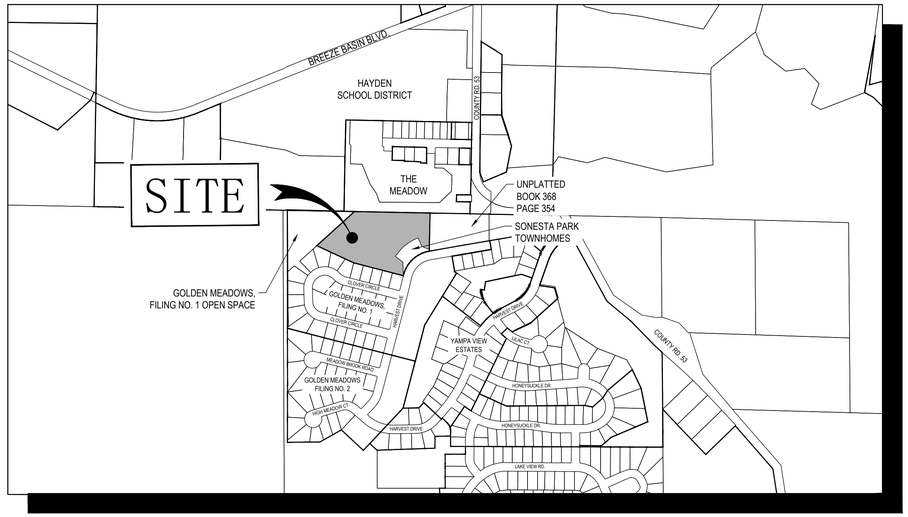
CIVIL PERMIT PLANS for SONESTA PARK

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 88 WEST, 6TH P.M. OF ROUTT COUNTY, COLORADO



PROJECT VICINITY MAP

SCALE: 1"= 200'

NORTH

LEGEND	EXISTING	PROPOSED
PROPERTY BOUNDARY	N56°34'55" 340	N56°34'55" 340
SECTION LINE		
LOT BOUNDARY		
EASEMENT		
SETBACK		
EDGE OF ASPHALT		
CENTERLINE OF ROAD		
CURB		
CURB FLOWLINE		
1 FT CONTOUR	5281	5281
5 FT CONTOUR	5280	5280
EDGE OF GRAVEL		
CENTER LINE OF DITCH		
WATER LINE	W W W W	W W W W
CURB STOP, GATE VALVE, FIRE HYDRANT		
THRUST BLOCK		
SEWER LINE	XS XS XS XS	S S S S
MANHOLE AND CLEANOUTS	S	S
ELECTRICAL - UNDERGROUND	XE XE XE XE	UGE UGE
ELECTRICAL - OVERHEAD	OHW OHW OHW	OHE OHE
ELECTRICAL - OVERHEAD - HIGH VOLTAGE	HVE HVE	HVE HVE
ELECTRICAL-PRIMARY	XE XE XE XE	E E E E
FIBER OPTIC	FO FO	FO FO
TELEPHONE	XT XT XT XT	T T
UNDERGROUND	UGT UGT	UGT UGT
UTILITY PEDESTALS	J T E TV	J T E TV
UTILITY POLE		
GAS	XG XG XG XG	GAS GAS
FENCE	X X X X	X X X X
WOODEN FENCE OR HANDRAIL		
EDGE OF CONCRETE		
DECK		
BUILDING		
OVERHANG		
PERIMETER DRAIN	ST ST	ST ST
WALL		
VEGETATION OUTLINE		
STORM INLET		
CULVERT W/ FLARED END SECTIONS (OUTLETS)		
ASPHALT		
CONCRETE		
GRAVEL/SOFT SURFACE		
ROCK/RIP RAP		
SNOW STORAGE		

ABBREVIATIONS:

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

PROJECT CONTACT LIST

PROJECT OWNER

HEALTH CARE MANAGEMENT LLC. EMAIL: leif@denversportslab.com

PROJECT ARCHITECT

WEFING DESIGN STUDIO
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Fine Arts Building, Suite 512
Chicago, IL 60605
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EMAIL: erich@wds-ad.com

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: Walter Magill, PE
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SHEET INDEX

SHEET NUMBER	SHEET TITLE	PLAN LIST
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C9	GENERAL CIVIL DETAILS	SHEET 9 OF 9

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

TOWN OF HAYDEN PUBLIC WORKS
178 WEST JEFFERSON AVE.
CONTACT: BRYAN RICHARDS PHONE: 970-757-6002
bryan.richards@haydencolorado.org

ELECTRICAL

YAMPA VALLEY ELECTRICAL ASSOCIATION
32 10TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: LARRY BALL PHONE: 970-871-2264

GAS

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

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: JASON SHARPE
jason.sharpe@centurylink.com PHONE: 970-328-2517

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
PHONE: CONTACT: TONY HILDRETH PHONE: 970-328-2517
tony_hildreth@comcast.com

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

811 Know what's below. Call before you dig.

GENERAL NOTES:

1. BENCHMARK = FOUND RED PLASTIC CAP ON #5 REBAR, ELEVATION=7369.12 IN THE SOUTHEAST PROPERTY CORNER (SEE EXISTING CONDITIONS PLAN).
2. EXISTING CONDITIONS SURVEYED BY FOUR POINTS SURVEYING & ENGINEERING COMPLETED ON OCTOBER 20, 2020. TOPOGRAPHY GENERATED FROM 2018 ROUTT COUNTY GIS LIDAR DATA.
3. TOWN OF HAYDEN PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH HAYDEN TOWN MUNICIPAL 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.
4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE TOWN OF HAYDEN UTILITIES STANDARD SPECIFICATIONS, LATEST EDITION.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
9. PRIOR TO ANY WORK IN THE RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT HAYDEN PLANNING 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.
11. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
13. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) AND EROSION CONTROL PLAN (ECP) FOR REVIEW AND APPROVAL BY HAYDEN PLANNING & ENGINEERING PRIOR TO START OF CONSTRUCTION. THE CSMP AND ECP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
14. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE TOWN OF HAYDEN ENGINEERING SERVICES SPECIFICATION OR AS REQUIRED BY THE TOWN OF HAYDEN PLANNING AND ENGINEERING: WATER, SEWER, AND STORM SEWER.
15. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER.
16. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP.
17. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER TOWN OF HAYDEN SPECIFICATIONS.

GRADING:

1. 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. VEGETATED SLOPES 3:1 AND GREATER REQUIRE SOIL STABILIZATION WITH STRAW BLANKET AT MINIMUM UPON FINAL GRADING AND SEEDING/REVEGETATION.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) TO HAYDEN PLANNING AND ENGINEERING FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. 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.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF HAYDEN WATER AND SEWER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN 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. 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.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.
7. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, POLYETHYLENE PRESSURE PIPE, UNLESS NOTED OTHERWISE.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
11. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.
12. SHARED WATER SERVICE CURB STOPS FOR DUPLEXES SHALL NOT BE PERMITTED. EACH INDIVIDUAL DUPLEX UNIT SHALL HAVE ITS OWN INDEPENDENT CURB STOP. METER PITS SHALL BE INSTALLED FOR ALL UNITS AND SHALL BE INSTALLED WITHIN THE UTILITY EASEMENT.

PERMIT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 10-02-2025				
JOB #: 1409-002				
DRAWN BY: DSC				
DESIGN BY: DSC				
REVIEW BY: WNM				
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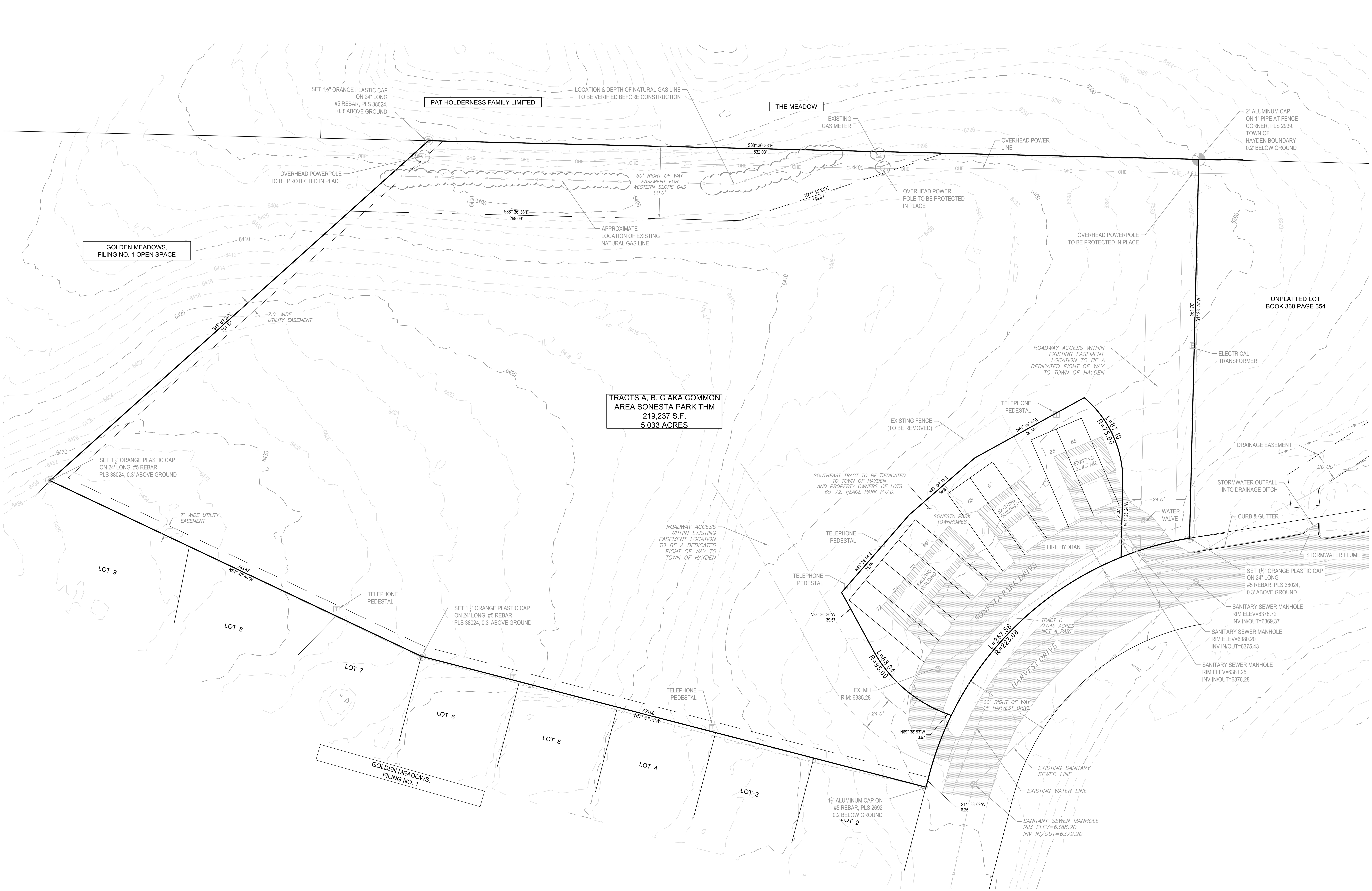
SHEET # C1


PAT HOLDERNESS FAMILY LIMITED
THE MEADOW
SET 1½" ORANGE PLASTIC CAP ON 24" LONG #5 REBAR, PLS 38024, 0.3' ABOVE GROUND
LOCATION & DEPTH OF NATURAL GAS LINE TO BE VERIFIED BEFORE CONSTRUCTION
EXISTING GAS METER
2" ALUMINUM CAP ON 1" PIPE AT FENCE CORNER, PLS 2939, TOWN OF HAYDEN BOUNDARY 0.2' BELOW GROUND
S88° 36' 36"E 532.03'
OVERHEAD POWER LINE
OVERHEAD POWERPOLE TO BE PROTECTED IN PLACE
50' RIGHT OF WAY EASEMENT FOR WESTERN SLOPE GAS 50.0'
N71° 44' 24"E 148.69'
OVERHEAD POWER POLE TO BE PROTECTED IN PLACE
S88° 36' 36"E 269.09'
APPROXIMATE LOCATION OF EXISTING NATURAL GAS LINE
OVERHEAD POWERPOLE TO BE PROTECTED IN PLACE
GOLDEN MEADOWS, FILING NO. 1 OPEN SPACE
UNPLATTED LOT BOOK 368 PAGE 354
N46° 09' 24"E 351.32'
7.0' WIDE UTILITY EASEMENT
S1° 23' 24"W 261.02'
ROADWAY ACCESS WITHIN EXISTING EASEMENT LOCATION TO BE A DEDICATED RIGHT OF WAY TO TOWN OF HAYDEN
ELECTRICAL TRANSFORMER
TRACTS A, B, C AKA COMMON AREA SONESTA PARK THM 219,237 S.F. 5.033 ACRES
TELEPHONE PEDESTAL
EXISTING FENCE (TO BE REMOVED)
L=67.10 R=75.00
DRAINAGE EASEMENT
SET 1 ½" ORANGE PLASTIC CAP ON 24' LONG, #5 REBAR PLS 38024, 0.3' ABOVE GROUND
SOUTHEAST TRACT TO BE DEDICATED TO TOWN OF HAYDEN AND PROPERTY OWNERS OF LOTS 65–72, PEACE PARK P.U.D.
EXISTING BUILDING
20.00'
STORMWATER OUTFALL INTO DRAINAGE DITCH
7' WIDE UTILITY EASEMENT
SONESTA PARK TOWNHOMES
24.0'
WATER VALVE
CURB & GUTTER
ROADWAY ACCESS WITHIN EXISTING EASEMENT LOCATION TO BE A DEDICATED RIGHT OF WAY TO TOWN OF HAYDEN
TELEPHONE PEDESTAL
FIRE HYDRANT
STORMWATER FLUME
LOT 9
N64° 40' 40"W 263.67'
TELEPHONE PEDESTAL
SONESTA PARK DRIVE
SET 1½" ORANGE PLASTIC CAP ON 24" LONG #5 REBAR, PLS 38024, 0.3' ABOVE GROUND
LOT 8
TELEPHONE PEDESTAL
SET 1 ½" ORANGE PLASTIC CAP ON 24' LONG, #5 REBAR PLS 38024, 0.3' ABOVE GROUND
N28° 36' 36"W 39.57'
SANITARY SEWER MANHOLE RIM ELEV=6378.72 INV IN/OUT=6369.37
TRACT C 0.045 ACRES NOT A PART
SANITARY SEWER MANHOLE RIM ELEV=6380.20 INV IN/OUT=6375.43
LOT 7
L=257.56 R=223.08
L=68.04 R=95.00
HARVEST DRIVE
SANITARY SEWER MANHOLE RIM ELEV=6381.25 INV IN/OUT=6376.28
LOT 6
TELEPHONE PEDESTAL
EX. MH RIM: 6385.28
LOT 5
360.00' N75° 26' 51"W
24.0'
60' RIGHT OF WAY OF HARVEST DRIVE
N69° 38' 53"W 3.67
LOT 4
GOLDEN MEADOWS, FILING NO. 1
LOT 3
1½" ALUMINUM CAP ON #5 REBAR, PLS 2692 0.2 BELOW GROUND
S14° 33' 09"W 8.25
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
SANITARY SEWER MANHOLE RIM ELEV=6388.20 INV IN/OUT=6379.20
LOT 2

CTB: FPSE–BW.CTB

PLOT DATE: 9/24/2025 9:42 AM BY: DAVID CLEMMER

DRAWING FILE: P:\1409–002 SONESTA TOWNHOMES – 2025\FPSE\DESIGN DRAWINGS\1409–002 – SONESTA EXISTING CONDITIONS PLAN C2.DWG

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NO.	DATE	REVISIONS	INT

SONESTA TOWNHOMES CIVIL PERMIT PLANS

TOWN OF HAYDEN, COLORADO

0 30' 60'
SCALE: 1" = 30'

DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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DRAWING: EXISTING CONDITIONS PLAN

SHEET NO.

C2

10' WIDE RIGHT OF WAY ACCESS EASEMENT VACATION REFERENCE PLAT APPLICATION

VEGETATED SWALE

+5' SHOULDER PROVIDED AT EDGE OF PARKING SPACES

12 STEPS 6 VERTICAL FEET OF DROP

11 STEPS 5.5 VERTICAL FEET OF DROP

10 STEPS 5 VERTICAL FEET OF DROP

16 STEPS 8 VERTICAL FEET OF DROP

GRADE AROUND PEDESTAL

HOLD SLOPE OFF VALLEY PAN TO 2:1 MAX TIE IN AT PROPERTY LINE

LANDSCAPE RETAINING WALL (TYP.) SEE SPOT GRADES

+5' SHOULDER PROVIDED AT EDGE OF PARKING SPACES

EXISTING FENCE AT PROPERTY LINE TO REMAIN UNDISTURBED

SOFT SURFACE TRAIL PEDESTRIAN ACCESS ONLY

STORMWATER COLLECTION AREA 30 CY OF D50 = 9" RIPRAP SEE CIVIL DETAILS

SEE NETWORK 2 ON SHEET C5

12" HDPE

NYLOPLAST TRAFFIC RATED INLET

6" HDPE

NYLOPLAST STORM INLET 6 24" DIA NYLOPLAT INLET WITH YARD DRAIN RIM: 6406.90' INV. OUT (6" HDPE):

SEE NETWORK 3 ON SHEET C5

EXISTING FENCE TO BE RELOCATED

VEGETATED SWALE

TELECOM PEDS TO REMAIN UNDISTURBED

SEE NETWORK 1 ON SHEET C5

MATCH EX. EDGE OF ASPHALT

PAN TO TERMINATE INTO CURB AND GUTTER LINE OF HARVEST DRIVE

SLOPE TO DRAIN 2% SLOPE

DRIVEWAY 12' WIDTH MIN. 10% SLOPE MAX.

GRADE AROUND ELECTRICAL PEDESTAL

2' CONCRETE VALLEY PAN BOTH SIDES OF THE ROAD

5' WIDE CONCRETE SIDEWALK MAX. 2% CROSS SLOPE

CENTERLINE SEE ROAD PLAN AND PROFILE

DRAINAGE EASEMENT REFERENCE PLAT APPLICATION

12" HDPE

12" HDPE F.E.S. (TYP.)

GRADING PLAN NOTES:

1. SEE SHEET C1 OF THE CIVIL PLANS FOR ADDITIONAL NOTES AND LEGEND INFORMATION.
2. EXISTING CONTOURING SHOWN IS PRIMARILY BASED ON 2015 LIDAR DATA FOR THE SURROUNDING AREA AND HAS NOT BEEN VERIFIED WITH ADDITIONAL FIELD SURVEY TOPOGRAPHY. CONTOUR INTERVALS ARE DISPLAYED AT 2 FOOT MINOR AND 10 FOOT MAJOR INTERVALS FOR BOTH EXISTING AND PROPOSED CONDITIONS.
3. ALL PUBLIC AND PRIVATE UTILITIES WITHIN THE REFERENCED PROJECT AREA TO BE LOCATED PRIOR TO COMMENCING EARTHWORK MOVING ACTIVITIES.
4. PROPOSED DRAINAGE EASEMENTS SHOWN TO BE FORMALLY RECORDED WITH THE SUBJECT PARTIES THROUGH THE PLAT APPLICATION AND ADDITIONAL RELATED PERMITTING.
5. OVERALL SITE DISTURBANCE FOR THE PROJECT IS IN EXCESS OF 1.0 ACRE AND THEREFORE REQUIRES COMPLIANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) COR400000 PERMIT. THE ENGINEER WILL WORK WITH THE CONTRACTOR TO SECURE THIS PERMIT IN ADVANCE OF CONSTRUCTION.
6. IF FIELD CONDITIONS DIFFER FROM THE GRADING OR ELEVATIONS PRESENTED ON THIS PLAN, NOTIFY THE PROJECT ENGINEER IMMEDIATELY FOR CLARIFICATION AND IN ADVANCE OF PERFORMING THE WORK.
7. CONTRACTOR TO WORK IN A MANNER THAT LIMITS THE POTENTIAL FOR EROSIVE SOILS. SEE THE ACCOMPANYING STORMWATER MANAGEMENT PLAN FOR ADDITIONAL PRACTICES AND MEASURES TO BE FOLLOWED THROUGHOUT CONSTRUCTION.
8. MAXIMUM GRADED FOR THE PROJECT SHALL BE HELD TO 2:1 (H:V). ALL SLOPES EXCEEDING 3:1 SHALL BE PROPERLY STABILIZED WITH AN APPROVED EROSION CONTROL MATTING OR EQUAL.
9. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM OF 1%. ROOFLINE DRAINAGE TO BE FURTHER CLARIFIED AND TIED INTO SURROUNDING SITE INFRASTRUCTURE WITH ADDITIONAL PROGRESSION OF THE PROJECT.
10. REFERENCE THE STORM SYSTEM PLAN AND STORM SYSTEM PROFILES AS WELL AS THE CIVIL DETAILS FOR ADDITIONAL INFORMATION DETAILED ON THIS PLAN.
11. WALL HEIGHTS AND TIER LEVELS WITHIN THE OPEN SPACE AREA TO BE ADJUSTED WITH PROGRESSION OF THE PROJECT AND CIVIL CONSTRUCTION PLANS.

