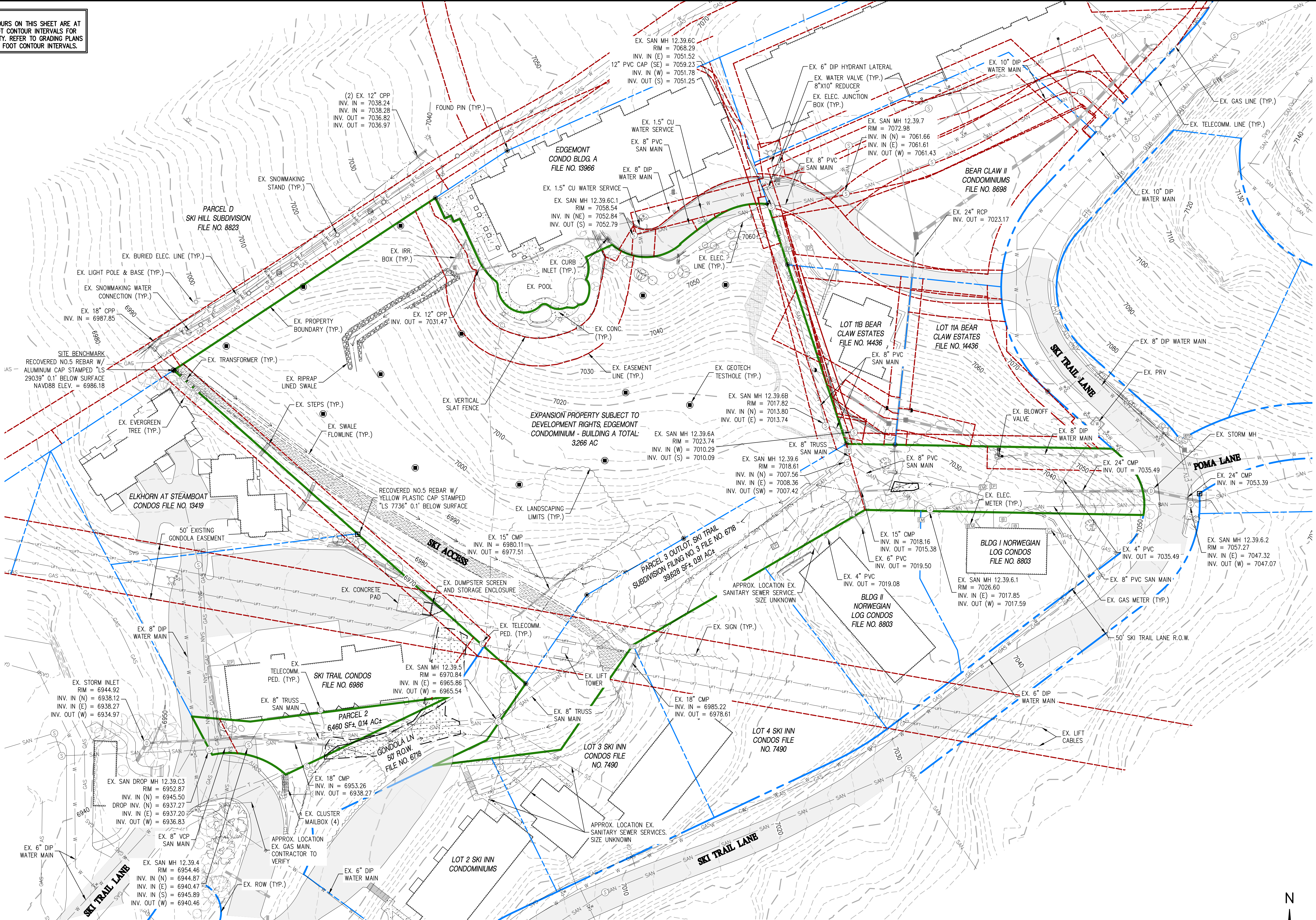


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NOTE:
CONTOURS ON THIS SHEET ARE AT
2 FOOT CONTOUR INTERVALS FOR
CLARITY. REFER TO GRADING PLANS
FOR 1 FOOT CONTOUR INTERVALS.

