



**136 6<sup>th</sup> Street, Suite 103  
Steamboat Springs, CO 80487  
Phone: 970-870-5552**

June 7, 2024

Tim McGuire, PE  
Contour Design Collective  
PO Box 56  
Minturn, CO 81645

RE: Tailwaters Traffic Impact Study

Dear Tim,

After reviewing the plans submitted for the Tailwaters development at Stagecoach, Routt County Public Works has the following comments.

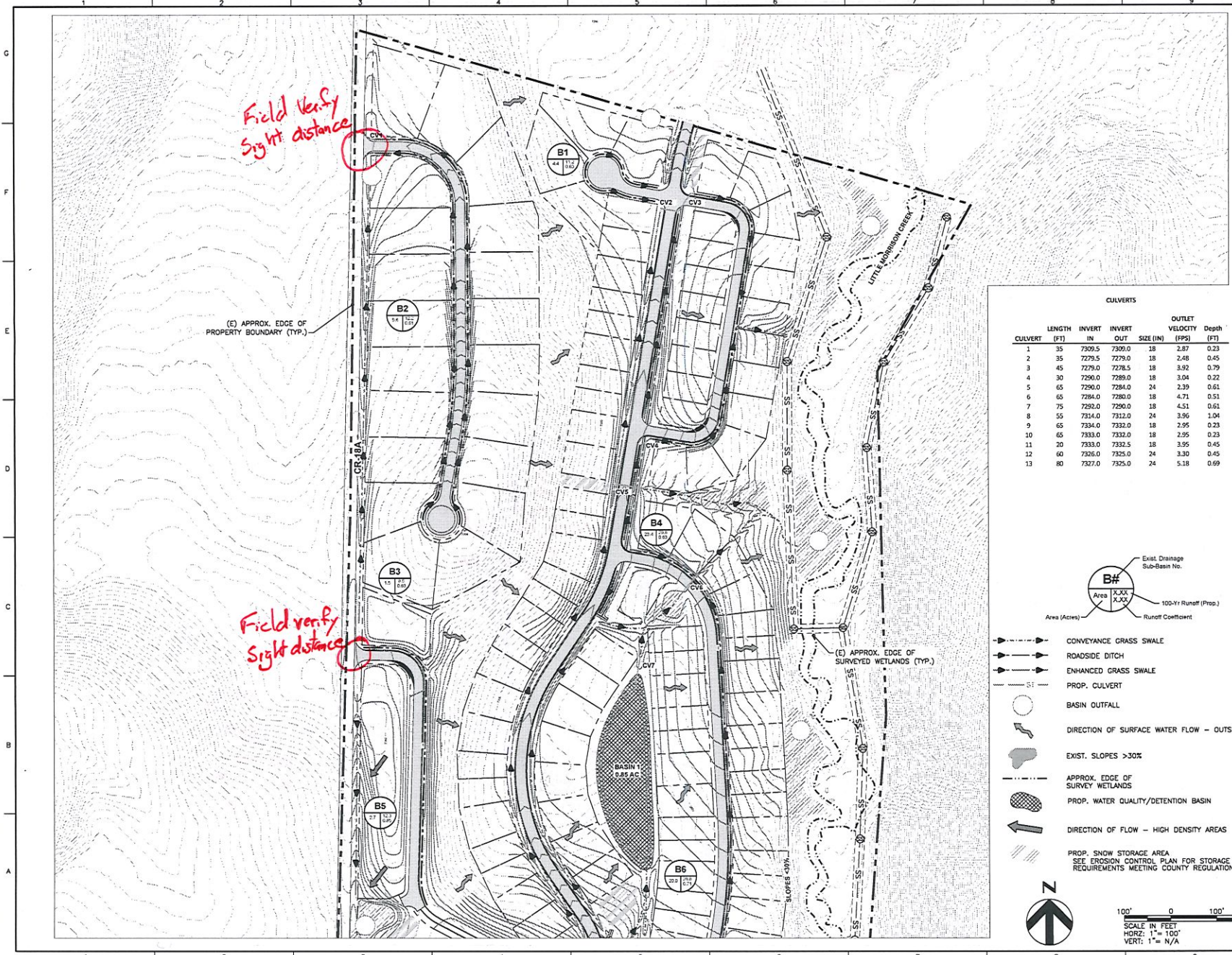
1. Routt County Road & Bridge has discussed that the realignment of CR 16 on the south edge of the project to improve the vertical and horizontal curves that currently exist on CR 16 will be the responsibility of the developer. The road plans show the realignment as discussed, but also show slight realignment outside of the project borders to the south to tie back into the County Road. Road and Bridge will NOT be responsible for relocating or realigning the County Road south of the project border. Also of note the public ROW access to parcel 961053002 (lot 1 Hendrickson minor subdivision exemption) is noted as a 40' easement, this will need to remain the 60' ROW currently in place.
2. The road plan shows paved sections of County Road 16 at the planned intersection of 16 & Confluence Blvd., this is not acceptable. Small sections of pavement within otherwise gravel roads cause significant maintenance issues. Per Routt County standards, developer may pave up to the edge of Right of Way but not within Right of Way for CR 16. The extension of aprons at the CR 16/ 18A intersection is allowable.
3. Road plan and profile has Fraysher Lane incorrectly labeled as Barr Trail. More detail is also needed regarding the grading and adjustments at this intersection.
4. ROW width and snow storage is not adequate on the east side of CR 18A and CR 16. ROW must be 60' (30' from centerline) minimum. I would suggest more due to grades and the need for snow storage.
5. Grading will need adjusted at the proposed new intersection of CR 18A/ CR16/ Tailwaters Blvd. Northwest corner (existing CR 18) will need cut to at or below new proposed road level.
6. Please explain or adjust offset ROW where Tailwaters Blvd meets Crow Trail
7. All entrances from CR 16 and CR 18A will need field verified for sight distance and other access standards
8. Emergency Accesses will need to be controlled- absolutely no access except in emergency as these do not meet access standards.

See attached documents containing notes regarding the above comments. Traffic study comments are not included in this memo.

Sincerely Yours,

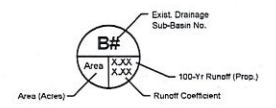
Zach Schaffner  
Road & Bridge Division Manager  
Routt County Public Works

FILE NAME: \\N:\PROJECTS\BATTLE MOUNTAIN\STAGECOACH\MASTER PLANS\TAILWATERS\_PROP\_GROUNDING.DWG  
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 PLOTTED BY: SAM OTERO  
 PLOT STYLE: 8140CAD\_LJUSTANDARD.CTB

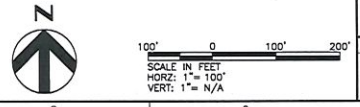


CULVERTS


CULVERT	LENGTH (FT)	INVERT IN	INVERT OUT	OUTLET VELOCITY (FPS)	Depth (FT)
1	35	7309.5	7309.0	18	2.87
2	35	7279.5	7279.0	18	2.48
3	45	7279.0	7278.5	18	3.92
4	30	7290.0	7289.0	18	3.04
5	65	7290.0	7284.0	24	2.39
6	65	7284.0	7280.0	18	4.71
7	75	7292.0	7290.0	18	4.51
8	55	7314.0	7312.0	24	3.96
9	65	7334.0	7332.0	18	2.95
10	65	7333.0	7332.0	18	2.95
11	20	7333.0	7332.5	18	3.95
12	60	7326.0	7325.0	24	3.30
13	80	7327.0	7325.0	24	5.18



- > CONVEYANCE GRASS SWALE
- > ROADSIDE DITCH
- > ENHANCED GRASS SWALE
- S1- PROP. CULVERT
- BASIN OUTFALL
- DIRECTION OF SURFACE WATER FLOW - OUTSIDE LOTS
- EXIST. SLOPES >30%
- - - - - APPROX. EDGE OF SURVEY WETLANDS (TYP.)
- ▨ PROP. WATER QUALITY/DETENTION BASIN
- ↑ DIRECTION OF FLOW - HIGH DENSITY AREAS
- ▨ PROP. SNOW STORAGE AREA  
SEE EROSION CONTROL PLAN FOR STORAGE REQUIREMENTS MEETING COUNTY REGULATIONS



OWNER:  
**TAILWATERS AT STAGECOACH, LLC**


PLANNER:  
 154 Railroad Ave  
 Mintum, CO 81645  
 (970) 238-1485  
**CONTOUR**  
 www.contourinc.com

ARCHITECT:

LANDSCAPE ARCHITECT:

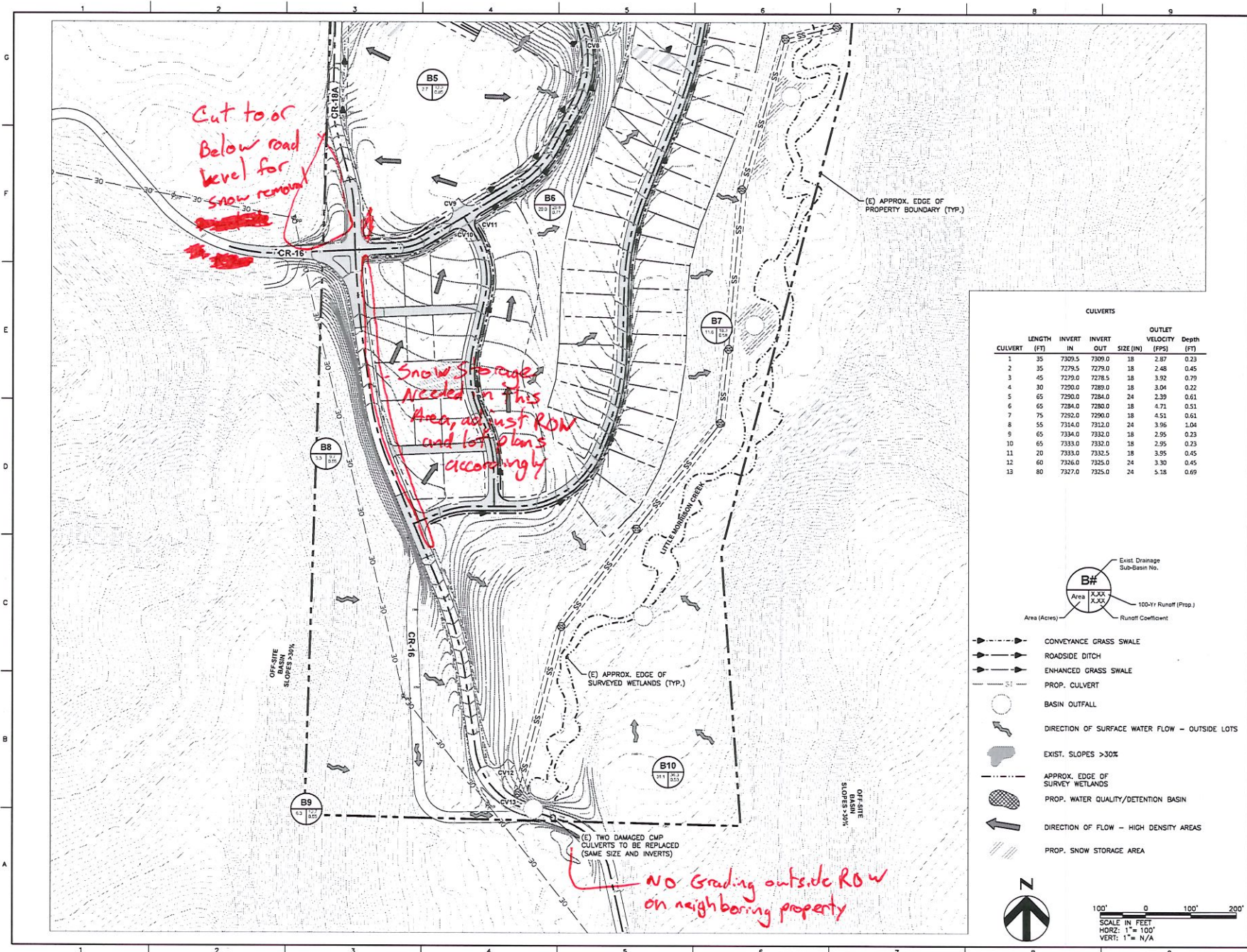
**NOT FOR CONSTRUCTION**

ENGINEER:  
**NKE** 7638 S Crocker Ct  
 Littleton, CO 80120  
 (970) 445-8810

  
 32163  
 01/11/24  
 PROFESSIONAL ENGINEER

0	01/11/24	PRELIMINARY PLAN SUBMISSION
ISSUE DATE	DESCRIPTION	
DRAWN BY:	S. OTERO	
SHEET TITLE:		
<b>PROP. MASTER DRAINAGE AND GRADING (NORTH)</b>		
SHEET NUMBER:		
<b>PR-MD1</b>		

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 PLOT STYLE: BTHOC001.BSTANDARD.CTB



CULVERTS						
CULVERT	LENGTH (FT)	INVERT IN	INVERT OUT	OUTLET SIZE (IN)	VELOCITY (FPS)	Depth (FT)
1	35	7309.5	7309.0	18	2.87	0.23
2	35	7279.5	7279.0	18	2.48	0.45
3	45	7279.0	7278.5	18	3.92	0.70
4	30	7290.0	7289.0	18	3.04	0.22
5	65	7290.0	7284.0	24	2.39	0.61
6	65	7284.0	7280.0	18	4.71	0.51
7	75	7292.0	7290.0	18	4.51	0.61
8	55	7314.0	7312.0	24	3.96	1.04
9	65	7334.0	7332.0	18	2.95	0.23
10	65	7333.0	7332.0	18	2.95	0.23
11	20	7333.0	7332.5	18	3.95	0.45
12	60	7326.0	7325.0	24	3.30	0.45
13	80	7327.0	7325.0	24	5.15	0.69

Exist. Drainage Sub-Basin No.

Area (Acres)

Runoff Coefficient

100-Yr Runoff (Prop.)

- CONVEYANCE GRASS SWALE
- ROADSIDE DITCH
- ENHANCED GRASS SWALE
- PROP. CULVERT
- BASIN OUTFALL
- DIRECTION OF SURFACE WATER FLOW - OUTSIDE LOTS
- EXIST. SLOPES >30%
- APPROX. EDGE OF SURVEY WETLANDS
- PROP. WATER QUALITY/DETENTION BASIN
- DIRECTION OF FLOW - HIGH DENSITY AREAS
- PROP. SNOW STORAGE AREA

100' 0 100' 200'

SCALE IN FEET

HORZ: 1" = 100'

VERT: 1" = N/A

OWNER:  
**TAILWATERS AT STAGECOACH, LLC**

PLANNER:  
 164 Railroad Ave  
Minutem, CO 801545  
(970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:  
**NOT FOR CONSTRUCTION**

ENGINEER:  
**NKE** 7636 S Crocker Ct  
Littleton, CO 80120  
(970) 445-8810

DATE	DESCRIPTION
01/11/24	PRELIMINARY PLAN SUBMISSION
ISSUE DATE	DESCRIPTION
DRAWN BY:	S. OTERO
SHEET TITLE:	

**PROP. MASTER DRAINAGE AND GRADING (SOUTH)**

SHEET NUMBER:  
**PR-MD2**



OWNER:

TAILWATERS AT STAGECOACH, LLC

PLANNER:

164 Railroad Ave  
Minturn, CO 81645  
(970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

ENGINEER:

**NKE** 7638 S Crocker Ct  
Littleton, CO 80120  
(970) 445-8810

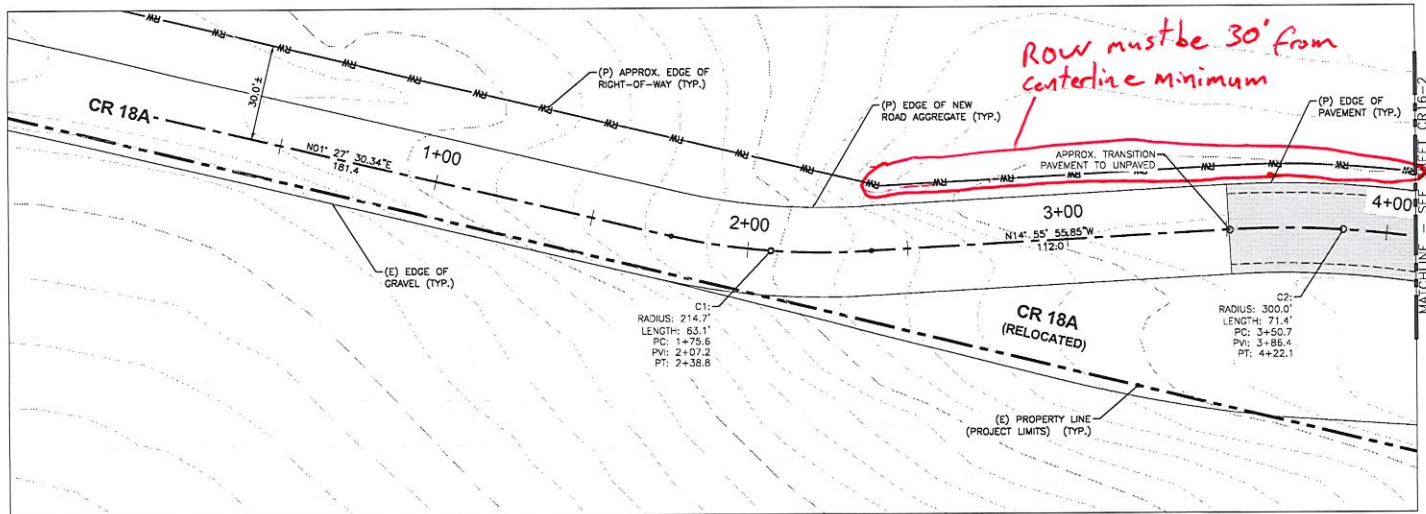


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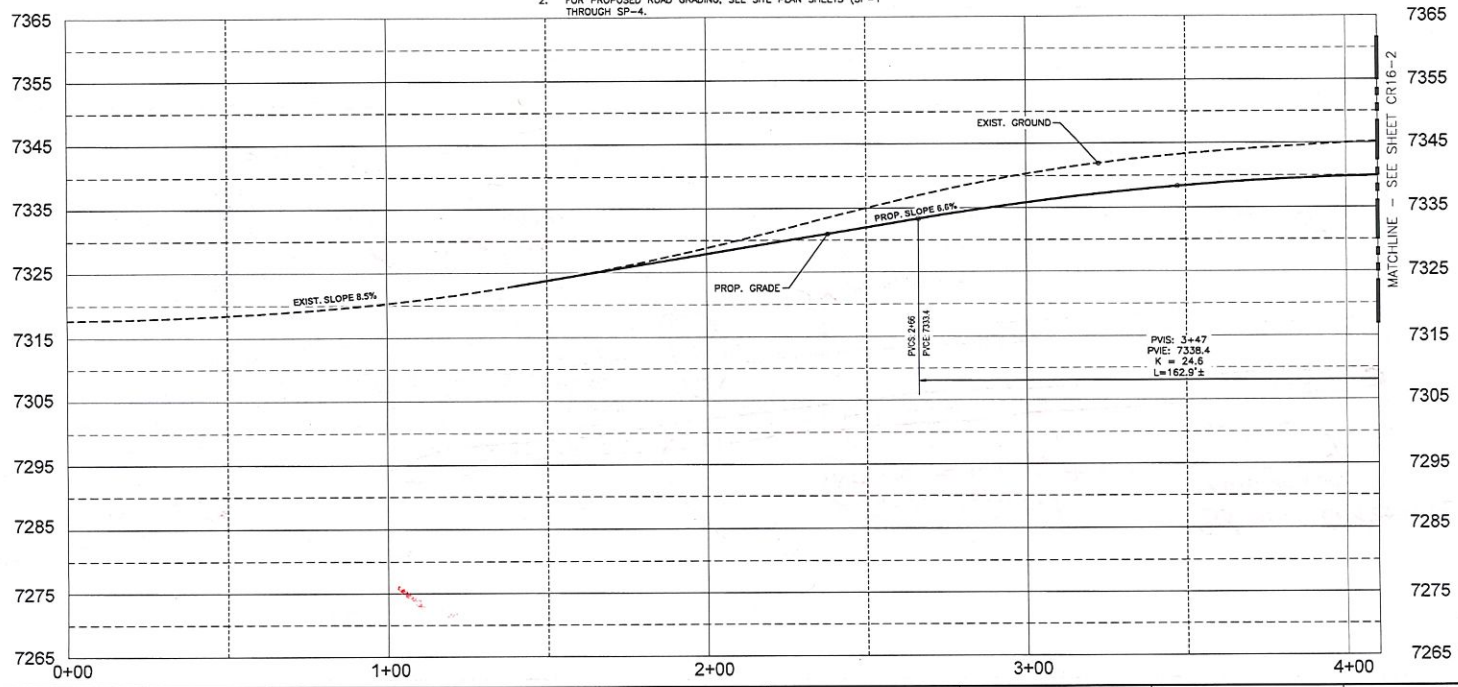
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CR16-1



