



LOT 23
DAKOTA RIDGE SUBDIVISION

LOT 43
DAKOTA RIDGE SUBDIVISION
2.93 ACRES

LOT 44
DAKOTA RIDGE SUBDIVISION

























GRADING TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	16,000	SQ. FT.
TOPSOIL STRIPPING:	300	CU. YDS.
TOTAL CUT:	2,150	CU. YDS.
TOTAL FILL:	70	CU. YDS.
NET (CUT):	2,080	CU. YDS.

NOTES:

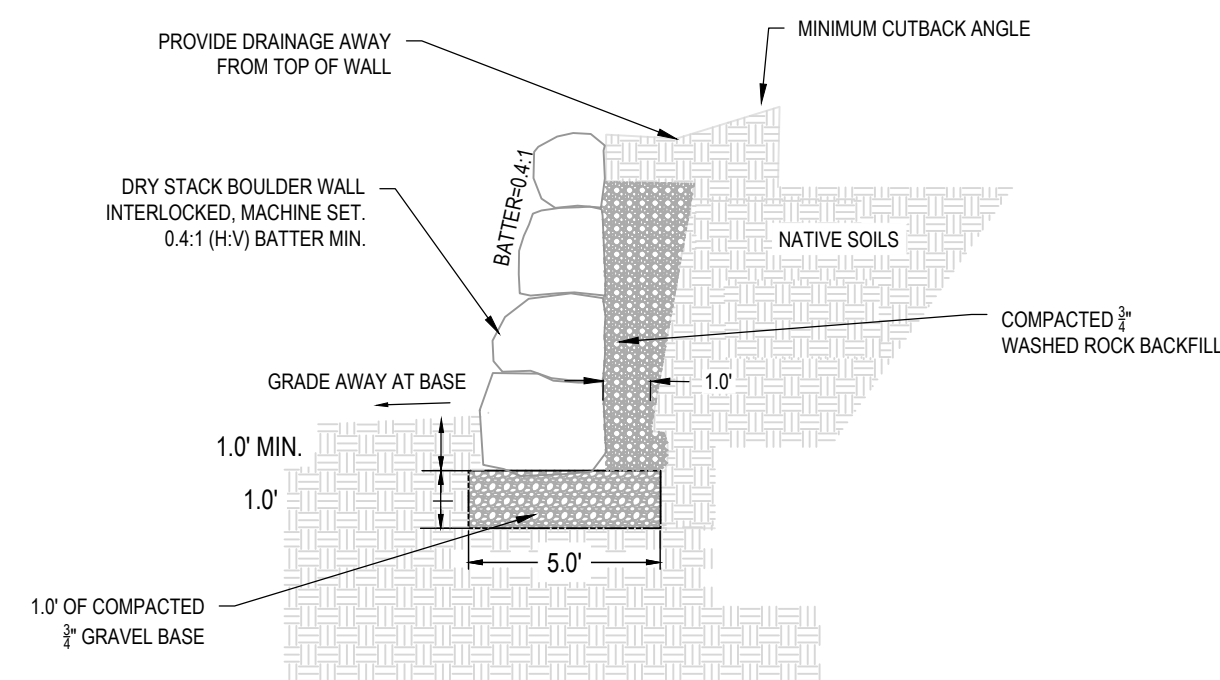
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 1.0 FT. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
4. FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

LEGEND

- | | |
|---|-----------------------------|
|  | PROPERTY BOUNDARY |
|  | ADJACENT PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |
|  | EXISTING EDGE OF ASPHALT |
|  | EXISTING 2' CONTOUR |
|  | EXISTING 10' CONTOUR |
|  | PROPOSED 2' CONTOUR |
|  | PROPOSED 10' CONTOUR |
|  | PROPOSED FLOWLINE |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | EXISTING SEWER MAIN |
|  | PROPOSED SEWER SERVICE |
|  | EXISTING WATER MAIN |
|  | PROPOSED WATER SERVICE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED GRAVEL SURFACING |
|  | PROPOSED ASPHALT PAVING |
|  | PROPOSED CONCRETE PAVING |
|  | PROPOSED BUILDING FOOTPRINT |
|  | PROPOSED BUILDING OVERHANG |
|  | PROPOSED FENCING |
|  | EXISTING LABEL |
|  | PROPOSED LABEL |

OVERALL SITE PLAN

OF LOT 43 DAKOTA RIDGE SUBDIVISION



DRY-STACK BOULDER WALL DETAIL

NOT TO SCALE

BOULDER WALL NOTES:

2. COMPACT SUB-GRADE SOLIDS TO 95% OF THE MAXIMUM MODIFIED PROCTOR.
3. BACKFILL MATERIALS SHALL BE CAREFULLY PLACED IN UNIFORM LIFTS AT A MAXIMUM 8" DEEP LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY AND NEAR THE OPTIMUM MOISTURE CONTENT.
4. PRIOR TO PLACEMENT, ANY BACKFILL MATERIALS MUST BE SAME AS THAT WHICH WAS REMOVED AND BE RECEIVED A SOILS REPORT.
5. COMPACT WASHED ROCK BACKFILL WITH VIBRATORY COMPACTOR.
6. ENGINEER OF RECORD TO INSPECT SUB-BASE PRIOR TO ANY BOLLER PLACEMENT. INSPECTIONS TO CONTINUE DURING CONSTRUCTION PROCESS.
7. MINIMUM 20" CUTBACK ANGLE.
8. GRADE TO PROVIDE DRAINAGE AWAY FROM TOP OF WALL.
9. THIS CONSTRUCTION DETAIL WAS DEVELOPED FOR A SAFETY FACTOR OF 1 AGAINST LATERAL SLIDING AND OVERTURNING BY REFERENCING ROCKY MOUNTAIN CONSTRUCTION GUIDELINES PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION.
10. MAXIMUM DRYPACK BOLLER WALL HEIGHT FOR THE PROJECT IS 4.0 FEET.

GRADING:

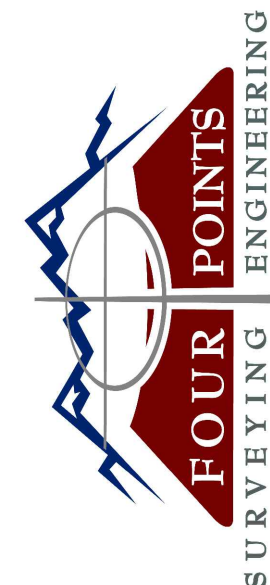
1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. GRADING DESIGN DOES NOT CALL FOR THE CONSTRUCTION OF SLOPES GREATER THAN 2:1.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
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.

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOV	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL



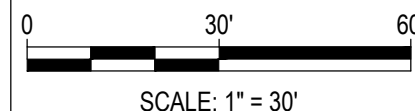
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LOT 43 DAKOTA RIDGE SUBDIVISION

**31600 ASPEN RIDGE ROAD
STEAMBOAT SPRINGS, COLORADO**

Horizontal Scale



Contour Interval = 1 ft

E: 08-14-2024

JOB #: 1032-085

DRAWN BY: DSC

DESIGN BY: DSC

REVIEW BY: WNM

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

DRAWING:

SHEET #

OVERALL SITE PLAN

C1

PRELIMINARY - NOT FOR CONSTRUCTION