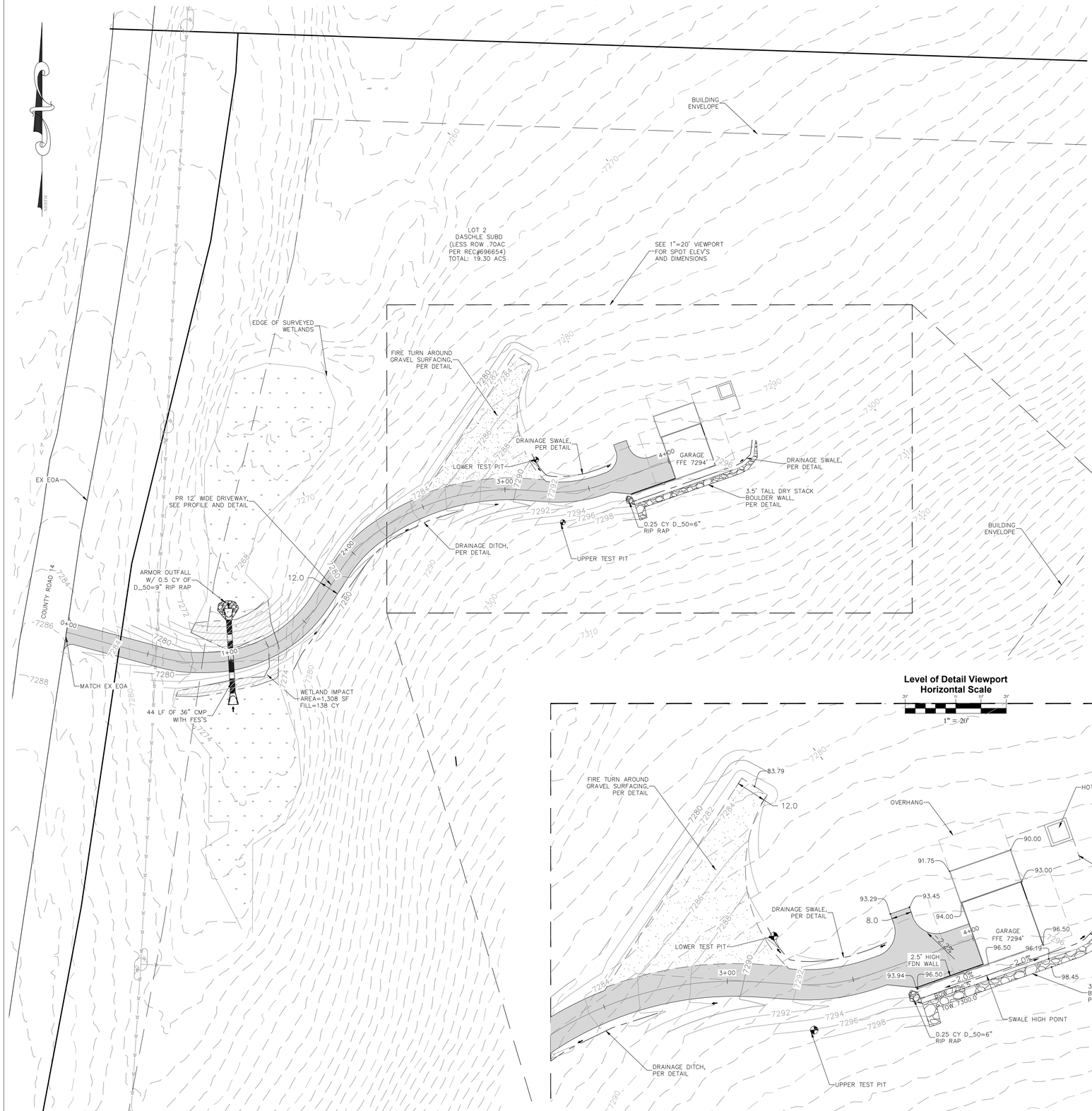


GENERAL NOTES:

1. OWNER: PRATT, ROBERT W & ERIN D
2. FIELD SURVEYING COMPLETED OCTOBER 21, 2021 BY FOUR POINTS SURVEYING & ENGINEERING.
3. TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
5. BENCHMARK:
6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
7. 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.
8. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED PER THE LANDSCAPING PLAN.
9. ALL FINISHED GROUND SHALL BE STABILIZED WITH ENGINEER APPROVED STRAW EROSION CONTROL BLANKET. APPLY GRASS SEED AND FERTILIZER OF OWNER'S CHOICE BEFORE AND AFTER STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
10. ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.
11. ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
12. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.

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.

