# PRELIMINARY PLAT

# FOR

# LOT 1 AND LOT 2 THUNDERHEAD SUBDIVISION

LOCATED IN THE SECTION 22, T6N, R84W, 6TH P.M.; CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

## PROJECT TEAM:

# MAJESTIC







## OWNER MAJESTIC REALTY CO C/O LANDMARK CONSULTANTS, INC

141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 870-9494 ATTN: ERIK GRIEPENTROG, P.E.

#### **ARCHITECT OZ ARCHITECTURE** 3003 LARIMER ST **DENVER, CO 80205** (303) 861-5704 ATTN: LORNE BOURDO

CIVIL ENGINEER LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494 ATTN: ERIK GRIEPENTROG, P.E.

BASE MAPPING SURVEYOR LANDMARK CONSULTANTS, INC. 141 9TH STREET STEAMBOAT SPRINGS, CO 80487 (970) 871-9494 ATTN: JEFF GUSTAFSON, P.L.S.

§ 216

### **UTILITY CONTACT LIST:**

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY OF STEAMBOAT SPRINGS	EMRICK SOLTIS, P.E., CFM	(970) 871.8271
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ATMOS ENERGY	NATHAN CAMPBELL	(970) 819.0988
CENTURY LINK COMCAST	JASON SHARPE ANDY NEWBY	(970) 328.8290 (303) 547.4584
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION

## SHEET INDEX

C.001 - COVER SHEET C.003 - DETAILED EXISTING CONDITIONS EXHIBIT

C.004 - OVERALL EXISTING CONDITIONS AND SLOPE EXHIBIT

C.010 - ANTICIPATED EXISTING CONDITIONS EXHIBIT

C.100 - OVERALL SITE PLAN C.110 - DETAILED SITE PLAN

C.200 - UTILITY PLAN

C.210 - SANITARY SEWER PLAN & PROFILE C.310 - STORM SEWER RE-ALIGNMENT

C.410 - WEST PROMENADE PLAN & PROFILE C.710 - EXISTING EASEMENT EXHIBIT

C.711 - PROPOSED EASEMENT EXHIBIT

- DRAFT FINAL PLAT - COVER

- DRAFT FINAL PLAT

#### **REFERENCE DRAWINGS\***

L.100.1 SITE ILLUSTRATIVE PLAN - SUMMER

SITE PLAN **GRADING PLAN** 

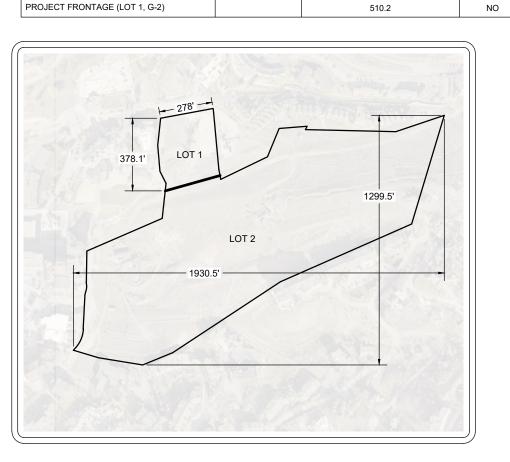
SITE PROFILES SITE LIGHTING PHOTOMETRIC

**BUILDING LIGHTING - CUTSHEETS-1** 

**BUILDING LIGHTING - CUTSHEETS-2 BUILDING LIGHTING - CUTSHEETS-3** 

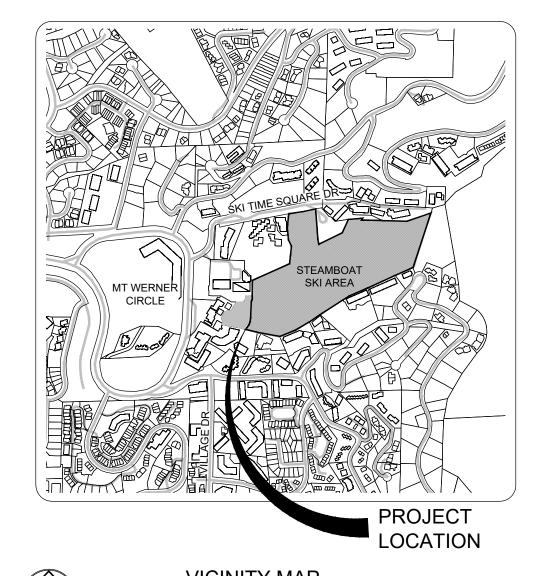
\* THESE REFERENCE DRAWINGS ARE INTENDED TO PROVIDE ADDITIONAL CONTEXT INFORMATION FOR THE BURGESS CREEK PROMENADE. THESE SHEETS REFLECT PROPOSED IMPROVEMENTS FROM DEVELOPMENT PLAN (APPLICATION

