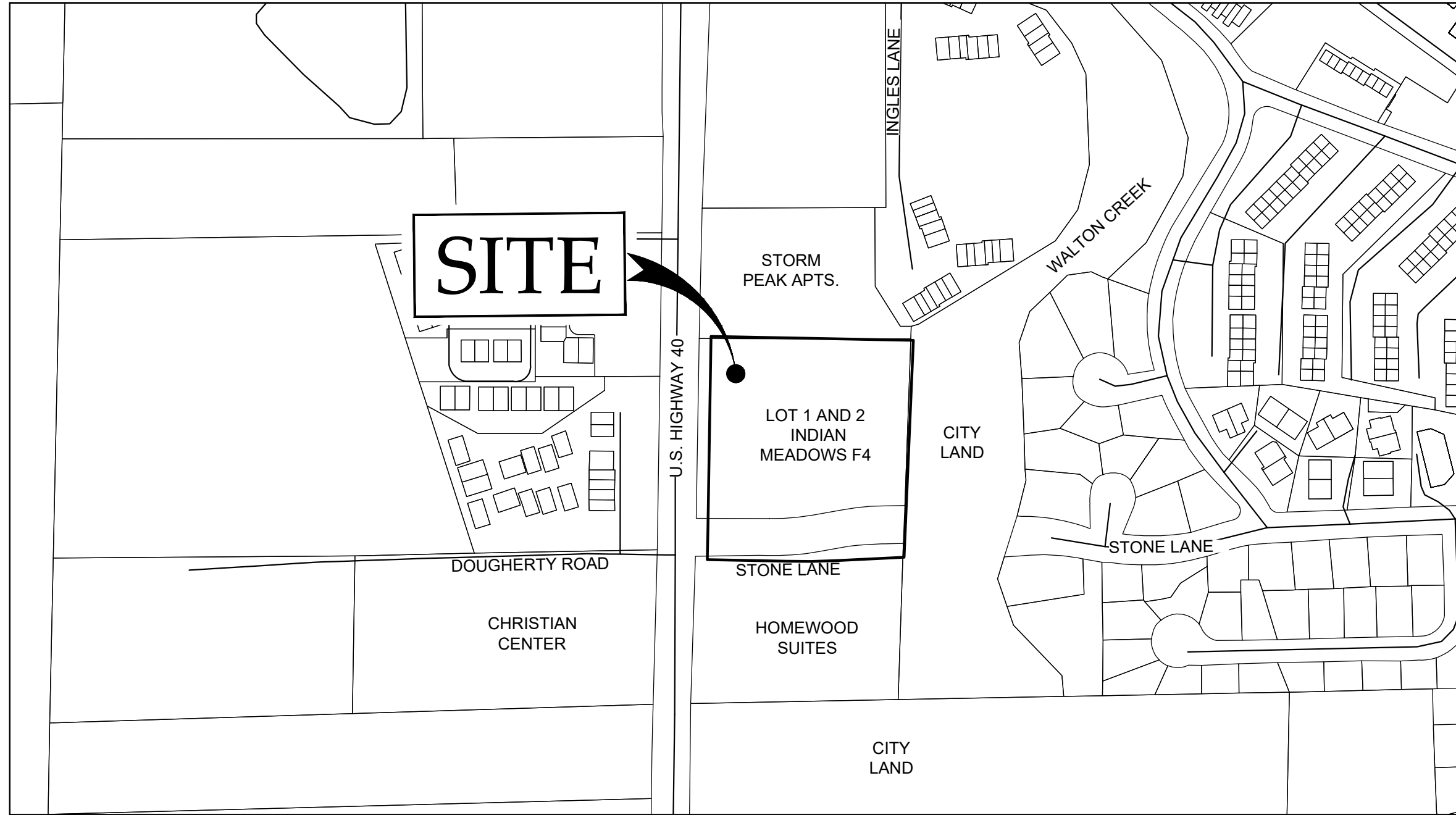


CIVIL CONSTRUCTION PLANS

for Holiday Inn Express and Hotel B

INDIAN MEADOWS FIL. NO. 4, LOTS 1 & 2

3500 S. LINCOLN AVENUE
STEAMBOAT SPRINGS, CO 80487



CIVIL SHEET INDEX

CIVIL PLANS

C1	CIVIL COVER PAGE & NOTES
C2	EXISTING CONDITIONS PLAN
C3	OVERALL SITE PLAN
C4	GRADING & DRAINAGE PLAN
C5	STORM SEWER PROFILES
C6	BIORETENTION PLAN AND PROFILE
C7	BIORETENTION NOTES AND SPECIFICATIONS
C8	ACCESS ROAD PLAN & PROFILE
C9	ACCESS ROAD SECTION VIEWS
C10	UTILITY PLAN
C11	SNOW STORAGE PLAN
C12	OPEN SPACE PLAN
C13	PHASING PLAN
C14	EASEMENT PLAN
C15	CIVIL DETAILS (1)
C16	CIVIL DETAILS (2)
C17	SWMP PLAN
C18	SWMP DETAILS

LANDSCAPE PLANS

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.co

10/24/2025

Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering

CONSTRUCTION PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 06/30/2025	1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK QUANTITIES	RS
JOB #: 1448-005	2	11/08/23	CSMP REVISIONS	RS
DRAWN BY: DSC	3	3/29/24	REVISED INLETS	RS
DESIGN BY: DSC	4	8/30/24	REMOVED 6" GV	RS
REVIEW BY: WNM	5	9/1/25	SUBSTANTIAL CONFORMANCE SET	CFB
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				



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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:

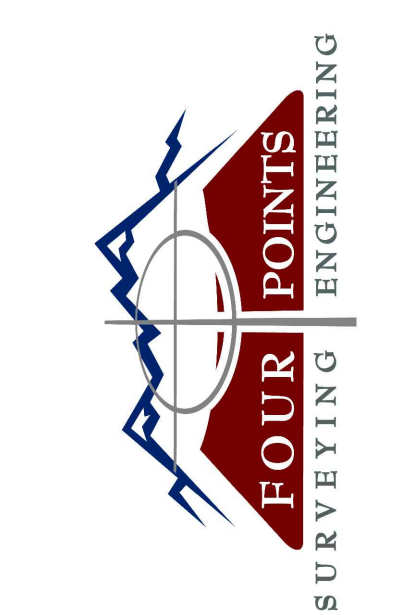
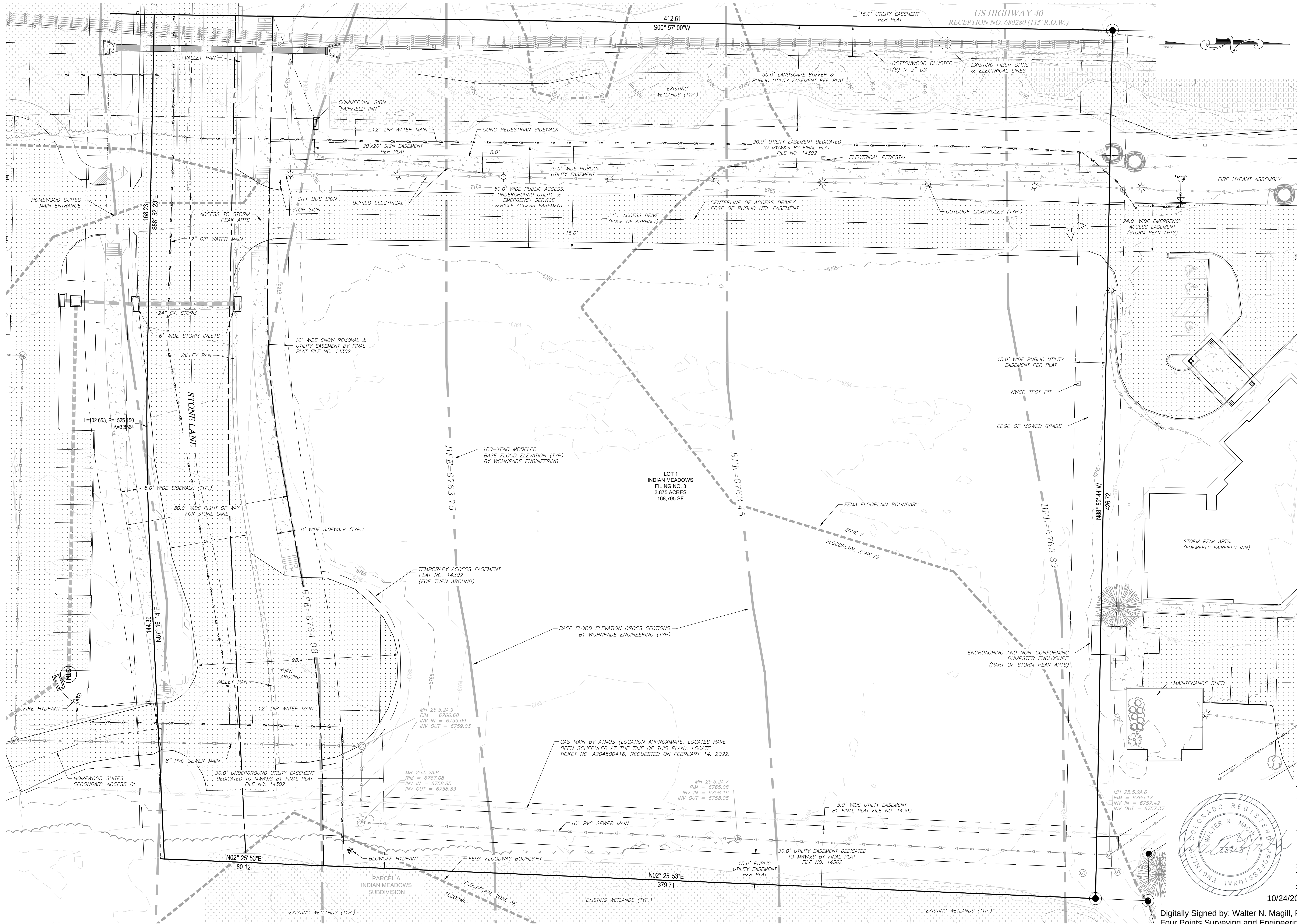
- EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLES. POTHOLES AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER 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	69	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	

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	INV	INVERT
AP	ANGLE POINT	LF	LINEAL FEET
APR	APPROXIMATE	LP	LOW POINT
A	ASPHALT	MAX	MAXIMUM
BFE	BASE FLOOD ELEVATION	MIN	MINIMUM
BFF	BASEMENT FINISH FLOOR	MOD	MODULE
BOW	BOTTOM OF WALL	NG	NATURAL GROUND
BVC	BEGIN VERTICAL CURVE	NO	NUMBER
BW	BACK OF WALK	NTS	NOT TO SCALE
C	CURB	O/S	OFFSET
CL	CENTERLINE	OH	OVERHEAD DOOR
CLNG	CEILING	PC	POINT OF CURVATURE
CMP	CORRUGATED METAL PIPE	PED	PEDESTAL
CIO	CLEAN OUT	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CNR	CORNER	PR	PROPOSED
CR	CURB RETURN	PT	POINT
CS	CURB STOP	PVC	POINT OF VERTICAL CURVE
D	DEPTH	PVC	POLYVINYL CHLORIDE PIPE
DI	DRAIN INLET	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	R	ROAD
DMH	DRAINAGE MANHOLE	R	RADIUS
DRN	DRAIN	RO	ROUGH OPENING
DT	DITCH	ROW	RIGHT-OF-WAY
DW	DRIVEWAY	RW	RETAINING WALL
EA	EACH	SFHA	SPECIAL FLOOD HAZARD AREA
EG	EXISTING GRADE	SOFT	SQUARE FEET
ELEV	ELEVATION	SMH	SEWER MANHOLE
ENGR	ENGINEER	SS	SANITARY SEWER
EQA	EDGE OF ASPHALT	STA	STATION
EOW	EDGE OF WALK	STRUCT	STRUCTURAL
EX	EXISTING	SW	SIDEWALK
FES	FLARED END SECTION	TB	THRUST BLOCK
FFE	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	TBR	TO BE REMOVED
FH	FIRE HYDRANT	TBW	TOP BACK OF WALK
FL	FLOW LINE	TEL	TELEPHONE
FT	FOOT OR FEET	TOP	TOP OF PIPE
GFE	GARAGE FFE	TO	TOP OF
GB	GRADE BREAK	TYP	TYPICAL
GYP	GYP SUM	VOL	VOLUME
GV	GATE VALVE	VP	VALLEY PAN
HC	HANDICAP RAMP	W	WIDTH
HP	HIGH POINT	WL	WATERLINE
IN	INLET	W	WITH
		WQ	WATER QUALITY

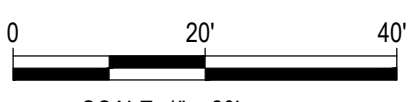


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No.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE CHECK	
2	11/8/23	CSPH REVISIONS	
3	3/29/24	REMOVED INLETS	
4	8/30/24	REMOVED 6" GV	
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



SCALE: 1" = 20'

CONTOUR INTERVAL = 2 FT

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM

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

EXISTING
CONDITIONS PLAN

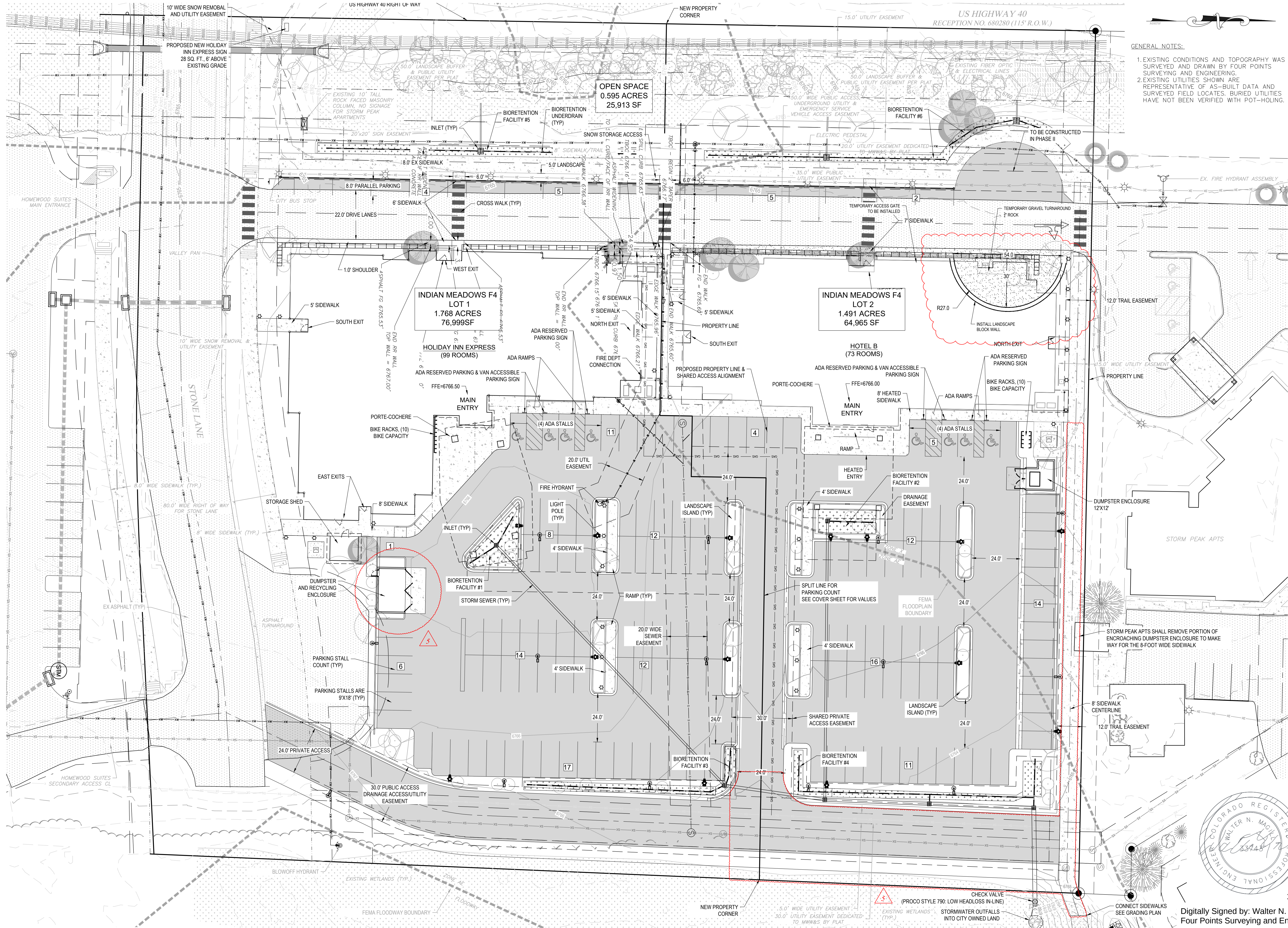
SHEET NO.

C2



10/24/2025

Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering



- GENERAL NOTES:
- EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
 - EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS F4 LOT 1 AND 2
STEAMBOAT SPRINGS, CO 80487

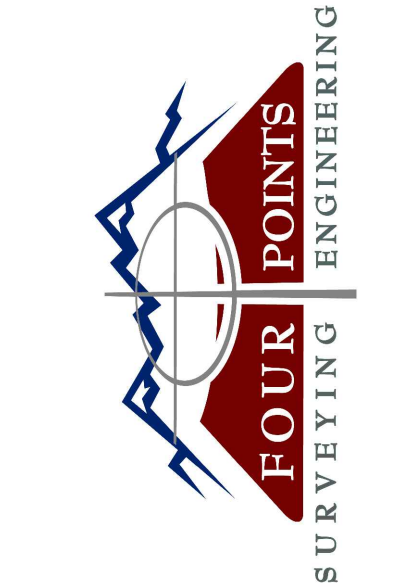
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CONTOUR INTERVAL = 1 FT
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JOB #: 1448-005
DRAWN BY: DSC
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OVERALL SITE PLAN
HEET NO.

10/24/2025

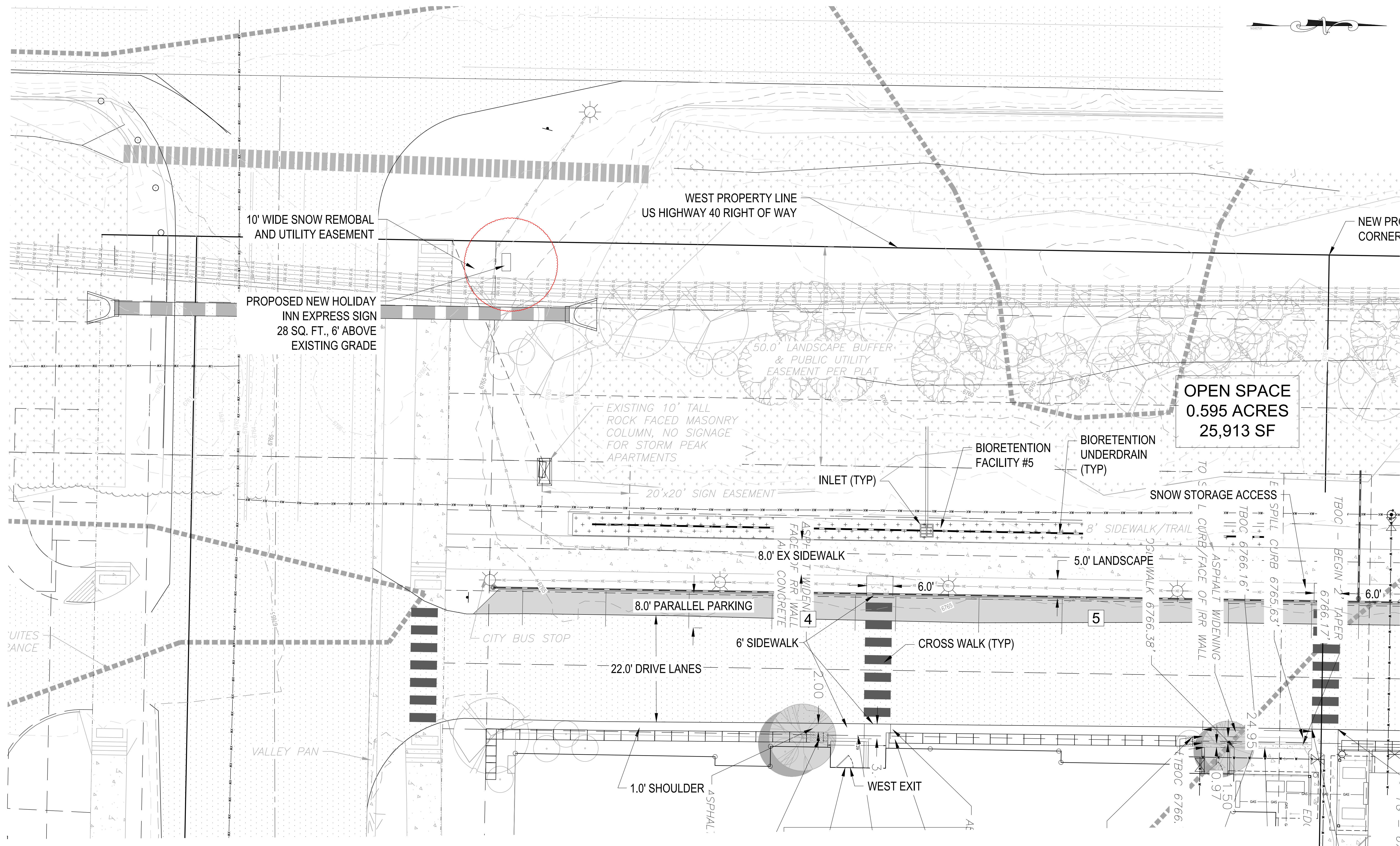
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C3



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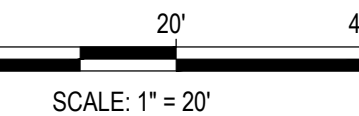
NO.	DATE	REVISIONS	DESCRIPTION
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE CHECK	
2	11/8/23	VALVE SPECS, EARTHWORK CALCS	
3	3/29/24	CNSP REVISIONS	
4	8/30/24	REMOVED 6" GV	
5	9/1/25	SUBSTANTIAL CONFORMANCE SET	



No.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	
2	11/8/23	CSPM REVISIONS	RS
3	3/29/24	REVISED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	9/1/25	SUBSTANTIAL CONFORMANCE SET	CFB

**HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487**

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 06-30-2025
JOB #: 1448-005
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REVIEW BY: WNM

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ENTRY SIGN SITE PLAN

HEET NO

10/24/2025

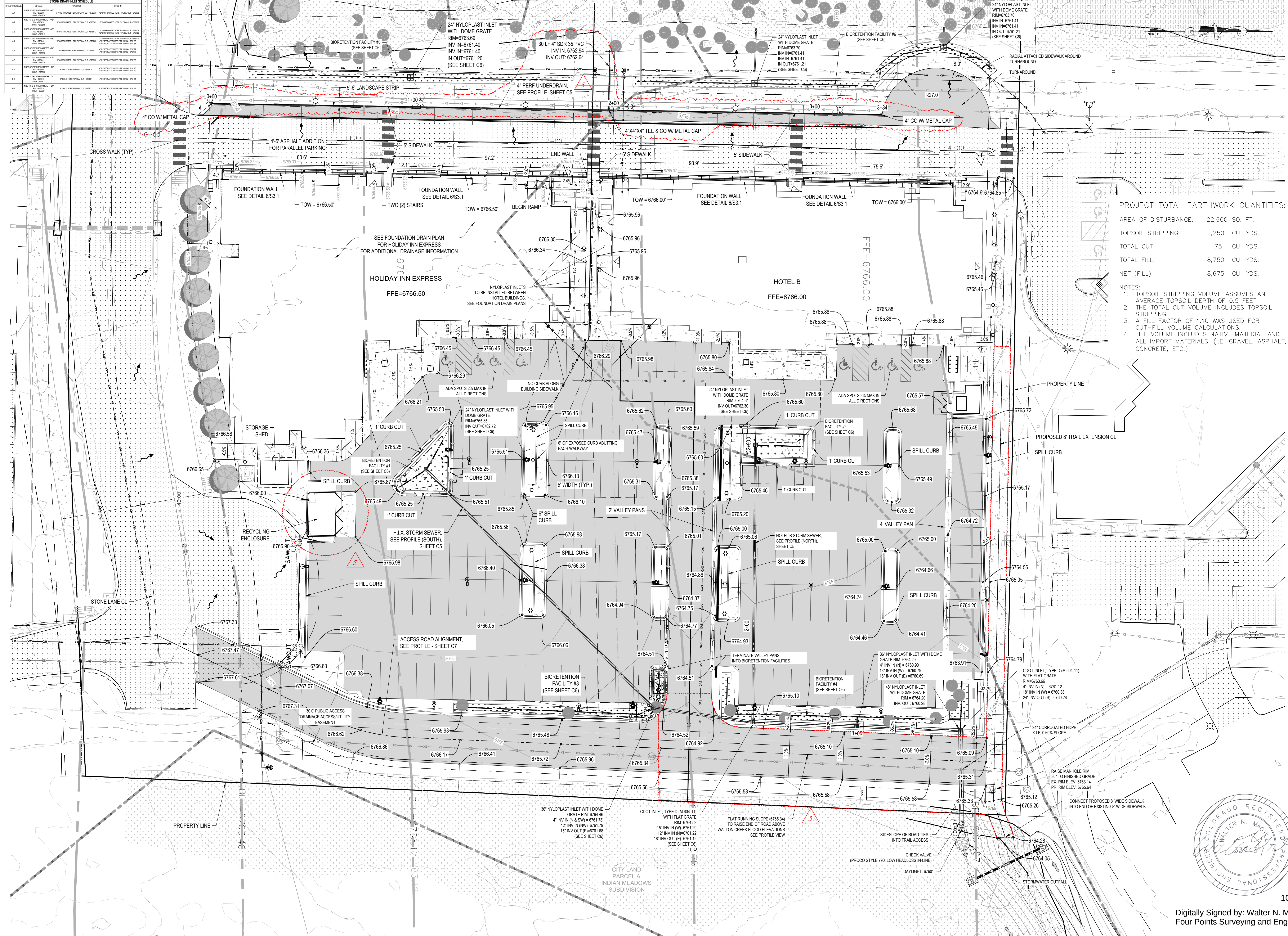
C3.1

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Four Points Surveying and Engineering

STORM DRAIN INLET SCHEDULE			
INLET TYPE	INLET SIZE	INLET MATERIAL	INLET ELEVATION
A1	24" NYLOPLAST INLET WITH DOME GRATE	24" NYLOPLAST INLET WITH DOME GRATE	6763.69
A2	30" LF 4" SDR 35 PVC	30" LF 4" SDR 35 PVC	6762.94
A3	36" NYLOPLAST INLET WITH DOME GRATE	36" NYLOPLAST INLET WITH DOME GRATE	6764.20
A4	48" NYLOPLAST INLET WITH DOME GRATE	48" NYLOPLAST INLET WITH DOME GRATE	6764.20
A5	60" NYLOPLAST INLET WITH DOME GRATE	60" NYLOPLAST INLET WITH DOME GRATE	6764.20
A6	72" NYLOPLAST INLET WITH DOME GRATE	72" NYLOPLAST INLET WITH DOME GRATE	6764.20
A7	84" NYLOPLAST INLET WITH DOME GRATE	84" NYLOPLAST INLET WITH DOME GRATE	6764.20
A8	96" NYLOPLAST INLET WITH DOME GRATE	96" NYLOPLAST INLET WITH DOME GRATE	6764.20
A9	108" NYLOPLAST INLET WITH DOME GRATE	108" NYLOPLAST INLET WITH DOME GRATE	6764.20
A10	120" NYLOPLAST INLET WITH DOME GRATE	120" NYLOPLAST INLET WITH DOME GRATE	6764.20
A11	144" NYLOPLAST INLET WITH DOME GRATE	144" NYLOPLAST INLET WITH DOME GRATE	6764.20
A12	168" NYLOPLAST INLET WITH DOME GRATE	168" NYLOPLAST INLET WITH DOME GRATE	6764.20
A13	192" NYLOPLAST INLET WITH DOME GRATE	192" NYLOPLAST INLET WITH DOME GRATE	6764.20
A14	216" NYLOPLAST INLET WITH DOME GRATE	216" NYLOPLAST INLET WITH DOME GRATE	6764.20
A15	240" NYLOPLAST INLET WITH DOME GRATE	240" NYLOPLAST INLET WITH DOME GRATE	6764.20
A16	264" NYLOPLAST INLET WITH DOME GRATE	264" NYLOPLAST INLET WITH DOME GRATE	6764.20
A17	288" NYLOPLAST INLET WITH DOME GRATE	288" NYLOPLAST INLET WITH DOME GRATE	6764.20
A18	312" NYLOPLAST INLET WITH DOME GRATE	312" NYLOPLAST INLET WITH DOME GRATE	6764.20
A19	336" NYLOPLAST INLET WITH DOME GRATE	336" NYLOPLAST INLET WITH DOME GRATE	6764.20
A20	360" NYLOPLAST INLET WITH DOME GRATE	360" NYLOPLAST INLET WITH DOME GRATE	6764.20

CTB: FFE-6766.00
PLOT DATE: 6/30/2025 5:48 PM
BY: CAMERON BRETON

DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\PFSE\CONSTRUCTION PLANS\1448-005 G&D PLANDWG



PROJECT TOTAL EARTHWORK QUANTITIES:

AREA OF DISTURBANCE: 122,600 SQ. FT.

TOPSOIL STRIPPING: 2,250 CU. YDS.

TOTAL CUT: 75 CU. YDS.

TOTAL FILL: 8,750 CU. YDS.

NET (FILL): 8,675 CU. YDS.

