



# LAND USE APPLICATION

Staff Use Only	
Application Number:	<u>2025-01</u>
Application Fee(s) = \$	<u>935 paid 2/7/25</u>
Received By:	<u>T.Ebbert</u>
Date Received:	<u>1/8/58</u>
Application Deemed Complete:	
Date:	<u>1/24/25 pending payment</u>
By:	<u>T.Johnson</u>

1. Application is made for: (please bold/underline one of the following)

- |                        |                              |                            |
|------------------------|------------------------------|----------------------------|
| Minor Use Permit       | Annexation                   | Zoning                     |
| Administrative Permit  | Planned Unit Development 1 2 | Major Subdivision 1 2 3    |
| Conditional Use Permit | Historic Site Designation    | Minor Subdivision          |
| <b>Site Plan</b>       | Right of Way Vacation        | Administrative Subdivision |
| Alternative Design     | Variance or Appeal           |                            |
| Other: _____           |                              |                            |

2. Project Name: Uplift Apartment Complex

please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Uplift Development, LLC. Applicant Name: Four Points Surveying and Engineering

Address: P.O. Box 153607, Lufkin, TX 75915 Address: 410 South Lincoln Avenue, Unit 15, Steamboat Springs, CO 80477

Telephone: (970) 420-1521 Telephone: (970) 819-1161

E-mail: tony@upliftgdg.com E-mail: walterm@fourpointsse.com

4. Property Description:

Address or Location: 739 East Jefferson Avenue

Existing Zoning: C - Commercial Existing Use: Vacant Lot

Proposed Zoning: C - Commercial Proposed Use: Residential apartment complex

5. Purpose: (describe intent of this application in 1-2 sentences)

The intent of this Major Site Plan application is to present how the lot will be developed from a vacant parcel to a new 12-unit apartment complex so that the Town can ensure that the proposed site design is in compliance with applicable standards indicated in the Hayden Development Code. The Construction Plans detail new improvements on the lot including but not limited to utility, drainage, grading, access and other features that have been designed in compliance with Town regulations. The Site Plan Review is a prerequisite to a building permit for any new building, structure, or use.

**6. Certification:** *(must be signed in ink)*

*I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.*

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_ **AND**

*I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.*

Applicant:  Date: 1/3/25

**Submittals:**

- Completed application form
- Owners' Power of Attorney, if application is not signed by property owner
- Title insurance commitment – dated within sixty (60) days of application submittal
- Legal description of the property
- Survey no more than three (3) years old stamped by Colorado licensed surveyor
- Fees
- Required studies and reports (please list): Certified Drainage Report, Lighting Study  
\_\_\_\_\_  
\_\_\_\_\_
- Other (please list): \_\_\_\_\_  
\_\_\_\_\_

**Office Use Only**

Referrals Mailed/Delivered Date: 2/4/25 By: T.Ebbert

Agencies: Public Works, Hayden PD, Hayden School District,  
West Routt Fire, CDOT, Hayden Engineer (Zenobia), YVEA

Notices Mailed to Property Owners Date: \_\_\_\_\_ By: \_\_\_\_\_  
w/in 150'/300', (as applicable)

Legal Notice Publication Sent to paper: \_\_\_\_\_ Publication Date: \_\_\_\_\_  
Posted: \_\_\_\_\_ By: \_\_\_\_\_

Property Posted Date: \_\_\_\_\_ Proof of Posting Rec'd: \_\_\_\_\_



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

December 31, 2024

Town of Hayden  
178 West Jefferson  
Hayden, CO 81639-0190  
970-276-3741 office

Re: Major Site Plan Written Narrative – Uplift Apartment Complex at Lot 2 Cook Minor Subdivision  
Four Points Project No. 2147-001

Dear Hayden Planning Department;

### **Introduction and Project Description**

This letter serves as the Major Site Plan narrative for a proposed 12-unit apartment complex located at Lot 2 Cook Minor Subdivision (Project). The Project consists of six one-bedroom and six two-bedroom apartment units and all associated infrastructure and amenities including access, parking, sidewalks, dumpster pad and enclosure, wet and dry utilities, open space areas, drainage infrastructure, stormwater best management practices, and landscaping. We are confident this Project conforms to Hayden's municipal code, master plan, and the community's forward vision.

### **Existing Conditions**

Lot 2 is currently vacant and fronts Jefferson Avenue (US 40). A gravel alley runs east-west along the southern boundary of the lot, providing access to South Maple Street and South Shelton Lane. Existing utilities and service connections are available to the site. An 8-inch PVC water main is located within the US 40 right-of-way, while electrical, communications, gas, and sanitary sewer utilities are situated along the southern property line and within the alley.

The site exhibits poor drainage characteristics, with no defined historical discharge point into a drainage way, easement, or storm sewer network. A low area along the western property line allows runoff to accumulate and flow into the adjacent property (Anna Dispensary). To address this issue, infiltration facilities are necessary to manage stormwater and snowmelt effectively. Currently, runoff from Lot 2 drains into a recently installed infiltration basin located at the Anna Dispensary. Future site development will require detailed stormwater management solutions to mitigate these drainage concerns.

### **Compliance with Hayden Municipal Code and Site Design Criteria**

The Project conforms to Hayden Municipal Code and development standards. The land is currently zoned as Commercial (C). A multi-family dwelling unit up to twenty-four units per building is a permitted use by right. The following outlines compliance criteria as it pertains to Hayden Municipal Code Chapter 7.24.

- **Dimensional and Setback Standards:** Building dimensions and setbacks comply, see sheet C3 and architectural drawings and renderings. A small front setback is proposed to maximize use of the lot.
- **Community Design Standards:** Civil and architectural design standards are met. See plan sets.

- Design Elements and Compact Urban Growth: The Project maximizes use of space on Lot 2 for residential development while staying within development standards. A compact design and efficient use of space allows for affordable residential dwelling units.
- Access and Parking: The Project includes improving the alley access with regrading, widening, and hard surface pavement. The increase in traffic via the alley will necessitate a paved access connecting to the existing paved side roads. The parking lot and dumpster are located in the back and accessed via the alley and screened from Jefferson Ave by the building and landscaping. The parking lot and number of parking stalls meets standards. Sidewalks accessing the parking lot and the frontage are proposed.
- Landscaping: The landscaping conforms to code and is integrated into the overall design and drainage features. A combination of deciduous, evergreen, and ornamental trees and shrubs are proposed.
- Drainage and Environmental Considerations: Stormwater drainage infrastructure was a major constraint associated with Lot 2. Lack of existing drainage infrastructure and a low ponding area requires the installation of stormwater infiltration basins to manage both on-site and off-site runoff. The infiltration basins will treat runoff from the parking lot through the process of infiltration into native soils.
- Open Space: Approximately 24% of the development is open space area geared toward recreational benefit, drainage functionality, and aesthetics.
- Water and Sewer Infrastructure: New water and sewer services and associated main taps are proposed
- Lighting: An illumination study was performed and an illumination and lighting plan provided.

### **Consistency with Hayden Forward Master Plan**

The proposed project aligns with the objectives outlined in the **Hayden Forward Master Plan 2020**, supporting the community's vision for sustainable growth. By offering affordable and economical housing units within walking distance of downtown, the project addresses a critical need for accessible housing options. The zoning designation enables the development of multi-family units, consistent with the plan's goal to foster a variety of housing types. In response to increasing housing demand and the rising costs of new construction, the project adopts an efficient and economical design approach. Furthermore, the compact development aligns seamlessly with Hayden's strategic vision for a well-planned, forward-thinking community.

### **Conclusion**

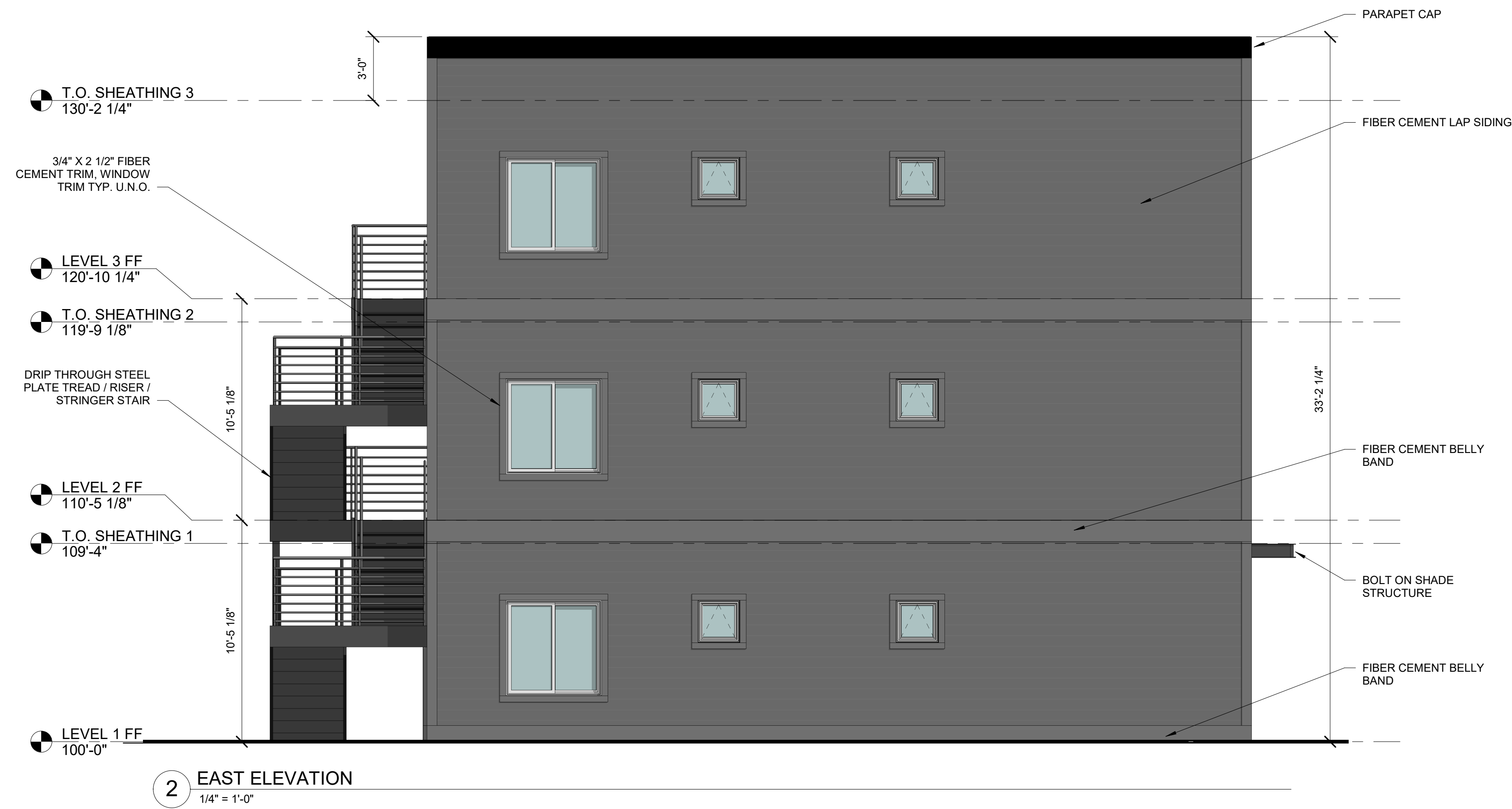
We believe the Project meets all of the requirements of a Major Site Plan and is in line with Hayden standards, the Hayden Forward Master Plan, and Hayden Comprehensive Plan. We look forward to the approval of the Project and working with the Town of Hayden to bring it to the marketplace.

Sincerely,

Walter Magill, PE  
Four Points Surveying & Engineering

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**2 EAST ELEVATION**  
1/4" = 1'-0"



**1 SOUTH ELEVATION**  
1/4" = 1'-0"

NO.	DESCRIPTION	DATE

THIS SHEET REVIEWED BY:

CITY   
3RD PARTY/ STATE

ELEVATIONS

A202



2 WEST ELEVATION  
1/4" = 1'-0"



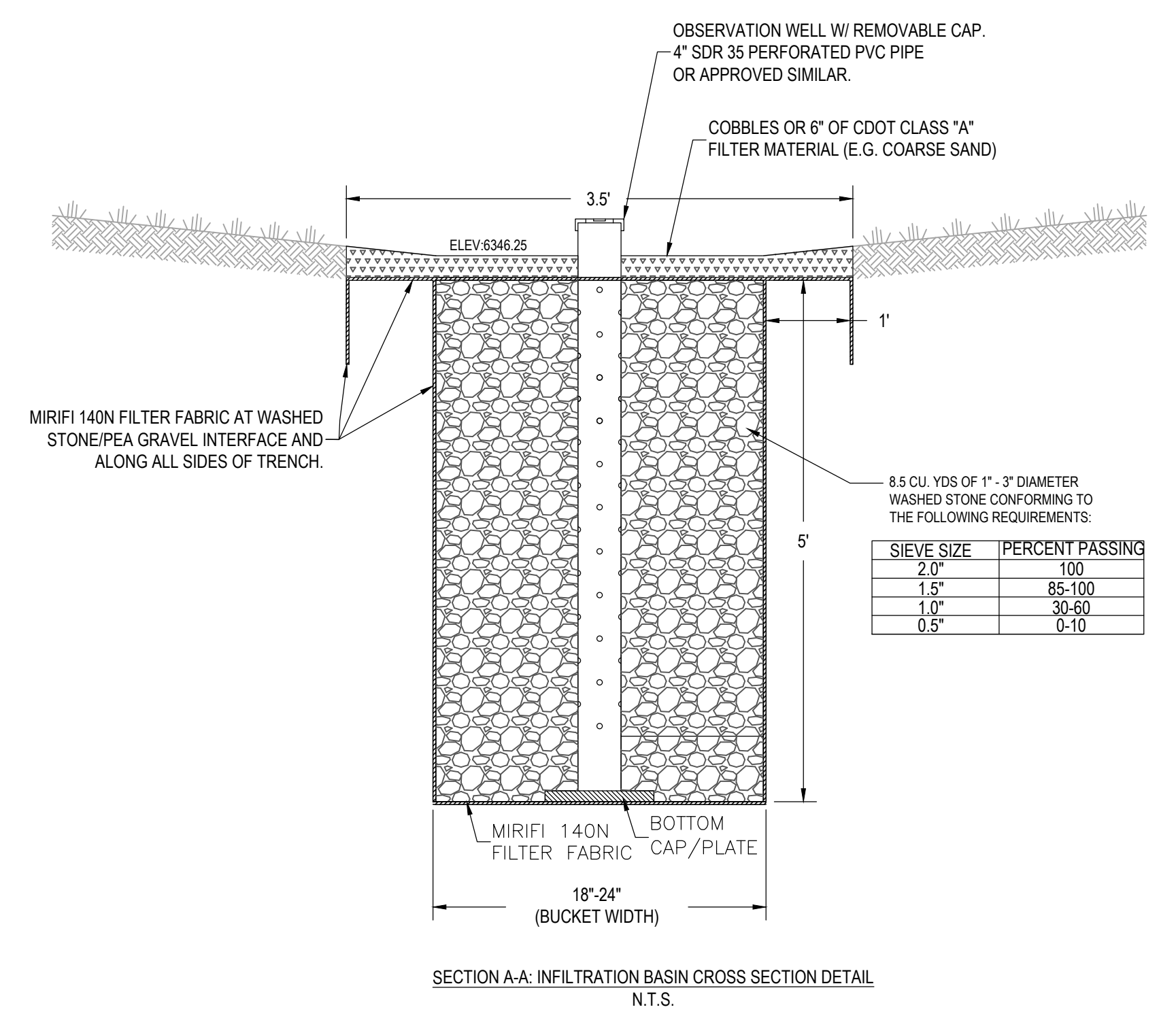
1 NORTH ELEVATION  
1/4" = 1'-0"

DRAWING FILE: PA\2147-001 739 JEFFERSON AVE - SITE DESIGN\PS&E\CIVIL PLANS\2147-001 66D PLANNING  
 PLOT DATE: 12/17/2024 5:45 PM BY: RICHIE SOROKA  
 CTB: FPS&E-RW.CTB



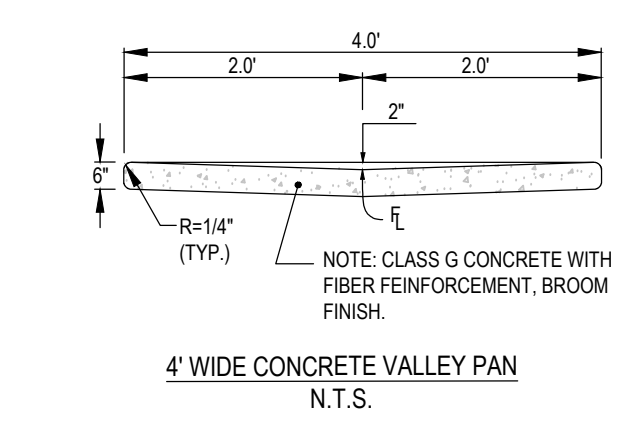
**SITE NOTES:**

- ALL PAVEMENT MARKINGS SHALL BE DONE WITH MUTCD APPROVED RETRO-FLECTIVE PAINT. PAINTING SURFACE SHALL BE CLEAN AND FREE OF DEBRIS.
- ALL DISTURBED AREAS THAT DO NOT RECEIVE PAVEMENT, LANDSCAPE TREATMENT OR ROCK TREATMENT, SHALL RECEIVE MINIMUM 6" TOPSOIL AND SOD OR SEED WITH STRAW BLANKET STABILIZATION OR APPROVED SIMILAR AS A MINIMUM.
- ALL SIDEWALKS AROUND NEW BUILDINGS SHALL SLOPE AWAY FROM STRUCTURE AT 2%.
- GRADES SHALL SLOPE AWAY FROM BUILDING AT A MINIMUM OF 10% GRADE FOR THE FIRST 2 FEET.
- DRAINAGE SHALL BE DIRECTED TOWARD THE INFILTRATION TRENCH AS SHOWN.