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NO.	DATE	REVISIONS	INT

SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

Horizontal Scale

0 30' 60'

SCALE: 1" = 30'

Contour Interval = 2 ft

DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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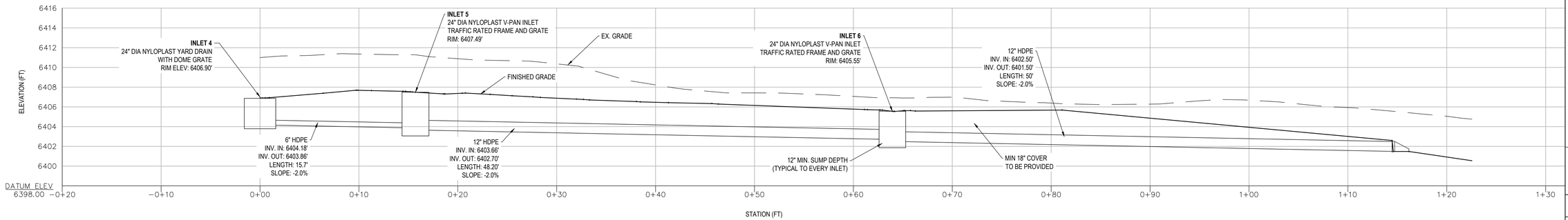
DRAWING: GRADING PLAN

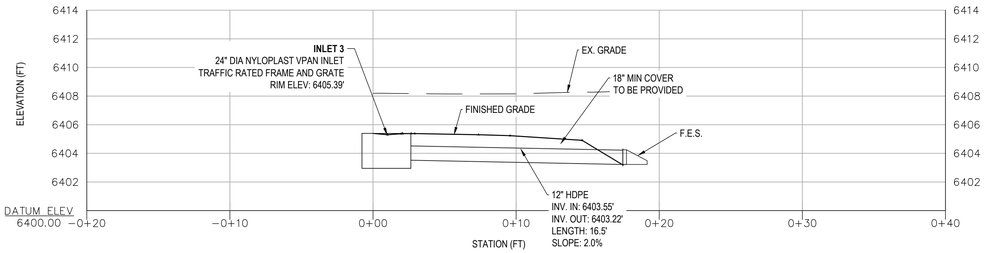
SHEET NO.

C3



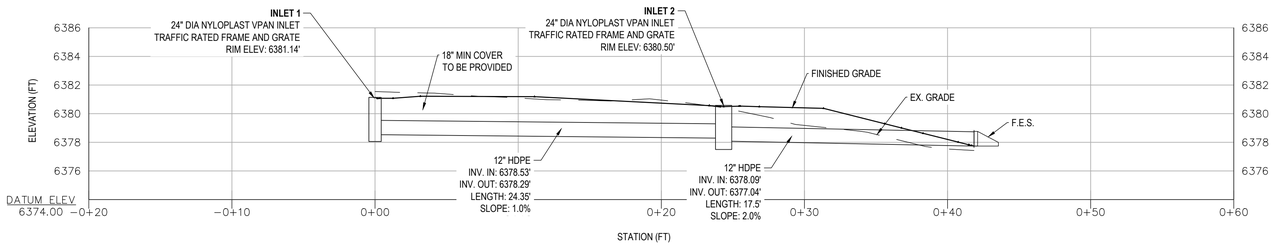
STORM SYSTEM 3

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



STORM SYSTEM 2

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



STORM SYSTEM 1

HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

TYPICAL NYLOPLAST ROAD INLET

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NO.	DATE	REVISIONS	INT

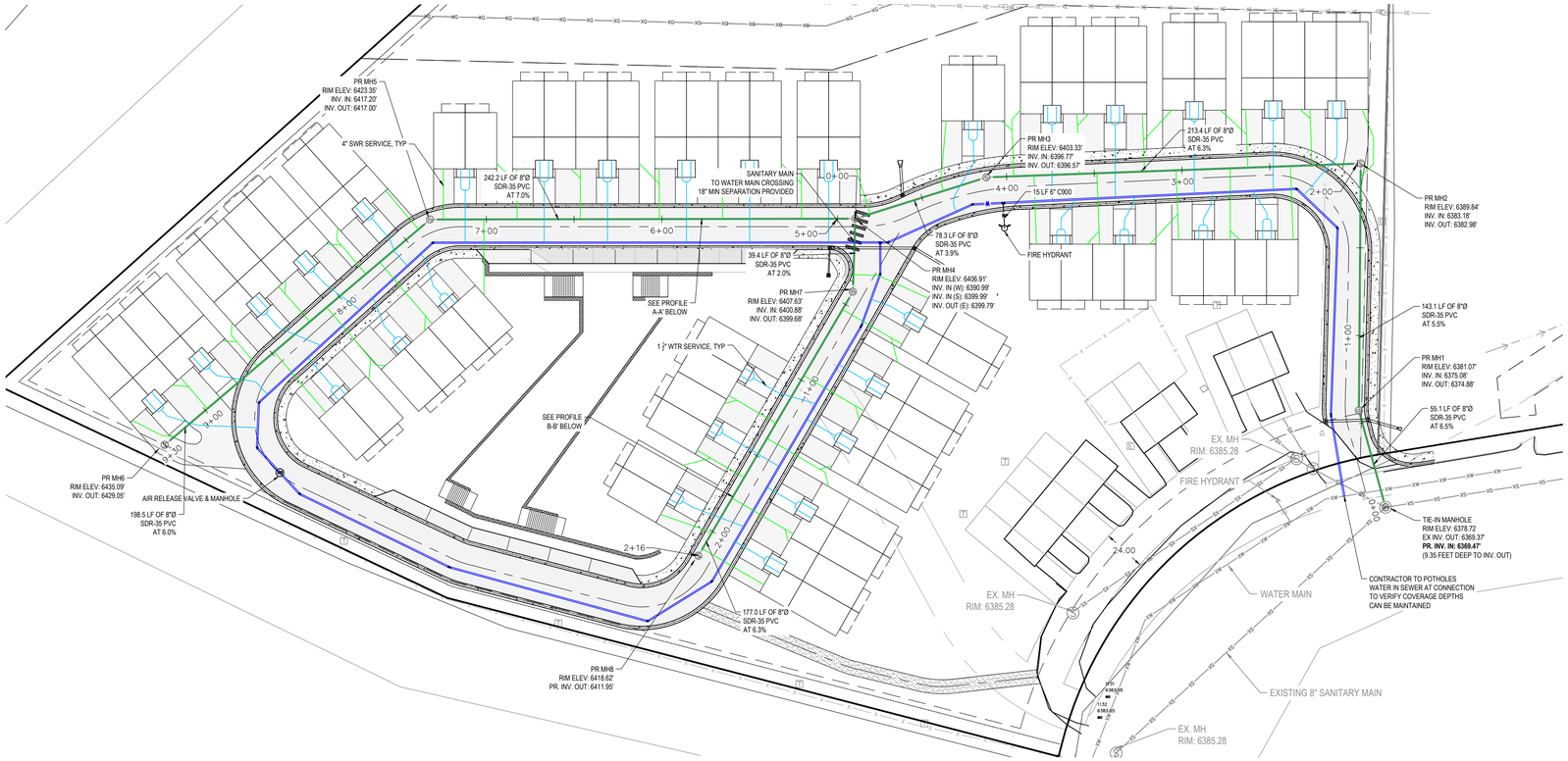
SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

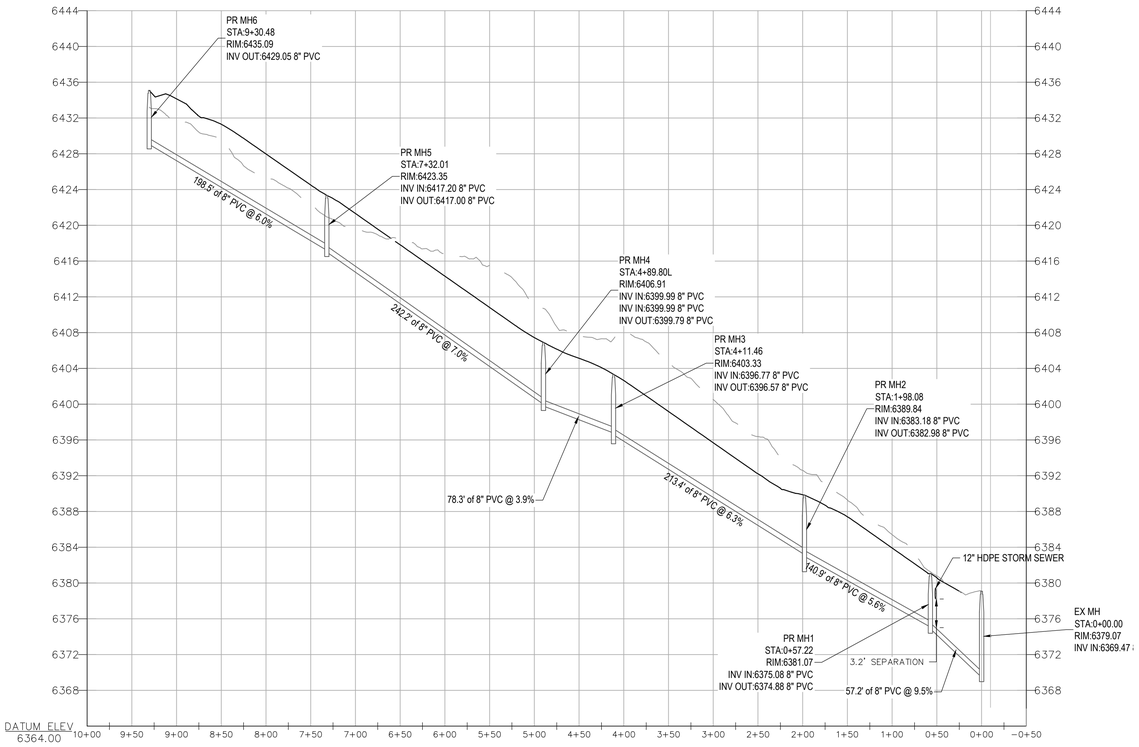
DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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

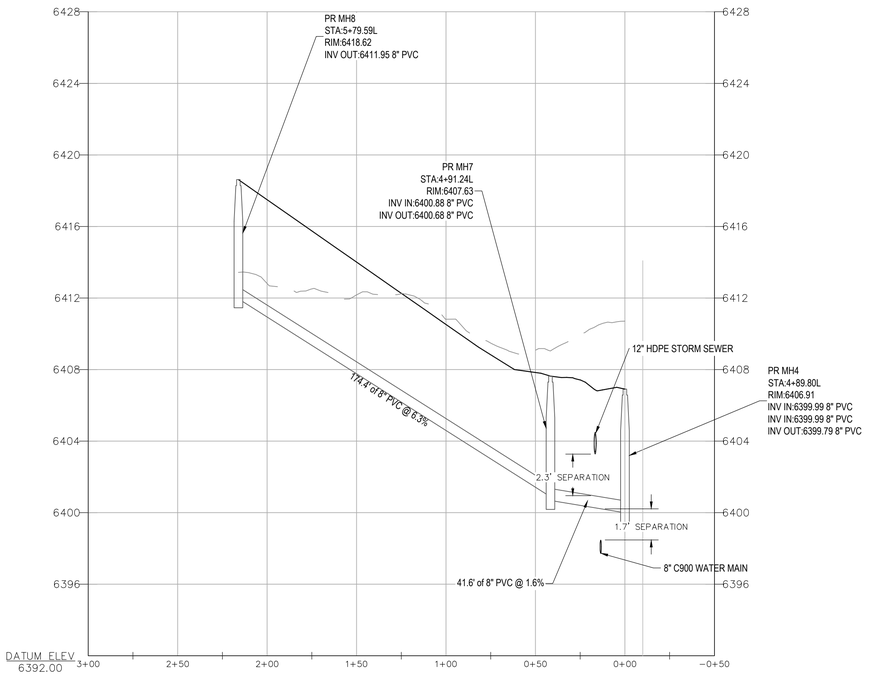
DRAWING: STORMWATER PROFILES

SHEET NO.
C4





STORM SEWER A-A' PROFILE
HORIZONTAL SCALE: 1" = 80'
VERTICAL SCALE: 1" = 8'



STORM SEWER B-B' PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

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SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

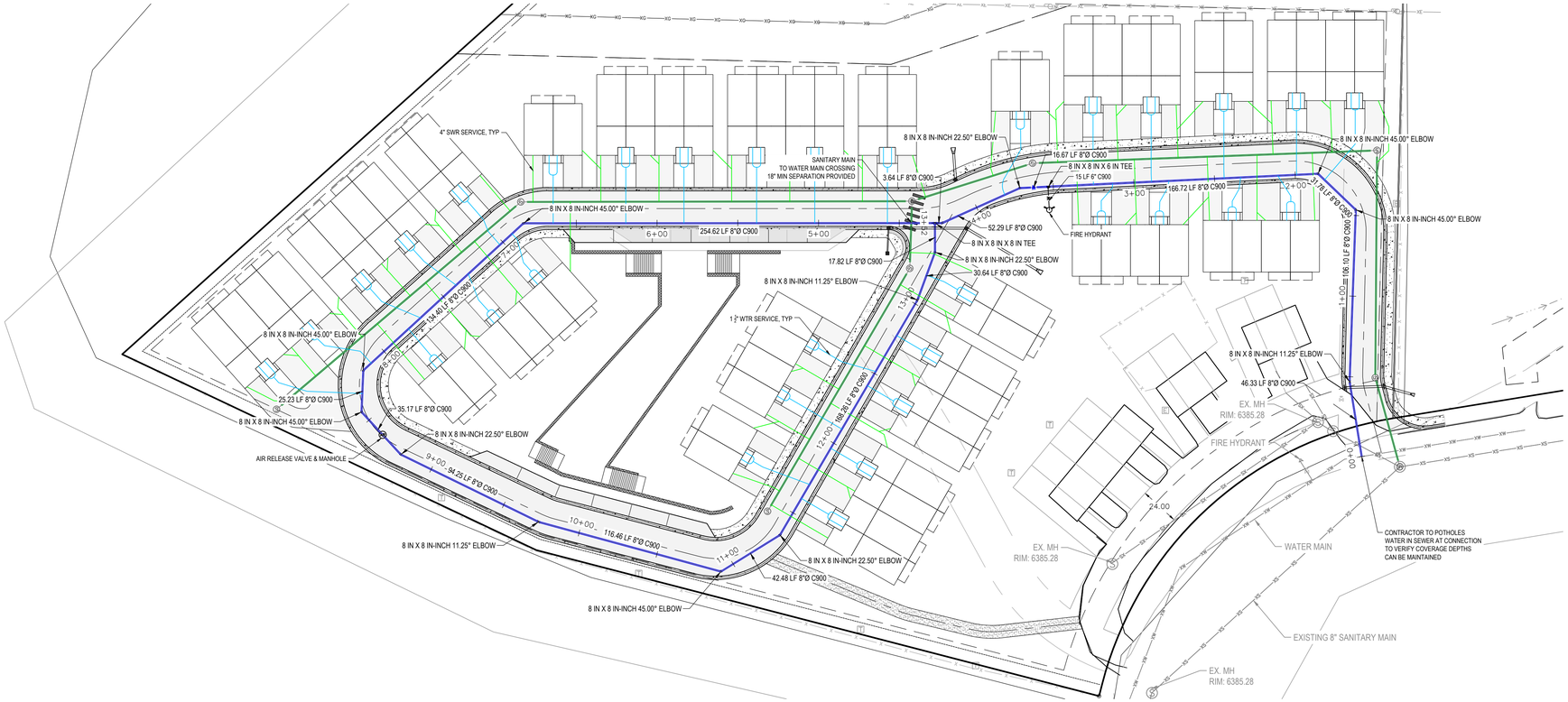
Horizontal Scale
0 40' 80'
SCALE: 1" = 40'

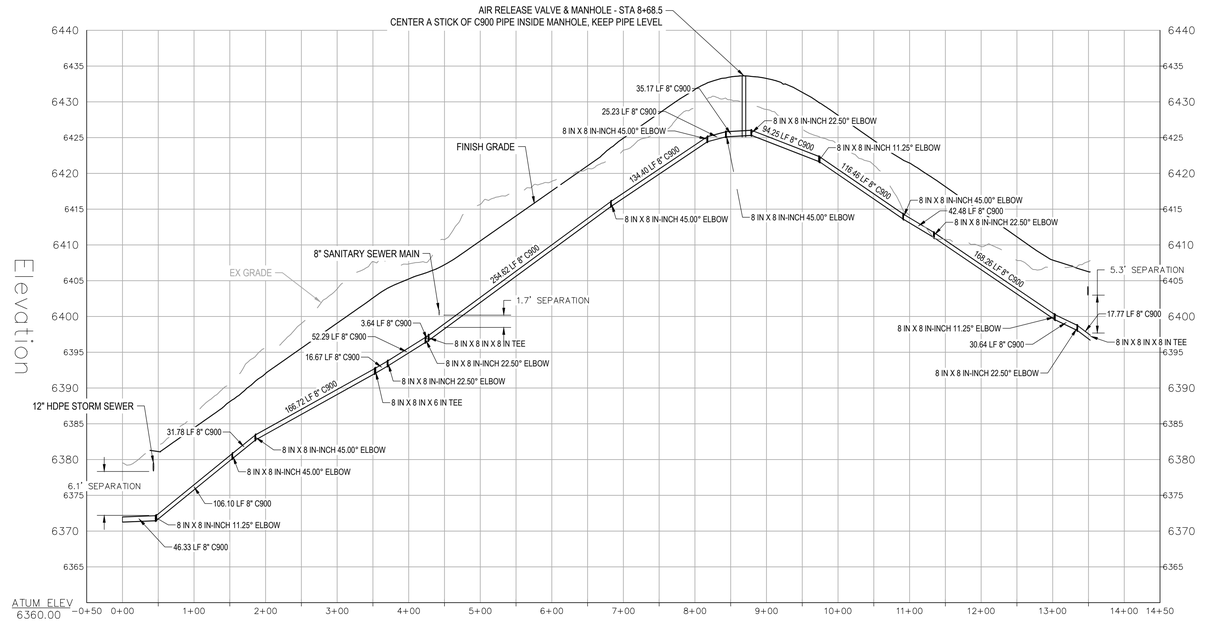
DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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

DRAWING:
SEWER MAIN PLAN & PROFILE

SHEET NO.
C5





WATER MAIN PROFILE
HORIZONTAL SCALE: 1" = 100'
VERTICAL SCALE: 1" = 10'

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SONESTA TOWNHOMES
CIVIL PERMIT PLANS

TOWN OF HAYDEN, COLORADO

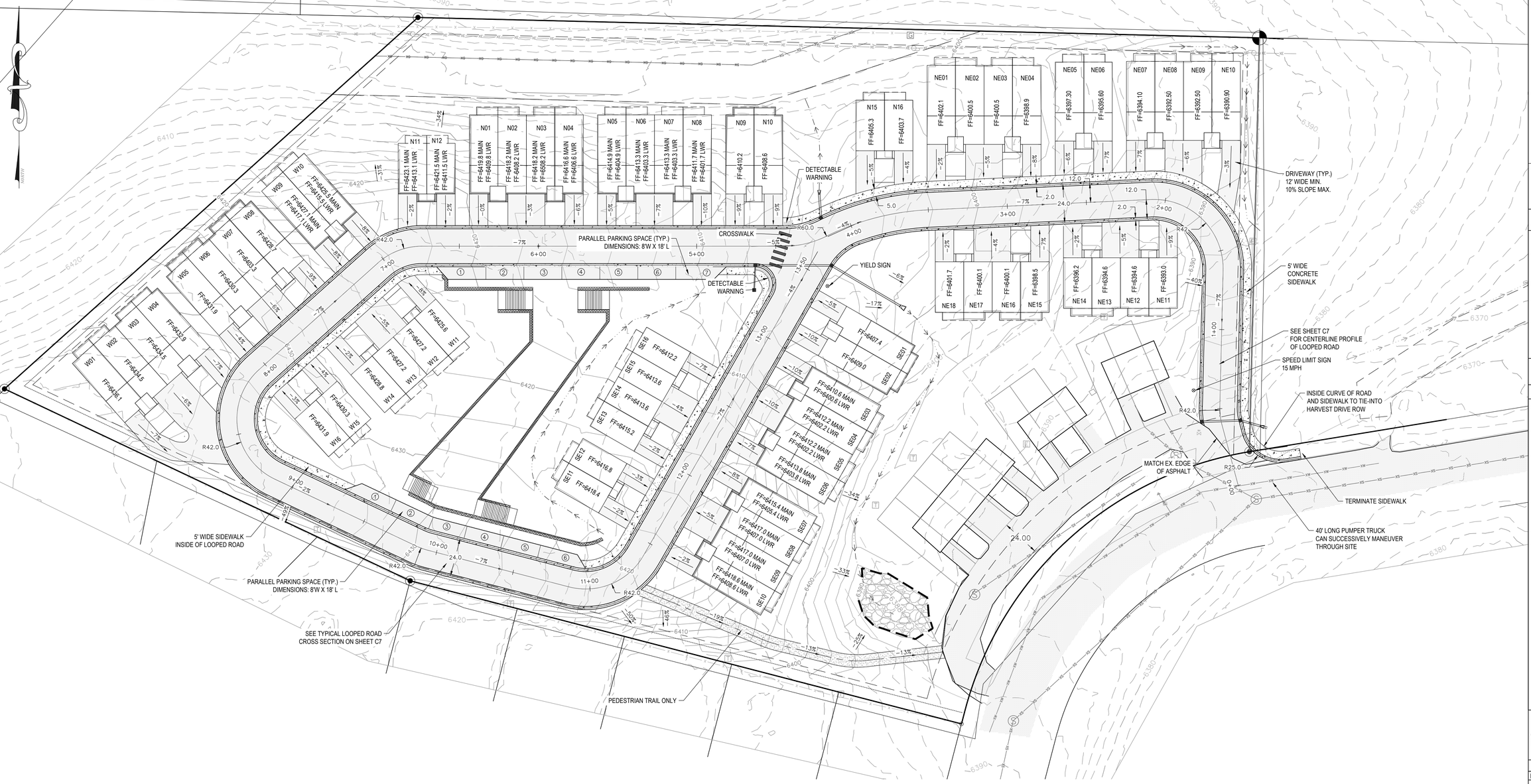
Horizontal Scale
0 40' 80'
SCALE: 1" = 40'