NOTES:

1. TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET
2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
3. A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
4. FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

HOLIDAY INN EXPRESS & HOTEL B
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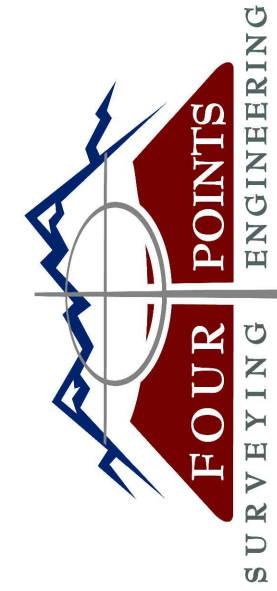
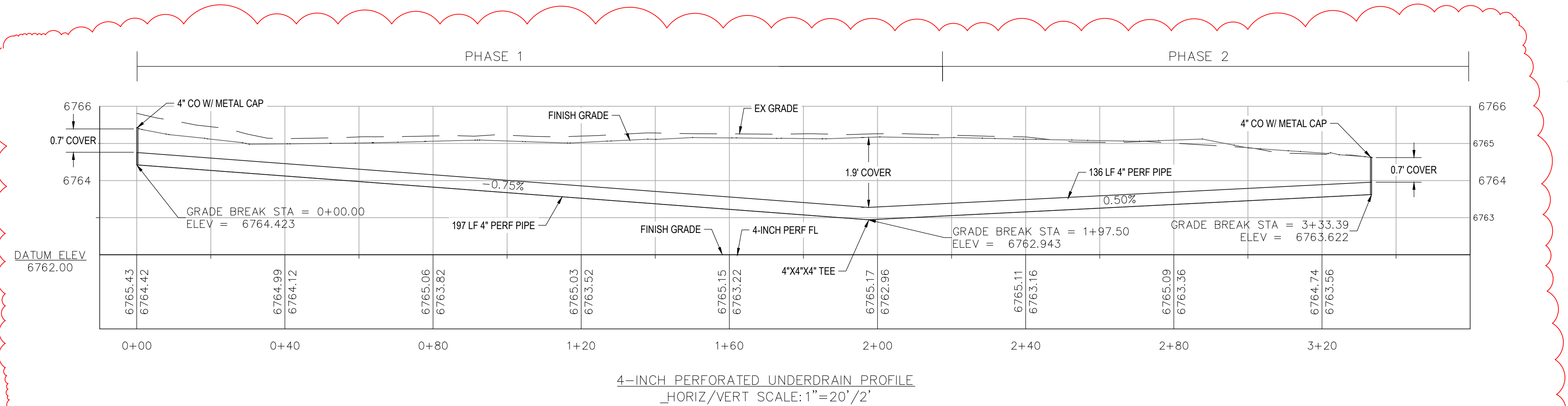
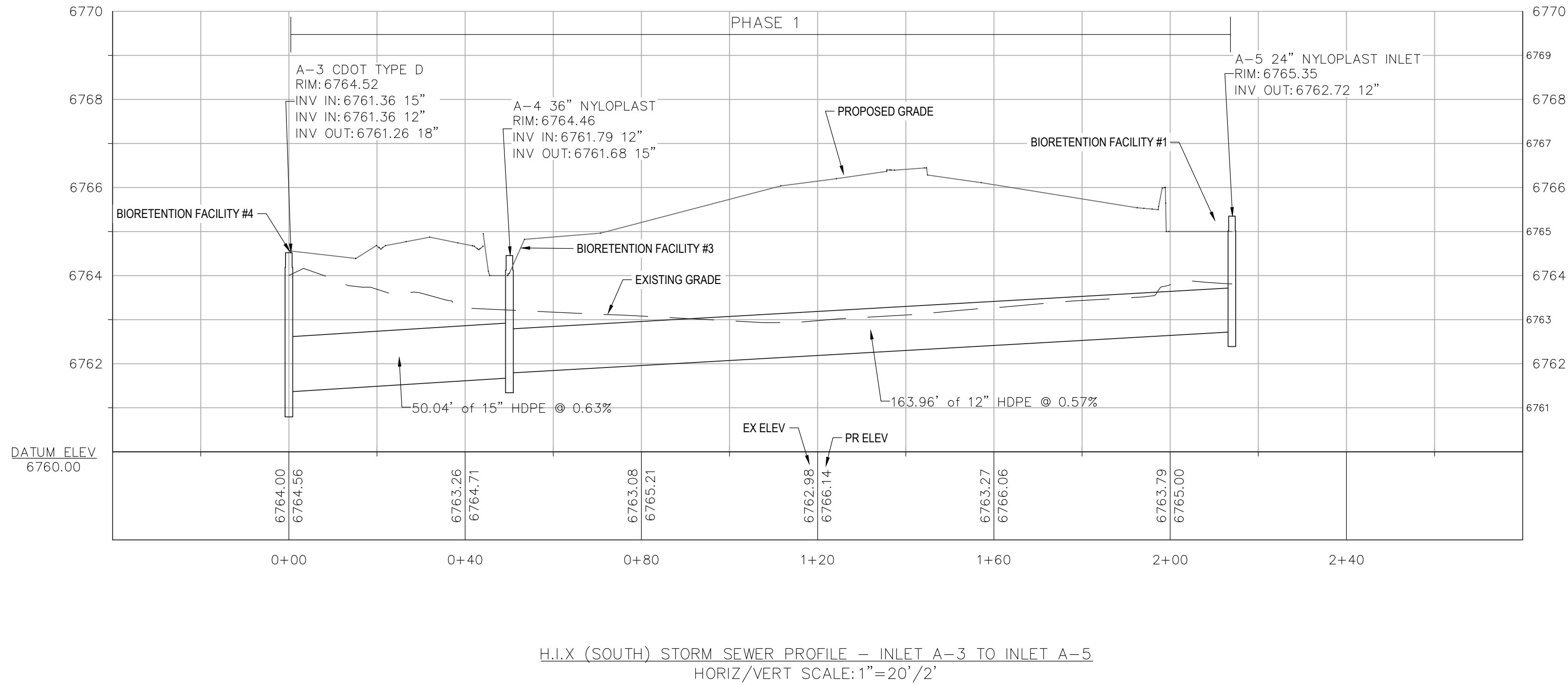
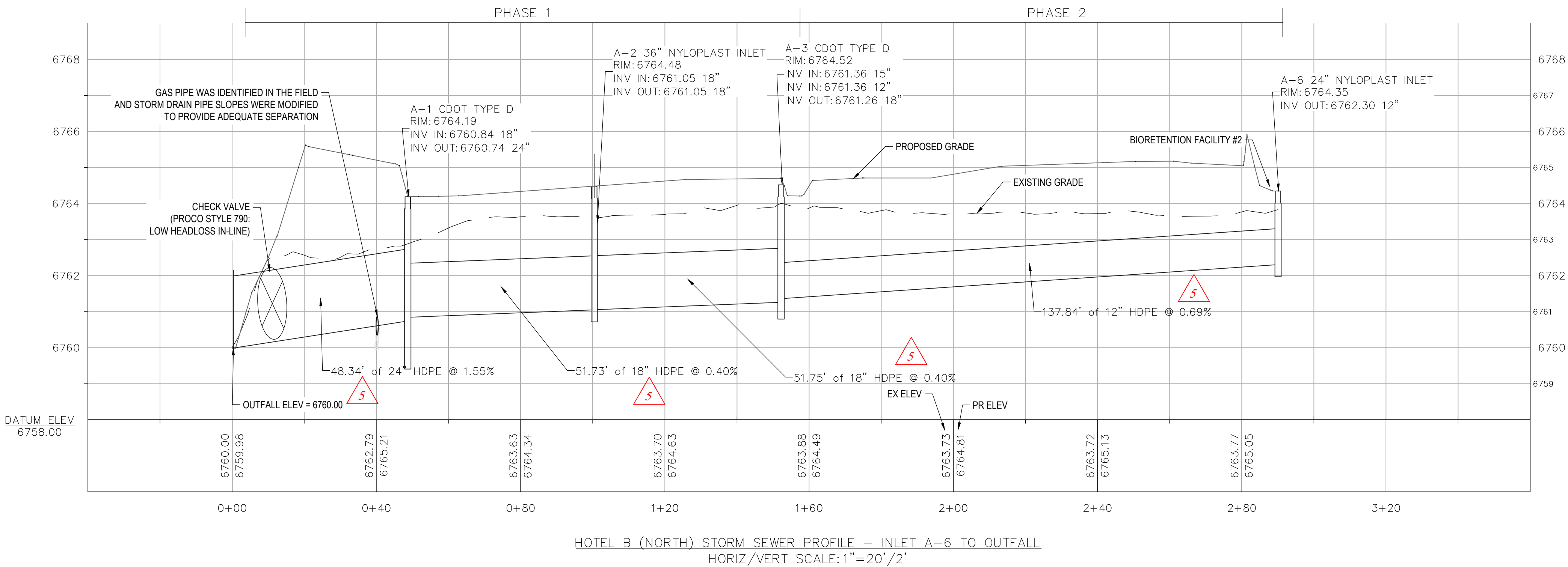
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0 20' 40'
SCALE: 1" = 20'
CONTOUR INTERVAL = 1 FT
DATE: 06-30-2025
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DRAWN BY: DSC
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GRADING &
DRAINAGE PLAN
SHEET NO.



10/24/2025
Digitally Signed by: Walter N. Magill, P.E.
Four Points Surveying and Engineering

C4



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**HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS**
**INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487**

HORIZONTAL SCALE

DATE: 06-30-2025
JOB #: 1448-005
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**STORM SEWER
PROFILES**

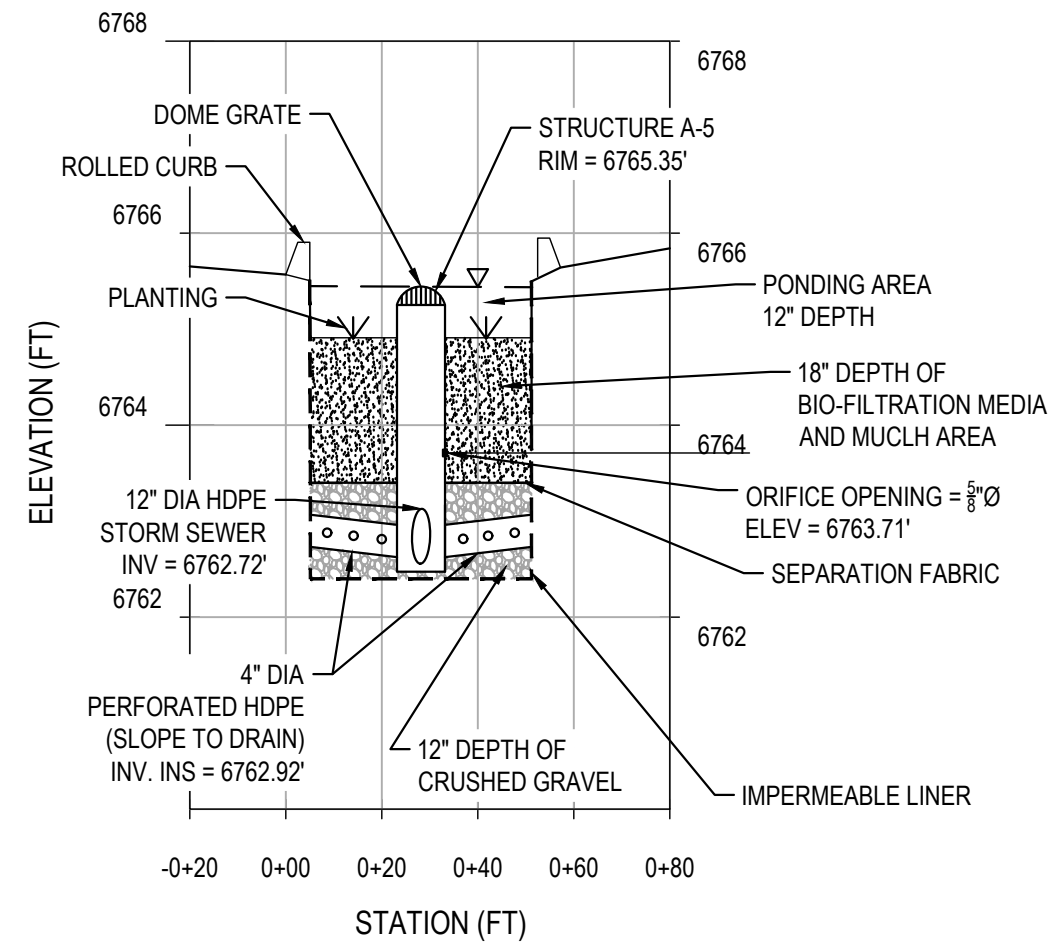
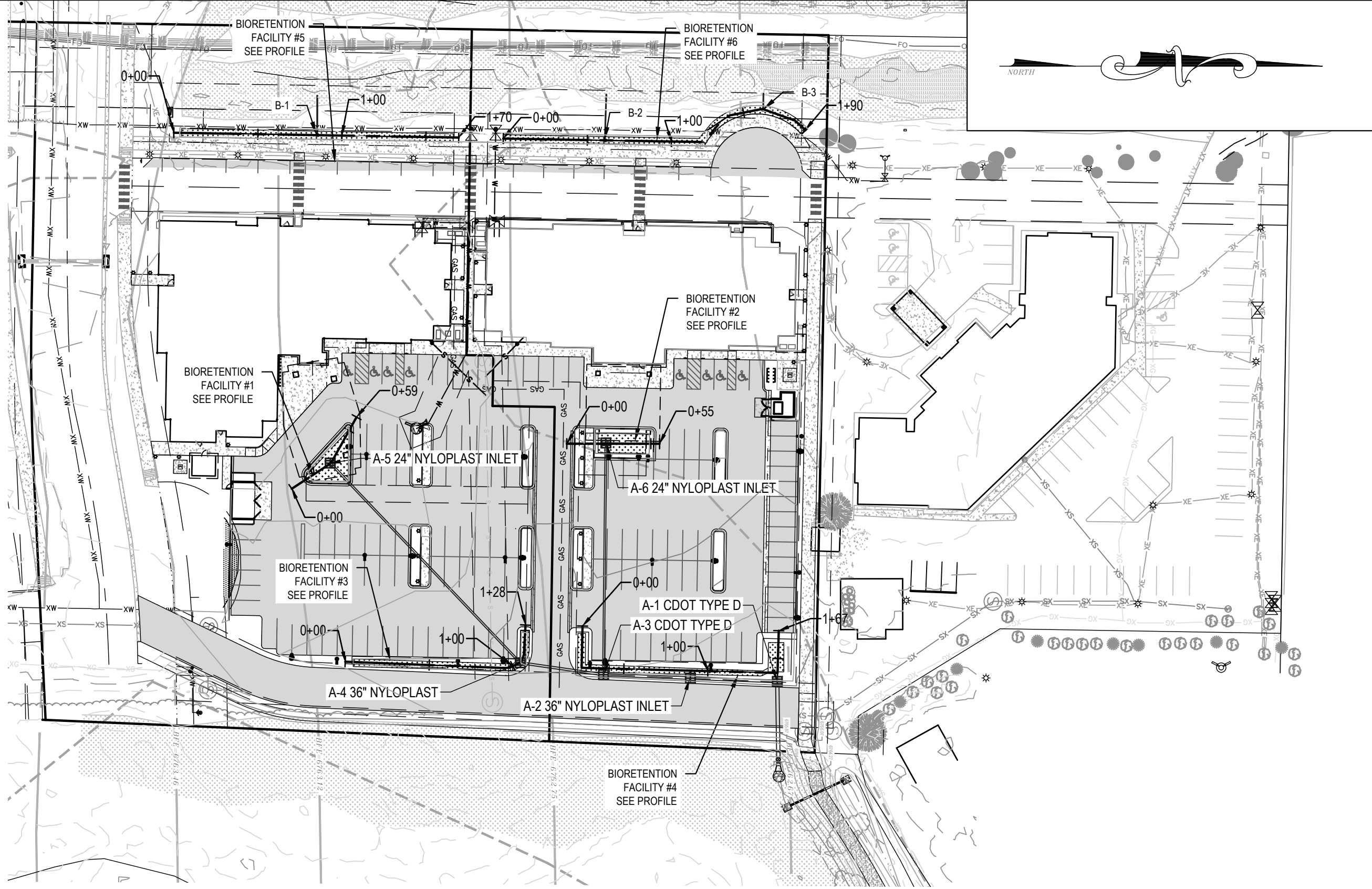
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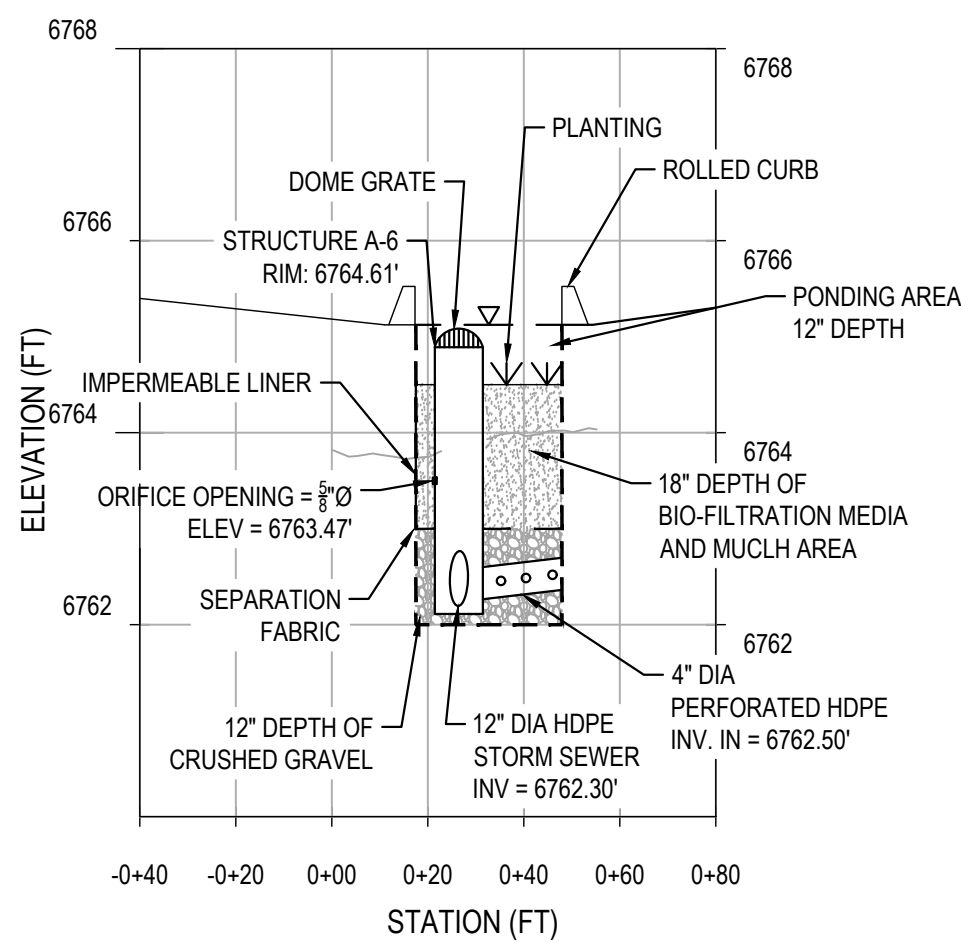
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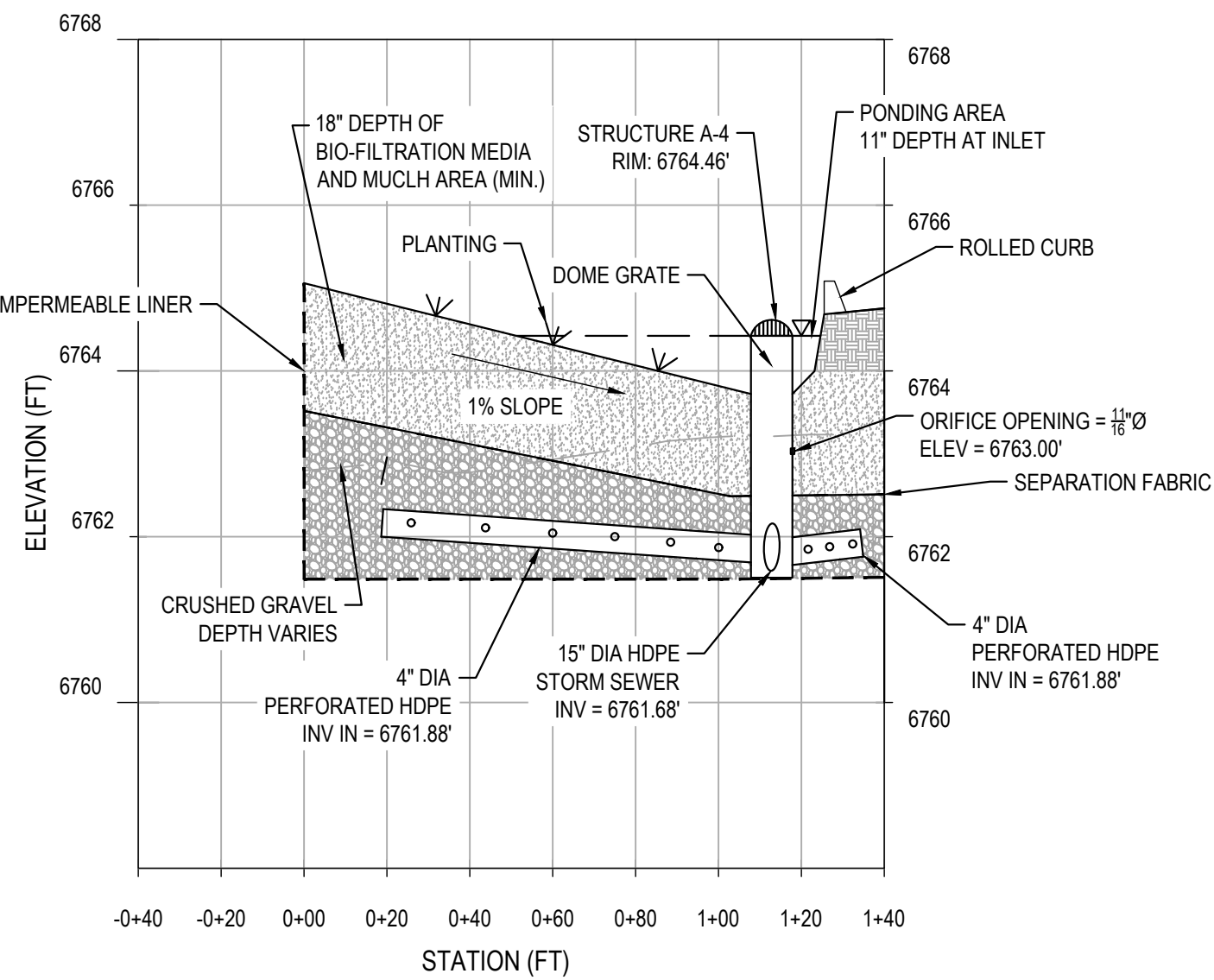
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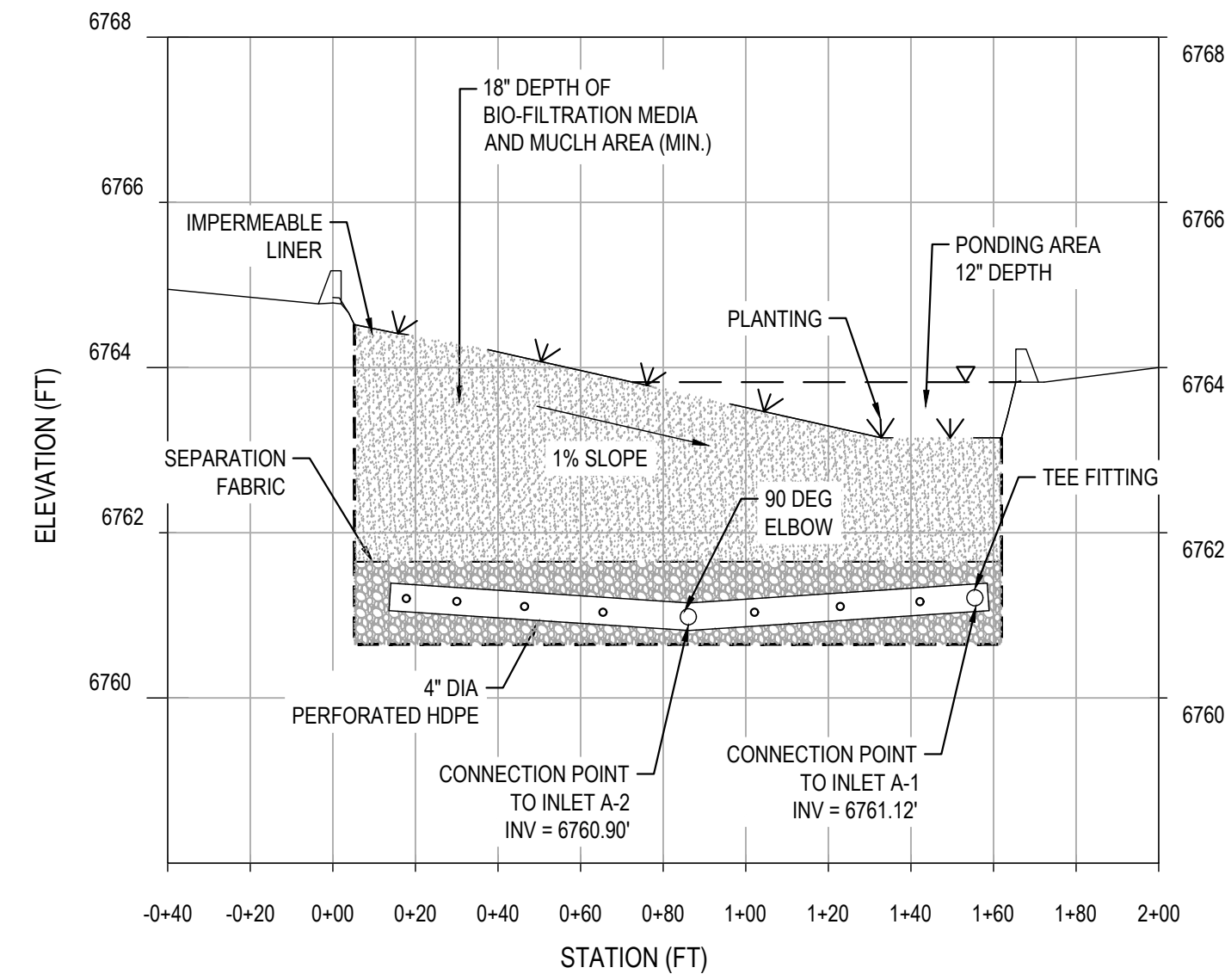
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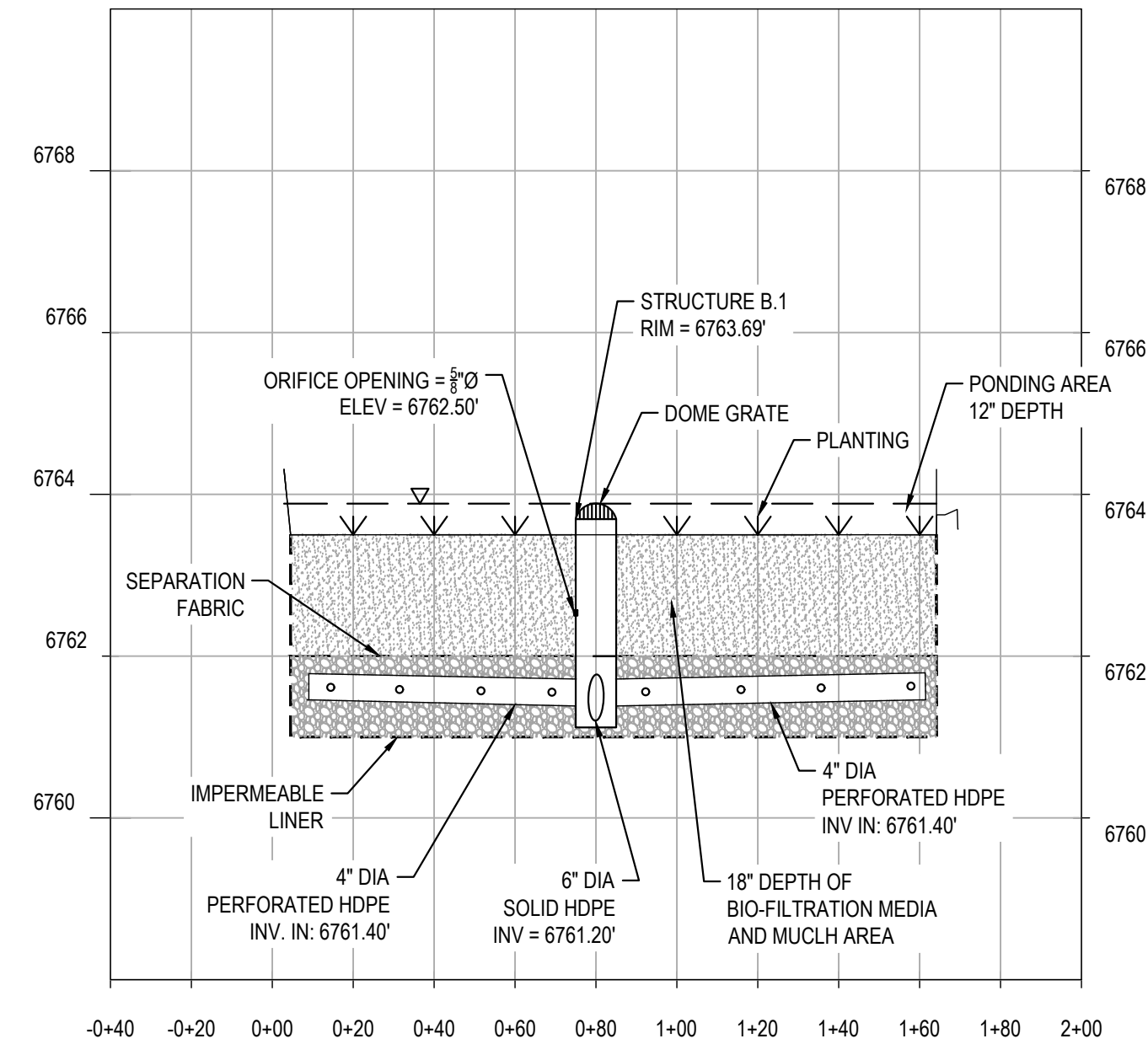
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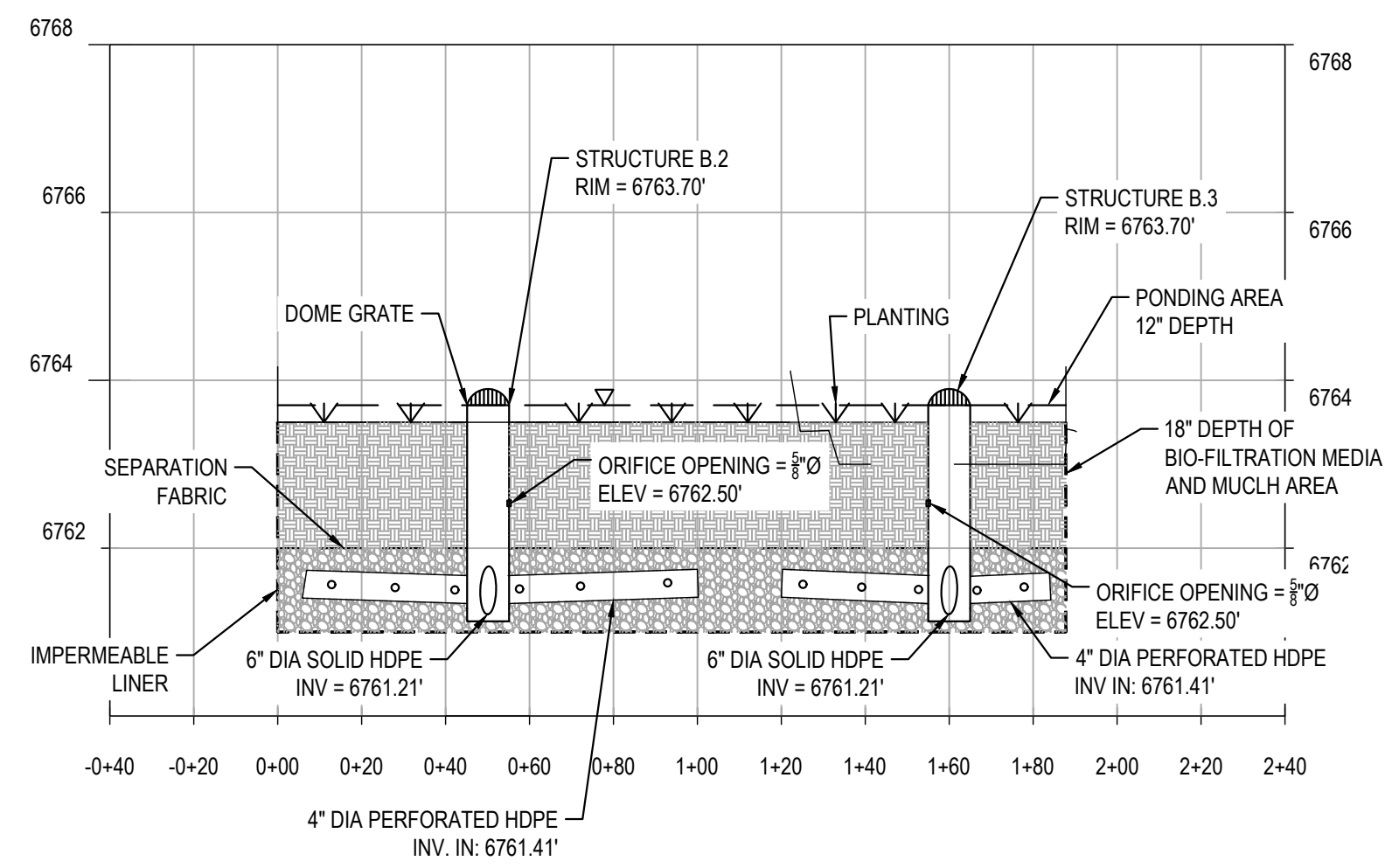
BIORETENTION FACILITY #3



