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PROPERTY CORNERS CIVIL PLANS STORM INLET Image: Civil plans CULVERT Image: Civil plans ASPHALT Image: Civil plans CONCRETE Image: Civil plans GRAVEL/SOFT SURFACE Image: Civil plans ROCK/RIP RAP Image: Civil plans WETLANDS/WETLANDS REMOVAL Image: Civil plans	VEGETATION OUTLINE			
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	WETLANDS/WETLANDS REMOVAL	+ + + + + + + + + + + + + + + + + + + +		

ABBREVIATIONS:

ABBREVIATIONS:		
AFF	ABOVE FINISHED FLOOR	
AP	ANGLE POINT	
APR	APPROXIMATE	
A	ASPHALT	
BFE	BASE FLOOD ELEVATION	
BFF	BASEMENT FINISH FLOOR	
BOW	BOTTOM OF WALL	
BVC	BEGIN VERTICAL CURVE	
BW	BACK OF WALK	
C	CURB	
CL	CENTERLINE	
CLNG	CEILING	
CMP	CORRUGATED METAL PIPE	
C/O	CLEAN OUT	
CONC COI	NCRETE	
CNR	CORNER	
CR	CURB RETURN	
CS	CURB STOP	
D	DEPTH	
DI	DRAIN INLET	
DIP	DUCTILE IRON PIPE	
DMH	DRAINAGE MANHOLE	
DRN	DRAIN	
DT	DITCH	
DW	DRIVEWAY	
EA	EACH	
EG	EXISTING GRADE	
ELEV	ELEVATION	
ENGR	ENGINEER	
EOA	EDGE OF ASPHALT	
EOW	EDGE OF WALK	
EX	EXISTING	
FES	FLARED END SECTION	
FFE	FINISH FLOOR ELEVATION	
FG	FINISH GRADE	
FH	FIRE HYDRANT	
FL	FLOW LINE	
DT	DITCH	
DW	DRIVEWAY	
EA	EACH	
EG	EXISTING GRADE	
ELEV	ELEVATION	
ENGR	ENGINEER	
EOA	EDGE OF ASPHALT	
EOW	EDGE OF WALK	
EX	EXISTING	
FES	FLARED END SECTION	
FFE	FINISH FLOOR ELEVATION	
FG	FINISH GRADE	
FH	FIRE HYDRANT	
FL	FLOW LINE	
FT	FOOT OR FEET	
GFE	GARAGE FFE	
GB	GRADE BREAK	
GYP	GYPSUM	
GV	GATE VALVE	
HC	HANDICAP RAMP	
HP	HIGH POINT	
IN	INLET	

INVERT LINEAL FEET LOW POINT MAXIMUM MINIMUM MOD MODULE NATURAL GROUND NUMBER NOT TO SCALE OFFSET OVERHEAD DOOR POINT OF CURVATURE PEDESTAL POINT OF INTERSECTION PROPERTY LINE PROPOSED POINT POINT OF VERTICAL CURVE POLYVINYL CHLORIDE PIPE POINT OF VERTICAL INTERSECTION ROAD RADIUS ROUGH OPENING RIGHT-OF-WAY ROW RETAINING WALL SFHA SPECIAL FLOOD HAZARD AREA SQFT SQUARE FEET SEWER MANHOLE SANITARY SEWER STATION STRUCT STRUCTURAL SIDEWALK THRUST BLOCK TO BE DETERMINED TO BE REMOVED TOP BACK OF WALK TELEPHONE TOP OF PIPE TOP OF TYPICAL VOLUME VALLEY PAN WIDTH WATERLINE WITH WATER QUALITY

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PROJECT CONTACT LIST **PROJECT OWNER** GRAY STONE, LLC - BOB AMIN 83 E. 112th Ave Thornton, CO 80233 PROJECT ARCHITECT DESIGN 2 FUNCTION - NICK PIRKL P.O. Box 93368 Albuquerque, NM 87199 **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 DEVELOPMENT PLANS PREPARED No. DATE **BY FOUR POINTS SURVEYING &** ENGINEERING DATE: 5/25/2023