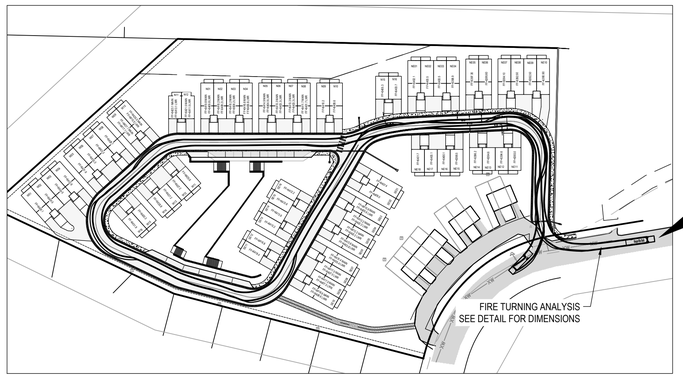
DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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

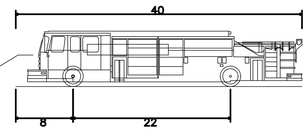
DRAWING:
WATER MAIN PLAN & PROFILE

SHEET NO.
C6





FIRE TURNING EXHIBIT
SCALE: 1" = 100'



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

40' LONG PUMPER TRUCK INFORMATION

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NO.	DATE	REVISIONS	INT

SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

Horizontal Scale
0 30' 60'
SCALE: 1" = 30'

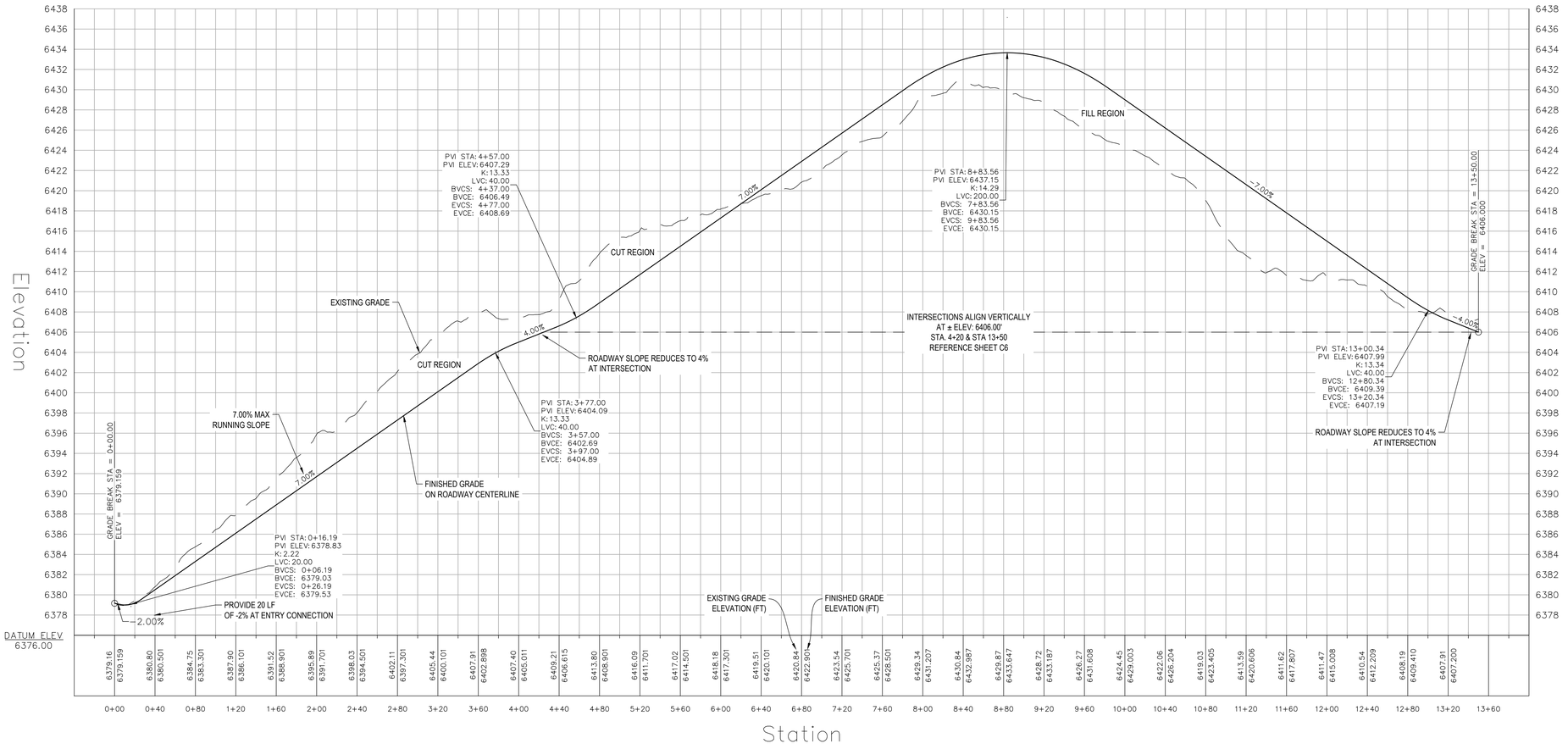
Contour Interval = 2 ft

DATE: 10/02/2025
JOB #: 1409-002
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.

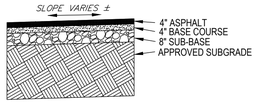
DRAWING: ROADWAY PLAN

SHEET NO.
C7

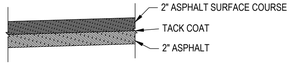


ROADWAY PROFILE

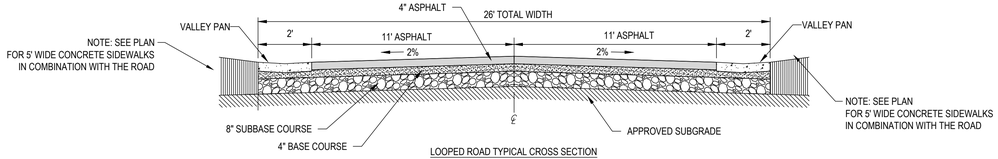
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'



STANDARD ASPHALT PAVEMENT SECTION
NOT TO SCALE



4"ASPHALT SECTION DETAIL
NOT TO SCALE



LOOPED ROAD TYPICAL CROSS SECTION
N.T.S.

DRIVEWAY SURFACING NOTES:

1. PRIOR TO THE PLACEMENT OF SUB-BASE AGGREGATES, THE 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.
2. BASE COURSE AND SUB-BASE AGGREGATES SHALL MEET THE CDOT CLASS 6 ABC AND CLASS 2/1 ABC SPECIFICATIONS, RESPECTIVELY. 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.
3. DRIVEWAY SLOPES SHALL BE FINE GRADED AND TRACKED PERPENDICULAR TO THE DRIVEWAY CENTERLINE. ALL ADJACENT SLOPES SHALL BE SEEDED WITH NATIVE GRASS SEED AND STABILIZED STRAW BLANKET OR SIMILAR EROSION CONTROL MAT. SEED SHALL BE WATERED AS NECESSARY TO PROMOTE AND SUSTAIN GROWTH.

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NO.	DATE	REVISIONS
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SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

DATE: 10/02/2025
JOB #: 1409-002
DRAWN BY: DSC
DESIGN BY: DSC
REVIEW BY: WNM

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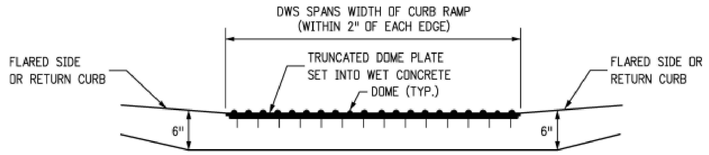
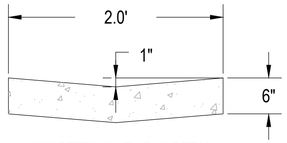
DRAWING:
ROADWAY PROFILE

SHEET NO.
C8



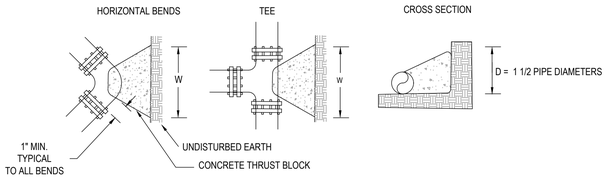
SECTION VIEW OF DETECTABLE WARNING SURFACE PLATE

(LOOKING AT PERPENDICULAR RAMP RUN FROM STREET)



CONCRETE VALLEY PAN DETAIL

NOT TO SCALE



MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11.25°	22.5°	45°	90°	
4"	1.3	2.5	2.5	4	6.4
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7

MINIMUM BEARING SURFACE (SF) FOR 201 TO 250 PSI

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11.25°	22.5°	45°	90°	
4"	1.6	3.1	4	4	8.0
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1

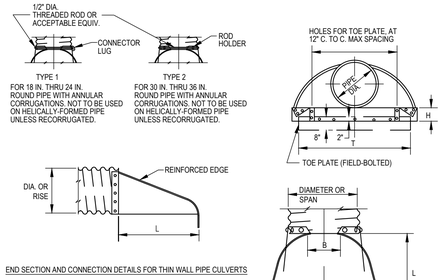
THRUST BLOCK BEARING AREA IN SQUARE FEET. (AREA = W X D)

TRUST BLOCK DETAILS

NOT TO SCALE

THIN-WALL ROUND PIPE

PIPE DIA.	THICK.	DIMENSIONS					
		A	B	H	L	W	T
		(inches)					
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

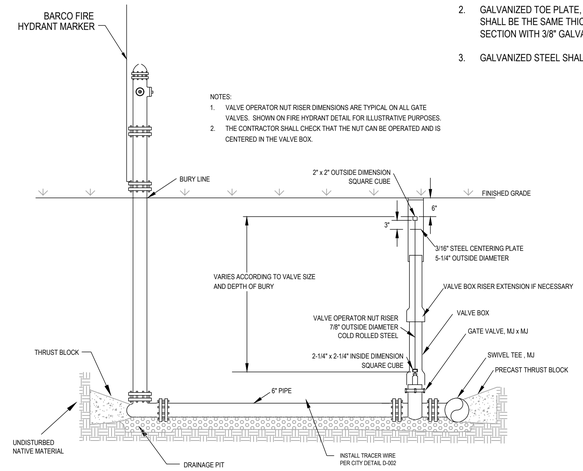


FLARED END SECTION DETAILS

NOT TO SCALE

END SECTION NOTES

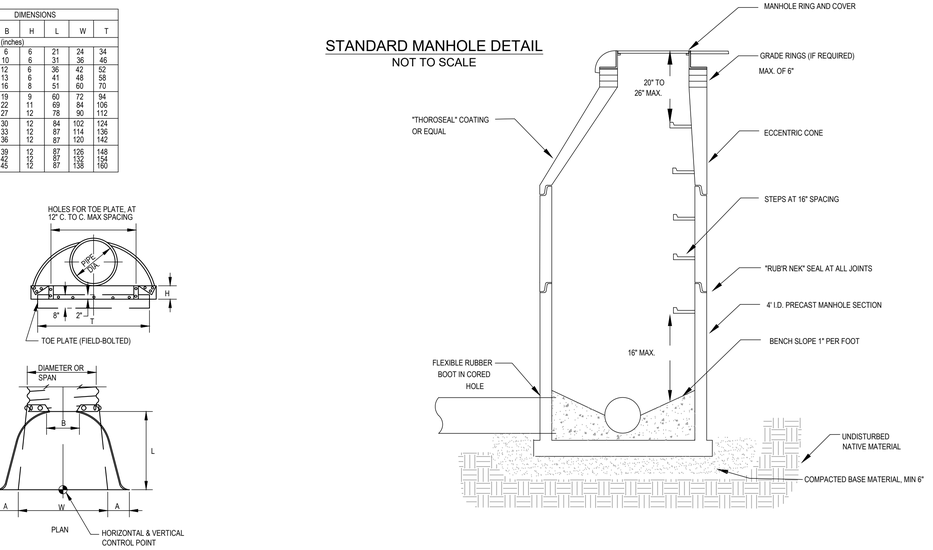
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S VARIATIONS.
2. GALVANIZED TOE PLATE, AS SHOWN, REQUIRED ON END SECTIONS FOR ALL THIN WALL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8" GALVANIZED BOLTS, NUTS AND WASHERS.
3. GALVANIZED STEEL SHALL BE IN CONFORMANCE WITH AASHTO M 111, M 218 OR M 232.



NOTES:
1. VALVE OPERATOR NUT RISER DIMENSIONS ARE TYPICAL ON ALL GATE VALVES. SHOWN ON FIRE HYDRANT DETAIL FOR ILLUSTRATIVE PURPOSES.
2. THE CONTRACTOR SHALL CHECK THAT THE NUT CAN BE OPERATED AND IS CENTERED IN THE VALVE BOX.

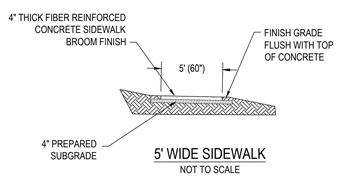
HYDRANT ASSMEBLY DETAIL

NOT TO SCALE



STANDARD MANHOLE DETAIL

NOT TO SCALE

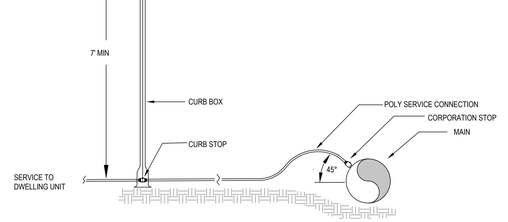


5' WIDE SIDEWALK

NOT TO SCALE

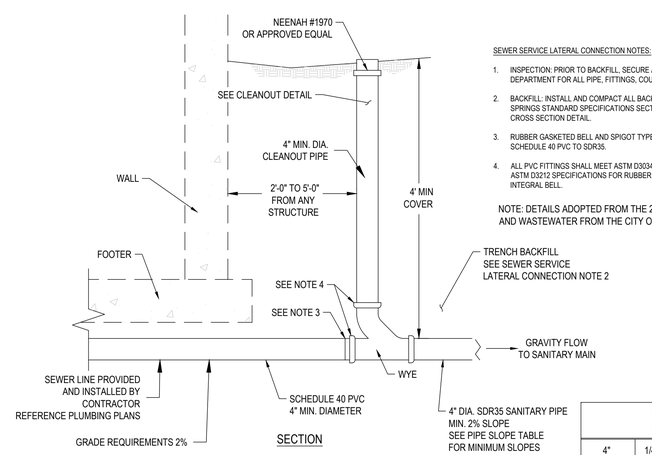
SIDEWALK NOTES:

1. ALL SIDEWALKS SHALL HAVE MIN 1% SIDE SLOPE FOR PROPER DRAINAGE.
2. RAMP AND WING SLOPES SHALL NOT BE STEEPER THAN 12:1.
3. CONCRETE SHALL BE CLASS D WITH FIBER REINFORCEMENT.
4. NORMAL FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREAS.
5. CONTORL JOINTS SHALL BE INSTALLED AT 4' INTERVALS.
6. CONTROL JOINTS SHALL BE TOOLED.



WATER SERVICE LINE DETAIL

NOT TO SCALE



SEWER SERVICE LATERAL CONNECTION NOTES:

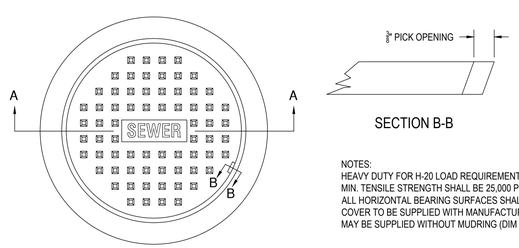
1. INSPECTION: PRIOR TO BACKFILL, SECURE A PASSING INSPECTION BY THE CITY UTILITY DEPARTMENT FOR ALL PIPE, FITTINGS, COUPLINGS, AND GRADE.
2. BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS SECTION 24 AND AS SHOWN WITHIN THE TRENCH CROSS SECTION 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 BELL.

NOTE: DETAILS ADOPTED FROM THE 2023 STANDARD SPECIFICATIONS FOR WATER AND WASTEWATER FROM THE CITY OF STEAMBOAT SPRINGS

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

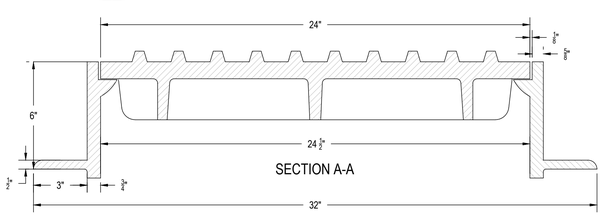
SANITARY SERVICE CONNECTION DETAIL

NOT TO SCALE



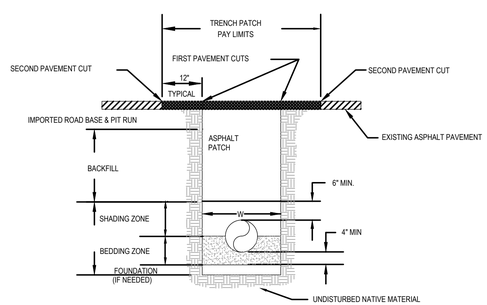
SECTION B-B

NOTES:
HEAVY DUTY FOR H-20 LOAD REQUIREMENTS
MIN. TENSILE STRENGTH SHALL BE 25,000 PSI
ALL HORIZONTAL BEARING SURFACES SHALL BE A MACHINED SURFACE
COVER TO BE SUPPLIED WITH MANUFACTURERS STANDARD TRACTION SURFACE MAY BE SUPPLIED WITHOUT MUDRING (DIM FF)



STANDARD MANHOLE RING AND COVER

NOT TO SCALE



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

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

THE ASPHALT PATCH SHALL BE PLACED IN A 4-INCH LIFT AND ROLLER COMPACTED TO MATCH THE ADJACENT ASPHALT EDGES.

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

THE CONTRACTOR MUST COMPLY WITH THE TRENCHING AND EXCAVATION REQUIREMENTS OF 29 CFR 1926.651 AND 1926.652 OR COMPARABLE OSH-APPROVED STATE PLAN REQUIREMENTS.

TRENCH CROSS SECTION

NOT TO SCALE

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NO.	DATE	REVISIONS
INT		

SONESTA TOWNHOMES
CIVIL PERMIT PLANS
TOWN OF HAYDEN, COLORADO

DATE: 10/02/2025
JOB #: 1409-002
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.

DRAWING: GENERAL CIVIL DETAILS

SHEET NO. C9

Gmail **Leif Sunde <leifsunde7@gmail.com>**

Tracts A,B,C Sonesta Park

32 messages

Leif Sunde <leifsunde7@gmail.com> Wed, Jan 18, 2023 at 1:49 PM
To: tegan.ebbert@haydencolorado.org

Tegan -
Thank you again for your time in the phone this morning. I thought I'd drop you an email regarding the plat documents I requested on the phone in case I mumbled through spelling my name out for you.

Thank you again for your time.

