

AGENDA HAYDEN PLANNING COMMISSION THURSDAY, JULY 25, 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 June 13, 2024 Planning Commission Minutes.
- 5. KW CG Work/Live Development Lot 6, Valley View Business Park
 - a) Public Hearing: KW CG Work/Live Development Conditional Use Permit.
 - b) Review and Consideration for recommendation of approval of the KW CG Work/Live 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.



Regular Meeting Hayden Planning Commission

June 13th , 2024

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 6:00 p.m. Other members present were Vice Chair Lewis and Commissioner David DeMorat. Community Development Director Tegan Ebbert, Applicant Scott Carlson, and Applicant's Representative Kieran O'Halloran, of Amplify Architecture, were also present.

Pledge of Allegiance Chair Williams led the Pledge of Allegiance.

Approval of the Minutes Vice Chair Lewis moved to approve the Planning Commission meeting

minutes from April 11, 2024, Commissioner DeMorat seconded; the motion

was approved unanimously.

Carlson's Corner Live/Work Development – Lots 14, 15 & 16., Valley View Business Park Mr. Carlson described the proposed project and his motivation for pursing it. He has been a business owner for many years in the valley but has never had a dedicated shop/location for his business. He, like many trades people and construction businesses struggle to find space for their businesses and he wants to create opportunity for businesses similar to his own.

Mr. O'Halloran discussed designing a development that fits within the character of the existing business park and is serving to the types of businesses that seem to be growing in Hayden.

Ms. Ebbert noted that the property consists of three lots that will be consolidated into one singular parcel containing just over one acre. The proposal is to construct three (3) buildings across the property, each building will contain four (4) live/work units. The units are being designed to that the live component and work component can be leases to separate occupants or the same occupants. This is being achieved by complying with a more stringent building code designation that maintains greater fire separations, separate access points, and a commercial building standard versus residential. The applicant intends on using some of the residential units for his employees to occupy, the remainder will continue to be under his ownership and leased to the public. The businesses that will occupy the development are unknown at this point however they are anticipated to be light industrial or commercial as is permissible in the Light Industrial (I-1) Zone District.

Commissioner DeMorat questioned if there will be hours of operation on the "work" component of the development as he has concerns about the work activities disrupting the residential occupants. Ms. Ebbert noted that currently the Town does not have a robust nuisance ordinance on the books however staff are actively working to create one. It will likely include a noise ordinance for certain hours and activities based on zone districts. Additionally, a recommended condition of approval is included require a



June 13th, 2024

notice of the zoning designation of the property to be located within any residential lease. In addition to the "work" units on this site, the property is surrounded with existing light industrial businesses. This recommendation is a mitigation effort associated with recommended Finding of Fact #6. The overall desire for this property is that is supports community members who own their own business and/or supports the other businesses in Valley View Business Park and Hayden by housing the workforce needed for them to operate. Chair Williams commented that the primary use of this property is for light industrial and commercial activity with the residential component as a secondary, supporting use so she doesn't want to limit the commercial activity to a degree that make it infeasible for businesses to operate.

Chair Williams asked about vehicle circulation onsite. Mr. Carlson indicated that he designed the ingress/egress to allow for a semi to drive through the site.

Ms. Ebbert noted that one concern about live/work units is that sometimes they revert to strictly residential use which isn't particularly compatible with other uses and activities in the Light Industrial Zone District. Additionally, the subdivision lacks of sidewalks, parks, and other features that residential developments typically have. One appealing feature of the "live" and "work" units being separately leasable is that the "work" area will not be simply included in a residential lease therefore, if someone doesn't have a genuine use for a commercial shop they would be deterred from renting it to use it residentially. One of the goals of the Hayden Forward Master Plan is to encourage business establishment and growth and staff view this as a creative approach to ensuring that industrial and commercial space is being used for those reasons versus reverting to residential occupancy.

Ms. Ebbert discussed the findings of fact that are consistent with the review criteria for a Conditional Use Permit and the recommended conditions of approval.

Commissioner Lewis moved 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.

Motion



June 13th, 2024

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.



June 13th, 2024 Regular Meeting Hayden Planning Commission

- 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.

Staff Reports

Ms. Ebbert updated the planning commission on ongoing projects. Funding was granted to work embark on a Development Code rewrite and a new contract planner has been hired.

Adjournment

The meeting was adjourned at 6:50PM

	Recorded by:
	Tegan Ebbert
APPROVED THIS DAY OF, 2024	
Amy J. Williams, Chair	

A FULL STRUCTURAL & MECHANICAL ENGINEERING DESIGN FIRM

P.O. BOX 772192; STEAMBOAT SPRINGS, COLORADO 80477 970.870.9229 | YVENGR@YVENGR.COM

Town of Hayden. P.O. Box 190 178 West Jefferson Hayden, CO 81639 May 29th, 2024

Attn: Tegan Ebbert, (Community Development Director)

Dear Tegan,

Kona Ward and Jesus (Chuy) Garcia are the owners of Anchor Properties, LLC. This is a narrative to accompany the conditional use permit. We met Kona Ward, Chuy Garcia and myself, Ellen Slobodnik with the Town of Hayden on March 11th, 2024 for our pre-application meeting for a Conditional Use Permit for Lot 6 of the Valley View Business Park. We propose to build 15,000 SQ.FT. Work/Live units that are emphasized by the work portion for up-and-coming businesses to become established. The owners intend to rent the units for now and then pursue a subdivision of the property later.

REVIEW CRITERIA PER. SECTION 7.16.060(b))

- 1. The proposed conditional use is consistent with the Master Plan and all applicable provisions of the Development Code and applicable state and federal regulations.
 - Yes, the proposed Conditional Use is consistent with the Master Plan and all applicable provisions of the Development code and state and federal regulations.
- 2. The proposed conditional use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in the Development Code.
 - Yes, the proposed Conditional Use is consistent with the purpose and intent of the zoning district which is L-I and any 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.

Yes, the proposed Conditional Use is compatible with the adjacent uses in terms of scale, site design and operating characteristics. The use is work/Live with emphasis on work. Proposed uses will be, Light Industrial, contractors, small startups and entrepreneurs. Site design has the narrower building towards the street with parking on the side. The The work portions of the building will operate normal business hours.

4. The proposed conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development potential of the district.

No, the proposed Conditional Use will not substantially alter the basic character of the District in which it is in. The building will blend in with all the other Industrial type buildings, it is proposed to be a stick built building with a low-pitched roof and will be broken up by windows and stone veneer wainscotting.

5. The proposed conditional use will result in efficient on-and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

Yes, the proposed Conditional use will be an efficient on-and off-site traffic circulation See sheet C-3, and will not have an adverse impact on the adjacent uses or result in Hazardous conditions for pedestrians or vehicles.

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.

Hours of operation will be business hours with light traffic. The lighting will be Downcast lighting, see specs. All work performed will be interior.

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.

Yes

8. Adequate assurances of continuing maintenance have been provided.

Yes

9. The proposed conditional use meets all the applicable standards in chapter 7.24 Development Standards.

The lot has frontage that is directly accessible to a street and meets all the dimensional Standards. The lot provides off street parking, loading and landscaping. There is 44' From the centerline of industrial drive to lot 34 access. All parking areas will be striped. All parking lighting shall be cutoff type fixtures. The lot meets all setback requirements. There IS one accessible parking space. The development shall have an enclosed dumpster And will hire the local waste management company.

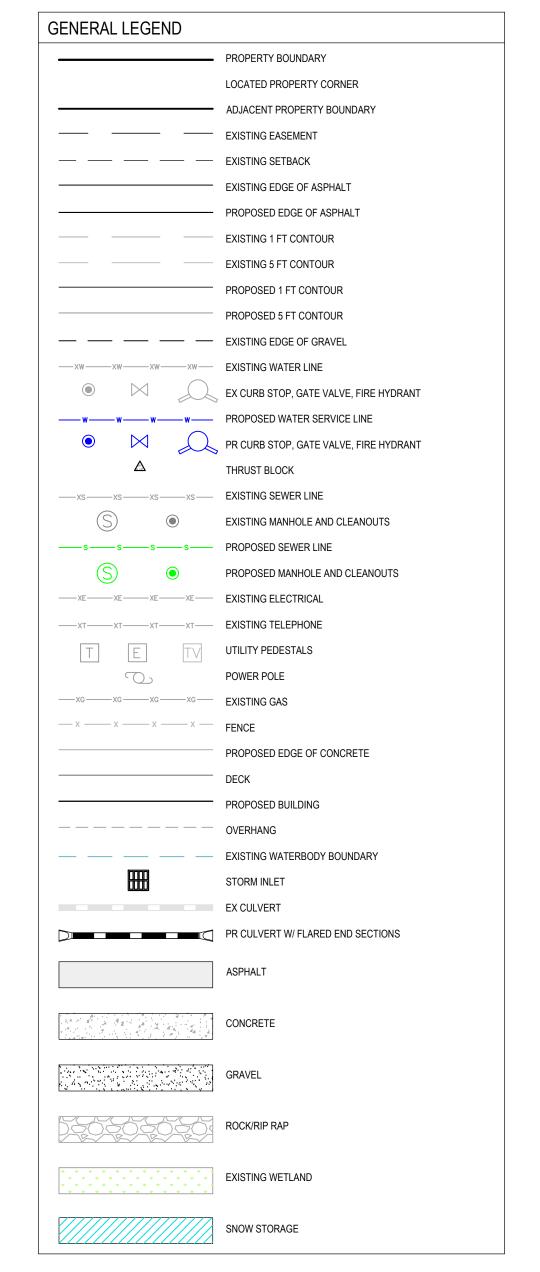
The minimum of 15% gross site shall be landscaped per. Section 7.24.160(c)(3) HDC.) There will be two spaces in the garages for 4 live units. One car in the garage for the Two ADA units and one exterior space for each unit and 4 spaces for the two units that Are above the ADA units.

If you have any questions or comments, please contact me.

Ellen Slobodnik. (Yampa Valley Engineering, Inc.) yvengr@yvengr.com

APPROXIMATE STATE OF **PROJECT** WYOMING STATE OF LOCATION NEBRASKA SEDGWICK LOGAN **JACKSON** MOFFAT LARIMER PHILLIPS WELD ROUTT ~~~~ MORGAN GRAND BOULDER RIO BLANCO WASHINGTON ADAMS ARAPAHOE **EAGLE** GARFIELD **ELBERT** KIT CARSON ELBERT MESA PITKIN PARK STATE OF DELTA CHEYENNE **EL PASO** LINCOLN GUNNISON STATE OF KIOWA **FREMONT** KANSAS MONTROSE **CROWLE PUEBLO** URAY SAGUACHE CUSTER SAN MIGUEL HINSDALE **PROWERS** BENT OTERO DOLORES HUERFANO MINERAL GRANDE **MONTEZUMA** BACA LAS ANIMAS LA PLATA COSTILLA ARCHULETA CONEJOS STATE OF STATE OF ARIZONA STATE OF OKLAHOMA **NEW MEXICO**

1" = 250,000 FT



SHEET INDEX

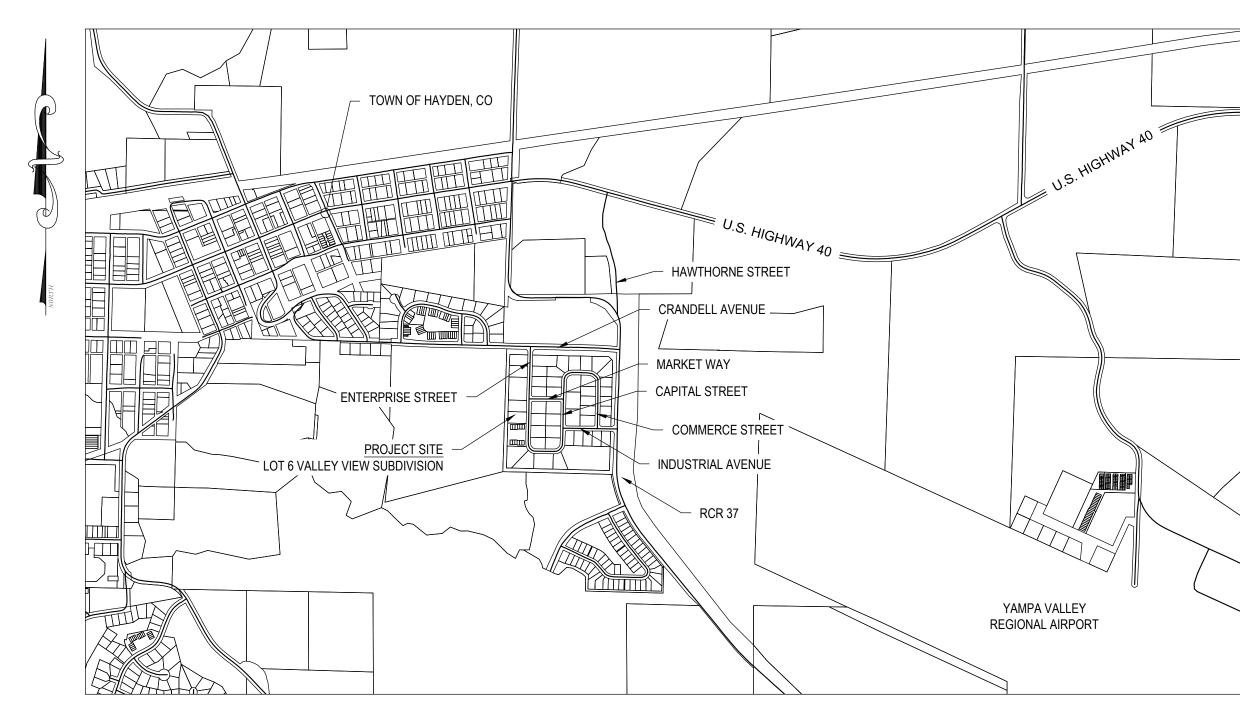
C2 EXISTING CONDITIONS PLAN
C3 OVERALL SITE PLAN
C4 GRADING & DRAINAGE PLAN
C5 UTILITY PLAN
C6 ACCESS DRIVE PROFILE
C7 BUILDING ELEVATION VIEWS
C8 CIVIL DETAILS
C9 CONSTRUCTION SITE MANAGEMENT PLAN