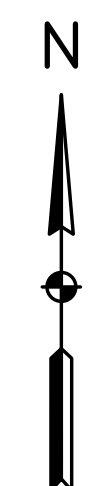
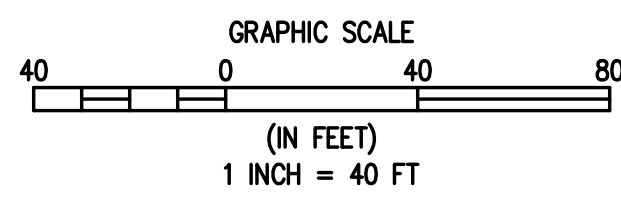


LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENTS
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINES

1
C3 C3

EXISTING CONDITIONS



BASELINE

Engineering - Planning - Surveying

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DESIGNED BY

SMB

DRAWN BY

TJM

CHECKED BY

MRB

DATE

2/29/24

PREPARED BY

SMB

REVISION DESCRIPTION

INITIAL SUBMITTAL FOR CITY REVIEW

ROUTT COUNTY

CITY OF STEAMBOAT SPRINGS

THE ASTRID

2410 SKI TRAIL LANE

EXISTING CONDITIONS

FOR AND ON BEHALF OF

BASELINE CORPORATION

FOR THE CITY OF STEAMBOAT SPRINGS

2/29/24

FOR AND ON BEHALF OF

BASELINE CORPORATION

FOR THE CITY OF STEAMBOAT SPRINGS

2/29/24

INITIAL SUBMITTAL

2/29/2024

DRAWING SIZE

24" X 36"

SURVEY FIRM

LANDMARK, INC.

SURVEY DATE

06/03/22

JOB NO.