**GENERAL NOTES FOR INFILTRATION TRENCH:**

- GRADING OF THE INFILTRATION TRENCH SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. WIDE TRACKED VEHICLES SUCH AS BACK HOES, SMALL DOZERS AND BOBCATS ARE RECOMMENDED.
- EXCAVATE THE INFILTRATION TRENCH TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THE SEDIMENT WILL NEED TO BE REMOVED FROM THE INFILTRATION TRENCH PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION TRENCH CONSTRUCTION PROCESS.
- CLEAN, WASHED 1 TO 3-INCH GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE INFILTRATION TRENCH TO THE DEPTH SPECIFIED. GRAVEL SHOULD BE PLACED IN LIFTS AND LIGHTLY COMPACTED WITH PLATE COMPACTORS.



**NOTES:**

- VALLEY PAN DEPTH SHALL BE THREE (3") INCHES AS MEASURED VERTICALLY FROM THE OUTSIDE EDGE TO THE FLOW LINE.
- PRIOR TO THE GRADING AND PLACEMENT OF SUB-BASE AGGREGATES, ANY EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- BASE COURSE AND SUB-BASE/SUB-GRADE AGGREGATES SHALL MEET THE CDOT CLASS 6 ABC AND CLASS 2 ABC SPECIFICATIONS, RESPECTIVELY. ANY ADDITIONAL BASE COURSE AND SUB-BASE AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.



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

No.	DATE	REVISIONS	INT

**UPLIFT COMMERCIAL APARTMENT COMPLEX**  
**LOT 2 COOK MINOR SUBDIVISION**

739 E JEFFERSON AVE  
 HAYDEN, CO 81639

**HORIZONTAL SCALE**

0 10' 20'

SCALE: 1" = 10'

**CONTOUR INTERVAL = 1 FT**

DATE: 12-24-2024  
 JOB #: 2147-001  
 DRAWN BY: WNM  
 DESIGN BY: WNM  
 REVIEW BY: FPS&E

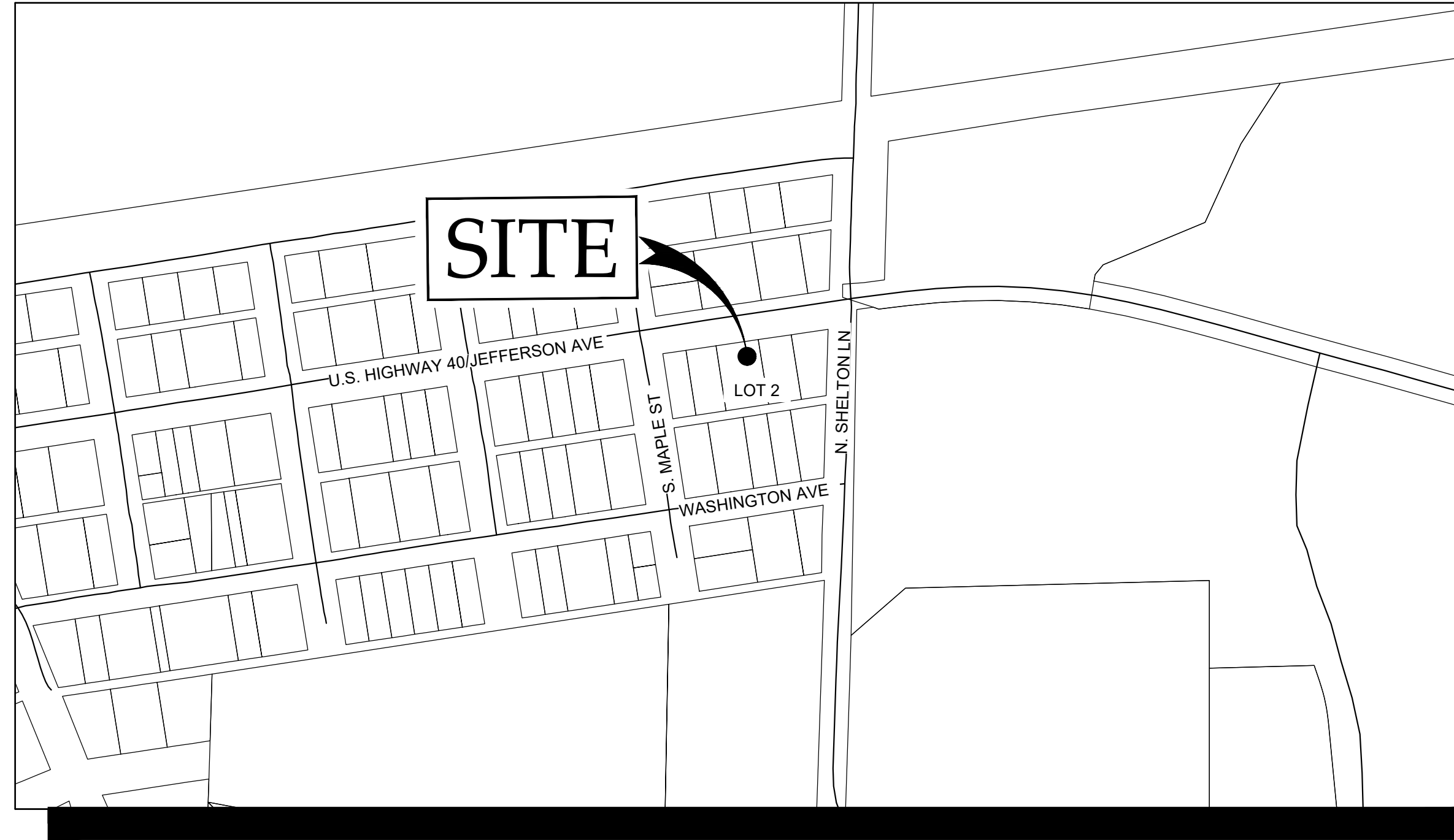
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**GRADING & DRAINAGE PLAN**

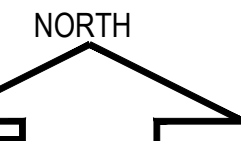
DRAWING: SHEET NO. **C4**

# UPLIFT APARTMENT COMPLEX at LOT 2 COOK MINOR SUBDIVISION

739 EAST JEFFERSON AVE  
HAYDEN, CO 81639



PROJECT VICINITY MAP  
SCALE: 1"= 250'



**GENERAL NOTES:**

- BENCHMARK: FOUND ORANGE PLASTIC CAP ON #5 REBAR IN THE NORTHWEST PROPERTY CORNER. ELEVATION OF 6349.54 (SEE EXISTING CONDITIONS PLAN).
- EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING. TOPOGRAPHY GENERATED FROM A COMBINATION OF FIELD SURVEY DATA AND 2018 ROUTT COUNTY GIS LIDAR DATA.
- TOWN OF HAYDEN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH TOWN OF HAYDEN DEVELOPMENT CODE. THE TOWN OF HAYDEN 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 TOWN OF HAYDEN STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO TOWN OF HAYDEN PUBLIC WORKS 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 THE TOWN OF HAYDEN ROAD AND BRIDGE DEPARTMENT 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.
- 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 THE TOWN OF HAYDEN 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 MAY REQUIRE CONSTRUCTION OBSERVATION: WATER, SEWER, AND STORM SEWER.
- RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
- ALL STORMWATER PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
- EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER ROUTT COUNTY ROAD AND BRIDGE SPECIFICATIONS.

**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 FINISHED 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 FINAL SITE STABILIZATION IS ESTABLISHED. FINAL SITE STABILIZATION IS DEFINED AS 70% OR GREATER VEGETATED COVER ON DISTURBED SOILS.
- 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 THE TOWN OF HAYDEN PUBLIC WORKS 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. SEWER SERVICES SHALL BE BURIED A MINIMUM OF FOUR (4) FEET DEEP.
- WATER SERVICES SHALL BE BURIED A MINIMUM OF SEVEN (7) FEET DEEP.
- DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 4" C900 WATER/FIRE SERVICE LINE.
- ALL MECHANICAL JOINTS, RESTRAINTS, 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.

LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
SECTION LINE	---	---
LOT BOUNDARY	---	---
EASEMENT	---	---
SETBACK	---	---
EDGE OF ASPHALT	---	---
CURB	---	---
CURB FLOWLINE	---	---
1/2 FT CONTOUR	5282	5282
5/10 FT CONTOUR	5280	5280
CENTER LINE OF DITCH	---	---
WATER MAIN	---	---
CURB STOP, GV, FH	---	---
SIGN	---	---
LIGHT POLE	---	---
SEWER MAIN	---	---
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	---	---
PROPOSED BUILDING	---	---
OVERHANG	---	---
SIDEWALK/ BOARDWALK	---	---
BASE FLOOD CROSS SECTION	---	---
FEMA SFHA BOUNDARY	---	---
VEGETATION OUTLINE	---	---
STORM INLET	---	---
CULVERT	---	---
ASPHALT	---	---
CONCRETE	---	---
GRAVEL/SOFT SURFACE	---	---
ROCK/RIP RAP	---	---
WETLANDS/WETLANDS REMOVAL	---	---

**CIVIL SHEET INDEX**

CIVIL PLANS	
C1	CIVIL COVER PAGE & NOTES
C2	EXISTING CONDITIONS PLAN
C3	SITE PLAN
C4	GRADING AND DRAINAGE PLAN
C5	OPEN SPACE PLAN
C6	LANDSCAPING PLAN
C7	ALLEY PAVING PLAN & PROFILE

**PROJECT CONTACT LIST**

**PROJECT OWNER**

UPLIFT DEVELOPMENT, LLC  
ATTN: TONY OLLA  
OFFICE: (970) 420-1521  
EMAIL: [tony@upliftgd.com](mailto:tony@upliftgd.com)

**PROJECT ARCHITECT**

EV STUDIO, LLC.  
ATTN: DEAN DALVIT  
535 WEST 48TH AVENUE #300  
DENVER, CO 80212  
OFFICE: (303) 670-7242

**CIVIL ENGINEER**

FOUR POINTS SURVEYING AND ENGINEERING  
ATTN: WALTER MAGILL, P.E.  
410 S. LINCOLN AVE, UNIT 15  
STEAMBOAT SPRINGS, CO 80477  
OFFICE: (970) 819-1161  
EMAIL: [walterm@fourpointse.com](mailto:walterm@fourpointse.com)

**TOWN COUNCIL CERTIFICATE**

THESE PLANS OF THE LOT 2 COOK MINOR SUBDIVISION IS APPROVED FOR FILING THIS DAY OF , 2024, BY THE TOWN COUNCIL, TOWN OF HAYDEN, COLORADO. THIS APPROVAL IS CONDITIONED FOR ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, STREET LIGHTS, STREET SIGNS, TRAILS AND SIDEWALKS SHALL BE FINANCED BY OTHERS AND NOT THE TOWN. THE DEDICATIONS OF THE STREETS, OPEN SPACE EASEMENTS, EMERGENCY SERVICE VEHICLE ACCESS EASEMENTS, ALLEYS, ROADS AND OTHER PUBLIC AREAS SHOWN HEREON AND UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON ARE ACCEPTED BY THE TOWN OF HAYDEN SUBJECT TO THE CONDITIONS THAT THE TOWN SHALL NOT UNDERTAKE THE MAINTENANCE OF SUCH PUBLIC AREAS UNTIL SUCH PUBLIC AREAS HAVE BEEN SATISFACTORILY COMPLETED TO THE TOWN'S SPECIFICATIONS BY THE OWNER AND A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HAYDEN ACCEPTING THE SAME HAS BEEN ADOPTED AND PLACED OF RECORD.

RYAN BANKS, MAYOR

**ATTEST:**

SHARON JOHNSON, TOWN CLERK

**SURVEYOR'S CERTIFICATE**

I, WALTER N. MAGILL, PLS 38024, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN OF LOT 2 COOK MINOR SUBDIVISION WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.


