



AGENDA  
HAYDEN PLANNING COMMISSION  
THURSDAY, JUNE 13, 2024  
6:00 P.M.  
Join Zoom Meeting  
<https://us02web.zoom.us/j/89548614591>  
Meeting ID: 895 4861 4591  
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE, HAYDEN

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES  
Review and Consider Approval of April 11, 2024 Planning Commission Minutes.
5. CARLSON'S Corner Live/Work Development – Lots 14, 15, and 15, Valley View Business Park
  - a) Public Hearing: Carlson's Corner Live/Work Development Conditional Use Permit.
  - b) Review and Consideration for recommendation of approval of the Carlson's Corner Live/Work Development Conditional Use Permit.
7. STAFF REPORT
8. ADJOURNMENT

*NOTICE: Agenda is subject to change up to 24 hours before scheduled meeting. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.*

The regular meeting of the Hayden Planning Commission was called to order by Vice Chair Michele Lewis at 6:00 p.m. Other members present were Commissioner Carly Kelly, Commissioner Charlie Cook, and Commissioner David DeMorat. Community Development Director Tegan Ebbert and Project Management Specialist Kevin Corona were also present.

**Pledge of Allegiance**

**Vice Chair Lewis** led the Pledge of Allegiance.

**Approval of the Minutes**

Commissioner Kelly moved to approve the Planning Commission meeting minutes from November 30, 2023, Commissioner Lewis seconded; the motion was approved unanimously.

**Hayden Contractor Shop Site Plan – 453 Commerce Street Lots 45-47., Valley View Business Park**

Walter Magill, Four Points Surveying and Engineering presented the proposed contractor shop development. Community Development Director Ebbert commented on the intended use of the property, highlighting it for contractor light industrial storage, light manufacturing, and warehousing, emphasizing that it does not include dwelling units. The proposed use falls within the industrial commercial category and is located in the light industrial zone district. The proposal involves consolidating three (3) lots in the Valley View Business Park and developing six (6) buildings. Three (3) buildings will contain two (2) units and three (3) buildings will contain three (3) units for a total of fifteen (15) contractor shops.

Each individual contractor shop unit will contain two interior parking spaces, work/storage space, a mezzanine, and a ground floor ADA toilet/sink bathroom. These units are not proposed to be used for overnight accommodations/occupancy/dwelling nor will they be permitted as such. No kitchens are being proposed to be installed but could be if the intended use was for a catering or commercial kitchen purposes.

In response to concerns about operating hours, Community Development Director Ebbert clarified that the space is not for residential purposes, citing code compliance issues such as fire separation requirements. Community Development Director Ebbert recommended conditional approval, emphasizing the units' non-residential nature.

A singular access points were proposed, although the Town and West Routt Fire expressed reservations about this design, it was due to site topography. While they couldn't mandate it, the plan suggests one dedicated parking spot for each unit, positioned exteriorly.

Community Development Director Ebbert reviewed the conditions of approval, ensuring clarity and compliance. The town's development code

places a premium on the safety and well-being of residents. Given the industrial nature of the area, we seek a waiver for the sidewalk requirement.

Approval will be effective upon endorsement by the Planning Commission, with permits obtained within a year. A consolidation plat will be submitted to consolidate the lots into one parcel, or alternatively, an Acknowledgement of Merger of Title can be filed.

Ms. Ebbert noted that COA #7 in the staff packet was erroneous and can be deleted.

**Motion**

Commissioner Kelly moved to approve the Hayden Contractor Shops site plan with the following findings of fact and conditions of approval.

**Findings of fact:**

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.
2. As sidewalks were not been required in the interior of the Valley View Business Park, the waiver of the requirement that sidewalks be constructed is appropriate.

**Subject to the following conditions of approval:**

1. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire one (1) years from its effective date, unless a building permit has been issued or an application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
2. An Acknowledgement of Merger of Title or Consolidation Plat must be filed to merge the Lots 45-47, Valley View Business Park prior to the issuance of building permits.
3. Landscaping, paved access, and paved parking areas must be installed prior to issuance of a certificate of occupancy/completion.
4. Lease/Rental contract must clearly state that these structures are not permitted as dwelling units and that overnight occupancy and/or habitation are prohibited.

- 5. One (1) ADA accessible parking space shall be provided on the premise pursuant to 10.24.100(e)(4).
- 6. Fifteen (15) exterior paved, striped parking spaces must be installed onsite. A revised site plan indicating the location and dimensions of the parking spaces must be provided to Town staff for approval prior to issuance of a building permit.
- 8. Parking spaces must be striped pursuant to Section 10.24.100(b)(8).
- 9. Exterior lighting fixtures shall be downcast, opaquely shielded, and light shall not extend beyond the property boundary.
- 10. The signage plan is approved as presented in the architectural plans. Further Sign Permits are not required for these structures if the signage is installed in conformance with this plan.

**Staff Reports**

Community Development Director updated the planning commission on ongoing projects. Such as Conditional use permits are on the horizon for the next few months. Prairie Run is gearing up to break ground over the summer. Main Street Apartments will be completing US Highway 40 in the upcoming two months. Additionally, there's notable activity with lots being acquired in Valley View.

Annalise Karol, Hayden USPS Postmaster, provided updates on potential strategies for addressing PO Box capacity issues in light of upcoming developments on the horizon.

**Adjournment**

The meeting was adjourned at 6:50PM

Recorded by:

\_\_\_\_\_  
Kevin Corona

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024



Regular Meeting

Hayden Planning Commission

April 11<sup>th</sup>, 2024

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Amy J. Williams, Chair



**Town of Hayden**

**Planning Commission Agenda Item**

**MEETING DATE:** June 13, 2024

**AGENDA ITEM TITLE:** Public Hearing: Carlson’s Corner, live/work development  
Conditional Use Permit  
Lots 14, 15, & 16 Valley View Business Park

**AGENDA SECTION:** New Business

**PRESENTED BY:** Tegan Ebbert  
Community Development Director

**APPLICANT:** Scott Carlson, Owner and Amplify Architecture,  
applicant.

**CAN THIS ITEM BE RESCHEDULED:** Not recommended.

**ATTACHMENTS:** Applicant Narrative  
Site plan, elevation, floor plan  
Pre application comments with responses

**BACKGROUND REVIEW:**

The owner of Lots 14, 15, and 16, Valley View Business Park is proposing to consolidate the three parcels and construct a live/work development across the approximately 1-acre site. The property is zoned Light Industrial (I-1 Zone District). The site is currently vacant, aside from some small outbuildings and a hoop house associated with a former garden center operation. The existing outbuildings will be removed in order to accommodate the live/work development.

The request is to construct three (3) buildings, each containing four (4) work units on the ground floor, and four (4) live units on the upper floor. The design of the units will allow for the live and work portions to be rented out separately or together. The applicant is proposing to maintain ownership of the development and lease out both the live and work units.

The applicant is proposing to have ten (8) live units containing two (4) bedrooms and approximately 750 square feet of living area and two (2) live units containing three (3) bedrooms and approximately 930 square feet of living area. The twelve (12) work units will contain approximately 750 square feet of commercial/light industrial work area that includes an ADA accessible bathroom. The site contains thirty two (32) exterior parking spaces, two (2) of which

are ADA compliant and a further twelve (12) interior parking spaces within the work units. Twelve (12) of the exterior parking spaces require tandem parking in combination with the interior parking spaces and a condition of approval has been included to address the parking plan.

**COMPLIANCE WITH HAYDEN FORWARD MASTER PLAN:**

Section 7.16.020(f)(1)(iii) of the Hayden Development Code (Code) states that “[t]he reviewing authority shall review development applications for compliance with all relevant standards and criteria as set forth in the specific procedures for the particular application in [the Code]” as well as general criteria which apply including compliance “with the goals and policies of the Master Plan” (Plan). Therefore, any proposal should be considered in light of the applicable policies of the Plan. While the Plan contains numerous policies regarding land use and development, staff has selected the following checklist to highlight the policies most directly applicable to this application. Interested parties are encouraged to review the Plan to determine if there are other policies that may be applicable to the review of this application.

**Housing & Neighborhood Elements**

<b>Complies</b>		<b>Section</b>	<b>Policies</b>
<b>Yes</b>	<b>No</b>		
<u>  √  </u>	<u>      </u>	HE.HL1.2	Promote development of housing for the local workforce, including multi-family, duplex, single-family and alternative housing types. <i>Staff comment: The proposed development provides a unique take on live/work units. The units can be both leased together or separately which can accommodate entrepreneurs, members of the workforce, employers seeking employee housing, and the general public.</i>

**Resilient Economy**

<u>  √  </u>	<u>      </u>	RE.ED3.5	Support efforts that expand the area’s commercial base, growing Town revenues, and providing essential services for residents, while also reducing spending beyond the market. <i>Staff comment: The proposed development will bring opportunity for businesses to establish locally with rental space and can serve as an entry point for new businesses or businesses expanding to their first commercial/light industrial space.</i>
<u>  √  </u>	<u>      </u>	RE.ED4.1	Recruit tenants to the Valley View industrial Park and other underutilized areas of Town. <i>Staff comment: The proposed development is a creative way to create diverse use of Valley</i>

*View Business Park. It also brings a level of density and unit size that could appeal to newer businesses, sole proprietorships, and tradespeople.*

RE.FE1.3 Provide an efficient review and approvals process that creates a supportive business environment.

**COMPLIANCE WITH THE TOWN OF HAYDEN DEVELOPMENT CODE**

While the Hayden Development Code (Code) contains numerous regulations regarding land use, staff has selected the following checklist to highlight the regulations directly applicable to this application. Interested parties are encouraged to review the Code to determine if there are other regulations that may be applicable to the review of this application.

**Chapter 10.16 – Development Review Procedures**

**Section 10.16.060 – Conditional Use.**

In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting subject to the granting of a conditional use permit. Specific conditional uses for each zone district are listed in the Table of permitted and conditional uses by Zoning District. Because of their unusual or special characteristics, conditional uses require review and evaluation so that they may be located properly with respect to their effects on surrounding properties. The review process prescribed in this Section is intended to assure compatibility and harmonious development between conditional uses, surrounding properties and the Town at large. Conditional uses may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the conditional uses will be in accordance with the conditional use criteria. The scope and elements of any conditional use may be limited or qualified by the conditions applicable to the specific property. Where conditions cannot be devised to achieve these objectives, applications for conditional use permits shall be denied.

Complies	Section
Yes                  No	
<input checked="" type="checkbox"/>	(b) <b>Review Criteria.</b> The Planning Commission and Council shall use the following review criteria as the basis for recommendations and decisions on applications for conditional uses:
<input type="checkbox"/>	(1) The proposed conditional use is consistent with the Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations. <i>Staff comment: See the analysis herein. A</i>



*finding is this regard is recommended below.*

- |                |  |
|----------------|--|
| <u>√</u> _____ | (2) The proposed conditional use is compatible with the purpose and intent of the zoning district in which it is located and any applicable use-specified standards in the Development Code. <i>Staff comment: See the analysis herein. A finding in this regard is recommended below.</i>   |
| <u>√</u> _____ | (3) The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics. <i>Staff comment: The subdivision in which the subject parcel is located contains similar uses to the plans the applicant has proposed. The proposal contains appropriate and expected uses in this area.</i>  |
| <u>√</u> _____ | (4) The proposed conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district. <i>Staff comment: The proposal will not alter the character of the area or jeopardize future development. A finding in this regard is recommended below.</i>   |
| <u>√</u> _____ | (5) The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site. <i>Staff comment: See the analysis herein. A finding in this regard is recommended below.</i>   |
| <u>√</u> _____ | (6) Any significant adverse impacts (including but not limited to hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts) anticipated to result from the conditional use will be mitigated or offset to the maximum extent practicable. <i>Staff comment: Notice to surrounding property owners and agency referrals have not identified any issues. The proposed development is similar to other developed parcels in the Valley View Business Park in intensity of use, type of use, and scale of development. A recommended condition of approval has been included pertaining to notice provided in a rental lease to solely residential occupants indicating that this property is zoned Light Industrial and therefore noise, traffic, and</i> |

*activities associated with light industrial and commercial activities shall be expected in the vicinity of these units. This condition is a mitigation effort to advise prospective tenants of impacts that are less compatible with residential occupation.*

- |                |   |
|----------------|---|
| <u>√</u> _____ | (7) Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development. <i>Staff comment: A referral was made to local agencies. Availability of services are adequate.</i>   |
| <u>√</u> _____ | (8) Adequate assurances of continuing maintenance have been provided. <i>Staff comment: See the analysis herein. A finding in this regard is recommended below.</i>   |
| <u>√</u> _____ | (9) The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards. <i>Staff comment: See the analysis herein. A finding in this regard is recommended below.</i>   |
| <u>√</u> _____ | (d) <b>Authority to Impose Conditions on Permit.</b> The Council may approve conditional use permit that have the following conditions or limitations: The conditional use may be revocable; may be granted for a limited time period; or may be granted subject to conditions as the Council may determine appropriate to mitigate adverse impacts, promote compatibility with surrounding uses, or otherwise necessary to meet the review criteria. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds, and prescription of development schedules. <i>Staff comment: Conditions of approval are recommended below.</i> |

**Chapter 10.20 – Zone Districts and Official Zoning Map**

**Section 10.20.120 – Light Industrial (I-1) Zone District**

Complies		Section	Standards
Yes	No		
<u>√</u>	_____	(a)	<b>Intent.</b> I-1 Light Industrial District. It is the intent of this district to provide locations for a variety of workplaces including light industrial uses, research and development offices and institutions and complementary secondary uses. Additionally, this district is intended to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.
<u>√</u>	_____	(-)	<b>Conditional uses.</b> Permitted conditional uses in the I-1 Zone District shall be as follows: 1. Dwellings, Mixed Use. <i>Staff comment: The scope of uses under this proposal conform to these conditionally permitted uses.</i>

**Chapter 10.24 – Development Standards**

**Section 10.24.020 – Dimensional and Setback Standards**

Complies		Section	Standards
Yes	No		
<u>√</u>	_____	(-)	<b>Dimensional Standards Table 10.24-1.</b> I-1 – Light Industrial Zone District. Minimum structure setbacks: 20' from front property line, 15' from side property line, and 20' from rear property line. Maximum structure height: 35'. <i>Staff comment: The applicant's site plan and elevations indicate that all setbacks and height standards are met.</i>

**Section 10.24.080 – Access Standards**

Complies		Section	Standards
Yes	No		
		(-)	<b>Industrial lot access to adjacent street.</b> Driveway

√            

access to a local or collector street from a multi-family residential, commercial, business or industrial lot shall be greater than one hundred twenty-five (125) feet from any street intersection as measured from the intersecting right-of-way lines. *Staff comment: As the result of the existing subdivision layout and road system, creating a driveway access point that exceeds 125' from any intersection is physically impossible. This development is unique in the aspect that they applicant is consolidating three (3) existing lots and proposing two (2) access points, thus reducing the overall number of driveways anticipated in the Valley View Subdivision. The access points proposed has been reviewed and approved by Hayden Public Works.*

**10.24.100 – Parking**

Complies Yes	No	Section	Standards
<u>  √  </u>	<u>      </u>	(B)	<p><b>General Provisions.</b> In all zone districts, off-street parking facilities for the storage of motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.</p>
<u>  √  </u>	<u>      </u>	(1)	<p><b>Surface.</b> All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials. <i>Staff comment: The applicant has proposed to pave the access and parking areas in compliance with this standard. A recommended condition of approval has been included.</i></p>
<u>  √  </u>	<u>      </u>	6.	<p><b>Off-Street Parking Design.</b> Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility or other</p>

structure. *Staff comment: The site plan depicts a parking plan that is entirely onsite and will not require vehicles to back out onto the public road. The paved area is adequate for large vehicle circulation and deliveries associated with commercial/light industrial uses.*

√      \_\_\_\_\_

8. **Striping.** All parking areas shall be striped to identify individual parking spaces. *Staff comment: Striping is shown on the site plan. A condition is recommended below that requires the parking area be striped in accordance with this standard.*

√      \_\_\_\_\_

9. **Lighting.** All parking area lighting shall be full cutoff type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away from nearby residential properties, and away from the vision of passing motorists. *Staff comment: A recommended condition of approval has been included requiring that lighting comply with this standard.*

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- (c) **Paved off-street parking** shall be provided according to the minimum requirements as specified: Dwelling units: One space per bedroom, to two per unit. Industrial: One space each for max. number of employees onsite and space to accommodate equipment. *Staff comment: The development is proposing Thirty-two (32) exterior parking spaces and twelve (12) interior parking spaces for a total of forty-four (44) parking spaces. The interior parking spaces have tandem exterior parking. This development is unique because the live and work components can either be lease together or separately. The residential units have a requirement of twenty-four (24) parking spaces. The specific commercial/industrial uses are unknown as these are tenant finish type units. The parking plan as provided allows for some flexibility in use and occupancy of the units which anticipates that some of the tenants will occupy both the live and work portions and some work portions will be occupied by unique tenants. A recommended condition of approval has been included.*

- (e) **Handicap parking spaces.**

<input checked="" type="checkbox"/> <u>Yes</u> <input type="checkbox"/> <u>No</u>	<p>(4) Number of handicap parking spaces: Total parking spaces in lot: 26-50: 2 space required. <i>Staff Comment: Two (2) accessible parking space is provided in the center of the development.</i></p>
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**Section 10.24.140 – Contribution for Public School Site**

	Complies		Section Standards
Yes		No	
<input checked="" type="checkbox"/> <u>Yes</u> <input type="checkbox"/> <u>No</u>			<p>(c) <b>For Multi-family Dwellings.</b> To meet the increased need for schools as a result of increased housing, the developer shall dedicate land areas or sites suitable for school purposes, or provide cash-in-lieu of land in the amount specified for every dwelling unit which may be constructed within the subdivision to serve the elementary, middle, and high school public school needs of the residents of such dwelling units. The Town may elect that public school sites may be transferred and conveyed to the Town or school district pursuant to stipulations in intergovernmental agreements between the Town and school district. For multi-family dwelling units, other than duplex or triplex units, the amount of land shall be 0.64 acres per 100 dwelling units; <i>Staff comment: the dedication, or fee in lieu thereof (pursuant to 10.24.150) equates to 0.07 acres for twelve multifamily dwelling units.</i></p>

**Section 10.24.160 – Landscape Design**

	Complies		Section Standards
Yes		No	
<input checked="" type="checkbox"/> <u>Yes</u> <input type="checkbox"/> <u>No</u>			<p>(3) <b>Industrial development landscaping standards.</b> Landscape improvements within the I-1 and I-2 districts shall be designed to enhance the overall appearance of the development and to integrate the project with adjacent land uses and into the surrounding neighborhood. A minimum of fifteen (15) percent of the site (gross) shall be landscaped area. <i>Staff Comment: There site plan indicates that a 15% of the site area will be landscaped and an additional 20% of the site is open space. The required landscaping for the development is five (5) trees and twenty-two (22) shrubs</i></p>

√      \_\_\_\_\_

- (6) **Parking Lot Landscaping Standards.** Parking lot landscaping is intended break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project. All parking lots with ten (10) spaces or more shall be subject to these requirements. The developer or assigns shall provide:
- (i) Site trees – a minimum of one (1) tree per five (5) parking spaces. Group trees together in islands which are a minimum of ten (10) feet wide. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade. *Staff Comment: The site has 32 exterior parking space meaning that six (6) trees are required. The overall development is four (4) trees short of this requirement and a recommended condition of approval has been included.*

**Section 10.24.290 – Community Housing Standards**

Complies	Section	Standards
Yes	No	
√	(a)	<p><b>Purpose.</b> Purpose. The purpose of this Community Housing policy is to address the critical lack of housing across nearly all income levels that is imposing a high housing cost burden and limiting the local workforce. This mitigation is an effort to preserve the health, safety, welfare, and quality of life for residents in this community through housing that is attainable. This is accomplished through the establishment of community housing requirements for development, which requires a portion of all new residential development to be set aside for community housing purposes as a condition of approval for such development.</p>
√	(d)(1)(i)	<p><b>New Development Requirements.</b> Residential developments of greater than four units shall be required to provide ten (10) percent of the total units as Community Housing AMI Category units, which shall include ten (10) percent of the total bedrooms. <i>Staff Comment: the proposed development contains twelve units which equates to a dedication of 1.2 units to the</i></p>

*specified income levels in section 10.24.290 of the Hayden Development Code. Fractional remainders typically result in a fee in lieu however the applicant has proposed to instead dedicate one of the three (3) bedroom units as the affordable unit. This makes up over 10% over the overall bedroom count of the development (28 bedrooms across the project). Staff support this approach. The applicant has indicated that some of the units might be dedicated workforce housing for some of his employees which would further exempt units from the calculation.*

### **Conditional Use Permit**

**RECOMMENDATION:** Move to recommend approval of the Carlson's Corner live/work development Conditional Use Permit with the following findings of fact and conditions:

Findings of fact:

1. The proposed conditional use is consistent with the Hayden Forward Master Plan and all applicable provisions of this Development Code and applicable state and federal regulations.
2. The proposed conditional use is consistent with the purpose and intent of the I-1: Light Industrial zone district and any applicable use-specific standards in the Development Code.
3. The proposed conditional use is compatible with adjacent uses in terms of scale, site design and operating characteristics.
4. The proposed conditional use will not substantially alter the basic character of the I-1: Light Industrial zone district or jeopardize the development or redevelopment potential of the I-1: Light Industrial zone district.
5. The proposed conditional use will result in efficient on- and off-site traffic circulation which will not have significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
6. Any significant adverse impacts anticipated to result from the conditional use have been or will be mitigated or offset to the maximum extent practicable.
7. Facilities and services are or will be available to serve the subject property while maintaining adequate levels of service for existing development.
8. Adequate assurances of continuing maintenance have been provided.
9. The proposed conditional use meets all the applicable standards in Chapter 10.24 Development Standards.

Subject to the following conditions of approval:



1. The conditional use permit shall be authorized and approved by a resolution approved by the Town Council.
2. The effective date of this approval is the date upon which the Planning Commission approves the application. The approval shall expire two (2) years from its effective date, unless application for renewal of the Site Plan approval is approved pursuant to Section 10.16.020, Hayden Development Code (HDC).
3. All exterior lighting must be downcast and opaquely shielded and in compliance with section 10.24.210 HDC.
4. Updated landscaping plans that include four (4) additional trees shall be submitted to staff for administrative approval prior to the issuance of the building permit.
5. The property owner is responsible for designation and/or assignment of parking spaces within the development.
6. The driveways and parking areas must be paved and striped prior to the issuance of a Certificate of Occupancy/Approval.
7. All residential rental leases shall include the following disclosure "This property is zoned Light Industrial and therefore noise, traffic, and activities associated with light industrial and commercial activities shall be expected in the vicinity of these units."
8. The fee in lieu of School Site Dedication shall be conveyed to the Town prior to issuance of a Certificate of Occupancy in compliance with section 10.24.140 and 10.24.150 HDC.
9. Rental restriction agreement for the Community Housing unit shall be executed prior to issuance of a Certificate of Occupancy in compliance with section 10.24.290 HDC.

**MANAGER'S RECOMMENDATION/COMMENTS:** *I concur with this recommendation.*



PO Box 774121  
426 Oak Street  
Steamboat Springs, CO 80487  
970-879-7929

Date: June 11, 2024

Ref: Project Narrative

SDC Ventures, LLC, Carlson's Corner Development

Lots 14, 15, & 16, Valley View Business Park, Hayden, Colorado

Scott Carlson, owner of lots 14, 15, 16, Valley View Business Park, doing business as SDC Ventures, LLC, proposes to develop this property as a live/work development for commercial/residential buildings to provide the need for residential units above commercial main level units.

This proposed development will consist of three buildings, each approximately 3,000 sq. ft footprint. The main buildings will consist of 4 similar units, each being 25 ft x 30 ft. (between 720 -750 sq ft) commercial lower level with a 750 sq. ft residential unit above. Buildings #1 and #3 end units to have 3 bedroom (930 sq. ft.) residential units. Each unit per building will be provided with the appropriate number of parking spaces and amenities. All units will remain under the ownership of SDC Ventures and rented out.

This proposed development will meet Community Housing Standards by setting aside one 3-bedroom unit for community housing. The entire development has a total of 28 bedrooms. The code requires ten percent of total bedrooms to be allocated towards community housing and rounding up to the nearest whole number. The cost to rent the 3-bedroom unit will not exceed 30% of the gross income of the household. An agreement with the Town of Hayden will be utilized to ensure the proper process is completed when establishing this restriction on this specific unit.

As required by Sec 10.24.140/150 of the Town of Hayden Municipal Code, the proposed development will pay fees in lieu of the equivalent land areas which would have been dedicated to public facilities. The developer, SDC Ventures and the Town of Hayden will agree on the proper market value of the land and pay a fee in lieu of the 1.84 acres that will be required.

The Lots are currently located in an industrial zoned area, neighboring the Coca Cola distribution plant and other industrial zoned lots. The development itself as well as the construction of the development should not cause any nuisances or impact to the surrounding residents. As described on the Site Plan, all dumpsters will be enclosed with a trash enclosure fence.



PO Box 774121  
426 Oak Street  
Steamboat Springs, CO 80487  
970-879-7929

The development will consist of 12 units available for commercial operation. The type of work that will be performed in these units can greatly vary. SDC Ventures will rent the units out to meet the needs of the growing community however SDC Ventures will utilize discretion and have the ultimate control over each business that is operated out of this development. To accommodate the commercial operations, a centralized monument sign will be erected that will list all businesses below the Carlson Corner project name. Scott Carlson will maintain this sign.

A Certified Drainage Report, Landscape and Open Space Plan, Access Plan, and Lighting Plan are included in this submittal. Parking spaces and descriptions are listed within the Site Plan. Architectural Approach will be described in the architectural elevation sheets.

# 1 LANDSCAPE MASTER PLAN NOTES

1. Prior to the start of any excavation for the project both on and off the site, the contractor shall notify the utility notification center of Colorado at: 1-800-522-1987 and verify that all existing utilities have been located and marked.
2. Contractor(s) shall thoroughly familiarize themselves with all construction documents, specifications, and site conditions prior to bidding and prior to construction. Any discrepancies between drawings, specifications, and site conditions shall be reported immediately to the Landscape Designer for clarification and resolution prior to bidding or construction.
3. All trees to be located outside of the water and sewer utility easements.
4. All dimensions are taken to face of building except where otherwise noted.
5. For layout and dimensioning of lots, see engineering drawings.
6. Screened images show existing conditions. Where existing conditions lie under or are impinged upon by proposed buildings and/or site elements, the existing condition will be removed, abandoned and/or coppiced or demolished as required.
7. Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
8. The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. All plant materials are subject to the approval of the Landscape Designer, at the nursery, and at the site.
9. All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled in burlap or containerized, and shall bear the same relationship to finish grade as to original grades before digging.
10. Mulch for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other various sizes of indigenous material to be placed in such a way to be random and visually natural in appearance.
11. Planting soil mix. Excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
12. All areas of the site which have been disturbed and not otherwise developed shall be loamed and seeded with a minimum depth of 6" depth topsoil.
13. Landscape Area: 14,475 SF - 10.5% of Total Project Area (Irrigated) Open Space Area: 9,974 SF (Non-Irrigated)

# 2 IRRIGATION NOTES

1. It is intended that all plant material shown on the Landscape Master Plan will be watered by an automatic irrigation system to be designed using common industry practices and principals. At a minimum, all plant material shall be drip irrigated to promote the health and vigor of the plantings installed, and shall utilize the latest water-saving technologies available. The system shall be installed in such a manner as to maintain efficiency and performance. The existing conditions of the site and built environment will determine the ultimate design and layout of the irrigation system. Multiple points of connection will be utilized to supply water for the landscape areas around the buildings and the parking islands. Irrigation taps to be installed in the mechanical rooms of the structures, and separate water meter and PRV shall be provided apart from the supply for the buildings. Screens shall be used to access all landscape areas isolated by walks or parking lots. A single irrigation controller with wireless remote connectivity and monitoring capabilities shall be used.
2. At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
3. Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
4. Provide mainline isolation wherever possible through the use of schedule 40 PVC ball valves (to be sized as necessary).
5. Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plumber to provide 1/2" copper (minimum) extending 12" from the foundation wall, a minimum of 18" below grade. A fitting should be provided for conversion to PVC. When not located in building mechanical rooms, remote locations may be provided.
6. The location of the irrigation controller has not been determined at this time. A 110V dedicated circuit will be required as a power source for the controllers. Locations to be specified prior to installation. Mounting and connection of 110V power to controller will be required.

# 3 SAMPLE PLANT LIST

DECIDUOUS & EVERGREEN TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Subalpine Fir	Abies lasiocarpa	6-12' Height
Rocky Mountain Maple	Acer glabrum	1.5" - 3.5" cal
Quaking Aspen	Populus tremuloides	1.5" - 2.5" cal
Northern Acclaim Honeylocust	Gleditsia triacanthos inermis Northern Acclaim	2.0" - 2.5" cal
Prairie Fire Crabapple	Malus Prairie Fire	2.0" - 2.5" cal
Spring Snow Crabapple	Malus Spring Snow	2.0" - 2.5" cal
Colorado Blue Spruce	Pinus colorata	6' - 12' Height
Lodgepole Pine	Pinus contorta	6' - 12' Height
Bristlecone Pine	Pinus longeva	6' - 10' Height

EVERGREEN SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Golden Spruce	Picea pungens 'Glasco Globosa'	#7 Pot
Mugo Pine	Pinus mugo 'Slowmound'	#7 Pot
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
Buffalo Juniper	Juniperus sibirica 'Buffalo'	#5 Pot

DECIDUOUS SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Saskatoon Serviceberry	Amelanchier alnifolia	#7 Pot
Redwing Dogwood	Cornus stolonifera	#5 Pot
Diablo Yucca	Physocarpus opulifolius 'Monro'	#5 Pot
Yellow Potentilla	Potentilla fruticosa	#5 Pot
Pink Potentilla	Potentilla fruticosa 'pink beauty'	#5 Pot
Red Honey Suckle	Lonicera involucrata 'Arnold's Red'	#7 Pot
Goldflame Spiraea	Ribes aureum	#5 Pot
Native Pine Strain Rose	Rosa woodsii 'Blanca'	#5 Pot
Common Lilac	Syrangia vulgaris	#7 Pot

PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
Showy Daisy	Aster alpinus 'goliath'	#1 Pot
Lance-leaf Coreopsis	Coreopsis lanceolata	#1 Pot
Granite Pink Dianthus	Dianthus spp.	#1 Pot
Purple Coneflower	Echinacea purpurea	#1 Pot
Geranium	Geranium spp.	#1 Pot
Cranesbill Geranium	Hemerocallis 'Rocky Mountain Summer'	#1 Pot
Rocky Mountain Summer Daylily	Iris missouriensis	#1 Pot
Blue Lupine	Lupinus 'the governor'	#1 Pot
Red Bee-Balm	Monarda 'scarlet-red'	#1 Pot
Oriental Poppy	Papaver orientale	#1 Pot
Rocky Mountain Penstemon	Penstemon strictus	#1 Pot
Black-eyed Susan	Rutbeckia fulgida 'goldstrum'	#1 Pot

ORNAMENTAL GRASSES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 Pot
Blue oat Grass	Helictotrichon sempervirens	#1 Pot

GROUNDCOVERS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Sweet Woodruff	Galium odoratum	Flat - F15
Blue Creeeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
Creeeping Yellow Potentilla	Potentilla reptans	Flat - F15
Rock Soapwort	Saponaria scymoides	Flat - F15
Goldstone Stonecrop	Sedum aureum evergreen	Flat - F15
Dragon's Blood Sedum	Sedum 'Dragon's Blood'	Flat - F15
Creeeping Spineveld	Veronica repens	Flat - F15
Petunias	Vinca Minor	Flat - F15

NOTE:  
All plants to conform with the landscape section of the Hayden Development Code as adopted on November 16th, 2017.

# 4 GRASS SEED MIXTURES

TRADE OR INDUSTRY NAME	SEED COMMON NAME	PERCENT OF MIX	COMMENTS
TRANSITION TURF MIX	Smooth Bromes, VNS	40%	Broadcast Seeding Rate: 1-2 lbs. per 1,000 SF
	Perennial Ryegrass, VNS	25%	
	Tall Fescue, Turf Type, VNS	25%	
	Canada Bluegrass, VNS	10%	
LOW GROW HIGH ALTTUDE	Crested Wheatgrass, Ephraim	30%	Broadcast Seeding Rate: 30-35 lbs. per Acre
	Perennial Ryegrass, VNS	20%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Dryer	15%	
DRYLAND PASTURE MIX	Dahurian Wildrye, James	30%	Broadcast Seeding Rate: 30-35 lbs. per Acre
	Forage Perennial Ryegrass, VNS	20%	
	Orchardgrass, Profile	15%	
	Smooth Bromes, VNS	15%	
	Intermediate Wheatgrass, Rush	15%	
	Pubescent Wheatgrass, Luna	15%	
MOUNTAIN MEADOW MIX	Winter Rye (cereal grain)	20%	Broadcast Seeding Rate: 40-60 lbs. per Acre
	Forage Perennial Ryegrass, VNS	20%	
	Mountain Bromes, Bromar	20%	
	Timothy, Climax	15%	
	Forage Kentucky Bluegrass, VNS	14%	
	Orchardgrass, Potomac	10%	
Alsike Clover	01%		
ALL-BLUE KENTUCKY BLUEGRASS	Kentucky Bluegrass, Jackpot	20%	Broadcast Seeding Rate: 3-5 lbs. per 1,000 SF
	Kentucky Bluegrass, Migro	20%	
	Kentucky Bluegrass, Blue Devil	20%	
	Kentucky Bluegrass, Mercury	20%	
EMERALD II TALL FESCUE	3-Way Blend of Elite Turf Type Tall Fescue with Excellent disease tolerance and turf uniformity	100%	Broadcast Seeding Rate: 8-12 lbs. per 1,000 SF

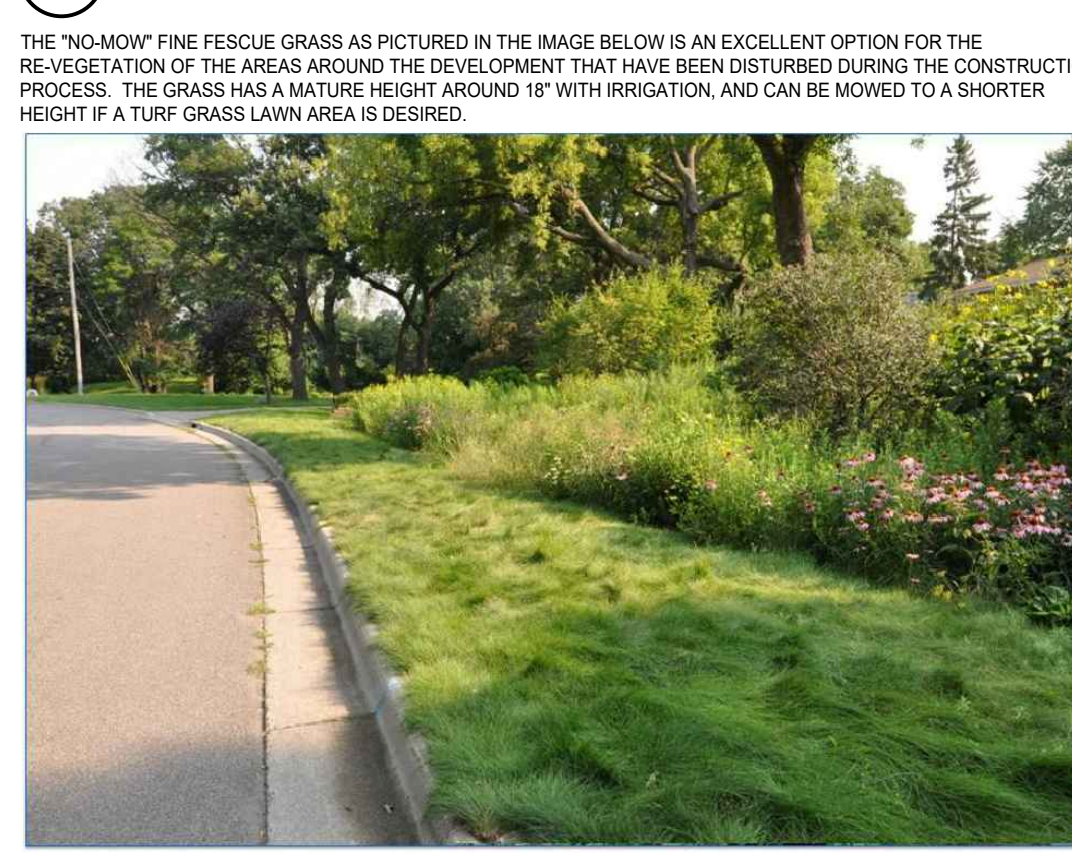
NOTE:  
Application rates per manufacturers specifications. Accepted methods of application include: Broadcast with Penn Mulch, and hydroseeding.