ABBREVIATIONS:

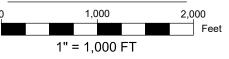
INLET

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	PC	POINT OF CURVATURE
CC	CURB CUT	PED	PEDESTAL
CG	CURB AND GUTTER	PI	POINT OF INTERSECTION
CL	CENTERLINE	PL	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PR	PROPOSED
C/O	CLEAN OUT	PT	POINT
CONC	CONCRETE	PVC	POINT OF VERTICAL CURVE
CNR	CORNER	PVC	POLYVINYL CHLORIDE PIPE
CR	CURB RETURN	PVI	POINT OF VERTICAL INTERSECTION
CS	CURB STOP	RD	ROAD
D	DEPTH	R	RADIUS
DI	DRAIN INLET	ROW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	RW	RETAINING WALL
DMH	DRAINAGE MANHOLE	SQFT	SQUARE FEET
DRN	DRAIN	SMH	SEWER MANHOLE
DT	DITCH	SS	SANITARY SEWER
DW	DRIVEWAY	STA	STATION
EG	EXISTING GRADE	SW	SIDEWALK
EL	ELEVATION	TB	THRUST BLOCK
EW	EDGE OF WALK	TBC	TOP BACK OF CURB
EX	EXISTING	TBR	TO BE REMOVED
FES	FLARED END SECTION	TBW	TOP BACK OF WALK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FG	FINISH GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FT	FOOT OR FEET	VOL	VOLUME
G	GRAVEL	VP	VALLEY PAN
GB	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH

LOT 6 VALLEY VIEW BUSINESS PARK PRELIMINARY CIVIL PERMIT PLANS



VICINITY MAP



PRELIMINARY EARTHWORK QUANTITIES:

AREA OF DISTURBANCE: 21,600 SQUARE FEET

TOPSOIL REMOVAL: 400 CUBIC YARDS

CUT VOLUME: 440 CUBIC YARDS

FILL VOLUME: 410 CUBIC YARDS

NET VOLUME: 30 CUBIC YARDS (CUT)

TOPSOIL STRIPPING VOLUME ASSUMES AN AVERAGE TOPSOIL DEPTH OF 0.5
 FEET, ACTUAL TOPSOIL DEPTH MAY VARY ACROSS THE DISTURBANCE AREA.

2. THE TOTAL CUT VOLUME INCLUDES TOPSOIL STRIPPING.

3. A FILL FACTOR OF 1.10 WAS USED FOR THE CUT/FILL CALCULATIONS.

4. FILL VOLUMES INCLUDE NATIVE MATERIAL AND ALL IMPORT MATERIAL (I.E. GRAVEL, ASPHALT, CONCRETE, ETC.)

PROJECT CONTACT LIST

PROJECT OWNER

NOTES:

ANCHOR PROPERTIES, LLC. P.O. BOX 1687 HAYDEN, COLORADO 81639

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING (FPSE)
ATTN: WALTER MAGILL, P.E.
410 S. LINCOLN AVE, SUITE A-15
P.O. BOX 775966

PHONE: (970) 819-1161
walterm@fourpointsse.com

PROJECT ARCHITECT

YAMPA VALLEY ENGINEERING, INC. (YVE) 1821 KAMAR PLAZA UNIT D STEAMBOAT SPRINGS, COLORADO 80487

STEAMBOAT SPRINGS, COLORADO 80487

PHONE: (970) 870-9229

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

TOWN OF HAYDEN
ATTN: BRYAN RICHARDS
PUBLIC WORKS DIRECTOR PHONE: 970-276-3741

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY 32 10TH STREET STEAMBOAT SPRINGS, CO

CONTACT: SCOTT FLOWERS PHONE: 970-871-2282

<u>GAS</u>

ATMOS ENERGY 30405 DOWNHILL DRIVE STEAMBOAT SPRINGS, CO CONTACT: DON CRANE

CONTACT: DON CRANE PHONE: 970-879-2424

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: KELLY MCCLERNON PHONE: 970-328-8288

ADLE TELEVICION

CABLE TELEVISION

COMCAST

625 SOUTH LINCOLN, SUITE #205 STEAMBOAT SPRINGS, CO 80487 CONTACT: DAVID STEPISNIK PHONE: 970-418-0844

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

CIVIL PEMIT DRAWINGS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING

DATE: 06-07-2024

JOB #: 1692-014

DRAWN BY: DSC

DESIGN BY: DSC

REVIEW BY: WNM

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



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

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

SHEET #

C1

GENERAL NOTES:

- 1. BENCHMARK: FOUR POINTS LOCATED A 1.5" ALUMINUM PLASTIC CAP AT THE NORTHWESTERN PROPERTY CORNER, LANDMARK PLS 30093, ELEVATION=6448.00 (SEE EXISTING CONDITIONS PLAN).
- 2. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON JUNE 26, 2019. EXISTING CONTOURS REPRESENT LIDAR DATA DOWNLOADED FROM THE COLORADO HAZARD MAPPING WEB-SITE. SOURCE DATE 2016.
- 3. TOWN OF HAYDEN PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH TOWN 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
- 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.
- 6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN MUNICIPAL CODE, LATEST EDITION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN MUNICIPAL CODE, LATEST EDITION.
- 8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK
- PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE TOWN OF HAYDEN, PUBLIC WORKS DEPARTMENT FOR PERMIT REQUIREMENTS.
- 10. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- 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.
- 12. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, LATEST EDITION.
- 13. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
- 14. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER. AS-BUILT PLANS WILL BE PROVIDED TO THE TOWN FOLLOWING INSTALLATION OF NEW PUBLIC AND PRIVATE UTILITIES.

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.
- 2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS. NOTE THERE ARE NO WETLANDS OR FLOODPLAIN IN DIRECT VICINITY OF THE PROJECT SITE.
- VEGETATED SLOPES GREATER THAN 3:1 (H:V) REQUIRE SOIL STABILIZATION IN THE FORM OF BIODEGRADABLE EROSION CONTROL MATTING, TURF REINFORCEMENT MATTING, OR AN APPROVED EQUIVALENT.

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 RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING PROCEDURES:

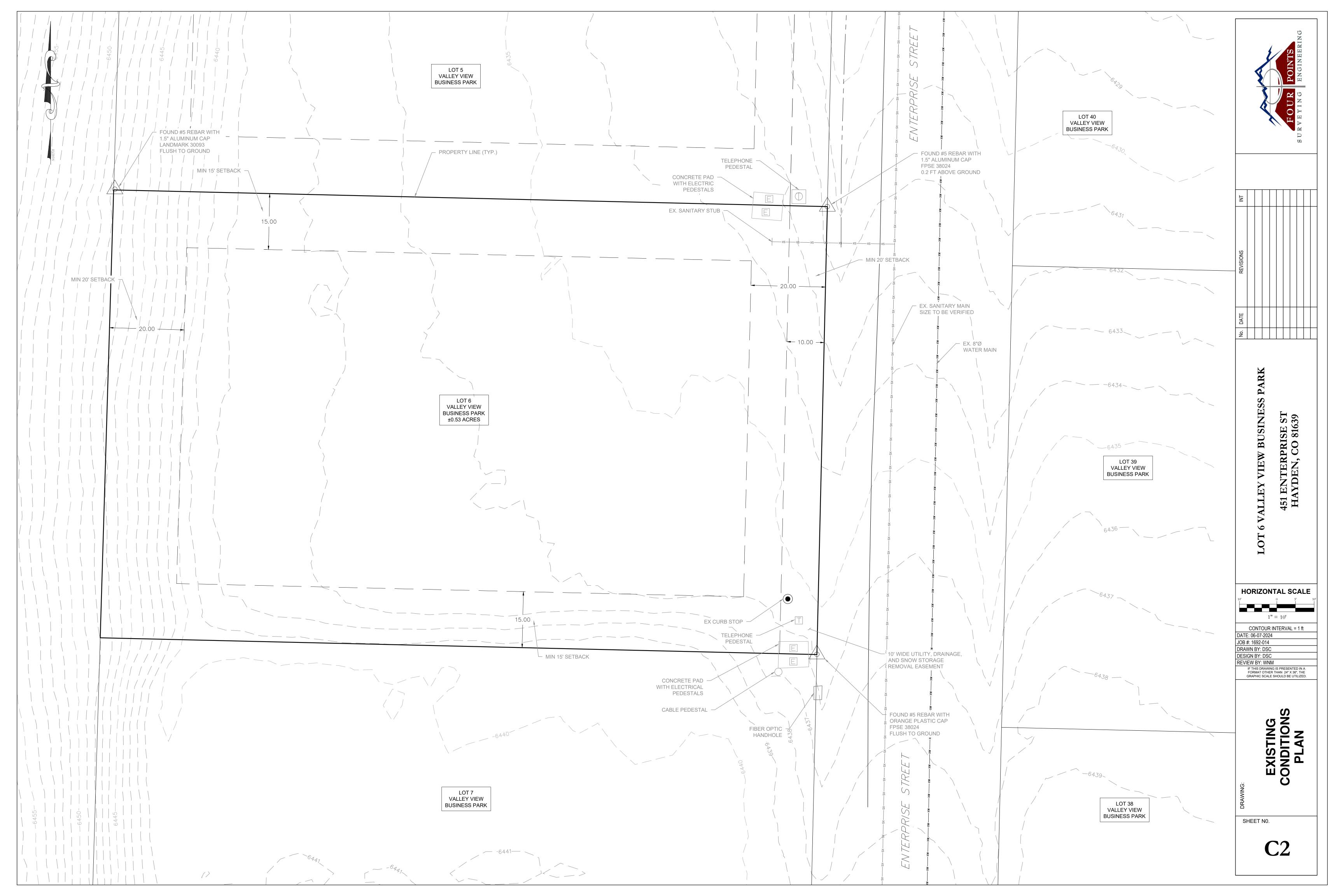
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER THE TOWN OF HAYDEN SPECIFICATIONS.
- 3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINISHED GRADE.

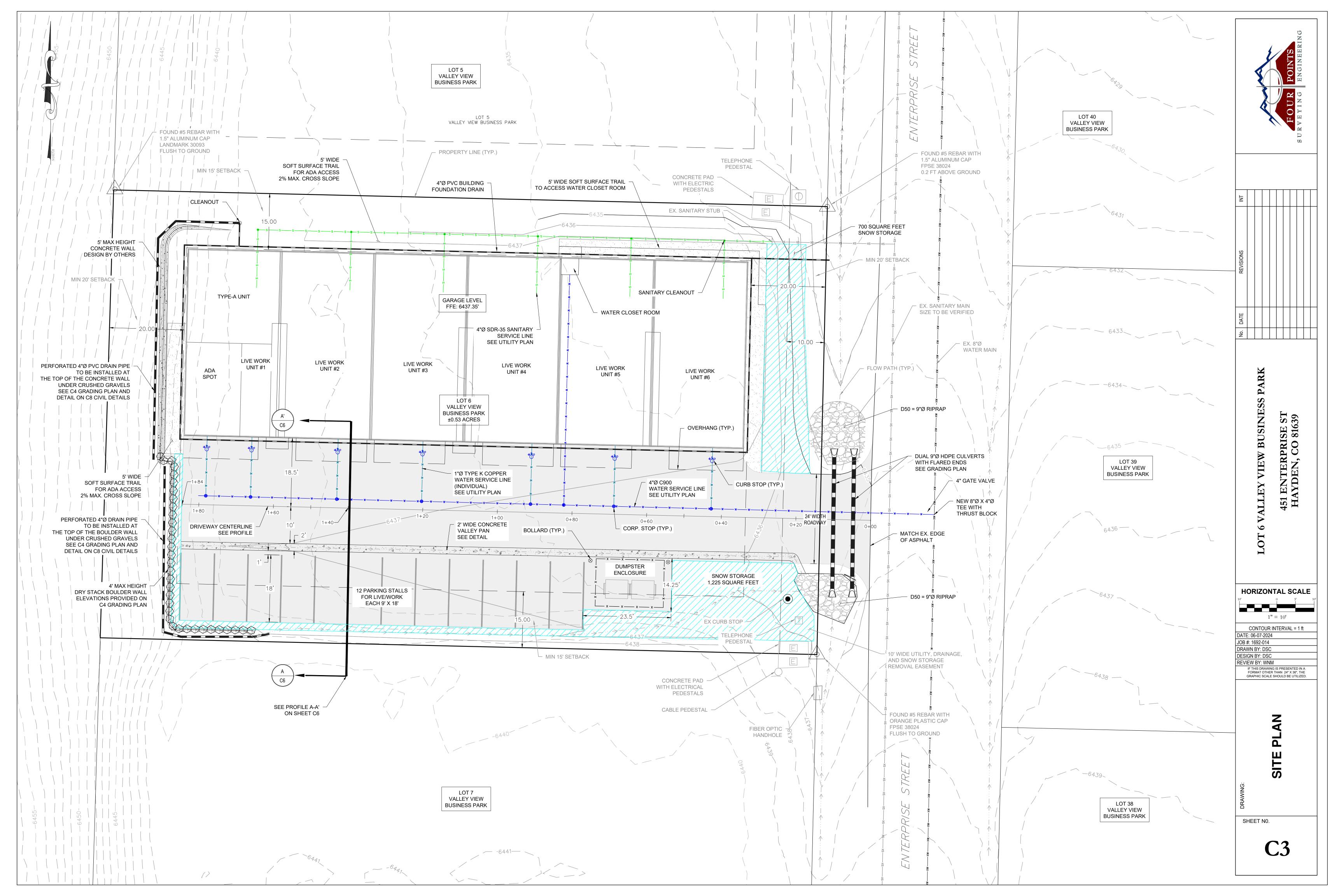
WATER, SEWER AND UTILITY NOTES:

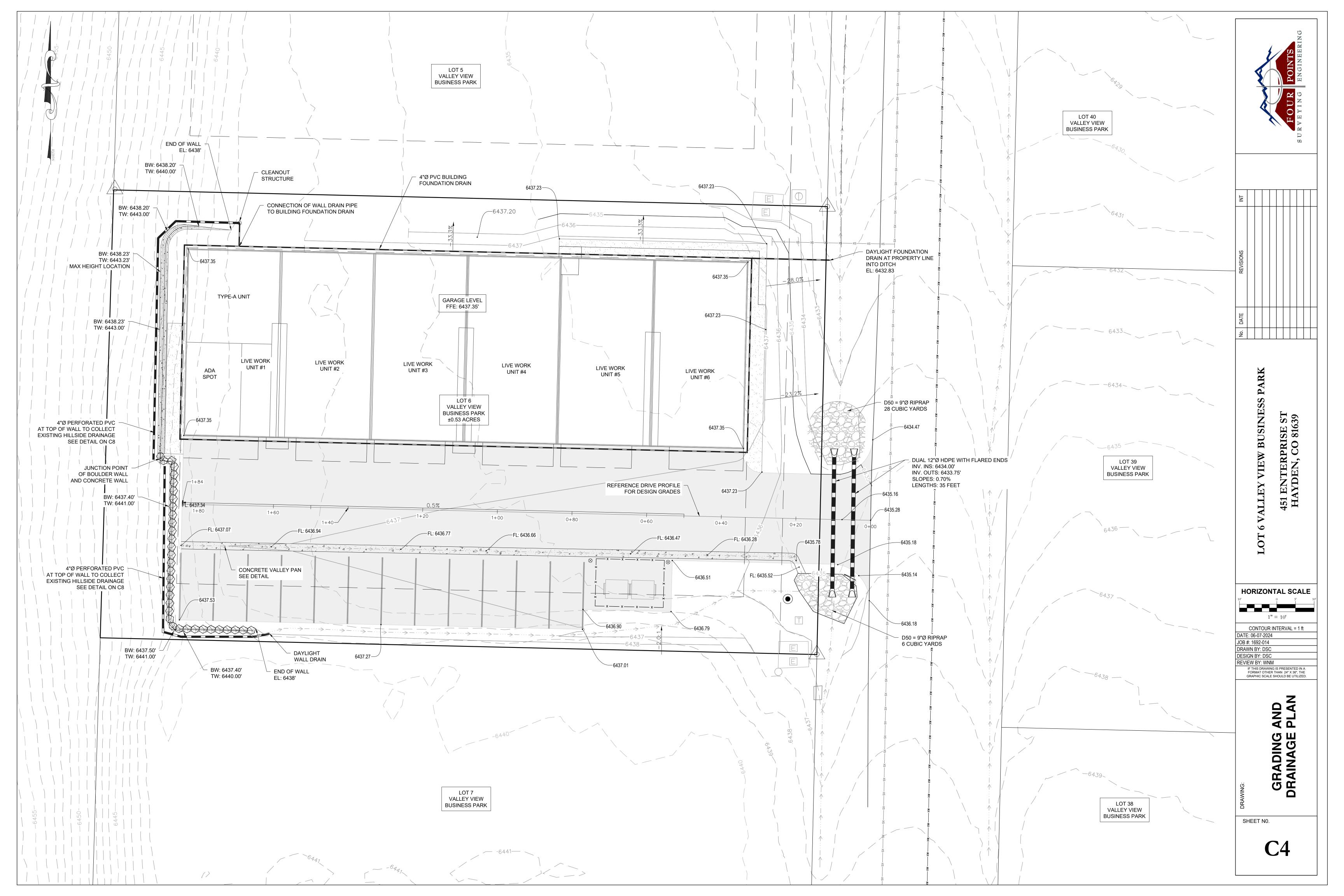
- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
- MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
 MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS FIVE (5') FEET.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TOWN OF HAYDEN, MUNICIPAL CODE, LATEST EDITION.
- 4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
- 5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
- 6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.
- SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%,
- UNLESS NOTED OTHERWISE.
- B. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE WATER MAIN EXTENSION PIPE.
- ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.

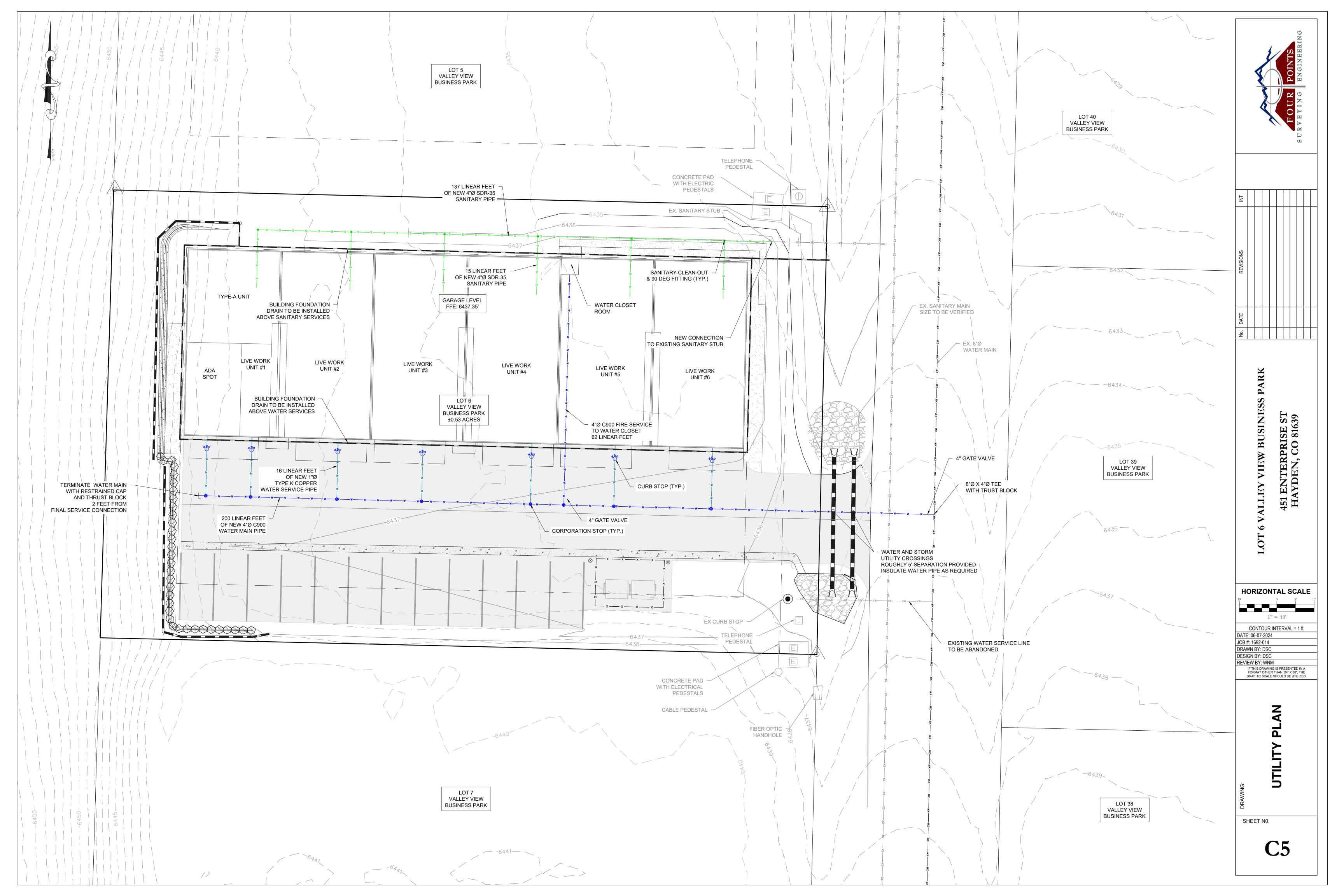
 0. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD
- ENDS.
- 11. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

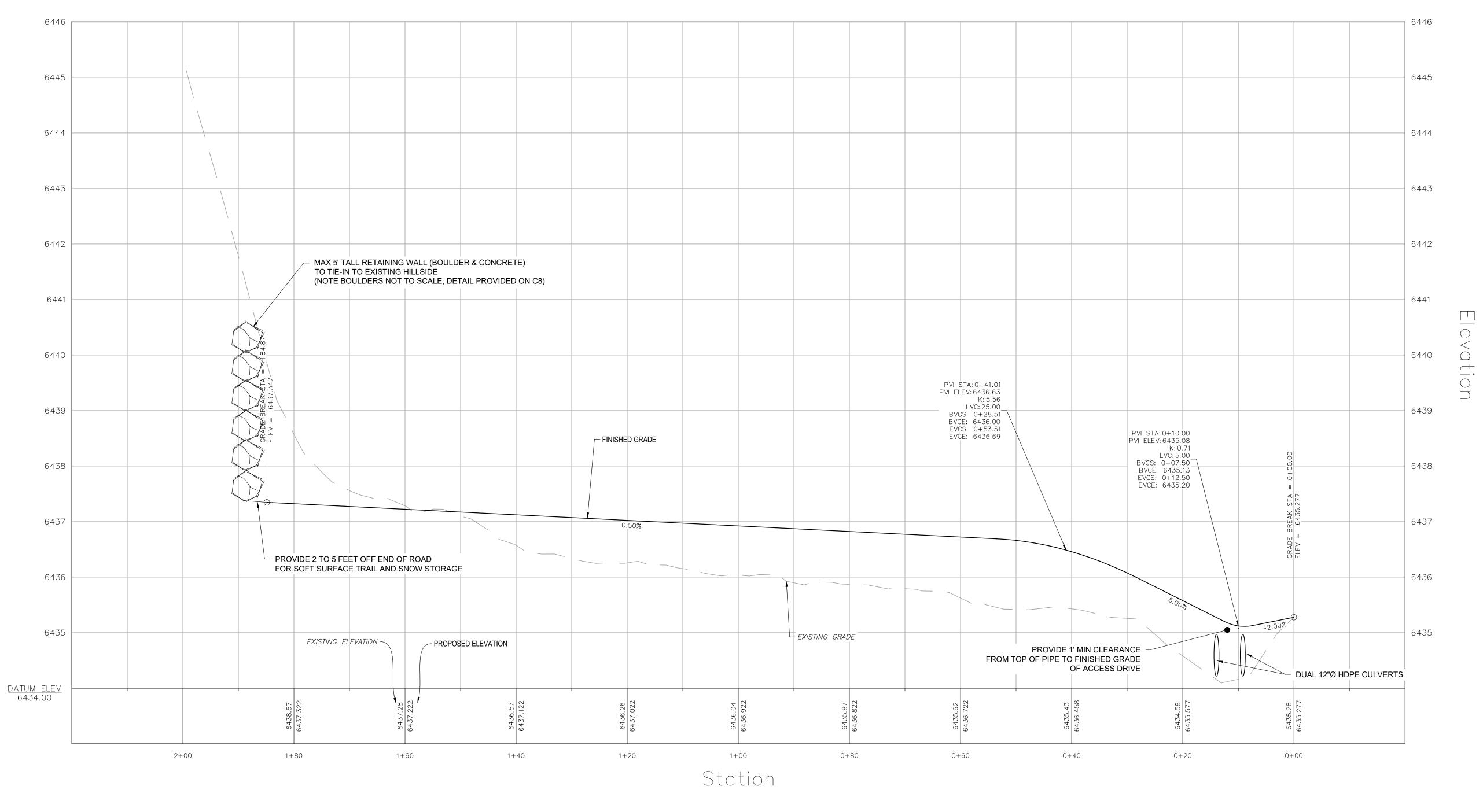
PRELIMINARY - NOT FOR CONSTRUCTION



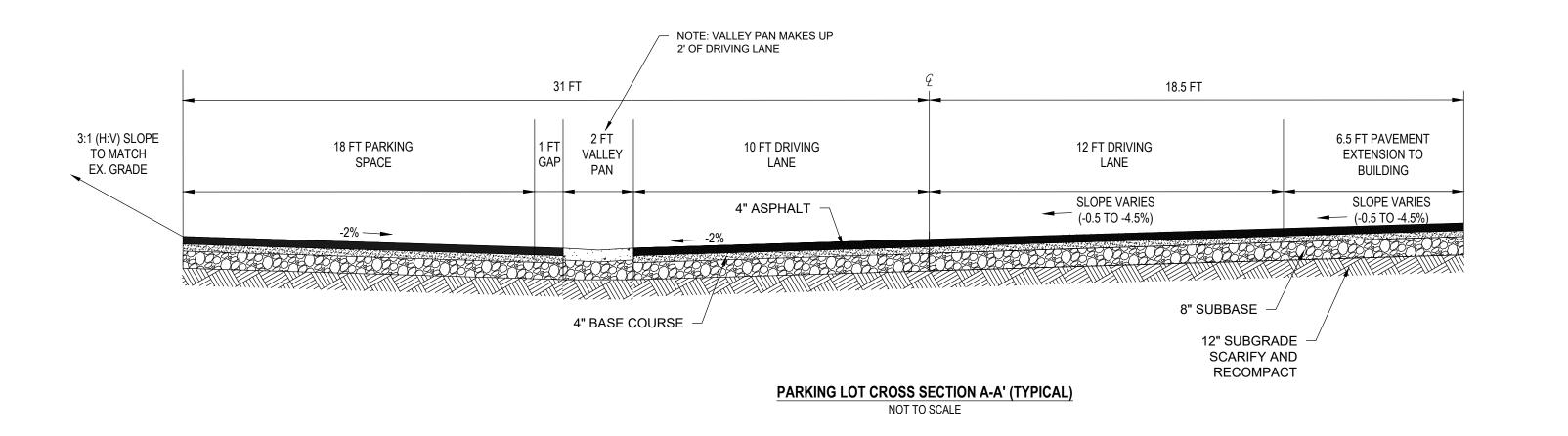








ACCESS ROAD PROFILE VIEW HORIZONTAL SCALE: 1" = 10' VERTICAL SCALE: 1" = 1'