C020235

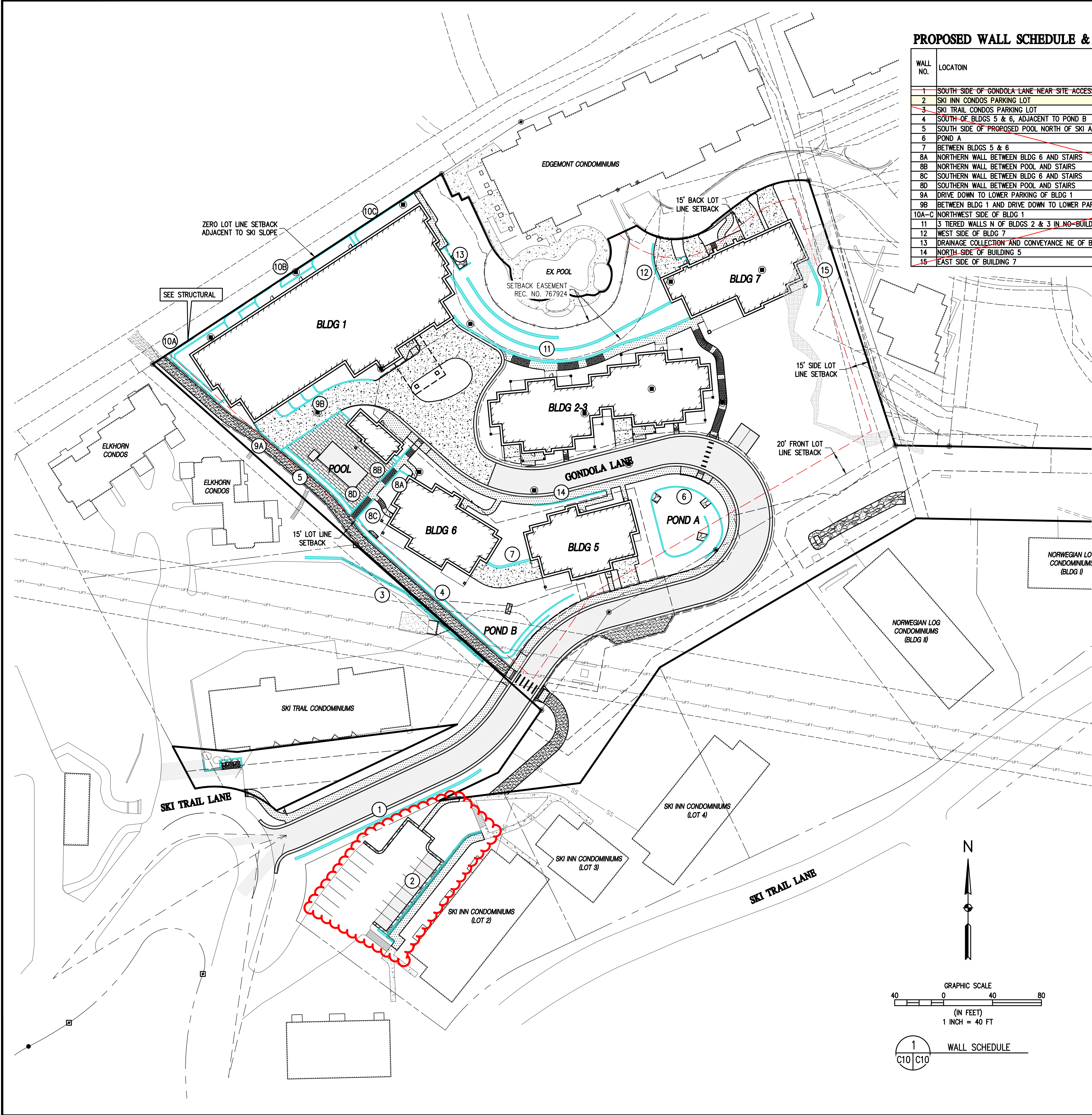
DRAWING NAME

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SHEET

3 OF 64

C3



PROPOSED WALL SCHEDULE & VARIANCE TABLE

WALL NO.	LOCATON	APPROX. MAX. HEIGHT	TYPE OF WALL	WITHIN LOT LINE SETBACK AREA (YES/NO)	WITHIN BUILDING ENVELOPE (YES/NO)	HEIGHT VARIANCE REQUESTED (YES/NO)	TIERED VARIANCE REQUESTED (YES/NO)
1	SOUTH SIDE OF GONDOLA LANE NEAR SITE ACCESS IN ROW	9'±	CIP WITH STONE VENEER	NO	NO	NO	YES
2	SKI INN CONDOS PARKING LOT	10'±	REDI-ROCK	NO	YES	NO	YES
3	SKI TRAIL CONDOS PARKING LOT	10.5'±	REDI-ROCK	YES	NO	YES	YES
4	SOUTH OF BLDGS 5 & 6, ADJACENT TO POND B	8'±	CIP WITH STONE VENEER	YES	YES	YES	NO
5	SOUTH SIDE OF PROPOSED POOL NORTH OF SKI ACCESS TRAIL	10'±	CIP WITH STONE VENEER	YES	YES	NO	NO
6	POND A	6'±	REDI-ROCK	YES	YES	NO	NO
7	BETWEEN BLDGS 5 & 6	11'±	CIP WITH VENEER	NO	YES	NO	NO
8A	NORTHERN WALL BETWEEN BLDG 6 AND STAIRS	6'±	CIP WITH STONE VENEER	NO	YES	NO	NO
8B	NORTHERN WALL BETWEEN POOL AND STAIRS	11'±	CIP WITH STONE VENEER	NO	YES	NO	NO
8C	SOUTHERN WALL BETWEEN BLDG 6 AND STAIRS	7'±	CIP WITH STONE VENEER	NO	YES	NO	YES
8D	SOUTHERN WALL BETWEEN POOL AND STAIRS	10'±	CIP WITH STONE VENEER	NO	YES	NO	YES
9A	DRIVE DOWN TO LOWER PARKING OF BLDG 1	13'±	CIP WITH STONE VENEER	NO	YES	YES	YES
9B	BETWEEN BLDG 1 AND DRIVE DOWN TO LOWER PARKING	5'±	CIP WITH STONE VENEER	NO	YES	NO	NO
10A-C	NORTHWEST SIDE OF BLDG 1	11'±	CIP WITH VENEER	NO	YES	NO	NO
11	3 TIERED WALLS N OF BLDGS 2 & 3 IN NO-BUILD EASEMENT	24'±	CIP WITH STONE VENEER	NO	YES	YES	YES
12	WEST SIDE OF BLDG 7	6'±	REDI-ROCK	YES	YES	NO	NO
13	DRAINAGE COLLECTION AND CONVEYANCE NE OF BLDG 1	5'±	CIP	NO	YES	NO	NO
14	NORTH SIDE OF BUILDING 5	4'±	CIP	NO	YES	NO	NO
15	EAST SIDE OF BUILDING 7	6'±	REDI-ROCK	NO	YES	NO	NO

