

Astrid Site Development-Development Plan Application

Civil Engineering Narrative

The project area is located at 2410 Ski Trail Lane adjacent to Steamboat Ski Resort and is approximately 4.33 acres including the existing right-of-way at the location of the access off of Ski Trail Lane. The site is currently undeveloped and ground cover consists mostly of native grass. The site has over 100 of vertical relief from the top to the bottom.

Browns Park Formation bedrock described as interbedded claystone to sandstone can be found at depths of 0' to about 12' based on the 14 test holes advanced on site. The excavation will require heavy equipment with ripper teeth, see soils report for additional information.

The access road is in City of Steamboat Springs public right-of-way and on private property. We followed Table 4.1 Conventional Road Standards-Design Elements (Local-Mountain) from the City's Engineering Standards. Baseline recommends the access road have a posted speed limit of 15 MPH. Steep terrain and the site layout dictate a horizontal curve less than listed in the Local-Mountain standard and we used lane widening to ensure adequate maneuverability of the design vehicle, refer to drawing for more detail.

The site includes several walls to help stabilize the site and to provide pedestrian access and landscaping areas. The storm sewer outfalls at the historical location and two stormwater ponds will provide treatment and detention. A majority of utilities will be in ROW and easements for the access road.