LEGEND	EXISTING	PROPOSED	CI
PROPERTY BOUNDARY			for
SECTION LINE			
LOT BOUNDARY			INDIAN
EASEMENT			
SETBACK			
EDGE OF ASPHALT			
CURB			
CURB FLOWLINE			
1/2 FT CONTOUR	— — —5282— — — — —		
5/10 FT CONTOUR	— — — — 5280 — — — — — —		
EDGE OF GRAVEL			
CENTER LINE OF DITCH	$\rightarrow - \cdots \rightarrow - \cdots \rightarrow - \cdots \rightarrow - \cdots -$	$\rightarrow - \cdots \rightarrow - \cdots \rightarrow - \cdots -$	
WATER MAIN	XWXWXW	www	
CURB STOP, GV, FH			
SIGN			
LIGHT POLE	-\$-	·文 · · · · · · · · · · · · · · · · · ·	
SEWER MAIN	XSXSXSXS	sss	
MANHOLE AND CLEANOUTS	S O	(S)	
ELECTRICAL - UNDERGROUND	XE XE XE		
ELECTRICAL - OVERHEAD	XE XE XE	ОНЕ ОНЕ ОНЕ ОНЕ	
ELECTRICAL - OVERHEAD - HIGH VOLTAGE		HVE HVE HVE	
ELECTRICAL-PRIMARY	XE XE XE	EEEEE	
FIBER OPTIC		F0 F	
TELEPHONE	XTXTXTXT	TTTTT	
UNDERGROUND			
UTILITY PEDESTALS	J T E TV	UT E TV	
POWER POLE/ LIGHT POLE			
GAS	XGXGXGXG	GAS GAS	
FENCE	— x — x — x — x —	— x — x — x —	
PROPOSED EDGE OF CONCRETE			
DECK			
PROPOSED BUILDING			
SIDEWALK/ BOARDWALK			
BASE FLOOD CROSS SECTION			PROJECT VICINITY MA
FEMA SFHA BOUNDARY WALL			SCALE: 1"= 250'
VEGETATION OUTLINE PROPERTY CORNERS			CIVIL SHEET INDEX
STORM INLET			CIVIL PLANS
CULVERT			C1 CIVIL COVER PAGE & NC C2 EXISTING CONDITIONS F C3 OVERALL SITE PLAN
ASPHALT			C4 GRADING & DRAINAGE F C5 STORM SEWER PROFILE C6 BIORETENTION PLAN AN
CONCRETE			C7 BIORETENTION NOTES A C8 ACCESS ROAD PLAN & F C9 ACCESS ROAD SECTION C10 UTILITY PLAN
GRAVEL/SOFT SURFACE			C10 C11 SNOW STORAGE PLAN C12 OPEN SPACE PLAN C13 PHASING PLAN
ROCK/RIP RAP			C14 EASEMENT PLAN C15 CIVIL DETAILS (1) C16 CIVIL DETAILS (2)
WETLANDS/WETLANDS REMOVAL			C17 SWMP PLAN C18 SWMP DETAILS

ABBREVIATIONS:

AFF AP APR A BFE BFF BOW BVC BW C CL CLNG CLNG CMP C/O	ABOVE FINISHED FLOOR ANGLE POINT APPROXIMATE ASPHALT BASE FLOOD ELEVATION BASEMENT FINISH FLOOR BOTTOM OF WALL BEGIN VERTICAL CURVE BACK OF WALK CURB CENTERLINE CEILING CORRUGATED METAL PIPE CLEAN OUT
CONC CON	CRETE
CNR	CORNER
CR	CURB RETURN
CS	CURB STOP
D	DEPTH
DI	
	DUCTILE IRON PIPE DRAINAGE MANHOLE
DMH DRN	DRAINAGE MANHOLE DRAIN
DRN DT	DITCH
DW	DRIVEWAY
EA	EACH
EG	EXISTING GRADE
ELEV	ELEVATION
ENGR	ENGINEER
EOA	EDGE OF ASPHALT
EOW	EDGE OF WALK
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT OR FEET
GFE	GARAGE FFE
GB	GRADE BREAK
GYP	GYPSUM
GV	GATE VALVE
HC	
HP	
IN	INLET

