

LOT 15
MOUNTAIN VIEW ESTATES,
FILING NO. 1

LOT 25
MOUNTAIN VIEW ESTATES,
FILING NO. 1

LOT 25
MOUNTAIN VIEW ESTATES,
FILING NO. 1

LOT 24
MOUNTAIN VIEW ESTATES,
FILING NO. 1

LOT 24
MOUNTAIN VIEW ESTATES,
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LOT 16
MOUNTAIN VIEW ESTATES,
FILING NO. 1

LOT 16
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LOT 17
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LOT 17
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LOT 22
MOUNTAIN VIEW ESTATES,
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LOT 22
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LOT 18
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LOT 18
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FILING NO. 1

GENERAL NOTES:

1. OWNER: MCENTEE GROUP, LLC
2. FIELD SURVEYING COMPLETED 5-11-2015 BY FOURPOINTS SURVEYING AND ENGINEERING.
3. TOPOGRAPHIC DATA GENERATED FROM FIELD SURVEY DATA.
4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.

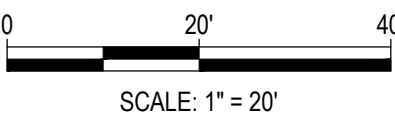


**440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointssse.com**

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**LOT 20 MOUNTAIN VIEW ESTATES,
FILING NO. 1
150 STEAMBOAT BOULEVARD
STEAMBOAT SPRINGS, CO**

Horizontal Scale



Contour Interval = 1 ft

DATE: 05-03-2024

JOB #: 1046-021

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

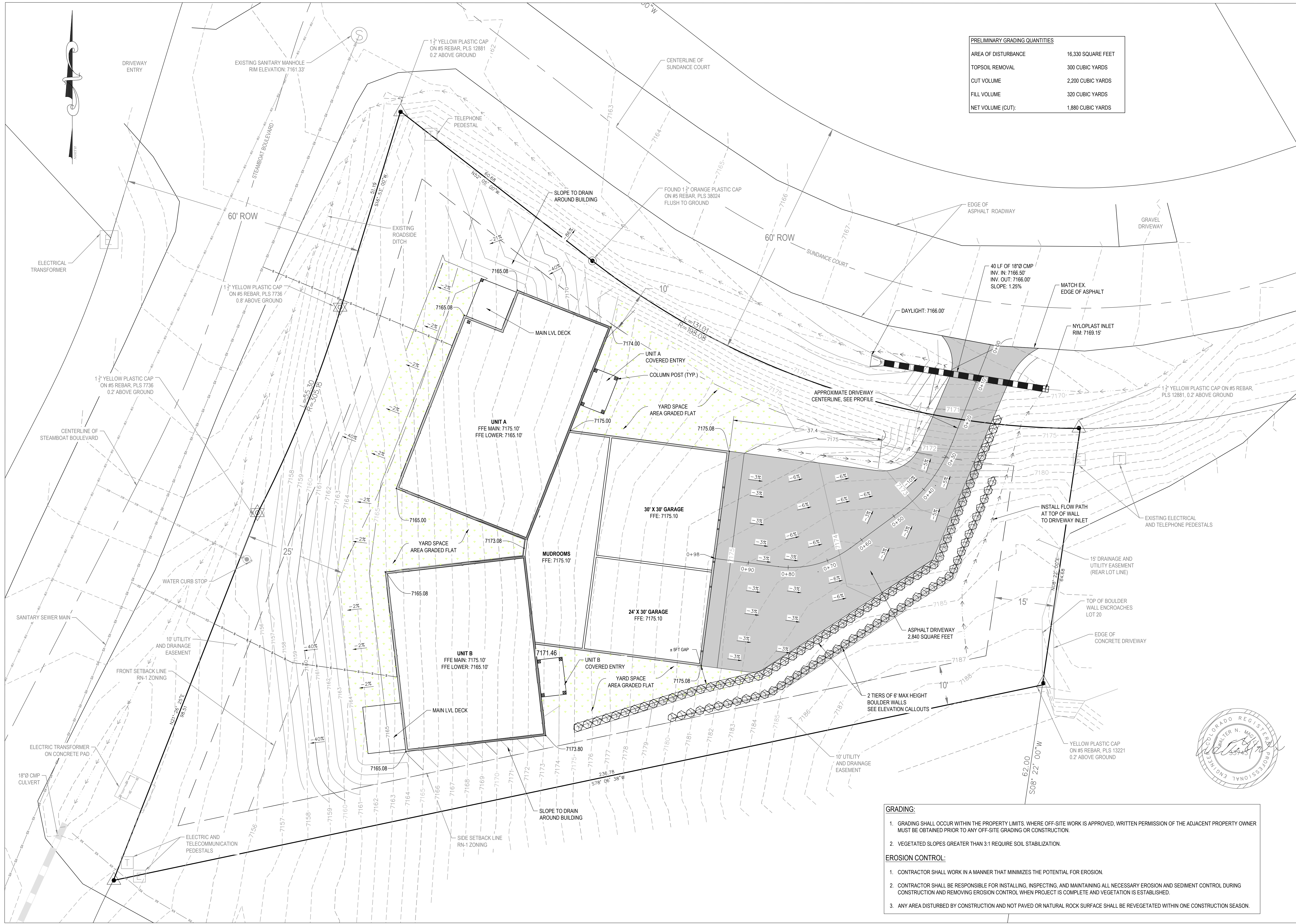
DRAWING:

SHEET #

EXISTING CONDITIONS PLAN

C2





PRELIMINARY GRADING QUANTITIES	
AREA OF DISTURBANCE	16,330 SQUARE FEET
TOPSOIL REMOVAL	300 CUBIC YARDS
CUT VOLUME	2,200 CUBIC YARDS
FILL VOLUME	320 CUBIC YARDS
NET VOLUME (CUT):	1,880 CUBIC YARDS

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INT	REVISIONS	DATE

**LOT 20 MOUNTAIN VIEW ESTATES,
FILING NO. 1
200 SUNDANCE COURT
STEAMBOAT SPRINGS, CO**

Horizontal Scale

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 7-17-2024
JOB #: 1046-021
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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GRAPHIC SCALE SHOULD BE UTILIZED.

SITE PLAN

DRAWING:

SHEET #

C3

- GRADING:**
- 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.
 - VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.
- EROSION CONTROL:**
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
 - 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.
 - ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.



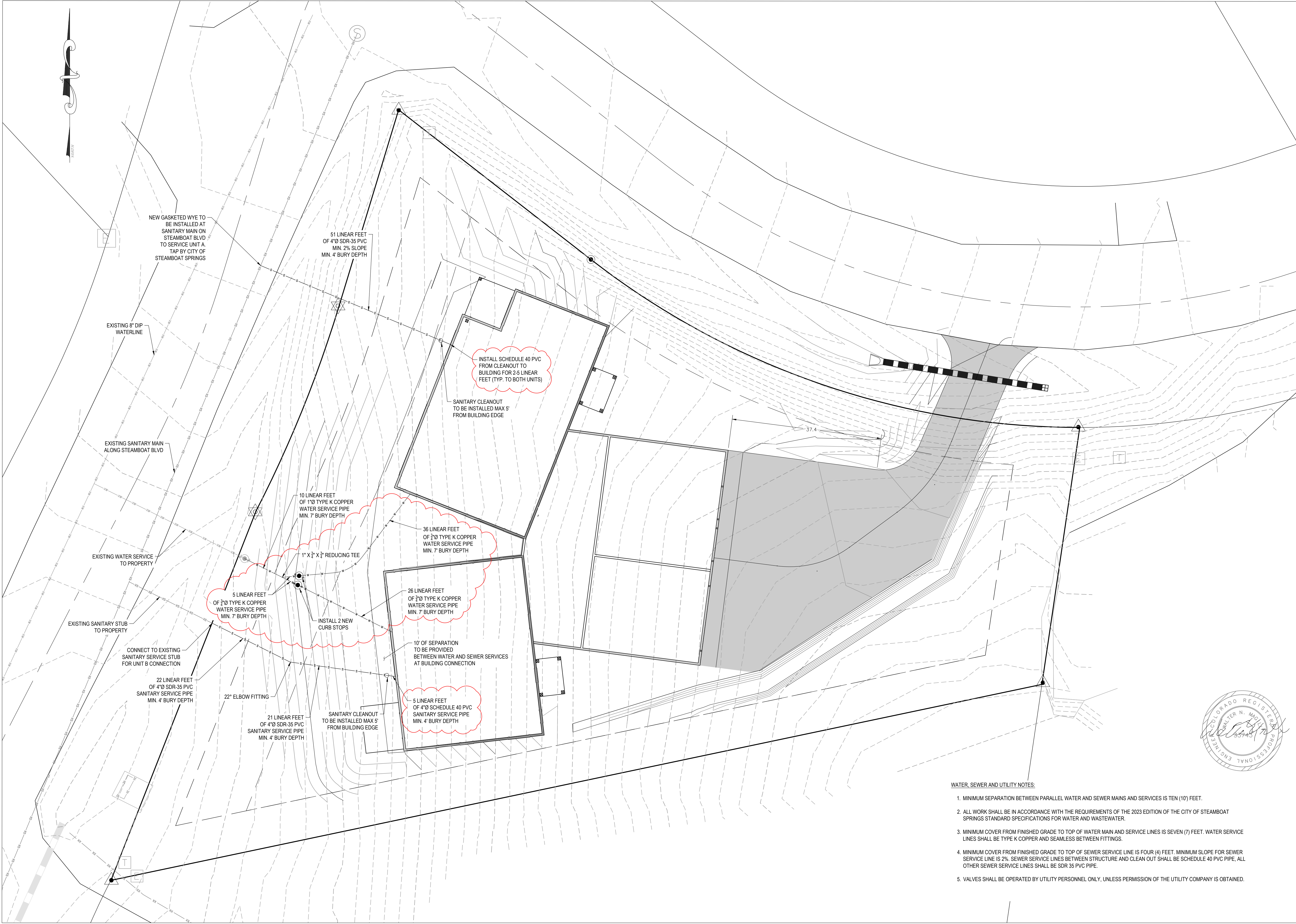
SHEET #