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

440 S. Lincoln Ave, Suite 4A P.O. Box 775966

> EW BUSINESS 451 ENTERPRISE ST HAYDEN, CO 81639

HORIZONTAL SCALE

CONTOUR INTERVAL = 1 ft DATE: 06-07-2024 JOB #: 1692-014 DRAWN BY: DSC

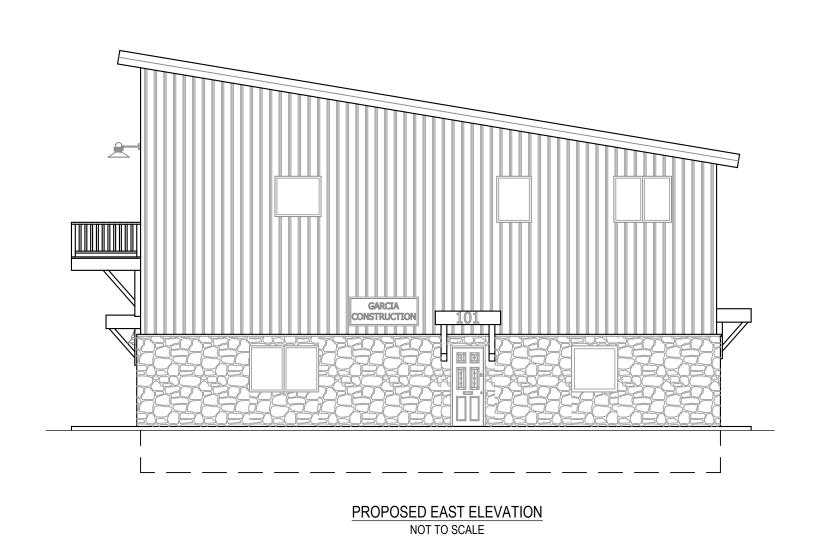
DESIGN BY: DSC REVIEW BY: WNM

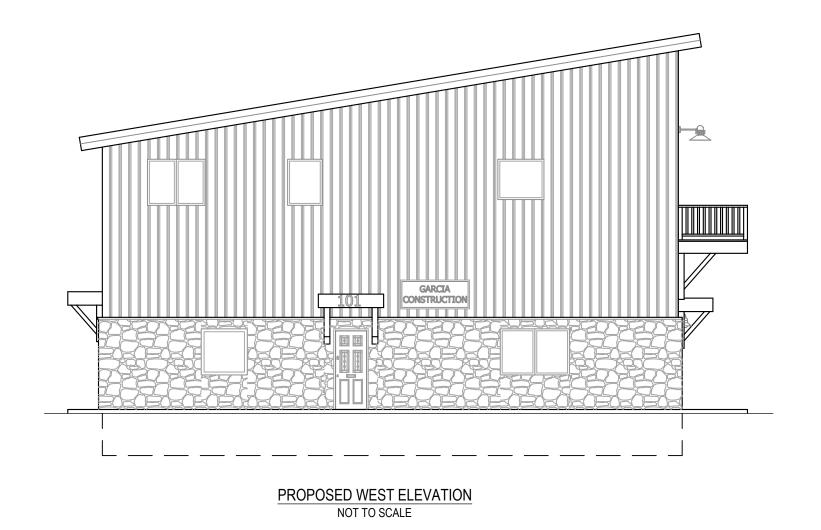
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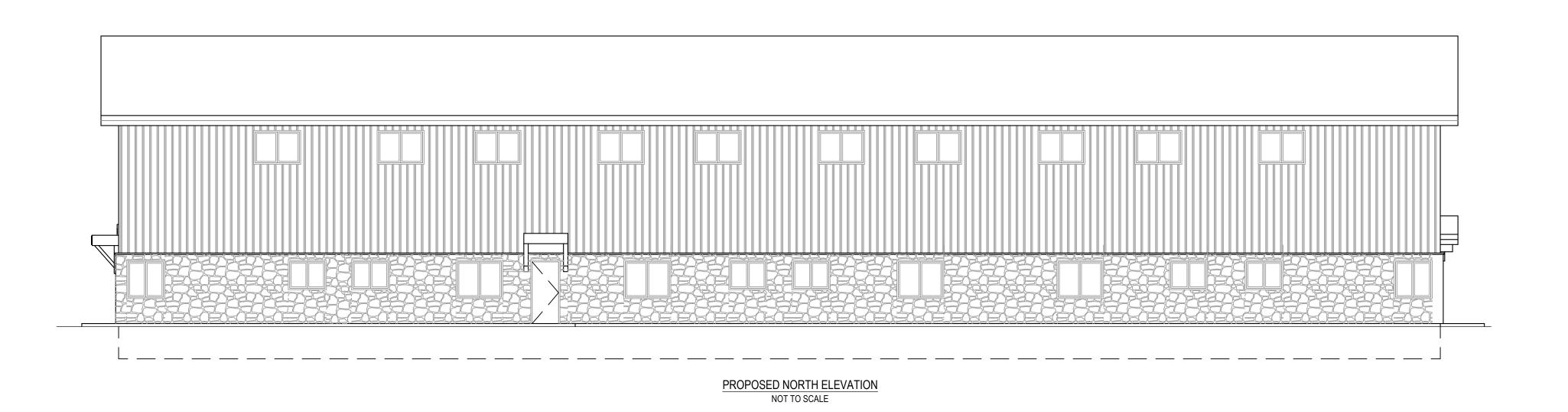
CESS RO/ PROFILE

SHEET NO.









FOUR POINTS ENGINEERING

440 S. Lincoln Ave, Suite 4 P.O. Box 775966 Steamboat Springs, CO 804 (970)-871-6772 www.fourpointsse.com						048			
INI									
REVISIONS									
DATE									
No.									

LOT 6 VALLEY VIEW BUSINESS PARK
451 ENTERPRISE ST
HAYDEN, CO 81639

HORIZONTAL SCALE

CONTOUR INTERVAL = 1 ft

DATE: 06-04-2024 JOB #: 1692-014

DRAWN BY: DSC
DESIGN BY: DSC

REVIEW BY: WNM

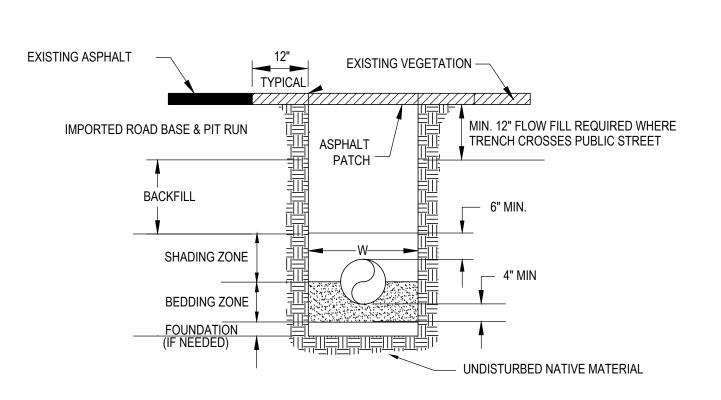
IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

BUILDING:VATION VIEWS

DRAWING:

SHEET NO.

C7



TRENCH CROSS SECTION NOT TO SCALE

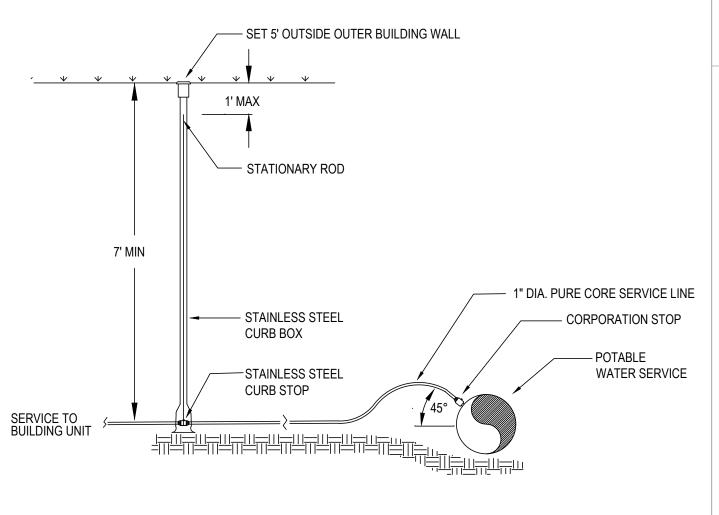
A GUIDE FOR DESIRABLE TRENCH WIDTH (W) AT THE TOP OF THE PIPE SHALL BE THE NOMINAL DIAMETER OF THE PIPE PLUS 12-INCHES ON EACH SIDE OF THE PIPE.

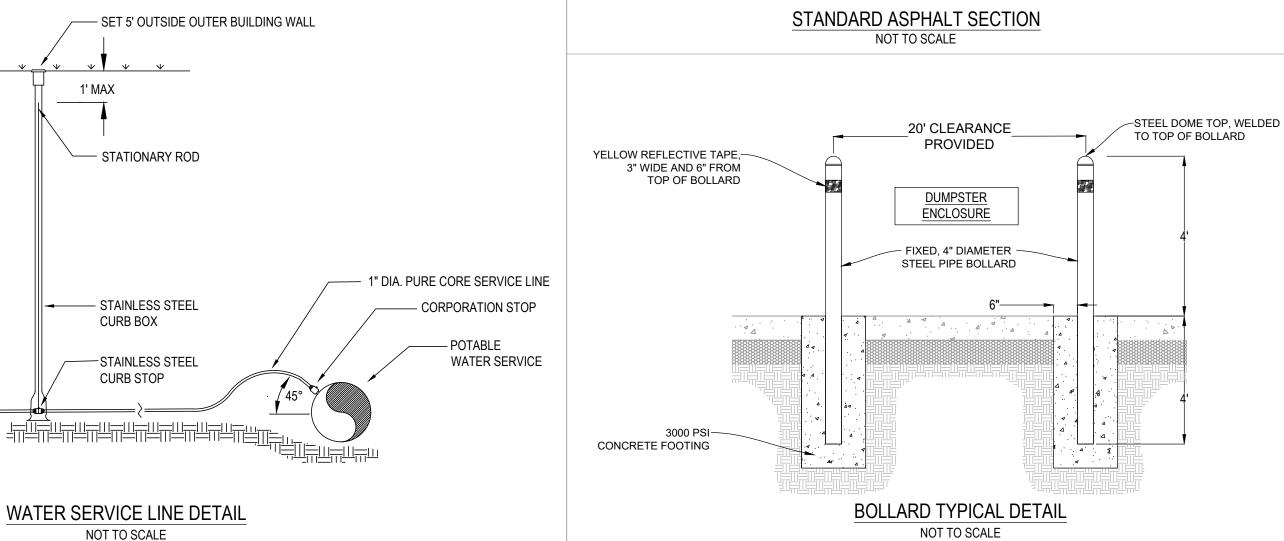
A SECOND PAVEMENT CUT SHALL BE REQUIRED PRIOR TO PLACING THE ASPHALT PATCH. REMOVE ALL IRREGULAR ASPHALT EDGES A MINIMUM OF 12-INCHES BEYOND ANY DAMAGED SURFACE TO A CLEAN VERTICAL EDGE. APPLY A BITUMINOUS TACK COAT PRIOR TO PLACING THE ASPHALT PATCH.

THE ASPHALT PATCH SHALL BE PLACED IN TWO 2-INCH LIFTS AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.

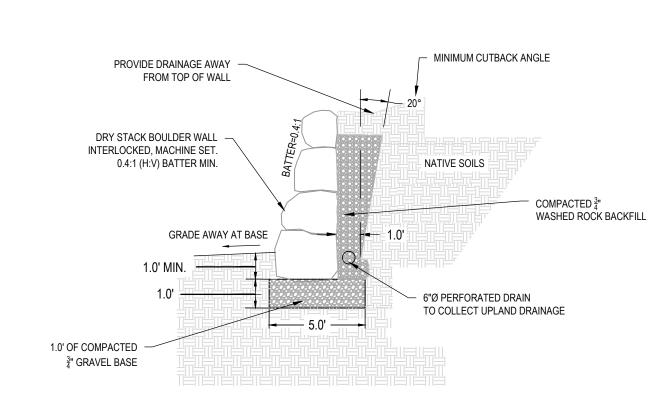
SUB-BASE MATERIALS SHALL CONSIST OF 4-INCHES OF ROAD BASE ON 8-INCHES OF PIT-RUN. COMPACTION REQUIREMENTS SHALL EXCEED 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 TEST PROCEDURES.

SHARED DRIVE PAVEMENT SHALL NOT BE DISTURBED DURING TRENCHING ACTIVITIES.





ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS YELLOW METAL ENAMEL OR VINYLCOATING/COVERING.

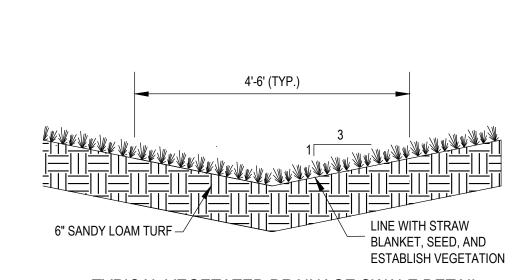


DRY-STACK BOULDER WALL DETAIL NOT TO SCALE

BOULDER WALL NOTES:

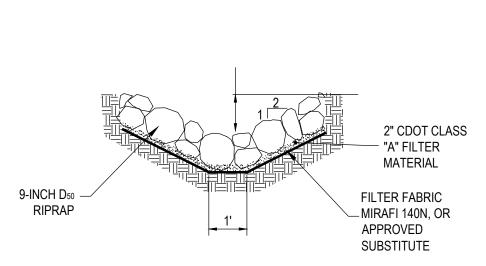
COMPACT SUB-GRADE SOILS TO 95% OF THE MAXIMUM MODIFIED PROCTOR.