[Walter Magill, P.L.S.](mailto:Walter.Magill@fourpointse.com)

WALTER N. MAGILL, COLORADO PLS #38024

**ABBREVIATIONS:**

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

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 12-31-2024				
JOB #: 2147-001				
DRAWN BY: WNM				
DESIGN BY: WNM				
REVIEW BY: FPSE				



FOUR POINTS  
SURVEYING | ENGINEERING

**Four Points Surveying & Engineering**  
440 S. Lincoln Ave, Suite 4A  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
[matthew@fourpointse.com](mailto:matthew@fourpointse.com)

**SHEET #**

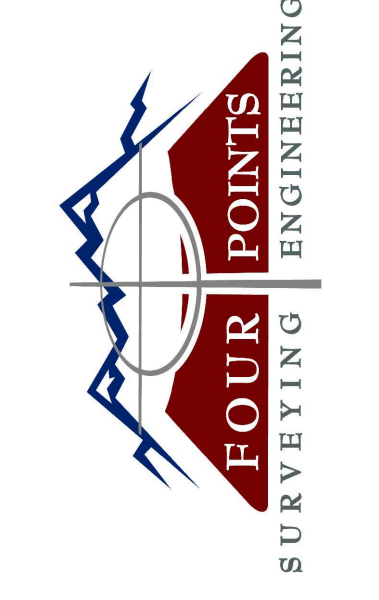
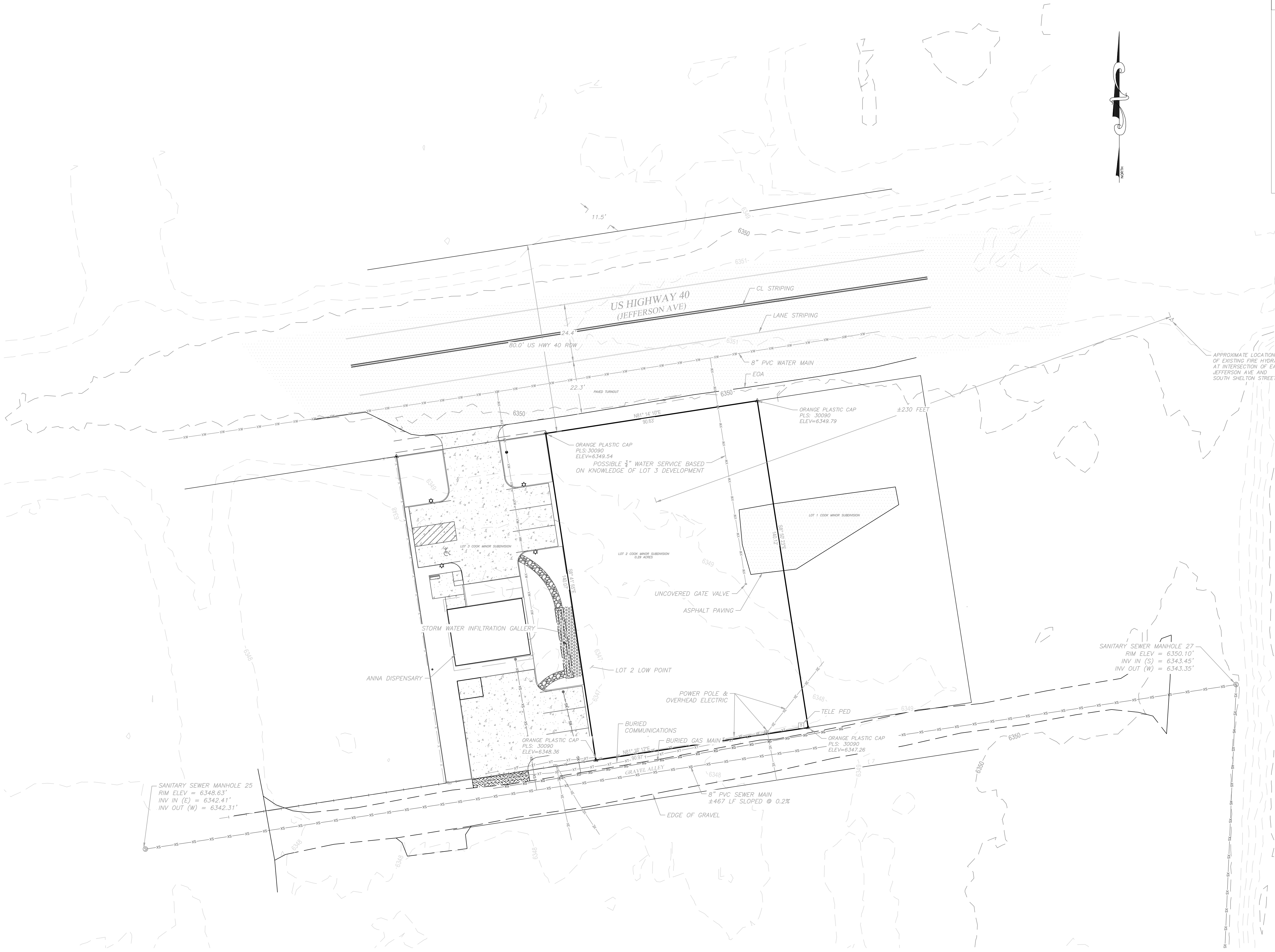
**C1**



GENERAL NOTES:

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

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' 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



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No.	DATE	REVISIONS

UPLIFT COMMERCIAL APARTMENT COMPLEX  
 LOT 2 COOK MINOR SUBDIVISION  
 739 E. JEFFERSON AVE  
 HAYDEN, CO 81639

HORIZONTAL SCALE

0 20' 40'

SCALE: 1" = 20'

CONTOUR INTERVAL = 1 FT

DATE: 12-31-2024  
 JOB #: 2147-001  
 DRAWN BY: WNM  
 DESIGN BY: WNM  
 REVIEW BY: FPSE

EXISTING CONDITIONS PLAN

SHEET NO.  
**C2**



GENERAL NOTES:

1. ZONING: (C) COMMERCIAL
2. EXISTING CONDITIONS AND TOPOGRAPHY WAS SURVEYED AND DRAWN BY FOUR POINTS SURVEYING AND ENGINEERING.
3. EXISTING UTILITIES SHOWN ARE REPRESENTATIVE OF AS-BUILT DATA AND SURVEYED FIELD LOCATES. BURIED UTILITIES HAVE NOT BEEN VERIFIED WITH POT-HOLING.

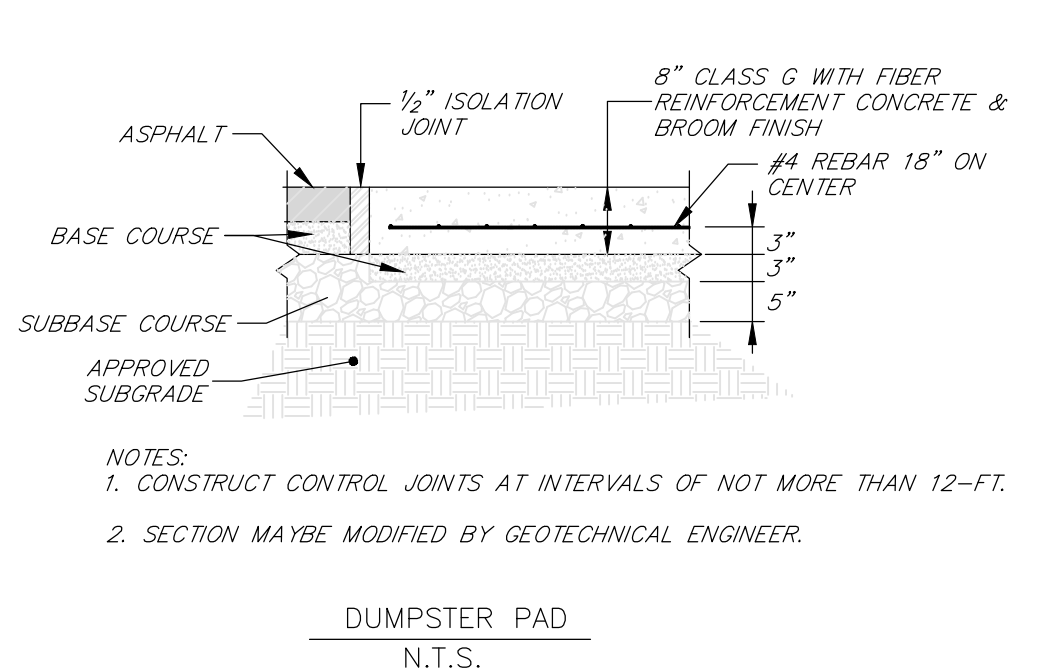
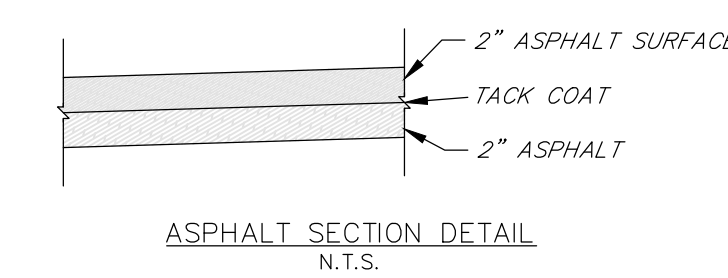
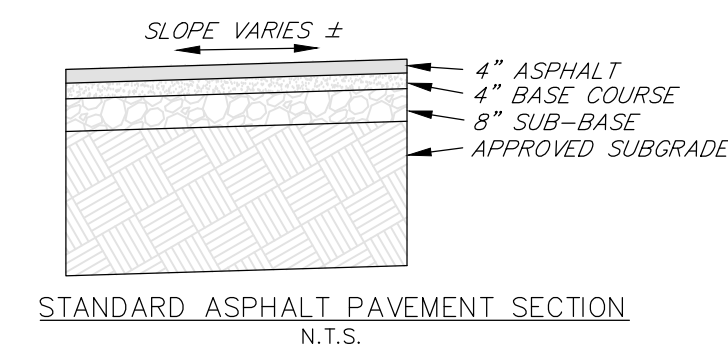
DWELLING UNITS AND PARKING STALL CALCULATIONS:

NO. OF 1-BDRM APARTMENTS	(6)
NO. OF 2-BDRM APARTMENTS	(6)
NO. OF PARKING STALLS REQ'D	(18)
TOTAL PARKING STALLS PROVIDED	(18)

\* ALL PARKING STALLS SHALL BE 9'X18'

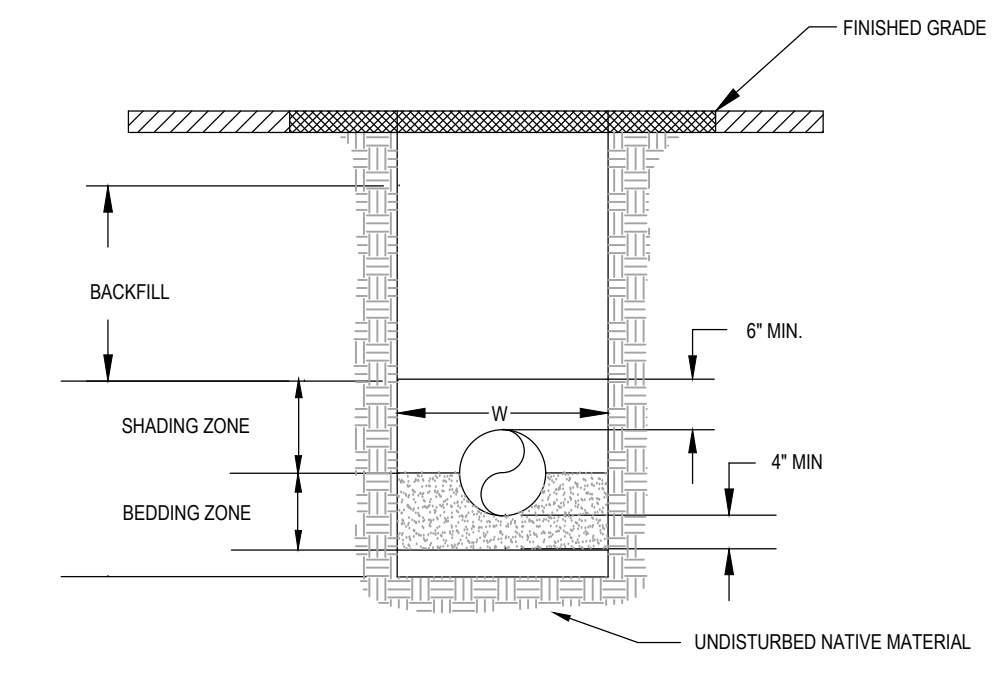
ZONING CHART - COMMERCIAL DISTRICT

Standards	CBD - Central Business District	C - Commercial District
<b>Lot Area - Minimum</b>	No minimum lot area except as required during site plan review	No minimum lot area except as required during site plan review
<b>Lot Frontage - Minimum</b>	No minimum lot frontage except as required during site plan review	No minimum lot frontage except as required during site plan review
<b>Structure Height</b>	3-1/2 stories or 35 feet	3-1/2 stories or 35 feet
<b>Structure Setbacks</b>		
<ul style="list-style-type: none"> <li>● Front Minimum</li> </ul>	No minimum lot frontage except as required during site plan review	No minimum lot frontage except as required during site plan review
<ul style="list-style-type: none"> <li>● Side Minimum</li> </ul>	No minimum lot frontage except as required during site plan review****	No minimum lot frontage except as required during site plan review****
<ul style="list-style-type: none"> <li>● Rear Minimum</li> </ul>	No minimum lot frontage except as required during site plan review****	No minimum lot frontage except as required during site plan review****
<b>Other</b>		On lots 1.5 acres or larger, setbacks on all sides of the property shall be a minimum of 25 ft



WATER, SEWER, AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, UTILITY LOCATES, AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POT-HOLING.
2. NO EXISTING SANITARY SEWER SERVICE STUBS OR CLEANOUTS WERE LOCATED DURING FIELD SURVEYING EFFORTS.
3. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICES IS TEN (10') FEET.
4. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS. MINIMUM DEPTH OF BURY FOR WATER SERVICES SHALL BE 7 FEET.
5. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
6. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2% UNLESS NOTED OTHERWISE. MINIMUM DEPTH OF BURY FOR SEWER SERVICES SHALL BE 4'.
7. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.
8. COORDINATE GAS, ELECTRICAL, AND COMMUNICATIONS (TELEPHONE, INTERNET, CABLE) SERVICE INSTALLATIONS WITH THE RESPECTIVE UTILITY COMPANIES. THIS PLAN MAY BE USED TO COORDINATE INSTALLATION ROUTES.



- NOTES:
1. 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.



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UPLIFT COMMERCIAL APARTMENT COMPLEX  
LOT 2 COOK MINOR SUBDIVISION  
739 E JEFFERSON AVE  
HAYDEN, CO 81639

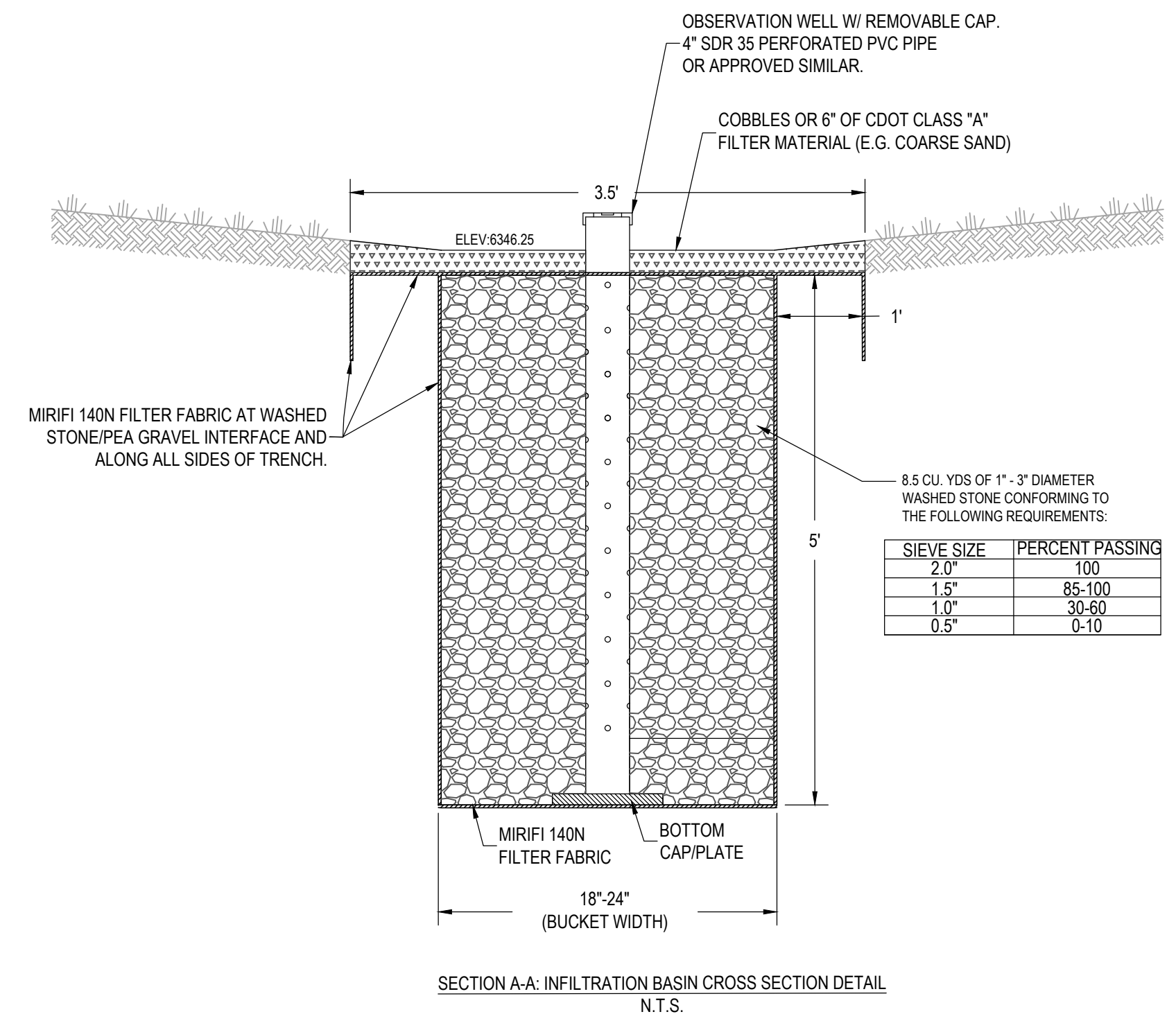
HORIZONTAL SCALE  
0 10 20  
SCALE: 1" = 10'  
CONTOUR INTERVAL = 1 FT  
DATE: 12-31-2024  
JOB #: 2147-001  
DRAWN BY: WNM  
DESIGN BY: WNM  
REVIEW BY: FPSE