# 5 LANDSCAPE MASTER PLAN LEGEND

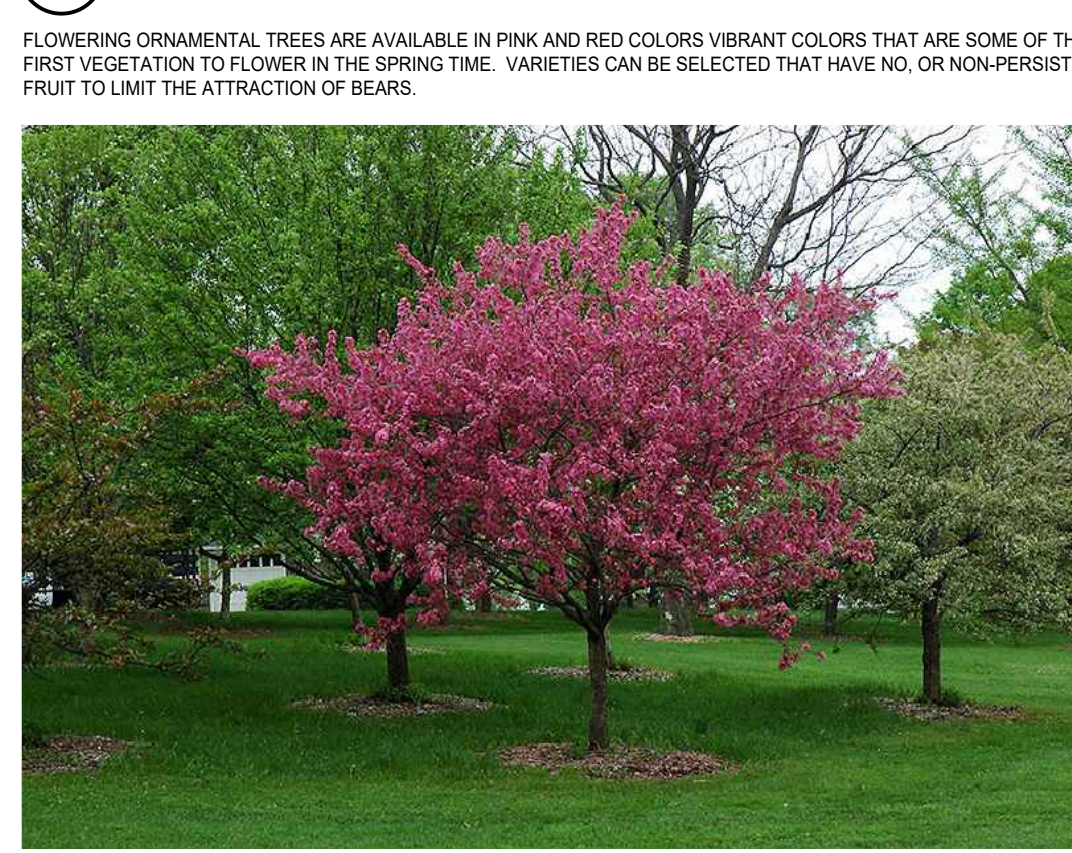
	Proposed Large Deciduous Trees (04 Total) <i>Populus angustifolia</i> , <i>Gleditsia</i> , etc. 2.50" minimum caliper (Single Stem)
	Granite or Moss Rock Boulders
	Proposed Evergreen Trees (00 Total) <i>Picea pungens</i> , <i>Pinus ponderosa</i> , etc. Heights Vary
	Proposed Quaking Aspen (00 Total) <i>Populus tremuloides</i> 2.50" minimum caliper (Clumps and Single Stem)
	Native Grass or Irrigated Turf Grass - As Labeled (See Seed Mixtures)
	Native and cultivated evergreen shrubs (22 Total) <i>Juniperus</i> , <i>Picea</i> , <i>Pinus</i> spp. Size: #5 Container Minimum
	Native and cultivated deciduous shrubs (22 Total) <i>Prunus</i> , <i>Comus</i> , <i>Rosa</i> , etc. Size: #5 Container Minimum
	Proposed Ornamental Trees (03 Total) Flowering Crabapple-Malus hybrids Size: 2.50" Minimum Caliper
	Perennial Groundcovers
	Native and Ornamental Perennials (000 Total) Size: #1 Container Minimum
	Steel Edger

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING 3 FT CONTOUR
	EXISTING 10 FT CONTOUR
	PROPOSED 3 FT CONTOUR
	PROPOSED 10 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	PROPOSED BUILDING
	OVERHANG
	EXISTING WATER LINE
	EXISTING WATER SERVICE LINE
	EX CURB STOP, GATE VALVE, FIRE HYDRANT
	PROPOSED WATER SERVICE LINE
	PR CURB STOP, GATE VALVE, FIRE HYDRANT
	THRUST BLOCK
	EXISTING SEWER LINE
	EXISTING MANHOLE AND CLEANOUTS
	PROPOSED SEWER LINE
	PROPOSED MANHOLE AND CLEANOUTS
	EXISTING ELECTRICAL
	UTILITY PEDESTALS
	POWER POLE
	GAS
	STORM INLET
	PR CULVERT W/ FLARED END SECT
	EX CULVERT W/ FLARED END SECT
	EXISTING FENCE
	PROPOSED EDGE OF CONCRETE DECK
	PROPOSED BUILDING
	SIDEWALK/BOARDWALK
	VEGETATION OUTLINE
	CONCRETE
	ASPHALT
	GRAVEL
	ROCK/ RIP RAP

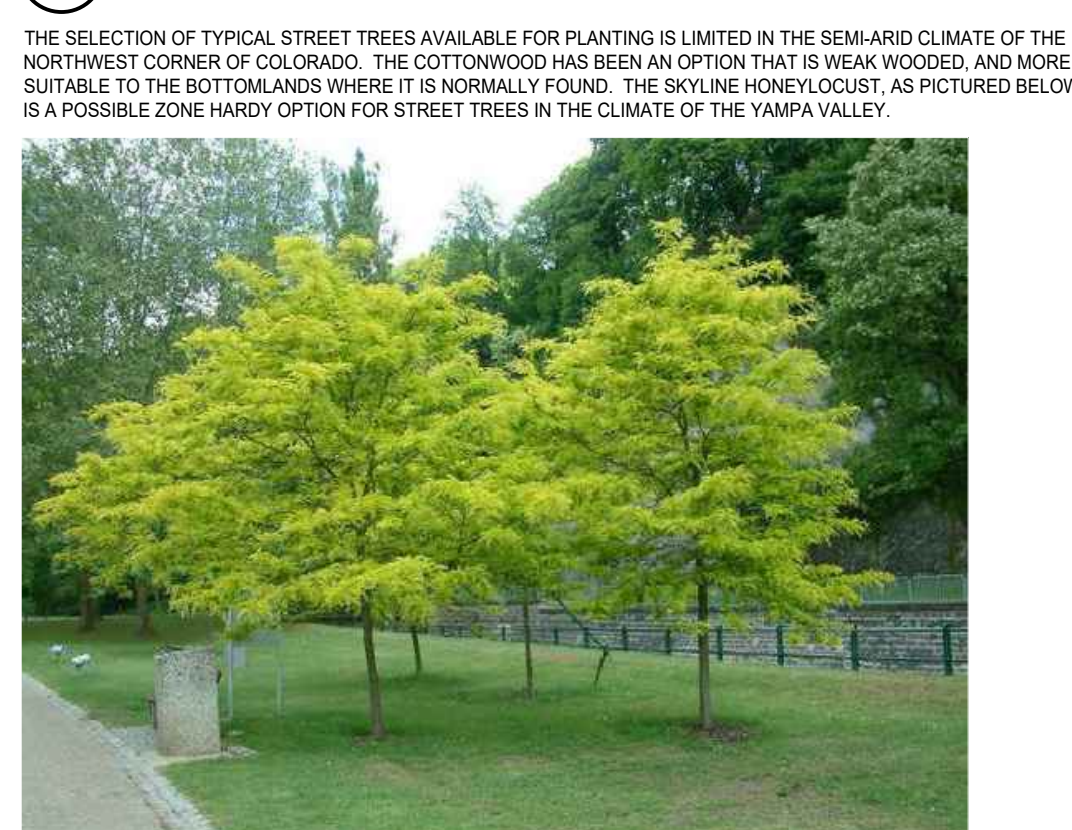
# 6 SAMPLE IMAGE - "NO MOW" FESCUE



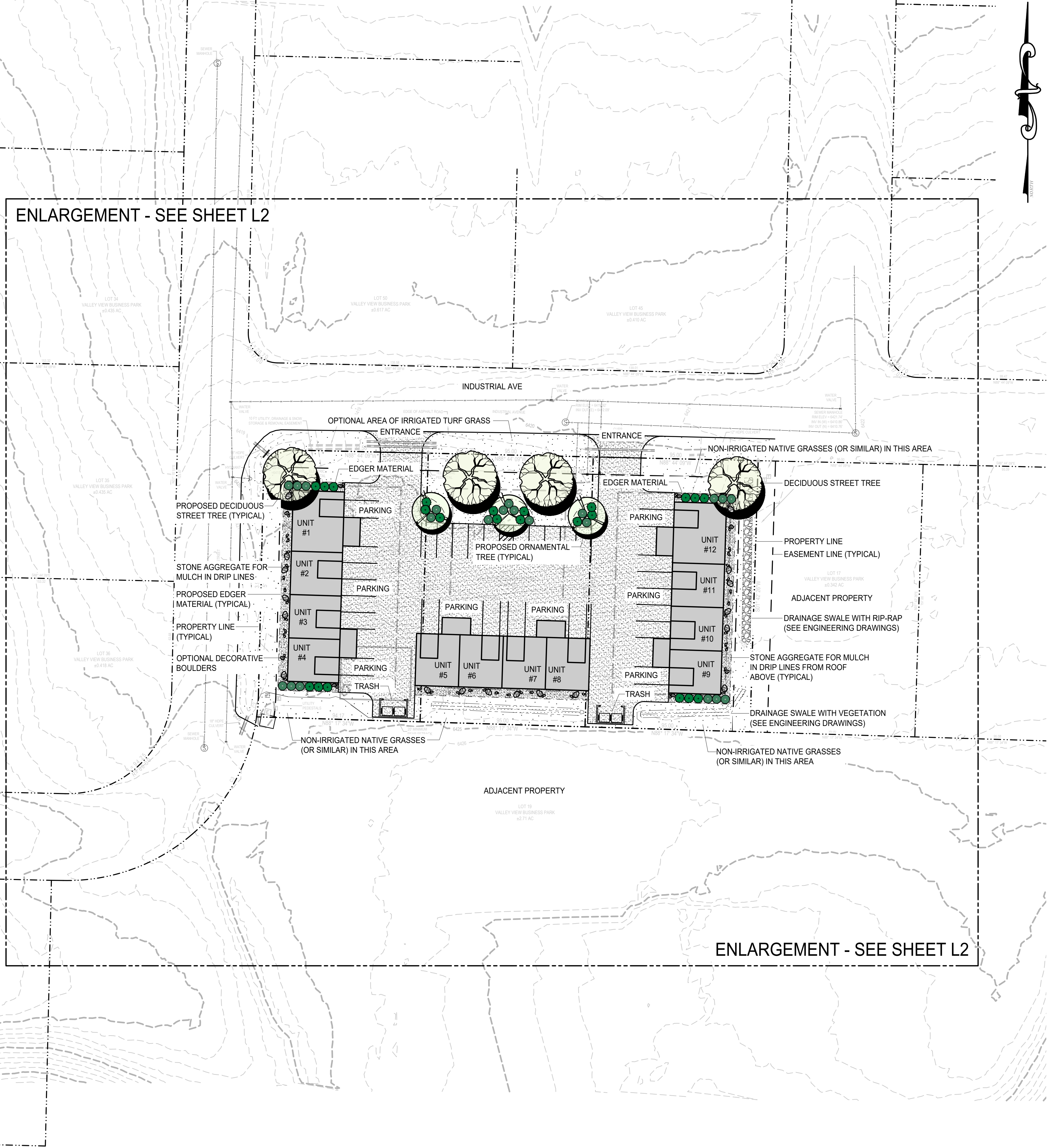
# 7 SAMPLE IMAGE - ORNAMENTAL FLOWERING TREE



# 8 SAMPLE IMAGE: STREET TREES



# 9 LANDSCAPE MASTER PLAN



**FOUR POINTS ENGINEERING SURVEYING**

440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
matthew@fourpointss.com

INT	REVISIONS	DATE

**LOT 14-16 VALLEY VIEW BUSINESS PARK**

**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

Horizontal Scale  
1" = 30'

Contour Interval = 2 ft

DATE: 02/07/2024  
JOB #: 2278-001  
DRAWN BY: AAB  
DESIGN BY: AAB  
REVIEW BY: WNM

LANDSCAPE MASTER PLAN

LANDSCAPE MASTER PLAN

DRAWING: SHEET # **L1**



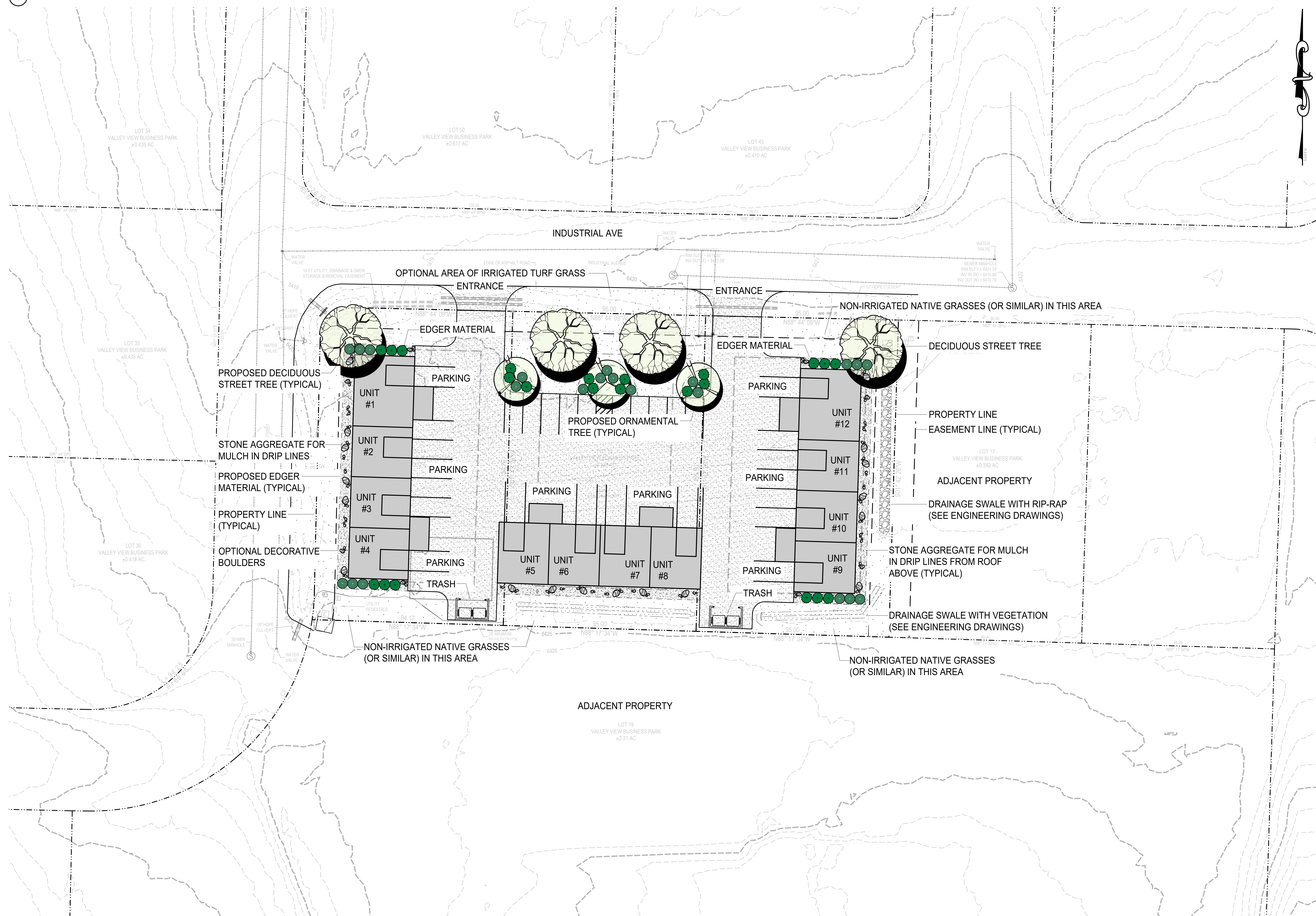
440 S. Lincoln Ave, Suite 4B  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 matthew@fourpointss.com

INT	REVISIONS	DATE	No.

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
 INDUSTRIAL AVE  
 HAYDEN, CO 81639

**Horizontal Scale**  
  
 1" = 20'  
 Contour Interval = 2 ft  
 DATE: 02/07/2024  
 JOB #: 2278-001  
 DRAWN BY: AAB  
 DESIGN BY: AAB  
 REVIEW BY: WNM  
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:  
**LANDSCAPE  
 MASTER PLAN  
 ENLARGEMENT**  
 SHEET #  
**L2**



PROPOSED DECIDUOUS STREET TREE (TYPICAL)  
 STONE AGGREGATE FOR MULCH IN DRIP LINES  
 PROPOSED EDGER MATERIAL (TYPICAL)  
 PROPERTY LINE (TYPICAL)  
 OPTIONAL DECORATIVE BOULDERS

OPTIONAL AREA OF IRRIGATED TURF GRASS  
 ENTRANCE  
 EDGER MATERIAL  
 PARKING  
 UNIT #1  
 UNIT #2  
 UNIT #3  
 UNIT #4  
 TRASH  
 UNIT #5  
 UNIT #6  
 UNIT #7  
 UNIT #8  
 UNIT #9  
 UNIT #10  
 UNIT #11  
 UNIT #12  
 PARKING  
 EDGER MATERIAL  
 NON-IRRIGATED NATIVE GRASSES (OR SIMILAR) IN THIS AREA  
 DECIDUOUS STREET TREE  
 PROPERTY LINE  
 EASEMENT LINE (TYPICAL)  
 ADJACENT PROPERTY  
 DRAINAGE SWALE WITH RIP-RAP (SEE ENGINEERING DRAWINGS)  
 STONE AGGREGATE FOR MULCH IN DRIP LINES FROM ROOF ABOVE (TYPICAL)  
 DRAINAGE SWALE WITH VEGETATION (SEE ENGINEERING DRAWINGS)

NON-IRRIGATED NATIVE GRASSES (OR SIMILAR) IN THIS AREA  
 ADJACENT PROPERTY  
 LOT 19 VALLEY VIEW BUSINESS PARK ±2.71 AC

**1 LANDSCAPE AREA DELINEATION PLAN LEGEND**

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EX CURB STOP, GATE VALVE, FIRE HYDRANT
- PROPOSED WATER SERVICE LINE
- PR CURB STOP, GATE VALVE, FIRE HYDRANT
- THRUSTER BLOCK
- EXISTING SEWER LINE
- EXISTING MANHOLE AND CLEANOUTS
- PROPOSED SEWER LINE
- PROPOSED MANHOLE AND CLEANOUTS
- EXISTING ELECTRICAL
- EXISTING TELEPHONE
- UTILITY PEDESTALS
- POWER POLE
- GAS
- STORM INLET
- PR CULVERT W/ FLARED END SECTIONS
- EX CULVERT W/ FLARED END SECTIONS
- EXISTING FENCE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVERHANG
- PROPOSED DETENTION BASIN
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- ASPHALT
- CONCRETE
- GRAVEL
- ROCK/RIP RAP
- OPEN SPACE - 8,986 SF
- LANDSCAPE AREA - 6,609 SF

**3 LANDSCAPE PLAN PREPARATION WORKSHEET**

Project Name: Carlson Corner (Lots 14-16 Valley View Business Park)  
 821, 831 & 841 Industrial Ave  
 Hayden, CO 81639

Submission Date: 02-01-2024

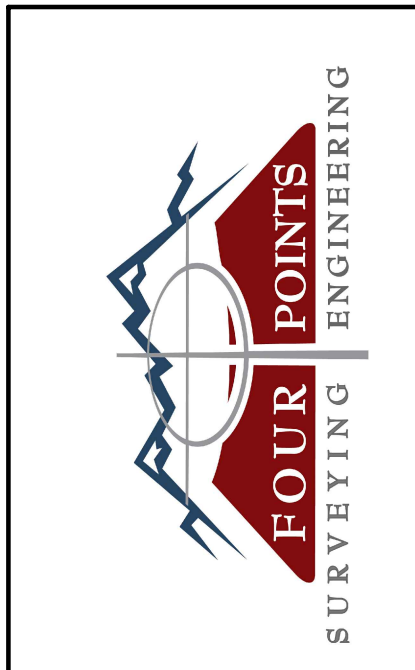
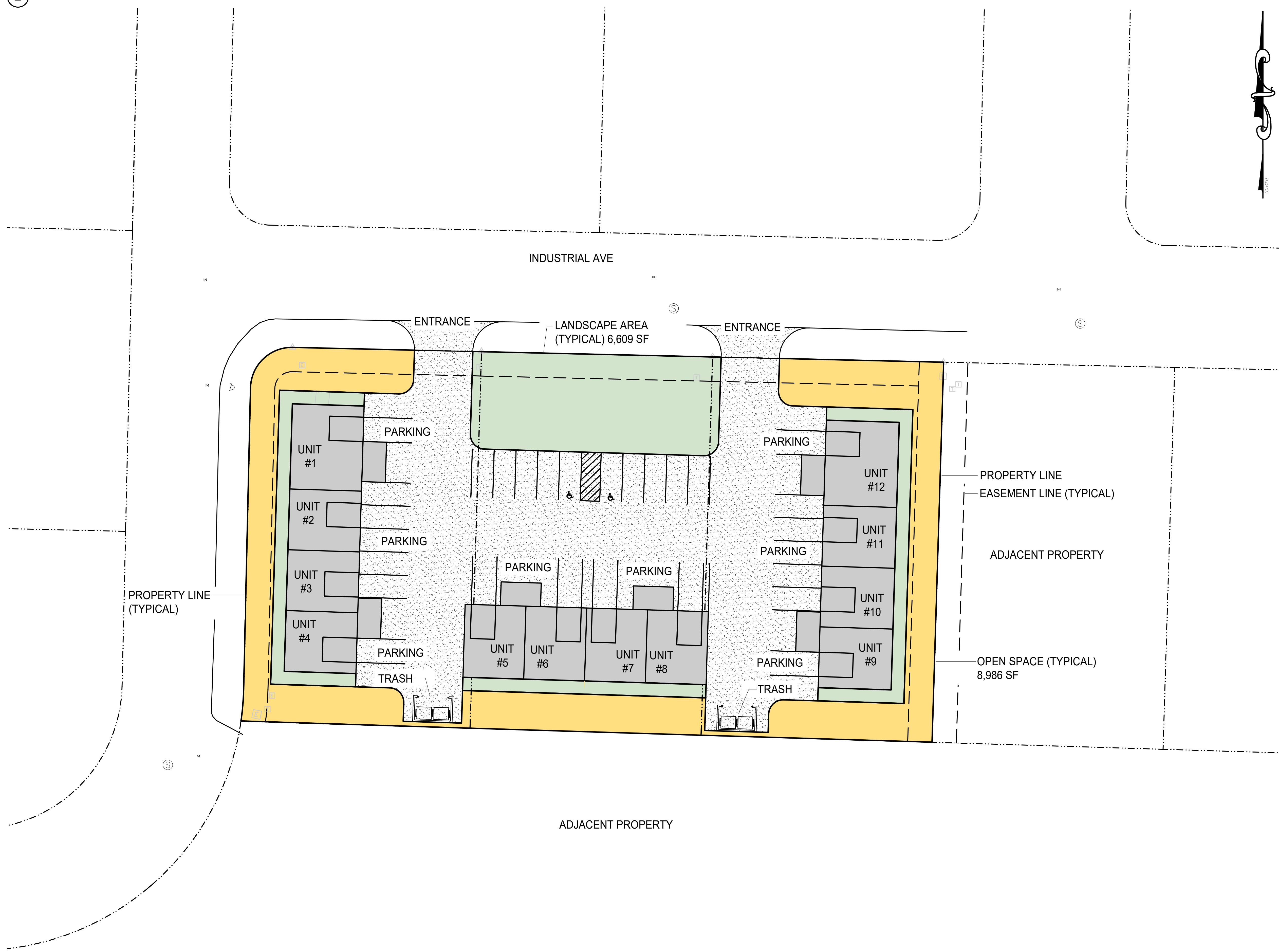
Applicant: SDC Ventures, LLC  
 PO Box 776064  
 Steamboat Springs, CO 80477

Project Zoning: I-1

Project Land Use: Light Industrial District

Landscape Requirements:  
 15% of the site is to be Landscape Area (Total Area of Site = 1.01 Acres)  
 6,609 SF (66.0% of Landscape Area Provided) (6,609 SF Calculated per 15% Minimum Required)  
 01 Tree per 1,000 SF of Landscape Area - 07 Trees Required (07 Provided)  
 01 Shrub per 150 SF of Landscape Area - 44 Shrubs Required (44 Provided)

**2 LANDSCAPE AREA DELINEATION PLAN**



440 S. Lincoln Ave, Suite 4B  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 matthew@fourpointss.com

No.	DATE	REVISIONS

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
 INDUSTRIAL AVE  
 HAYDEN, CO 81639

**Horizontal Scale**  
 1" = 20'

Contour Interval = 2 ft  
 DATE: 02/07/2024  
 JOB #: 2278-001  
 DRAWN BY: AAB  
 DESIGN BY: AAB  
 REVIEW BY: WNM

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

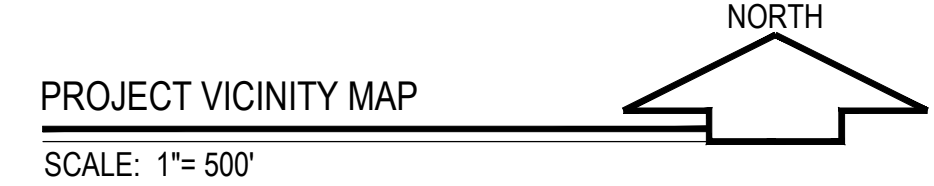
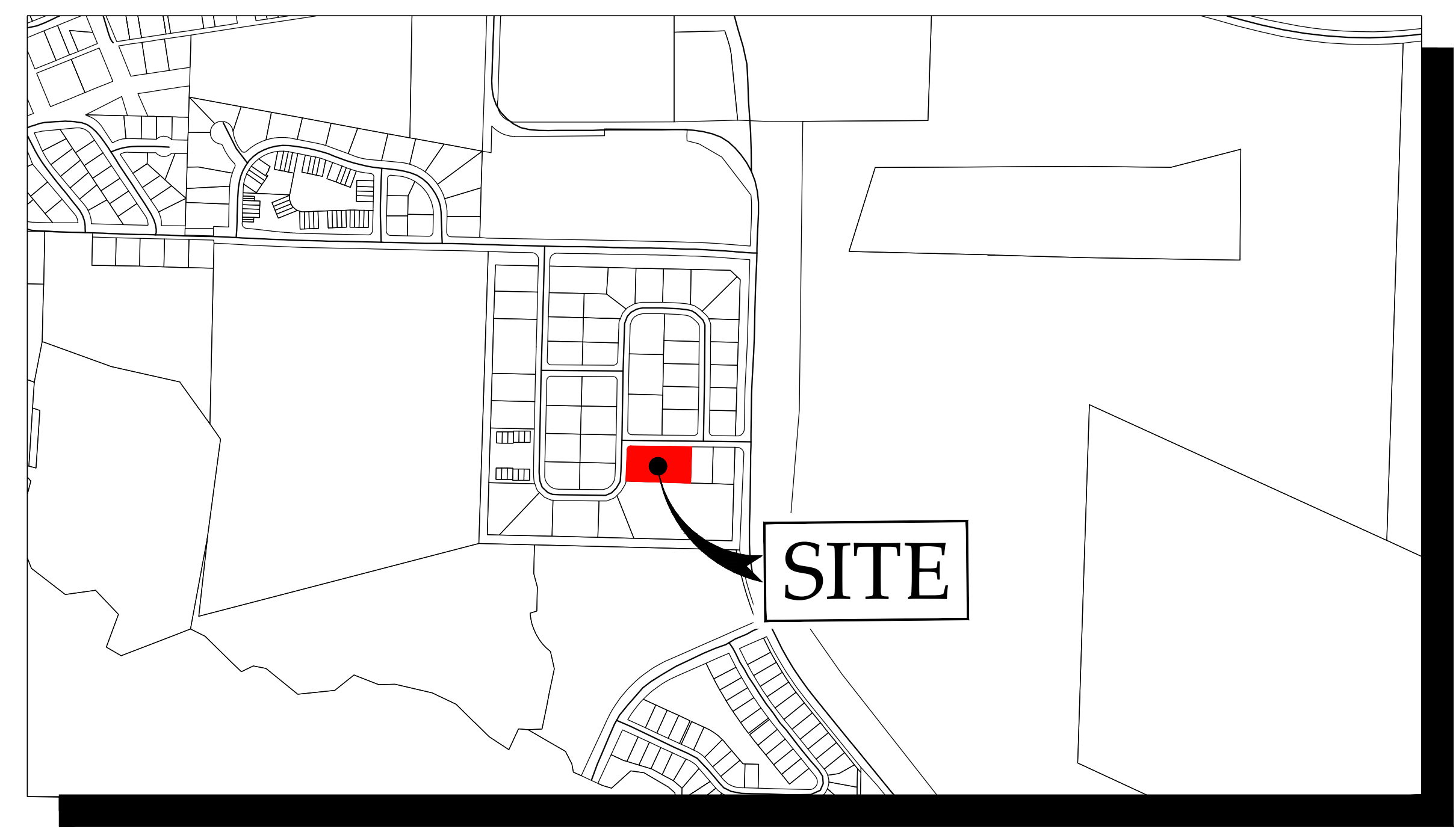
**DRAWING:**  
 LANDSCAPE AREA  
 DELINEATION  
 PLAN

**SHEET #**  
**L3**

LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY	_____	_____
SECTION LINE	_____	_____
LOT BOUNDARY	_____	_____
EASEMENT	_____	_____
SETBACK	_____	_____
EDGE OF ASPHALT	_____	_____
CURB	_____	_____
CURB FLOWLINE	_____	_____
2 FT CONTOUR	-5282	-5282
10 FT CONTOUR	-5280	-5280
EDGE OF GRAVEL	_____	_____
CENTER LINE OF DITCH	_____	_____
WATER LINE	_____	_____
CURB STOP, GATE VALVE, FIRE HYDRANT		
THRUST BLOCK		
SEWER LINE	_____	_____
MANHOLE AND CLEANOUTS		
ELECTRICAL - UNDERGROUND	_____	_____
ELECTRICAL - OVERHEAD	_____	_____
ELECTRICAL - OVERHEAD - HIGH VOLTAGE	_____	_____
ELECTRICAL-PRIMARY	_____	_____
FIBER OPTIC	_____	_____
TELEPHONE	_____	_____
UNDERGROUND	_____	_____
UTILITY PEDESTALS		
POWER POLE/LIGHT POLE		
GAS	_____	_____
FENCE	_____	_____
WOODEN FENCE	_____	_____
EDGE OF CONCRETE	_____	_____
DECK	_____	_____
BUILDING	_____	_____
OVERHANG	_____	_____
POND	_____	_____
SIDEWALK/ BOARDWALK	_____	_____
PERIMETER DRAIN	_____	_____
WALL	_____	_____
VEGETATION OUTLINE		
STORM INLET		
CULVERT W/ FLARED END SECTIONS (OUTLETS)		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/ RIP RAP		
SNOW STORAGE		

# "CARLSON CORNER" CIVIL SITE PLAN

821, 831 & 841 INDUSTRIAL AVE., HAYDEN CO 81639



**SHEET INDEX**

C1	COVER/ NOTES
C2	EXISTING CONDITIONS PLAN
C3	OVERALL SITE PLAN
C4	ENTRY ROADS PLAN & PROFILE
C5	GRADING AND DRAINAGE PLAN
DR1,DR2	DRAINAGE ANALYSIS
CG.1	UTILITY PLAN
CG.2	WATER MAIN PROFILE
CG.3	SANITARY SEWER MAIN PROFILE
C7	LIGHTING PLAN
C8	DETAILS
C9	CONSTRUCTION SITE MANAGEMENT PLAN
L	LANDSCAPING PLAN (HICKORY FLATS LDS)

**UTILITY CONTACT LIST**

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS WATER AND SANITATION DEPARTMENT 137 10TH ST STEAMBOAT SPRINGS, CO 80487 CONTACT: AMBER GREGORY AGREGORY@STEAMBOATSPRINGS.NET	970-871-8204
--	--------------

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY 2211 ELK RIVER ROAD STEAMBOAT SPRINGS, CO CONTACT: LARRY BALL	970-871-2264
--	--------------

GAS

ATMOS ENERGY 30405 DOWNHILL DRIVE STEAMBOAT SPRINGS, CO CONTACT: DON CRANE	970-879-3223
---	--------------

TELEPHONE

CENTURY LINK 138 7TH STREET STEAMBOAT SPRINGS, CO CONTACT: JASON SHARPE JASON.SHARPE@CENTURYLINK.COM	970-328-2517
--	--------------

CABLE TELEVISION

COMCAST 625 SOUTH LINCOLN, SUITE #205 STEAMBOAT SPRINGS, CO 80487 CONTACT: TONY HILDRETH TONY_HILDRETH@COMCAST.COM	970-401-2782
--	--------------

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES  
1-800-922-1987

**PROJECT CONTACT LIST**

PROJECT OWNER

SDC VENTURES LLC

PROJECT ARCHITECT

AMPLIFY ARCHITECTURE + DRAFTING ATTN: KIERAN PATRICK O'HALLORAN 426 OAK STREET, PO BOX 774121 STEAMBOAT SPRINGS, CO 80477	OFFICE: (970) 879-7929 EMAIL: KIERAN@AMPLIFYARCH.COM
--	---

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING ATTN: Walter Magill 410 S. Lincoln Ave, Unit 15 P.O. Box 775966 Steamboat Springs, CO 80487	OFFICE: (970) 871-6772 CELL: (970) 819-1161 EMAIL: walterm@fourpointse.com
---	--

PROJECT LANDSCAPE ARCHITECT

HICKORY FLATS LANDSCAPE ATTN: ANDY BENJAMIN	OFFICE: (970) 408-2371 EMAIL: HICKORYFLATSLDS@GAMIL.COM
--	--

**GENERAL NOTES:**

- BENCHMARK = FOUND #5 REBAR FLUSH TO GROUND, BEING THE NORTHEAST PROPERTY CORNER. ELEVATION = 6420.07' (SEE EXISTING CONDITIONS PLAN).
- EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON DECEMBER 14, 2023. TOPOGRAPHY GENERATED FROM 2018 ROUTT COUNTY GIS LIDAR DATA.
- TOWN OF HAYDEN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH TOWN OF HAYDEN ENGINEERING AND CDC DESIGN CRITERIA AND CODE. THE TOWN 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 REVISION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN UTILITIES 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 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.

**GRADING:**

- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- VEGETATED SLOPES 3:1 AND GREATER REQUIRE SOIL STABILIZATION WITH STRAW BLANKET AT MINIMUM UPON FINAL GRADING AND SEEDING/REVEGETATION.
- ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.

**EROSION CONTROL:**


- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO THE COUNTY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
- ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

**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 STEAMBOAT SPRINGS WATER AND SEWER 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.

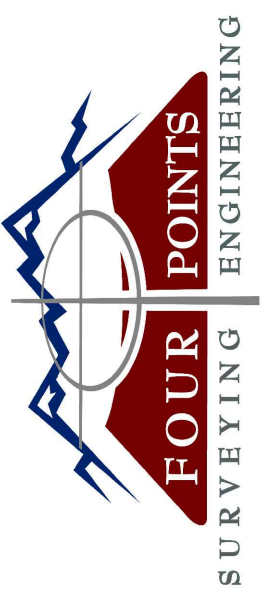


DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT	SHEET #
	1	1-15-24	FPSE REDLINES	RS	C1
DATE: 1-15-2024					
JOB #: 2278-001					
DRAWN BY: RS					
DESIGN BY: RS+MDM					
REVIEW BY: FPSE					
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.					

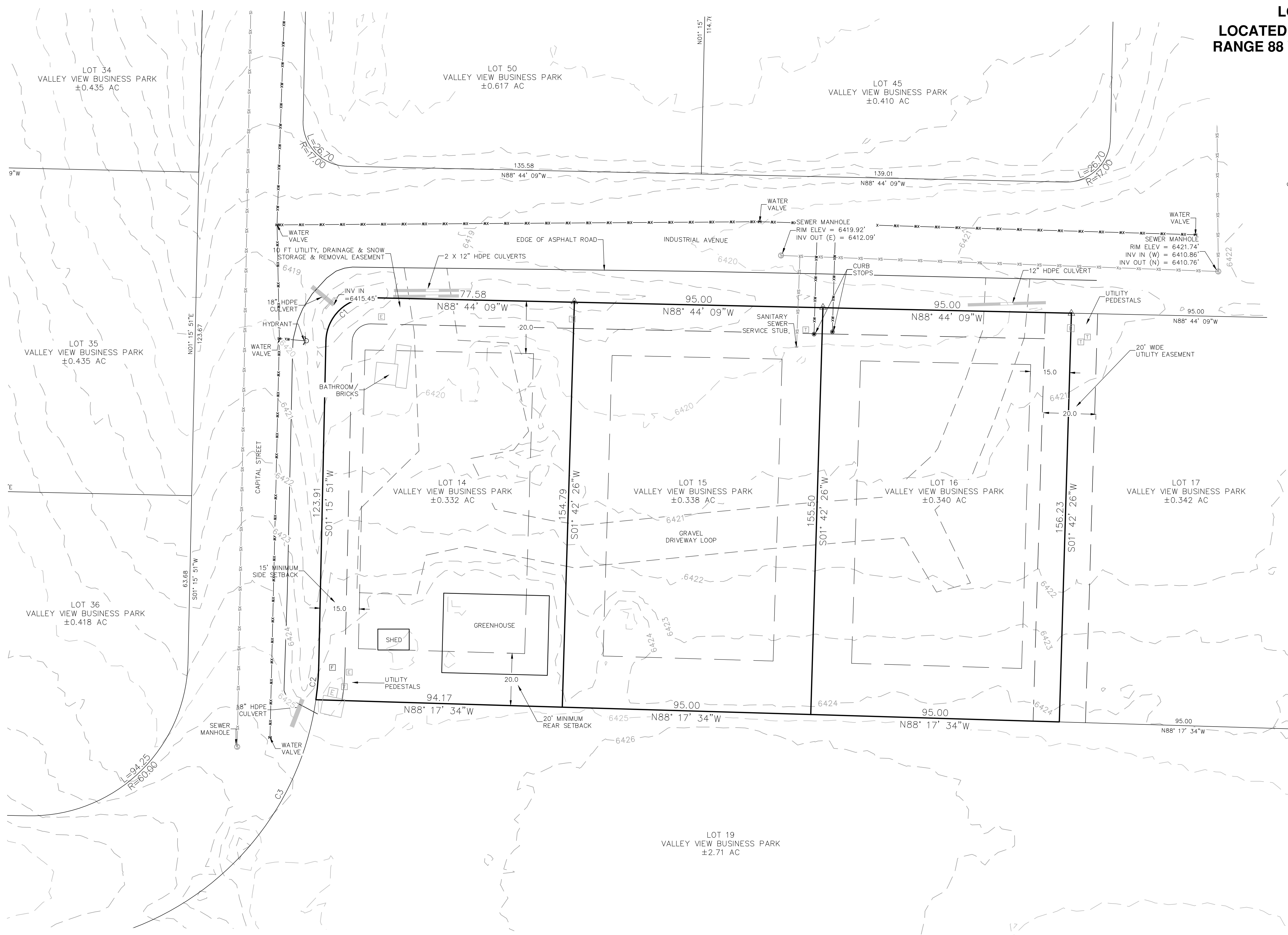


**Four Points Surveying & Engineering**  
410 S. Lincoln Ave, Unit 15  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
walterm@fourpointse.com

**EXISTING CONDITIONS PLAN**  
**LOTS 14-16, VALLEY VIEW BUSINESS PARK**  
 LOCATED IN THE SE ¼ OF SECTION 10, TOWNSHIP 6 NORTH,  
 RANGE 88 WEST OF THE 6TH P.M., HAYDEN, ROUTT COUNTY,  
 COLORADO



440 S. Lincoln Ave, Suite 4A  
 P.O. Box 775966  
 Steamboat Springs, CO 80487  
 (970)-871-6772  
 www.fourpointse.com



- NOTES:
- EXISTING CONDITIONS PLAN AND TOPOGRAPHIC SURVEY OF LOTS 14-16 YAMPA VALLEY BUSINESS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED AT CLERK AND RECORDER'S OFFICE, AT FILE NO. 13572, SP 1618 COUNTY OF ROUTT, STATE OF COLORADO.
  - THE LOCATION OF IMPROVEMENTS ON LOTS 14-16 ARE PROVIDED BY AN ILC SURVEY FROM DOWLING LAND SURVEYS FROM 5-5-21.
  - THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, FOUR POINTS SURVEYING AND ENGINEERING, INC. RELIED UPON THE FINAL PLAT OF VALLEY VIEW BUSINESS PARK. NO ADDITIONAL TITLE RESEARCH WAS COMPLETED BY FOUR POINTS SURVEYING AND ENGINEERING.
  - LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
  - LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
  - STREET ADDRESS: 821, 831 & 841 INDUSTRIAL AVE, HAYDEN CO 81639.
  - PROPERTY CORNERS FOUND AND MARKED AS SHOWN HEREON.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	26.70	17.00	89.99	S46° 17' 36"W	24.04
C2	13.18	110.00	6.87	N4° 41' 48"E	13.17
C3	78.74	110.00	41.01	N28° 38' 09"E	77.07

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDINGS

No.	DATE	REVISIONS	
		RS	INT
1	1-15-24		

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

**HORIZONTAL SCALE**  
 0 20' 40'  
 SCALE: 1" = 20'  
 CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
 REVIEW BY: FPSE

**EXISTING CONDITIONS PLAN**

SHEET NO.  
**C2**

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE COMMENCED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.





