NOT FOR CONSTRUCTION

LOT 1
INDIAN MEADOWS
FILING NO. 3
3.875 ACRES
168,808 SF

PROPOSING A 30' WIDE PARTIAL EASEMENT VACATION OF THE PUBLIC ACCESS, UG UTILITY, & EMERGENCY VEHICLES ACCESS EASEMENT.

PROPOSING A 15' WIDE PARTIAL EASEMENT VACATION OF THE PUBLIC UTILITY EASEMENT.

MAINTAIN PORTION OF EASEMENT FOR ELECTRICAL SWITCHGEAR AND OTHER UTILITY CONNECTION POINTS IN-BETWEEN FUTURE HOTELS.

HOTEL SIGN

20'x20' SIGN EASEMENT

8' SIDEWALK/TRAIL

ELECTRIC PEDESTAL

20.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

OUTDOOR LIGHTPOLES (TYP.)

50.0' LANDSCAPE BUFFER & PUBLIC UTILITY EASEMENT PER PLAT

EXISTING FIBER OPTIC & ELECTRICAL LINES

35.0' WIDE PUBLIC UTILITY EASEMENT

50.0' WIDE PUBLIC ACCESS, UNDERGROUND UTILITY & EMERGENCY SERVICE VEHICLE ACCESS EASEMENT

EX SIGN TO BE REMOVED

ELECTRICAL SWITCHGEAR

HOTEL B
(~80) GUEST ROOMS

HOTEL A
(~80) GUEST ROOMS
(8) EMPLOYEE ROOMS

15.0' WIDE UTILITY EASEMENT

CONNECT TO EX 8' SIDEWALK

EX. FIRE HYDRANT ASSEMBLY

HOMEWOOD SUITES MAIN ENTRANCE

NEW 8' SIDEWALK CONNECTION

ONLY

CITY BUS STOP

10' WIDE SNOW REMOVAL & UTILITY EASEMENT

STONE LANE

8.0' WIDE SIDEWALK (TYP.)

80.0' WIDE RIGHT OF WAY FOR STONE LANE

8' WIDE SIDEWALK (TYP.)

DRIVE AISLE CL (TYP)

PARKING STALLS ARE 9'X18' (TYP)

Site plan has not been reviewed. Show fire truck turning plan with future development application.

PROPERTY LINE

sidewalk/parking location will be reviewed with development plan- as shown parked vehicles will likely encroach over trail.

STORM PEAK APTS

REMOVE EX TREE

DEMO EX STRUCTURE

FPSE PROPOSED 8' TRAIL EXTENSION ON FAIRFIELD INN LOT, SEE OWNER AGREEMENT

DEMO EX STRUCTURE

FEMA FLOODPLAIN BOUNDARY

ZONE X
ZONE AE

BASE FLOOD ELEVATION CROSS SECTIONS BY WOHNRADE ENGINEERING (TYP.)

LANDSCAPE ISLAND (TYP)

EX ASPHALT (TYP)

MAINTAIN 45' RADIAL AREA OF EX ASPHALT TURNAROUND UNTIL STONE LANE BRIDGE EXTENSION IS CONSTRUCTED

Include a sheet showing the truck and bus plowing radius is accomodated by proposed 45 ft diameter

FUTURE 8' SIDEWALK WHEN STONE LANE BRIDGE IS BUILT

STUB

R45.0'

90°

20'

8.0'

BFE=6763.75

8" SEWER MAIN & EASEMENT

HOTEL B PARKING LOT (FINAL DESIGN PENDING)

HOTEL A PARKING LOT (FINAL DESIGN PENDING)

BFE=6763.39

MEDIAN

INLET (TYP)

WQ SWALE

PROPOSED 30.0' ACCESS EASEMENT

24.0' THRU ACCESS ROAD

14.1'

24.0'

17.2'

HOTEL SHARED ACCESS

HOMEWOOD SUITES SECONDARY ACCESS CL

LANDSCAPE ISLAND

FUTURE ACCESS ROAD

36.0'

(8) PARALLEL PARKING STALLS 9X18

FUTURE EXTENSION CL

EXISTING WETLANDS (TYP.)

<1,000 SQ FT OF WETLANDS TO BE REMOVED

SWALE

5.0' WIDE UTILITY EASEMENT

30.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT

CITY LAND PARCEL A INDIAN MEADOWS SUBDIVISION

FEMA FLOODWAY BOUNDARY

FLOODWAY

BFE=6764.08

STORMWATER OUTFALLS INTO CITY OWNED LAND

TRAIL CULVERT CROSSING & STORMWATER OUTFALL BY BASELINE

CROSS WALK

FPSE PROPOSED 8' TRAIL EXTENSION

END OF TRAIL EXTENSION BY BASELINE

TRAIL EXTENSION ALIGNMENT BY BASELINE

PROPERTY LINE, STEAMBOAT SPRINGS/ INDIAN MEADOWS TOWNHOMES

GENERAL NOTES:

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

HORIZONTAL SCALE
0 20' 40'
SCALE: 1" = 20'
CONTOUR INTERVAL = 1 FT

DATE: 11/30/2021
JOB #: 1448-005
DRAWN BY: SDW
DESIGN BY: JLW
REVIEW BY: RL

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

DRAWING: SITE PLAN

SHEET NO. C3

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

No.	DATE	REVISIONS	INT

LOT 1 INDIAN MEADOWS FILING NO. 3
PHASE I DEVELOPMENT PLAN
LOT 1, INDIAN MEADOWS FILING NO. 3
STEAMBOAT SPRINGS, CO 80487

PLOT DATE: 2/17/2022 8:54 AM BY: JOE WIEDEMEIER CTB: FPSE-BW.CTB
DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 SITE PLAN.DWG