

FOR REVIEW ONLY
NOT FOR CONSTRUCTION



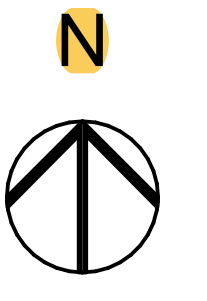
PROFESSIONAL SEAL

RELOCATION OF
MARSHALL HOUSE
1133 OAK STREET
DEVELOPMENT UNIT RIVER HOUSE CONDOMINIUM
Steamboat Springs, Colorado

PROJECT YEAR	
JOB NO.	
DESIGNED BY	
CHECKED BY	
ISSUE DATE	7/31/2024
REVISIONS:	

SITE PLAN
DRAWING NUMBER
A3

CALL OUTS REQUESTED



1) Green Dashed Line: expected limits of grading
2) less than 12" / quantity of earthwork (grading) that will be done during this "phase" of the GF permit

Two Trees removed from ROW.

Property three existing parking spaces is owned by City of Steamboat Springs, there is a use agreement in place with 'smell that Bread' for use of parking to accommodate commercial use. Property lines are accurate and accounted for.

Estimate Length of pipe rail to be removed, replaced and reinstalled with welding

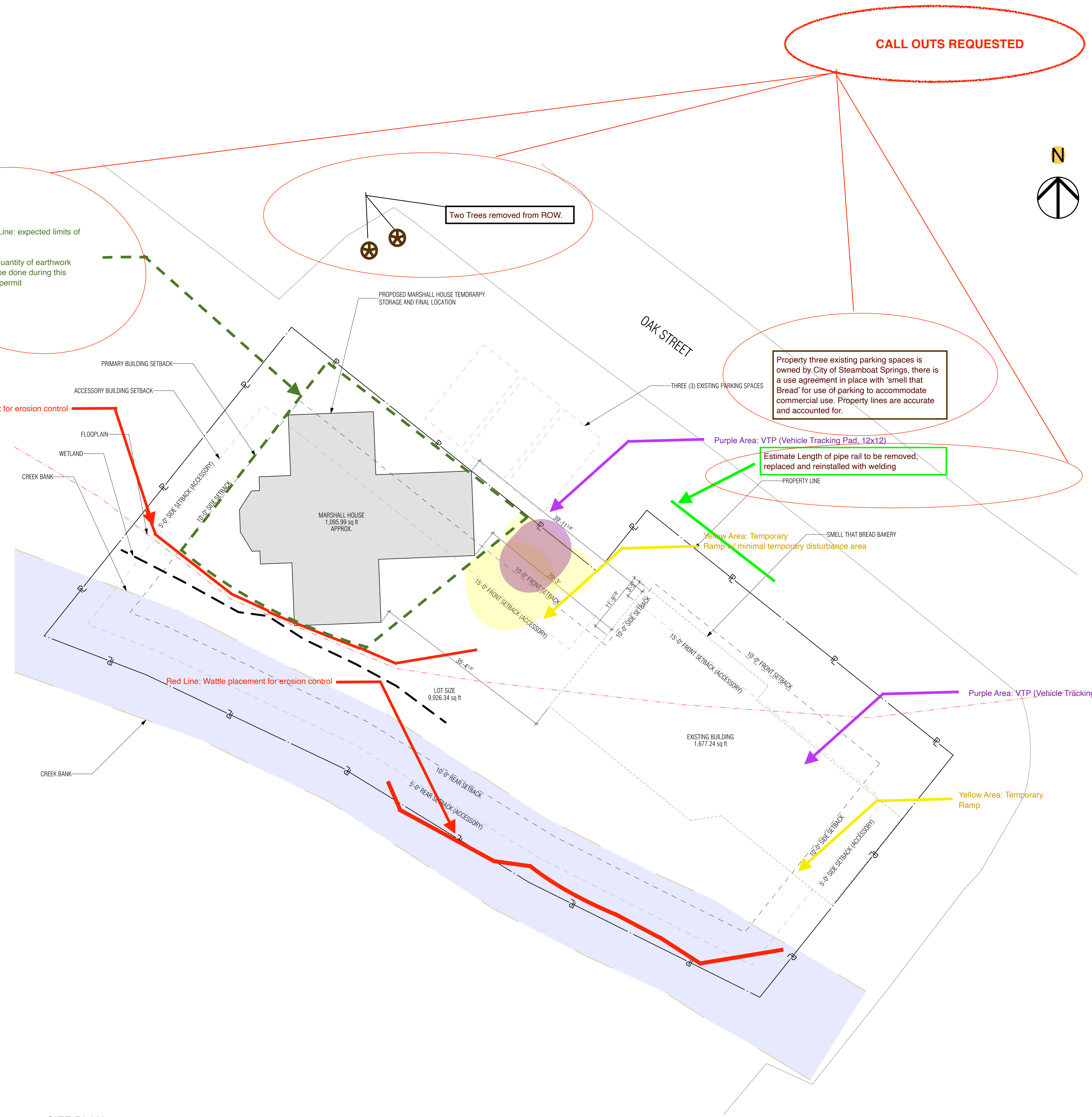
Yellow Area: Temporary Ramp of minimal temporary disturbance area

Purple Area: VTP (Vehicle Tracking Pad, 12x12)

Yellow Area: Temporary Ramp

Red Line: Wattle placement for erosion control

Red Line: Wattle placement for erosion control



ZONING INFORMATION

ZONED: COMMERCIAL OAK - TWO (CK-2)

SETBACKS:

- FRONT: 10'-0"
- SIDE: 10'-0"
- REAR: 10'-0"
- FRONT (ACCESSORY): 15'-0"
- SIDE (ACCESSORY): 5'-0"
- REAR (ACCESSORY): 5'-0"

LOT SIZE: 9,926 SF
 LOT COVERAGE: 50%
 EXISTING BUILDING FOOTPRINT: 1,677 SF
 MARSHALL HOUSE FOOTPRINT: 1,179 SF

1 SITE PLAN
SCALE: 1" = 10'

M:\Work\CAD\Projects\12\MarshallHouse\12\MarshallHouse.dwg, 7/31/2024 4:51 PM, AutoCAD 2024, User: mntarch, Plot: 7/31/2024 4:51 PM, Plotter: HP DesignJet T1100, Plot Scale: 1/16" = 1'-0"