—
Leif
303.898.8995

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Jan 18, 2023 at 2:50 PM
To: Leif Sunde <leifsunde7@gmail.com>

Thanks, Leif.

Following is the link to the packet from the most recent public hearing pertaining to the Peace Park subdivision project. Peace Park is the new design/layout for the Sonesta property. Meeting minutes are attached.

https://haydencolorado.com/wp-content/uploads/2022/06/PC-Packet-6-23-22.pdf

Attached to this email is the approval letter from the prior hearing for Sketch Plan and Conceptual PUD.

The remaining steps are to submit a final plat application and Final PUD application. There are submittal deadlines to continue the process, being 6/23/24 deadline to submit the final plat application and 6/23/23 deadline to submit the final PUD application. There are a few options when it comes to infrastructure and filing a final plat. There needs to be a Subdivision Improvement Agreement executed and either the infrastructure would need to be installed or the developer/owner would need to bond a certain percentage of the project costs (typically 10%) if.

If someone wanted to proceed with the existing Sonesta Park PUD/Plat (attached), the Peace Park Project can be left to expire and that layout could be pursed instead. There are still a few items that would need to be addressed through a Subdivision Improvement Agreement such as installation of utilities, roads, etc.

Please let me know if you have any questions.

Thanks,

Tegan

Tegan Ebbert | Community Development Director | Tegan.ebbert@haydencolorado.org

Heart of the Yampa Valley ™
Haydencolorado.com
P.O. Box 190, 178 West Jefferson, Hayden, CO 81639-0190
O: 970-276-3741 | C: 970-457-7216 | F: 970-276-3644
[Quoted text hidden]

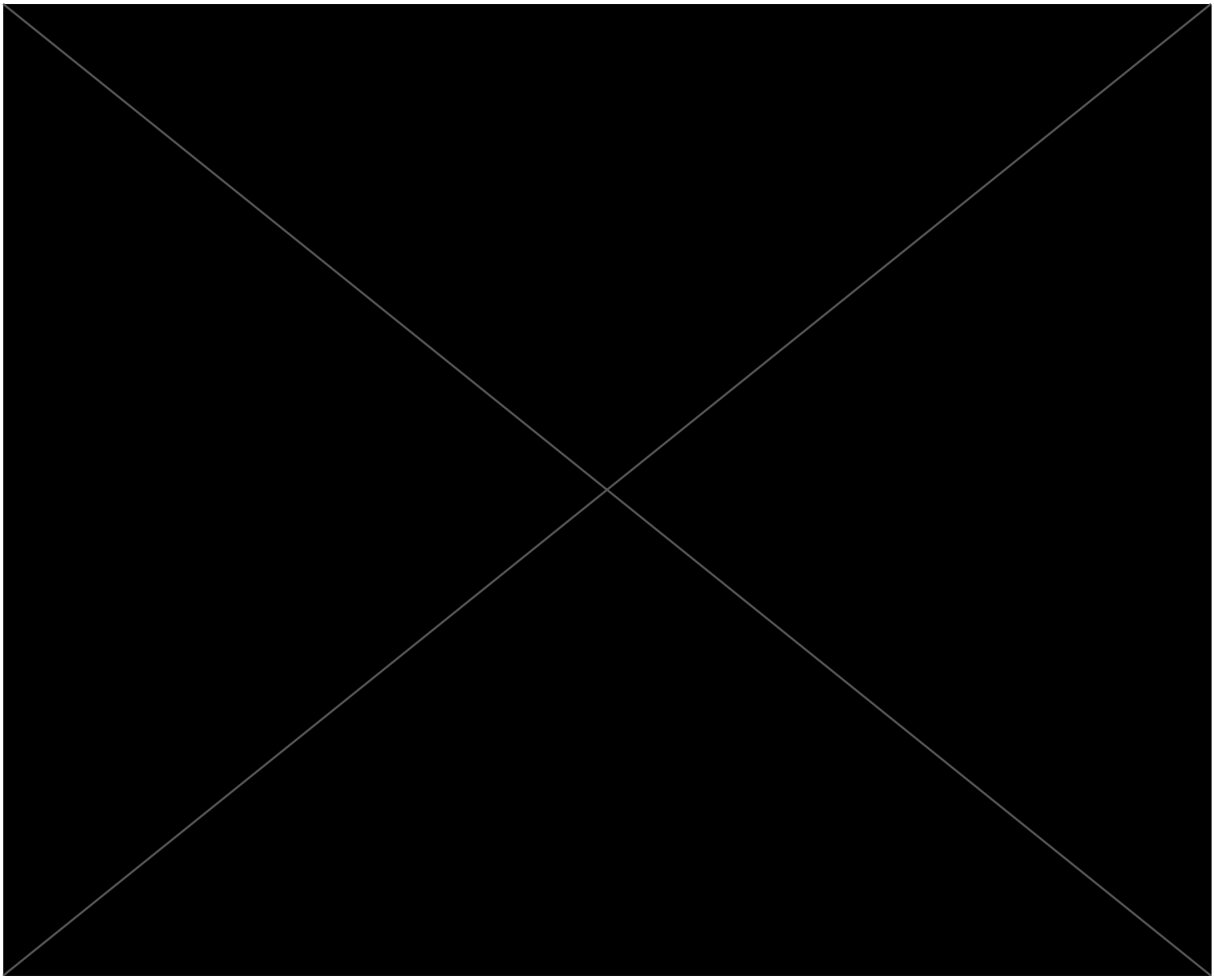
3 attachments

Letter of Approval Sketch & Conc PUD 12-6-21.pdf
95K

Letter of Approval Sketch & Conc PUD 12-6-21.pdf
95K

6-23-22 Draft Minutes.pdf
111K

008640.pdf
4283K



Leif Sunde <leifsunde7@gmail.com> Wed, Jan 25, 2023 at 11:52 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you so much for sending these along. Very helpful. We are officially under contract for the land.

You mentioned on the phone that there was a housing study/analysis that the town did. Would you be able to share that? I think it would help inform our phasing planning.
[Quoted text hidden]
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Jan 25, 2023 at 11:55 AM
To: Leif Sunde <leifsunde7@gmail.com>

Hi,

The Housing Needs Assessment is attached.

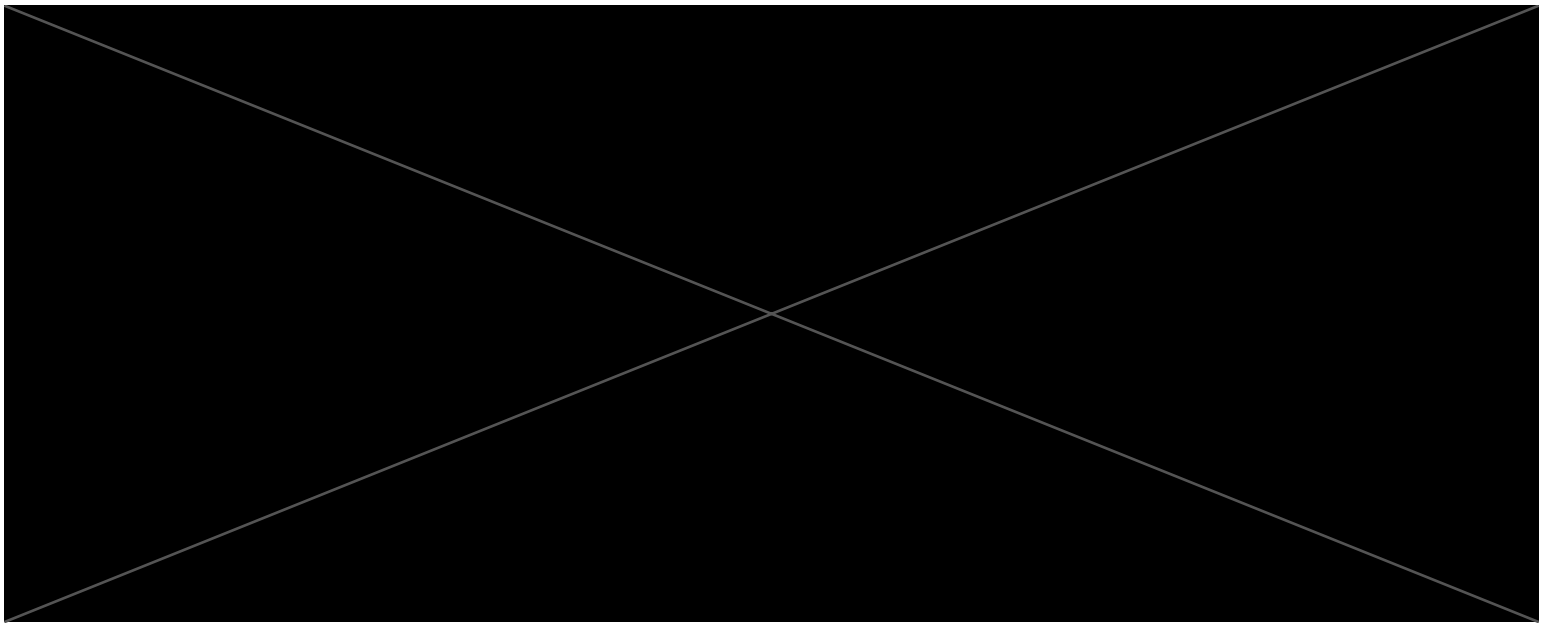
Thanks,
Tegan

[Quoted text hidden]

Hayden HNA - FINAL.pdf
5858K

Leif Sunde <leifsunde7@gmail.com> Wed, Jan 25, 2023 at 11:57 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

This is phenomenal. Thank you. I am hoping to make a day out at the property in the next 1-2 weeks. Do you have any availability for a meeting at your office or around town to discuss the outstanding next steps for final approval and getting into architectural planning/design?
[Quoted text hidden]



Leif Sunde <leifsunde7@gmail.com> Wed, Feb 8, 2023 at 11:43 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you again for passing this along. It seems like this planned townhome development has the potential to significantly contribute to a solution to the distinct housing needs of Hayden and the surrounding area.

Through the course of our due diligence, I've become aware of the existing covenants appurtenant to the property (attached here). However, I have not been able to find any other evidence of existence of the HOA (meetings, officers, board of directors, schedule of dues, etc). Similarly, the seller and seller's agent have communicated that such HOA is not in existence.

Before going forward, I want to ensure that we have a clear understanding of the path forward for development. Can you share any further information? Will this development be subject to any restrictions beyond those enforced by the Town of Hayden and/or Routt County? Can you provide any assistance or guidance toward either quieting the title of these covenants or potentially free them from such through a subsequent subdivision?

I know this is a little messy, so please let me know if it might be best to sit down and discuss our plans for the property and how we can best help achieve the town's goals as we go forward.

Thank you, and I look forward to hearing from you.
[Quoted text hidden]

4 attachments

HOA Water Pump Facility Improvement Agr.pdf
264K

HOA Subdvn Improvement Agreement.pdf
601K

HOA Covenants.pdf
262K

HOA Covenants Supplemental.pdf
269K

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Thu, Feb 9, 2023 at 6:43 PM
To: Leif Sunde <leifsunde7@gmail.com>

Hi Leif,

I'll need to do a little research on this and get back to you. The HOA covenants I am not so concerned about, if it was never formed then there is no enforcement mechanism behind it. We would likely want to see updated covenants established.

The SIA and Water Pump Facility document are of more interest. Public infrastructure improvements (roads, water, wastewater) will need to occur before dwelling units can be constructed. The Water Pump Facility Agreement is obviously wildly outdated and I need to find out if any of this was executed.

I am not entirely sure what you mean regarding additional restrictions beyond those enforced by the Town of Hayden/Routt County. Can you elaborate?

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Thu, Feb 9, 2023 at 9:01 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you so much for the communication. What I intended to ask with the comment about restrictions beyond what the town would enforce is specific to some of the covenants. Namely the mention of an architectural review committee, as this could potentially impose more stringent requirements/restrictions than is in place via planning and zoning ordinances.

Other than this obstacle, the project seems very promising.

—
Leif
303.898.8995

> On Feb 9, 2023, at 18:43, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:
>
> [Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Fri, Feb 10, 2023 at 8:34 AM
To: Leif Sunde <leifsunde7@gmail.com>

Oh! Ok, I wasn't sure if you were referring to state, federal restrictions, or other local agency restrictions (ie Army Corps of Engineers, FEMA Floodplain regs, fire code etc).

The Town does now enforce HOA covenants, if no HOA was formed and board appointed, there would be no enforcement mechanism to require compliance with the architectural process or anything else in the covenants that exceeds Town/County codes. We generally want to see that covenants exist for new developments because we want to know that there is a plan for maintenance of common spaces and required landscaping in open spaces and any common improvements that the Town doesn't own (ie street lighting, subdivision entryway signage, trails if applicable). What a neighborhood/HOA decides to impose as additional architectural requirements is in their court. Does that answer your question?

Thanks,

Tegn

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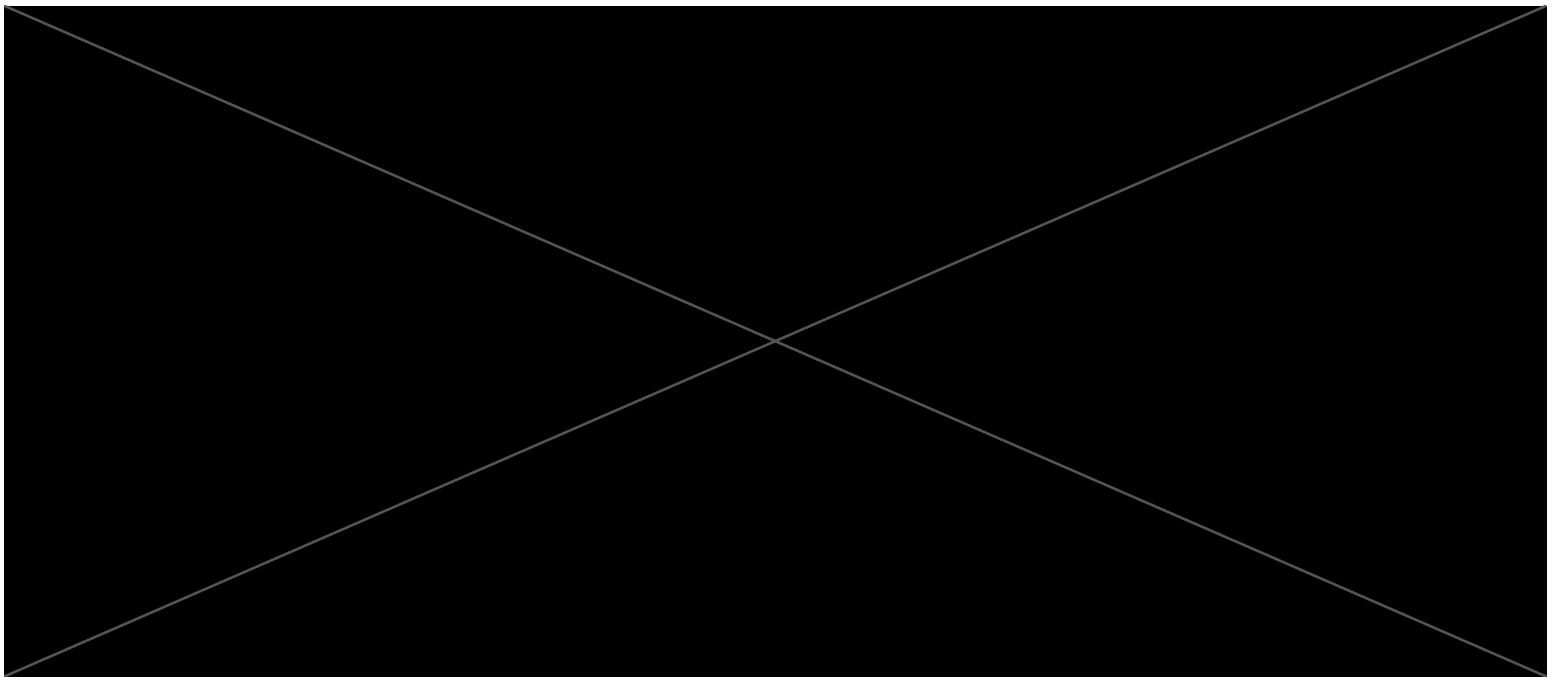

Leif Sunde <leifsunde7@gmail.com> Wed, Apr 5, 2023 at 10:27 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you for your help and responsiveness through my due diligence phase of purchasing the above property. I have officially closed on the land as of 3/31 last week. I'd like to set up a time to speak with you regarding next steps for a pre-application conference and other requisite approvals needed to move forward with the development as provided on the Subdivision and PUD filed for Sonesta Park as attached.
[Quoted text hidden]

Sonesta Park PUD -Plat.pdf
4281K

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Apr 5, 2023 at 3:40 PM

To: Leif Sunde <leifsunde7@gmail.com>

Hi Leif,

Congratulations! Let me come up with some dates/times that both myself and our Public Works Director are available to meet with you next week. Are you hoping to meet in person or virtually?

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Wed, Apr 5, 2023 at 4:07 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

I will be in AZ with family next week, so happy to meet virtually if possible.

—
Leif
303.898.8995
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Apr 11, 2023 at 9:58 AM
To: Leif Sunde <leifsunde7@gmail.com>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Leif,

Both myself and our Public Works Director are available on Thursday. How about 11 am?

[Quoted text hidden]

Bryan Richards <bryan.richards@haydencolorado.org> Tue, Apr 11, 2023 at 3:29 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>, Leif Sunde <leifsunde7@gmail.com>

I just had another meeting slide into the 11:00 time slot could we push this to 1:00 Thursday?

Bryan Richards | Public Works Director | bryan.richards@haydencolorado.org

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Haydencolorado.com

P.O. Box 190, 178 West Jefferson, Hayden, CO 81639-0190

Cell: 970-757-6002

From: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Sent: Tuesday, April 11, 2023 9:59 AM
To: Leif Sunde <leifsunde7@gmail.com>

Cc: Bryan Richards <bryan.richards@haydencolorado.org>
Subject: RE: Tracts A,B,C Sonesta Park

Leif,

[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Apr 11, 2023 at 3:31 PM
To: Bryan Richards <bryan.richards@haydencolorado.org>, Leif Sunde <leifsunde7@gmail.com>

1pm works for me, we will wait to hear from Leif.

Thanks,

Tegan

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Tue, Apr 11, 2023 at 3:50 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

1pm on Thursday will work great. Thank you so much.

—
Leif
303.898.8995

> On Apr 11, 2023, at 14:31, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:
>
> 1pm works for me, we will wait to hear from Leif.
>
> Thanks,
>
> Tegan
>
> ---
>
> **From:** Bryan Richards <bryan.richards@haydencolorado.org>
> **Sent:** Tuesday, April 11, 2023 3:30 PM
> **To:** Tegan Ebbert <tegan.ebbert@haydencolorado.org>; Leif Sunde <leifsunde7@gmail.com>
> **Subject:** RE: Tracts A,B,C Sonesta Park
>
> I just had another meeting slide into the 11:00 time slot could we push this to 1:00 Thursday?
>
> **Bryan Richards** | Public Works Director | bryan.richards@haydencolorado.org
>
> <image001.jpg>

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Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Apr 11, 2023 at 3:52 PM
To: Leif Sunde <leifsunde7@gmail.com>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Great,

Here is a zoom link for Thursday at 1pm.

Join Zoom Meeting

https://us02web.zoom.us/j/85924406278?pwd=N1JWYjd6bGp6dkVEZXVya2M0WFBlQT09

Meeting ID: 859 2440 6278

Passcode: 134571

One tap mobile

+17193594580,,85924406278#,,,,*134571# US

+13462487799,,85924406278#,,,,*134571# US (Houston)

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Thu, Apr 13, 2023 at 8:47 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Tegan / Bryan -
I've had some unexpected changes to my travel schedule and will be in an airplane when we're intended to meet at 1:00.
Do you have any availability either tomorrow or next week?

My apologies for the inconvenience. I look forward to speaking with you both.

—
Leif
303.898.8995

On Apr 11, 2023, at 14:52, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:

[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Thu, Apr 13, 2023 at 8:51 AM
To: Leif Sunde <leifsunde7@gmail.com>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Leif,

I was actually just about to email you to cancel! The Town is having a significant flood event that arose early this morning with all the rapid snow melt so things are a little hectic around here today. Lets plan for something next week. Is there a day/time that works well for you. Tuesday and Wednesday are pretty open on my schedule at the moment but I can't speak for Bryan's schedule.

Safe travels,

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Thu, Apr 13, 2023 at 11:58 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Next week anytime will work well for me. I have heard the runoff/melt is causing significant issues. Be safe! I'll wait to hear Bryan's availability.

Thank you.

—
Leif
303.898.8995

On Apr 13, 2023, at 07:51, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Mon, Apr 17, 2023 at 3:05 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Good afternoon Tegan and Bryan -
I hope you're both doing well and managing the massive runoff ahead of the continued precipitation in the forecast. Quite the challenge!

Let me know some times that are available in the coming week(s) to meet either virtually or in-person r.egarding the development of Sonesta Park

I look forward to hearing from you.

