MARBLE HILL INDUSTRIAL PARK SUBDIVISION

ELK RIVER ROAD ACCESS OFF DIVINE WAY

FIRST BAPTIST CHURCH

ELK RIVER ROAD

100' ROW

1.5:1 SLOPE

DRAINAGE DITCH

10' WIDE UTILTIY AND SIDEWALK EASEMENT

TR IN LOT 4 SEC 31-7-84 TOTAL 17.85AC

10' WIDE UTILITY EASEMENT

18" CMP CULVERT

DIVINE WAY

OPEN SPACE "C" 0.091 ACRES

136 SF OF LAND TO BE REDEDICATED AS ROW

LOT 1 YVEA SUBD 13.91AC

MARBLE HILL ACCESS

MARBLE CT.

¾ MOVEMENT INTERSECTION CONTROL

DITCH

8' FRONTAGE SIDEWALK

AUXILIARY ACCELERATION LANE

345'

50' WIDE ACCESS EASEMENT

END SIDEWALK

GAME TRAILS DR.

12" WATER MAIN

DRAINAGE DITCH

80.0'

100.5'

89.6'

80.7'

STREET TREES (TYP)

ROW (TYP)

CLEAR VISION ESMT

10' TRAIL & UTIL ESMT

20' WIDE UTIL & DR ESMT

5' SIDE LOT LINE UTIL & DR ESMT (TYP)

ELK RIVER ROAD CL DEDICATION

8' FRONTAGE SIDEWALK

UTILITY PEDS ELEC, COMMS, FIBER, TELE

10' WIDE UTIL & TRAIL ESMT

LOT 1 1.32 AC

LOT 4 1.03 AC

LOT 17 0.56 AC

OPEN SPACE A 1.463 AC (DRAINAGE ESMT)

10' REAR UTILITY & DRAINAGE ESMT

5' SIDE UTIL & DR ESMT (TYP)

OPEN SPACE B 0.455 AC (DRAINAGE ESMT)

FUTURE ROW CL CONNECTION POINT

ø90' CUL-DE-SAC

ø130' TEMPORARY ROW (CUL-DE-SAC ESMT)

10' WIDE REAR UTIL & DR ESMT (TYP)

PLDF #1

PLDF #2

PLDF #3

5' DR & UTIL ESMT

NATURAL DRAINAGE

LOT 16 0.47 AC

LOT 18 0.38 AC

LOT 19 0.54 AC

LOT 20 0.87 AC

LOT 21 0.66 AC

LOT 22 0.52 AC

LOT 23 0.55 AC

LOT 24 3.17 AC

5' SIDE LOT LINE UTIL & DR ESMT (TYP)

8" WATER MAIN

8" SEWER MAIN

LOT 5 0.66 AC

64.0' ROW

BISON WAY

6' S.W.

8' PAVED PARKING

10' WIDE FRONTAGE UTIL ESMT (TYP)

5' SIDE UTIL & DR ESMT (TYP)

64.0' ROW

10.0'

NATURAL DRAINAGE DITCH

START 8" SEWER & END 2" LPS AT MANHOLE

GRIZZLY CT.

LOT 26 0.95 AC

LOT 25 1.27 AC

(STEAMBOAT AIRPORT PARCEL) TR IN 1-6-85 & 36-7-85, AKA PARCELS 2C, 7D, 9, A, D, & E, AND PART OF PARCELS B, 2B & 7A PER PLAT FILE #11243 TOTAL 154.81AC

TR IN NE4SE4 SEC 36-7-85 (AKA PARCEL 3 PER PLAT FILE# 11243) TOTAL: 5.98 AC

LOT 2 0.93 AC

LOT 3 0.67 AC

LOT 6 0.77 AC

8' PAVED PARKING

MANHOLE (TYP)

6' S.W.

STREET TREES (TYP)

LOT 15 0.49 AC

LOT 27 1.19 AC

8" SEWER MAIN

10' WIDE UTIL ESMT

20' WIDE UTIL & DR ESMT

10.0'

12" PVC WATER MAIN

CITY PROPERTY

6' SIDEWALK

80.0'

AIRPORT CIRCLE

10.0'

ACCESS

PED. LIGHT POLE

LOT 14 0.26 AC

LOT 13 0.26 AC

LOT 12 0.25 AC

LOT 11 0.25 AC

LOT 10 0.25 AC

LOT 9 0.25 AC

LOT 8 0.25 AC

LOT 7 0.27 AC

8" WATER MAIN

STREET TREES (TYP)

64.0' ROW

6' SIDEWALK

FIRE HYDRANT (TYP)

OPEN SPACE A 0.044 AC

8" PVC SEWER MAIN & 20' WIDE EASEMENT

LOT 3 AIRPORT SOUTH SUBD (CITY OF SS)

OPEN SPACE B 0.399 AC (DRAINAGE ESMT)

LOT 2 AIRPORT SOUTH SUBD (CITY OF SS)

750' AVIATION EASEMENT MEASURED FROM CL OF RUNWAY REC. NO. 467876, BOOK 724 PAGE 915

640 ft TO CL OF RUNWAY

20.0'

12" DIP WATER MAIN & 20' EASEMENT

10' WIDE/REAR UTIL & DR ESMT (TYP)

AVIATOR GARAGES

6' SIDEWALK

GRIZZLY CT. ACCESS

CROSS WALK & DETECTABLE WARNINGS (TYP)

ACCESS

6' SIDEWALK CONNECTOR

MAIL CARRIER PULLOUT AND CLUSTER BOXES

6' SIDEWALK

12" PVC WATER MAIN

COMMON AREA, HANGARS AT STEAMBOAT CONDOS

5' SIDE LOT LINE UTIL & DR ESMT (TYP)

10' WIDE UTIL & DR ESMT SEWER SERVICE (TYP)

STORM SEWER

STORM INLET

PARKING LOT

(STEAMBOAT AIRPORT PARCEL) PER PLAT FILE #11243 TOTAL 154.81AC

ADJ. BUILDINGS (TYP)

10' WIDE UTIL & DRAINAGE ESMT

18" STORM PIPE

30'X25' SHARED ACCESS ESMT (TYP)

STEAMBOAT SPRINGS AIRPORT (BOB ADAMS FIELD)

RUNWAY

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160 80 0 80 240

(In Feet, 24x36)
1 inch = 80 ft. (24X36 Sheet)
1 inch = 160 ft. (11x17 Sheet)
2 Ft Contour Interval (NAVD 88 Datum)

REVISIONS

No.	Item	Date

Date: 9/23/25	RAIDER DEVELOPMENT, LLC
Drawn: JLW	
Designed: JLW	STEAMBOAT AIRPORT INDUSTRIAL PARK
Scale: 1"=80'	SITE PLAN

COLORADO LICENSED Joseph Wiedamer 0054959 PROFESSIONAL ENGINEER 9/23/2025

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