- NOTES:
- BUILDING ENVELOPE IS CONSIDERED TO BE ALL AREA INSIDE THE LOT LINE SETBACK.
 - WALL 6 IS PROPOSED WITHIN LOT LINE SETBACK AND OUTSIDE OF LOT LINE SETBACK. PORTION WITHIN LOT LINE SETBACK IS LESS THAN 6' IN HEIGHT.
 - WALL 7 IS BEING CONSIDERED AS PART OF THE STRUCTURE OF BUILDINGS 5 & 6 AND NOT APPLICABLE TO CDC SECTION 418 REQUIREMENTS.
 - SEE STRUCTURAL PLANS FOR RETAINING WALL DETAIL AND ARCHITECTURAL PLANS FOR FALL PROTECTION RAILING.

STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE
SECTION 418

418 RETAINING WALLS

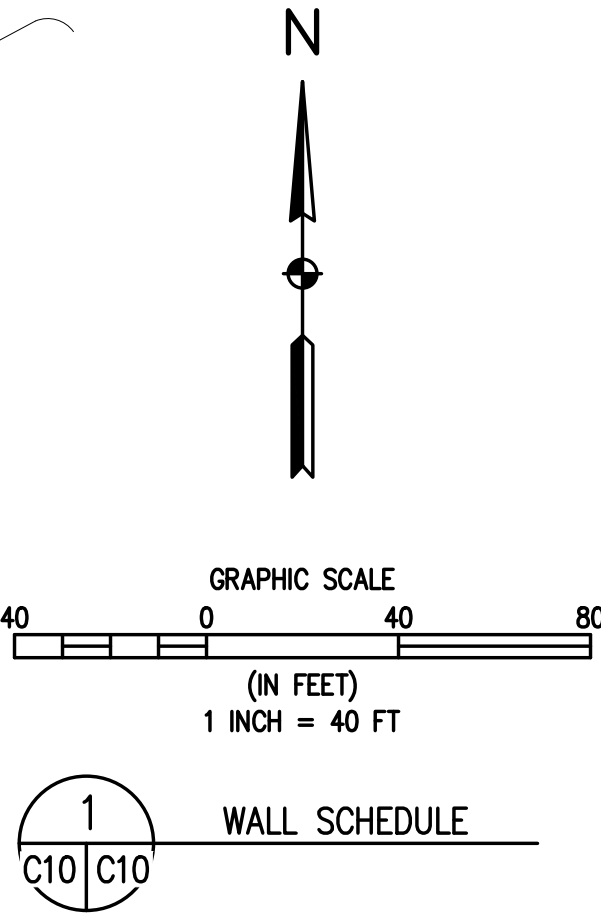
- 418.A Purpose**
Minimize the impact of retaining walls on adjacent properties.
- 418.B Applicability**
Retaining wall standards shall apply to all development in all zone districts unless specifically exempted by this CDC.
- 418.C Standards**
- Retaining walls shall not be located within a drainage or utility easement without an approved revocable permit.
 - The maximum overall height of a retaining wall, as measured from the lowest point of final grade at the base of the retaining wall to the top of the wall, shall be in accordance with Table 418-1.

