



**GENERAL NOTES:**

1. OWNER: SUNSHINE STEAMBOAT, LLC
2. ZONING: RN-2
3. FIELD SURVEYING COMPLETED BY LANDMARK INC.
4. TOPOGRAPHIC DATA GENERATED FROM 2018 LIDAR DATA.
5. PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY.
6. NO BENCHMARK HAS BEEN SET.
7. DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
8. REFER TO GEO-TECHNICAL ENGINEERING STUDY AND REPORT FOR ALL GRADING, DRAINAGE, AND FINAL STABILIZATION RECOMMENDATIONS AND SPECIFICATIONS.
9. 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.
10. ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED 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.
13. SEE SHEET 2 FOR UTILITY INSTALLATION NOTES AND SPECIFICATIONS.
14. LOW PRESSURE SEWER CONNECTION TO EXISTING GRAVITY SERVICE LINE. SEE SHEET 2.
15. INSTALL 4" CLEANOUT ON THE EXISTING GRAVITY SEWER SERVICE AFTER LPS CONNECTION. FINISH W/ 8" DIA NEENAH #R-1970 CAST IRON BOX W/ TOP ~1" BELOW FINISHED PAVEMENT GRADE.

**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.

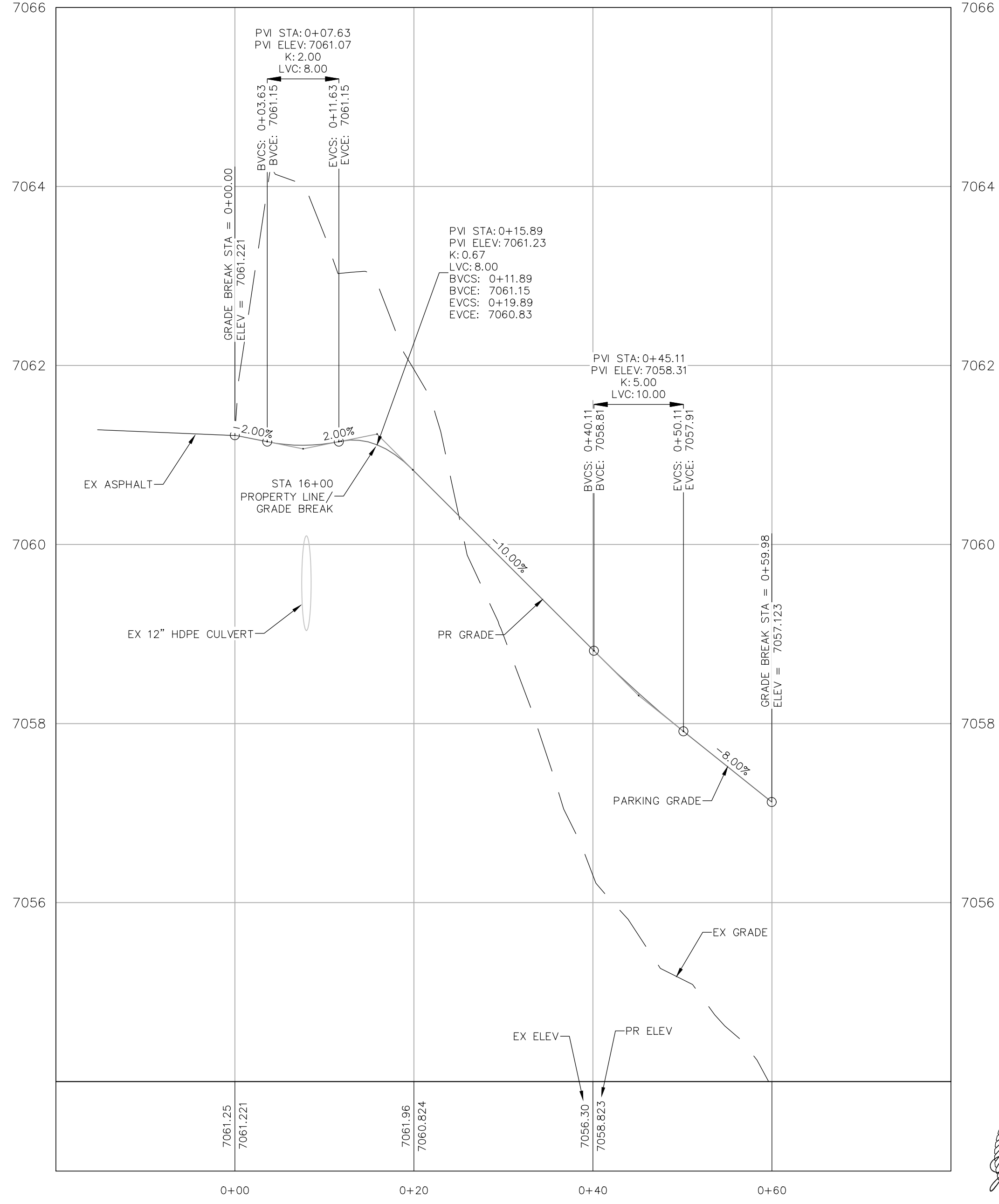
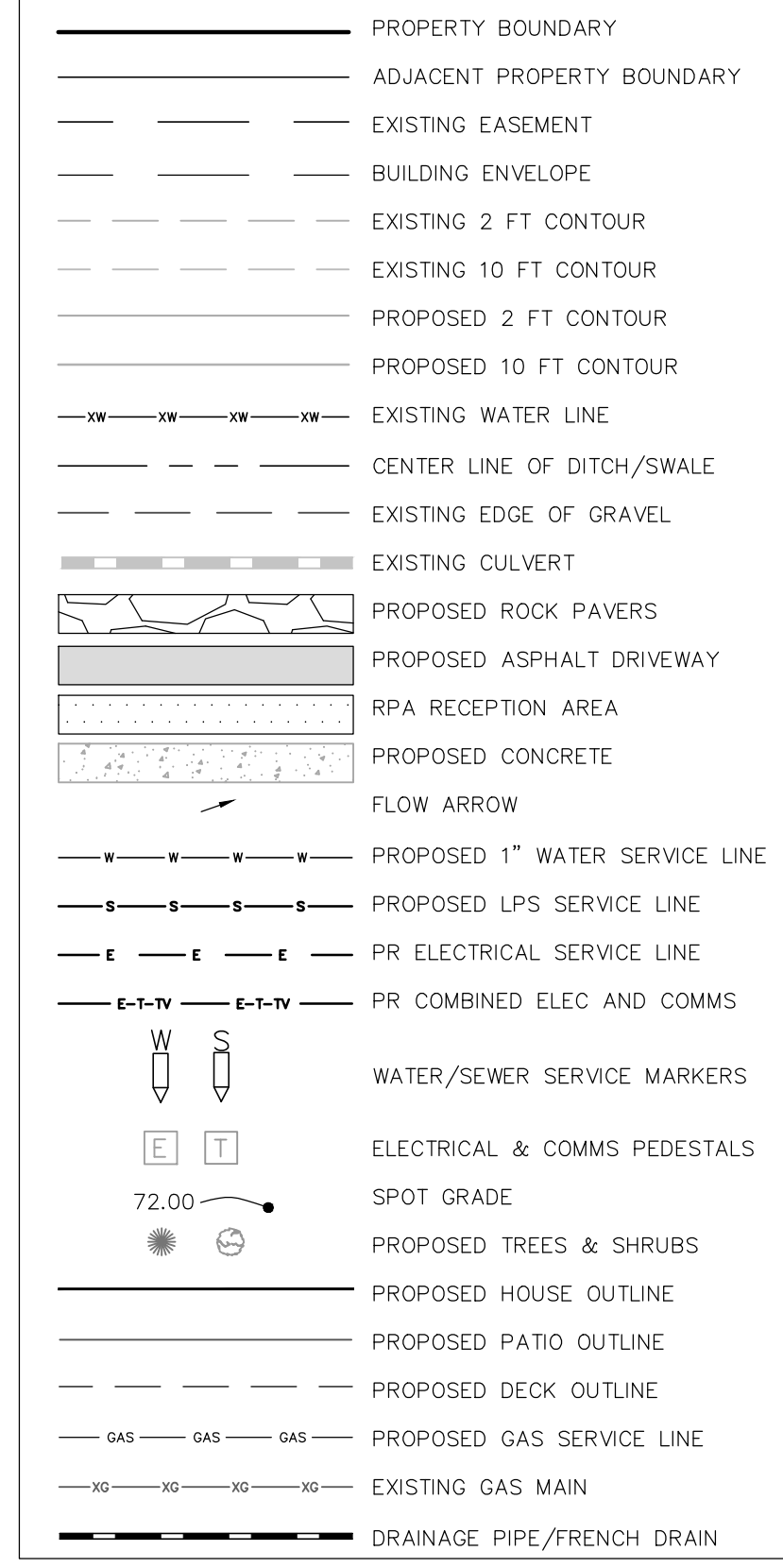
**MATERIAL QUANTITIES**

