

EROSION/SEDIMENT CONTROL NOTES:

BEST MANAGEMENT PRACTICES TO BE IMPLEMENTED UNTIL CONSTRUCTION OF DETENTION POND AND CUT-OFF BERMS IS COMPLETE

GRADING:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS, WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. GRADING DESIGN DOES NOT CALL FOR THE CONSTRUCTION OF SLOPES GREATER THAN 2:1.
4. ALL FINISHED BARE GROUND SURFACES SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.

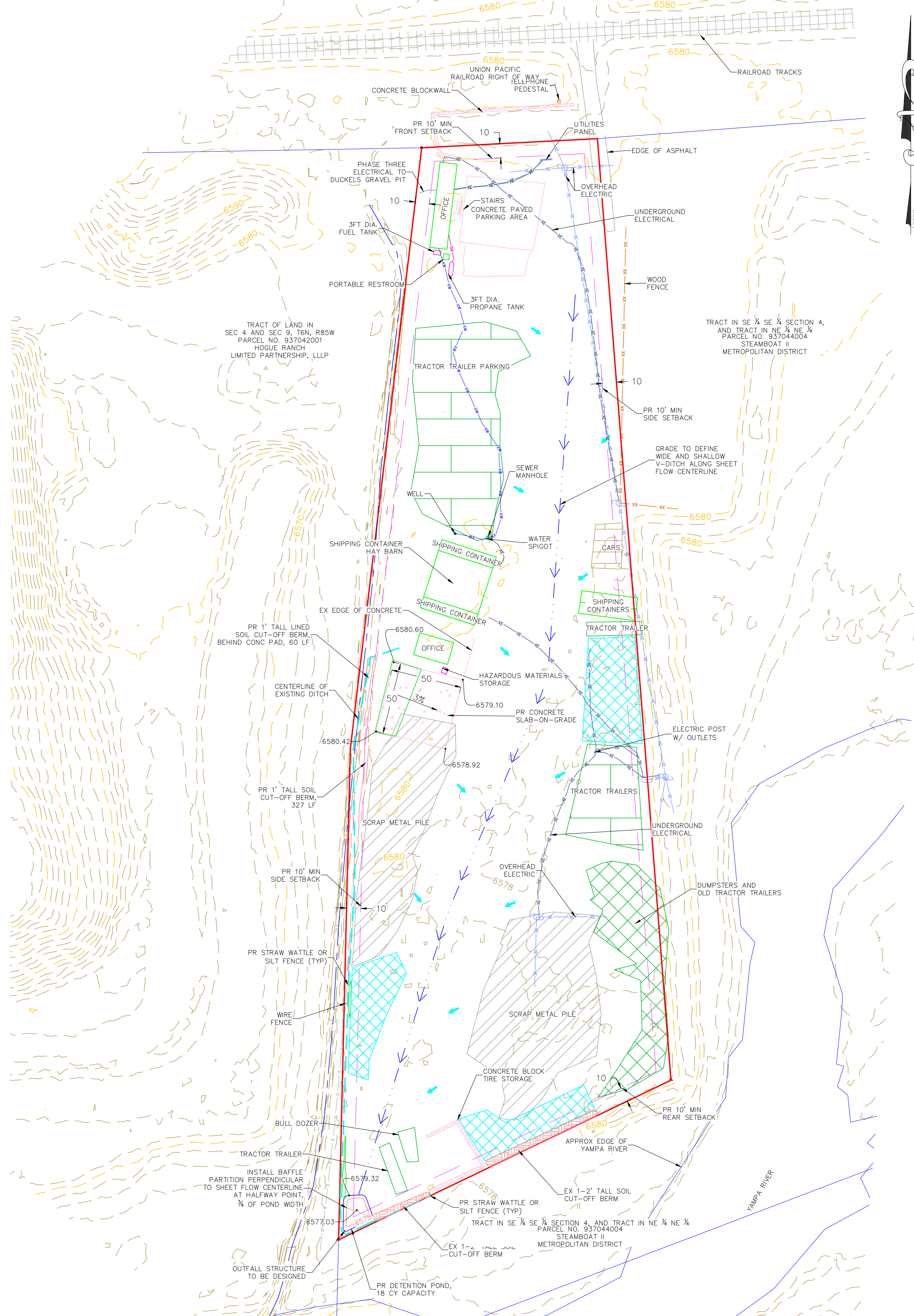
EROSION CONTROL NOTES:

1. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
2. CONTRACTOR SHALL PROPERLY INSTALL PERIMETER EROSION CONTROL MEASURES ON ALL DOWNSLOPE LIMITS OF DISTURBANCE (E.G. STRAW WATTLE SOCKS, SILT FENCE).
3. 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.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PROJECT EARTHWORK QUANTITIES:

AREA OF DISTURBANCE: 2,776 SQ. FT.
TOPSOIL STRIPPING: — CU. YDS.
TOTAL CUT: 18 CU. YDS.
TOTAL FILL: 54 CU. YDS.
NET (FILL): 35 CU. YDS.

- NOTES:
1. V-DITCH IMPROVEMENTS ALONG SHEET FLOW CENTERLINE NOT INCLUDED IN QUANTITIES.



SITE PLAN
A TRACT OF LAND
LOCATED IN THE SE ¼ SE ¼ SECTION 4 AND
THE NE ¼ NE ¼ SECTION 9, TOWNSHIP 6
NORTH, RANGE 84 WEST OF THE 6TH P.M.,
ROUTT COUNTY, COLORADO

NOTES:

- 1) A SITE PLAN OF THE SE ¼ SE ¼ SECTION 4 AND THE NE ¼ NE ¼ SECTION 9, TOWNSHIP 6 NORTH, RANGE 85 WEST OF 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO.
- 2) PROPERTY IS CURRENTLY ZONED INDUSTRIAL WITH NO ESTABLISHED STRUCTURE SETBACKS. THIS PLAN PROPOSES 10-FT MINIMUM SETBACKS ALONG ALL PROPERTY BOUNDARIES.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. NO TITLE RESEARCH FOR EASEMENTS WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 40025 U.S. HIGHWAY 40, STEAMBOAT SPRINGS.
- 7) PROPERTY CORNERS FOUND AS SHOWN HEREON.

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING ABOVE GROUND ELECTRICAL
	EXISTING UNDERGROUND ELECTRICAL
	DUCKELS PHASE 3 ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS
	PROPOSED CONCRETE
	PROPOSED DETENTION POND
	PROPOSED STRAW WATTLE OR SILT FENCE
	SNOW STORAGE
	SHEET FLOW CENTERLINE

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

INT	REVISIONS	DATE	NO.

D&D

40025 BAKER WAY

STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 40'

Contour Interval = 2 ft

DATE: 12-10-2021

JOB #: 2087-001

DRAWN BY: CFB

DESIGN BY: CFB

REVIEW BY:

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

SITE PLAN

DRAWING:

SHEET #

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