BIORETENTION FACILITY #4



BIORETENTION FACILITY #5



BIORETENTION FACILITY #6

PROFILE SCALES:
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 2'

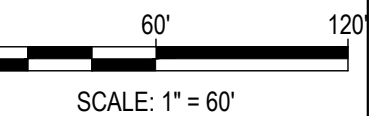


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NO.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	RS
2	11/8/23	CSPH REVISIONS	RS
3	3/29/24	REVISED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	DC

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

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BIORETENTION
PLAN & PROFILE

DRAWING:

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10/24/2025

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DRIVING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\PFSE\CONSTRUCTION PLANS\1448-005 BIORETENTION P&P.DWG

DATE: 11/17/2023 8:18 AM

BY: DAVID CLEMER

CR: PFSE-BW.CTB

BIORETENTION NOTES:

TERMINOLOGY:

THE TERM BIORETENTION REFERS TO THE TREATMENT PROCESS ALTHOUGH IT IS ALSO FREQUENTLY USED TO DESCRIBE A BMP THAT PROVIDES BIOLOGICAL UPTAKE AND FILTRATION OF THE POLLUTANTS FOUND IN STORMWATER RUNOFF.

DESCRIPTION:

BIORETENTION IS A BEST MANAGEMENT PRACTICE (BMP) THAT UTILIZES BIORETENTION AS AN ENGINEERED, DEPRESSED LANDSCAPE AREA DESIGNED TO CAPTURE AND FILTER OR INFILTRATE THE WATER QUALITY CAPTURE VOLUME (WQCV). BMPs THAT UTILIZE BIORETENTION ARE FREQUENTLY REFERRED TO AS RAIN GARDENS OR POROUS LANDSCAPE DETENTION AREAS (PLDs).

THE DESIGN OF A BIORETENTION OR RAIN GARDEN SYSTEM MAY PROVIDE DETENTION FOR EVENTS EXCEEDING THAT OF THE WQCV. THERE ARE GENERALLY TWO WAYS TO ACHIEVE THIS. THE DESIGN CAN PROVIDE THE FLOOD CONTROL VOLUME ABOVE THE WQCV OR THE DESIGN CAN PROVIDE AND SLOWLY RELEASE THE FLOOD CONTROL VOLUME IN AN AREA DOWNSTREAM OF ONE OR MORE BIORETENTION SYSTEMS. SEE THE STORAGE CHAPTER IN VOLUME 2 OF THE URBAN STORM DRAINAGE CRITERIA MANUAL (USDCM) FOR ADDITIONAL INFORMATION.

SITE SELECTION:

THIS BMP ALLOWS WQCV TREATMENT WITHIN ONE OR MORE AREAS DESIGNATED FOR LANDSCAPE. IT IS AN EXCELLENT ALTERNATIVE TO EXTENDED DETENTION BASINS FOR SMALL SITES WITH LIMITED AVAILABLE AREA. A TYPICAL BIORETENTION SYSTEM SERVES A TRIBUTARY OR SUBBASIN AREA OF ONE IMPERVIOUS ACRE OR LESS, ALTHOUGH THEY CAN BE DESIGNED FOR LARGER TRIBUTARY AREAS. MULTIPLE INSTALLATIONS CAN BE USED WITHIN LARGER SITES. BIOFILTRATION SHOULD NOT BE USED WHEN A BASEFLOW IS ANTICIPATED OR WHEN GROUNDWATER HAS BEEN OBSERVED IN CLOSE PROXIMITY TO EXISTING GRADE ELEVATIONS. THE SYSTEMS ARE TYPICALLY SMALL AND MAY BE INSTALLED IN LOCATIONS SUCH AS:

• PARKING LOT ISLANDS

• STREET MEDIANS

• LANDSCAPE AREAS BETWEEN THE ROAD AND A DETACHED SIDEWALK

• PLANTER BOXES THAT COLLECT ROOF DRAINS

BIORETENTION REQUIRES A STABLE WATERSHED. DURING PHASED CONSTRUCTION, PROPER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO ENSURE LAIDEN SEDIMENT DOES NOT DIRECTLY DISCHARGE INTO ADJACENT WATEROBODIES.

THE SURFACE OF A RAIN GARDEN SHOULD BE PRIMARILY FLAT. HOWEVER, TERRACED APPLICATION OF THESE FACILITIES HAVE BEEN SUCCESSFUL IN THE PAST. WHEN BIORETENTION SYSTEMS ARE LOCATED ADJACENT TO BUILDINGS OR PAVEMENT AREAS, PROTECTIVE MEASURES SHOULD BE IMPLEMENTED TO AVOID ADVERSE IMPACTS TO THESE STRUCTURES.

MAINTENANCE:

SEE THE OPERATIONS AND MAINTENANCE PLAN INCLUDED AS PART OF THE DRAINAGE REPORT.

ON-SITE SOIL CONDITIONS:

NORTHWEST COLORADO CONSULTANTS (NWCC) PRODUCED A GEOTECHNICAL STUDY FOR THE PROJECT ON MARCH 31, 2022. THE GEOTECHNICAL STUDY INCLUDED THE LOGGING OF FOUR TEST HOLES AND SIX TEST PITTS. SOILS WERE OBSERVED ON-SITE AND LATER SAMPLED AND LAB TESTED FOR ADDITIONAL EVALUATION.

BASED ON THE ANTICIPATED GEOLOGIC SITE CONDITIONS, NWCC RECOMMENDED THAT A **SITE CLASS C** DESIGNATION SHOULD BE USED IN STRUCTURAL DESIGN CALCULATIONS IN ACCORDANCE WITH TABLE 20.3-1 IN CHAPTER 20 OF ASCE 7.

THEREFORE, FOUR POINTS SURVEYING AND ENGINEERING OPTED TO ELIMINATE THE POTENTIAL FOR INFILTRATING BMPs AS A RESULT OF THE GEOTECHNICAL STUDY FINDINGS. ALL OF THE SEVEN PROPOSED BIORETENTION SYSTEMS WILL BE NON-INFILTRATING AND WILL RELY ON UNDER-DRAIN SYSTEMS TO CAPTURE AND CONVEY STORMWATER TO THE INTENDED DESIGN OUTFALLS AND OFF-SITE DISCHARGE LOCATIONS.

NON-INFILTRATING BIORETENTION SYSTEMS:

NON-INFILTRATING BIORETENTION SYSTEMS INCLUDE AN UNDER-DRAIN AND AN IMPERVIOUS LINER THAT PREVENTS INFILTRATION OF STORMWATER INTO THE SUBGRADE SOILS. NON-INFILTRATING BIORETENTION SYSTEMS ARE APPROPRIATE FOR THIS PROJECT AS THE FACILITY IS LOCATED OVER POTENTIALLY EXPANSIVE SOILS OR BEDROCK THAT COULD SWELL DUE TO INFILTRATION AND POTENTIALLY DAMAGE ADJACENT STRUCTURES (I.E. BUILDING FOUNDATIONS OR PAVEMENTS).

BASIN STORAGE VOLUME:

STORAGE VOLUMES ARE BASED ON A 12-HOUR DRAIN TIME. SEE THE ATTACHED BMP SIZING WORKSHEETS ATTACHED TO THIS DRAINAGE REPORT. DESIGN VOLUMES ARE CALCULATED FOLLOWING EQUATION B-1 OF THE USDCM MANUAL, VOLUME 3.

$$V = \left(\frac{100Q}{24}\right) \times A$$

WHERE:
V = DESIGN VOLUME (FT³)
A = AREA OF WATERSHED TRIBUTARY TO THE BIORETENTION SYSTEM (FT²)

BASIN GEOMETRY:

THE MAXIMUM PONDING DEPTH FOR THE PROJECT IS 12 INCHES. NYLOPLAST DOME GRATES WILL BE INSTALLED TO MANAGE OVERFLOW WITHIN THE PONDED AREA OF EACH BIORETENTION FACILITY. THIS WILL REDUCE THE POTENTIAL FOR EXCESS STORMWATER FROM OVERTOPPING THE CURBS AND BACKFLOWING INTO THE PROPOSED PARKING AREA. VERTICAL WALL GEOMETRIES WILL BE UTILIZED. SEE FIGURE B-3 GEOMEMBRANE LINER/CONCRETE CONNECTION DETAIL FOR ADDITIONAL INFORMATION. CURB CUTS ARE PROPOSED TO ALLOW THE PARKING LOT TO SUCCESSFULLY DRAIN INTO EACH OF THE INTENDED BMP SYSTEMS. MINIMUM FILTER AREAS WERE CALCULATED USING THE FOLLOWING EQUATION:

$$A_f = 0.02AI$$

WHERE:
AF = MINIMUM (FLAT) FILTER AREA (FT²)
A = AREA TRIBUTARY TO THE BIORETENTION SYSTEM (FT²)
I = IMPERVIOUSNESS OF TRIBUTARY AREA TO THE BIORETENTION SYSTEM (PERCENT EXPRESSED AS A DECIMAL).

GROWING MEDIUM:

PROVIDE A MINIMUM OF 18 INCHES OF GROWING MEDIUM TO ENABLE ESTABLISHMENT OF THE ROOTS OF THE VEGETATION. SEE THE SPECIFICATION TABLE BELOW FOR SPECIFICATIONS OF THE GROWING MEDIUM.

UNDER-DRAIN SYSTEM:

WHEN USING AN UNDER-DRAIN SYSTEM, PROVIDE A CONTROL ORIFICE TO DRAIN THE DESIGN VOLUME IN 12 HOURS OR MORE. USE A MINIMUM ORIFICE SIZE OF 1/8 INCHES TO AVOID CLOGGING. THIS WILL PROVIDE DETENTION AND SLOW RELEASE OF THE WQCV, PROVIDING WATER QUALITY BENEFITS AND REDUCING IMPACTS TO DOWNSTREAM CHANNELS. SPACE UNDER-DRAIN PIPES A MAXIMUM OF 20 FEET ON CENTER. PROVIDE CLEANOUTS TO ENABLE MAINTENANCE OF THE UNDER-DRAIN SYSTEM. EACH NYLOPLAST INLET STRUCTURE WILL INCLUDE AN ORIFICE HOLE TO RELEASE EACH OF THE BIORETENTION SYSTEMS WITHIN THE 12 HOUR PERIOD. CALCULATIONS FOR THE ORIFICE SIZE HAVE BEEN PROVIDED IN THE ATTACHMENTS OF THE DRAINAGE REPORT.

THE UNDER-DRAIN SYSTEM SHOULD BE PLACED WITHIN A 6-INCH THICK SECTION OF CDOT CLASS B OR CLASS C FILTER MATERIAL MEETING THE GRADATION IN THE TABLE BELOW. USE SLOTTED (PERFORATED) PIPE THAT MEETS THE SLOT DIMENSIONS LISTED IN THE TABLE ON THE SPECIFICATIONS SHEET.

IMPERMEABLE GEOMEMBRANE LINER AND GEOTEXTILE SEPARATOR FABRIC:

FOR NON-INFILTRATING SYSTEMS, INSTALL A 30 MIL (MIN) PVC GEOMEMBRANE LINER, PER THE TABLE ON THE SPECIFICATIONS SHEET, ON THE BOTTOM AND SIDES OF THE BASIN, EXTENDING UP AT LEAST TO THE TOP OF THE UNDER-DRAIN LAYER. PROVIDE AT LEAST 9 INCHES (12 INCHES IF POSSIBLE) OF COVER OVER THE MEMBRANE WHERE IT IS TO BE ATTACHED TO THE WALL TO PROTECT THE MEMBRANE FROM UV DETERIORATION. THE GEOMEMBRANE SHOULD BE FIELD SEAMED USING A DUAL TRACK WELDER, WHICH ALLOWS FOR NON-DESTRUCTIVE TESTING OF ALMOST ALL FIELD SEAMS. A SMALL AMOUNT OF SINGLE TRACK IS ALLOWED IN LIMITED AREAS TO SEAM AROUND PIPE PERFORATIONS. TO PATCH SEAMS REMOVED FOR DESTRUCTIVE SEAM TESTING, AND FOR LIMITED REPAIRS, THE LINER SHOULD BE INSTALLED WITH SLACK TO PREVENT TEARING DUE TO BACKFILL, COMPACTION AND SETTLLING.

PLACE CDOT CLASS B GEOTEXTILE SEPARATOR FABRIC ABOVE THE GEOMEMBRANE TO PROTECT IT FROM BEING PUNCTURED DURING THE PLACEMENT OF THE FILTER MATERIAL ABOVE THE LINER. IF THE SUBGRADE CONTAINS ANGULAR ROCKS OR OTHER MATERIAL THAT COULD PUNCTURE THE GEOMEMBRANE, SMOOTH-ROLL THE SURFACE TO CREATE A SUITABLE SURFACE. IF SMOOTH-ROLLING THE SURFACE DOES NOT PROVIDE A SUITABLE SURFACE, ALSO PLACE THE SEPARATOR FABRIC BETWEEN THE GEOMEMBRANE AND THE UNDERLYING SUBGRADE. THIS SHOULD ONLY BE DONE WHEN NECESSARY BECAUSE FABRIC PLACED UNDER THE GEOMEMBRANE CAN INCREASE SEEPAGE LOSSES THROUGH PINHOLES OR OTHER GEOMEMBRANE DEFECTS. CONNECT THE GEOMEMBRANE TO PERIMETER CONCRETE WALLS AROUND THE BASIN PERIMETER, CREATING A WATERTIGHT SEAL BETWEEN THE GEOMEMBRANE AND THE WALLS USING A CONTINUOUS BATTEN BAR AND ANCHOR CONNECTION (SEE FIGURE B-3 OF USDCM), WHERE THE NEED FOR THE IMPERMEABLE MEMBRANE IS NOT AS CRITICAL. THE MEMBRANE CAN BE ATTACHED WITH A NITRILE-BASED VINYL ADHESIVE. USE WATERTIGHT PVC BOOTS FOR UNDERDRAIN PIPE PENETRATIONS THROUGH THE LINER (SEE FIGURE B-2) OR THE TECHNIQUE SHOWN IN PHOTO B-3 OF THE USDCM.

INLET AND OUTLET CONTROL:

INLET CONTROL WILL BE MAINTAINED BY CURB CUT OPENINGS THAT ARE ORIENTATED IN THE DIRECTION OF THE PARKING LOT FLOW.

OUTLET CONTROL WILL BE MAINTAINED BY THE INSTALLATION OF THE NYLOPLAST GRATES. THE NYLOPLAST GRATES WILL HELP CAPTURE EXCESS VOLUMES WITHIN THE BIORETENTION SYSTEMS (DURING LARGER STORM EVENTS) AND REDUCE THE POTENTIAL FOR BACKFLOW INTO THE PARKING LOT AREA.

VEGETATION:

THE UDFCD RECOMMENDS THAT THE FILTER AREA SHALL BE VEGETATED WITH DROUGHT TOLERANT SPECIES THAT THRIVE IN SANDY SOILS. SEE THE SPECIFICATION SHEET FOR ADDITIONAL INFORMATION.

MIX SEED WELL AND BROADCAST, FOLLOWED BY HAND RAKING TO COVER SEED AND THEN MULCH. HYDRO-MULCHING CAN BE EFFECTIVE FOR THE LARGER BIORETENTION SYSTEMS. DO NOT PLACE SEED WHEN STANDING WATER OR SNOW IS PRESENT OR IF THE GROUND IS FROZEN. WEED CONTROL IS CRITICAL IN THE FIRST TWO TO THREE YEARS, ESPECIALLY WHEN STARTING WITH SEED.

WHEN USING SOD, SPECIFY SAND-GROWN SOD. DO NOT USE CONVENTIONAL SOD. CONVENTIONAL SOD IS GROWN IN CLAY SOIL THAT WILL SEAL THE FILTER AREA, GREATLY REDUCING THE OVERALL FUNCTION OF THE BMP.

WHEN USING AN IMPERMEABLE LINER, SELECT PLANTS WITH DIFFUSE (OR FIBROUS) ROOT SYSTEMS, NOT TAPROOTS. TAPROOTS CAN DAMAGE THE LINER AND/OR UNDER-DRAIN PIPE. AVOID TREES AND LARGE SHRUBS THAT MAY INTERFERE WITH RESTORATIVE MAINTENANCE. PLANT THESE OUTSIDE OF THE AREA OF GROWING MEDIUM. USE A CUTOFF WALL TO ENSURE THAT ROOTS DO NOT GROW INTO THE UNDER-DRAIN OR PLACES TRESS AND SHRUBS A CONSERVATIVE DISTANCE FROM THE UNDER-DRAIN.

IRRIGATION:

ON-SITE IRRIGATION IN THE FORM OF SPRINKLER SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT. PLANTINGS SHALL BE WATERED AT AN APPROPRIATED RATE TO MAINTAIN VEGETATIVE GROWTH WITHIN THE BMP SYSTEMS. ADJUST WATERING SCHEDULES DURING THE GROWING SEASON (SPRING AND SUMMER MONTHS) TO PROVIDE THE MINIMUM WATER NECESSARY TO MAINTAIN PLANT HEALTH AND TO MAINTAIN THE AVAILABLE PORE SPACE FOR INFILTRATION.

AESTHETIC DESIGN:

IN ADDITION TO EFFECTIVE STORMWATER QUALITY TREATMENT, BIOFILTRATION CAN BE ATTRACTIVELY INCORPORATED INTO A SITE WITHIN ONE OR SEVERAL LANDSCAPE AREAS. AESTHETICALLY DESIGNED BIOFILTRATION WILL TYPICALLY EITHER REFLECT THE CHARACTER OF THEIR SURROUNDING OR BECOME DISTINCT FEATURES WITHIN THEIR SURROUNDINGS. SEE THE USDCM FOR ADDITIONAL CRITERIA RELATING TO AESTHETICS.

CONSTRUCTION CONSIDERATIONS:

PROPER CONSTRUCTION OF BIOFILTRATION SYSTEMS INVOLVES CAREFUL ATTENTION TO MATERIAL SPECIFICATION, FINISHED GRADES, AND CONSTRUCTION DETAILS. IMPORTANT FACTORS TO IMPLEMENT INCLUDE:

• PROTECT AREAS FROM EXCESSIVE SEDIMENT LOADING DURING CONSTRUCTION. THIS IS THE MOST COMMON CAUSE OF CLOGGING OF BIOFILTRATION. THE PORTION OF THE SITE DRAINING TO THE RAIN GARDEN MUST BE STABILIZED BEFORE ALLOWING FLOW INTO THE RAIN GARDEN. THIS INCLUDES COMPLETION OF PAVING OPERATIONS.

• AVOID OVER COMPACTION OF AREA TO PRESERVE INFILTRATION RATES (NOT APPLICABLE TO NON-INFILTRATING SYSTEMS).

• PROVIDE CONSTRUCTION OBSERVATION TO ENSURE COMPLIANCE WITH DESIGN SPECIFICATIONS. IMPROPER INSTALLATION, PARTICULARLY RELATED TO FACILITY DIMENSIONS AND ELEVATIONS AND UNDER-DRAIN ELEVATIONS, IS A COMMON PROBLEM WITH BIORETENTION.

• WHEN USING AN IMPERMEABLE LINER, ENSURE ENOUGH SLACK IN THE LINER TO ALLOW FOR BACKFILL, COMPACTION, AND SETTLLING WITHOUT TEARING THE LINER.

• PROVIDE NECESSARY QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) WHEN CONSTRUCTION AN IMPERMEABLE GEOMEMBRANE LINER SYSTEM, INCLUDING BUT NOT LIMITED TO FABRICATION TESTING, DESTRUCTIVE AND NON-DESTRUCTIVE TESTING OF FIELD SEAMS, OBSERVATION OF GEOMEMBRANE MATERIALS FOR TEARS OR OTHER DEFECTS, AND AIR LACE TESTING FOR LEAKS IN ALL FIELD SEAMS AND PENETRATIONS. QA/QC SHOULD BE OVERSEEN BY THE OWNERS REPRESENTATIVE AND REPORTED TO A PROFESSIONAL ENGINEER. FIELD REPORTING AND INSPECTION LOGS ARE REQUIRED DURING THE LINER INSTALLATION PROCESS. ALL DOCUMENTS SHALL BE TRANSMITTED TO THE PROFESSIONAL ENGINEER.

• PROVIDE ADEQUATE CONSTRUCTION STAKING TO ENSURE THAT THE SITE PROPERLY DRAINS INTO THE BMP SYSTEM, PARTICULARLY WITH RESPECT TO SURFACE DRAINAGE AWAY FROM ADJACENT BUILDINGS.

MISCELLANEOUS:

ALL NOTES AND SPECIFICATIONS ARE REFERENCED TO THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3, LATEST ADDITION.

TABLE 1: MATERIAL SPECIFICATION FOR BIORETENTION SYSTEMS

MATERIAL		SPECIFICATION		SUBMITTALS	TESTING	NOTES	
BIORETENTION GROWING MEDIA	BIORETENTION SOIL	PARTICLE SIZE DISTRIBUTION 80-90% SAND (0.05 - 2.0 mm DIAMETER) 3-17% SILT (0.002 - 0.5 mm DIAMETER) 3-17% CLAY (<0.002 DIAMETER) CHEMICAL ATTRIBUTE AND NUTRIENT ANALYSIS pH = 6.8 - 7.5 ORGANIC MATTER <15% NITROGEN < 15 PPM PHOSPHOROUS < 15 PPM SALINITY < 6 MMHOS/CM		PARTICLE SIZE DISTRIBUTION AND NUTRIENT ANALYSIS REQUIRED		PERCENTAGES ARE IN WEIGHT.	
	BIORETENTION ORGANICS	3 TO 5% SHREDDED MULCH (BY WEIGHT OF GROWING MEDIA)				BIORETENTION SOIL REQUIRED. AGED SIX MONTHS (MIN.).	
LANDSCAPE MULCH		SHREDDED HARDWOOD				AGED SIX MONTHS (MIN.). NO WEED FABRIC ALLOWED	
UNDERDRAIN AGGREGATE	CDOT FILTER MATERIAL (CLASS B OR C)	SIEVE SIZE	CLASS B	CLASS C	PARTICLE SIZE DISTRIBUTION REQUIRED.		
		37.5 mm (1.5")	100				
		19.0 mm (0.75")		100			
		4.75 mm (No. 4)	20-60	60-100			
		1.18 um (No. 16)	10-30				
		300 um (No. 50)	0-10	10-30			
		150 um (No. 100)		0-10			
75 um (No. 200)	0-3	0-3					
UNDERDRAIN PIPE	PIPE DIAMETER AND TYPE	MAXIMUM SLOT WIDTH (INCHES)	MINIMUM OPEN AREA (PER FOOT)	REQUIRED		PIPE MUST CONFORM TO REQUIREMENTS OF ASTM DESIGNATION F949. THERE SHALL BE NO EVIDENCE OF SPLITTING, CRACKING, OR BREAKING WHEN THE PIPE IS TESTED PER ASTM TEST METHOD D2412 IN ACCORDANCE WITH F949 SECTION 7.5 AND ASTM F794 SECTION 8.5.	
		4-INCH SLOTTED PVC/HDPE	0.032				1.90 IN²
IMPERMEABLE LINER	6-INCH SLOTTED PVC/HDPE	0.0320	1.98 IN²	REQUIRED		THERMAL WELDING REQUIRED FOR FULLY LINED FACILITIES (NOT A CURTAIN). LEAK TESTING IN THE FIELD REQUIRED.	
		THICKNESS 0.76 mm (30 mil)	TEST METHOD				
		THICKNESS, % TOLERANCE	±5				ASTM D 1593
		TENSILE STRENGTH, kN/m (lb/in)	12.25 (70)				ASTM D8 82, METHOD B
		MODULUS AT 100% ELONGATION, kN/m (lb/in)	5.25 (30)				ASTM D8 82 METHOD B
		ULTIMATE ELONGATION, %	350				ASTM D8 82, METHOD B
		TEAR RESISTANCE, N (lbs)	38 (8.5)				ASTM D 1004
		LOW TEMPERATURE IMPACT, °C (°F)	-29 (-20)				ASTM D 1790
		VOLATILE LOSS, % MAX.	0.7				ASTM D8 82, METHOD A
		PINHOLES, NO. PER 8 m² (NO. PER 10 YD²)	1 (MAX)				N/A
BONDED SEAM STRENGTH, % OF TENSILE	80	N/A					

TABLE 2: NATIVE SEED MIX FOR BIO-RETENTION SYSTEMS

COMMON NAME	SCIENTIFIC NAME	VARIETY	PLS² (LBS/ACRE)	OUNCES PER ACRE
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5	
SIDEOATS GRAMA	BOUTELLOUA CURIPENDULA	BUTTE	3	
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	GOSHEN	3	
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	PALOMA	3	
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	4	
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	ARIBA	3	
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PATURA	3	
ALKALI SACATON	SPOROBOLUS AIROIDES		3	
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS		3	
PASTURE SAGE¹	ARTEMISIA FRIGIDA			2
BLUE ASTER	ASTER LAEVIS			4
BLANKET FLOWER	GAILLARDIA ARISTATA			8
PRAIRIE CONEFLOWER	RATIBIDA COLUMNIFERA			4
PURPLE PRAIRIECLOVER	DALEA (PETALOSTEMUM) PURPUREA			4
SUB-TOTALS			27.5	22
TOTAL LBS PER ACRE				28.9