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

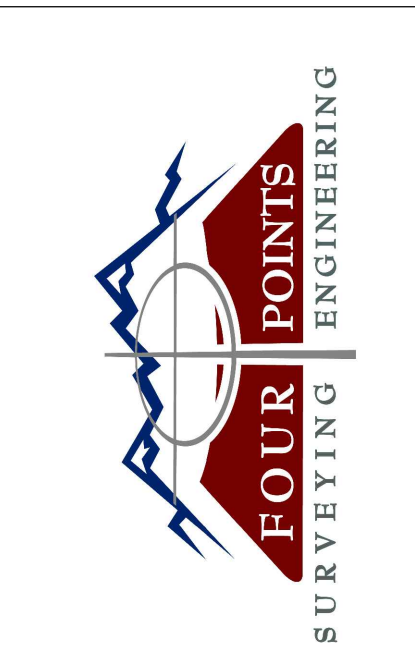
**ANNOTATIONS:**

- BOW BOTTOM OF WALL
- CL CENTERLINE
- COMMS COMMUNICATIONS
- CO CLENOUT
- EL ELEVATION
- ELEC ELECTRICAL
- EOA EDGE OF ASPHALT
- EX EXISTING
- FE5 FLARED END SECTION
- FFE FINISHED FLOOR ELEVATION
- LF LINEAR FEET/FOOT
- LFF LOWER FINISHED FLOOR
- LPS LOW PRESSURE SEWER
- INV INVERT
- P/A PLANTING AREA
- R RADIUS
- R/W RIGHT OF WAY
- RPA RECEIVING PERVIOUS AREA
- PR PROPOSED
- TOW TOP OF WALL
- TYP TYPICAL

