

- 1) TOPOGRAPHIC SURVEY OF RIVERFRONT PARK FILINGS NO. 1, 2, AND 3.
- 2) FIELD SURVEYING COMPLETED MAY 8, 2024.
- 3) THIS CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FOUR POINTS SURVEYING AND ENGINEERING, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 4) LEGAL DESCRIPTION PROVIDED BY ROUTT COUNTY ASSESSOR.
- 5) LOCATES FOR UTILITIES WERE NOT REQUESTED OR OBTAINED BY FOUR POINTS SURVEYING AND ENGINEERING, INC. IN CONJUNCTION WITH THIS SURVEY. UTILITY LOCATES SHOULD BE OBTAINED PRIOR TO PERFORMING ANY WORK IN THE REFERENCED AREA.
- 6) STREET ADDRESS: 1900, 1920, 1940, 1955, AND 1960 BRIDGE LANE, STEAMBOAT SPRINGS.
- 7) SETBACKS ARE PER THE RIVERFRONT PARK PUD.
- 8) PROPERTY IS WITHIN THE FEMA FLOODPLAIN AND FLOODWAY AS MAPPED ON PANEL 08107C0876D
- 9) PARKING LOT IS ALL HEATED CONCRETE FROM A GAS BOILER

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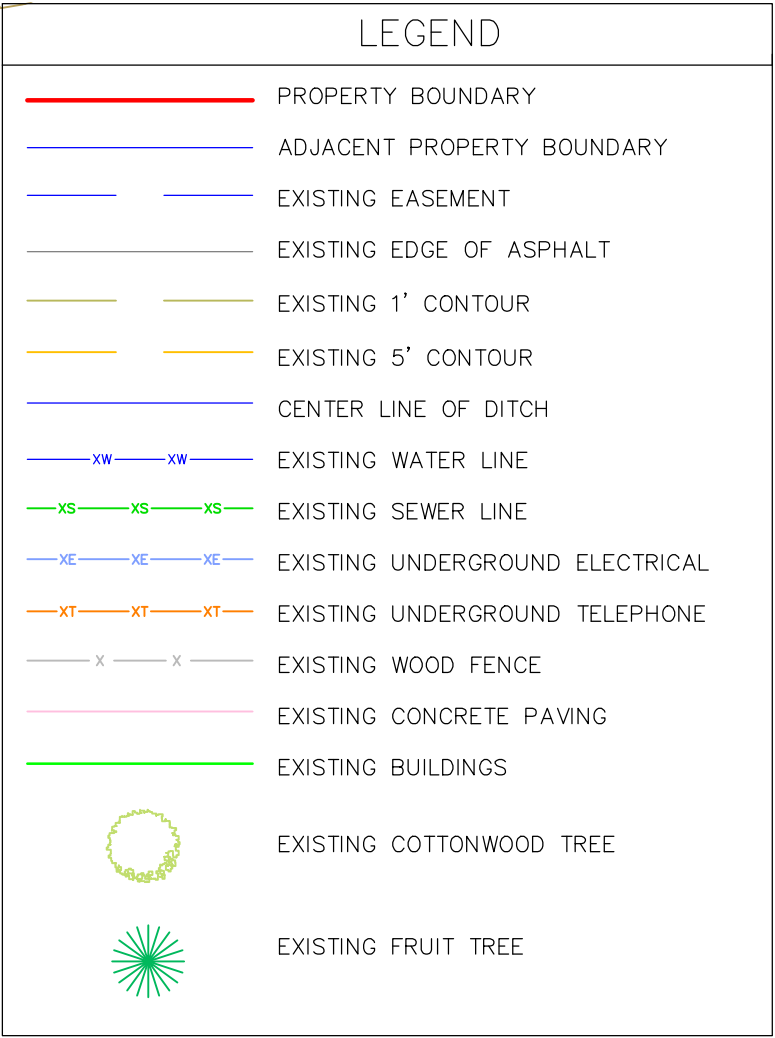
1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487



DATE: 5-21-2024
JOB #: 2349-001
DRAWN BY: RS
DESIGN BY:
REVIEW BY:

DRAWING:

2



Line Table		
Line #	Length	Direction
L1	53.70	N28° 57' 01.76"W
L2	25.80	N74° 14' 10.47"E
L3	5.95	N28° 57' 01.76"W
L4	50.09	N28° 57' 01.76"W
L5	25.00	N61° 02' 58.24"E
L6	7.20	S28° 57' 01.76"E
L7	25.70	N73° 58' 04.12"E
L8	46.55	S28° 57' 01.76"E
L9	4.30	S28° 57' 01.76"E
L10	55.98	S28° 57' 01.76"E
L11	26.20	N43° 17' 53.07"E
L12	4.00	N28° 57' 01.76"W
L13	48.30	N28° 57' 01.76"W
L14	25.00	N61° 02' 58.24"E
L15	3.30	N28° 57' 01.76"W
L16	45.00	N28° 57' 01.76"W
L18	4.15	S28° 57' 01.76"E
L19	26.86	N39° 30' 50.17"E
L20	51.07	S28° 57' 01.76"E
L21	45.35	S28° 57' 01.76"E
L22	50.53	N12° 14' 31.87"W
L23	25.37	N88° 24' 10.20"E
L24	6.51	S12° 14' 11.25"E
L25	28.37	S49° 28' 53.49"E
L26	58.42	S12° 14' 11.25"E
L27	27.14	N54° 31' 13.72"E
L28	26.85	N54° 31' 13.72"E
L29	54.38	S12° 14' 31.87"E
L30	2.26	S12° 14' 31.87"E
L31	26.12	N85° 35' 54.62"W
L32	66.78	N12° 14' 31.87"W
L33	66.78	N12° 14' 31.87"W
L34	25.81	N66° 37' 35.01"E
L35	25.48	N66° 37' 35.01"E
L36	54.33	S12° 14' 31.87"E
L37	7.76	S12° 14' 31.87"E
L38	26.31	N85° 00' 31.14"W
L39	2.81	N12° 14' 31.87"W
L40	67.06	N12° 14' 23.19"W
L41	25.61	N66° 37' 35.01"E

Line Table		
Line #	Length	Direction
L42	28.77	N66° 37' 35.01"E
L43	19.81	S73° 39' 16.83"E
L44	59.57	N4° 59' 29.17"E
L45	35.55	S74° 39' 16.83"E
L46	70.17	N15° 07' 30.94"E
L47	27.91	S48° 45' 38.11"E
L48	9.48	S4° 59' 28.86"W
L49	25.17	S77° 45' 28.13"W
L50	25.37	N69° 05' 35.14"E
L51	25.25	N69° 05' 35.14"E
L52	24.84	N69° 05' 35.14"E
L53	25.13	N61° 02' 58.23"E
L54	25.00	N61° 02' 58.23"E
L55	25.03	N61° 02' 58.23"E
L56	24.99	N61° 02' 58.23"E
L57	80.00	S75° 11' 41.08"E
L58	80.00	S75° 11' 41.08"E
L59	80.00	S75° 11' 41.08"E
L60	28.04	N73° 48' 18.48"E
L61	31.00	S16° 11' 41.52"E
L62	64.02	N14° 48' 22.21"E
L63	75.07	N14° 48' 18.92"E
L64	75.00	N14° 48' 18.92"E
L65	96.22	N14° 50' 41.96"E
L66	21.60	N14° 48' 18.92"E
L67	30.00	N76° 41' 54.78"E
L68	30.00	S12° 30' 17.08"E
L69	89.45	N14° 48' 18.92"E
L70	145.00	N14° 48' 18.92"E
L71	14.50	S75° 11' 41.08"E
L72	9.52	N14° 48' 18.92"E
L73	7.42	S37° 27' 53.48"W
L74	15.15	S6° 39' 28.03"E
L75	9.47	N78° 32' 49.13"E
L76	11.27	N34° 35' 16.83"E
L77	16.20	N52° 52' 41.73"W

City of Steamboat Springs
Planning Department
Approved Plan Set
10/21/2025 jbrown

FOUR POINTS
ENGINEERING
SURVEYING

[illegible]

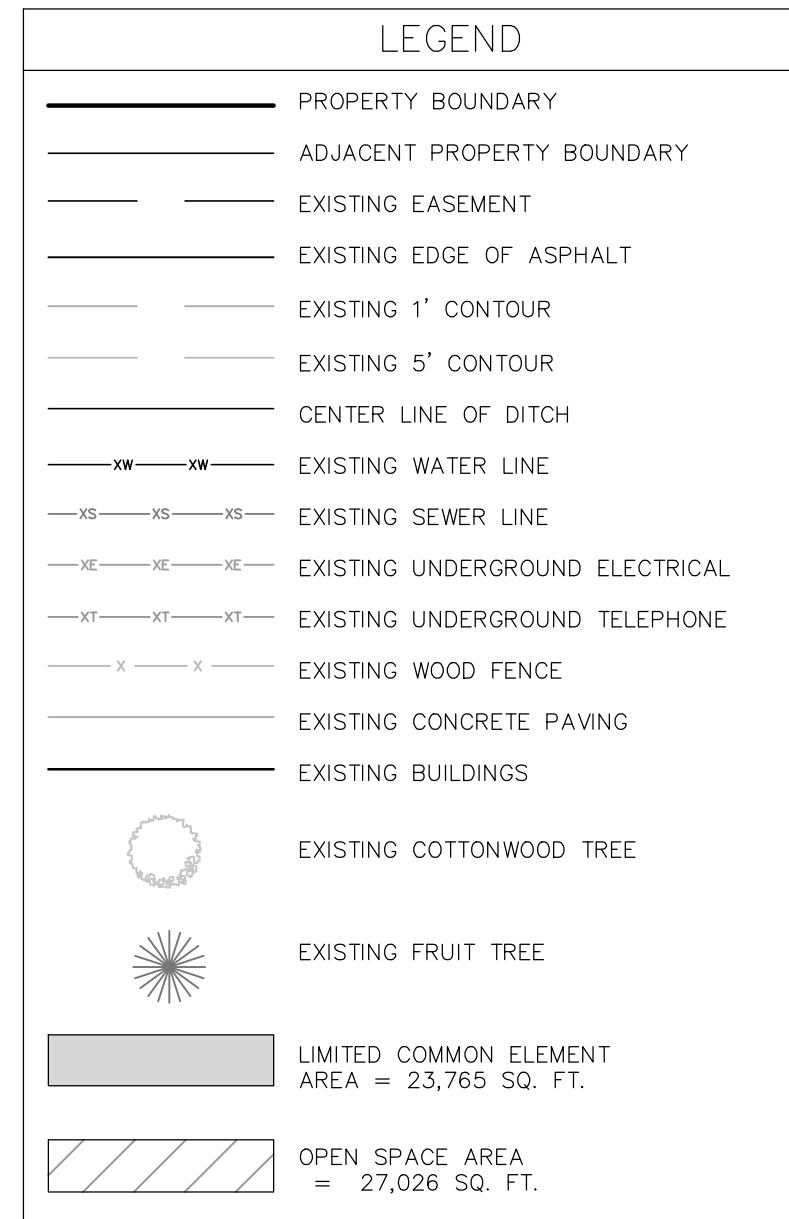
Horizontal Scale

1" = 30'

1

SHEET #

NORTH



Unit 7A Total	N/A
Unit 7B Total	1400

Unit 14A Total	1028
Dwelling Unit 14B	975
Unit 14B Total	2066

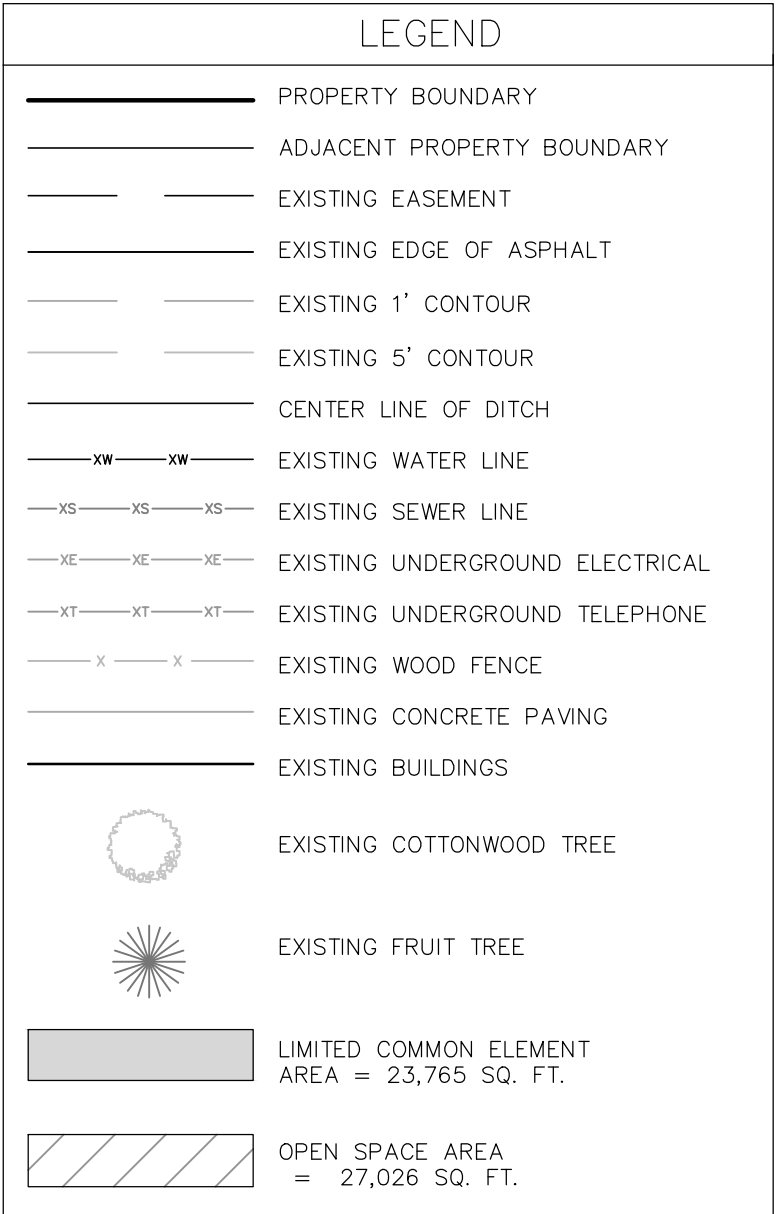
[illegible]

1940 BRIDGE LANE
STEAMBOAT SPRINGS, CO 80487

Contour Interval = 1 ft

THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN 24" X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

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12) ALL PARKING IN FRONT OF BUILDING 1 AND THE WEST SIDE OF THE EXPANSION PROPERTY IS COMMERCIAL SPACE. PARKING IN FRONT OF BUILDINGS 3 AND 4 IS FOR OWNERS OF THOSE UNITS ONLY.

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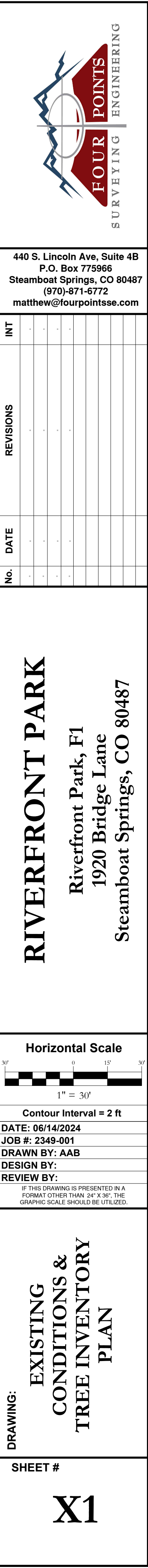
	PROPERTY BOUNDARY		EXISTING FENCE
	ADJACENT PROPERTY BOUNDARY		PROPOSED EDGE OF CONCRETE DECK
	EXISTING EASEMENT		PROPOSED BUILDING OVERHANG
	EXISTING SETBACK		PROPOSED DETENTION BASIN
	EXISTING EDGE OF ASPHALT		SIDEWALK/BOARDWALK
	PROPOSED EDGE OF ASPHALT		PERIMETER DRAIN
	EXISTING 2 FT CONTOUR		WALL
	EXISTING 10 FT CONTOUR		VEGETATION OUTLINE
	PROPOSED 2 FT CONTOUR		ASPHALT
	PROPOSED 10 FT CONTOUR		CONCRETE
	EXISTING EDGE OF GRAVEL		GRAVEL
	CENTER LINE OF DITCH		ROCK/RIP RAP
	PR CURB STOP, GATE VALVE, FIRE HYDRANT		
	PROPOSED WATER SERVICE LINE		
	PR CURB STOP, GATE VALVE, FIRE HYDRANT		
	THRUST BLOCK		
	EXISTING SEWER LINE		
	EXISTING MANHOLE AND CLEANOUTS		
	PROPOSED SEWER LINE		
	PROPOSED MANHOLE AND CLEANOUTS		
	EXISTING ELECTRICAL		
	EXISTING TELEPHONE		
	UTILITY PEDESTALS		
	POWER POLE		
	GAS		
	STORM INLET		
	PR CULVERT W/ FLARED END SECTIONS		
	EX CULVERT W/ FLARED END SECTIONS		

The diagram shows a circular garden layout with several plant species labeled with abbreviations. The labels are as follows:

- ASP**: Existing Quaking Aspen (44 Total)
- Populus tremuloides**: Populus tremuloides
- Size Varies: 2.50" - 3.50" Caliper**: Size Varies: 2.50" - 3.50" Caliper
- ASP = 4**: Existing native and cultivated deciduous shrubs (20 Total = 07 Plantings)
- RHS**: Rhododendron
- Size: 15" - 20" Caliper**: Size: 15" - 20" Caliper
- SSC**: Existing Ornamental Trees (09 Total)
- CHK**: Spring Snow Crabapple and Chokecherry
- Size Varies: 2.50" - 4.00" Caliper**: Size Varies: 2.50" - 4.00" Caliper
- C7N / WL**: Existing Deciduous Trees (42 Total)
- SPR**: Narrowleaf Cottonwood and Golden Willow
- Size: 6.00" - 36.00" Caliper**: Size: 6.00" - 36.00" Caliper
- Existing Evergreen Trees (01 Total)**: Existing Evergreen Trees (01 Total)
- Pinus pungens, Pinus ponderosa, etc.**: Pinus pungens, Pinus ponderosa, etc.
- Size: 12" Height**: Size: 12" Height

DECIDUOUS & EVERGREEN TREES				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
SSC	04	Spring Snow Crabapple	Malus 'Spring Snow'	2.50' - 4.00' cal
CC	02	Colorado Blue Spruce	Picea pungens 'Glauca'	12' Height
CC	03	Narrowleaf Cottonwood	Populus angustifolia	6.00' - 36.00' cal
CC	04	Quaking Aspen	Populus tremuloides	2.50' - 3.50' cal
CHT	05	Chokeberry	Prunus virginiana	2.50' - 4.00' cal
WSP	07	Weeping Golden Willow	Salix babingtonia	6.00' - 36.00' cal

DECIDUOUS SHRUBS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
RTO	01	Betling Dogwood	Cornus alternifolia	#5 Pot
JUN	02	Common Juniper	Juniperus communis	#5 Pot
POT	03	Yellow Potentilla	Potentilla fruticosa	#5 Pot
CHT	04	Chokeberry	Prunus virginiana	#5 Pot



1 PLANTING NOTES

- Prior to the start of any excavation for the project both on and off the site, the contractor shall notify the utility notification center of Colorado at 1-800-925-1887 and verify that all existing utilities have been located and marked.
- Contractor(s) shall thoroughly familiarize themselves with all construction documents, specifications, and site conditions prior to bidding and prior to construction. Any discrepancies between drawings, specifications, and site conditions shall be reported immediately to the Landscape Designer for clarification and resolution prior to bidding or construction.
- All trees to be located outside of the water and sewer utility easements.
- All dimensions are taken to face of building except where otherwise noted.
- For layout and dimensioning of lots, see engineering drawings.
- Screened images show existing conditions. Where existing conditions lie under or are impinged upon by proposed buildings and/or site elements, the existing condition will be removed, abandoned and/or capped or demolished as required.
- Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- The landscape contractor shall supply all plant materials in quantities sufficient to complete all plantings shown on this drawing. All plant materials are subject to the approval of the Landscape Designer, at the nursery, and at the site.
- All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled in burlap or containerized, and shall bear the same relationship to finish grade as to original grades before digging.
- Mulch for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other varied sizes of indigenous material to be placed in such a way to be random and visually (natural) in appearance.
- Planting soil mix, excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
- All areas of the site which have been disturbed and not otherwise developed shall be loamed and seeded with a minimum depth of 6" depth topsoil.
- All plant materials to be under an automatic drip irrigation system to be installed.

2 PLANTING SPECIFICATIONS - GENERAL

SOIL PREPARATION AND PLANTING

PREPARATION - GENERAL

- Lay out individual tree and shrub locations and the areas for multiple plantings. Stake tree locations and outline planting areas before start of planting work. Make minor adjustments as may be required. Landscape Designer or Owners Representative approval required before installation.

PREPARATION OF PLANTING SOIL

- Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- Use Black Gold Soil Conditioner (or approved substitute soil amendments) and fertilizer with topsoil as required based on existing soil conditions. Preparation of the planting soil shall not occur if planting will not follow within a few days. Stockpile covered on-site.
- Pit and Trench Backfill: Mix planting soil prior to backfilling, and stockpile at site.
- Planting Beds: Mix planting soil either prior to planting, or apply on surface of topsoil and mix thoroughly before planting.

PREPARATION OF PLANTING BEDS

- Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosed sub-grade to create a transition layer, then place remainder of the planting soil.
- Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.

EXCAVATION FOR TREES AND SHRUBS

- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub-soil in bottom of excavation.
 - For ball and burlap (B&B) trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick setting layer of planting soil mixture.
 - For container grown stock, excavate as specified for ball and burlap stock, adjusted to size of container width and depth.
- Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.
- Place Agriform Tree Fertilizer Tablets (or approved substitute) in planting pit prior to back filling at the following rate: three per each tree, one per each shrub.

PLANTING TREES AND SHRUBS

- Set ball and burlap (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottom. When set, place additional back fill around base and sides of ball, and work each side to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- Set container grown stock, as specified, for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter an from plant ball so as not to damage root balls.
- Shake top of backfill to allow for settling.
- Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 - Deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
- Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
- Wrap tree trunks of 2 inches caliper and larger, start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- Guy and stake trees immediately after planting, as indicated.

3 SAMPLE PLANT LIST

DECIDUOUS & EVERGREEN TREES				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
ASP	00	Quaking Aspen	Populus tremuloides	1.5" - 3.5" cal.
NAH	00	Northern Acclaim Honeylocust	Robinia pseudoacacia 'Northern Acclaim'	2.0" - 2.5" cal.
PFC	00	Prairie Fire Crabapple	Malus 'Prairie Fire'	2.0" - 2.5" cal.
RBC	00	Red Baron Crabapple	Malus 'Red Baron'	2.0" - 2.5" cal.
SSC	00	Spring Snow Crabapple	Malus 'Spring Snow'	2.0" - 2.5" cal.

EVERGREEN SHRUBS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
GLB	00	Globe Spruce	Picea pungens 'Glaucia Globosa'	#7 Pot
MUG	00	Mugo Pine	Pinus mugo 'Stomound'	#7 Pot
BCJ	00	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
BUJ	00	Buffalo Juniper	Juniperus sabinna 'Buffalo'	#5 Pot

DECIDUOUS SHRUBS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
SER	00	Saskatoon Serviceberry	Aamelanchier alnifolia	#7 Pot
RTD	00	Redwing Dogwood	Cornus stolonifera	#5 Pot
DBL	00	Diablo Ninebark	Physocarpus opulifolius 'Monro'	#5 Pot
YPT	00	Yellow Potentilla	Potentilla fruticosa	#5 Pot
PKP	00	Pink Potentilla	Potentilla fruticosa 'Pink beauty'	#5 Pot
ARH	00	Arnold's Red Honey Suckle	Lonicera involucrata 'Arnold's Red'	#5 Pot
SPI	00	Goldflame Spirea	Ribes aurum	#5 Pot
LRL	00	Native Pink Shrub Rose	Rosa woodsii	#5 Pot
SYR	00	Common Lilac	Syringa vulgaris	#7 Pot

PERENNIALS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
COL	00	Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
AST	00	Shower Bell	Aster alpinus 'goldstr'	#1 Pot
COR	00	Lance-leaf Coreopsis	Coreopsis lanceolata	#1 Pot
DIA	00	Giant Pink Dianthus	Dianthus spp.	#1 Pot
ECP	00	Purple Coneflower	Echinacea purpurea	#1 Pot
GER	00	Geranium	Geranium spp.	#1 Pot
DAY	00	Rocky Mountain Summer Daylily	Hemerocallis 'Rocky Mountain Summer'	#1 Pot
WBF	00	Western Blue Flag	Iris missouriensis	#1 Pot
LUP	00	Blue Lupine	Lupinus 'the governor'	#1 Pot
MON	00	Red Bee-Balm	Monarda 'scarlet red'	#1 Pot
POP	00	Oriental Poppy	Papaver orientale	#1 Pot
RMP	00	Rocky Mountain Penstemon	Penstemon strictus	#1 Pot
RUD	00	Black-eyed Susan	Rudbeckia fulgida 'goldstrut'	#1 Pot

ORNAMENTAL GRASSES				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
KFG	00	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 Pot
BGC	00	Blue Cat Grass	Helleborichon sempervirens	#1 Pot

GROUNDCOVERS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
SWD	00	Sweet Woodruff	Galium odoratum	Flat - F15
BCP	00	Blue Creeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
CPT	00	Creeping Yellow Potentilla	Potentilla reptans	Flat - F15
SAP	00	Rock Scaevola	Scaevola obovata	Flat - F15
GMS	00	Goldenseal Stonecrop	Sedum acre evergreen	Flat - F15
SED	00	Dragon's Blood Sedum	Sedum 'Dragon's Blood'	Flat - F15
VER	00	Creeping Speedwell	Veronica repens	Flat - F15
VIN	00	Wine Minor	Vincetoxicum	Flat - F15

4 SITE PLAN LEGEND

--- --	PROPERTY BOUNDARY	-----	PROPOSED EDGE OF CONCRETE
---	ADJACENT PROPERTY BOUNDARY	----	DECK
---	EXISTING EASEMENT	----	PROPOSED BUILDING
---	EXISTING SETBACK	----	OVERHANG
---	EXISTING EDGE OF ASPHALT	----	PROPOSED POND
---	PROPOSED EDGE OF ASPHALT	----	SIDEWALK/BOARDWALK
---	EXISTING 2 FT CONTOUR	----	PERIMETER DRAIN
---	EXISTING 10 FT CONTOUR	----	WALL
---	PROPOSED 2 FT CONTOUR	----	VEGETATION OUTLINE
---	EXISTING 10 FT CONTOUR	----	ASPHALT
---	EXISTING EDGE OF GRAVEL	----	CONCRETE
---	CENTER LINE OF DITCH	----	GRAVEL
---	EXISTING FENCE	----	ROCK/RIP RAP
---	PHASE LINE	----	

5 IRRIGATION SPECIFICATIONS - GENERAL

IRRIGATION SYSTEM DESIGN GUIDELINES

- All irrigation systems shall be designed to avoid runoff onto hardscape from low head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- The irrigation system shall be automatic, constructed to discourage vandalism and simple to maintain.
- All equipment shall be of proven design with local service available.
- Control valves should be rated at 200 PSI.
- Visible sprinklers adjacent to hardscape shall be of pop-up design.
- All heads should have a minimum number of watering pieces with an extended life cycle.
- Lawn and shrub spray heads shall be set back from hardscape a minimum of 18 inches. Rotor type heads shall be set back a minimum of 4 feet from hardscape.
- Design sprayhead and rotor head stations with consideration for worst wind conditions. Close spacing and low-angle nozzles are required in high and frequent wind areas.
- Spacing of sprinkler heads shall not exceed manufacturer's maximum recommendations for proper coverage.
- Only irrigation heads with matched precipitation rates shall be used on the same valve.
- Valve crouching shall be designed to be consistent with hydronics.
- Sprinklers, drippers, valves, etc., must be operated within manufacturer's specifications.
- The use of drip or pressure compensating bubblers is encouraged for all shrubs and trees. Small, narrow and irregularly shaped or sloping areas shall be irrigated with drip, micro-spray or pressure-compensating bubbler heads.
- Trees in turf areas shall be on a separate station to provide proper deep watering.

DRIP IRRIGATION DESIGN GUIDELINES

- The drip system must be sized for mature-size plants.
- All drip valves may be operated at any one time during an irrigation cycle provided gpm does not exceed supply.
- Distribution tubing (microtubing) shall be buried no more than 6 inches below grade. The end of 1/2" distribution tube must be secured by a stake. The maximum length of microtubing must be specified on the plan to be 10 feet or less.
- All proposed drip emitters shall match the gallons per day per plant according to plant size and plant type.

SPECIFICATIONS FOR IRRIGATION EFFICIENCY

Irrigation efficiencies are expected from well-designed and maintained systems. The following are required:

- High flow check valves shall be installed in or under all heads where damage could occur to property due to flooding, unless controllers with flow sensor capabilities are specified that can automatically shut off individual control valves when excess flow is detected.
- Pressure compensating emitters/devices shall be specified on all spray heads to reduce radius as needed to prevent overwater onto hardscape and/or to control high pressure running.
- Soil moisture sensing systems for turf grass hydronics shall be used. The moisture sensing system shall provide at least one sensor location in the turf grass.
- Controller systems with the capabilities of automatically making daily schedule adjustments according to plant water needs, derived from weather sensing and recording equipment on or near the site are recommended and may be substituted for a moisture sensing system.
- If a soil moisture sensing system is not used and the controller cannot automatically make daily schedule adjustments from local data, then provide an irrigation schedule for all each of the following conditions:
 - Plant establishment period.
 - Established landscaping.
 - Temporarily irrigated areas.
- Schedules shall include: irrigation run times per cycle, cycles per day, and days per week (month) for each plant hydzone and application rate. Irrigating shall be scheduled for the cooler time of each day to avoid irrigating during periods of strong winds and high temperatures, with high evaporation loss.
- Electronic multi-program controllers shall be specified where there is a combination of different hydronics or when using different types of irrigation equipment.

6 PLANT LEGEND

	Proposed Ornamental Trees (13 Total)
	Flowering Crabapple-Malus hybrids
	Size: 2.50" Minimum Caliper
	Native and cultivated evergreen shrubs (07 Total)
	Juniperus, Picea, Pinus spp.
	Size: #5 Container Minimum
	Native and cultivated deciduous shrubs (28 Total)
	Prunus, Cornus, Rosa, etc.
	Size: #5 Container Minimum
	Perennials (65 Total)
	Varieties vary

7 GRASS SEED MIXTURES

TRADE OR INDUSTRY NAME:	SEED COMMON NAME	PERCENT OF MIX	Broadcast Seeding Rate:
TRANSITION TURF MIX	Smooth Brome, VNS	40%	1-2 lbs. per 1,000 SF
	Perennial Ryegrass, VNS	25%	
	Tall Fescue, Turf Type, VNS	25%	
	Canada Bluegrass, VNS	10%	
LOW GROW HIGH ALTITUDE	Crested Wheatgrass, Ephraim	30%	Broadcast Seeding Rate: 30-35 lbs. per Acre
	Perennial Ryegrass, VNS	25%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Drybar	15%	
MOUNTAIN MEADOW MIX	Winter Rye (cereal grain)	20%	Broadcast Seeding Rate: 40-60 lbs. per Acre
	Forage Perennial Ryegrass, VNS	20%	
	Mountain Brome, Bromar	20%	
	Timothy, Climax	15%	
	Forage Kentucky Bluegrass, VNS	14%	
	Orchardgrass, Potomac	10%	
	Alfalfa Clover	01%	
ALL-BLUE KENTUCKY BLUEGRASS	Kentucky Bluegrass, Jackpot	20%	Broadcast Seeding Rate: 3-5 lbs. per 1,000 SF
	Kentucky Bluegrass, Milano	20%	
	Kentucky Bluegrass, Blue Devil	20%	
	Kentucky Bluegrass, Mercury	20%	
	Kentucky Bluegrass, Rockstar	20%	

NOTE:
Application rates per manufacturers specifications. Accepted methods of application include: Broadcast with Penn Mulch, and hydroseeding.

8 IRRIGATION NOTES

- All plant material shown will be controlled by an automatic irrigation system to be designed. The irrigation system shall be designed using common industry practices and principals. The system shall be installed in such a manner as to maintain efficiency and performance. The existing conditions of the site will determine the ultimate design and layout of the irrigation system.
- At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
- Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation whenever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
- Multiple Point-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plumber to provide 1-1/2" copper (minimum) extending 12" from the foundation wall, a minimum of 18" below grade. A fitting should be provided for conversion to PVS. When not located in building mechanical rooms, remote locations may be provided.
- Controller locations have not been determined at this time. A 110v dedicated circuit will be required as a power source for the controllers. Locations to be specified prior to installation. Mounting and connection of 110v power to controller will be required.



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointss.com

INT	REVISIONS	DATE	No.

RIVERFRONT PARK
Riverfront Park, F1
1920 Bridge Lane
Steamboat Springs, CO 80487

Horizontal Scale
1" = 40'

Contour Interval = 2 ft

DATE: 06/14/2024
JOB #: 2349-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

LANDSCAPE MASTER PLAN

DRAWING:

SHEET #

L1

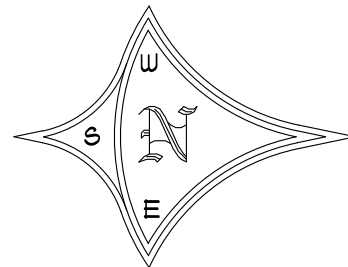
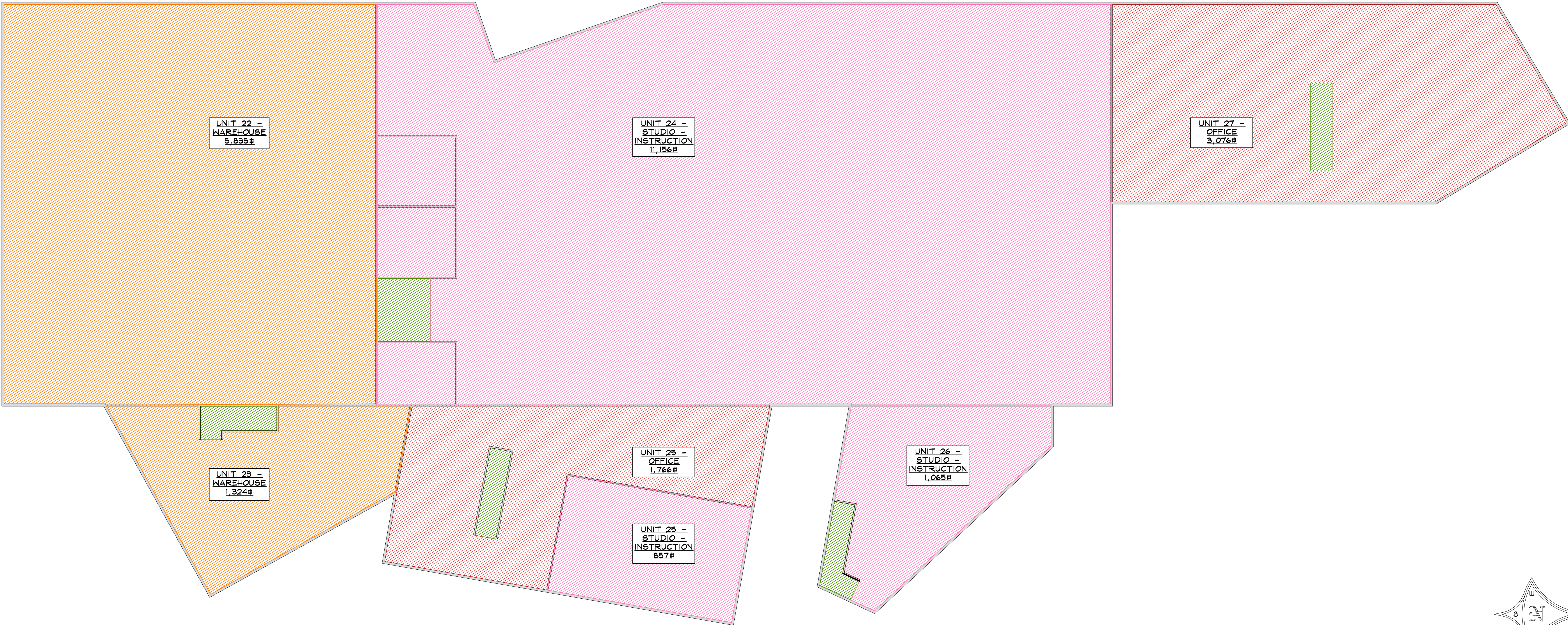
SHADING KEY	
	PROPOSED OFFICE USE
	PROPOSED ACCESSORY USE
	PROPOSED STUDIO USE
	PROPOSED WAREHOUSE USE
	STAIRWELL

Building 1 - First Floor Uses			
Unit 22	Level 1	Warehouse	5835
Unit 23	Level 1	Warehouse	1324
Unit 24	Level 1	Studio	11156
Unit 25	Level 1	Studio	857
Unit 25	Level 1	Office	1766
Unit 26	Level 1	Studio	1065
Unit 27	Level 1	Office	3076

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNITS 22, 23, 24, 25, 26, AND 27, RIVERFRONT PARK,
FILING 3
BRIDGE LANE REALTY, LLC

BY: <u><i>Dan McEntee</i></u>	Dan McEntee
(SIGNATURE)	(PRINT NAME)
ITS: <u>Managing Partner</u>	DATE: <u>2/11/2024</u>



PLAN

SCALE: N.T.S.

