

ZONE DISTRICT REQUIREMENTS			
PROJECT SUMMARY TABLE		(ZONE DISTRICT: RR-2)	
GROSS FLOOR AREA(a)(b)	184,687 SF		
TOTAL BUILDING FOOTPRINTS	34,140 SF		
UNIT SIZE (GROSS)	APPROX 1,900 SF for SMALLER UNITS, 3,800SF for LARGER UNITS(c)		
NUMBER OF UNITS	35 MIN. ~ 57 MAX.		
ZONING (EXISTING & PROPOSED)	RR-2 (EXISTING / NO CHANGE PROPOSED)		
USE BREAKDOWN	DESCRIPTION	SQUARE FOOTAGE	# OF UNITS
PRINCIPAL USE	RESIDENTIAL	151,584 SF(d)	_____
ACCESSORY USE	PARKING	31,029 SF	-
	AMENITY	2,074 SF	-
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED	VARIANCE? (Y/N)
LOT AREA	NO MIN.	3.27 ACRES (142,363 SF)	-
LOT COVERAGE	65% MAX.	24%	-
FLOOR AREA RATIO	NO MAX.		-
BUILDING HEIGHT	75' MAX.	LESS THAN 75'	-
FRONTAGE AREA HEIGHT	N/A		-
FRONT SETBACK	VARIABLE	VARIABLE	-
SIDE SETBACK	VARIABLE	VARIABLE	-
UPPER STORY SETBACK	N/A		-
REAR SETBACK	VARIABLE	VARIABLE	-
SECOND STORY INTENSITY	N/A		-
PARKING	1 & 0.5 SPACE/UNIT(e)	APPROX. 1.25 ~ 2.00 PER UNIT(f)	-
SNOW STORAGE	1 SF / 2 SF PAVED AREA	_____. SQ. FT(g)	-
ZONING / PROJECT SUMMARY NOTES: a. AREAS ARE BASED ON SBS CDC FLOOR AREA DEFINITIONS. b. BASED ON SBS CDC FLOOR AREA DEFINITIONS, AREA SHOWN DOES NOT INCLUDE THE INDIVIDUAL UNIT DECKS / PATIOS AND THE EXTERIOR STAIRS BETWEEN UNITS 2, 3 & 4. c. n/a d. n/a e. SBS CDC TABLE 300-1 MULTIPLE-FAMILY RESIDENTIAL - ABOVE GROUND = 1 PER DU / UNDERGROUND = 0.5 PER DU f. n/a g. n/a			

SIGNATURE BLOCK

PROPERTY OWNER/ APPLICANT:

SIGNATURE: _____

PLANS PREPARED BY:

SIGNATURE: _____

DIRECTOR OF PLANNING SERVICES:

DIRECTORS _____
NAME: _____
TITLE: _____
SIGNATURE: _____

CONDITIONS OF APPROVAL

CONCEPTUAL DEVELOPMENT PLAN SET FOR:

LEGAL DESCRIPTION:

LOT 1, BEAR CLAW III SUBDIVISION, COUNTY OF ROUTT, STATE OF COLORADO;
EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE MAP OF EDMONT
CONDOMINIUM - BUILDING A RECORDED DECEMBER 16, 2009 UNDER RECEPTION
NO. 694320.

ALSO KNOWN AS:

EDGEMONT PHASE II



PROJECT TEAM

OWNER:

KEVIN STONEBURNER
465 BAYFRONT PLACE
NAPLES, FLORIDA
34102
PHONE: 239-649-8700
EMAIL: kevin@stoneburnercompanies.com

LANDSCAPE:

MGC DESIGN, INC.
MICHAEL CAMPBELL
P.O. BOX 773522
STEAMBOAT SPRINGS, CO.
80477
PHONE: 970-879-7740
FAX
EMAIL: mcampbell@mgcdesign.inc.com

ARCHITECT:

MATT WHEELER
AFFINITY ARCHITECTS
PHONE: 561-750-0445 X. 151
EMAIL: mattw@affinityarchitects.com

APPLICANT/ ARCHITECT:

TOM JARMON
ESA ARCHITECTURE, PLANNING
1919 7TH STREET, BOULDER
CO 80302
PHONE: 303-442-5458
FAX:
EMAIL: tom@esapc.com

CIVIL:

ERIK GRIEPPENTROG
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO.
80487
PHONE: 970-871-9494
CELL: 970-846-2592
EMAIL: erikg@landmark-co.com

APPROVALS

PLANNING SUBMITTAL DATE:

PLANNING COMMISSION:

APPROVAL: _____, 20____

CITY COUNCIL:

APPROVAL: _____, 20____

FINAL DEVELOPMENT PLAN

PLANNING COMMISSION:

HEARING DATE: _____

CITY COUNCIL:

HEARING DATE: _____

PROJECT DATA

OCCUPANCY CLASSIFICATION :

R-2 RESIDENTIAL
(R-1 OCCUPANCY FOR ACCESSIBILITY)
U OCCUPANCY PRIVATE GARAGES

ZONING DISTRICT:

RR-2

CONSTRUCTION TYPE:

TYPE I-B
NFPA 13 FIRE SPRINKLER SYSTEM

PROJECT PHASING:

SHEET INDEX

CDP-01.1 - DEVELOPMENT PLAN COVER SHEET
CDP-03.1 - ELEVATIONS
CDP-03.2 - ELEVATIONS
CDP-03.3 - ELEVATIONS
CDP-03.4 - ELEVATIONS
CDP-03.5 - GLAZING CALC
CDP-03.6 - GLAZING CALC
CDP-03.7 - GLAZING CALC
CDP-03.8 - GLAZING CALC
CDP-10.1 - PLANS
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CDP-11.1 - SECTIONS
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CDP-18.1 - PERSPECTIVES

C.003 - EXISTING CONDITIONS EXHIBIT
C.100 - CONCEPTUAL SITE PLAN
C.200 - CONCEPTUAL UTILITY PLAN
C.300 - CONCEPTUAL GRADING & DRAINAGE PLAN
C.400 - CONCEPTUAL ROADWAY PLAN & PROFILE
C.401 - CONCEPTUAL SWEEP PATH ANALYSIS

L.100 – LANDSCAPE PLAN

EXHIBITS:

1 of 2 – Cover Sheet – ALTA/NSPS Land Title Survey
2 of 2 - ALTA Drawing

NOTICE: DUTY OF COOPERATION

Release of these plans constitutes further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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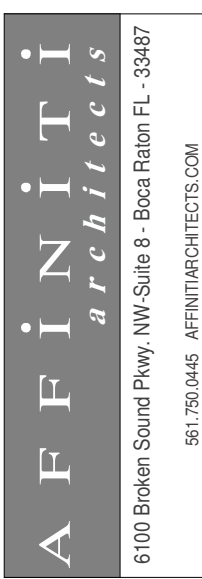
Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date

EDGEMONT PHASE II

2410 Ski Trail Lane,
Steamboat Springs, CO 80487



6100 Broken Sound Pkwy, NW Suite 8 Boca Raton FL 33487
861.750.0445 AFFINITYARCHITECTS.COM



ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO 80302
(303) 442-5458 (303) 442-4745 FAX

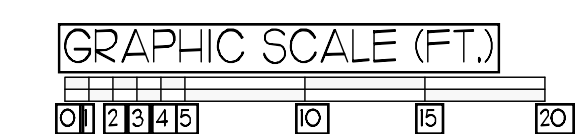
Job Number: 19030
(19006 ESA#)
Date: 11/15/2019
Drawn By: ESA
Checked By: T.J.

Project Phase
PRELIMINARY SUBMITTAL

Sheet Title
FINAL DEVELOPMENT PLAN
COVER SHEET

Sheet Number
CDP-1.1

BALCONY FRONT w/BOTTOM LEVEL PARKING



NOTICE: DUTY OF COOPERATION
 Those of these plans contemplate further action among the owner, his contractor and the architect. Design and construction are complex. Though the architect and his consultants have rendered their services with due care and diligence, they cannot guarantee perfection. Communication is essential and every effort must be made to avoid ambiguity or discrepancy discovered by the use of the plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A contractor who cooperates by a simple notice to the architect and the architect's advice to the owner for the reasons. Changes made from the plans without the aid of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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Steamboat Colorado

AFFINITI
architects

6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITIARCHITECTS.COM

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Number:	19030
By:	
Checked By:	MWW

Project Phase	PRELIMINARY SUBMITTAL
Sheet Title	ELEVATIONS

Sheet Number
CDP-3.1

BUILDING TYPE:
BALCONY FRONT w/BOTTOM LEVEL PARKING



NOTICE: DUTY OF COOPERATION

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Eric Smith Associates, P.C.

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Steamboat Colorado

ERIC SMITH ASSOCIATES, P.C.
 1919 SEVENTH STREET
 SUITE 200
 SEATTLE, WA 98101
 (206) 442-5458 (206) 442-4751 FAX

Number:	19030
By:	
own By:	MWW
acked By:	

Project Phase	PRELIMINARY SUBMITTAL
Sheet Title	ELEVATIONS

Sheet Number
DP-3.2

BUILDING TYPE:
BALCONY REAR w/MID LEVEL PARKING

NOTICE: DUTY OF COOPERATION

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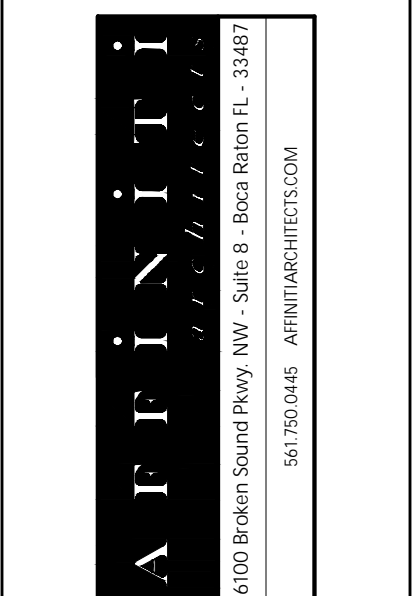
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EDGEMONT PHASE II

Steamboat Colorado



Job Number:	19030
Date:	
Drawn By:	MWW
Checked By:	

Project Phase	PRELIMINARY SUBMITTAL
Sheet Title	ELEVATIONS

Sheet Number

CDP-3.3



GLAZING CALCULATIONS

BUILDING TYPE:

BALCONY FRONT w/BOTTOM LEVEL PARKING

TOTAL ELEVATION:	20,083	S.F.
TOTAL GLAZING:	6,336	S.F.
TOTAL PERCENT:	3.5	%

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Steamboat Colorado

AFFINITI
architects

6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487

561.750.0445 AFFINITIARCHITECTS.COM

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(202) 442-8458 / (202) 442-8745 FAX

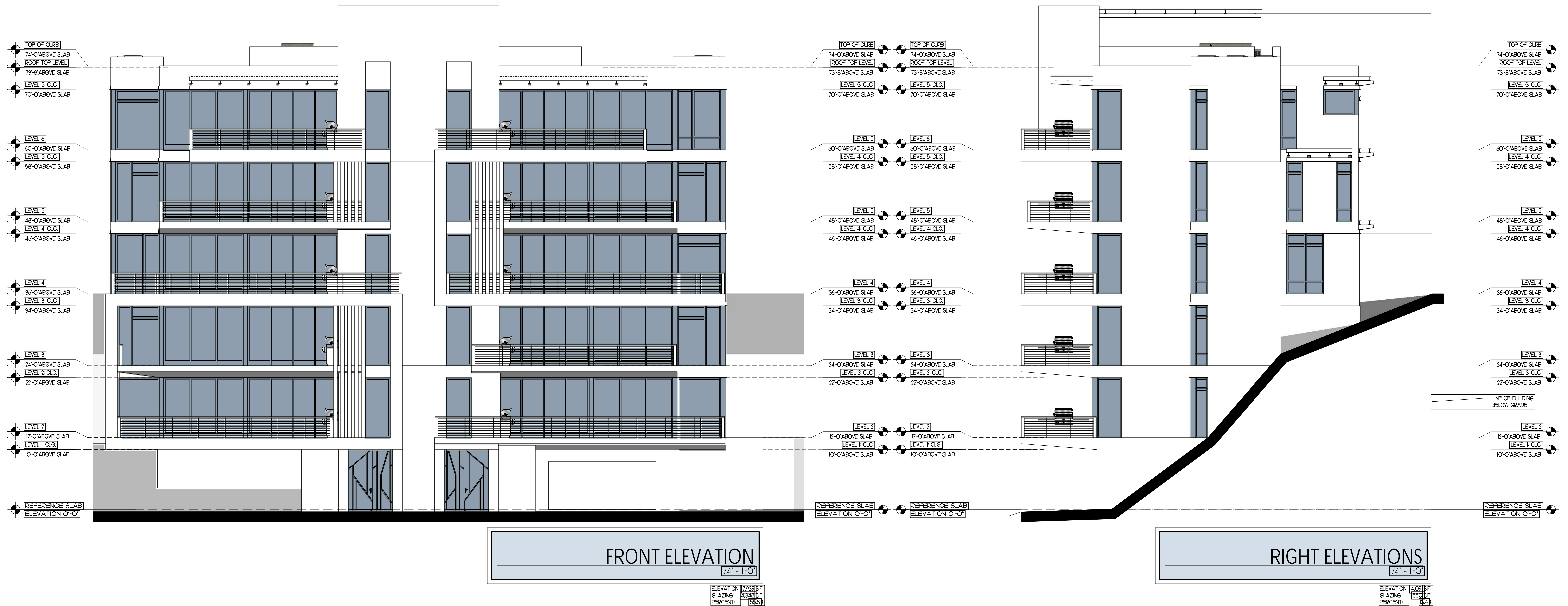
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Re:	
Drawn By:	MWW
Checked By:	

Project Phase
PRELIMINARY
SUBMITTAL

Sheet Title
AMAZING CALCS.