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Steamboat Springs, CO 80487  
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NO.	DATE	REVISIONS
1	1-15-24	REVISED

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
INDUSTRIAL AVE  
HAYDEN, CO 81639

**HORIZONTAL SCALE**

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 ft

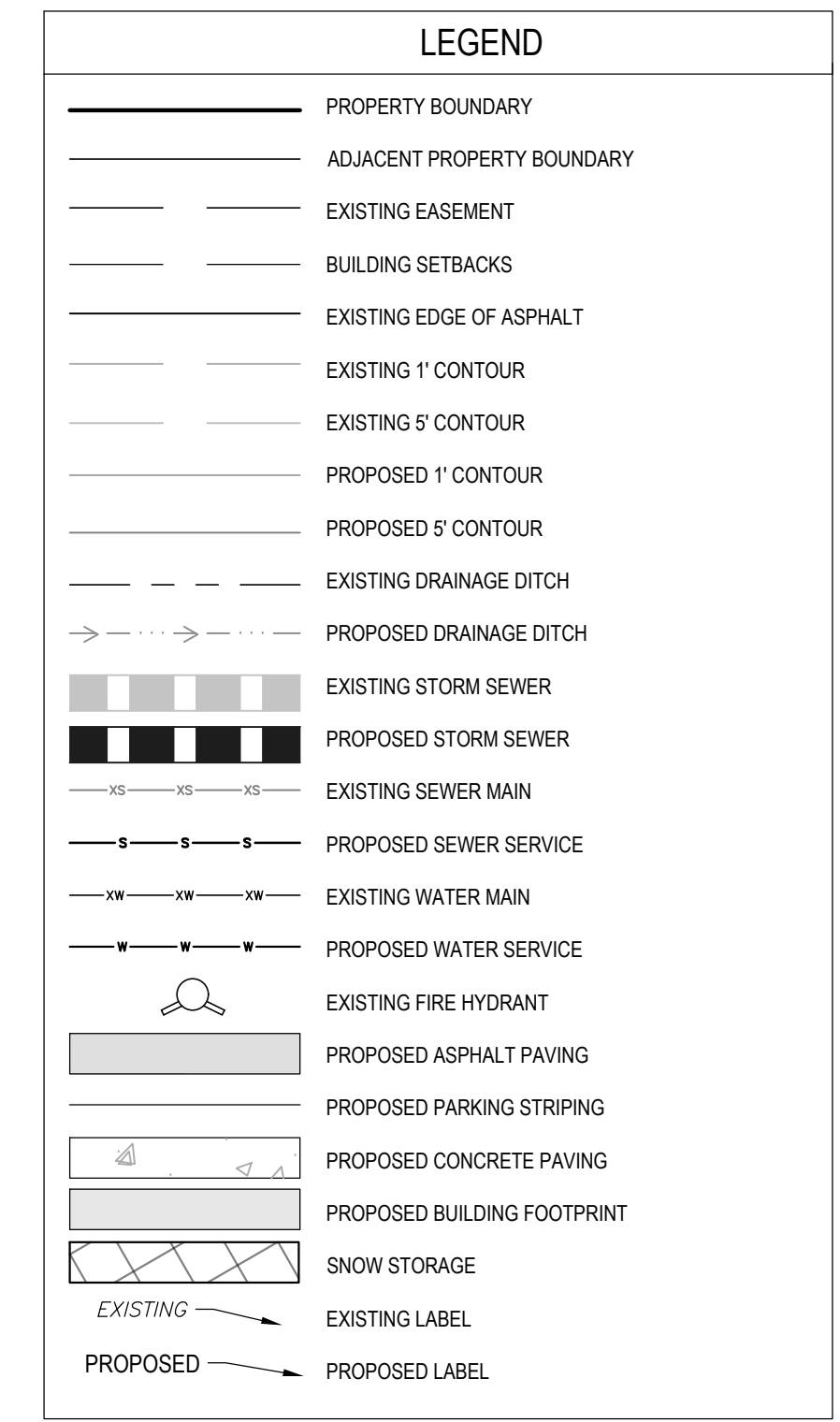
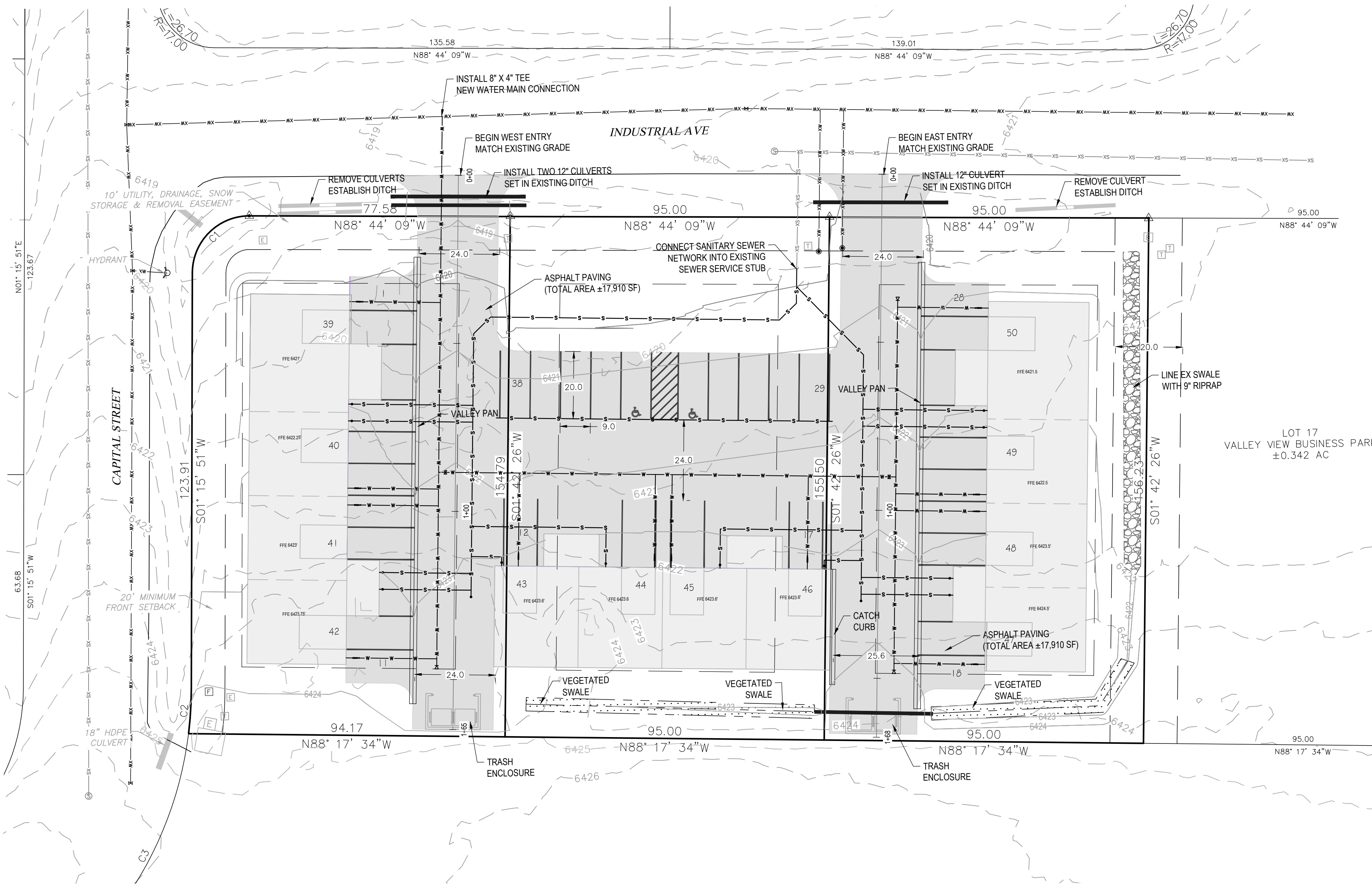
DATE: 1-15-2024  
JOB #: 2278-001  
DRAWN BY: RS  
DESIGN BY: MDM, RS  
REVIEW BY: FPSE

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

DRAWING: **SITE PLAN**  
SHEET NO. **C3**

# SITE PLAN

LOTS 14-16, VALLEY VIEW BUSINESS PARK  
LOCATED IN THE SE 1/4 OF SECTION 10, TOWNSHIP 6 NORTH,  
RANGE 88 WEST OF THE 6TH P.M., HAYDEN, ROUTT COUNTY,  
COLORADO



- GENERAL NOTES:**
- OWNER: SDC VENTURES LLC
  - LEGAL DESCRIPTION (PER ROUTT COUNTY ASSESSOR): LOTS 14-16 VALLEY VIEW BUSINESS PARK.
  - PARCEL IDS: 260200014, 260200015 & 260200016
  - TOPOGRAPHIC DATA GENERATED FROM FIELD SURVEY DATA AND 2018 LIDAR DATA.
  - PROPERTY CORNERS WERE FOUND AS INDICATED HEREON PER FIELD SURVEY. BENCHMARK: NORTHEAST PROPERTY CORNER, BEING A #5 REBAR FLUSH TO THE GROUND AT ELEVATION = 6420.07'
  - DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - ALL FINISHED BARE GROUND SURFACES SHALL RECEIVE A MINIMUM OF 6" OF NATIVE TOPSOIL FOR FINAL GRADING AND SHALL BE RELATIVELY FREE OF STONES, CLDS, STICKS, AND OTHER DEBRIS.
  - ALL FINISHED GROUND SHALL BE PROPERLY SEEDED, FERTILIZED, MULCHED AND VEGETATION ESTABLISHED PER THE LANDSCAPING PLAN.
  - ALL FINISHED GROUND SHALL BE STABILIZED WITH ENGINEER APPROVED STRAW EROSION CONTROL BLANKET. APPLY GRASS SEED AND FERTILIZER OF OWNER'S CHOICE BEFORE AND AFTER STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
  - ALL DISTURBED AREAS NOT RECEIVING GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.
  - ALL DETAILS PROVIDED SHALL BE ADHERED TO UNLESS OTHERWISE APPROVED BY CIVIL ENGINEER OR RECORD.
  - 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.

- WATER, SEWER AND UTILITY NOTES:**
- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
  - MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
  - ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT STANDARDS AND SPECIFICATIONS.
  - MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
  - MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2%. ALL SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE.
  - VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.

- RIGHT OF WAY AND PAVING NOTES:**
- WHEN CUTTING ASPHALT A STRAIGHT SAW CUT SHALL BE USED TO ACCESS UNDERGROUND UTILITIES. DURING ASPHALT OVERLAY A TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES, INCLUDING SAW CUTS, POTHOLES, TRENCHES AND ASPHALT OVERLAY. NO PLACEMENT OF FINAL LIFT OF ASPHALT IS ALLOWED UNTIL ALL UTILITIES HAVE BEEN RELOCATED, INSTALLED OR STUBBED INTO THE PROPERTY.
  - ALL RIMS OF MANHOLES, VALVE COVERS, CLEANOUTS AND SURVEY MONUMENTS SHALL BE ADJUSTED TO FINISH GRADE OF THE FINAL LIFT OF ASPHALT.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY INCLUDING SIGNS, BARRICADES, FLAG PEOPLE, LIGHT AND OTHER NECESSARY DEVICES FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST VERSION.
  - PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
  - PRIOR TO ANY WORK IN THE CITY RIGHT OF WAY, INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970-879-1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE RIGHT OF WAY BETWEEN NOVEMBER 1 - APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
  - THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.

**PARKING**

OUTDOOR PARKING SPACES (INCLUDES TWO VAN-ACCESSIBLE HANDICAP PARKING SPACES)	= 38
GARAGE PARKING SPACES	= 12
<b>TOTAL</b>	<b>= 50</b>

**PROJECT CONTACT LIST**

**CIVIL ENGINEER**

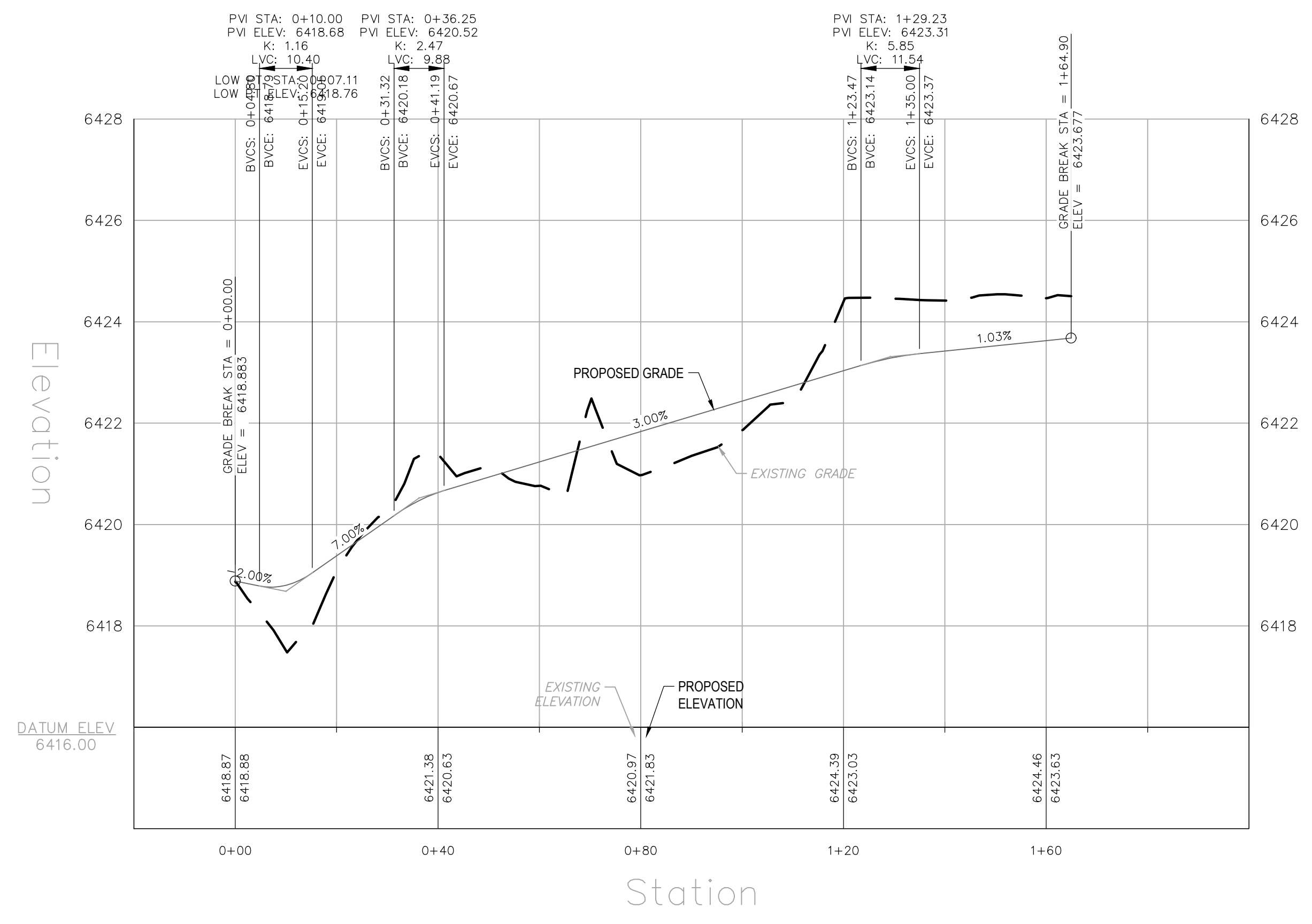
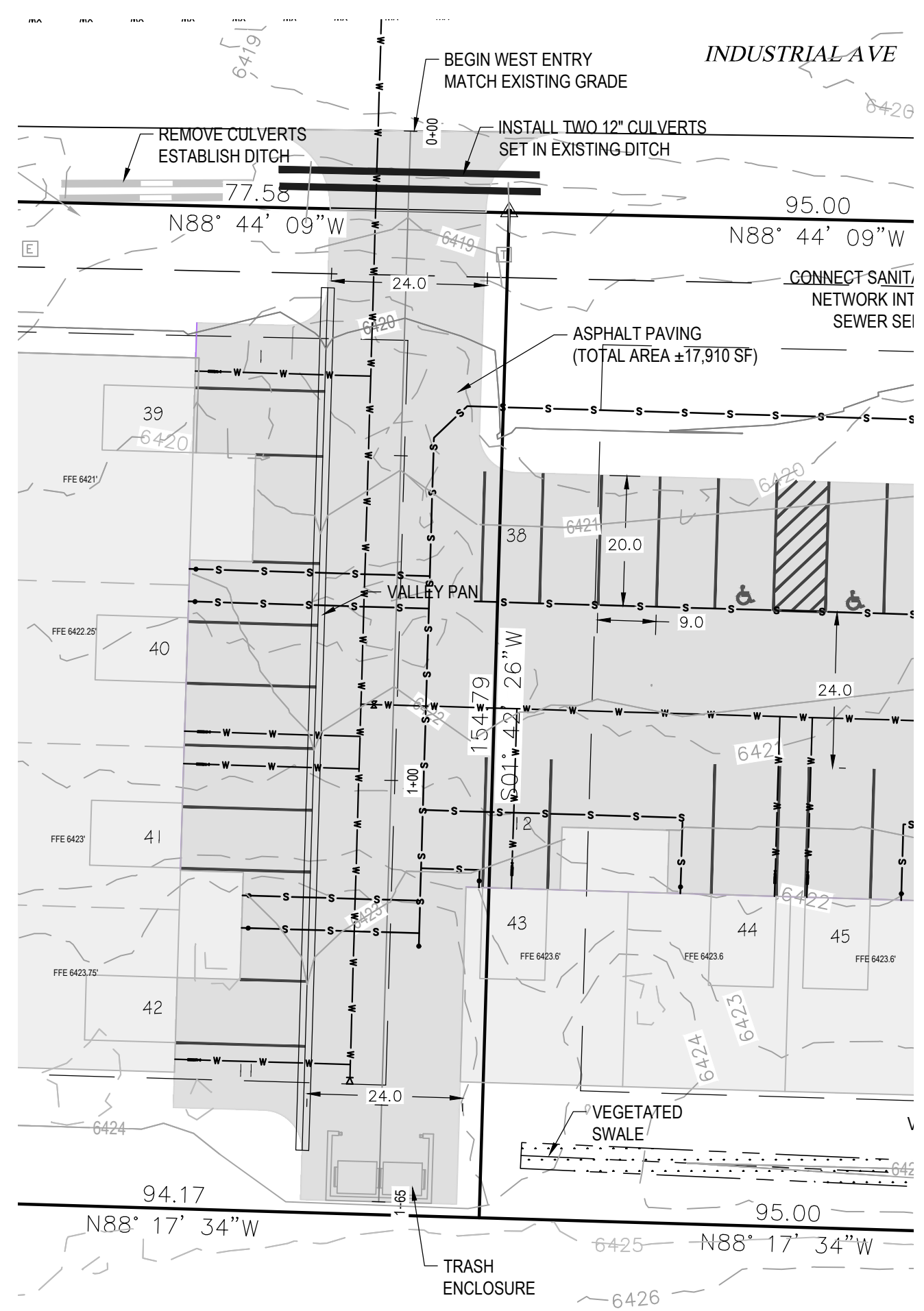
FOUR POINTS SURVEYING AND ENGINEERING  
ATTN: WALTER MAGILL, P.E.  
440 S. Lincoln Ave, Suite 4B  
P.O. Box 775966  
Steamboat Springs, CO 80487

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

**PROPERTY OWNERS**

SDC VENTURES LLC  
ATTN: SCOTT CARLSON

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

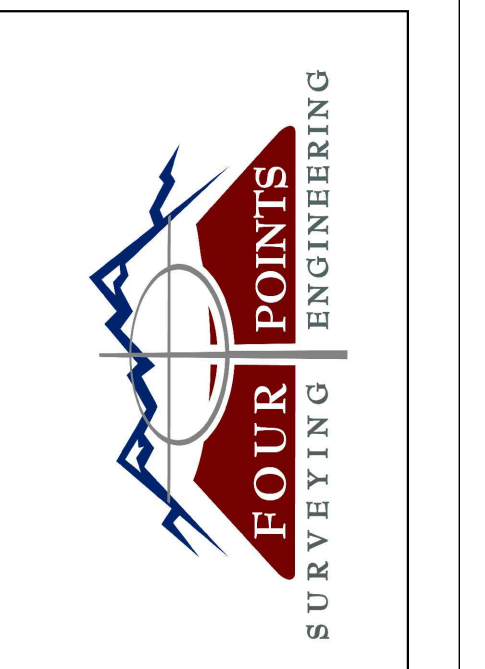


# WEST AND EAST ENTRY - PLAN & PROFILE

## LOTS 14-16, VALLEY VIEW BUSINESS PARK

LOCATED IN THE SE ¼ OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 88 WEST OF THE 6TH P.M., HAYDEN, ROUTT COUNTY, COLORADO

LEGEND	
[Symbol]	PROPERTY BOUNDARY
[Symbol]	ADJACENT PROPERTY BOUNDARY
[Symbol]	EXISTING EASEMENT
[Symbol]	BUILDING SETBACKS
[Symbol]	EXISTING EDGE OF ASPHALT
[Symbol]	EXISTING 1' CONTOUR
[Symbol]	EXISTING 5' CONTOUR
[Symbol]	PROPOSED 1' CONTOUR
[Symbol]	PROPOSED 5' CONTOUR
[Symbol]	EXISTING DRAINAGE DITCH
[Symbol]	PROPOSED DRAINAGE DITCH
[Symbol]	EXISTING STORM SEWER
[Symbol]	PROPOSED STORM SEWER
[Symbol]	EXISTING SEWER MAIN
[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	EXISTING WATER MAIN
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED ASPHALT PAVING
[Symbol]	PROPOSED PARKING STRIPING
[Symbol]	PROPOSED CONCRETE PAVING
[Symbol]	PROPOSED BUILDING FOOTPRINT
[Symbol]	SNOW STORAGE
[Symbol]	EXISTING LABEL
[Symbol]	PROPOSED LABEL

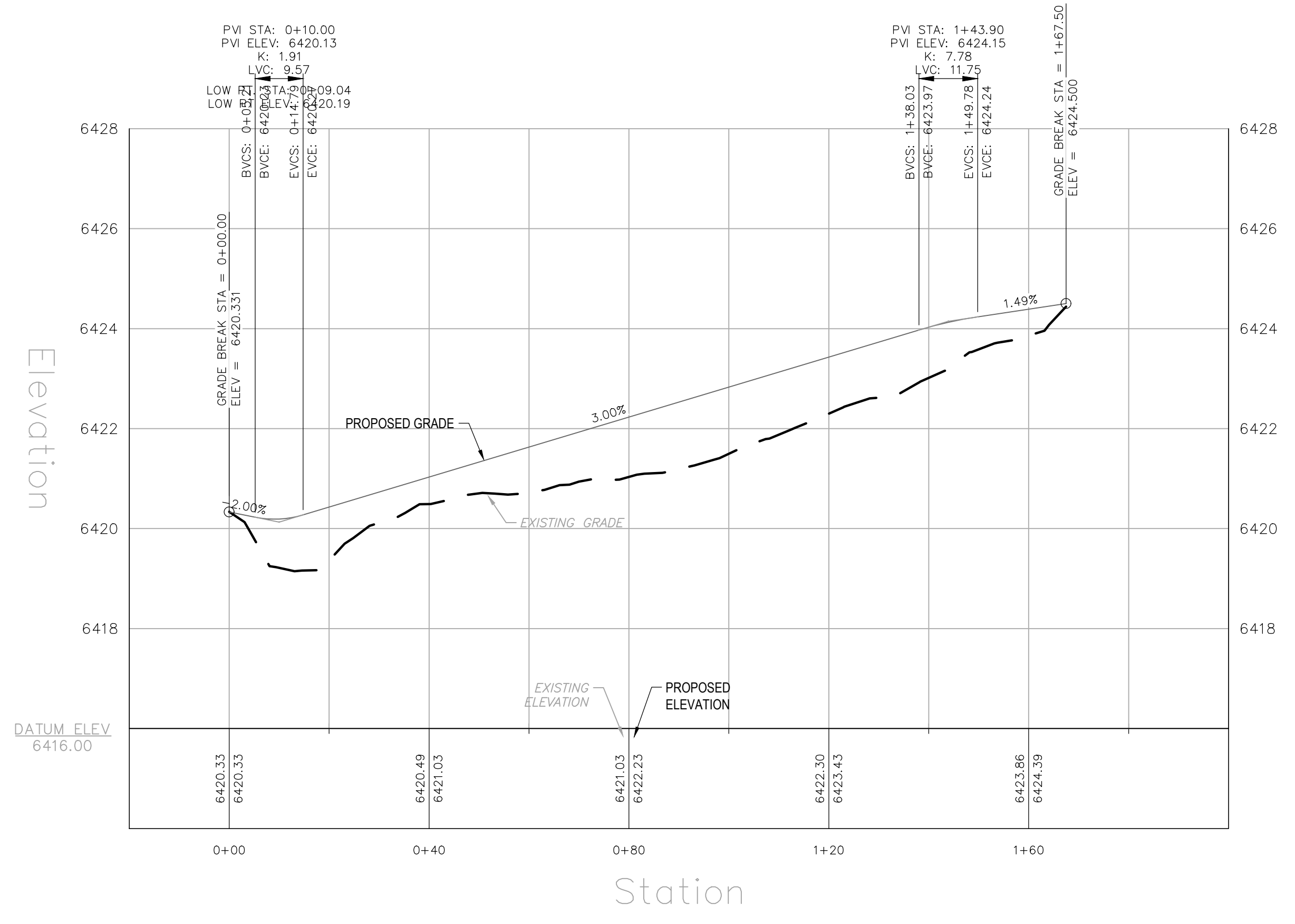
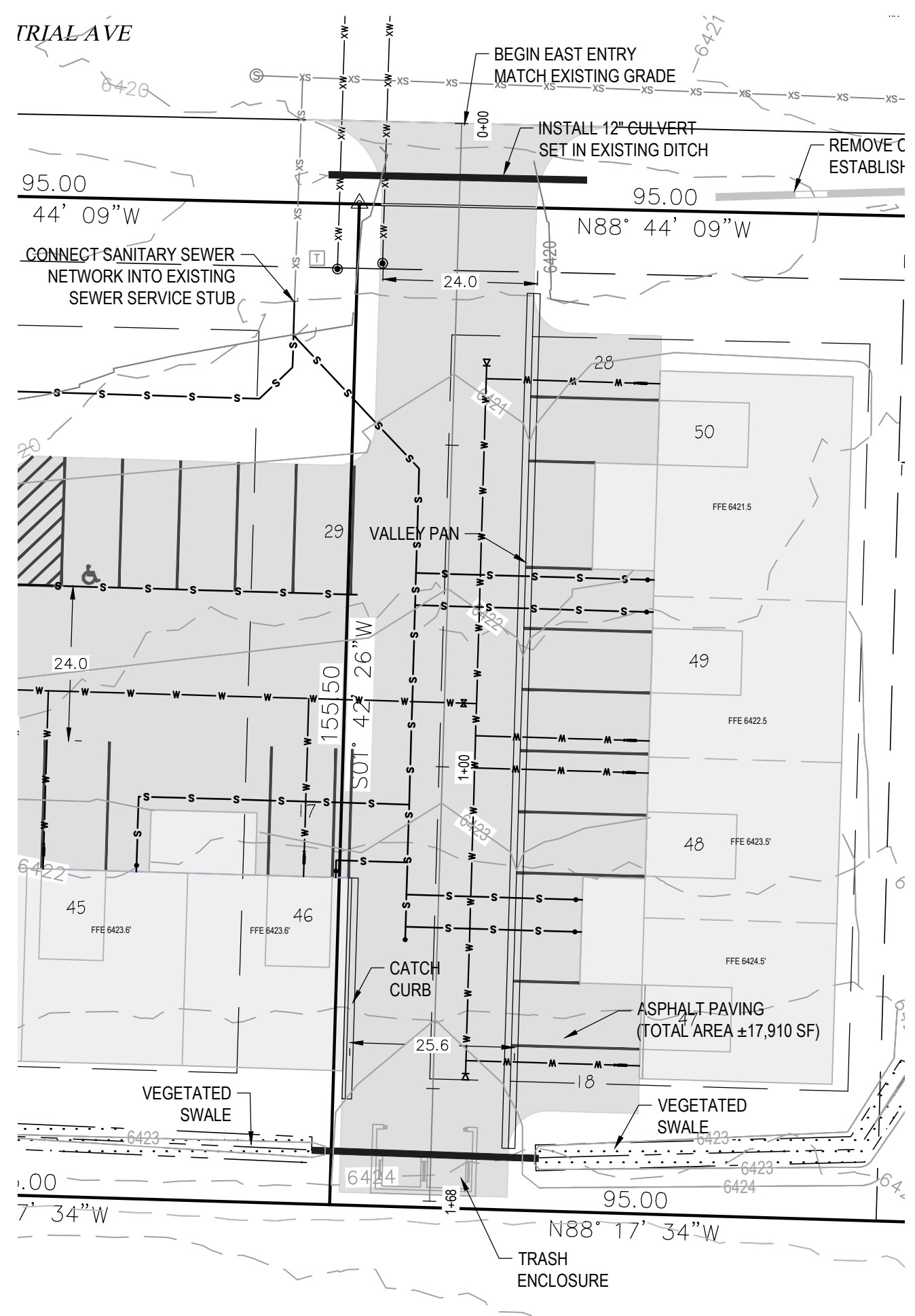


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 Steamboat Springs, CO 80487  
 (970)-871-6772  
 www.fourpointse.com

No.	DATE	REVISIONS	REDLINES	INT	RS
1	1-15-24				

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
 INDUSTRIAL AVE  
 HAYDEN, CO 81639

HORIZONTAL SCALE	
0	20' 40'
SCALE: 1" = 20'	
CONTOUR INTERVAL = 1 ft	
DATE: 1-15-2024	
JOB #: 2278-001	
DRAWN BY: RS	
DESIGN BY: MDM, RS	
REVIEW BY: FPSE	
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.	



DRAWING:  
**WEST AND EAST ENTRY PLAN & PROFILE**  
 SHEET NO.  
**C4**

NO.	DATE	REVISIONS
1	1-15-24	RS

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

**HORIZONTAL SCALE**

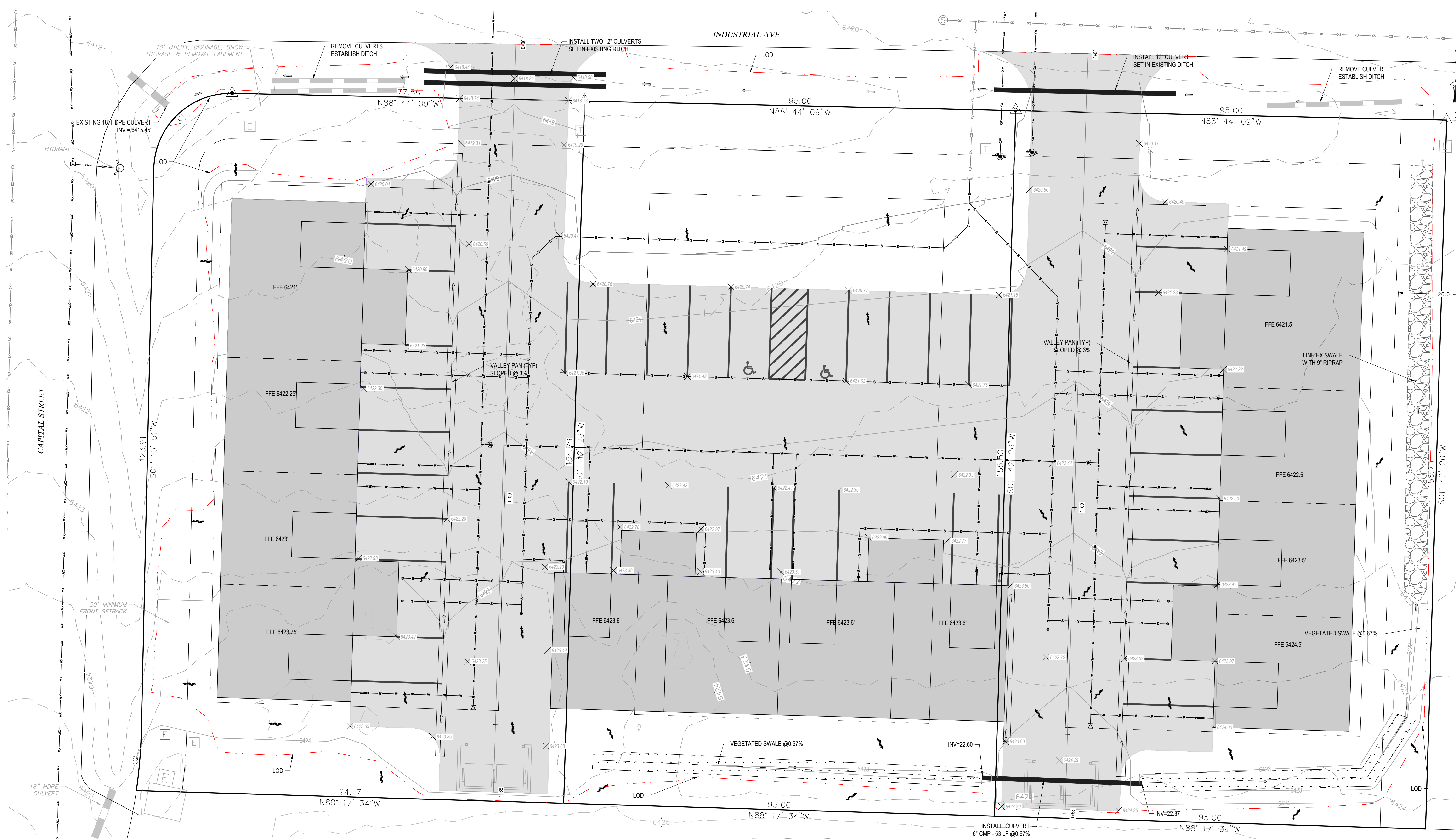
SCALE: 1" = 20'

CONTOUR INTERVAL = 1 ft

DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
 REVIEW BY: FPSE

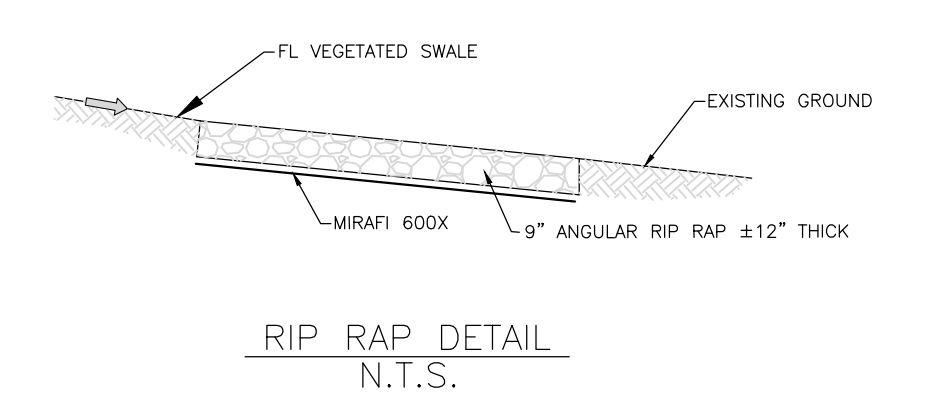
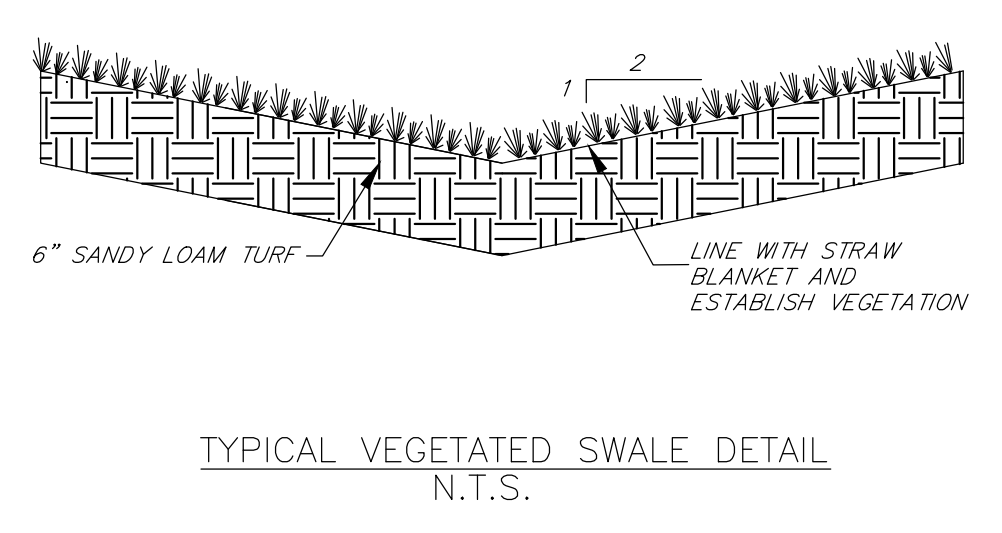
**GRADING AND DRAINAGE PLAN**

DRAWING: SHEET NO. **C5**



**GRADING LEGEND:**

- DEVELOPED SLOPE: 1.0% 4:1
- CONCENTRATED FLOW ARROW: [Symbol]
- DESIGNED OVERLAND FLOW ARROW: [Symbol]
- EXISTING OVERLAND FLOW ARROW: [Symbol]
- LIMIT OF DISTURBANCE (LOD): [Symbol]
- ROOF DRAIN CONNECTION (6" PVC): [Symbol]
- NYLOPLAST COMBINED 2X3 CURB & GUTTER INLET: [Symbol]
- NYLOPLAST AREA INLET: [Symbol]
- NYLOPLAST STORM MANHOLE: [Symbol]
- STORM SEWER: [Symbol]
- INFILTRATION BASIN: [Symbol]



**ABBREVIATIONS:**

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL
TYP	TYPICAL

**PROJECT TOTAL EARTHWORK QUANTITIES:**

AREA OF DISTURBANCE:	23.414	SQ. FT.
TOPSOIL STRIPPING:	434	CU. YDS.
TOTAL CUT:	122	CU. YDS.
TOTAL FILL:	568	CU. YDS.
NET (FILL):	446	CU. YDS.