1 OVERALL BUILDING 1 1ST LEVEL FLOOR PLAN - USE SHADING

NOT FOR
CONSTRUCTION



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

RFP BUILDING 1 TENANT FINISH
1955 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
AS-BUILT DRAWINGS FOR:
RIVER FRONT PARK HOA

ISSUE DATES	
02 . 06 . 24	REVIEW
02 . XX . 24	BY

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

OVERALL BUILDING
1 1ST LEVEL FLOOR
PLAN

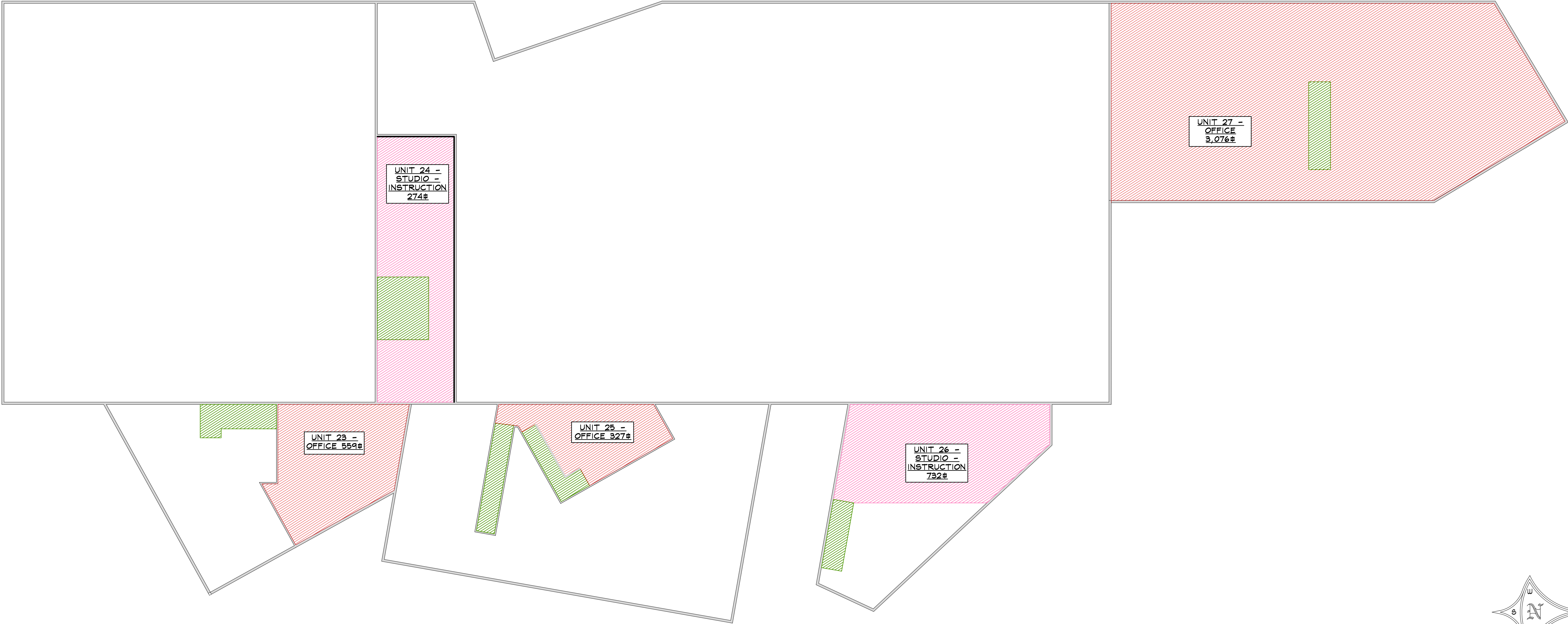
A-1

SHADING KEY	
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	= PROPOSED ACCESSORY USE
	= PROPOSED STUDIO USE
	= PROPOSED WAREHOUSE USE
	= STAIRWELL

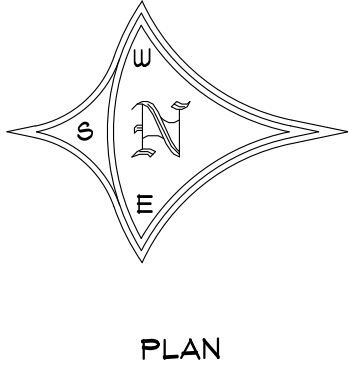
Building 1 - Second Floor Uses			
Unit 23	Level 2	Office	559
Unit 24	Level 2	Studio	274
Unit 25	Level 2	Office	327
Unit 26	Level 2	Studio	732
Unit 27	Level 2	Office	3076

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNITS 22, 23, 24, 25, 26, AND 27, RIVERFRONT PARK,
FILING 3
BRIDGE LANE REATLY, LLC
BY: Dan McEntee Dan McEntee
(SIGNATURE) (PRINT NAME)
ITS: Managing Partner DATE: 2/11/2024



1 OVERALL BUILDING 1 2ND LEVEL FLOOR PLAN - USE SHADING



SCALE: N.T.S.

NOT FOR
CONSTRUCTION



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

RFP BUILDING 1 TENANT FINISH
1955 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
AS-BUILT DRAWINGS FOR:
RIVER FRONT PARK HOA

ISSUE DATES	
02 . 06 . 24	REVIEW
02 . XX . 24	BY

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

OVERALL BUILDING
1 2ND LEVEL
FLOOR PLAN

A-2

SHADING KEY	
	PROPOSED OFFICE USE
	PROPOSED ACCESSORY USE
	PROPOSED STUDIO USE
	PROPOSED WAREHOUSE USE
	STAIRWELL

Building 1 - Third Floor Uses			
Unit 25	Level 3	Accessory	299
Unit 27	Level 3	Accessory	373

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNITS 22, 23, 24, 25, 26, AND 27, RIVERFRONT PARK,
FILING 3
BRIDGE LANE REALTY, LLC

BY:

Dan McEntee

(SIGNATURE)

Dan McEntee

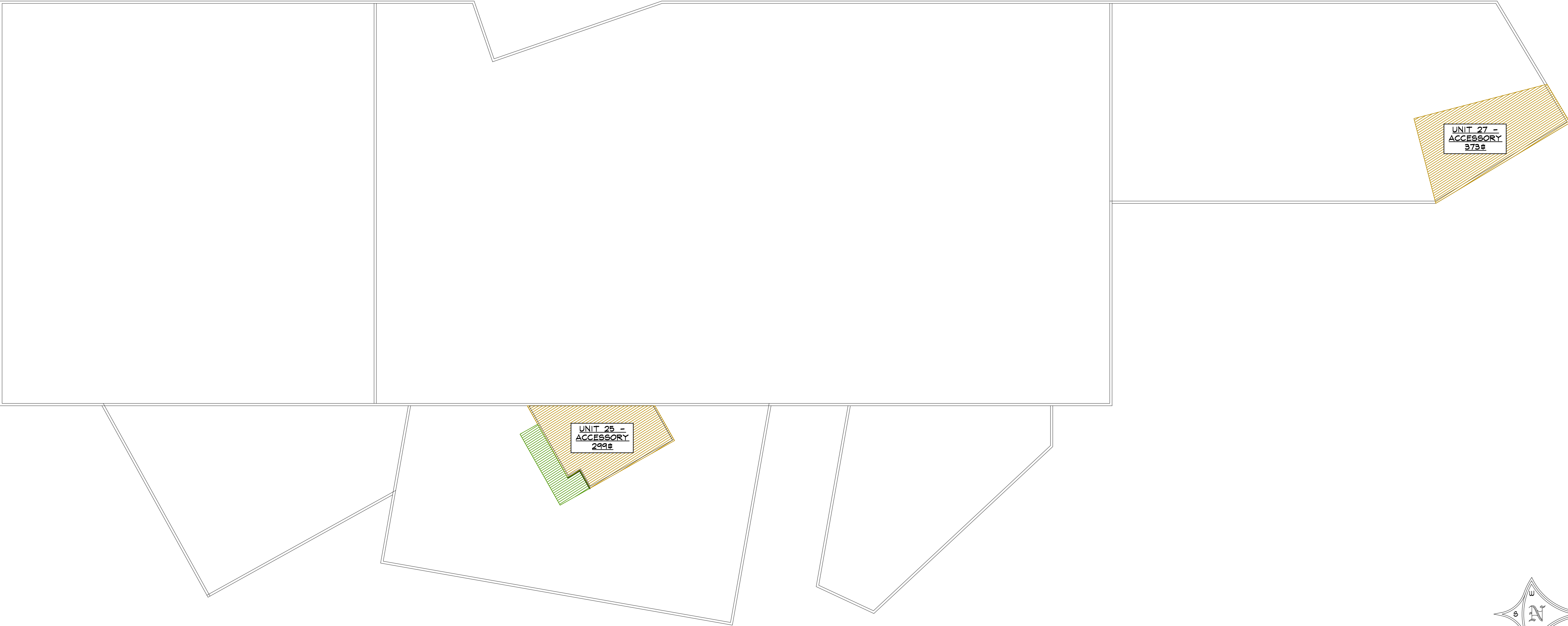
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ITS:

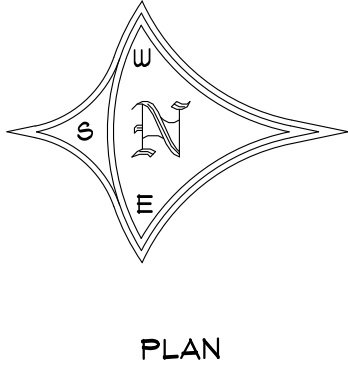
Managing Partner

DATE:

2/11/2024



1 OVERALL BUILDING 3RD LEVEL FLOOR PLAN - USE SHADING



SCALE: N.T.S.

NOT FOR
CONSTRUCTION



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

RFP BUILDING 1 TENANT FINISH
1955 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
AS-BUILT DRAWINGS FOR:
RIVER FRONT PARK HOA

ISSUE DATES	
02 . 06 . 24	REVIEW
02 . XX . 24	BY

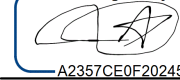
DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

OVERALL BUILDING
1 3RD LEVEL
FLOOR PLAN

A-3

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

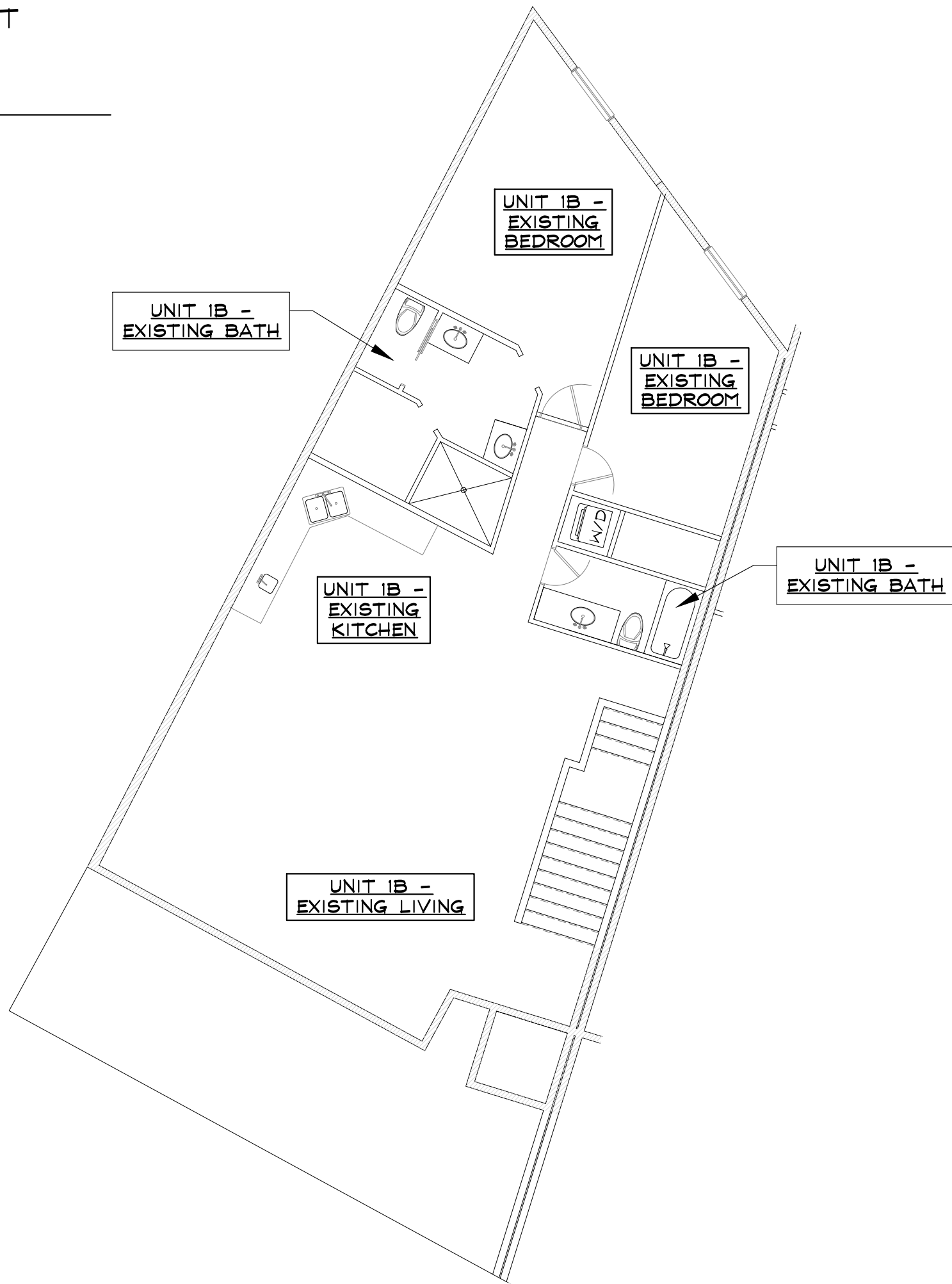
OWNER: UNIT 1, RIVERFRONT PARK, FILING 2

Designed by:

AA3570-000002458

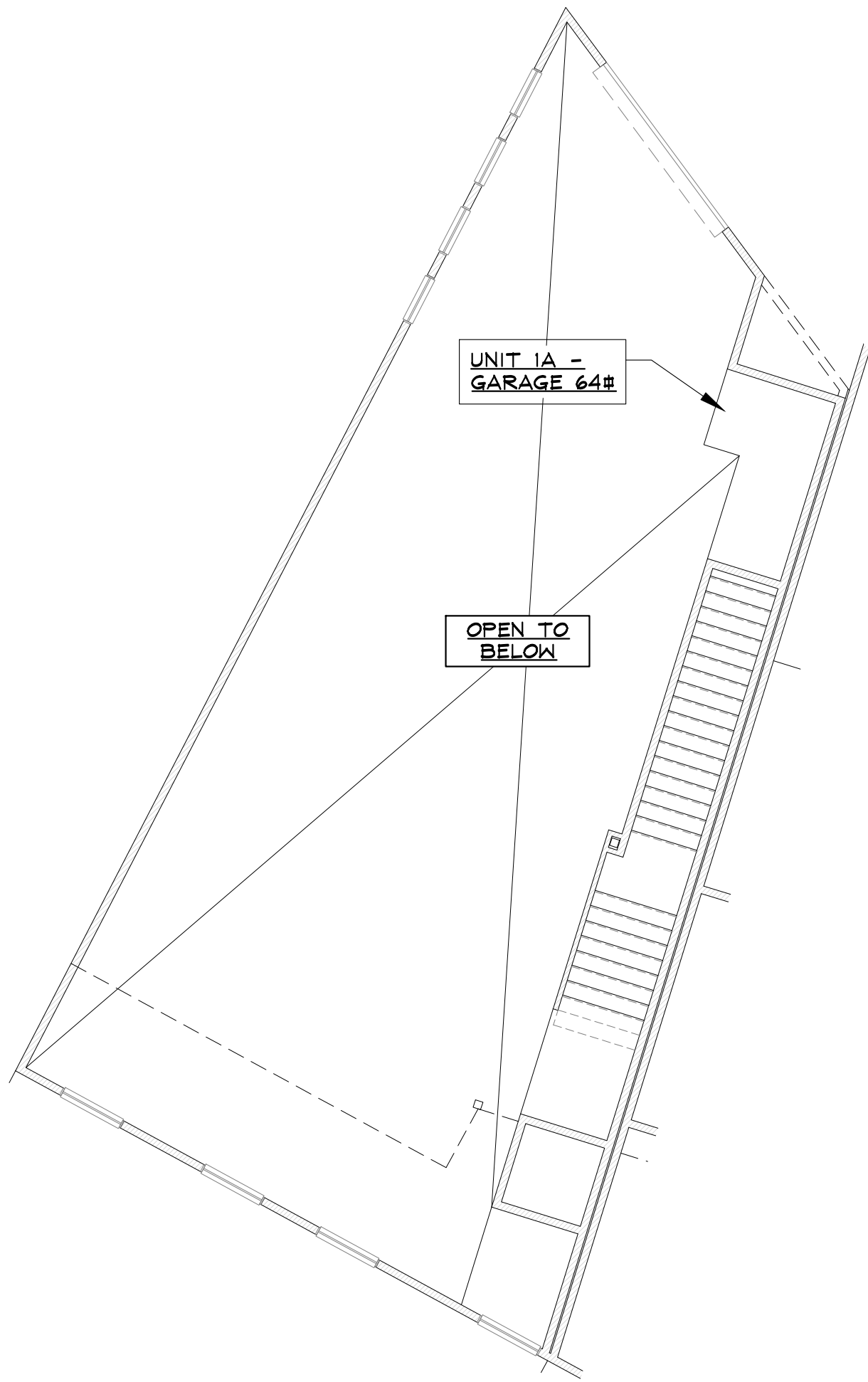
6/13/2024

(JOHN DALTON)

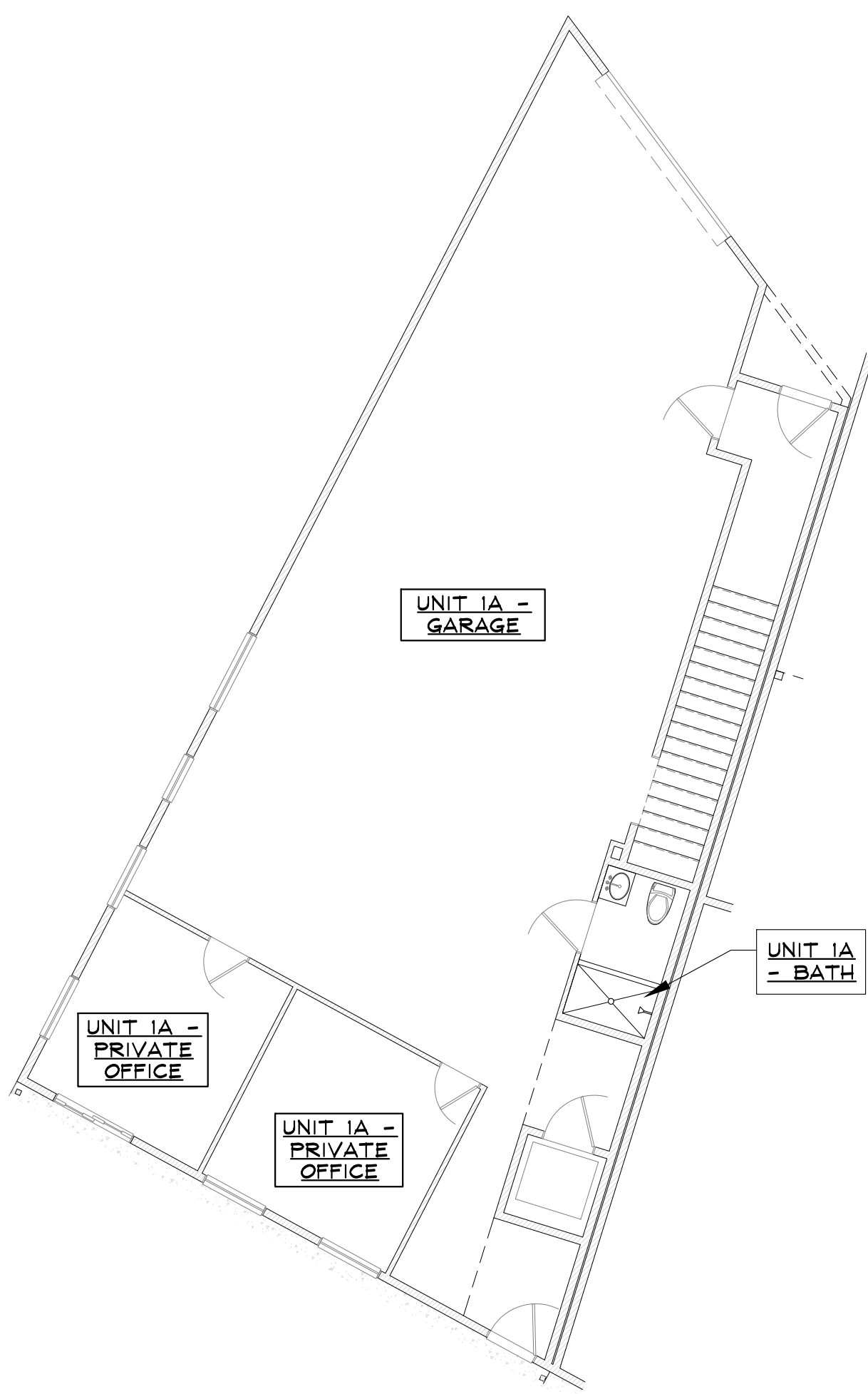
(DATE)



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"



3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"



1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

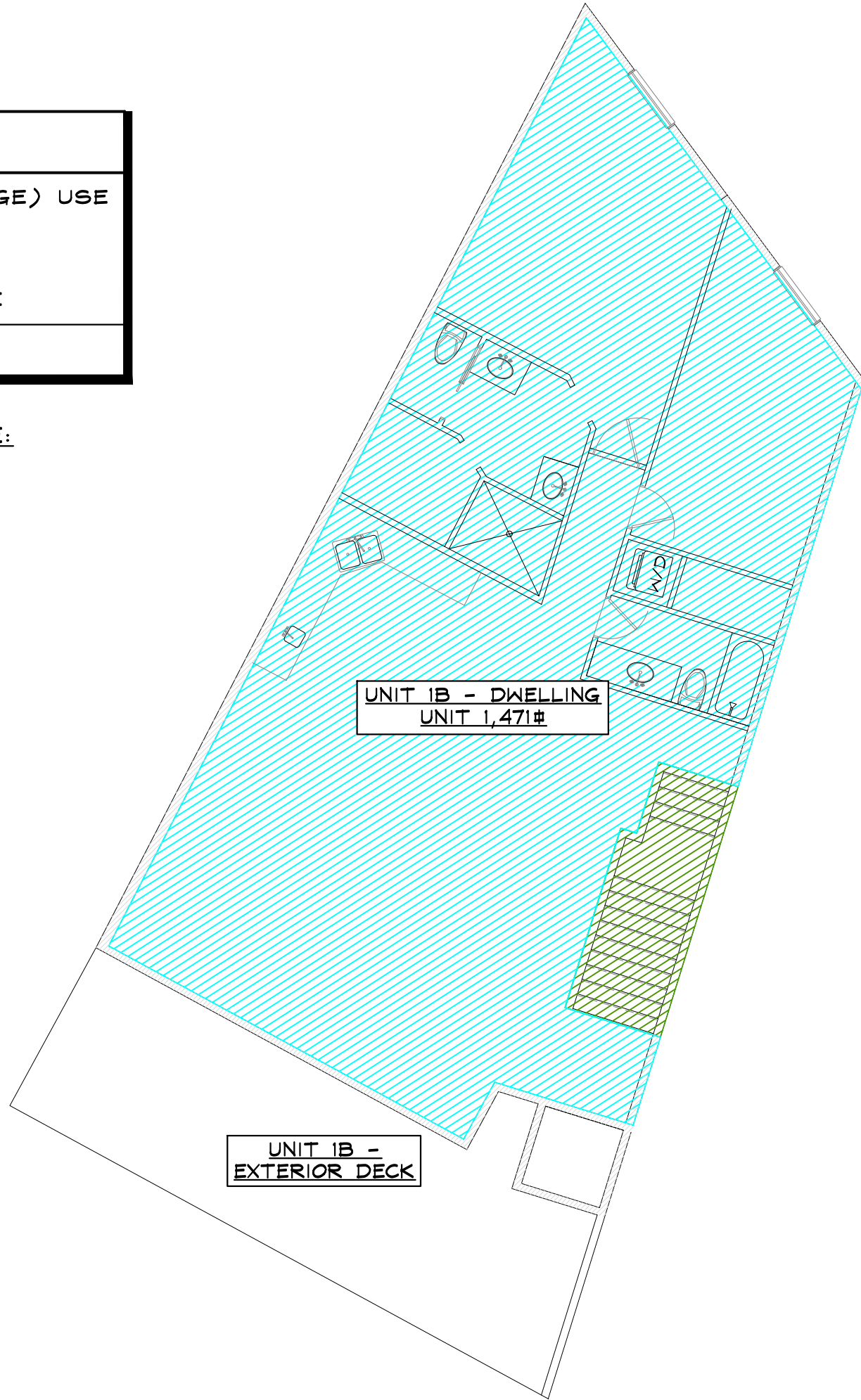
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	= PROPOSED OFFICE USE
	= PROPOSED DWELLING UNIT USE
	= STAIRWELL

UNIT 1 SQUARE FOOTAGE SUMMARY TABLE:

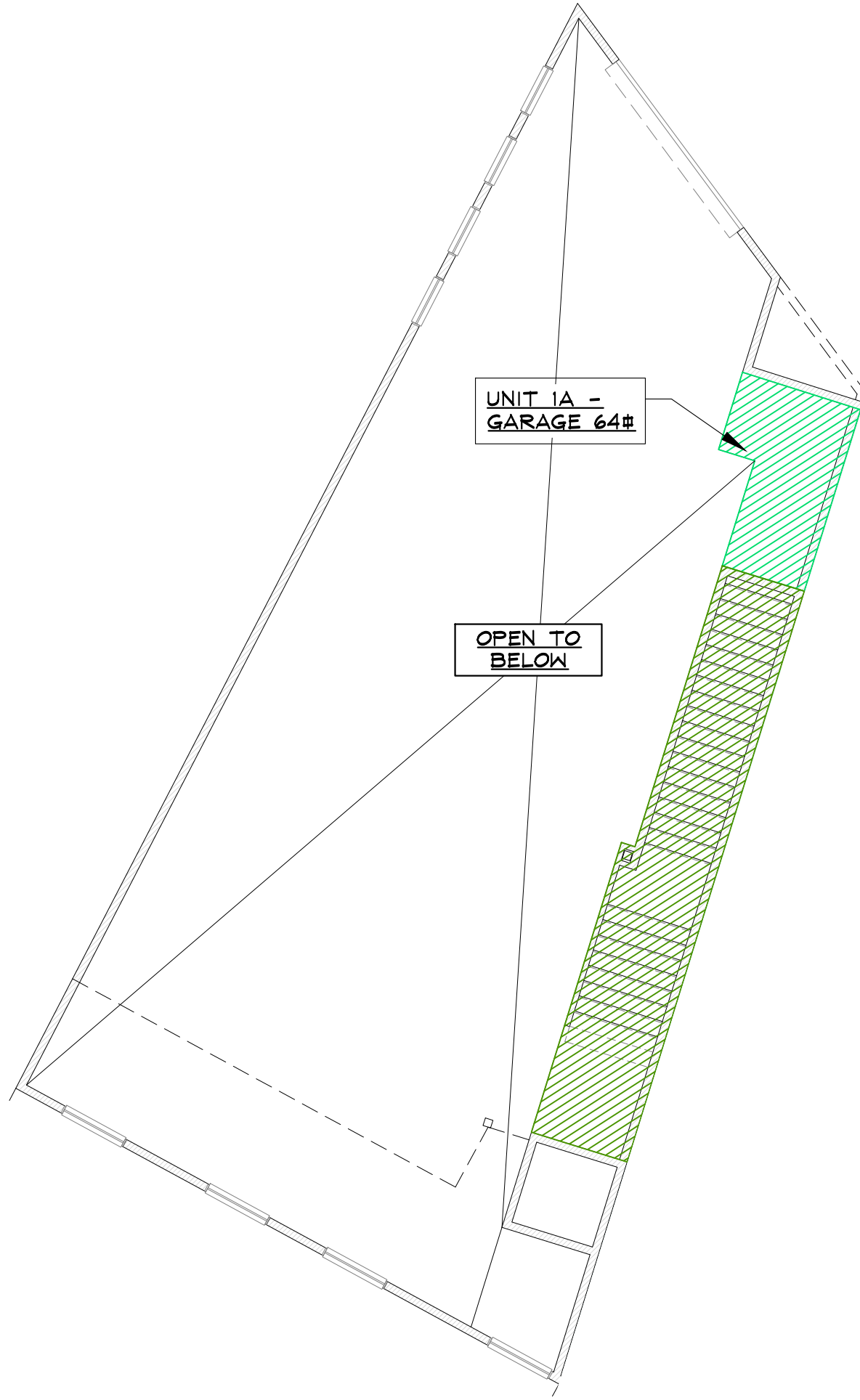
Level 1	Garage 1A	1373
Level 1	Office 1A	300
Level 2	Garage 1A	64
Level 3	Dwelling Unit 1B	1471

UNIT 1 DWELLING UNIT TABLE:

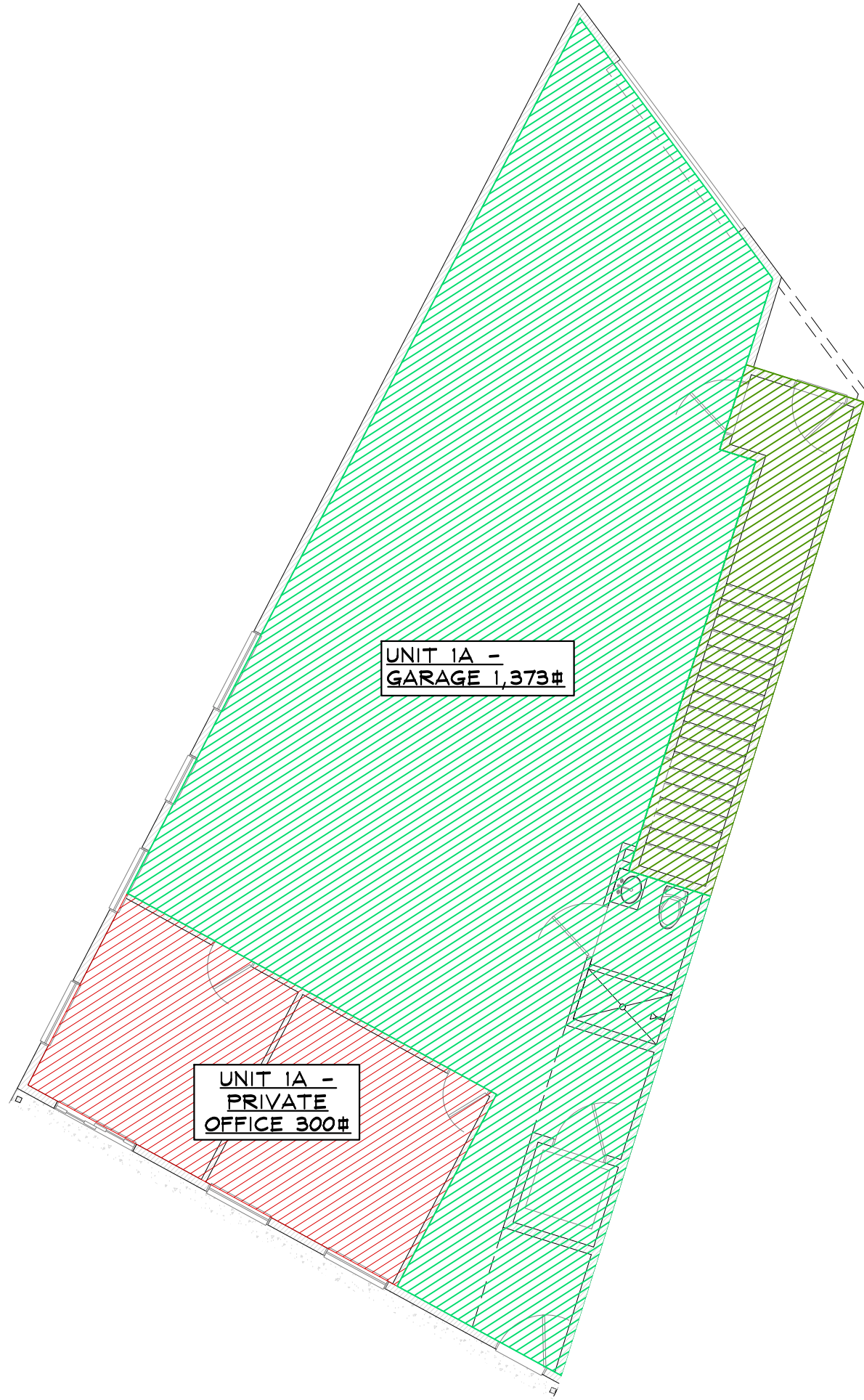
Unit 1A total	N/A
Unit 1 B Total	1471



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"



4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"



2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

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CONSTRUCTION



RFP BUILDING 3 TENANT FINISH
1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES

02	07	24	REVIEW
02	09	24	CP
05	04	24	CFA
06	10	24	ZHA/CFA/DP

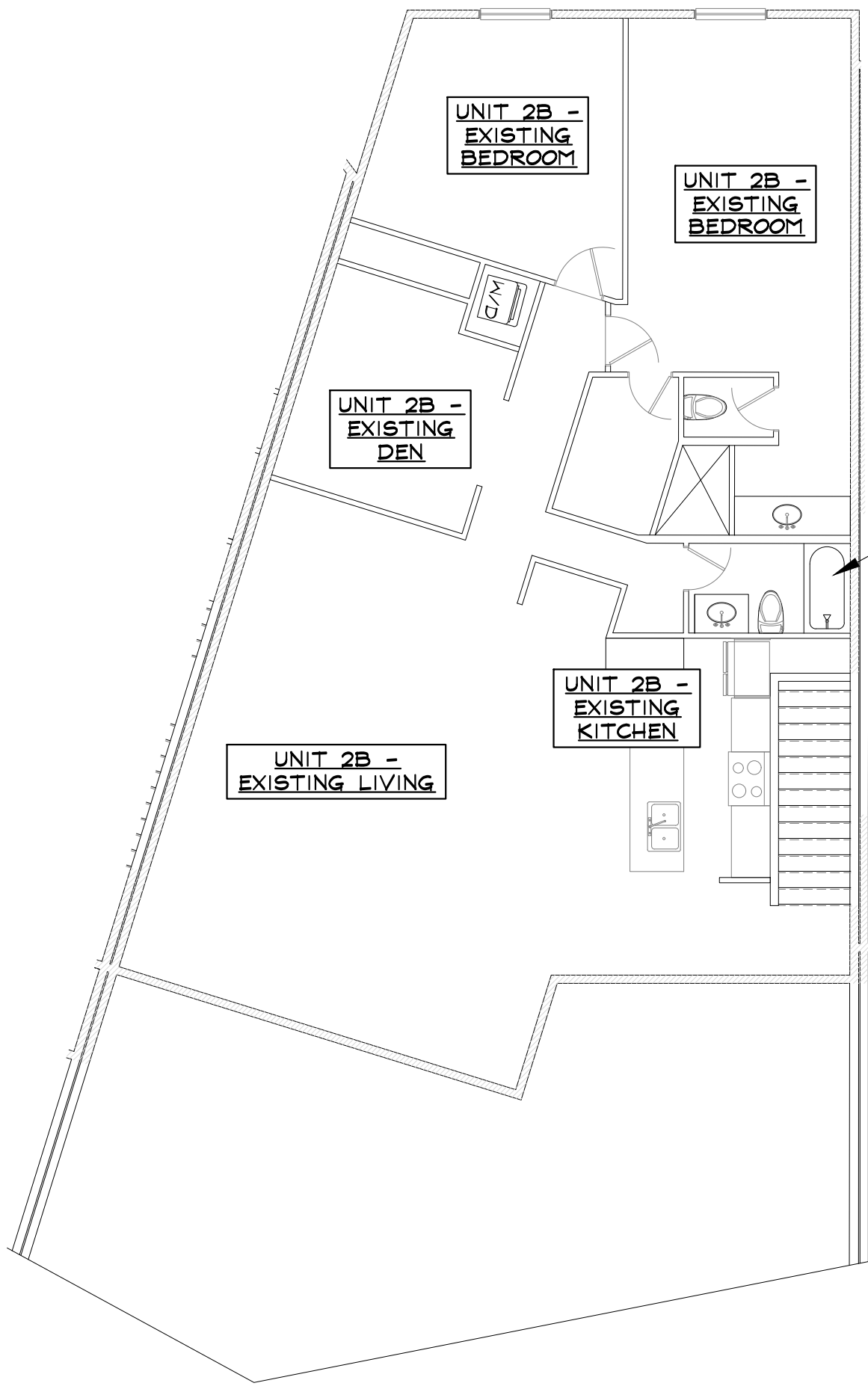
DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 1 PROPOSED
FLOOR PLANS