Sheet Number _____

CDP-3.5



BUILDING TYPE:
BALCONY FRONT w/BOTTOM LEVEL PARKING

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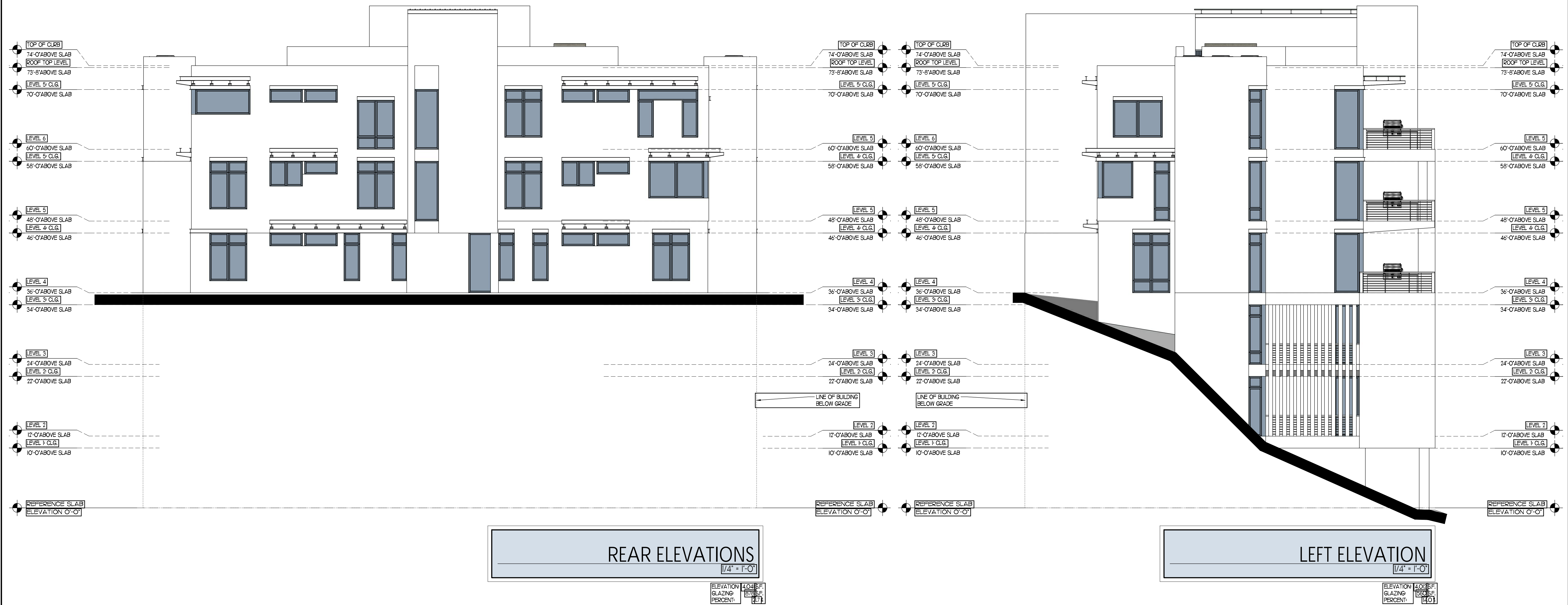
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architects

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561.750.0445 AFFINITYARCHITECTS.COM

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

CDP-3.6



GLAZING CALCULATIONS

BUILDING TYPE:

BALCONY REAR w/MID LEVEL PARKING

TOTAL ELEVATION:	18,514	S.F.
TOTAL GLAZING:	5,321	S.F.
TOTAL PERCENT:	28.7%	

NOTICE: DUTY OF COOPERATION

Because these plans contemplate further action under the owner, his contractor and the architect. Design and construction are complex. Though the architect and his consultants have rendered their services with due care and diligence, the architect warrants that the design is complete and every contingency cannot be anticipated. Ambiguity or discrepancy discovered by the use of the plans shall be reported immediately to the architect. Failure to notify the architect compounds the error and increases construction costs. A contractor who cooperates with the architect in understanding the architect from responsibility for the omissions. Changes made from the plans without the architect's authorization and shall relieve the architect of responsibility for all consequences arising out of such changes.

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1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

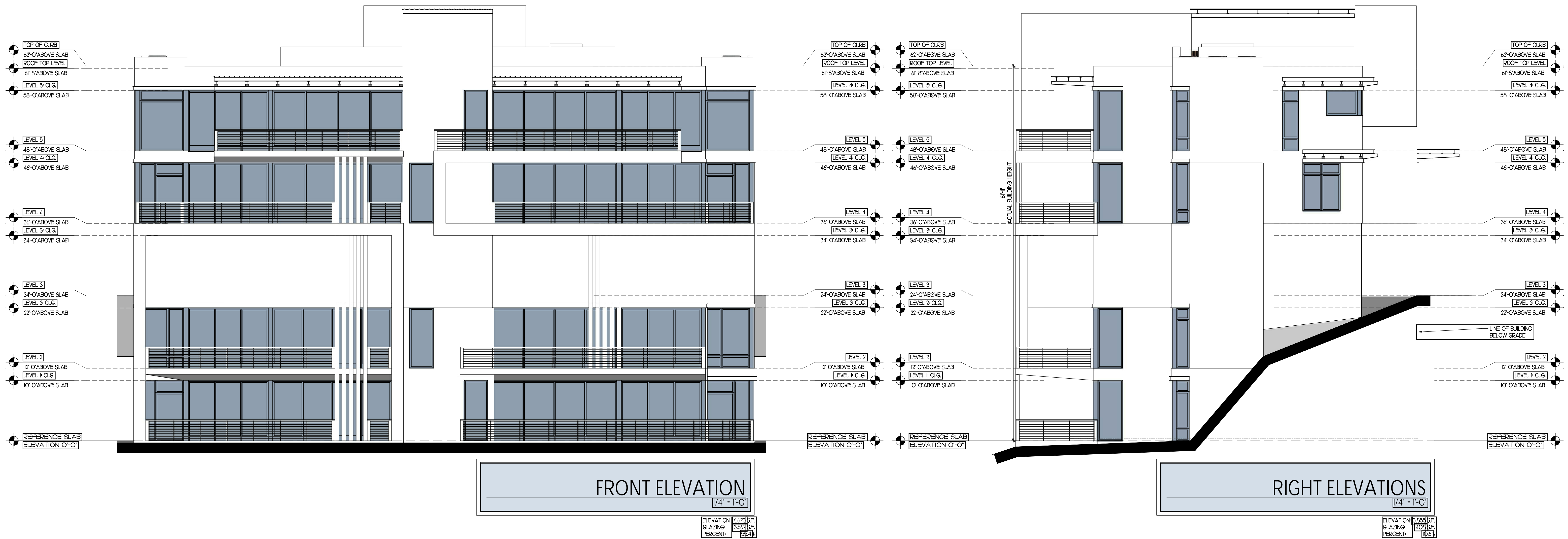
Number:	19030
By:	
Drawn By:	MWW
Checked By:	

Project Phase	PRELIMINARY SUBMITTAL
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Sheet Title
GLAZING CALCS.

Sheet Number

CDP-3.7



BUILDING TYPE:
BALCONY REAR w/MID LEVEL PARKING

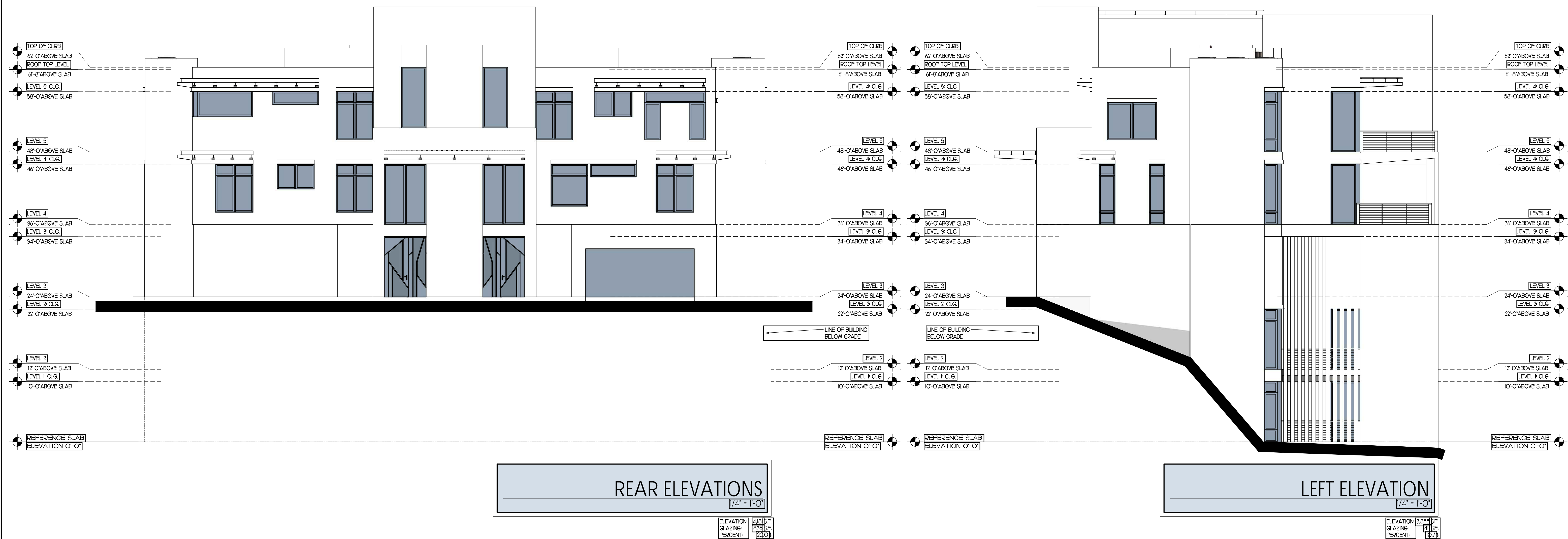
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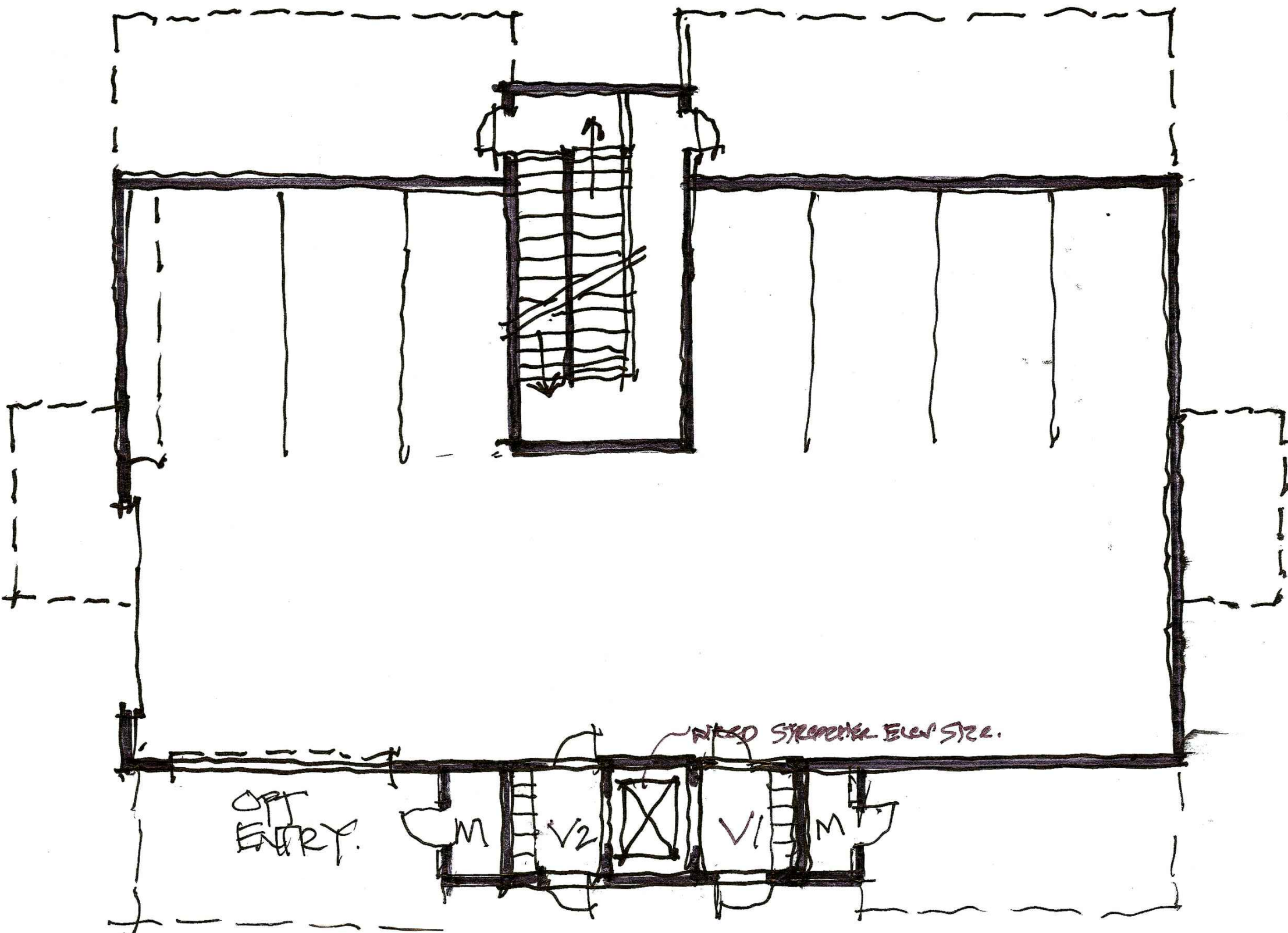
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1919 SEVENTH STREET
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(203) 442-6469 / (203) 442-4745 FAX