TABLE 3: PHYSICAL REQUIREMENTS FOR SEPARATOR FABRIC

PROPERTY	CLASS B		TEST METHOD
	ELONGATION <50%	ELONGATION > 50%	
GRAB STRENGTH, N (lbs)	800 (180)	510 (115)	ASTM D 4632
PUNCTURE RESISTANCE, N (lbs)	310 (70)	180 (40)	ASTM D 4833
TRAPEZOIDAL TEAR STRENGTH, N (lbs)	310 (70)	180 (40)	ASTM D 4533
APPARENT OPENING SIZE, mm (US SIEVE SIZE)	AOS < 0.3 mm (US SIEVE SIZE NO. 50)		ASTM D 4751
PERMITTIVITY, SEC¹	0.02 DEFAULT VALUE. MUST ALSO BE GREATER THAN THAT OF SOIL		ASTM D 4491
PERMEABILITY, CM/SEC	K FABRIC > K SOIL FOR ALL CLASSES		ASTM D 4491
ULTRAVIOLET DEGRADATION AT 500 HOURS	50% STRENGTH RETAINED FOR ALL CLASSES		ASTM D 4355

BIORETENTION NOTES AND SPECIFICATIONS

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HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS

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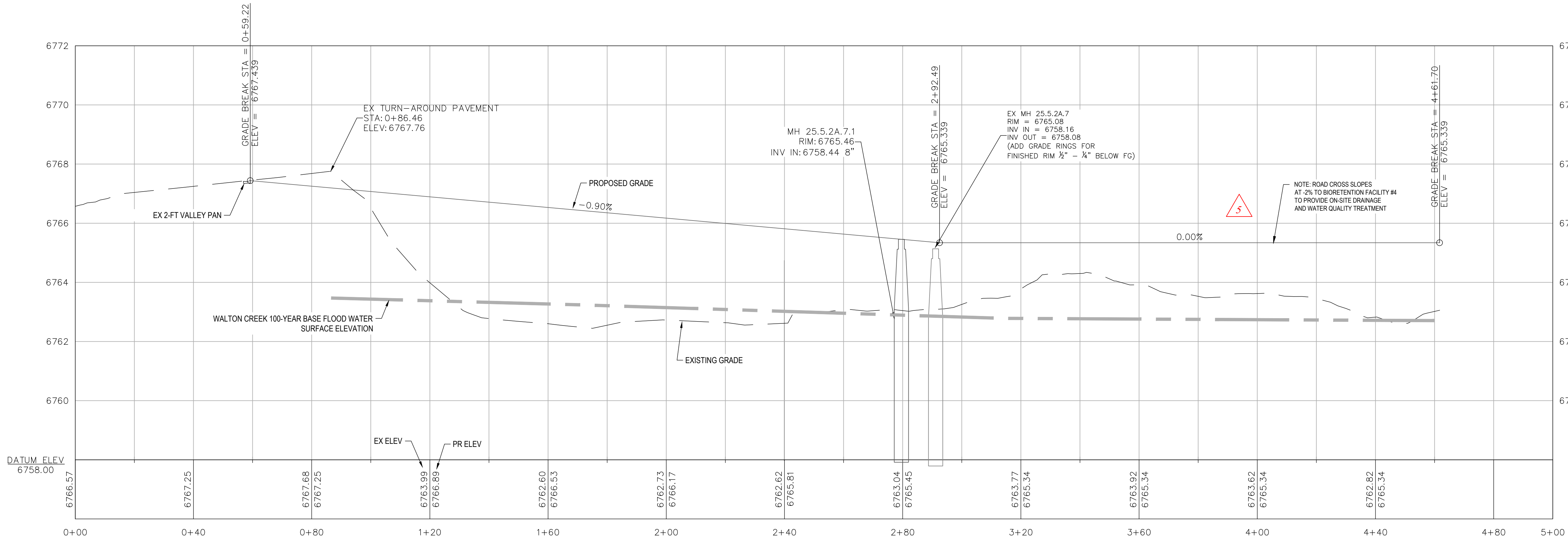
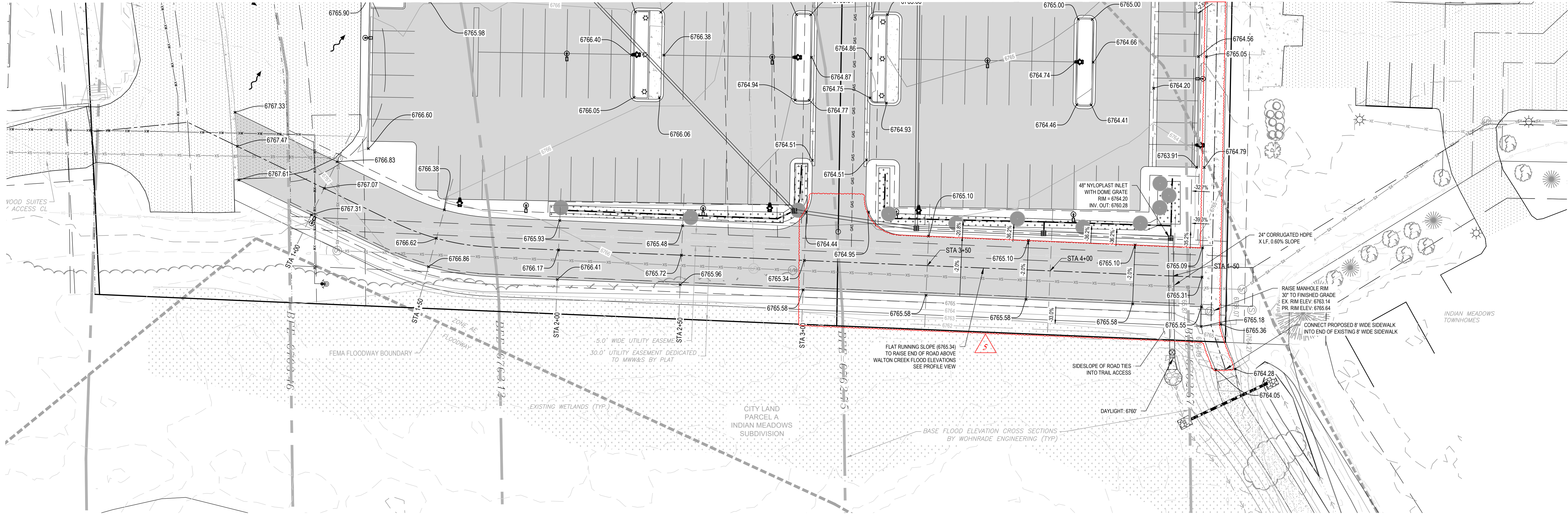
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SHEET NO.

C7

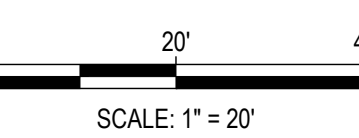
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Four Points Surveying and Engineering



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HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM

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

ACCESS ROAD PLAN
& PROFILE

SHEET NO.

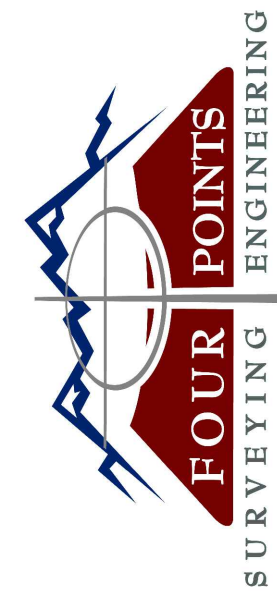
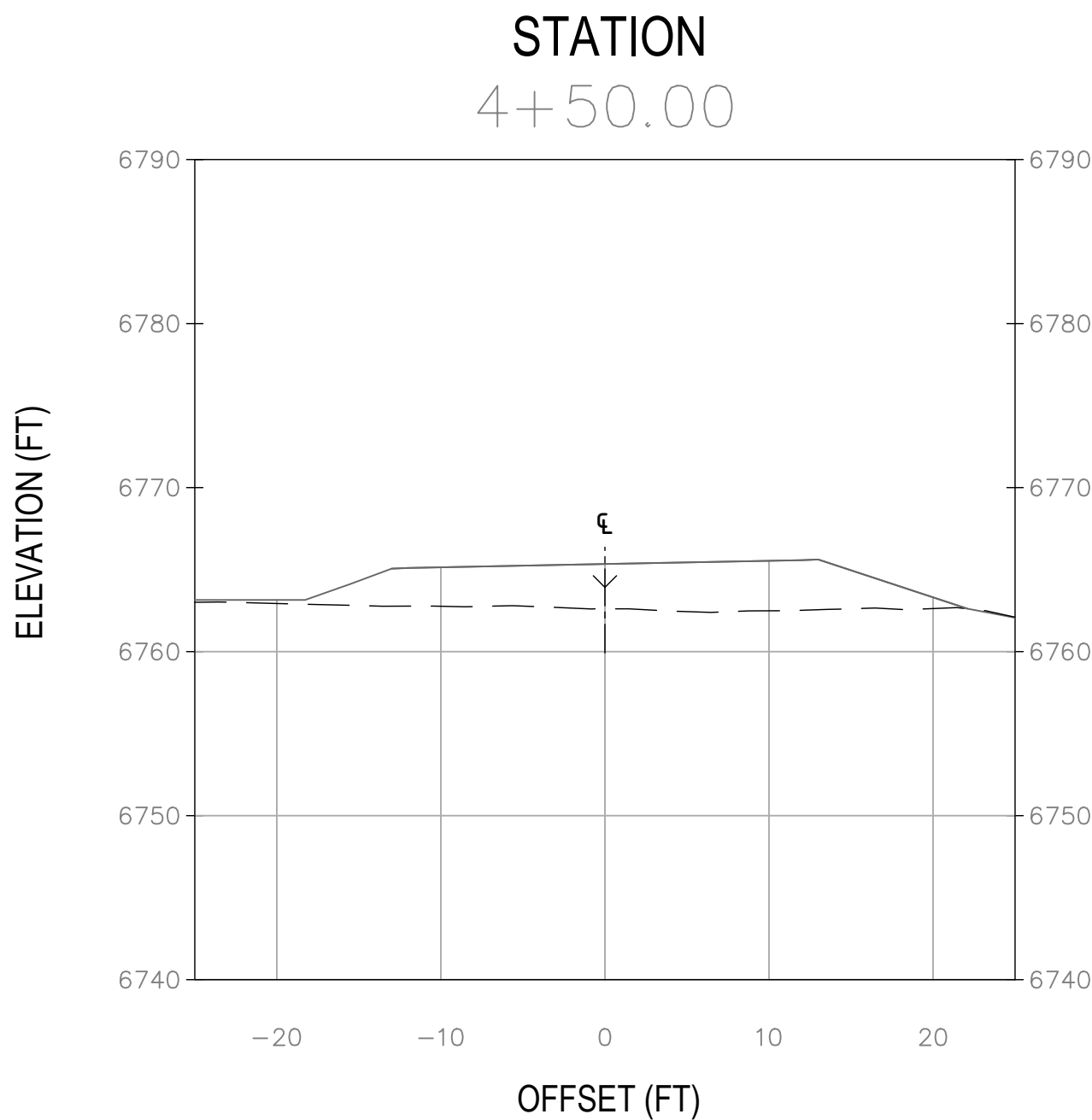
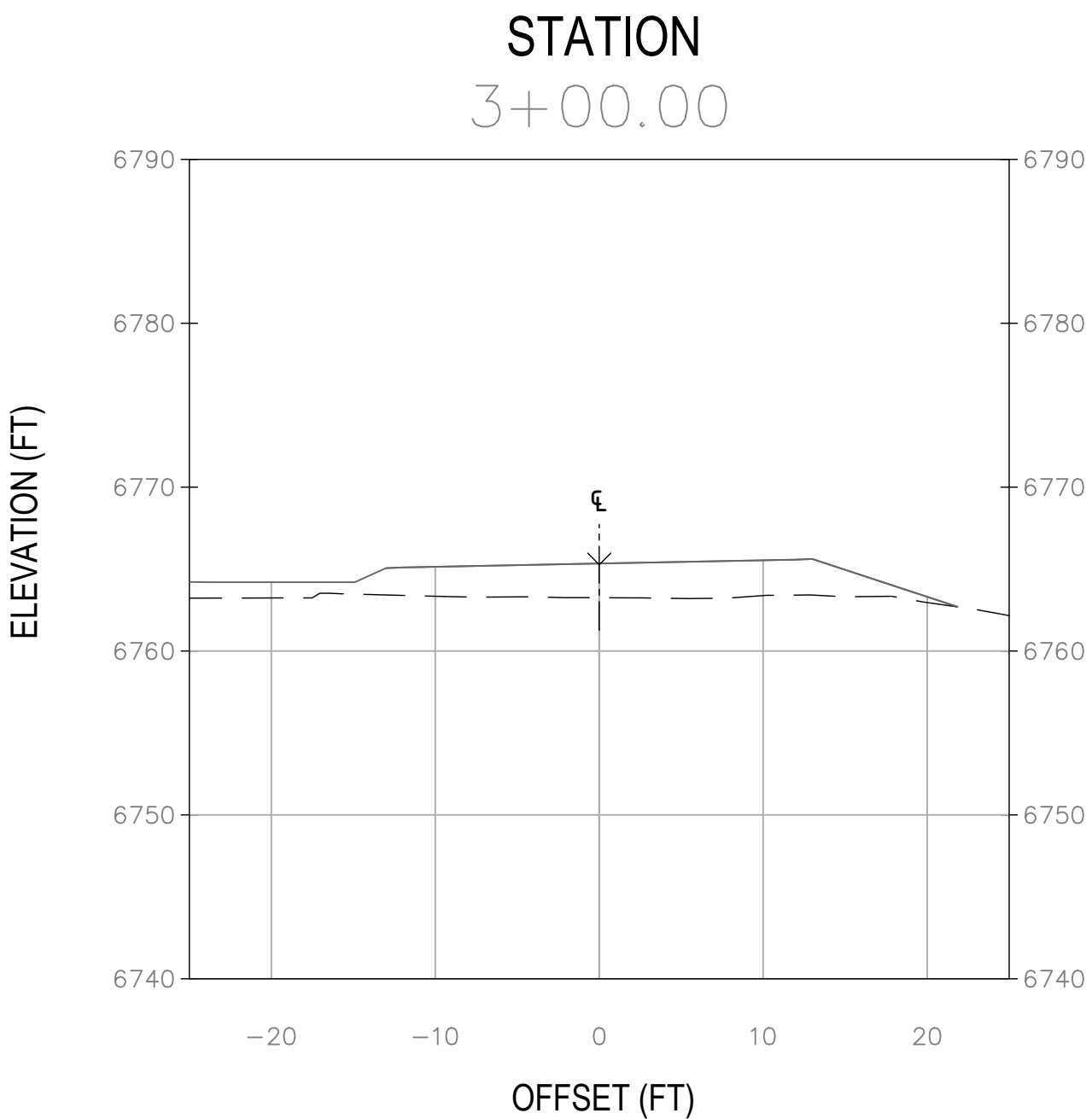
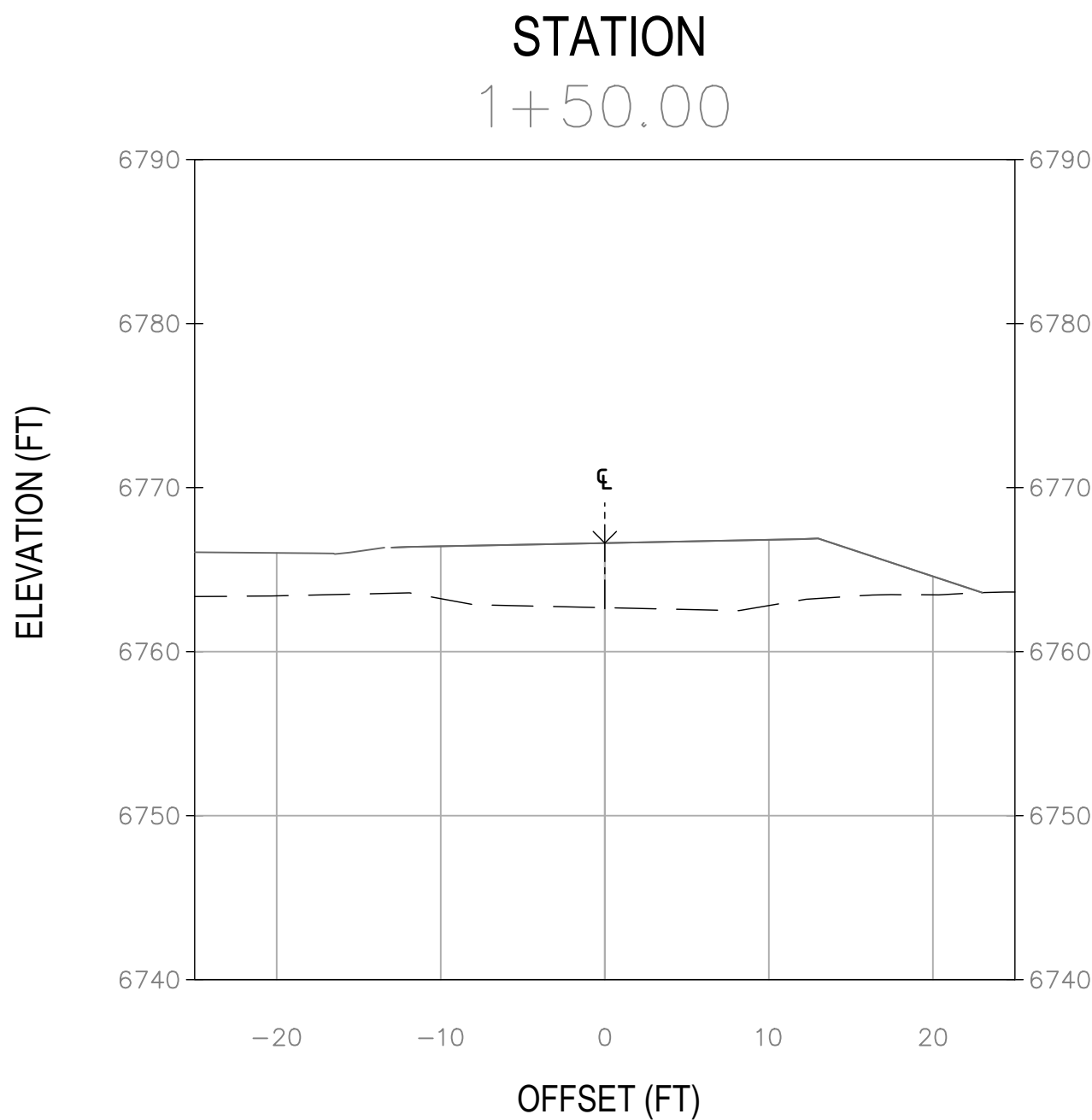
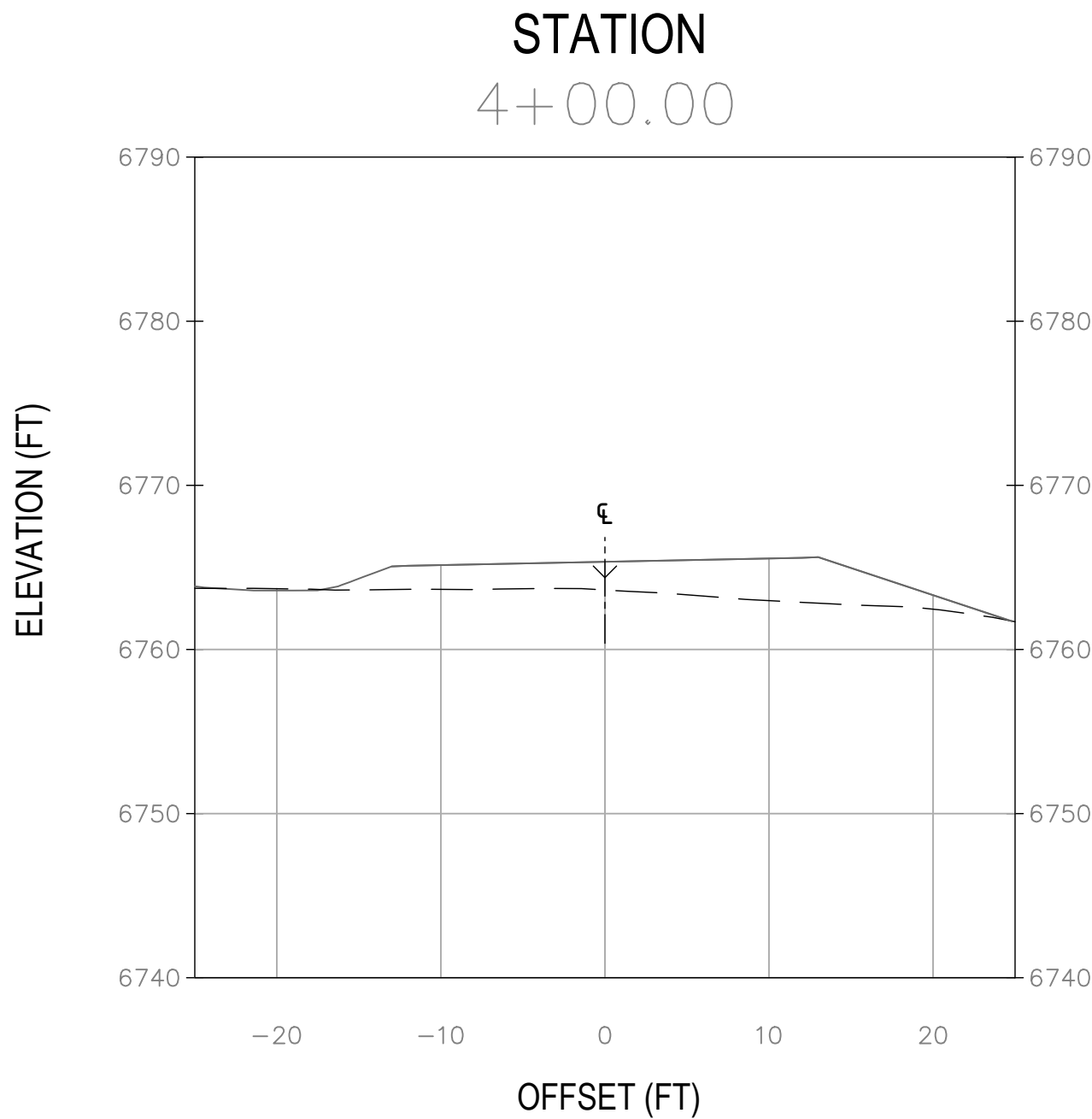
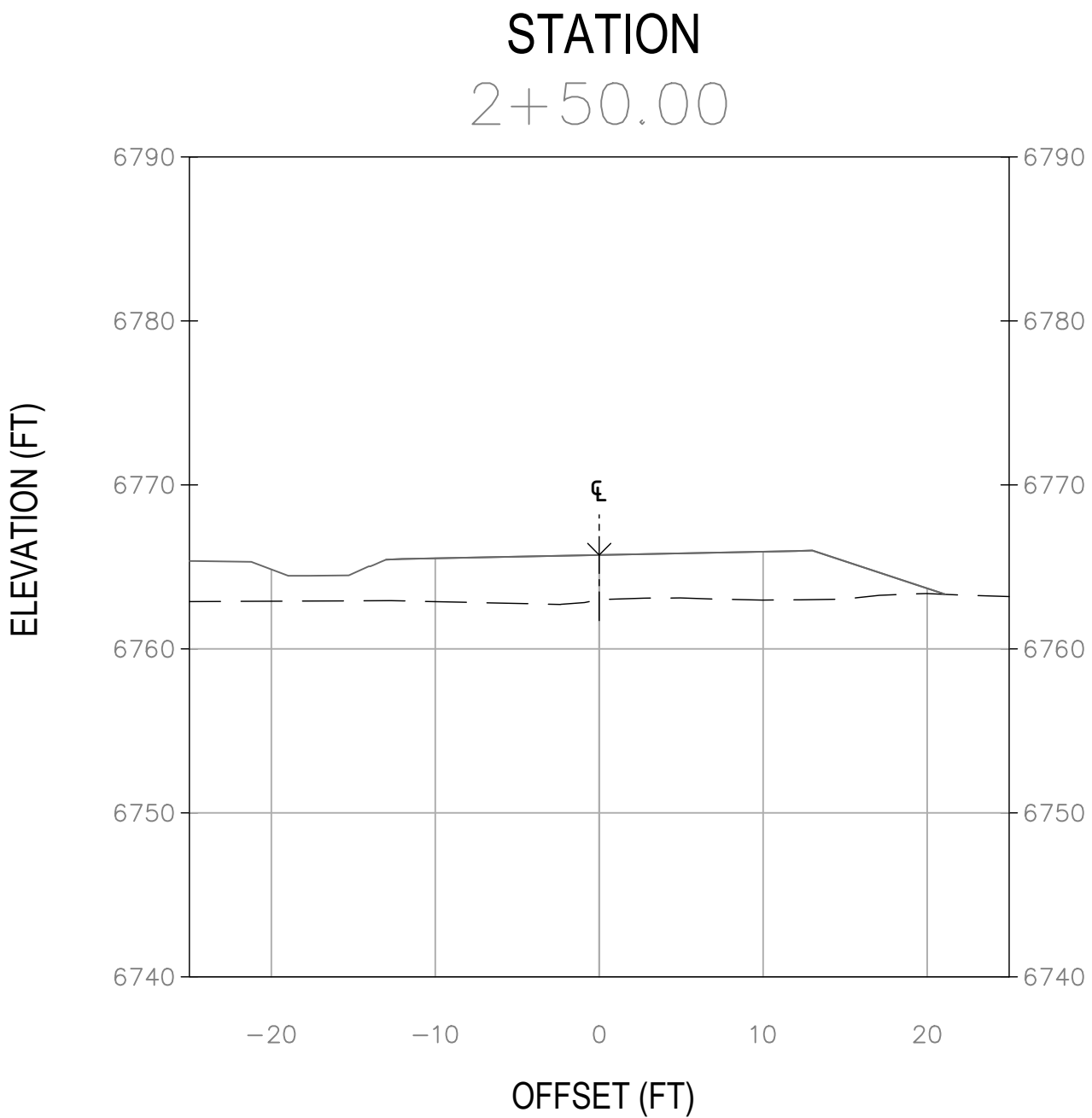
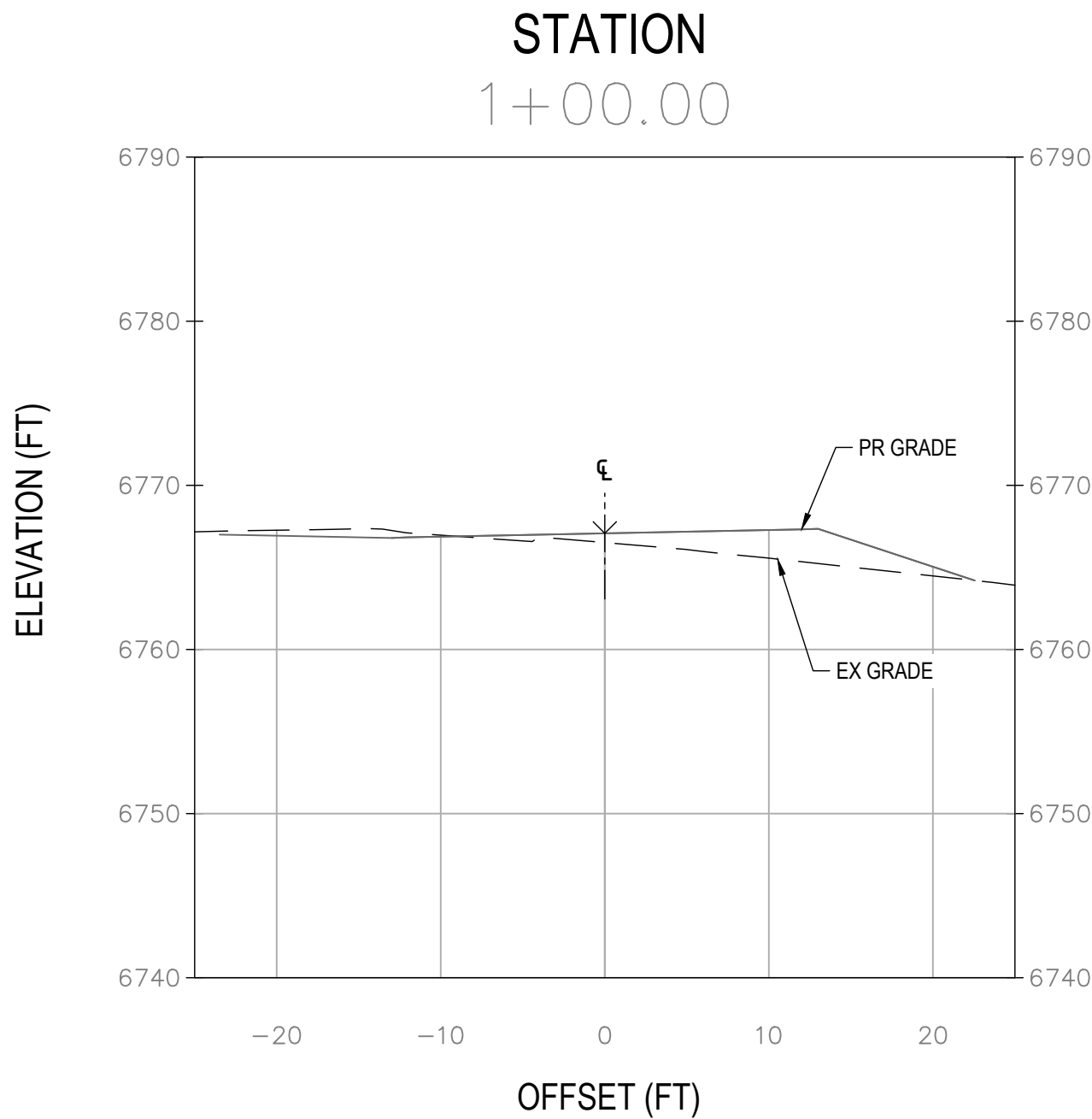
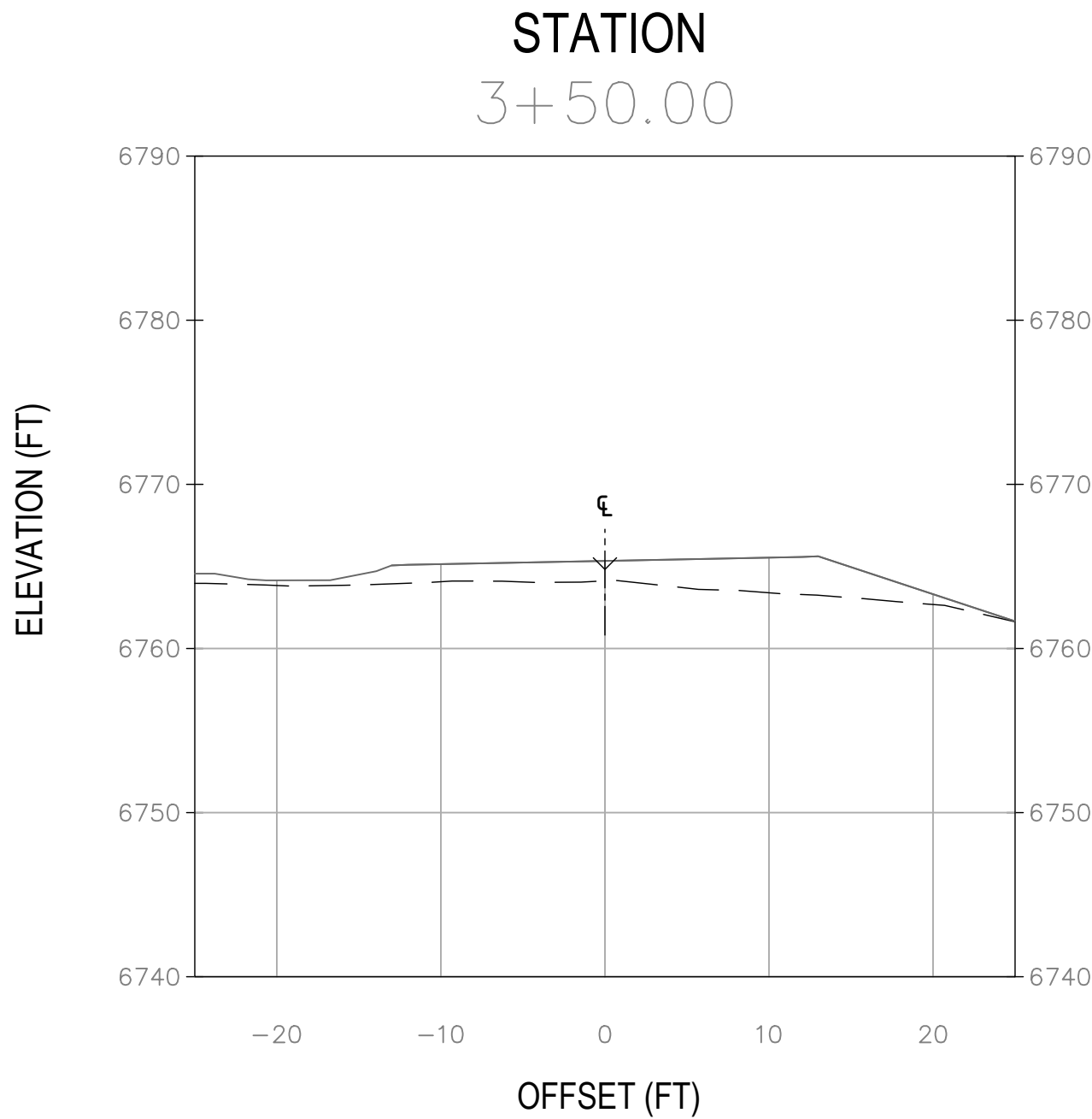
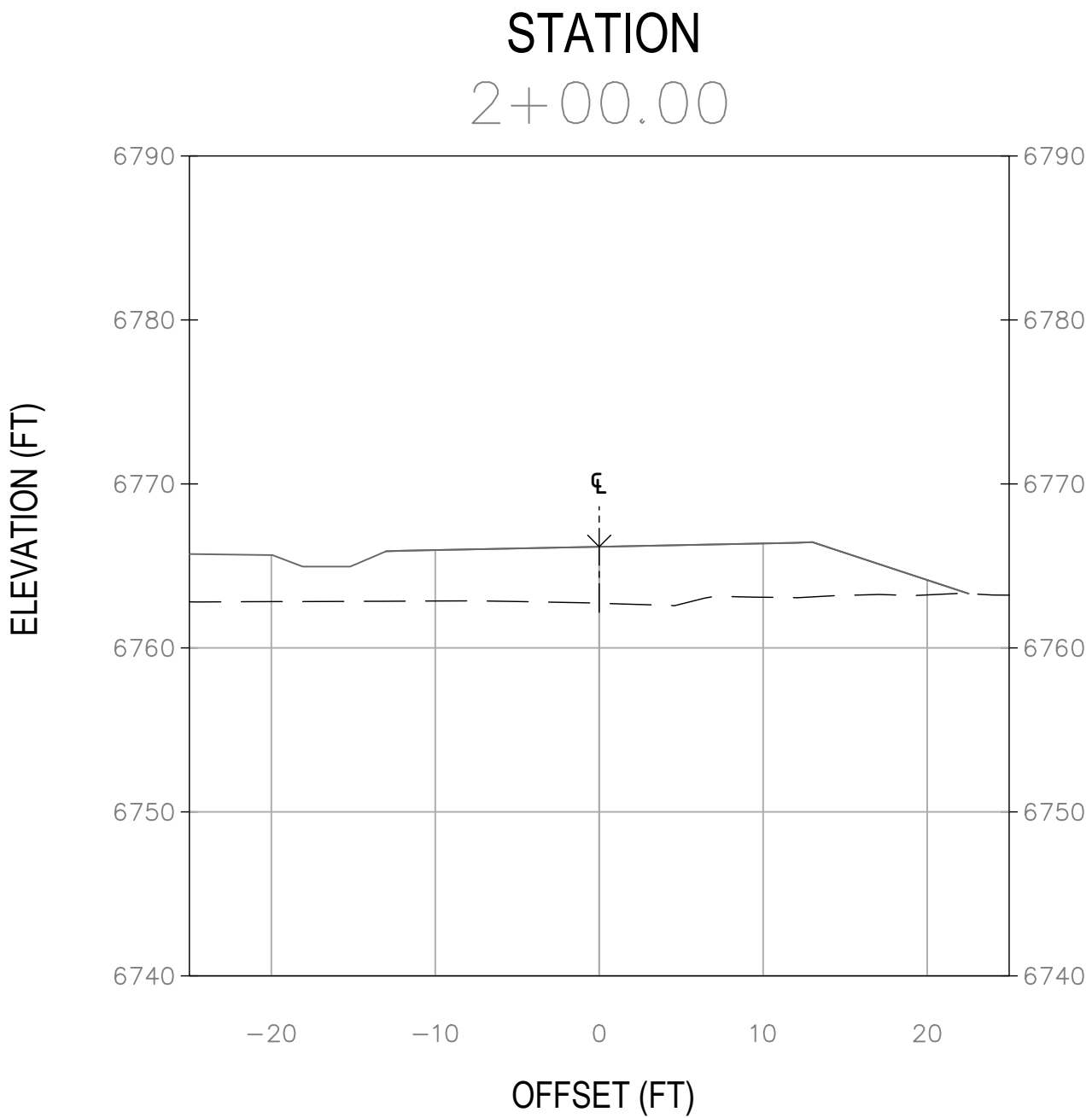
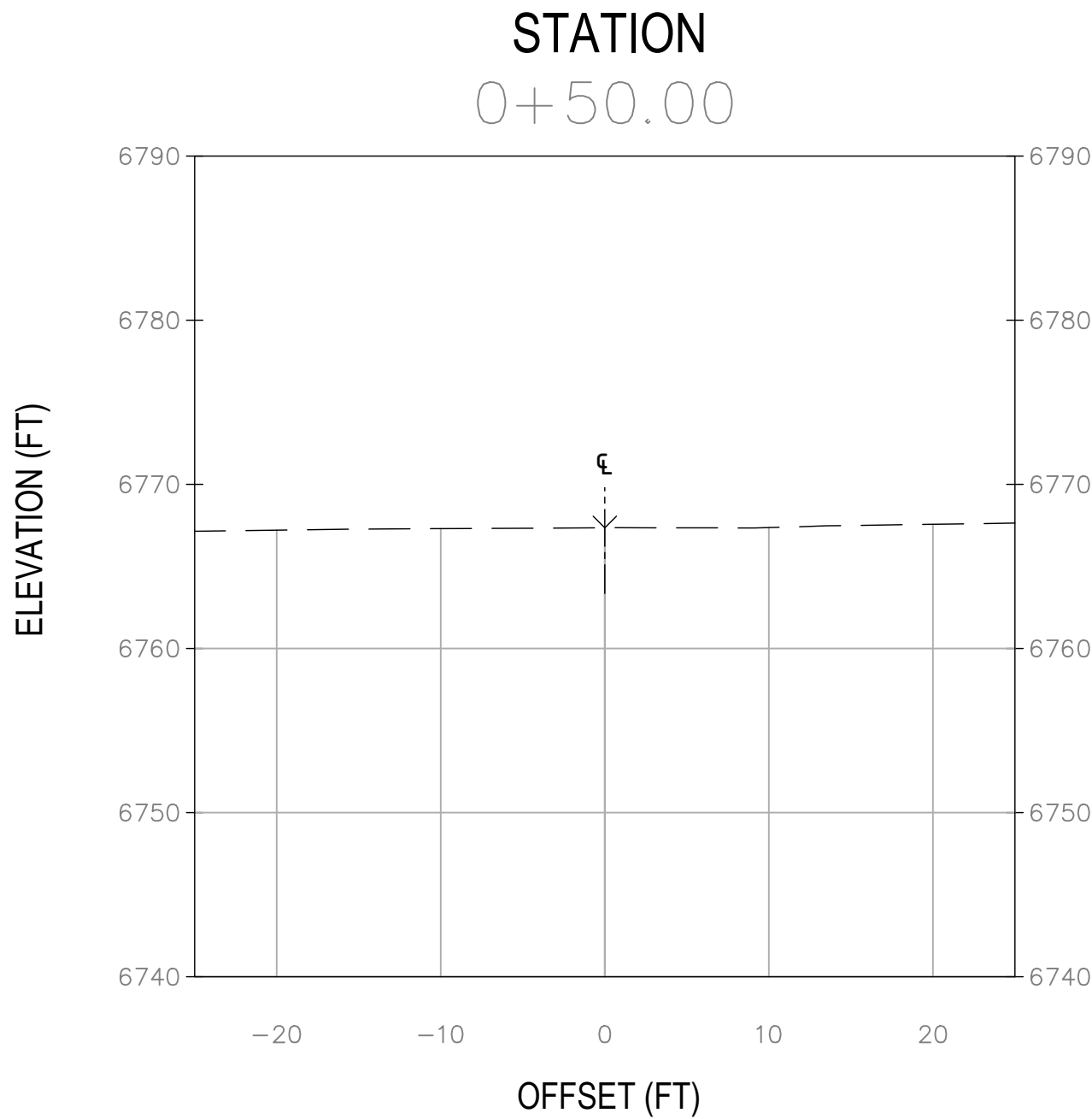
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10/24/2025