	DETAIL
	INVERT C2 SHEET
	LINEAL FEET
	LOW POINT
	MAXIMUM MINIMUM
	MODULE
	NATURAL GROUND
	NUMBER
	NOT TO SCALE
	OFFSET
	OVERHEAD DOOR POINT OF CURVATURE
	PEDESTAL
	POINT OF INTERSECTION
	PROPERTY LINE
	PROPOSED
	POINT OF VERTICAL CURVE POLYVINYL CHLORIDE PIPE
	POINT OF VERTICAL INTERSECTION
	ROAD
	RADIUS
	ROUGH OPENING
	RIGHT-OF-WAY RETAINING WALL
	SPECIAL FLOOD HAZARD AREA
	SQUARE FEET
	SEWER MANHOLE
	SANITARY SEWER
٦	STATION
CT	STRUCTURAL SIDEWALK
	THRUST BLOCK
	TO BE DETERMINED
	TO BE REMOVED
	TOP BACK OF WALK
	TELEPHONE TOP OF PIPE
	TOP OF PIPE
	TYPICAL
	VOLUME
	VALLEY PAN
	WIDTH
	WATERLINE WITH
	WITH WATER QUALITY

MAX MIN

MOD NG

NTS

0/S OHD PC PED

PVC PVC PVI RD

ROW

SFHA

SQFT SMH SS STA STRUC SW

TBD

TBR TBW

TFI

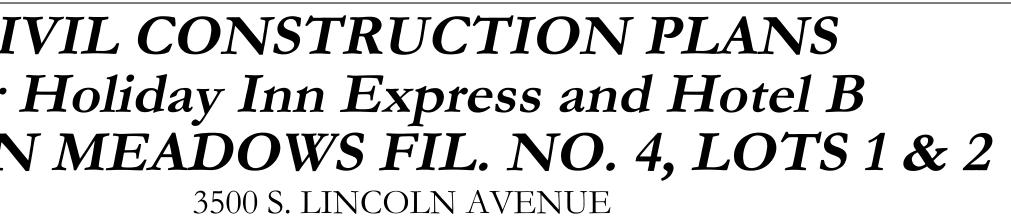
WQ

RW

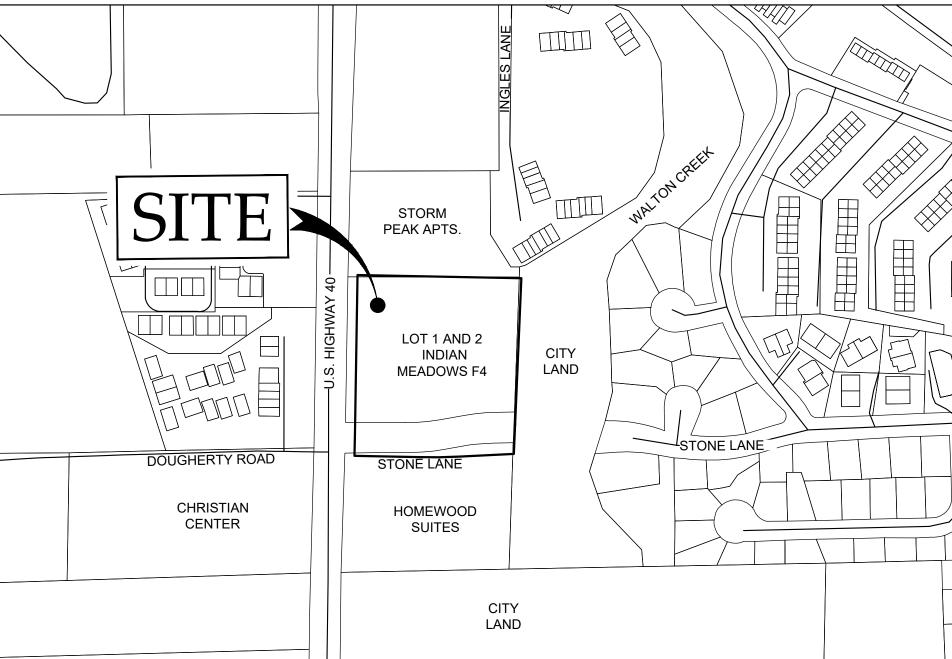
A	DETAIL OR SECT #	
AY	DETAIL ON SECT #	
C_2	SHEET #	

