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No.	DATE	REVISIONS
1	4/19/22	PER 1ST DRT COMMENTS: 4/22 JUL
2	6/1/24	PER 2ND DRT COMMENTS: 5/25 JUL

**LOT 1 INDIAN MEADOWS
PHASE I 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

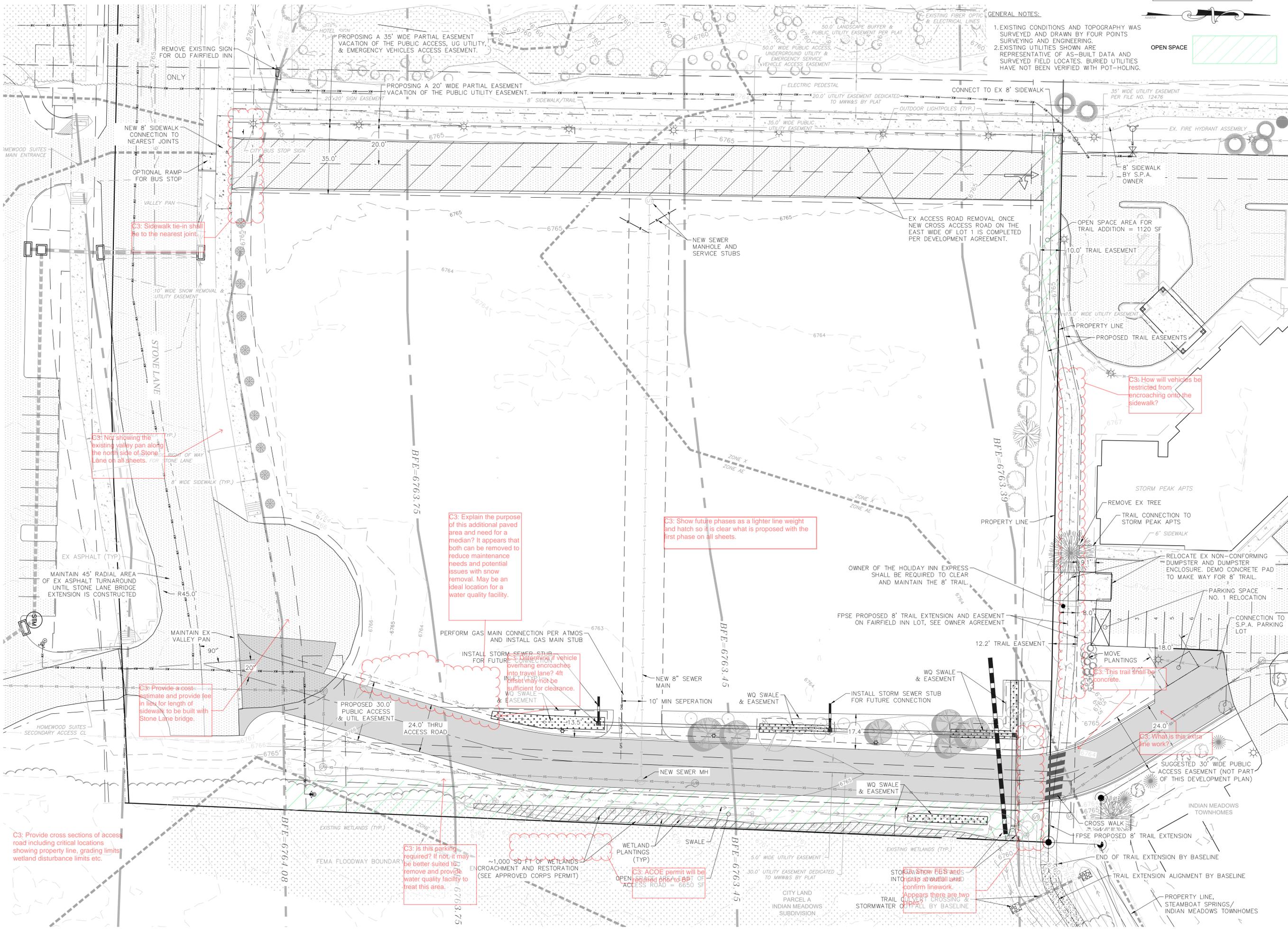
DATE: 11/30/2021
JOB #: 1448-005
DRAWN BY: SDW
DESIGN BY: JLW
REVIEW BY: RL

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

SITE PLAN

DRAWING: SHEET NO. **C3.1**

DRAWING FILE: P:\1448-005 LOT 1 INDIAN MEADOWS F3 HOTELS\FPSE\CONSTRUCTION PLANS\1448-005 SITE PLAN PH1.DWG
PLOT DATE: 7/12/2022 4:09 PM
BY: JOE WIEDMEIER
CIB: FPSE-BM/CIB



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.



C3: Sidewalk tie-in shall tie to the nearest joint.

C3: Not showing the existing valley pan along the north side of Stone Lane on all sheets.

C3: Explain the purpose of this additional paved area and need for a median? It appears that both can be removed to reduce maintenance needs and potential issues with snow removal. May be an ideal location for a water quality facility.

C3: Show future phases as a lighter line weight and hatch so it is clear what is proposed with the first phase on all sheets.

C3: How will vehicles be restricted from encroaching onto the sidewalk?

C3: Provide a cost estimate and provide fee in lieu for length of sidewalk to be built with Stone Lane bridge.

C3: Clarify if vehicle overhang encroaches into travel lane? 4ft offset may not be sufficient for clearance.

C3: This trail shall be concrete.

C3: What is this extra line work?

C3: Provide cross sections of access road including critical locations showing property line, grading limits wetland disturbance limits etc.

C3: Is this parking required? If not, it may be better suited to remove and provide water quality facility to treat this area.

C3: ACOE permit will be required for 100' of access road = 6650 SF

C3: Show EIS and riparian crossing & confirm line work. Appears there are two lines?