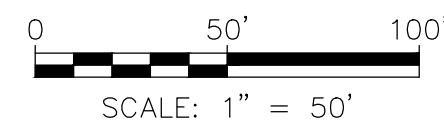


FOR A SINGLE FAMILY RESIDENCE AT LOT 1 SKY HITCH REED SUBDIVISION
ADDRESS: 34130 WHIFFLE TREE TRAIL
OAK CREEK, COLORADO 80487

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING ENVELOPE
	PROPERTY CORNERS (REBAR & CAP)
	EXISTING 2 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 2 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	CENTER LINE OF DITCH/SWALE
	EXISTING EDGE OF GRAVEL
	PROPOSED CULVERT
	PROPOSED BOULDER WALL
	PROPOSED CONCRETE
	PROPOSED GRAVEL DRIVEWAY
	PROPOSED RIP RAP STABILIZATION
	NO-BUILD ZONE
	FLOW ARROW
	PROPOSED 1" WATER SERVICE LINE
	PROPOSED 4" SEWER SERVICE LINE
	PR ELECTRICAL SERVICE LINE
	PR COMBINED ELEC AND COMMS
	ELECTRICAL & COMMS PEDESTALS
	SPOT GRADE (TRUNCATED)
	PROPOSED TREES & SHRUBS
	PROPOSED HOUSE OUTLINE
	PROPOSED PATIO OUTLINE
	EXISTING ANNOTATION
	PROPOSED ANNOTATION
	PERIMETER EROSION CONTROL (SILT FENCE OR STRAW WALLS)

BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EMENT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
INV	INVERT
LF	LINEAR FEET/FOOT
OWTS	ONSITE WASTEWATER TREATMENT SYSTEM
P/A	PLANTING AREA
R	RADIUS
ROW	RIGHT OF WAY
PR	PROPOSED
UTIL	UTILITY
TOW	TOP OF WALL
TYP	TYPICAL



A circular professional engineer seal for the state of Colorado. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by a rope-like border. Inside this ring, the name "Joseph Wiedemeier" is written in a cursive script. Overlaid on the seal is the license number "0054959" in a bold, sans-serif font. Below the license number, the name "Joseph Wiedemeier" is written again in a cursive script.

Joseph
Linus
Wiedemeier

Digitally signed
by Joseph Linus
Wiedemeier
Date: 2022.04.20
15:14:33 -06'00'

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



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

C1

1. OWNER: REED, CHRISTOPHER & REGAN-REED, KEELIN K
2. FIELD SURVEYING COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING DURING THE MONTH OF JULY 2020.
3. PROJECT BENCHMARK: SOUTHEAST PROPERTY CORNER, (SEE SITE PLAN). #5 REBAR ON A YELLOW PLASTIC CAP, ELEVATION=8065.55.
4. CONSULTATION WITH THE DEPT. OF AG, 60 A.S. COMPLETED APRIL 2, 2022 INTO SINGLE LOT TO BE KNOWN AS LOT 1 SKY HITCH REED SUBDIVISION.
5. TOPOGRAPHIC INFORMATION OBTAINED FROM 2018 LIDAR DATA.
6. 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.
7. CONSULTATION WITH THE DEPT. OF AG, 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.
8. LOT IS VACANT WITH NATIVE LODGE POLE PINES AND GRASSES. TOPSOIL DEPTH IS APPROXIMATELY 1-FOOT DEEP BUT LIKELY VARIES IN DEPTH ACROSS THE SITE.
9. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
10. ALL 2:1 SLOPES SHALL BE STABILIZED WITH ENGINEER APPROVED EROSION CONTROL BLANKET. EXAMPLES INCLUDE STRAW EROSION CONTROL BLANKET AND TURF REINFORCEMENT MAT.
11. 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

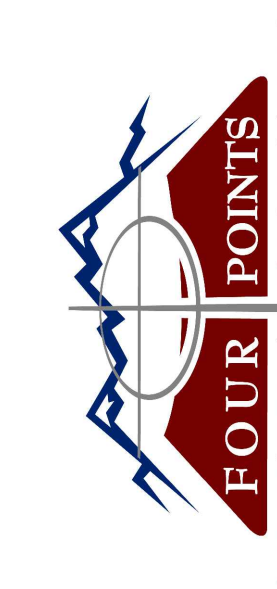
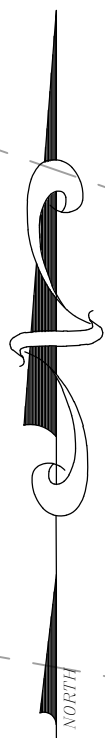
ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970-879-3223

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

DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING DATE: 4/20/2022 JOB #: 1085-104 DRAWN BY: JLW DESIGN BY: JLW REVIEW BY: JLW IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.	No.	DATE	REVISIONS	INT		Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com	C1	SHEET #