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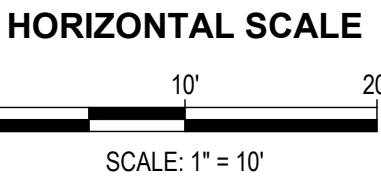
No.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	RS
2	11/8/23	CSPMP REVISIONS	RS
3	3/29/24	REMOVED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	DC



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No.	DATE	REVISIONS	INT
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2	11/8/23	CSMP REVISIONS	RS
3	3/29/24	REMOVED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	DC

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487



DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM

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FORMAT OTHER THAN 24" X 36", THE
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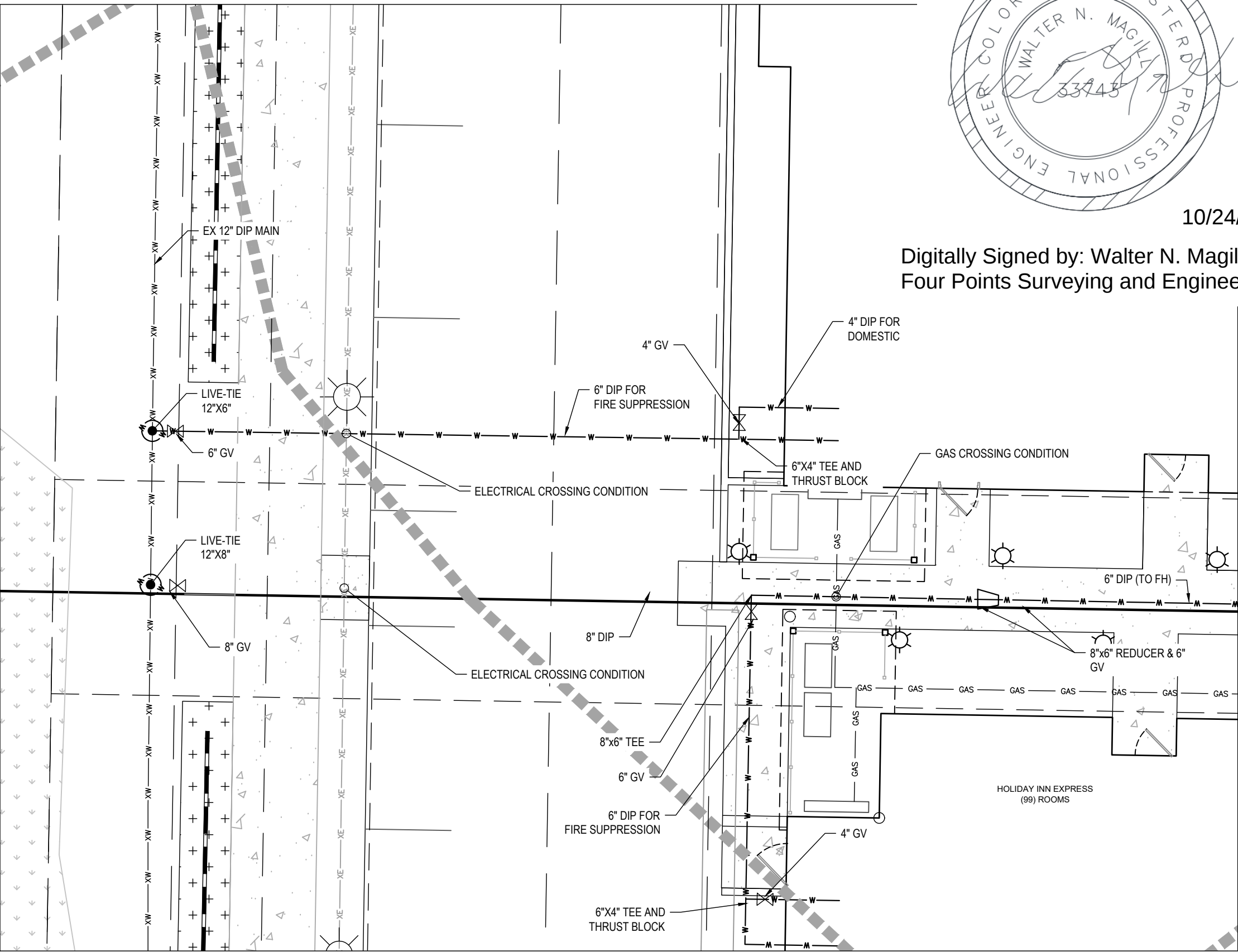
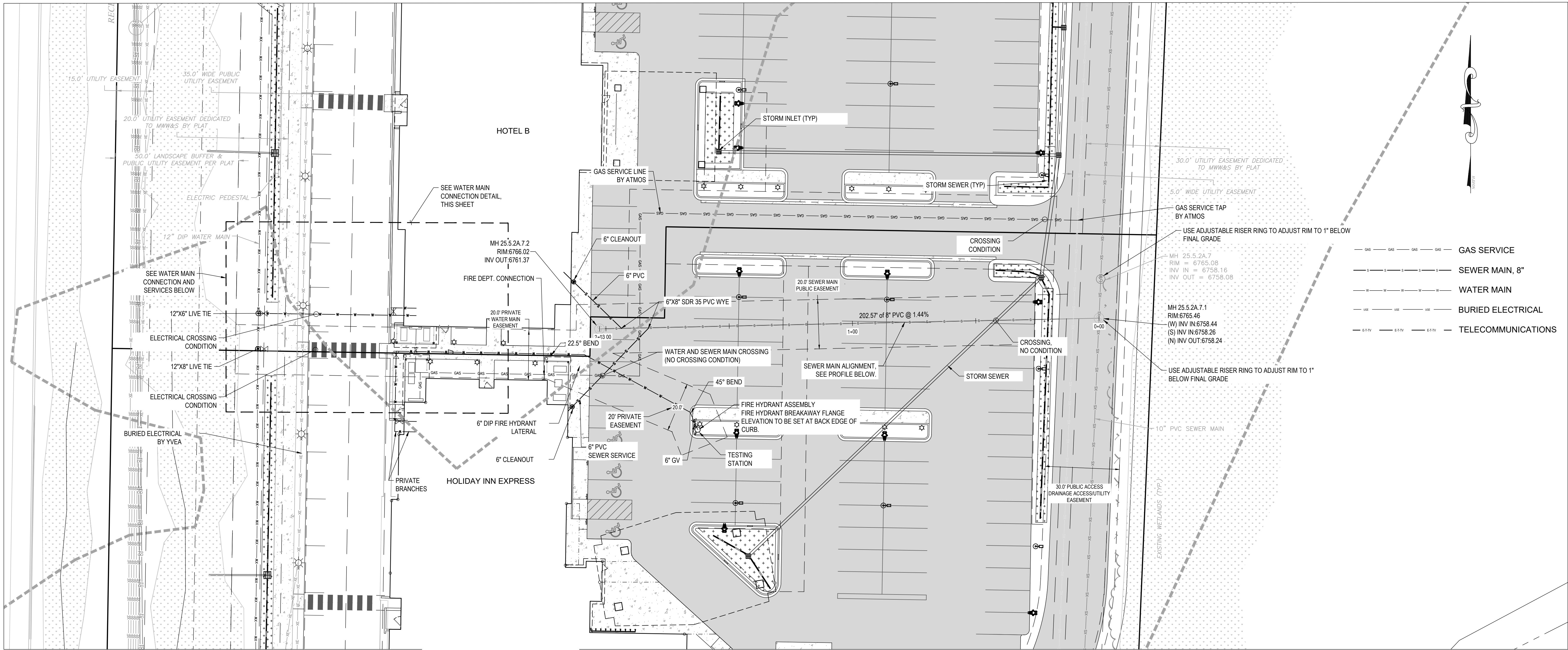
ACCESS ROAD
SECTION VIEWS

DRAWING:
SHEET NO.



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C9

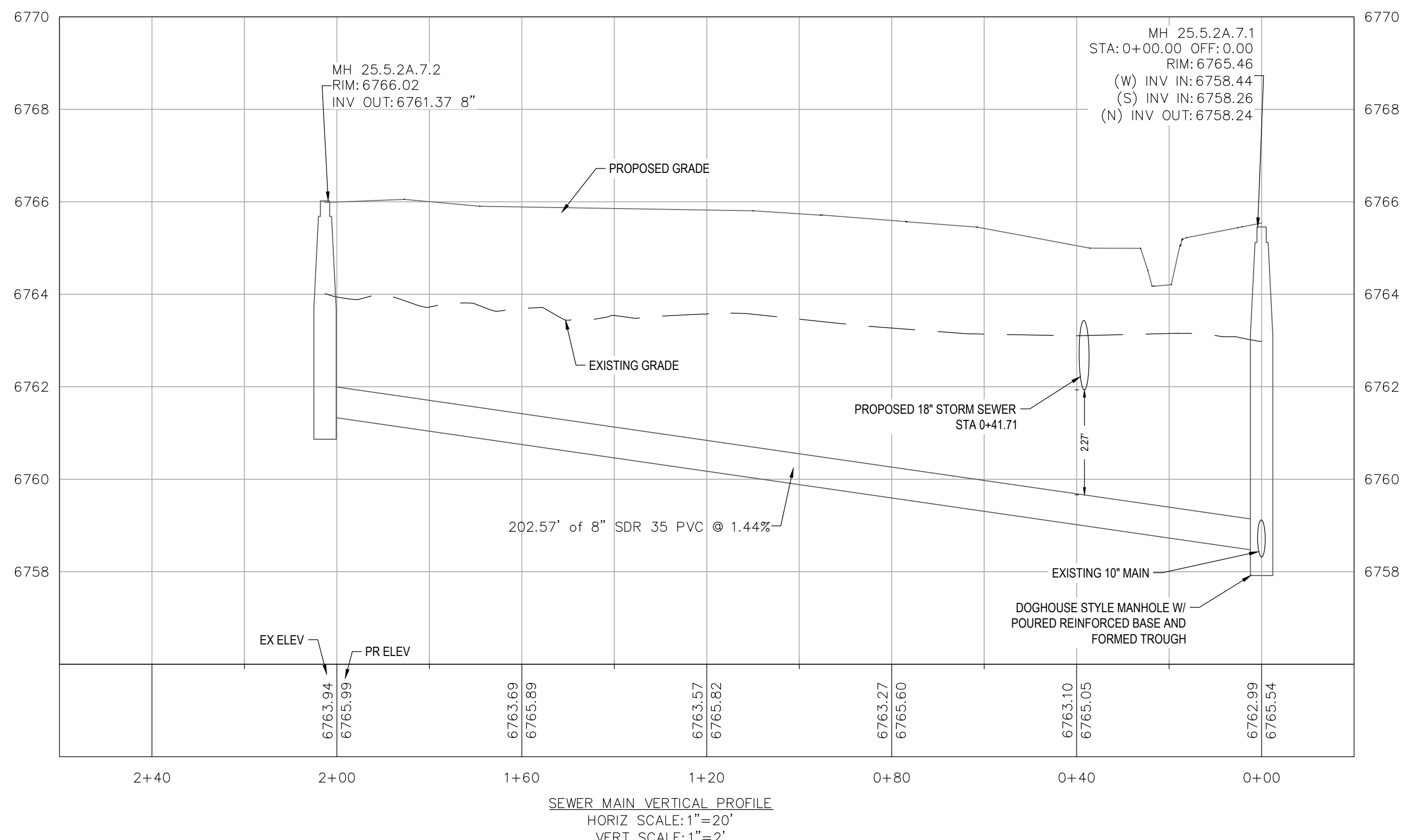


WATER MAIN CONNECTIONS - SERVICE AND FIRE SUPPRESSION
SCALE: 1"=10'



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WATER PARTS LIST	
R 12" X 6" LIVE TIE	
(1)	6" GATE VALVE
(1)	6" X 4" TEE
(1)	4" GATE VALVE
(2)	THRUST BLOCKS
57 LF OF 6" DIP	
FOR 12" X 8" LIVE TIE:	
(3)	6" GATE VALVES
(1)	8" GATE VALVE
(1)	8" X 6" REDUCER
(1)	8" X 6" TEE
(1)	22" BEND (6")
(1)	45" BEND (6")
(5)	THRUST BLOCKS
80 LF OF 8" DIP	
110 LF OF 6" DIP	
*ALL WATER LINE MUST BE INSTALLED WITH APPROVED TRACER WIRE AND TEST BOX. ALL PIPE CONNECTIONS MUST UTILIZE JOINT RESTRAINTS PER CITY OF STEAMBOAT SPRINGS STANDARD DETAILS.	



SEWER MAIN VERTICAL PROFILE
HORIZ SCALE: 1"=20'
VERT SCALE: 1"=2'



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INT	REVISIONS	DATE	NO.
1	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	9/13/23	1
2	CSP REVISED	11/8/23	2
3	REMOVED 6" GV	3/29/24	3
4	REMOVED 6" GV	8/30/24	4
5	SUBSTANTIAL CONFORMANCE SET	6/30/25	5

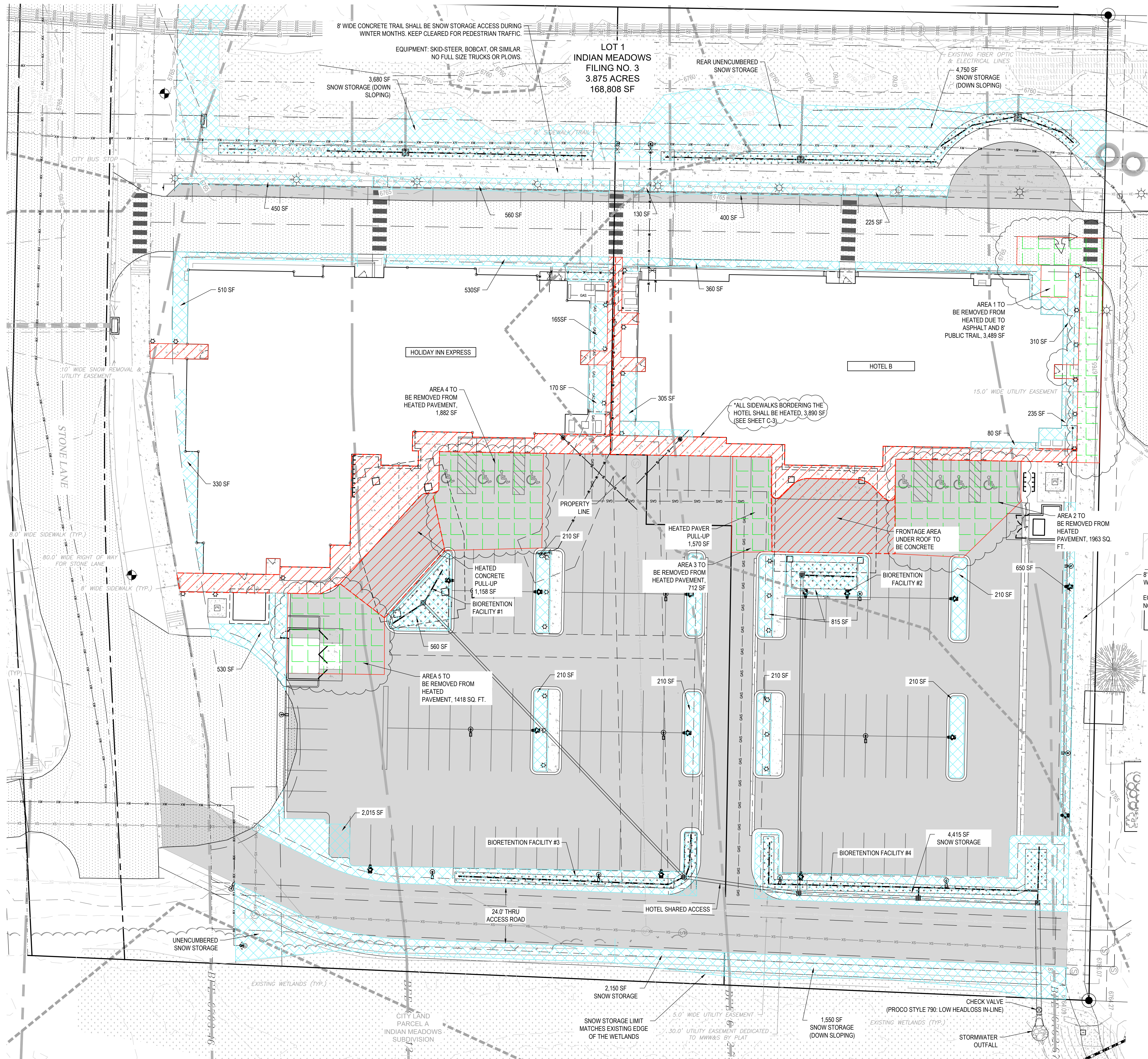
HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE
0 20' 40'
SCALE: 1"=20'

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM
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UTILITY PLAN

SHEET NO.
C10

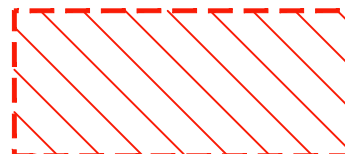


SNOW STORAGE CALCULATIONS - HOLIDAY INN EXPRESS:	
TOTAL PAVED AREA (PARKING LOT & SIDEWALKS)	42,000 SF
SNOW STORAGE REQUIRED FOR PAVING	21,000 SF
EVERGREEN TREE ADDITIONS	0 SF
DOWN-SLOPING REDUCTIONS	-1,120 SF
HEATED PAVEMENT REDUCTIONS	-6,999 SF
NET SNOW STORAGE REQUIRED	12,881 SF
TOTAL SNOW STORAGE PROVIDED	16,790 SF

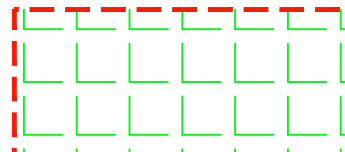
SNOW STORAGE CALCULATIONS - HOTEL B:	
TOTAL PAVED AREA (PARKING LOT & SIDEWALKS)	39,000 SF
SNOW STORAGE REQUIRED FOR PAVING	19,500 SF
EVERGREEN TREE ADDITIONS	0 SF
DOWN-SLOPING REDUCTIONS	-1,940 SF
HEATED PAVEMENT REDUCTIONS	-7,305 SF
NET SNOW STORAGE REQUIRED	10,255 SF
TOTAL SNOW STORAGE PROVIDED	22,265 SF

SNOW STORAGE AREA

HEATED PAVEMENT OUTLINE



REMOVED FROM HEAT



8' WIDE CONCRETE TRAIL SHALL BE SNOW STORAGE ACCESS DURING WINTER MONTHS. KEEP CLEARED FOR PEDESTRIAN TRAFFIC.