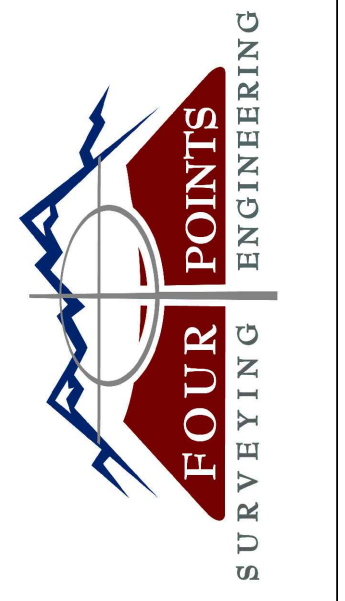
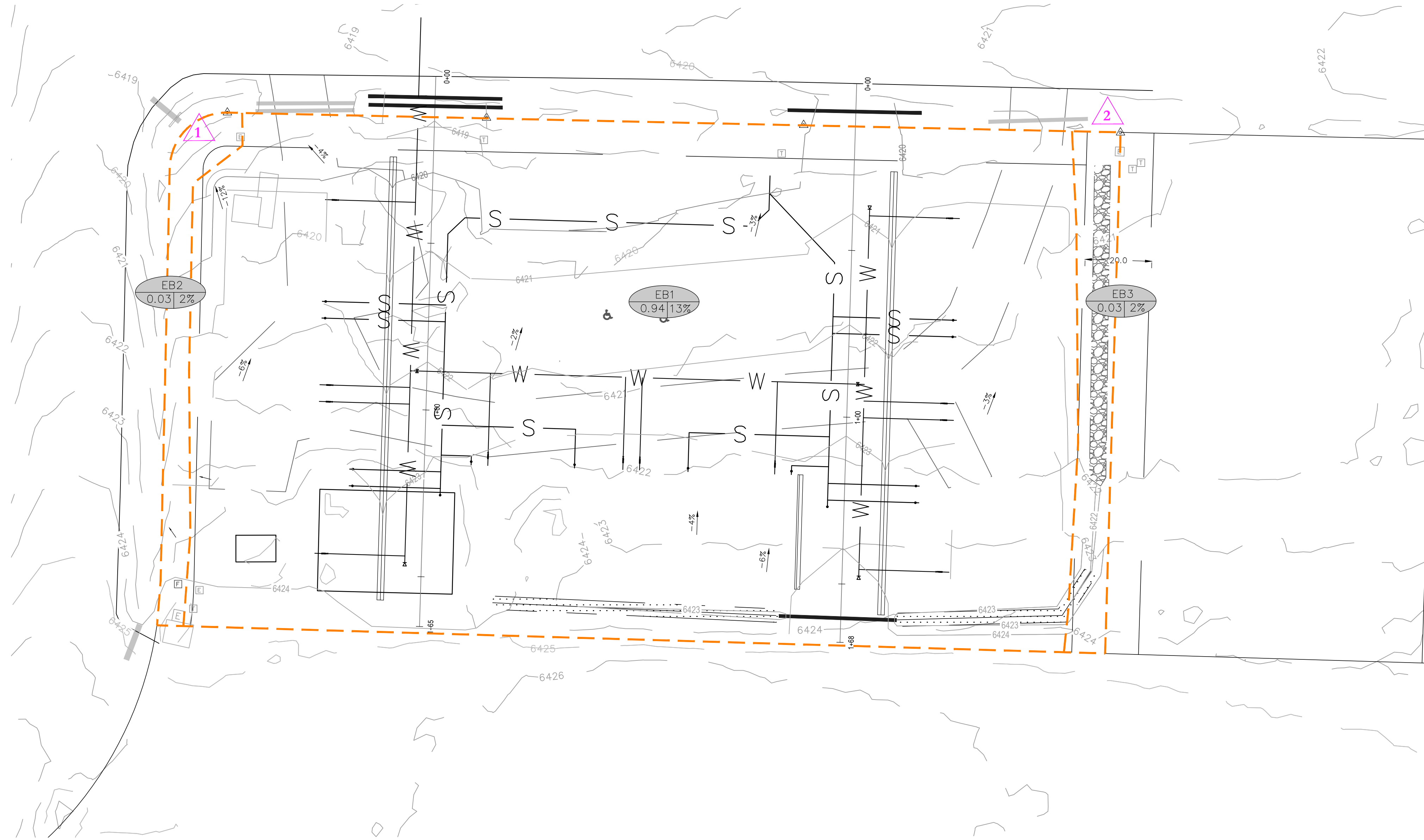
**NOTES:**

- TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5 FEET PER THE GEO-TECHNICAL REPORT. ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE ENTIRE AREA OF DISTURBANCE.
- THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.
- A FILL FACTOR OF 1.10 WAS USED FOR CUT-FILL VOLUME CALCULATIONS.
- FILL VOLUME INCLUDES NATIVE MATERIAL AND ALL IMPORT MATERIALS. (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

- GRADING:**
- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
  - VEGETATED SLOPES GREATER THAN 3:1 REQUIRE SOIL STABILIZATION.
- EROSION CONTROL:**
- CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
  - ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.



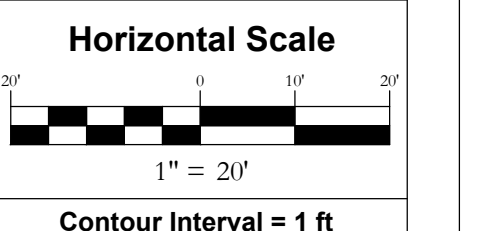
- DRAINAGE PLAN LEGEND**
- 1' CONTOUR
  - 5' CONTOUR
  - - - DELINEATED BASIN BOUNDARY
  - ~ FLOW PATH, SHEET FLOW/OVERLAND FLOW
  - CONCENTRATED FLOW
  - DITCH/SWALE/VALLEY PAN CENTERLINE
  - △ 1 DESIGN POINT DESIGNATION
  - A  
B C A: BASIN DESIGNATION  
B: BASIN AREA (ACRES)  
C: % IMPERVIOUS



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No.	DATE	REVISIONS	INT	
			RS	
1	1-15-24	FPSE REDLINES		

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
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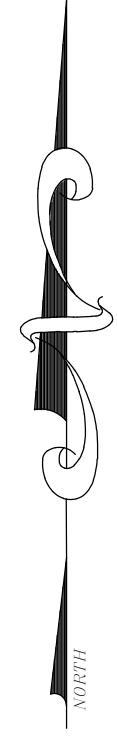


Contour Interval = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: MDM/RS  
 DESIGN BY: MDM/RS  
 REVIEW BY: FPSE

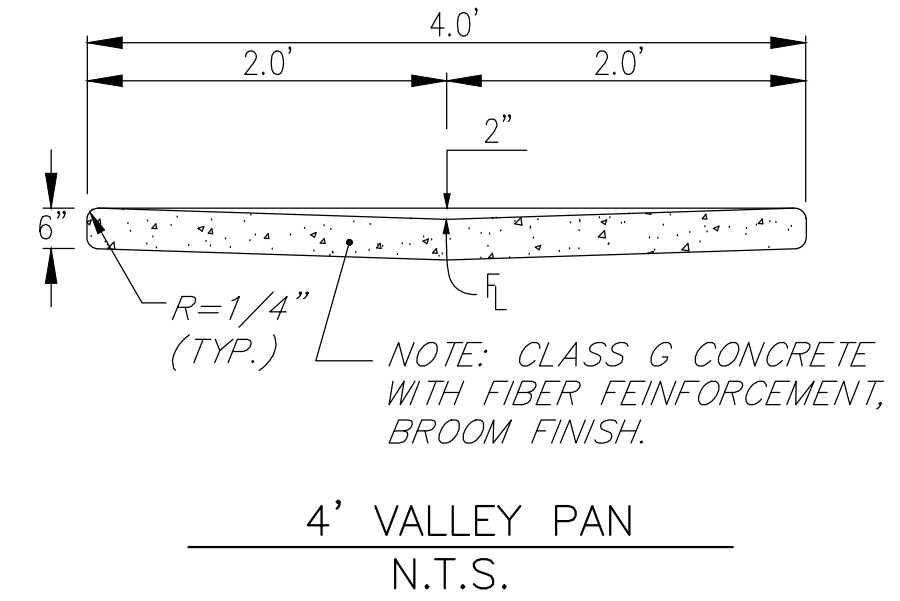
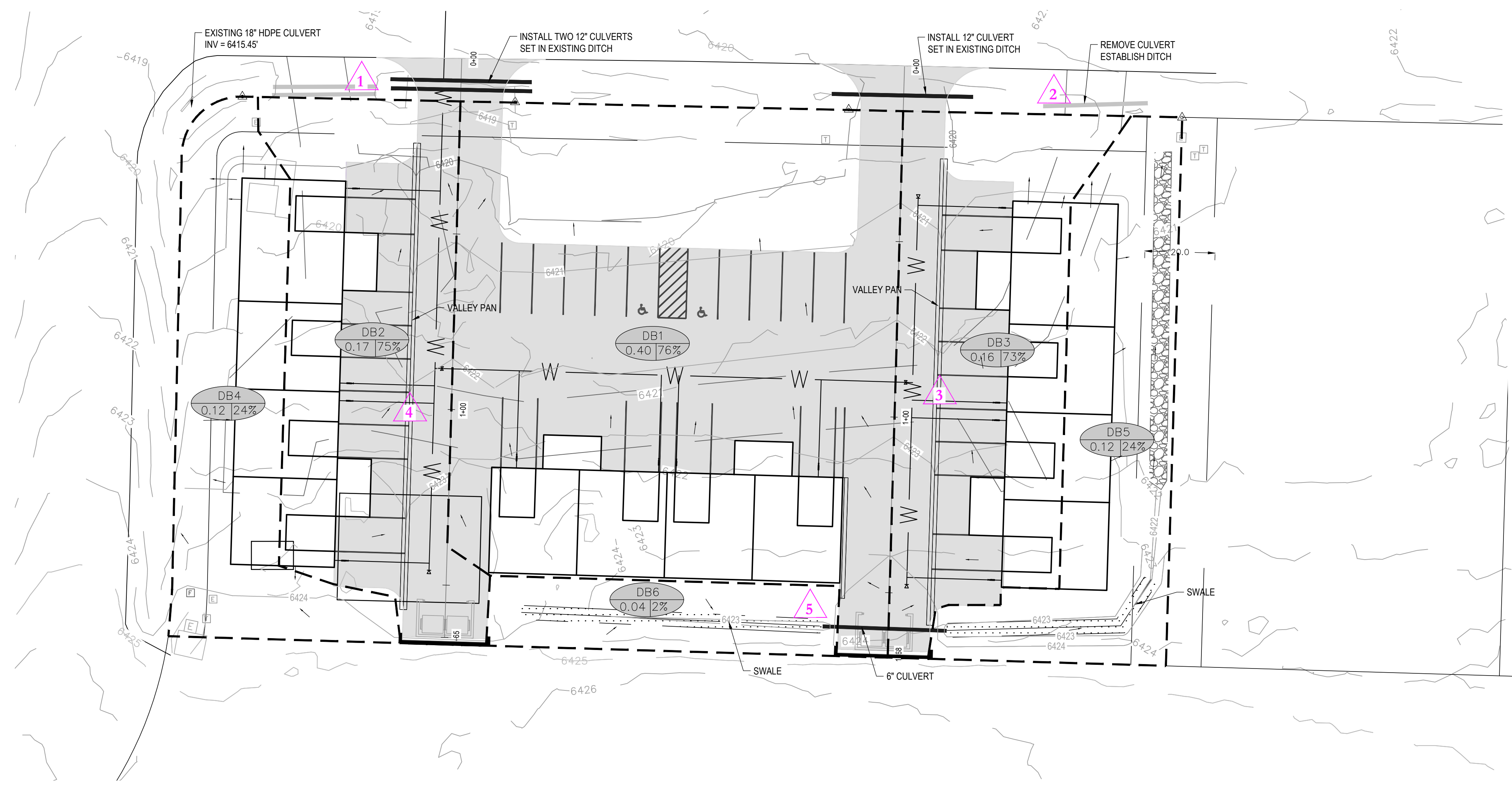
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**EXISTING DRAINAGE**

DRAWING: SHEET # **DR1**



- DRAINAGE PLAN LEGEND**
- 1' CONTOUR
  - 5' CONTOUR
  - - - DELINEATED SUBBASIN BOUNDARY
  - ~ FLOW PATH, SHEET FLOW/OVERLAND FLOW
  - CONCENTRATED FLOW
  - DITCH/SWALE/VALLEY PAN CENTERLINE
  - △ 1 DESIGN POINT DESIGNATION
  - A  
B C A: BASIN DESIGNATION  
B: BASIN AREA (ACRES)  
C: % IMPERVIOUS



**NOTES:**

SEE DRAINAGE REPORT FOR SUMMARY AND CALCULATIONS. DB4 RECEIVES 50% OF THE DRAINAGE FROM THE WESTERLY BUILDING; THE REMAINING 50% OF BUILDING IS RECEIVED BY DB2. DB5 RECEIVES 50% OF THE DRAINAGE FROM THE EASTERLY BUILDING; THE REMAINING 50% OF BUILDING IS RECEIVED BY DB3. ALL OF THE DRAINAGE FROM THE SOUTHERLY BUILDING IS RECEIVED BY DB1.

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No.	DATE	REVISIONS	
		FPSE REDLINES	RS
1	1-15-24		

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
TBD COMMERCE ST  
HAYDEN, CO 81639

**Horizontal Scale**

1" = 20'

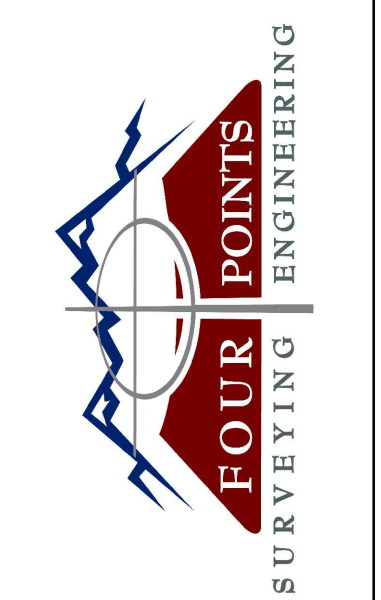
Contour Interval = 1 ft

DATE: 1-15-2024  
JOB #: 2278-001  
DRAWN BY: MDM/RS  
DESIGN BY: MDM/RS  
REVIEW BY: FPSE

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DRAWING: **PROPOSED DRAINAGE**

SHEET # **DR2**



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No.	DATE	REVISIONS
1	1-15-24	RS

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

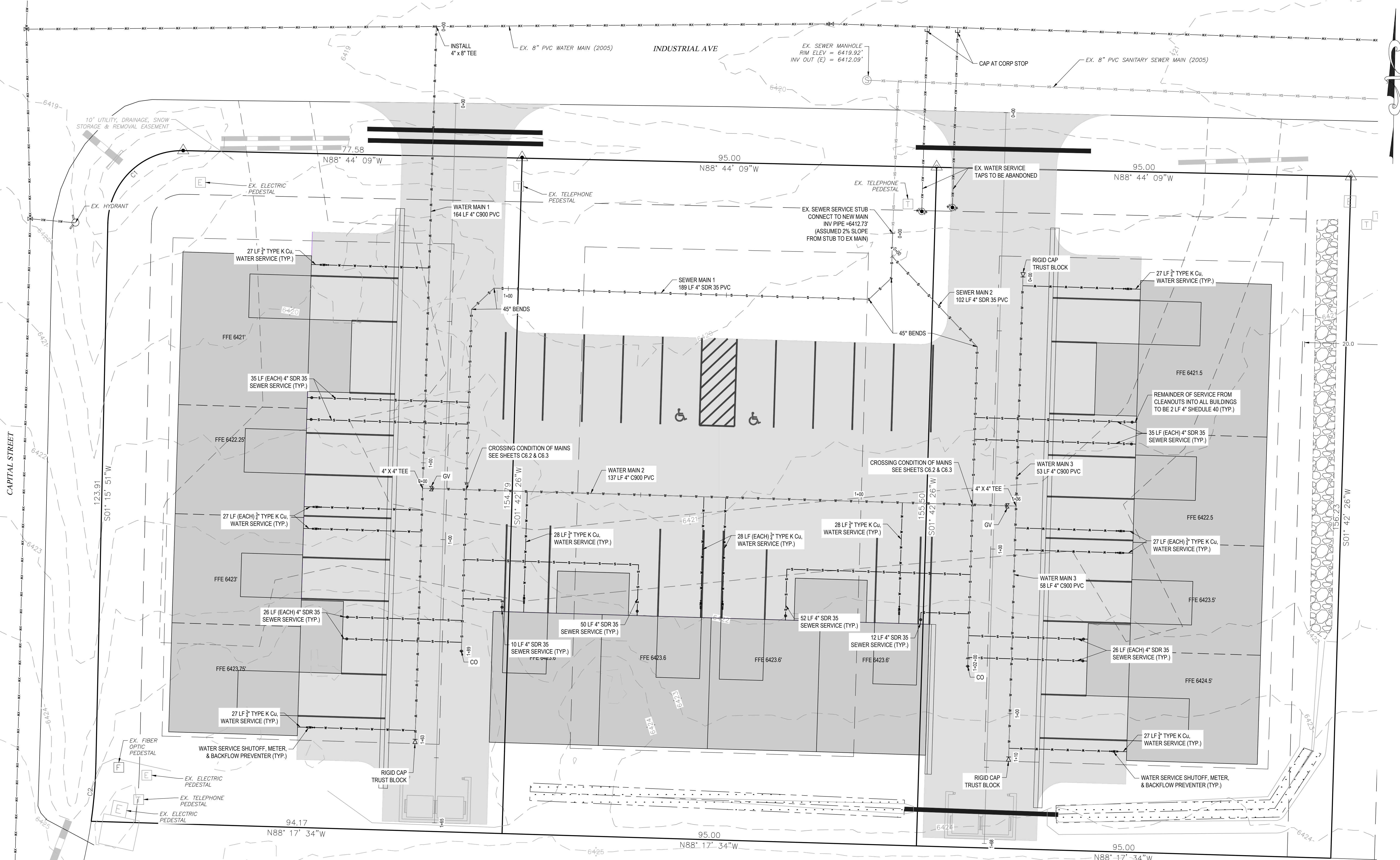
**HORIZONTAL SCALE**  
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 SCALE: 1" = 20'  
 CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
 REVIEW BY: FPSE

**UTILITY PLAN**

DRAWING:

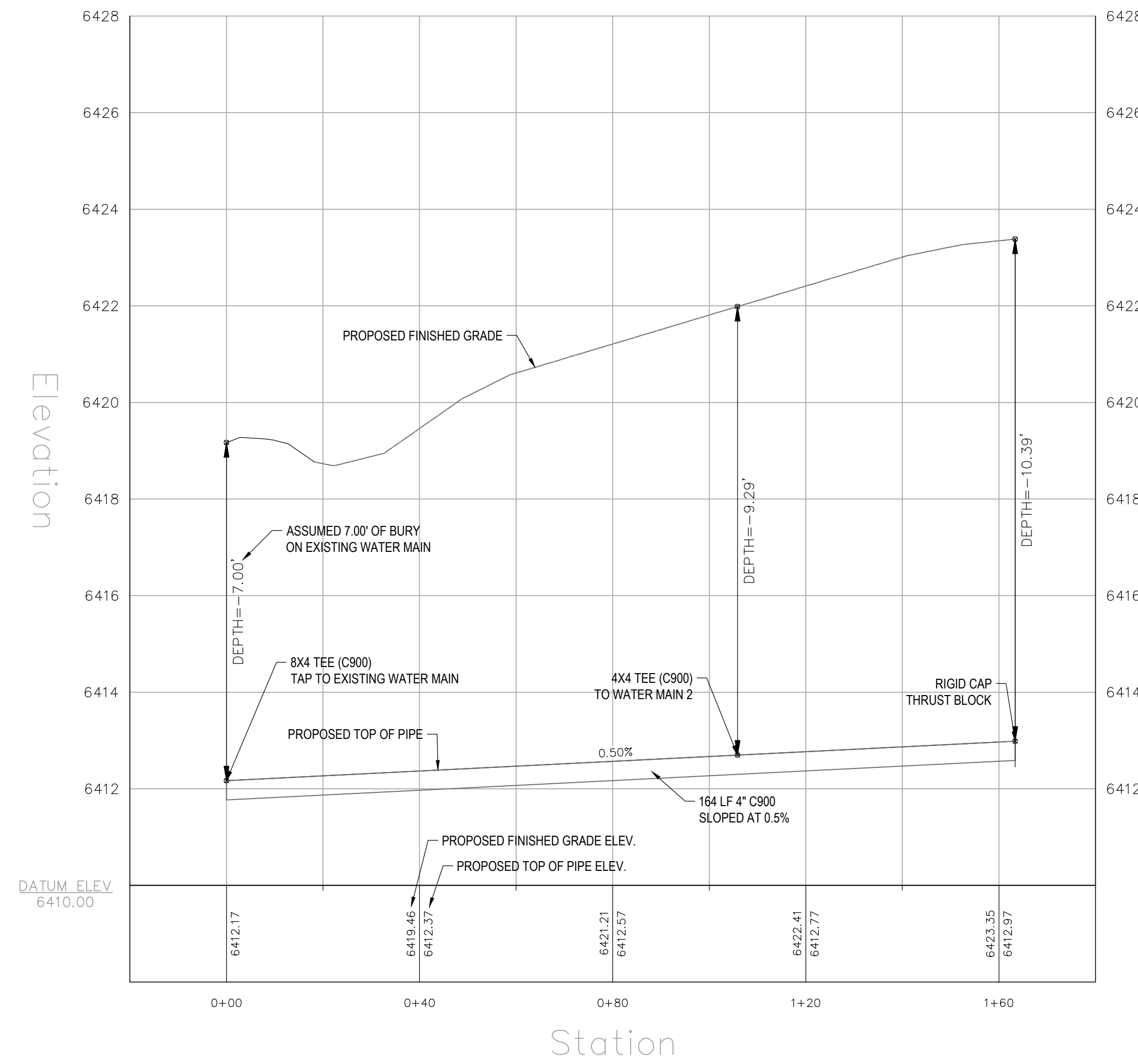
SHEET NO.

**C6.1**

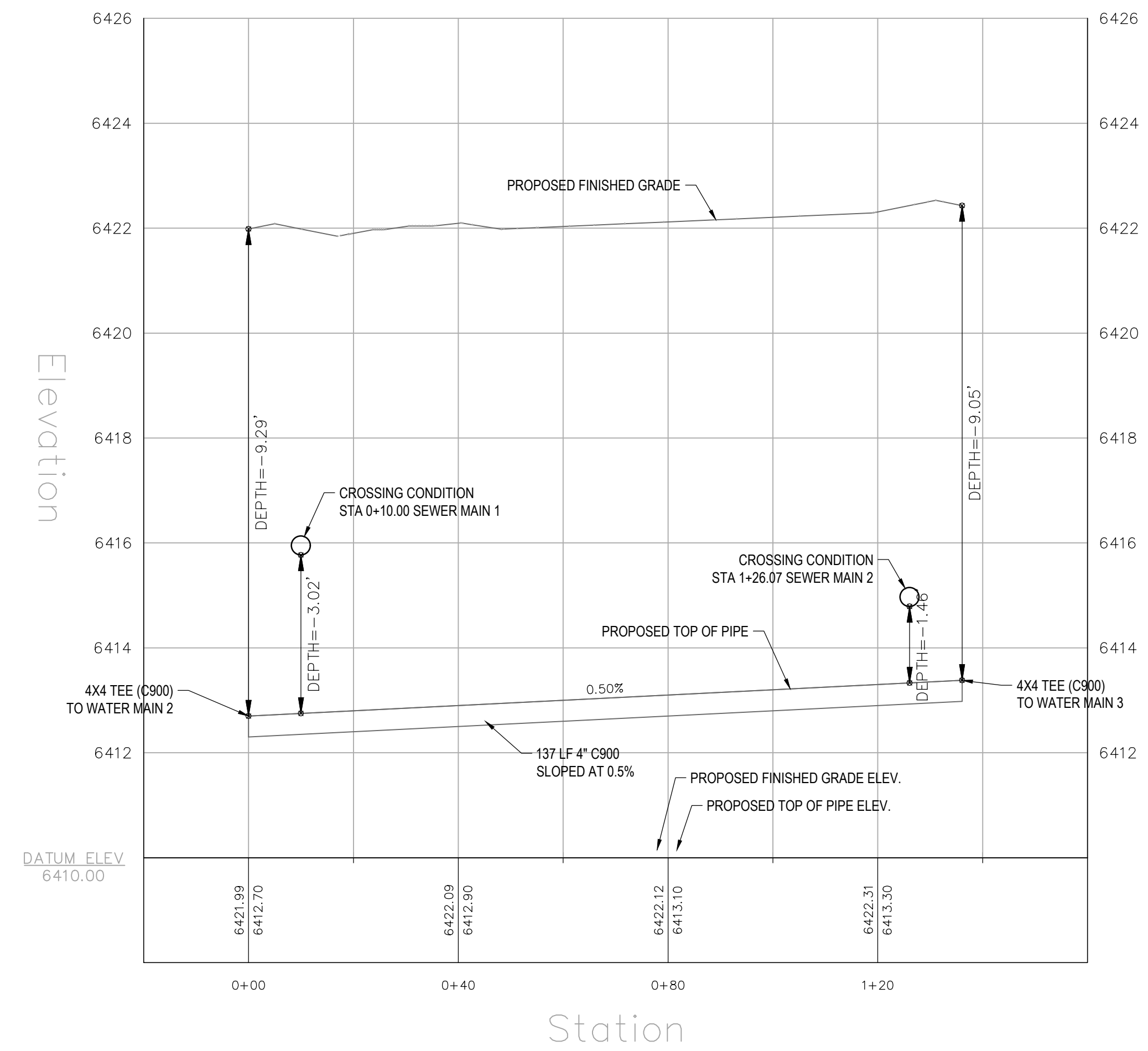


- WATER, SEWER AND UTILITY NOTES:**
1. EXISTING DRY UTILITY LOCATIONS AND WATER AND SEWER SERVICES WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLES.
  2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS FIVE (5') FEET.
  3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HAYDEN DEVELOPMENT CODE.
  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 FITTINGS.
  5. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE. FINAL 2 LF OF SERVICE BETWEEN EACH UNIT AND ASSOCIATED CLEANOUT IS TO BE CONSTRUCTED WITH 4" SCHEDULE 40, AS THROUGHOUT EACH UNIT INTERNALLY.

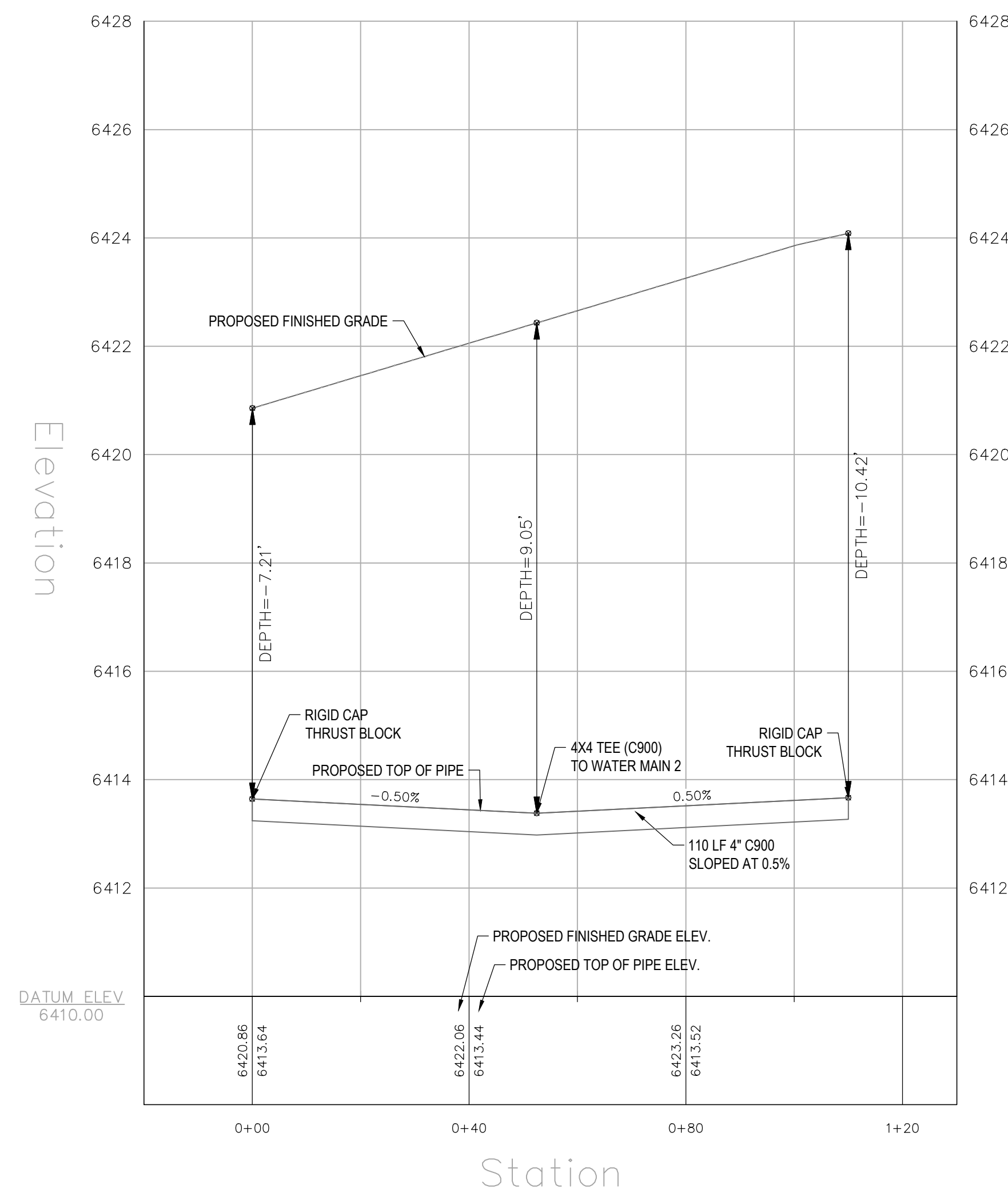
**WATER MAIN 1**



**WATER MAIN 2**



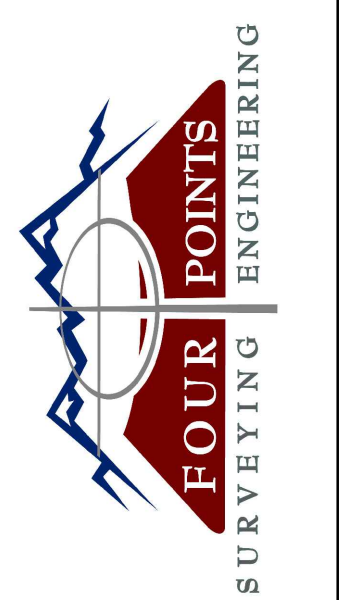
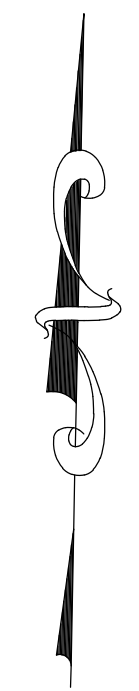
**WATER MAIN 3**



**PROFILE VIEW SCALES**  
**HORIZONTAL: 1" = 20'**  
**VERTICAL: 1" = 2'**

**NOTES:**

**FOR CROSSING CONDITIONS, SEE DETAIL 9.1 AND 9.2 ON SHEET C8.**



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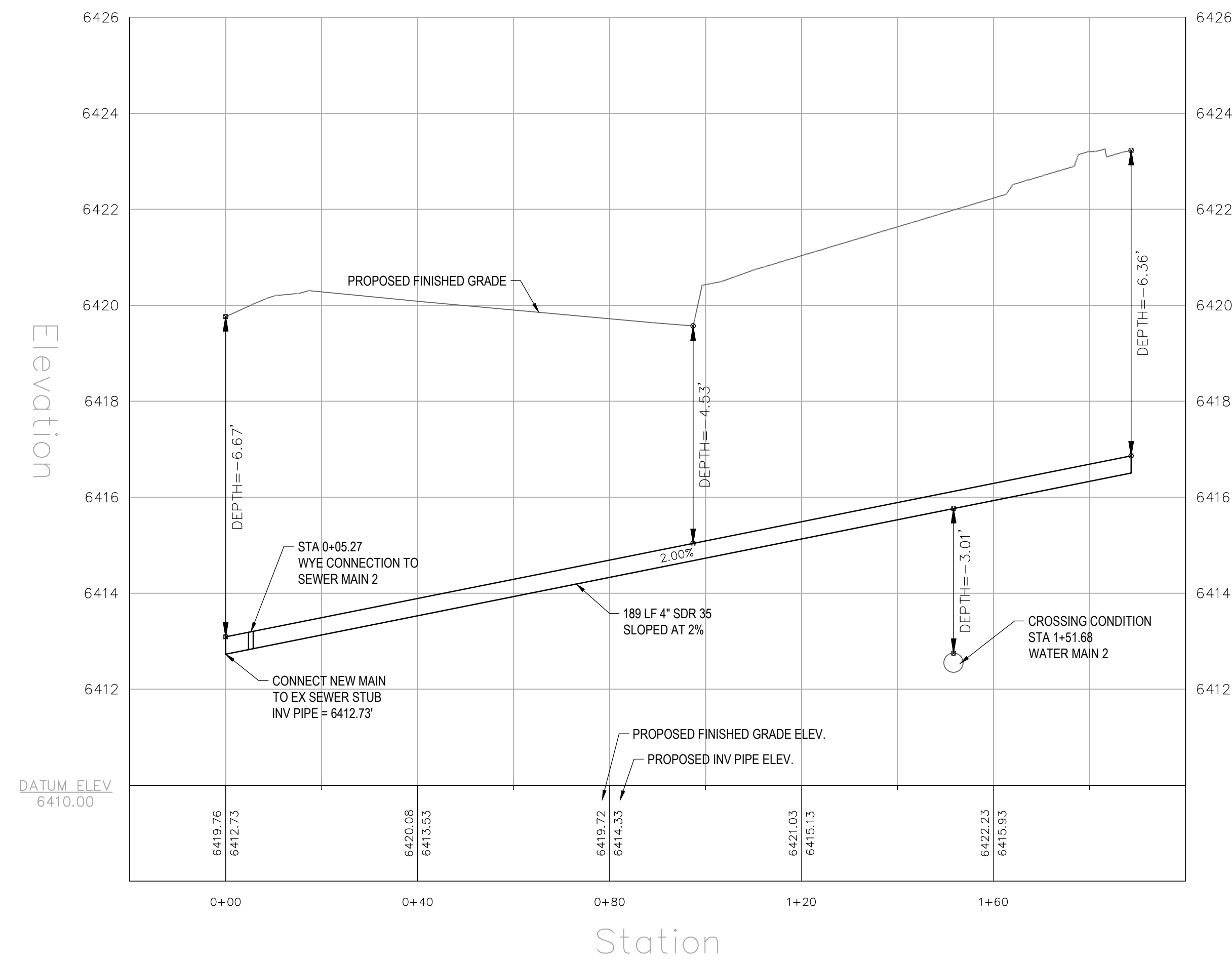
No.	DATE	REVISIONS	
		BY	REVISIONS
1	1-15-24		REDLINES

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

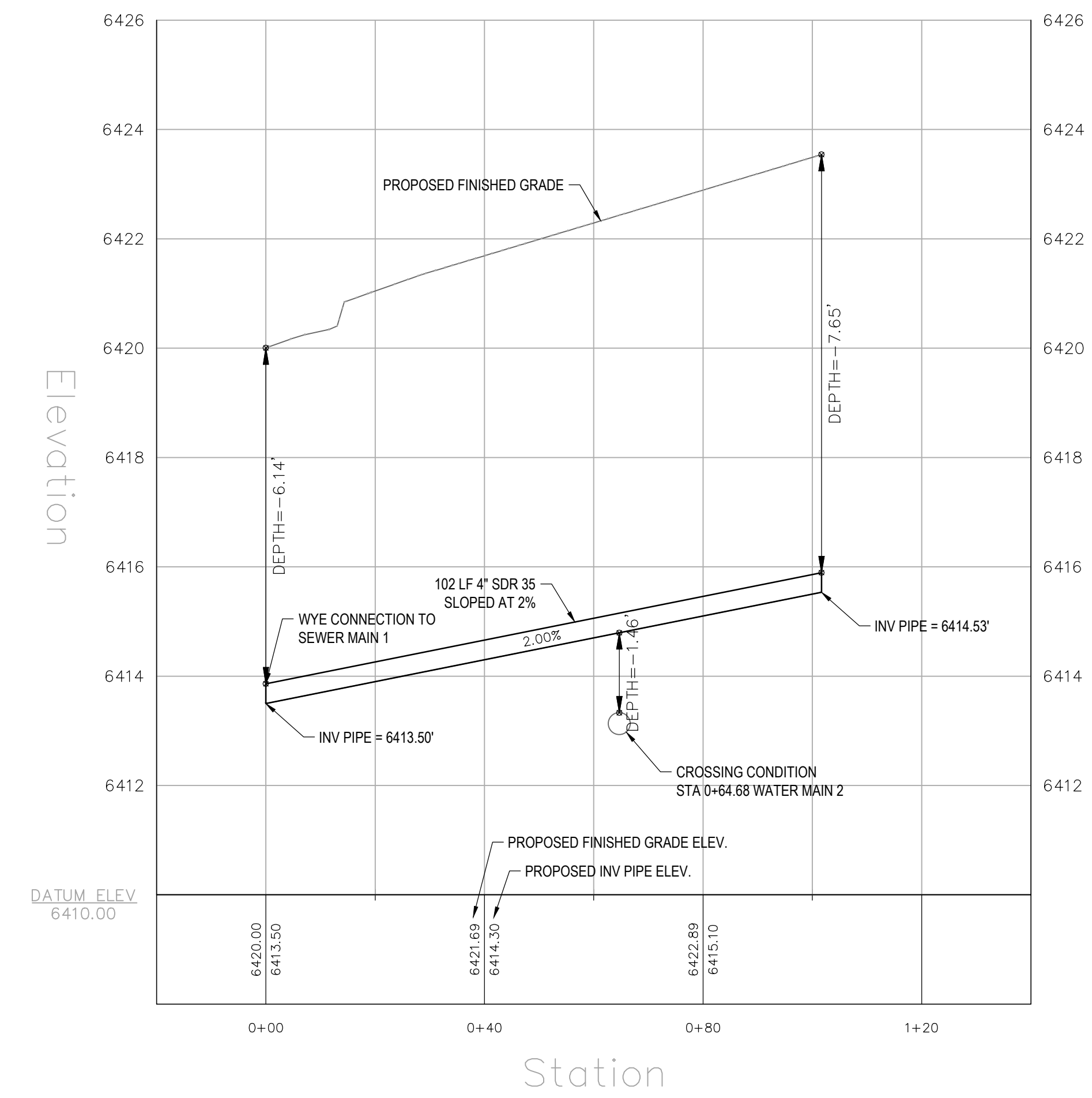
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 0 20' 40'  
 SCALE: 1" = 20'  
 CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
 REVIEW BY: FPSE

**WATER MAIN PROFILES**  
 DRAWING:  
 SHEET NO.  
**C6.2**

**SANITARY SEWER MAIN 1**



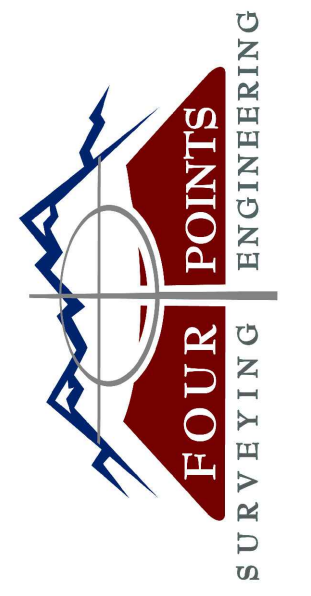
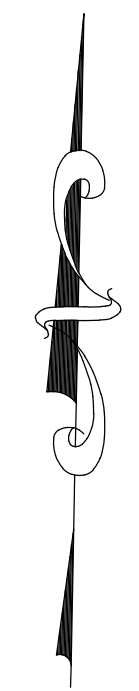
**SANITARY SEWER MAIN 2**



**PROFILE VIEW SCALES**  
**HORIZONTAL: 1" = 20'**  
**VERTICAL: 1" = 2'**

**NOTES:**

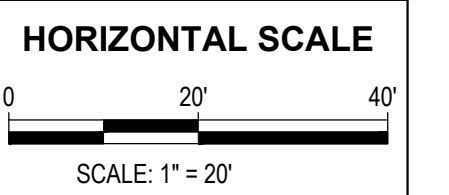
**FOR CROSSING CONDITIONS, SEE DETAILS 9.1 AND 9.2 ON SHEET C8.**



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No.	DATE	REVISIONS	INT	
			RS	INT
1	1-15-24	REDLINES		

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**



CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
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**SANITARY SEWER MAIN PROFILES**

DRAWING:

SHEET NO.