CDP-3.8



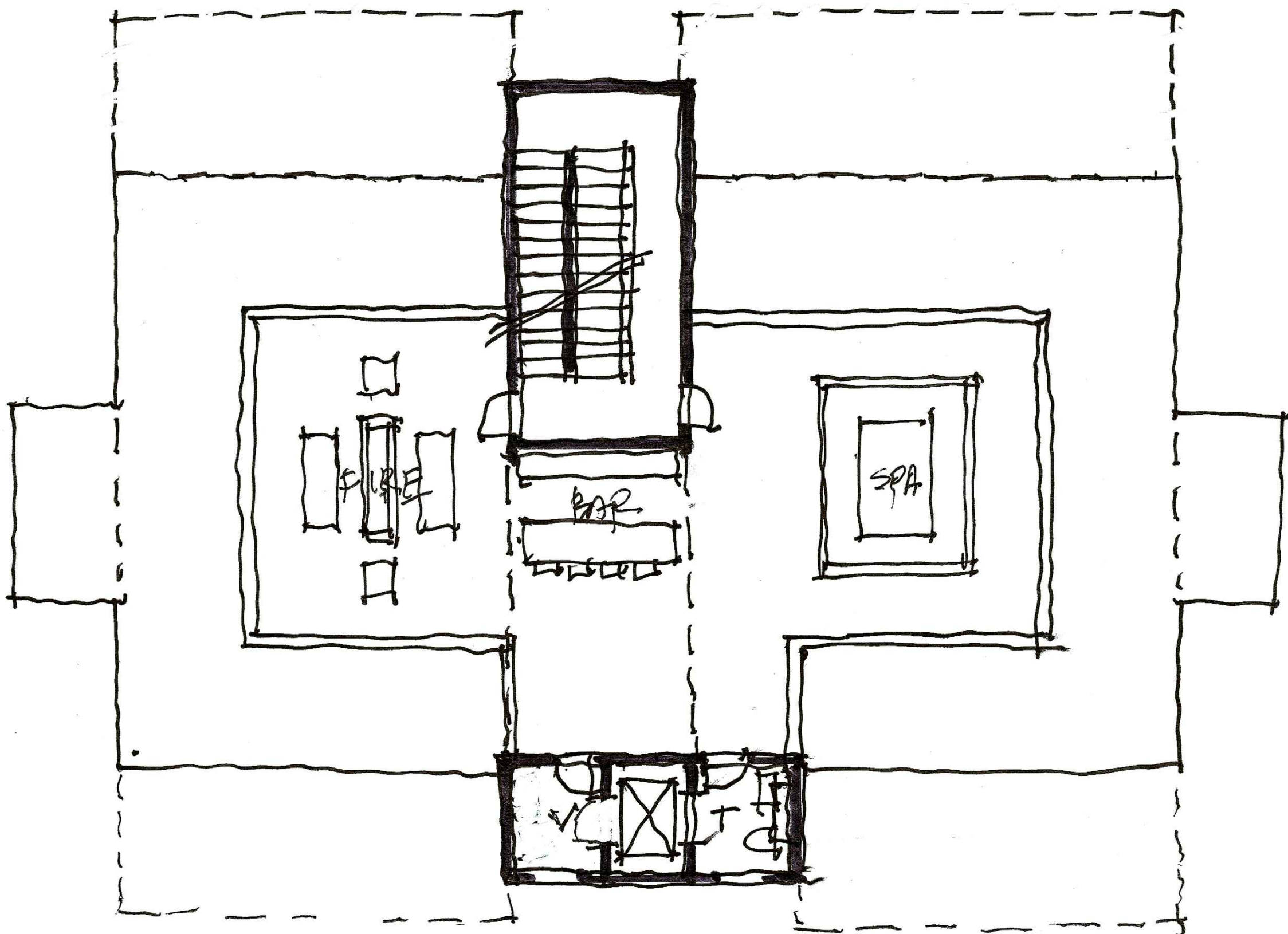
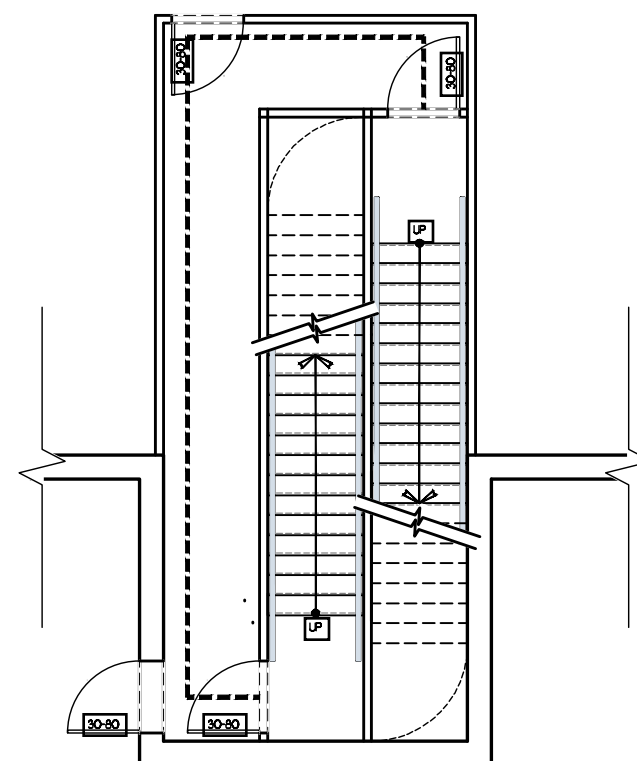
BUILDING TYPE:
PARKING & ROOF C



A/B PARKING C
1/8" = 1'-0"

TYPICAL SEPARATED STAIRWELL

The diagram illustrates a typical separated stairwell layout. It features a central vertical corridor with two sets of stairs, one on each side of a central door. The stairs are labeled 'UP' and 'DOWN'. The central door is labeled 'DOOR'. The stairs are separated from the rest of the room by a dashed line, indicating a fire-rated separation. The room is labeled 'STAIRWELL' at the top. The diagram also shows a 'FIRE RATED WALL' and a 'FIRE RATED FLOOR'.



A/B ROOF C
1/8" = 1'-0"

GRAPHIC SCALE (FT.)

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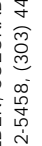
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EDGEMONT PHASE II

Steamboat Colorado



ERIC SMITH ASSOCIATES, P.C.
 1919 SEVENTH STREET
 BOULDER, COLORADO 80502
 (303) 442-5350 (303) 442-7474 FAX



4020 Broken Sound Pkwy. NW, Suite 8 Boca Raton FL 33487
 561 750 0446 AFFINITYARCHITECTS.COM

ESF

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5468, (303) 442-1745 FAX

Job Number:	
Date:	
Drawn By:	
Checked By:	

Project Phase
PRELIMINARY SUBMITTAL

Sheet Title
FLOOR PLANS

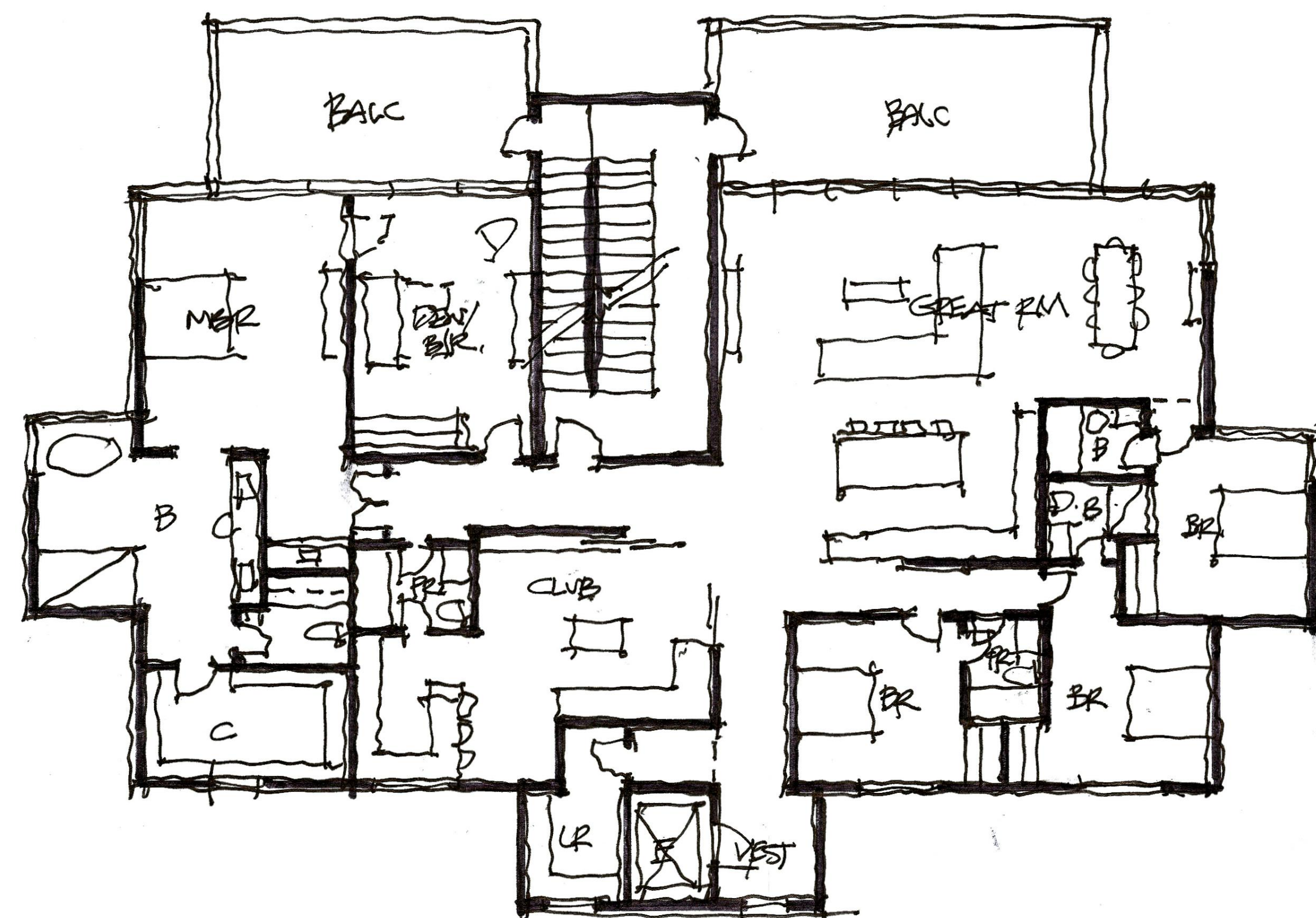
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CDP-10.1