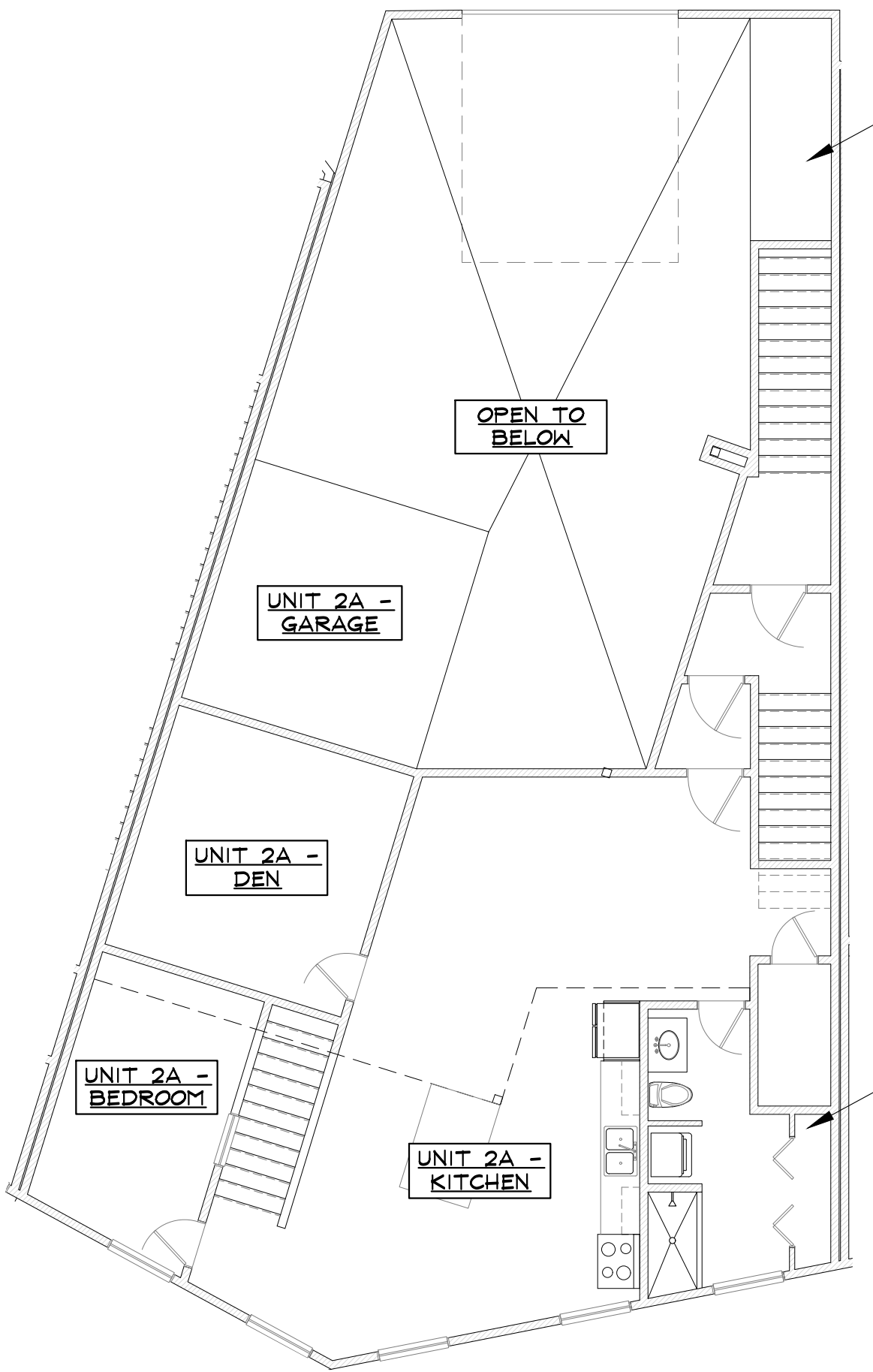
UNIT 1

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

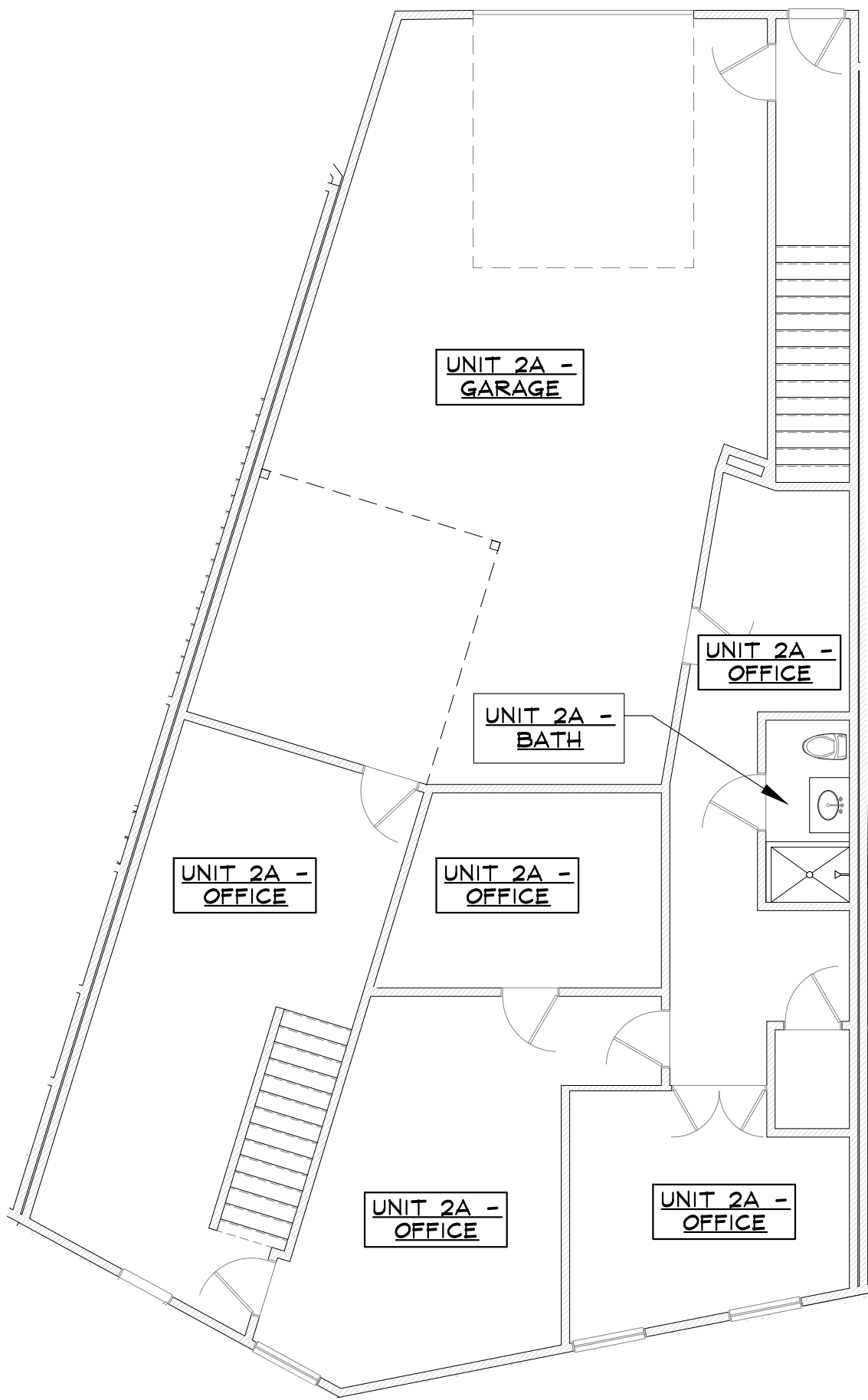
OWNER: UNIT 2, RIVERFRONT PARK, FILING 2
RIVERFRONT PROPERTIES, LLC
BY: Scott Buchler (SIGNATURE) Scott Buchler (PRINT NAME)
ITS: President DATE: 6/11/2024



UNIT 2B -
EXISTING BATH



UNIT 2A -
GARAGE



NOT FOR
CONSTRUCTION

5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

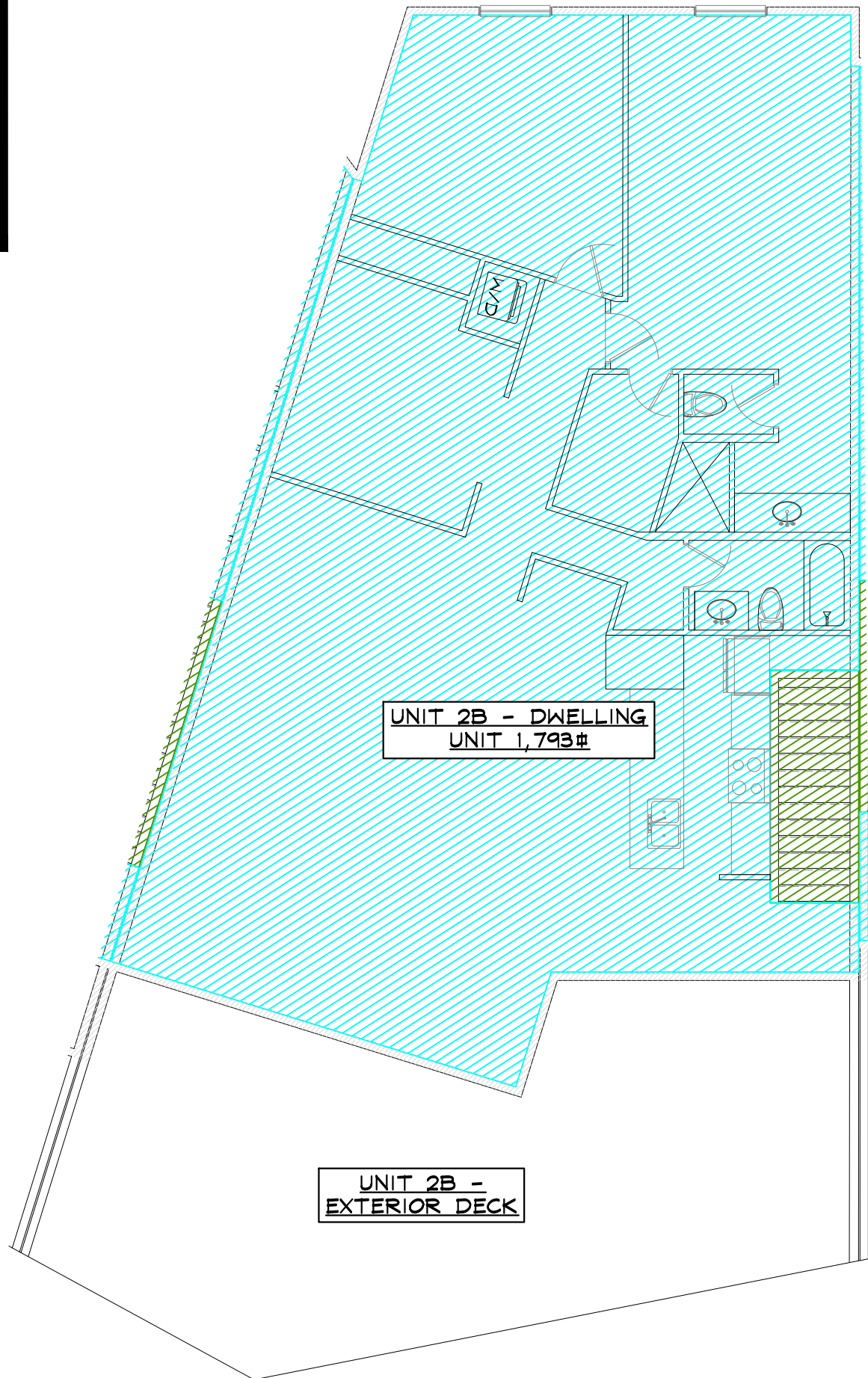
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	= PROPOSED OFFICE USE
	= PROPOSED DWELLING UNIT USE
	= STAIRWELL

UNIT 2 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 2A	1010
Level 1	Office 2A	1429
Level 2	Garage 2A	253
Level 2	Dwelling Unit 2A	1251
Level 3	Dwelling Unit 2B	1793

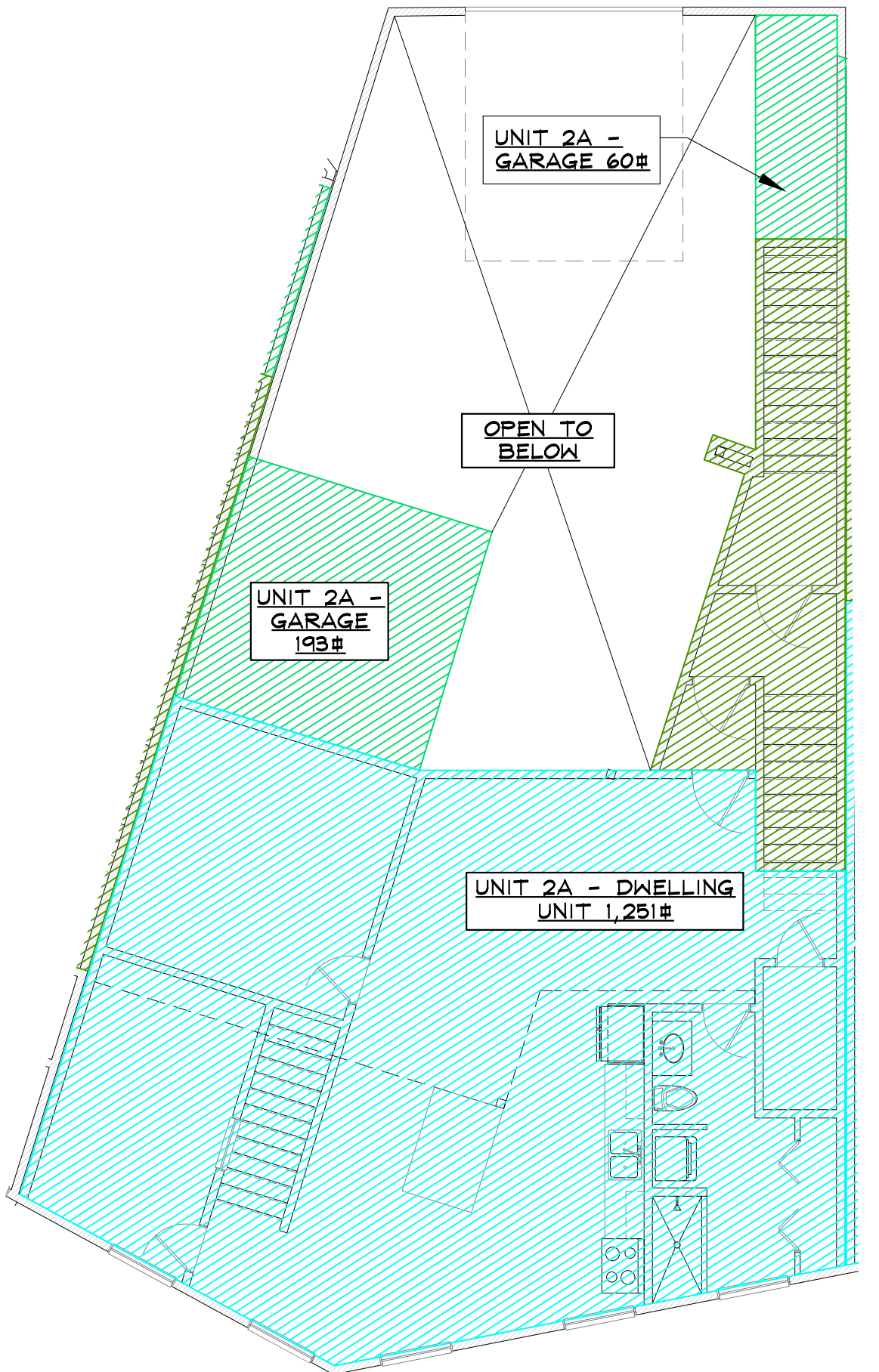
UNIT 2 DWELLING UNIT TABLE:

Unit 2A Garage	1263
Unit 2A Dwelling	1251
Unit 2 A Total	2514
Unit 2B Total	1793



UNIT 2B - DWELLING
UNIT 1,793#

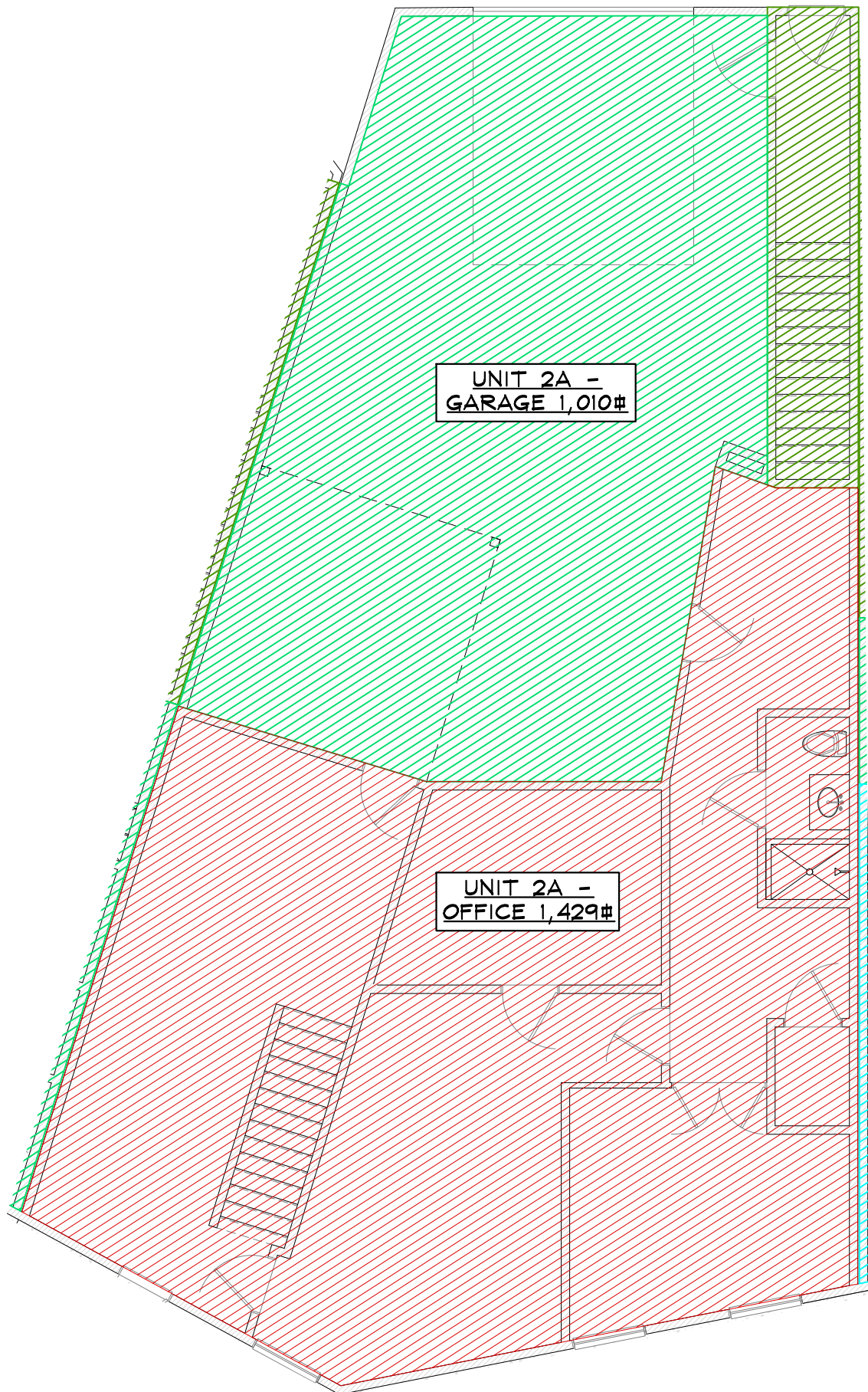
UNIT 2B -
EXTERIOR DECK



UNIT 2A -
GARAGE 60#

UNIT 2A -
GARAGE 199#

UNIT 2A - DWELLING
UNIT 1,251#



UNIT 2A -
GARAGE 1,010#

UNIT 2A -
OFFICE 1,429#

6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

RFP BUILDING 3 TENANT FINISH

1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA



ISSUE DATES	
02 . 07 . 24	REVIEW
02 . 09 . 24	CP
03 . 04 . 24	CPA
06 . 10 . 24	ZHA/CPA/DP

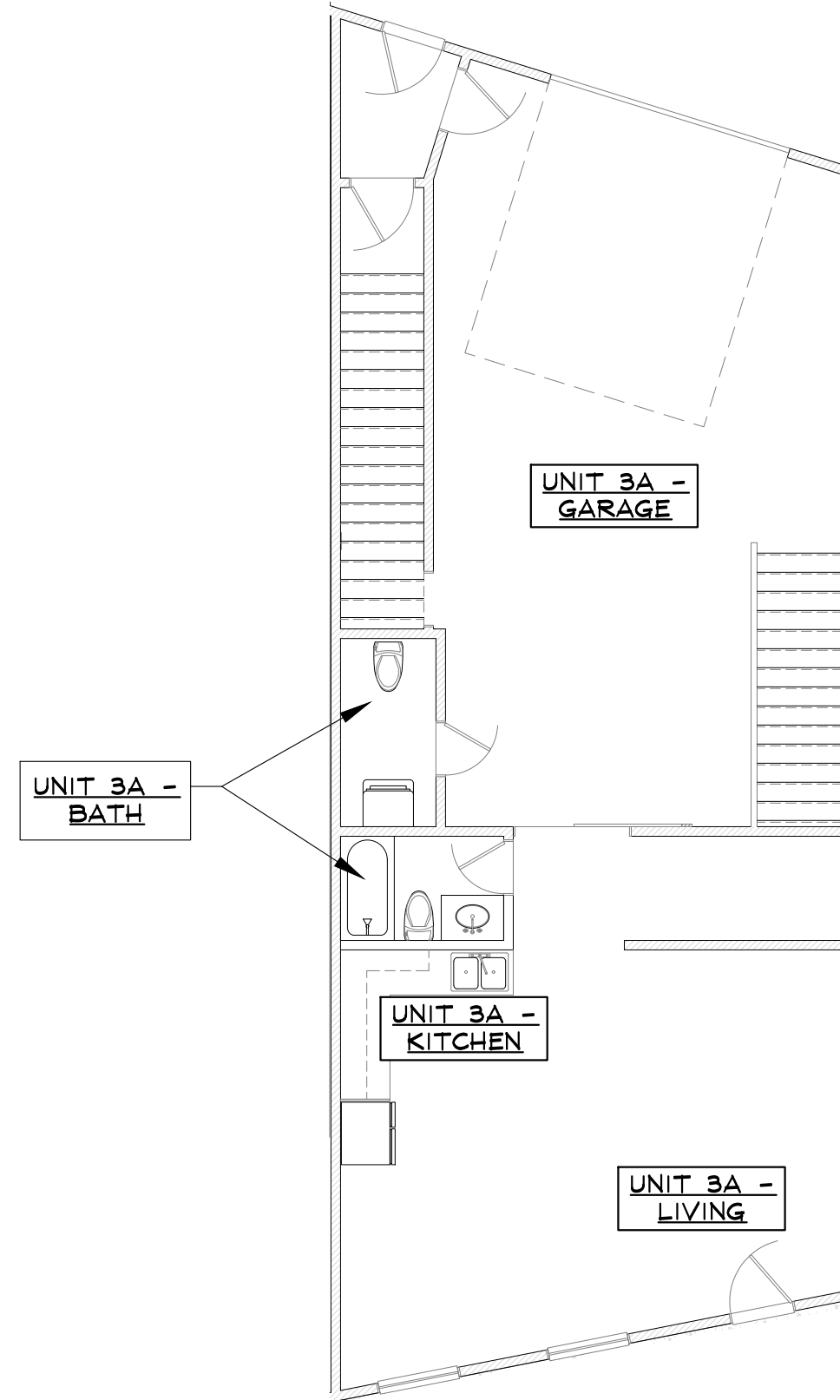
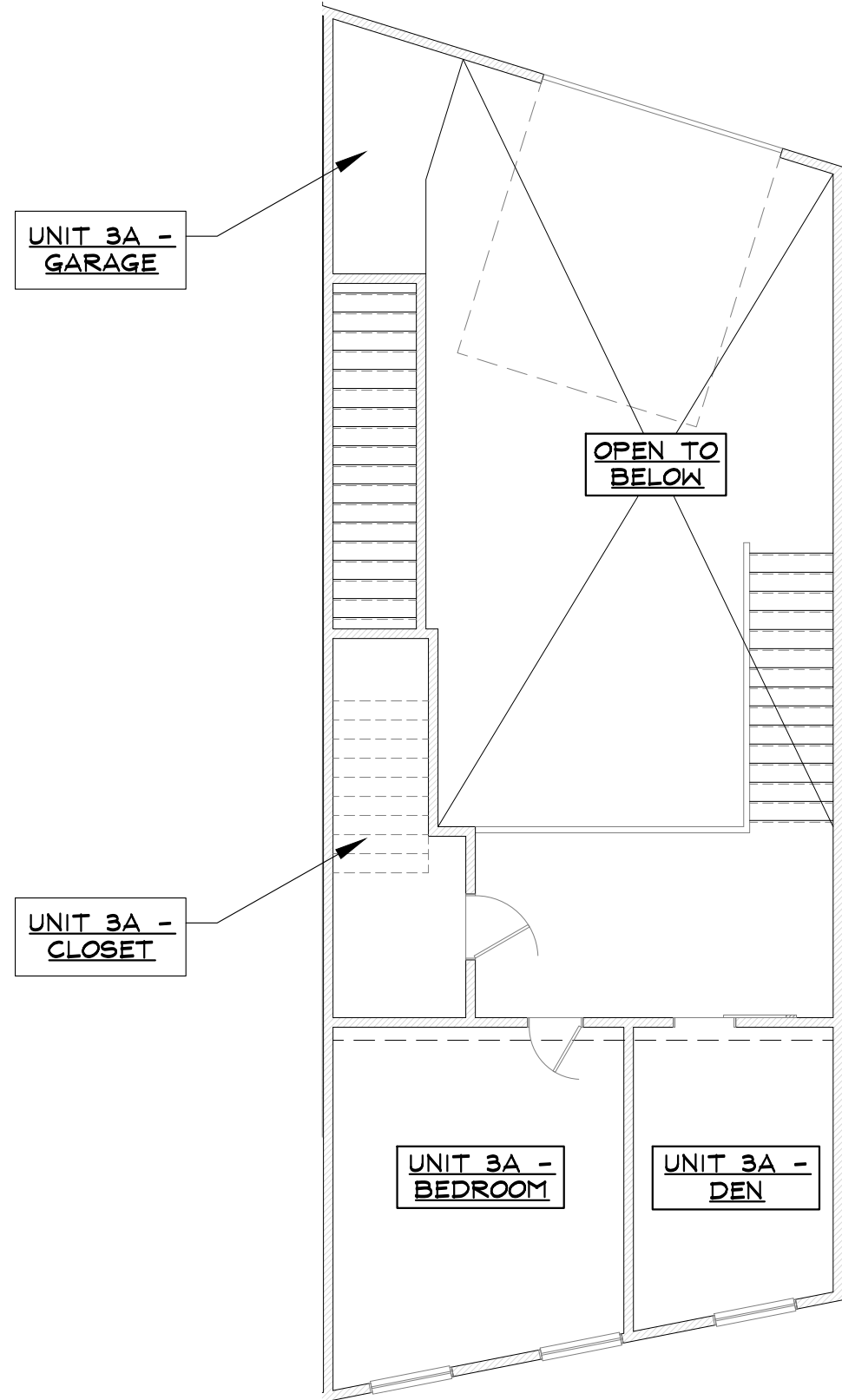
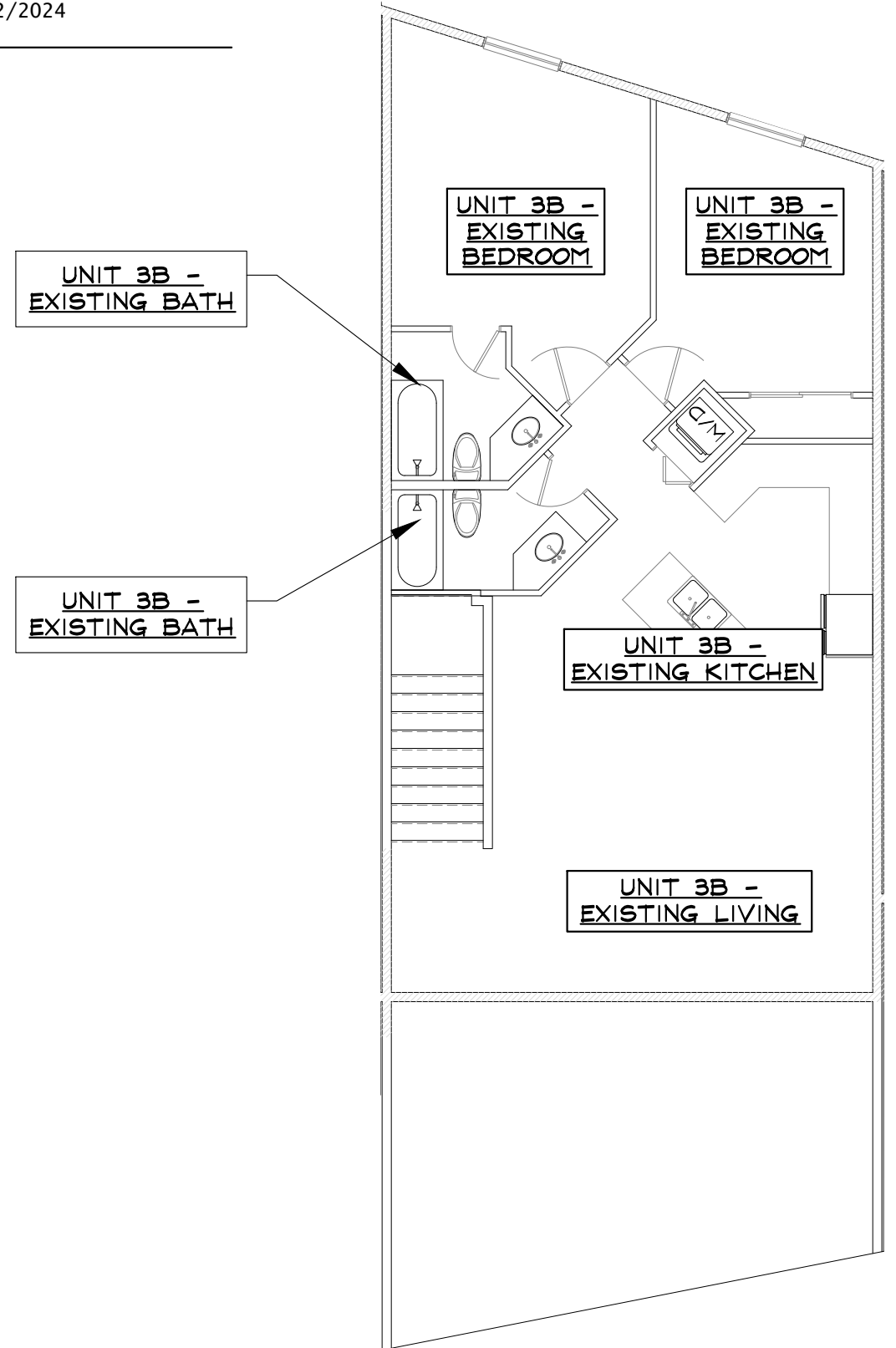
DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 2 PROPOSED
FLOOR PLANS

UNIT 2

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNIT 3, RIVERFRONT PARK, FILING 2
NS INVESTMENTS, LLC
BY: Stephanie Yarbrough Stephanie Yarbrough
(SIGNATURE) (PRINT NAME)
ITS: Managing Member DATE: 6/12/2024



5 3RD LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0" 3 2ND LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0" 1 1ST LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0"