**LEGEND**



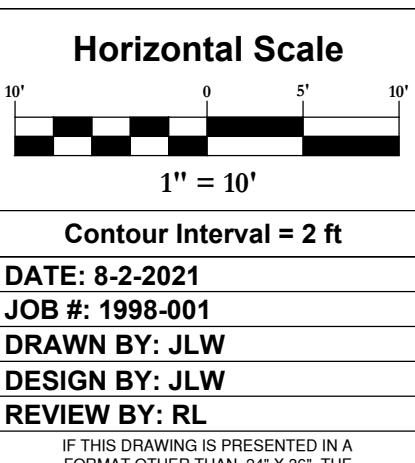
**DRIVEWAY VERTICAL PROFILE VIEW**  
HORIZONTAL SCALE: 1"=10'  
VERTICAL SCALE: 1"=1'



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(970)-871-6772  
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NO.	DATE	REVISIONS

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



Contour Interval = 2 ft

DATE: 8-2-2021  
JOB #: 1998-001  
DRAWN BY: JLW  
DESIGN BY: JLW  
REVIEW BY: RL

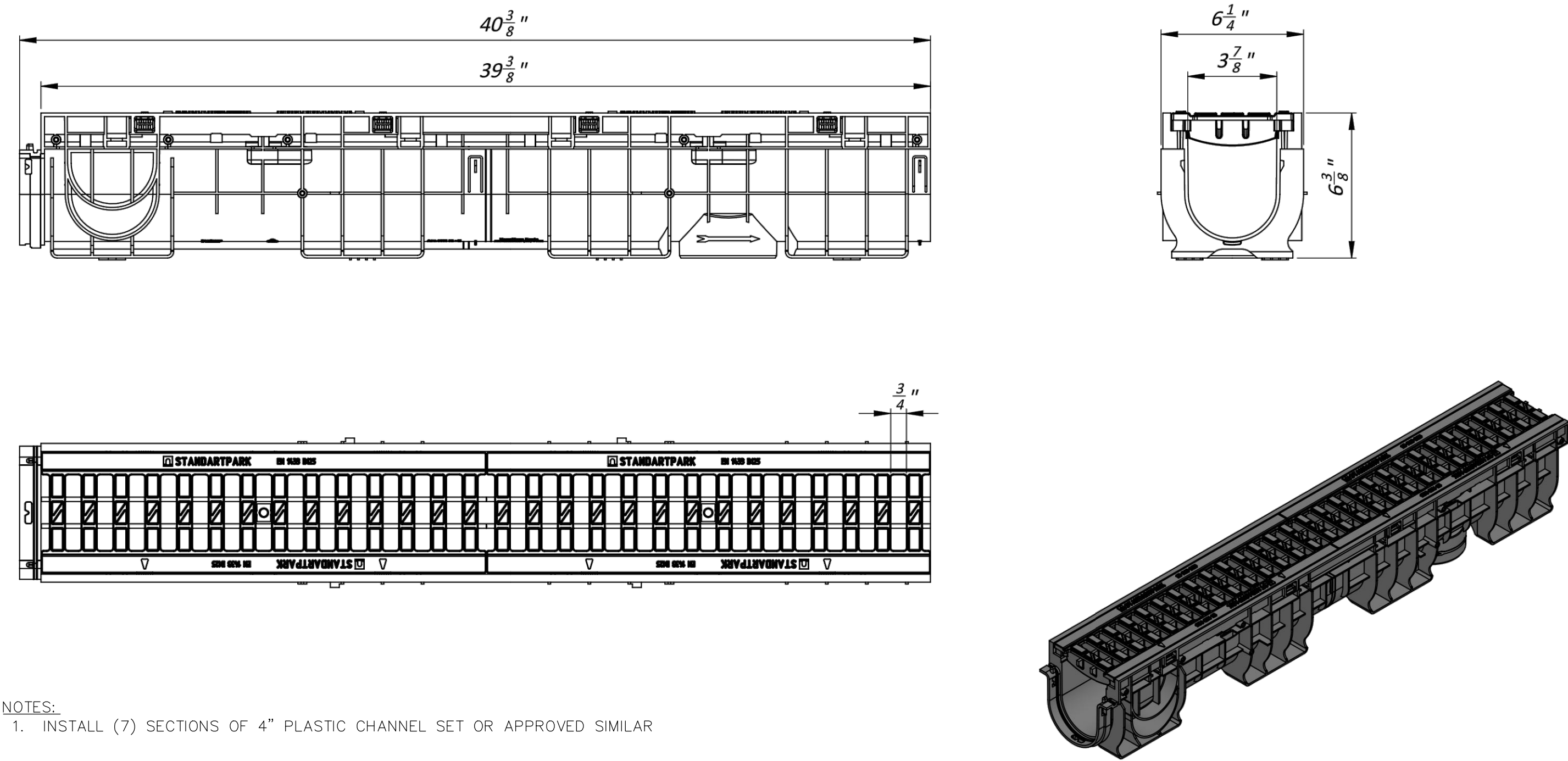
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAWING: SITE PLAN & DRIVEWAY PROFILE**  
**SHEET # 1**



Primary Usage  
Reference No.  
Sign. and date  
Copy/Inv. No.  
Repl. Inv. No.  
Sign. and date  
Orig. Inv. No.