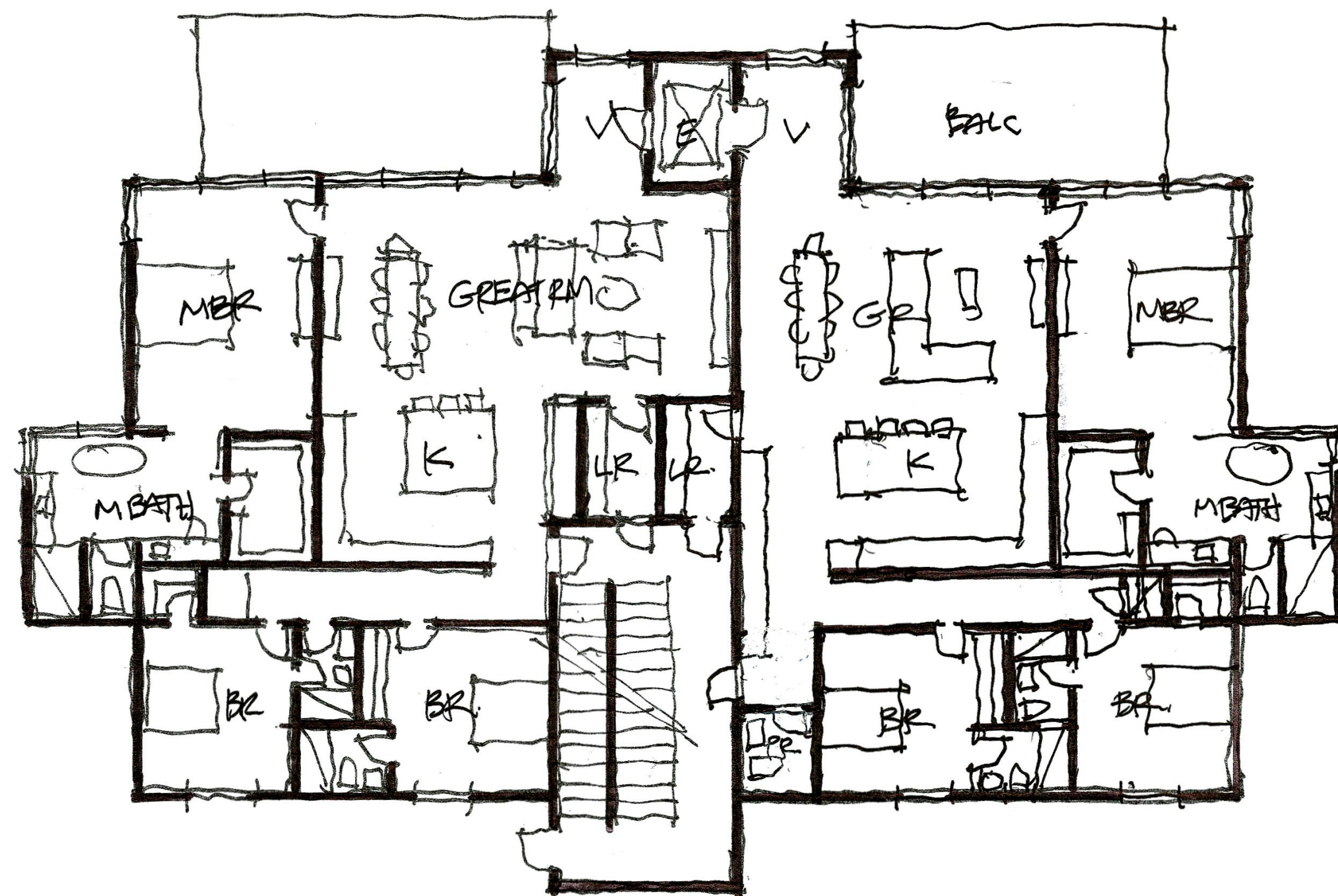
Page 10

A hand-drawn floor plan of a house, likely a duplex or a large single-family home. The plan is divided into several rooms and areas, with labels in capital letters. At the top, there are two large rectangular areas labeled 'BALC' (balcony). Below these, the plan is divided into a central section and a right section. The central section includes a 'MBR' (master bedroom) on the left, a 'KITCH' (kitchen) in the middle, and a 'PR' (primary) room below it. A 'BATH' (bathroom) is located to the left of the kitchen. A 'C' (closet) is shown at the bottom left. A central staircase is labeled 'OFFICE/GUEST'. The right section features a 'GREAT RM' (great room) at the top right, a 'DINING' area below it, and a 'BR' (bedroom) to the right. A 'PR' (primary) room is located at the bottom right, with a 'BATH' (bathroom) adjacent to it. A 'ST' (stairs) is labeled near the bottom center. The drawing is a rough sketch with lines indicating walls, doors, and furniture placement.

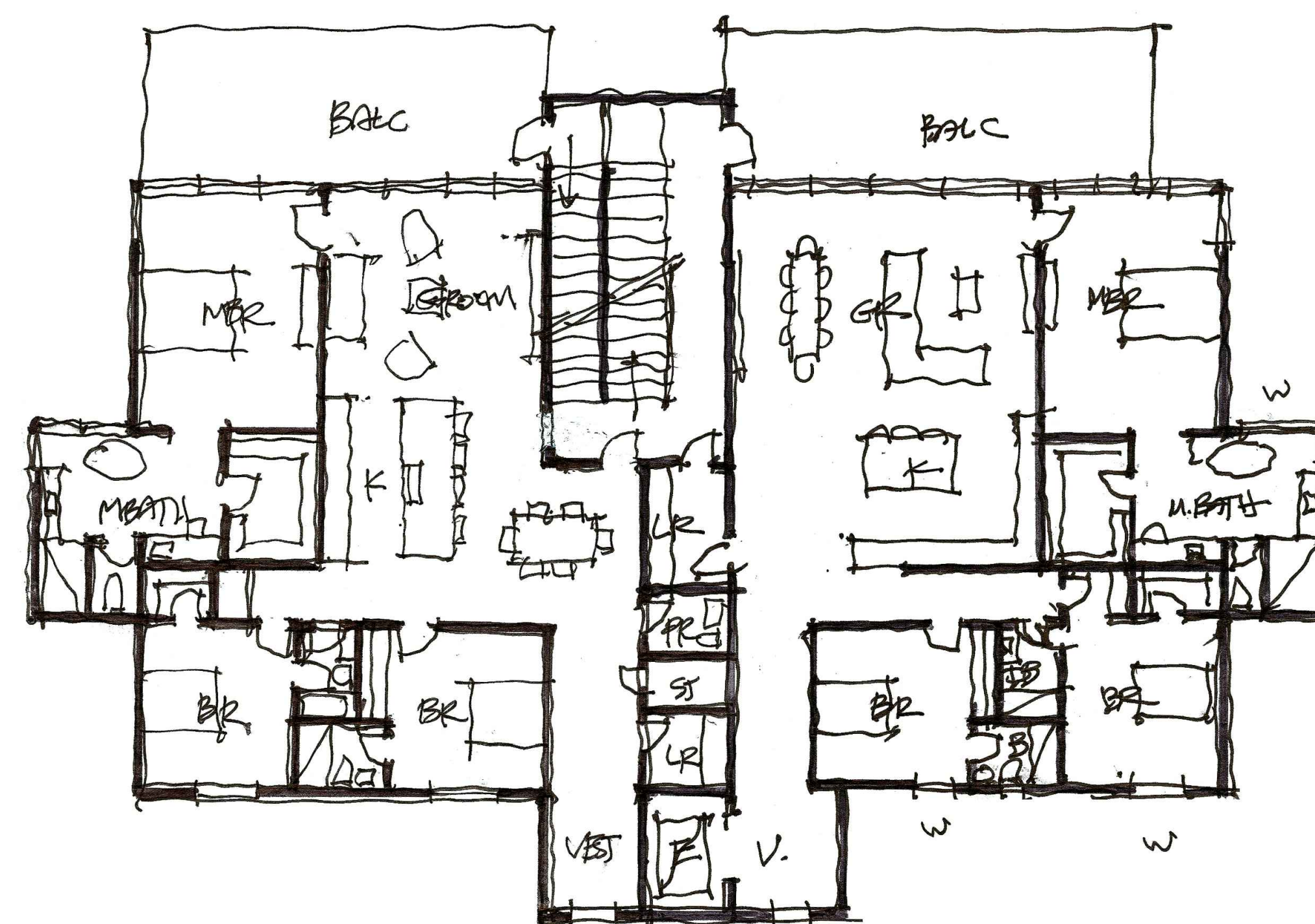
3,819 HEATED S.F.

$$1/8'' = 1'-0''$$


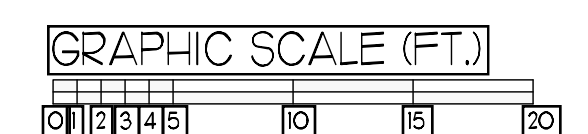
3,819 HEATED S.F.

$$1/8'' = 1'-0''$$


1,865 HEATED S.F. (LEFT UNIT)
1,954 HEATED S.F. (RIGHT UNIT)

$$1/8'' = 1'-0''$$


1,865 HEATED S.F. (LEFT UNIT)
1,954 HEATED S.F. (RIGHT UNIT)

$$1/8'' = 1'-0''$$


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EDGEMONT PHASE II

Steamboat Colorado

AFFINITY
architects

561.750.0445 AFFINITYARCHITECTS.COM

15100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(203) 442-5459 / (203) 442-4745 FAX

Number:	
e:	
own By:	
hecked By:	

Project Phase	PRELIMINARY SUBMITTAL
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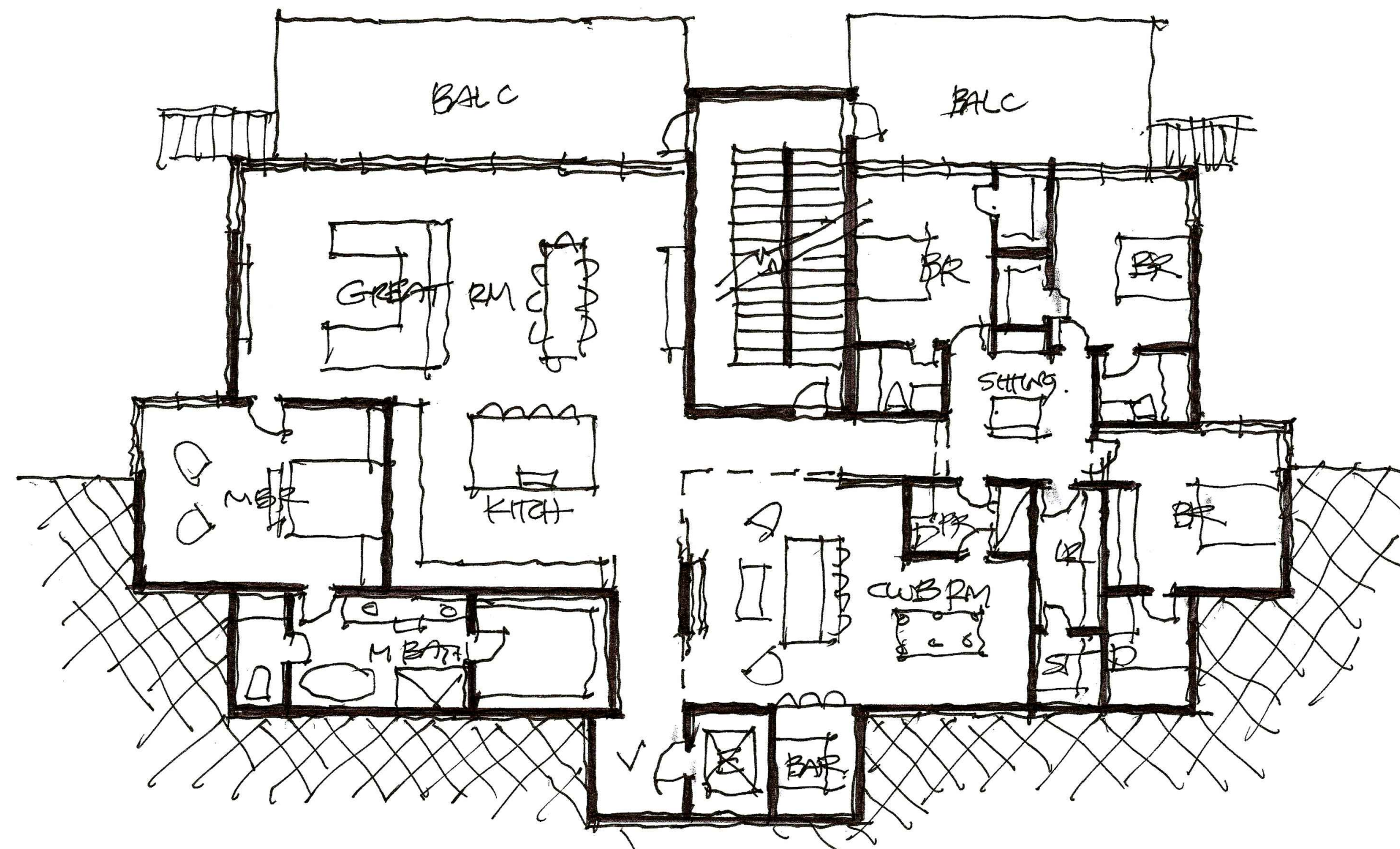
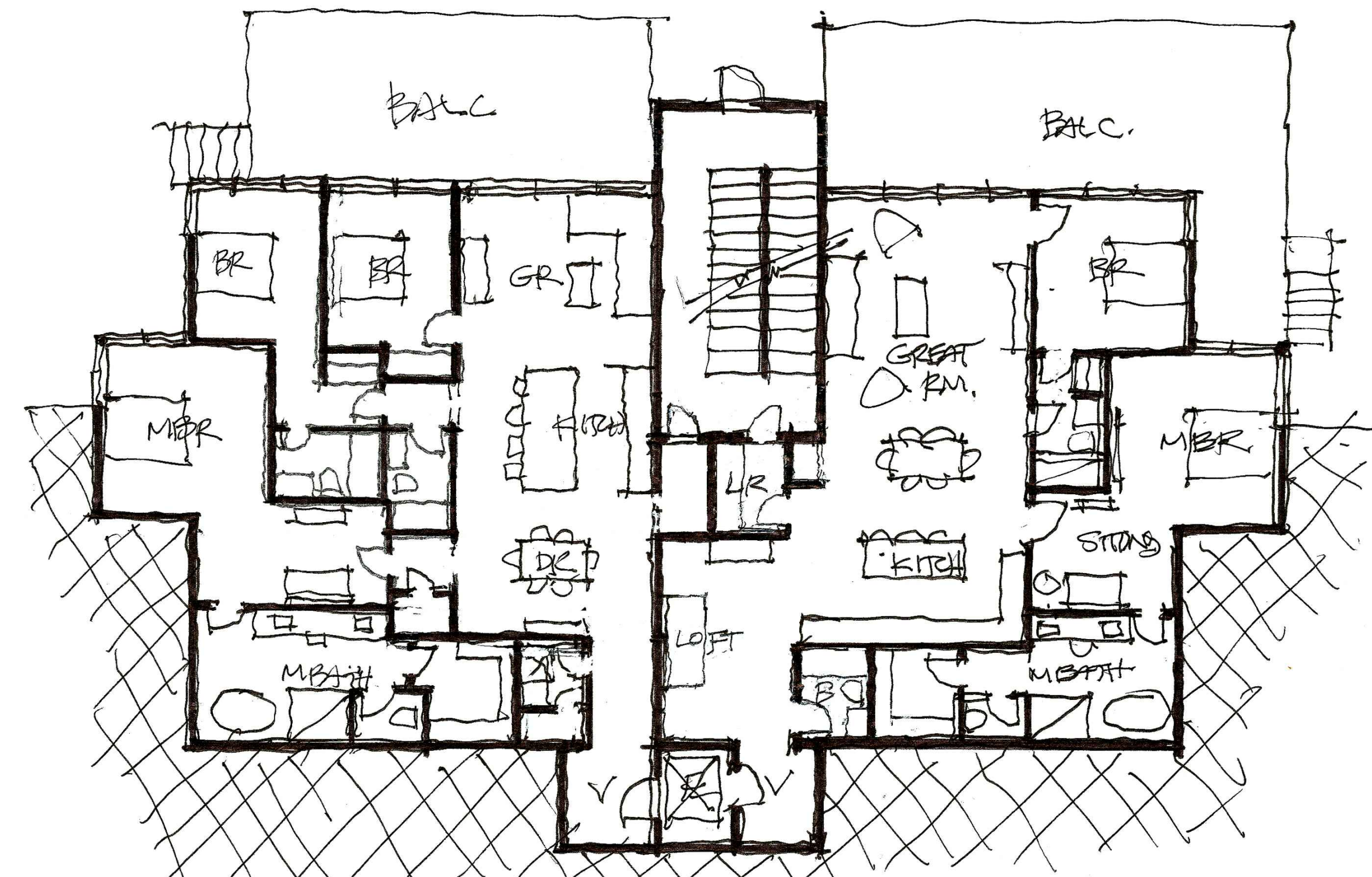
Sheet Title

