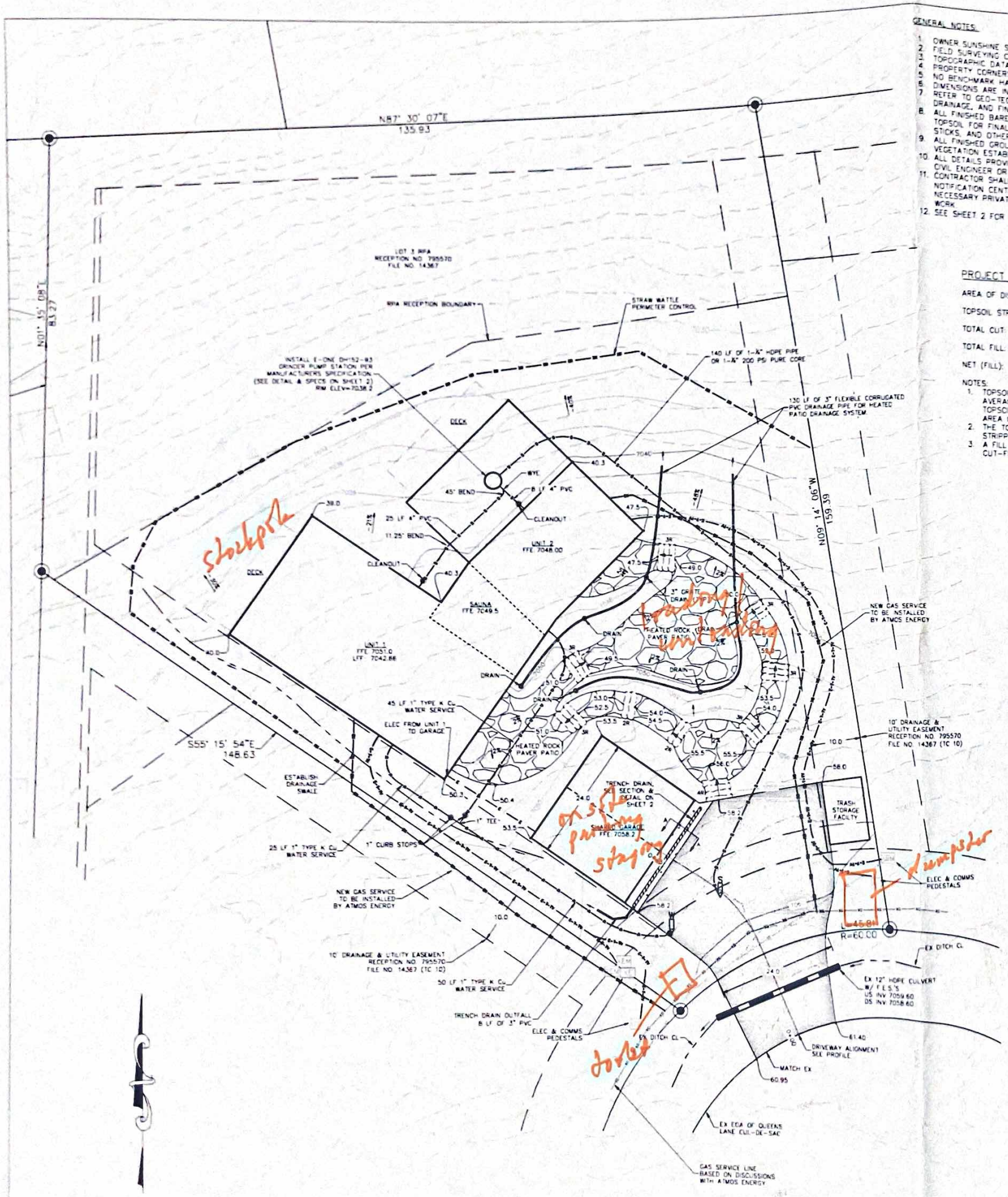


GENERAL NOTES:

1. OWNER SUNSHINE STEAMBOAT, LLC
2. FIELD SURVEYING COMPLETED BY LANDMARK INC.
3. TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
4. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
5. NO BENCHMARK HAS BEEN SET.
6. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
7. REFER TO GEO-TECHICAL ENGINEERING STUDY AND REPORT FOR ALL GRADING, DRAINAGE, AND FINAL STABILIZATION RECOMMENDATIONS AND SPECIFICATIONS.
8. 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.
9. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED WITHIN ONE CONSTRUCTION SEASON.
10. ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
11. 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.
12. SEE SHEET 2 FOR UTILITY INSTALLATION NOTES AND SPECIFICATIONS.

ANNOTATIONS:

BOW	BOTTOM OF WALL
CL	CENTERLINE
COMMS	COMMUNICATIONS
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
LF	LINEAR FEET/FOOT
LPS	LOW PRESSURE SEWER
INV	INVERT
P/A	PLANTING AREA
R	RADIUS
ROW	RIGHT OF WAY
PR	PROPOSED
TOW	TOP OF WALL
TYP	TYPICAL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING ENVELOPE
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING WATER LINE
- CENTER LINE OF DITCH/SWALE
- EXISTING EDGE OF GRAVEL
- EXISTING CULVERT
- PROPOSED ROCK PAVERS
- PROPOSED ASPHALT DRIVEWAY
- RFA RECEPTION AREA
- PROPOSED CONCRETE
- FLOW ARROW
- PROPOSED 1" WATER SERVICE LINE
- PROPOSED LPS SERVICE LINE
- PR ELECTRICAL SERVICE LINE
- PR COMBINED ELEC AND COMMS
- WATER/SEWER SERVICE MARKERS
- ELECTRICAL & COMMS PEDESTALS
- 72.00 SPOT GRADE
- PROPOSED TREES & SHRUBS
- PROPOSED HOUSE OUTLINE
- PROPOSED PATIO OUTLINE
- PROPOSED DECK OUTLINE