Thank you.
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Fri, Apr 21, 2023 at 11:30 AM
To: Leif Sunde <leifsunde7@gmail.com>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Hi Leif,

Are you available on Tuesday (4/25) at 2:30pm? I will be out of the office at a conference Wednesday, Thursday, and Friday next week then I go on vacation the week after (5/2-5/9).

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Fri, Apr 21, 2023 at 12:00 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Bryan Richards <bryan.richards@haydencolorado.org>

Tuesday at 2:30 works great. A zoom conference will be best for me.

Thank you!

—
Leif
303.898.8995
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Apr 25, 2023 at 2:57 PM
To: Leif Sunde <leifsunde7@gmail.com>

Pre-app checklist and agreement for payment form are attached.

[Quoted text hidden]

2 attachments

Pre-Application Form & Checklist_042722.pdf
224K

HAYDEN_Agreement for Payment_Dev Rev 3-7-22.pdf
61K

Leif Sunde <leifsunde7@gmail.com> Tue, Apr 25, 2023 at 3:16 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Thank you for sending these over. We're excited to get working with the town on this development.
[Quoted text hidden]

Gmail

Leif Sunde <leif@denversportslab.com>

Sonesta Park Townhomes

3 messages

Leif Sunde <leif@denversportslab.com> Mon, Apr 21, 2025 at 1:41 PM
To: Brad Parrott <bparrott@westrouttfire.com>

Brad -

I hope you're doing well and enjoying the turn to spring. I wanted to follow up to the pre-application meeting we had regarding this project back in November. We have been working with Walter at Four Points Engineering to improve site accessibility, specifically regarding grades and turning radius.

I wanted to present this to you for your consideration and initial feedback before we finalize things for our formal submission. I have attached what was reviewed at the pre-application meeting (Scheme A), our current proposed layout (Scheme C), as well as the originally approved final (current) plat.

Both Schemes A and C are at 61-62 units, down from the 64 units in the existing plat.

Thank you, and we're looking forward to working with you to get this project started later this summer.

--
Leif Sunde
(c). 303.898.8995
(e). leif@denversportslab.com
Book a Meeting
Denver Sports Lab
www.DenverSportsLab.com

3 attachments

Sonesta Townhomes Site Plan_032525_C.pdf
282K

Sonesta Townhomes Site Plan_032525_A.pdf
337K

Sonesta Park PUD -Plat.pdf
4282K

Brad Parrott <bparrott@westrouttfire.com> Wed, Apr 23, 2025 at 10:23 AM
To: Leif Sunde <leif@denversportslab.com>

Leif,

Looking at the proposed layout we would just like to make sure that that first 90 degree turn has a radius in the North East corner of the plans would need to be able to accommodate a 40' bus. I know that Chief Guire talked about a mountable surface to help get that turning radius if needed.

We would also like to see a 24' flat driving surface to ensure that we can get our apparatus in while everyone else is trying to drive out.

Any elective monitored fire alarm or sprinkler systems would require additional inspection and testing as needed.

Other than that nothing else from us at the moment.

Thanks, have a great day.

Gmail **Leif Sunde <leifsunde7@gmail.com>**

Sonesta Park TH Pre-application

9 messages

Leif Sunde <leifsunde7@gmail.com> Wed, Jul 31, 2024 at 2:40 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
I wanted to informally send this just to ensure it loads correctly for you. I will have this formally packaged and delivered with a check for the Pre-app fee tomorrow or Friday.

Thank you for your communication on the project thus far, and I am excited to be inching this forward.

--
Leif Sunde
303.898.8995
leifsunde7@gmail.com

Pre-Application Form & Checklist_310724.pdf
8041K

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Aug 14, 2024 at 2:47 PM
To: Leif Sunde <leifsunde7@gmail.com>

Hi Leif,

I am just following up. I realized that I never saw a package/check dropped off. Did you drop one off?

Thanks,

Tegan

Tegan Ebbert | Community Development Director | Tegan.ebbert@haydencolorado.org

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[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Wed, Aug 14, 2024 at 3:41 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Not yet. Unexpectedly got pulled out of town for some family matters. I got back yesterday and owe you a visit to deliver this.

Thank you for checking in.
—
Leif
303.898.8995

> On Aug 14, 2024, at 14:47, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:
>
> Hi Leif,
>
> I am just following up. I realized that I never saw a package/check dropped off. Did you drop one off?
>
> Thanks,
>
> **Tegan**
>
> **Tegan Ebbert** | Community Development Director | Tegan.ebbert@haydencolorado.org
>
> <image002.png>
> **Heart of the Yampa Valley ™**
>
> [Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Aug 14, 2024 at 3:43 PM
To: Leif Sunde <leifsunde7@gmail.com>

All good! I was nervous it got lost in the office.

Thanks,
Tegan

[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Tue, Aug 20, 2024 at 3:49 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
I hope you're doing well and your week is off to a good start. I have some partners in the project coming to town next Wednesday. We will be meeting at the site at 9:45 that morning. It would be great from them to have an opportunity to meet with you. Would it be possible for you to meet either at the site or at your office just afterward around 10/10:15? The intention is just an informal meet & greet rather than anything with an agenda.

Thank you in advance, and I look forward to speaking with you.
—
Leif

303.898.8995

On Aug 14, 2024, at 15:43, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:

[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Aug 21, 2024 at 3:32 PM
To: Leif Sunde <leifsunde7@gmail.com>

Hi Leif,

I am available next Wednesday morning. Do you mind if I invite the Hayden Public Works Director? I am not sure if he will be able to make it but it would be good to make an intro.

I can either meet onsite or at the office, which do you prefer?

Thanks,

Tegan

Tegan Ebbert | Community Development Director | Tegan.ebbert@haydencolorado.org

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[Quoted text hidden]

Leif Sunde <leifsunde7@gmail.com> Wed, Aug 21, 2024 at 3:46 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you for the confirmation. I think it would be great to have the Public Works Director there as well. For ease, let's plan on meeting at the site next Wednesday. We will be there at 9:45, as the team is coming up from their offices in Buena Vista.
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Thu, Aug 22, 2024 at 9:40 AM
To: Leif Sunde <leifsunde7@gmail.com>

Leif,

Bryan Richards, PW Director is able to join us on Wednesday at 9:45am onsite. He has a hard stop at 10:15am.

[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Aug 28, 2024 at 8:38 AM
To: Leif Sunde <leifsunde7@gmail.com>, Bryan Richards <bryan.richards@haydencolorado.org>

Good morning Leif,

Unfortunately I'm home sick today and won't be able to make it to your site visit. We have a cold going around the office and I am going try to keep my germs to myself.

Thanks,
Tegan

Get Outlook for iOS

From: Tegan Ebbert
Sent: Thursday, August 22, 2024 9:40:53 AM
To: Leif Sunde <leifsunde7@gmail.com>
Subject: RE: Sonesta Park TH Pre-application

[Quoted text hidden]

Gmail

Leif Sunde <leif@denversportslab.com>

Sonesta Townhome development meeting

13 messages

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Nov 12, 2024 at 10:05 AM
To: Leif Sunde <leif@denversportslab.com>, Ben Beall <bbeall@zenobiaconsultants.com>, Bryan Richards <bryan.richards@haydencolorado.org>, Trevor Guire <tguire72@gmail.com>, Brad Parrott <bparrott@westrouttfire.com>, Ty Johnson <ty@mesaplanning.com>

Hi all,

If you are available to be in person at Hayden Town Hall, that's great. If not, I have a teams link below.

Thanks,

Tegan

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 265 087 672 449

Passcode: CFSpwg

For organizers: Meeting options

---

invite.ics
5K

Leif Sunde <leif@denversportslab.com> Fri, Feb 28, 2025 at 11:10 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Cc: Ben Beall <bbeall@zenobiaconsultants.com>, Bryan Richards <bryan.richards@haydencolorado.org>, Trevor Guire <tguire72@gmail.com>, Brad Parrott <bparrott@westrouttfire.com>, Ty Johnson <ty@mesaplanning.com>

Tegan -
I hope you are doing well and the winter has been good for you. I am at a point with my partners that we will be finalizing the site/civil plan shortly and hoping to move dirt for site improvements this summer. I want to check with you on the required steps, approvals, and paperwork between here and there. Specific questions include but are not limited to

- Process for administrative approval for lot-line adjustments
  - Can site work begin prior to this process?

- Permits required for site work
- Bond requirements (I believe it's 5%?)
    - Can this be a letter of credit or a surety bond?
- When are utility and other development fees assessed
    - Can any of these be deferred to time of building permit?

If it is easier to talk through this in real-time I am happy to do so at your convenience.

Thank you again, and I look forward to speaking with you.

[Quoted text hidden]

--
Leif Sunde
(c). 303.898.8995
(e). leif@denversportslab.com
Book a Meeting
Denver Sports Lab
www.DenverSportsLab.com

Leif Sunde <leif@denversportslab.com> Tue, Mar 4, 2025 at 12:06 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
I hope you're doing well. I just want to ping this to the top of your inbox in case it got buried coming in over the weekend.

[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Mar 4, 2025 at 3:48 PM
To: Leif Sunde <leif@denversportslab.com>, Bryan Richards <bryan.richards@haydencolorado.org>
Cc: Ben Beall <bbeall@zenobiaconsultants.com>, Trevor Guire <tguire72@gmail.com>, Brad Parrott <bparrott@westrouttfire.com>, Ty Johnson <ty@mesaplanning.com>

Hi Leif,

We seem to have survived winter… but I suppose it's probably not over yet. My responses are below in blue.

- Process for administrative approval for lot-line adjustments We will get a submittal checklist ready for you on this one. I've attached our general land use application form and agreement for payment form.
    - Can site work begin prior to this process?
- Permits required for site work @Bryan Richards Can you comment on any PW site work requirements (ie curb cut permit if applicable, State stormwater permit). Leif – there is nothing specific to Planning and Zoning to start moving dirt.
- Bond requirements (I believe it's 5%?) Typically we required 10%, shot our attorney an email regarding allowable bonding types.
    - Can this be a letter of credit or a surety bond?
- When are utility and other development fees assessed
    - Can any of these be deferred to time of building permit? Use tax, building permitting fees, and tap (plant investment) fees are due at the time of building permitting. For any deferred tap fees, a request must be submitted to the Hayden Town Council and they consider approving it in a public meeting.

Thanks,

Tegan

[Quoted text hidden]

---

2 attachments

Land Use Application.pdf
70K

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K

Bryan Richards <bryan.richards@haydencolorado.org> Tue, Mar 4, 2025 at 4:26 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>, Leif Sunde <leif@denversportslab.com>
Cc: Ben Beall <bbeall@zenobiaconsultants.com>, Trevor Guire <tguire72@gmail.com>, Brad Parrott <bparrott@westrouttfire.com>, Ty Johnson <ty@mesaplanning.com>, Frank Case <frank.case@haydencolorado.org>

Leif,

1. Just thinking back to some comments with adding a waterline loop down the west entrance. I don't think I have seen any revised plan with that on there. We typically the plan set as the grading and excavation plan.
2. Roads will not be public as discussed but all water and sewer mains need to be in a dedicated easement. Please verify in updated plans.
3. State storm water permit - Obtained through the state.
4. Certificate of Insurance naming TOH as secondary insured for work in the Harvest ROW.
5. Traffic Control Plan by a certified Traffic Control Supervisor
6. Dust Control Procedures.
7. Work schedule – We request given the close proximity to existing residential neighborhood a Monday through Saturday 7:00 PM to 7:00 AM construction hour schedule. Please confirm on work schedule.
8. Materials testing plan. This needs to be in conformance with our Standard Specifications for the Water and Wastewater public utilities.
9. All public infrastructure submittal will need approved by TOH after your civil engineer reviews them in accordance with our Standard Specifications
10. Electronic copies of all the most current plans

Bryan Richards | Public Works Director | bryan.richards@haydencolorado.org

Hayden COLORADO **Heart of the Yampa Valley ™**

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P.O. Box 190, 178 West Jefferson, Hayden, CO 81639-0190

C: 970-757-6002

[Quoted text hidden]

Leif Sunde <leif@denversportslab.com> Tue, Mar 4, 2025 at 5:20 PM
To: Stephen Doyle <steve@adaptablerea.com>

Fresh in from Tegan at the Town Planning office. I have not reviewed the attachments yet. Forthcoming email from PW as well.

---------- Forwarded message ---------
From: **Tegan Ebbert** <tegan.ebbert@haydencolorado.org>
Date: Wed, Mar 5, 2025 at 6:48 AM
Subject: RE: Sonesta Townhome development meeting
[Quoted text hidden]
[Quoted text hidden]
[Quoted text hidden]

2 attachments

Land Use Application.pdf
70K

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K

Leif Sunde <leif@denversportslab.com> Tue, Mar 4, 2025 at 5:21 PM
To: Stephen Doyle <steve@adaptablerea.com>

See below from public works.
[Quoted text hidden]

Leif Sunde <leif@denversportslab.com> Tue, Mar 4, 2025 at 5:26 PM
To: Bryan Richards <bryan.richards@haydencolorado.org>
Cc: Tegan Ebbert <tegan.ebbert@haydencolorado.org>, Ben Beall <bbeall@zenobiaconsultants.com>, Trevor Guire <tguire72@gmail.com>, Brad Parrott <bparrott@westrouttfire.com>, Ty Johnson <ty@mesaplanning.com>, Frank Case <frank.case@haydencolorado.org>

Tegan and Bryan -
Thank you for the communication and information here. I have relayed this to my team and will work to satisfy requirements as soon as possible.

Thank you.
[Quoted text hidden]

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Tue, Mar 18, 2025 at 4:51 PM
To: Leif Sunde <leif@denversportslab.com>

Hi,

Quick update –

I chatted with our attorney again regarding the bonding and a few procedural things.

We will only require bonding for public improvements. Because the infrastructure within the development is private, no bonding will be required.

As the Attorney and I looked more closely, he actually came to a slightly different process conclusion than he previously did. In the PUD amendment criteria, there is a requirement to use preliminary PUD review criteria (by today's standards) which gets a little hairy. PUD's are a really sensitive subject in Town at this moment in history. The conclusion he had is that this isn't actually an amendment of a PUD, its an amendment of "**A Plat** of Sonesta Park P.U.D." therefore it's actually a plat amendment/lot line adjustment and is processed as a "Minor Subdivision". A Minor Subdivision goes to Town Council but I suspect a PUD amendment would have been appeal and called up to Town Council just given the sensitivity to it at this moment. There isn't actually anything about the density, configuration, or housing typology that would have warranted a PUD under today's standards (ie there isn't any discernable deviation from the current development code) or really any clear reason that a PUD overly exists but our attorney indicated that, ultimately, the only modification is to the plat. Once we have a completed application, it's a 14 day public notice period before it goes on a Town Council agenda for their review and consideration.

There are two ways to approach this:

1. File a replat on the entire property.
2. File a replat on ONLY the lots that are changing in location/configuration. This can be done piecemeal or all at once.

Please let me know if you have any additional questions.

Thanks,

Tegan

Tegan Ebbert | Deputy Town Manager | Tegan.ebbert@haydencolorado.org

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O: 970-276-3741 | C: 970-457-7216 | F: 970-276-3644

From: Leif Sunde <leif@denversportslab.com>
Sent: Tuesday, March 4, 2025 12:06 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Subject: Re: Sonesta Townhome development meeting

Tegan -

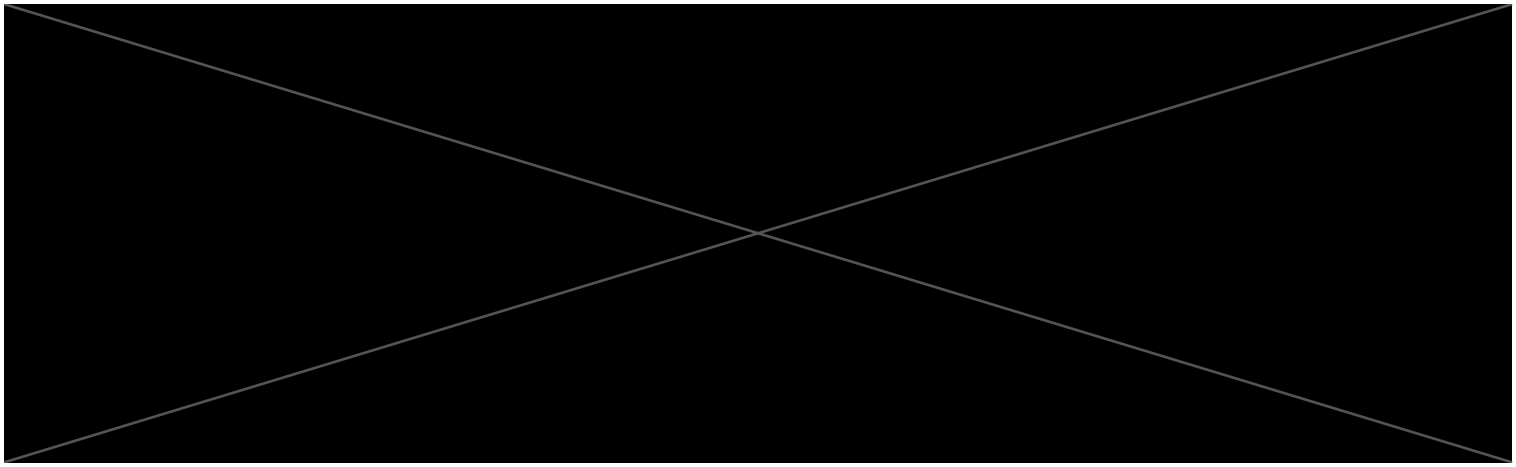
[Quoted text hidden]
[Quoted text hidden]

3 attachments

Minor Subdivision Plat Checklist_2024.pdf
240K

Land Use Application.pdf
70K

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K



From: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Date: March 18, 2025 at 16:52:04 MDT
To: Leif Sunde <leif@denversportslab.com>
Subject: RE: Sonesta Townhome development meeting

[Quoted text hidden]

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O: 970-276-3741 | C: 970-457-7216 | F: 970-276-3644

From: Leif Sunde <leif@denversportslab.com>
Sent: Tuesday, March 4, 2025 12:06 AM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>
Subject: Re: Sonesta Townhome development meeting

Tegan -

I hope you're doing well. I just want to ping this to the top of your inbox in case it got buried coming in over the weekend.

On Sat, Mar 1, 2025 at 2:10 AM Leif Sunde <leif@denversportslab.com> wrote:

> Tegan -
>
> I hope you are doing well and the winter has been good for you. I am at a point with my partners that we will be finalizing the site/civil plan shortly and hoping to move dirt for site improvements this summer. I want to check with you on the required steps, approvals, and paperwork between here and there. Specific questions include but are not limited to
>
> - Process for administrative approval for lot-line adjustments
>   - Can site work begin prior to this process?
> - Permits required for site work
> - Bond requirements (I believe it's 5%?)
>   - Can this be a letter of credit or a surety bond?
> - When are utility and other development fees assessed
>   - Can any of these be deferred to time of building permit?
>
> If it is easier to talk through this in real-time I am happy to do so at your convenience.
>
> Thank you again, and I look forward to speaking with you.

On Tue, Nov 12, 2024 at 10:05 AM Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:

> Hi all,
>
> If you are available to be in person at Hayden Town Hall, that's great. If not, I have a teams link below.
>
> Thanks,
>
> Tegan
>
> ---
>
> **Microsoft Teams** Need help?
>
> **Join the meeting now**
>
> Meeting ID: 265 087 672 449
>
> Passcode: CFSpwg
>
> ---
>
> For organizers: Meeting options
>
> ---

--

Leif Sunde

(c). 303.898.8995

(e). leif@denversportslab.com

Book a Meeting

Denver Sports Lab

www.DenverSportsLab.com

--

Leif Sunde

(c). 303.898.8995

(e). leif@denversportslab.com

Book a Meeting

Denver Sports Lab

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4 attachments

image001.png
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240K

Land Use Application.pdf
70K

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K

Leif Sunde <leif@denversportslab.com> Tue, Mar 18, 2025 at 5:18 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>, Stephen Doyle <Steve@adaptablerea.com>

Tegan -
Thank you for the communication. I guess I am
confused as to what the delineation is between an administrative subdivision, which is what we previously discussed, and the minor subdivision as you mention here. Maybe easier to talk through in real time with the attorney.
—
Leif
Denver Sports Lab
Shop: 720.383.8999
Cell: 303.898.8995

On Mar 18, 2025, at 16:52, Tegan Ebbert <tegan.ebbert@haydencolorado.org> wrote:

[Quoted text hidden]

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> > # Microsoft Teams Need help?
> >
> > ## Join the meeting now
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> > Meeting ID: 265 087 672 449
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> > ---
> >
> > For organizers: Meeting options
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> > ---

--

Leif Sunde

(c). 303.898.8995

(e). leif@denversportslab.com

Book a Meeting

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Leif Sunde

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Book a Meeting

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4 attachments

image001.png
5K

Minor Subdivision Plat Checklist_2024.pdf
240K

Land Use Application.pdf
70K

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K

Tegan Ebbert <tegan.ebbert@haydencolorado.org> Wed, Mar 26, 2025 at 3:26 PM
To: Leif Sunde <leif@denversportslab.com>, Stephen Doyle <Steve@adaptablerea.com>

Leif,

Myself, our Town Manager, and our attorney met yesterday. The Administrative Plat process has a “bump up” provision that allows that Town Manager to elevate the application to a Town Council review (ie the Minor Subdivision process, underlined below).