4" Plastic Channel Set

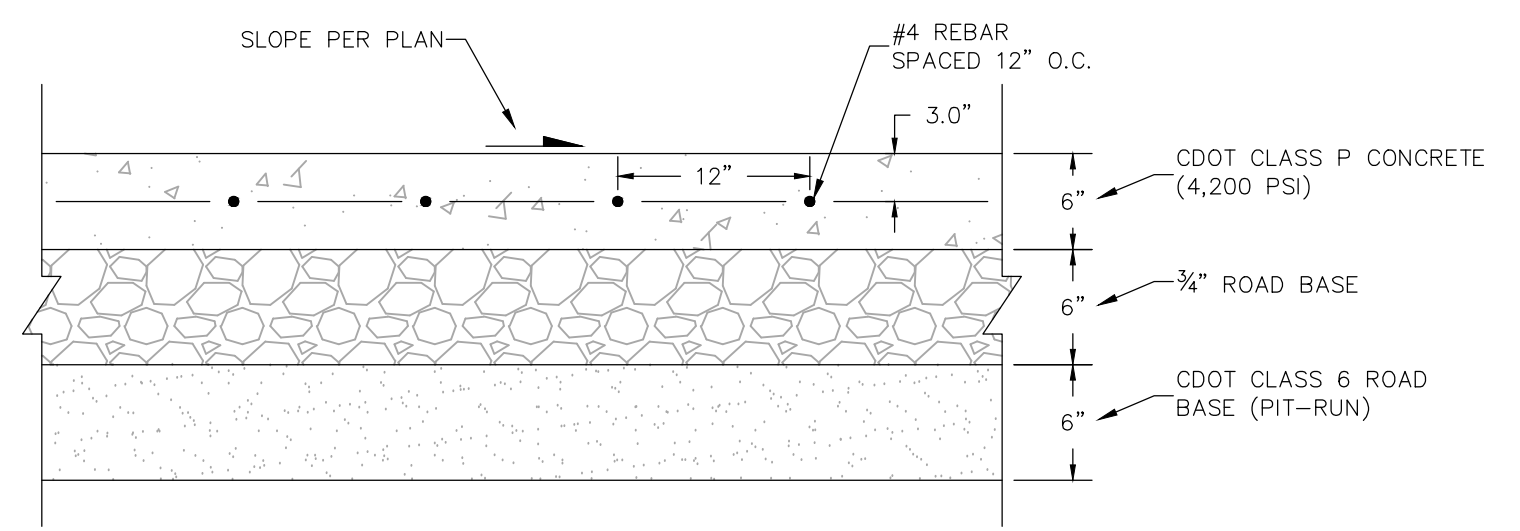
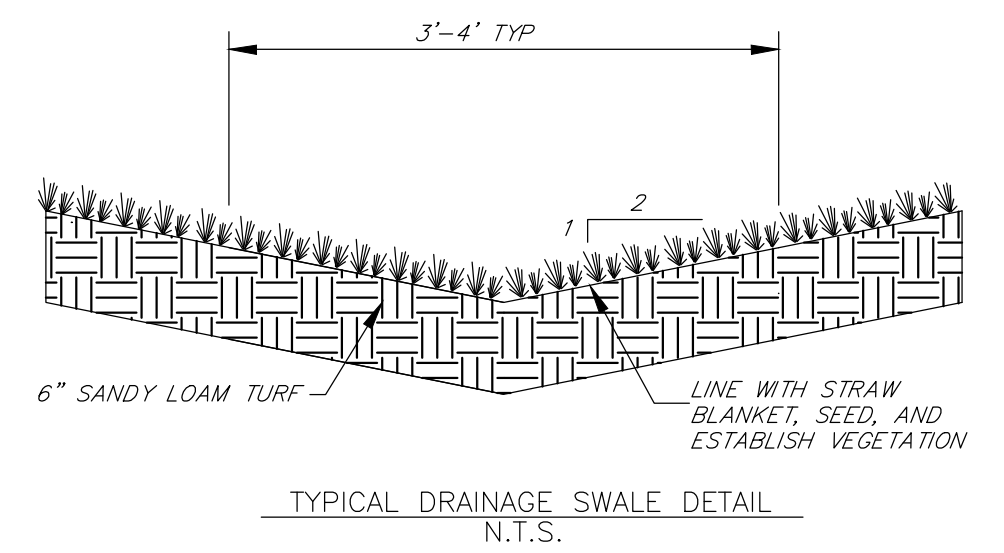
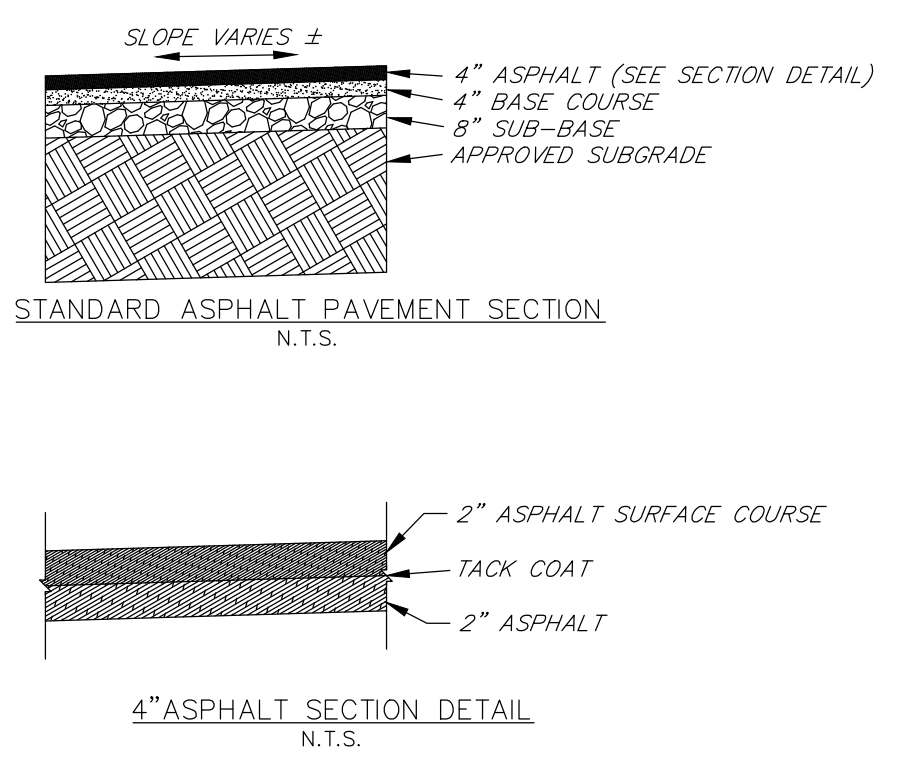