DRAWING:  
SITE PLAN  
SHEET NO.  
C3



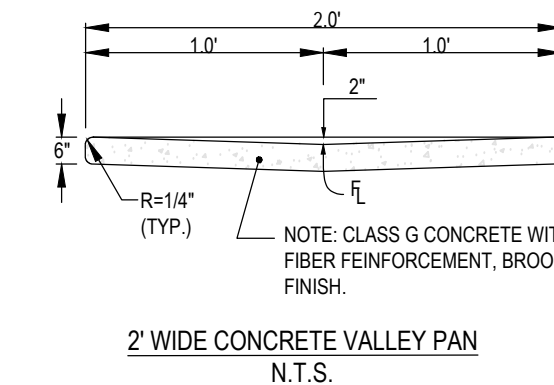
SITE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE DONE WITH MUTCD APPROVED RETRO-REFLECTIVE PAINT. PAINTING SURFACE SHALL BE CLEAN AND FREE OF DEBRIS.
2. ALL DISTURBED AREAS THAT DO NOT RECEIVE PAVEMENT, LANDSCAPE TREATMENT OR ROCK TREATMENT, SHALL RECEIVE MINIMUM 6" TOPSOIL AND SOD OR SEED WITH STRAW BLANKET STABILIZATION OR APPROVED SIMILAR AS A MINIMUM.
3. ALL SIDEWALKS AROUND NEW BUILDINGS SHALL SLOPE AWAY FROM STRUCTURE AT 2%.
4. GRADES SHALL SLOPE AWAY FROM BUILDING AT A MINIMUM OF 10% GRADE FOR THE FIRST 2 FEET.
5. DRAINAGE SHALL BE DIRECTED TOWARD THE INFILTRATION TRENCH AS SHOWN.



GENERAL NOTES FOR INFILTRATION TRENCH:

1. GRADING OF THE INFILTRATION TRENCH SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. WIDE TRACKED VEHICLES SUCH AS BACK HOES, SMALL DOZERS AND BOBCATS ARE RECOMMENDED.
2. EXCAVATE THE INFILTRATION TRENCH TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THE SEDIMENT WILL NEED TO BE REMOVED FROM THE INFILTRATION TRENCH PRIOR TO INITIATING THE NEXT STEP IN THE INFILTRATION TRENCH CONSTRUCTION PROCESS.
4. CLEAN, WASHED 1 TO 3 INCH GRAVEL SHALL BE PLACED IN THE BOTTOM OF THE INFILTRATION TRENCH TO THE DEPTH SPECIFIED. GRAVEL SHOULD BE PLACED IN LIFTS AND LIGHTLY COMPACTED WITH PLATE COMPACTORS.



NOTES:

1. VALLEY PAN DEPTH SHALL BE TWO (2") INCHES AS MEASURED VERTICALLY FROM THE OUTSIDE EDGE TO THE FLOW LINE.
2. PRIOR TO THE GRADING AND PLACEMENT OF SUB-BASE AGGREGATES, ANY EXPOSED SUB-GRADE SOILS SHALL BE UNIFORMLY SCARIFIED, MIXED, AND MOISTURE TREATED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
3. BASE COURSE AND SUB-BASE/SUB-GRADE AGGREGATES SHALL MEET THE CDOT CLASS 6 ABC AND CLASS 2 ABC SPECIFICATIONS, RESPECTIVELY. ANY ADDITIONAL BASE COURSE AND SUB-BASE AGGREGATES SHALL BE PLACED IN ONE LIFT AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM 1557.

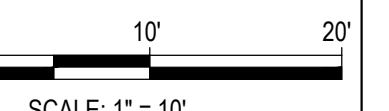


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NO.	DATE	REVISIONS

**UPLIFT COMMERCIAL APARTMENT COMPLEX**  
**LOT 2 COOK MINOR SUBDIVISION**  
739 E JEFFERSON AVE  
HAYDEN, CO 81639

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 12-31-2024  
JOB #: 2147-001  
DRAWN BY: WNM  
DESIGN BY: WNM  
REVIEW BY: FPSE

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

**GRADING & DRAINAGE PLAN**

SHEET NO.

C4



OPEN SPACE LEGEND

- STORM DRAINAGE FACILITIES
- SIDEWALKS, REGIONAL SPACE, PARKS & TREE LAWNS

OPEN SPACE AREA - SQUARE FEET

- 1,000 SF STORM DRAINAGE FEATURES & FACILITIES
- + 2,100 SF SIDEWALKS, TREE LAWNS, & PLANTING AREAS
- = 3,100 SF TOTAL OPEN SPACE AREA

OPEN SPACE PERCENTAGE

- 3,100 SF TOTAL OPEN SPACE AREA
- + 12,632 SF GROSS AREA OF DEVELOPMENT
- = 24% PERCENTAGE OF OPEN SPACE

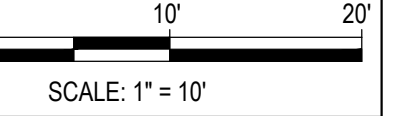


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No.	DATE	REVISIONS

UPLIFT COMMERCIAL APARTMENT COMPLEX  
 LOT 2 COOK MINOR SUBDIVISION  
 739 E. JEFFERSON AVE  
 HAYDEN, CO 81639

HORIZONTAL SCALE



CONTOUR INTERVAL = 1 FT

DATE: 12-31-2024  
 JOB #: 2147-001  
 DRAWN BY: WNM  
 DESIGN BY: WNM  
 REVIEW BY: FPSE

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

OPEN SPACE PLAN

SHEET NO.

C5



LANDSCAPING LEGEND & PLANTING COUNT

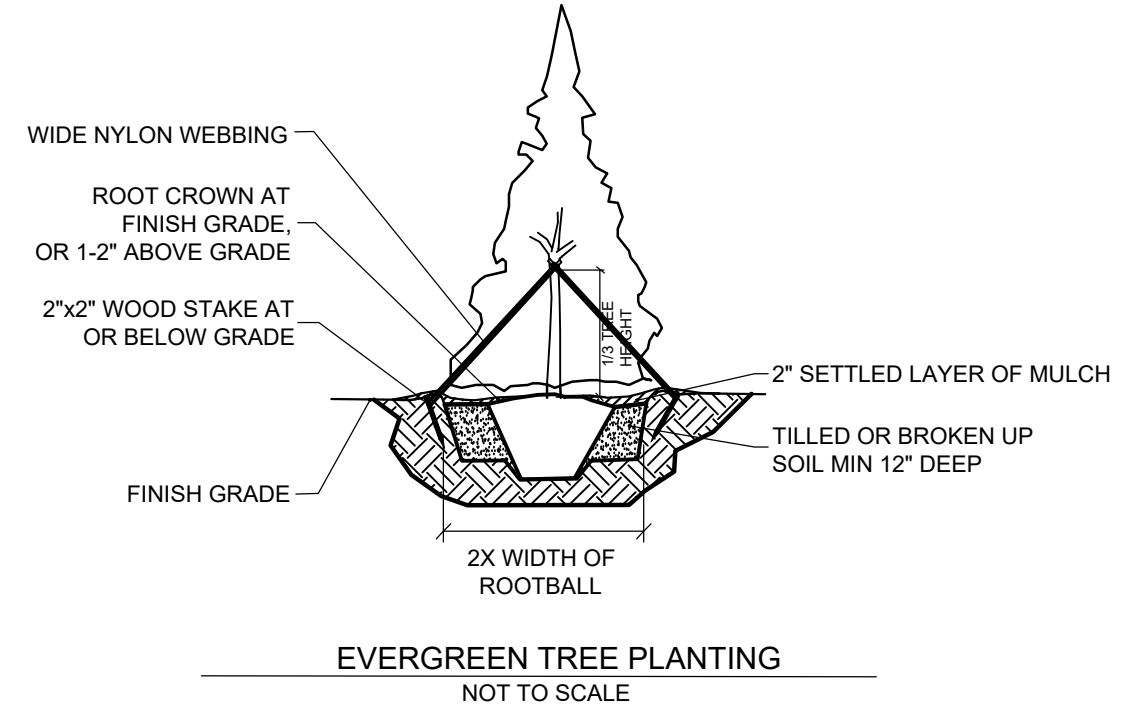
- DECIDUOUS TREES
  - QUAKING ASPEN (2 TOTAL)
  - NATIVE CHOKE CHERRY (2 TOTAL)
- DECIDUOUS SHRUBS
  - ARCTIC FIRE DOGWOOD (2 TOTAL)
- EVERGREEN TREES
  - COLORADO BLUE SPRUCE (3 TOTAL)
- EVERGREEN SHRUBS
  - JUNIPER (8 TOTAL)
- PERENNIAL GRASSES
  - PER OWNER, EXAMPLES INCLUDE: LITTLE BLUESTEM, BLACK SEDGE, AND BLUE GRAMA.

NOTES: PLANTING MATERIALS

1. THE MINIMUM PLANTING SIZES ON ALL REQUIRED LANDSCAPING SHALL BE TWO (2) INCH CALIPER DECIDUOUS TREES, ONE AND ONE-HALF (1-1/2) INCH CALIPER ORNAMENTAL TREES, SIX (6) FOOT TALL EVERGREEN TREES AND FIVE (5) GALLON SHRUBS.
2. PLANTS SHALL BE HEALTHY, WELL-BRANCHED VIGOROUS STOCK WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY AND FREE OF DISEASES, INSECTS AND INJURIES. A VARIETY OF PLANT SPECIES SHOULD BE INSTALLED TO PREVENT THE SPREAD OF DISEASE.
3. ALL PLANTS SHALL CONFORM TO STANDARDS FOR MEASUREMENTS, GRADING, BRANCHING, QUALITY, BALL AND BURLAPPING AS STATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSEYMEN, INC. (AANASNS) AND THE COLORADO NURSERY ACT OF 1965 (CNA).

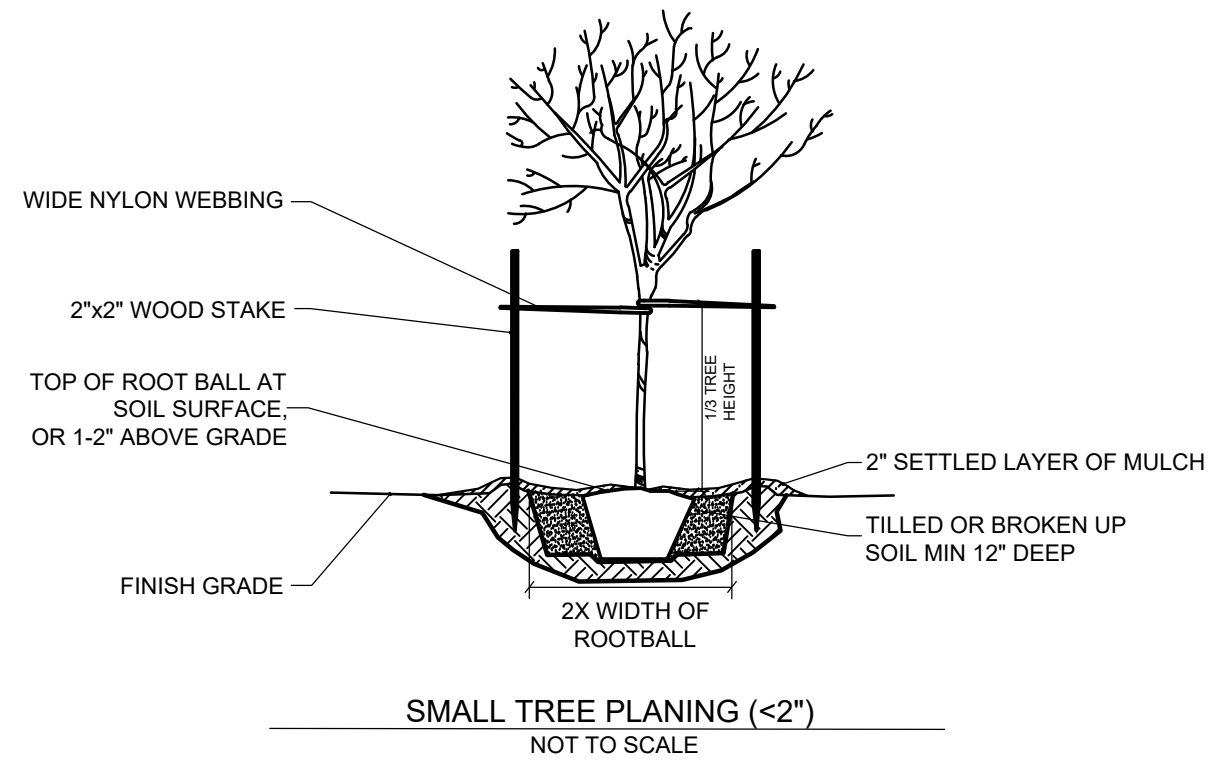
NOTES: FINAL GRADING AND RE-VEGETATION

1. ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 6" OF NATIVE TOPSOIL AND SHALL BE RELATIVELY FREE OF STONES, CLODS, STICKS, AND OTHER DEBRIS.
2. ALL FINISHED GRADES SHALL BE PROPERLY SEEDED, FERTILIZED, AND MULCHED. SLOPES REQUIRE STRAW EROSION CONTROL BLANKET.
3. APPLY A DROUGHT TOLERANT, LOW-MAINTENANCE GRASS SEED AND FERTILIZER OF DEVELOPERS CHOICE BEFORE AND AFTER MULCH OR STRAW BLANKET INSTALLATION AT THE APPROPRIATE SPECIFIC SEEDING RATE.
4. ALL DISTURBED AREAS NOT RECEIVING PAVING, ROCK, OR GRAVEL SURFACING SHALL BE RE-VEGETATED WITHIN ONE CONSTRUCTION SEASON.



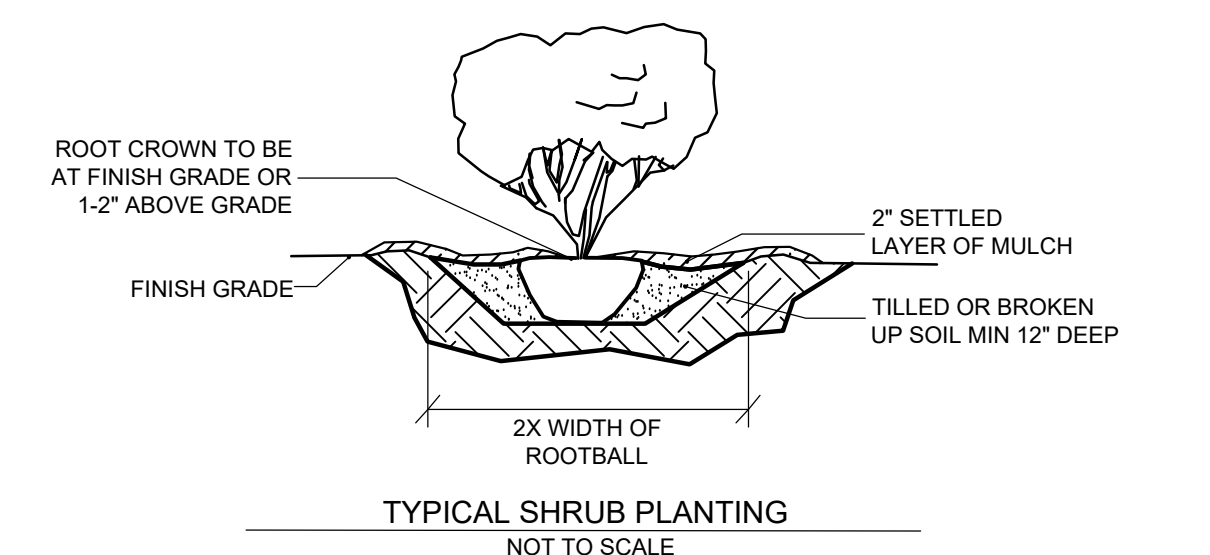
NOTES: EVERGREEN TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



NOTES: SMALL TREE PLANTING (<2" CAL.) - ASPENS AND DECIDUOUS

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE TWO 2" X 2" WOOD STAKES 1/3 TREE HEIGHT IN LENGTH DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. STAKES SHOULD BE SPACED EQUALLY ACROSS FROM AND IN LINE WITH THE TRUNK PARALLEL TO THE PREVAILING WIND.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.