- 2. BACKFILL MATERIALS SHALL BE CAREFULLY PLACED IN UNIFORM LIFTS AT A MAXIMUM 8" DEEP LOOSE LIFTS AND COMPACTED TO AT LEAST 95% OF THE
- MAXIMUM STANDARD PROCTOR DENSITY AND NEAR THE OPTIMUM MOISTURE CONTENT. PRIOR TO PLACEMENT, ANY BACKFILL MATERIALS MUST BE SAMPLED AND RECEIVE A SOILS REPORT.
- 4. COMPACT WASHED ROCK BACKFILL WITH VIBRATORY COMPACTOR. ENGINEER OF RECORD TO INSPECT SUB-BASE PRIOR TO ANY BOULDER PLACEMENT. INSPECTIONS TO CONTINUE DURING CONSTRUCTION PROCESS.
- MINIMUM 20° CUTBACK ANGLE.
- GRADE TO PROVIDE DRAINAGE AWAY FROM TOP OF WALL. THIS CONSTRUCTION DETAIL WAS DEVELOPED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING BY REFERENCING ROCKERY DESIGN AND CONSTRUCTION GUIDELINES' PUBLICATION BY THE U.S. DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION.
- 9. MAXIMUM DRY-STACK BOULDER WALL HEIGHT FOR THE PROJECT IS 4.0 FEET.



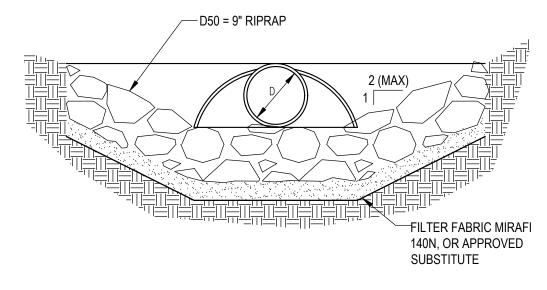
TYPICAL VEGETATED DRAINAGE SWALE DETAIL

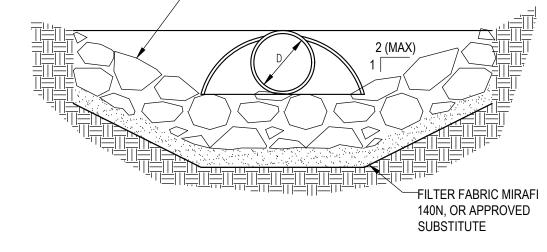
NOT TO SCALE

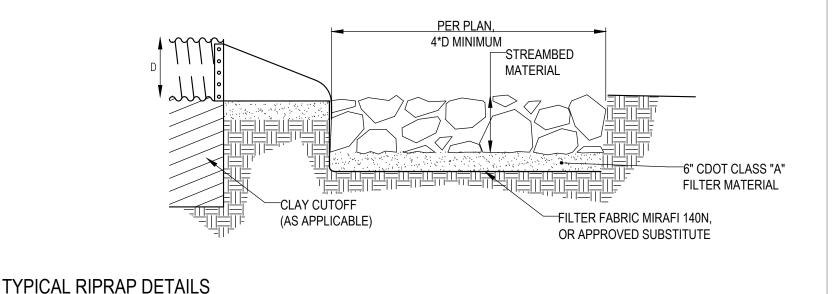


RIPRAP SWALE DETAIL

NOT TO SCALE



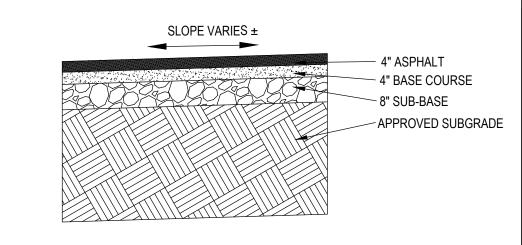




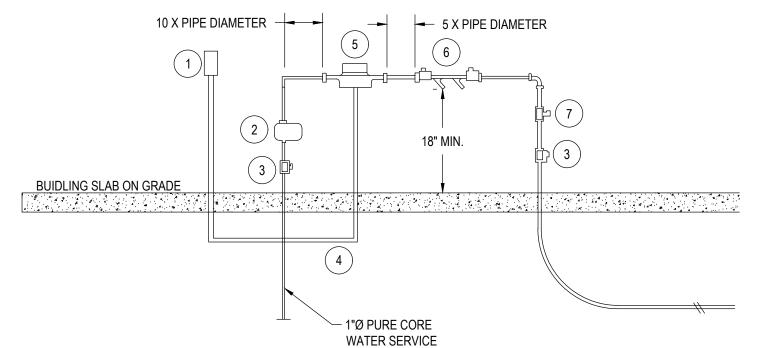
____ 2" ASPHALT SURFACE COURSE

TACK COAT (EMULSIFIED ASPHALT)

2" ASPHALT WEARING COURSE



PARKING AND ACCESS WAY PAVEMENT SECTION

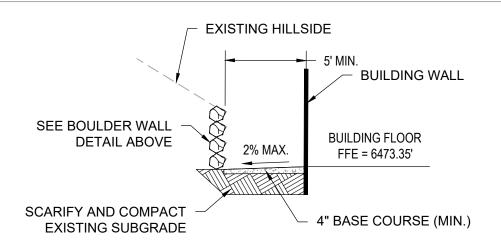


1. SYSTEM SHOWN ABOVE SHALL BE INSTALLED WITHIN THE WATER ENTRY ROOM AND MOUNTED TO INTERIOR WALLS. INSTALL VAULT AROUND COMPONENTS AS REQUIRED.

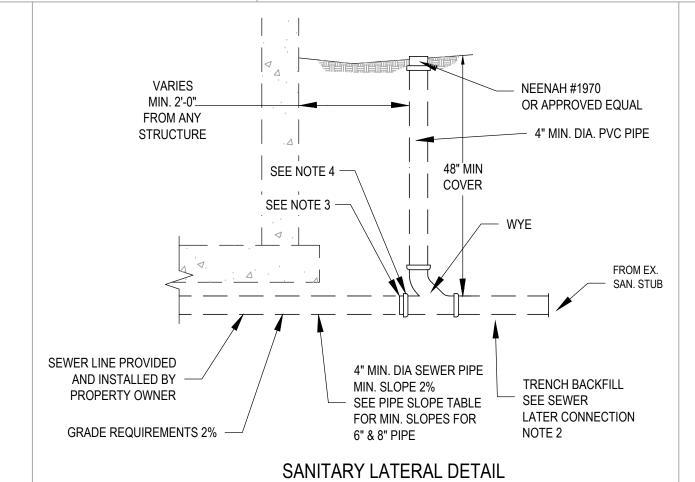
2. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BE APPROVED BY THE ENGINEERING PRIOR TO INSTALLATION.

ITEM	DESCRIPTION	QTY
1	REMOTE READ OUT	1
2	PRESSURE REDUCING VALVE	1
3	BALL VALVE	2
4	½" OR LARGER PVC CONDUIT	-
5	METER	1
6	BACKFLOW PREVENTER	1
7	AID CHILCK	1

TESTABLE BACKFLOW PREVENTER DETAIL NOT TO SCALE



SOFT SURFACE TRAIL SECTION

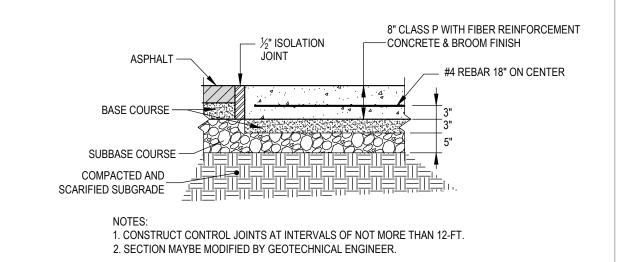


SEWER LATERAL CONNECTION NOTES:

1. INSPECTION: PRIOR TO BACKFILL, SECURE ACCEPTANCE BY ENGINEER FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.

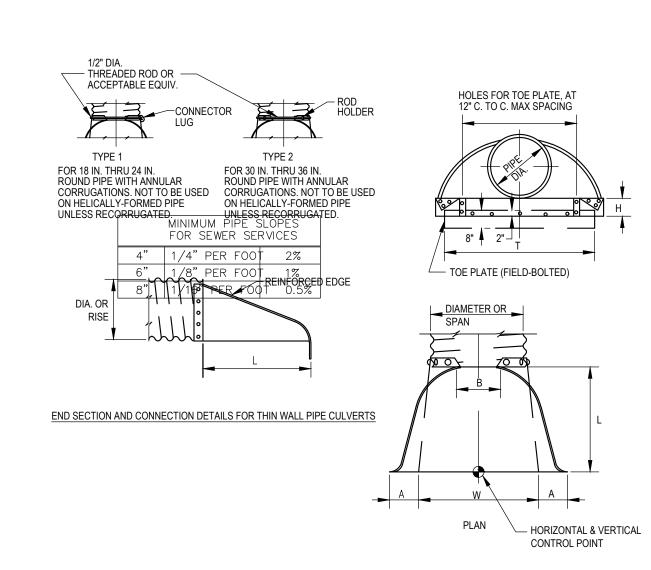
NOT TO SCALE

- 2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS UTILITY STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION AND PIPE EMBEDMENT BACKFILL DETAIL.
- 3. RUBBER GASKETED BELL AND SPIGOT TYPE COUPLER FOR TRANSITION FROM SCHEDULE 40 PVC TO SDR35.
- 4. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFIATIONS, AND SHALL ALSO MEET ASTM D3212 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL



DUMPSTER PAD

NOT TO SCALE



NOT TO SCALE

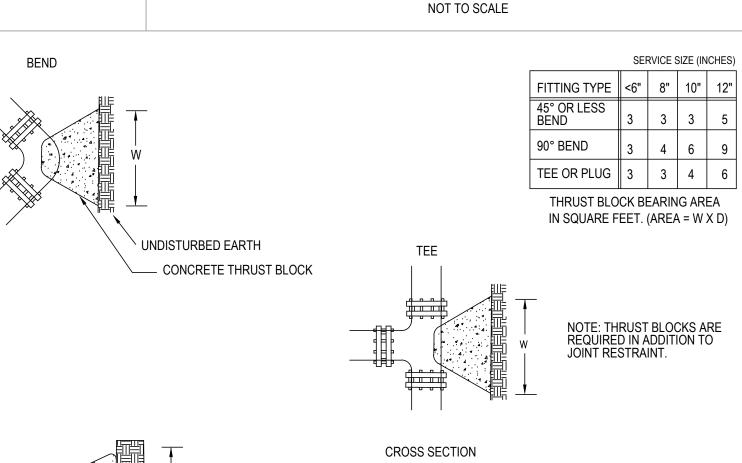
METAL END SECTION NOTES

1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS. 3. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END

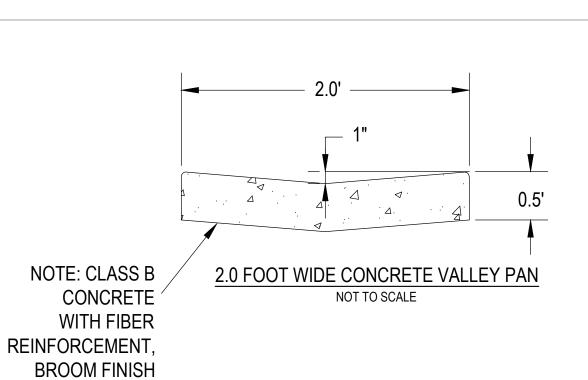
SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS. 4. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.

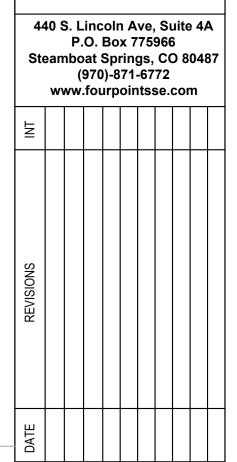
PIPE DIA.	THICK.	DIMENSIONS					
		Α	В	Н	L	W	Т
	•		(inche	s)			
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