PROJECT TOTAL EARTHWORK QUANTITIES:

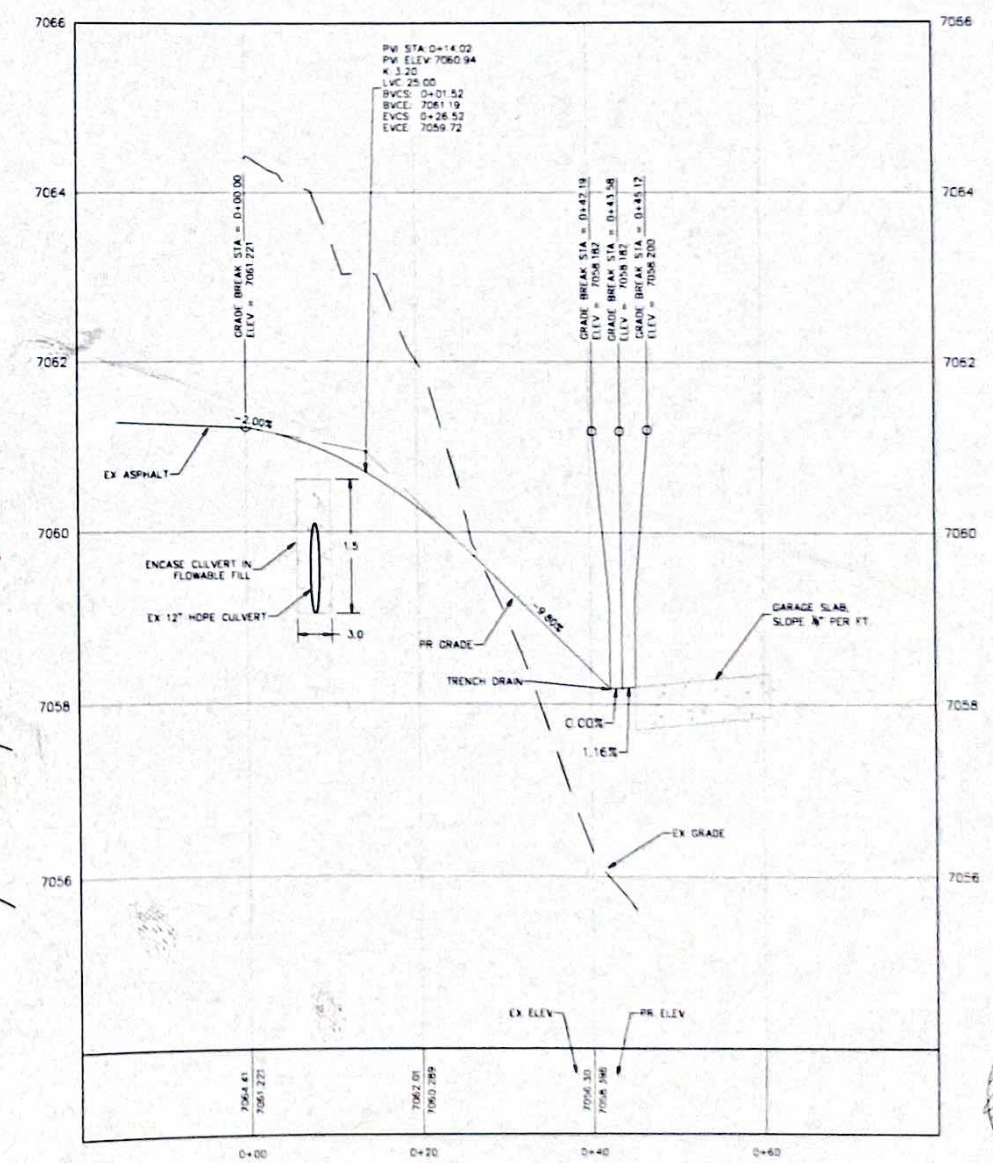
AREA OF DISTURBANCE:	10,000	SQ. FT.
TOPSOIL STRIPPING:	200	CU. YDS.
TOTAL CUT:	240	CU. YDS.
TOTAL FILL:	450	CU. YDS.
NET (FILL):	210	CU. YDS.

NOTES:

1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 1.0 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.

MATERIAL QUANTITIES

DRIVEWAY: CLASS 1/2 SUB-BASE	33	CU. YDS
DRIVEWAY: CLASS 6 ROAD BASE	17	CU. YDS
DRIVEWAY: HOT-MIX ASPHALT	17	CU. YDS
STONE PAVERS & STAIRS	25	CU. YDS
STONE PAVER SUB-BASE	25	CU. YDS



DRIVEWAY VERTICAL PROFILE VIEW
HORIZONTAL SCALE: 1"=10'
VERTICAL SCALE: 1"=1'

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775866
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

B-21-755

LOT 3, EAGLE'S VISTA SUBDIVISION
1859 RIVER QUEEN LANE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 10'
Contour Interval = 2 ft
DATE: 6-15-2021
JOB #: 1998-001
DRAWN BY: JLW
DESIGN BY: JLW
REVIEW BY: RL

DRAWING: SITE PLAN & PROFILE

SHEET #
1