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 Steamboat Springs, CO 80487  
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NO.	DATE	REVISIONS

UPLIFT COMMERCIAL APARTMENT COMPLEX  
 LOT 2 COOK MINOR SUBDIVISION  
 739 E. JEFFERSON AVE  
 HAYDEN, CO 81639

**HORIZONTAL SCALE**  
 0 10 20  
 SCALE: 1" = 10'  
 CONTOUR INTERVAL = 1 FT  
 DATE: 12-31-2024  
 JOB #: 2147-001  
 DRAWN BY: WNM  
 DESIGN BY: WNM  
 REVIEW BY: FPSE

**LANDSCAPING PLAN**  
 SHEET NO. **C6**



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Ph: 970-871-6772 · Fax: 970-879-8023 · P.O. Box 775966 · Steamboat Springs, Colorado 80477

Date: 12/27/2024

Town of Hayden  
178 W. Jefferson Ave  
PO Box 190  
Hayden, CO 81639

RE: DRAFT Drainage Letter  
Uplift Development, LLC.  
Commercial Apartment Complex at Lot 2 Cook Minor Subdivision  
739 E. Jefferson Ave. Hayden, CO 81639

Dear Hayden Planning and Engineering Department:

### **Introduction**

This drainage letter presents an analysis of storm water runoff and stormwater management for the proposed multi-family apartment complex on Lot 2 Cook Minor Subdivision. Lot 2 parcel is 0.29 acres in size and is located along the main entry corridor into the Town of Hayden.

### **Drainage Criteria and Methodology Used**

Design rainfall: NOAA Atlas 14, Volume 8, Version 2 for Steamboat Springs, CO.

- Minor Event (5-year) 24-hour rainfall depth: 1.59 inches
- Major Event (100-year) 24-hour rainfall depth: 2.91 inches

This report was prepared in accordance with the most recent version of the City of Steamboat Springs Drainage Criteria. Effects of the proposed development on storm runoff were determined for the 5- year (minor) and 100- year (major) storm events using the Rational Method,  $Q = CiA$ , where  $Q$  is the design flow rate,  $i$  is the storm intensity,  $A$  is the basin area, and  $C$  is the runoff coefficient.

### **Existing Conditions**

Lot 2 is vacant with sparse vegetation and old asphalt paving. The existing lot is approximated as 20 percent impervious, primarily due to the pre-existing pavement and hard pack ground. Topography is very gently sloping with flat spots. There is no stormwater infrastructure currently present on the lot and there is no way to reasonably convey water off-site and into a local drainage conveyance network. A low spot exists at the western property boundary with Lot 3. To solve this drainage issue, a stormwater infiltration gallery was installed for the Lot 3 development. This allows surface runoff and snow melt from the parking lots to be infiltrated back into the ground.

### Soils

A USDA National Resources Conservation Service (NRCS) web soil survey was performed for the lot. The NRCS soil type for the site is classified as Apmay sandy clay loam (100%). The soils are classified as Hydrologic Group C which designates a moderately slow rate of water transmission into the ground.

### Proposed Conditions

The proposed use of Lot 2 is to construct a twelve-unit apartment building with paved parking, paved access, and associated utilities, amenities, and landscaping. The disturbed area will be approximately 0.40 acres, and proposed imperviousness will be around 80%. Due to flat drainage issues and low spots with no drainage outfall associated with Lot 2, infiltration galleries are proposed to manage the stormwater runoff on site. The infiltration galleries will allow stormwater and snowmelt runoff to infiltrate into the ground. The infiltration gallery at the Anna Dispensary was installed in the spring of 2022 and has worked as intended. The infiltration galleries will provide additional treatment the parking lot runoff through natural filtration process via the soil medium. Runoff from the parking lot will be managed at design point 1. Offsite runoff generated to the east from the existing gravel road has a tendency to concentrate at design point 2, thus an additional infiltration gallery was proposed at this location.

Two drainage sub-basins were evaluated to estimate the amount of expected runoff at each of the two infiltration galleries. Table 1 summarizes existing and proposed development area, imperviousness, and peak flows for the minor and major rainfall events.

**Table 1: Basin Summary of Existing and Developed Peak Flow for Minor and Major Rainfall Events**

Basin Condition	Area (acres)	Impervious Area (%)	Runoff	
			Q <sub>5</sub> (cfs)	Q <sub>100</sub> (cfs)
SB1	0.28	78%	0.48	1.28
SB2	0.80	31%	0.23	1.89

### Conclusions

In conclusion:

- No historical discharge point exists for Lot 2. Based on topographic mapping, surface runoff has the tendency to pool at the low point identified as design point No. 1.
- Proposed conditions peak flow runoff rates for the major and minor events are will likely be greater due to the increase in impervious area. However, the infiltration galleries will provide adequate management of stormwater runoff and a detention facility is not required, nor would it be possible given the drainage constraints that were identified.
- The existing infiltration gallery installed at the Anna Dispensary located just across the west property line of Lot 2 has proven effective in infiltrating runoff from the parking lot. The infiltration gallery designs for the planned Lot 2 development are anticipated to be similar.
- The proposed infiltration galleries will provide a certain level of treatment via filtration through the soil.
- The site complies with Hayden Town Code and Engineering Criteria.



Walter Magill, PE 38024, State of Colorado  
Four Points Surveying and Engineering

## **Attachments**

- Proposed Conditions Drainage Exhibit
- USDA NRCS Web Soil Survey
- Basin Drainage Calculations (Rational Method)
- Grading and Drainage Plan with Infiltration Gallery Detail



DRAWING FILE: P:\2147-001 739 JEFFERSON AVE - SITE DESIGN\FPSE\DRAINAGE REPORT\2147-001 DR EXHIBIT.DWG

PLOT DATE: 6/2/2022 12:25 PM BY: JOE WIEDMEIER

CTB: FPSE-BW.CTB



**DRAINAGE PLAN LEGEND**

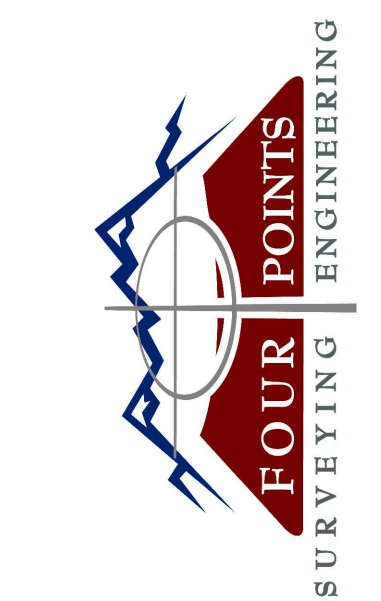
- 1' CONTOUR
- 5' CONTOUR
- - - - DRAINAGE BASIN BOUNDARY
- ~ FLOW PATH, SHEET FLOW/OVERLAND FLOW
- FLOW PATH, CONCENTRATED
- △ 1 DESIGN POINT DESIGNATION
- A  
B  
C A: BASIN DESIGNATION  
B: BASIN AREA (ACRES)  
C: % IMPERVIOUS



**DESIGN POINTS:**

1. STORMWATER INFILTRATION GALLERY FOR SB1.
2. STORMWATER INFILTRATION GALLERY FOR SB2.

Basin Condition	Area (acres)	Impervious Area (%)	Runoff	
			Q <sub>s</sub> (cfs)	Q <sub>100</sub> (cfs)
SB1	0.28	78%	0.48	1.28
SB2	0.80	31%	0.23	1.89

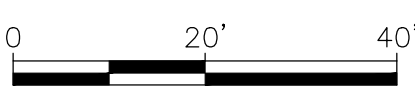


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P.O. Box 775966  
Steamboat Springs, CO 80487  
(970)-871-6772  
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No.	DATE	REVISIONS

UPLIFT DEVELOPMENT, LLC.  
COMMERCIAL APARTMENT COMPLEX  
LOT 2 COOK MINOR SUBDIVISION  
739 E JEFFERSON AVE  
HAYDEN, CO 81639

**HORIZONTAL SCALE**



SCALE: 1" = 20'  
CONTOUR INTERVAL = 1 FT

DATE: 6/7/2022  
JOB #: 2147-001  
DRAWN BY: JLW  
DESIGN BY: JLW  
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A4 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

**DRAINAGE EXHIBIT**

SHEET NO.

**DR1**

NOT FOR CONSTRUCTION

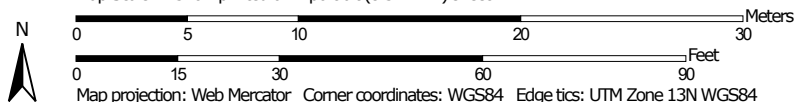
# Custom Soil Resource Report for Routt Area, Colorado, Parts of Rio Blanco and Routt Counties



# Custom Soil Resource Report Soil Map




Map Scale: 1:340 if printed on A portrait (8.5" x 11") sheet.




### MAP LEGEND


**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Routt Area, Colorado, Parts of Rio Blanco and Routt Counties  
 Survey Area Data: Version 11, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 9, 2020—Jul 11, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
90A	Apmay sandy clay loam, 0 to 3 percent slopes	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Routt Area, Colorado, Parts of Rio Blanco and Routt Counties

### 90A—Apmay sandy clay loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* k0hv  
*Elevation:* 6,230 to 6,890 feet  
*Mean annual precipitation:* 16 to 20 inches  
*Mean annual air temperature:* 41 to 45 degrees F  
*Frost-free period:* 70 to 110 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Apmay and similar soils:* 90 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Apmay

##### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Dip, rise, talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from sandstone and shale

##### Typical profile

*A1 - 0 to 4 inches:* sandy clay loam  
*A2 - 4 to 19 inches:* sandy clay loam  
*Bw - 19 to 23 inches:* gravelly sandy loam  
*2C - 23 to 60 inches:* extremely gravelly sand

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 20 to 40 inches to strongly contrasting textural stratification  
*Drainage class:* Somewhat poorly drained  
*Runoff class:* Low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.71 to 2.13 in/hr)  
*Depth to water table:* About 18 to 36 inches  
*Frequency of flooding:* NoneOccasional  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4w  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C  
*Ecological site:* R048AY241CO - Mountain Meadow  
*Forage suitability group:* Not Suited (G048AD000CO)  
*Other vegetative classification:* Not Suited (G048AD000CO)  
*Hydric soil rating:* No

**Minor Components**

**Breezebasin**

*Percent of map unit:* 10 percent

*Landform:* Flood-plain steps

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Ecological site:* R048AY241CO - Mountain Meadow

*Hydric soil rating:* No



# Custom Soil Resource Report Map—Hydrologic Soil Group




Map Scale: 1:340 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**


-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**






-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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Date(s) aerial images were photographed: Jul 9, 2020—Jul 11, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

**Table—Hydrologic Soil Group**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
90A	Apmay sandy clay loam, 0 to 3 percent slopes	C	0.4	100.0%
<b>Totals for Area of Interest</b>			<b>0.4</b>	<b>100.0%</b>

