

3500 S. LINCOLN AVENUE
STEAMBOAT SPRINGS, CO 80487



CIVIL PLANS

C1	CIVIL COVER PAGE & NOTES
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C18	SWMP DETAILS

LANDSCAPE PLANS

L1	LANDSCAPE MASTER PLAN
L2	LANDSCAPE AREA DELINEATION PLAN

PROJECT CONTACT LIST

PROJECT OWNER

GRAY STONE, LLC - BOB AMIN
83 E. 112th Ave
Thornton, CO 80233

EMAIL: bobamin@live.com
CELL: (303)-895-4594

PROJECT ARCHITECT

DESIGN 2 FUNCTION - NICK PIRKL
P.O. Box 93368
Albuquerque, NM 87199

EMAIL: nick@design2functionllc.com
OFFICE: (505)-823-6481

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487

OFFICE: (970) 871-6772
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DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 11/17/2023 JOB #: 1448-005	1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK QUANTITIES	
DRAWN BY: AP/AAC/DSC/WNM DESIGN BY: AP/AAC/DSC/WNM REVIEW BY: FPSE	2	10/25/23	HOTEL B SITE REVISIONS	
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



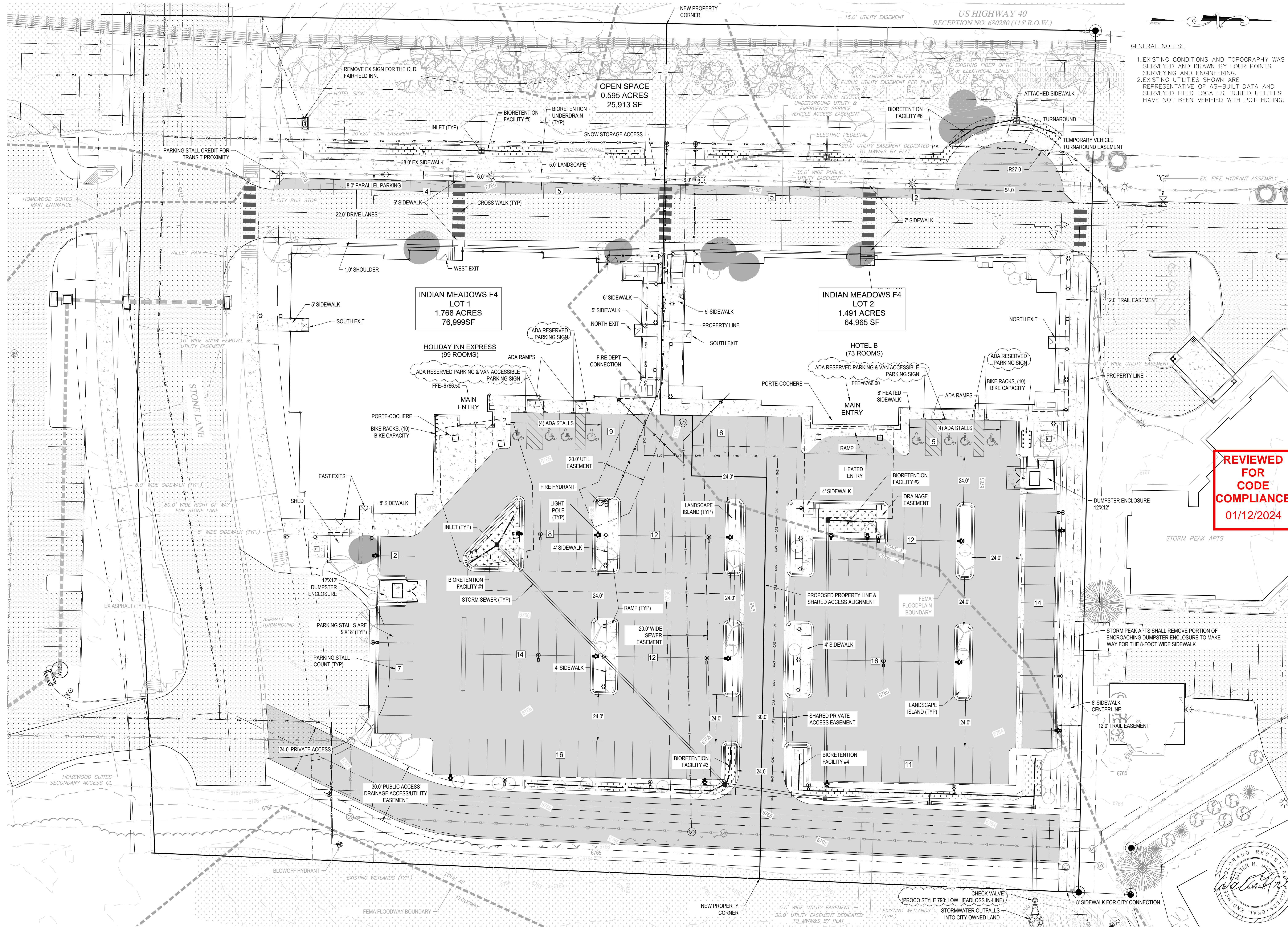
**440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
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(970)-871-6772
matthew@fourpointsse.com**

