Reviewed for Code Compliance

08/08/2025

THE PRIVATE ACCESS EASEMENT RECORDED IN BOOK 339, PAGE 192 OF ROUTT COUNTY RECORDS, LOCATED 30.0' NORTH OF SOUTHERLY PROPERTY LINE OF PARCEL B (A.K.A. "DOUGHERTY ROAD") SHALL BE DEDICATED TO THE PUBLIC UPON NOTIFICATION BY THE CITY OF STEAMBOAT SPRINGS IN ORDER TO PROVIDE ACCESS TO ANY OTHER PARCELS THAT MIGHT BE SERVED BY THE ACCESS IN THE FUTURE.

LOT 1
WILLOWGREEN SUBDIVISION
MT WERNER WATER & SANITATION
TOTAL 12.69 ACRES

RIVERPLACE SUBDIVISION

30'-0" EASEMENT AND R.O.W.

20'-0" ACCESS & UTILITY EASEMENT

DOUGHERTY ROAD

N87°44'01"E 653.06'

EXISTING RETAINING WALL PER AERIAL IMAGERY

20'-0" UTILITY EASEMENT

NOTE: WIDENING OF HWY 40 FOR SOUTHBOUND TURN LANE NOT IN SCOPE OUTLINED HEREIN. SEE ADDITIONAL INFORMATION BY LANDMARK CONSULTANTS, INC.

FUTURE MONUMENT SIGN NOT PART OF SCOPE

EASEMENT

FIRE ACCESS MOUNTABLE CURB

FIRE ACCESS ROAD

EXISTING POND
6760.0'

EXISTING RETAINING WALL PER AERIAL IMAGERY

DOUGHERTY PARCEL "B"
REC # 679486
UNPLATTED
TR IN SE4SW4 SEC 28-6-84
TOTAL 5.0 ACRES

GAS METER

EXISTING BUILDING
6769.8'

HATCHED AREA INDICATES UN-DELINEATED WETLAND. NO DISTURBANCE TO WETLANDS.

HIGHWAY 40
(SOUTH LINCOLN AVENUE)

S00°01'13"W 545.22'

N00°01'13"E 545.22'

EXISTING BUILDING
6768.8' (100-0")

25'-0" FRONT SETBACK

FEMA FLOOD ZONE X
FEMA FLOOD ZONE AE

ELEC. METER

ELEC.

100 YR WSEL = 6767'

25'-0" REAR YARD SETBACK

15'-0" REAR YARD ACC. SETBACK

EXISTING DRIVEWAY

EXISTING PARSONAGE
6769

FENCED YARD

TRASH ENCLOSURE THIS AREA

EXISTING BUILDING
6769.3' (100-0")

S87°44'01"W 653.06'

8'-0" SIDE YARD SETBACK PER DPF-09-11

AREA OF SCOPE OF WORK

25'-0" SIDE YARD SETBACK

8'-0" PAVED SIDEWALK

DOUGHERTY PARCEL "A"
UNPLATTED
TR IN NE4NW4 SEC 33-6-84
TOTAL 4.3 ACRES

CITY ZONING: CC

NOTE: EXISTING SITE CONDITIONS TO REMAIN WITHOUT MODIFICATION THIS PROJECT

N

0 30 60

1 SITE PLAN
SCALE: 1" = 30'

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APEX ARCHITECTURE
PO BOX 77787
STEAMBOAT SPRINGS, CO 80477
PH: 720-934-9960
adams@apex-architect.com

STATE OF COLORADO
BRIAN S. ADAMS
ARC.00403036
07/29/2025
LICENSED ARCHITECT

A Remodel for

STEAMBOAT CHRISTIAN CENTER

821 DOUGHERTY ROAD
TR IN SE4SW4 SEC 28-6-84, TOTAL 5 ACRES
STEAMBOAT SPRINGS
ROUTT COUNTY, CO

REVISIONS:
CURRENT REVISION:

ISSUE	DATE	CHANGE

ISSUE DATE: 07/29/2025
PERMIT

PROJECT NO: 25011

SHEET TITLE:
SITE PLAN

SHEET NO:
A1.0