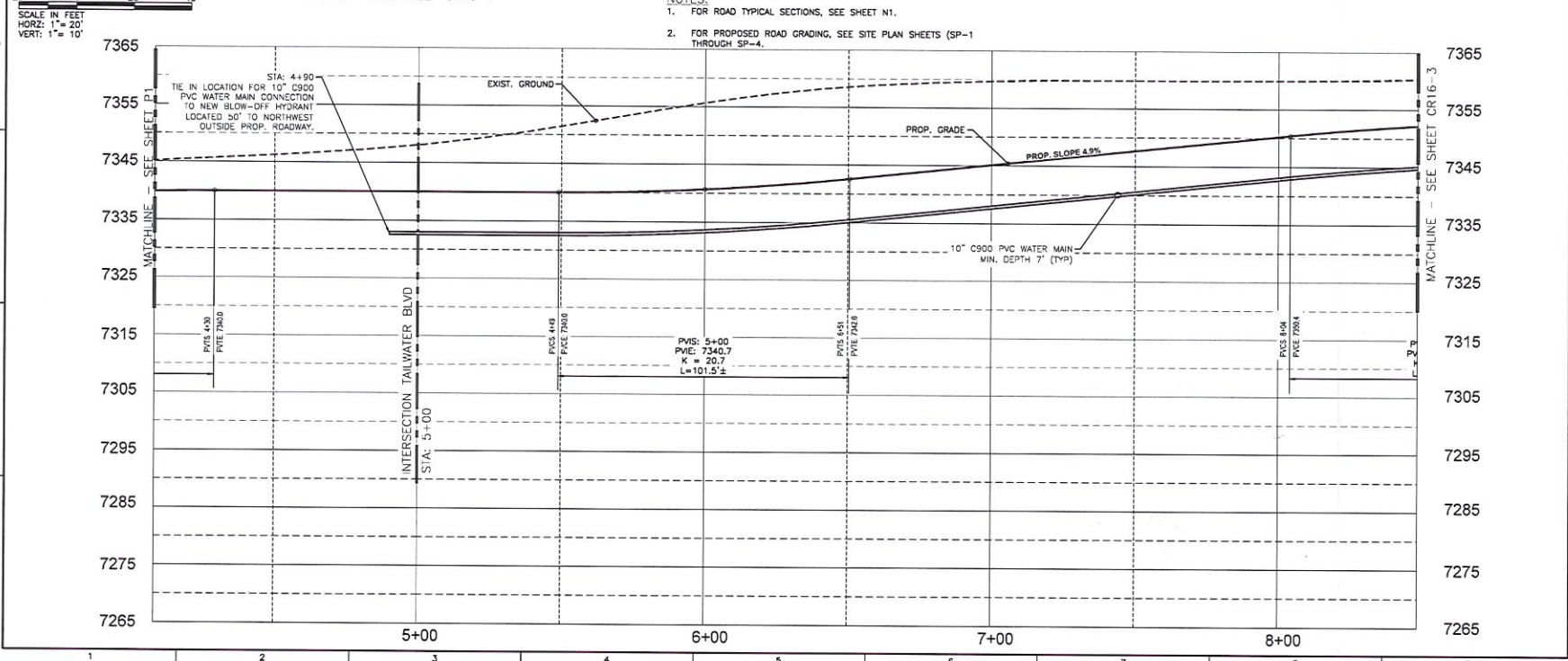
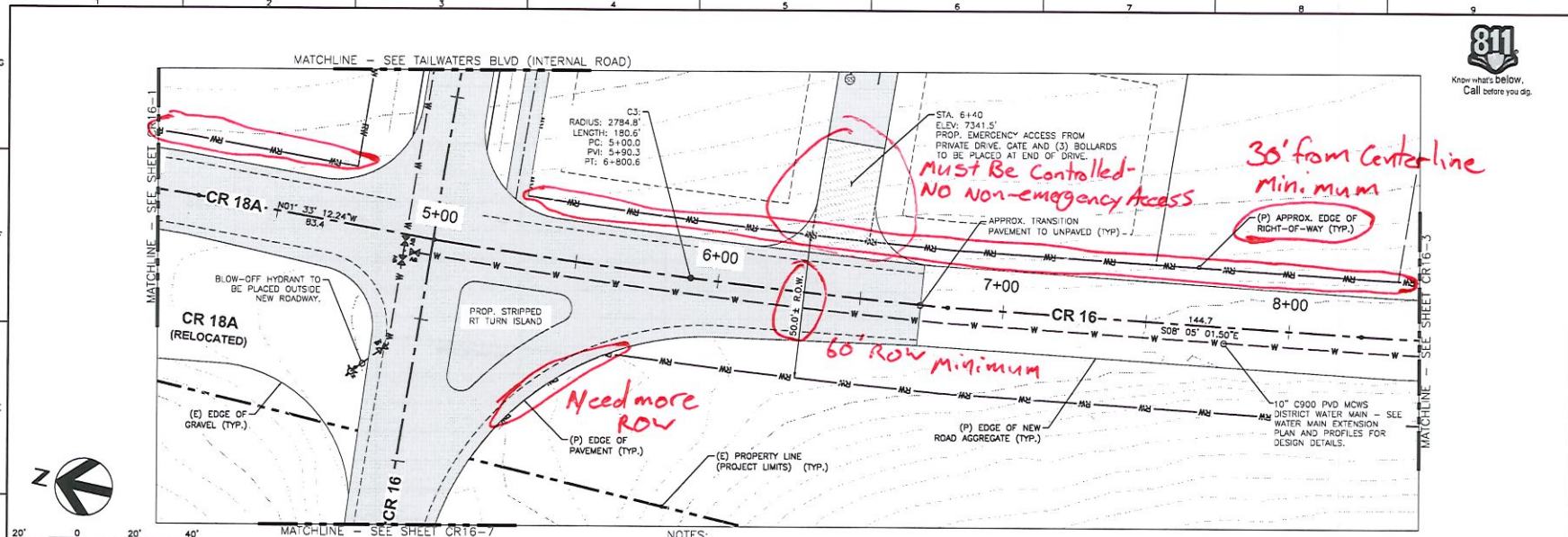
SCALE IN FEET  
HORIZ: 1" = 20'  
VERT: 1" = 10'

NOTES:  
1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.  
2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4.



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OWNER:  
**TAILWATERS AT STAGECOACH, LLC**

PLANNER:  
  
 164 Railroad Ave  
 Mintum, CO 81645  
 (970) 239-1485

ARCHITECT:

LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

ENGINEER:  
**NKE** 7638 S Crocker Ct  
 Littleton, CO 80120  
 (970) 445-8810


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ISSUE DATE		DESCRIPTION
DRAWN BY:		S. OTERO
SHEET TITLE:		

PLAN VIEW AND PROFILE

SHEET NUMBER:  
**CR16-2**



OWNER:  
**TAILWATERS AT STAGECOACH, LLC**

PLANNER:  
  
164 Railroad Ave  
Littleton, CO 80120  
(970) 239-1485

ARCHITECT:  
  
LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

ENGINEER:  
**NKE** 7638 S Crocker Ct  
Littleton, CO 80120  
(970) 445-8810

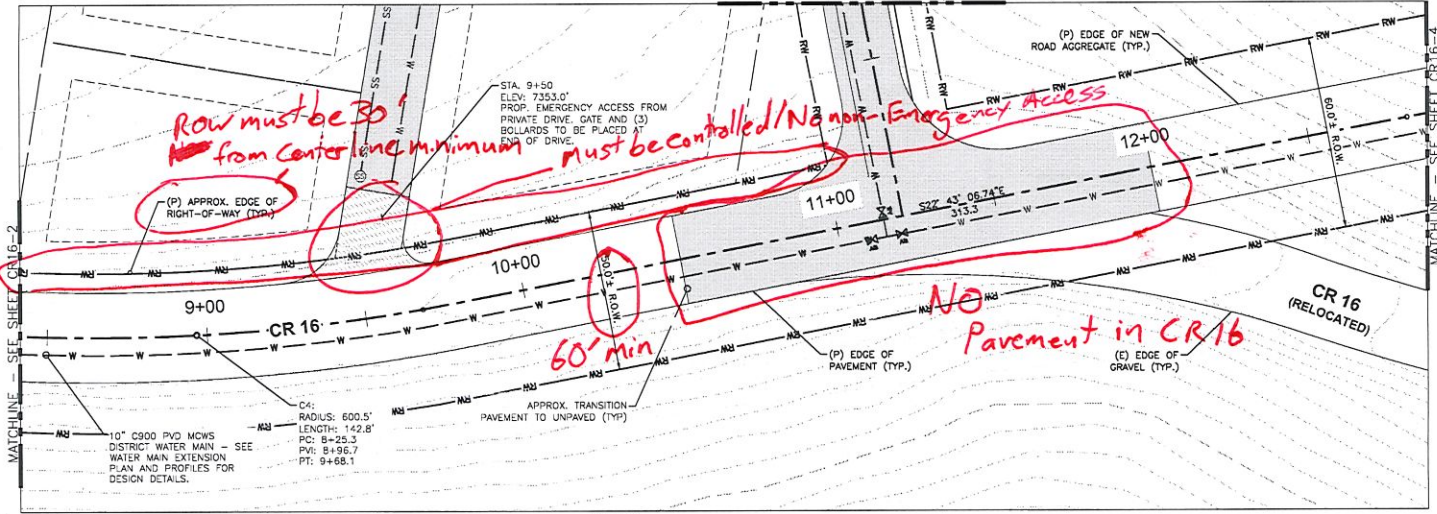


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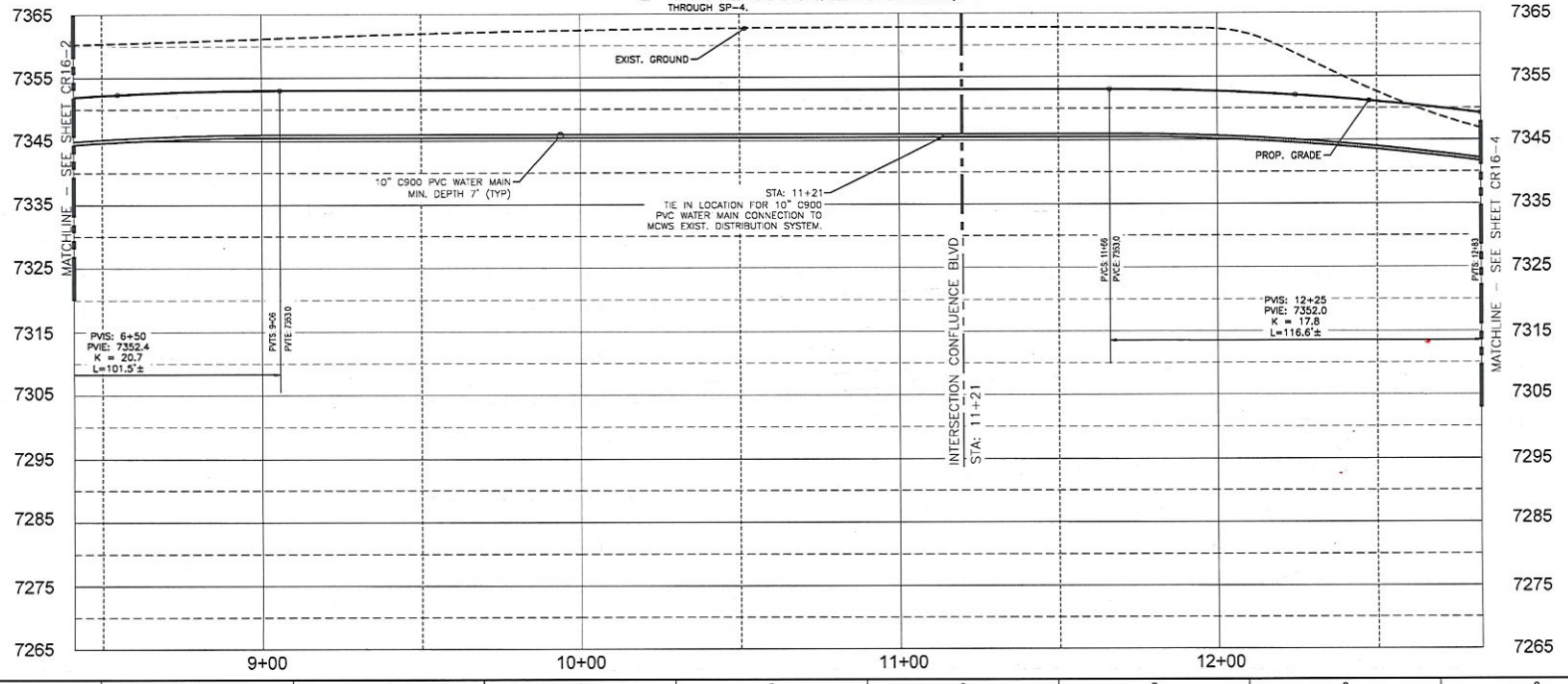
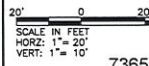
**PLAN VIEW AND PROFILE**

SHEET NUMBER:  
**CR16-3**

MATCHLINE - SEE CONFLUENCE BLVD (INTERNAL ROAD)



- NOTES:  
1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.  
2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



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OWNER:  
**TAILWATERS AT STAGECOACH, LLC**

PLANNER:  
  