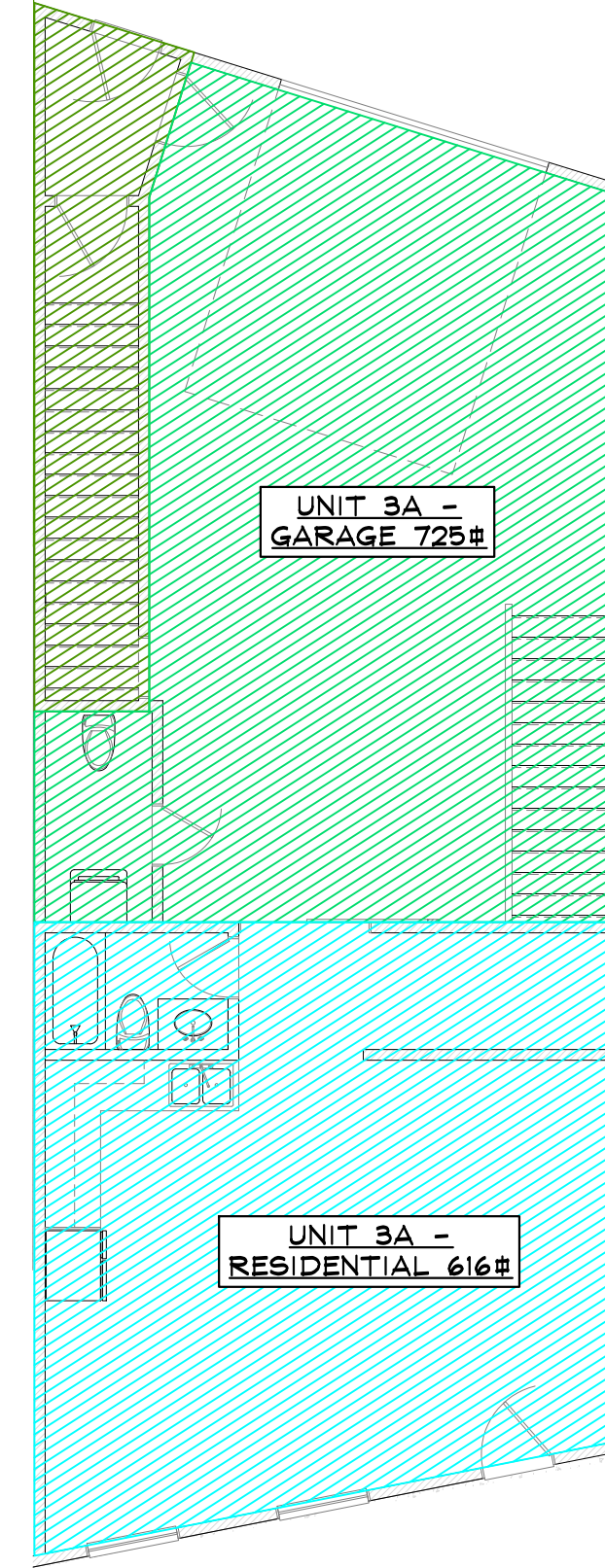
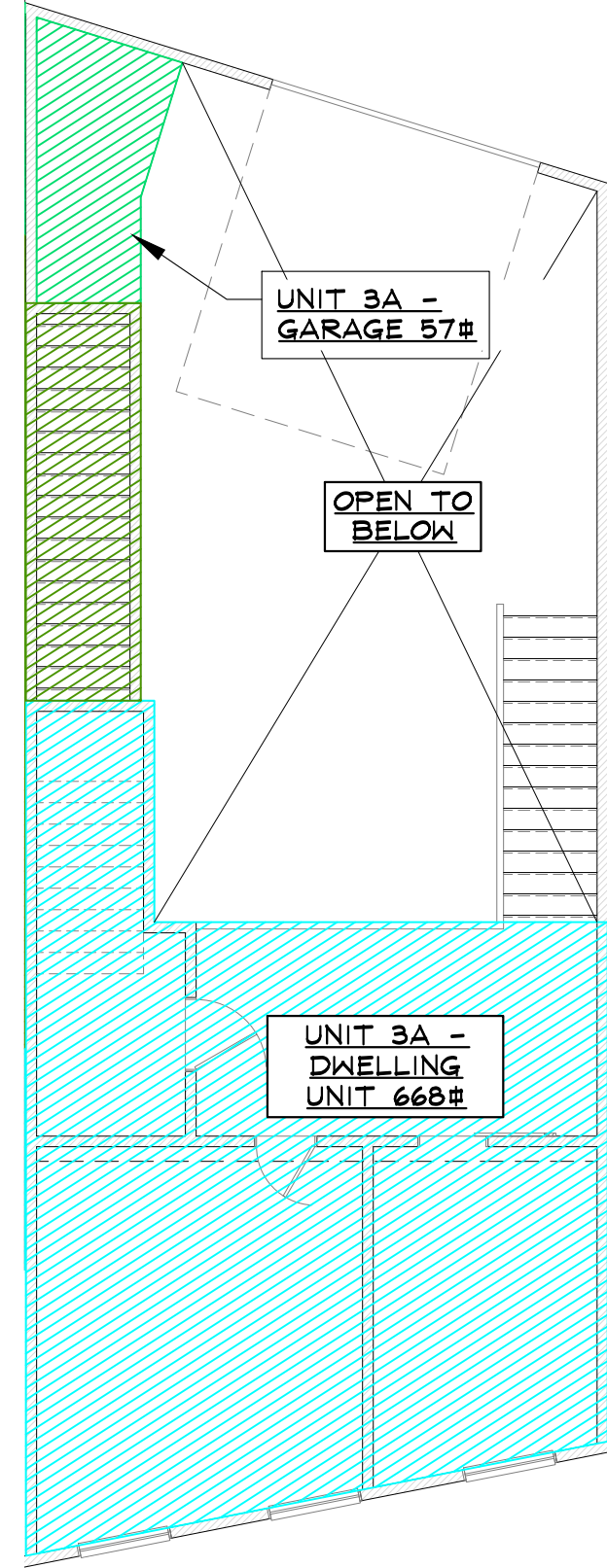
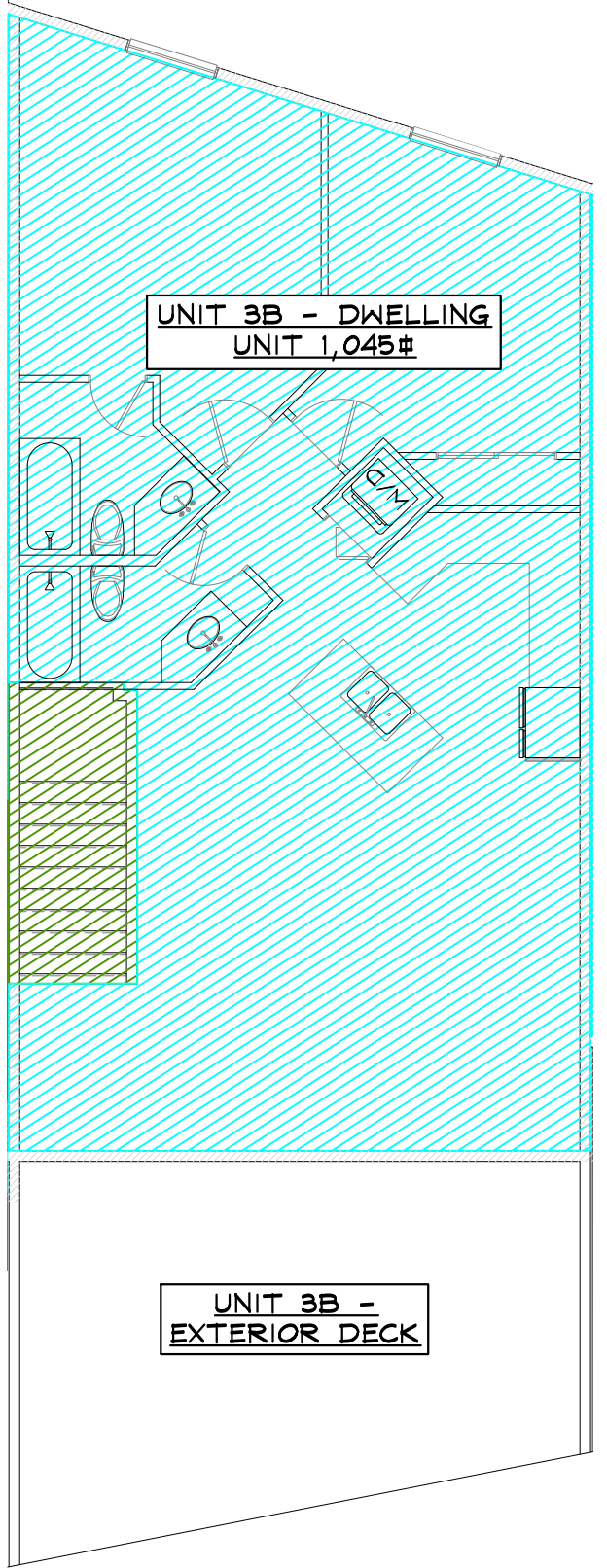
SHADING KEY	
[Green Hatched]	PROPOSED ACCESSORY (GARAGE) USE
[Red Hatched]	PROPOSED OFFICE USE
[Cyan Hatched]	PROPOSED DWELLING UNIT USE
[Yellow Hatched]	STAIRWELL

UNIT 3 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 3A	725
Level 1	Dwelling Unit 3A	616
Level 2	Garage 3A	57
Level 2	Dwelling Unit 3A	668
Level 3	Dwelling Unit 3B	1045

UNIT 3 DWELLING UNIT TABLE:

Unit 3A Garage	782
Unit 3A Dwelling	1284
Unit 3A Total	2066
Unit 3B Total	1045



6 3RD LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0" 4 2ND LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0" 2 1ST LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



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

RFP BUILDING 3 TENANT FINISH
1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES		
02 . 07 . 24	REVIEW	
02 . 09 . 24	CP	
05 . 04 . 24	CPA	
06 . 10 . 24	ZHA/CPA/DP	

DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 3 PROPOSED
FLOOR PLANS

UNIT 3

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER

UNIT 4, RIVERFRONT PARK, FILING 2

6/14/2024

DESIGNED BY

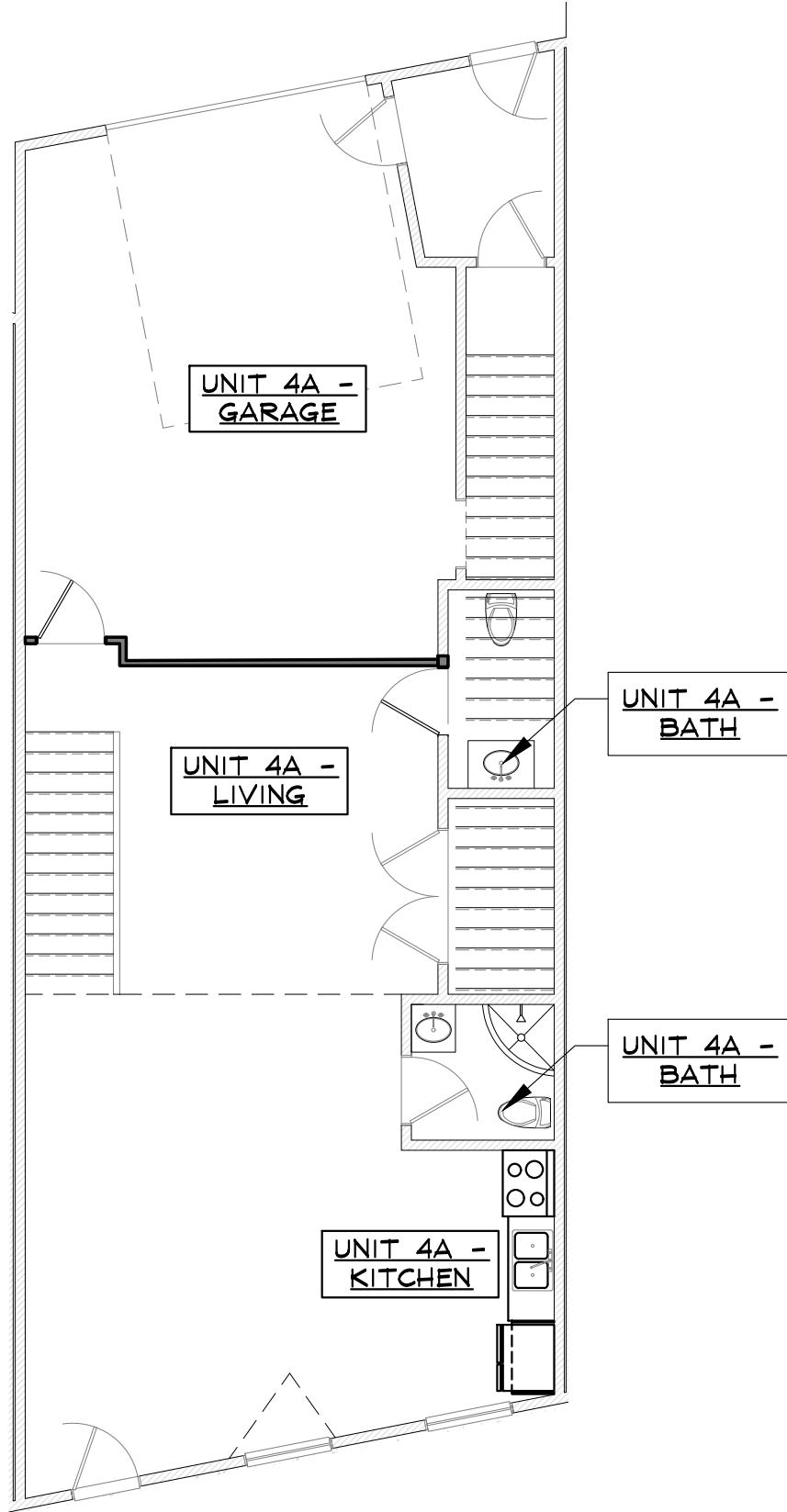
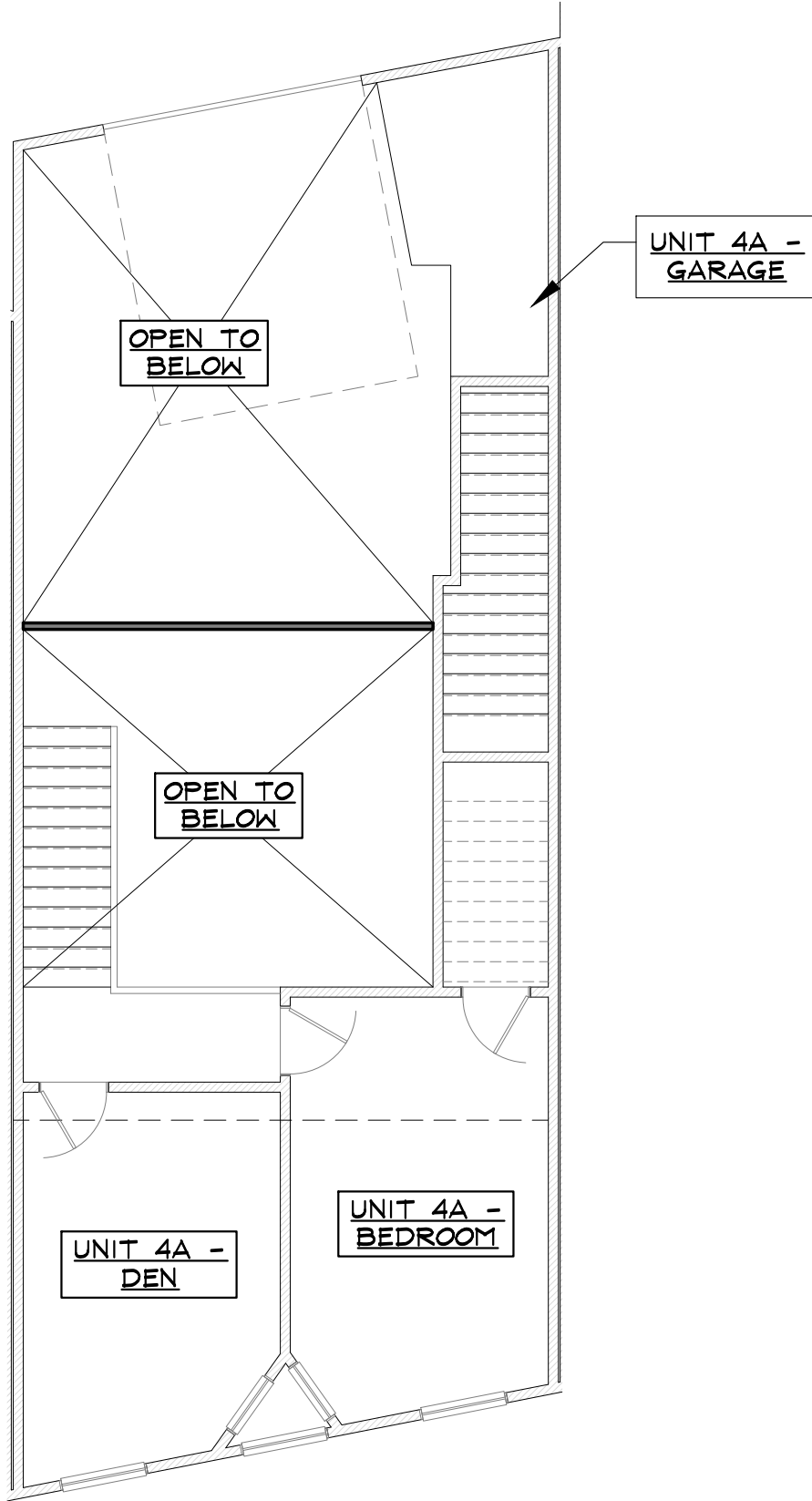
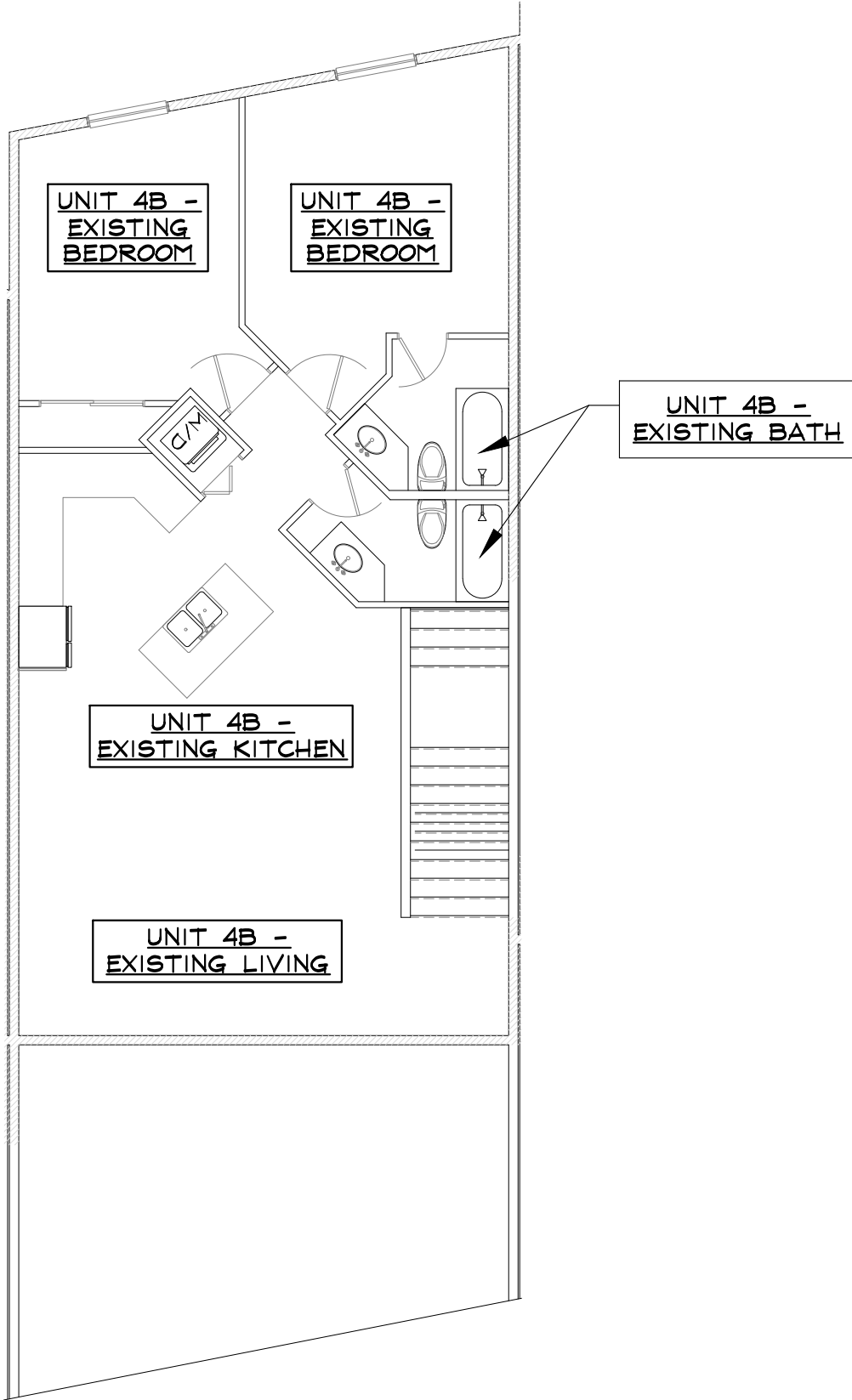
(ROD COY, WELLS)

(DATE)

6/14/2024

HEATHER LYNN BERTINI

(DATE)



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

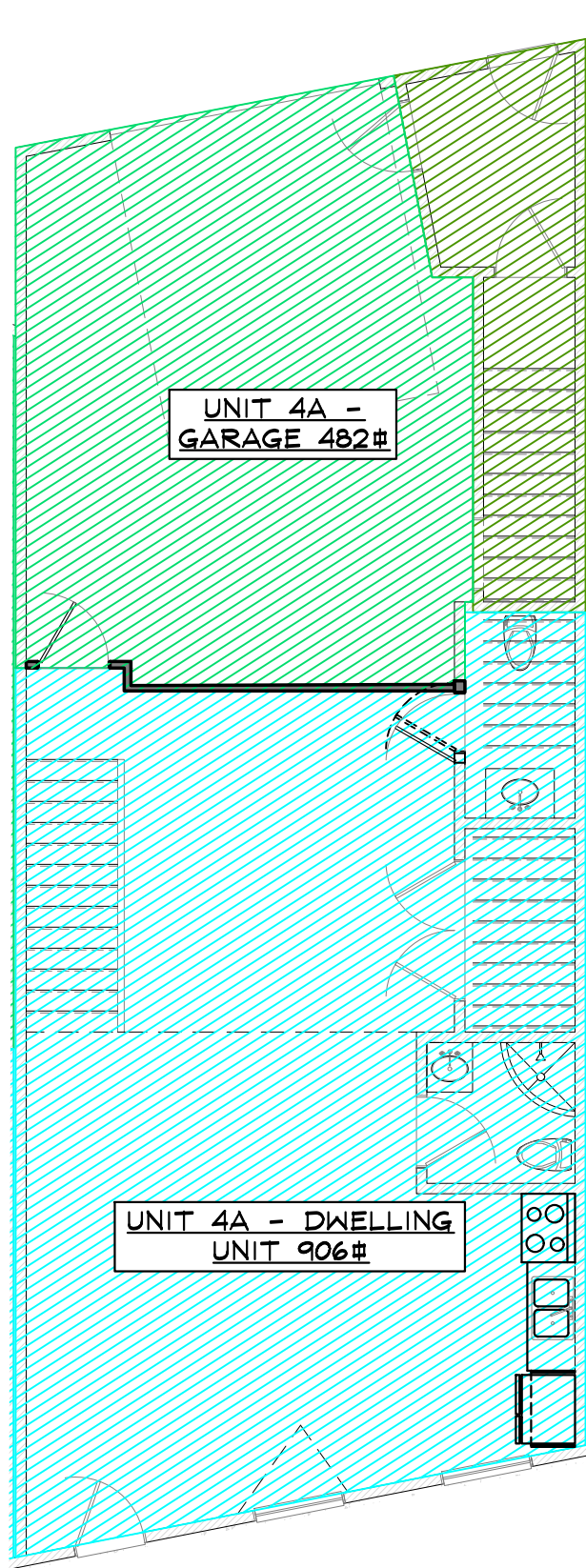
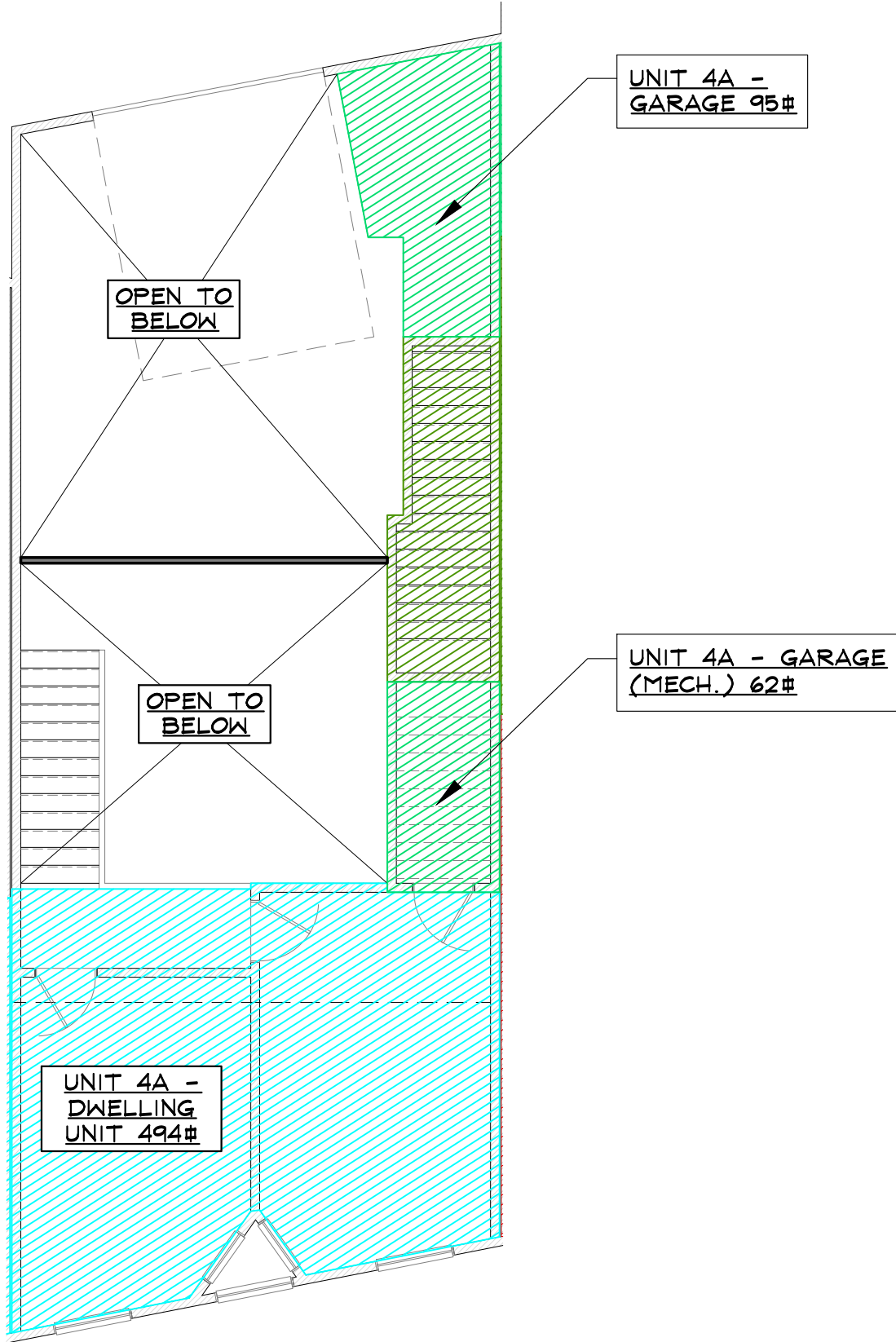
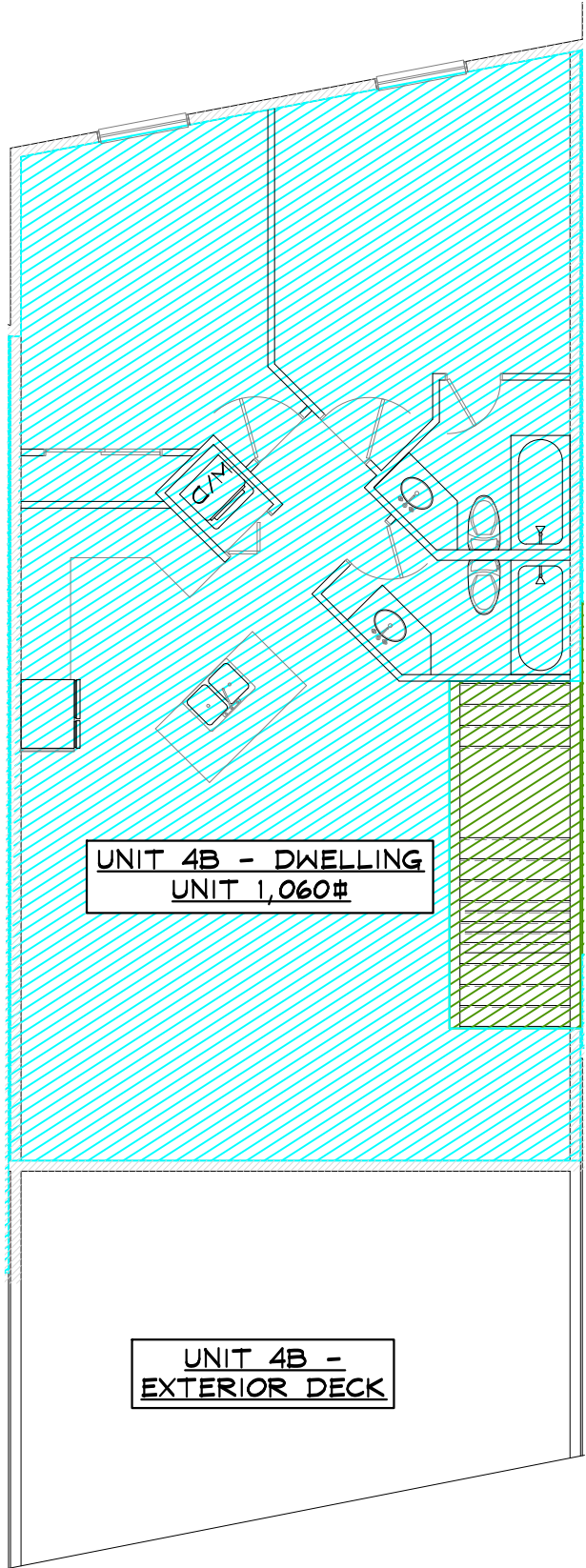
SHADING KEY	
	PROPOSED ACCESSORY (GARAGE) USE
	PROPOSED OFFICE USE
	PROPOSED DWELLING UNIT USE
	STAIRWELL

UNIT 4 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 4A	482
Level 1	Dwelling Unit 4A	906
Level 2	Garage 4A	157
Level 2	Dwelling Unit 4A	494
Level 3	Dwelling Unit 4B	1060

UNIT 4 DWELLING UNIT TABLE:

Unit 4A Garage	639
Unit 4A Dwelling	1400
Unit 4A Total	2039
Unit 4B Total	1060



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 3 TENANT FINISH

1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES

02	07	24	REVIEW
02	09	24	CP
03	04	24	CPA
06	10	24	ZHA/CPA/DP

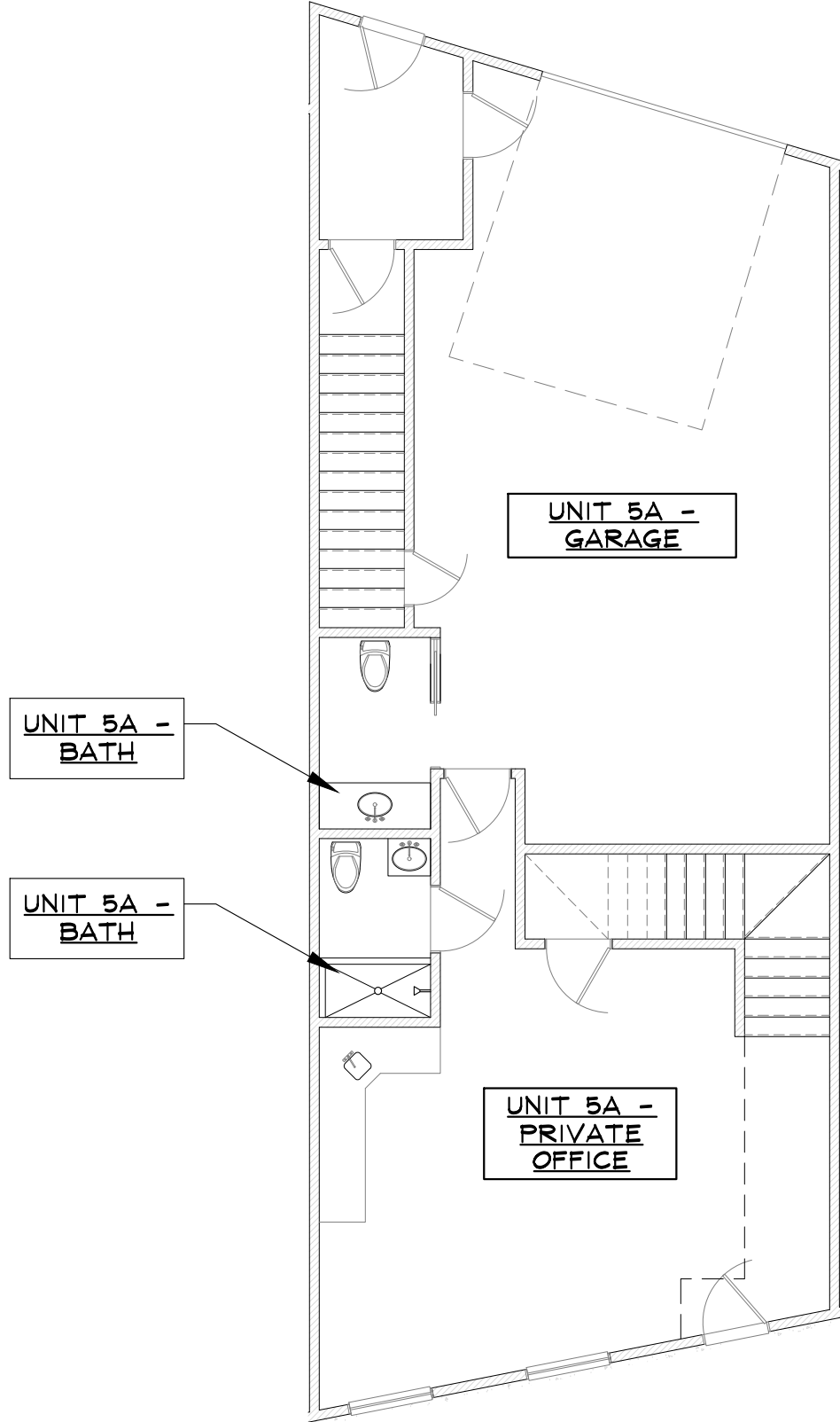
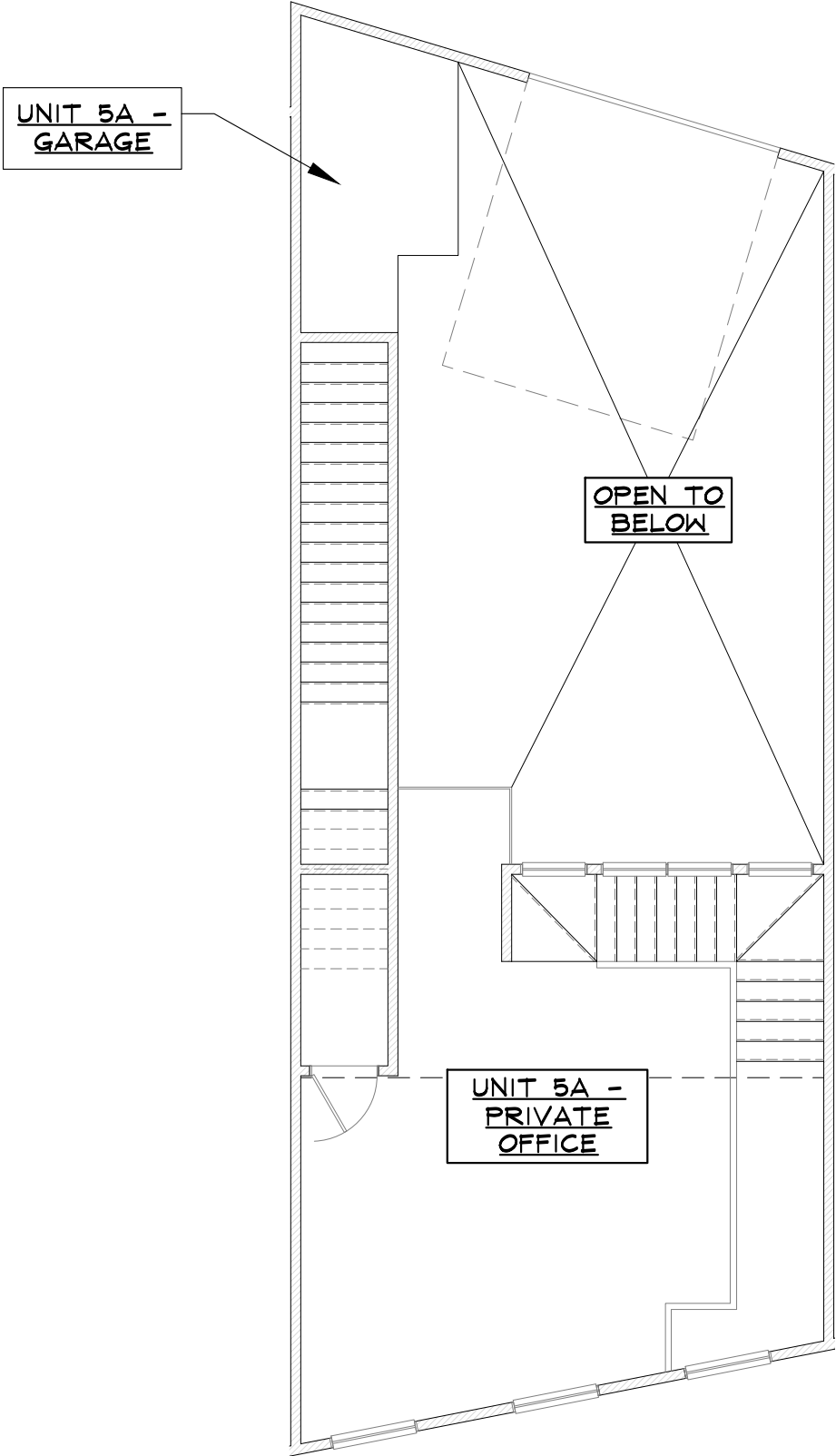
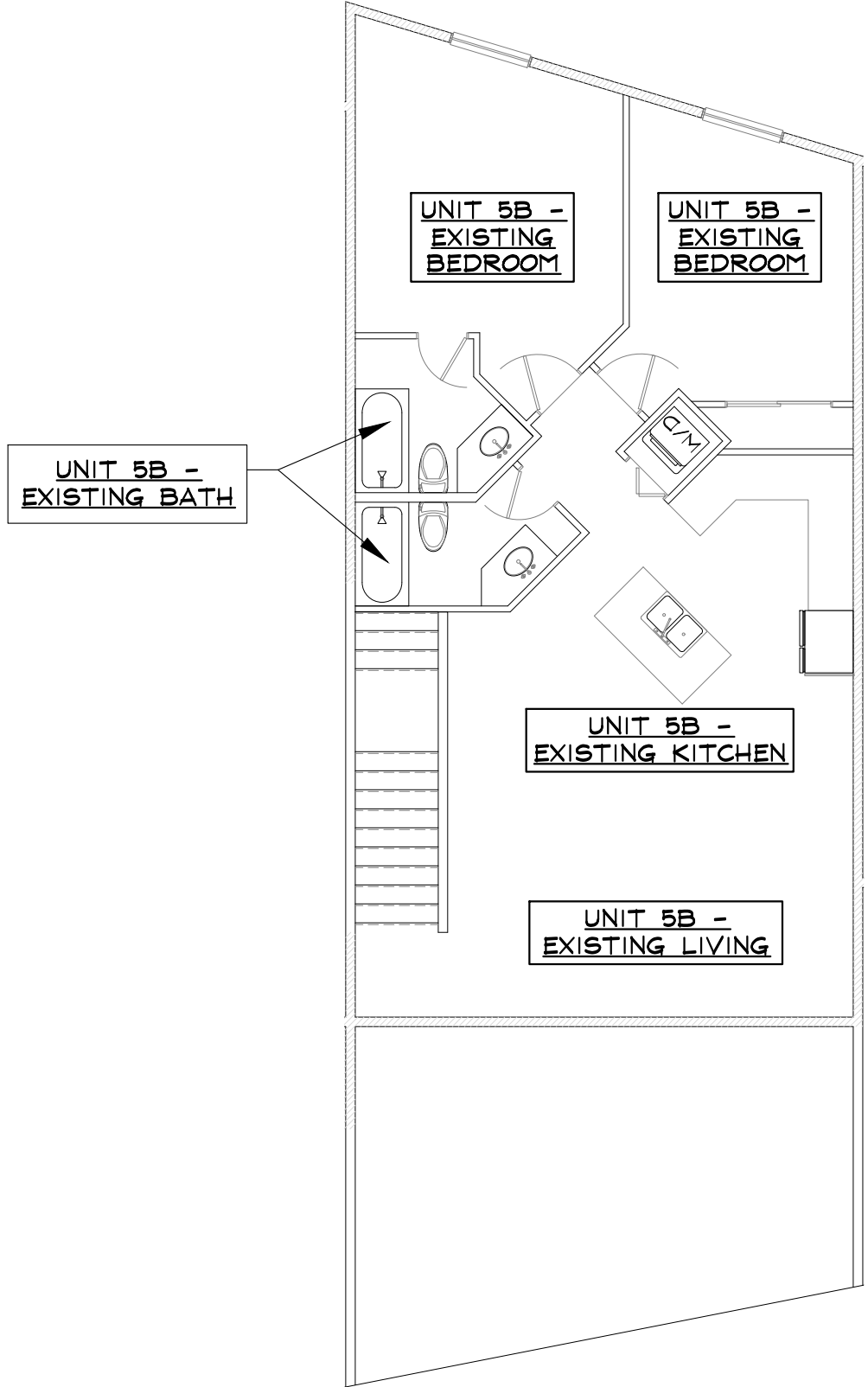
DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 4 PROPOSED
FLOOR PLANS

