



PARCELS B & 7C PER
FILE#11243, AKA TRS IN W2 &
SW/4 SEC 36-7-85
TOTAL 187.84 AC

(STEAMBOAT AIRPORT PARCEL)
TR IN 14-85 & 36-7-85, AKA PARCELS 2C, 7D, 9,
A, D, & E, AND PART OF PARCELS B, 2B & 7A
PER PLAT FILE #11243
TOTAL: 154.81 ACRES

OPEN SPACE 1
OVERLOOK PARK SUBDIVISION

PART OF LOT 1 (A 27.2
ACRES RANCH SUBDIVISION PLAT
8125A)

1. THE PLAN REPRESENTS PRELIMINARY ROADWAY DESIGN CORRIDORS THAT NEED TO BE MODIFIED TO MATCH THE UPDATED LOT LAYOUTS.
2. FOR SCHEMATIC REVIEW ONLY.

PRELIMINARY PROJECT TOTAL EARTHWORK ESTIMATES:

AREA OF DISTURBANCE:	±88	ACRES.
TOTAL CUT:	1,809,000	CU. YDS.
TOTAL FILL:	460,000	CU. YDS.
NET (CUT):	1,595,000	CU. YDS.

- NOTES:
1. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
 2. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
 3. FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

PROJECT EARTHWORK:
AREA OF DISTURBANCE: ±88 ACRES.
CUT AREAS
FILL AREAS



10/29/2025
Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering

NO.	DATE	REVISIONS	INT

LANDSCAPE ARCHITECTURE
ECOLOGICAL PLANNING
LAND PLANNING + URBAN DESIGN

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WEST ACRES RANCH
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
0 150' 300'
SCALE: 1" = 150'
Contour Interval = 2 ft
DATE: 2-21-2025
JOB #: 2302-001
DRAWN BY: RS
DESIGN BY: CFB
REVIEW BY: WNM

DRAWING:
WEST ACRES RANCH
CUT FILL EXHIBIT

SHEET #
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