NOT FOR CONSTRUCTION

PHASE 1 - ACCESS ROAD
PHASE 2 - HOTEL A
PHASE 3 - HOTEL B

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.
5' SIDEWALK CONNECTOR TO EX SIDEWALK/TRAIL
8' SIDEWALK/TRAIL
50.0' LANDSCAPE BUFFER & PUBLIC UTILITY EASEMENT PER PLAT
20.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT
35.0' WIDE PUBLIC UTILITY EASEMENT
ELECTRIC PEDESTAL
OUTDOOR LIGHTPOLES (TYP.)
BASELINE PR 8' SIDEWALK
CONNECT TO EX 8' SIDEWALK
CONNECT TO EX TRAIL
EX. FIRE HYDRANT ASSEMBLY
REMOVE EX SIGN
TRAIL EXTENSION ALIGNMENT
NEW 8' SIDEWALK AND ACCESS REMOVAL
CITY BUS STOP
ONLY
HOTEL B (80) GUEST ROOMS
HOTEL A (80) GUEST ROOMS (8) EMPLOYEE HOUSING ROOMS
15.0' WIDE UTILITY EASEMENT
NWCC TEST PIT
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.)
PARKING STALLS ARE 9'X18' (TYP)
PROPERTY LINE
BUILD 8' TRAIL EXTENSION AS PART OF PHASE I
FAIRFIELD INN
REMOVE EX TREE
LANDSCAPE ISLAND (TYP)
EX ASPHALT (TYP)
8' SIDEWALK EXTENSION WHEN STONE LANE BRIDGE IS BUILT
INSTALL CURB & GUTTER WHEN STONE LANE BRIDGE IS BUILT
REMOVE ASPHALT TURNAROUND WHEN STONE LANE BRIDGE IS BUILT
INSTALL 8" SEWER MAIN AS PART OF PHASE 1
DEMO EX TRASH ENCLOSURE STRUCTURE
DEMO EX MAINT SHED STRUCTURE
PARKING LOT (FINAL DESIGN PENDING)
HOTEL SHARED ACCESS
BRICK MEDIAN
3:1 GRADING OFF EDGE OF ROAD FOR PHASE 1
STORMWATER INLET WILL NOT FUNCTION UNTIL PHASE 3 PARKING LOT CONSTRUCTION. .
TEMPORARY CULVERT CROSSING FOR PHASE 1 AND PHASE 2. ABANDON IN PLACE W/ PHASE 3 CONSTRUCTION.
CONNECT TO FAIRFIELD INN PARKING LOT
EX ACCESS
MAINTAIN 45' RADIAL AREA OF EX ASPHALT TURNAROUND UNTIL STONE LANE BRIDGE IS BUILT
PROPOSED 30.0' ACCESS EASEMENT
24.0' CROSS ACCESS ROAD
INDIAN MEADOWS TOWNHOMES
FUTURE EXTENSION CL FOR STONE LANE BRIDGE
PARCEL A INDIAN MEADOWS SUBDIVISION
EXISTING WETLANDS (TYP.)
5.0' WIDE UTILITY EASEMENT
30.0' UTILITY EASEMENT DEDICATED TO MWW&S BY PLAT
WQ SWALE
STORM WATER OUTFALLS INTO CITY OWNED LAND
CROSS WALK
FPSE PROPOSED 8' TRAIL EXTENSION
END OF TRAIL EXTENSION BY BASELINE
TRAIL EXTENSION ALIGNMENT BY BASELINE
TRAIL CULVERT CROSSING & STORMWATER OUTFALL BY BASELINE
PROPERTY LINE, STEAMBOAT SPRINGS/ INDIAN MEADOWS TOWNHOMES

FOUR POINTS SURVEYING ENGINEERING
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(970)-871-6772
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NO.	DATE	REVISIONS	INT

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

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: PHASING PLAN

SHEET NO.
C6

CTB: FPSE-BW.CTB
PLOT DATE: 3/30/2022 4:10 PM BY: JOE WIEDEMEIER
DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 PHASING PLAN.DWG