UNIT 4

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNIT 5, RIVERFRONT PARK, FILING 2
FW PROPERTIES, LLC
BY: Dianne Fox-Welch Dianne Fox-Welch
(SIGNATURE) (PRINT NAME)
ITS: Owner DATE: 6/14/2024



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

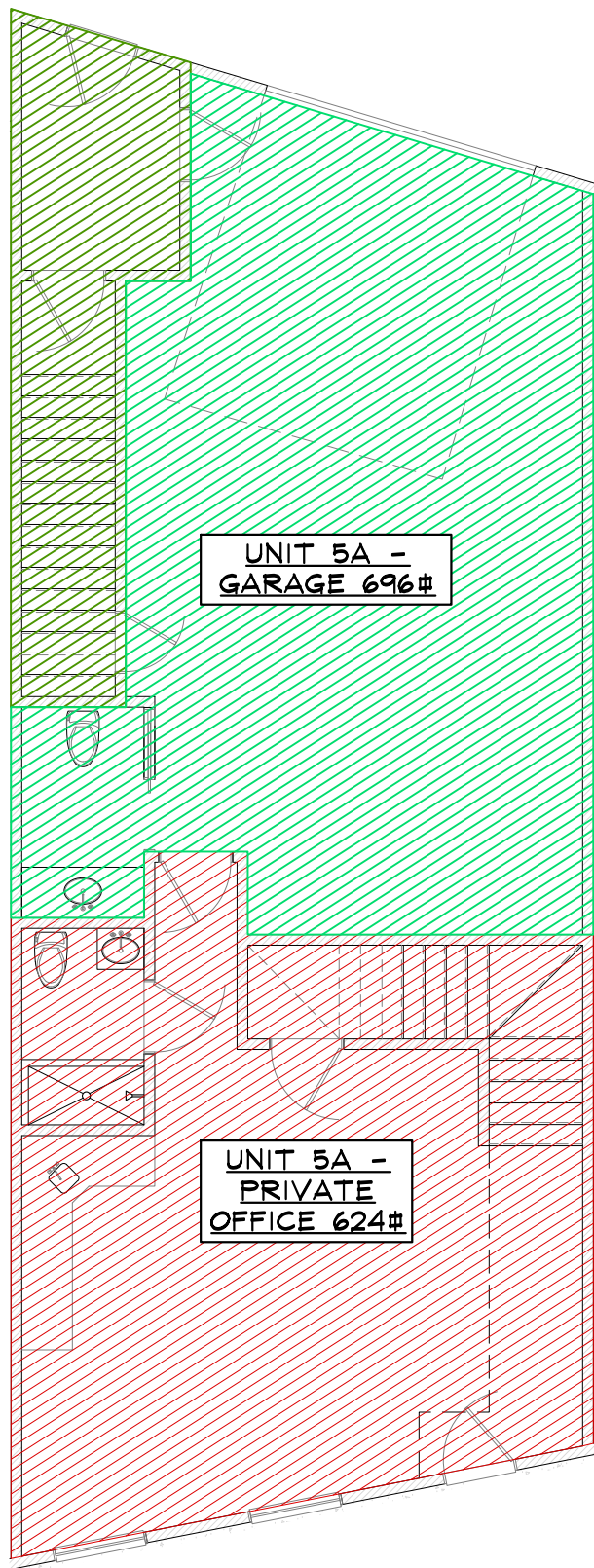
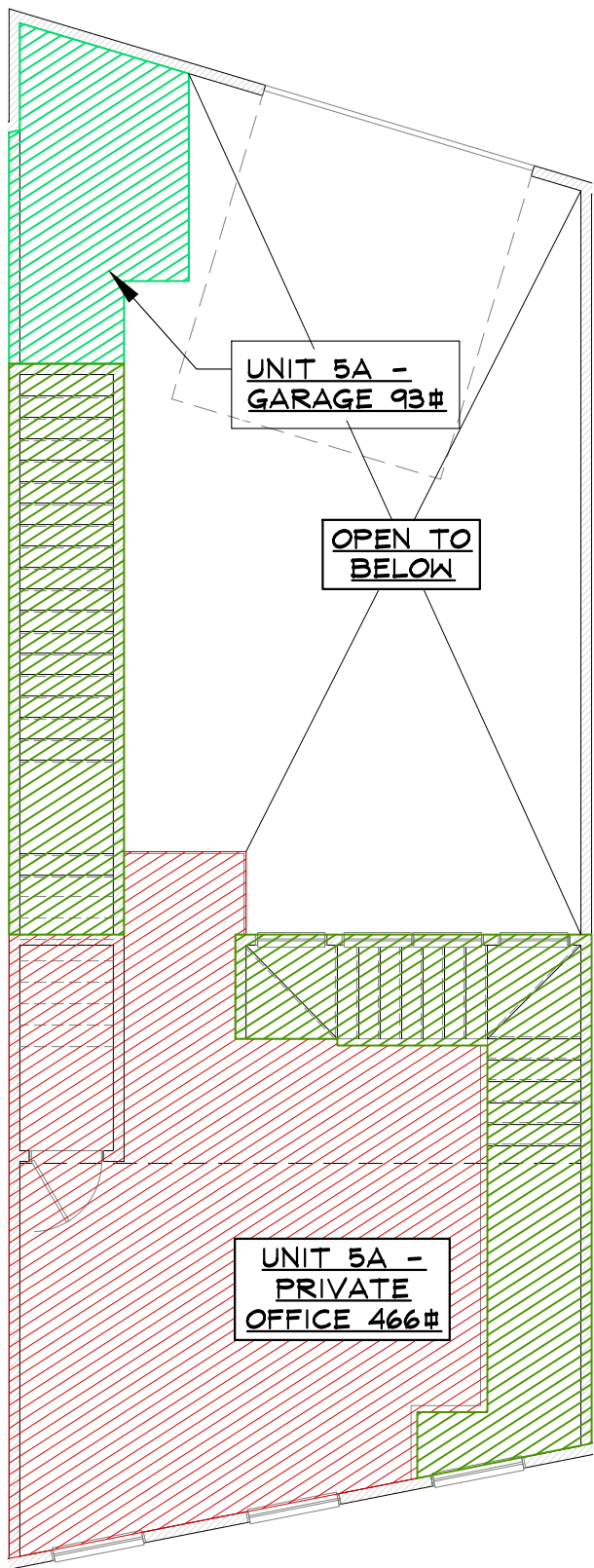
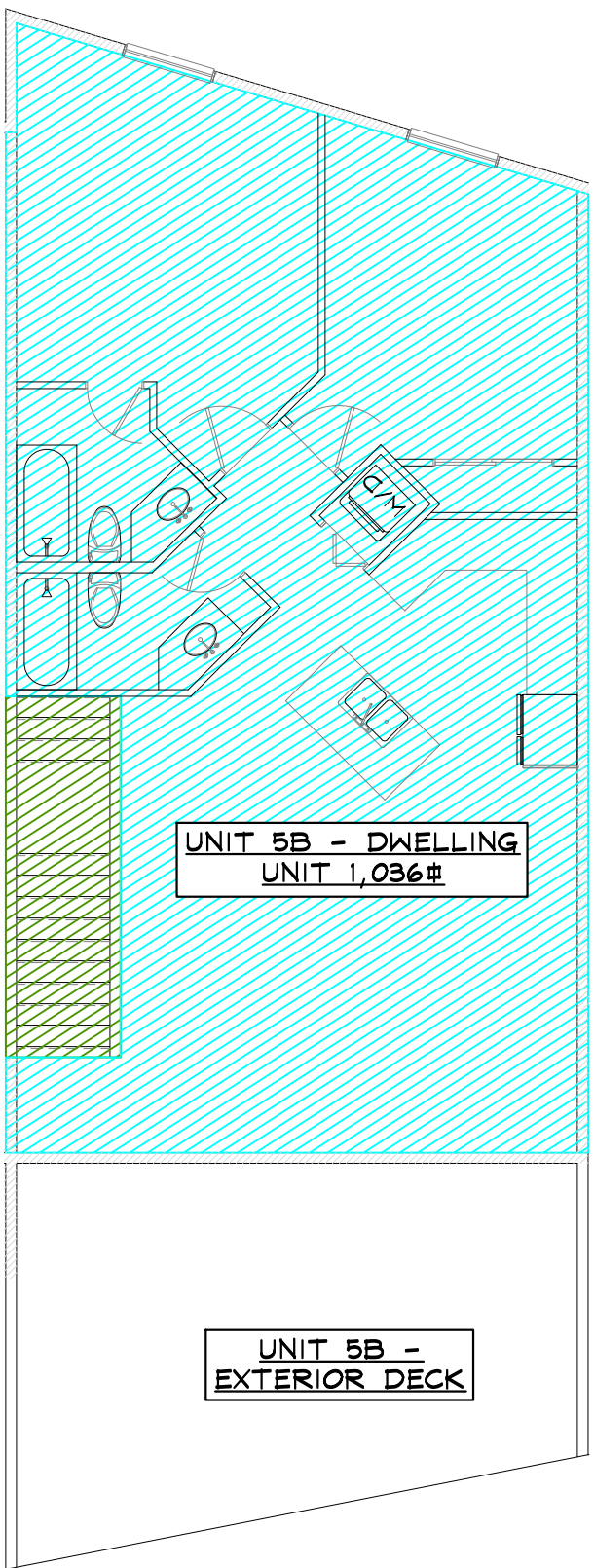
SHADING KEY	
	PROPOSED ACCESSORY (GARAGE) USE
	PROPOSED OFFICE USE
	PROPOSED DWELLING UNIT USE
	STAIRWELL

UNIT 5 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 5A	696
Level 1	Office 5A	624
Level 2	Garage 5A	93
Level 2	Office 5A	466
Level 3	Dwelling Unit 5B	1036

UNIT 5 DWELLING UNIT TABLE:

Unit 5A Total	N/A
Unit 5B Total	1036



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 3 TENANT FINISH

1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES

02 . 07 . 24	REVIEW
02 . 09 . 24	CP
05 . 04 . 24	CPA
06 . 10 . 24	ZHA/CPA/DP

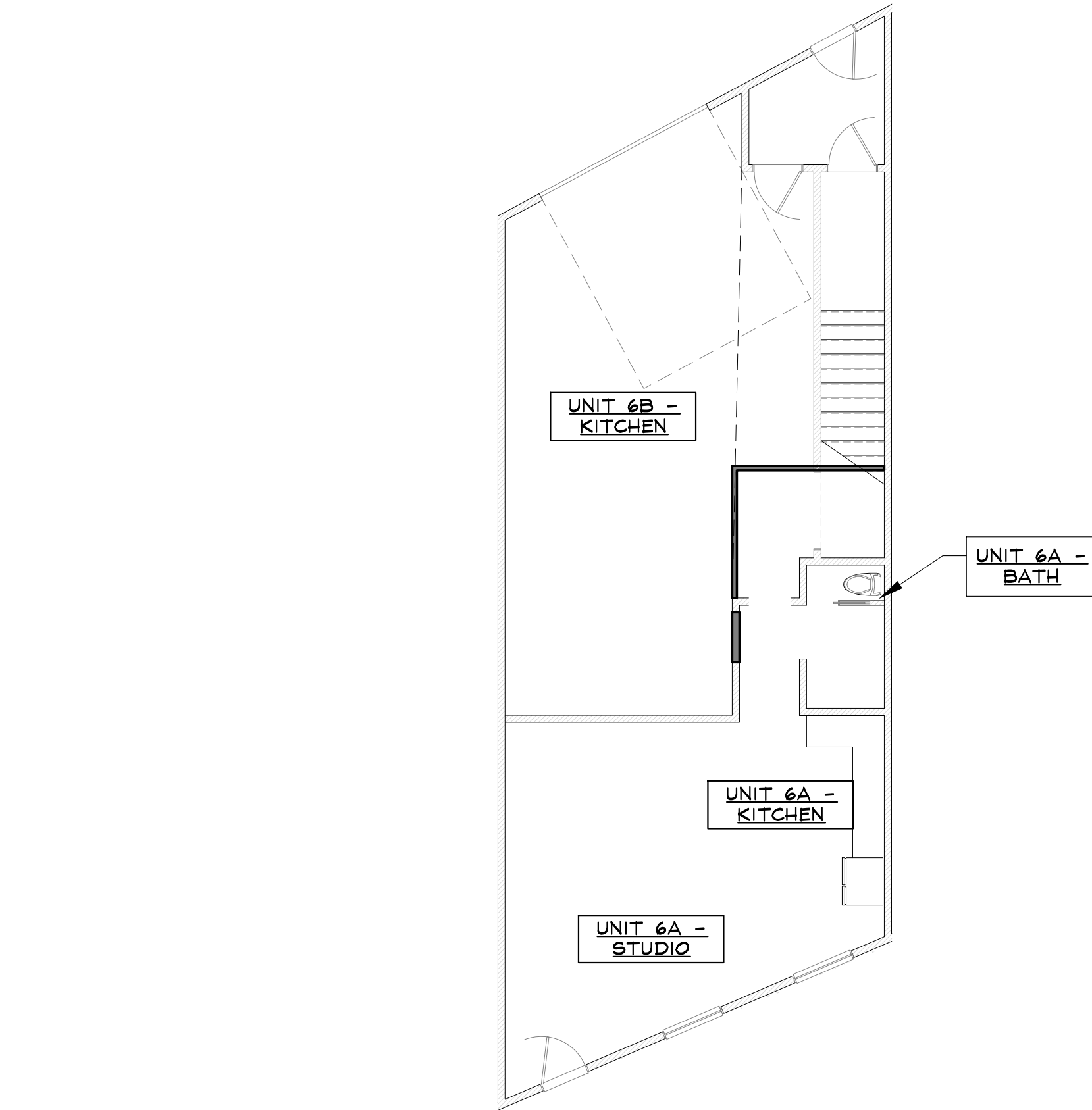
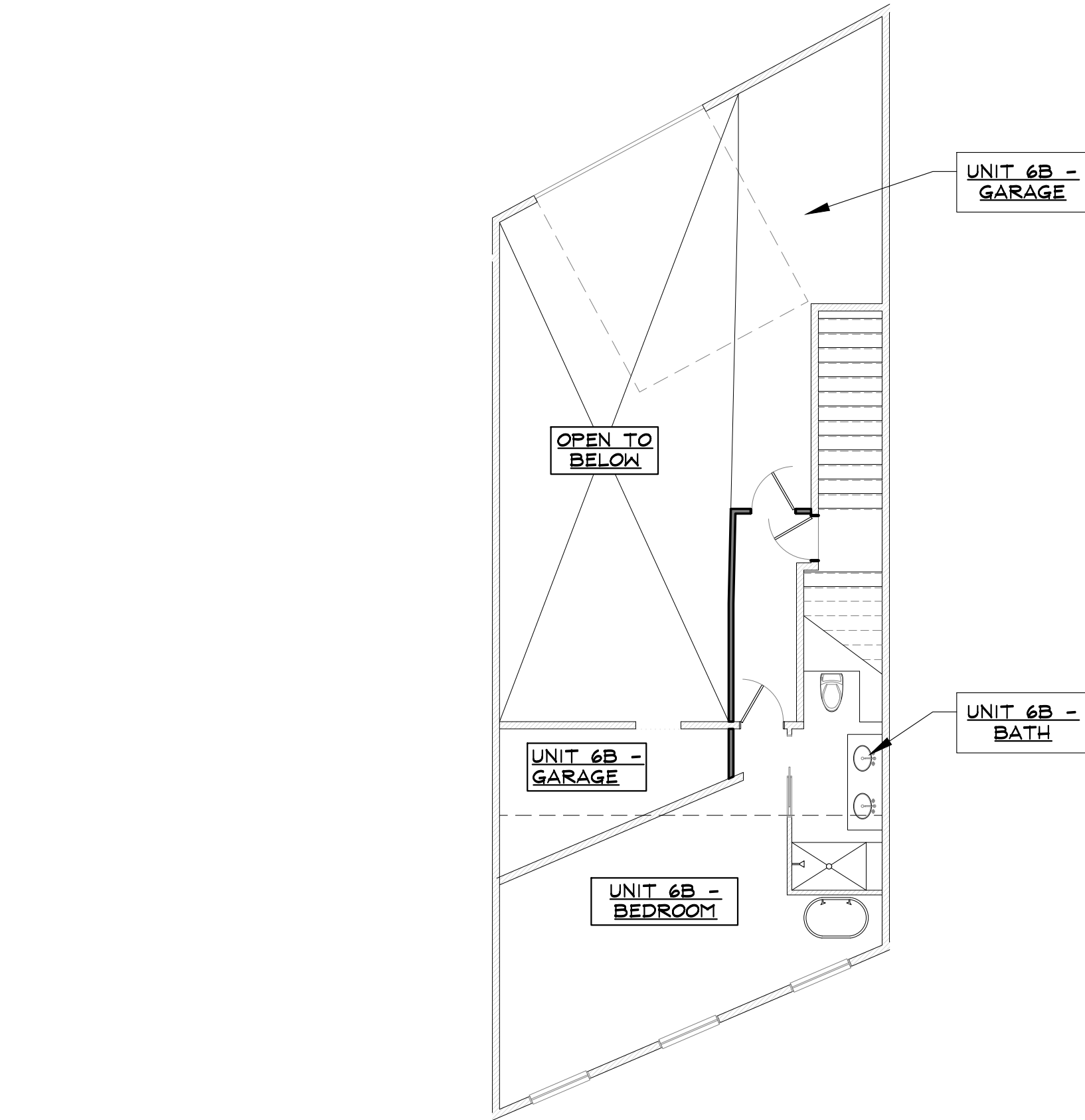
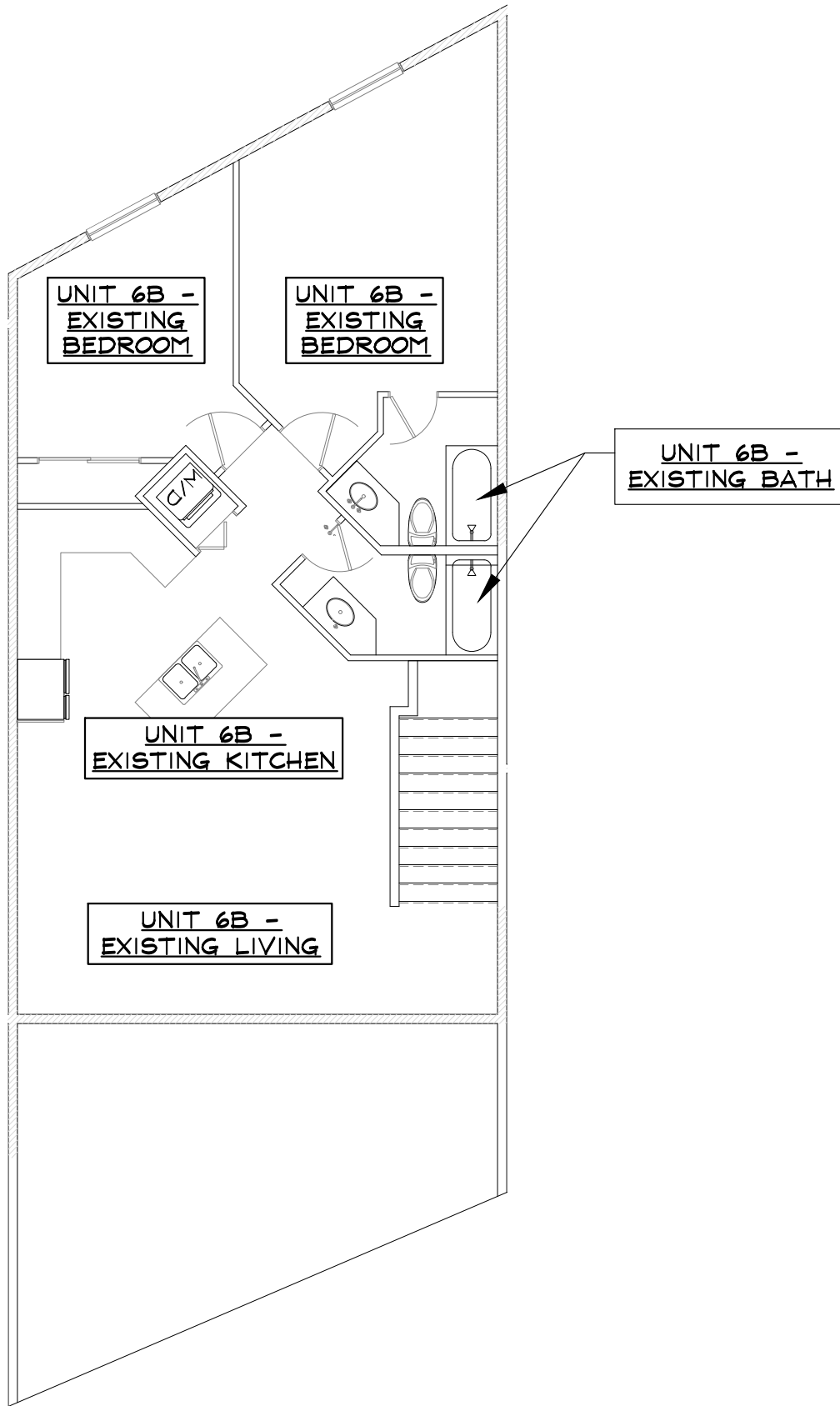
DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 5 PROPOSED
FLOOR PLANS

UNIT 5

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNIT 6, RIVERFRONT PARK, FILING 2
6/14/2024
(AUDREY KLAWITER) (DATE)
6/14/2024
DRAWN BY: (CAMERON KLAWITER) (DATE)



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

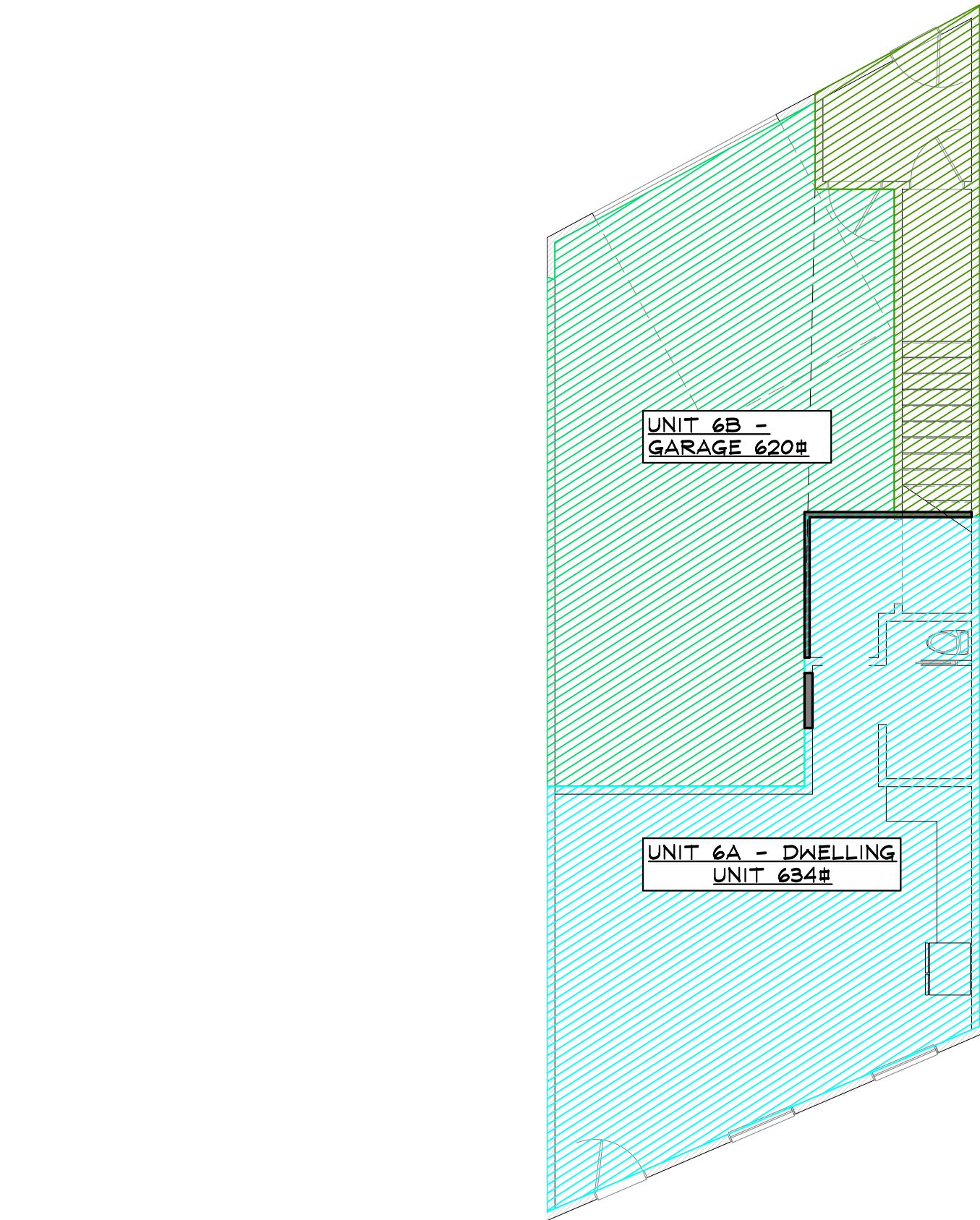
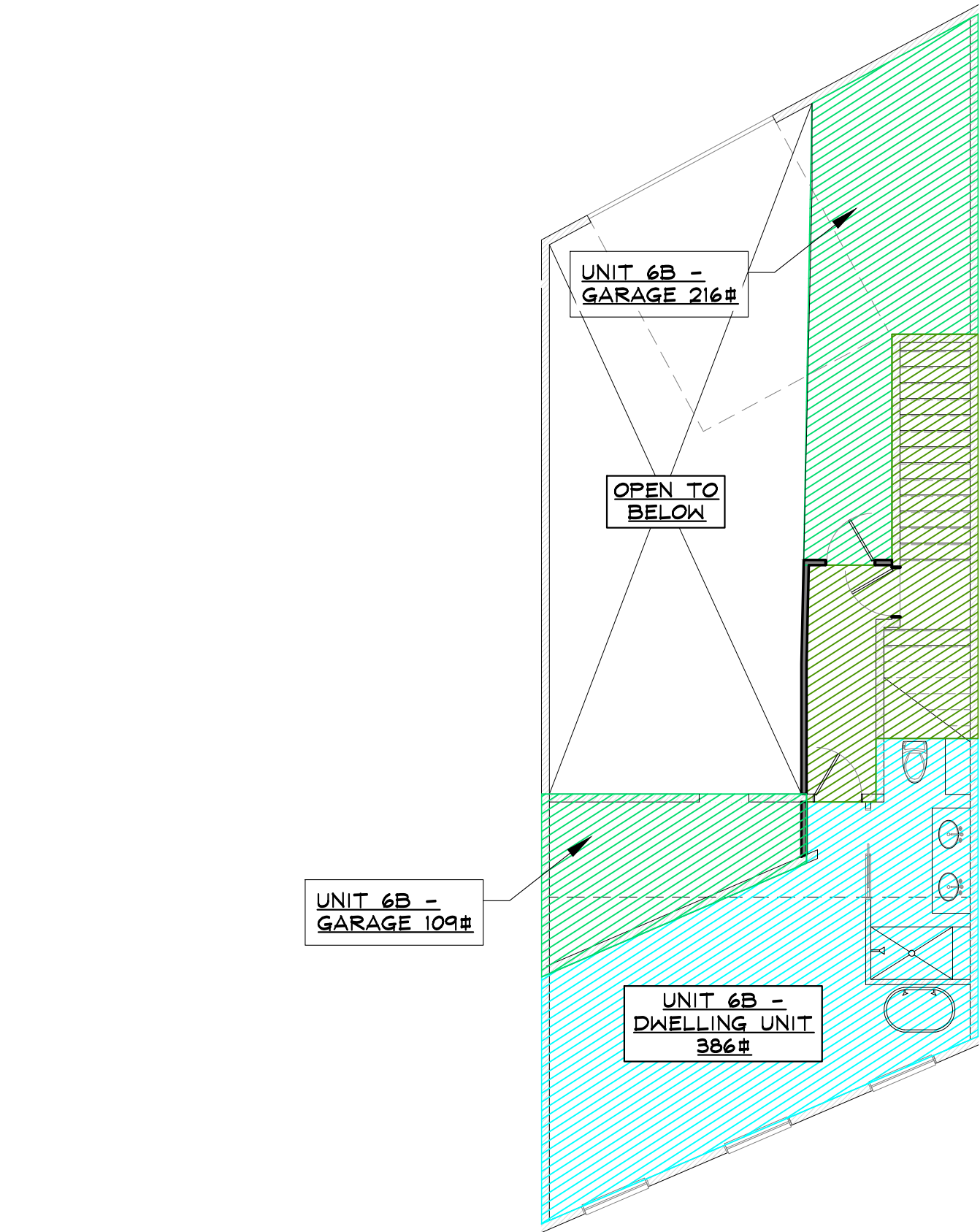
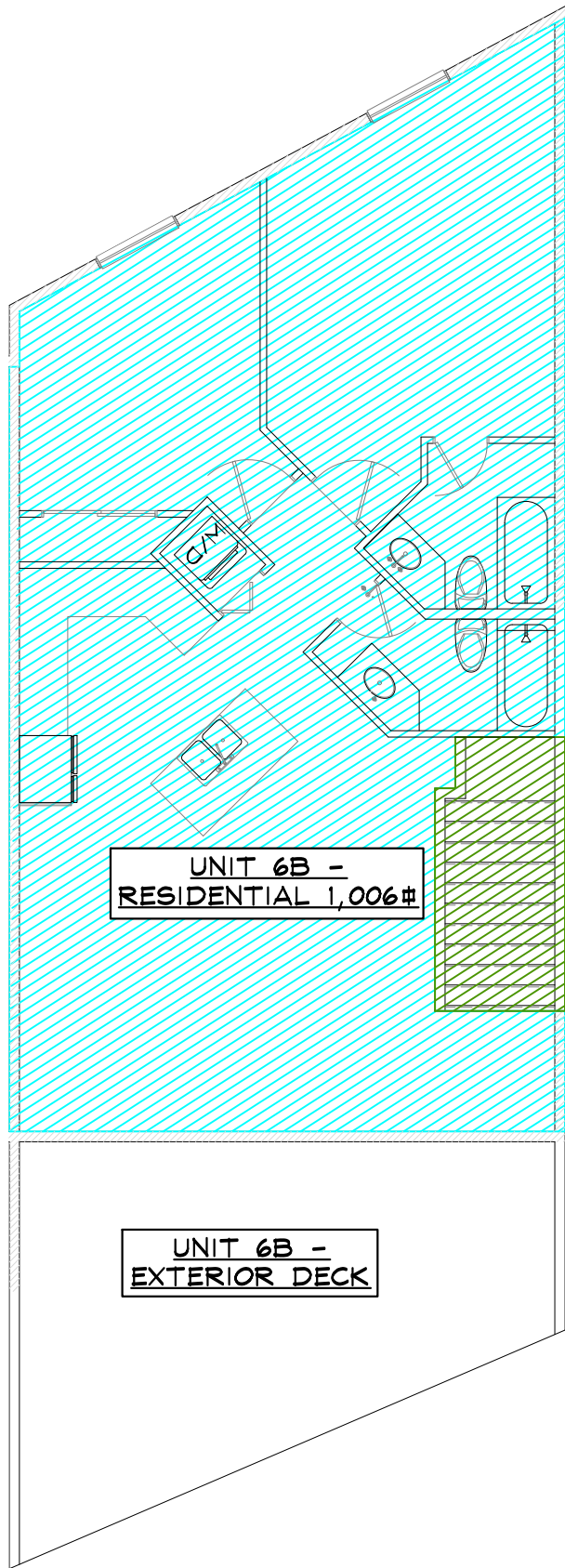
SHADING KEY	
	■ PROPOSED ACCESSORY (GARAGE) USE
	■ PROPOSED OFFICE USE
	■ PROPOSED DWELLING UNIT USE
	■ STAIRWELL

UNIT 6 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 6B	620
Level 1	Dwelling Unit 6A	634
Level 2	Garage 6B	325
Level 2	Dwelling Unit 6B	386
Level 3	Dwelling Unit 6B	1006

UNIT 6 DWELLING UNIT TABLE:

Unit 6A Total	945
Unit 6B Garage	945
Dwelling Unit 6B	1392
Unit 6B Total	2337



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 3 TENANT FINISH

1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES

02 . 07 . 24	REVIEW
02 . 09 . 24	CP
05 . 04 . 24	CFA
06 . 10 . 24	ZHA/CFA/DP

DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 6 PROPOSED
FLOOR PLANS

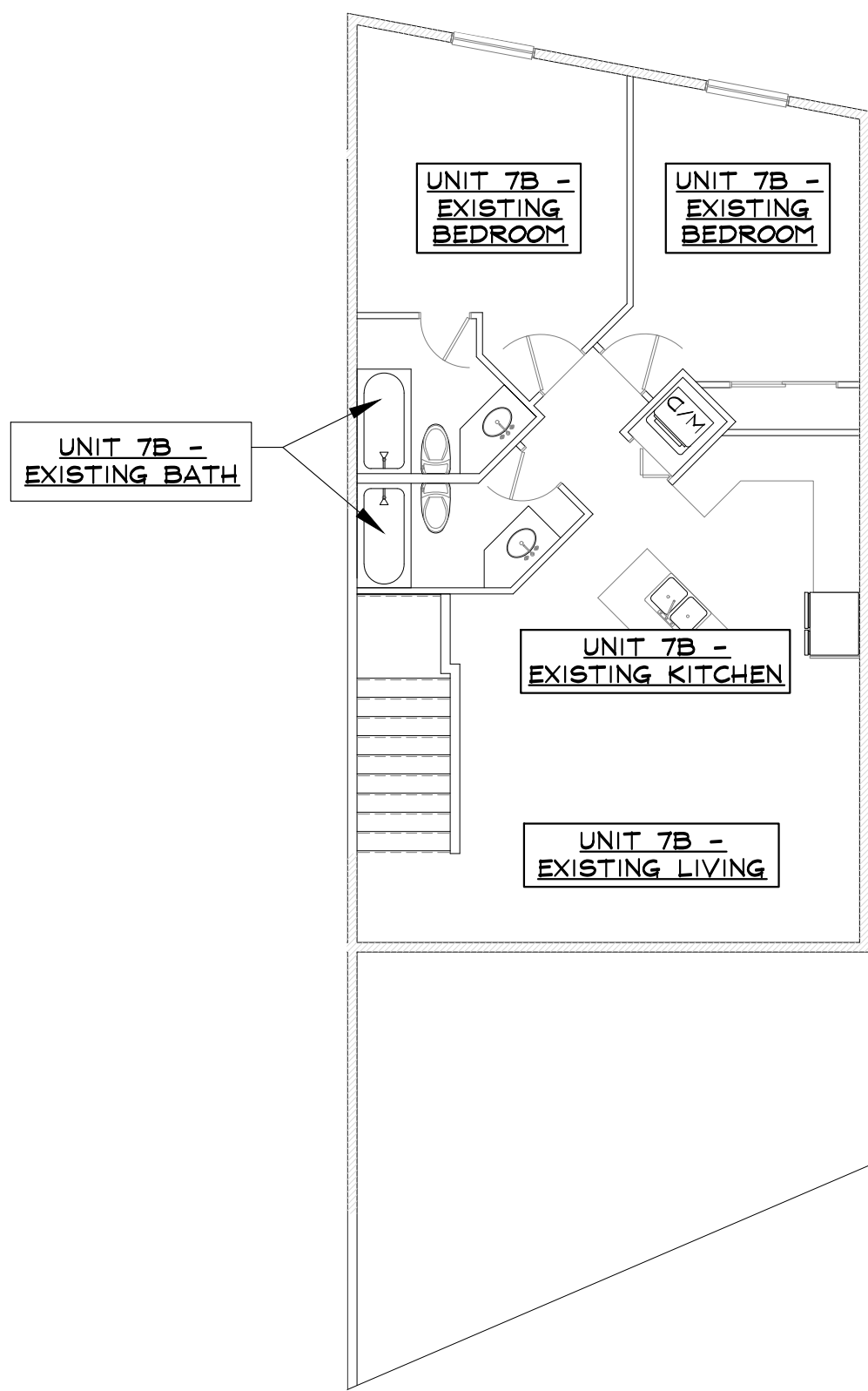
UNIT 6

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

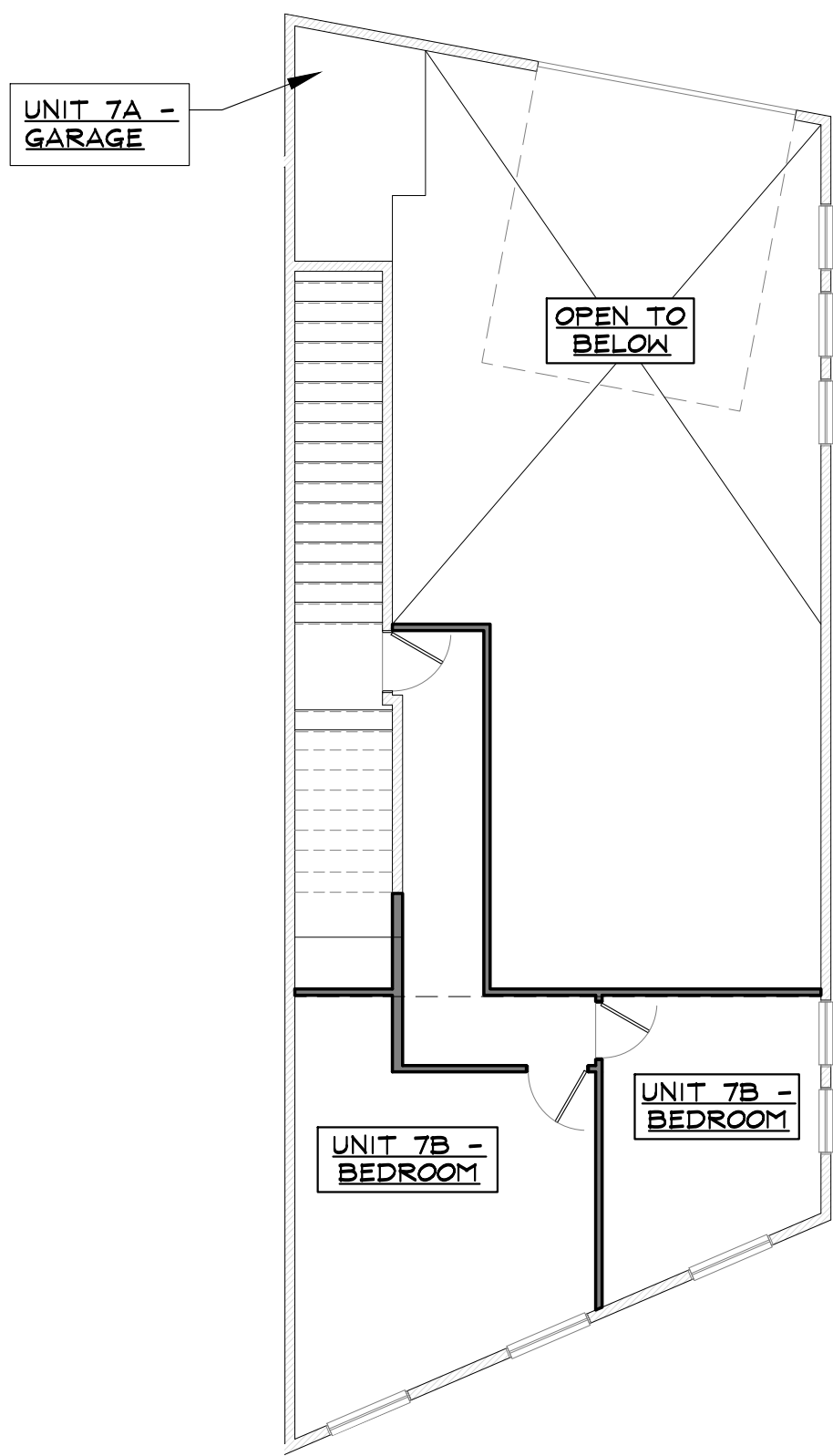
OWNER: UNIT 7, RIVERFRONT PARK, FILING 2


(NICHOLAS SALTER)

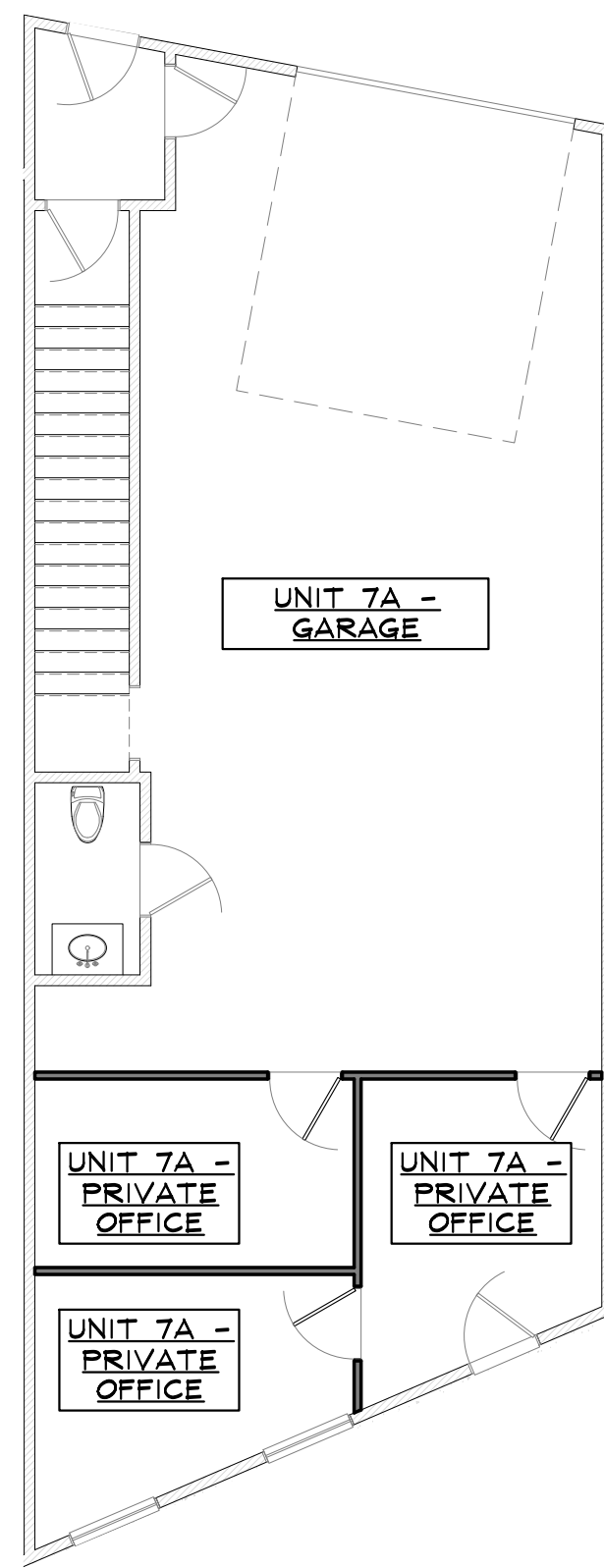
6/14/2024
(DATE)



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

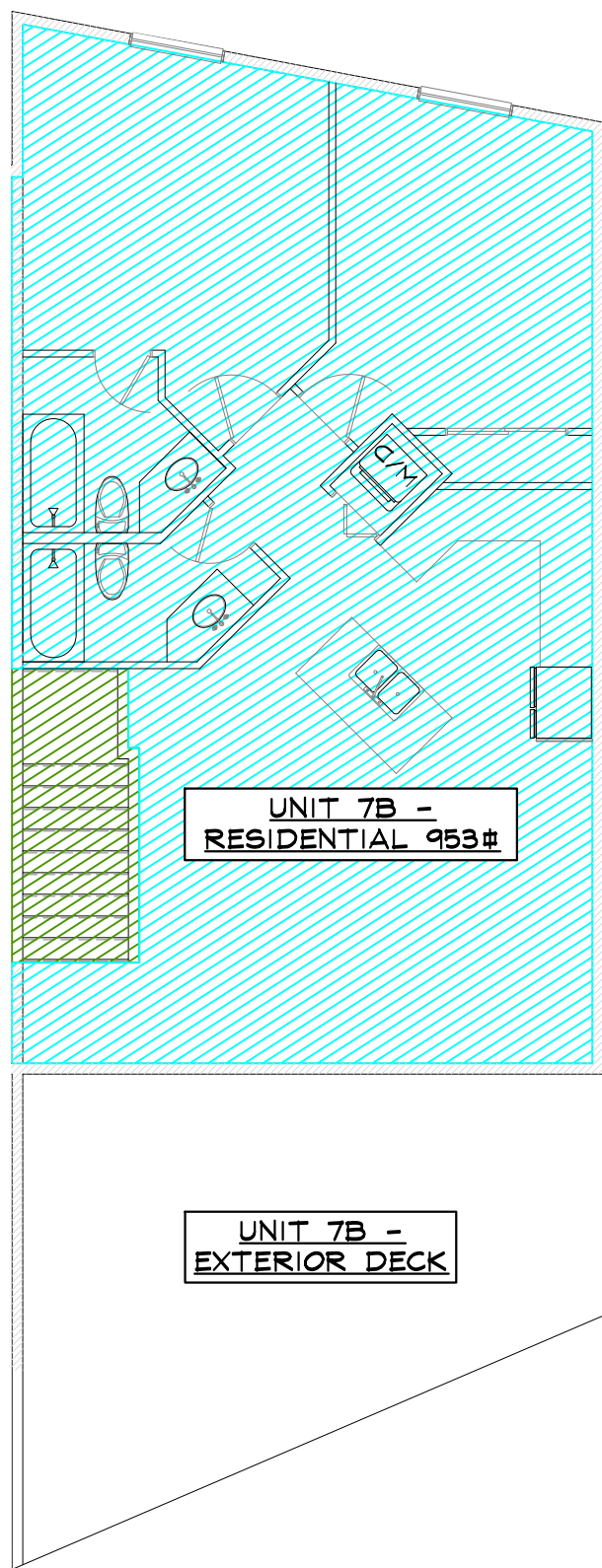
SHADING KEY	
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	■ PROPOSED OFFICE USE
	■ PROPOSED DWELLING UNIT USE
	■ STAIRWELL

UNIT 7 SQUARE FOOTAGE SUMMARY TABLE:

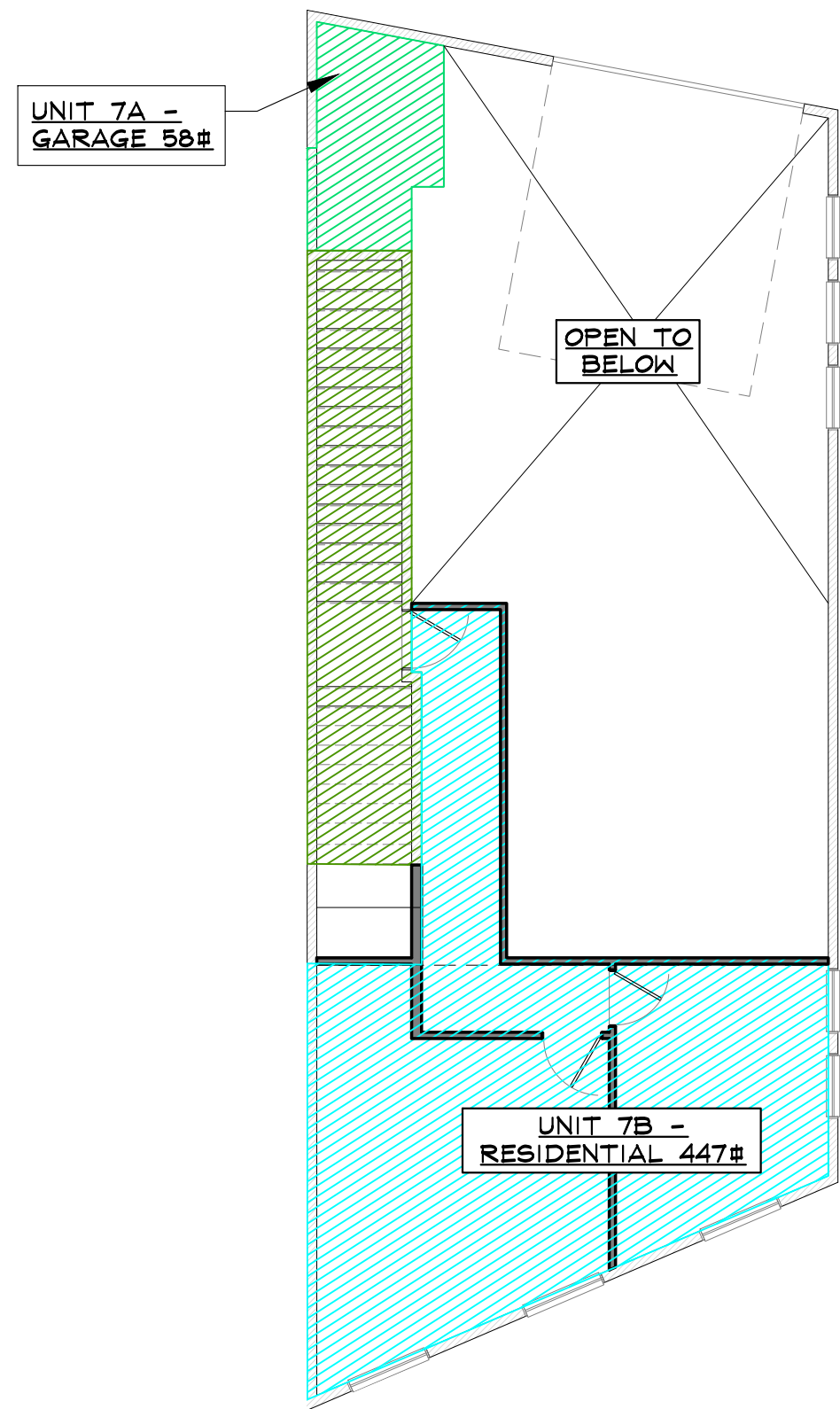
Level 1	Garage 7A	865
Level 1	Office 7A	373
Level 2	Garage 7A	58
Level 2	Dwelling Unit 7B	447
Level 3	Dwelling Unit 7B	953

UNIT 7 DWELLING UNIT TABLE:

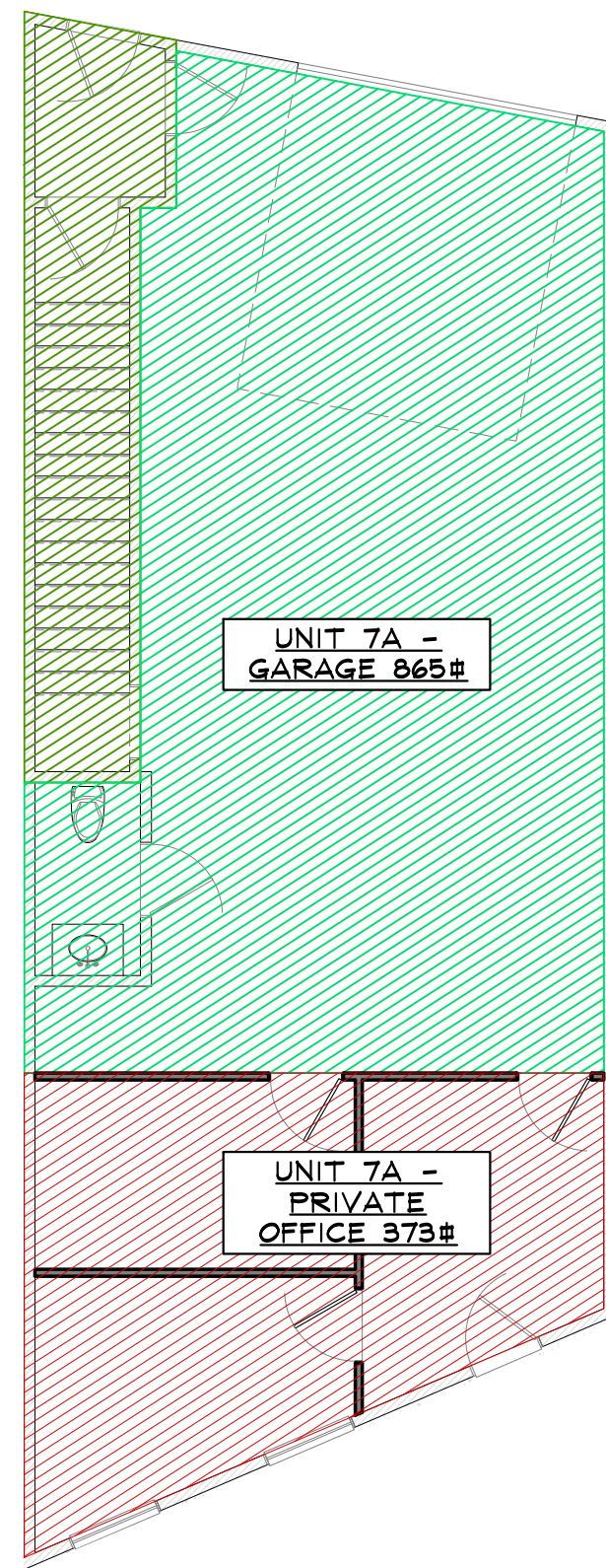
Unit 7A Total	N/A
Unit 7B Total	1400



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 3 TENANT FINISH
1900 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES			
02	07	24	REVIEW
03	09	24	CP
05	04	24	CPA
06	10	24	ZHA/CPA/DP

DRAWN BY: JEM/RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 7 PROPOSED
FLOOR PLANS

UNIT 7

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

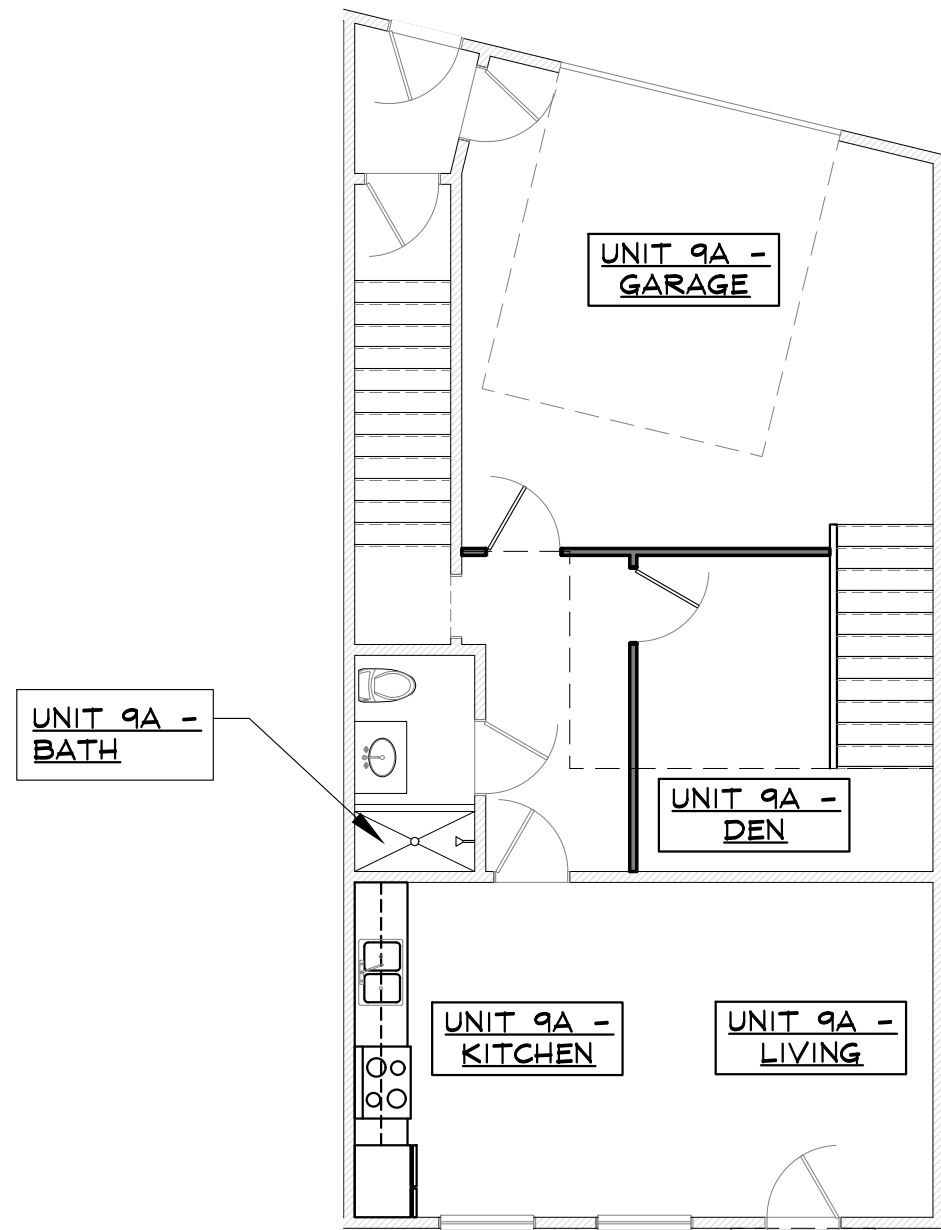
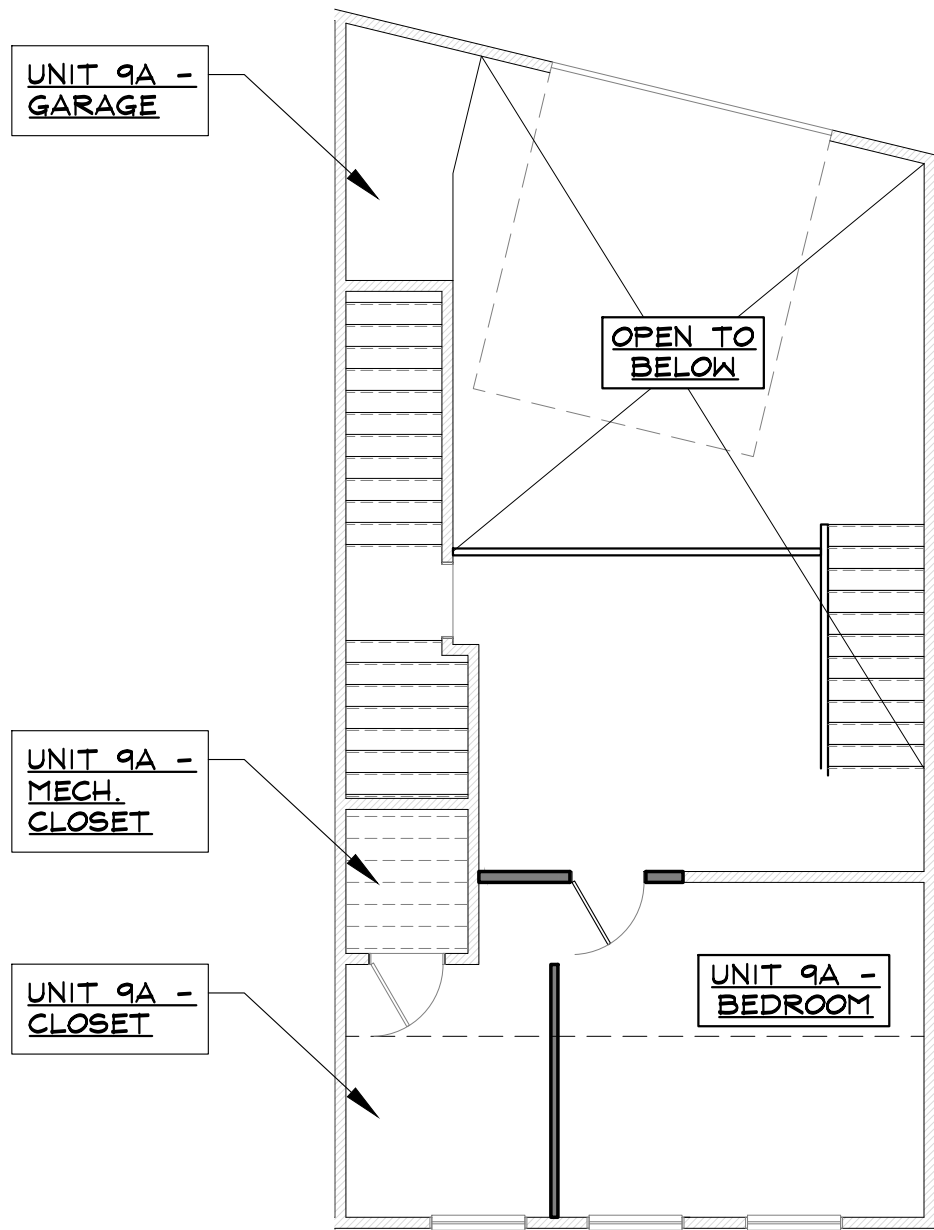
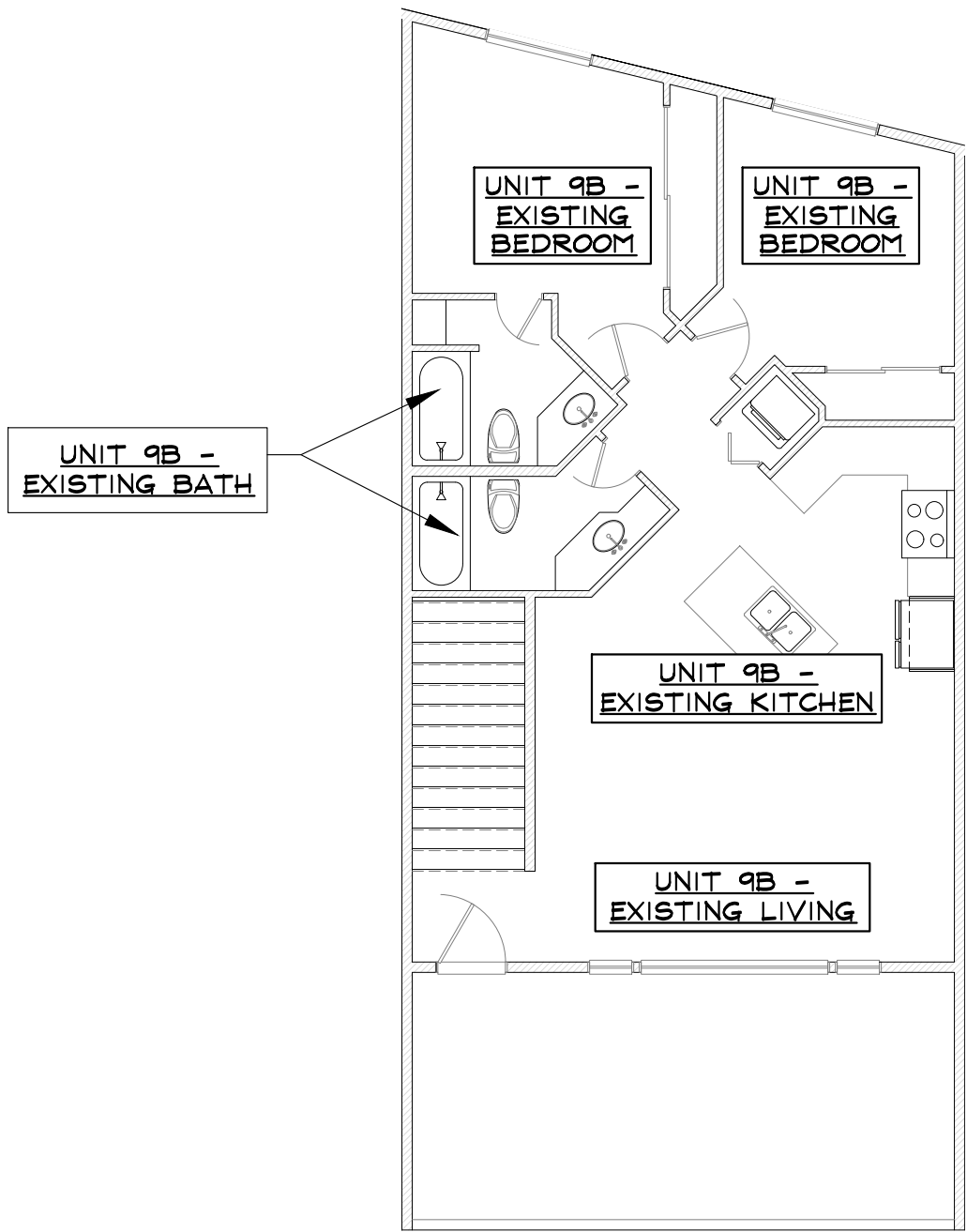
OWNER: UNIT 9, RIVERFRONT PARK, FILING 1

Shawn Bertini6/14/2024

(SHAWN D. BERTINI)(DATE)

Shawn Bertini6/14/2024

(DIANE D. BERTINI)(DATE)



53RD LEVEL FLOOR PLAN - NO SHADINGSCALE: 1/8" = 1'-0"

32ND LEVEL FLOOR PLAN - NO SHADINGSCALE: 1/8" = 1'-0"

11ST LEVEL FLOOR PLAN - NO SHADINGSCALE: 1/8" = 1'-0"

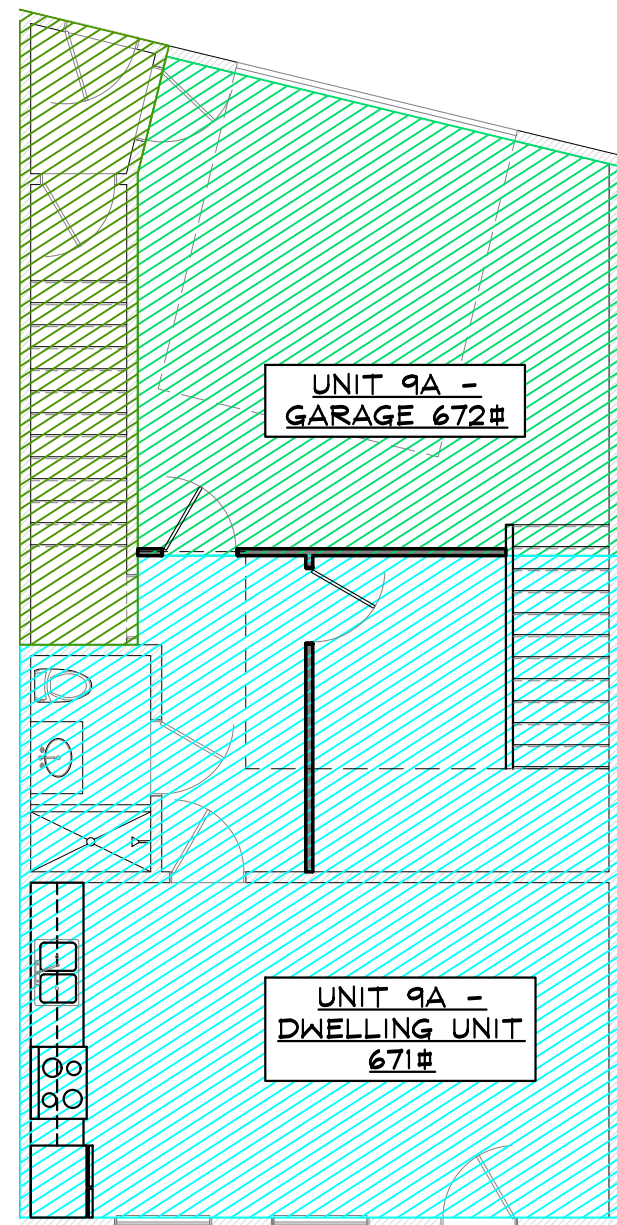
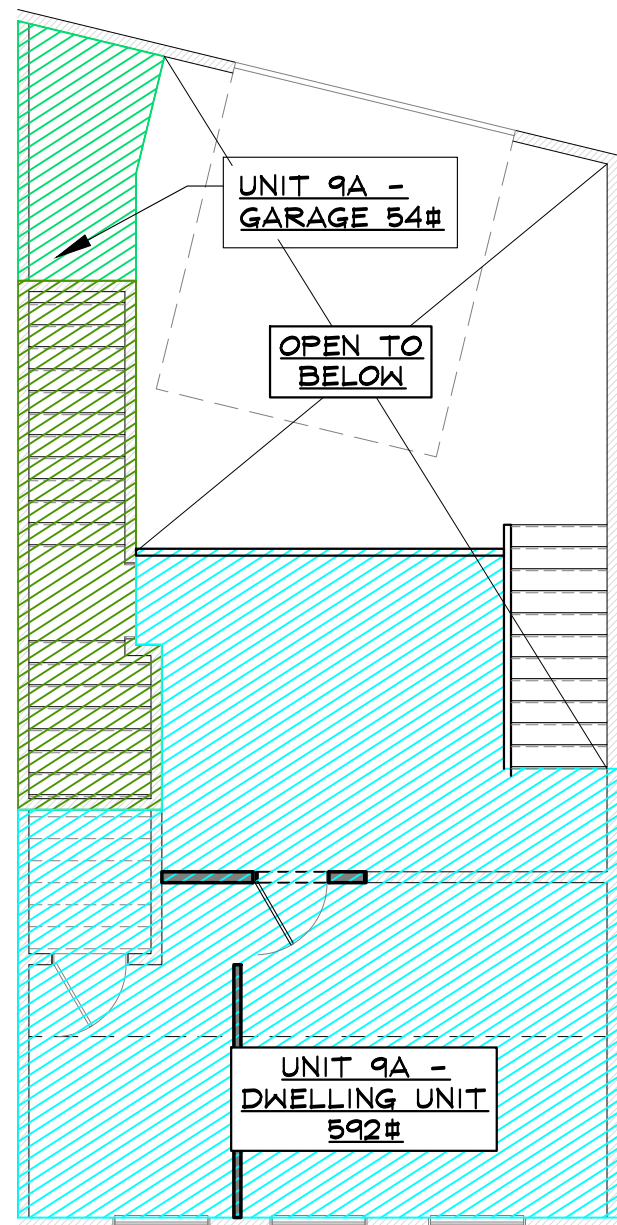
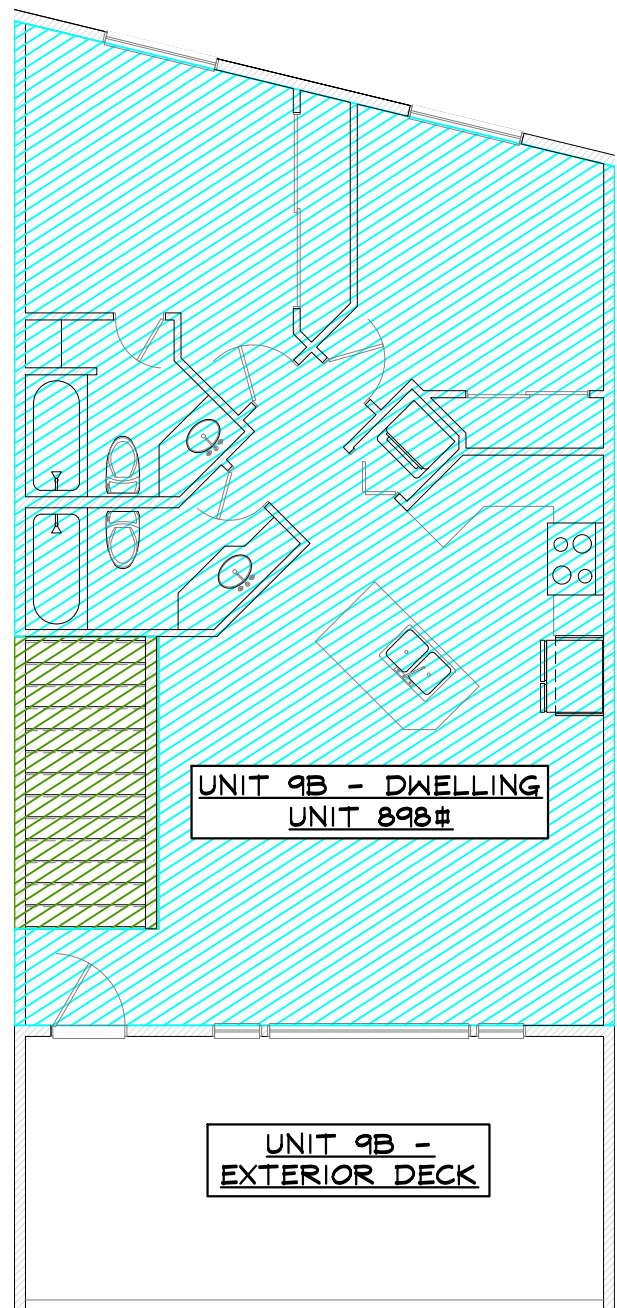
SHADING KEY	
	PROPOSED ACCESSORY (GARAGE) USE
	PROPOSED OFFICE USE
	PROPOSED DWELLING UNIT USE
	STAIRWELL