Table 418-1. Retaining Wall Height

Location	Height
Within Lot Line Setback Area	6' max. ¹
Within Building Envelope	11' max.

¹ Retaining walls exceeding 6 feet in height within a required lot line setback on an existing platted lot may be permitted by the Planning Director upon a finding that the applicant has demonstrated the wall height is necessary to achieve driveway access to the lot.

- Retaining walls over six feet in height shall be designed and constructed with a minimum of two stepped vertical wall segments. Stepped wall segments shall:
 - Not exceed six feet in height; and
 - Have a horizontal offset of at least three feet from the face of each wall segment.



BASELINE

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DESIGNED BY

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DATE

2/29/24

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REVISION DESCRIPTION

INITIAL SUBMITTAL FOR CITY REVIEW

ROUTE COUNTY

ROUTT COUNTY

STEAMBOAT ESQUIAR LP

CITY OF STEAMBOAT SPRINGS

THE ASTRID

2410 SKI TRAIL LANE

WALL SCHEDULE

FOR AND ON BEHALF OF

BASELINE CORPORATION

FOR THE CITY OF STEAMBOAT SPRINGS

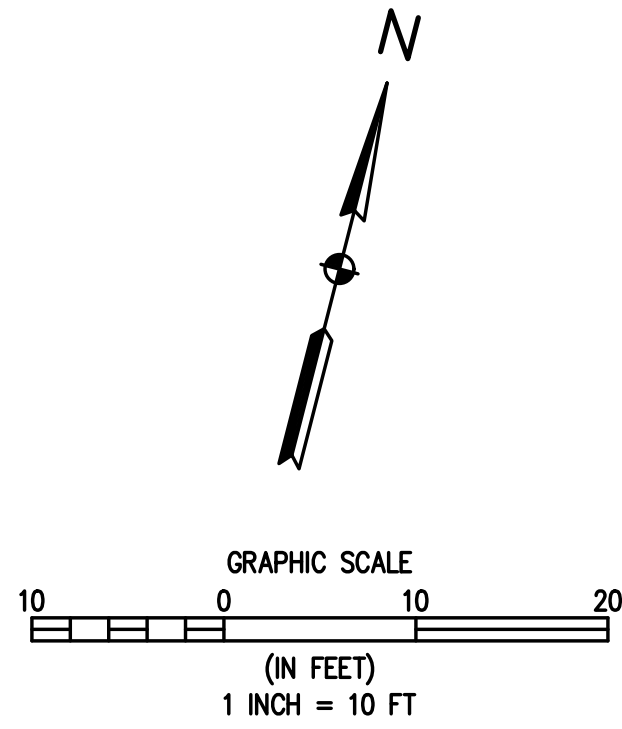
2/29/24

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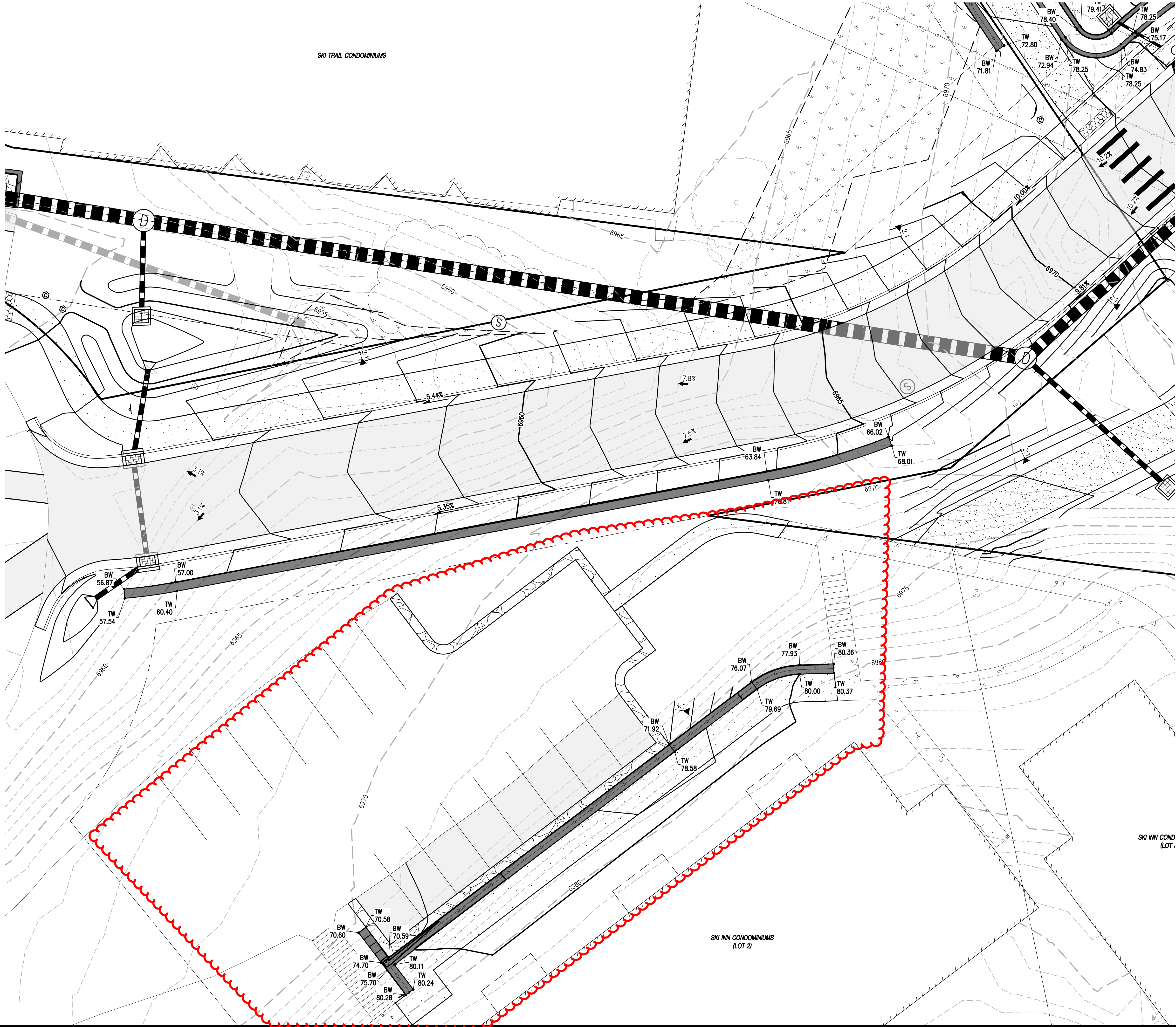
10 OF 64

C10

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1 ENTRANCE WALL - GRADING DETAIL
C18 C18



DESIGNED BY	DATE
SMB	2/29/24
DRAWN BY	
TJM	
CHECKED BY	
MRB	

STEAMBOAT ESQUIAR LP		ROUTT COUNTY	
CITY OF STEAMBOAT SPRINGS		THE ASTRID	
		2410 SKI TRAIL LANE	
		ENTRANCE WALL – GRADING DETAIL	
PREPARED UNDER THE DIRECT SUPERVISION OF			
			
FOR AND ON BEHALF OF BASELINE CORPORATION			
INITIAL SUBMITTAL	2/29/2024		
DRAWING SIZE	24" X 36"		
SURVEY FIRM	SURVEY DATE		
LANDMARK, INC	06/03/22		
JOB NO.	C020235		
DRAWING NAME			
20235 GRADING & DRAINAGE PLAN			
SHEET 18	OF 64	C18	