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

#### ABOVE FINISHED FLOOR INVERT LINEAL FEET ANGLE POINT LOW POINT **APPROXIMATE** MAXIMUM ASPHALT MAX MIN MINIMUM BASE FLOOD ELEVATION

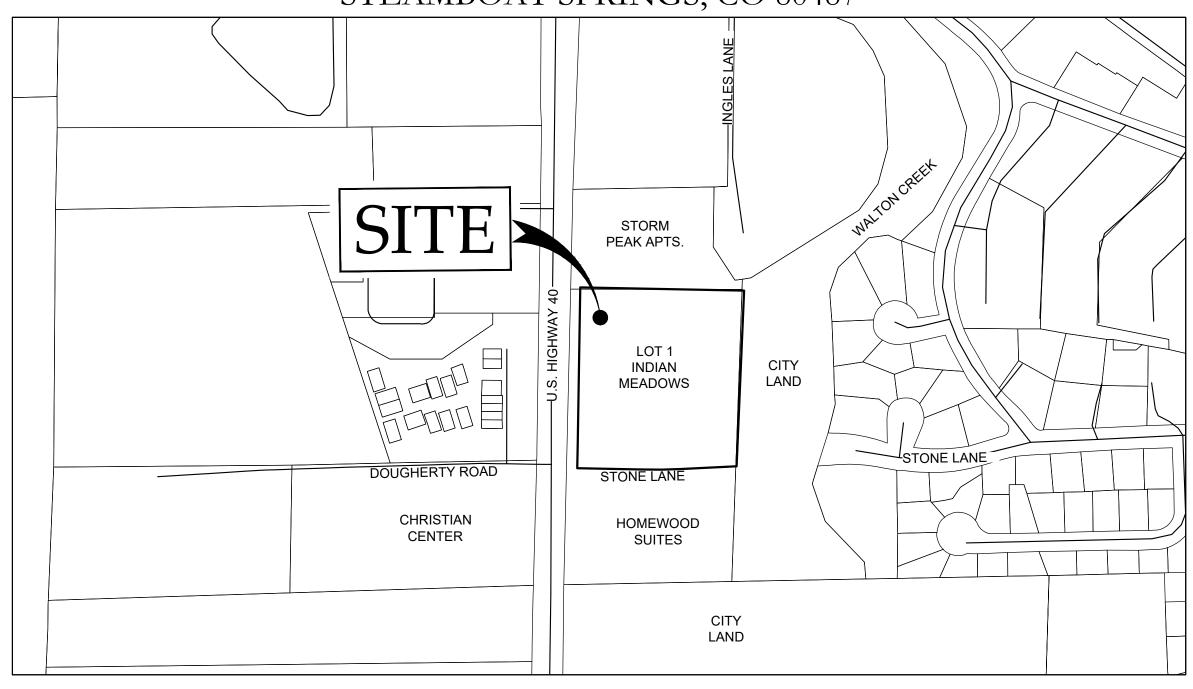
MOD MODULE BASEMENT FINISH FLOOR NATURAL GROUND BOW **BOTTOM OF WALL** NUMBER **BEGIN VERTICAL CURVE** BACK OF WALK NOT TO SCALE CURB **CENTERLINE** OVERHEAD DOOR CLNG POINT OF CURVATURE CEILING CMP C/O CORRUGATED METAL PIPE PEDESTAL POINT OF INTERSECTION CLEAN OUT CONC CONCRETE PROPERTY LINE CNR PROPOSED **CORNER CURB RETURN CURB STOP** POINT OF VERTICAL CURVE PVC POLYVINYL CHLORIDE PIPE DEPTH DRAIN INLET POINT OF VERTICAL INTERSECTION **DUCTILE IRON PIPE** DMH DRAINAGE MANHOLE **RADIUS** DRN ROUGH OPENING ROW DITCH RIGHT-OF-WAY DRIVEWAY RW RETAINING WALL EACH SFHA SPECIAL FLOOD HAZARD AREA **EXISTING GRADE** SQFT SQUARE FEET **ELEV ELEVATION** SMH SEWER MANHOLE **ENGR ENGINEER** SANITARY SEWER EOA EDGE OF ASPHAL STATION **EOW STRUCT** STRUCTURAL EDGE OF WALK **EXISTING** SIDEWALK FES FLARED END SECTION THRUST BLOCK TBD FINISH FLOOR ELEVATION TO BE DETERMINED FINISH GRADE TBR TO BE REMOVED FIRE HYDRANT TBW TOP BACK OF WALK TEL FLOW LINE **TELEPHONE** TOP FOOT OR FEET TOP OF PIPE GARAGE FFE TOP OF **GRADE BREAK TYPICAL** VOL GYPSUM VOLUME GATE VALVE VALLEY PAN HANDICAP RAMP WIDTH HIGH POINT WATERLINE INLET WITH