UNIT 9 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 9A	372
Level 1	Dwelling Unit 9A	671
Level 2	Garage 9A	54
Level 2	Dwelling Unit 9A	592
Level 3	Dwelling Unit 9B	898

UNIT 9 DWELLING UNIT TABLE:

Unit 9A Garage	426
Unit 9A Dwelling	1263
Unit 9A Total	1689
Unit 9B Total	898



63RD LEVEL FLOOR PLAN - USE SHADINGSCALE: 1/8" = 1'-0"

42ND LEVEL FLOOR PLAN - USE SHADINGSCALE: 1/8" = 1'-0"

21ST LEVEL FLOOR PLAN - USE SHADINGSCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 4 TENANT FINISH
1920 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES

02 - 07 - 24 REVIEW
02 - 08 - 24
05 - 04 - 24 CPA

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 9 PROPOSED
FLOOR PLANS

UNIT 9

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

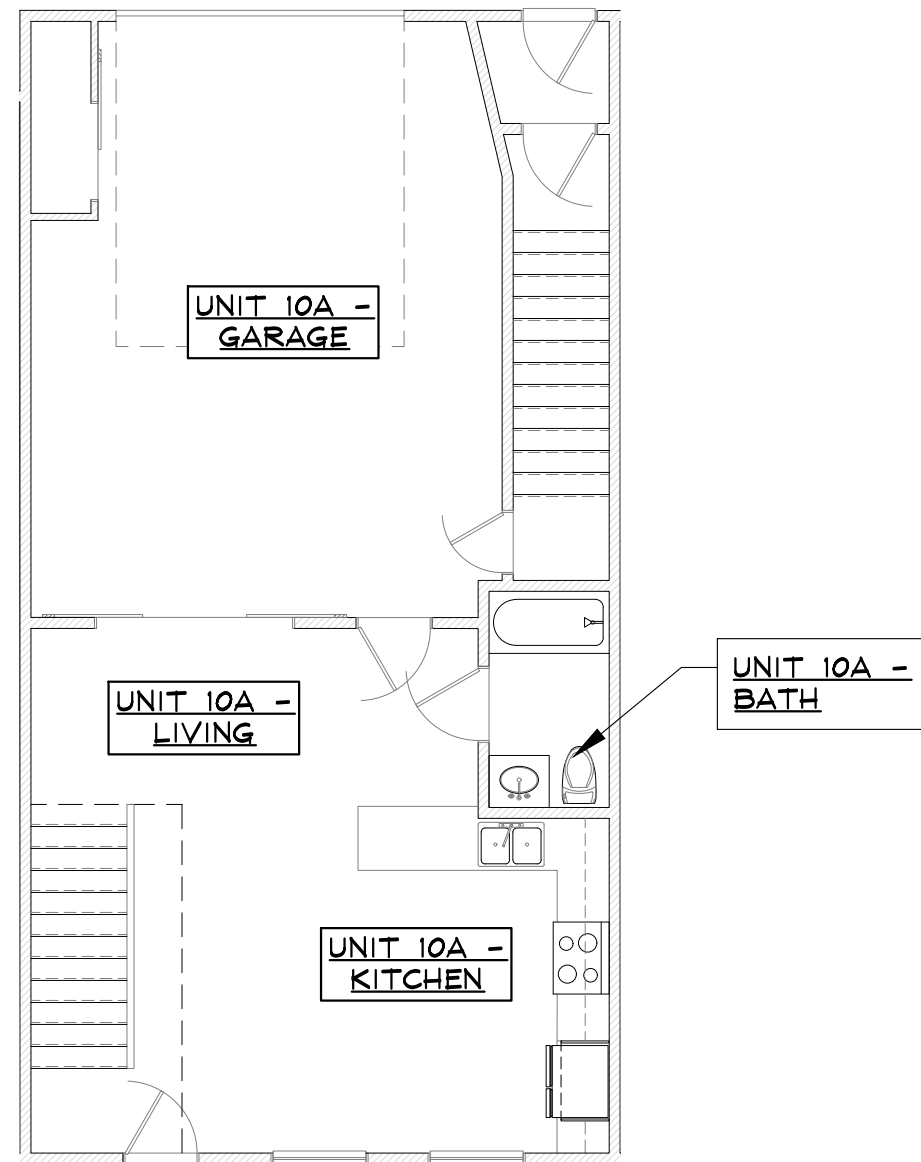
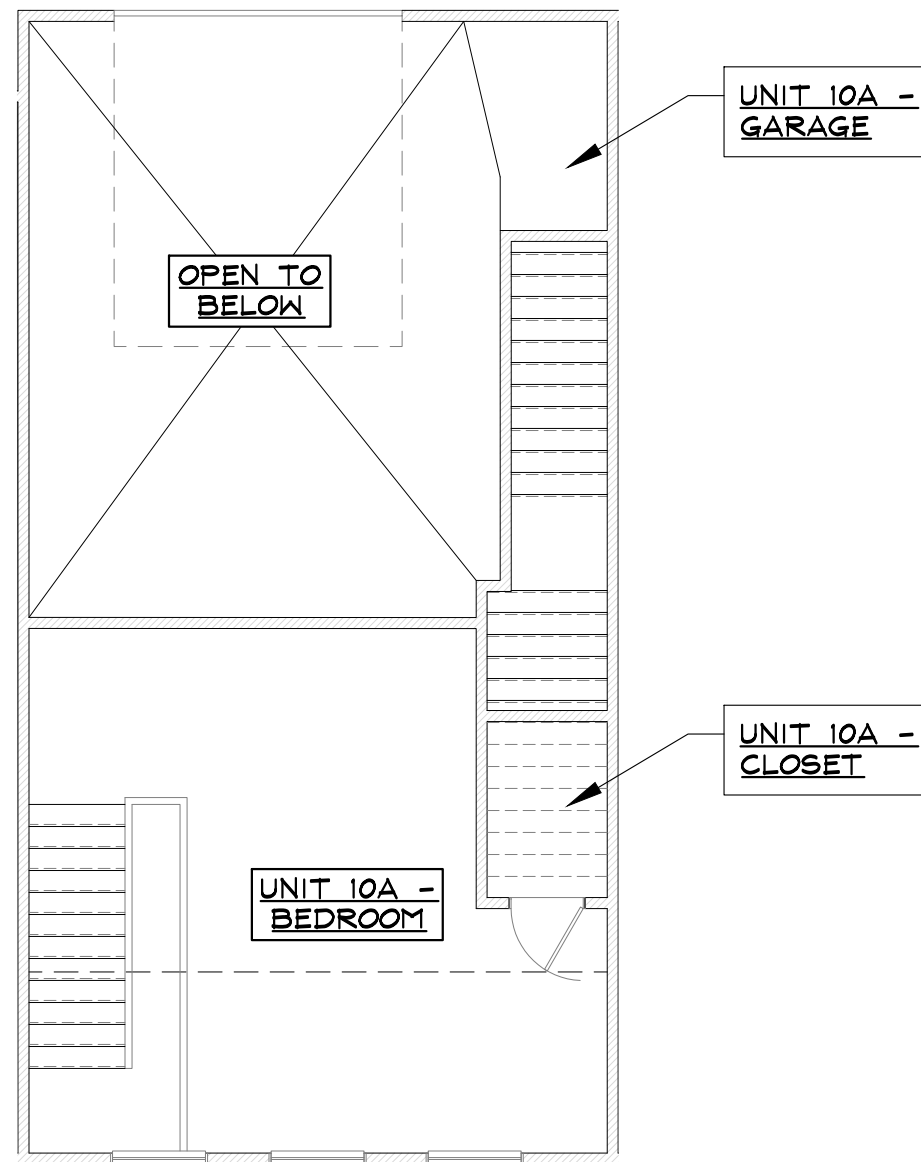
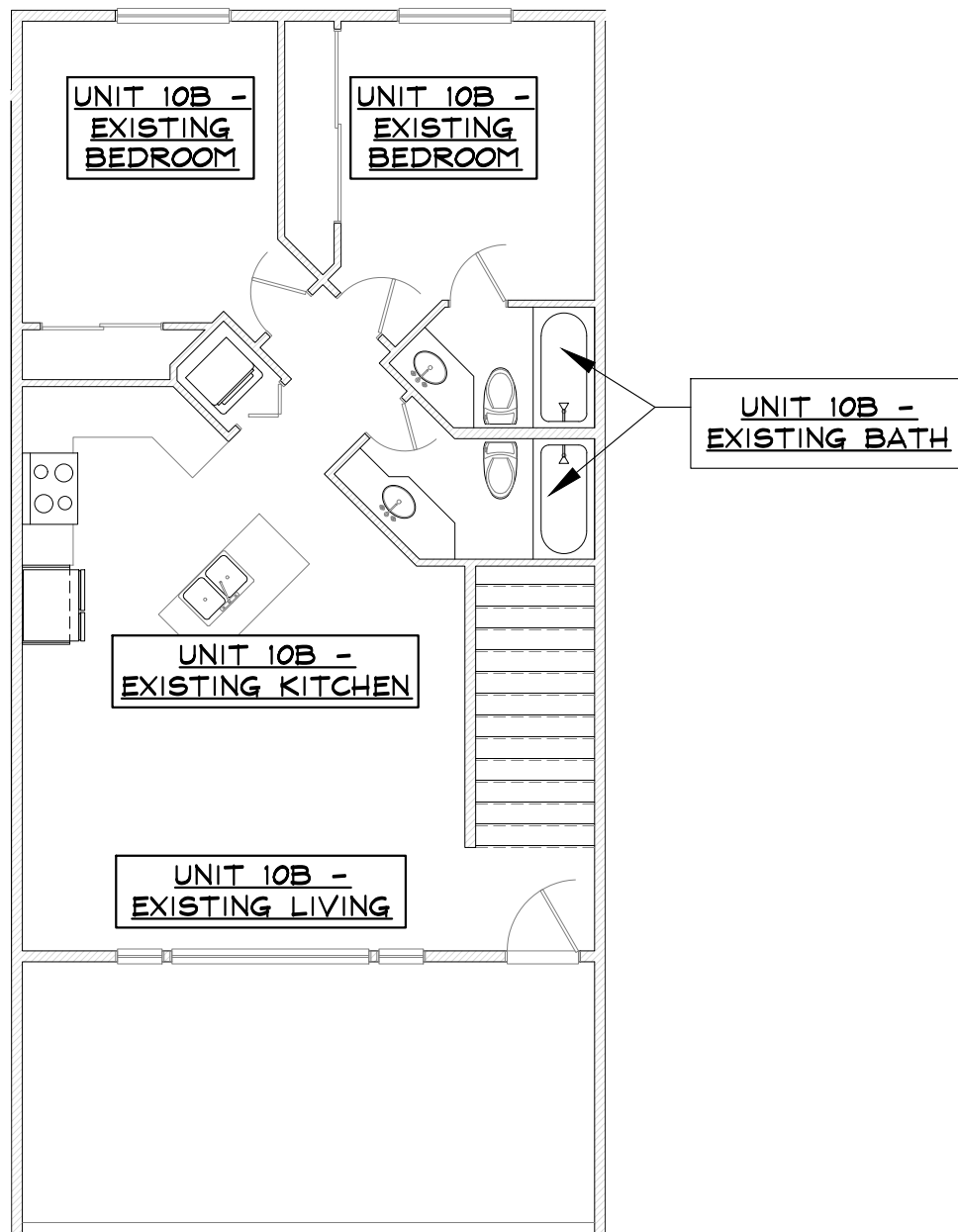
OWNER: UNIT 10, RIVERFRONT PARK, FILING 1



6/11/2024

(TIMOTHY JAMES ROSS)

(DATE)



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

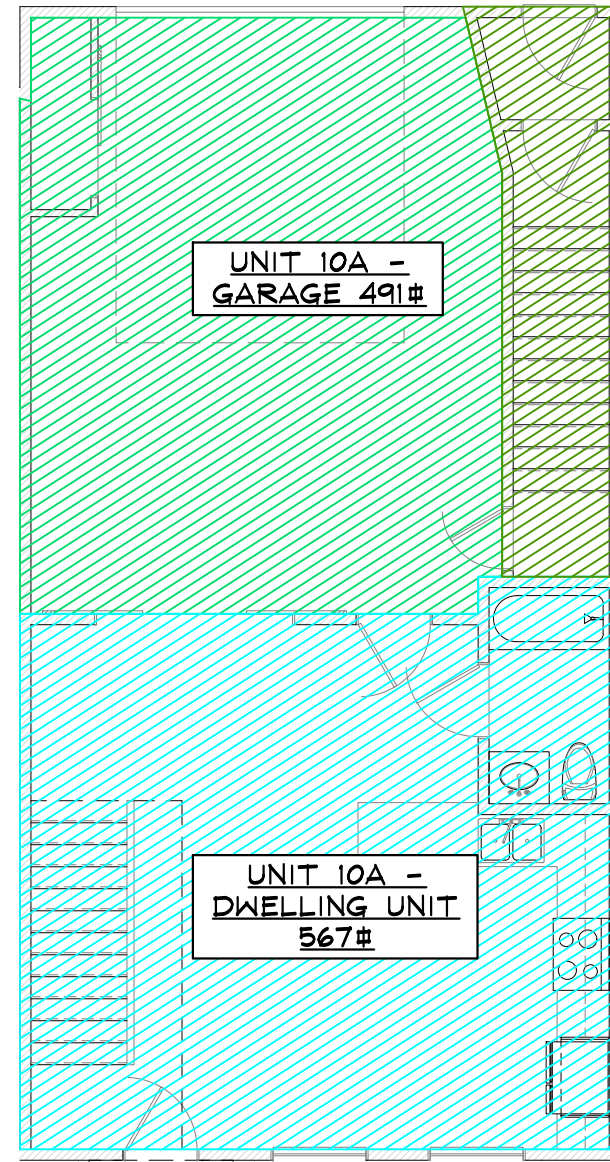
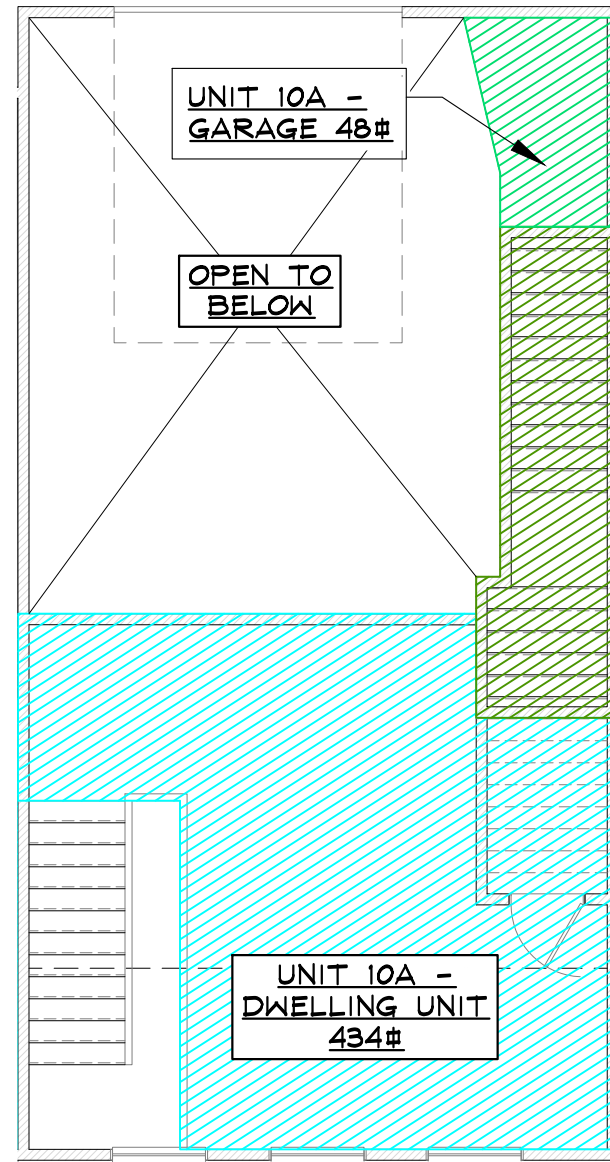
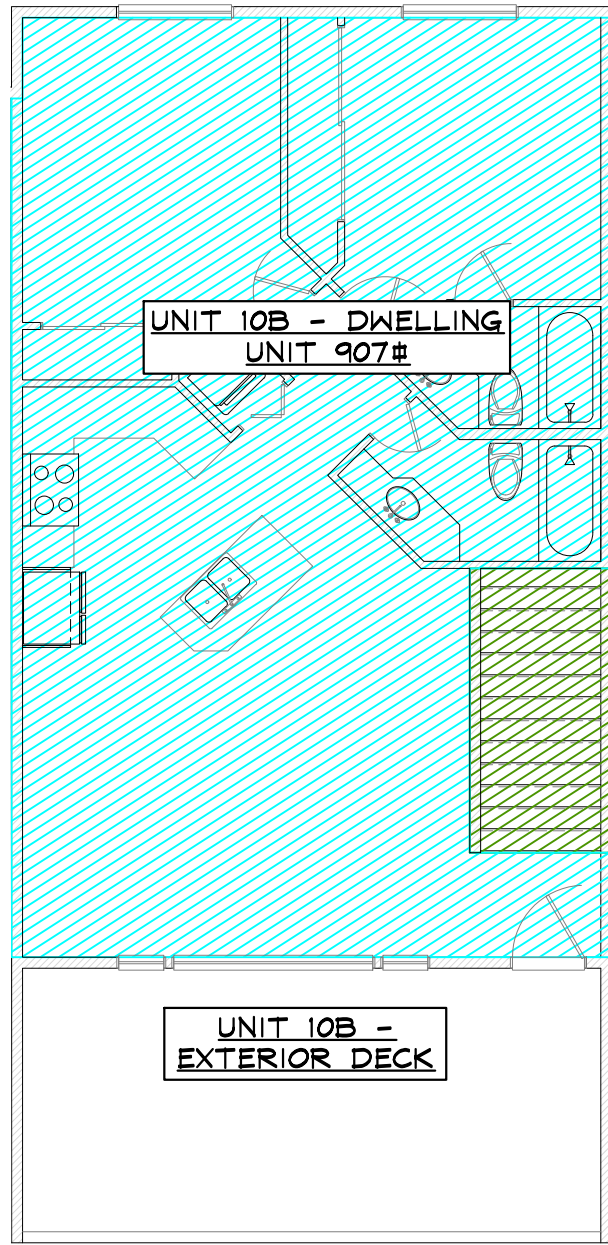
SHADING KEY	
	PROPOSED ACCESSORY (GARAGE) USE
	PROPOSED OFFICE USE
	PROPOSED DWELLING UNIT USE
	STAIRWELL

UNIT 10 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 10A	491
Level 1	Dwelling Unit 10A	567
Level 2	Garage 10A	48
Level 2	Dwelling Unit 10A	434
Level 3	Dwelling Unit 10B	907

UNIT 10 DWELLING UNIT TABLE:

Unit 10A Garage	539
Unit 10A Dwelling	1001
Unit 10A Total	1540
Unit 10B Total	907



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 4 TENANT FINISH

1920 BRIDGE LANE

STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:

RIVER FRONT PARK HOA

ISSUE DATES

02 - 07 - 24 REVIEW
02 - 08 - 24 CP
03 - 04 - 24 CPA

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

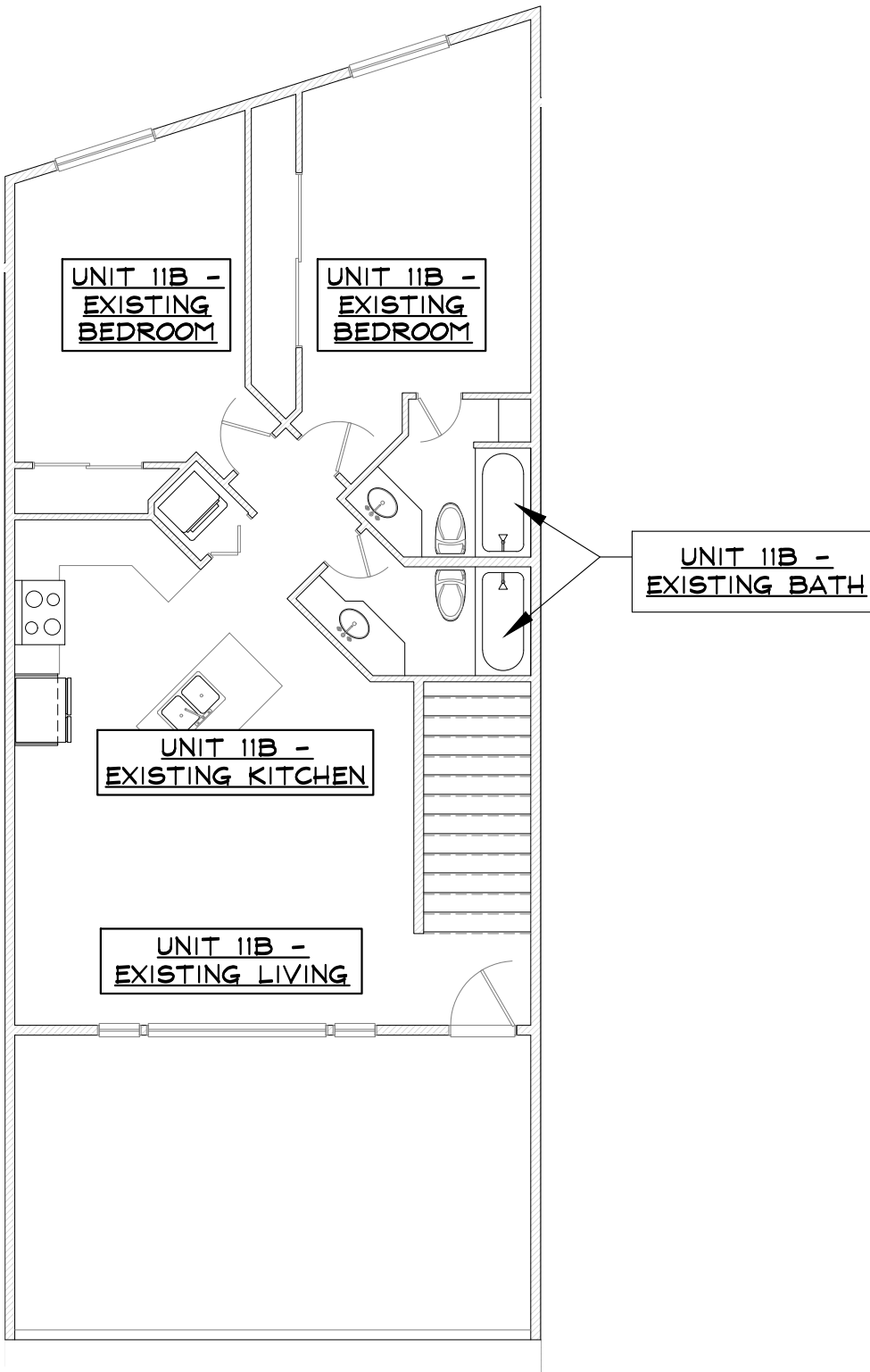
UNIT 10 PROPOSED
FLOOR PLANS

UNIT 10

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNIT 11, RIVERFRONT PARK, FILING 1
STEAMBOAT RESIDENTIAL, LLC

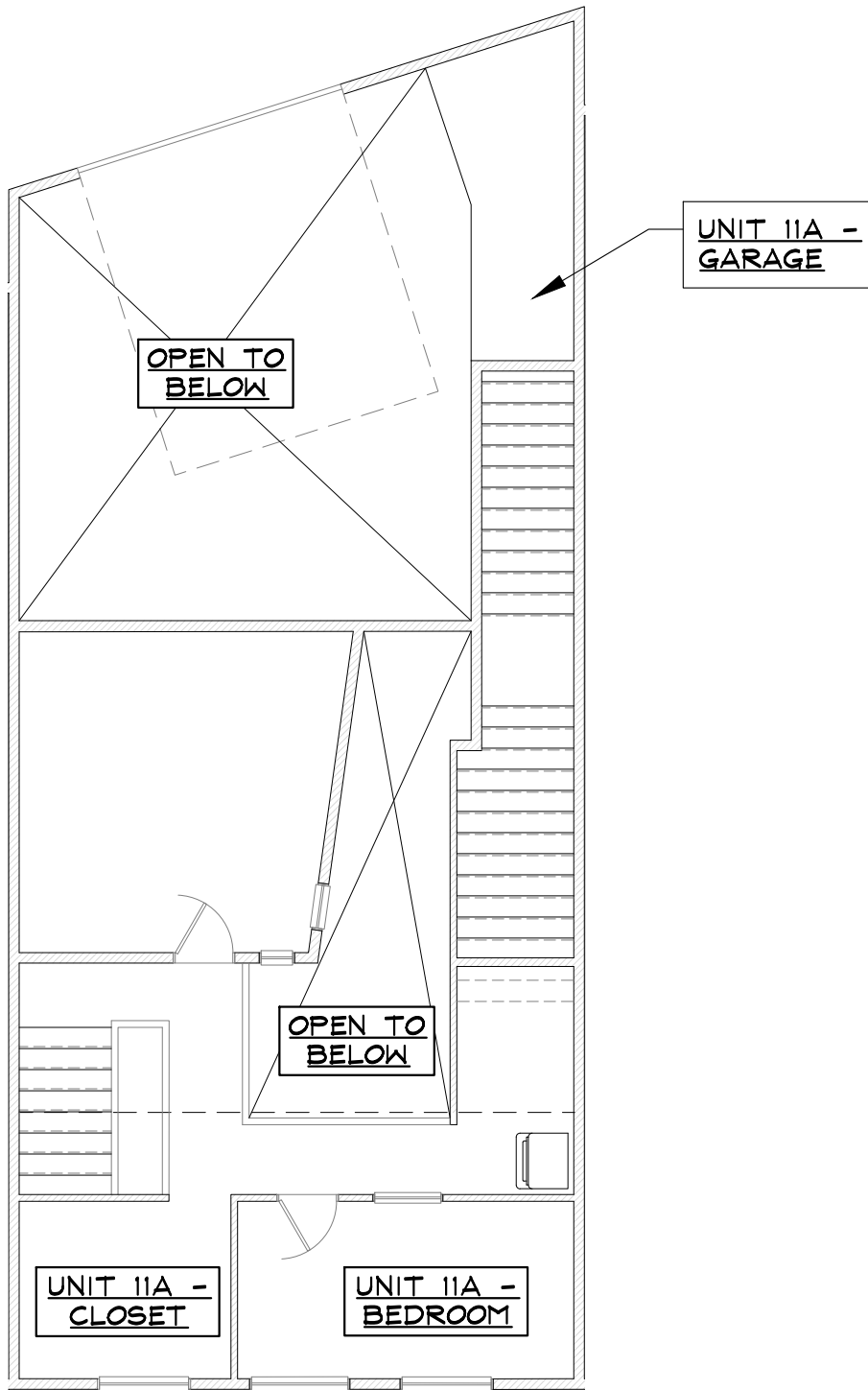
BY: Eric Rogers Eric Rogers
(SIGNATURE) (PRINT NAME)
ITS: Managing Member DATE: 6/12/2024



5

3RD LEVEL FLOOR PLAN - NO SHADING

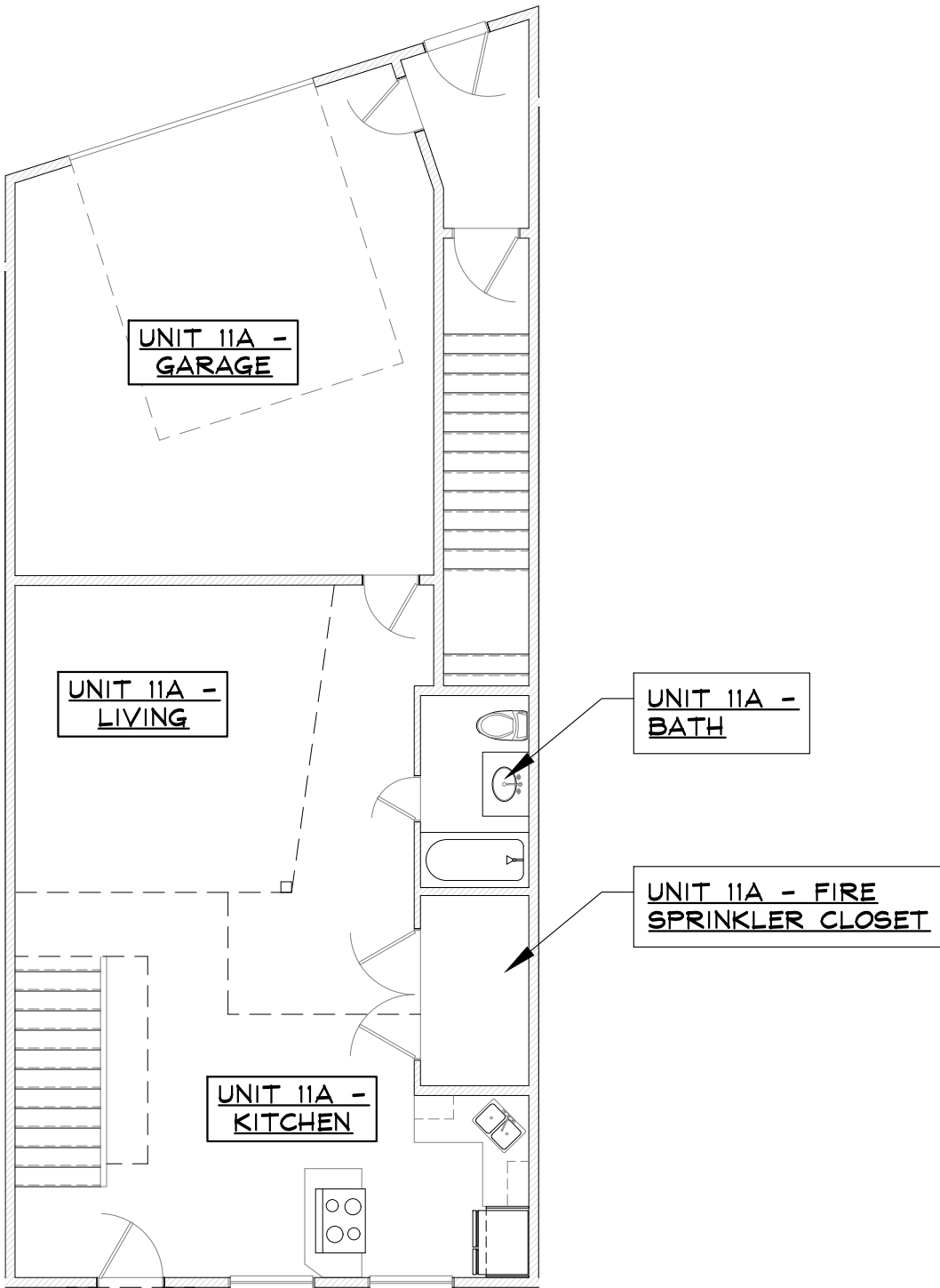
SCALE: 1/8" = 1'-0"



3

2ND LEVEL FLOOR PLAN - NO SHADING

SCALE: 1/8" = 1'-0"



1

1ST LEVEL FLOOR PLAN - NO SHADING

SCALE: 1/8" = 1'-0"

SHADING KEY

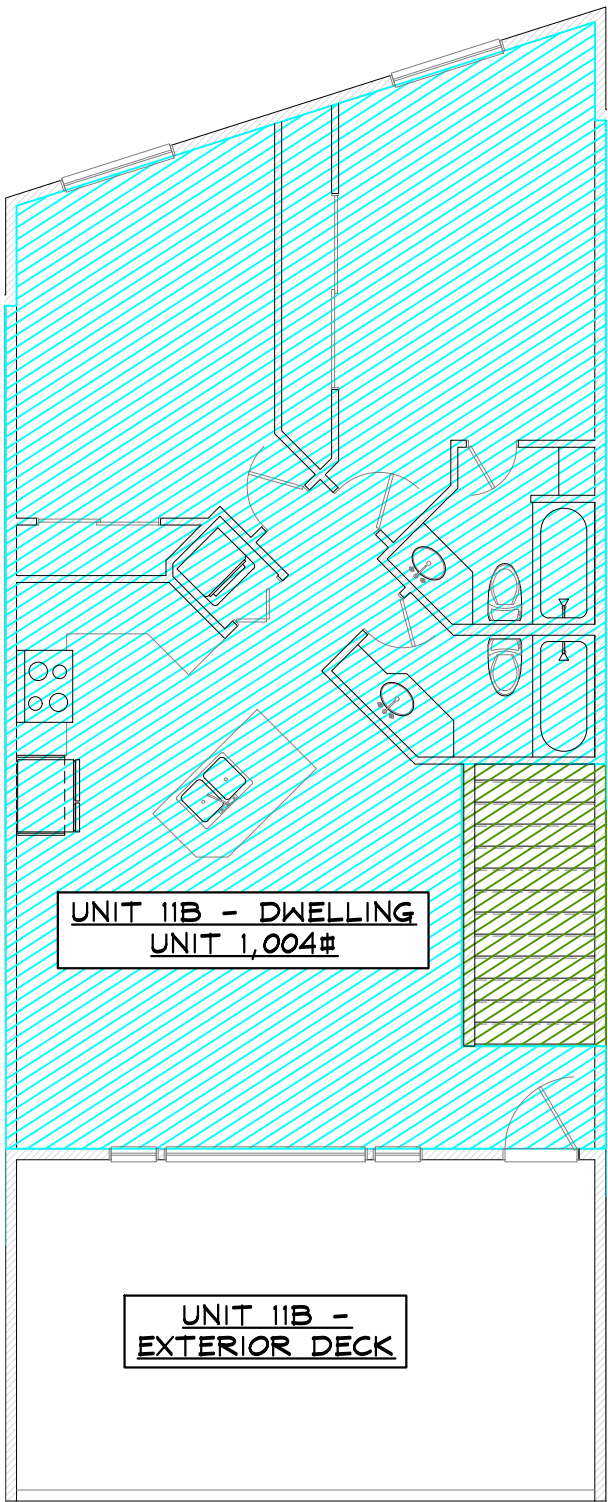
- PROPOSED ACCESSORY (GARAGE) USE
- PROPOSED OFFICE USE
- PROPOSED DWELLING UNIT USE
- STAIRWELL