Administrative subdivisions are subdivisions that include

1. *Subdividing a parcel of land for a duplex,*
2. *Replatting for the purpose of correcting survey, typographical, or similar errors ("plat corrections"),*
3. *Replatting which adjust lot lines between buildable lots, do not change the number of lots, and do not decrease the size of any non-conforming lot ("lot line adjustments"),*
4. *Replatting to merge contiguous, platted lots into one or more lots and that involves no rezoning or vacation of rights-of-way or easements ("consolidation plat").*

The manager has the authority to determine that an administrative subdivision application shall be processed as a minor subdivision where the character of the subdivision application or multiple applications presents issues which, in the opinion of the manager, warrant review as a minor subdivision.

Minor subdivisions include all subdivisions which would create less than six separate parcels of land, which subdivide a parcel six acres or less size; and, which do not require or propose public right-of-way dedications or public improvements; but shall not include subdivisions which are administrative subdivisions.

Initially the discussion was that the Town Manager wanted to see this elevated but after our discussion this week, he directed me to have you submit it as an Administrative Subdivision with the understanding that, upon review, he (or at Town Council’s request) may need to elevate it to the Minor Subdivision process. If it does get elevated, it will do some with the clear parameters of what it is being reviewed for (ie we aren’t starting the subdivision process over from square one, simply moving a few lots around).

Does that make sense? I want to apologize for the confusion on this, we are trying to be sensitive to the fact that you (and staff) want to avoid opening up the project as much as possible and creating an overly onerous process while still making sure our elected officials aren’t surprised/blindsided with something coming though without their review where ambiguity exists in our code language (ie the underlined section).

I am happy to jump on a call if need be.

Thanks,

Tegan

From: Leif Sunde <leif@denversportslab.com>
Sent: Tuesday, March 18, 2025 5:18 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>; Stephen Doyle <Steve@adaptablerea.com>
Subject: Re: Sonesta Townhome development meeting

Tegan -

[Quoted text hidden]

Hayden

[Quoted text hidden]

3 attachments

HAYDEN_Agreement for Payment_Dev Rev.pdf
94K

Land Use Application.pdf
70K

Administrative Subdivision Plat Checklist_2024.pdf
312K

Leif Sunde <leif@denversportslab.com> Fri, Mar 28, 2025 at 12:07 PM
To: Tegan Ebbert <tegan.ebbert@haydencolorado.org>

Tegan -
Thank you so much for the clarification on this, I know it is a rather muddy matter and in the context of a time where development is a hot topic in town.

I greatly appreciate your time and consideration for this project as we work to move it forward. Our targeted timeline is to be getting site overlot and compaction accomplished later this summer (Aug-Oct).
[Quoted text hidden]

ITEM 7. WRITTEN PROJECT NARRATIVE

Project Narrative – Site Design Compliance

Project: Sonesta Park Townhomes - 64 For-Sale Townhome Units
Location: Parcel 1: TRACTS A, B, C AKA COMMON AREA SONESTA PARK THM,
Parcel 2: LOTS 1 - 64 INC SONESTA PARK THM

Overall Site Design Intent

The proposed development of 64 for-sale townhomes has been thoughtfully enhanced from the existing plat to align with the guiding principles and requirements outlined in Chapter 10.24 of the Hayden Development Code. The project emphasizes community connectivity, livability, and compatibility with surrounding land uses, including the adjacent Gold Meadows Subdivision, while integrating sustainable practices, landscape buffers, and pedestrian-oriented amenities.

Development Background

The property retains entitlement from a1980 **approved P.U.D**. The current design represents a **community-enhancing revision**, balancing modern design standards with continued entitlement rights. There have been revisions to the site to better achieve the following:

- Emergency Access/Egress
- Public Services Access
- Functional Community Openspace
- Architectural cohesiveness to adjacent Gold Meadows Subdivision
- Transitional Density to Gold Meadows Subdivision
- Resident Parking Amenities
- Preservation of line-of-site to existing adjacent properties

Through the implementation of these considerations, Ownership has either preserved or improved site design/layouts to either better align with current site design criteria or maintain site design elements that were previously entitled on the site.

Building Orientation and Neighborhood Integration

Townhome units are arranged along an internal circulation network with clear access from the adjacent right-of-way. Building orientation fronts onto internal drives and shared greens, ensuring that residential entries are visible and accessible. The design avoids creating “back-of-house” exposures to the public realm, instead incorporating elevations that contribute positively to streetscape character.

The site plan provides for **orderly massing** and avoids monotonous repetition by staggering units and varying building placement along internal streets. This approach creates a balanced neighborhood aesthetic and reflects the intent of the code to promote visual interest and human scale.

Open Space, Buffers, and Landscaping

A **central communal green** is provided as a focal point of the development, offering a shared outdoor amenity that promotes social interaction and recreational activity. In addition, a **detention and evergreen landscape buffer** is incorporated along project edges, serving both stormwater management and visual screening purposes.

Native grasses and wilderness areas are preserved and integrated into the landscape plan, reinforcing Hayden's rural and natural character. This treatment ensures transitions between the project and adjacent open space, maintaining compatibility with the surrounding Golden Meadows subdivision.

Circulation, Parking, and Access

Vehicular circulation is accommodated through a hierarchy of drives connecting to the 50-foot right-of-way and utility easements, ensuring compliance with access requirements. Parking is distributed adjacent to units in a manner that reduces visual impact while maintaining convenient resident access.

Pedestrian circulation is prioritized by providing walkable connections between townhomes, the central communal green, and perimeter open space. These paths integrate with existing neighborhood connections, supporting multimodal transportation and reducing dependence on vehicles.

Utility and Infrastructure Coordination

The design respects existing **overhead electric lines** and **Western Slope Gas easements**, and others, ensuring that utilities are integrated into the site layout without conflict. Stormwater detention facilities are strategically located within landscaped areas, balancing functional infrastructure with attractive site design.

Compliance Summary

The project demonstrates compliance with Chapter 10.24 of the Hayden Development Code by:

- Orienting buildings to reinforce neighborhood character and human scale.

- Providing a central communal green and landscaped buffers to meet open space and screening requirements.
- Preserving natural features through native grass and wilderness integration.
- Ensuring safe and efficient vehicular and pedestrian circulation.
- Coordinating with utility providers and integrating infrastructure into the site plan.

This thoughtfully enhanced site design ensures that the development will be a high-quality addition to Hayden, consistent with the community's goals for livability, sustainability, and neighborhood cohesion.

Site Design Compliance Matrix

Project: Sonesta Park Townhomes - 64 For-Sale Townhome Units, Hayden, CO
Reference: Chapter 10.24 – Hayden Development Code

Code Requirement (Chapter 10.24)	Project Response (Proposed Site Plan)
10.24.010 – Intent of Site Design Criteria Projects must provide orderly, attractive, and functional development compatible with surrounding land uses.	The proposed plan enhances the previously entitled “Sonesta Park” site plan by introducing more thoughtful townhome designs with improved landscaping, buffers, and communal green space. The design balances density with livability and is fully compatible with surrounding Golden Meadows subdivision and open space.
Building Orientation & Massing Buildings should be oriented to streets or shared greens, avoid monotonous repetition, and reinforce neighborhood character.	Townhomes are oriented toward internal drives and a **central communal green**, with staggered building placement to create variation. This avoids monotonous repetition and supports a human-scale streetscape. Entries are visible and accessible, strengthening neighborhood character.
Pedestrian Circulation Safe, direct, and attractive pedestrian connections must be provided throughout the site.	The plan includes pedestrian walkways connecting townhomes to the communal green, detention/landscape buffer, and perimeter open space. These linkages improve walkability and connect to the broader neighborhood circulation system.
Vehicular Circulation & Access Circulation systems must provide safe, efficient access and respect existing ROW/easements.	Internal drives connect seamlessly to the **50’ right-of-way and Western Slope Gas easements**, ensuring safe access and coordinated circulation. Parking is dispersed and screened to minimize visual impacts.
Parking & Service Areas Parking areas should be convenient but not dominate the site design.	Resident parking is located adjacent to units and integrated into building groupings, minimizing visibility. Service and utility areas are coordinated with easements and buffered within landscaped areas.

Open Space & Landscaping Developments must include usable open space and landscaped buffers for screening and aesthetics.	A **central communal green** serves as a shared amenity and focal point. A **detention/evergreen landscape buffer** and **native grass wilderness areas** provide screening, stormwater function, and compatibility with adjacent open space.
Natural Features Native vegetation and topography should be preserved or enhanced where feasible.	The project incorporates **native grass and wilderness zones**, reinforcing Hayden's natural character and ensuring smooth transitions between developed and undeveloped areas.
Utility & Infrastructure Coordination Projects must respect existing easements and integrate utilities with site design.	The plan accommodates **overhead electric** and **Western Slope Gas ROW easements** without conflict. Stormwater detention is integrated into landscaped areas, providing both functional and aesthetic value.
Compatibility with Existing Entitlements	The site is still entitled under the1980 **approved plan**. The proposed design is a **community-enhancing update**, improving upon the original entitlement by adding higher quality design, landscaping, and neighborhood amenities while maintaining conformity with the underlying approvals.

ITEM 8. CERTIFIED DRAINAGE REPORT

FOUR POINTS SURVEYING ENGINEERING

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

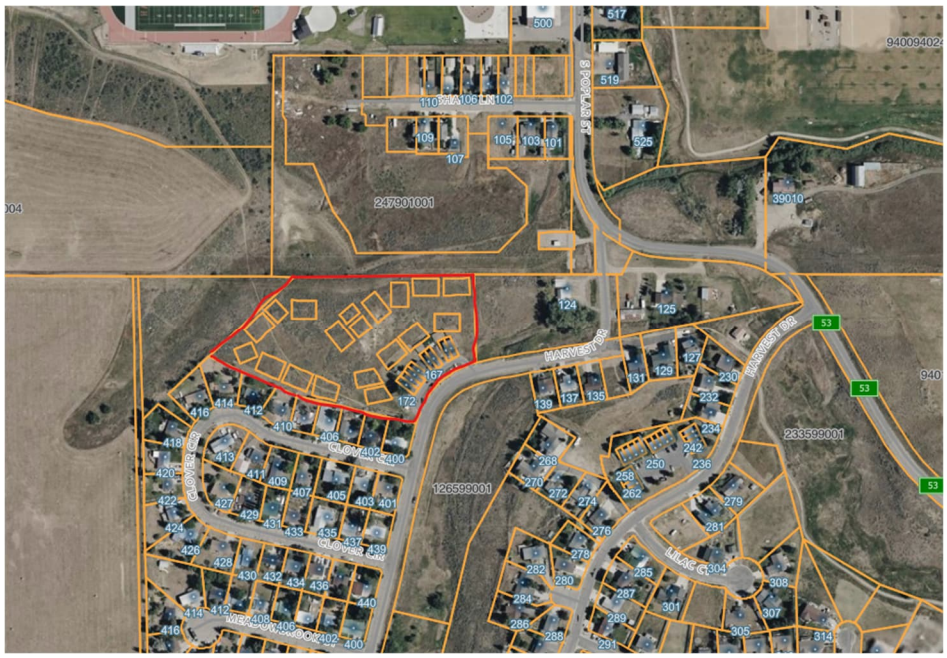
Date: 10/02/2025

Town of Hayden Planning Department
178 W. Jefferson Ave
P.O. Box 190
Hayden, CO 81639

RE: Preliminary Drainage Letter – Sonesta Townhomes
Four Points Surveying and Engineering - Job Number 1409-002

Dear Hayden Planning Department:

This drainage letter presents an analysis of stormwater runoff and stormwater management for eighteen proposed multifamily residential buildings within the Town limits of Hayden, Colorado. A vicinity map of the subject property is provided.



Vicinity Map: Tracts A, B, C AKA Common Area Sonesta Park Townhomes

Pre-development and post-development conditions for the subject property have been reviewed for purposes of this application. The proposed development is anticipated to generate an increase in peak flow rates due to the increased impervious area from paving and the building rooftops to replace existing undeveloped areas. On-site stormwater retention, in the form of a gravel infiltration basin storage areas, has been evaluated as a means to alleviate the increase of post development runoff associated with this project.

Four Points reviewed the Hayden Development Code for drainage report requirements to prepare this letter and the accompanying attachments. There are notably little to no drainage requirements provided in the Development Code for design storm parameters, post-development water quality and peak attenuation, and other calculation methods. Therefore, this letter serves as an initial overview of drainage conditions for the existing lot and subject development. Stormwater infrastructure proposed may be modified with additional evaluation of the project and prior to building permit submittal.

Pre Development Conditions:

The pre-developed site is primarily vacant and consists of native vegetation. Soil conditions were reviewed through the Natural Resources Conservation Service (NRCS) database, and the site generally consists of silt and loam subgrade stratification layers. These soils are described by NRCS as moderately poorly draining based on the Hydraulic Soil Group C rating. Soils conditions have not formally been reviewed by a geotechnical engineer via test pits, boring logs, and other sampling methods.

Three existing townhome buildings are located along the southern property boundary of the site and north of Sonesta Park Drive. The parcel has been conservatively estimated at approximately 2-5% imperviousness and makes up a total of roughly 5.5 acres in size, including the portion of the site that is made up by the three existing townhomes.

The site is gently to moderately sloping in three varying directions, as detailed on the attached Predevelopment Drainage Plan. The southern portion of the site generally slopes southerly towards Harvest Drive. There is minimal stormwater infrastructure present along Harvest Drive indicating that overland flow from the site currently sheet flows across the road. There is a small stretch of catch curb and gutter that conveys some of the Sonesta Park Drive and Harvest Drive drainage to the east. The curb and gutter transports runoff to an existing ditch that travels further east of the project site and eventually ties into municipal storm culverts near the intersection of Harvest Drive and South Poplar Street.

The remainder of the site overland flows either northerly across an existing gravel two-track roadway to a localized depression area, or directly to the east for collection into the small ditch referenced in the above paragraph. The three historical outfall points are designated and further described on the Pre-development Drainage Plan in the attachments.

Post-Development Conditions:

The site will be divided into four distinct drainage basins based on the post-development conveyance of stormwater for the project. Each of the four subbasins are described below.

Development Basin 1 (DB1): This is the largest subbasin (2.36 acres) and includes developed areas within the southern and central portions of the project site. Precipitation in this area will generally be conveyed by roadside valley pans, storm inlets and culverts, and vegetated swales to a gravel infiltration retention area in the southern corner of the development. The infiltration area shown is highly dependent on available soil conditions and may need to be modified to a detention pond facility with an outlet structure following additional review of site conditions. We are proposing this as on-site retention and infiltration to limit the need for a discharge pipe to span beneath Harvest Drive to daylight into the roadside ditch on the south side of the road. Additional modifications to the gravel retention area may be provided pending discussions generated with the Town of Hayden.

Development Basin 2 (DB2): This basin consists of 1.14 acres of developed area along the eastern portion of the project site. Stormwater runoff in this basin will be conveyed primarily via valley pans to a series of inlet structures located at the entry to the site. The inlets will deposit site flows to the east at historical outfall point 2, which consists of the ditch leading to the intersection of Harvest Drive and North Poplar Street. Further

evaluation will be provided to detail impacts between existing and proposed conditions to evaluate if downstream infrastructure has sufficient capacity for passing the anticipated increase of peak flows generated from the project.

Development Basin 3 (DB3): This basin includes approximately a 1.0 acre of developed area along the north and western portion of the site. Stormwater generated in this area will be routed from the road valley pan, to the inlet structure shown, and ultimately discharging at design point 3. There is potential to include additional stormwater detention or mitigate velocities with a riprap lined ditch in this area prior to release off-site. At this time, the outfall of the storm sewer pipe is shown as terminating into a grass-lined swale to convey site flows to the north following historical patterns for this area and as shown on the Pre-development Drainage Plan.

Development Basin 4 (DB4): This basin includes approximately 0.62 acres of entirely undeveloped/non-impervious area that will discharge directly north and west offsite to mimic historical release conditions.

See the provided Proposed Drainage Plan for additional information on the four basins described above.

Recommendations:

Formal Rational and NRCS method hydraulic calculations for the project have not been evaluated at this time. Additional geotechnical evaluation is recommended to ensure that infiltrated areas may operate effectively with the intended design and will not result in conflicts with adjacent facilities. Additionally, Four Points intends to work directly with the Town of Hayden to minimize any stormwater impacts proposed with this design. The downstream sizing of collection ditches, storm culverts, and other town infrastructure may require additional survey to finalize the drainage conditions under evaluation.

We look forward to your review of this drainage letter and hope to answer any questions as this project progresses. Please refer to the attachments listed below for additional information pertaining to the exhibits that were used within this preliminary analysis.

Attachments:

1. NRCS Web Soil Survey
2. Pre Development Drainage Plan (DR1)
3. Post Development Drainage Plan (DR2)

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

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

October 2, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

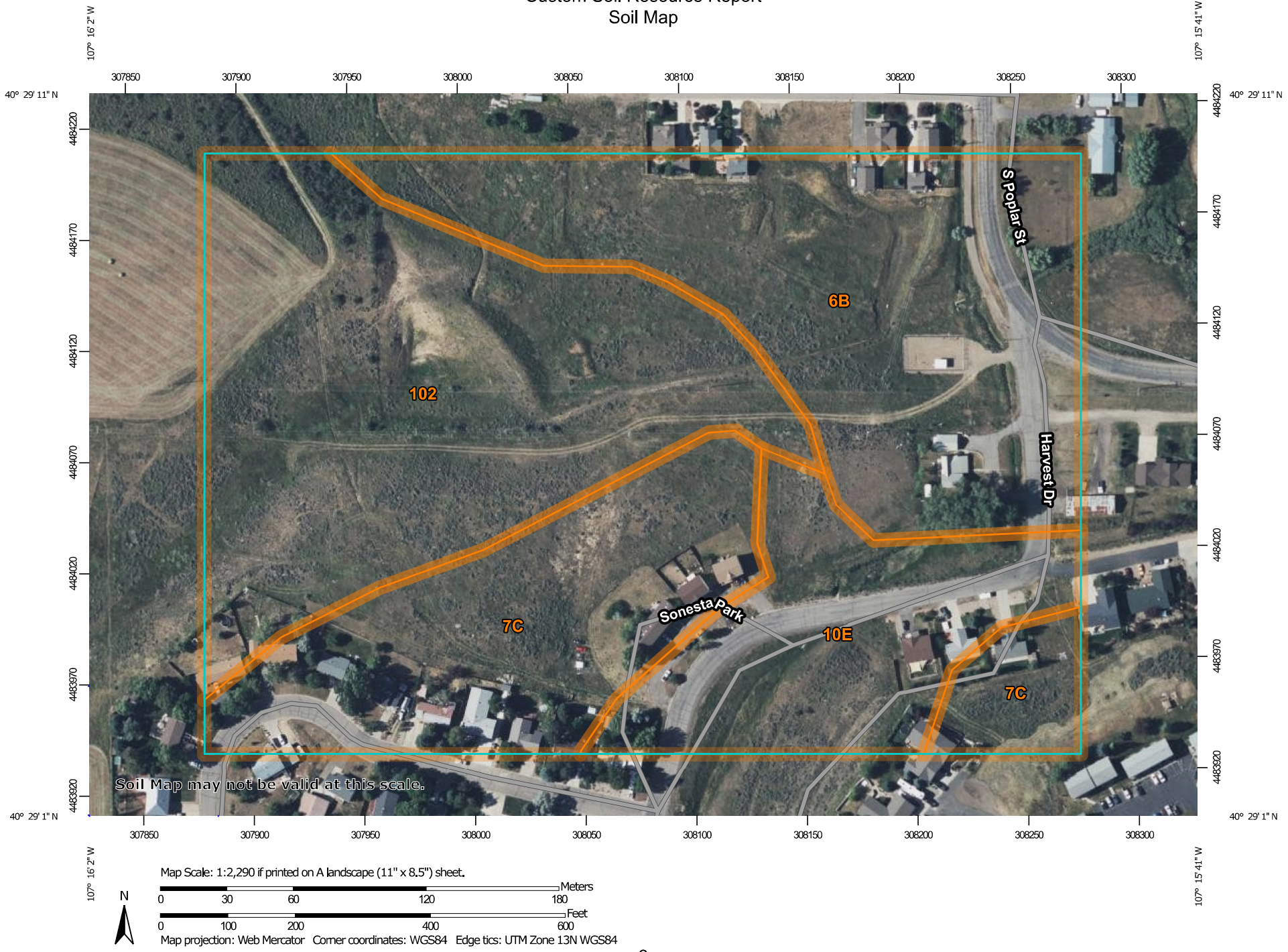
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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 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 15, Aug 29, 2025

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 LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6B	Zoltay loam, 0 to 10 percent slopes	7.9	29.6%
7C	Morapos loam, 3 to 12 percent slopes	5.8	21.8%
10E	Bulkley silty clay, 12 to 25 percent slopes	3.9	14.6%
102	Shermap loam, 3 to 25 percent slopes	9.0	34.0%
Totals for Area of Interest		**26.5**	**100.0%**

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.