**Rating Options—Hydrologic Soil Group**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

# References

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

**RATIONAL METHOD RUNOFF ANALYSIS**

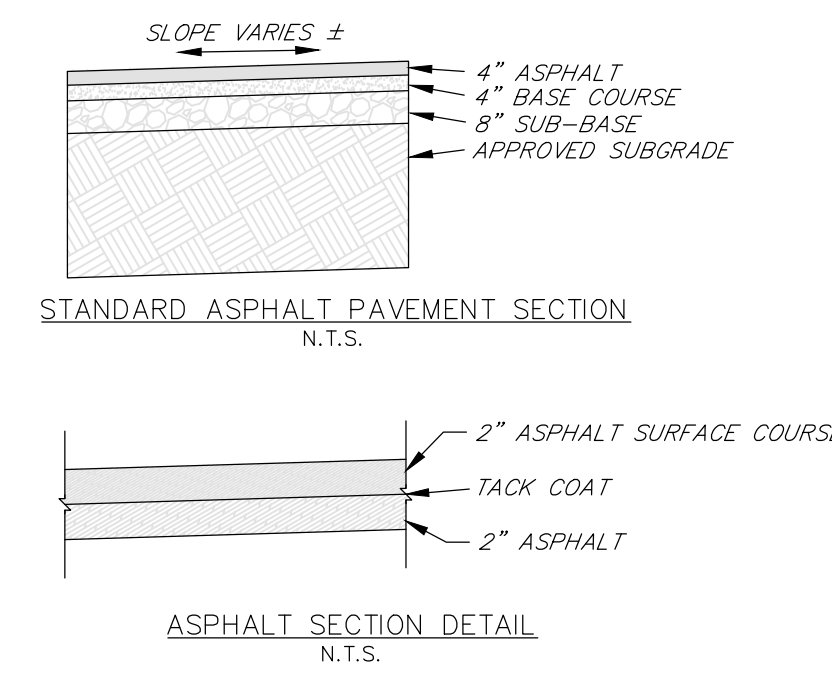
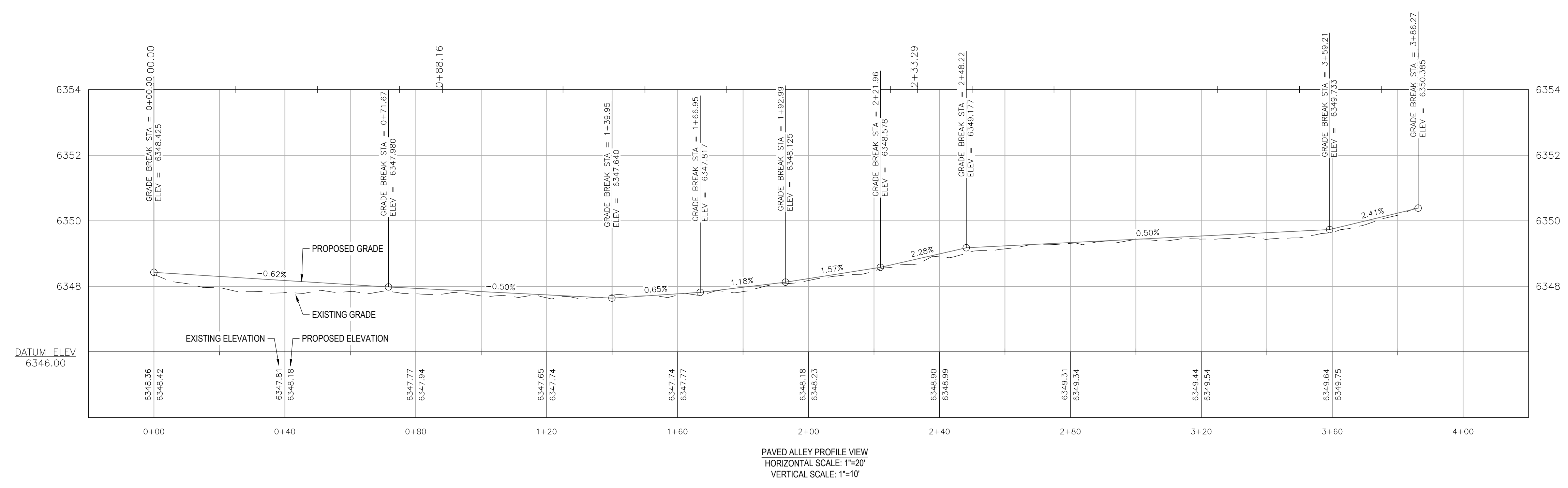
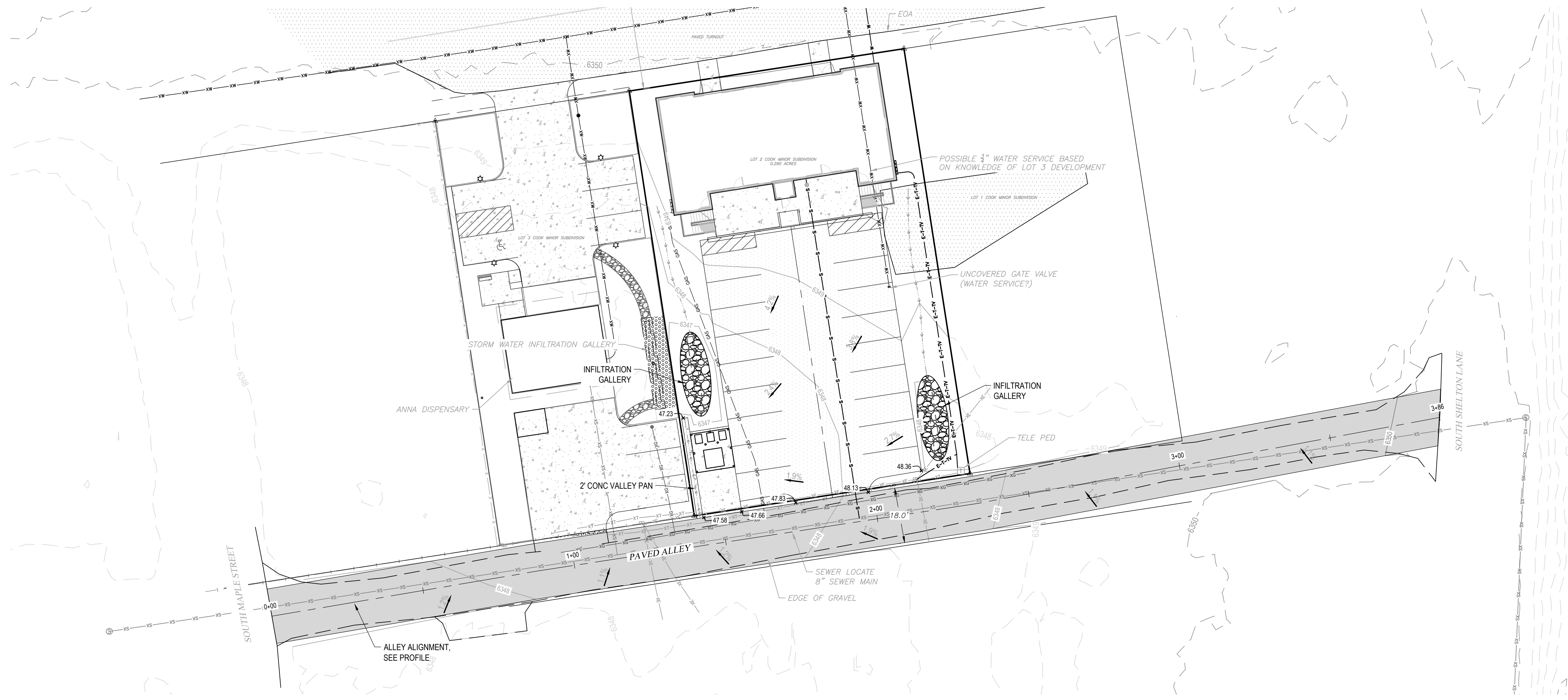
Job # 2147-001 Date: December 27, 2024  
 Job Name Uplift Development, LLC. Revised:  
 Designed by: WNM


**Sub Basin 1 (SB1)**

BASIN CHARACTERISTICS				TIME OF CONCENTRATION				RESULTS						
Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1	Overland Flow - Surface Type 2	Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs		
Landscape	0.06	2%	Surface Imperviousness	0.7	Surface Imperviousness	0.02	Land Surface	Paved Areas and Shallow Swales	Minimum	1.25 YR	0.57	1.3	0.28	0.21
Asphalt Parking & Walkways	0.18	100%	Length, ft	150	Length, ft	0	Length, ft	0	Tc, min	2-YR	0.57	1.9	0.28	0.31
Roof	0.04	90%	Slope, percent	2.0000	Slope, percent	30.0000	Slope, ft/ft	2.0000	5.0	5-YR	0.60	2.9	0.28	0.48
Gravel	0.00	40%	Runoff Coefficient	0.53	Runoff Coefficient	0.162	Conveyance Coefficient	20	Final	10-YR	0.64	3.7	0.28	0.65
Other	0.00	0%					Velocity, ft/s	28.3	Tc, min	25-YR	0.68	4.7	0.28	0.90
	0.28	78%		Ti, min= 10.0		Ti, min= 0.0		Tt, min= 0.0	10.0	100-YR	0.73	6.3	0.28	1.28

**Sub Basin 1 (SB1)**

BASIN CHARACTERISTICS				TIME OF CONCENTRATION				RESULTS						
Area, ac	% imp	Soil Type	Overland Flow - Surface Type 1	Overland Flow - Surface Type 2	Channel Flow		Tc, min	Event	C	i, in/hr	A, acres	Q, cfs		
Landscape	0.56	2%	Surface Imperviousness	0.3	Surface Imperviousness	0	Land Surface	Paved Areas and Shallow Swales	Minimum	1.25 YR	0.23	0.9	0.80	0.16
Asphalt Parking & Walkways	0.20	100%	Length, ft	240	Length, ft	0	Length, ft	0	Tc, min	2-YR	0.23	1.3	0.80	0.23
Roof	0.04	90%	Slope, percent	1.0000	Slope, percent	2.0000	Slope, ft/ft	2.0000	5.0	5-YR	0.31	1.9	0.80	0.47
Gravel	0.00	0%	Runoff Coefficient	0.3	Runoff Coefficient	0.15	Conveyance Coefficient	20	Final	10-YR	0.38	2.4	0.80	0.74
Other	0.00	0%					Velocity, ft/s	28.3	Tc, min	25-YR	0.47	3.1	0.80	1.18
	0.80	31%		Ti, min= 22.3		Ti, min= 0.0		Tt, min= 0.0	22.3	100-YR	0.57	4.2	0.80	1.89





**FOUR POINTS SURVEYING ENGINEERING**

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

No.	DATE	REVISIONS	INT

**UPLIFT COMMERCIAL APARTMENT COMPLEX**  
 LOT 2 COOK MINOR SUBDIVISION

739 E JEFFERSON AVE  
 HAYDEN, CO 81639

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

**CONTOUR INTERVAL = 1 FT**

DATE: 12-31-2024  
 JOB #: 2147-001  
 DRAWN BY: WNM  
 DESIGN BY: WNM  
 REVIEW BY: FPSE

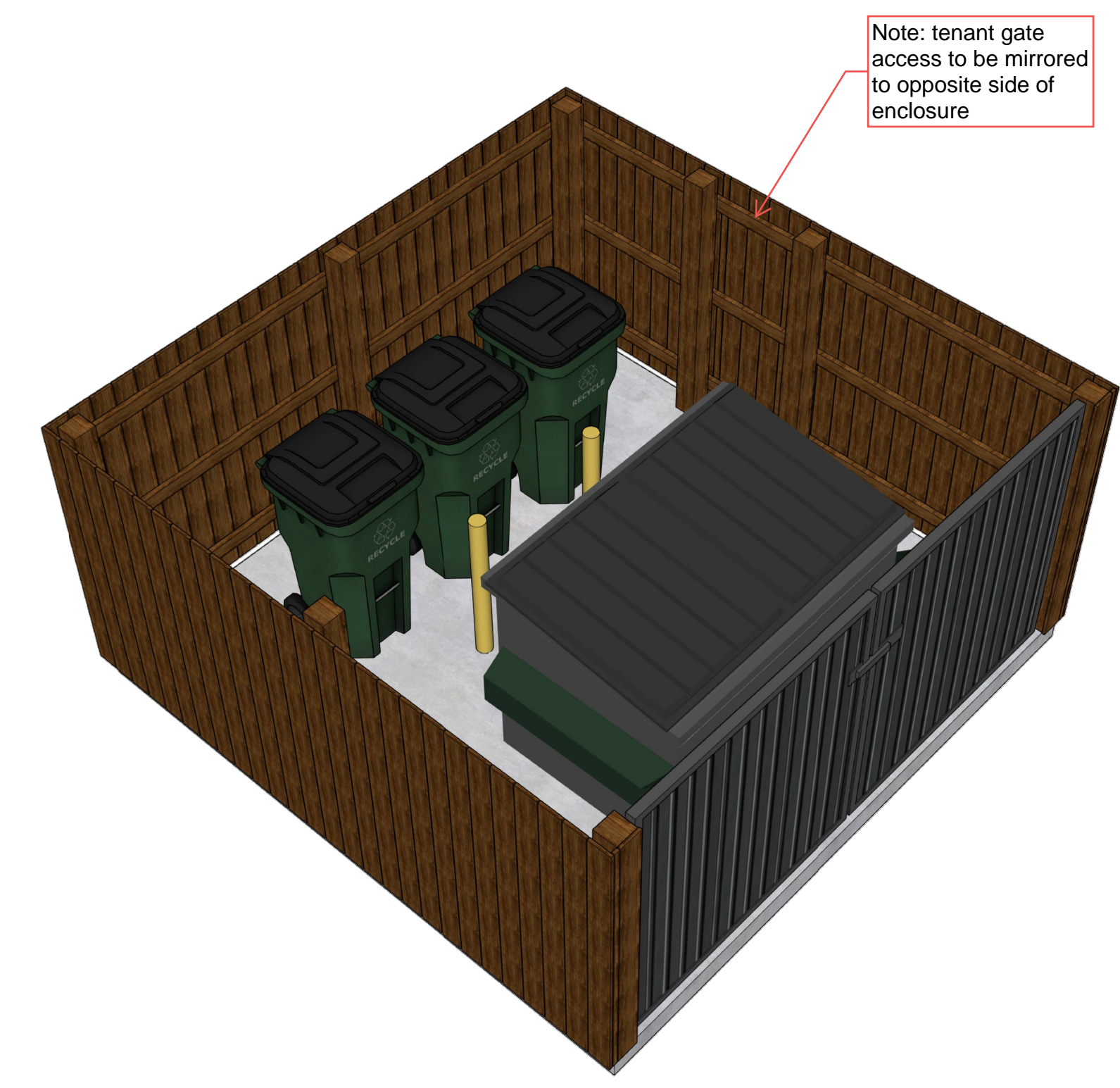
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36" THE GRAPHIC SCALE SHOULD BE UTILIZED.

**ALLEY PLAN & PROFILE**

DRAWING: SHEET NO. **C7**

NOT FOR CONSTRUCTION

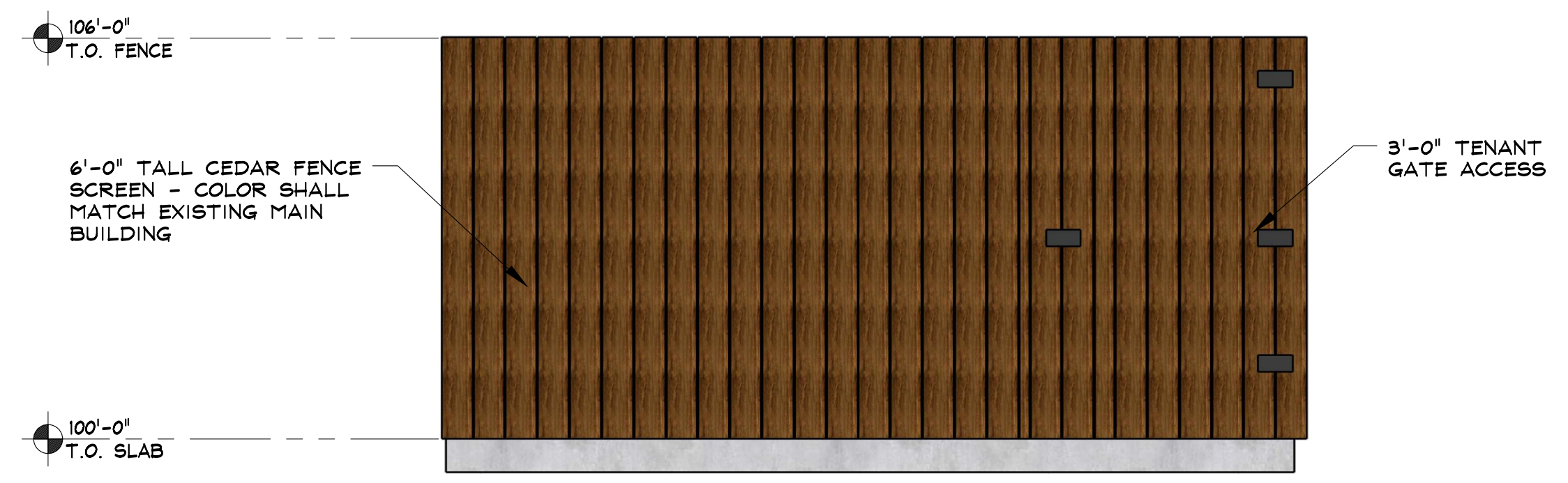
**SEAD**  
 STEAMBOAT ENGINEERING AND DESIGN, INC.  
 2740 Acre Lane Suite 101 Steamboat Springs, CO 80487  
 Phone: 970.871.9101  
 E-mail: Jake@seadinc.com