FLOOR PLANS

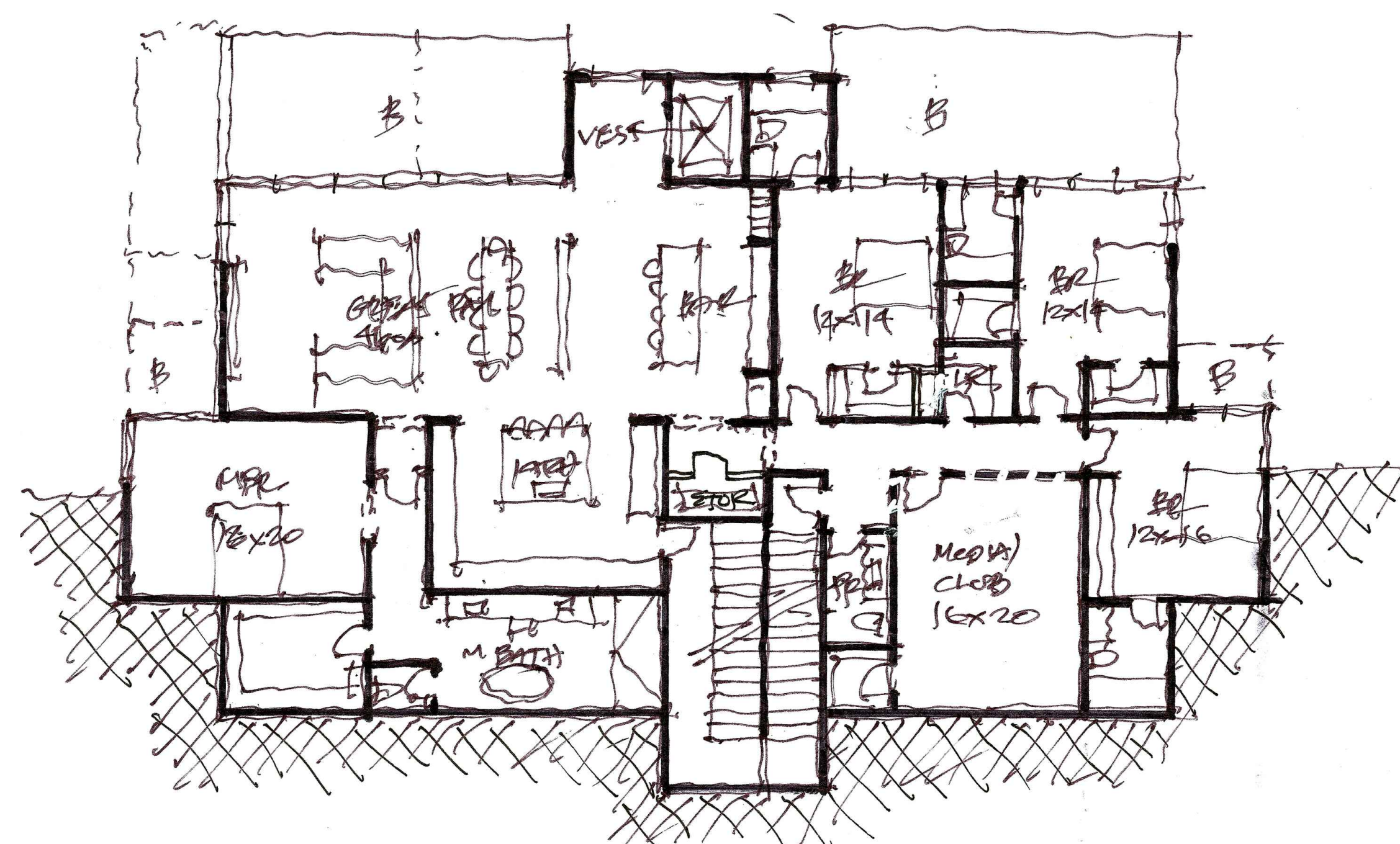
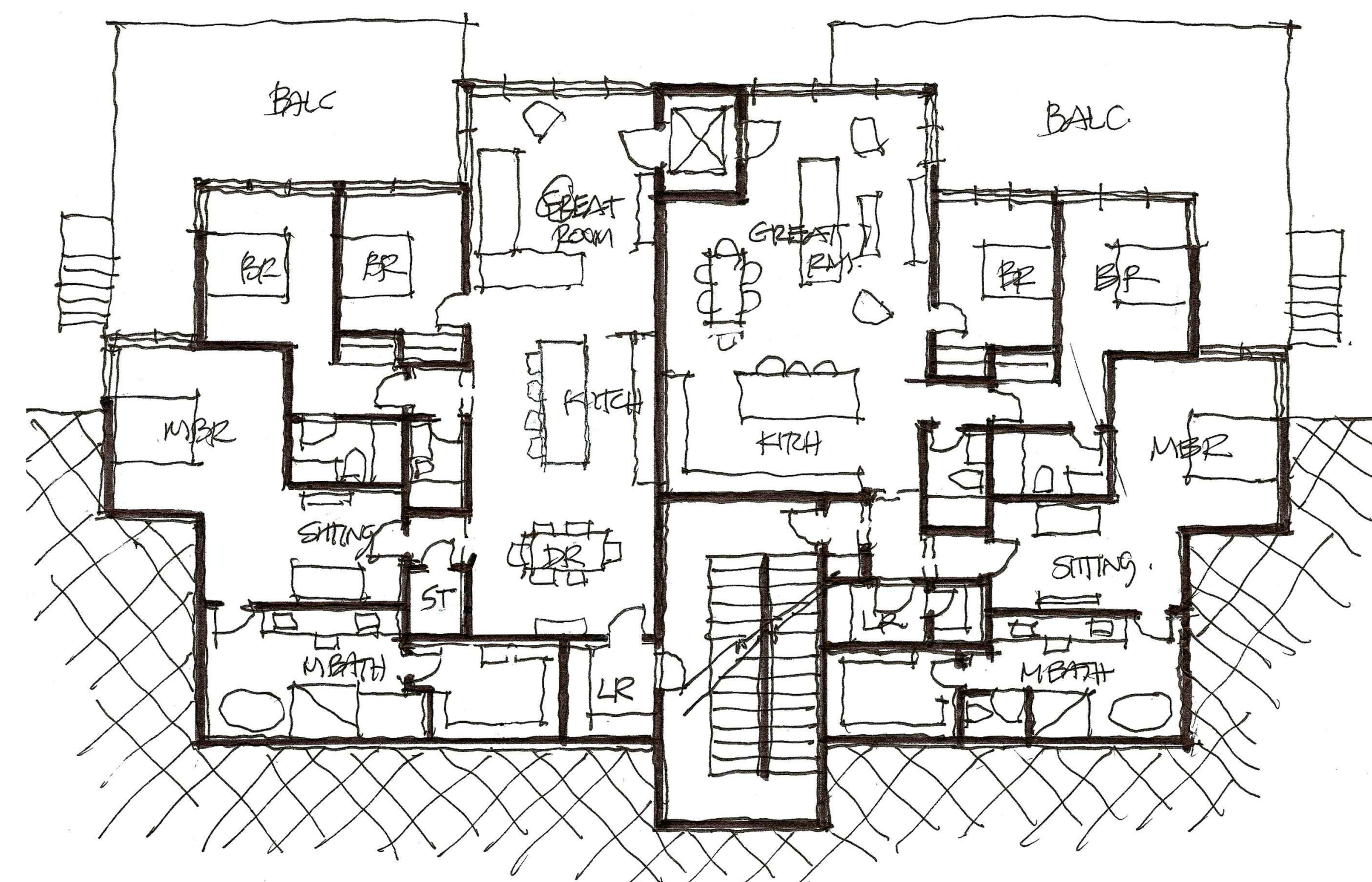
Sheet Number

DP-10.2

ZERO BACK IN SLOPE w/ONE & TWO UNITS PER FLR

 $1/8" = 1'-0"$ 

1/8" = 1'-0"