PROJECT CONTACT LIST		
PROJECT OWNER		
GRAY STONE, LLC - BOB AMIN 83 E. 112th Ave Thornton, CO 80233		EMA
PROJECT ARCHITECT		
DESIGN 2 FUNCTION - NICK PIRKL P.O. Box 93368 Albuquerque, NM 87199		EMA
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		OFF CEL EMA
DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE
DATE: 11/17/2023	1	9/13/23
JOB #: 1448-005	2	10/25/23
	2	10/25/23
DESIGN BY: AP/AAC/DSC/WNM REVIEW BY: FPSE		
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.		

LANDSCAPE PLANS







HOLIDAY INN EXPRESS PARKING STALL CALCULATIONS:

(90)

(9)

(99)

(-9)

(90)

(90)

(73)

(73)

(-7)

(66)

(68)

NO. OF HOTEL GUEST ROOMS

STAFF DORMITORY ROOMS

TOTAL STALLS REQ'D,

HOTEL ROOM STALLS REQ'D

TOTAL STALLS PROVIDED

CREDIT FOR TRANSIT PROX., 10%

* ALL PARKING STALLS SHALL BE 9'X18'

HOTEL B PARKING STALL CALCULATIONS:

* ALL PARKING STALLS SHALL BE 9'X18'

NO. OF HOTEL GUEST ROOMS

HOTEL ROOM STALLS REQ'D

TOTAL STALLS REQ'D,

TOTAL STALLS PROVIDED

CREDIT FOR TRANSIT PROX., 10%

)TES PI AN PLAN ND PROFILE AND SPECIFICATIONS PROFILE I VIEWS

LANDSCAPE MASTER PLAN LANDSCAPE AREA DELINEATION PLAN

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

IAIL: nick@design2functionIIc.com OFFICE: (505)-823-6481

FICE: (970) 871-6772 ELL: (970) 819 1161 MAIL: walterm@fourpointsse.com



INT

REVISIONS	
CURB INLETS REPLACED WITH CURB CUTS, SCHEDULE, CHECK VALVE SPECS, EARTHWO QUANTITIES	
HOTEL B SITE REVISIONS	



Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4A P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com

GENERAL NOTES:

- ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- PRIOR TO CONDUCTING ANY SITE WORK.

- EDITION.
- SEWER, AND STORM SEWER. 16.ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
- SPECIFICATIONS.

WATER, SEWER AND UTILITY NOTES:

- VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
- FITTINGS.
- - 6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.

1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN)

2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA. 3. CITY OF STEAMBOAT SPRINGS REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF STEAMBOAT SPRINGS ENGINEERING AND CDC DESIGN CRITERIA AND CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. 4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR TO VERIFY WITH PROJECT

5. 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

6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION. 7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.

8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT. STORM WATER QUALITY PERMIT. ARMY CORP OF ENGINEER PERMIT. ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES. LICENSES. SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.

9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.

10.PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE 11.CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST

12.CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.

13.CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY ROUTT COUNTY PLANNING PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS. 14.THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE CITY: WATER,

15.RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.

17. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE



1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND

2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION. 4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN

5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.

7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.

7. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, UNLESS NOTED OTHERWISE. 8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.

9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL

10.MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.

11.ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

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	Ν
Lot Width	25' Min	242'	N
Open Space Square Footage	15% Min	30%	N
Fronatge 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		Ν
Building Height	63' Max		Ν
Frontage Building Height	26' min		Ν
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'	Ν
Second Story Intensity	50% Min	100%	Ν
Parking (9'X18')	66 Stalls	66	Ν
Snow Storage	14,490 SF	15,330 SF	Ν
Lot Width	25' Min	160'	Ν
Open Space Square Footage	15% Min	34%	Ν
Fronatge Parking Lot Placement	30' Min	75.0'	Ν

SHEET #

C1