SHEET #

C1

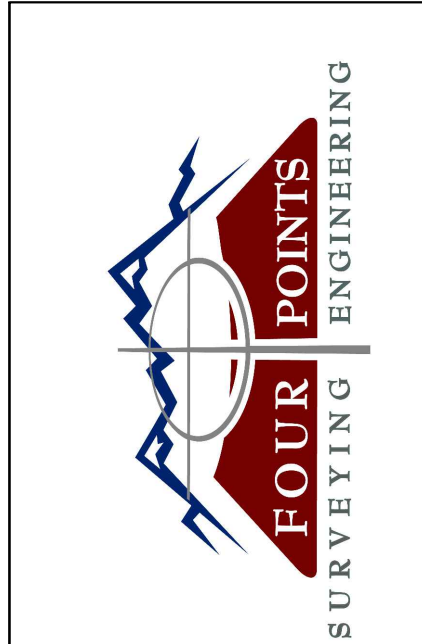
Project Summary Table - LOT 1 (Holiday Inn Express)			
Zoning	CS		
Frontage (US HWY 40)	200 LF		
Gross Site Area	2,067 Acres (90,038 SF)		
Use Breakdown	Description	Square Footage (Net Floor Area)	# of Rooms
Principal Use	Commercial Lodging		95
Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	No Min, No Max	2,067 Acres (90,038 SF)	N
Lot Coverage	No Max		N
Floor Area Ratio	No Max		N
Building Height	63' Max		N
Frontage Building Height	26' min		N
Front Setback	5' Min, 20' Max (with conds.)	114.0'	N (note 2 CS Zoning)
Side Setback	7.5' Min	12.0'	N
Rear Setback	7.5' Min	> 100.0'	N
Second Story Intensity	50% Min	100%	N
Parking (9'X18')	86 Stalls	90	N
Snow Storage	16,640 SF	16,790 SF	N
Lot Width	25' Min	242'	N
Open Space Square Footage	15% Min	30%	N
Frontage Parking Lot Placement	30' Min	75.0'	N

Project Summary Table - Lot 2 (Hotel B)			
Zoning	CS		
Frontage (US HWY 40)	213 LF		
Gross Site Area	1,808 Acres (78,770 SF)		
Use Breakdown	Description	Square Footage (Net Floor Area)	# of Rooms
Principal Use	Commercial Lodging		73
Standards	Zone District Requirements	Proposed	Variance? (Y/N)
Lot Area	No Min, No Max	1,808 Acres (78,770 SF)	N
Lot Coverage	No Max		N
Floor Area Ratio	No Max		N
Building Height	63' Max		N
Frontage Building Height	26' min		N
Front Setback	5' Min, 20' Max (with conds.)	114.0'	N (note 2 CS Zoning)
Side Setback	7.5' Min	12.0'	N
Rear Setback	7.5' Min	> 100.0'	N
Second Story Intensity	50% Min	100%	N
Parking (9'X18')	66 Stalls	66	N
Snow Storage	14,490 SF	15,330 SF	N
Lot Width	25' Min	160'	N
Open Space Square Footage	15% Min	34%	N
Frontage Parking Lot Placement	30' Min	75.0'	N



GENERAL NOTES:

- EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
- EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.



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NO.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	RS
2	11/8/23	CSMP REVISIONS	

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 11-17-2023
JOB #: 1448-005
DRAWN BY: AP/DSC/AAC
DESIGN BY: AP/DSC/AAC/WMM
REVIEW BY: FPSE

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OVERALL SITE PLAN

SHEET NO.

C3

REVIEWED
FOR
CODE
COMPLIANCE
01/12/2024