ABBREVIATIONS:

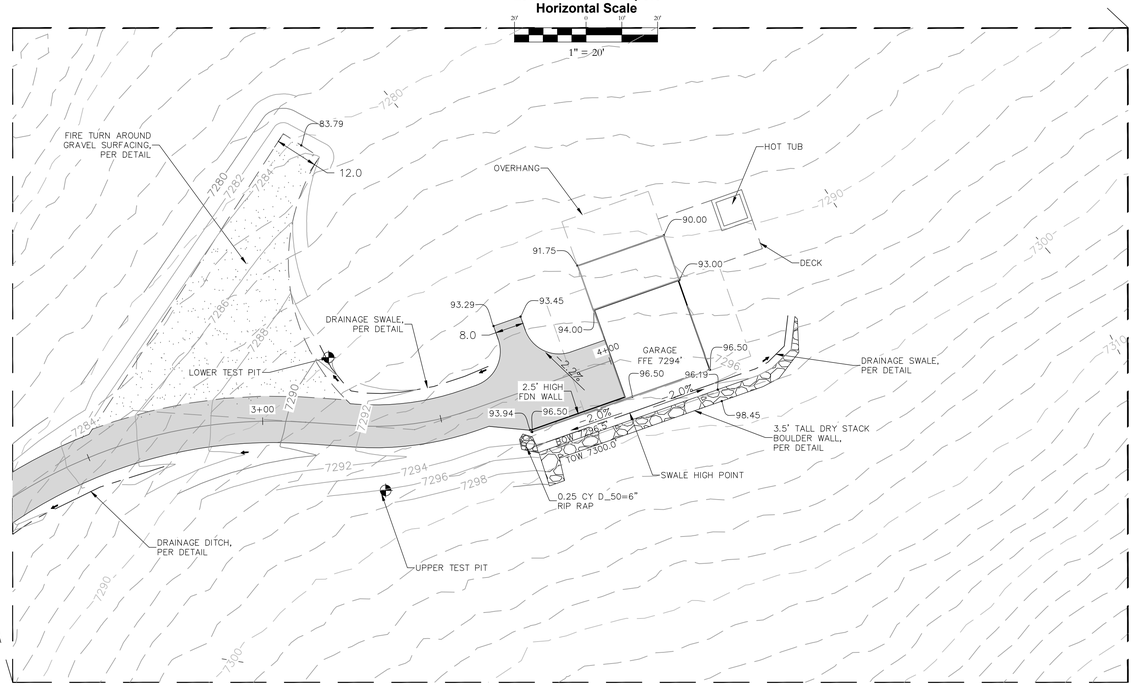
BOW	BOTTOM OF WALL
BLDG	BUILDING
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
ESMT	EASEMENT
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FDN	FOUNDATION
FG	FINISHED GRADE
INV	INVERT
LF	LINEAR FEET
MH	MANHOLE
PR	PROPOSED
SF	SQUARE FEET
SS	SANITARY SEWER
SW	SIDEWALK
TOW	TOP OF WALL
TYP	TYPICAL
UTIL	UTILITY

PROJECT EARTHWORK QUANTITIES:

AREA OF DISTURBANCE:	17,868	SQ. FT.
TOPSOIL STRIPPING:	331	CU. YDS.
TOTAL CUT:	445	CU. YDS.
TOTAL FILL:	1,098	CU. YDS.
NET (FILL):	984	CU. YDS.

NOTES:
1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET. 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, BOULDERS, ETC.)
5. NET (FILL) EXCLUDES STRIPPED TOP SOIL. STRIPPED TOP SOIL MAY ONLY BE USED FOR MINIMUM 6" LIFT ACROSS ALL DISTURBED AREAS NOT RECEIVING HARDSCAPING.

Level of Detail Viewport
Horizontal Scale
1" = 20'



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING ENVELOPE
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED BUILDING FOUNDATION
- PROPOSED BUILDING OVERHANG
- DECK
- PROPOSED DRAINAGE DITCH
- PROPOSED EDGE OF DRIVEWAY
- PROPOSED ASPHALT SURFACING
- PROPOSED EDGE OF GRAVEL
- PROPOSED GRAVEL SURFACING
- PROPOSED RIP RAP
- SURVEYED WETLANDS
- DRY STACK BOULDER WALL
- CMP CULVERT

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

No.	DATE	REVISIONS	INT

LOT 2, DASCHLE SUBD.
26730 COUNTY ROAD 14
OAK CREEK, CO 80467

Horizontal Scale
1" = 30'

Contour Interval = 2 ft

DATE: 5-17-2022	
JOB #: 2091-001	
DRAWN BY: CFB	
DESIGN BY: CFB	
REVIEW BY: FPSE	

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

DRAWING: **SITE PLAN**

SHEET #
C1