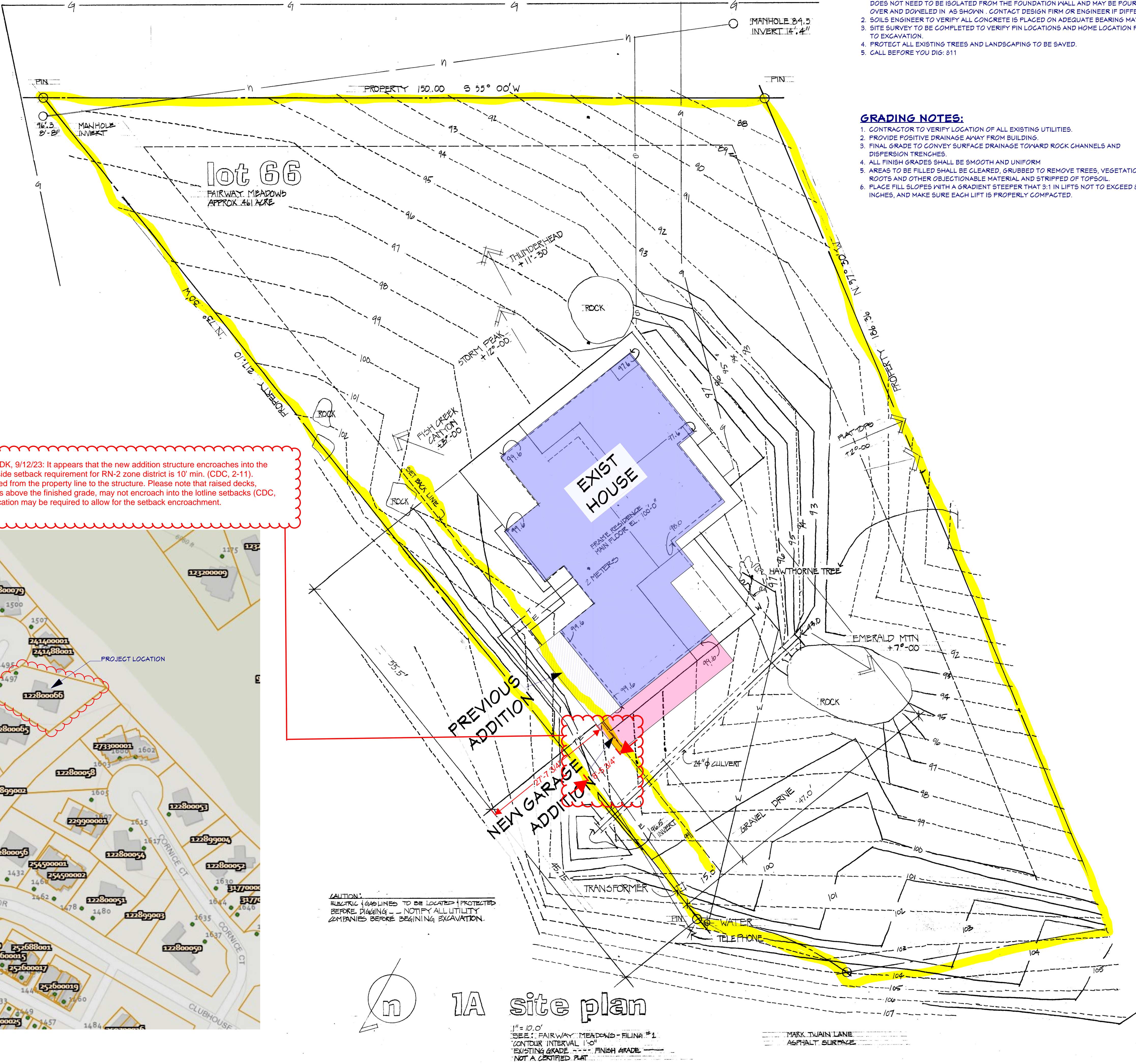




Planning Review Comment, DK, 9/12/23: It appears that the new addition structure encroaches into the side setback standard. The side setback requirement for RN-2 zone district is 10' min. (CDC, 2-11). Lotline setbacks are measured from the property line to the structure. Please note that raised decks, elevated more than 30 inches above the finished grade, may not encroach into the lotline setbacks (CDC, 200.F). An Adjustment application may be required to allow for the setback encroachment.



SITE PLAN NOTES:

1. THE ORIGINAL SOILS REPORT COULD NOT BE LOCATED. OPEN HOLE INSPECTION IS REQUIRED. IT IS ASSUMED THAT THE SOILS ARE NON-EXPANSIVE AND THAT THE SLAB DOES NOT NEED TO BE ISOLATED FROM THE FOUNDATION WALL AND MAY BE POURED OVER AND DOWNEIN IN AS SHOWN. CONTACT DESIGN FIRM OR ENGINEER IF DIFFERENT.
2. SOILS ENGINEER TO VERIFY ALL CONCRETE IS PLACED ON ADEQUATE BEARING MATERIAL.
3. SITE SURVEY TO BE COMPLETED TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION.
4. PROTECT ALL EXISTING TREES AND LANDSCAPING TO BE SAVED.
5. CALL BEFORE YOU DIG: 811

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
4. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

SITE VICINITY MAP

1A site plan

1" = 10.0'
SEE: FAIRWAY MEADOWS - PLINA #1
CONTOUR INTERVAL 100'
EXISTING GRADE - - - FINISH GRADE
NOT A CERTIFIED PLAN

MARK TWAIN LANE
ASPHALT SURFACE

ASCEND
DESIGN & CONSTRUCTION
PO BOX 111151 STEAMBOAT SPRINGS, CO 80411
910.819.6831 E-MAIL: FRANK@ASCENDDAC.COM

SCORZAFAZA GARAGE ADDITION

BETTINA & KEVIN SCORZAFAZA

STEAMBOAT SPRINGS, COLORADO 80487
1495 MARK TWAIN LANE
BUILDER

PROJECT NUMBER: 2022.001
DATE: MARCH 10, 2023
DRAWN BY: FRANK
RELEASE DATE:

PERMIT SET

CI

SHEET: 2 of 15