 164 Railroad Ave  
 Mintum, CO 81646  
 (970) 239-1485

ARCHITECT:  
 LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

ENGINEER:  
**NKE** 7638 S Crocker Ct  
 Littleton, CO 80120  
 (970) 445-8810

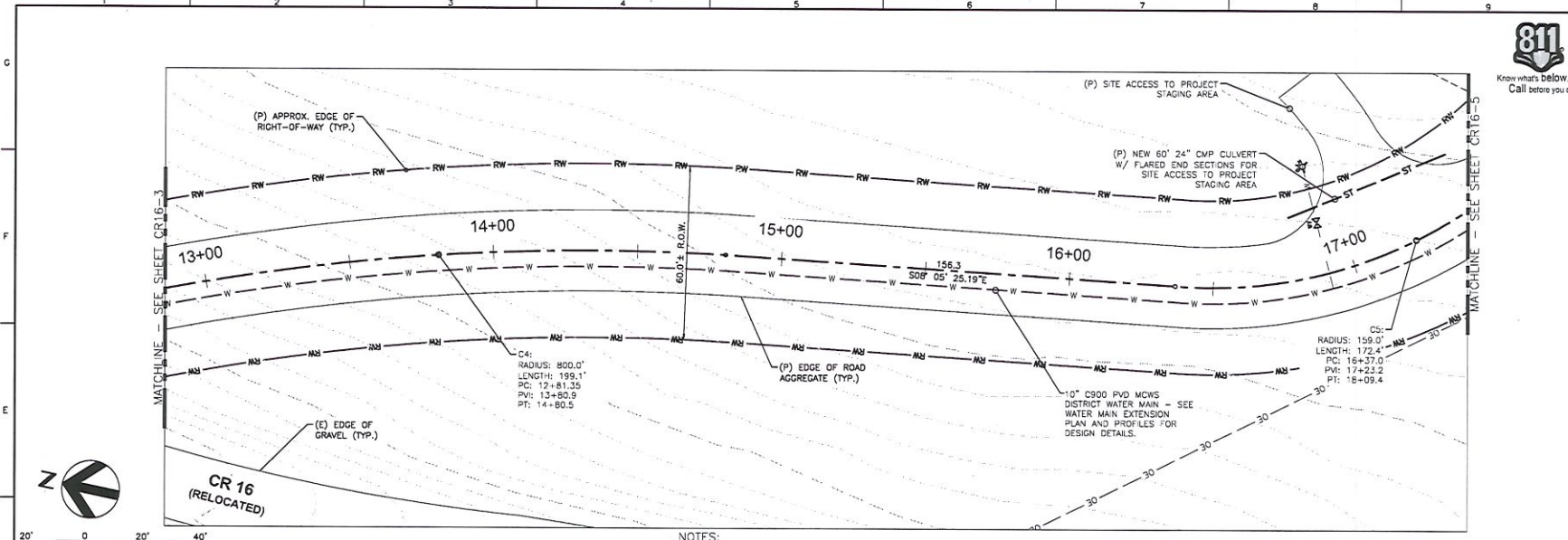


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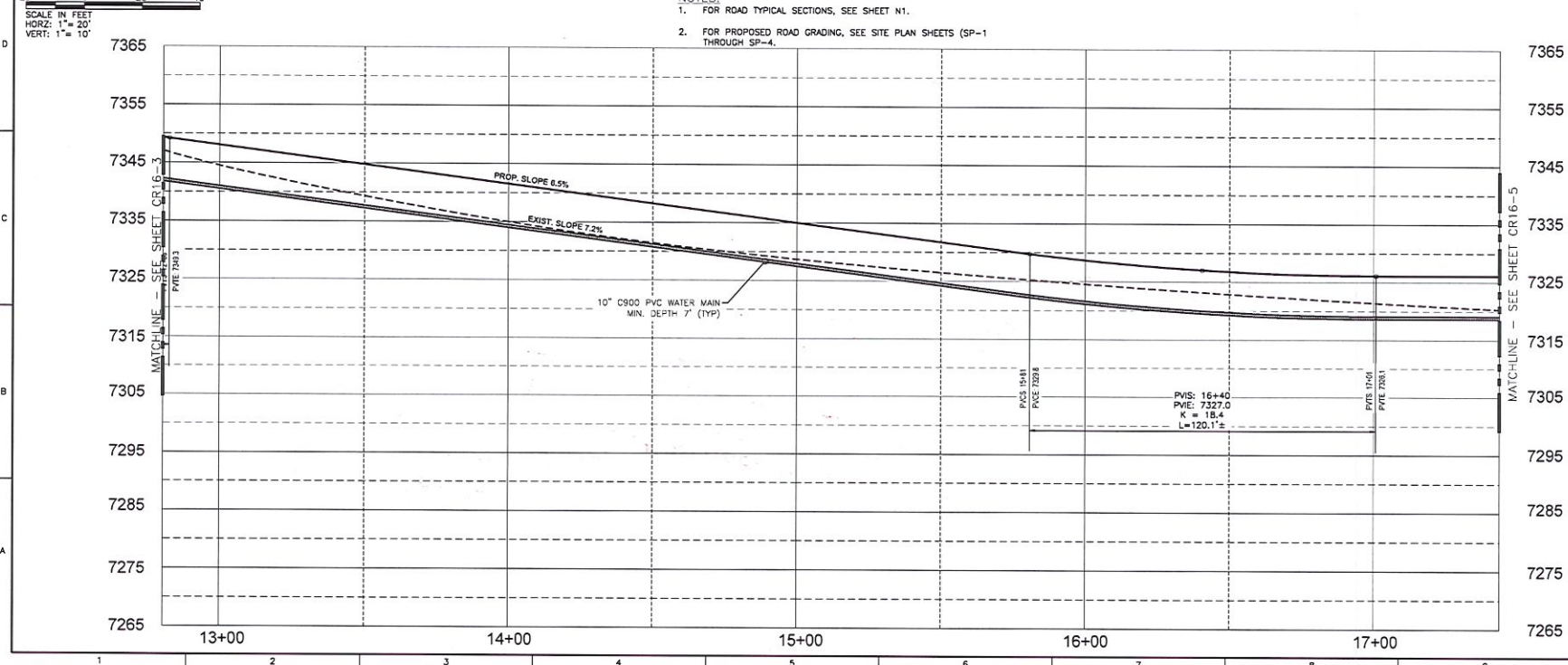
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SHEET TITLE:  
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SHEET NUMBER:  
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NOTES:  
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.  
 2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



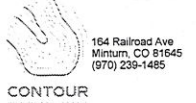




OWNER:

**TAILWATERS AT STAGECOACH, LLC**

PLANNER:



ARCHITECT:

LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

ENGINEER:

**NKE** 7638 S Crocker Ct, Littleton, CO 80120, (970) 445-9810

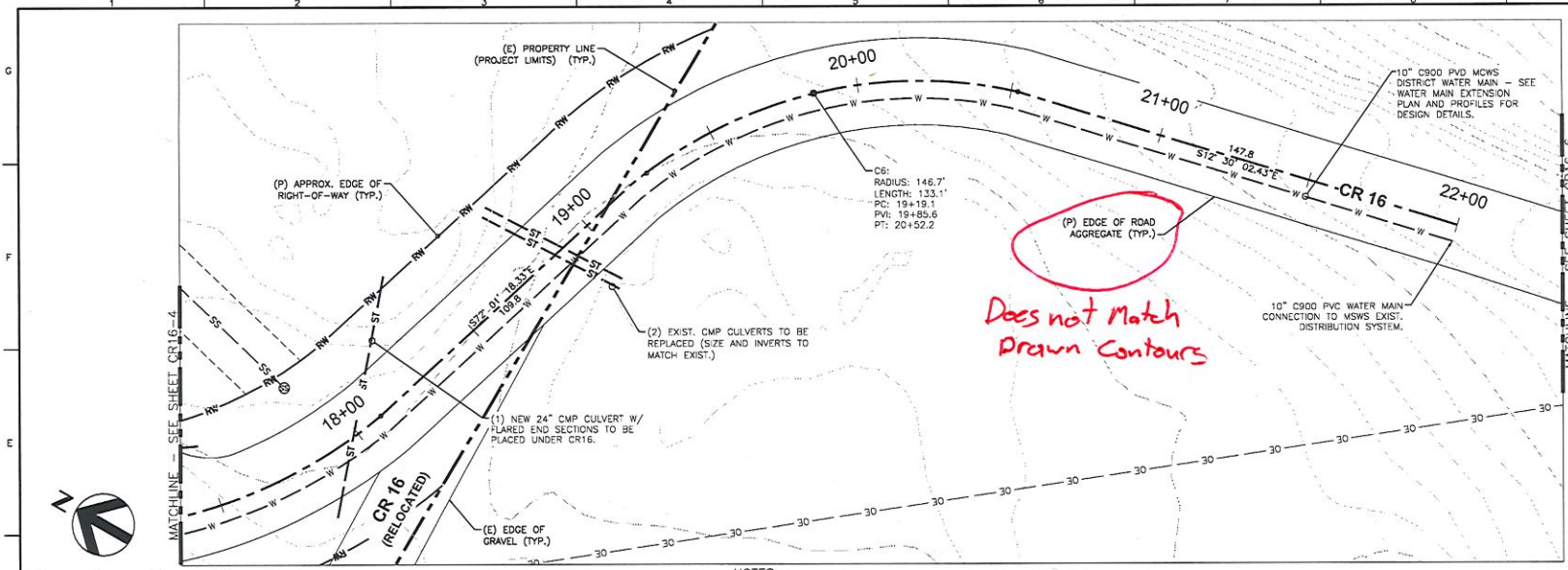


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DRAWN BY: S. OTERO  
SHEET TITLE:

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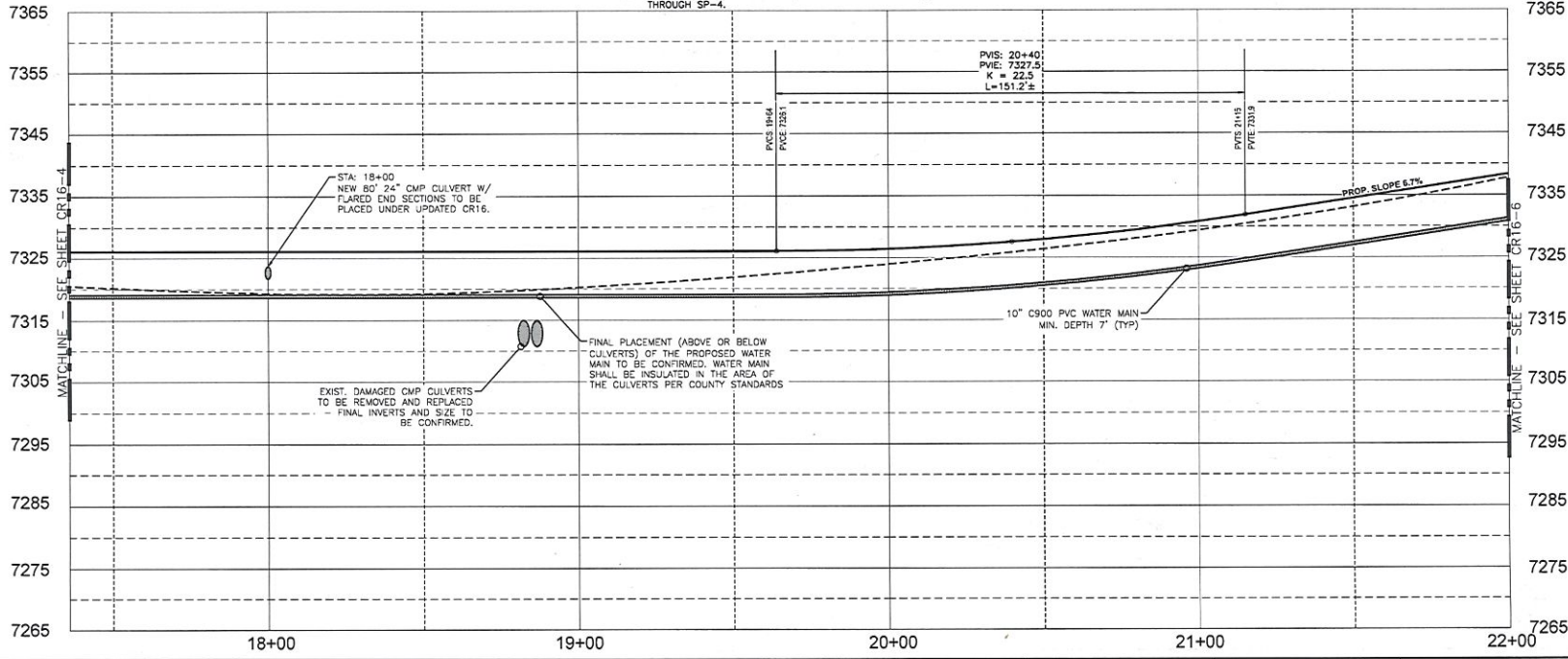
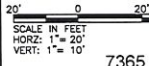
SHEET NUMBER:

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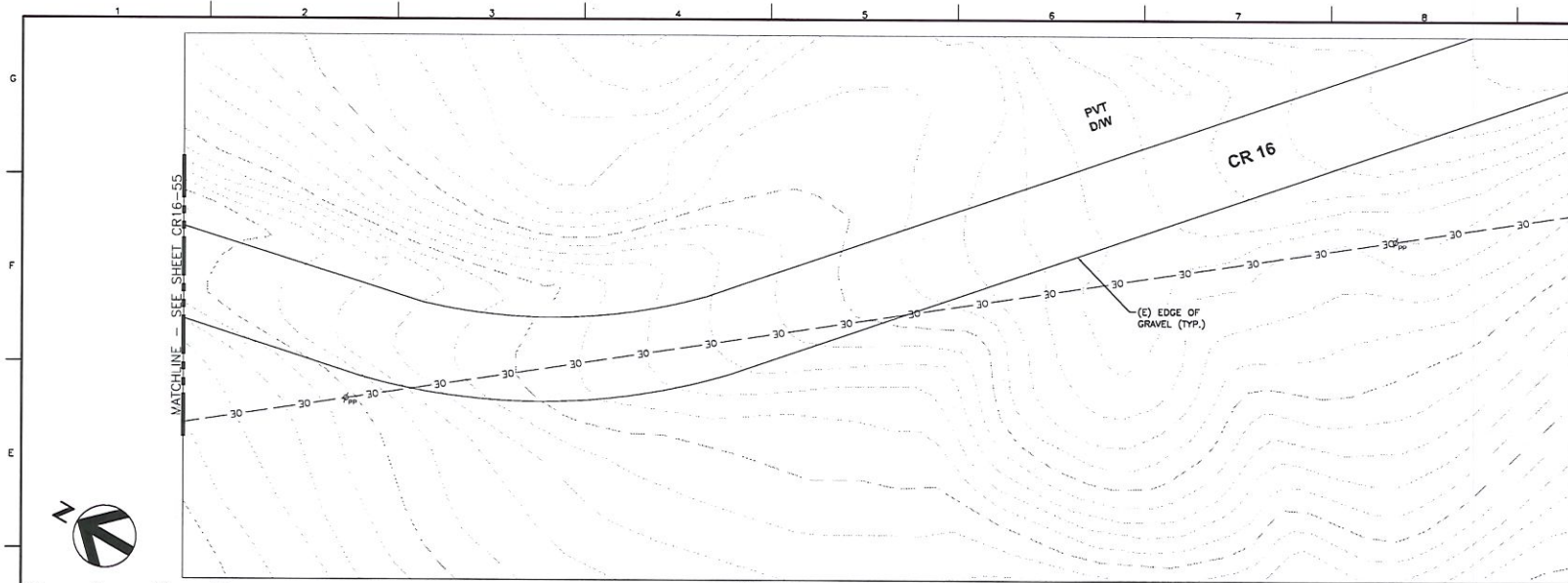
Does not match  
Drawn Contours



- NOTES:  
1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.  
2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).



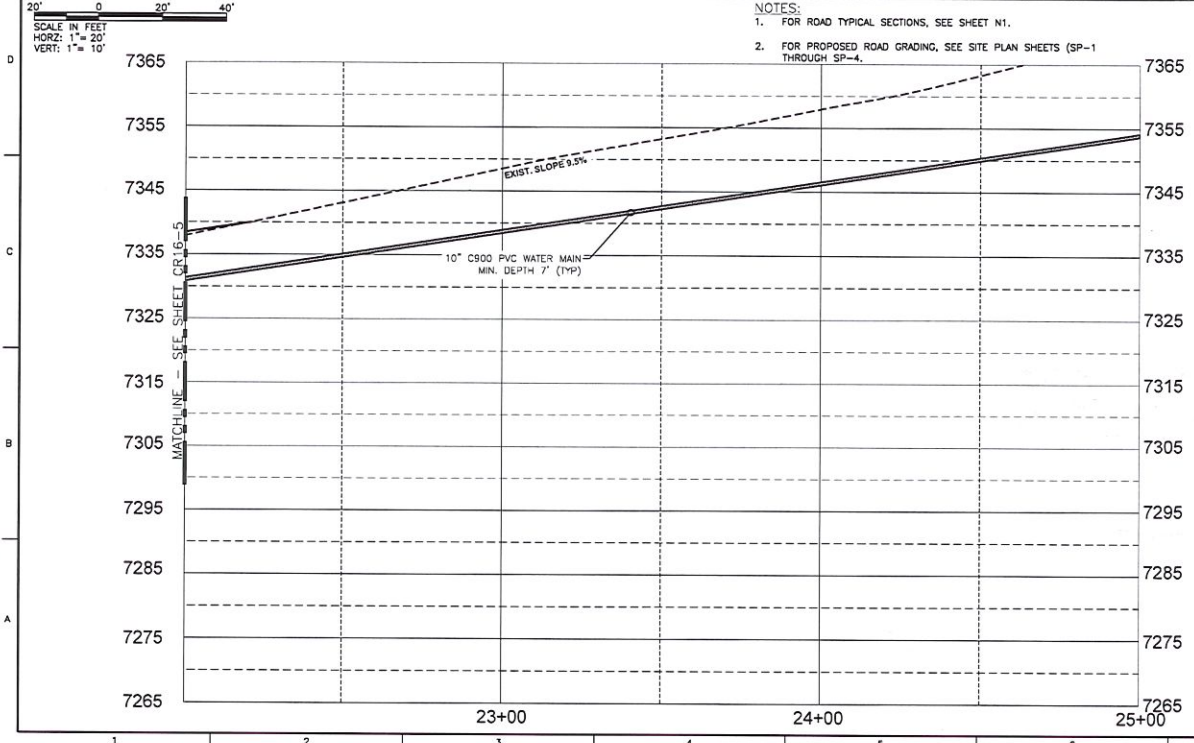
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 PLOTTED BY: SAK OTERO  
 PLOT STYLE: B140CAD\_STANDARD.CTB



OWNER: <b>TAILWATERS AT STAGECOACH, LLC</b>	
PLANNER:  164 Railroad Ave Minturn, CO 81645 (970) 238-1495 <b>CONTOUR</b> <small>LANDSCAPE ARCHITECTS</small>	
ARCHITECT:	
LANDSCAPE ARCHITECT:	
<b>NOT FOR CONSTRUCTION</b>	
ENGINEER:  <b>NKE</b> 7638 S Crocker Ct Littleton, CO 80120 (970) 445-8810	
	
0	PRELIMINARY PLAN SUBMISSION
ISSUE DATE	DESCRIPTION
DRAWN BY:	S. OTERO
SHEET TITLE:  <b>PLAN VIEW AND PROFILE</b>	
SHEET NUMBER:  <b>CR16-6</b>	

NOTES:  
 1. FOR ROAD TYPICAL SECTIONS, SEE SHEET N1.  
 2. FOR PROPOSED ROAD GRADING, SEE SITE PLAN SHEETS (SP-1 THROUGH SP-4).





OWNER:  
**TAILWATERS AT STAGECOACH, LLC**

PLANNER:  
 164 Railroad Ave  
Minutem, CO 81645  
(970) 239-1485

ARCHITECT:  
LANDSCAPE ARCHITECT:

**NOT FOR CONSTRUCTION**

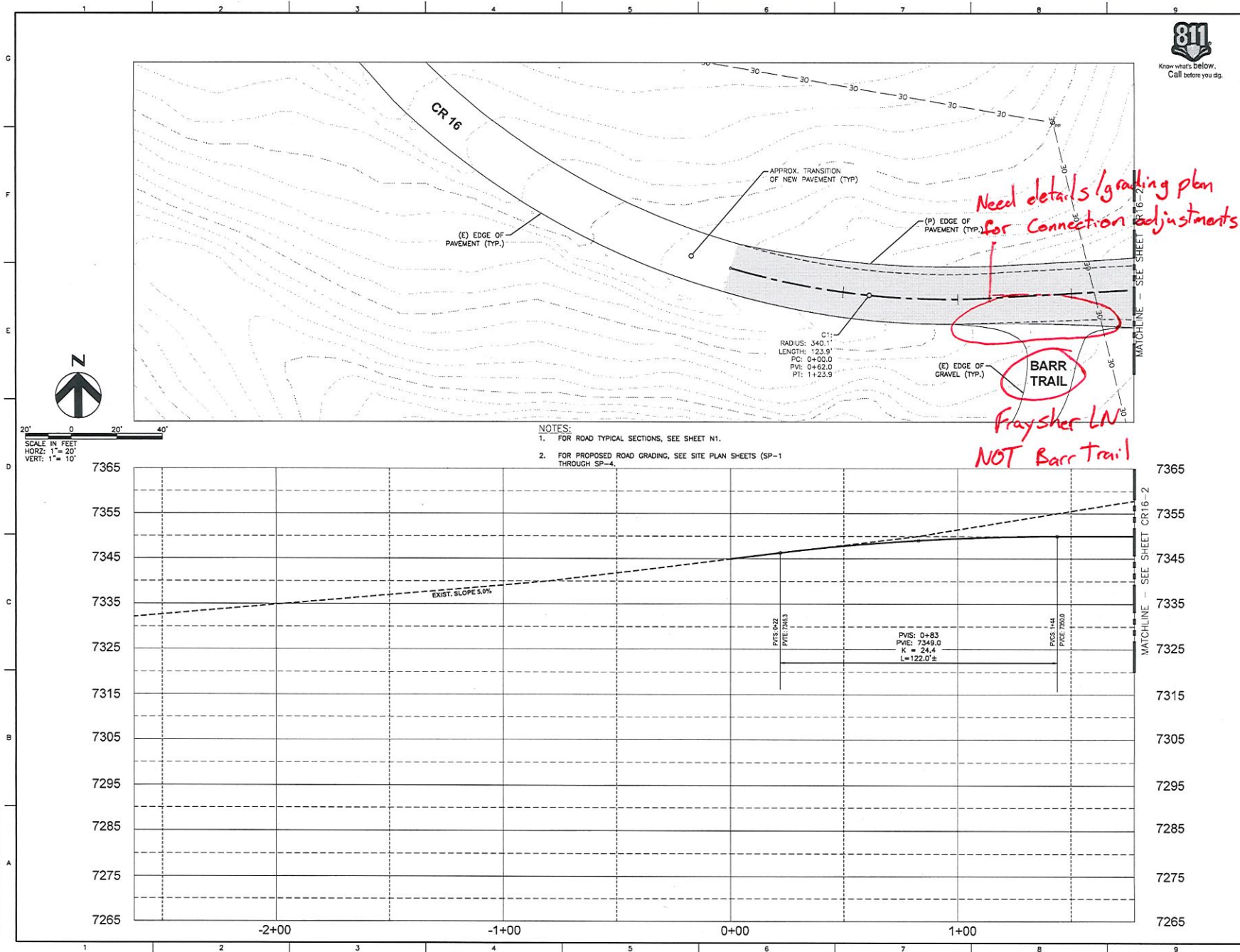
ENGINEER:  
**NKE** 7538 S Crocker Ct  
Littleton, CO 80120  
(970) 445-8810



