

## CITY OF STEAMBOAT SPRINGS ENGINEERING STANDARDS

### Standard Form No. 5 Drainage and Stormwater Treatment Scope Approval Form

Prior to starting a development plan and before the first drainage submittal, a Drainage and Stormwater Treatment Scope Approval Form must be submitted for review and signed by the City Engineer. A signed form shall also be included in every drainage submittal as Attachment A. This Scope Approval Form is for City requirements only. Values may be approximate. The City encourages supporting calculations and figures to be attached.

Project Information	
Project name:	Central Park Plaza
Project location:	1901 Pine Grove Road / Lot 3, Steamboat Village Commercial Center, Replat F
Developer name/contact info:	Serac Capital Partners rgregory@seraccapital.com (713) 822-3274
Drainage engineer name/contact info:	Landmark Consultants, Inc. patrickn@landmark-co.com (760) 889-7925
Application Type:	Development Plan
Proposed Land Use:	Hotel
Project Site Parameters	
Total parcel area (acres):	4.20 acres
Disturbed area (acres):	4.20 acres
Existing impervious area (acres, if applicable):	0.23 acres
Proposed new impervious area (acres):	2.71 acres
Proposed total impervious area (acres):	2.94 acres
Proposed number of project outfalls:	2
Number of additional parking spaces:	~185
Description and site percentage of existing cover/land use(s):	1.23 acres - pavements 0.13 acres - buildings 3.97 acres - open space, undeveloped areas
Description and site percentage of proposed cover/land use(s):	0.82 acres - roof area (20%) 2.12 acres - pavements (51%) 1.26 acres - open space (29%)
Expected maximum proposed conveyance gradient (%):	5%
Description of size (acres) and cover/land use(s) of offsite areas draining to the site	Portions of Pine Grove Road and the undeveloped hillside to the northeast drain to the site via an existing 18" CMP culvert. Portions of the adjacent development to the north (Alpine Bank/State Farm) drain to the site via sheet flow. Portions of Pine Grove Road and Snapdragon Way drain to the site via sheet flow.



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Project Permanent Stormwater Treatment	
Justification of choice of proposed design standard, including how the site meets the constrained redevelopment standard, infiltration test results, etc.:	Proposed improvements require detention to maintain historic discharge rates and water quality treatment due to the increased impervious surface area.
Concept-level permanent stormwater treatment facility design details (type, location of facilities, proprietary structure selection, treatment train concept, etc.):	Two extended detention basins will treat the WQCV and also provide adequate detention for the 5-year and 100-year storms.
Proposed LID measures to reduce runoff volume:	Extended Detention Basin (EDB)
Will treatment evaluation include off-site, pass through flow (circle):	YES <b>NO</b>

**Approvals**

Patrick Nagle, Landmark Consultants, Inc.      5/18/2023      (760) 889-7925

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Prepared By:      Date      Phone number  
 (Insert drainage engineer name & firm)

Approved By:

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Printed Name:      Date  
 City Engineer

**APPROVED**  
 to be generally in  
 accordance with  
**CITY ENGINEERING**  
**STANDARDS**  
  
**06/08/2023**



