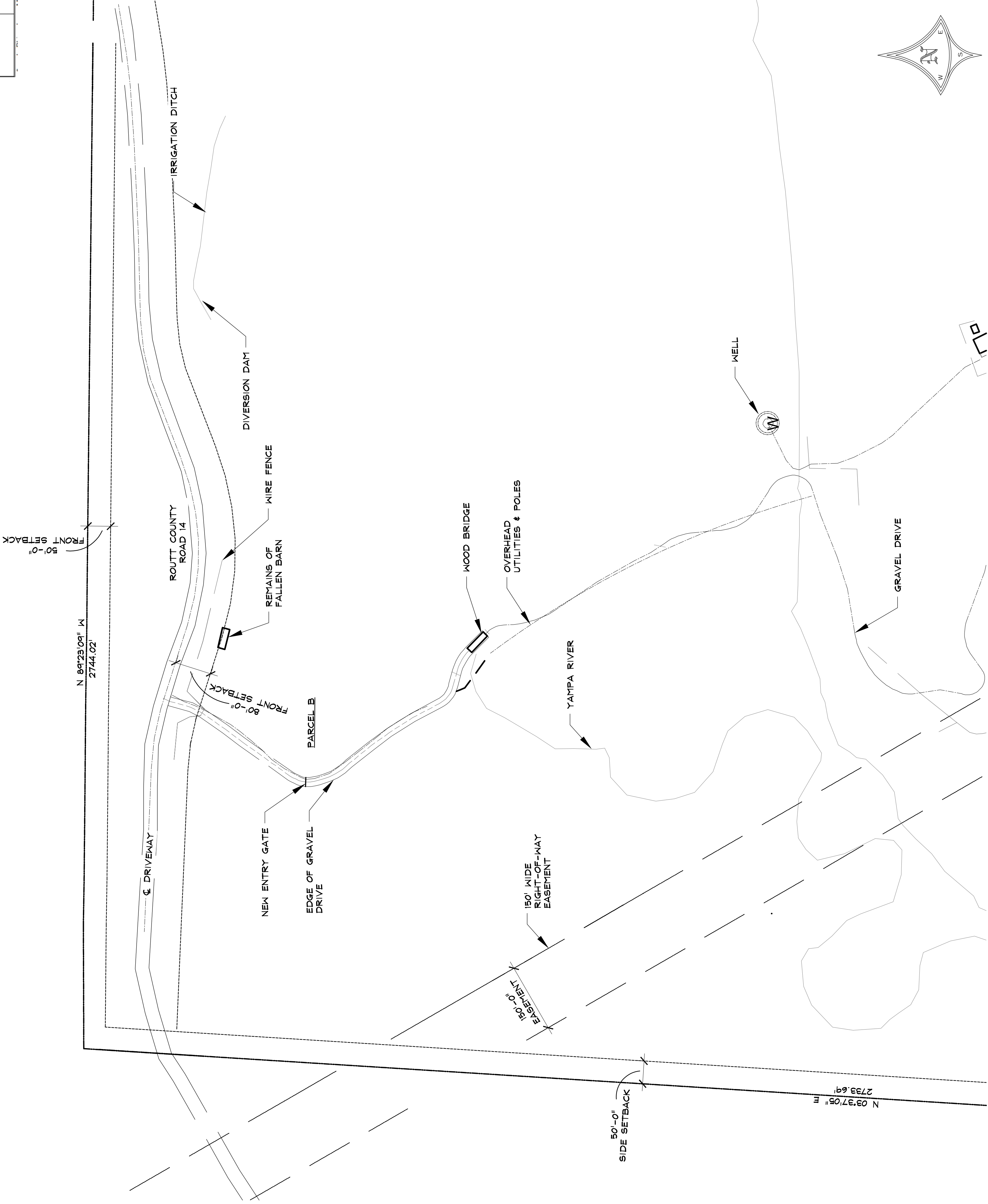


SITE PLAN NOTES

I, NOT A CERTIFIED PLAT - BASED ON A SURVEY BY LANDMARK CONSULTANTS, INC. DATED: 10.04.17.

5.2.1. Dimensional Standards Tables

Abbreviations						
CSCS – Central Sewer Collection System that includes secondary treatment and disinfection facilities as approved by the Colorado Department of Public Health and Environment and the local health authority.						
Avg – average	Min – minimum	Res – residential	ft – feet			
sf – square feet	Max – maximum					
SFR – Single Family Residence						
Standards	AC - Agriculture Conservation	AF - Agriculture and Forestry	MRE - Mountain Residential Estates	MHR - Mobile Home Residential	GR - General Residential	LDR - Low Density Residential
Residential Lot Area - Min	160 acres	35 acres except for lots created through the LPS or MDSE process. 200 ft must include 200 ft of frontage except for lots created through the LPS or MDSE process.	Without CSCS Five (5) acres With CSCS one (1) acre	5,000 sf per mobile home or SFR, requires CSCS	One-half (3) acre Dwelling Unit, requires CSCS or Qualifying Sealed Vault System	10,000 sf Dwelling Unit, requires CSCS or Qualifying Sealed Vault System
Lot Frontage – Min**	No min.		100 ft	50 ft	100 ft	75 ft
Structure Height	40 ft	40 ft	40 ft	25ft	40 ft	40 ft
Structure Setbacks**						
Front – Min	50 ft from property line	50 ft or 80ft from the centerline of a public road whichever is more restrictive	50 ft from property line	15 feet from edge of right of way***	15 ft from property line	15 ft from property line
Slide – Min	50 ft from property line	50 ft from property line	50 ft from property line	20 feet between mobile homes or SFR***	15 ft from property line	10 ft from property line
Rear – Min	50 ft from property line	50 ft from property line	50 ft from property line	20 feet between mobile homes or SFR***	15 ft from property line	15 ft from property line
Other	Secondary Dwelling Units allowed per Section 5.3 J	Secondary Dwelling Units allowed per Section 5.3	Secondary Dwelling Units allowed per Section 5.3	SFR, mobile homes or mobile home spaces is subject to the requirements in Appendix A of these Regulations	For Duplexes: • Building setbacks do not apply to common walls • CSCS required • Central water system required	For Duplexes: • Building setbacks do not apply to common walls • CSCS required • Central water system required



2 SITE PLAN

SCALE: 1/128" = 1'-0"

1 VICINITY MAP

1" = 1000'

WINDING RIVER RANCH

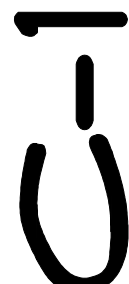
23375 COUNTY ROAD 14
ROUTT COUNTY, COLORADO
A NEW ENTRY GATE DESIGN FOR:
WINDING RIVER RANCH

STEAMBOAT ENGINEERING AND DESIGN, INC.
2740 Acme Lane Suite 'E' Steamboat Springs, CO 80487
Phone: 970 . 871 . 9101 Fax: 970 . 871 . 9089
E-mail: jake@seadinc.com



ISSUE DATES	
REVIEW SET	5 . 12 . 22
REVIEW SET	5 . 26 . 22
REVIEW SET	6 . 7 . 22
PERMIT SET	6 . 20 . 22

DRAWN BY: MVS
REVIEWED BY: CMY
PROJECT # 22067
VICINITY MAP &
SITE PLAN



REVIEWED
FOR
CODE
COMPLIANCE
06/29/2022