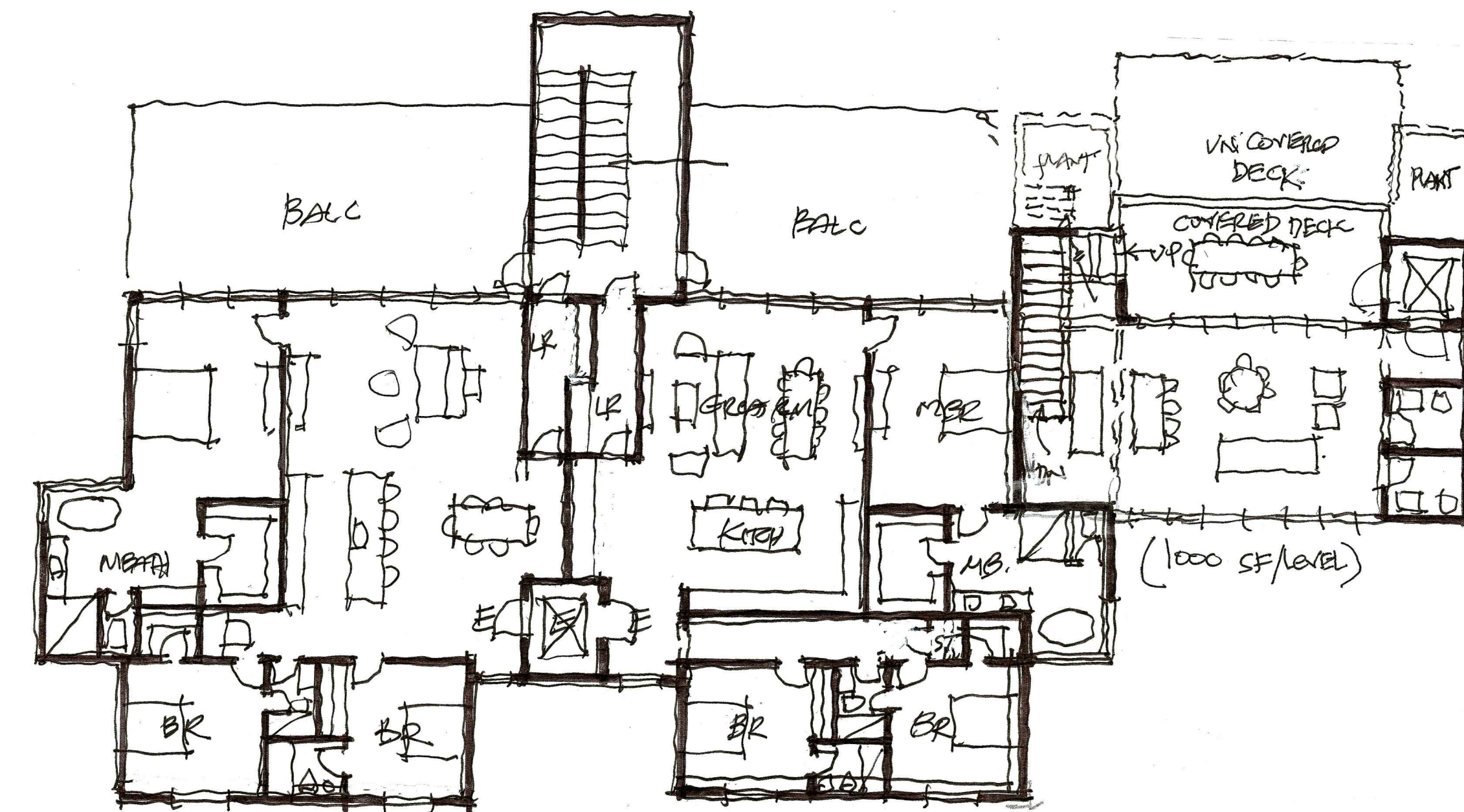
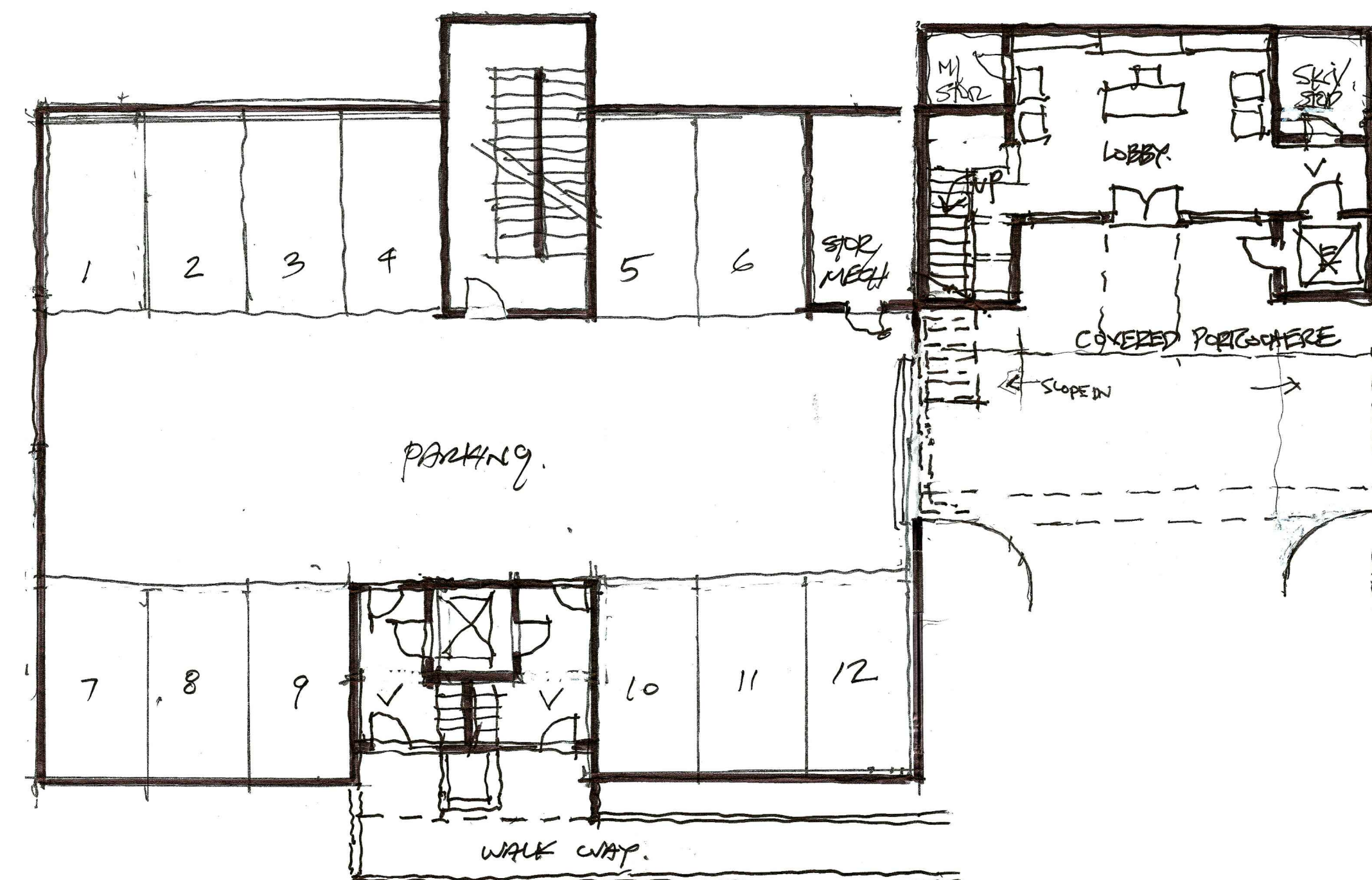
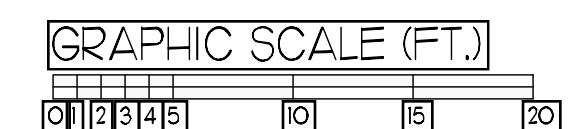

$$1/8'' = 1'-0''$$

$$1/8" = 1'-0"$$

GRAPHIC SCALE (1 in.)

0 1 2 3 4 5 10 15 20

Page 10 of 10

Hand-drawn floor plan of Level 3, Green Roof Open Deck. The plan shows a central area with a staircase, surrounded by various rooms and outdoor spaces. Rooms include: BALC (Balcony), GREAT RM (Great Room), KITCH (Kitchen), BR (Bedroom), OFFICE GUEST, and a large outdoor area labeled LEVEL 3 GREEN ROOF OPEN DECK. The plan also shows a central staircase and a small room labeled STOR (Storage).

$$1/8" = 1'-0"$$

$$1/8'' = 1'-0''$$

$$1/8'' = 1'-C$$


DP-10.4



Eric Smith Associates, P.C.

[illegible]

EDGEMONT PHASE II

Steamboat Colorado

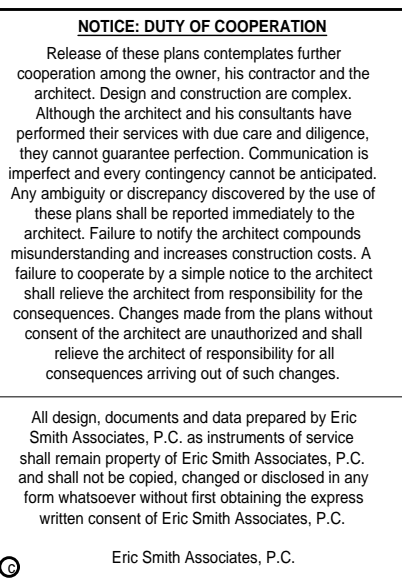
ERIC SMITH ASSOCIATES, P.C.
 1919 SEVENTH STREET
 BOULDER, COLORADO, 80302
 (303) 442-5488, (303) 442-4745 FAX

Number:	19030
By:	
own By:	MWW
cked By:	

Project Phase
PRELIMINARY
SUBMITTAL


Sheet Title
SECTIONS

Sheet Number
DP-11.1

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EDGEMONT PHASE II

Steamboat Colorado



ERIC SMITH ASSOCIATES, P.C.
1000 N. GARDEN AVENUE
BOULDER, COLORADO 80502
(303) 442-5458, (303) 442-4765 FAX

Job Number:	19030
Date:	
Drawn By:	MWW
Checked By:	

Project Phase	PRELIMINARY SUBMITTAL
Sheet Title	SECTIONS
Sheet Number	

CDP-11.2

BUILDING / SITE SECTION 'B'

BUILDING TYPE:
BALCONY FRONT w/BOTTOM LEVEL PARKING



PERSPECTIVES

BUILDING TYPE:
BALCONY REAR w/MID LEVEL PARKING



NOTICE: DUTY OF COOPERATION

Release of these plans contemplates full cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect is not responsible for having performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and the architect and contractor must cooperate. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to do so may cause confusion, misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect of responsibility for the consequences of changes made without the written consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.


All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain the property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form without written first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

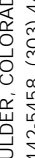
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EDGEMONT PHASE II

Steamboat Colorado



ERIC SMITH ASSOCIATES, P.C.
 1919 SEVENTH STREET
 BOULDER, COLORADO 80502
 (303) 442-5350, (303) 442-7474 FAX



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ESF

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1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

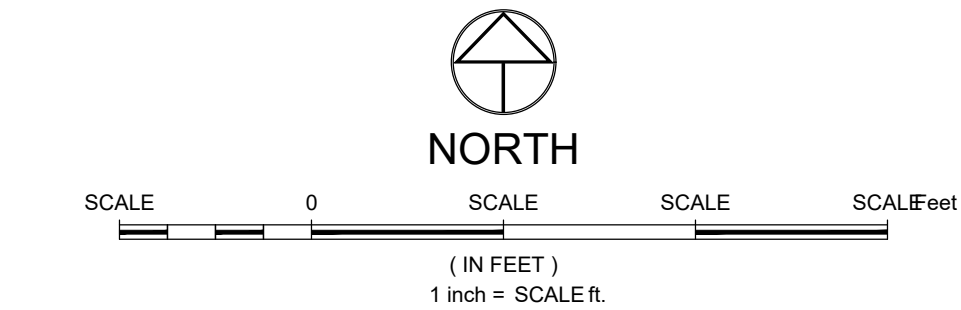
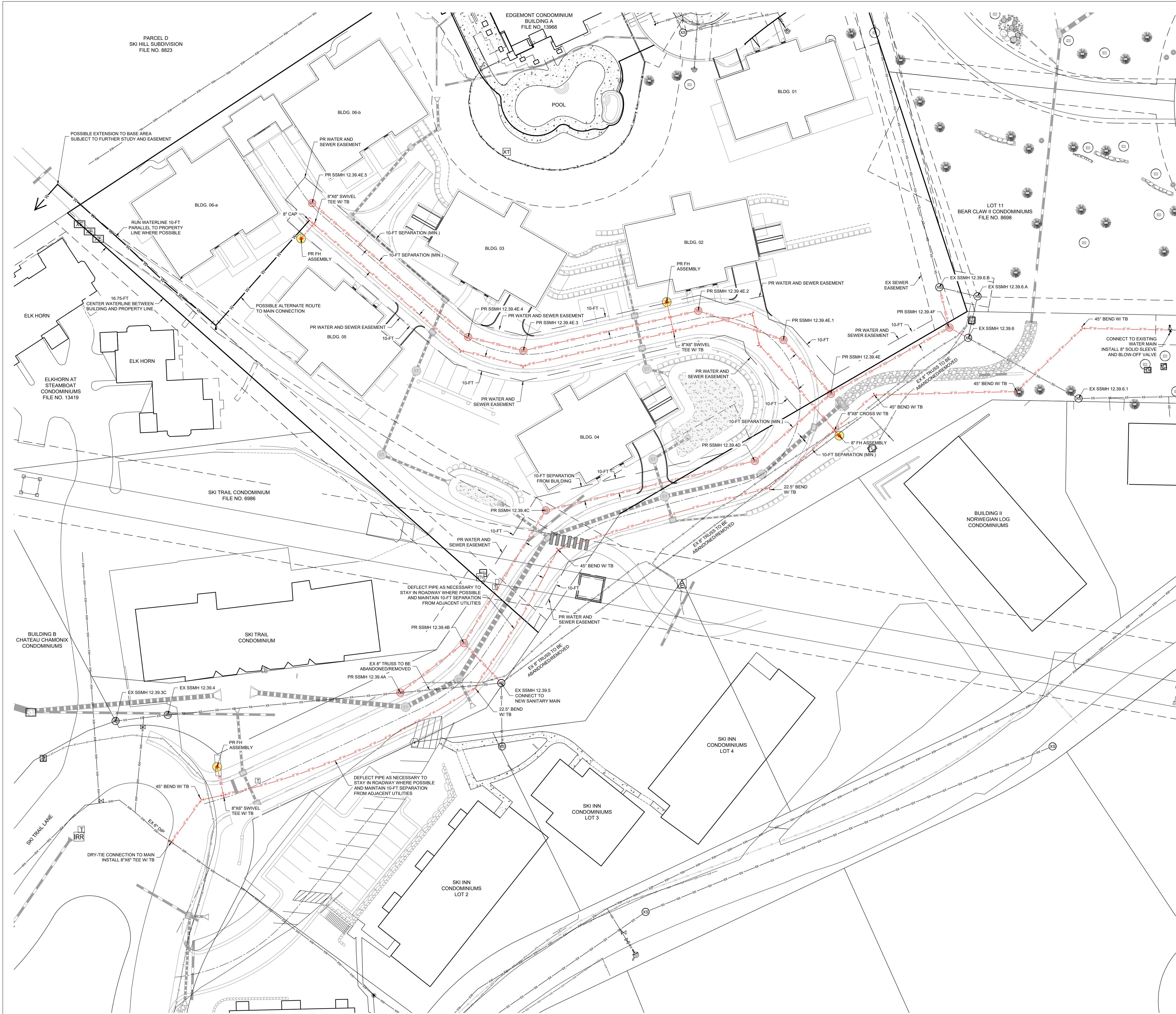
Job Number:	19030
Date:	
Drawn By:	MWW
Checked By:	

