

CIVIL CONSTRUCTION PLANS

for Holiday Inn Express and Hotel B

INDIAN MEADOWS FIL. NO. 4, LOTS 1 & 2

3500 S. LINCOLN AVENUE
STEAMBOAT SPRINGS, CO 80487

LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY	-----	-----
SECTION LINE	-----	-----
LOT BOUNDARY	-----	-----
EASEMENT	-----	-----
SETBACK	-----	-----
EDGE OF ASPHALT	-----	-----
CURB	-----	-----
CURB FLOWLINE	-----	-----
1/2 FT CONTOUR	-----	-----
5/10 FT CONTOUR	-----	-----
EDGE OF GRAVEL	-----	-----
CENTER LINE OF DITCH	-----	-----
WATER MAIN	-----	-----
CURB STOP, GV, FH	● ● ● ●	● ● ● ●
SIGN	● ● ● ●	● ● ● ●
LIGHT POLE	● ● ● ●	● ● ● ●
SEWER MAIN	-----	-----
MANHOLE AND CLEANOUTS	● ● ● ●	● ● ● ●
ELECTRICAL - UNDERGROUND	-----	-----
ELECTRICAL - OVERHEAD	-----	-----
ELECTRICAL - OVERHEAD - HIGH VOLTAGE	-----	-----
ELECTRICAL - PRIMARY	-----	-----
FIBER OPTIC	-----	-----
TELEPHONE	-----	-----
UNDERGROUND	-----	-----
UTILITY PEDESTALS	● ● ● ●	● ● ● ●
POWER POLE / LIGHT POLE	● ● ● ●	● ● ● ●
GAS	-----	-----
FENCE	-----	-----
WOODEN FENCE	-----	-----
PROPOSED EDGE OF CONCRETE	-----	-----
DECK	-----	-----
PROPOSED BUILDING	-----	-----
OVERHANG	-----	-----
SIDEWALK / BOARDWALK	-----	-----
BASE FLOOD CROSS SECTION	-----	-----
FEMA SFHA BOUNDARY	-----	-----
WALL	-----	-----
VEGETATION OUTLINE	-----	-----
PROPERTY CORNERS	-----	-----
STORM INLET	-----	-----
CULVERT	-----	-----
ASPHALT	-----	-----
CONCRETE	-----	-----
GRAVEL/SOFT SURFACE	-----	-----
ROCK/RIP RAP	-----	-----
WETLANDS/WETLANDS REMOVAL	-----	-----

ABBREVIATIONS:	
AFF	ABOVE FINISHED FLOOR
AP	ANGLE POINT
APR	APPROXIMATE
A	ASPHALT
BFE	BASE FLOOD ELEVATION
BFF	BASEMENT FINISH FLOOR
BOW	BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CURB
CL	CENTERLINE
CLNG	CEILING
CMP	CORRUGATED METAL PIPE
C/I	CLEAN OUT
CONC	CONCRETE
CNR	CORNER
CR	CURB RETURN
CS	CURB STOP
D	DEPTH
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DMH	DRAINAGE MANHOLE
DRN	DRAIN
DT	DITCH
DW	DRIVEWAY
EA	EACH
EG	EXISTING GRADE
ELEV	ELEVATION
ENGR	ENGINEER
EOA	EDGE OF ASPHALT
EW	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 FEE
GB	GRADE BREAK
GYP	GYPSUM
GV	GATE VALVE
HC	HANDICAP RAMP
HP	HIGH POINT
IN	INLET
INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MOD	MODULE
NG	NATURAL GROUND
NO	NUMBER
NTS	NOT TO SCALE
O/S	OFFSET
OHD	OVERHEAD DOOR
PC	POINT OF CURVATURE
PED	PEDESTAL
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PR	PROPOSED
PT	POINT
PVC	POINT OF VERTICAL CURVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RD	ROAD
R	RADIUS
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RW	RETAINING WALL
SFHA	SPECIAL FLOOD HAZARD AREA
SOFT	SQUARE FEET
SMH	SEWER MANHOLE
SS	SANITARY SEWER
STA	STATION
STRUCT	STRUCTURAL
SW	SIDEWALK
TB	THRUST BLOCK
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TOP	TOP OF PIPE
TO	TOP OF
TYP	TYPICAL
VOL	VOLUME
VP	VALLEY PAN
W	WIDTH
WL	WATERLINE
W/	WITH
WQ	WATER QUALITY

PROJECT CONTACT LIST

PROJECT OWNER

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

PROJECT ARCHITECT

DESIGN 2 FUNCTION - NICK PIRKL
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Albuquerque, NM 87199

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: WALTER MAGILL, P.E.
440 S. Lincoln Ave, Suite 4B
P.O. Box 75966
Steamboat Springs, CO 80487