FLARED END SECTION DETAILS NOT TO SCALE



THRUST BLOCK DETAILS NOT TO SCALE





BUSINESS SE 816 ENT

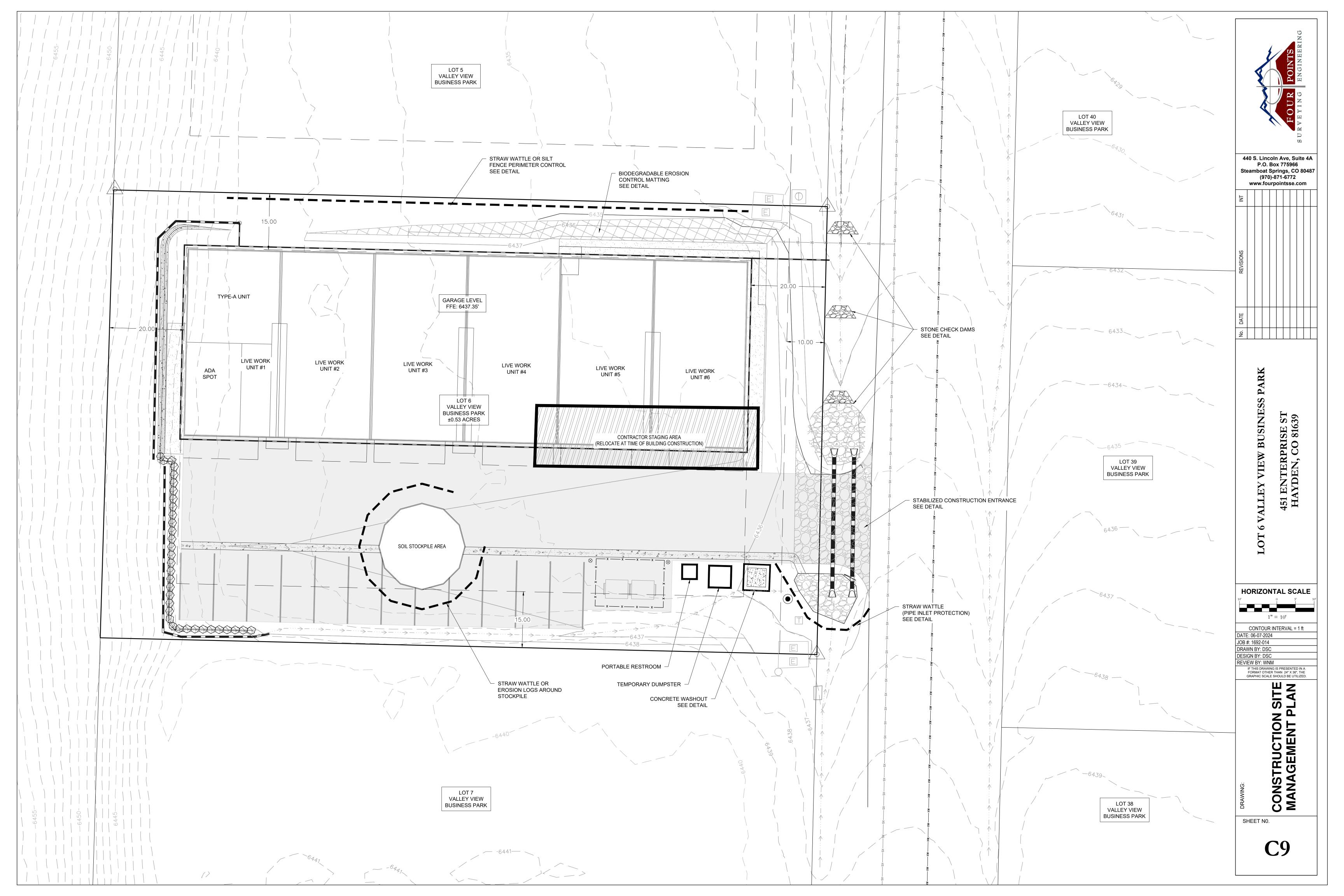
HORIZONTAL SCALE

CONTOUR INTERVAL = 1 ft DATE: 06-07-2024

JOB #: 1692-014 DRAWN BY: DSC **DESIGN BY: DSC REVIEW BY: WNM**

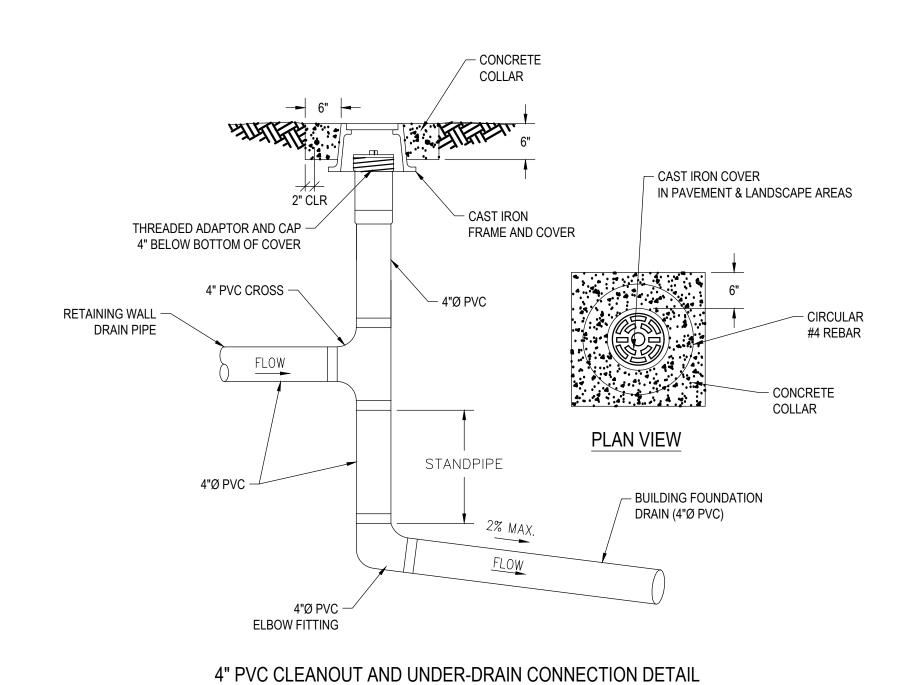
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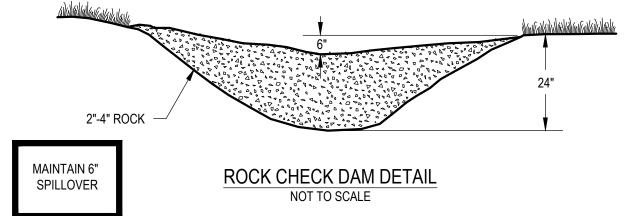


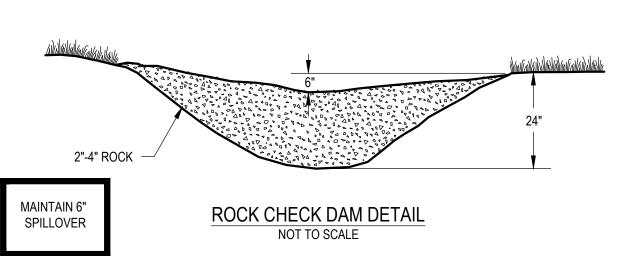
CONSTRUCTION SITE MANAGEMENT PLAN NOTES

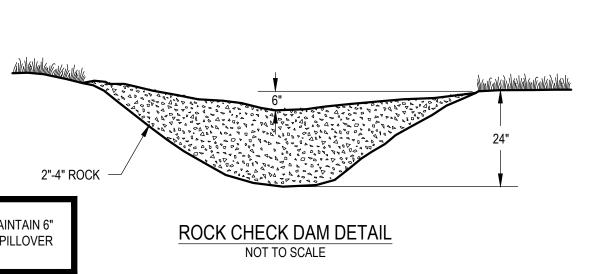
- THIS PLAN SHALL BE KEPT ON SITE AT ALL TIMES AND UPDATED TO REFLECT ANY CHANGES.
- 2. CLEARING OR GRADING SHALL NOT BEGIN UNTIL ALL CONTROL MEASURES HAVE BEEN INSTALLED.
- 3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION 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 WATER WAYS AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
- 6. ALL INGRESS AND EGRESS ACCESS POINTS ON TO THE DISTURBED SITE MUST BE STABILIZED WITH A VEHICLE TRACKING CONTROL PAD OR EQUIVALENT FODS MATTING. ACCESS SHALL ONLY BE VIA APPROVED LOCATIONS AS SHOWN ON APPROVED CSMP.
- 7. 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.
- 8. 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.
- 9. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL LOCAL, STATE, AND FEDERAL LAWS. IN ADDITION CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS.
- 10. EMERGENCY ACCESS MUST BE KEPT OBSTACLE FREE AND PASSABLE AT ALL TIMES.
- 11. CONTRACTOR SHALL PROVIDE ADEQUATE WASTE MANAGEMENT INCLUDING BUT NOT LIMITED TO A REGULARLY MAINTAINED ON SITE DUMPSTER AND PORTA-POTTY.
- 12. 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.