#### SUBDIVISION PROJECT SUMMARY TABLE PROJECT SUMMARY TABLE GROSS SITE AREA 30.4 ACRES % OF SITE AREA IN ROW NUMBER OF LOTS VARIANCE? (YES/NO) STANDARDS PROPOSED AVERAGE LOT SIZE (LOT 1, G-2) NO MIN./NO MAX. 2.5 ACRES 2,500 SF MIN./NO AVERAGE LOT SIZE (LOT 2, OR) 27.9 ACRES LOT WIDTH (LOT 1, G-2) 25' MIN./NO MAX. 324.9' LOT WIDTH (LOT 2, OR) 25' MIN./NO MAX. LOT LENGTH (LOT 1, G-2) LOT LENGTH (LOT 2, OR) NO MIN. 1299.5 LOT COVERAGE (LOT 1, G-2) LOT COVERAGE (LOT 2, OR) NO MAX. 2.10 ACRE (SEE SHEET C.110) USEABLE LOT AREA (LOT 2, OR) N/A AVERAGE SLOPE (LOT 1, G-2) AVERAGE SLOPE (LOT 2, OR) N/A BLOCK LENGTHS (LOT 1, G-2) BLOCK LENGTHS (LOT 2, OR) INDIVIDUAL LOT FRONTAGE (LOT 1, G-2) 278.0 NO



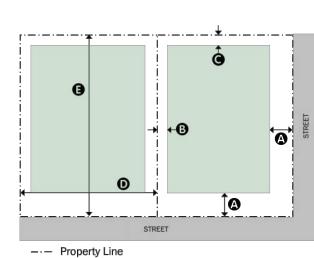
CALL UTILITY NOTIFICATION CENTER OF

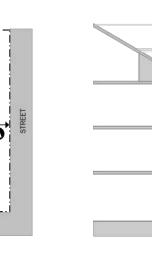






216 ZONE DISTRICT: GONDOLA - TWO 216.A Purpose The Gondola zone districts are mixed-use districts intended to provide areas for resort-oriented, high-intensity commercial uses and high-density residential and lodging uses that are complementary to and supportive of the Base Area. These zone districts allow for design flexibility and creativity and emphasize pedestrian-oriented, interconnected development that creates active public spaces with density and intensity increasing closer to the Base Area. 216.B Dimensional Standards (See below.)





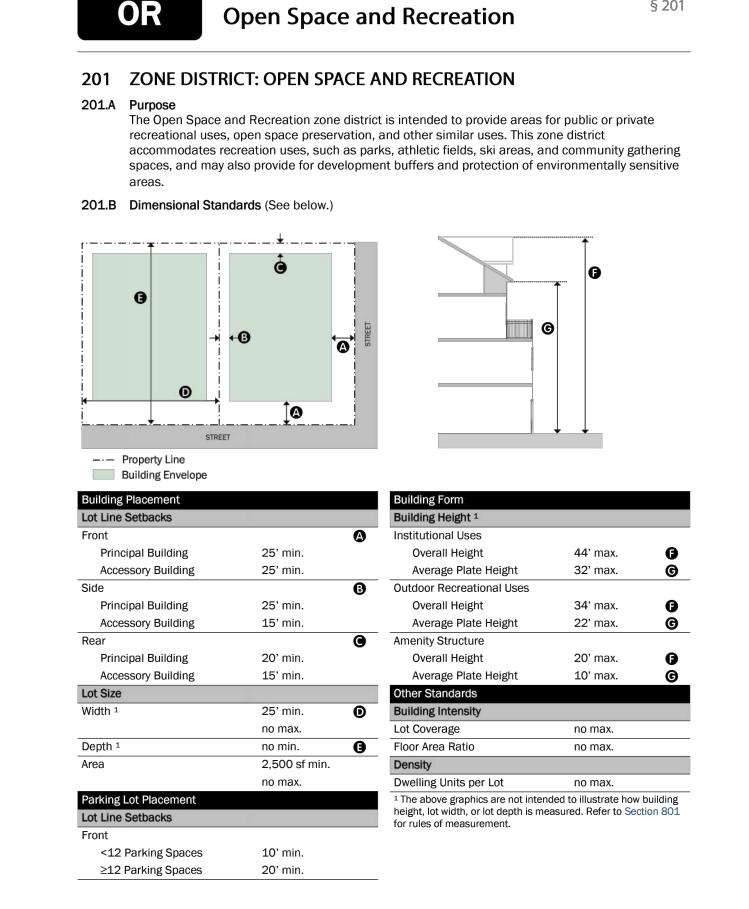
Lot Line Setbacks				
Front				
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.				
Side				
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.				
Rear				
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.				

Building Envelope

Iding Placement			<b>Building Form</b>			
Line Setbacks			Building Height <sup>1</sup>			
nt		<b>A</b>	Overall Height <sup>2</sup>	105' max.		
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.			Other Standards			
			Building Intensity			
			Lot Coverage	65% max.		
e		В	Floor Area Ratio	no max.		
Per the Mountain Town Sub-Area Plan			Density			
requirements to provide public gathering spaces and pedestrian corridors.			Dwelling Units per Lot	no max.		
			<sup>1</sup> The above graphics are not intended to illustrate how building			
ar <b>G</b>			height, lot width, or lot depth is measured. Refer to Section 801 for rules of measurement.			
Per the Mountain Town Sub-Area Plan requirements to provide public gathering spaces and pedestrian corridors.			<sup>2</sup> Significant variation in building height, including differences of multiple stories, is required. Refer to Section 440 for Base Area design standards.			
Size						
Ith <sup>1</sup>	25' min.	•				
	no max.					

no min. no min.

no max.



UNDERGROUND MEMBER UTILITIES.

SHEET

Consultants, Inc. and are not to be used for any type of construction or

sealed by a Professional Engineer in the employ of Landmark Consultants, Inc.

REVIEW

SET