EQUIPMENT: SKID-STEER, BOBCAT, OR SIMILAR.
NO FULL SIZE TRUCKS OR PLOWS.

REVISÉD SNOW STORAGE PLAN - JANUARY 10, 2025

- NOTES:
1. THIS IS A PRELIMINARY PLAN FOR REVISION TO THE APPROVED SNOW STORAGE PLAN.
2. FOUR POINTS RECOMMENDS REMOVAL OF ALL HEATED PAVEMENT AREAS ON THE PLAN.
3. THE HEATED AREAS ARE ONLY BE CONCRETE PAVED.
4. THERE ARE FIVE REVISED AREAS AS SHOWN ON THIS PLAN.
5. THE AREAS ON THE NORTH LINE OF THE PROPERTY ARE NOT RECOMMEND FOR HEATED CONCRETE OR PAVEMENT DUE TO BEING WITHIN SHARED ENTRY ROADWAY AND ON THE EIGHT FOOT SIDEWALK BEING PART OF THE CORE TRAIL.
6. THE HANDICAP PARKING AREAS ARE NOT RECOMMENDED FOR HEATED SURFACES DUE TO LIMITED USE.
7. THE AREA IN FRONT OF THE DUMPSTER IS NOT RECOMMEND FOR HEATED SURFACES DUE TO POTENTIAL DAMAGE FROM THE TRASH SERVICE.

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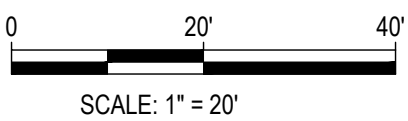
No.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALCS	
2	11/8/23	CSMP REVISIONS	RS
3	3/29/24	REVISED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	DC

**HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS**

**INDIAN MEADOWS FILL NO. 4
LOTS 1 AND 2**

STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM

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DRAWING:

SNOW STORAGE PLAN

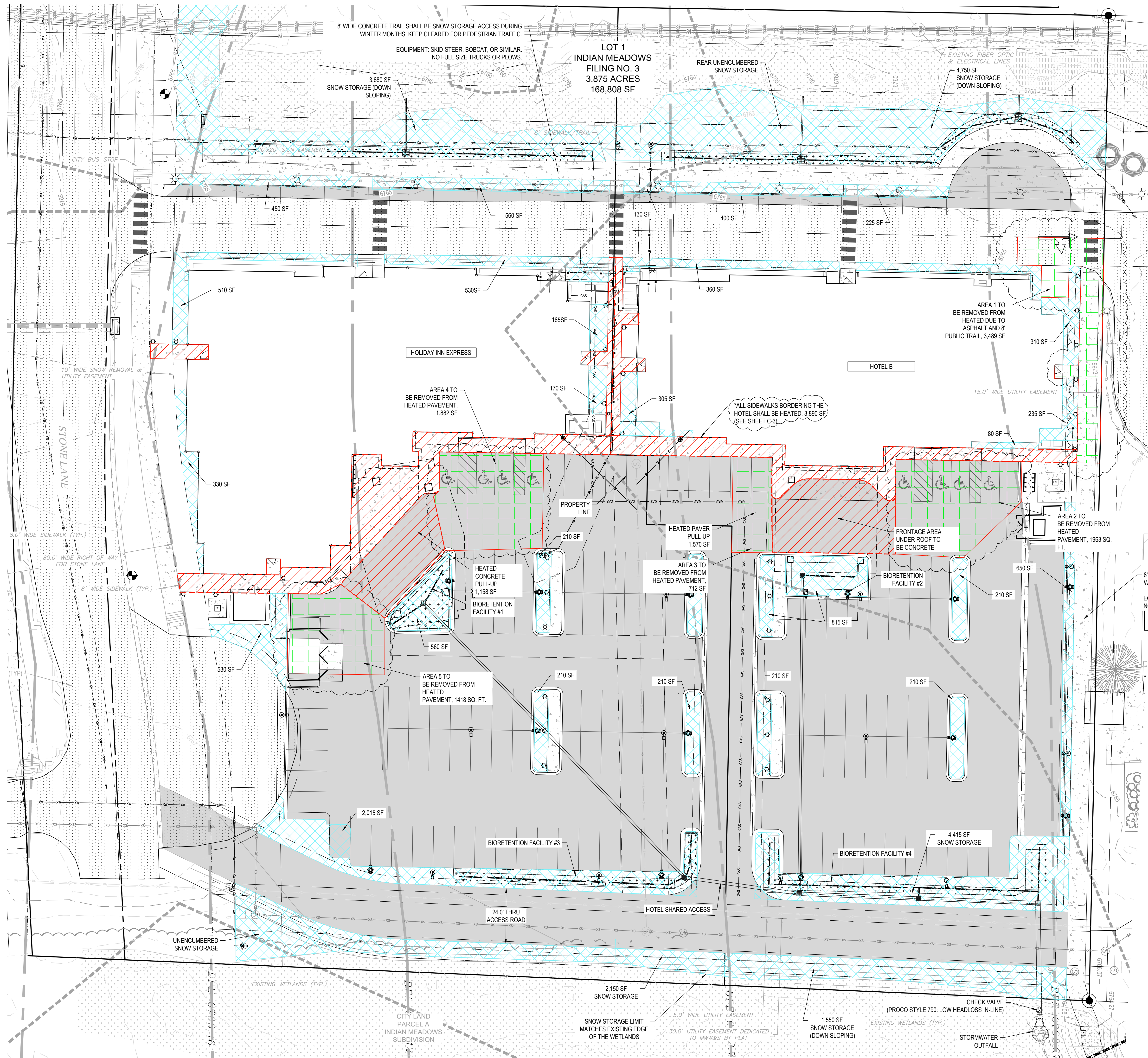
SHEET NO.

C11

10/24/2025

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<u>SNOW STORAGE CALCULATIONS - HOLIDAY INN EXPRESS:</u>	
TOTAL PAVED AREA (PARKING LOT & SIDEWALKS)	42,000 SF
SNOW STORAGE REQUIRED FOR PAVING	21,000 SF
EVERGREEN TREE ADDITIONS	0 SF
DOWN-SLOPING REDUCTIONS	-1,120 SF
HEATED PAVEMENT REDUCTIONS	-6,999 SF
<u>NET SNOW STORAGE REQUIRED</u>	<u>12,881 SF</u>
TOTAL SNOW STORAGE PROVIDED	16,790 SF

<u>SNOW STORAGE CALCULATIONS - HOTEL B:</u>	
TOTAL PAVED AREA (PARKING LOT & SIDEWALKS)	39,000 SF
SNOW STORAGE REQUIRED FOR PAVING	19,500 SF
EVERGREEN TREE ADDITIONS	0 SF
DOWNSLOPING REDUCTIONS	-1,940 SF
HEATED PAVEMENT REDUCTIONS	-7,305 SF
NET SNOW STORAGE REQUIRED	10,255 SF
TOTAL SNOW STORAGE PROVIDED	22,265 SF

Diagram illustrating three types of pavement markings:

- SNOW STORAGE AREA:** Represented by a blue diamond pattern.
- HEATED PAVEMENT OUTLINE:** Represented by a red diagonal line pattern.
- REMOVED FROM HEAT:** Represented by a green square pattern.

CONCRETE TRAIL SHALL BE SNOW STORAGE ACCESS DURING MONTHS. KEEP CLEARED FOR PEDESTRIAN TRAFFIC.

UT: SKID-STEER, BOBCAT, OR SIMILAR.
SIZE TRUCKS OR PLOWS.

REVISED SNOW STORAGE PLAN - JANUARY 10, 2025

NOTES:

1. THIS IS A PRELIMINARY PLAN FOR REVISION TO THE APPROVED SNOW STORAGE PLAN.
2. FOUR POINTS RECOMMENDS REMOVAL OF ALL HEATED PAVEMENT AREAS FROM THE PLAN.
3. THE HEATED AREAS ARE ONLY BE CONCRETE PAVED.
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5. THE AREAS ON THE NORTH LINE OF THE PROPERTY ARE NOT RECOMMEND FOR HEATED CONCRETE OR PAVEMENT DUE TO BEING WITHIN SHARED ENTRY ROADWAY AND ON THE EIGHT FOOT SIDEWALK BEING PART OF THE CORE TRAIL.
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7. THE AREA IN FRONT OF THE DUMPSTER IS NOT RECOMMEND FOR HEATED SURFACES DUE TO POTENTIAL DAMAGE FROM THE TRASH SERVICE.

No.	DATE	REVISIONS	INT
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE CHECK VALVE SPECS, EARTHWORK CALCS	RS
2	11/18/23	CMP REVISIONS	RS
3	3/29/24	REVISED INLETS	RS
4	8/30/24	REMOVED 6" GV	DC
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS

INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2

STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 06-30-2025
JOB #: 1448-005
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SNOW STORAGE PLAN

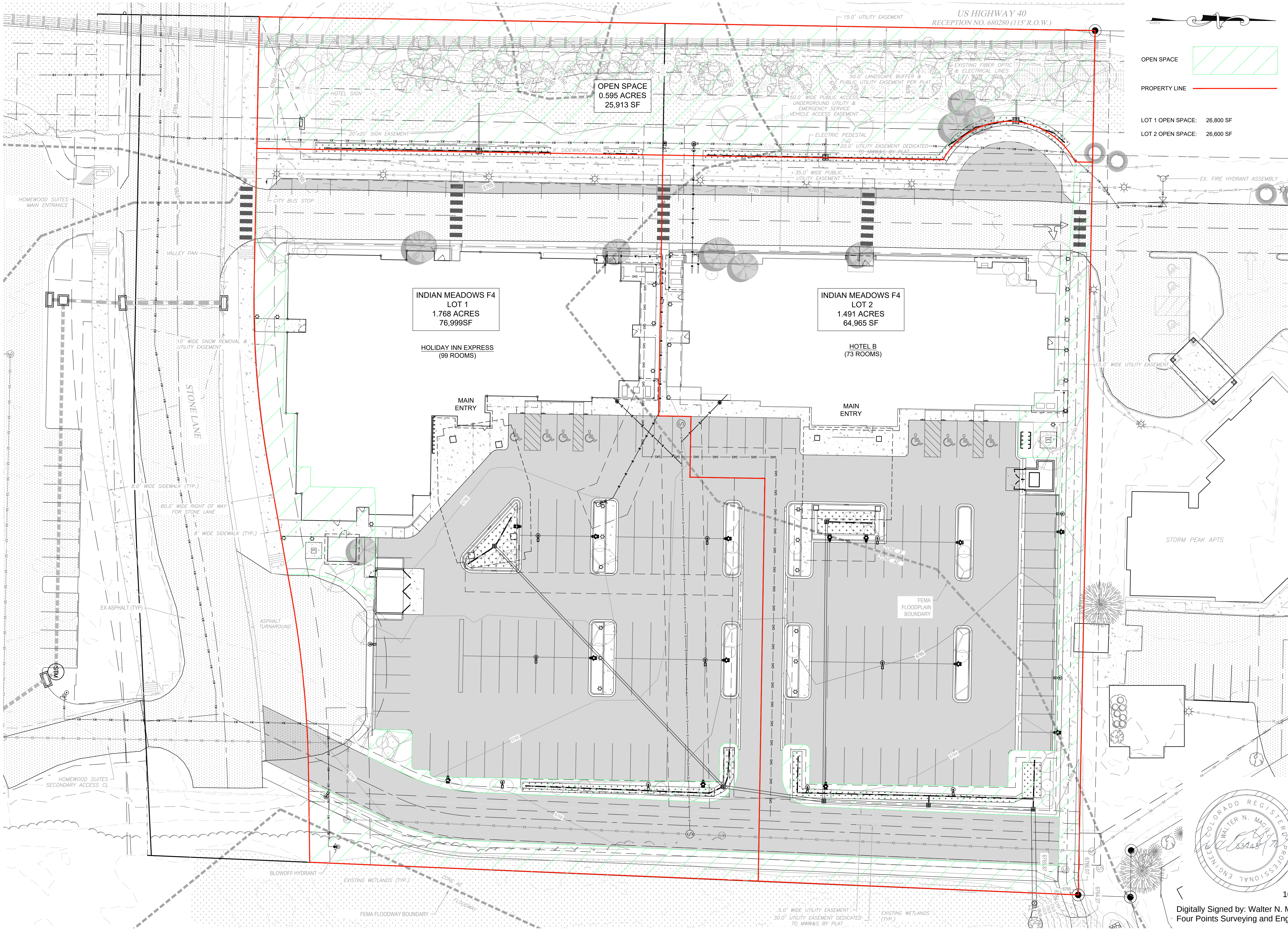
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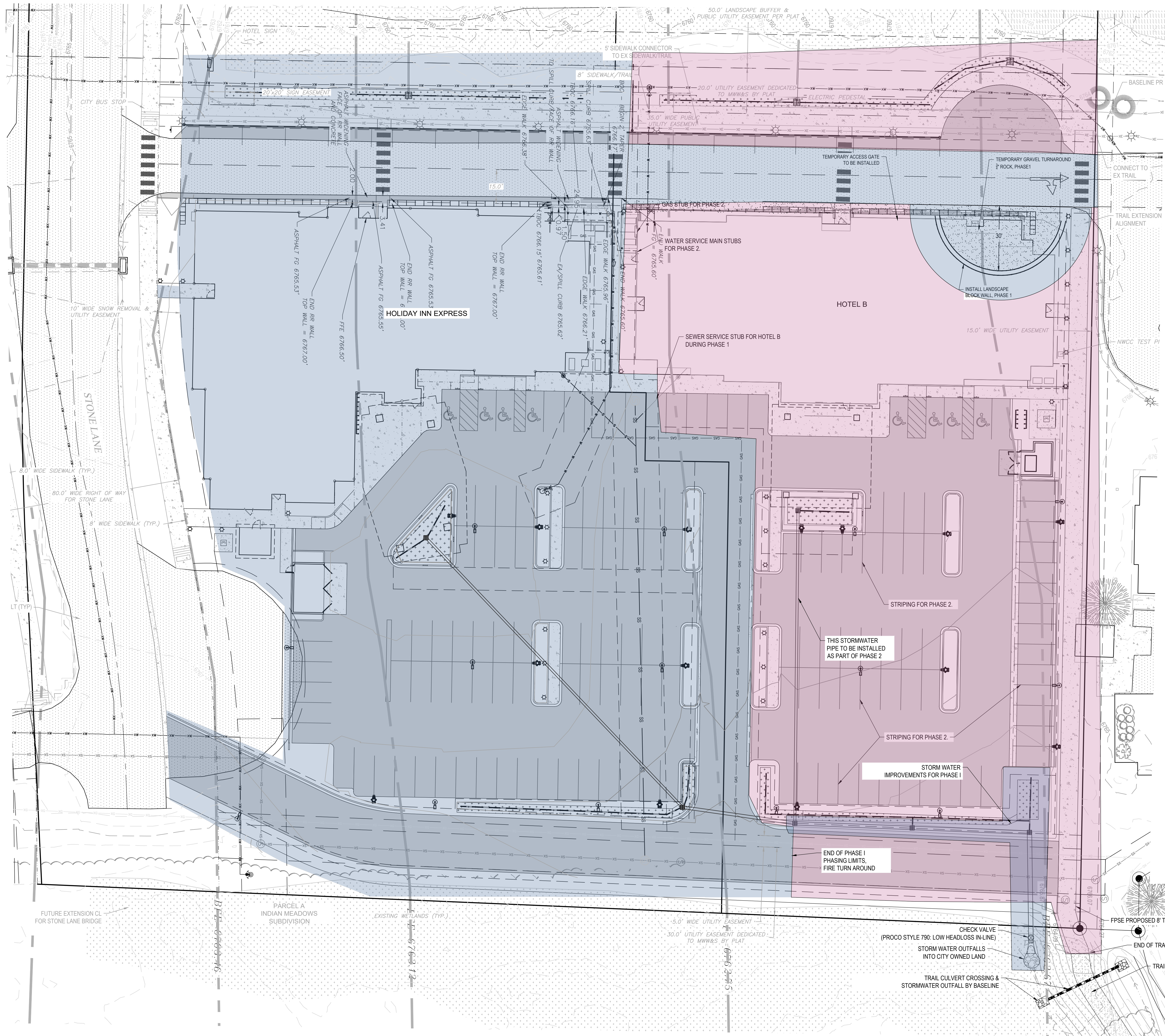
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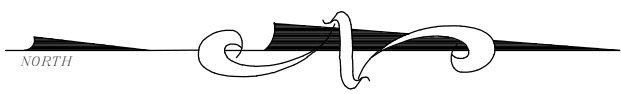
10/24/17

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NOT FOR CONSTRUCTION



PHASE 1 - HOLIDAY INN EXPRESS

PHASE 2 - HOTEL B

GENERAL NOTES:

1. SANITARY SERVICES PROVIDED TO BOTH HOLIDAY INN EXPRESS AND HOTEL B WILL BE DONE DURING PHASE 1
2. WATER SERVICES PROVIDED TO HOLIDAY INN EXPRESS WILL BE DONE DURING PHASE 1. WATER SERVICES PROVIDED TO HOTEL B WILL BE DONE DURING PHASE 2
3. ALL ELECTRICAL AND GAS SERVICES PROVIDED TO HOLIDAY INN EXPRESS WILL BE DONE DURING PHASE 1.
4. PARKING LOT WILL BE PAVED AND STRIPED FOR THE HOLIDAY INN ALONG THE PHASE 1 AS SHOWN HEREON.
5. GRADING AND FILL FOR THE HOTEL B WILL BE PLACED AND STABILIZED.
6. STORMWATER IMPROVEMENTS FOR THE HOLIDAY INN EXPRESS WILL BE INSTALLED AND COMPLETED

PHASE 1 PARKING:

PHASE 1 WILL INCLUDE PAVING OF THE ENTIRE PARKING LOT AND STRIPING FOR HOLIDAY INN'S SIDE OF THE PARKING LOT. PHASE 1 WILL PROVIDE 89 PARKING SPACES FOR HOLIDAY INN EXPRESS.

PHASE 2 PARKING:

PHASE 2 WILL INCLUDE STRIPING FOR HOTEL B'S SIDE OF THE PARKING LOT. PHASE 2 WILL PROVIDE 73 PARKING SPACES FOR HOTEL B. A TOTAL OF 162 PARKING SPACES WILL BE AVAILABLE WHEN PHASE 2 CONCLUDES.

**HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487**

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

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PHASING PLAN

DRAWING:

SHEET NO.

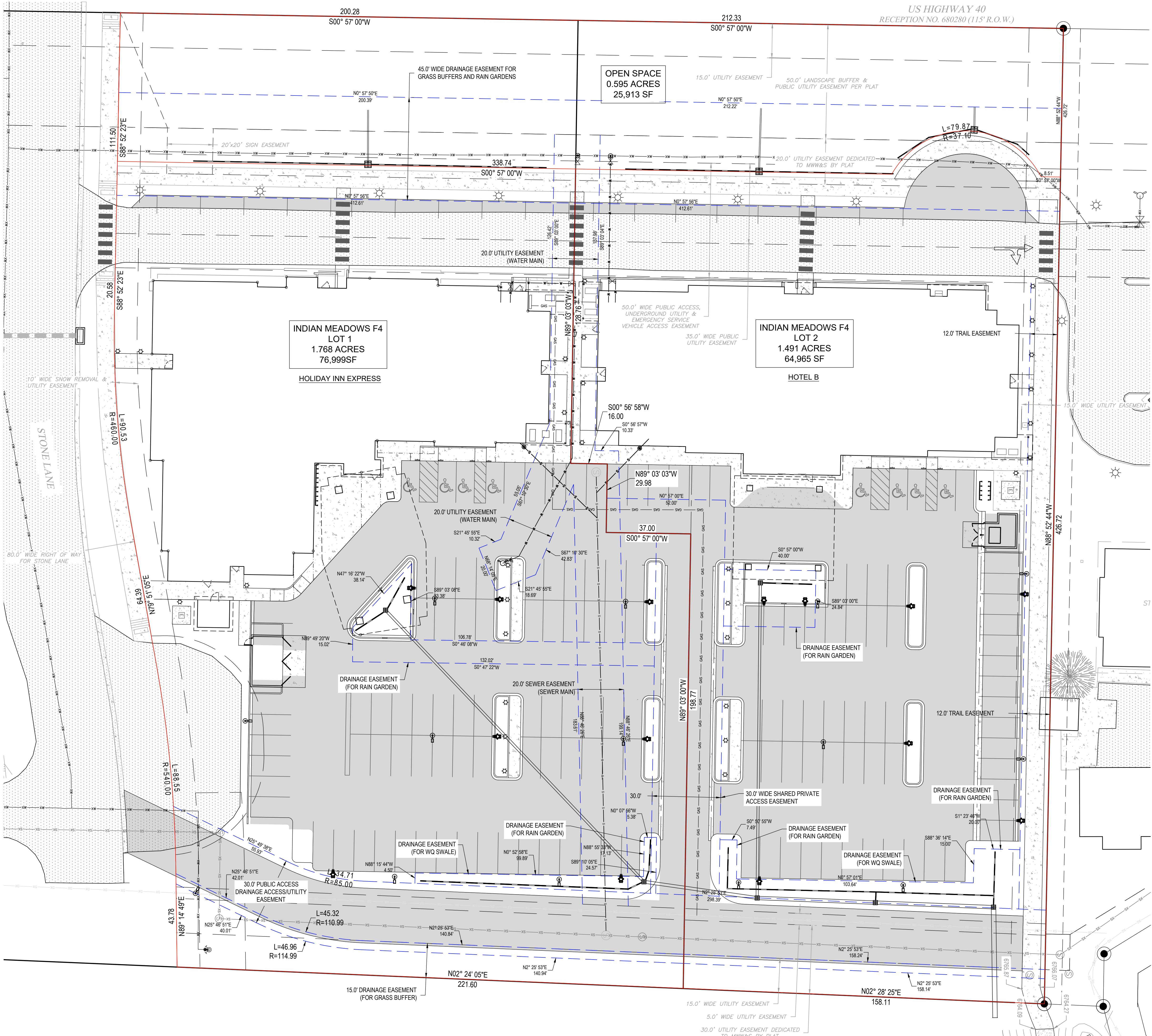
C13

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CTB:FPSE-BW.CTB
PLOT DATE: 5/26/2023 11:07 AM BY: DAVID CLEMER
DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 PRELIM PLAT UPDATED OPEN SPACE.DWG



PROPERTY LINE & EASEMENT LEGEND

— PROPERTY LINE

- - - PROPOSED EASEMENTS

PROPOSED UTILITY LEGEND

— GAS SERVICE

— SEWER MAIN, 8"

— WATER MAIN

— BURIED ELECTRICAL

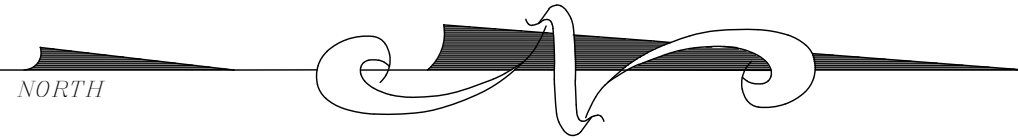
— TELECOMMUNICATIONS

PROPOSED EASEMENT NOTES:

1. ALL PROPOSED ACCESS EASEMENTS SHALL BE PRIVATE.
2. ALL PROPOSED UTILITY EASEMENTS SHALL BE PRIVATE.
3. ALL PROPOSED DRAINAGE EASEMENTS SHALL BE PRIVATE.

LEGAL DESCRIPTION:
LOT 1 INDIAN MEADOWS, FILING 3, LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO.

NOT FOR CONSTRUCTION



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2	11/8/23	CNSIP REVISIONS	RS
3	3/29/24	REMOVED INLETS	RS
4	8/30/24	REMOVED 6" GV	RS
5	6/30/25	SUBSTANTIAL CONFORMANCE SET	DC

**HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS**

**INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487**

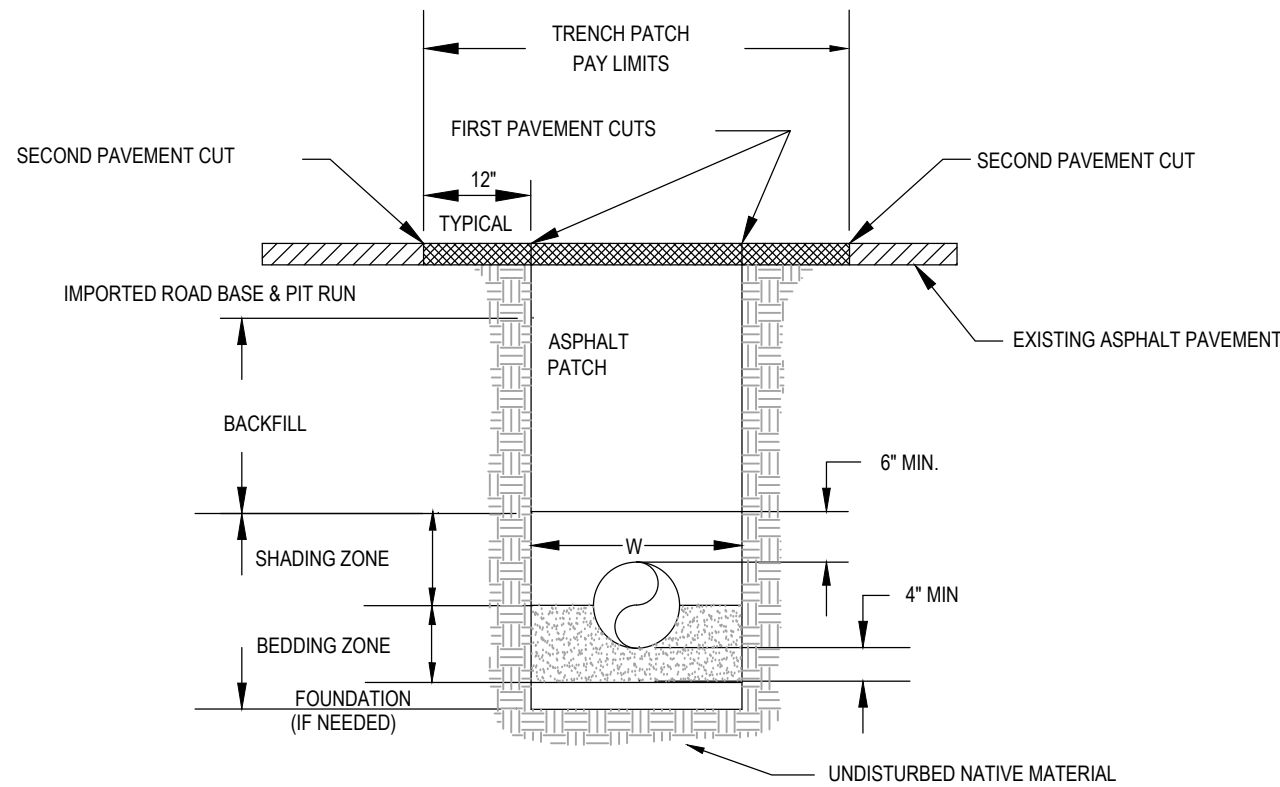
**EASEMENT
PLAN**

DRAWING: SHEET NO.

