



Ph: 970-871-6772 • Fax: 970-879-8023 • P.O. Box 775966 • Steamboat Springs, Colorado 80477

May 25, 2023

City of Steamboat Springs Planning
137 10th St
Steamboat Springs, CO 80487

RE: Lot 1 Indian Meadows Hotels Development Plan
Holiday Inn Express - Development Plan at 307800001, PL20230056
FPSE Job No. 1448-005

Dear Planning Department,

Four Points Surveying and Engineering is pleased to provide this response to the DRT comments for the development of two hotels located within a vacant property known as LOT 1 INDIAN MEADOWS F3. Lot 1 is 3.875 acres and zoned Community Commercial (CC). The Owner, Gray Stone, LLC, is submitting a concurrent application for a preliminary plat to split the parcel in an east-west direction. Gray Stone, LLC is proposing to develop a Holiday Inn Express hotel and a future hotel whose name is still under consideration, which we shall refer to as Hotel B or Independent Hotel within the development plan package.

Planning Review (Reviewed By: Toby Stauffer, AICP)

Planning Review (Reviewed By: Toby Stauffer, AICP)

1. Section 602.L: Minimum 15% open space designation is required.

Per Section 602.L The minimum requirement for open space area for Lot 1 Indian Meadows F3 is 0.581 Acres to be 15% of the total area. The revised plans provide 0.595 Acres of open space to the West of the Lot 1 and 2 which meets the 15% open space requirement.

2. 602.F.2.i, 602.F.2.j: The access easement is required to be a public street, please request avariance to the standards.

A request for a variance to the public street easement is provided with this DRT reply.

3. West access turnaround and sidewalk, north sidewalk/trail, and east 30' public access easement and associated improvements are required improvements to be constructed or an Improvements Agreement executed prior to recording the final plat.

The preliminary plat construction plans include information to construct the required improvements. Temporary vehicle turnaround and sidewalk on West access provided with revised plans.

Engineering Review (Reviewed By: Emrick Soltis, P.E.)

1. C5: A temporary vehicle turnaround is required in addition to signage compliant with MUTCD.

Temporary vehicle T-turnaround is shown on the easterly CDOT shared access roadway. The plan includes the installation of a road closure signage and type III barricades compliant with MUTCD

standards on the revised plans.

2. C5: Water Quality Treatment is required for the west side of access road.

Water quality of the west side of access road is modified on the revised plans. The revised plan has the roadway changed to a 2% cross slope draining into the project. This includes a 200sq.ft swale and a 150sq.ft rain garden on the west side of the T-turnaround. As well as a 150sq.ft swale, 200sq.ft rain garden, and a 100sq.ft rain garden on the east side of the T-turnaround. These water quality measures will provide sufficient treatment of runoff until the development plans are approved.

3. C5: Grass Buffers can not exceed 10% slope.

The eastern access road has been modified to cross slope 2% into the parking lot where water quality measures will be provided. The grass buffer area to the East of the access road has been removed. The roadway will still have revegetated 3:1 slopes after the construction is complete.

4. Drainage Study: All appendices are missing.

The drainage study provided with the latest submittal provides all necessary appendices.

Utilities-Mount Werner Review (Reviewed By: Frank Alfone)

The infrastructure shown on the Preliminary Plat shall be constructed and approved and/or accepted or surety provided prior to recording of a Final Plat.

1. A water main must be added for looped service to these lots

The preliminary plat does not include any proposed water or sanitary sewer work since each lot will have access to the existing water and sewer mains surrounding the property. The new water services for the proposed development are shown on the development plans.

2. Dedicated Easements for all water and sewer mains (Public Mains) must be noted on the Final Plat

Water and Sewer mains and easements will be dedicated under separate agreements with the approval of the development plans.

Four Points looks forward to working with City Staff and bringing this Project to the community. Please do not hesitate to call with any questions, comments, or concerns.

Sincerely,

Walter Magill, PE
Four Points Surveying and Engineering