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

6B—Zoltay loam, 0 to 10 percent slopes

Map Unit Setting

National map unit symbol: k0f2
Elevation: 6,400 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: Prime farmland if irrigated

Map Unit Composition

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

Description of Zoltay

Setting

Landform: Drainageways, alluvial fans
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Alluvium derived from sandstone and shale

Typical profile

Ap - 0 to 12 inches: loam
Bt1 - 12 to 20 inches: silty clay
Bt2 - 20 to 25 inches: silty clay
Bt3 - 25 to 33 inches: silty clay loam
Bk1 - 33 to 41 inches: clay loam
Bk2 - 41 to 60 inches: clay loam

Properties and qualities

Slope: 0 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.07 to 0.21 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: Very rare
Frequency of ponding: None
Calcium carbonate, maximum content: 12 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.1 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R048AY292CO - Deep Loam
Hydric soil rating: No

Minor Components

Furia

Percent of map unit: 10 percent
Landform: Depressions on flood plains
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R048AY245CO - Mountain Swale
Hydric soil rating: No

7C—Morapos loam, 3 to 12 percent slopes

Map Unit Setting

National map unit symbol: k0f3
Elevation: 6,300 to 7,220 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

Morapos and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Morapos

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Slope alluvium derived from shale

Typical profile

A - 0 to 6 inches: loam
AB - 6 to 12 inches: loam
Bt - 12 to 16 inches: clay
Btk - 16 to 22 inches: clay
Bk1 - 22 to 32 inches: clay
Bk2 - 32 to 40 inches: clay loam
Bk3 - 40 to 60 inches: clay loam

Properties and qualities

Slope: 3 to 12 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.07 to 0.21 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R048AY292CO - Deep Loam
Hydric soil rating: No

Minor Components

Obadia

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R048AY247CO - Deep Clay Loam
Other vegetative classification: mountain swale (null_47)
Hydric soil rating: No

Morapos, very stony

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R048AY292CO - Deep Loam
Hydric soil rating: No

Bulkley

Percent of map unit: 5 percent
Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R048AY247CO - Deep Clay Loam
Hydric soil rating: No

10E—Bulkley silty clay, 12 to 25 percent slopes

Map Unit Setting

National map unit symbol: k0f9
Elevation: 6,300 to 7,220 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

Bulkley and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bulkley

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and/or slope alluvium derived from sandstone and shale

Typical profile

A - 0 to 4 inches: silty clay
Bkss - 4 to 32 inches: silty clay
Bk - 32 to 46 inches: silty clay
Bky - 46 to 60 inches: silty clay

Properties and qualities

Slope: 12 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.07 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.2 inches)

Interpretive groups

Land capability classification (irrigated): 7s
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: D

Ecological site: R048BY296CO - Claypan
Hydric soil rating: No

102—Shermap loam, 3 to 25 percent slopes

Map Unit Setting

National map unit symbol: k0j4
Elevation: 6,230 to 6,890 feet
Mean annual precipitation: 16 to 20 inches
Mean annual air temperature: 42 to 45 degrees F
Frost-free period: 70 to 110 days
Farmland classification: Not prime farmland

Map Unit Composition

Shermap and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Shermap

Setting

Landform: Hills
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Eolian deposits derived from sandstone and shale and/or slope alluvium derived from sandstone

Typical profile

A1 - 0 to 12 inches: loam
A2 - 12 to 22 inches: loam
Bt1 - 22 to 35 inches: clay loam
Bt2 - 35 to 65 inches: clay loam

Properties and qualities

Slope: 3 to 25 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.21 to 0.71 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
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: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 6e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: C
Ecological site: R048AY238CO - Brushy Loam

Hydric soil rating: No

Soil Information for All Uses

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Qualities and Features

Soil qualities are behavior and performance attributes that are not directly measured, but are inferred from observations of dynamic conditions and from soil properties. Example soil qualities include natural drainage, and frost action. Soil features are attributes that are not directly part of the soil. Example soil features include slope and depth to restrictive layer. These features can greatly impact the use and management of the soil.

Hydrologic Soil Group

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Custom Soil Resource Report
Map—Hydrologic Soil Group

Map Scale: 1:2,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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.

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 15, Aug 29, 2025

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 LEGEND	MAP INFORMATION
	imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6B	Zoltay loam, 0 to 10 percent slopes	C	7.9	29.6%
7C	Morapos loam, 3 to 12 percent slopes	C	5.8	21.8%
10E	Bulkley silty clay, 12 to 25 percent slopes	D	3.9	14.6%
102	Shermap loam, 3 to 25 percent slopes	C	9.0	34.0%
Totals for Area of Interest			**26.5**	**100.0%**

Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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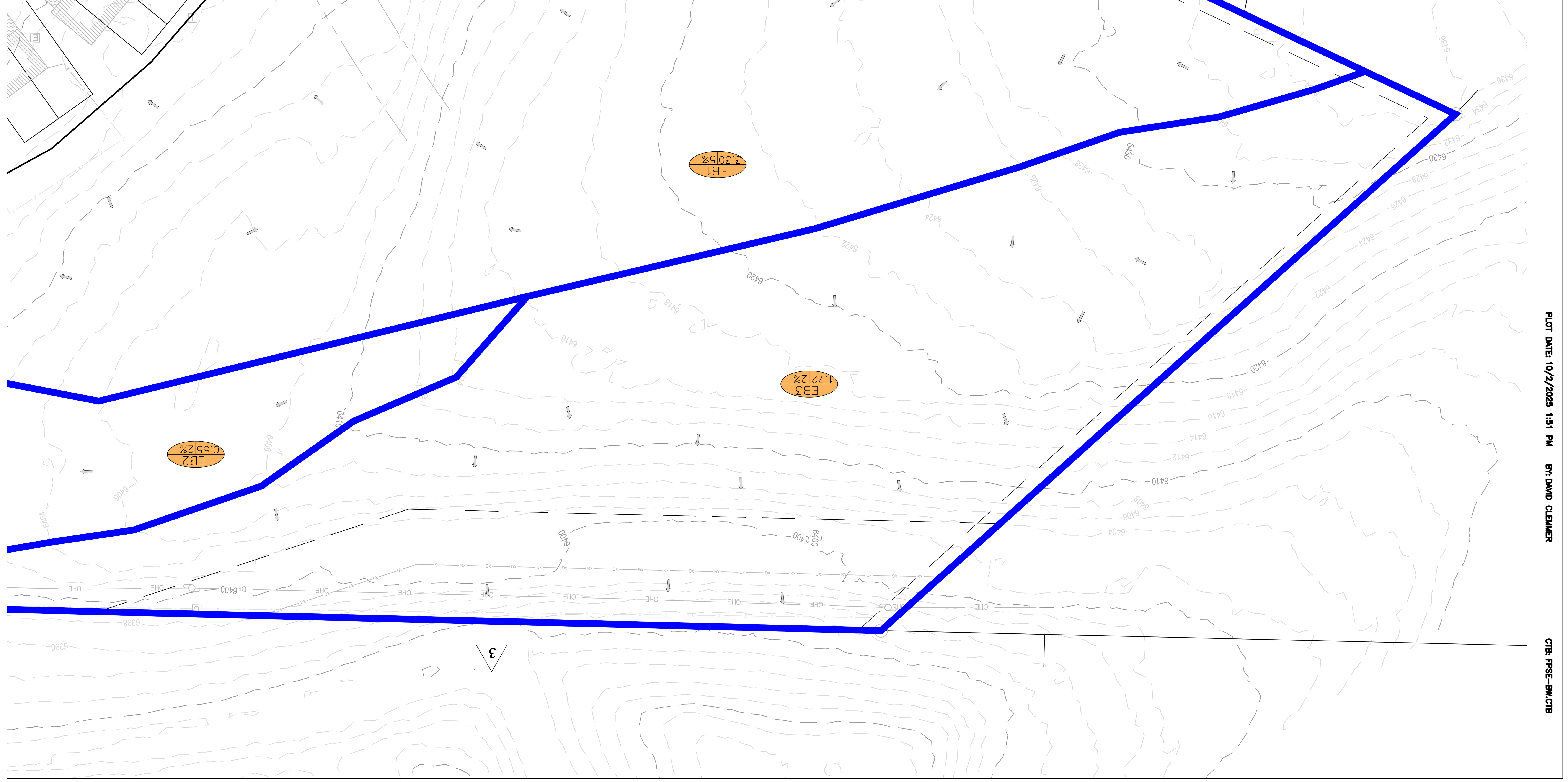
EB1 3.305%
EB2 0.552%
EB3 1.722%
3
PLOT DATE: 10/2/2025 1:51 PM BY: DAVID CLEAVER
CTB: FPSE-BW.CTB

FF=6418.2 MAIN
FF=6508.2 LWR
N03
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DB2
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SE12
SE13
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SE07
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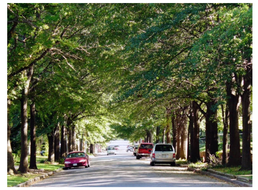
SE04
SE03
SE02
SE01

ITEM 9. LANDSCAPE AND OPEN SPACE PLAN

Sonesta Park P.U.D.
Located in the NE 1/4 of Section 16, Township 6 North, Range 88 West, 6th P.M., Town of Hayden, Routt County, Colorado



NATIVE GRASS MEADOW IN PIPELINE EASEMENT

PLANTED STORMWATER AREAS

TYPICAL STREET TREE ALONG ENTIRE ROAD

EVERGREEN BUFFER

ASPEN GROVE

50' RIGHT OF WAY EASEMENT FOR WESTERN SLOPE GAS

N01 N02 N03 N04 N05 N06 N07 N08 N09 N10 N11 N12 N13 N14

NE01 NE02 NE03 NE04 NE05 NE06 NE07 NE08 NE09 NE10 NE11 NE12 NE13 NE14 NE15 NE16 NE17 NE18

W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W11 W12 W13 W14 W15 W16

SE01 SE02 SE03 SE04 SE05 SE06 SE07 SE08 SE09 SE10 SE11 SE12 SE13 SE14 SE15 SE16

65.70'

65.63'

67.53'

CENTRAL SHARED COMMUNITY GREEN SPACE

PUBLIC PARKING FOR GARDENS

PLANTED STORMWATER AREAS

3 LANDSCAPE PLAN
Scale: 1" = 30 ft

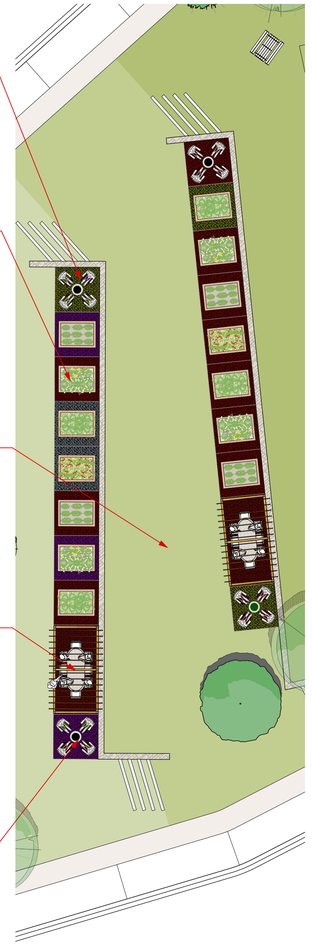
SHED/COMPOST/TOOL SHARED AREA

GARDEN PLOTS

CENTRAL PLAY/SLED SPACE

EATING BENEATH PERGOLA

CONTEMPLATIVE SOCIAL CIRCLE

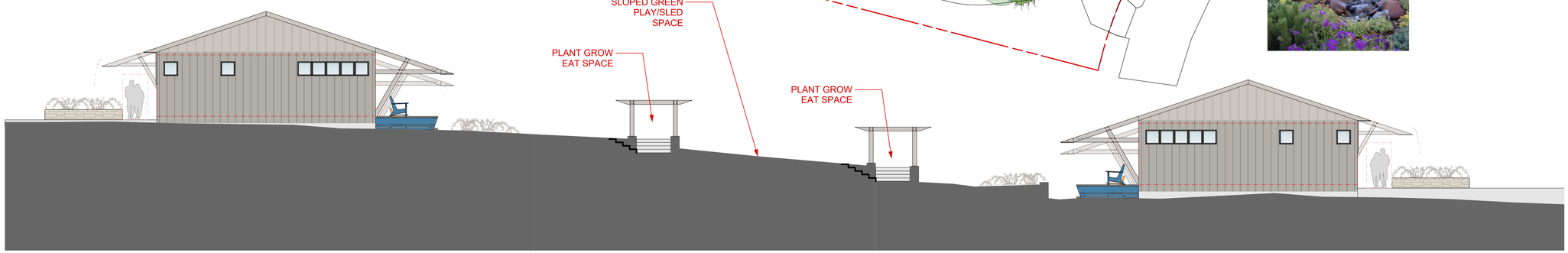


2 COMMUNITY SPACE
Scale: 1/16" = 1'-0"

SLOPED GREEN PLAY/SLED SPACE

PLANT GROW EAT SPACE

PLANT GROW EAT SPACE



1 SITE SECTION - TERACED COMMUNITY SPACE
Scale: 1/8" = 1'-0"

WDS
410 SOUTH MICHIGAN AVENUE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2503

SONESTA PARK P.U.D.
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

SUBMISSION		
⚠	DATE	DESCRIPTION
	10.02.2025	SITE PLAN SUBMISSION

ITEM 10. LIGHTING PLAN

1 Site Lighting Plan
Scale: 1" = 30 ft

Sonesta Park P.U.D.
Located in the NE 1/4 of Section 16, Township 6 North, Range 88 West, 6th P.M., Town of Hayden, Routt County, Colorado

OH2 WALL MOUNTED OVER GARAGE FIXTURE

OH1 WALL MOUNTED OVER DOOR FIXTURE

INW IN-WALL LIGHT FIXTURE

BLD BOLLARD WITH INTEGRATED LIGHT

STRT 8'0" TALL LATERN-STYLE STREET LIGHT

QTY (32) OVERALL STREET LIGHTS

WDS
410 SOUTH MICHIGAN AVENUE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2503

SONESTA PARK P.U.D.
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

SUBMISSION

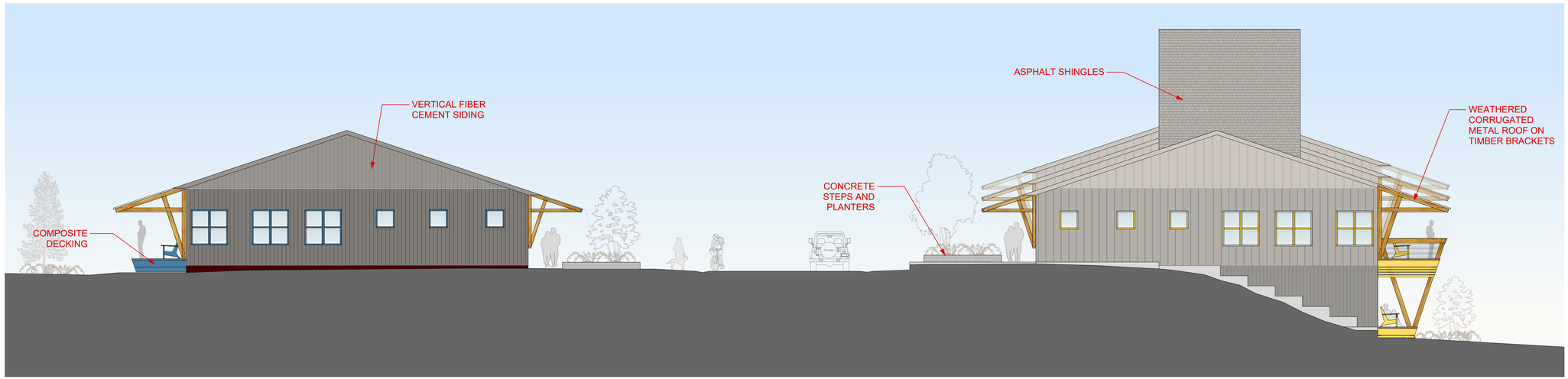
	DATE	DESCRIPTION
	10.02.2025	SITE PLAN SUBMISSION

SITE LIGHTING PLAN **SL-1.0**

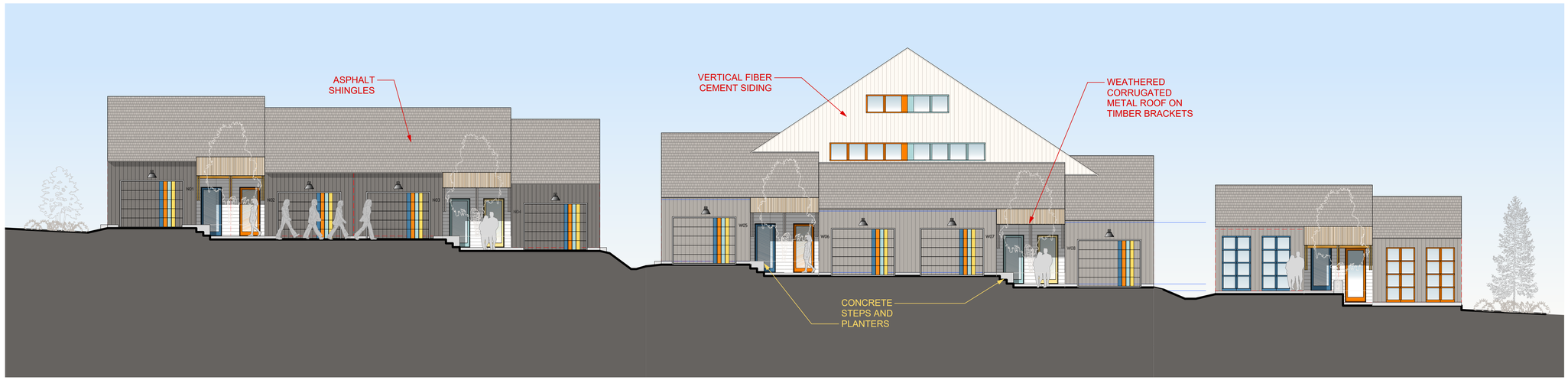
ITEM 11. EXTERIOR ELEVATIONS OF PROPOSED STRUCTURES/GRAPHIC VISUAL AIDS

Sonesta Park P.U.D.
Located in the NE 1/4 of Section 16, Township 6 North, Range 88 West, 6th P.M., Town of Hayden, Routt County, Colorado

1 ELEVATIONS
Scale: 1/8" = 1'-0"



2 ELEVATIONS
Scale: 1/8" = 1'-0"



3 ELEVATIONS
Scale: 1/8" = 1'-0"

WDS
410 SOUTH MICHIGAN AVENUE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