Project Phase
PRELIMINARY SUBMITTAL
Sheet Title
PERSPECTIVES

Sheet Number

CDP-18.1

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LIST OF REVISIONS: [REDACTED] DATE: Nov. 14, 2019, 2:53 PM CAD OPERATOR: RAL



LEGEND:

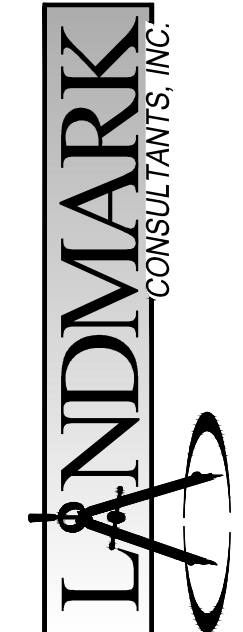
- PROPOSED SANITARY SEWER W/ MH
EXISTING SANITARY SEWER W/ MH
PROPOSED WATER
PROPOSED FH
EXISTING WATER

NOTES:

1. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK. BEFORE COMMENCING NEW CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL UNKNOWN UNDERGROUND UTILITIES.
2. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION MADE AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE NOR IS RESPONSIBLE FOR THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. CONTRACTOR TO VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL SEWER CONSTRUCTION SHALL BE PER MOUNT WERNER WATER STANDARD SPECIFICATIONS, LATEST EDITION.
4. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER MAINS, WATER MAINS & SERVICES.
5. MANHOLES LOCATED OUTSIDE OF THE ROADWAY SHALL PROTRUDE 1' ABOVE EXISTING GRADE TO REDUCE INFILTRATION. GRADE SURFACE TO DRAIN AROUND/AWAY FROM MANHOLE RIMS.
6. ALL MANHOLES LOCATED IN THE ROADWAY SHALL HAVE RIM ELEVATIONS ADJUSTED TO 1/2" BELOW FINISHED GRADE. IF NECESSARY, CONE SECTIONS SHALL BE ROTATED TO PREVENT LIOS BEING LOCATED WITHIN VEHICLE OR BICYCLE WHEEL PATHS.
7. SEWER SERVICE SHALL HAVE A MINIMUM OF 4-FT OF COVER.
8. WATER SERVICE SHALL HAVE A MINIMUM OF 7-FT OF COVER.
9. ALL WATER PIPE SHALL BE INSTALLED WITH A 10 SOLID COPPER WIRE COATED WITH 45 MIL POLYETHYLENE FOR LOCATING PURPOSES. "GLENN TEST STATIONS" BY VALVCO, INC. TRACER WIRE TEST STATIONS SHALL BE INSTALLED ADJACENT TO ALL FIRE HYDRANTS. ADDITIONAL LOCATIONS MAY BE REQUIRED.
10. THE PARTICLE SIZE OF BEDDING AND SHADING MATERIAL SHALL BE 3/4 INCH WASHED OR SCREENED ROCK (NOT ROAD BASE OR CLASS 6) AND SHALL EXTEND THE FULL WIDTH OF THE TRENCH.
11. ALL MATERIALS USED FOR BACKFILL SHALL BE FREE FROM REFUSE ORGANIC MATERIAL, COBBLES, BOULDERS, LARGE ROCKS OR STONES OR FROZEN SOILS GREATER THAN 6-INCHES IN DIAMETER.
12. ALL TRENCHES SHALL BE COMPACTED TO 95% AS DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR AS SPECIFIED BY GEOTECHNICAL ENGINEER.

CIVIL ENGINEERS | SURVEYORS

141 9th Street -- P.O. Box 774943
Steamboat, Colorado 80477
(970) 871-9393
www.LANDMARK-CD.com



These drawings are prepared by Landmark Consultants, Inc. and are not to be used for any construction or contracting work unless signed and sealed by a professional engineer or surveyor employed by Landmark Consultants, Inc.

DESCRIPTION:
REVIEW SET
NOT FOR CONSTRUCTION
11/14/19

PROJECT:	2471-001
DATE:	11/15/2019
DRAWN BY:	MG
CHECKED BY:	EG

Edgemont - Phase II

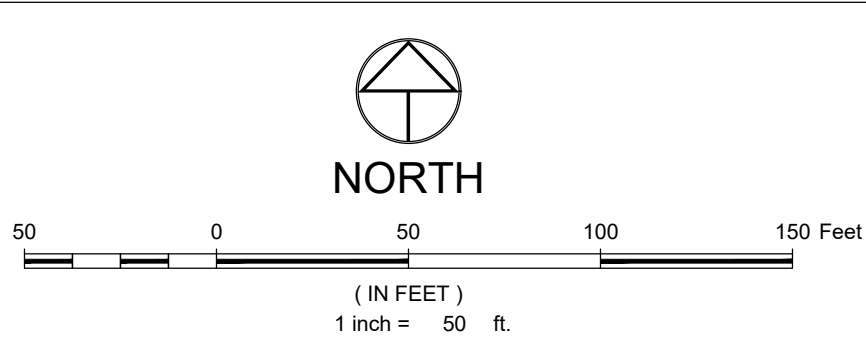
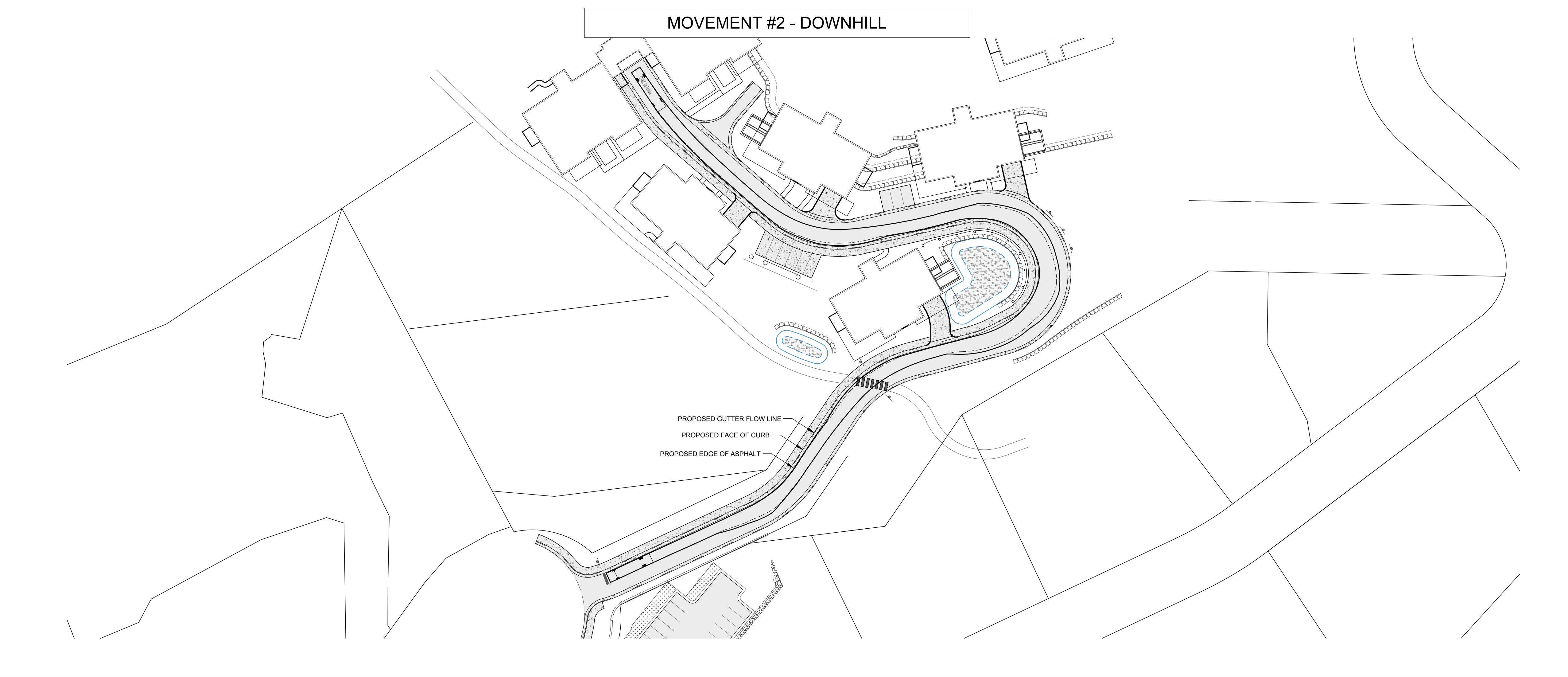
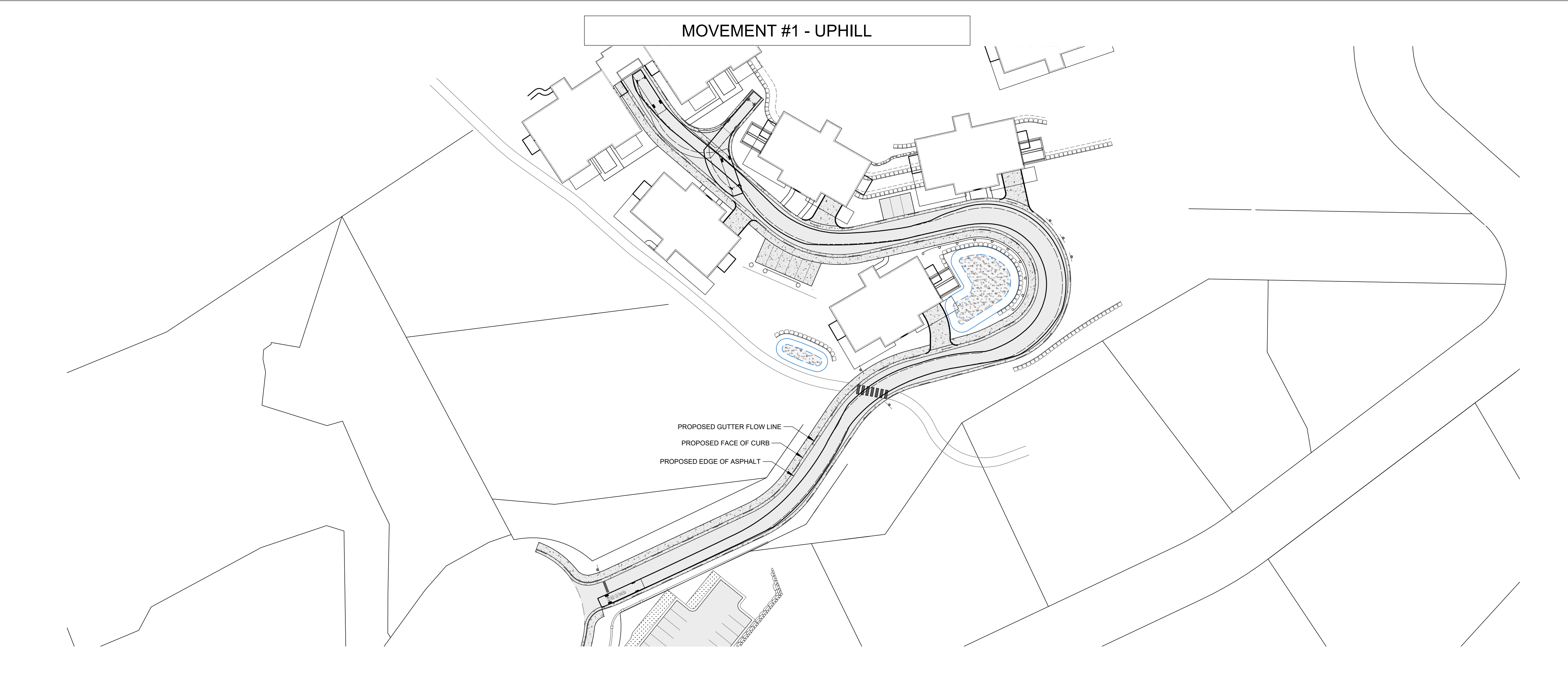
Conceptual Utility Plan

