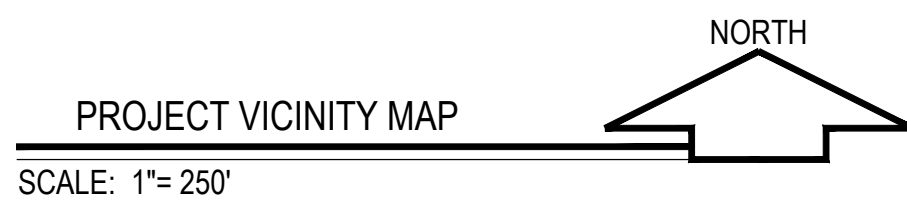
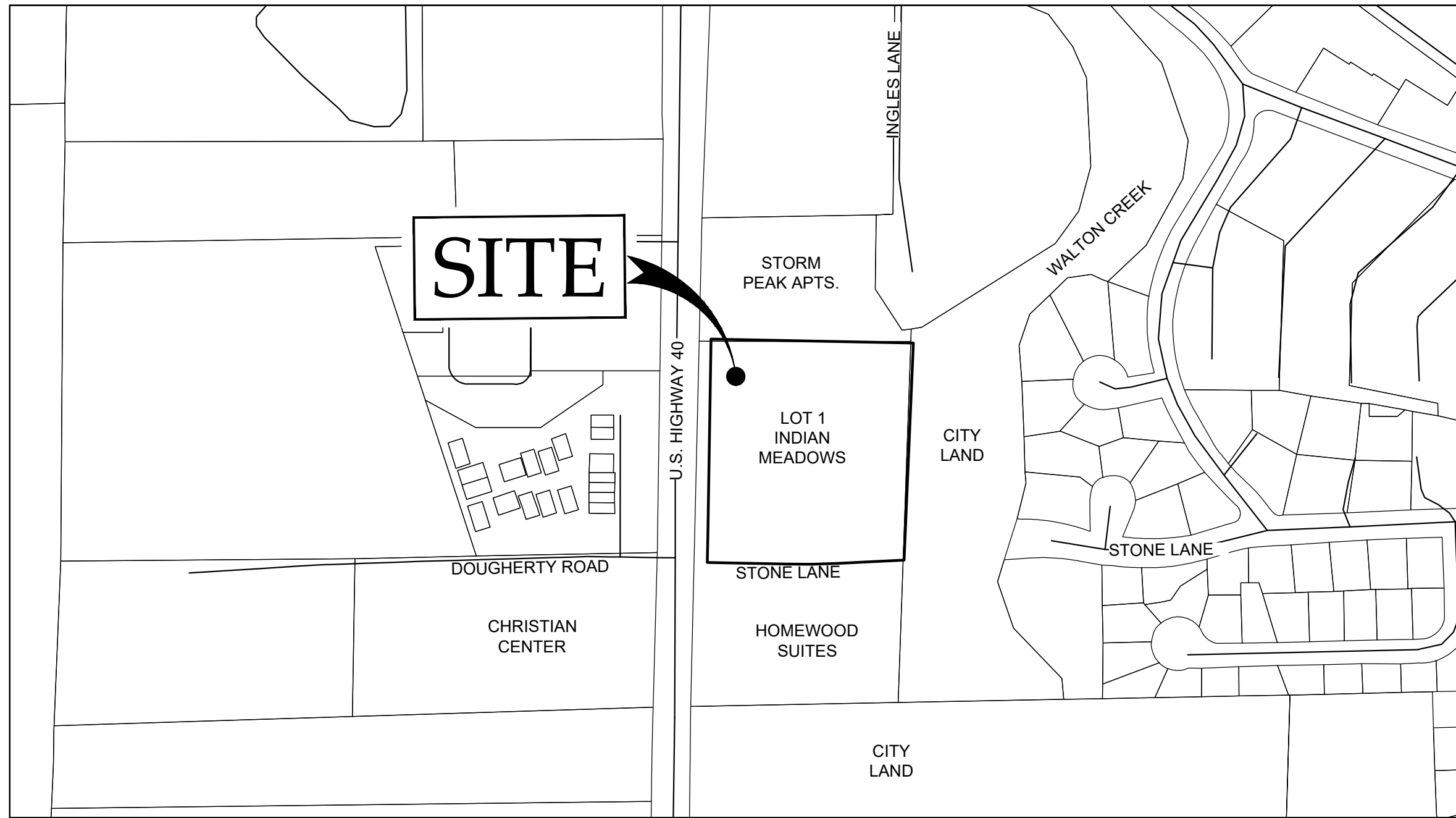


CIVIL DEVELOPMENT PLANS
for Holiday Inn Express and Hotel B
INDIAN MEADOWS FIL. NO. 4, LOTS 1 & 2
(ADDRESS TBD)
STEAMBOAT SPRINGS, CO 80487



CIVIL SHEET INDEX

CIVIL PLANS

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LANDSCAPE PLANS

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| L1 | LANDSCAPE MASTER PLAN |
| L2 | LANDSCAPE AREA DELINEATION PLAN |

PROJECT CONTACT LIST

PROJECT OWNER

GRAY STONE, LLC - BOB AMIN
83 E. 112th Ave
Thornton, CO 80233
EMAIL: bobamin@live.com
CELL: (303)-895-4594

PROJECT ARCHITECT

DESIGN 2 FUNCTION - NICK PIRKL
P.O. Box 93368
Albuquerque, NM 87199
EMAIL: nick@design2functionllc.com
OFFICE: (505)-823-6481

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
OFFICE: (970) 871-6772
CELL: (970) 819 1161
EMAIL: walterm@fourpointsse.com

PRELIMINARY - NOT FOR
CONSTRUCTION

| DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING | No. | DATE | REVISIONS | INT |
|--|-----|------|-----------|-----|
| DATE: 5/25/2023 | | | | |
| JOB #: 1448-005 | | | | |
| DRAWN BY: AP/WNM | | | | |
| DESIGN BY: AP/WNM | | | | |
| REVIEW BY: FPSE | | | | |
| IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED. | | | | |



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

SHEET #

C1

GENERAL NOTES:

- BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN).
- EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA.
- 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.
- 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 ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- 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 PRIOR TO CONDUCTING ANY SITE WORK.
- ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 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.
- PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS.
- 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
- CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
- 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.
- THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE CITY: WATER, SEWER, AND STORM SEWER.
- RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
- ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
- 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 SPECIFICATIONS.

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 POTHOLES. POTHOLES 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 PARALLEL 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.
- WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, 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.
- MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
- 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 | N |
| Lot Width | 25' Min | 242' | N |
| Open Space Square Footage | 15% Min | 30% | 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 |
| 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 | | 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') | 66 Stalls | 72 | N |
| Snow Storage | 14,490 SF | 15,330 SF | N |
| Lot Width | 25' Min | 160' | N |
| Open Space Square Footage | 15% Min | 34% | N |
| Frontage Parking Lot Placement | 30' Min | 75.0' | N |