- NOTES:  
1. INSTALL (7) SECTIONS OF 4" PLASTIC CHANNEL SET OR APPROVED SIMILAR

1. Area of water intake slots 56 sq in  
2. Deviation of the actual weight of the nominal can be up to 10%

Rev.	Sheet	Doc. No.	Sign.	Data
				11.09.16

<b>4" Plastic Channel Set</b>			Art. 0814082
<b>0814082</b>			
Load Class B			
Plastic			
Copied by			Size A3
Let.	Weight (lb)	Scale	
	9.9	1:5	
Sheet	Sheets 1		



- CONCRETE PAVING NOTES:
- PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
  - 2" ROAD BASE AND CDOT CLASS 6 ROAD BASE AGGREGATES SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.
  - CONCRETE SHALL BE CDOT CLASS P (4,200 PSI AT 28 DAYS), OR APPROVED EQUAL.
    - CEMENT CONTENT: 660 LBS/CY
    - AIR CONTENT: 4%-8%
    - WATER-CEMENT RATIO: 0.44
  - CONCRETE SHALL RECEIVE A BROOM FINISH.
  - CONTROL JOINTS SHALL BE INSTALLED 10' O.C.
  - CONTROL JOINTS SHALL BE SAW CUT 2" DEEP AND 1/4" WIDE.
  - ALL CONTROL JOINTS SHALL RECEIVE JOINT SEALANT.
  - EXPANSION JOINTS SHALL BE USED AT ABUTTING CONCRETE FOUNDATIONS AND ASPHALT PAVING AND SHALL RECEIVE PREFORMED JOINT FILLER AND JOINT SEALER. EXPANSION JOINTS SHALL BE 1/2" WIDE WITH 1/2" DEPTH OF JOINT SEALER.

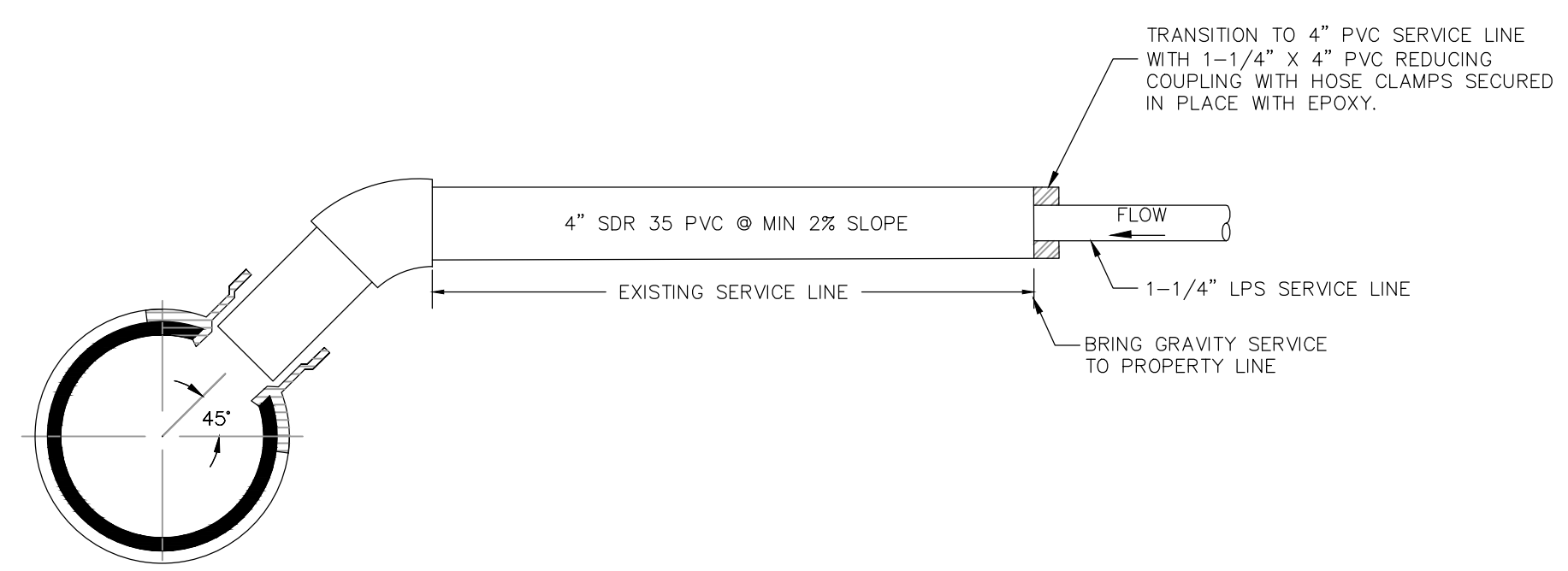
REINFORCED CONCRETE PAVING DETAIL  
HORIZONTAL SCALE: 1"=10'