SHEET

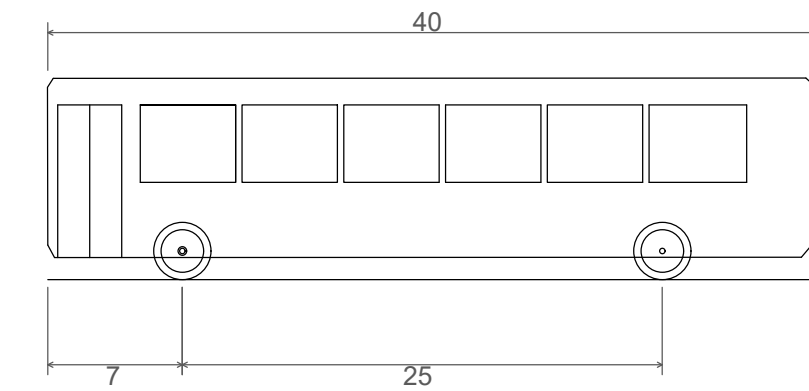
C.200

Of Sheets

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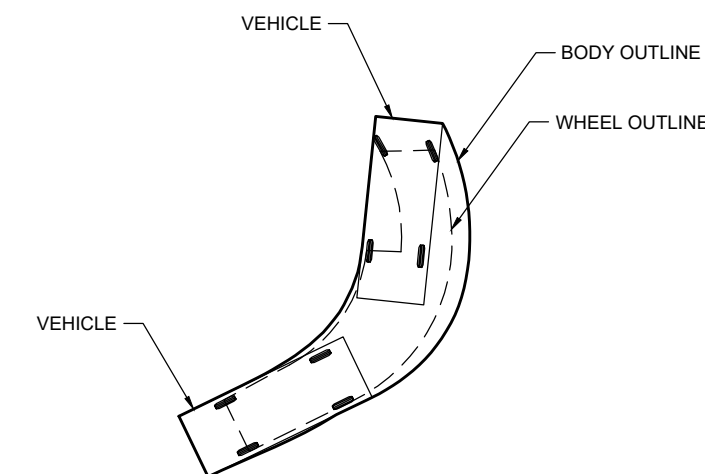


VEHICLE PROFILES:



CITY-BUS - City Transit Bus	
Overall Length	40.0ft
Overall Width	8.5ft
Overall Body Height	10.5ft
Min Body Ground Clearance	1.15ft
Track Width	8.5ft
Lock-to-lock time	5.0s
Max Steering Angle (Virtual)	41.4°

VEHICLE LEGEND:



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Steamboat, Colorado 80477
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LANDMARK
CONSULTANTS, INC.

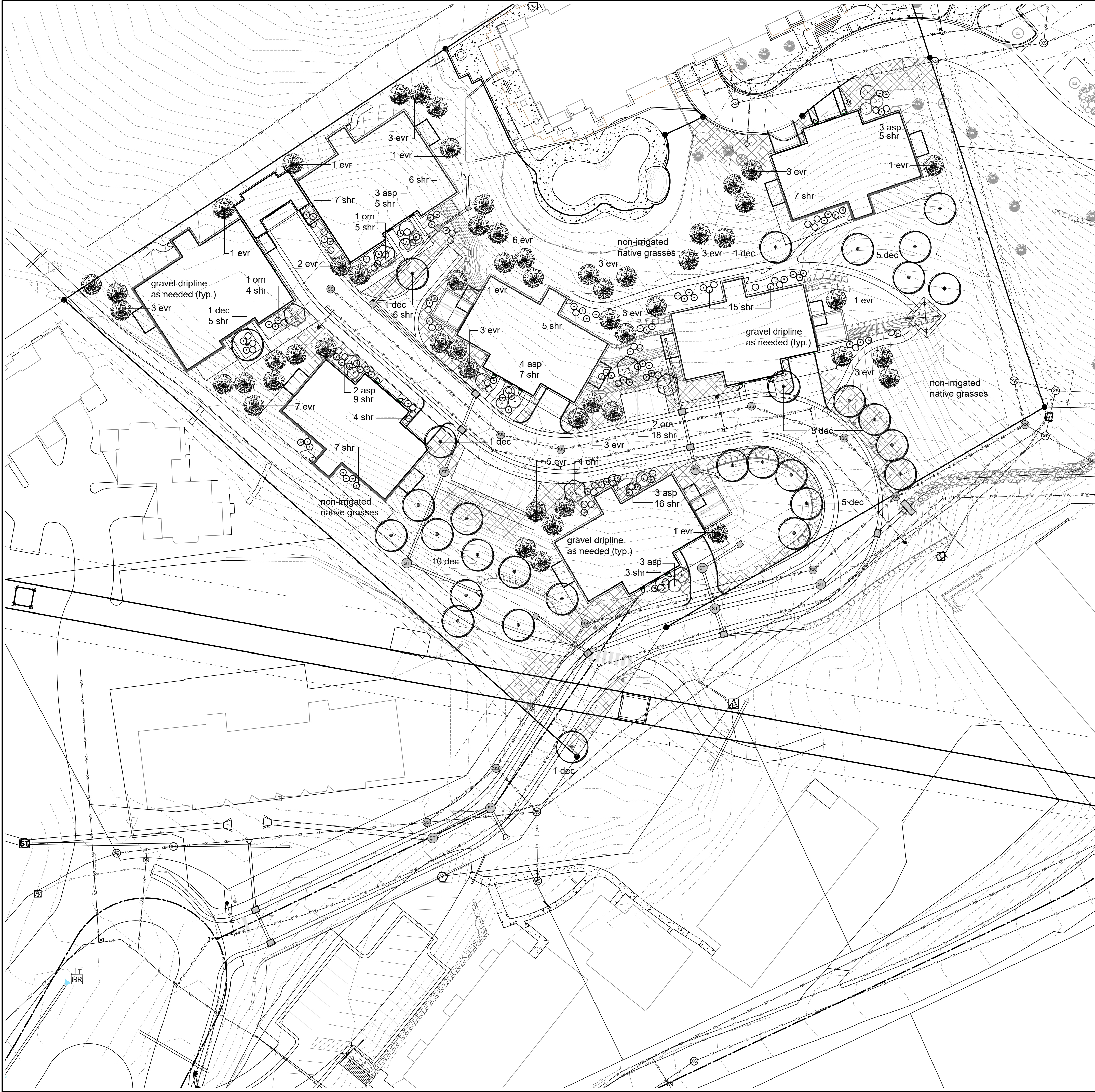
THESE DRAWINGS ARE
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FIRM OF LANDMARK
CONSULTANTS, INC. AND
THEY ARE NOT TO BE
USED FOR ANY OTHER
PROJECT OR PURPOSE
WITHOUT THE WRITTEN
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CONSULTANTS, INC.

DESCRIPTION:
REVIEW SET
NOT FOR CONSTRUCTION
11/14/19

PROJECT:	2471-001
DATE:	11/15/2019
DRAWN BY:	PN
CHECKED BY:	INT

Edgemont - Phase II
Conceptual
Swept Path Analysis

SHEET
C.401
Of Sheets



LEGEND

- deciduous shade tree
- evergreen trees
- aspen
- ornamental crab tree
- deciduous shrubs
- snow storage

PLANT LIST

TREES		108 total - 31 large deciduous, 54 evr, 23 aspen/ornamental		
#	SYM	BOTANIC NAME	COMMON NAME	SIZE
31	dec	populus sp.	cottonwood	2.5" cal.
18	asp	populus tremuloides	quaking aspen	2" cal.
5	orn	malus, sp.	ornamental crab tree	2" cal.
54	evr	picea sp.	colorado spruce	6' ht.
SHRUBS		141 total - 141 shrub for tree substitution		
#	SYM	BOTANIC NAME	COMMON NAME	SIZE
#	shr	potentilla fruticosa	native yellow potentilla	5 gal.
#	shr	prunus virginiana	native chokecherry	"
#	shr	amelanchier alnifolia	saskatoon serviceberry	"
#	shr	cornus stolonifera	colorado dogwood	"
#	shr	juniperus communis	common juniper	"
#	shr	juniperus sabina 'buffalo'	buffalo juniper	"

*NOTE:
Final plant list will be determined at time of construction document preparation. All shrubs will be low water usage plants and be within Appendix A - recommended plant list - in the Community Development Code.

NOTES

- Existing conditions provided by Landmark Consultants, Inc.
- Site grading plan provided by Landmark Consultants, Inc.
- All proposed landscape plantings will be under an automatic irrigation system.
- All landscape will be maintained in a professional manner to industry standard.
- Owner or landscape architect to approve layout of all proposed work prior to installation.
- Refer to grading and layout and materials plans for additional information on all proposed work.
- This landscape plan is intended only as a City of Steamboat Springs planning submittal document. It does not contain the necessary information for construction.

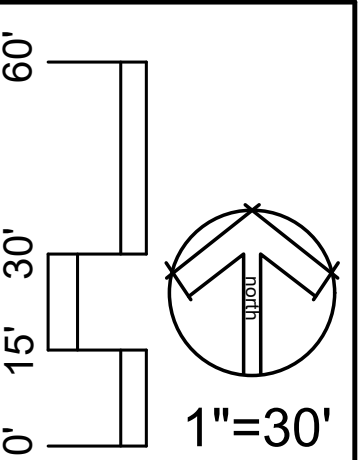
LANDSCAPING STANDARDS TABLE

Description	Landscape Area	RR2 Zone district Requirements	Required	Proposed
Interior	77,500 sf	1 tree /500sf (category B)	155	108
Number of Required Trees/Planting Units			155	
Existing Trees to Remain				0
3 shrubs = 1 tree 141 / 3 = 47 trees				47

Total Proposed 155

SNOW STORAGE CALCULATIONS

23,800 square feet paved surface 16,350 square feet snow storage



date: 11-15-19
CP city application
rev.
rev.

Conceptual Landscape Plan

Edgemont
Phase II
Steamboat Springs, CO 80487

MGC DESIGN, INC.

LANDSCAPE ARCHITECTURE
SITE DESIGN
WATER USE IN LANDSCAPE
P.O. Box 773522
Steamboat Springs, CO 80477
(970) 879-7740

sheet #
L.100

PARCEL OF LAND LOCATED IN THE NW1/4 SECTION 27, T6N, R84W, 6TH P.M.,
CITY OF STEAMBOAT SPRINGS, COUNTY OF ROUTT, STATE OF COLORADO

PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
EASEMENT
RECOVERED PROPERTY MONUMENT
AS NOTED
RECOVERED OR SET NO. 5 REBAR W/ ALUMINUM
CAP STAMPED "LANDMARK LS 29039"
TITLE COMMITMENT SCHEDULE B-2 ITEM
BUILDING
ROOF LINE/OVERHANG
DECK
WALL
FENCE
MAJOR CONTOUR
MINOR CONTOUR
ASPHALT
CONCRETE
GRAVEL
SIGN
SANITARY SEWER LINE MARKER
MANHOLE AND CLEANOUT
SEPTIC TANK LID AND VENT PIPE
WATER LINE MARKER, FIRE HYDRANT
GATE VALVE, CURB STOP & BLOWOFF
FIRE DEPT. CONNECTION, YARD HYDRANT,
VENT PIPE, WATER MANHOLE AND WELL
GAS LINE MARKER, VALVE,
MANHOLE/VAULT AND METER
(BURIED) PROPANE TANK
CABLE LINE MARKER, VAULT AND PEDestal
FIBER OPTIC LINE MARKER, VAULT & PEDestal
SATELLITE DISH
TELEPHONE LINE MARKER, VAULT,
PEDestal, AND MANHOLE
ELECTRIC LINE MARKER, TRANSFORMER,
METER AND SECONDARY PEDestal
ELECTRIC MANHOLE, OUTLET,
GENERATOR AND JUNCTION BOX
LIGHT POLE AND LIGHT POLE & MAST
PROPOSED DITCH / SWALE
UTILITY POLE, GUY POLE & GUY WIRE
DITCH/SWALE
CULVERT W/ END SECTIONS
STORM MANHOLE, MANHOLE INLET,
GRATE INLET AND CURB INLET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C1	25.07	54.00	026°36'11"	S37°43'18"E	24.85
C2	4.49	5.00	051°29'04"	N25°16'51"W	4.34
C3	36.01	24.50	084°13'02"	S41°38'50"E	32.86
C4	17.89	20.00	051°15'40"	N70°36'49"E	17.30
C5	8.10	5.50	084°20'24"	S87°09'11"W	7.38
C6	15.14	15.00	057°49'53"	S79°35'33"E	14.51
C7	5.91	11.00	030°47'54"	S86°53'27"W	5.84
C8	8.06	7.00	065°55'57"	N69°19'26"E	7.62
C9	8.35	6.92	069°10'41"	N64°33'23"E	7.85
C10	15.09	21.92	039°26'20"	N10°14'52"E	14.79
C11	5.44	7.92	039°23'14"	N29°09'54"W	5.34
C12	21.16	22.75	053°17'44"	N00°04'17"W	20.41
C13	67.02	47.50	080°50'43"	S89°46'49"E	61.60
C14	41.85	313.00	007°39'36"	S53°37'37"W	41.81
C15	47.95	70.00	039°14'48"	S77°04'49"W	47.02
C16	71.41	75.15	054°26'42"	N74°20'02"W	68.75