**C6.3**



INT	RS	REVISIONS	DATE	No.
			1-15-24	1
		REVISIONS		
		REQUIRES		

**LOTS 14-16 VALLEY VIEW BUSINESS PARK**  
**INDUSTRIAL AVE**  
**HAYDEN, CO 81639**

**HORIZONTAL SCALE**  
 0 10' 20'  
 SCALE: 1" = 10'

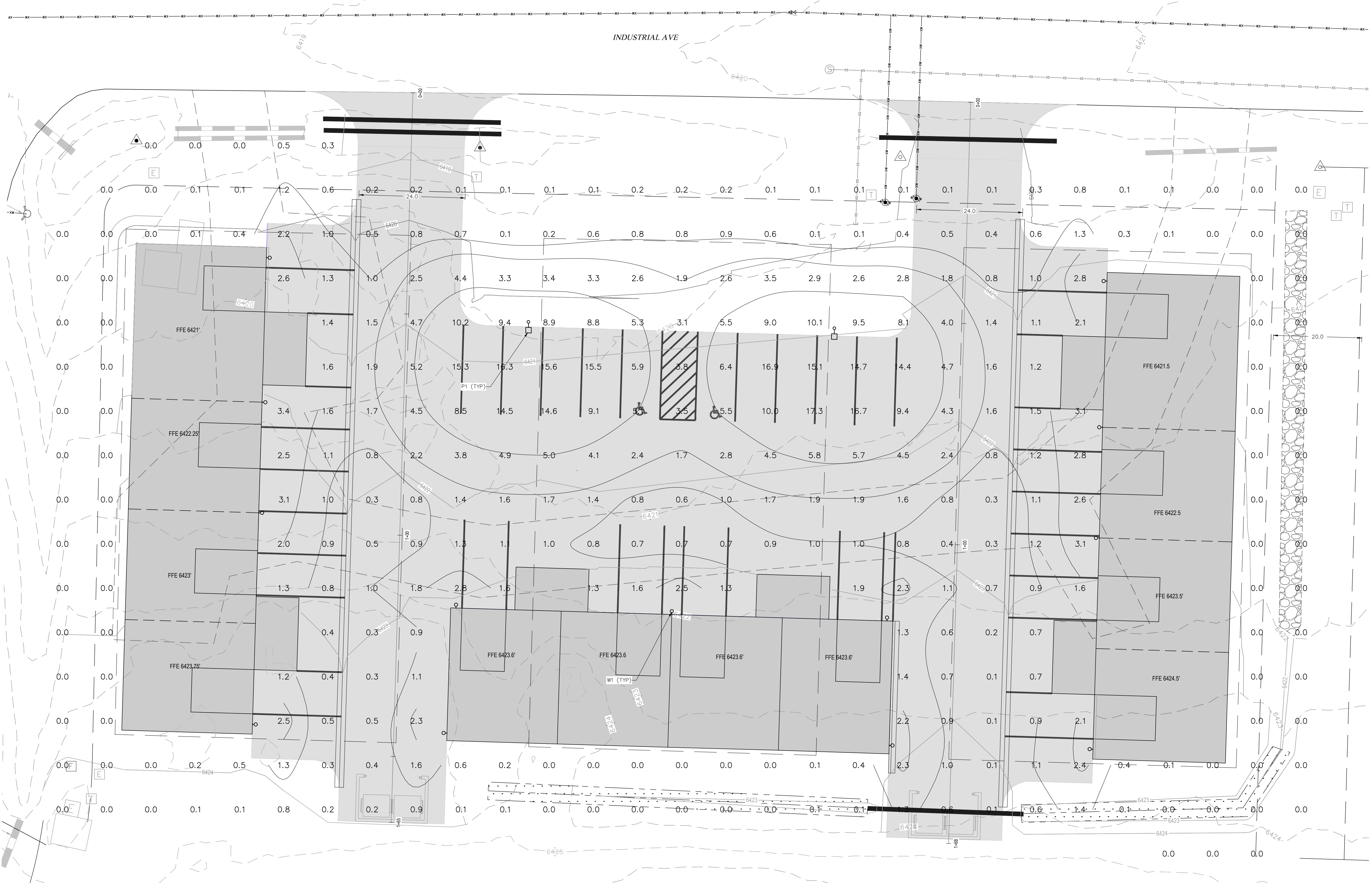
CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
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**LIGHTING PLAN**

DRAWING:

SHEET NO.

**C7**



**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	QUANTITY
P1		(1) LED, LED	EALP01 EVOLVE LED AREA	ELECTRONIC	POLE	GE LIGHTING SOLUTIONS, EALP01-J3AW73 WITH ELS-EAL-WSS-BLCK	120V 1P 2W		2
W1		(1) LED,	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, 350mA.	ELECTRONIC	WALL	Lithonia Lighting, DSXW1 LED 10C 350 35K T2M MVOLT	120V 1P 2W	LED DRIVER.	13

**LIGHTING NOTES:**  
 1) ALL PROPOSED PARKING LOT LIGHT POSTS ARE 16 FEET TALL.  
 2) ANY LIGHTING SUBSTITUTION REQUIRES ENGINEER APPROVAL.  
 3) UNITS ARE IN FOOT-CANDLES

**GENERAL NOTES**

- ON CURVES 3 DEGREES OR SHARPER, CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FEET MAY BE USED WHEN THE DEGREE OF CURVE IS LESS THAN 3 DEGREES.
- CONCRETE SHALL BE CLASS B.
- PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
- GUTTER CROSS SLOPES SHALL BE 1/2 IN. / FT. WHEN DRAINING AWAY FROM CURB AND 1 IN. / FT. WHEN DRAINING TOWARDS CURB.
- CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

**CURB, GUTTER, AND SIDEWALK NOTES**

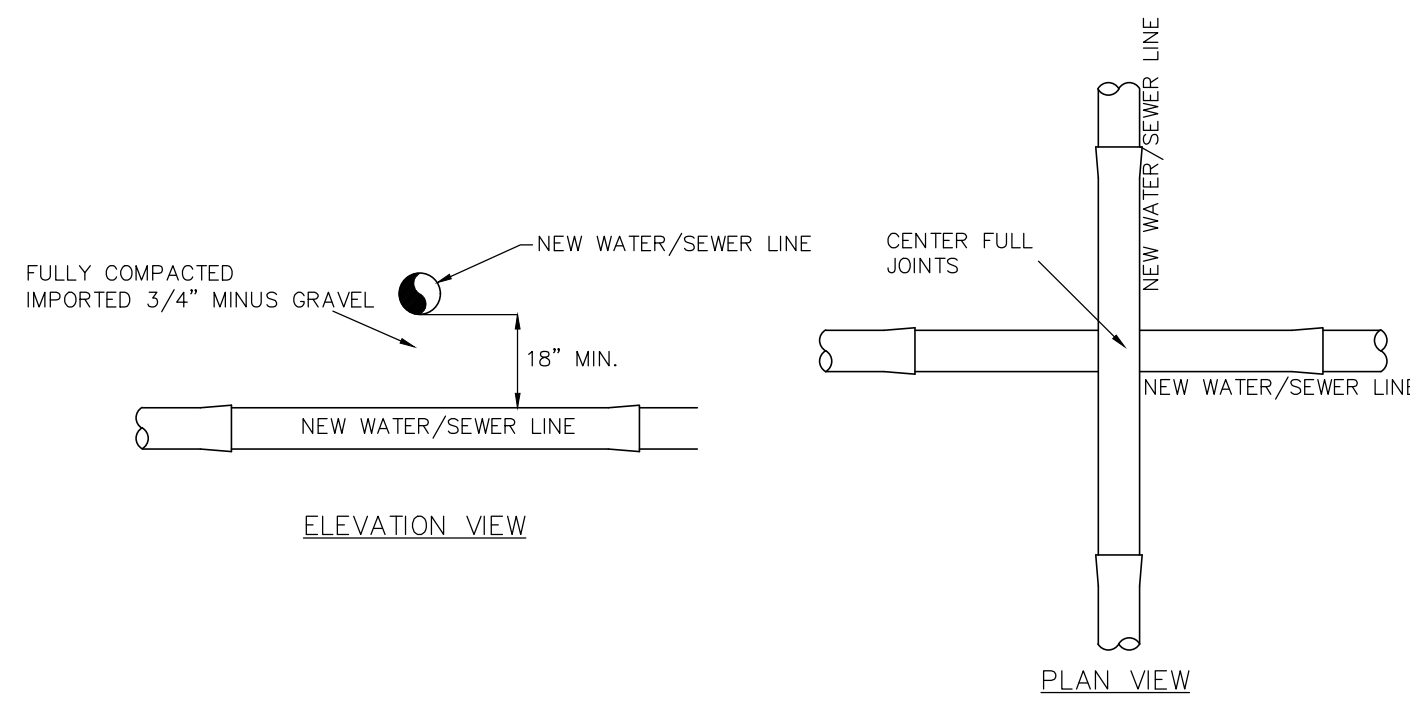
- CURBS AND/OR GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE UNLESS OTHERWISE NOTED ON THE PLANS.
- CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
- CONTROL JOINTS SHALL BE PLACED AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH.
- CURBS, GUTTERS AND SIDEWALKS SHALL BE BROOM FINISHED.

**STORM SEWER NOTES**

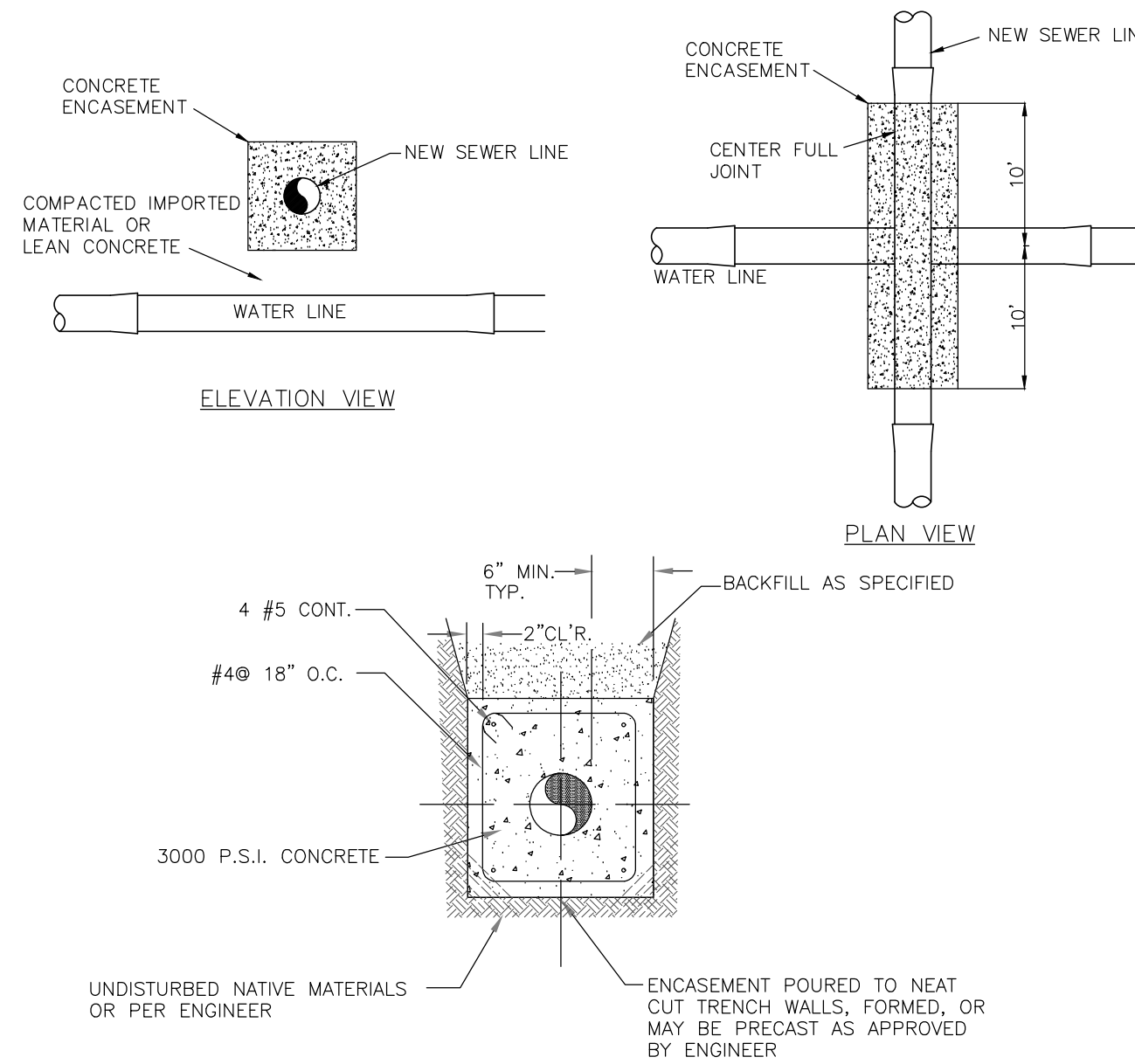
- ADEQUATE COVER SHALL BE PROVIDED DURING CONSTRUCTION TO PROTECT THE STRUCTURE FROM DAMAGE.
- PIPE SHALL BE PLACED WITH LONGITUDINAL SEAMS AT THE SIDES OR QUARTER POINTS BUT NOT ALONG TOP OF VERTICAL AXIS.
- STRUCTURAL PLATE PIPES OF EQUAL OR GREATER DIAMETER, CONFORMING TO THE SPECIFICATIONS, MAY BE USED WITH PERMISSION OF THE ENGINEER.
- WHEN A CULVERT IS TO BE EXTENDED WITH PIPE OF A DIFFERENT MATERIAL, THE CONNECTION SHALL CONFORM TO THE DETAILS ON THE PLANS OR BE APPROVED.
- EXTENSIONS FOR CSP ARCH CULVERT SHALL MATCH THE CORRUGATIONS AND THE SPAN AND RISE DIMENSIONS OF THE CULVERT TO BE EXTENDED.
- MINIMUM COVER FOR METAL AND PLASTIC PIPE IS THE DISTANCE FROM THE TOP OF THE PIPE TO THE TOP OF RIGID PAVEMENT OR TO THE TOP OF SUBGRADE FOR FLEXIBLE PAVEMENT.
- ALL FOUNDATION, BEDDING AND BACKFILL SHALL BE COMPACTED TO NO LESS THAN 90% DENSITY AND WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT OF THE MODIFIED PROCTOR.
- ADDITIONAL TRENCH EXCAVATION OR MEASURES MAY BE REQUIRED FOR UNANTICIPATED SOIL CONDITIONS.
- LENGTHS ARE MEASURED HORIZONTALLY FROM END OF END SECTION TO END OF END SECTION OR CENTER OF MANHOLE.

**NOTES:**

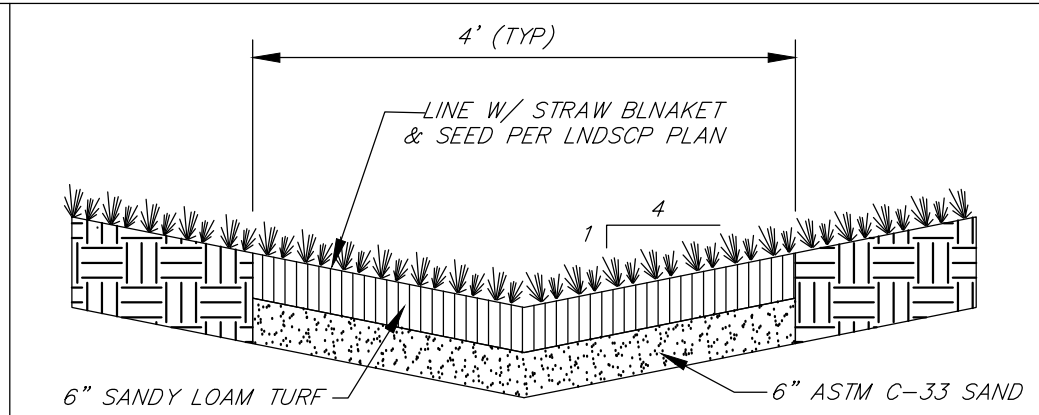
- CROSSING CONDITIONS APPLY TO ALL MAIN AND SERVICE LINES
- THE CITY SHALL APPROVE CROSSINGS LESS THAN 18 INCHES ON A CASE BY CASE BASIS



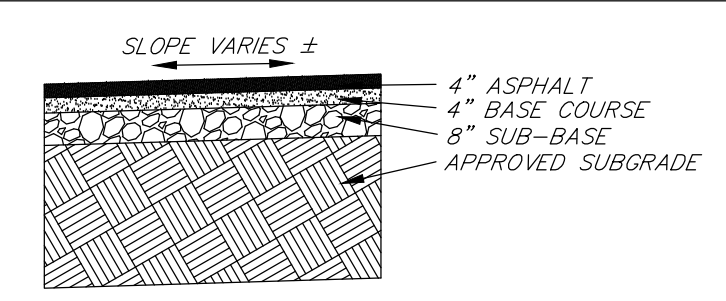
**9.1 CROSSING CONDITION - MIN. 18" OF SEPARATION BETWEEN SEWER AND WATER**  
N.T.S.



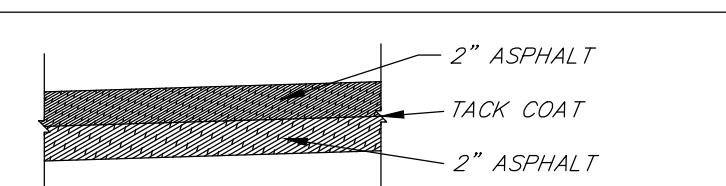
**9.2 CROSSING CONDITION - <18" OF SEPARATION BETWEEN SEWER AND WATER**  
N.T.S.



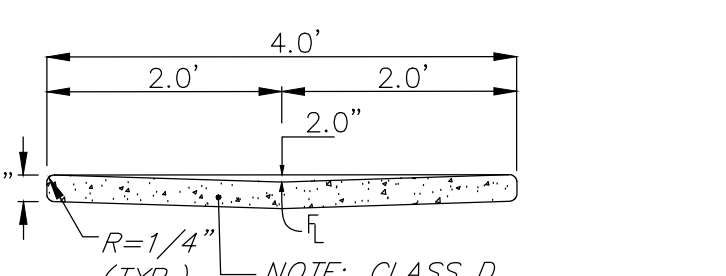
**13 DRAINAGE SWALES (GRASS & COBBLE LINED)**  
N.T.S.



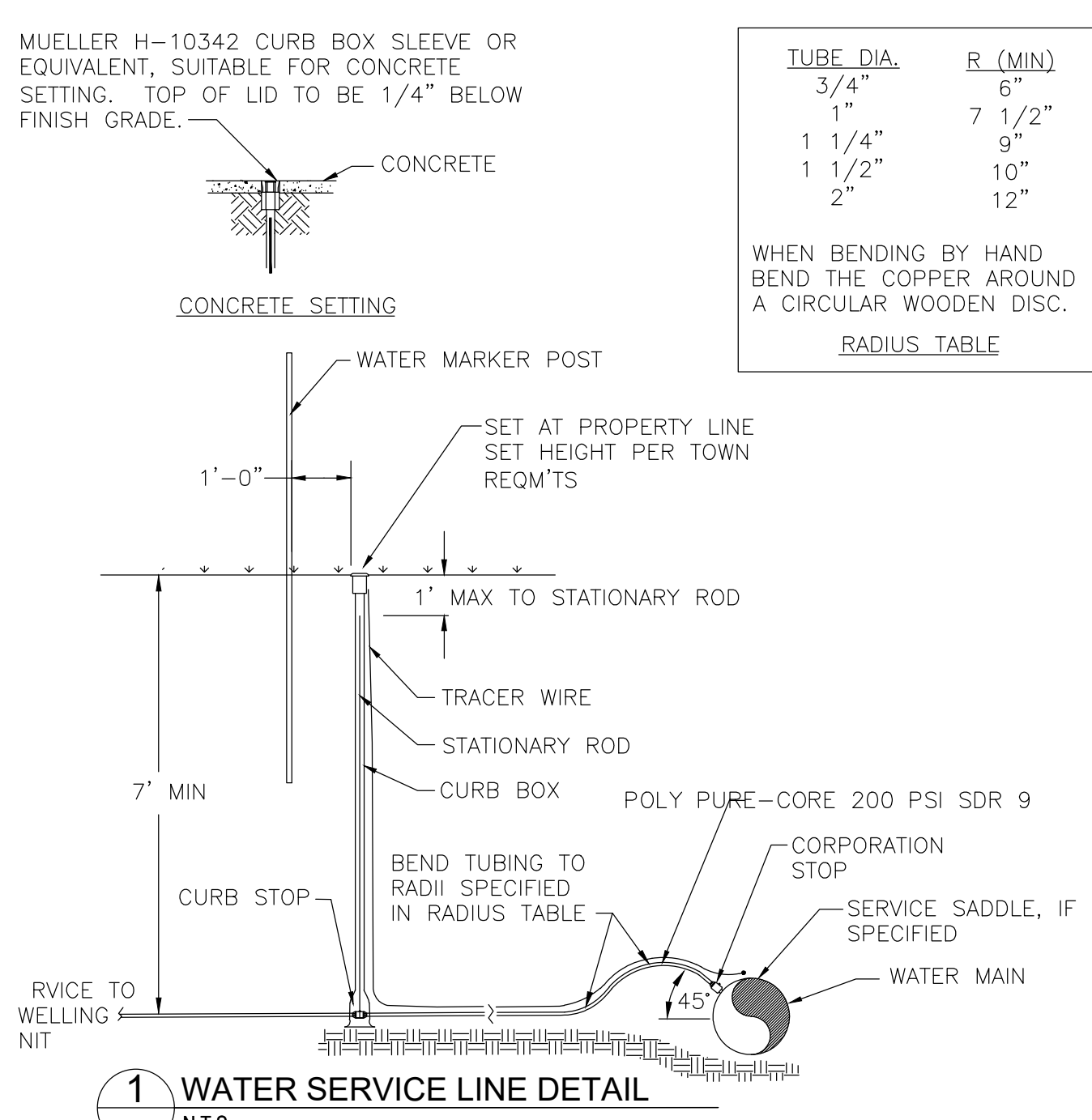
**10 STANDARD PAVEMENT SECTION**  
N.T.S.



**11 ASPHALT SECTION DETAIL**  
N.T.S.



**12 4' CONCRETE PAN DETAIL**  
N.T.S.

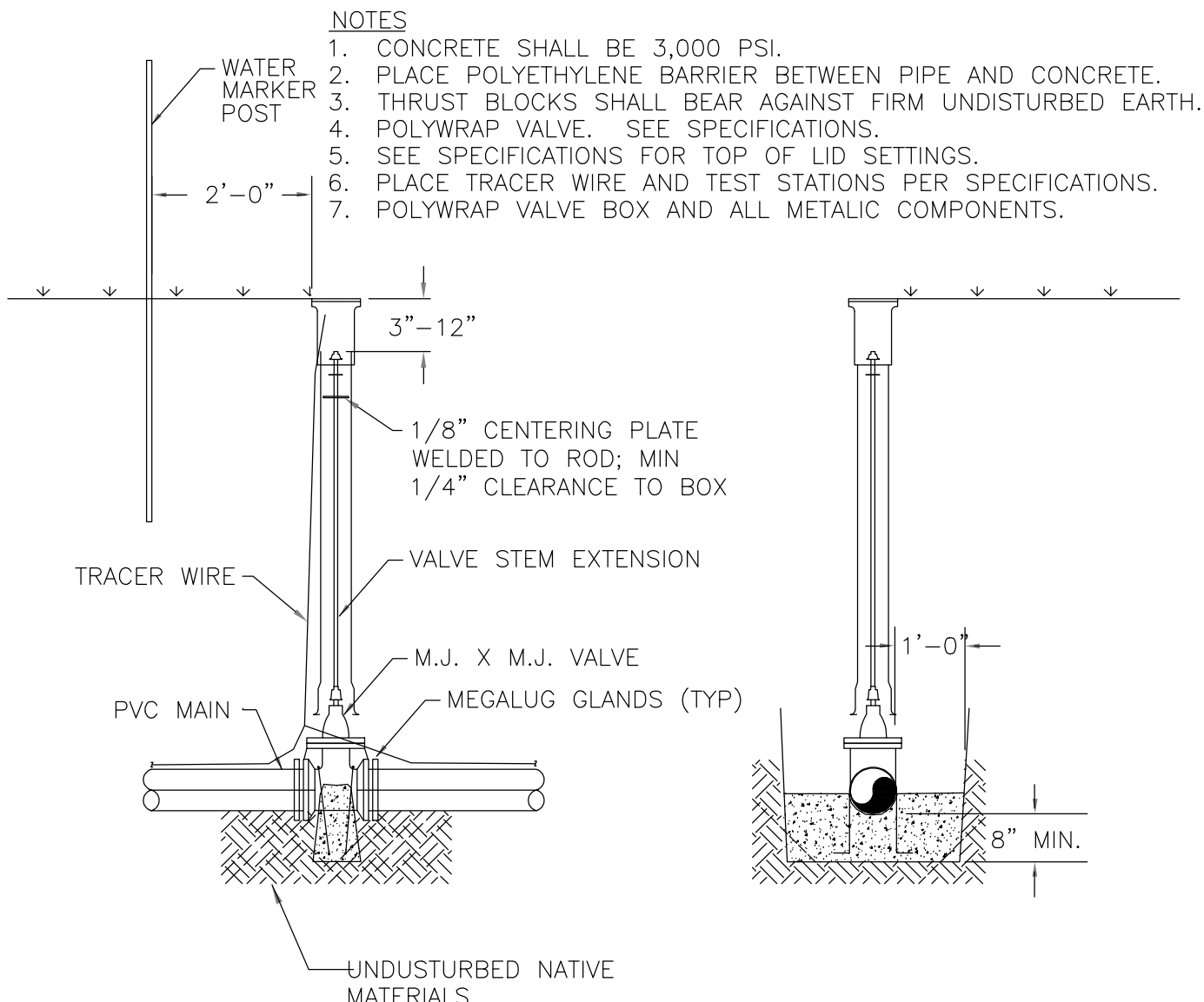


**1 WATER SERVICE LINE DETAIL**  
N.T.S.

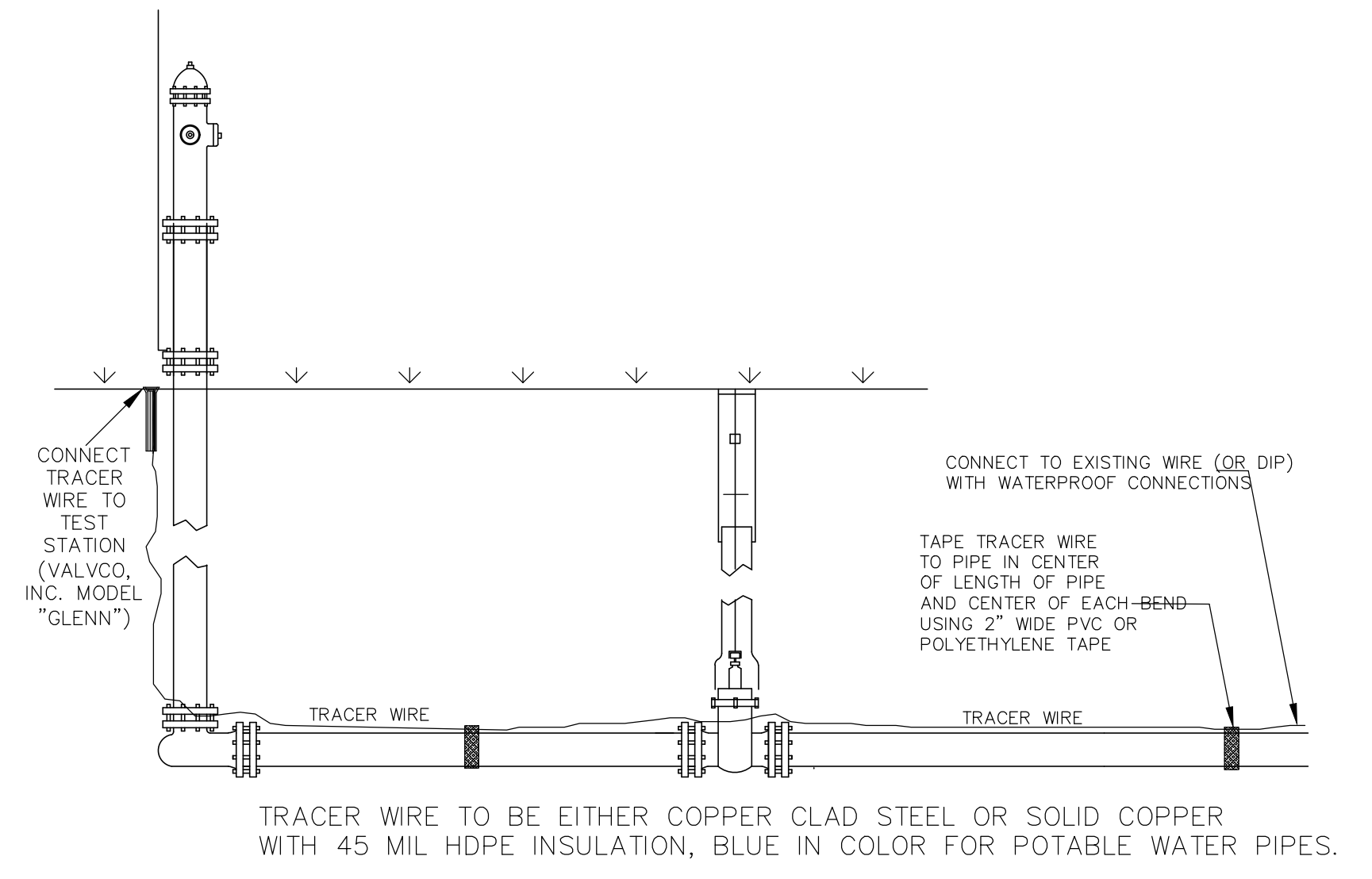
TUBE DIA.	R (MIN)
3/4"	6"
1"	7 1/2"
1 1/4"	9"
1 1/2"	10"
2"	12"

WHEN BENDING BY HAND BEND THE COPPER AROUND A CIRCULAR WOODEN DISC.

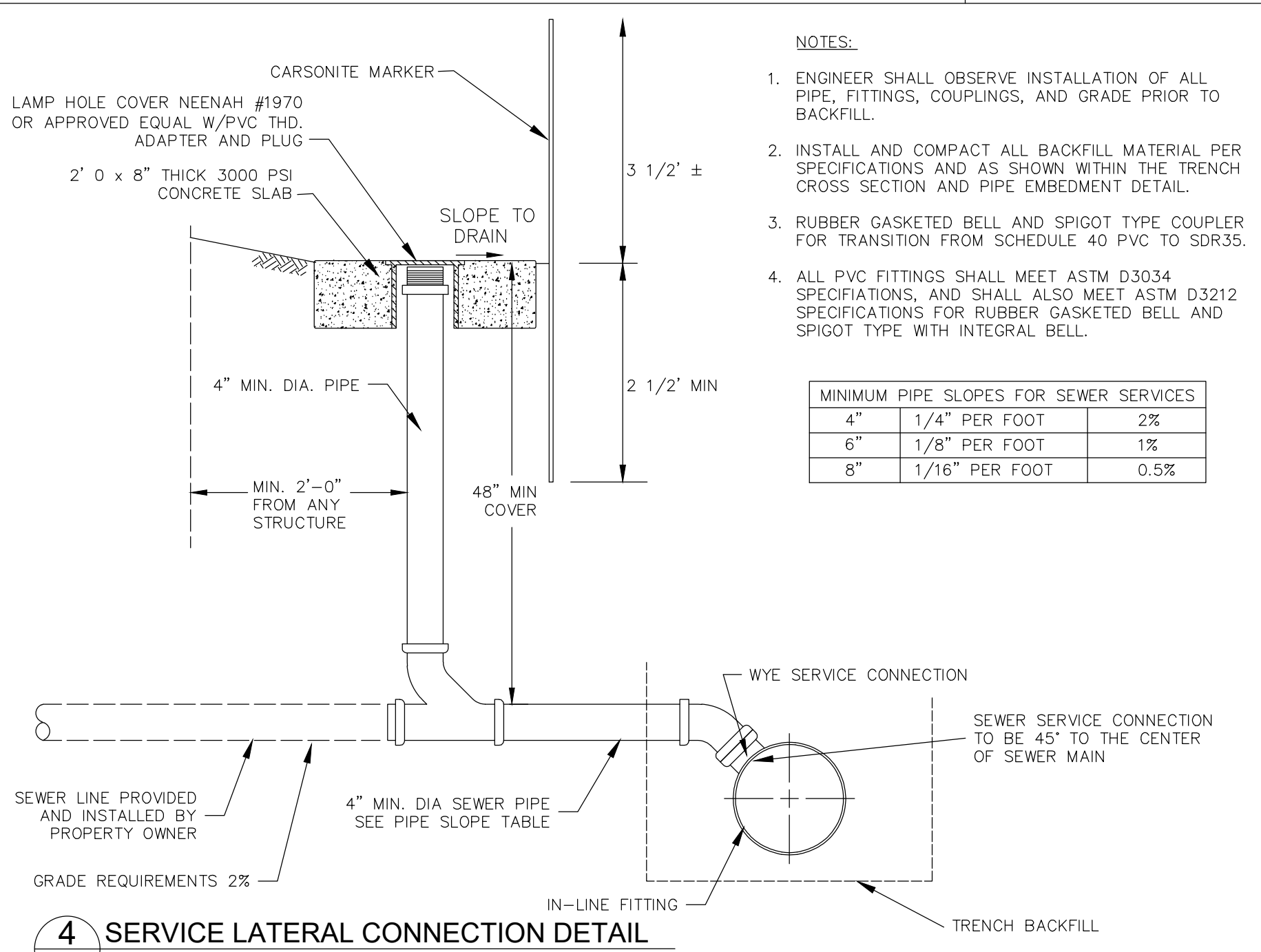
**RADIUS TABLE**



**2 VALVE FOR C900 PVC WATER MAIN**  
N.T.S.



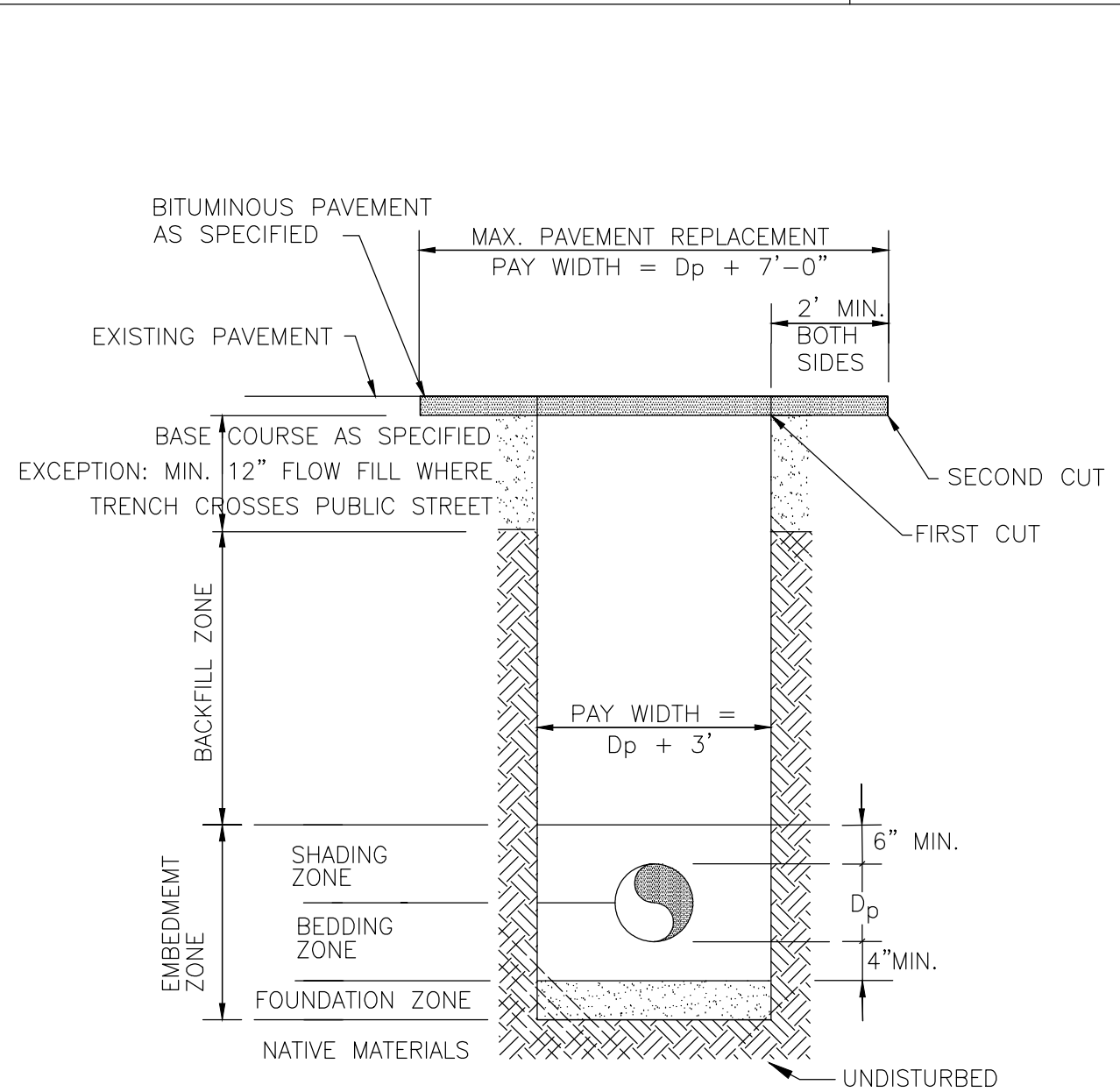
**3 TRACER WIRE DETAIL**  
N.T.S.