UTILITY INSTALLATION NOTES:

- UTILITY LOCATES ARE PER FIELD LOCATES AND AS-BUILT RECORDS AND ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED WITH POTHOLING. FOUR POINTS SURVEYING AND ENGINEERING SHALL NOT BE ACCOUNTABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF UNDERGROUND UTILITIES.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS TEN (10') FEET.
- ALL WATER AND SEWER SERVICE INSTALLATION WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL DRY UTILITY WORK (ELECTRICAL, GAS, AND COMMUNICATIONS) SHALL BE IN ACCORDANCE WITH THE RESPECTIVE UTILITY SERVICE PROVIDERS.
- WATER SERVICE LINES AND FITTINGS SHALL BE 1" COPPER TYPE K. WATER SERVICE LINE SHALL HAVE A MINIMUM OF 7'-FT OF COVER.
- SEWER SERVICE LOW PRESSURE LINE SHALL BE HDPE OR 200 PSI POLY PURE CORE. SEWER SERVICE LINE SHALL HAVE A MINIMUM OF 4'-FT OF COVER. GRAVITY SERVICE LINES SHALL BE 4" SDR 35 PVC INSTALLED AT A MIN 2% SLOPE AND MIN 4'-FT DEPTH. GRAVITY SERVICE LINE EXITING THE HOUSEHOLD SHALL BE SCHEDULE 40 PVC FOR A MINIMUM OF 30".
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM DEBRIS, ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
- ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER (NWCC).

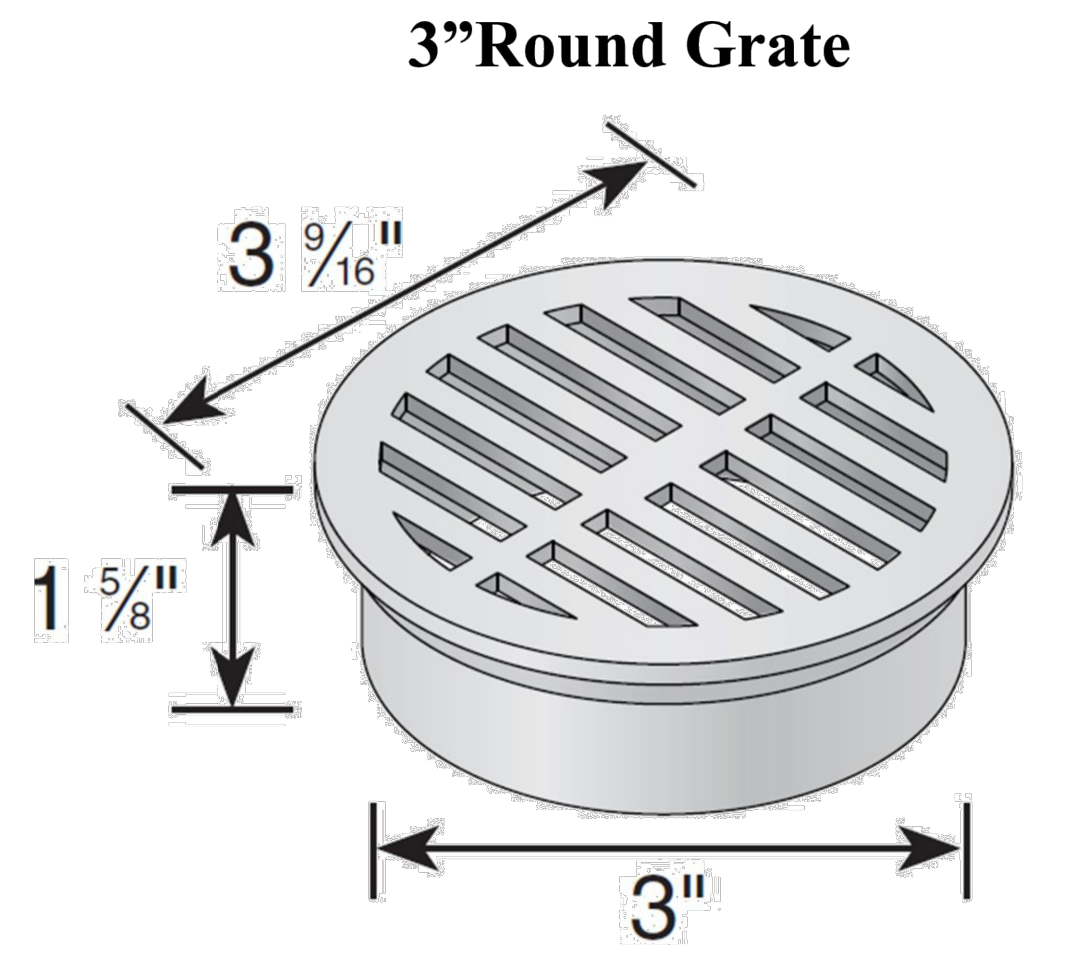
GRINDER PUMP INSTALLATION NOTES:

- INSTALL E-ONE DH152-93 GRINDER PUMP PER MANUFACTURERS TYPICAL INSTALLATION INSTRUCTIONS.
- BEDDING MATERIAL SHALL CONSIST OF 6-INCHES OF ROAD BASE OR APPROVED SIMILAR. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.



PRESSURIZED WASTEWATER SERVICE LINE AND CONNECTION TO A GRAVITY SERVICE LINE  
N.T.S.

**TECHNICAL SPECIFICATIONS**



Part #: 14,15,16,&16S  
Material: (HDP) High Density Polypropylene  
Color: #14(Black), #15(Grey), #16(Green), & #16S(Sand)  
Fits: 3" sewer and drain pipe & fittings,  
3" corrugated and triple wall pipe.  
Grate Opening: 3/16"  
Open Surface Area: 2.60 Sq. Inches  
Head Pressure / Flow Rate:  
Head (inches) - Max Flow  
1"= 11.25 GPM  
0.5"= 7.95 GPM  
Weight Per Each: 0.13 lbs.

Load Recommendation Guide

- Class A**
- Loads of 140 psf.
  - Recommended for pedestrians, bicycles and wheel-chair traffic.

ADA Compliant/Heel-proof

851 N. Harvard Avenue  
Lindsay, CA 93247  
800-726-1994

Visit [ndspro.com](http://ndspro.com) for specs, detail drawings, and case studies

NOTES:

- CONTRACTOR MAY USE AN APPROVED SIMILAR GRATE DRAIN.
- ATTACH GRATE DRAIN TO 3" FLEXIBLE PVC W/ 3" PVC TEE AND 3" PVC RISER.