0 01/24 PRELIMINARY PLAN SUBMISSION  
ISSUE DATE DESCRIPTION  
DRAWN BY: S. OTERO  
SHEET TITLE:

**PLAN VIEW AND PROFILE**

SHEET NUMBER:  
**CR16-7**

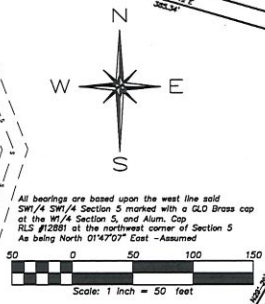
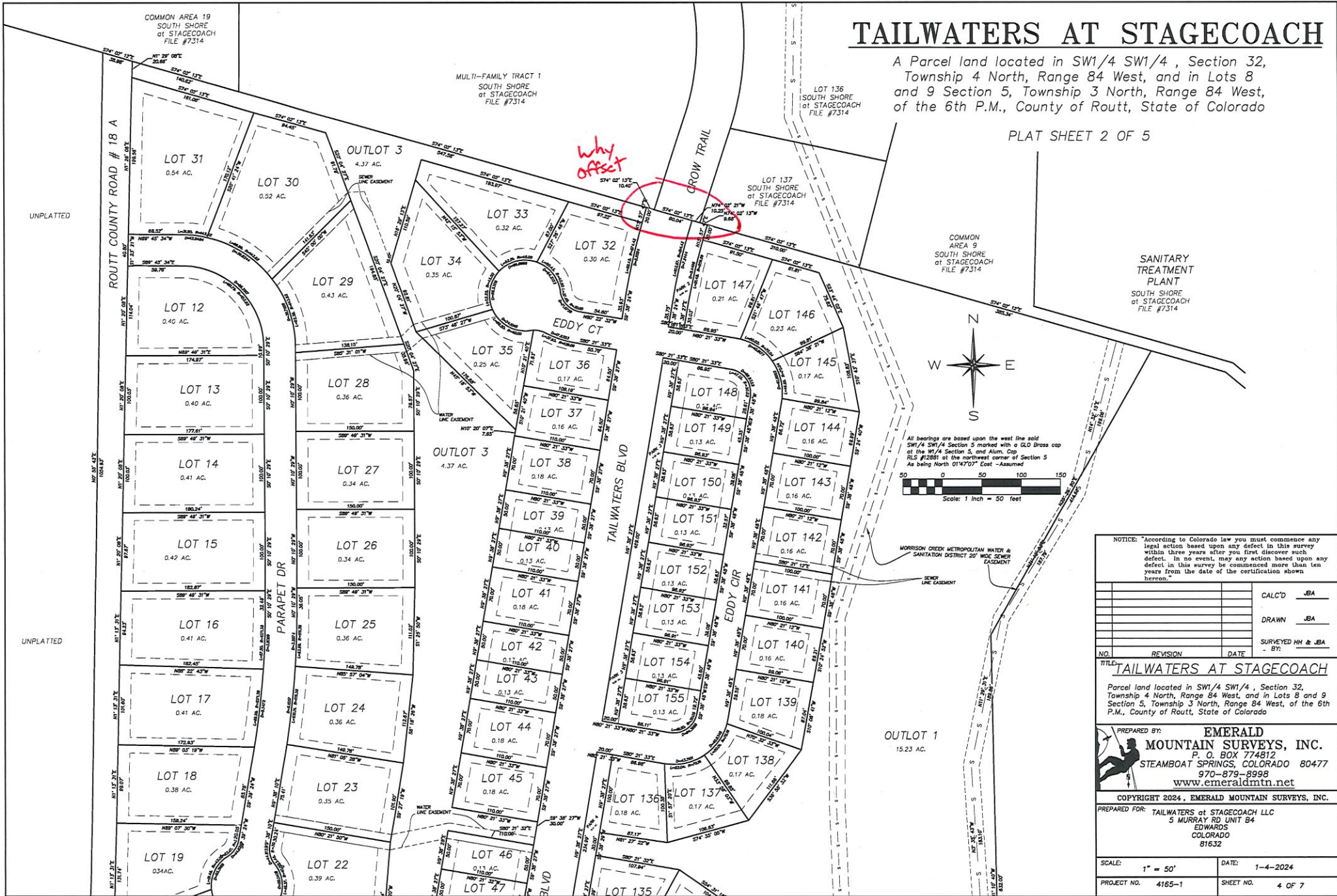


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PLOT DATE/TIME: 1/11/2024 3:26 PM  
PLOTTER: SW OTERO  
PLOT STYLE: 816000.DSWANUPR.DWG

# TAILWATERS AT STAGECOACH

A Parcel land located in SW1/4 SW1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado

PLAT SHEET 2 OF 5



All bearings are based upon the west line said SW1/4 SW1/4 Section 5 marked with a G.L.O. Brass cap of the NW1/4 Section 5, and Alum. Cap RLS #12881 at the northwest corner of Section 5 As being North 01°47'07" East - Assumed

NOTICE: "According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

CALCD	JSA
DRAWN	JSA
SURVEYED	JSA
BY	BY

**TITLE** TAILWATERS AT STAGECOACH

Parcel land located in SW1/4 SW1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado

PREPARED BY: **EMERALD MOUNTAIN SURVEYS, INC.**  
 P. O. BOX 774812  
 STEAMBOAT SPRINGS, COLORADO 80477  
 970-879-8998  
[www.emeraldmtn.net](http://www.emeraldmtn.net)

COPYRIGHT 2024, EMERALD MOUNTAIN SURVEYS, INC.  
 PREPARED FOR: TAILWATERS AT STAGECOACH LLC  
 5 MURRAY RD UNIT B4  
 EDWARDS  
 COLORADO  
 81632

SCALE:	1" = 50'	DATE:	1-4-2024
PROJECT NO.	4165-1	SHEET NO.	4 OF 7

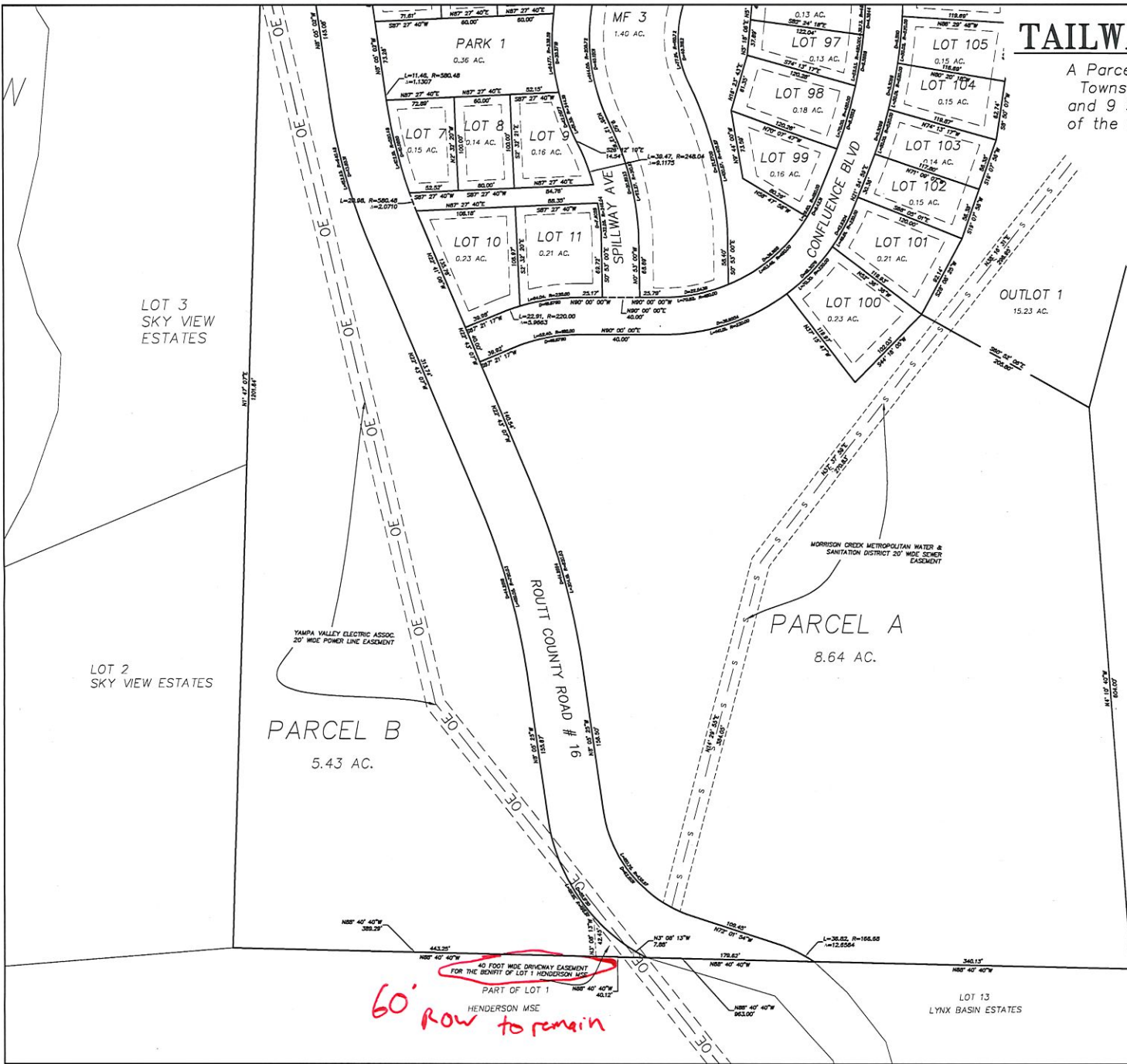
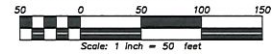
# TAILWATERS AT STAGECOACH

A Parcel land located in SW1/4 SW1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado

PLAT SHEET 5 OF 5



All bearings are based upon the west line sold SW1/4 SW1/4 Section 5 marked with a GLO Brass cap at the NW1/4 Section 5, and Alum. Cap RLS #12821 at the northwest corner of Section 5 As being North 01°47'07" East - Assumed



*60' ROW to remain*

NOTICE: "According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

CALC'D	JSA
DRAWN	JSA
SURVEYED BY	JSA

TITLE: **TAILWATERS AT STAGECOACH**  
 Parcel land located in SW1/4 SW1/4, Section 32, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado

PREPARED BY: **EMERALD MOUNTAIN SURVEYS, INC.**  
 P. O. BOX 774812  
 STEAMBOAT SPRINGS, COLORADO 80477  
 970-879-8998  
[www.emeraldmtn.net](http://www.emeraldmtn.net)






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 PREPARED FOR: TAILWATERS AT STAGECOACH LLC  
 5 MURRAY RD UNIT B4  
 EDWARDS  
 COLORADO  
 81632

SCALE: 1" = 50'	DATE: 1-4-2024
PROJECT NO. 4165-1	SHEET NO. 7 OF 7

# LOTTING PLAN

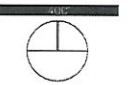
Preliminary Plan Submittal

Saltbox Custom Homes Inc.