10/24/2025

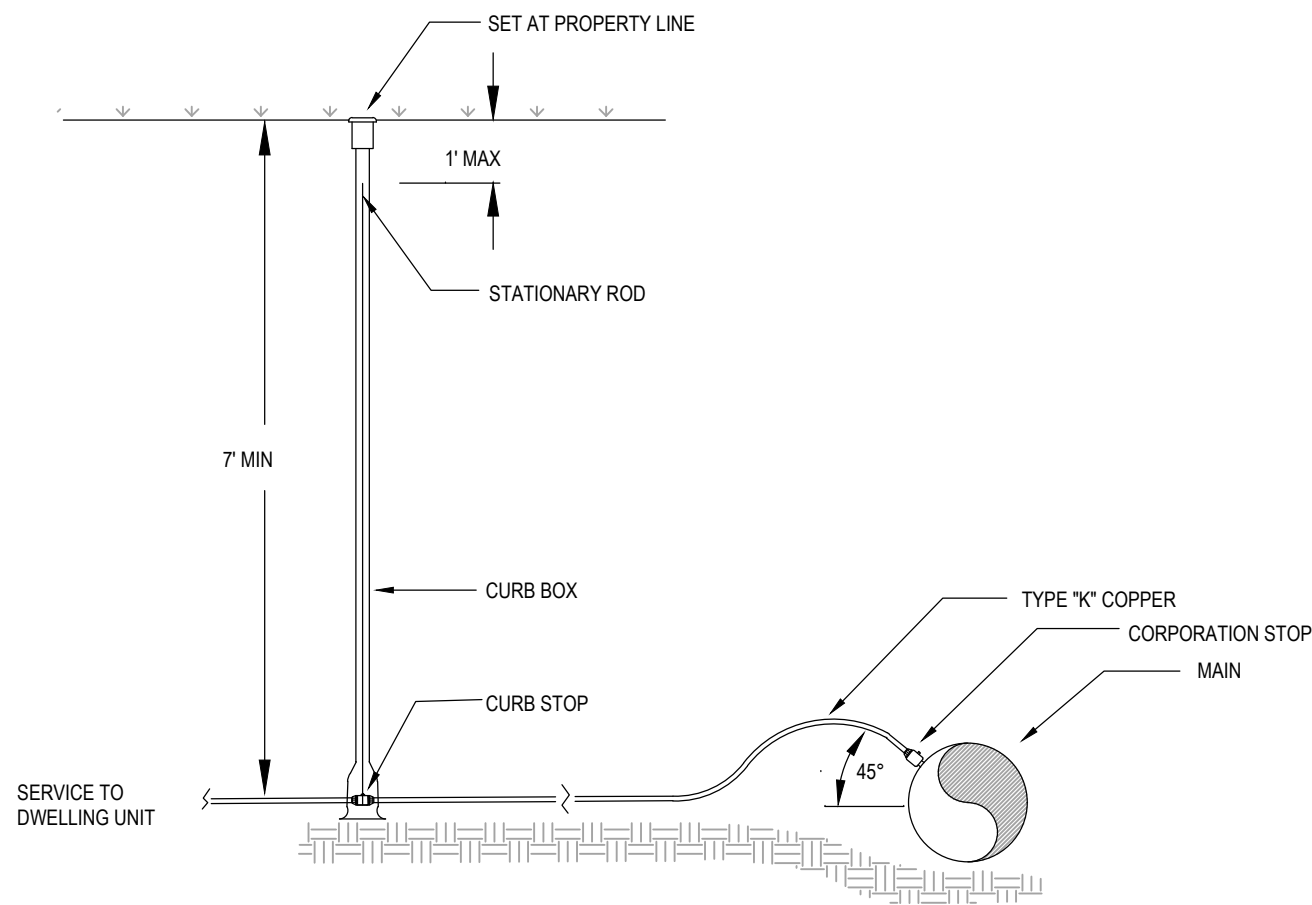
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C14

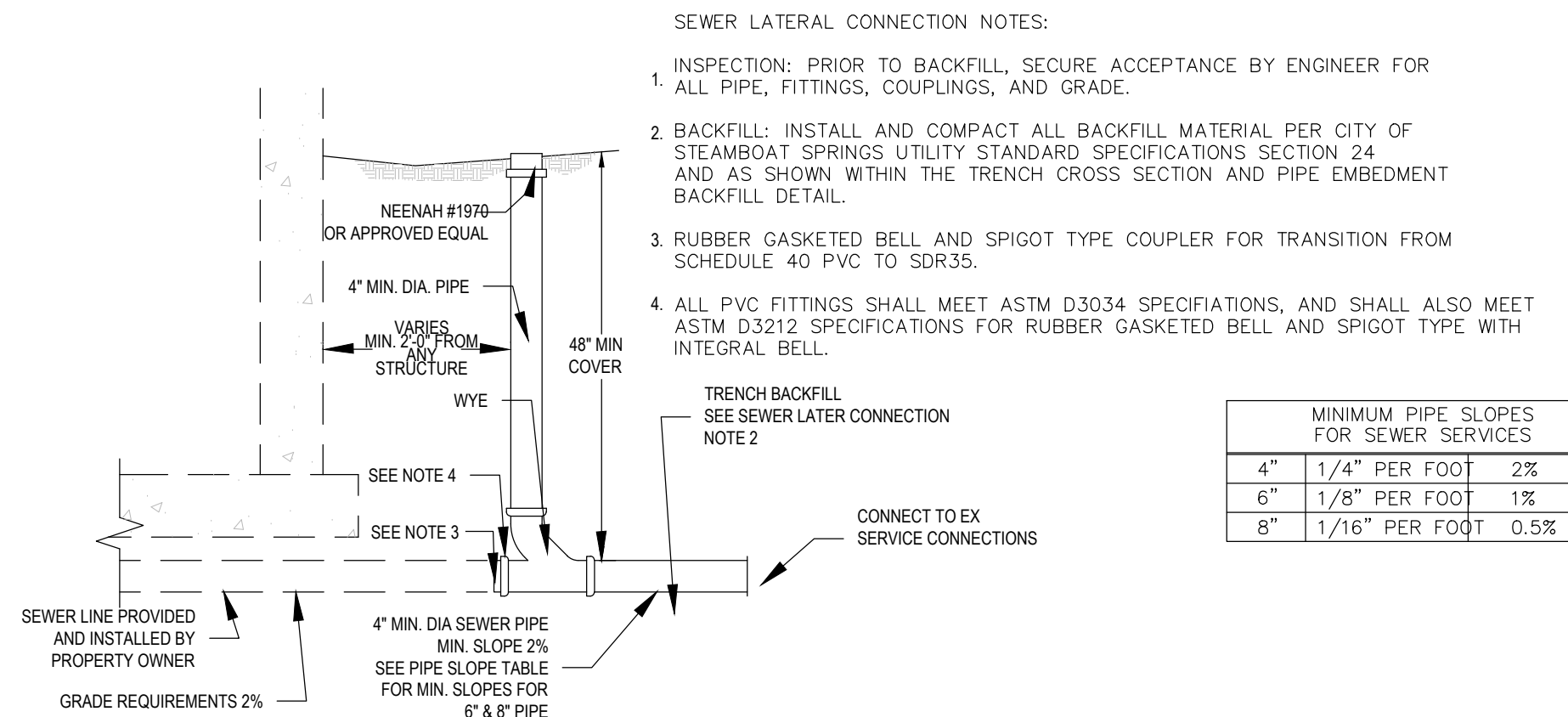


NOTES:
A GUIDE FOR DESIRABLE TRENCH WIDTH (W) AT THE TOP OF THE PIPE SHALL BE THE NOMINAL DIAMETER OF THE PIPE PLUS 12 INCHES ON EACH SIDE OF THE PIPE.
A SECOND PAVEMENT CUT SHALL BE REQUIRED PRIOR TO PLACING THE ASPHALT PATCH. REMOVE ALL IRREGULAR ASPHALT EDGES A MINIMUM OF 12 INCHES BEYOND ANY DAMAGED SURFACE TO A CLEAN VERTICAL EDGE. APPLY A BITUMINOUS TACK COAT PRIOR TO PLACING THE ASPHALT PATCH.
THE ASPHALT PATCH SHALL BE PLACED IN A 4-INCH LIFT AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.
SUB-BASE MATERIALS SHALL CONSIST OF 4 INCHES OF ROAD BASE ON 8 INCHES OF PIT-RUN. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.
PAY LIMIT WIDTH FOR ASPHALT PATCH SHALL BE MEASURED AS FOLLOWS: PAY WIDTH = W + 2 FT.

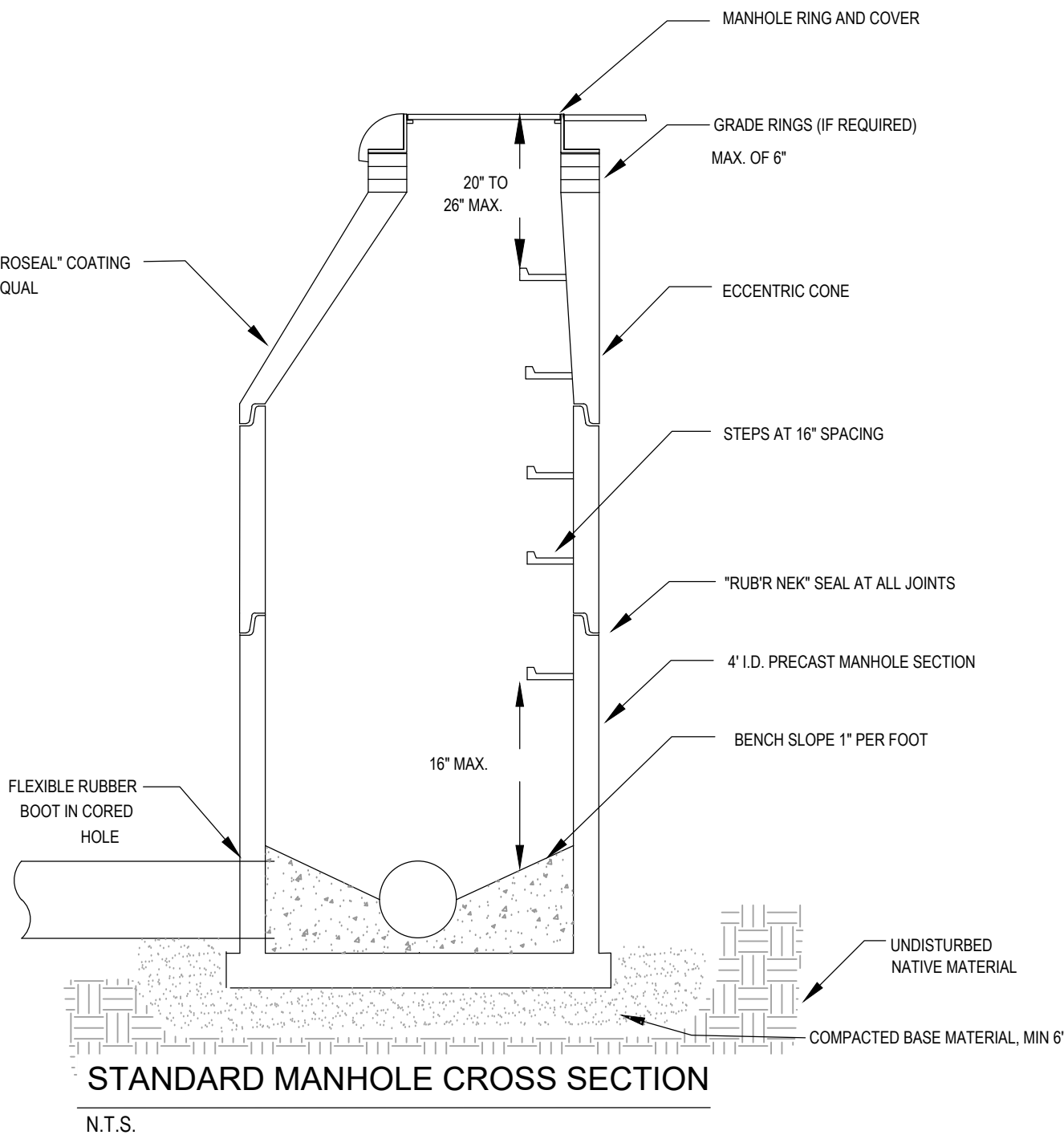
TRENCH CROSS SECTION DETAIL
N.T.S.



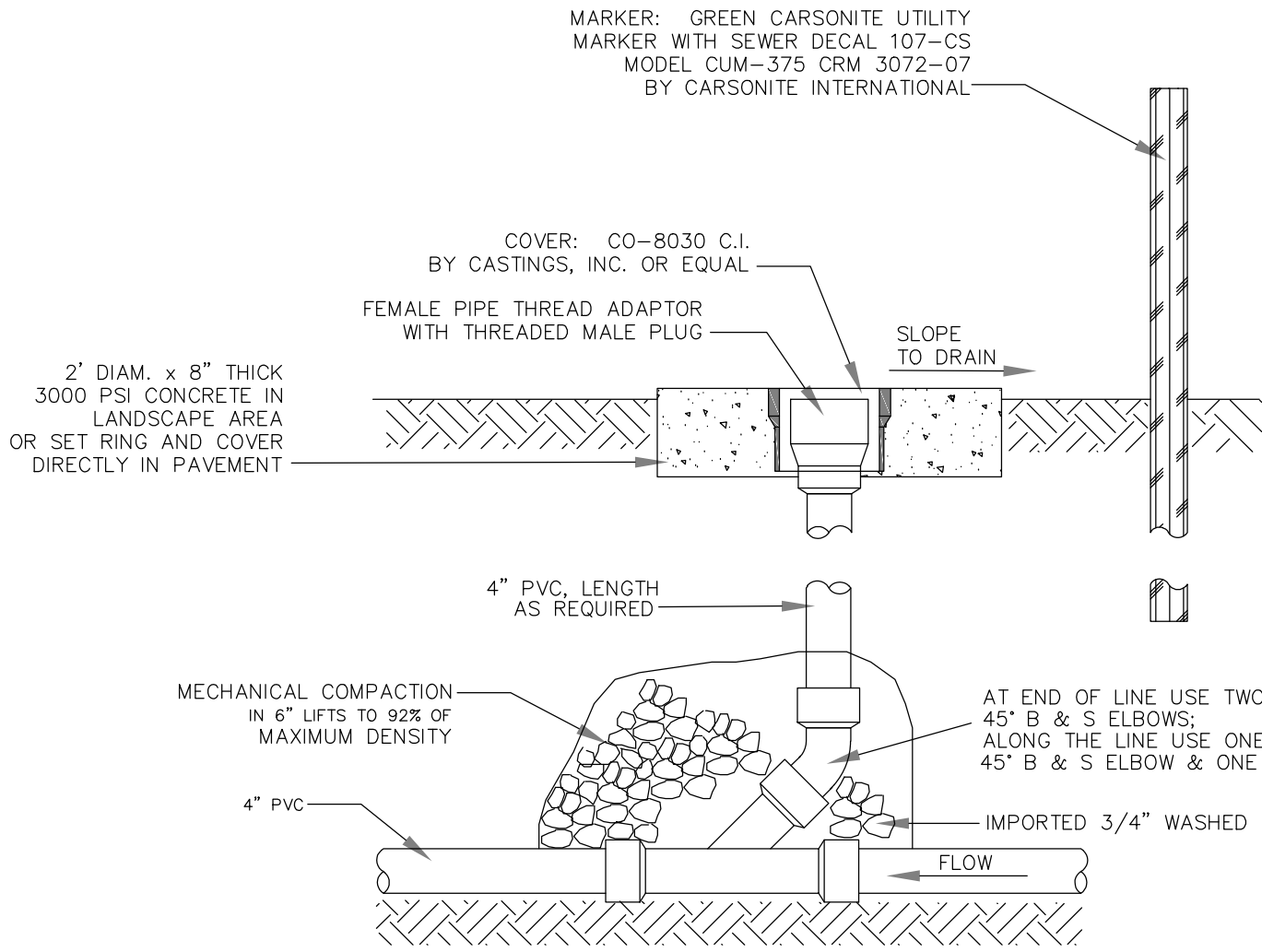
WATER SERVICE LINE DETAIL
N.T.S.



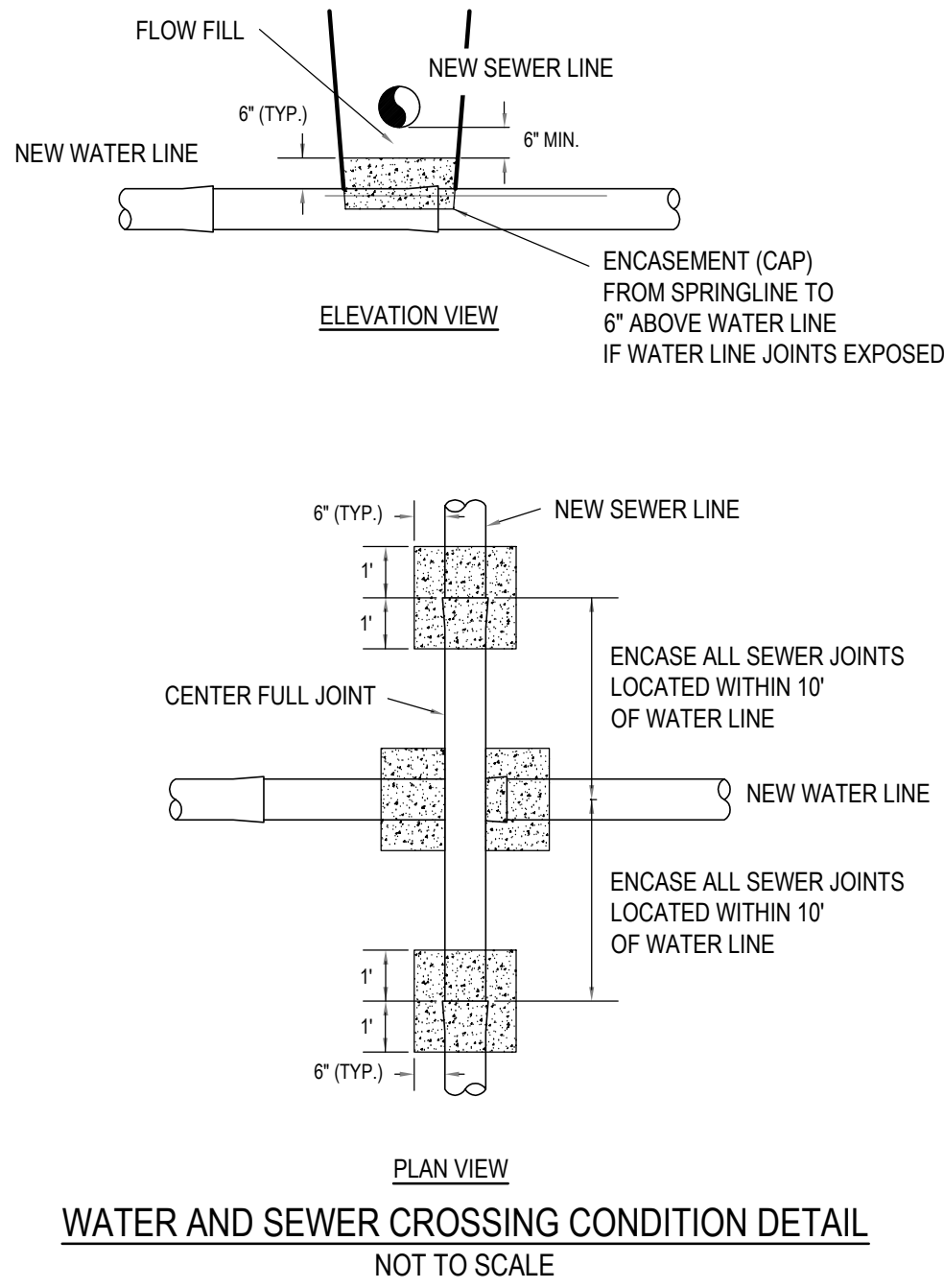
SERVICE LATERAL DETAIL
N.T.S.



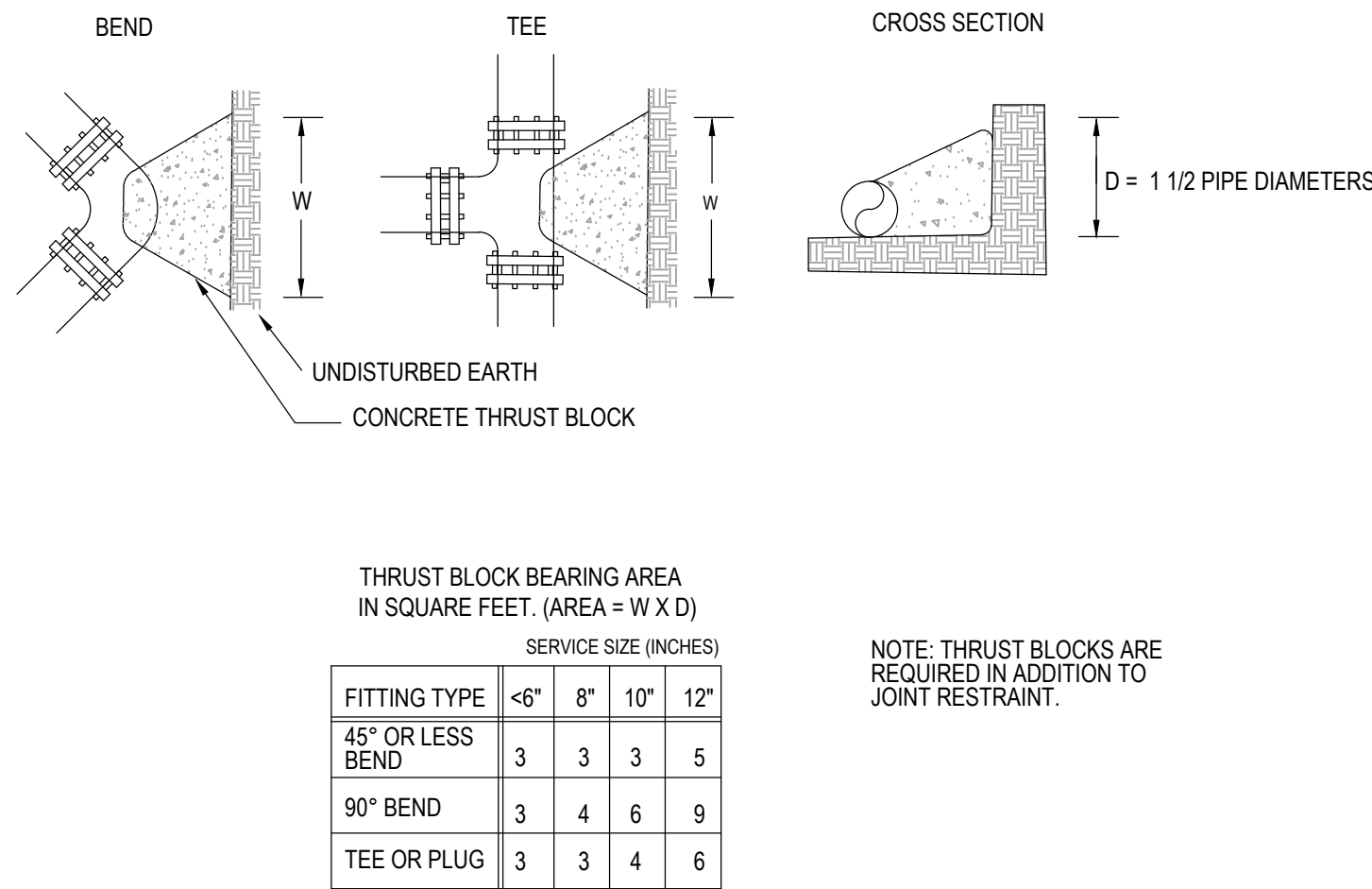
STANDARD MANHOLE CROSS SECTION
N.T.S.



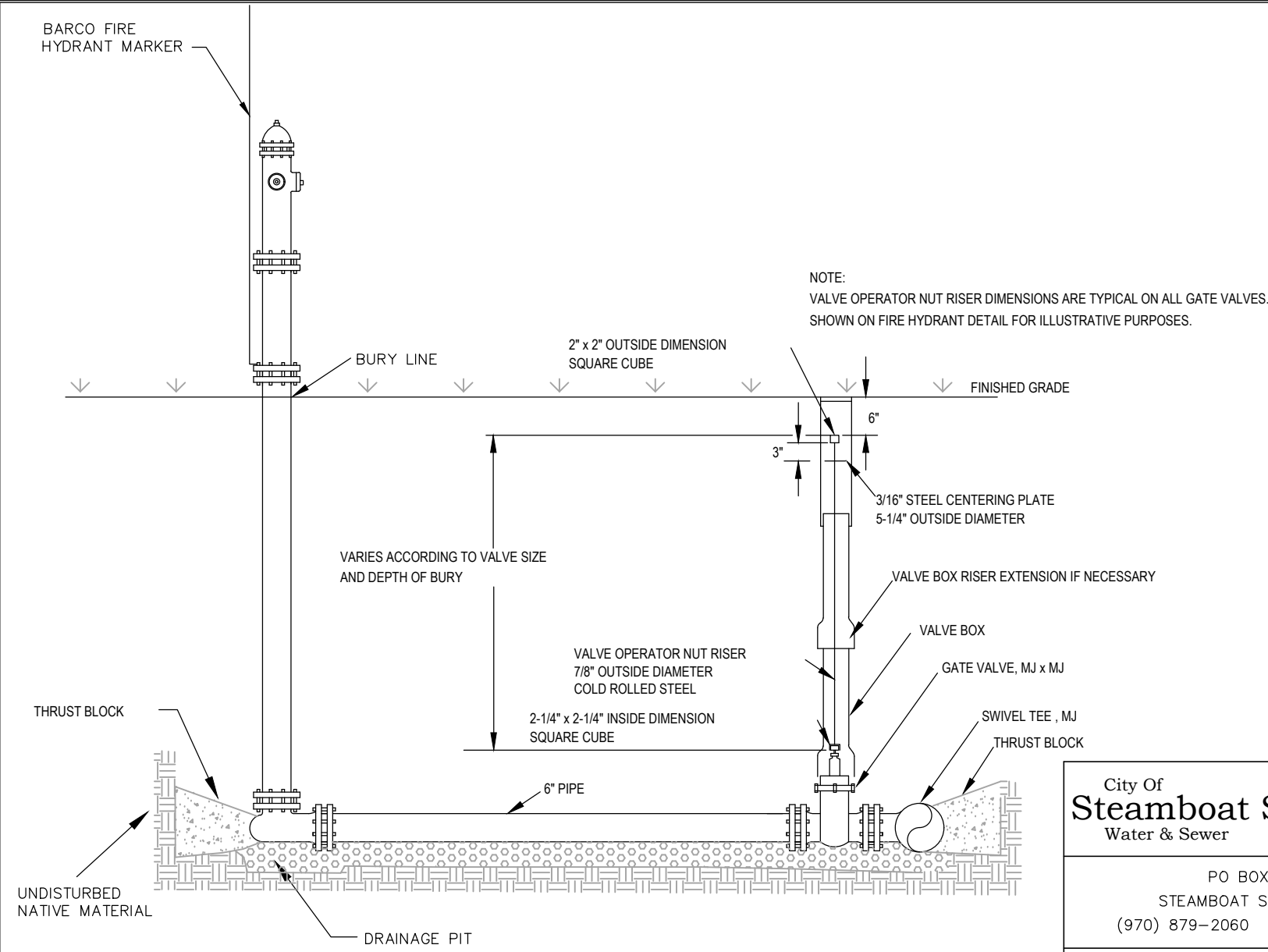
SEWER SERVICE & FOUNDATION DRAIN CLEANOUT
N.T.S.



WATER AND SEWER CROSSING CONDITION DETAIL
NOT TO SCALE



THRUST BLOCK DETAILS
NOT TO SCALE



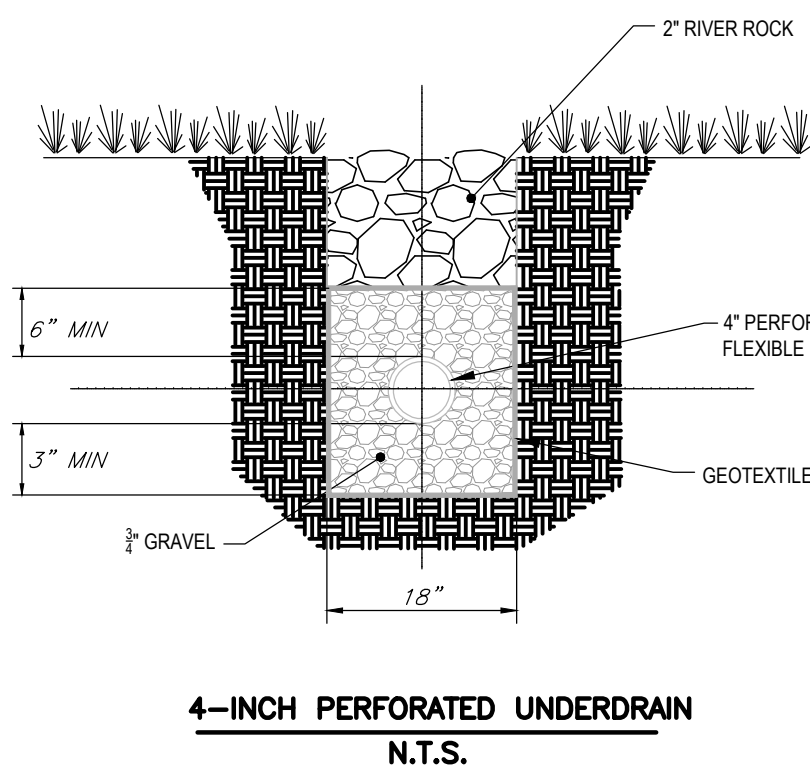
FIRE HYDRANT DETAIL
N.T.S.

City of
Steamboat Springs
Water & Sewer

P.O. BOX 775088
STEAMBOAT SPRINGS, CO
(970) 879-2060 FAX (970) 879-8851

STANDARD DETAILS

Drawn by: GLB
Scale: N.T.S. Date: 2/24/00
Revision description:
Sheet number 7 of 17



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Four Points Surveying and Engineering

FOUR POINTS
SURVEYING & ENGINEERING

410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointss.com

Revisions	DATE	NO.	DESCRIPTION
1	9/13/23	1	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE CHECK
2	11/8/23	2	CNSP REVISIONS
3	3/29/24	3	REVISIONS
4	8/30/24	4	REMOVED 6\"/>
5	9/1/25	5	SUBSTANTIAL CONFORMANCE SET

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FILL NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

DETAILS N.T.S.