3" GRATE DRAIN



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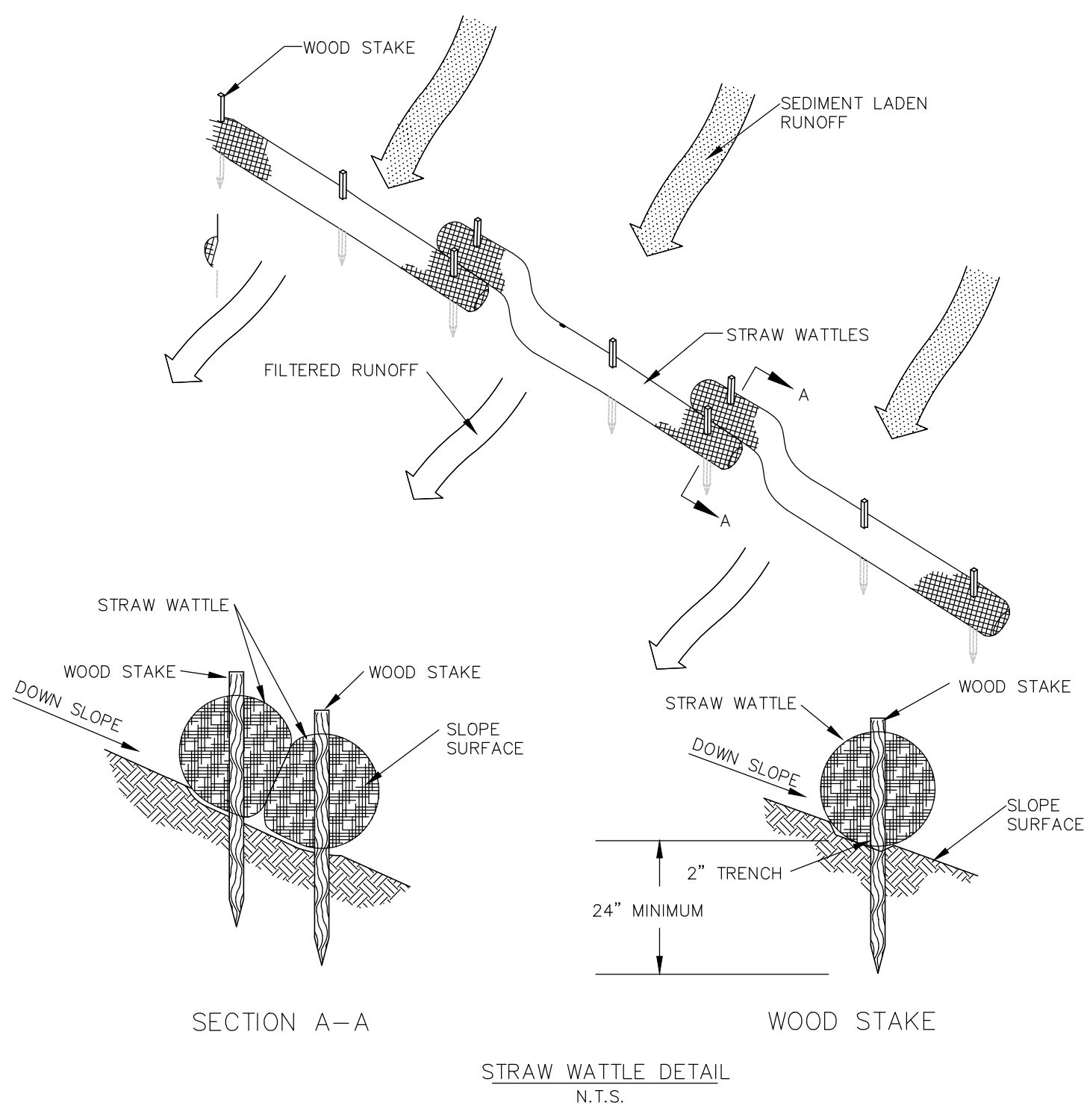
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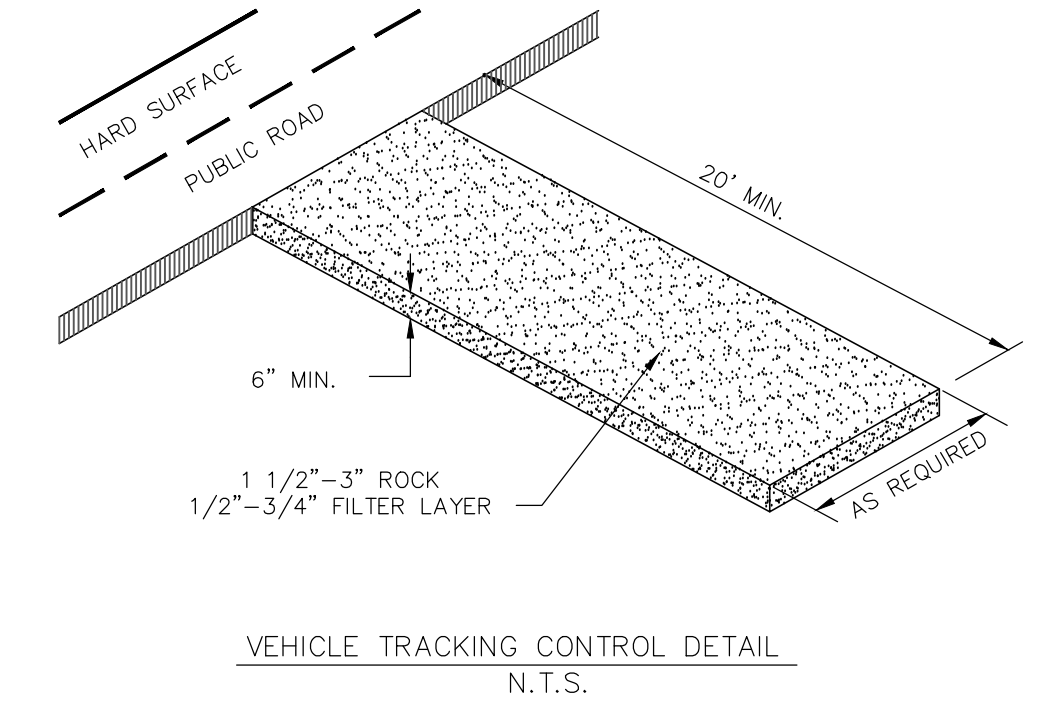
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REVIEW BY: RL  
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DRAWING: DETAILS  
SHEET # 2



**PURPOSE**  
TO REDUCE THE AMOUNT OF MUD TRANSPORTED ONTO PUBLIC ROADS BY MOTOR VEHICLES OR RUNOFF.



LEGEND	
	PROPERTY BOUNDARY
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	STRAW WATTLE
	VEHICLE TRACKING
	STOCKPILE AREA
	SLOPE STABILIZATION
	ROCK/COBBLE
	DRAINAGE PIPE

**CITY STANDARD CONSTRUCTION SITE MANAGEMENT NOTES:**

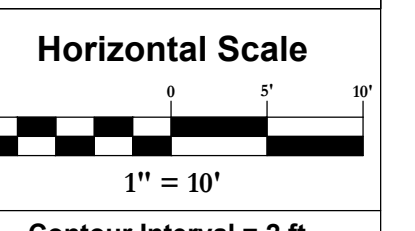
1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY ROW MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND MAY 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
12. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
13. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.
14. FINAL GRADING AND REVEGETATION SHALL BE COMPLETED WITHIN ONE CONSTRUCTION SEASON. ALL ROADWAY, SHOULDER, AND DITCH DAMAGE SHALL BE RESTORED. REVEGETATE ADJACENT PROPERTY DISTURBANCE.



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DRAWING: **CSMP & ECP**  
SHEET # **3**