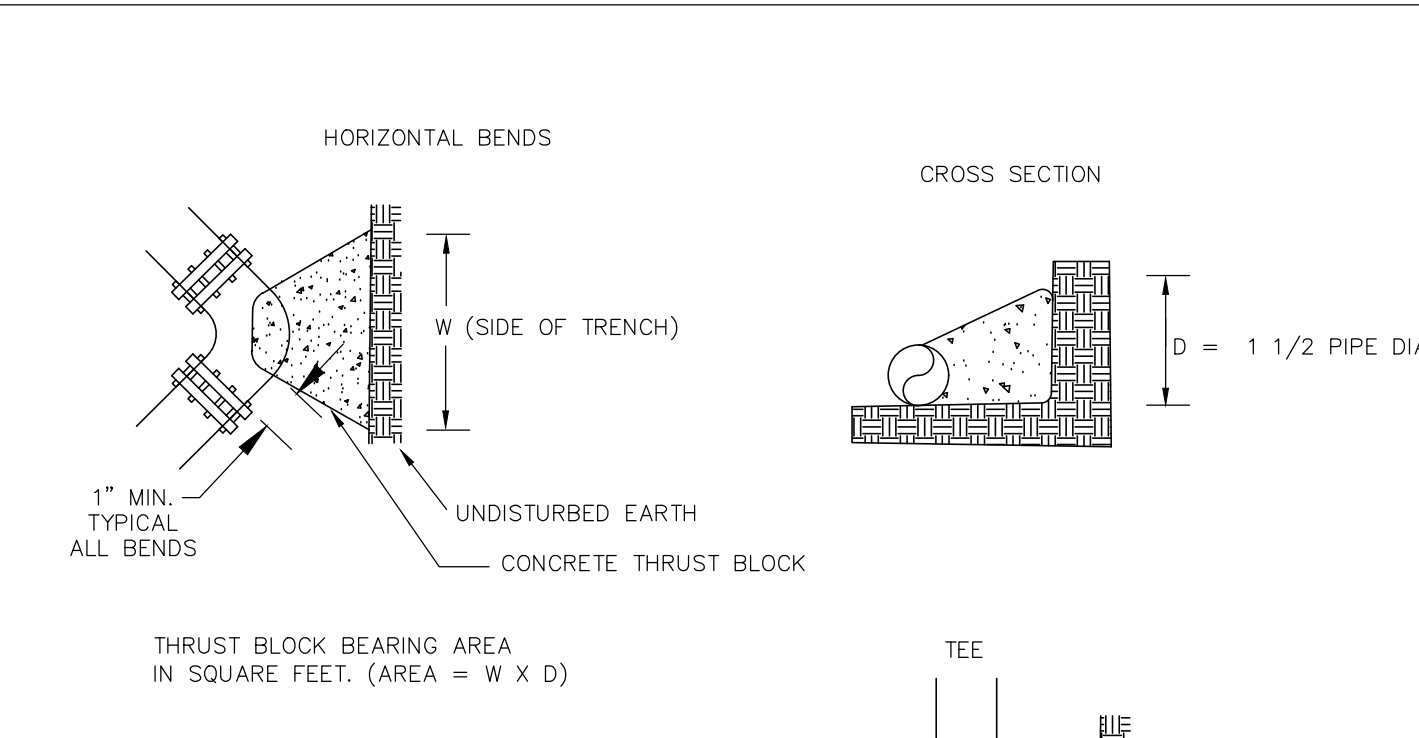
**4 SERVICE LATERAL CONNECTION DETAIL**  
N.T.S.

- NOTES:**
- ENGINEER SHALL OBSERVE INSTALLATION OF ALL PIPE, FITTINGS, COUPLINGS, AND GRADE PRIOR TO BACKFILL.
  - INSTALL AND COMPACT ALL BACKFILL MATERIAL PER SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH CROSS SECTION AND PIPE EMBEDMENT DETAIL.
  - RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
  - ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

MINIMUM PIPE SLOPES FOR SEWER SERVICES		
4"	1/4" PER FOOT	2%
6"	1/8" PER FOOT	1%
8"	1/16" PER FOOT	0.5%

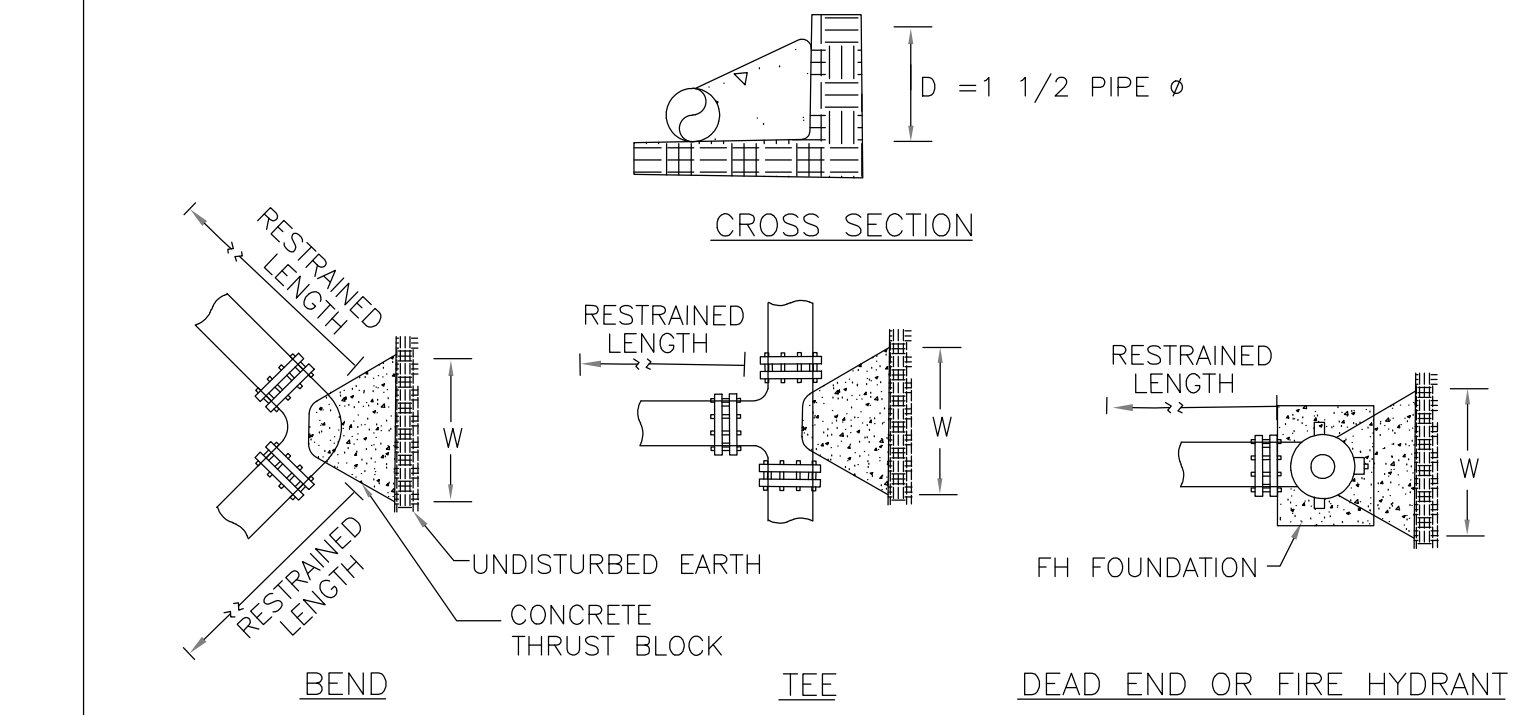


**5 TRENCH CROSS SECTION DETAIL**  
N.T.S.



MAIN SIZE (INCHES)			
FITTING TYPE	<6"	8"	10"
45° OR LESS BEND	3	3	3
90° BEND	3	4	6
TEE OR PLUG	3	3	4

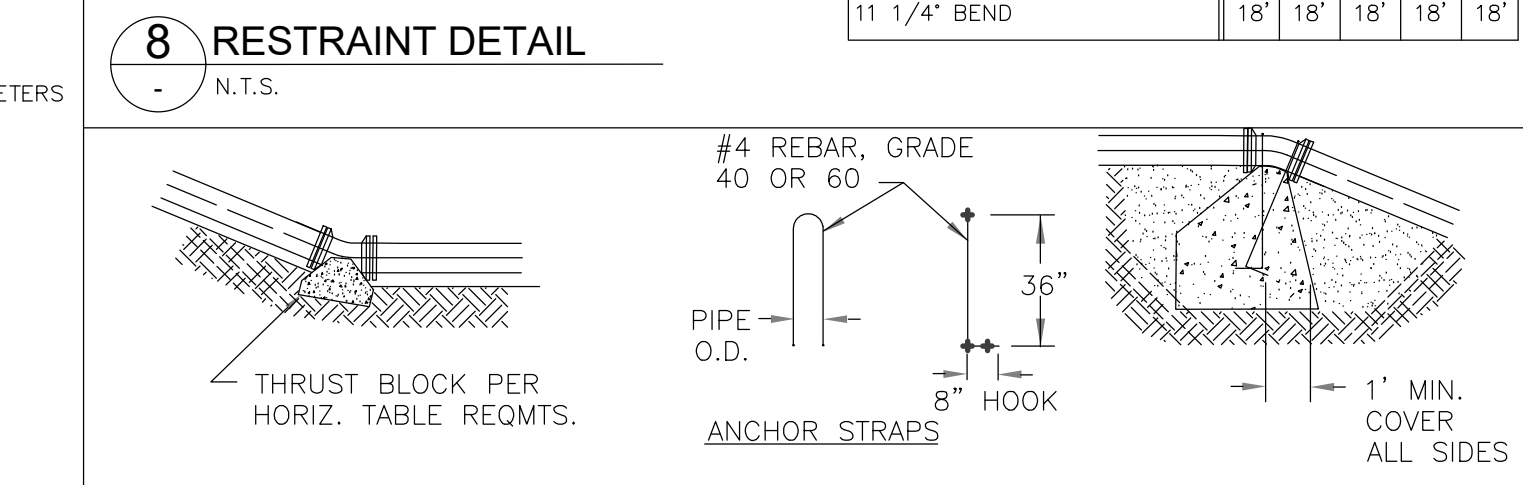
**6 THRUST BLOCK DETAIL**  
N.T.S.



- NOTES:**
- JOINT RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCKS.
  - THRUST BLOCK AND RESTRAINT ARE DEPENDENT ON LINE PRESSURE. SEE SPECIFICATIONS.

**REQUIRED RESTRAINT LENGTH (FT)**

FITTING TYPE	MAIN SIZE (INCHES)				
	4"	6"	8"	10"	12"
90° BEND, BRANCH OF TEE, IN LINE VALVE, OR DEAD END	30'	45'	60'	73'	86'
45° BEND	18'	18'	18'	21'	25'
22 1/2° BEND	18'	18'	18'	18'	18'
11 1/4° BEND	18'	18'	18'	18'	18'



- NOTES:**
- FOUR (4) TOTAL ANCHOR STRAPS REQUIRED, (2) EACH SIDE OF THE BEND.
  - COAT EXPOSED STEEL WITH (2) COATS BITUMINOUS COATING.
  - MINIMUM EMBEDMENT DEPTH = 1 FT.
  - MINIMUM SINGLE DIMENSION ON ANY ONE SIDE = 3 FT.
  - CONCRETE SHALL BE 3,000 PSI.
  - PLACE POLYETHYLENE BARRIER BETWEEN PIPE AND CONCRETE.
  - THRUST BLOCKS SHALL BEAR AGAINST FIRM UNDISTURBED EARTH.
  - TABLES BASED UPON MAIN PRESSURE PLUS WATERHAMMER AND 2,000 PSF SOIL BEARING PRESSURE. ADJUST BEARING AREAS IN ACCORDANCE WITH PRESSURES AND SOIL CONDITIONS. SEE SPECIFICATIONS.
  - THE BEARING AREA OF ALL THRUST BLOCKS WILL BE MEASURED PRIOR TO POURING.
  - JOINT RESTRAINT IS REQUIRED IN ADDITION TO THRUST BLOCKS.

**7 VERTICAL THRUST BLOCK DETAIL**  
N.T.S.

**FOUR POINTS SURVEYING ENGINEERING**

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LOTS 14-16 VALLEY VIEW BUSINESS PARK  
INDUSTRIAL AVE  
HAYDEN, CO 81639

**HORIZONTAL SCALE**

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 ft

DATE: 1-15-2024  
JOB #: 2278-001  
DRAWN BY: RS  
DESIGN BY: MDM, RS  
REVIEW BY: FPSE

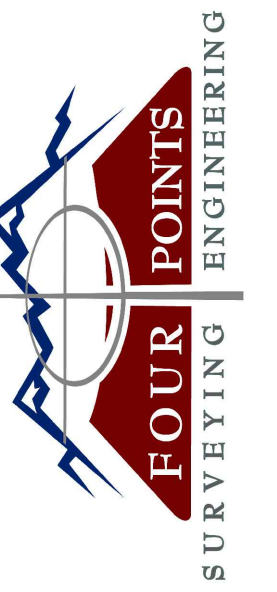
**DETAILS**

DRAWING: \_\_\_\_\_

SHEET NO. **C8**

# CONSTRUCTION SITE MANAGEMENT PLAN

LOTS 14-16, VALLEY VIEW BUSINESS PARK  
 LOCATED IN THE SE 1/4 OF SECTION 10, TOWNSHIP 6 NORTH,  
 RANGE 88 WEST OF THE 6TH P.M., HAYDEN, ROUTT COUNTY,  
 COLORADO



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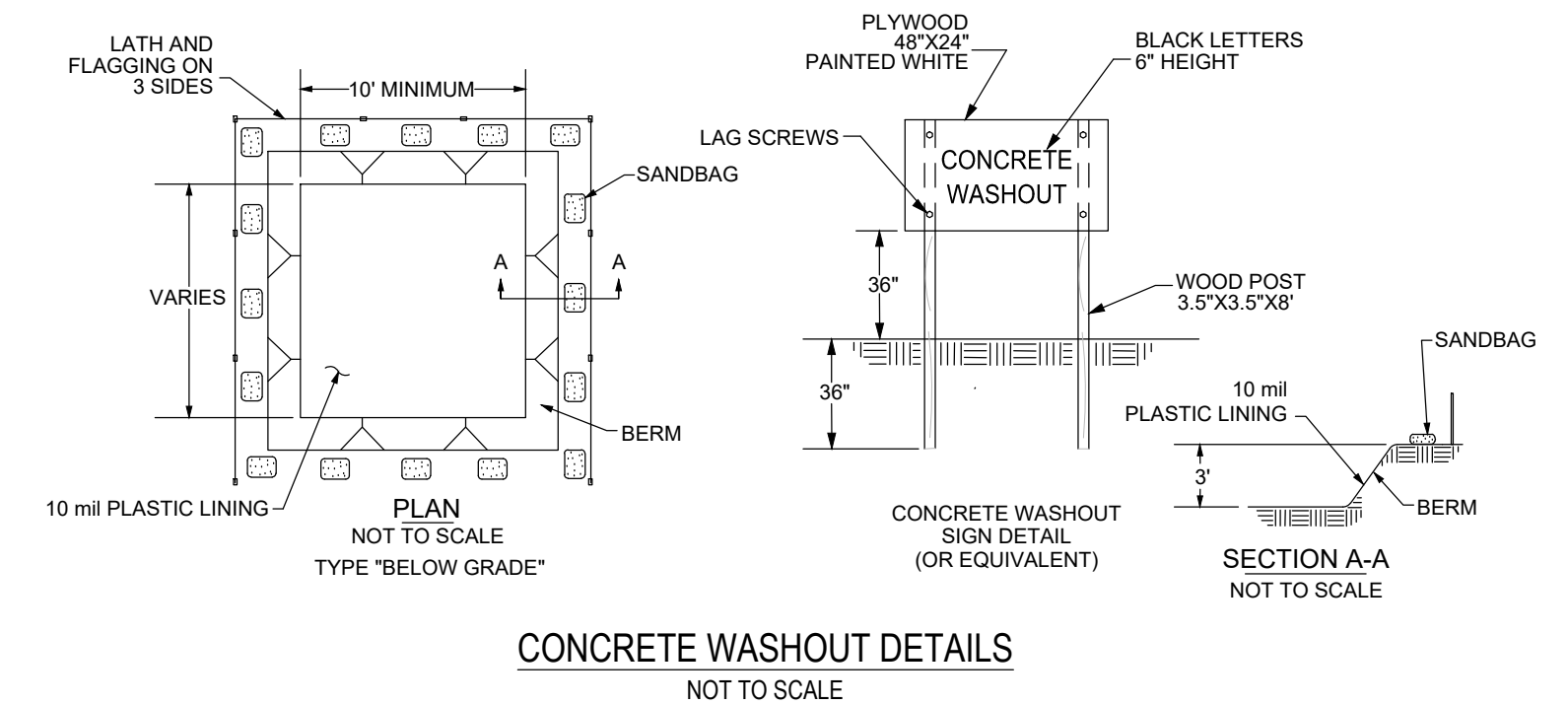
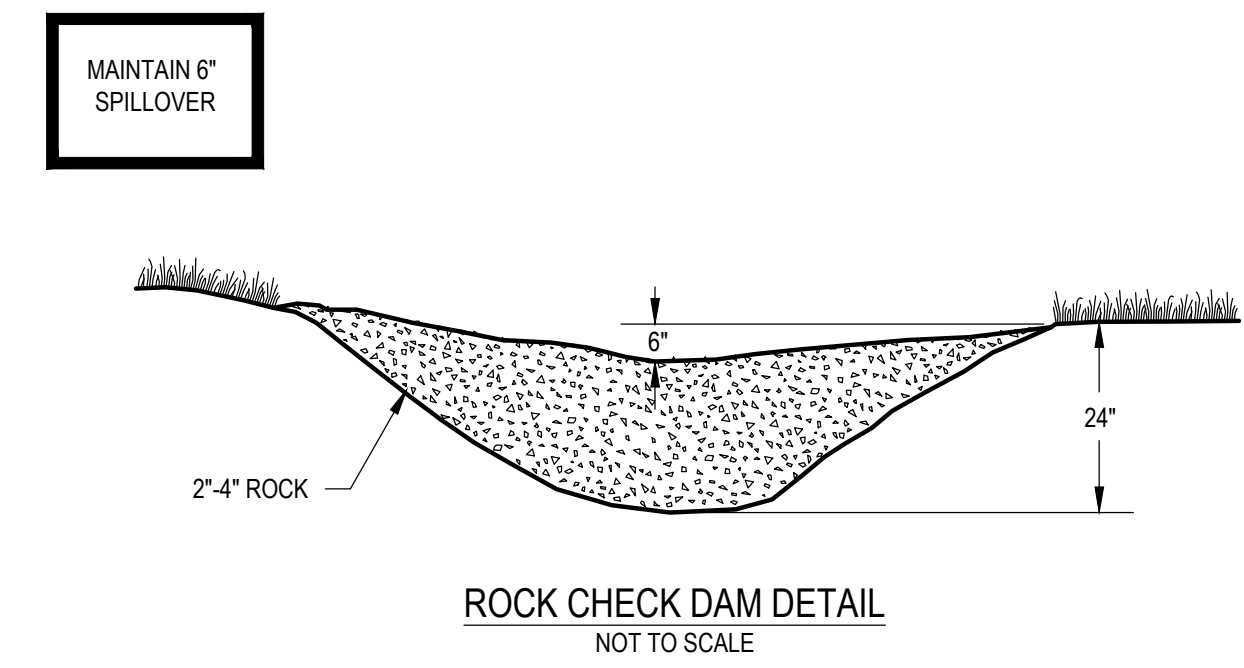
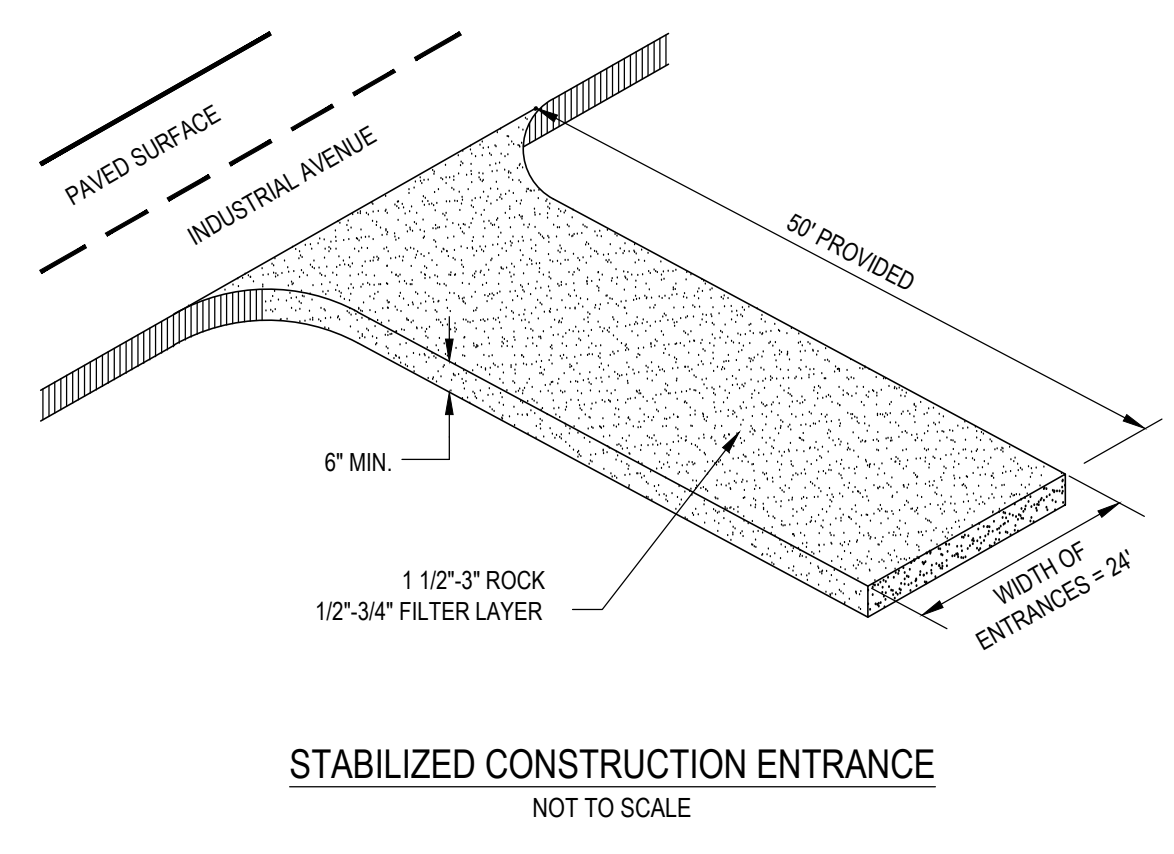
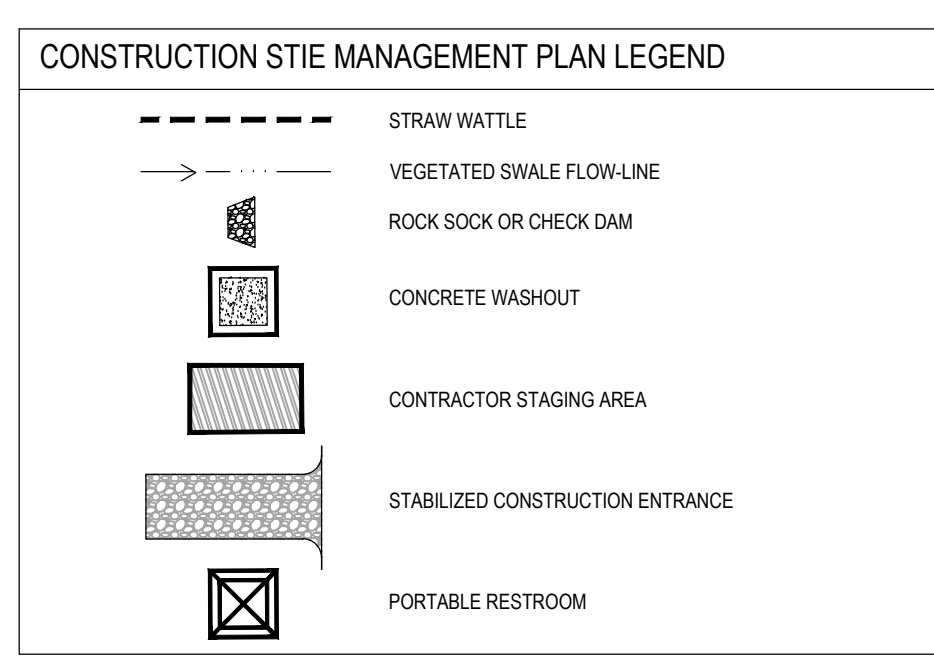
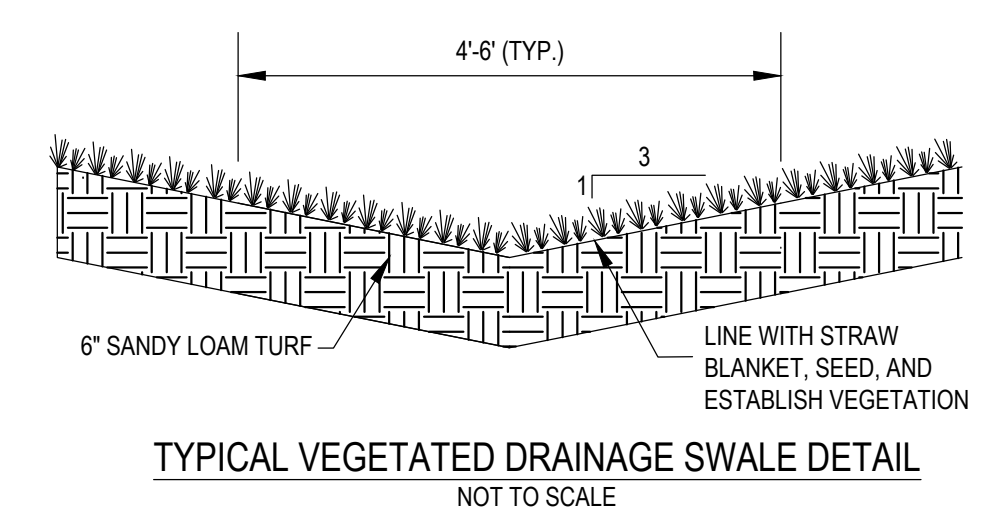
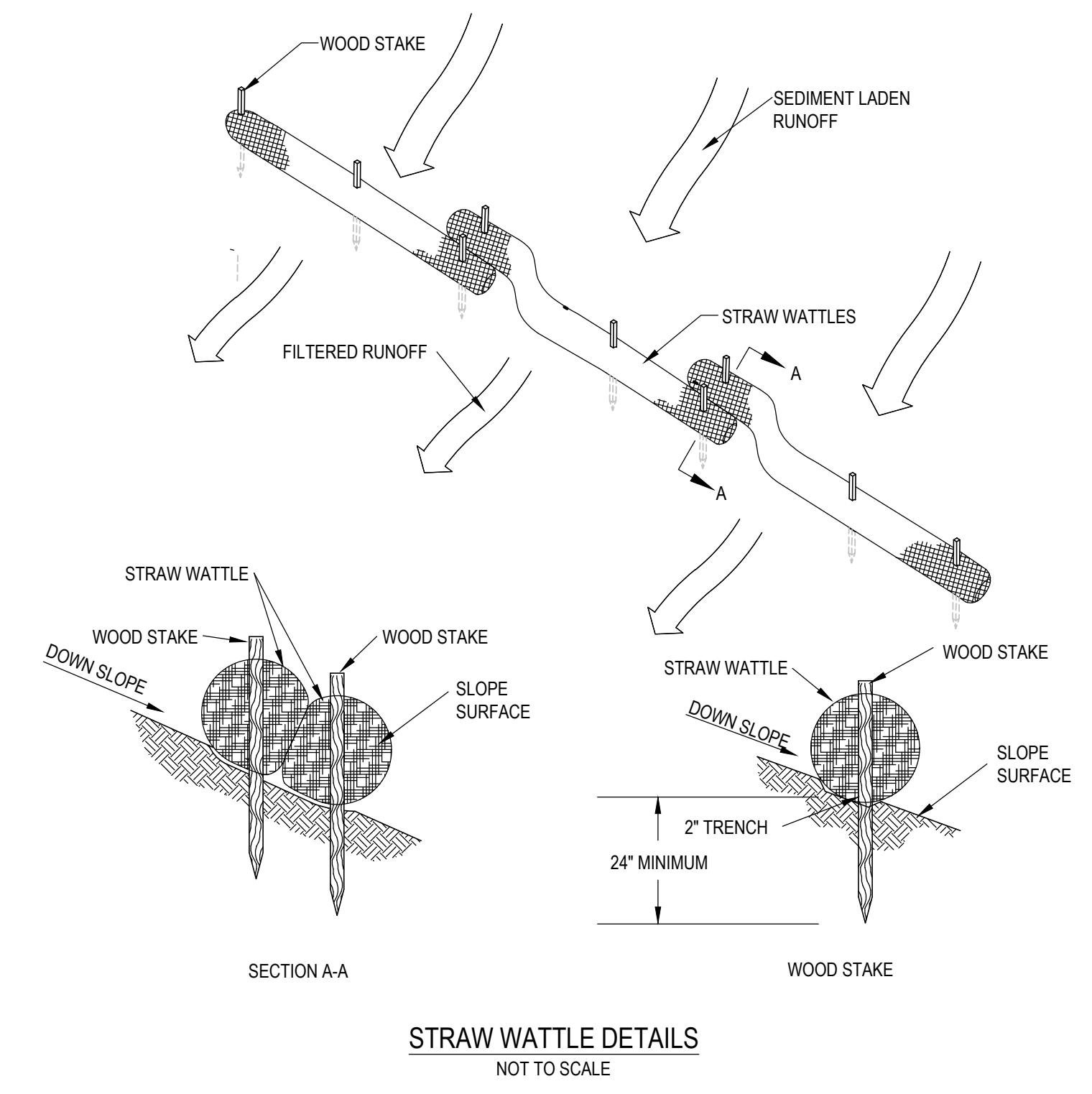
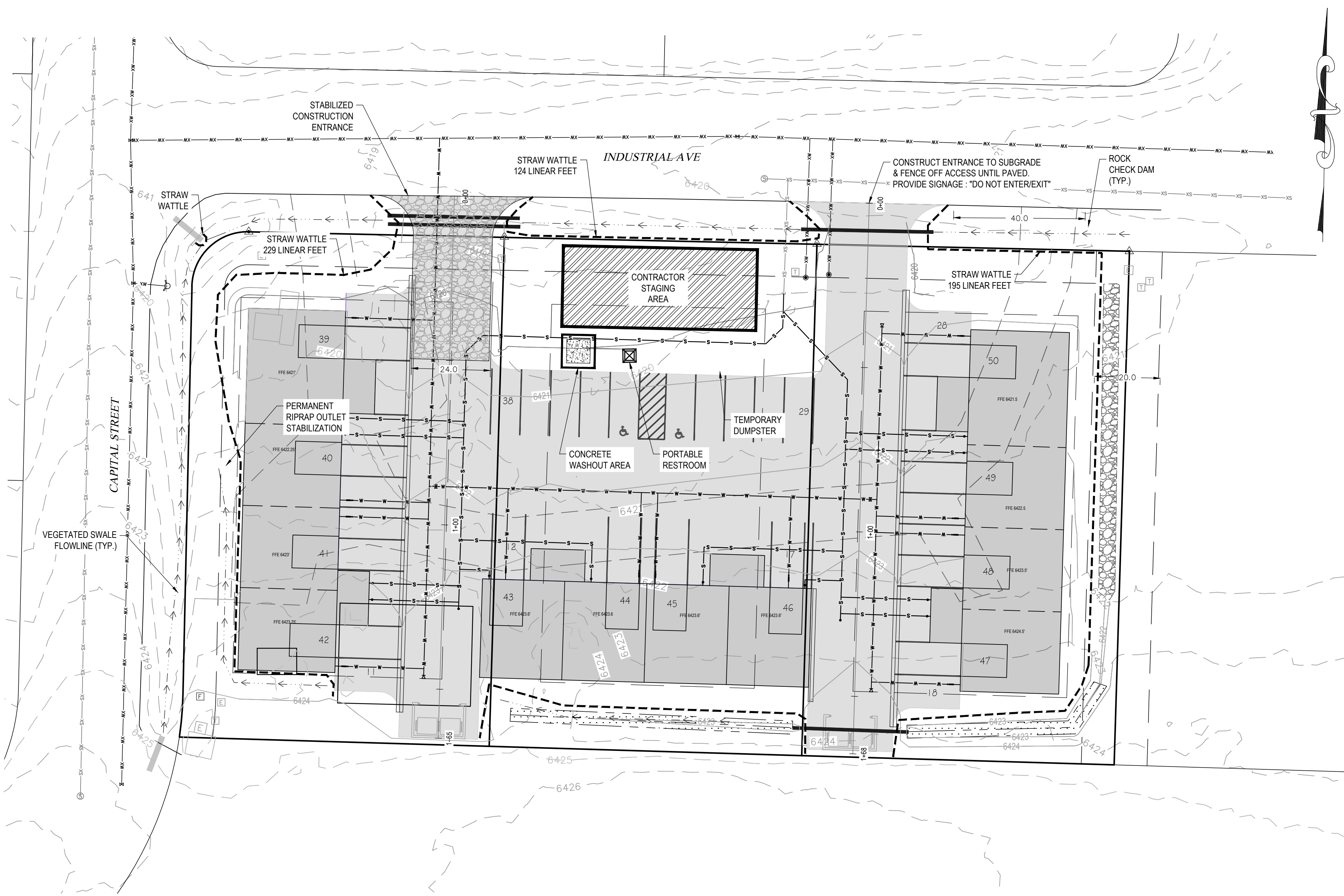
INT	RS	REVISIONS	REDLINES	DATE	No.
				1-15-24	1

LOTS 14-16 VALLEY VIEW BUSINESS PARK  
 INDUSTRIAL AVE  
 HAYDEN, CO 81639

**HORIZONTAL SCALE**  
 0 20' 40'  
 SCALE: 1" = 20'  
 CONTOUR INTERVAL = 1 ft  
 DATE: 1-15-2024  
 JOB #: 2278-001  
 DRAWN BY: RS  
 DESIGN BY: MDM, RS  
 REVIEW BY: FPSE

**CONSTRUCTION SITE MANAGEMENT PLAN**

DRAWING:  
 SHEET NO.  
**C9**



**CONSTRUCTION SITE MANAGEMENT PLAN NOTES:**

- THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
- CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
- CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE CONTROL MEASURE (APPLIED TO ROCK CHECK DAMS AND STRAW WATTLE).
- THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATERWAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
- ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
- TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
- CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM THE SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
- EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE ADEQUATE WASTE MANAGEMENT INCLUDING BUT NOT LIMITED TO A REGULARLY MAINTAINED ON SITE DUMPSTER AND PORTA-POTTY.
- FINAL STABILIZATION IS THE CONDITION REACHED WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND FOR ALL AREAS OF GROUND SURFACE DISTURBING ACTIVITIES A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.

