LEGEND

- PROPERTY LINE
- BUILDING SETBACK, LABELED
- EXISTING CONTOUR
- 6700 PROPOSED CONTOUR
- WATERBODY SETBACK
- 500 YEAR FLOODPLAIN / FLOODWAY
- FLOODPLAIN / FLOODWAY
- ORDINARY HIGH WATER, CREEK
- PAVEMENT
- SIDEWALK
- BOULDER RETAINING WALL
- BUILDING FOOTPRINT
- SS SANITARY SEWER
- ELECTRICAL SERVICE
- G GAS SERVICE
- CW WATER SERVICE
- FENCE, EXISTING

N

PROJECT BENCHMARK:
RECOVERED NO. 5 REBAR W/
ALUMINUM CAP STAMPED
"LCI PLS 38569"
FLUSH W/ GROUND
EL = 6715.97'
EASTING: 2627953.45
NORTHING: 1423836.76

NEW ACCESSIBLE PATH TO EXISTING PUBLIC WAY

1143 OAK ST

50' WATERBODY SETBACK

NEW BOULDER RETAINING WALL

EXISTING EDGE OF ASPHALT, OAK STREET

EXISTING CONCRETE SIDEWALK

EXISTING ASPHALT ROW PARKING AREA

NEW GRAVEL PATH, ON GRADE

OAK STREET
90' R.O.W.

ACCESSIBLE ASPHALT PATH

5' SIDE SETBACK

N38° 42' 43"E 60.75'

DN

EXG PORCH

HISTORIC MARSHALL HOUSE
FFE: 6,716.8'
SSA: 6,707'
BASE FLOOD ELEV: 6,706'
1,078.48 sq ft

10' FRONT SETBACK

S51° 22' 33"E 74.89'

S51° 22' 00"E 5.00'

N38° 46' 19"E 15.08'

TRASH ENCL.

RECOVERED NO. 5 REBAR W/
YELLOW PLASTIC CAP STAMPED
"DAD"
FLUSH W/ GROUND

S51° 22' 00"E 75.00'

ZONE X
FLOODPLAIN ZONE AE

FLOODPLAIN ZONE AE
FLOODWAY ZONE AE

RECOVERED NO. 5 REBAR W/
ALUMINUM CAP STAMPED
"DB & CO PLS 13221 15 FT WC"
0.10' ABOVE GROUND

N38° 42' 43"E
14.88'

20.88'

N69° 08' 16"W

41.55'

N64° 37' 01"W

SODA CREEK

BASE FLOOD ELEVATION (BFE) = 6706'

EX OVERHEAD UTILITIES

ROOF OVERHANG - TYP.

ORDINARY HIGH WATER MARK & WETLANDS

EX SEWER SERVICE

FLOODPLAIN / FLOODWAY

500 YR FLOODPLAIN / FLOODWAY

10' REAR SETBACK

29.31'

135 11TH ST
SMELL THAT BREAD
1,848.64 sq ft

10' FRONT SETBACK

41.87'

N58° 29' 07"W

S58° 30' 07"E
20.34'

THIS EDGE OF CREEK GRAPHIC ONLY,
NOT PART OF SURVEY

49.11'

N63° 32' 13"W

S38° 36' 52"W
59.24'

11TH STREET
80' R.O.W.

1 SITE PLAN
SCALE: 1" = 10'

MOUNTAIN ARCHITECTURE DESIGN GROUP
Steamboat Springs, Colorado
111 8TH Street | 970.879.5764 t
mtnarch.com

A City of Steamboat Springs Development Plan Application for

MARSHALL HOUSE

135 11th Street
Development Unit River House Condominium
Steamboat Springs, Colorado

JOB NO. 2505
ISSUE DATE 9/3/2025
REVISIONS:
1 10/30/2025 DRT Comments

SITE PLAN

DRAWING NUMBER
4

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