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

[illegible]

REED RESIDENCE
LOT 1 SKY HITCH REED SUBDIVISION
34130 WHIFFLE TREE TR
OAK CREEK, 80467

Horizontal Scale

10' 0 5'

1" = 10'

Contour Interval = 2 ft

DATE: 4/20/22
JOB #: 1095-104
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: JLW

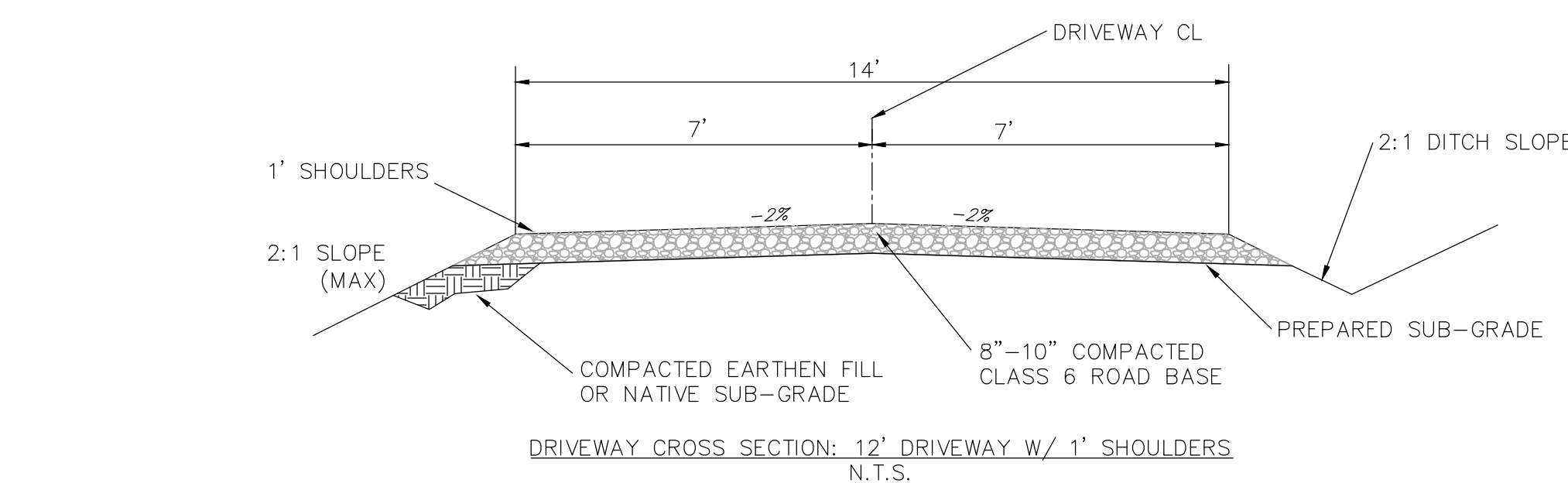
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED

SITE PLAN

DRAWING:

SHEET #

C2



DRIVEWAY SURFACING NOTES

1. SPECIFIC TESTING METHODS AND SPECIFICATIONS WERE NOT PREPARED IN ACCORDANCE A SOILS OR GEO-TECHNICAL REPORT AND ARE SUBJECT TO CHANGE BASED ON FIELD TESTING AND OBSERVATION.
2. PRIOR TO THE PLACEMENT OF GRAVEL ROAD BASE, THE EXPOSED SUB-GRADE SOILS/EARTHEN FILL SHALL BE UNIFORMLY SCARIFIED, MIXED, MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY. SUB-GRADE FILL SHALL BE PLACED AND COMPACTED IN LOOSE LIFTS NOT TO EXCEED 1-FOOT IN DEPTH. BOULDERS AND ROCKS LARGER THAN 8" IN DIAMETER SHALL BE REMOVED AND RE-PLACED WITH SUB-GRADE MATERIAL. NO ORGANIC MATERIAL, INCLUDING TOPSOIL, AND ANY OTHER FOREIGN DEBRIS THAT COULD COMPROMISE STRUCTURAL INTEGRITY.
3. GRAVEL ROAD BASE AGGREGATE SHALL MEET THE CDOT CLASS 6 ABC SPECIFICATIONS. GRAVEL AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.
4. DRIVEWAY SLOPES SHALL BE FINE GRADED AND TRACKED PERPENDICULAR TO THE DRIVEWAY CENTERLINE. ALL 2:1 SLOPES SHALL BE SEED WITH NATIVE GRASS SEED AND STABILIZED STRAW BLANKET OR SIMILAR EROSION CONTROL MAT. SEED SHALL BE WATERED, AS NEEDED, TO PROMOTE AND SUSTAIN GROWTH.