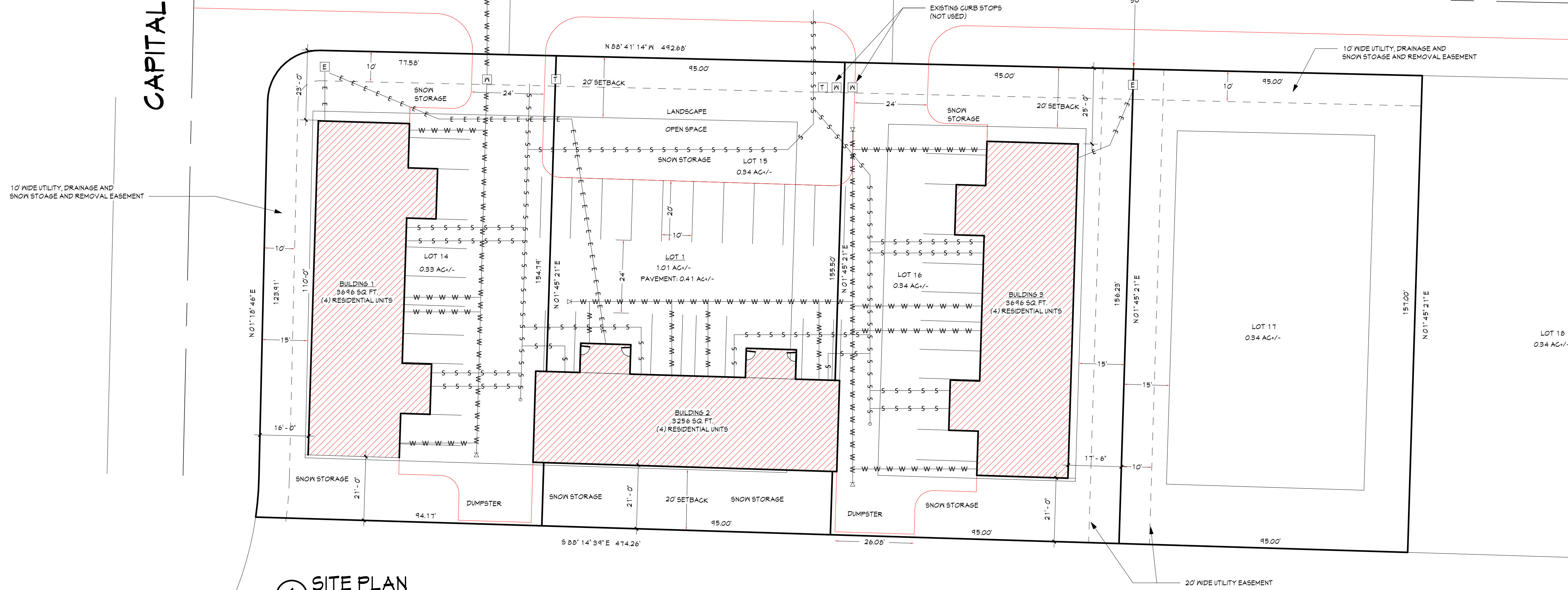
# CARLSON CORNER

CAPITAL STREET

INDUSTRIAL AVENUE

COMMERCE STREET

RGR 37



1 SITE PLAN  
1" = 20'-0"

LEGEND

- W-W-W-W-W-W- WATER LINE
- S-S-S-S-S-S- SEWER LINE
- T-T-T-T-T-T- TELEPHONE
- E-E-E-E-E-E- ELECTRIC LINE

ZONED: I (INDUSTRIAL)  
 SETBACKS: 20' FRONTAGE, 15' SIDE + 20' REAR  
 PARCEL ID #: 260200014  
 STREET ADDRESS: 821 INDUSTRIAL AVE.  
 LEGAL DESCRIPTION: LOT 14, VALLEY VIEW BUSINESS PARK, HAYDEN, ROUTT COUNTY, COLORADO

SITE PLAN

1" = 20'  
 NOTE:  
 NO WATER BODIES, RIVERS, STREAMS, LAKES, RESERVOIRS, OR PONDS ARE LOCATED WITHIN 50' OF THE PROPOSED STRUCTURE OR DRIVEWAY.  
 ALL DISTURBED AREAS TO BE REVEGETATED  
 SURVEY & TOPOGRAPHIC INFORMATION PROVIDED BY LANDMARK, INC. AND MODIFIED BY JAKE'S DRAFTING SERVICE, INC. FOR USE AS A SITE PLAN

0	OF 12	COV	COVER / SITE PLAN
1	OF 12	A.1.0	BLDG 1 / 3 MAIN LEVEL
2	OF 12	A.1.1	BLDG 1 / 3 UPPER LEVEL
3	OF 12	A.1.2	BLDG 1 / 3 ROOF PLAN
4	OF 12	A.1.3	BLDG 2 MAIN LEVEL
5	OF 12	A.1.4	BLDG 2 UPPER LEVEL
6	OF 12	A.1.5	BLDG 2 ROOF PLAN
7	OF 12	A.2.0	B1 ELEVATIONS
8	OF 12	A.2.1	B1 ELEVATIONS
9	OF 12	A.2.2	B2 ELEVATIONS
10	OF 12	A.2.3	B2 ELEVATIONS
11	OF 12	A.2.4	B3 ELEVATIONS
12	OF 12	A.2.5	B3 ELEVATIONS

OWNER

SDC VENTURES LLC  
 44200 DIAMONDBACK WAY  
 STEAMBOAT, CO 80487

DESIGNER

AMPLIFY ARCHITECTURE  
 KIERAN PATRICK O'HALLORAN  
 426 OAK ST.  
 STEAMBOAT SPRINGS, CO 80477  
 970-879-7929  
 WWW.AMPLIFYARCH.COM

CIVIL ENGINEER

FOUR POINTS SURVEYING + ENGINEERING  
 WALER MAGILL  
 410 S. LINCOLN AVE, UNIT 15  
 PO BOX 775966  
 STEAMBOAT SPRINGS, CO 80487  
 970.871.6772  
 WWW.FOURPOINTSSE.COM

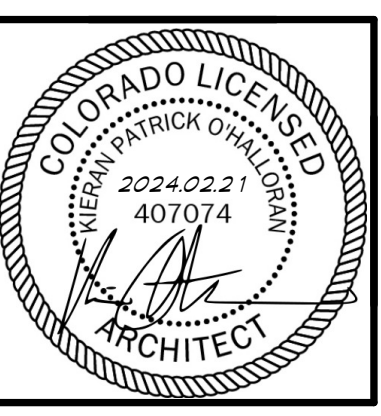
LANDSCAPE

HICKORY FLATS LANDSCAPE  
 ANDY BENJAMIN  
 970-879-7929  
 HICKORYFLATSLDS@GMAIL.COM

CONSTRUCTION SITE MANAGEMENT PLAN

1. THIS PLAN SHALL BE KEPT ON SITE ON ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION AND ESTABLISHING ANY REQUIRED PERMANENT CONTROL MEASURES TO PREVENT RELEASE OF POLLUTANTS FROM THE PROJECT SITE.
4. CONTROL MEASURES SHALL BE USED, MODIFIED, AND MAINTAINED WHENEVER NECESSARY TO REFLECT CURRENT CONDITIONS. CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EVERY PRECIPITATION EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM CONTROL MEASURES WHEN THE SEDIMENT LEVEL REACHES 1/2 THE HEIGHT OF THE CONTROL MEASURE.
5. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE RIGHT OF WAY, PRIVATE PROPERTY, OR WATERWAYS AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
7. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED WHERE GROUND DISTURBANCES HAVE TEMPORARY OR PERMANENTLY CEASED FOR 14 DAYS OR FOR AREAS OF LAND DISTURBANCE WITHIN ONE GROWING SEASON.
8. CONCRETE WASTE AND WASHOUT WATER FROM MIXING TRUCKS SHALL BE CONTAINED ON SITE, REMOVED FROM SITE, AND PROPERLY DISPOSED. MATERIALS SHALL NOT BE ALLOWED TO ENTER STATE WATERS.
9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION, CONTRACTOR MUST OBTAIN REQUIRED PERMITS.
10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
11. FOR ANY WORK TO BE DONE IN THE RIGHT OF WAY, COORDINATE WITH THE CITY ROW MANAGER REGARDING SPECIAL PERMITTING. NO WORK SHALL BE CONDUCTED IN THE ROW BETWEEN NOVEMBER 1 AND MAY 1 WITHOUT PRIOR APPROVAL FROM THE DIRECTOR OF PUBLIC WORKS.
12. 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.
13. 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.

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 732 LINCOLN AVE SUITE C  
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 STEAMBOAT SPRINGS, CO  
 970.879.7929



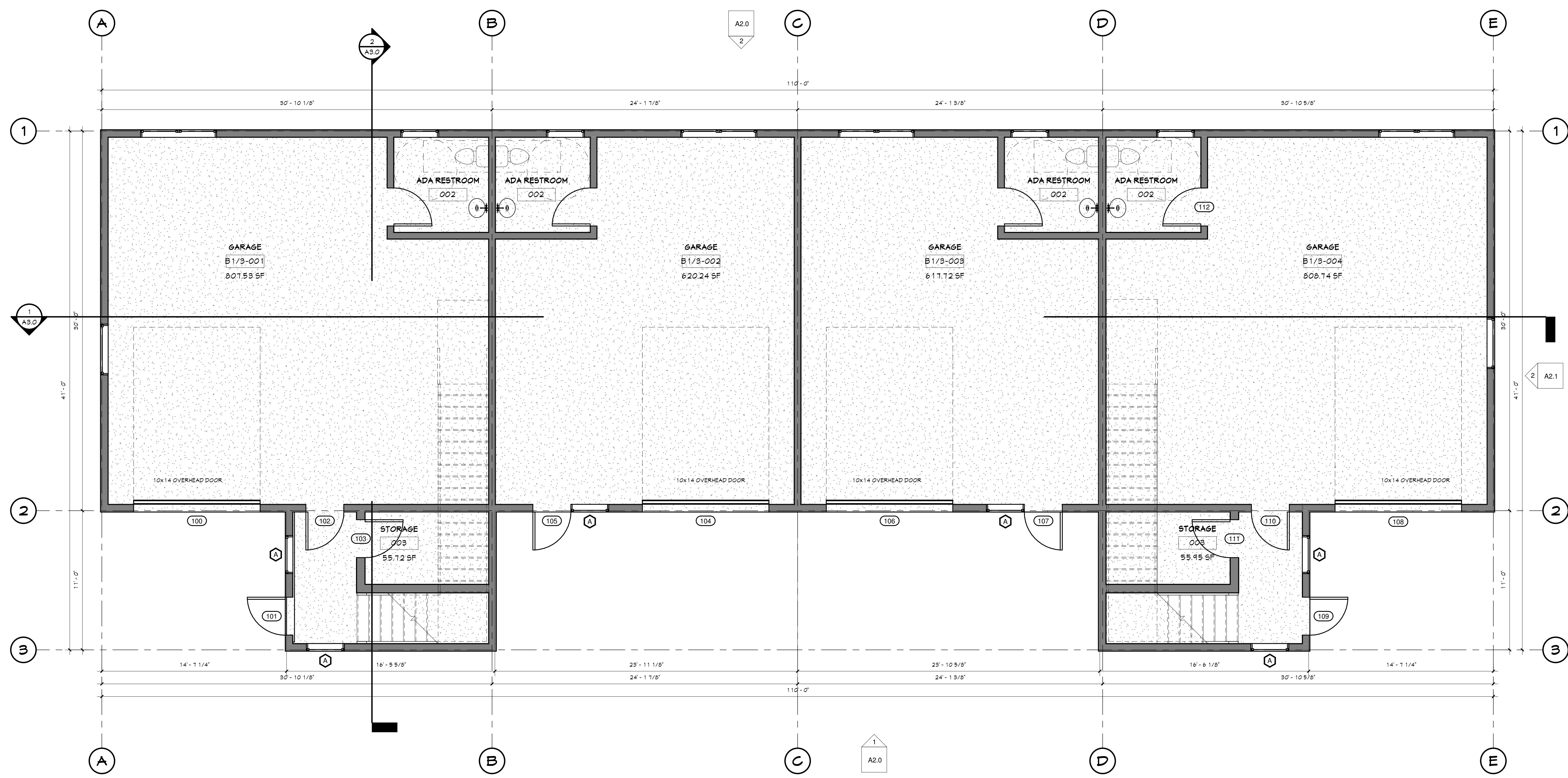
COVER / SITE PLAN FOR  
**the CARLSON CORNER LIVE/WORK**  
 821, 831 + 841 INDUSTRIAL AVE.  
 HAYDEN COLORADO  
 TBD

Job # 22014  
 File 210\_COVO  
 Date \_\_AUG21  
 Draw VAM  
 Checked JMH  
 Re/d NFG

Sheet Number  
**COV**  
 SHEET 0 OF 12

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**1 BLDG 1 / 3 MAIN LEVEL PLAN**  
 1/4" = 1'-0"

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 P.O. BOX 774121  
 STEAMBOAT SPRINGS, CO  
 80587-1211

**AMPLIFY ARCHITECTURE**

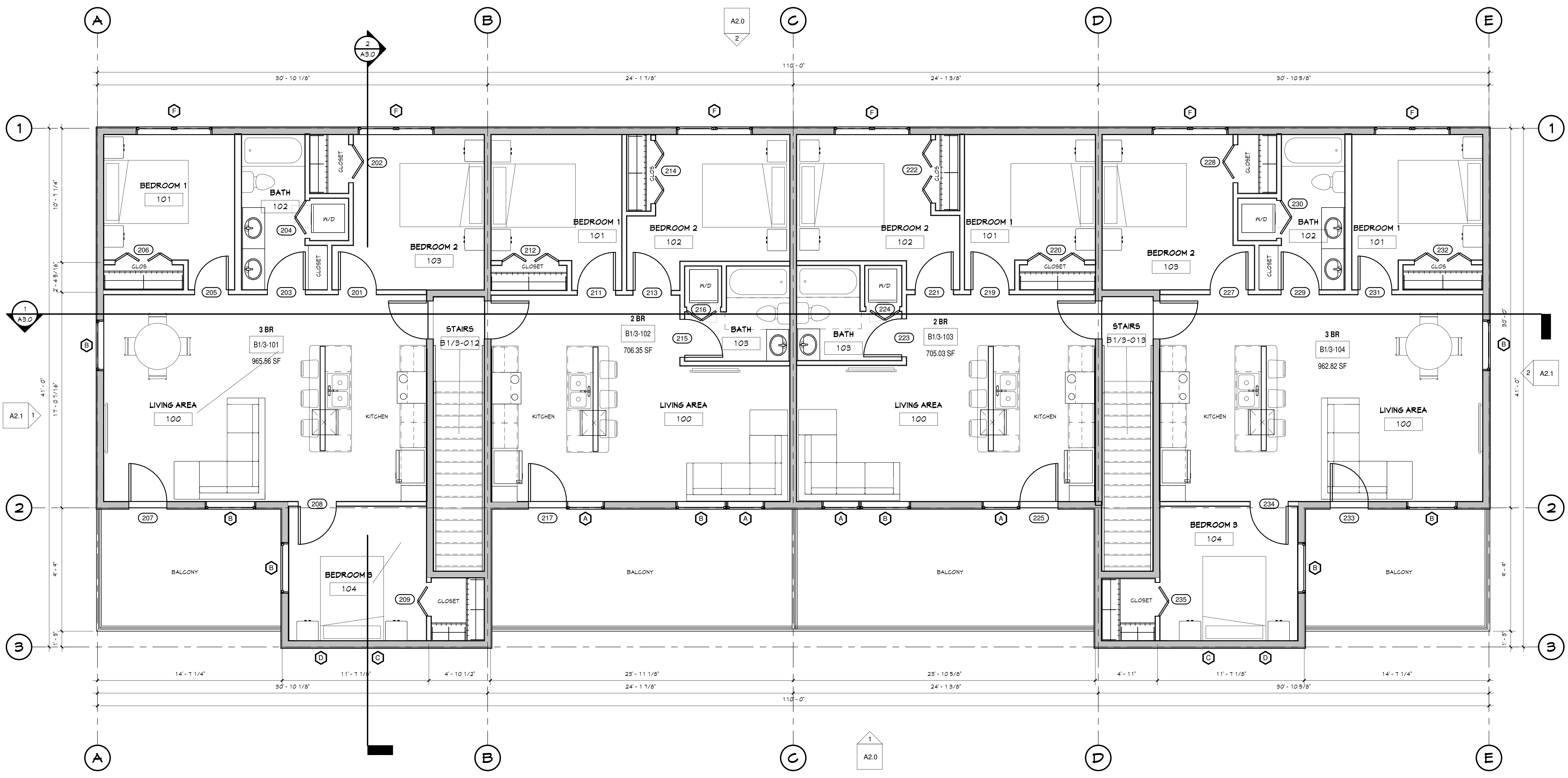


BLDG 1 / 3 MAIN LEVEL FOR  
**the CARLSON CORNER LIVE/WORK**  
 821, 831 + 841 INDUSTRIAL AVE.  
 HAYDEN COLORADO  
 TBD

Job #	22014
File	22014A10
Date	31JAN24
Drawn	KPO
Checked	KPO
Rel'd	NFC
Rev'd	

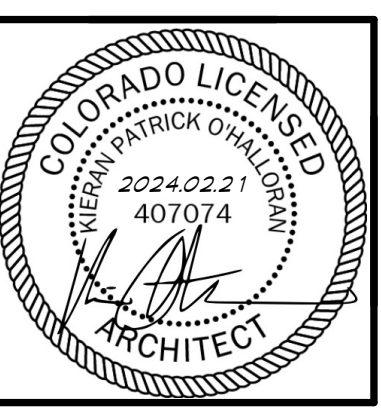
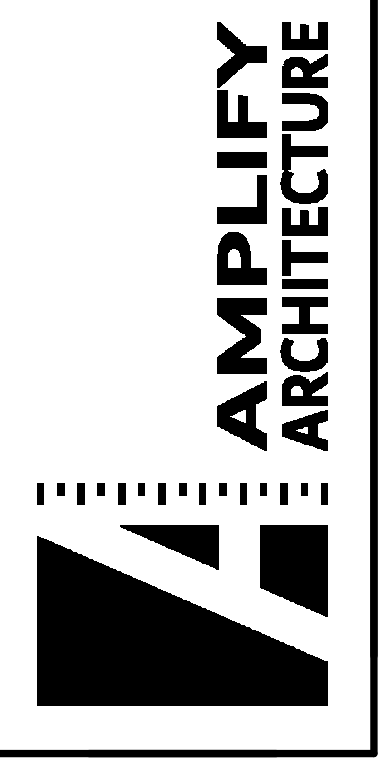
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 SHEET 1 OF 12

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1 BLDG 1 / 3 UPPER LEVEL  
1/4" = 1'-0"

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970.879.7929

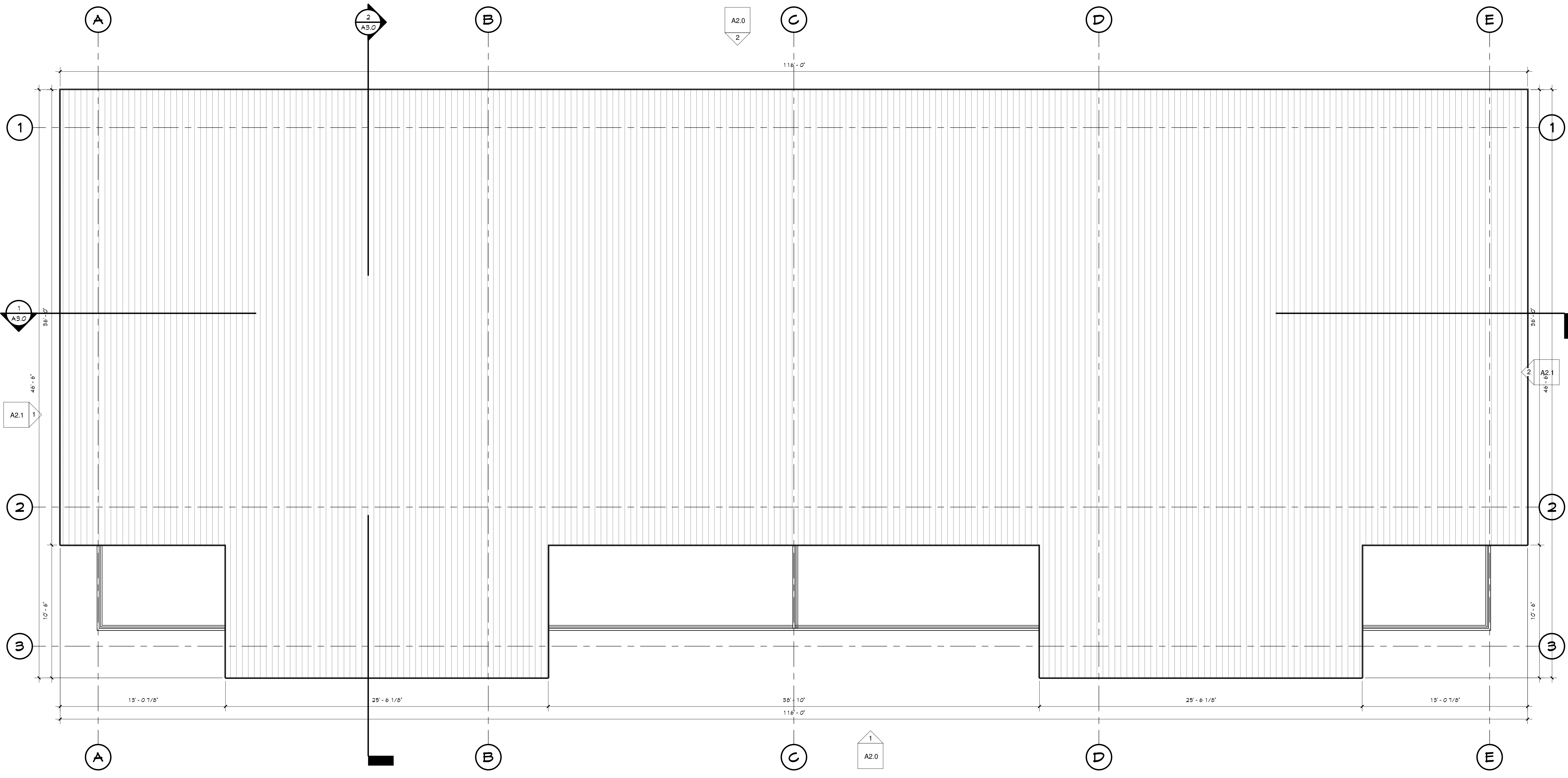


BLDG 1 / 3 UPPER LEVEL FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job # 22014  
File 22014A11  
Date 31JAN24  
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Sheet Number  
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SHEET 2 OF 12

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1 BLDG 1 / 3 ROOF PLAN  
1/4" = 1'-0"

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**AMPLIFY**  
ARCHITECTURE

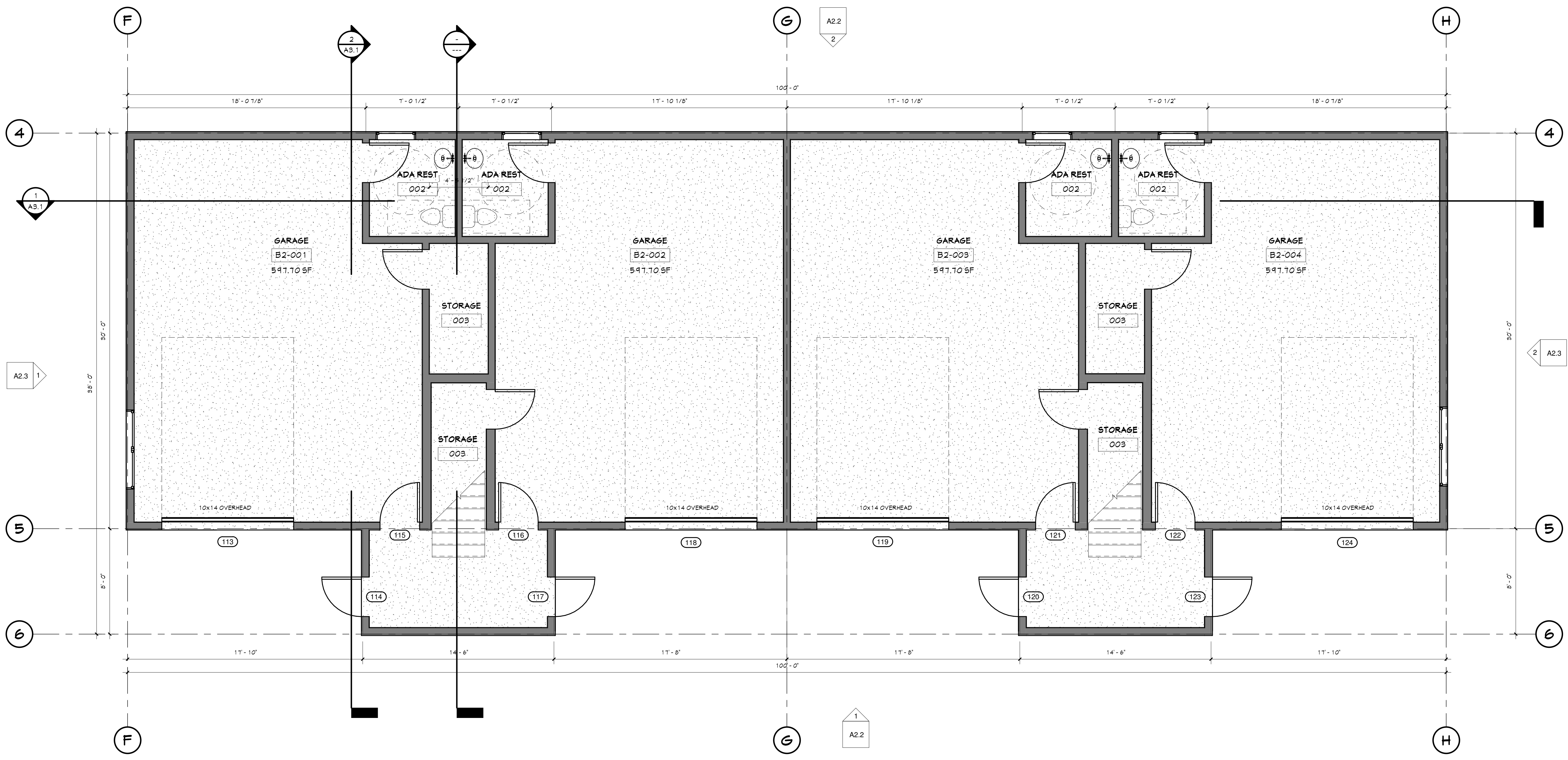


BLDG 1 / 3 ROOF PLAN FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job #	22014
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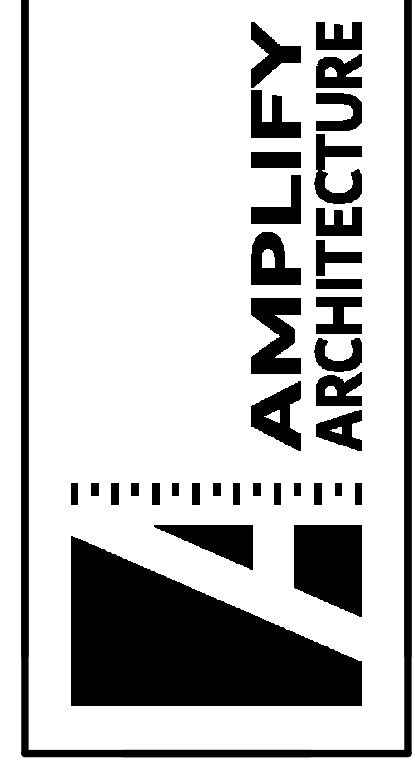
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SHEET 3 OF 12

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1 BLDG 2 MAIN LEVEL PLAN  
1/4" = 1'-0"

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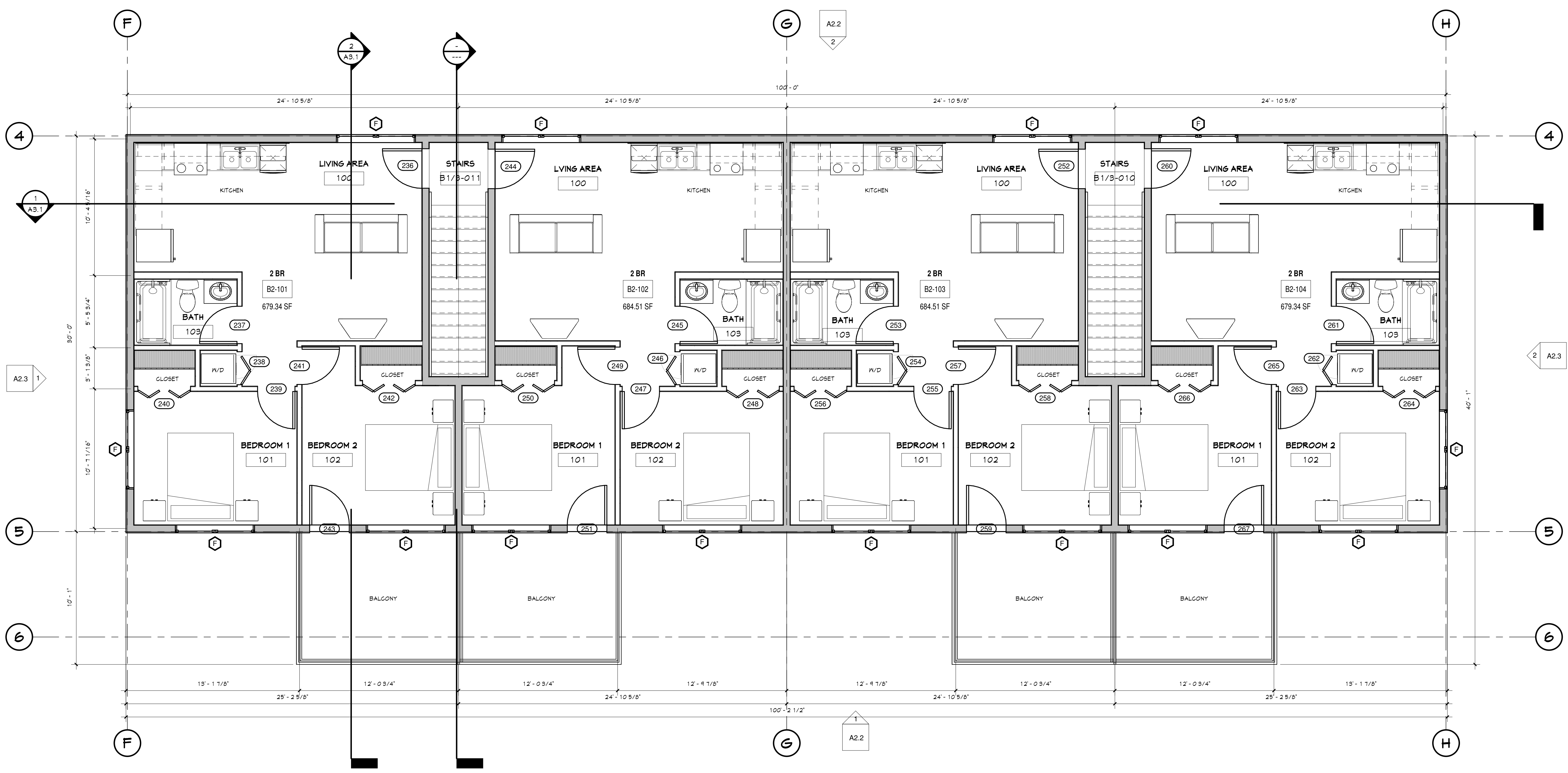
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**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job # 22014  
File 22014A13  
Date 31JAN24  
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Sheet Number  
**A1.3**  
SHEET 4 OF 12



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1 BLDG 2 UPPER LEVEL  
1/4" = 1'-0"

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**AMPLIFY**  
ARCHITECTURE

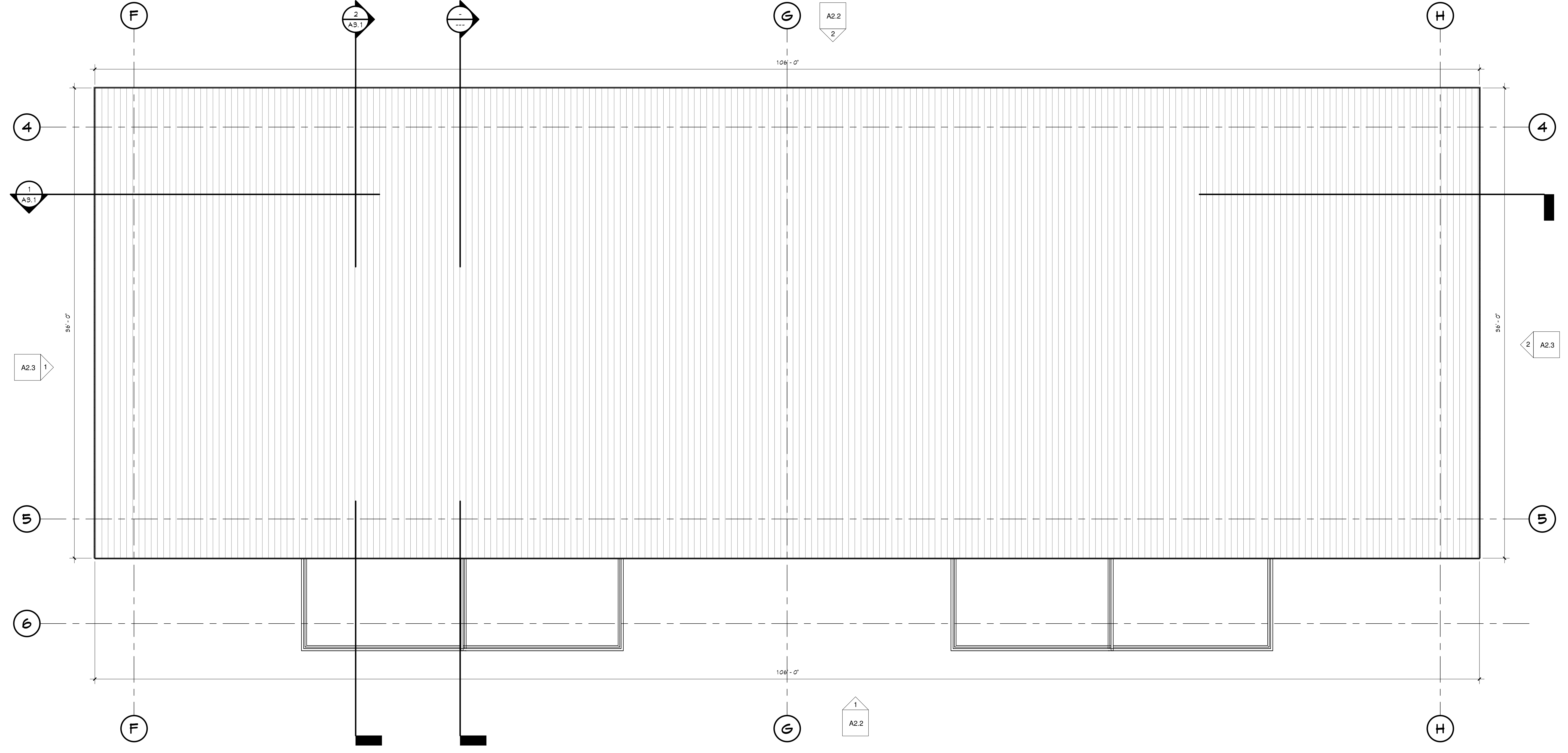


BLDG 2 UPPER LEVEL FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job #	22014
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Date	31JAN24
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Sheet Number  
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SHEET 5 OF 12

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1 BLDG 2 ROOF PLAN  
1/4" = 1'-0"

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**AMPLIFY**  
ARCHITECTURE

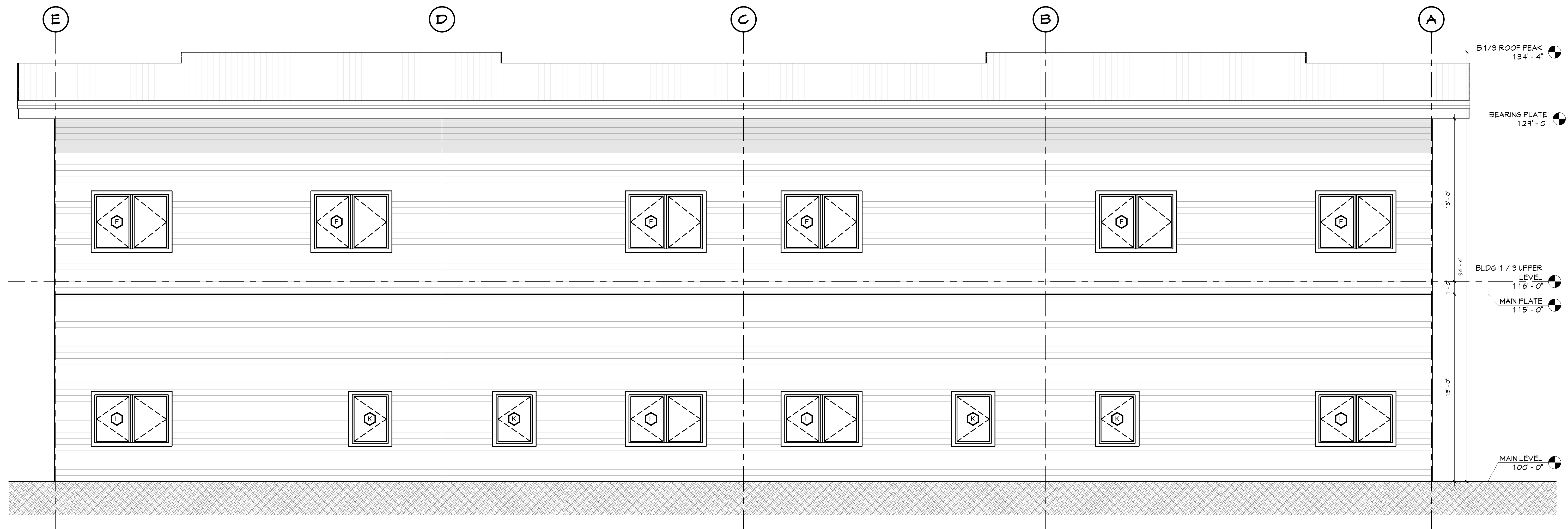


BLDG 2 ROOF PLAN FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job #	22014
File	22014A15
Date	31JAN24
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Revd	NFC

Sheet Number  
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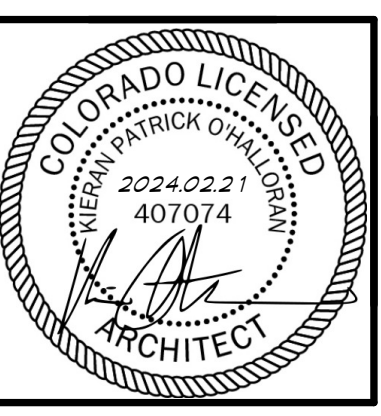
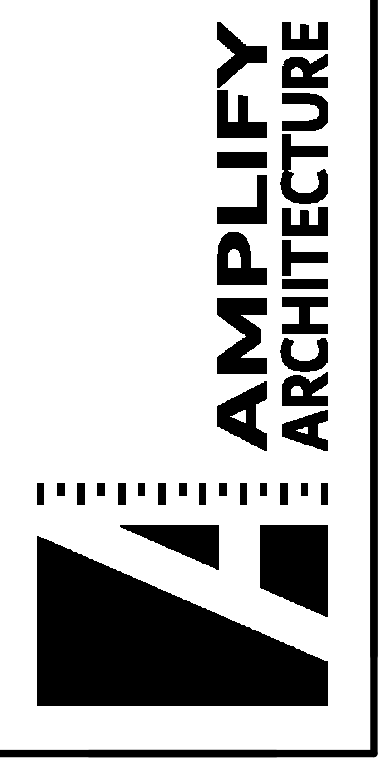