4 CONCEPTUAL PERSPECTIVE VIEW SCALE: NTS

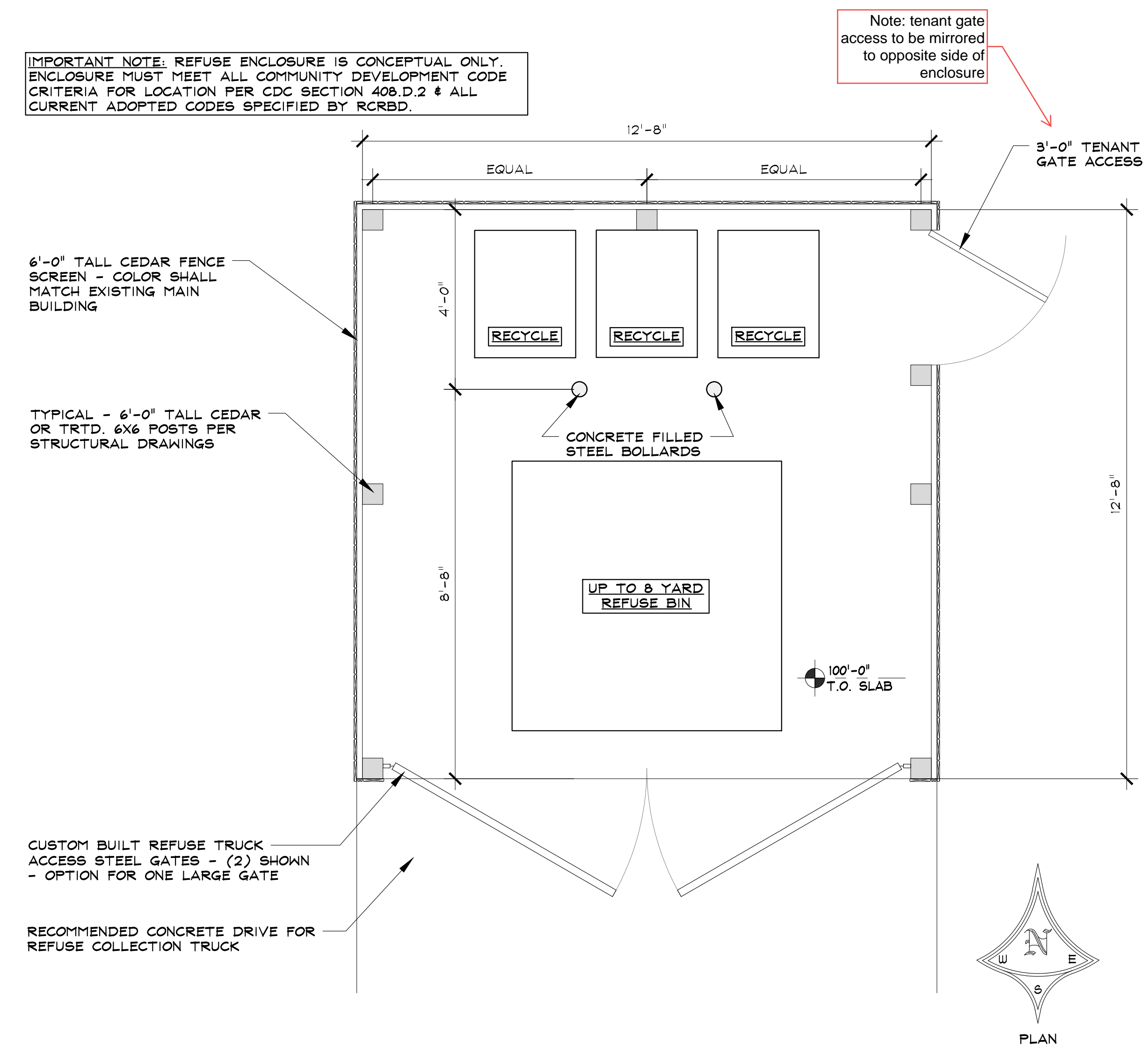
IMPORTANT NOTES:

1. NO UTILITIES ARE PROPOSED IN REFUSE ENCLOSURE BUILDING. PER DISCUSSION W/ BUILDING OFFICIAL, PROJECT IS EXEMPT FROM THE COLORADO MODEL ELECTRIC AND SOLAR READY CODE AS THE PROPOSED BUILDING IS A ZERO ENERGY BUILDING.
2. FOUNDATION DESIGN IS SPECIFIC TO SITE. THIS DRAWINGS IS CONCEPTUALLY ONLY & ALL DESIGN MUST BE VERIFIED W/ SITE SPECIFIC SOIL CONDITIONS PER REQUIRED GEOTECHNICAL INVESTIGATION/E.O.R.



3 CONCEPTUAL SIDE ELEVATION SCALE: 1/2" = 1'-0"

IMPORTANT NOTE: REFUSE ENCLOSURE IS CONCEPTUAL ONLY. ENCLOSURE MUST MEET ALL COMMUNITY DEVELOPMENT CODE CRITERIA FOR LOCATION PER CDC SECTION 408.D.2 & ALL CURRENT ADOPTED CODES SPECIFIED BY RCRBD.



1 CONCEPTUAL REFUSE ENCLOSURE - SMALL FENCE SCALE: 1/2" = 1'-0"



2 CONCEPTUAL FRONT ELEVATION SCALE: 1/2" = 1'-0"

NOTES THIS ELEVATION TYPICAL FINAL DOOR SIZES TO BE DETERMINED BY OWNER & CONTRACTOR

REFUSE ENCLOSURES  
 STEAMBOAT SPRINGS, COLORADO  
 CONCEPTUAL REFUSE ENCLOSURE OPTIONS FOR:  
 THE RESIDENTS OF STEAMBOAT SPRINGS

ISSUE DATES

06 . 18 . 24	REVIEW SET
07 . 02 . 24	REVIEW SET
07 . 18 . 24	ISSUED SET

DRAWN BY: JEM  
 REVIEWED BY: JEM  
 PROJECT # 24059  
 SMALL FENCE  
 OPTION PLAN  
 AND  
 ELEVATIONS

A-1





**739 E JEFFERSON AVE**  
PRELIMINARY EXTERIOR LIGHTING  
12.27.24

PROJECT:

CONTACT:

CO . WY . MT . S. NV

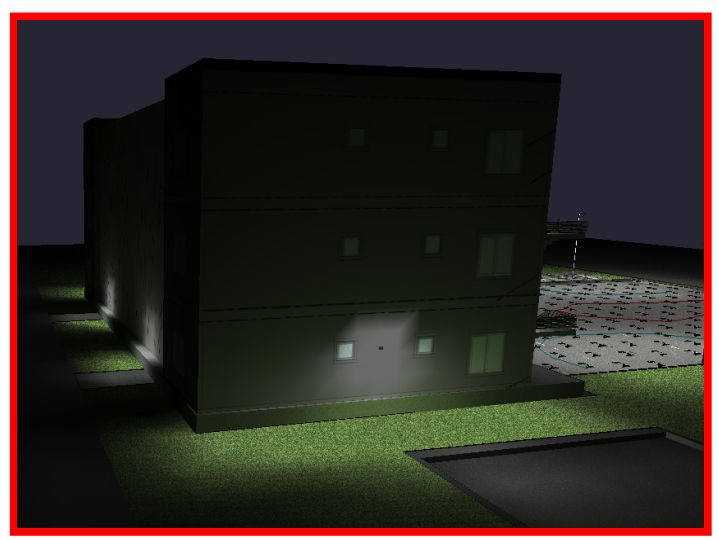
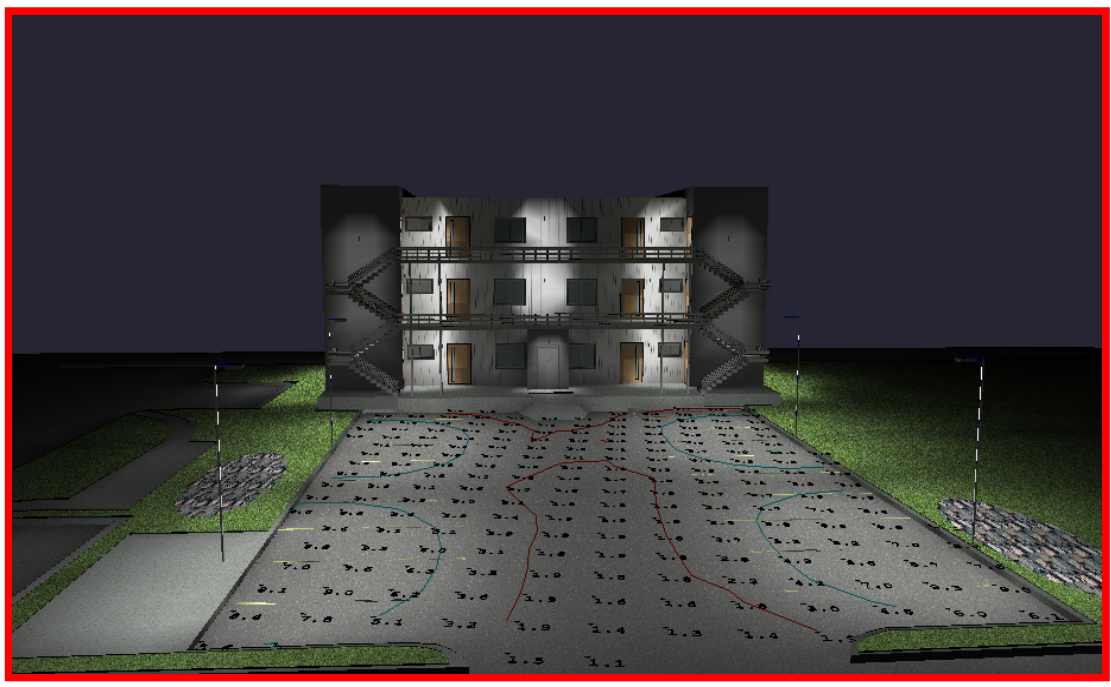
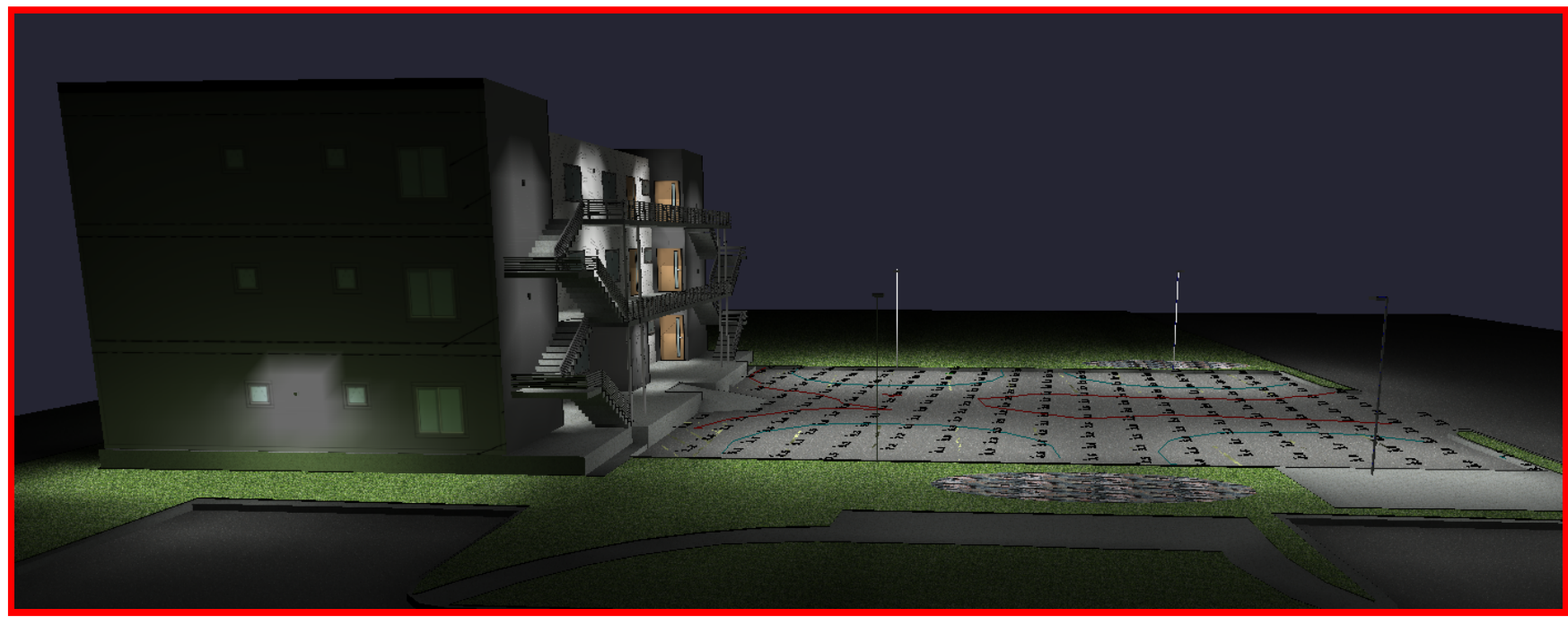
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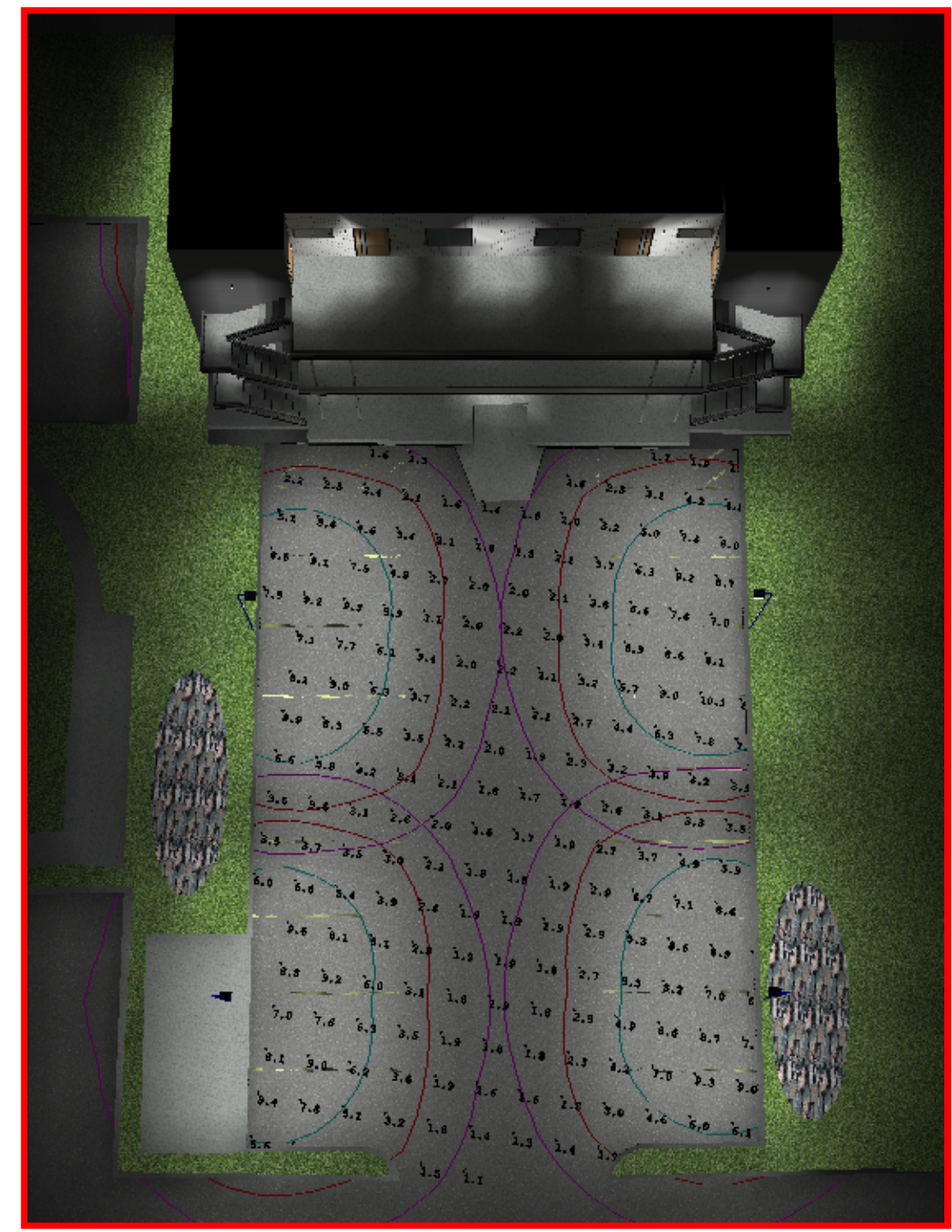
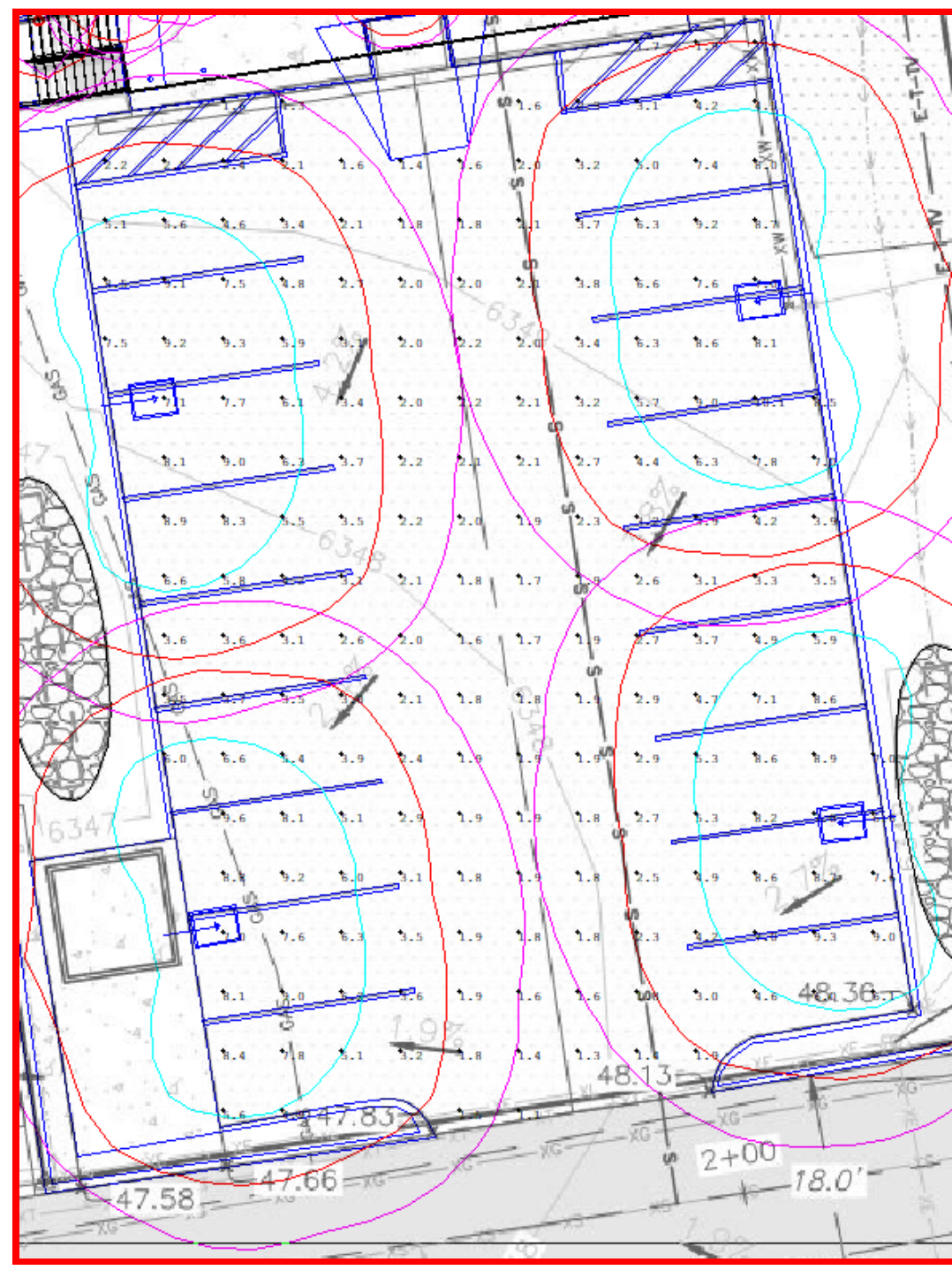
Results generated by this tool are provided for informational purposes only, without any warranty as to accuracy, completeness, reliability or otherwise. The calculated results may be dependent on user provided data or data provided from publicly available sources, and do not take into account all factors and circumstances. Any photometric values have been calculated using methods recommended by the Illuminating Engineering Society of North America (IESNA) and/or standard industry practice. Photometric calculations performed using this tool are based on photometric data provided by the manufacturer, and the accuracy of the calculated photometric performance is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual photometric performance to differ from the performance calculated using the data provided by the manufacturer.