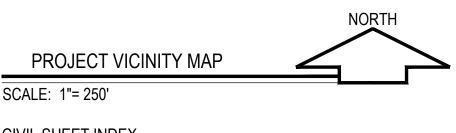
WQ

WATER QUALITY

# 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 COVER PAGE & NOTES EXISTING CONDITIONS PLAN OVERALL SITE PLAN
- FUTURE CROSS ACCESS TO INGLES LANE GRADING & DRAINAGE PLAN STORM SEWER PROFILES
- ACCESS ROAD PLAN & PROFILE ACCESS ROAD SECTION VIEWS STONE LANE BRIDGE ADDITION UTILITY PLAN

LIGHTING PLAN

SNOW STORAGE PLAN OPEN SPACE PLAN PHASING PLAN FIRE ANALYSIS PLAN **BUS TURNING ANALYSIS** 

EASEMENT PLAN

#### LANDSCAPE PLANS

LANDSCAPE MASTER PLAN LANDSCAPE AREA DELINEATION PLAN

#### PROJECT CONTACT LIST

#### PROJECT OWNER

GRAY STONE, LLC - BOB AMIN EMAIL: bobamin@live.com 83 E. 112th Ave Thornton, CO 80233

#### PROJECT ARCHITECT

DESIGN 2 FUNCTION - NICK PIRKL EMAIL: nick@design2functionIIc.com P.O. Box 93368 OFFICE: (505)-823-6481 Albuquerque, NM 87199

#### **CIVIL ENGINEER**

ENGINEERING

DATE: 5/25/2023

JOB #: 1448-005

DRAWN BY: AP/WNM

**DESIGN BY: AP/WNM** 

**REVIEW BY: FPSE** 

FOUR POINTS SURVEYING AND ENGINEERING ATTN: WALTER MAGILL, P.E. 440 S. Lincoln Ave, Suite 4B P.O. Box 775966 Steamboat Springs, CO 80487

DEVELOPMENT PLANS PREPARED

IF THIS DRAWING IS PRESENTED IN A

BY FOUR POINTS SURVEYING &

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

**REVISIONS** 

CELL: (303)-895-4594

## NO. OF HOTEL GUEST ROOMS (90)STAFF DORMITORY ROOMS HOTEL ROOM STALLS REQ'D (99)CREDIT FOR TRANSIT PROX., 10% TOTAL STALLS REQ'D TOTAL STALLS PROVIDED \* ALL PARKING STALLS SHALL BE 9'X18'

HOTEL B PARKING STALL CALCULA	IIONS:
NO. OF HOTEL GUEST ROOMS	(73)
HOTEL ROOM STALLS REQ'D	(73)
CREDIT FOR TRANSIT PROX., 10%	(-7)
TOTAL STALLS REQ'D,	(66)
TOTAL STALLS PROVIDED	(72)
* ALL PARKING STALLS SHALL BE	9'X18'

#### **PRELIMINARY - NOT FOR** CONSTRUCTION

# INT SURVEYING | ENGINEERING

#### Four Points Surveying & Engineering 440 S. Lincoln Ave, Suite 4A

P.O. Box 775966 Steamboat Springs, CO 80487 (970)-871-6772 matthew@fourpointsse.com

#### **GENERAL NOTES:**

- 1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER, ELEVATION = 6765.29 (SEE EXISTING CONDITIONS PLAN)
- 2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA. 3. 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
- 4. 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 PROJEC ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
- 5. 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
- 6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
- 7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
- 8. 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.
- 9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT ROUTT COUNTY ROAD AND BRIDGE FOR PERMIT REQUIREMENTS. 10.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
- 11.CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST
- 12.CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION
- 13.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 O CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- 14.THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY OF STEAMBOAT SPRINGS ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE CITY: WATER,
- 15.RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
- 16.ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
- 17.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:

- 1. 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.
- 2. 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
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- 4. 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
- 5. 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.

Lot Width

Open Space Square Footage 15% Min

Fronatge Parking Lot Placement 30' Min

- 7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.
- 7. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, UNLESS NOTED OTHERWISE.
- 8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE. 9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL
- 10.MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.

11.ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN

SHEET#

Project Summary Table - LOT 1 (Holiday Inn Express) Frontage (US HWY 40) Square Footage (Net Floor Area) # of Rooms Use Breakdown Principal Use Commercial Lodging Standards Zone District Requirements | Proposed Variance? (Y/N) Lot Area 2.067 Acres (90,038 SF) Lot Coverage No Max Floor Area Ratio No Max **Building Height** 63' Max Frontage Building Height 26' min ront Setback 5' Min, 20' Max (with conds.) | 114.0' N (note 2 CS Zoning) Side Setback 7.5' Min Rear Setback 7.5' Min > 100.0' Second Story Intensity 50% Min Parking (9'X18') 86 Stalls Snow Storage 16,640 SF 16,790 SF

25' Min

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
Fronatge Parking Lot Placement	30' Min	75.0'	N

242'

75.0'