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24\"/>

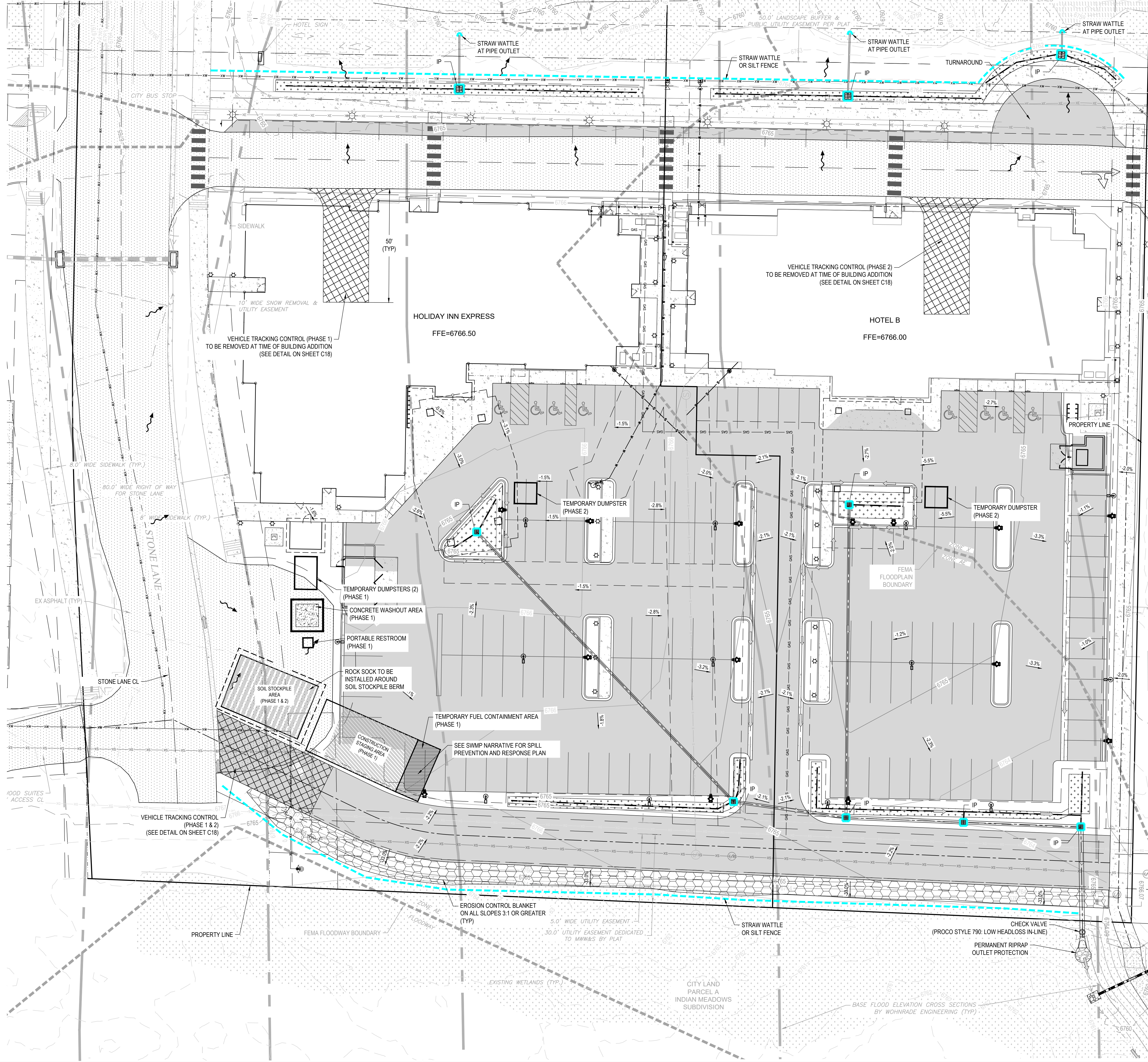
DETAILS (2)

DRAWING:

SHEET NO.

10/24/2025

C16



STORMWATER SITE MANAGEMENT NOTES:

1. THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHOULD NOT ENTER STATE WATERS.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT BEST MANAGEMENT PRACTICES (BMPs).
4. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
5. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED.
6. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
7. ALL INGRESS, EGRESS POINTS AND VEHICLE ACCESS POINTS ONTO DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
8. SOIL STABILIZATION MEASURES SHALL BE IN PLACE AND AREAS ARE TO BE REVEGETATED;(1) FOR STOCKPILES, IF INACTIVE FOR MORE THAN 30 DAYS (2) FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
9. INLET PROTECTION SHALL BE INSTALLED IN CONJUNCTION WITH STORM DRAIN INLETS WHERE DRAINAGE AREA IS NOT VEGETATED.
10. BMPs SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. BMPs SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BMPs WHEN THE SEDIMENT LEVEL REACHES ½ THE HEIGHT OF THE BMP.
11. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
12. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY CONSTRUCTION SITE MANAGER REGARDING SPECIAL PERMITTING.
13. WHERE REQUIRED AS PART OF THE ROW PERMIT OR WHERE SITE WORK AFFECTS THE PEDESTRIAN OR VEHICLE TRAVEL WAY, TRAFFIC CONTROL SHALL BE INSTALLED. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
14. SIDEWALKS ADJACENT TO CONSTRUCTION SITES SHALL BE MAINTAINED, FOR PUBLIC USE, BY THE CONTRACTOR. IN AREAS WHERE CONSTRUCTION IS TAKING PLACE NEXT TO THE SIDEWALK AND OVERHEAD HAZARDS ARE POSSIBLE, SITE IS RESPONSIBLE FOR INSTALLING AND MAINTAINING SIDEWALK PROTECTION.
15. NO TRUCK DELIVERIES PRIOR TO 8:00 A.M., AND AFTER 5:00 P.M., MONDAY THROUGH FRIDAY.

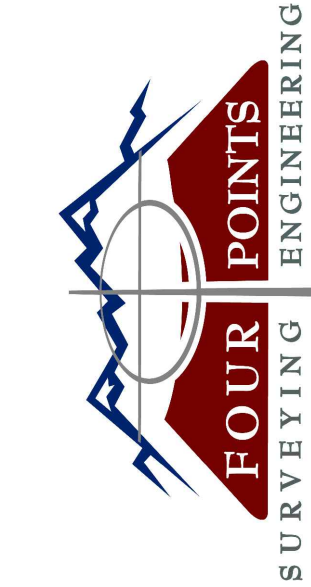
DISTURBED AREA ~ 123,000 SQUARE FEET (2.82 ACRES)

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- STRAW WATTLE/SILT FENCE
- ROCK SOCK
- WATTLE INLET PROTECTION
- RIPRAP OUTLET PROTECTION
- EROSION CONTROL BLANKET/MATting
- VEHICLE TRACKING
- STAGING/STOCKPILE AREA
- FUEL CONTAINMENT AREA



10/24/2025
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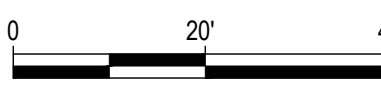


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NO.	DATE	REVISIONS
1	9/13/23	CURB INLETS REPLACED WITH CURB CUTS, INLET SCHEDULE, CHECK VALVE SPECS, EARTHWORK CALC
2	11/8/23	CSP REVISIONS
3	3/29/24	REMOVED INLETS
4	8/30/24	REMOVED 6" GV
5	6/30/25	SUBSTANTIAL CONFORMANCE SET

HOLIDAY INN EXPRESS & HOTEL B
CONSTRUCTION PLANS
INDIAN MEADOWS FIL. NO. 4
LOTS 1 AND 2
STEAMBOAT SPRINGS, CO 80487

HORIZONTAL SCALE



SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 06-30-2025
JOB #: 1448-005
DRAWN BY: DSC
DESIGN BY: RS
REVIEW BY: WNM

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

STORMWATER
MANAGEMENT PLAN

SHEET NO.

C17

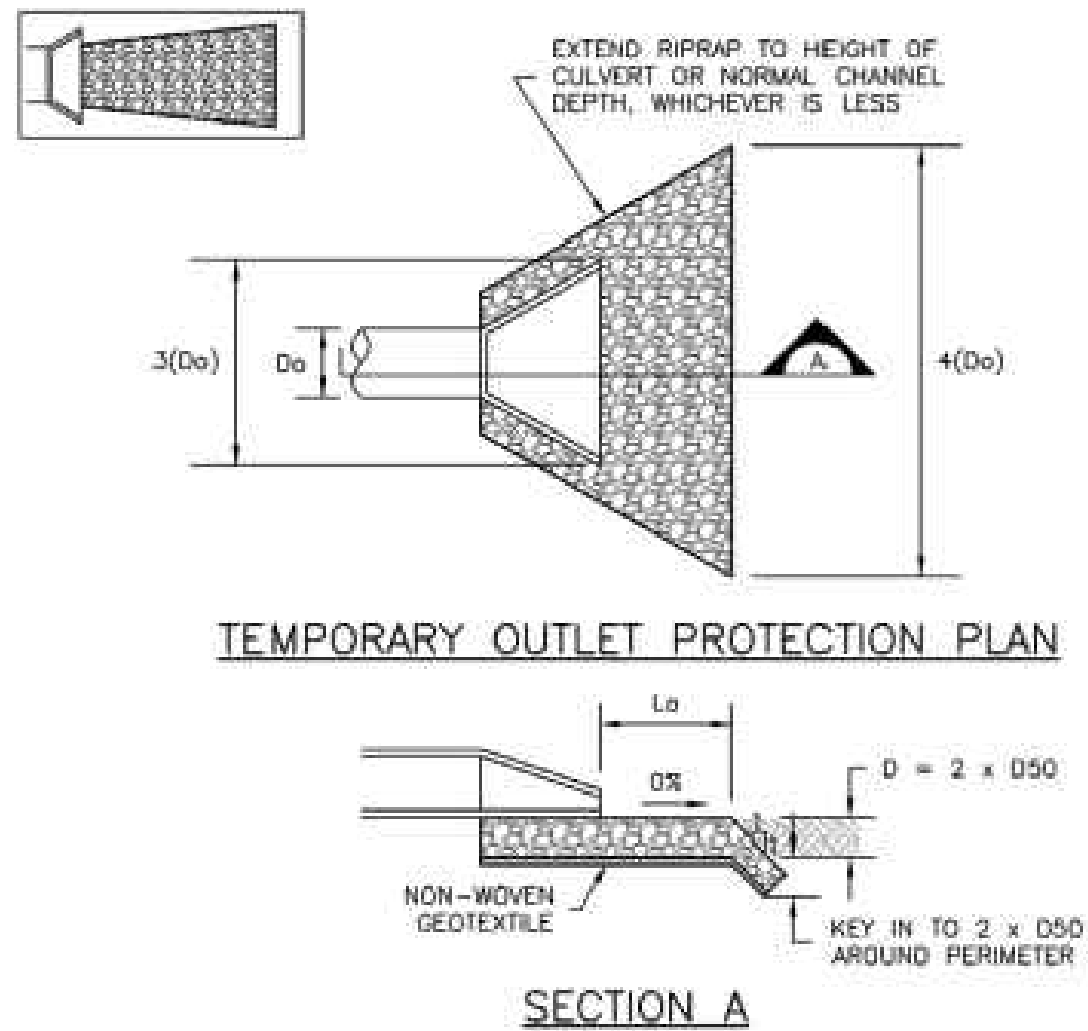
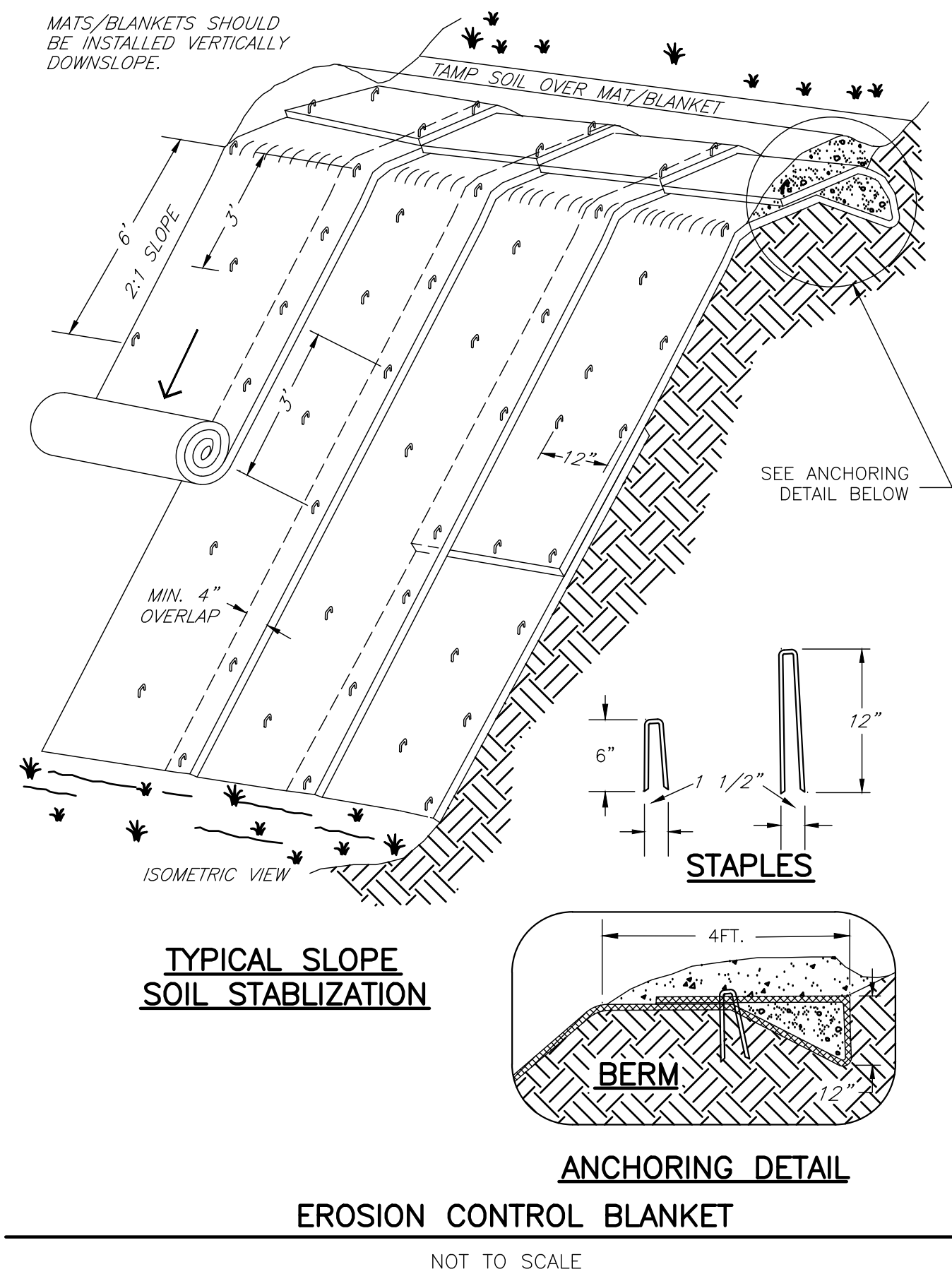
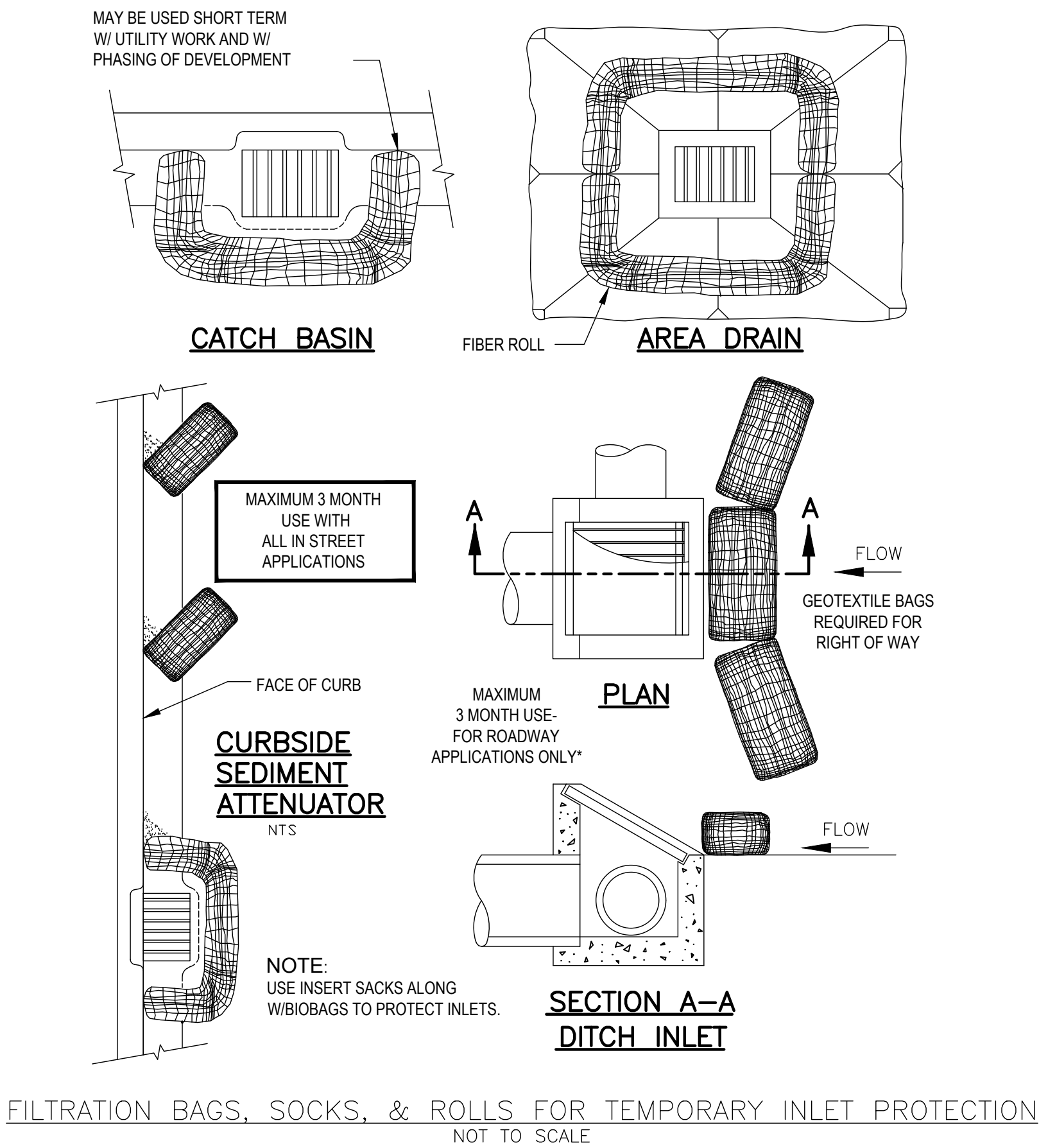
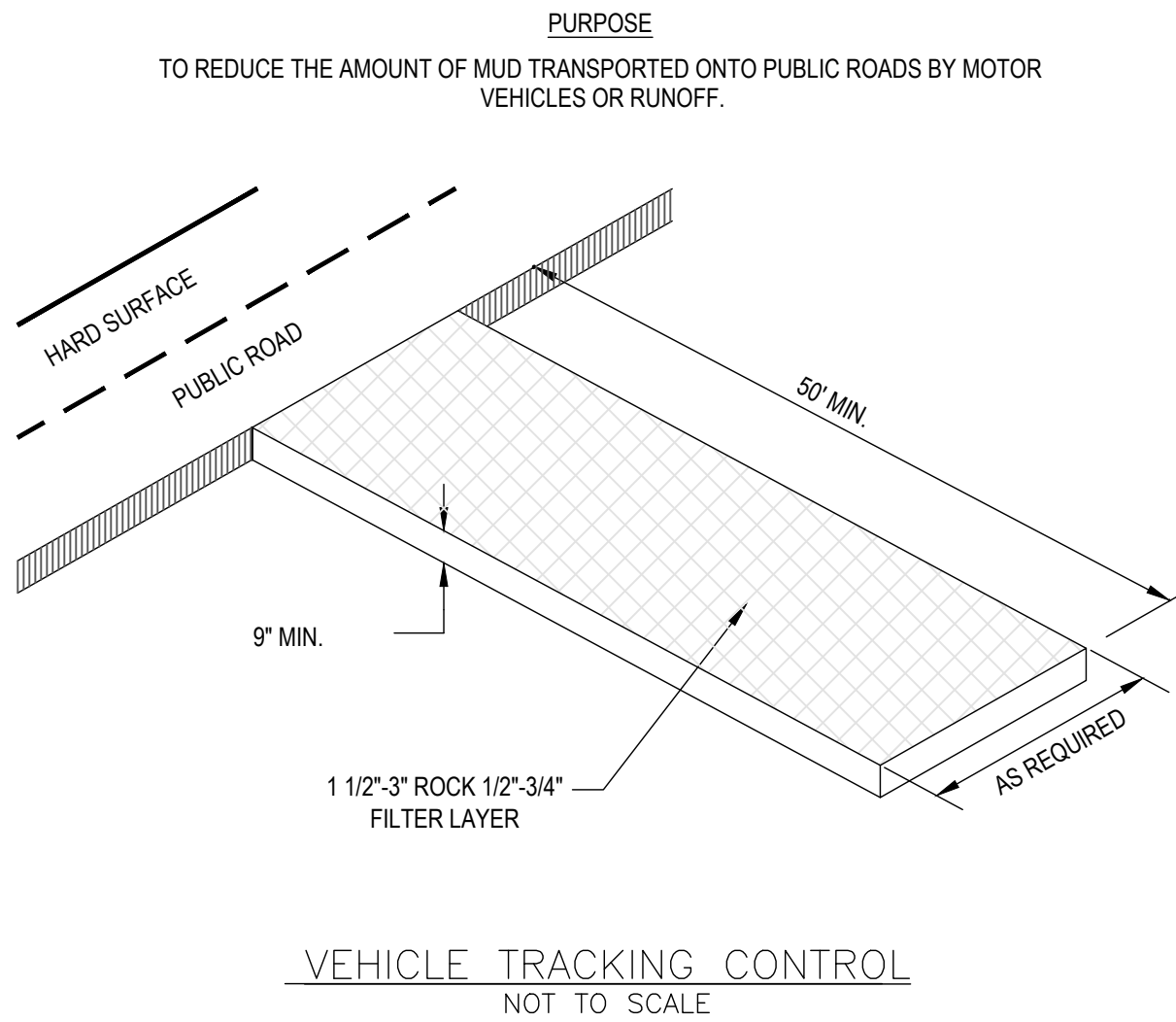
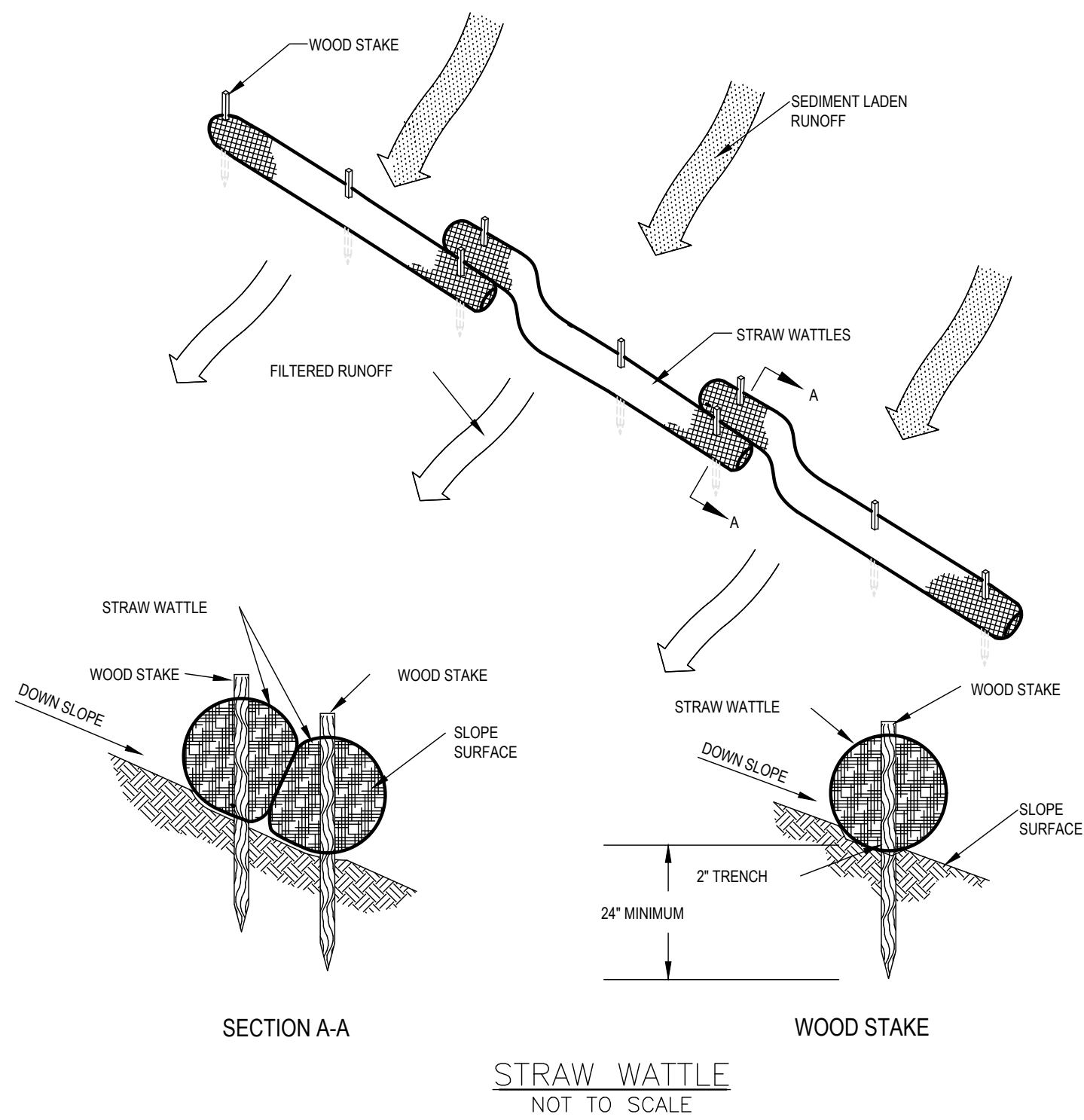
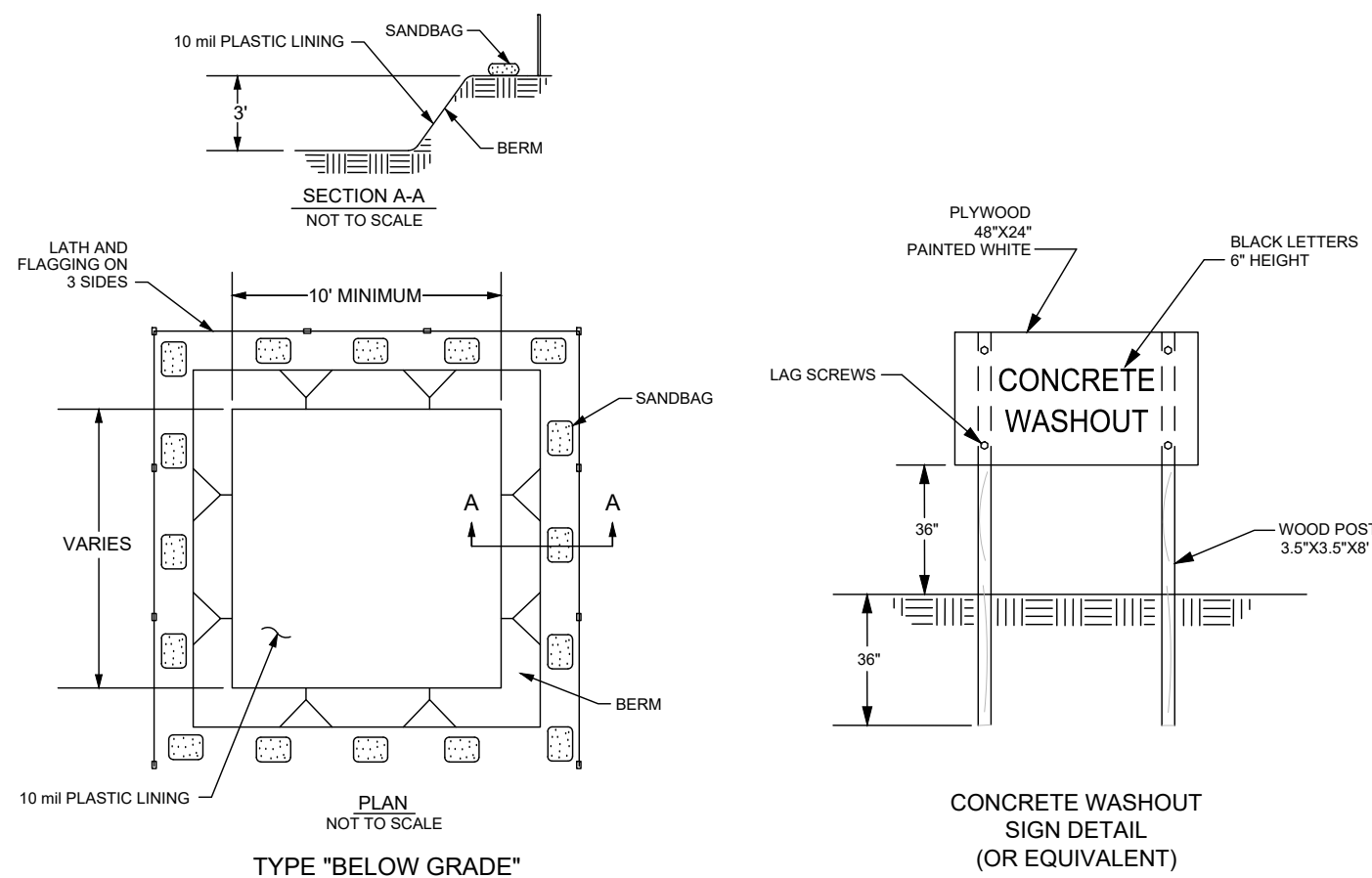


TABLE OP-1, TEMPORARY OUTLET PROTECTION SIZING TABLE			
PIPE DIAMETER, D _o (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, L _a (FT)	RIPRAP D ₅₀ DIAMETER MIN (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
18	10	10	6
	20	16	9
	30	23	12
24	40	26	16
	30	16	9
	40	26	9
	50	26	12
	60	30	16

RIPRAP OUTLET PROTECTION
NOT TO SCALE



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