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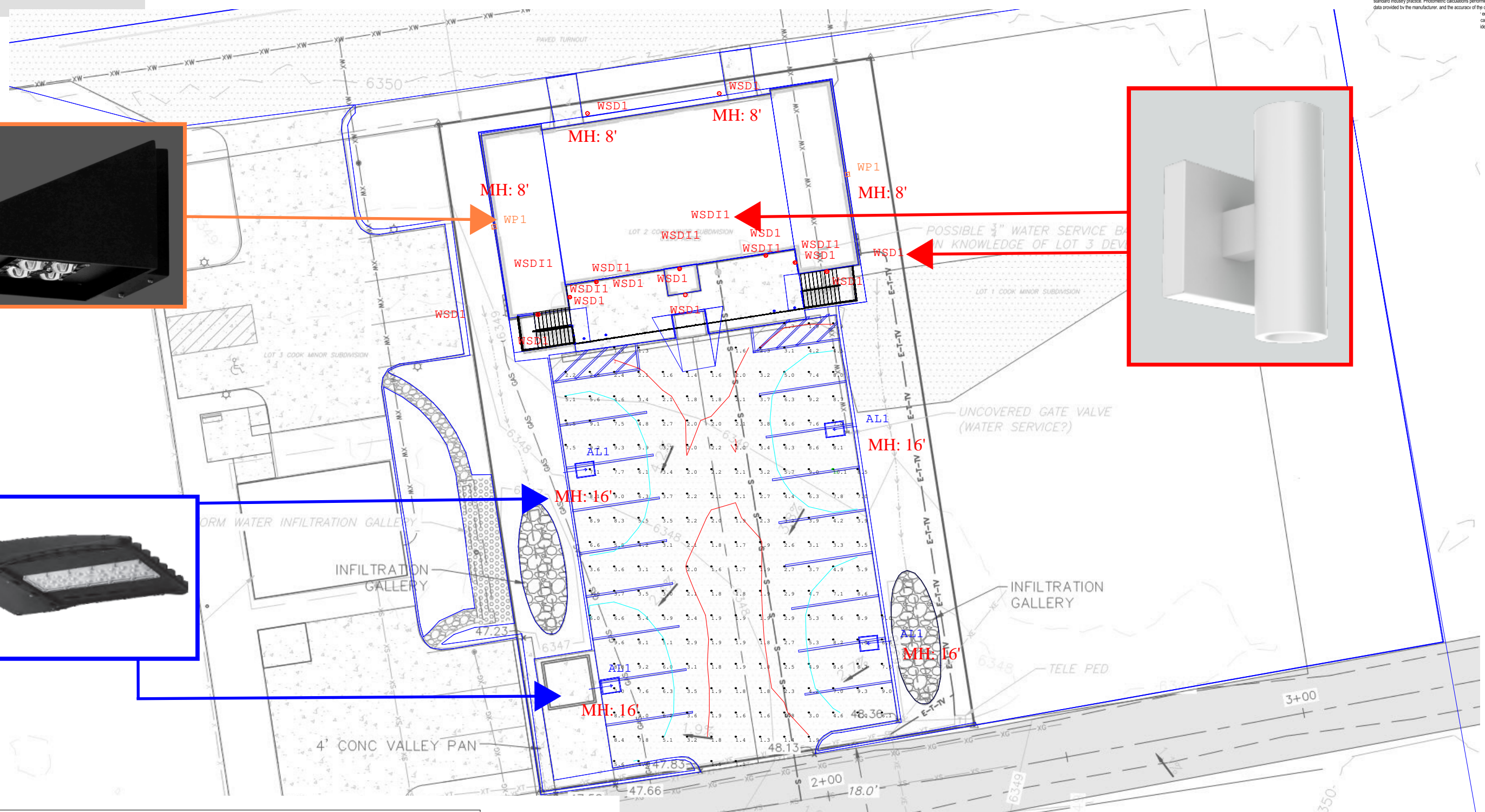


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Isolines	Value (Fc)		15	10	5	2	1
ColorType:	<input checked="" type="radio"/> Variable						

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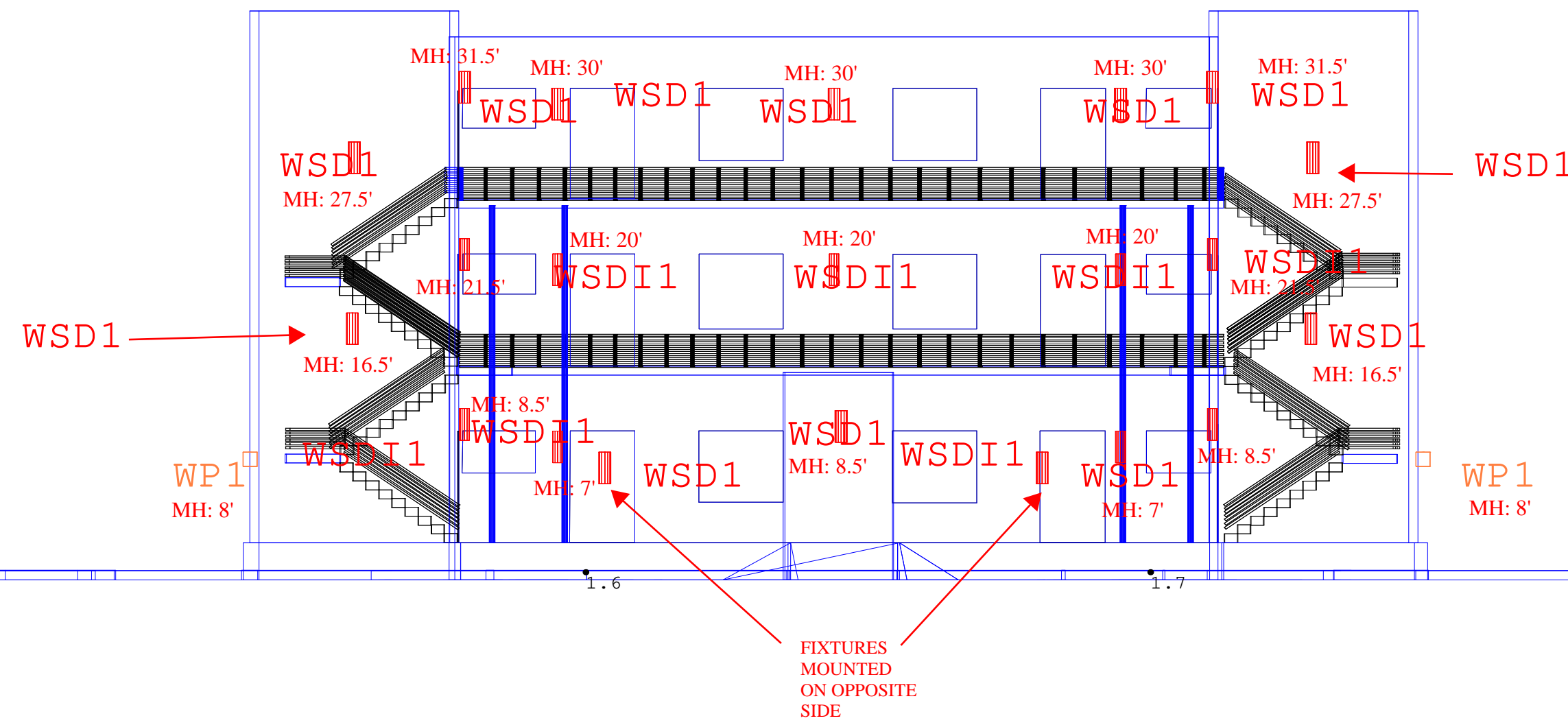


Numeric Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	4.41	10.1	1.1	4.01	9.18

Luminaire Schedule					
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens
○	9	WSD11	SPECTRUM D/I CYL C0310UDXT-7L-MD-7L-ND-3	12.4	859
○	12	WSD1	SPECTRUM D CYL C0310XT-7L-30K-MD-DS10X-W	6.2	506
□	2	WP1	NLS WALL PACK TWA-T2-16L-1-30K7	56	6023
+	4	AL1	SLOAN AREA LIGHT LCG-SB-60W-U-30K-T3-XX-	60.03	8799

LUMINAIRE SYMBOLS  
MAGNIFIED 3X

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Numeric Summary

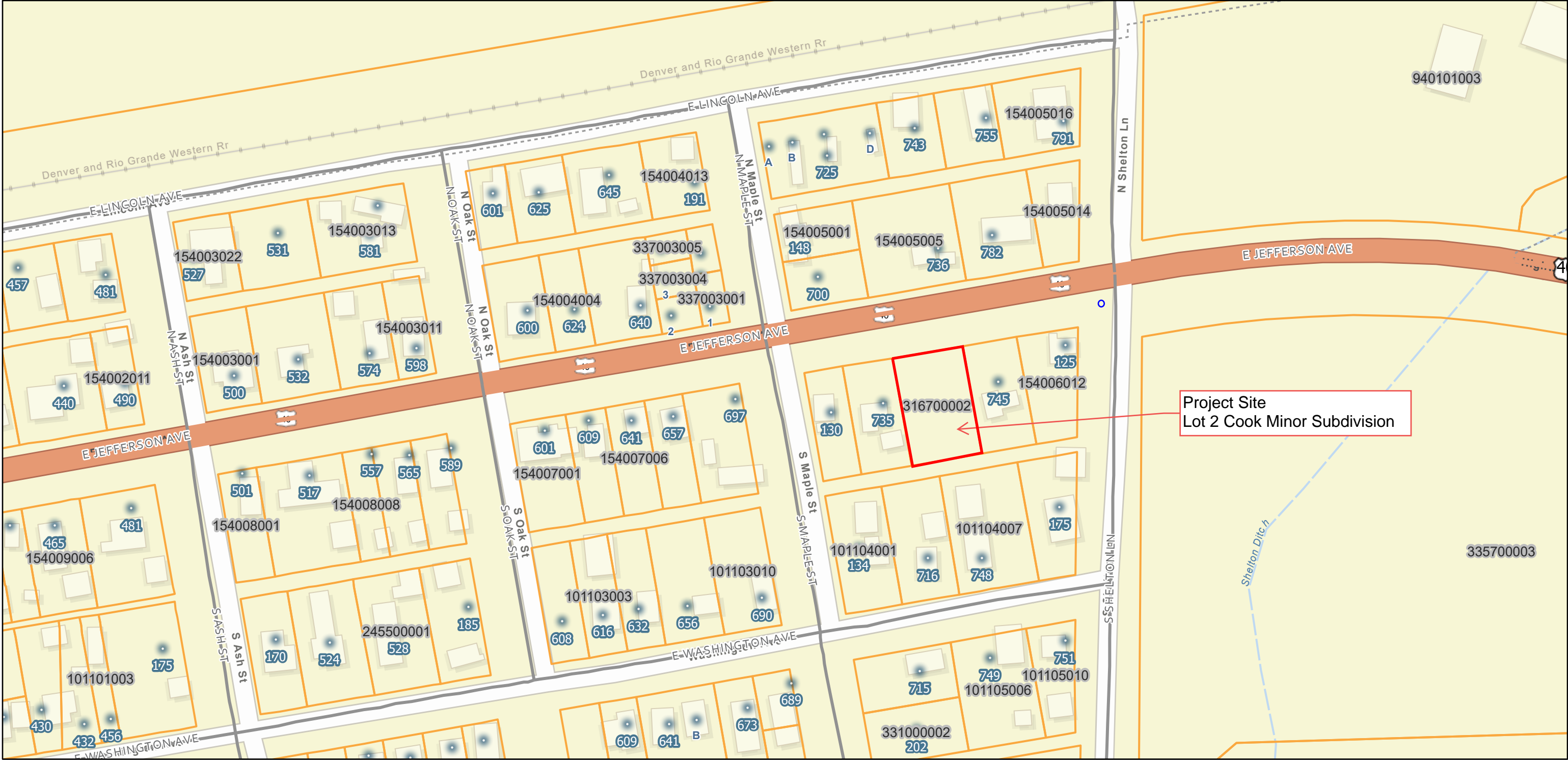
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	illuminance	Fc	4.41	10.1	1.1	4.01	9.18

Luminaire Schedule

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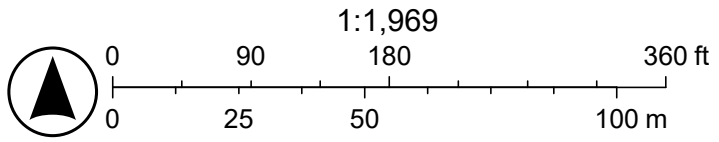
LUMINAIRE SYMBOLS  
 MAGNIFIED 3X

# Site Plan Map



12/31/2024, 11:47:20 AM

- Routt County Addresses
- Road Centerlines
- Primary, Local
- Routt County Boundary
- Highway
- Parcels



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