

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

[illegible]

**FUTURE EXPANSION PARCEL
RIVERFRONT PARK FILING NO. 2
1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale

1" = 30'

Contour Interval = 1 ft

DATE: 11-15-2024
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY: CFB
REVIEW BY: WNM

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

DRAWING:

GRADING AND FILL

SITE PLAN

SHEET #

2

2

1. SLOPE ARROWS REFERENCE PROPOSED FINISHED GRADE
2. 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.
3. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
4. GRADING DESIGN DOES NOT CALL FOR THE CONSTRUCTION OF SLOPES GREATER THAN 3:1.
5. 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.
6. ALL DISTURBED BARE GROUND SURFACES SHALL

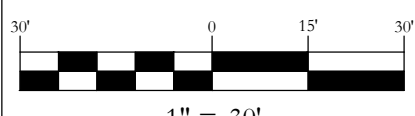
1. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
2. CONTRACTOR SHALL PROPERLY INSTALL PERIMETER EROSION CONTROL MEASURES ON ALL DOWNSLOPE LIMITS OF DISTURBANCE (E.G. STRAW WATTLE SOCKS, SILT FENCE).
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING 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.

- 1) SITE PLAN AND TOPOGRAPHIC SURVEY OF FUTURE EXPANSION PARCEL, SITE RIVERFRONT PARK FILING NO. 2.
- 2) FIELD SURVEYING COMPLETED NOVEMBER 15, 2024.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) PROPERTY OWNER: BRIDGE LANE REALTY LLC
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 1960 BRIDGE LANE, STEAMBOAT SPRINGS.
- 7) SETBACKS ARE PER THE RIVERFRONT PARK PUD.
- 8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D
- 9) EXISTING CONTOURS ARE GENERATED FROM FIELD SURVEYING AND 2011 GIS LIDAR DATA.
- 10) FUTURE FINISHED FLOOR ELEVATION FOR STRUCTURES TO BE 6670.0 FT

**REVIEWED
FOR
CODE
COMPLIANCE**
12/05/2024

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length

Horizontal Scale



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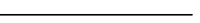
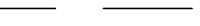
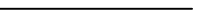
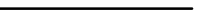
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DRAWING:

SHEET #



LEGEND

- | | |
|---|---------------------------------|
|  | PROPERTY BOUNDARY |
|  | ADJACENT PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |
|  | EXISTING EDGE OF ASPHALT |
|  | EXISTING 2' CONTOUR |
|  | EXISTING 10' CONTOUR |
|  | PROPOSED 2' CONTOUR |
|  | PROPOSED 10' CONTOUR |
|  | CENTER LINE OF DITCH |
|  | EXISTING WATER LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING UNDERGROUND ELECTRICAL |
|  | EXISTING UNDERGROUND TELEPHONE |
|  | EXISTING UNDERGROUND GAS |
|  | EXISTING WOOD FENCE |
|  | EXISTING CONCRETE PAVING |
|  | EXISTING BUILDINGS |
|  | PARKING STRIPING |
|  | EXISTING COTTONWOOD TREE |
|  | EXISTING FRUIT TREE |