-  Saltbox Property Boundary
- LOTS**
-  Single Family
-  Duplex
-  Multi-Family
-  Commercial

-  Overhead Powerline
-  Sewer Line & Easement
-  Wetland

DATE	03-12-2024	BY	WZP
SCALE	1 / 1		
State Plane - Colorado North (US Feet)			
North American Datum 1983 (NAD83)			
DATE	03-12-2024		



The product of the information, drawings and maps are not to be used for any other purpose without the express written consent of the engineer. The engineer is not responsible for any errors or omissions in the information, drawings and maps. The engineer is not responsible for any errors or omissions in the information, drawings and maps. The engineer is not responsible for any errors or omissions in the information, drawings and maps.



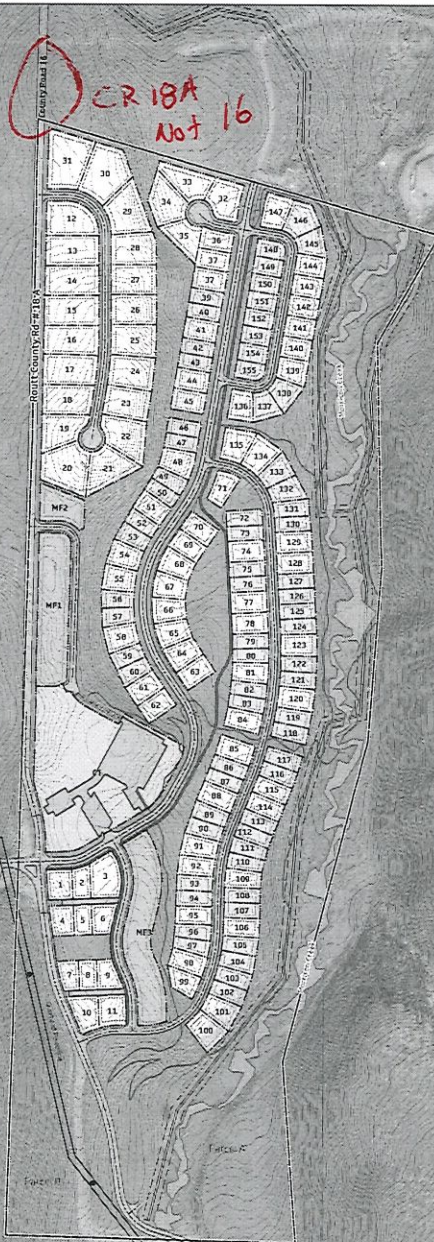
**CONTOUR**

INCORPORATED

www.contourinc.com

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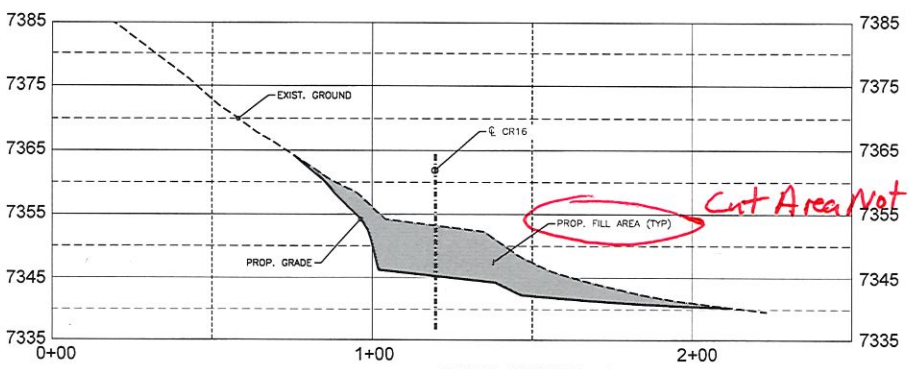
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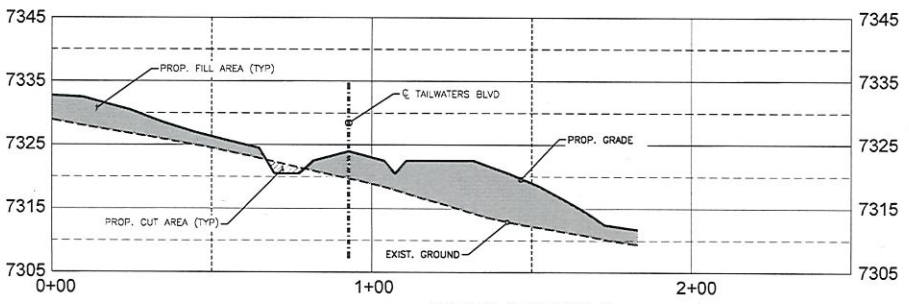
Route 16A  
16 Not 16A

CR 18A  
Not 16

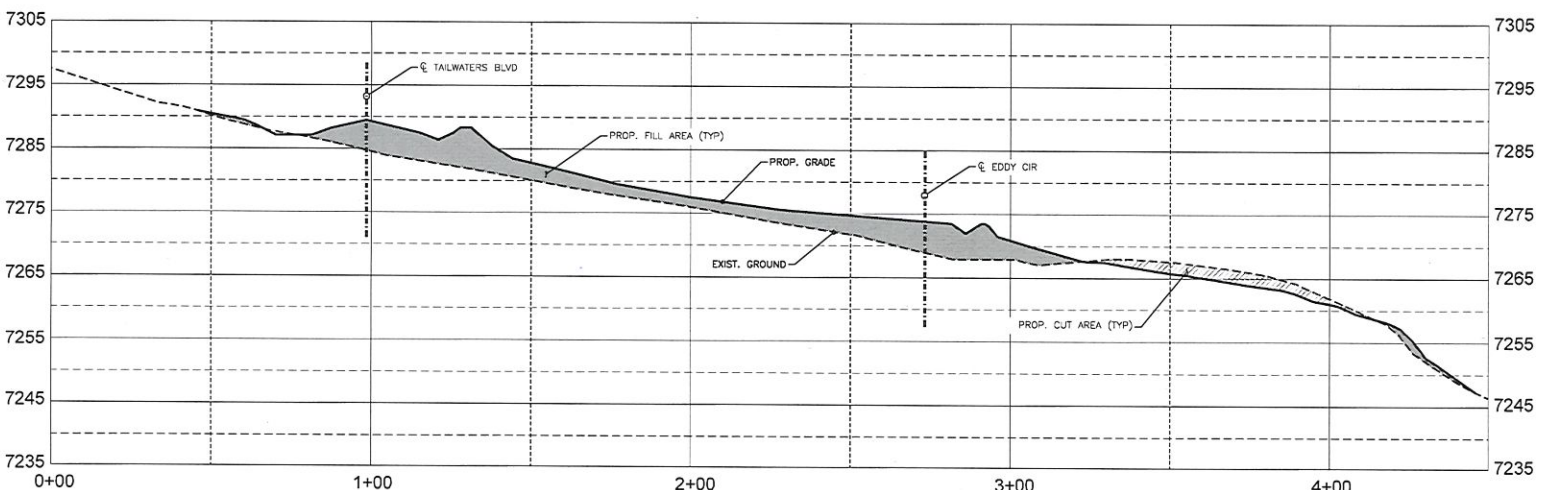
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 PLOT DATE/TIME: 1/11/2024 3:25 PM  
 PLOT STYLE: B14600D\_STANDARD.CTB



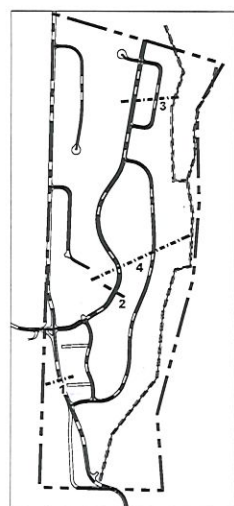
CROSS SECTION 1



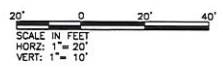
CROSS SECTION 2





CROSS SECTION 3



CROSS SECTION KEY MAP



OWNER:	TAILWATERS AT STAGECOACH, LLC
PLANNER:	 164 Railroad Ave Mintum, CO 81645 (970) 239-1495 <b>CONTOUR</b> <small>LANDSCAPE ARCHITECTS</small>
ARCHITECT:	
LANDSCAPE ARCHITECT:	
	<b>NOT FOR CONSTRUCTION</b>
ENGINEER:	<b>NKE</b> 7638 S Crocker Ct Littleton, CO 80120 (970) 445-8810
	
ISSUE DATE:	01/11/24 PRELIMINARY PLAN SUBMISSION
DESCRIPTION:	
DRAWN BY:	S. OTERO
SHEET TITLE:	TYPICAL SITE PLAN SECTIONS
SHEET NUMBER:	TPSP1