NOT TO SCALE

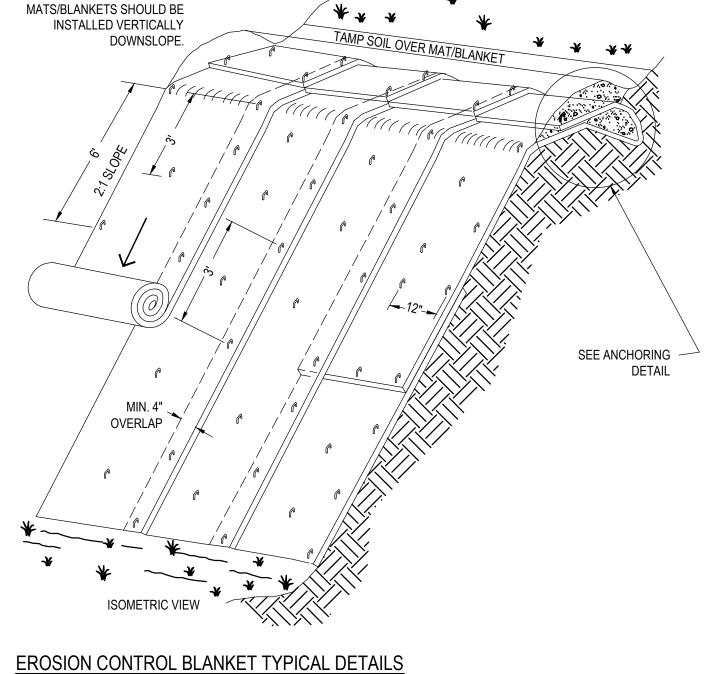


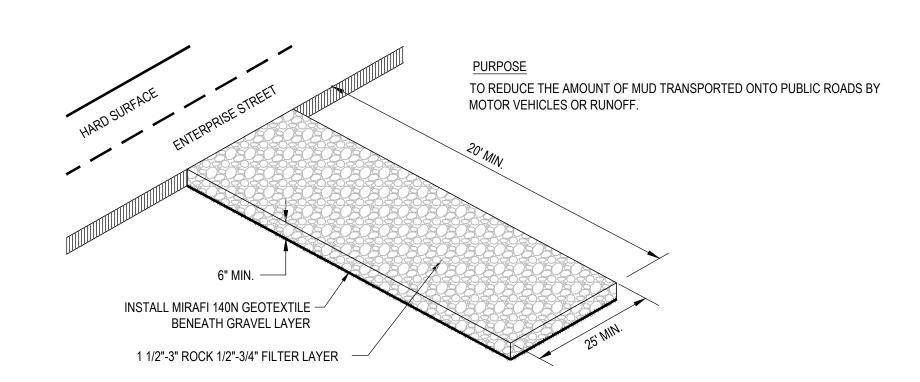




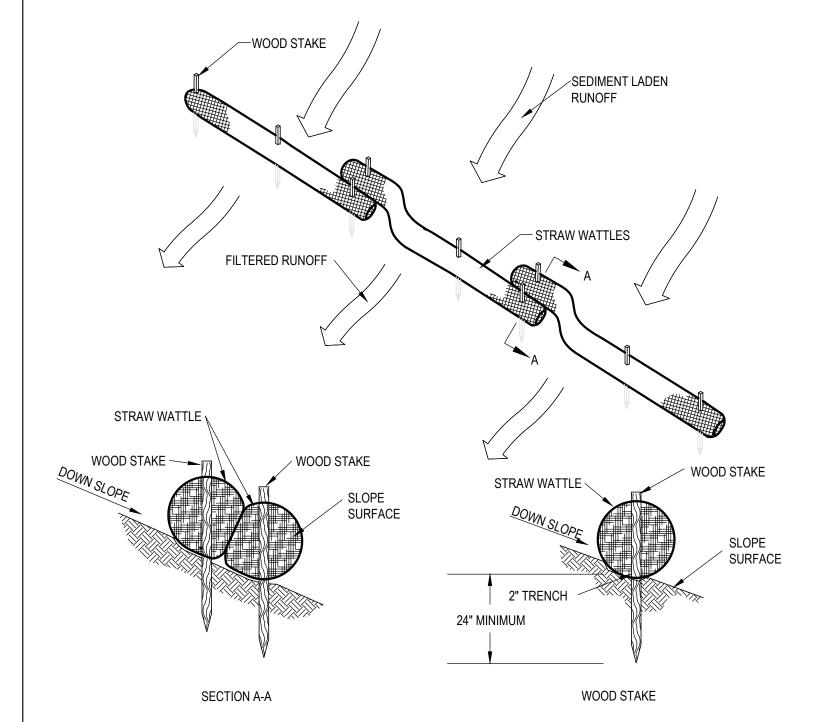
ANCHORING DETAIL

NOT TO SCALE



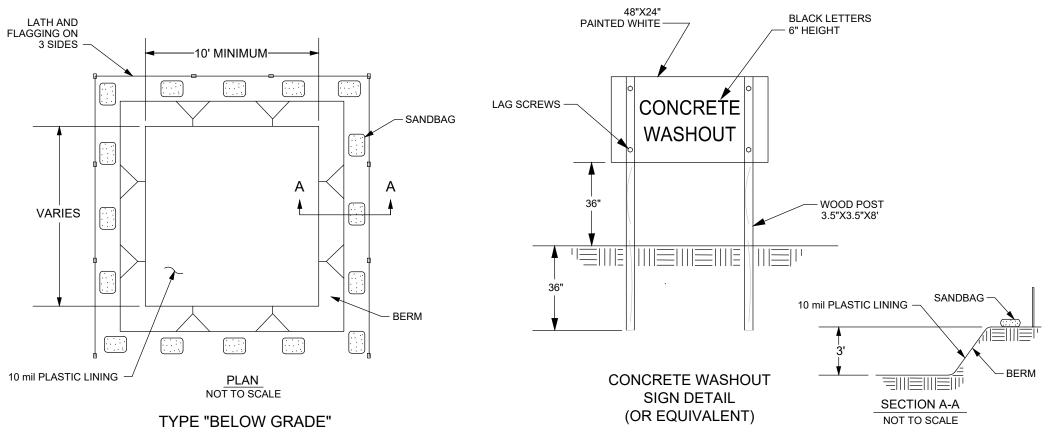


STABLIZED CONSTRUCTION ENTRANCE TYPICAL DETAIL NOT TO SCALE

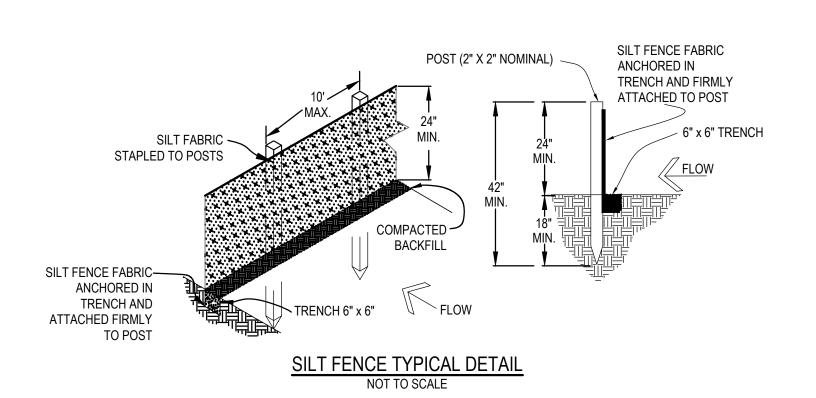


STRAW WATTLE DETAILS

NOT TO SCALE









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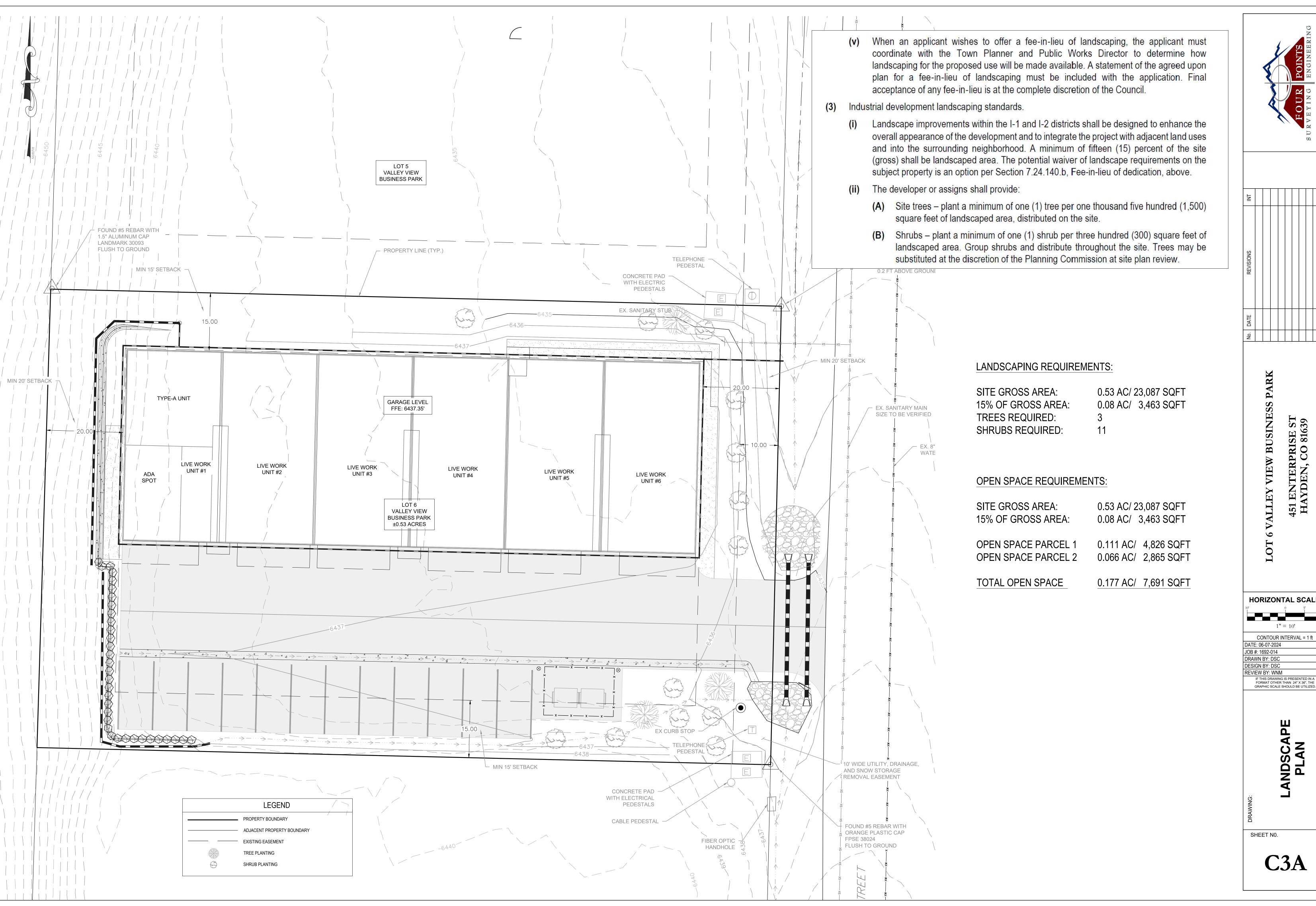
> BUSINESS SE 816 451 ENTE HAYDEN

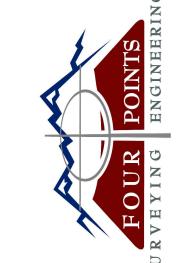
HORIZONTAL SCALE

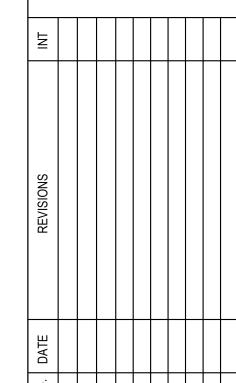
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REVIEW BY: WNM IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

SHEET NO.







451 ENTE HAYDEN

HORIZONTAL SCALE

A CONDITIONAL USE FOR:

45| ENTERPRISE STREET HAYDEN, COLORADO

LEGAL DESCRIPTION

LOT 6 VALLEY VIEW BUSINESS PARK

ZONING = ||



STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
SERVICES

JAMES STEGMAIER, P.E. 1821 KAMAR PLAZA P.O. BOX 772192 STEAMBOAT SPRINGS, CO 80477 970-870-9229 yvengr@yvengr.com

CK LIVE/WORKS 451 ENTERPRISE STREET HAYDEN, COLORADO

JOB NO: 23-063
DRAWN: ECS
DATE: 05-29-24

REVISIONS

NO. DATE DRAWN

05-03-21 ECS

SHEET NUMBER

'**⊥**'— [

GENERAL NOTES:

I. ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS AND LAWS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL NEW CONSTRUCTION ON THE SITE

3. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. IF A DISCREPANCY APPEARS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, NOTIFY YAMPA VALLEY ENGINEERING AT ONCE.

4. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDUCT. THE JOB SITE SHALL BE FREE OF DEBRIS AND TRASH. MATERIALS AND EQUIPMENT SHALL BE REASONABLY PLACED. EACH SUB-CONTRACTOR ON COMPLETION OF HIS/HER PHASE OF THE JOB SHALL REMOVE ALL DEBRIS, TRASH AND EQUIPMENT.

5. ALL MATERIALS AND EQUIPMENT ON THE JOB SITE SHALL BE STACKED AND PROTECTED PROPERLY TO PREVENT DAMAGES AND OR DETERIORATION.

6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF CONCRETE. ALL INTERIOR STUDS ARE TO BE 2X4 UNLESS OTHERWISE NOTED. ALL EXTERIOR STUDS ARE TO BE 2X6 UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES AND ELECTRICAL EQUIPMENT.

8. PROVIDE ALL ACCESS PANELS TO ALL ENCLOSED SPACES, VOIDS AND ATTICS AS REQUIRED BY GOVERNING CODES.

APPLICABLE CODES OF 2014

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2023 NATIONAL ELECTRIC CODE
2023 COLORADO MODEL ELECTRIC/SOLAR CODE

SHEET INDEX

ARCHITECTURALS

T-| TITLE SHEET

A-0 INFO SHEET

A-I PROPOSED ELEVATIONS A-2 PROPOSED ELEVATIONS

A-3 PROPOSED MAIN LEVEL FLOOR PLAN
A-4 PROPOSED UPPER LEVEL FLOOR PLAN

A-5 PROPOSED SECTION



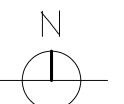
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VICINITY MAP



SYMBOLS

EL = $100-0^{\circ}$ TOP OF ELEVATION

_ DETAIL NUMBER W/ SHEET NUMBER

SMOKE DETECTOR

EXHAUST FAN

OWNER ANCHOR PROPER P.O. BOX 1687 HAYDEN, COLORA LICENSED DE STRUCTURAL YAMPA VALI 1794 KAMAR P.O. BOX 772 STEAMBOAT 970-870-912 yvengr@yve

LEGEND

NATIVE SOILS OR - STRUCTURAL FILL

— 8" CONCRETE WAL

- RIGID INSULATION

PROJECT DIRECTORY

OWNER
ANCHOR PROPERTIES, LLC
P.O. BOX 1687
HAYDEN, COLORADO

LICENSED DESIGN PROFESSIONAL &
STRUCTURAL ENGINEER
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
P.O. BOX 772192
STEAMBOAT SPRINGS, COLORADO 80477
970-870-9229
yvengr@yvengr.com

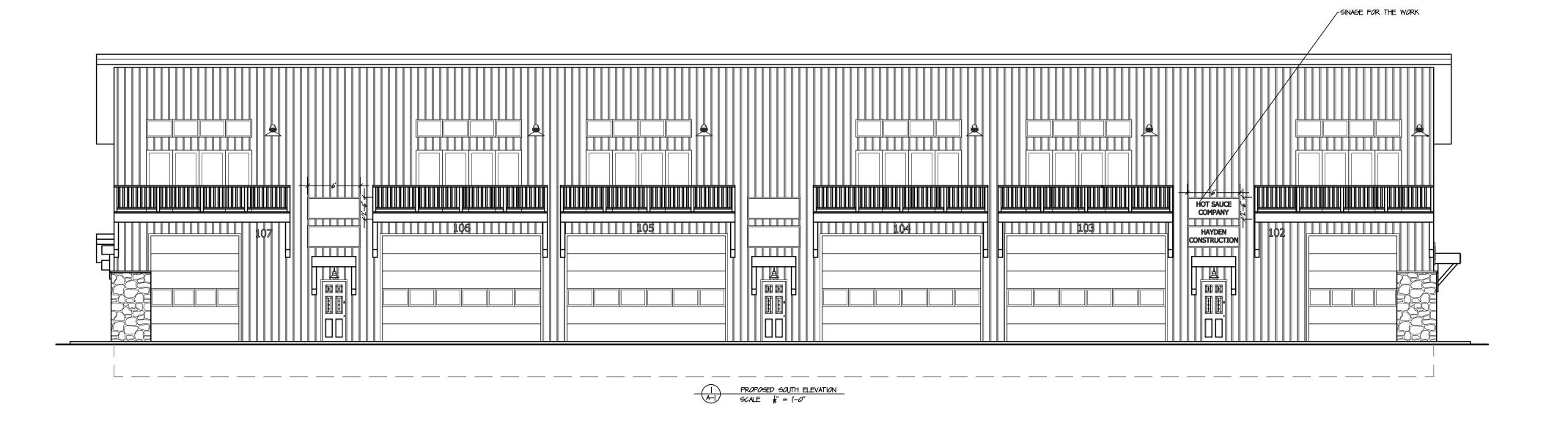
CONTRACTOR
GARCIA CONSTRUCTION
CHUY GARCIA

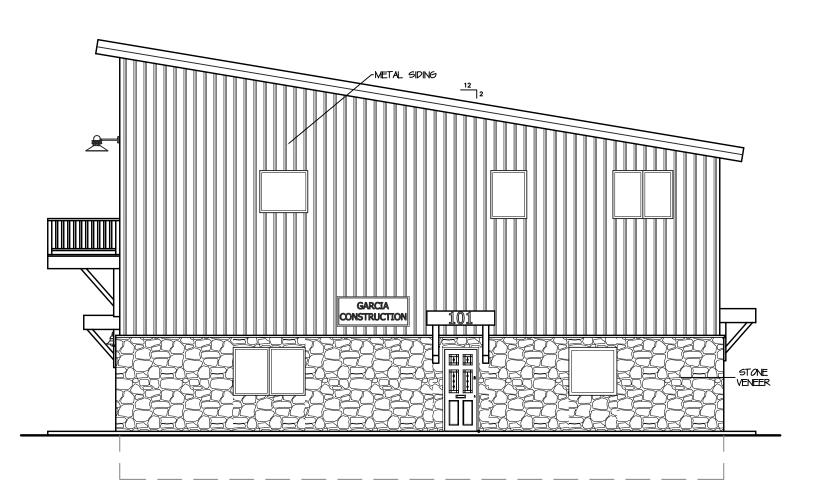
JOB NO: 23-063
DRAWN: ECS
DATE: 05-29-24

REVISIONS
NO. DATE DRAWN

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> CK LIVE/WORKS 451 ENTERPRISE STREET HAYDEN, COLORADO

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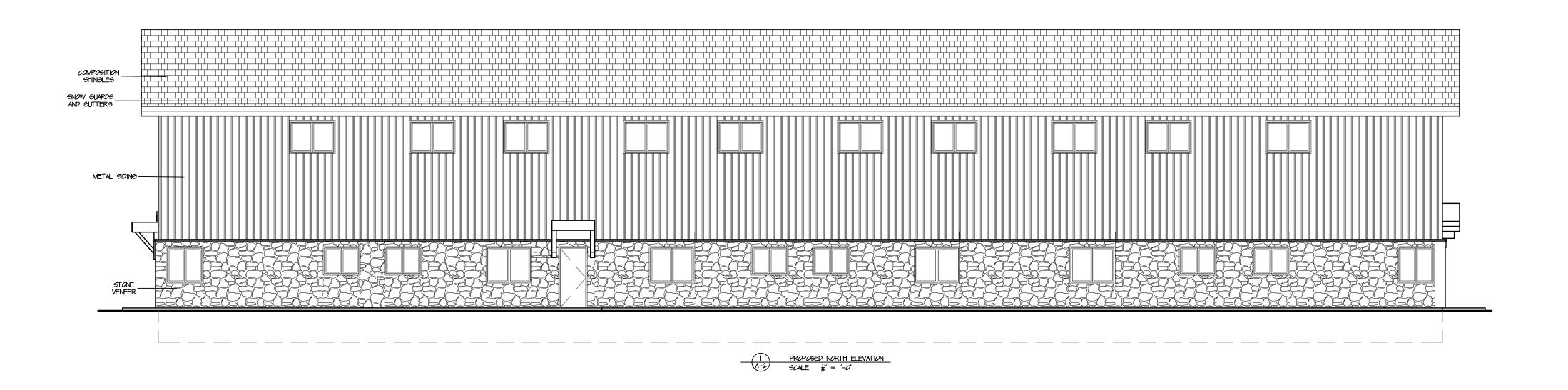
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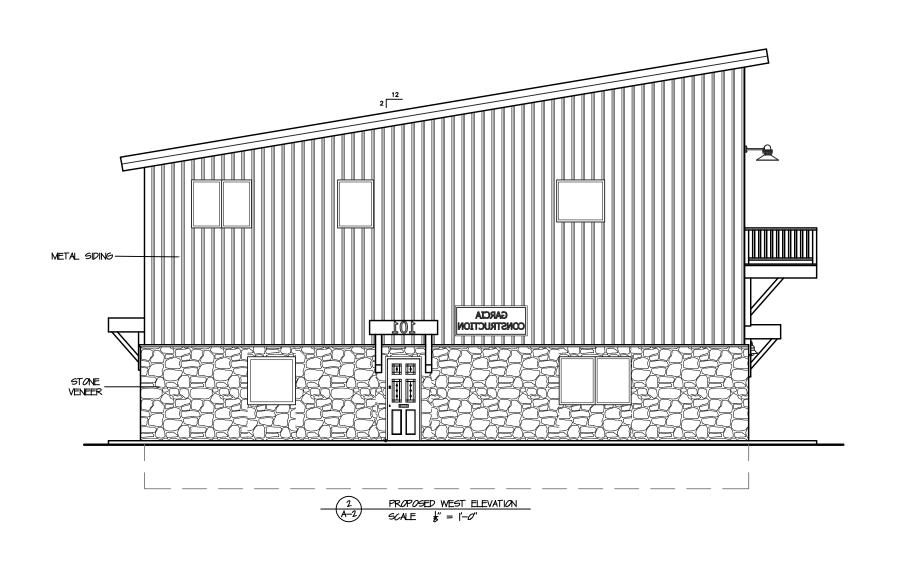
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YAMPA VALLEY ENGINEERING, INC.