JOB #: 1448-005

DRAWN BY: AP/WNM

DESIGN BY: AP/WNM

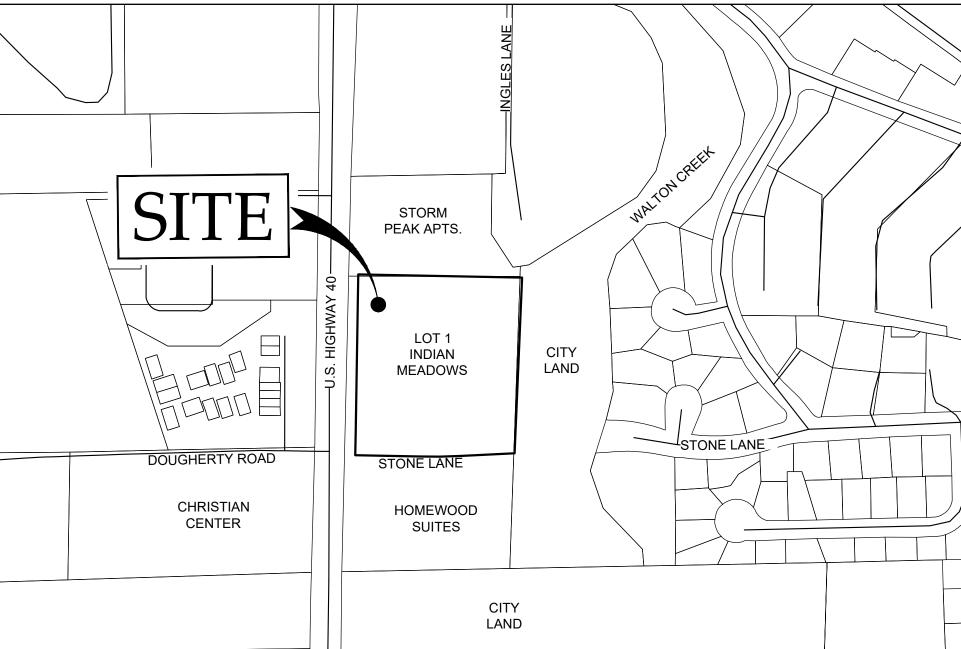
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED

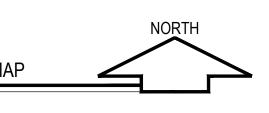
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CIVIL DEVELOPMENT PLANS r Holiday Inn Express and Hotel B N MEADOWS FIL. NO. 4, LOTS 1 & 2 (ADDRESS TBD)







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LANDSCAPE MASTER PLAN LANDSCAPE AREA DELINEATION PLAN

> EMAIL: bobamin@live.com CELL: (303)-895-4594

EMAIL: nick@design2functionllc.com OFFICE: (505)-823-6481

OFFICE: (970) 871-6772

CELL: (970) 819 1161 EMAIL: walterm@fourpointsse.com

INT	REVISIONS
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STAFF DORMITORY ROOMS (9) HOTEL ROOM STALLS REQ'D (99) CREDIT FOR TRANSIT PROX., 10% (-9)TOTAL STALLS REQ'D, (90) TOTAL STALLS PROVIDED (90) * ALL PARKING STALLS SHALL BE 9'X18'

HOLIDAY INN EXPRESS PARKING STALL CALCULATIONS:

(90)

NO. OF HOTEL GUEST ROOMS

HOTEL B PARKING STALL CALCULATIONS:			
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



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:

- PRIOR TO CONDUCTING ANY SITE WORK.
- SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE
- EDITION.
- SEWER, AND STORM SEWER.
- 16.ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. SPECIFICATIONS.

WATER, SEWER AND UTILITY NOTES:

- VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
- FITTINGS.
- 6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.

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 PROJECT 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

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 OF 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.

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

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND

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.

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.

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	
Fronatge 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		Ν	
Building Height	63' Max		Ν	
Frontage Building Height	26' min		Ν	
Front Setback	5' Min, 20' Max (with conds.)	114.0'	N (note 2 CS Zoning)	
Side Setback	7.5' Min	12.0'	Ν	
Rear Setback	7.5' Min	> 100.0'	Ν	
Second Story Intensity	50% Min	100%	Ν	
Parking (9'X18')	66 Stalls	72	Ν	
Snow Storage	14,490 SF	15,330 SF	Ν	
Lot Width	25' Min	160'	Ν	
Open Space Square Footage	15% Min	34%	Ν	
Fronatge Parking Lot Placement	30' Min	75.0'	Ν	

SHEET #

C1