10/24/2025

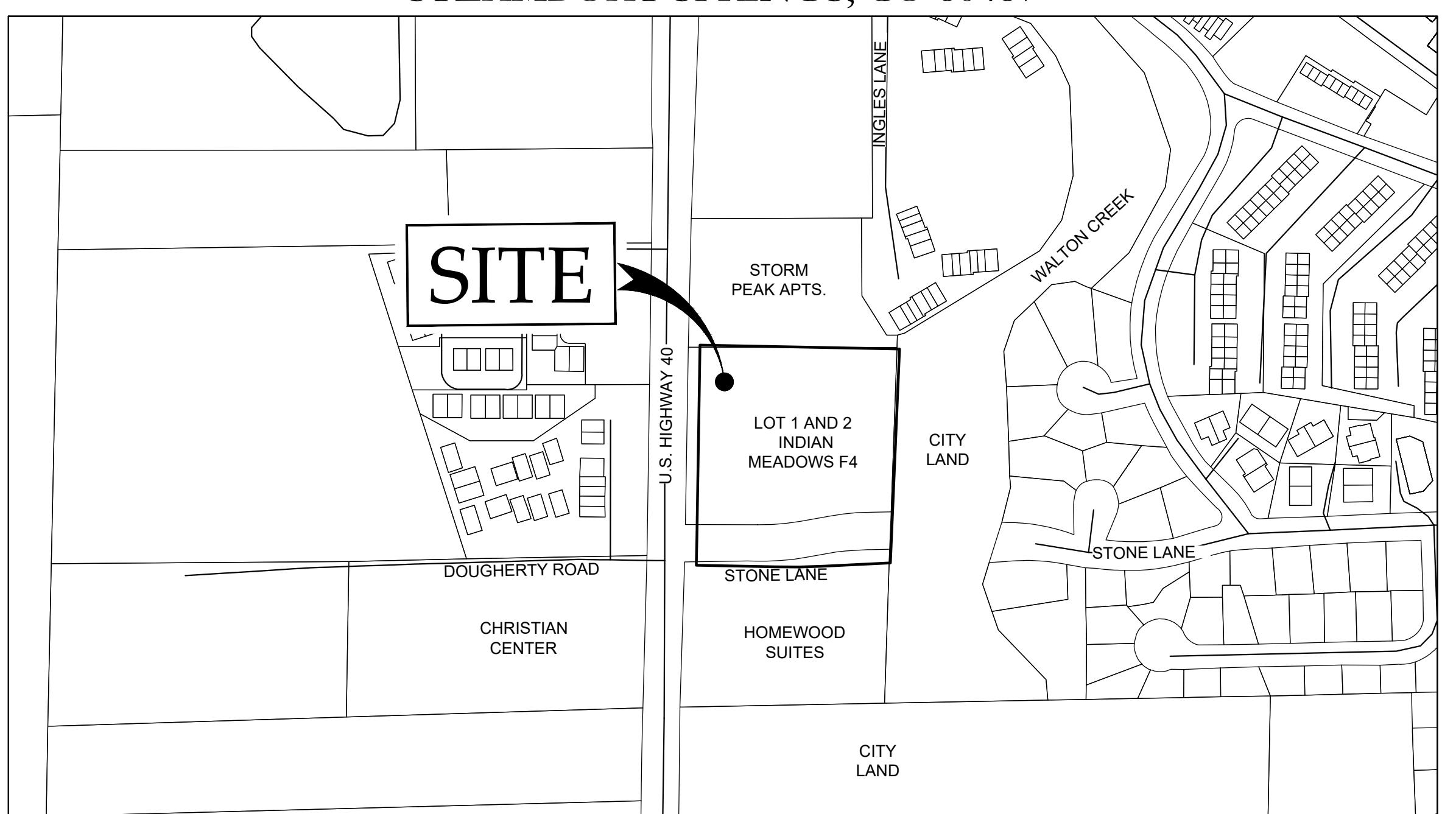
Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering

CONSTRUCTION PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING		No.	DATE	REVISIONS	INT	RS
DATE: 06/30/2025	JOB #: 1448-005	1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK QUANTITIES		
DRAWN BY: DSC	DESIGN BY: DSC	2	11/8/23	CSMP REVISIONS	RS	
REVIEW BY: WNM		3	3/29/24	REVISED INLETS	RS	
		4	8/30/24	REMOVED 6" GV	RS	
		5	9/1/25	SUBSTANTIAL CONFORMANCE SET	CFB	



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WATER, SEWER AND UTILITY NOTES:

- EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHoling, POTHoling AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER MAINS AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 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 FITTINGS.
- 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.
- VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
- SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.
- DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
- ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
- 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
Lot Area	No Min, No Max	Principal Use	Commercial Lodging 95
Lot Coverage	No Max	Standards	Zone District Requirements Proposed Variance? (Y/N)
Floor Area Ratio	No Max	Lot Area	No Min, No Max 2,067 Acres (90,038 SF) N
Building Height	63' Max	Lot Coverage	No Max N
Frontage Building Height	26' min	Second Story Intensity	50% Min 100% N
Front Setback	5' Min, 20' Max (with cond.) 114.0'	Parking (9'X18')	86 Stalls 90 N
Side Setback	7.5' Min 12.0'	Snow Storage	15,640 SF 15,790 SF N
Rear Setback	7.5' Min >100.0'	Lot Width	25' Min 242' N
Second Story Intensity	50% Min 100% N	Open Space Square Footage	15% Min 30% N
Parking (9'X18')	66 Stalls 69 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
Lot Area	No Min, No Max	Principal Use	Commercial Lodging 73
Lot Coverage	No Max	Standards	Zone District Requirements Proposed Variance? (Y/N)
Floor Area Ratio	No Max	Lot Area	No Min, No Max 1,808 Acres (78,770 SF) N
Building Height	63' Max	Lot Coverage	No Max N
Frontage Building Height	26' min	Second Story Intensity	50% Min 100% N
Front Setback	5' Min, 20' Max (with cond.) 114.0'	Parking (9'X18')	66 Stalls 69 N
Side Setback	7.5' Min 12.0'	Snow Storage	14,490 SF 15,330 SF N
Rear Setback	7.5' Min >100.0'	Lot Width	25' Min 160' N
Second Story Intensity	50% Min 100% N	Open Space Square Footage	15% Min 34% N
Parking (9'X18')	66 Stalls 69 N	Frontage Parking Lot Placement	30' Min 75.0' N

City of Steamboat Springs
Planning Department
Approved Plan Set
12/08/2025 tstauffer