C4



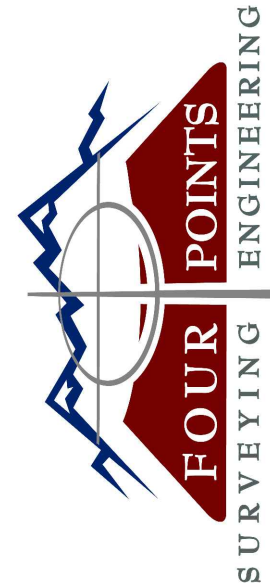
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WATER, SEWER AND UTILITY NOTES:

1. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2023 EDITION OF THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER.
3. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN AND SERVICE LINES IS SEVEN (7) FEET. WATER SERVICE LINES SHALL BE TYPE K COPPER AND SEAMLESS BETWEEN FITTINGS.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2%. SEWER SERVICE LINES BETWEEN STRUCTURE AND CLEAN OUT SHALL BE SCHEDULE 40 PVC PIPE, ALL OTHER SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE.
5. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.

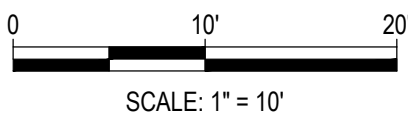


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No.	DATE	REVISIONS	INT
1	10-1-24	UPDATED PER CITY COMMENTS	CFB

LOT 20 MOUNTAIN VIEW ESTATES,
FILING NO. 1
200 SUNDANCE COURT
STEAMBOAT SPRINGS, CO

Horizontal Scale



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DRAWING:

UTILITY PLAN

SHEET #

C5