2 BLDG 1 SOUTH ELEV.  
1/4" = 1'-0"



1 BLDG 1 NORTH ELEV.  
1/4" = 1'-0"

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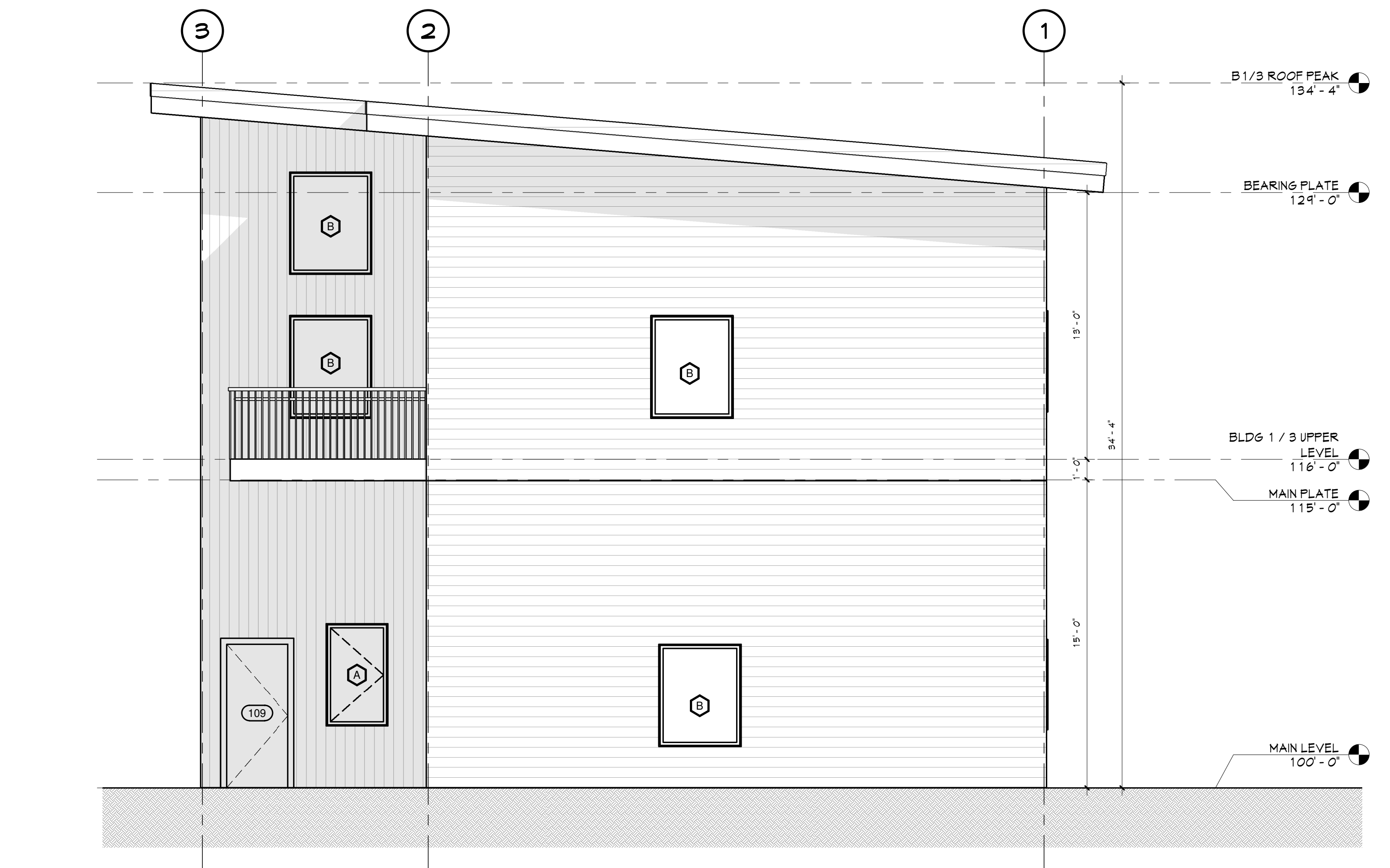


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**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

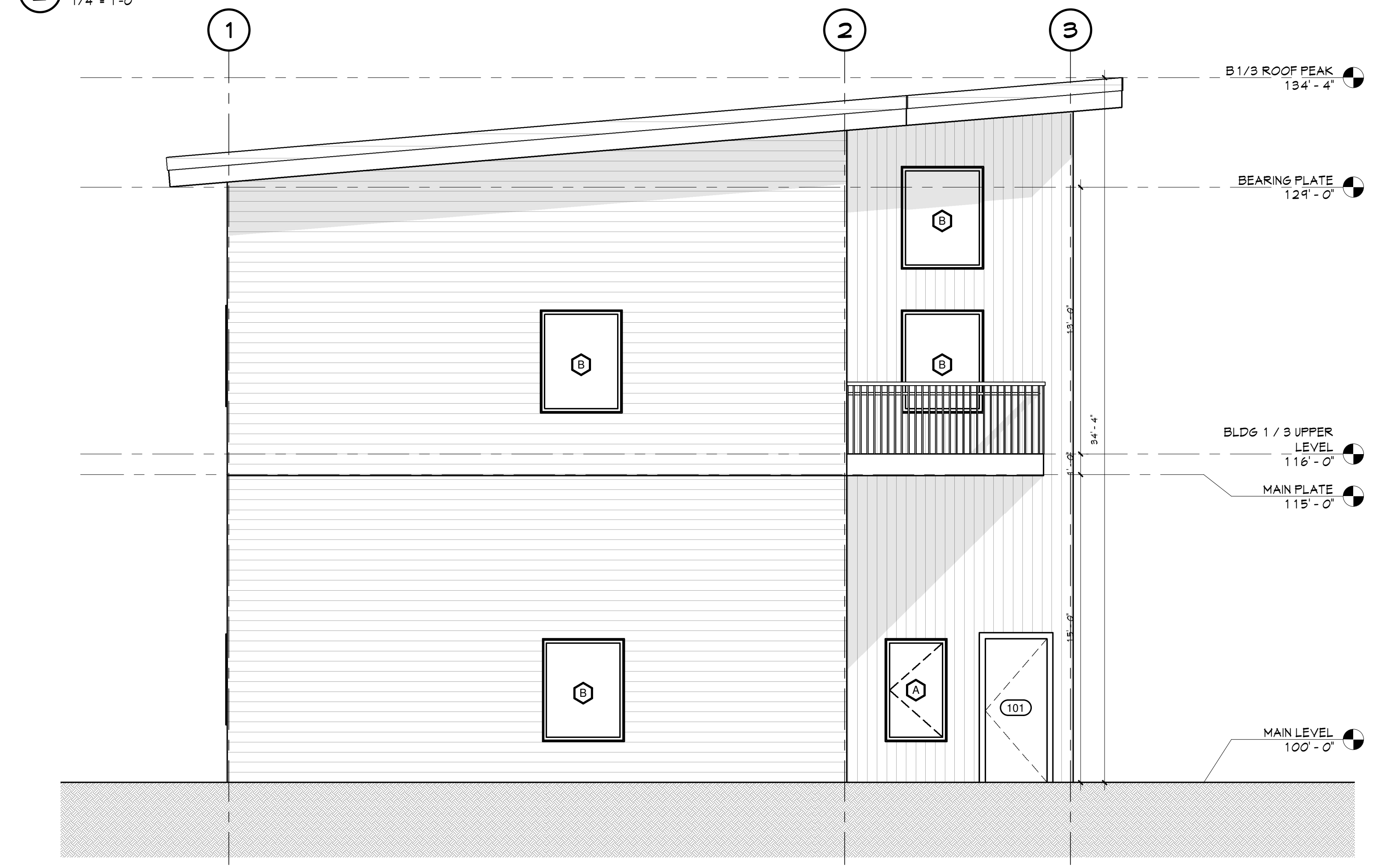
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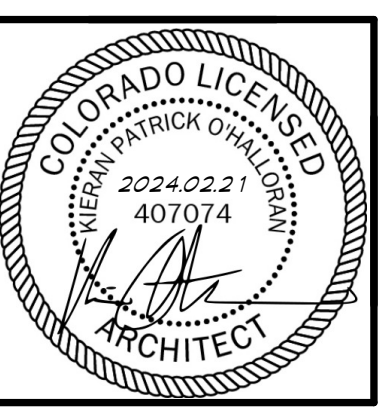
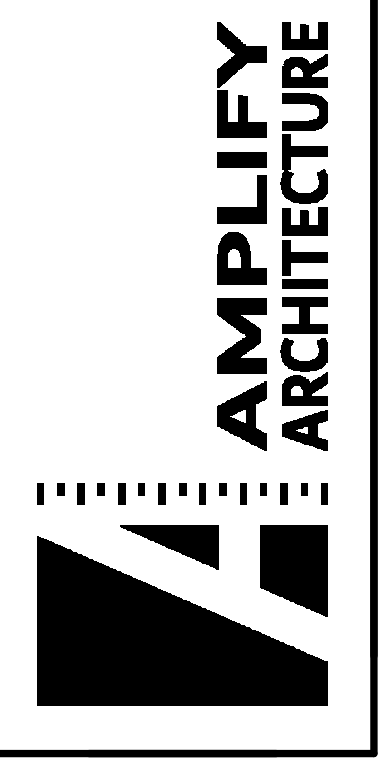


2 BLDG 1 WEST ELEV.  
1/4" = 1'-0"



1 BLDG 1 EAST ELEV.  
1/4" = 1'-0"

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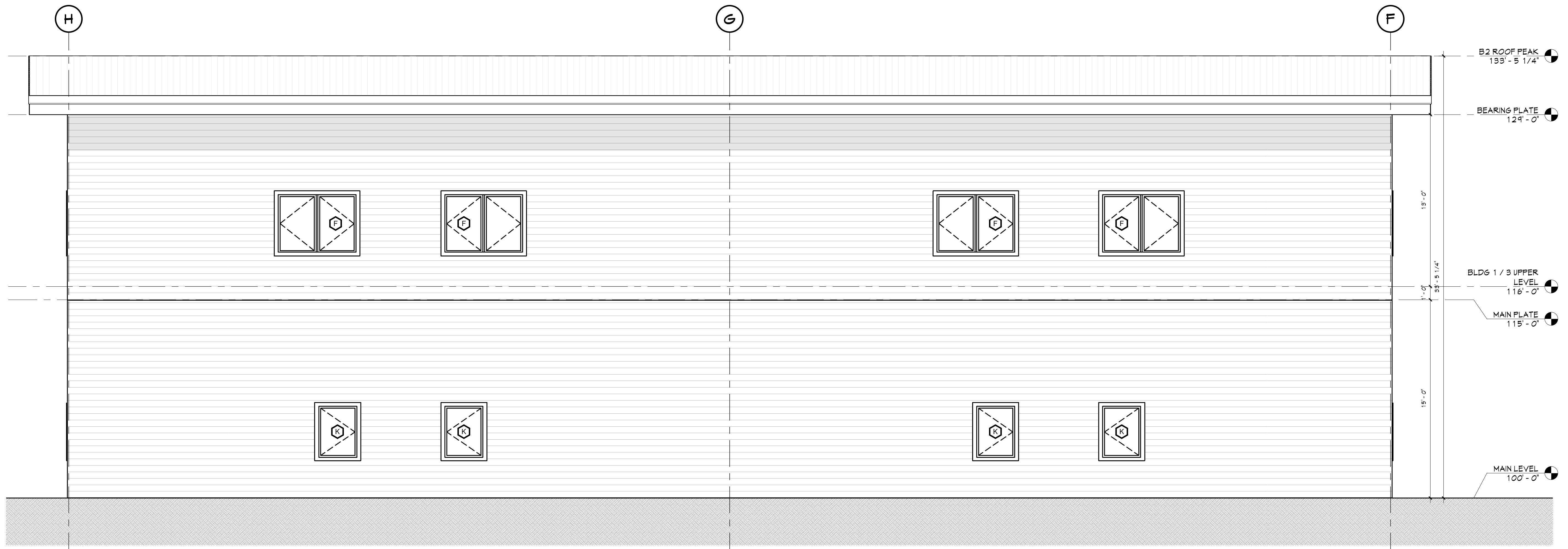


RELEVATIONS FOR  
the CARLSON CORNER LIVE/WORK  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job #	22014
File	22014A21
Date	31JAN24
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Sheet Number  
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SHEET 8 OF 12

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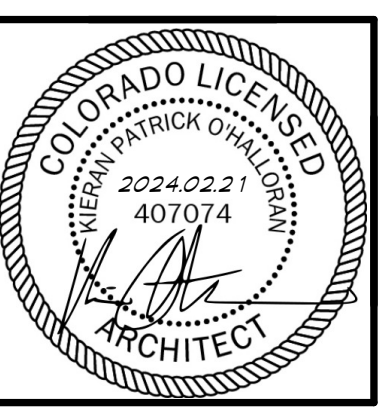
2 BLDG 2 SOUTH ELEV.  
1/4" = 1'-0"



1 BLDG 2 NORTH ELEV.  
1/4" = 1'-0"

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**AMPLIFY**  
ARCHITECTURE

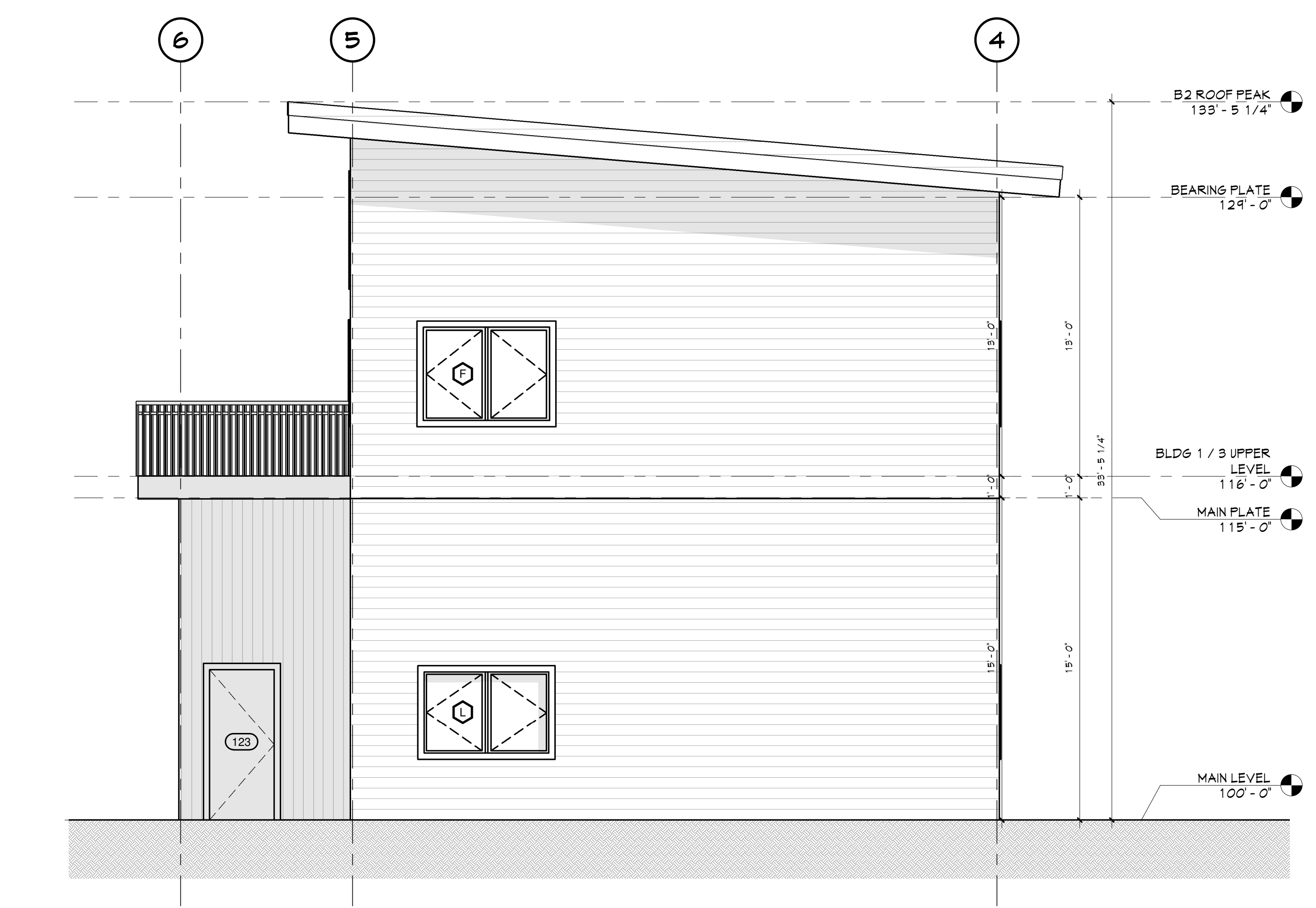


B2 ELEVATIONS FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

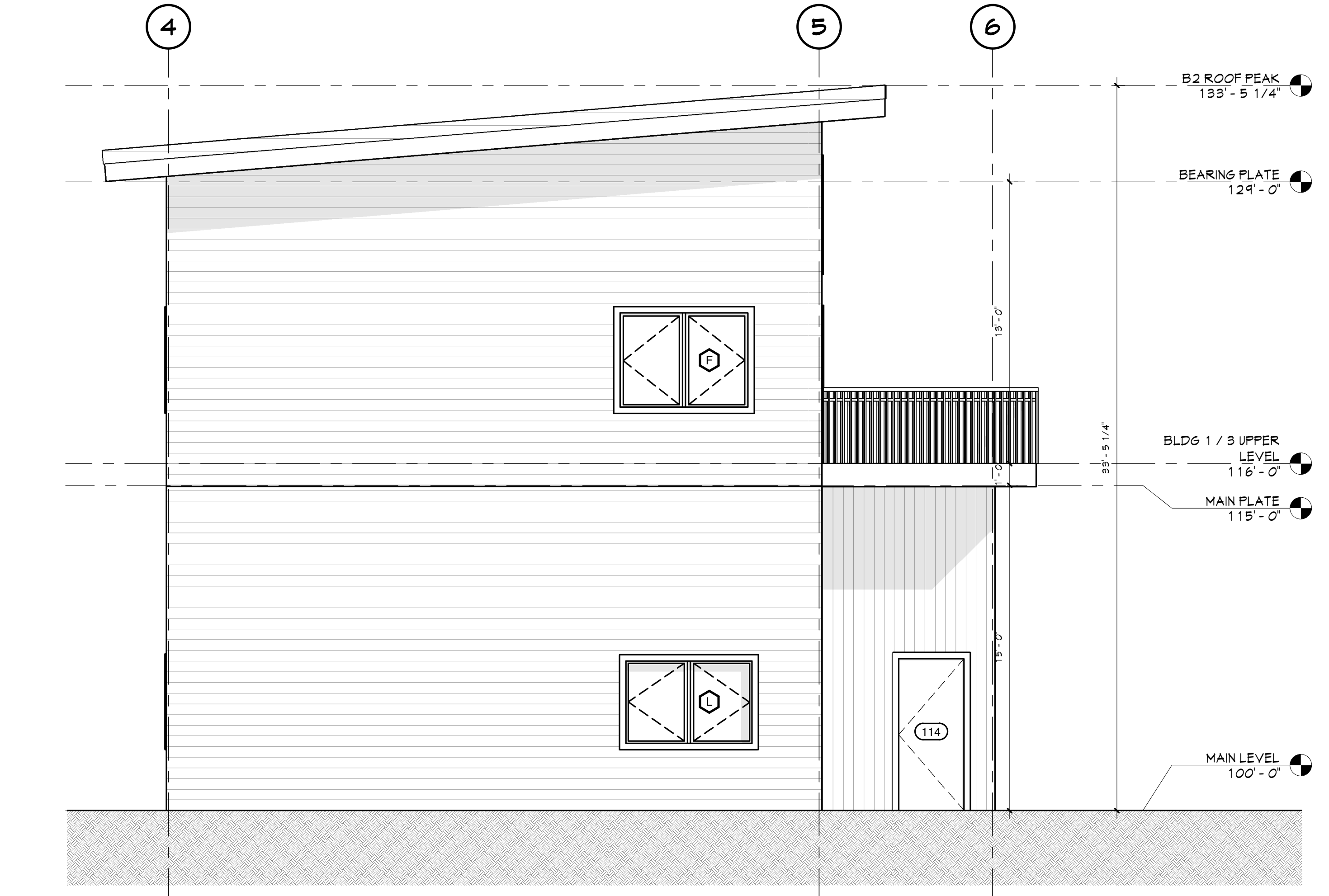
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Revd	NFC

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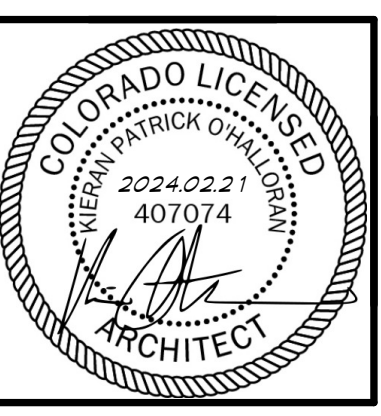
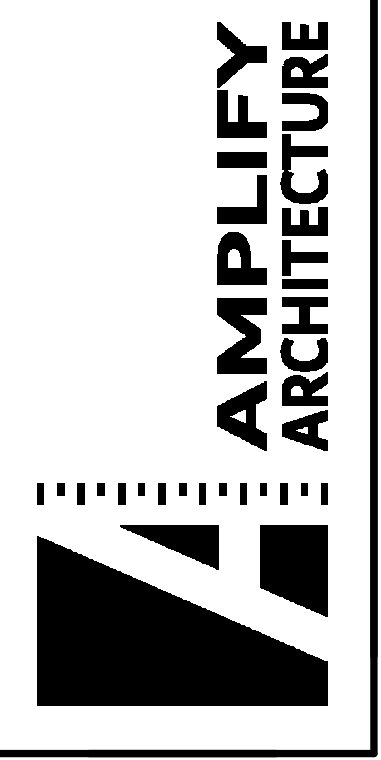


2 BLDG 2 WEST ELEV.  
1/4" = 1'-0"



1 BLDG 2 EAST ELEV.  
1/4" = 1'-0"

amplifyarch.com  
732 LINCOLN AVE SUITE C  
PO BOX 774121  
STEAMBOAT SPRINGS, CO  
970.879.7929

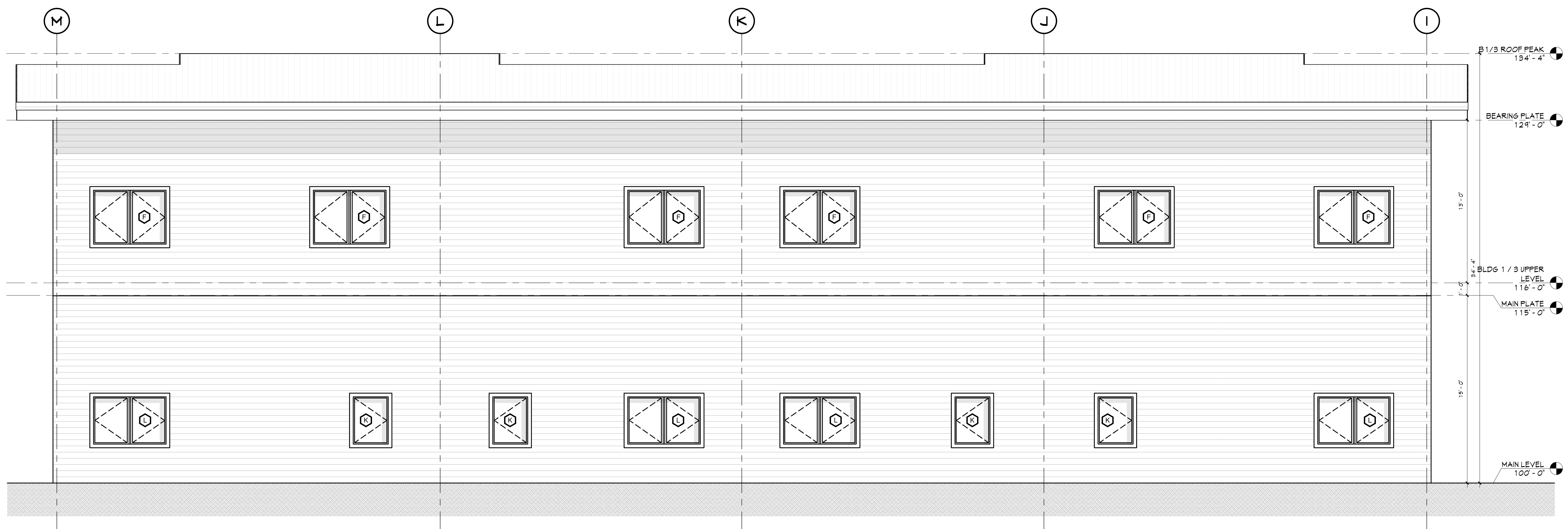


REVIT ELEVATIONS FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

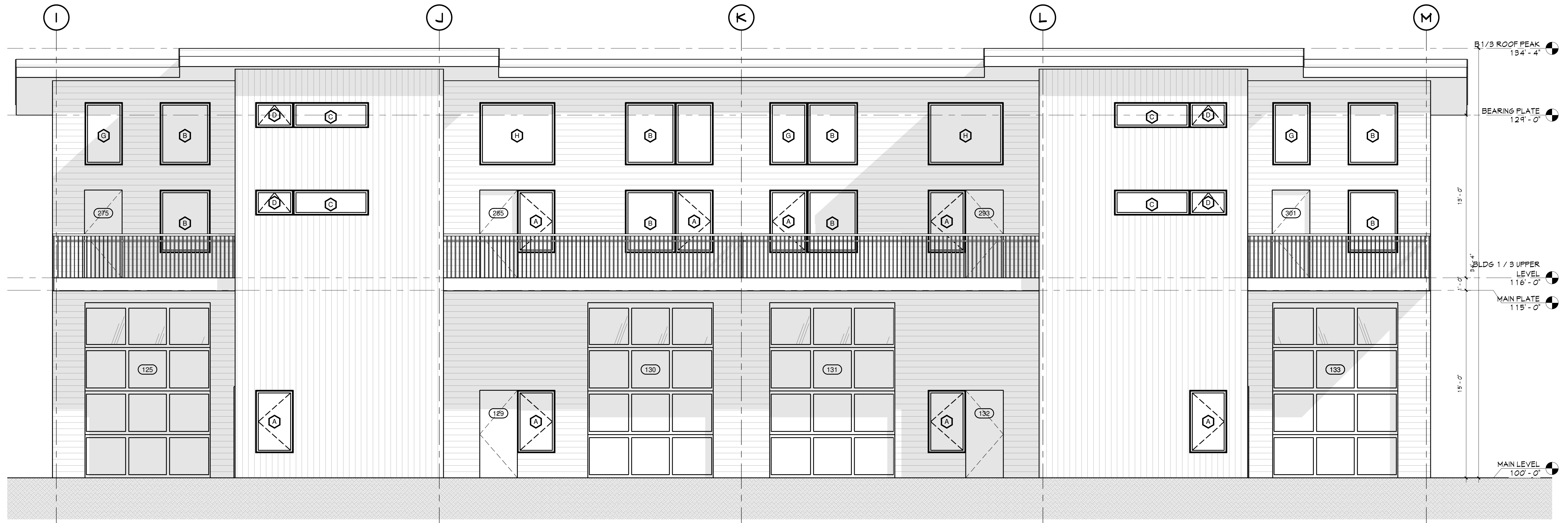
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Date	31 JAN 24
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Checked	KPO
Revd	NFC

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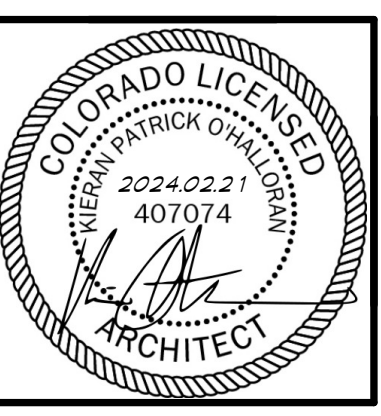
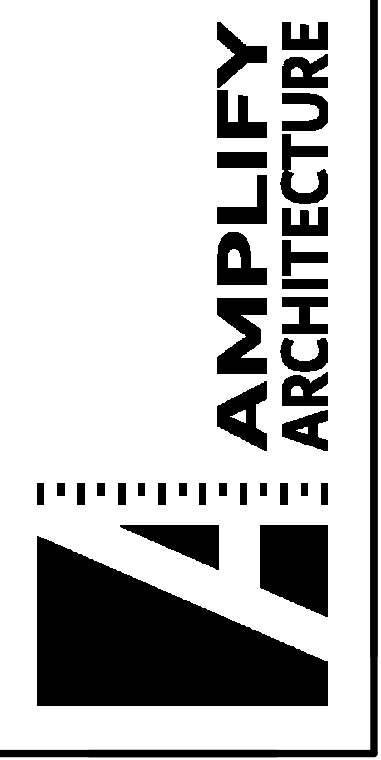


2 BLDG 3 SOUTH ELEV.  
1/4" = 1'-0"



1 BLDG 3 NORTH ELEV.  
1/4" = 1'-0"

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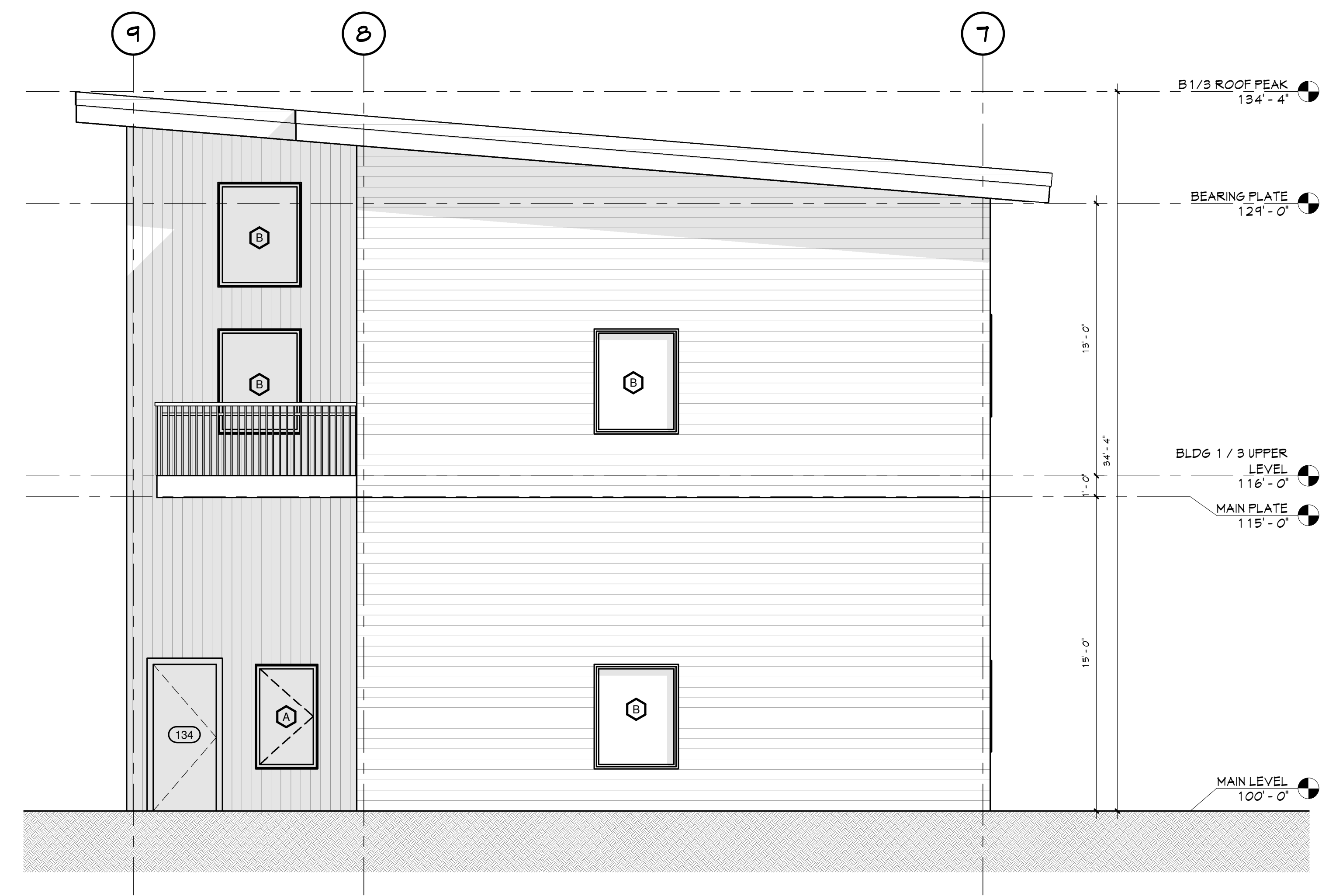


BB ELEVATIONS FOR  
**the CARLSON CORNER LIVE/WORK**  
821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

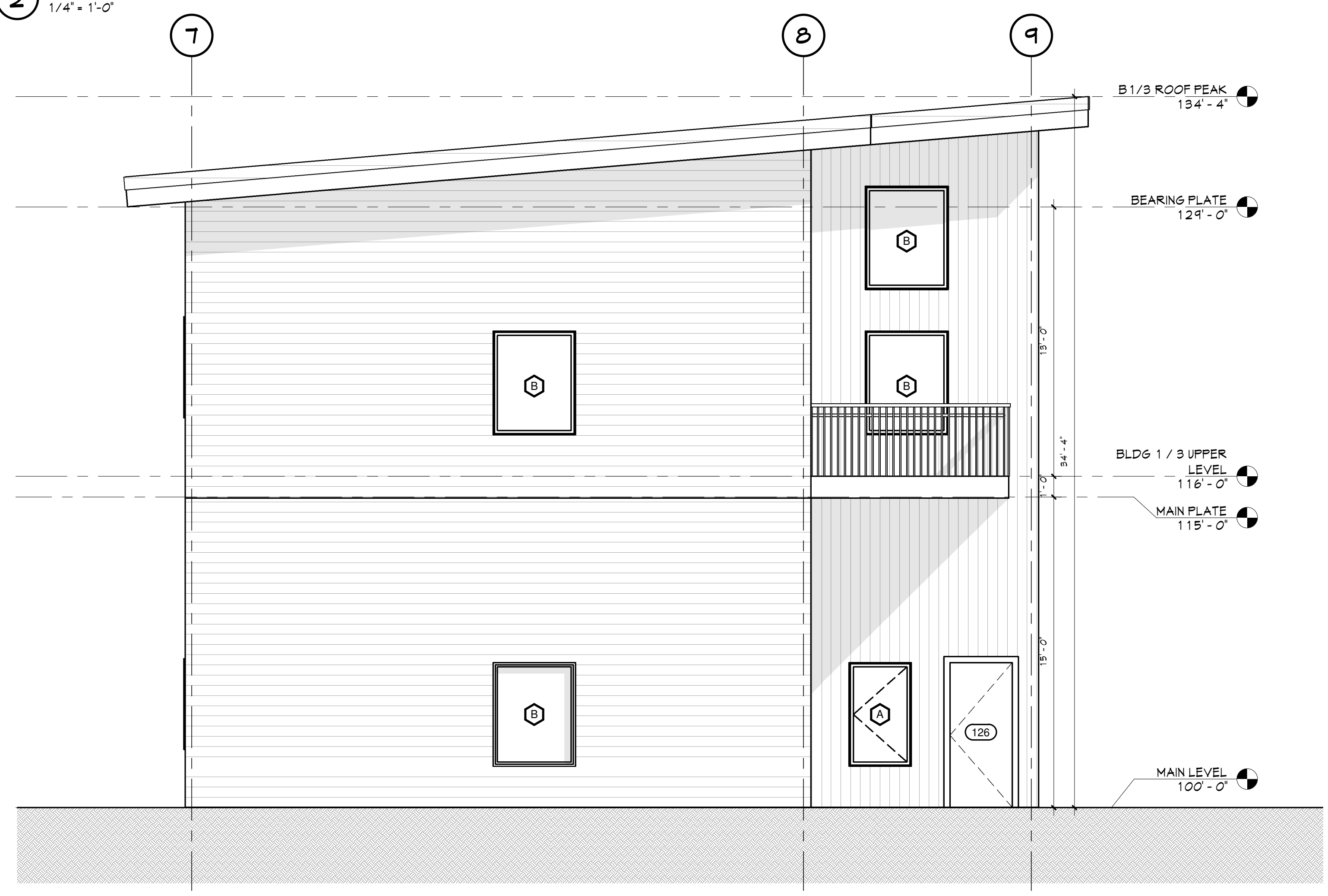
Job # 22014  
File 22014A24  
Date 31JAN24  
Drawn KPO  
Checked KPO  
Revd NFC

Sheet Number  
**A2.4**  
SHEET 11 OF 12

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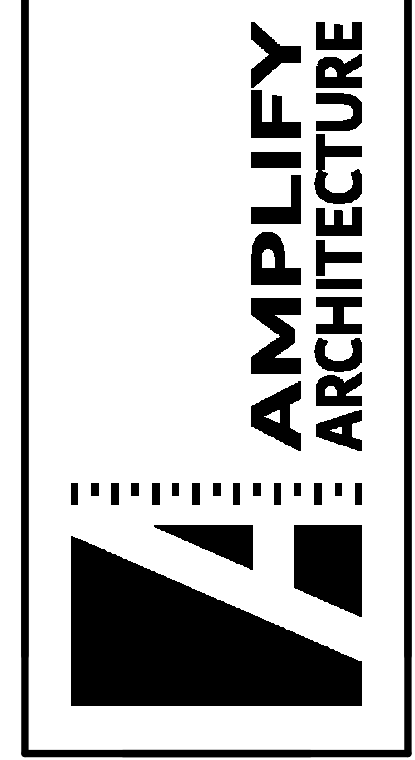


2 BLDG 3 WEST ELEV.  
1/4" = 1'-0"



1 BLDG 3 EAST ELEV.  
1/4" = 1'-0"

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821, 831 + 841 INDUSTRIAL AVE.  
HAYDEN COLORADO  
TBD

Job #	22.014
File	22014A25
Date	31 JAN 24
Drawn	KPO
Checked	KPO
Rev'd	NFC

Sheet Number  
**A2.5**  
SHEET 12 OF 12