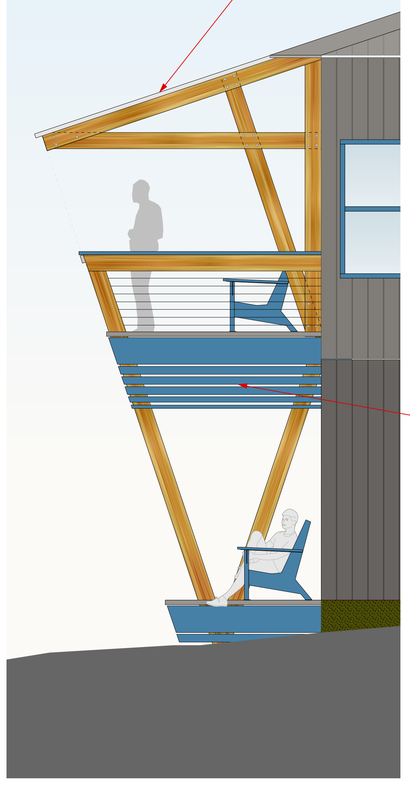
JOB # 2503

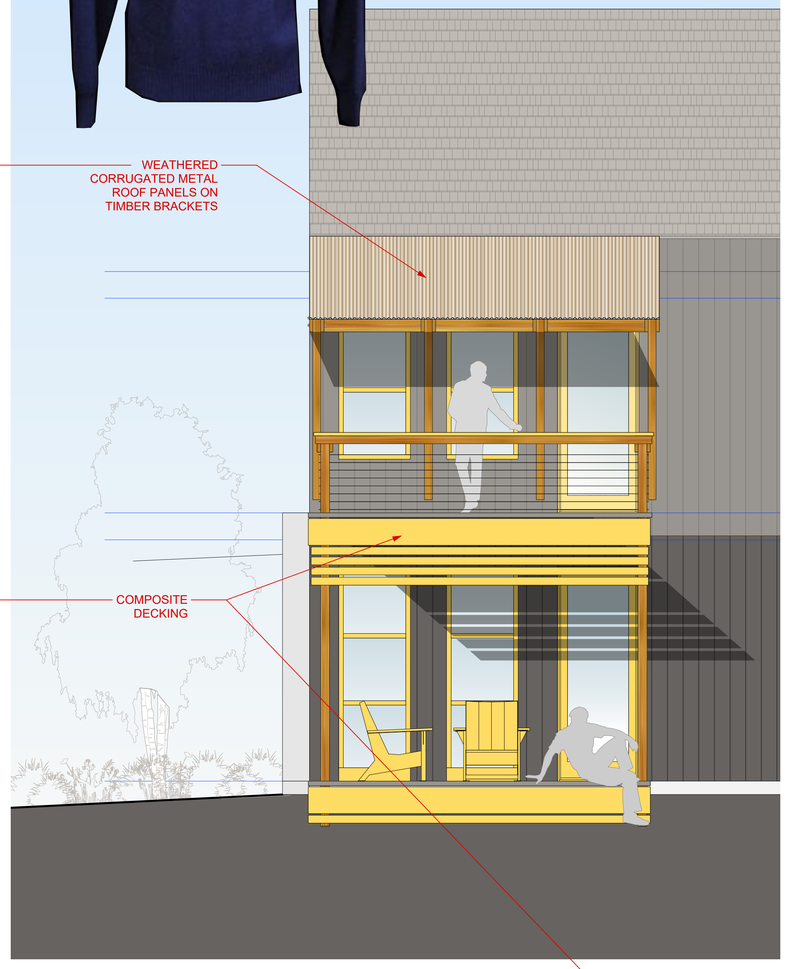
SONESTA PARK P.U.D.
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

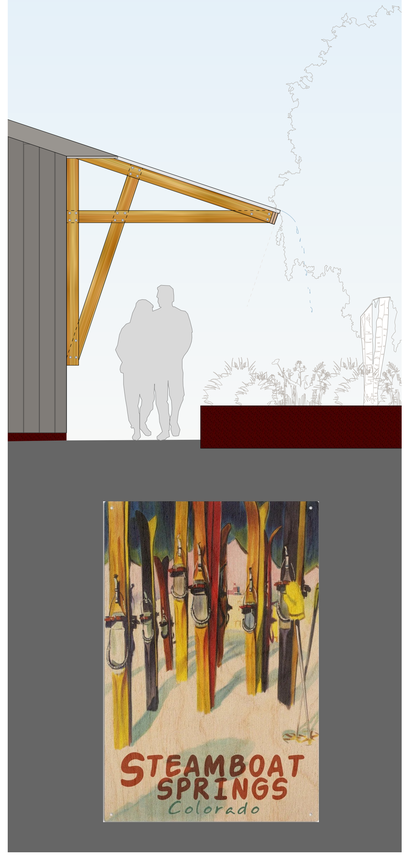
SUBMISSION

	DATE	DESCRIPTION
1	10.02.2025	SITE PLAN SUBMISSION

BUILDING ELEVATIONS **A-2.0**

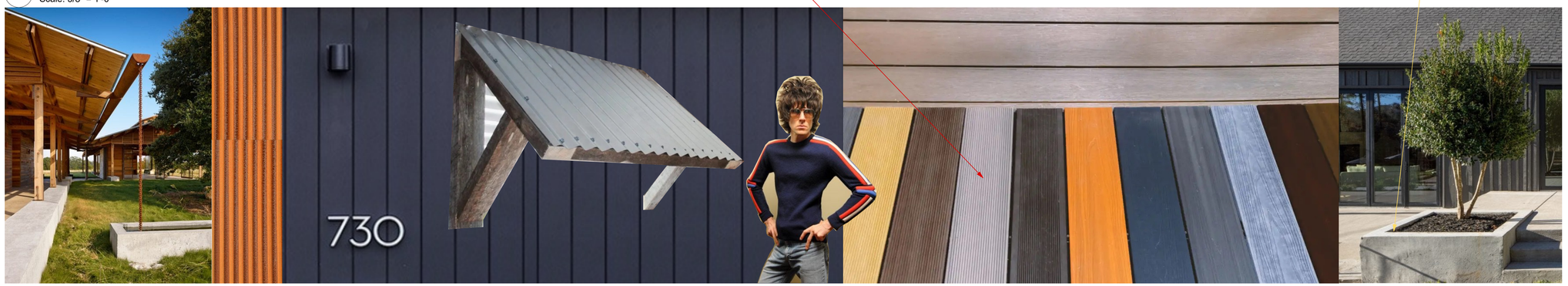






Sonesta Park P.U.D.
Located in the NE 1/4 of Section 16, Township 6 North, Range 88 West, 6th P.M., Town of Hayden, Routt County, Colorado

1 ELEVATION DETAILS
Scale: 3/8" = 1'-0"



WDS
410 SOUTH MICHIGAN AVENUE SUITE 512
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312.583.7087 ERICH@WDS-AD.COM

JOB # 2503

SONESTA PARK P.U.D.
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO

SUBMISSION

	DATE	DESCRIPTION
1	10.02.2025	SITE PLAN SUBMISSION

ELEVATION DETAILS **A-2.1**

ITEM 12. RESIDENTIAL PROJECTS, COMMUNITY HOUSING STANDARDS

Community Housing Standards Compliance Narrative

Project: Sonesta Park Townhomes - 64 For-Sale Townhome Units
Location: Location: Parcel 1: TRACTS A, B, C AKA COMMON AREA SONESTA PARK THM, Parcel 2: LOTS 1 - 64 INC SONESTA PARK THM
Reference: §10.24.300 – Community Housing Standards

Intent of the Standard

Section 10.24.300 of the Hayden Development Code establishes requirements to ensure that new residential development contributes to the community's workforce housing needs. The purpose is to balance market-rate growth with long-term affordability, supporting the Town's vision for inclusive and sustainable housing.

Project Approach to Compliance

The proposed 64-unit for-sale townhome development will comply with §10.24.300 through a combination of **on-site affordable unit dedication** and/or **payment-in-lieu** consistent with Hayden's adopted regulations if deemed applicable.

1. **Integration of Community Housing Units (if required):**
    - The site plan and townhome layouts are designed to accommodate integrated community housing units within the overall mix.
    - Units dedicated to community housing will be **indistinguishable in exterior design, materials, and finishes** from market-rate units.
    - Such units will be distributed across the site rather than clustered, ensuring inclusivity and neighborhood cohesion.
2. **Flexibility through Payment-In-Lieu (if elected):**
    - Should the project elect to utilize the **payment-in-lieu** option, funds will be provided in accordance with the Town's fee schedule to directly support Hayden's community housing fund.
    - This option preserves affordability goals while granting flexibility for the project to maintain for-sale market-rate status across all 64 units.

3. **Compliance with Entitlements:**

    - The property retains entitlement from a1980 **approved P.U.D**. The current design represents a **community-enhancing revision**, balancing modern design standards with continued entitlement rights. This ensures compliance with both the historical approvals and current code obligations.

Required Supporting Documents

To satisfy §10.24.300, the following documents will be prepared and submitted alongside this narrative:

- **Community Housing Compliance Plan (CHCP):**
  Identifies the number of required community housing units (or equivalent fee-in-lieu), location of units within the project, bedroom mix, and proposed delivery schedule.

- **Deed Restriction Template (if on-site units are provided):**
  Draft deed restrictions for any community housing units, ensuring long-term affordability, resale restrictions, and occupancy requirements.

- **Payment-in-Lieu Calculation (if elected):**
  Documentation of required fee-in-lieu based on the project's total unit count and applicable per-unit fee as adopted by the Town.

- **Phasing Plan (if applicable):**
  If the project is constructed in multiple phases, the CHCP will show proportional delivery of required community housing units (or fee payments) in each phase.

- **Affirmation of Consistency with Legacy Entitlement:**
  A letter or exhibit acknowledging that while the property remains entitled under the1980 site plan, the updated proposal provides a community-benefiting enhancement and fully aligns with modern housing standards.

Conclusion

The proposed 64-unit townhome project is committed to compliance with Hayden's **Community Housing Standards (§10.24.300)**. Whether through the integration of on-site community housing units or the election of fee-in-lieu contributions, the project will directly support the Town's housing objectives. In doing so, the development advances Hayden's long-term goals for affordability, inclusivity, and sustainable neighborhood growth.

Draft Community Housing Compliance Plan (CHCP)

Project: Sonesta Park Townhomes - 64 For-Sale Townhome Units
Location: [insert legal description]
Reference: §10.24.300 – Community Housing Standards

Category	Requirement / Standard	Project Proposal	Notes / Staff Use
Total Units	64 for-sale townhomes	64 units (phased in 4 × 16-unit phases)	
Community Housing Obligation	As defined by Hayden Code §10.24.300 (calculation based on total unit count and adopted ratio/fee schedule)	Anticipated requirement: XX units (or equivalent fee-in-lieu)	To be confirmed by Town Staff
Compliance Method	On-site units and/or payment-in-lieu permitted	Developer proposes flexibility: • **Primary Option:** Payment-in-lieu per adopted schedule • **Alternative Option:** Integration of required units on-site if directed by Town	
On-Site Integration (if applicable)	Units must be comparable in exterior appearance, finish, and location	Any required community housing units will: • Be indistinguishable from market-rate units • Be dispersed throughout site (not clustered) • Delivered concurrently with market-rate phases	
Payment-in-Lieu (if applicable)	Fee schedule adopted by Town	Developer willing to provide payment-in-lieu for all required community housing obligation if approved	

Phasing Plan	Affordable housing obligations must be proportionally delivered with market-rate units	If phased (16 units per phase): obligation will be met proportionally each phase, either by delivery of units or by fee-in-lieu payment
Deed Restriction (if applicable)	Long-term affordability restrictions must be recorded	Draft deed restriction template to be provided with final submittal
Legacy Entitlement Acknowledgment	Property remains entitled under1980 approved site plan	Current proposal represents a community-enhancing update that fully integrates modern housing requirements

ITEM 13. RESIDENTIAL PROJECTS, SCHOOL SITE DEDICATION OR FEE IN LIEU

School Sites Dedication or Fee-in-Lieu Compliance Narrative

Project: Sonesta Park Townhomes - 64 For-Sale Townhome Units
Location: Parcel 1: TRACTS A, B, C AKA COMMON AREA SONESTA PARK THM, Parcel 2: LOTS 1 - 64 INC SONESTA PARK THM
Reference: Hayden Development Code §§10.28.140 & 10.27.150

Intent of the Standard

The Hayden Development Code requires that new residential development contribute to the provision of adequate school sites and educational facilities. This may be achieved either by **land dedication** for future school use or, where land dedication is impractical, through a **fee-in-lieu contribution** to the Hayden School District. These requirements ensure that growth in housing is matched with growth in essential community services.

Project Compliance Approach

If deemed applicable, the proposed 64-unit townhome project shall acknowledge its obligation under §10.28.140 and §10.27.150. Given the **size, density, and configuration of the property**, as well as its adjacency to existing residential subdivisions and the absence of suitable school site acreage within the project boundaries, **land dedication is not practical or consistent with the community's adopted school facility planning documents**.

Accordingly, the project proposes to satisfy this requirement through the **fee-in-lieu option**:

1. **Fee-in-Lieu Payment:**
    - The developer will provide a cash contribution in accordance with the Town's adopted school site dedication formula, calculated based on the number of residential units.
    - This ensures proportional support for Hayden School District facilities while allowing the project to proceed with its residential community design.
2. **Coordination with Hayden School District:**
    - A formal consultation with the Hayden School District will be conducted to confirm that a fee-in-lieu is acceptable and to document how the contribution will support district needs.

- The payment schedule will align with project phasing (16 units per phase), ensuring that contributions are made in proportion to housing delivery.

3. **Community Enhancement Consistency:**

    - The property remains entitled under the1980 **approved site plan**, which did not include modern school dedication requirements.

    - The current plan represents a **community-enhancing update**, voluntarily incorporating modern compliance obligations such as school site/fee requirements, thereby exceeding the obligations of the legacy entitlement.

Supporting Documents to be Submitted

To document compliance, the following materials will accompany the application:

- **School Site Dedication / Fee-in-Lieu Calculation Worksheet**
  Showing formula-based calculation of required contribution based on 64 units.

- **Fee-in-Lieu Proposal Letter**
  A signed statement from the developer electing fee-in-lieu in lieu of land dedication, referencing §10.28.140 & §10.27.150.

- **Phasing & Payment Schedule**
  Outlining proportional payments with each 16-unit construction phase.

- **Coordination Letter from Hayden School District**
  Acknowledging receipt of the proposal and confirming that the fee-in-lieu will meet the district's needs.

- **Entitlement Consistency Statement**
  Confirming that although the property retains its1980 entitlement, the updated project integrates current community facility standards.

Conclusion

If deemed applicable, the 64-unit Hayden townhome development will comply with **§10.28.140 and §10.27.150** by providing a **fee-in-lieu contribution** to support Hayden School District facilities. This approach is consistent with the Town's development code, proportional to the project's impact, and represents a meaningful community enhancement beyond the requirements of the property's legacy entitlement.

HCMH, LLC
1815 Central Park Dr. #225
Steamboat Springs, CO 80487
303.898.8995

2 October 2025

Town of Hayden
Planning & Community Development Department
178 West Jefferson Avenue
Hayden, CO 81639

Re: Fee-in-Lieu of School Site Dedication – 64-Unit Townhome Project, Hayden, Colorado

Dear Planning Director and Staff,

On behalf of HCMH, LLC, the applicant and property owner for the proposed **64-unit for-sale townhome project** in Hayden, we respectfully submit this letter to formally elect the **fee-in-lieu option** under **Hayden Development Code §§10.28.140 (School Sites Dedication) and 10.27.150 (Park, Open Space, and Public Facility Dedications).**

Basis for Request

The project site is constrained by its size, shape, and existing subdivision context, making dedication of a viable school site impractical. The project is designed around internal neighborhood circulation, a central communal green, and landscape buffers that are consistent with the character of the Golden Meadows subdivision. Given these factors, fee-in-lieu is the appropriate mechanism to satisfy the community housing and public facility requirements of the Development Code.

Compliance with Code Requirements

- The **total obligation** will be calculated in accordance with the Town's adopted formula, based on the 64 proposed residential units.

- **Payment Schedule:** Payments will be phased proportionally with each 16-unit construction phase, ensuring that contributions are tied to the delivery of residential units.

- **Coordination:** The developer will coordinate with the **Hayden School District** to ensure that the fee-in-lieu contribution supports district facility needs.

Legacy Entitlement Context

The property retains entitlement from a1980 **approved site plan** that predates the adoption of modern school dedication requirements. By voluntarily incorporating compliance with §10.28.140 and §10.27.150, this project represents a **community-enhancing update** that balances legacy entitlements with contemporary community facility standards.

Request for Acceptance

We respectfully request that the Town of Hayden accept this fee-in-lieu proposal in satisfaction of the project's school site dedication requirement. We will provide supporting documentation, including calculation worksheets, phasing/payment schedules, and acknowledgment from the Hayden School District, as part of the final approval package.

Thank you for your consideration. We look forward to continuing our collaboration with the Town of Hayden and the Hayden School District to ensure this project contributes meaningfully to the community.

Sincerely,

Leif Sunde
Manager
HCMH, LLC

HCMH, LLC
1815 Central Park Dr. #225
Steamboat Springs, CO 80487
303.898.8995

22 September 2025

Hayden School District
Eric Owen
300 Breeze Basin Blvd
Hayden, CO 81639

Re: Fee-in-Lieu of School Site Dedication – Sonesta Park Townhomes, Hayden, Colorado

Dear Eric,

On behalf of HCMH, LLC, the applicant and property owner for the proposed **64-unit for-sale townhome project** in Hayden, we respectfully submit this letter to formally elect the **fee-in-lieu option** under **Hayden Development Code §§10.28.140 (School Sites Dedication) and 10.27.150 (Park, Open Space, and Public Facility Dedications).**

The project site is constrained by its size, shape, and existing subdivision context, making dedication of a viable school site impractical. The project is designed around internal neighborhood circulation, a central communal green, and landscape buffers that are consistent with the character of the Golden Meadows subdivision. Given these factors, fee-in-lieu is the appropriate mechanism to satisfy the community housing and public facility requirements of the Development Code.

Compliance with Code Requirements

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- **Coordination:** The developer will coordinate with the **Hayden School District** to ensure that the fee-in-lieu contribution supports district facility needs.

Legacy Entitlement Context

The property retains entitlement from a1980 **approved site plan** that predates the adoption of modern school dedication requirements. By voluntarily incorporating compliance with §10.28.140 and §10.27.150, this project represents a **community-enhancing update** that balances legacy entitlements with contemporary community facility standards.

Request for Acceptance

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Thank you for your consideration. We look forward to continuing our collaboration with the Town of Hayden and the Hayden School District to ensure this project contributes meaningfully to the community.

Sincerely,

Leif Sunde
Manager
HCMH, LLC

HCMH, LLC
1815 Central Park Dr. #225
Steamboat Springs, CO 80487
303.898.8995

22 September 2025

Hayden School District
Ryan Wattles
300 Breeze Basin Blvd
Hayden, CO 81639

Re: Fee-in-Lieu of School Site Dedication – Sonesta Park Townhomes, Hayden, Colorado

Dear Eric,

On behalf of HCMH, LLC, the applicant and property owner for the proposed **64-unit for-sale townhome project** in Hayden, we respectfully submit this letter to formally elect the **fee-in-lieu option** under **Hayden Development Code §§10.28.140 (School Sites Dedication) and 10.27.150 (Park, Open Space, and Public Facility Dedications).**

The project site is constrained by its size, shape, and existing subdivision context, making dedication of a viable school site impractical. The project is designed around internal neighborhood circulation, a central communal green, and landscape buffers that are consistent with the character of the Golden Meadows subdivision. Given these factors, fee-in-lieu is the appropriate mechanism to satisfy the community housing and public facility requirements of the Development Code.

Compliance with Code Requirements

- The **total obligation** will be calculated in accordance with the Town's adopted formula, based on the 64 proposed residential units.

- **Payment Schedule:** Payments will be phased proportionally with each 16-unit construction phase, ensuring that contributions are tied to the delivery of residential units.

- **Coordination:** The developer will coordinate with the **Hayden School District** to ensure that the fee-in-lieu contribution supports district facility needs.

Legacy Entitlement Context

The property retains entitlement from a1980 **approved site plan** that predates the adoption of modern school dedication requirements. By voluntarily incorporating compliance with §10.28.140 and §10.27.150, this project represents a **community-enhancing update** that balances legacy entitlements with contemporary community facility standards.

Request for Acceptance

We respectfully request that the Town of Hayden accept this fee-in-lieu proposal in satisfaction of the project's school site dedication requirement. We will provide supporting documentation, including calculation worksheets, phasing/payment schedules, and acknowledgment from the Hayden School District, as part of the final approval package.

Thank you for your consideration. We look forward to continuing our collaboration with the Town of Hayden and the Hayden School District to ensure this project contributes meaningfully to the community.

Sincerely,

Leif Sunde
Manager
HCMH, LLC

NOTICE OF PUBLIC HEARING

Planning Commission – Tuesday, November 25, 2025

We are interested in your comments regarding the following proposal.

Project: **Sonesta Park Site Plan**

Area and Location: The property is described as Lots 1-64 INC SONESTA PARK THM. in Hayden, Colorado.

Applicant **HCMH, LLC**

Summary: The applicant has submitted a major site plan application to entitle 64 townhome units. The units are proposed in configurations of quadplexes (4 attached units) and duplexes (two attached units).

The full application submittal can be found at https://haydencolorado.com/planning-and-zoning/

The Hayden Planning Commission will hold a Public Hearing and consider this item.

Meeting Schedule: **Planning Commission: Public Hearing for this application is Tuesday, November 25, 2025 at 6:00 pm.**

The Public Hearing is held at Hayden Town Hall, 178 West Jefferson Avenue, Hayden, Colorado.

Please reply by: **November 21, 2025 for comments to be entered into the record for Planning Commission consideration. Public comment can be made in person or virtually during the Public Hearing.**

Contact/Reply to:
Tegan Ebbert,
Community Development Director
Box 190, Hayden, CO 81639

Phone: (970) 276-3741
Fax: (970) 276-3644
E-Mail: Tegan.ebbert@haydencolorado.org

The notice of public hearings has been prepared and sent per Section 7.16.020(d) of the Hayden Development Code. Any comments or issues you may wish to address would be appreciated. Please reply by the above dates so that we may consider your comments regarding the application. Should you have any questions please call or email via the contact information listed above.