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JAMES STEGMAIER, P.E.
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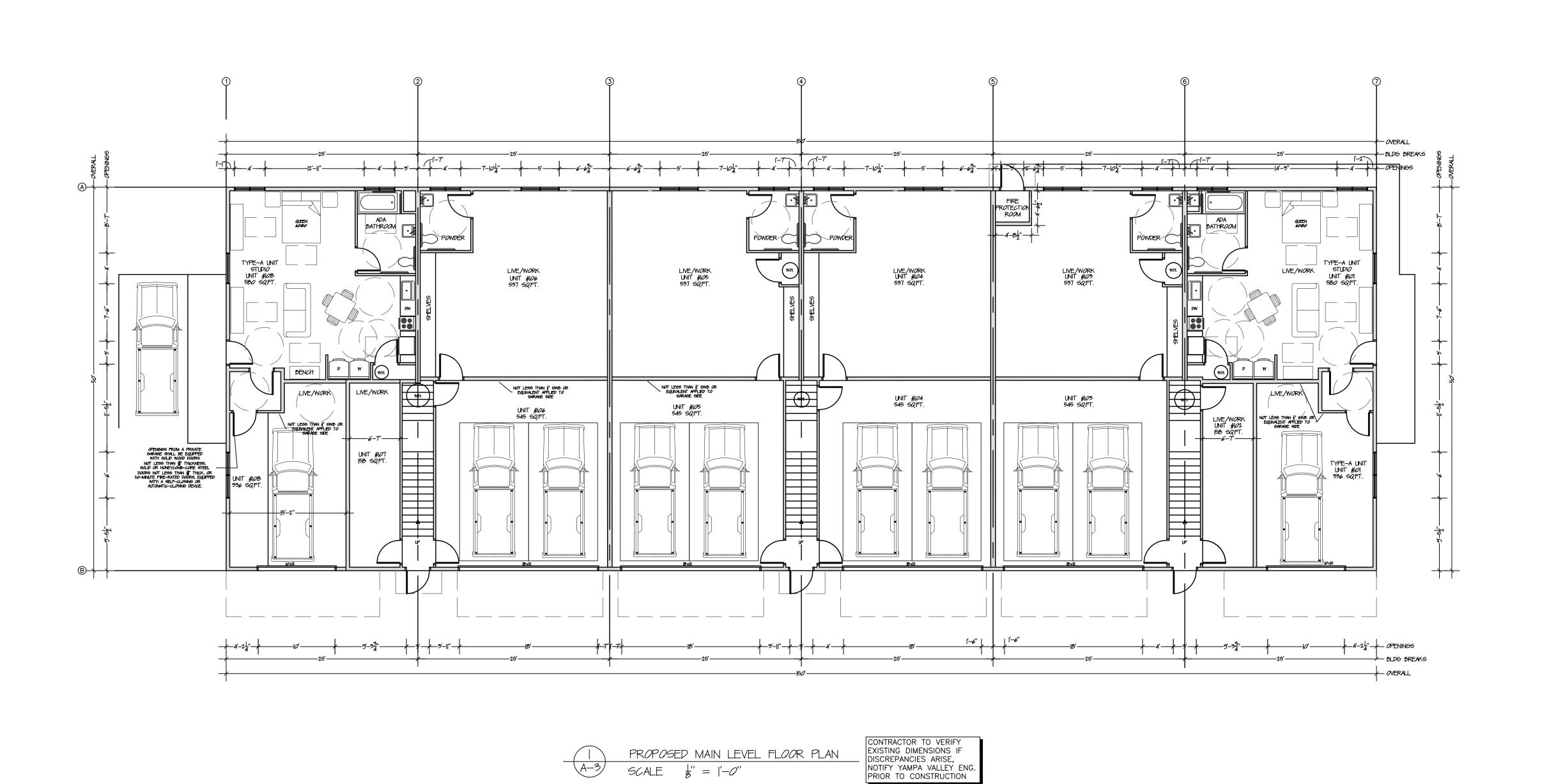
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 DATE
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 02-23-21
 ECS

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YAMPA VALLEY ENGINEERING, INC.

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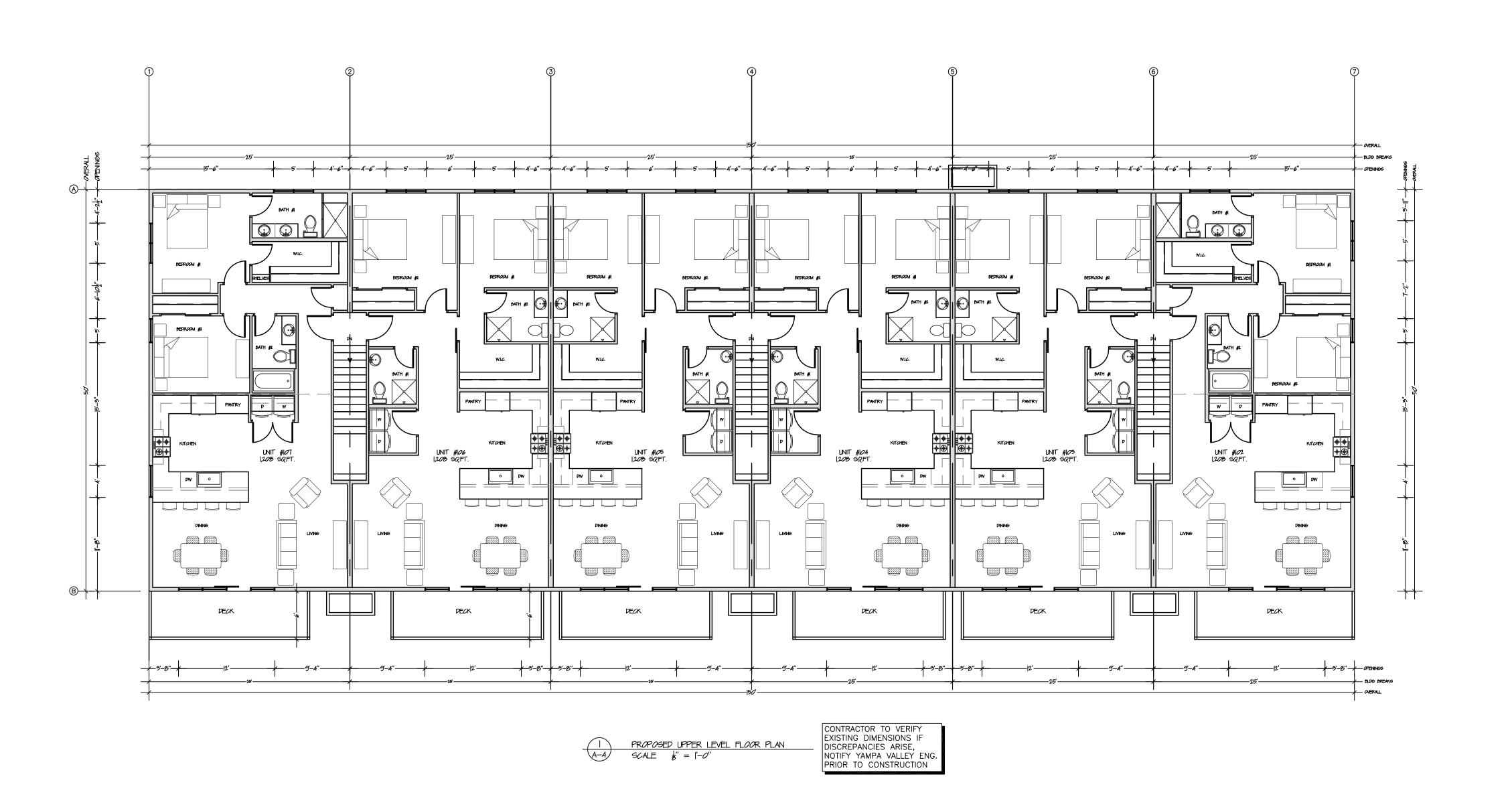
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REVISIONS

 NO.
 DATE
 DRAWN

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 00-00-00
 ECS

SHEET NUMBER





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DRAFTING
SERVICES

JAMES STEGMAIER, P.E. 1821 KAMAR PLAZA P.O. BOX 772192 STEAMBOAT SPRINGS, CO 80477 970-870-9229 yvengr@yvengr.com

CK LIVE/WORKS
451 ENTERPRISE STREET
HAYDEN, COLORADO

JOB NO: 23-063
DRAWN: ECS
DATE: 05-29-24

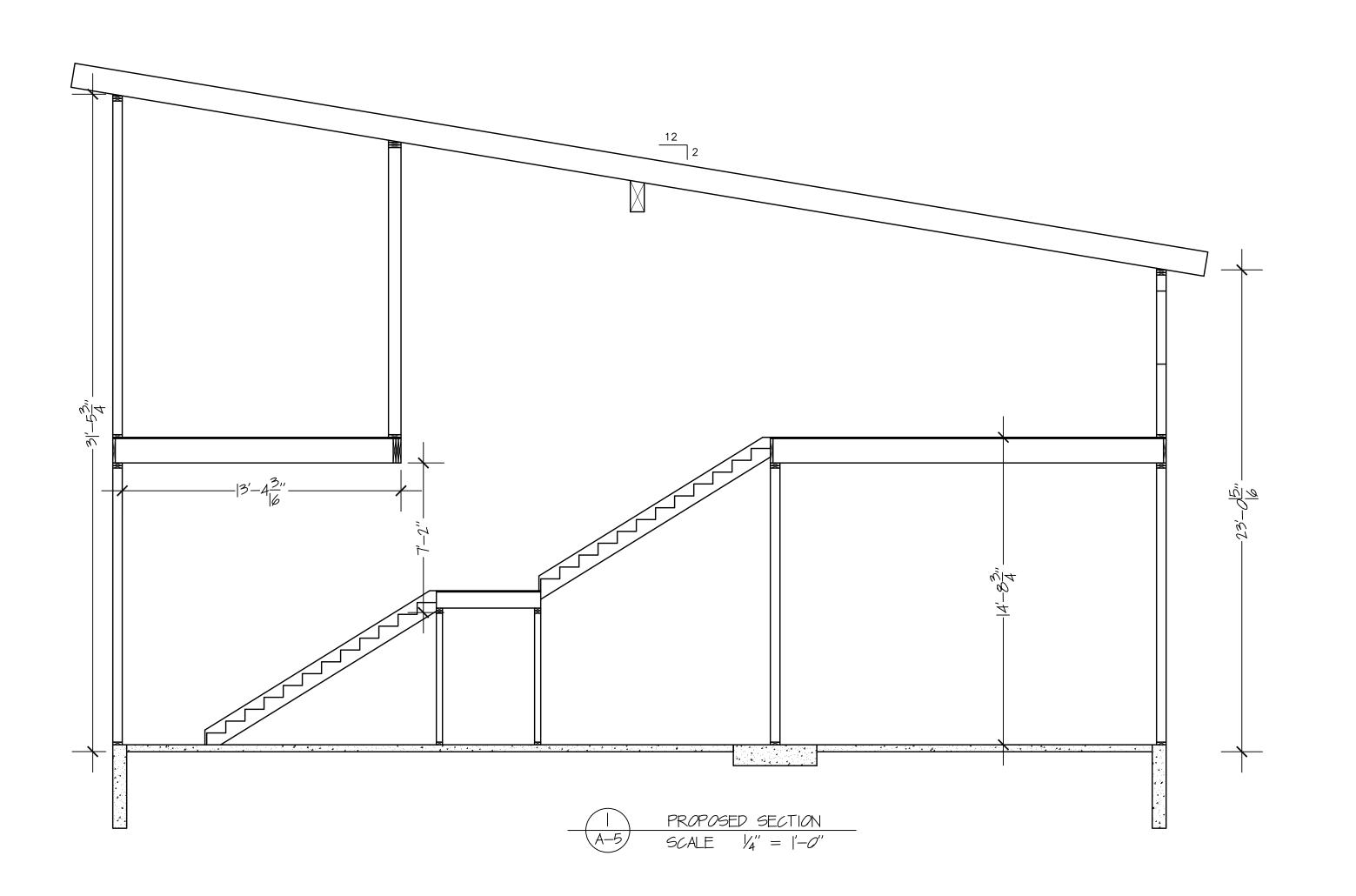
REVISIONS

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STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
SERVICES

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