UNIT 11 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 11A	479
Level 1	Dwelling Unit 11A	741
Level 2	Garage 11A	74
Level 2	Dwelling Unit 11A	554
Level 3	Dwelling Unit 11B	1004

UNIT 11 DWELLING UNIT TABLE:

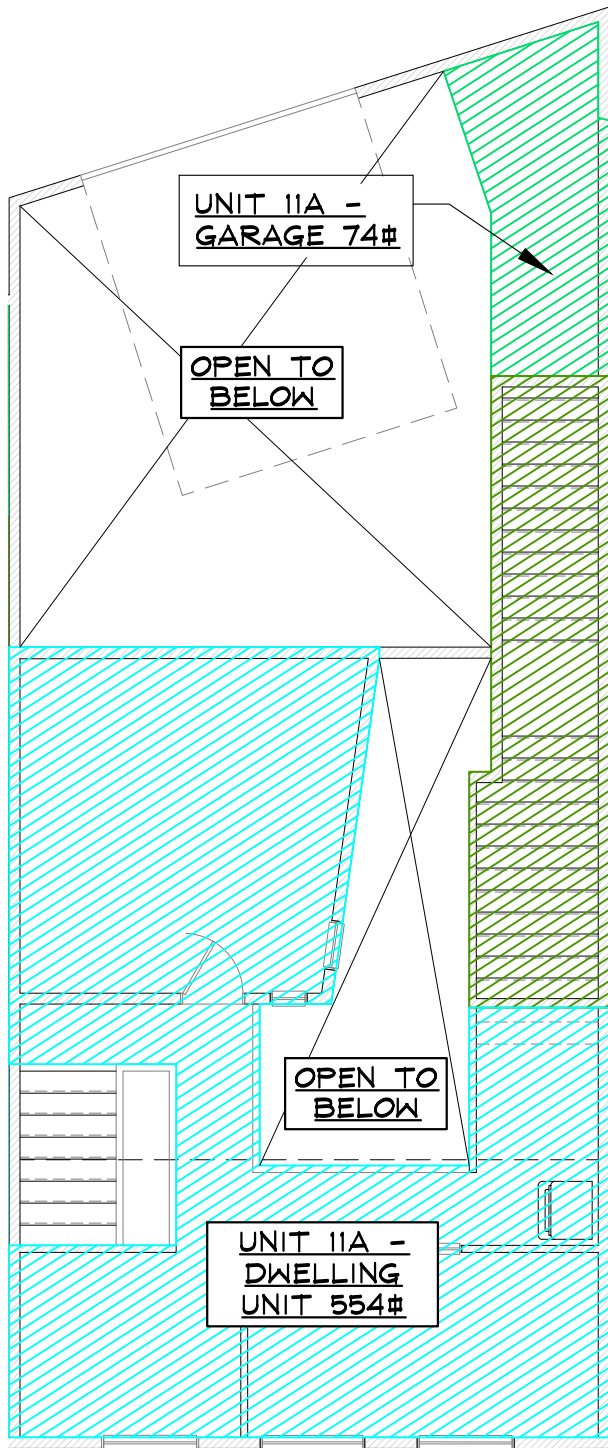
Unit 11A Garage	553
Unit 11A Dwelling	1295
Unit 11A Total	1848
Unit 11B Total	1004



6

3RD LEVEL FLOOR PLAN - USE SHADING

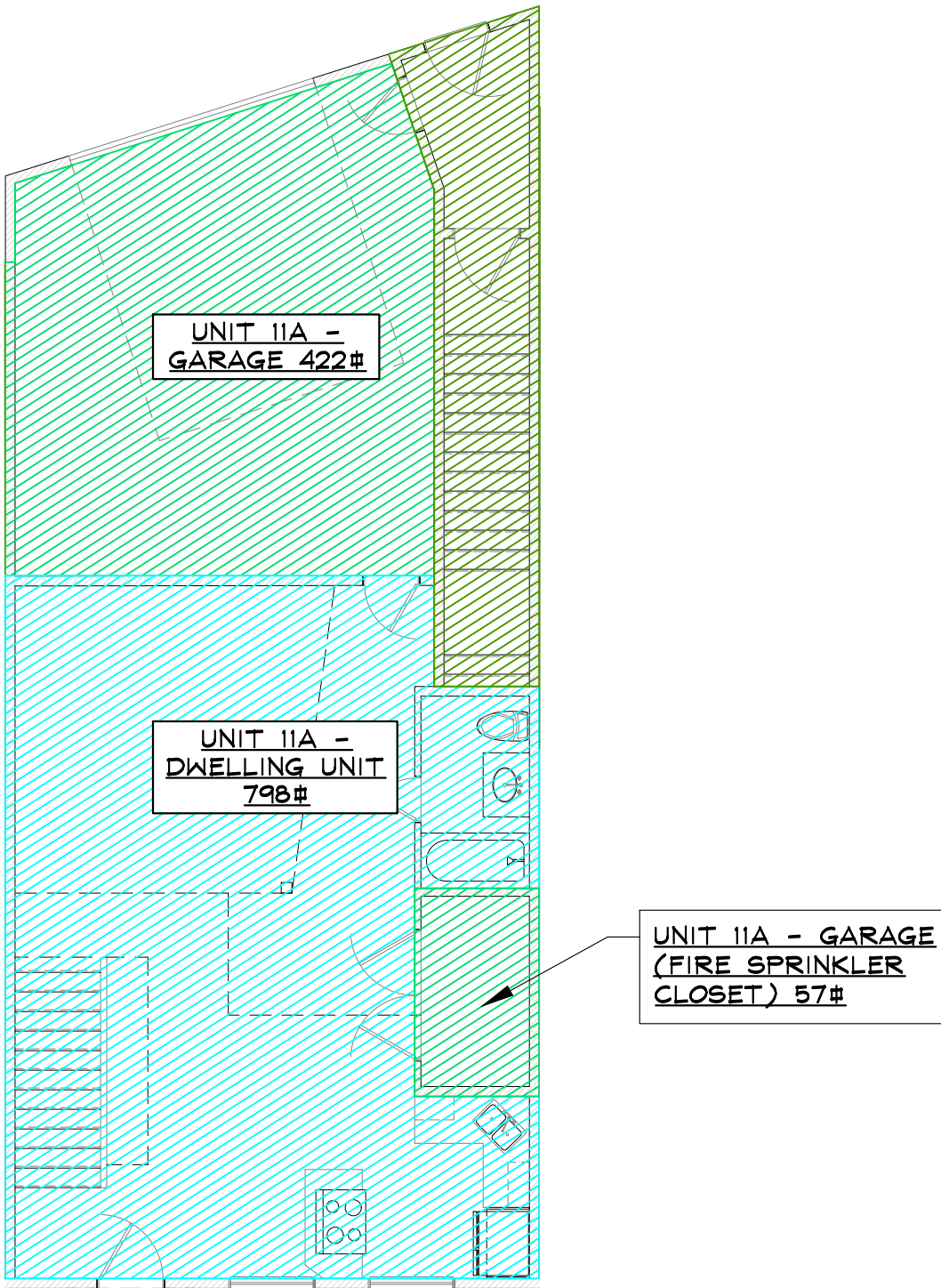
SCALE: 1/8" = 1'-0"



4

2ND LEVEL FLOOR PLAN - USE SHADING

SCALE: 1/8" = 1'-0"



2

1ST LEVEL FLOOR PLAN - USE SHADING

SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 4 TENANT FINISH

1920 BRIDGE LANE

STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:

RIVER FRONT PARK HOA

ISSUE DATES

02 : 07 : 24 REVIEW
02 : 08 : 24 CPM
05 : 04 : 24 CPA

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 11 PROPOSED
FLOOR PLANS

UNIT 11

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

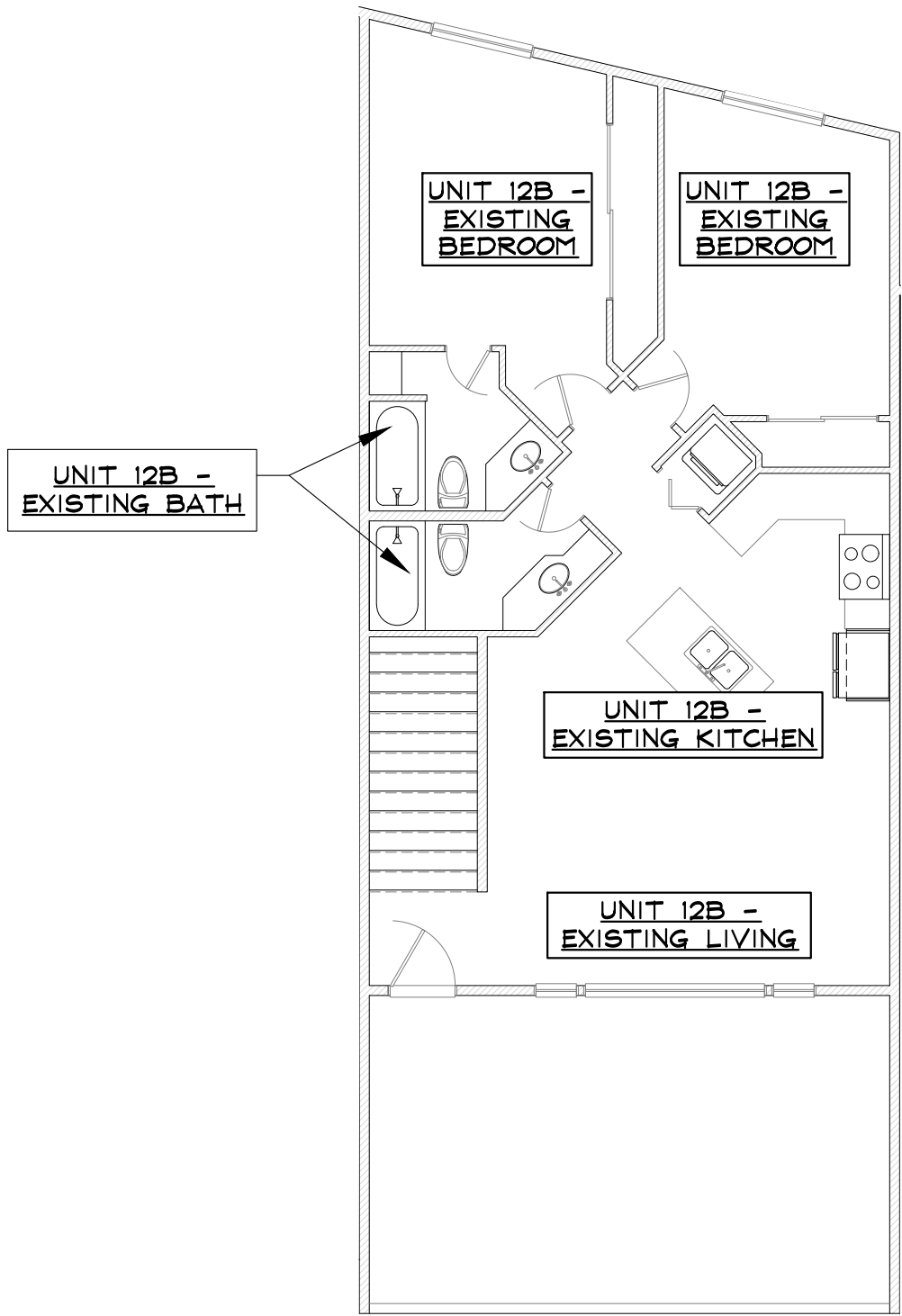
OWNER: UNIT 12, RIVERFRONT PARK, FILING 1

Lani Cleverly

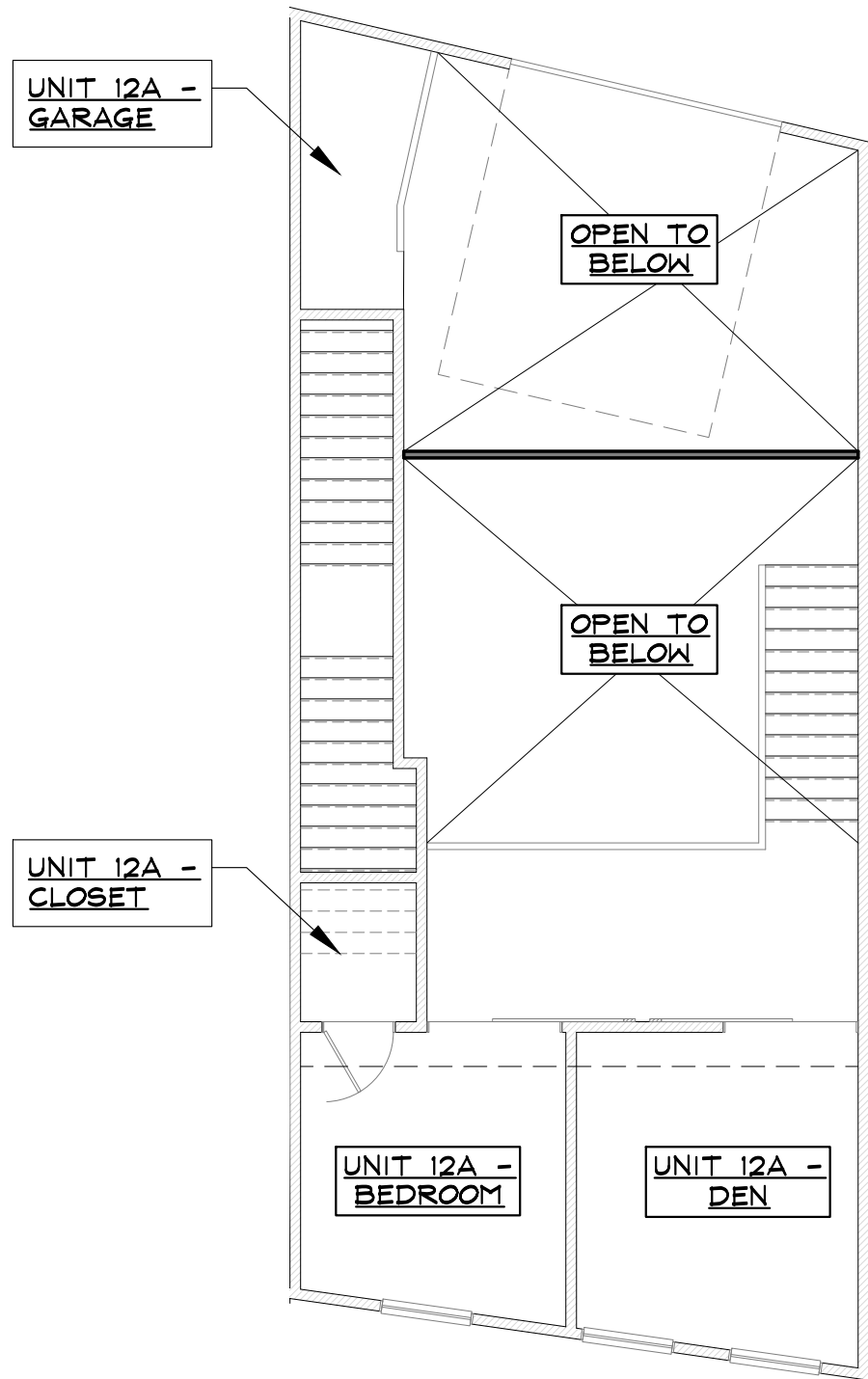
6/13/2024

(LANI K. CLEVERLY)

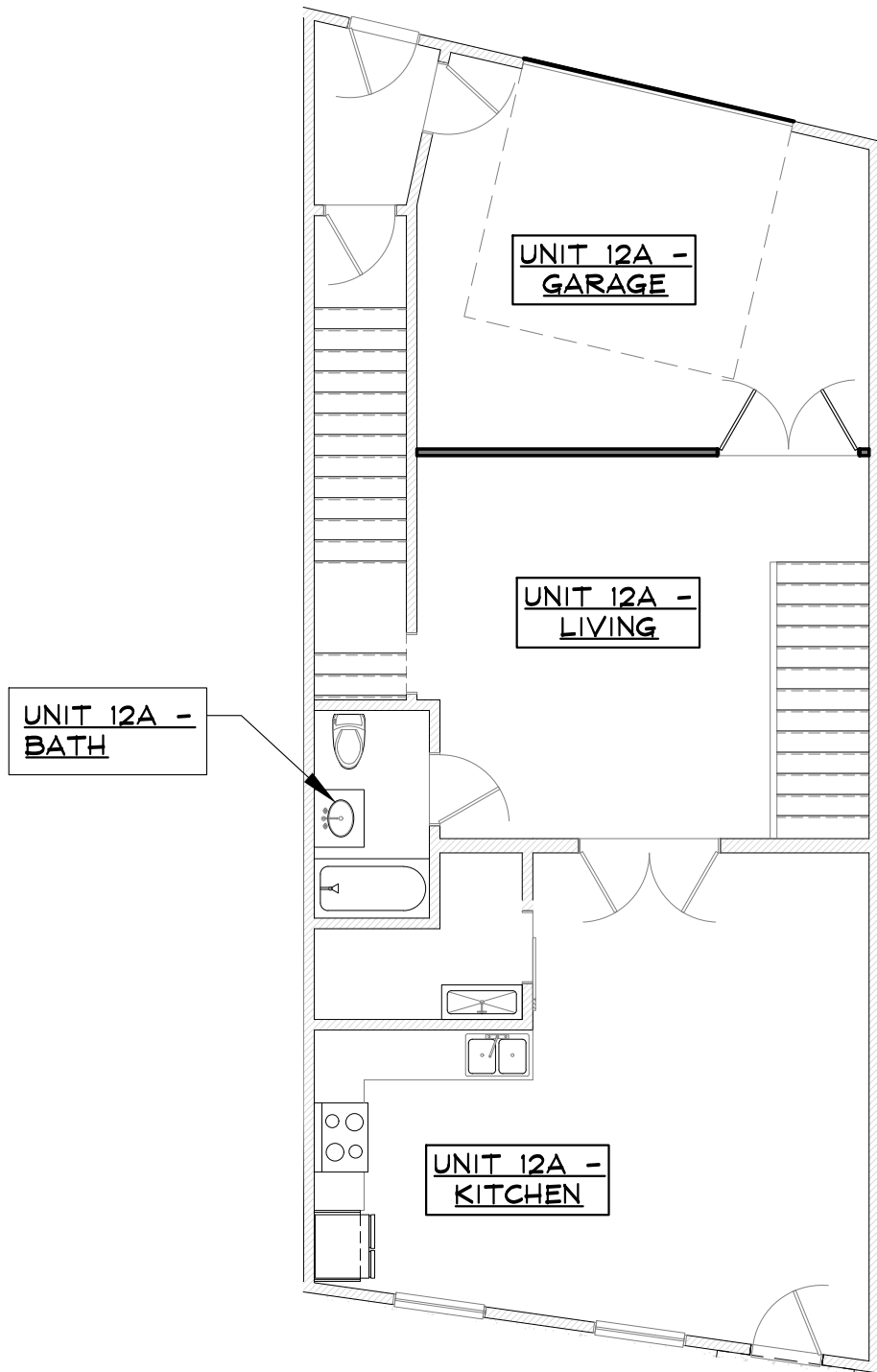
(DATE)



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

SHADING KEY

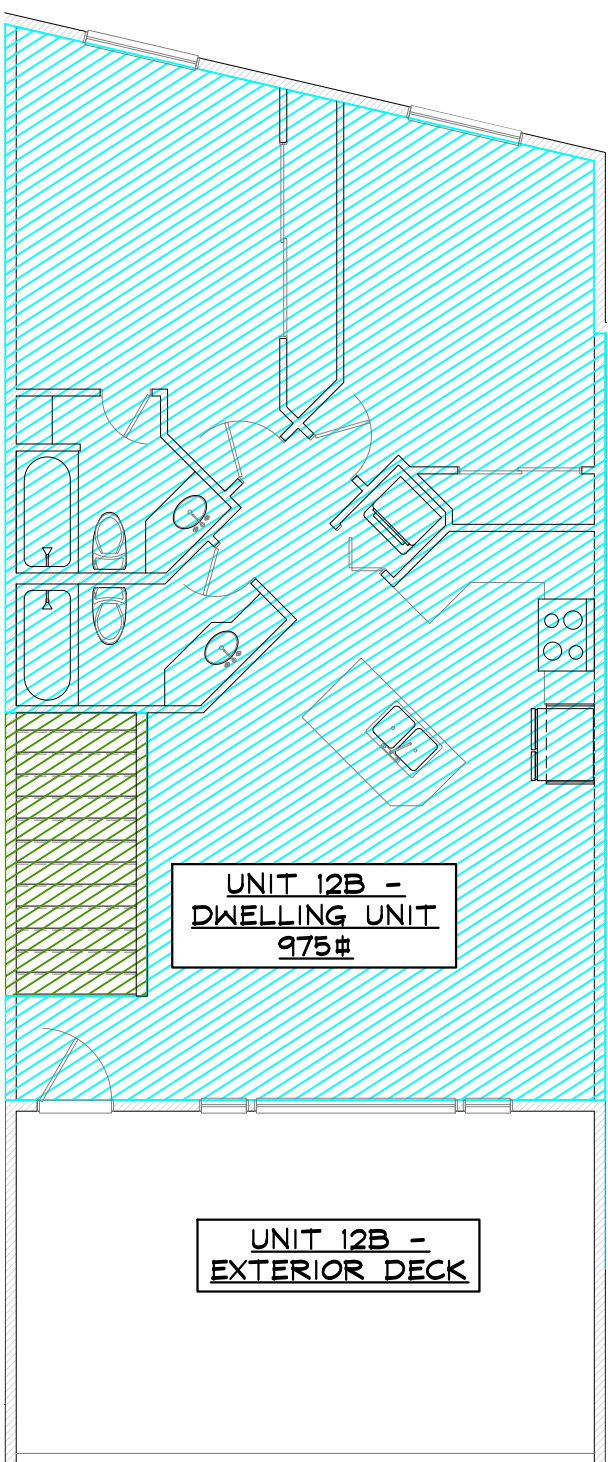
- PROPOSED ACCESSORY (GARAGE) USE
- PROPOSED OFFICE USE
- PROPOSED DWELLING UNIT USE
- STAIRWELL

UNIT 12 SQUARE FOOTAGE SUMMARY TABLE:

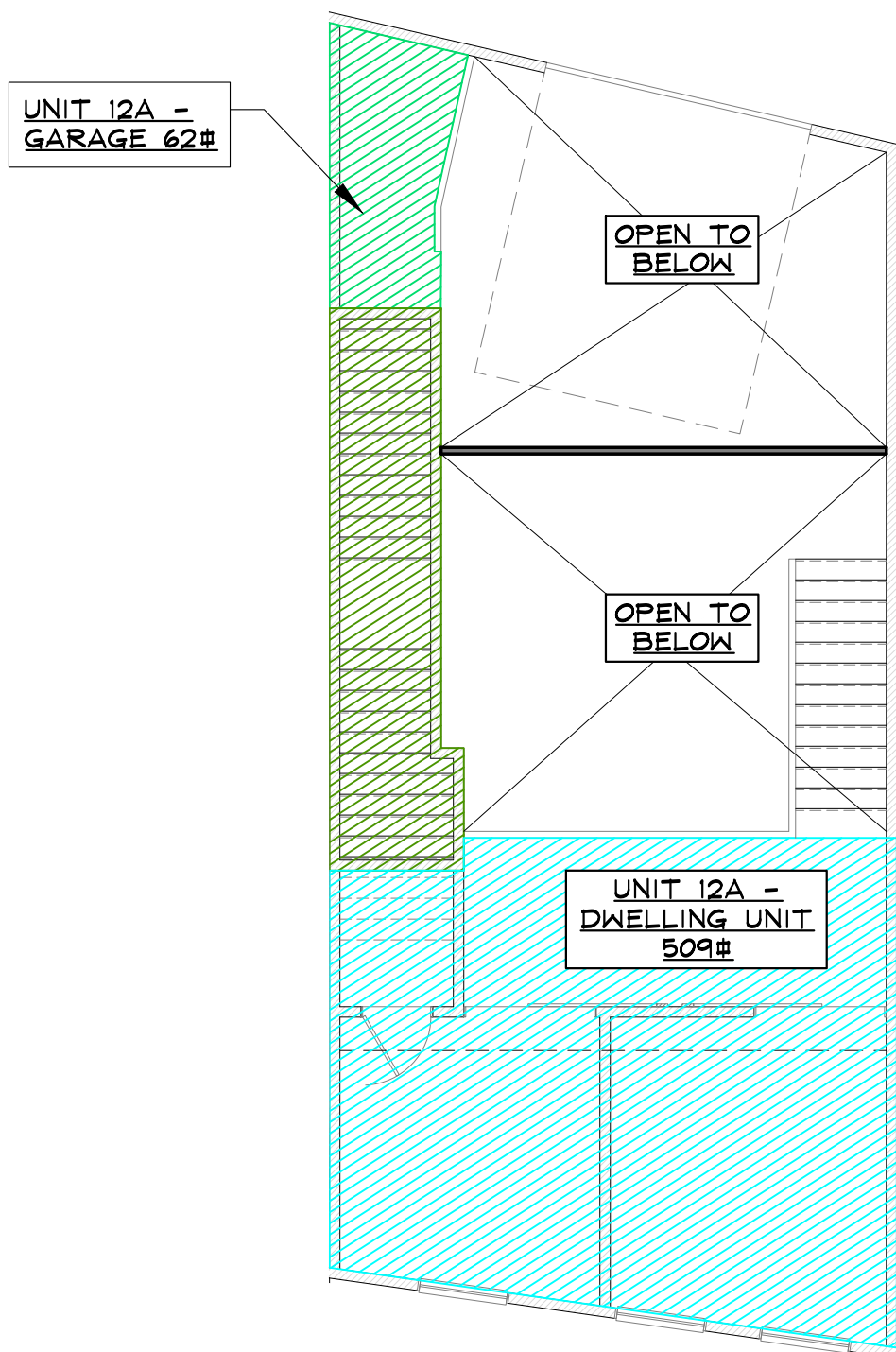
Level 1	Garage 12A	304
Level 1	Dwelling Unit 12A	886
Level 2	Garage 12A	62
Level 2	Dwelling Unit 12A	509
Level 3	Dwelling Unit 12B	975

UNIT 12 DWELLING UNIT TABLE:

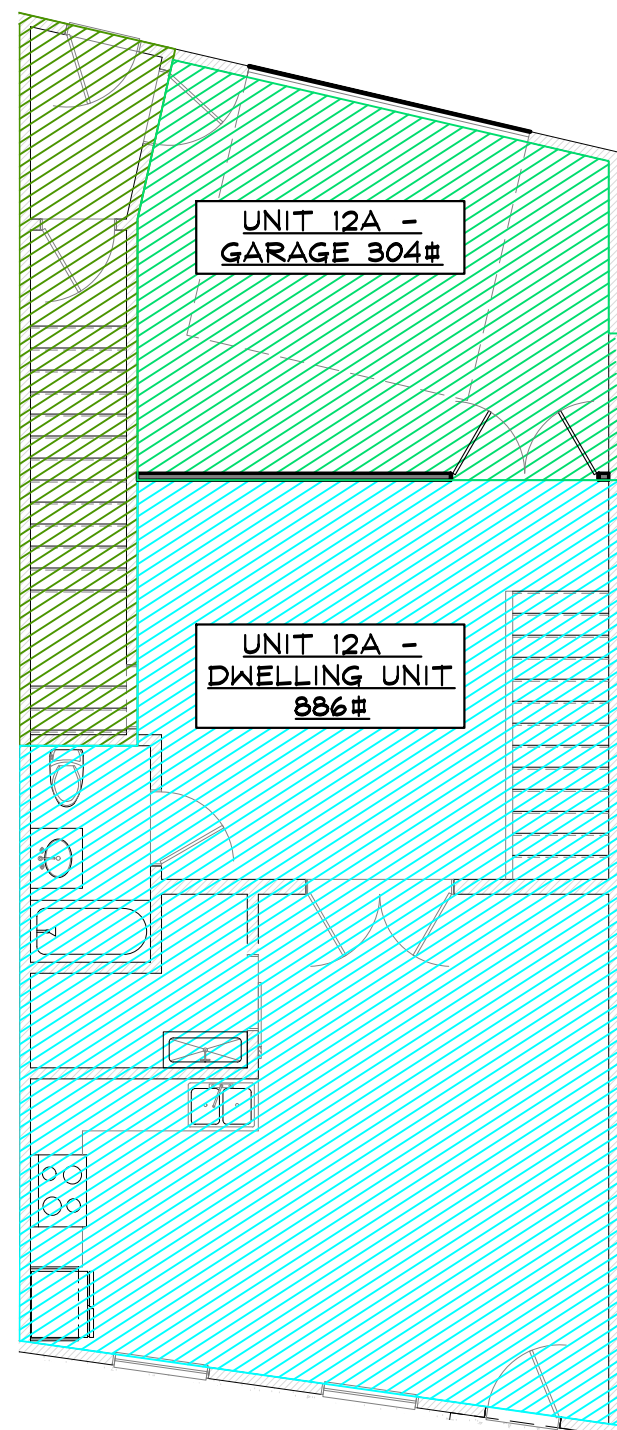
Unit 12A Garage	366
Unit 12A Dwelling	1395
Unit 12A Total	1761
Unit 12B Total	975



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 4 TENANT FINISH

1920 BRIDGE LANE

STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:

RIVER FRONT PARK HOA

ISSUE DATES

02 . 07 . 24 REVIEW
02 . 08 . 24 JCP
05 . 04 . 24 CPA

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

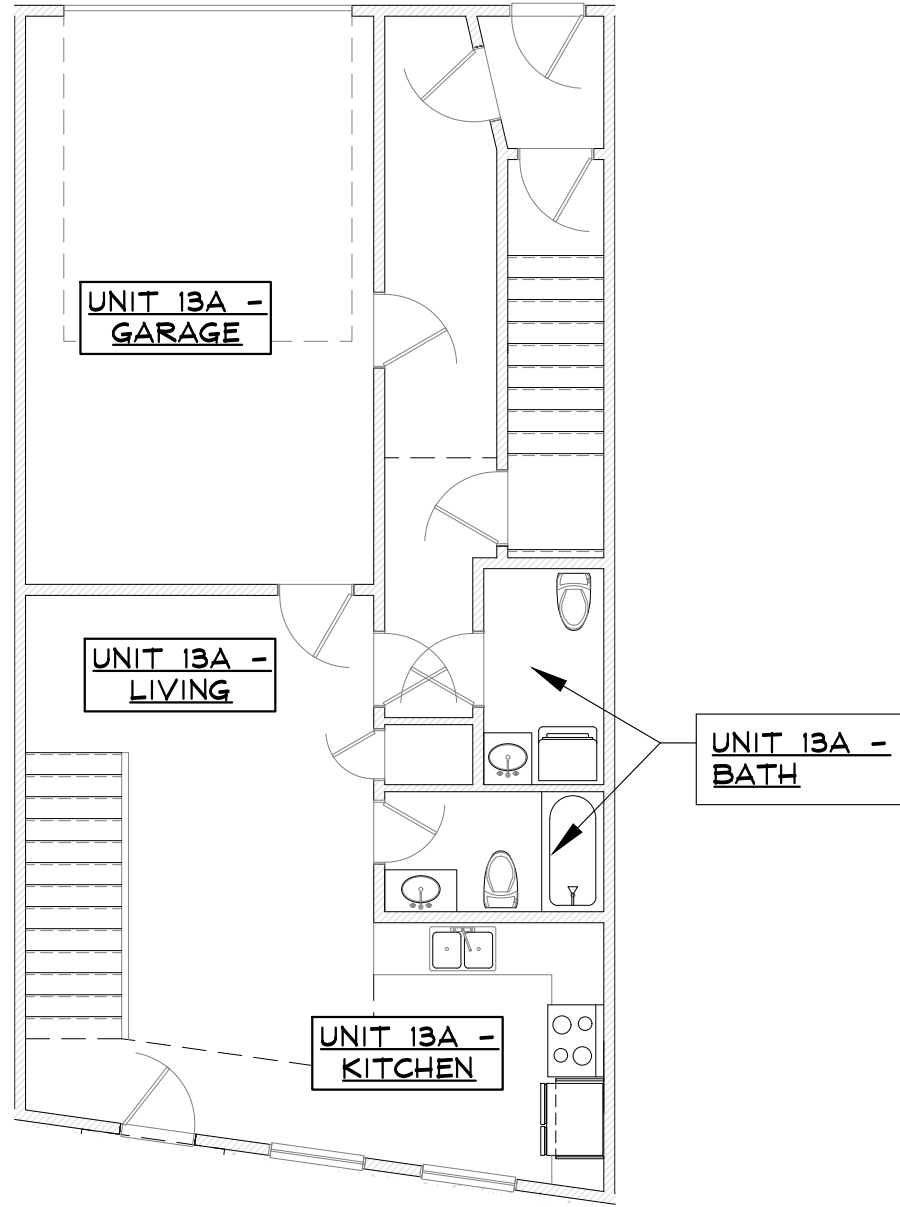
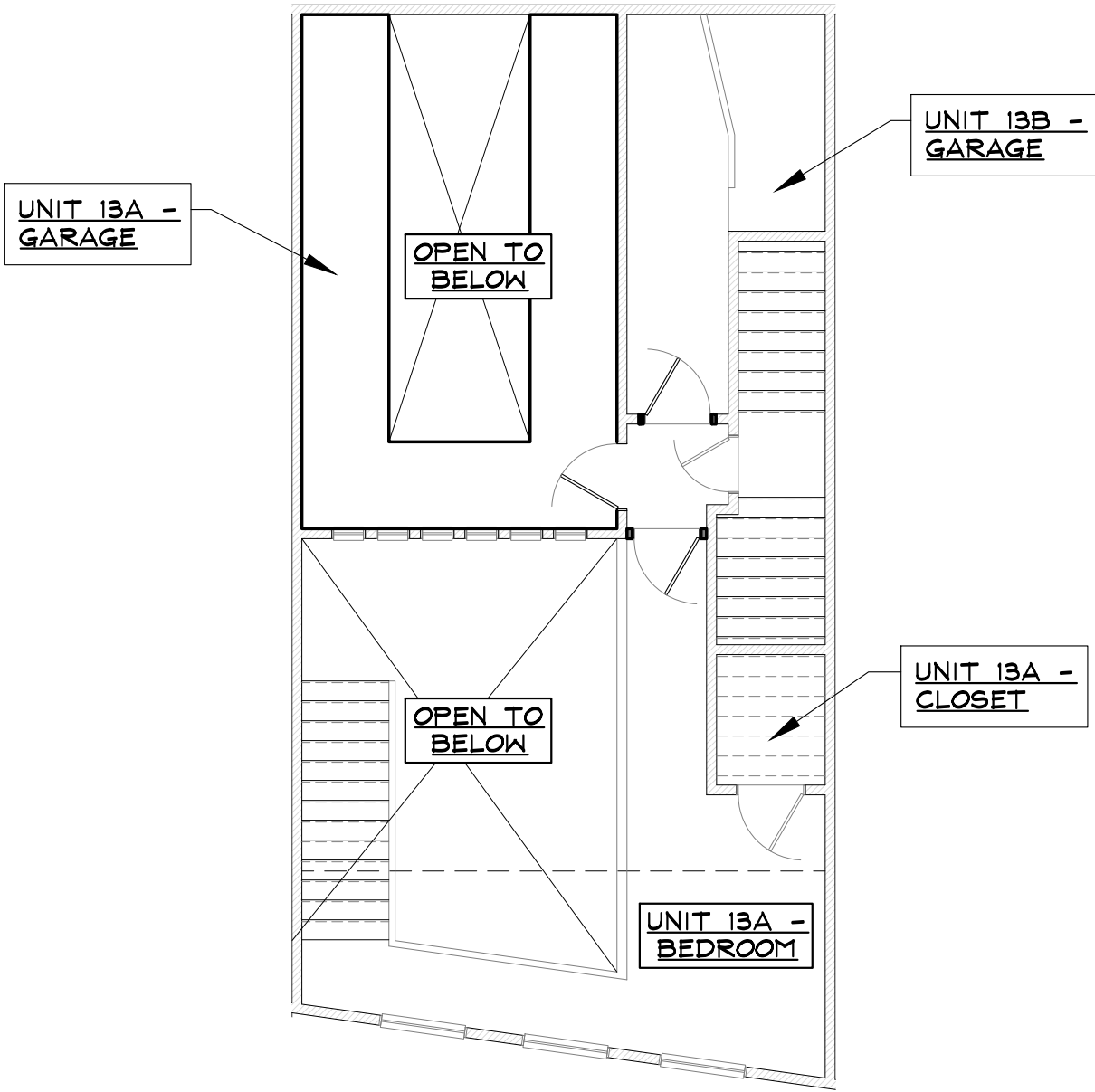
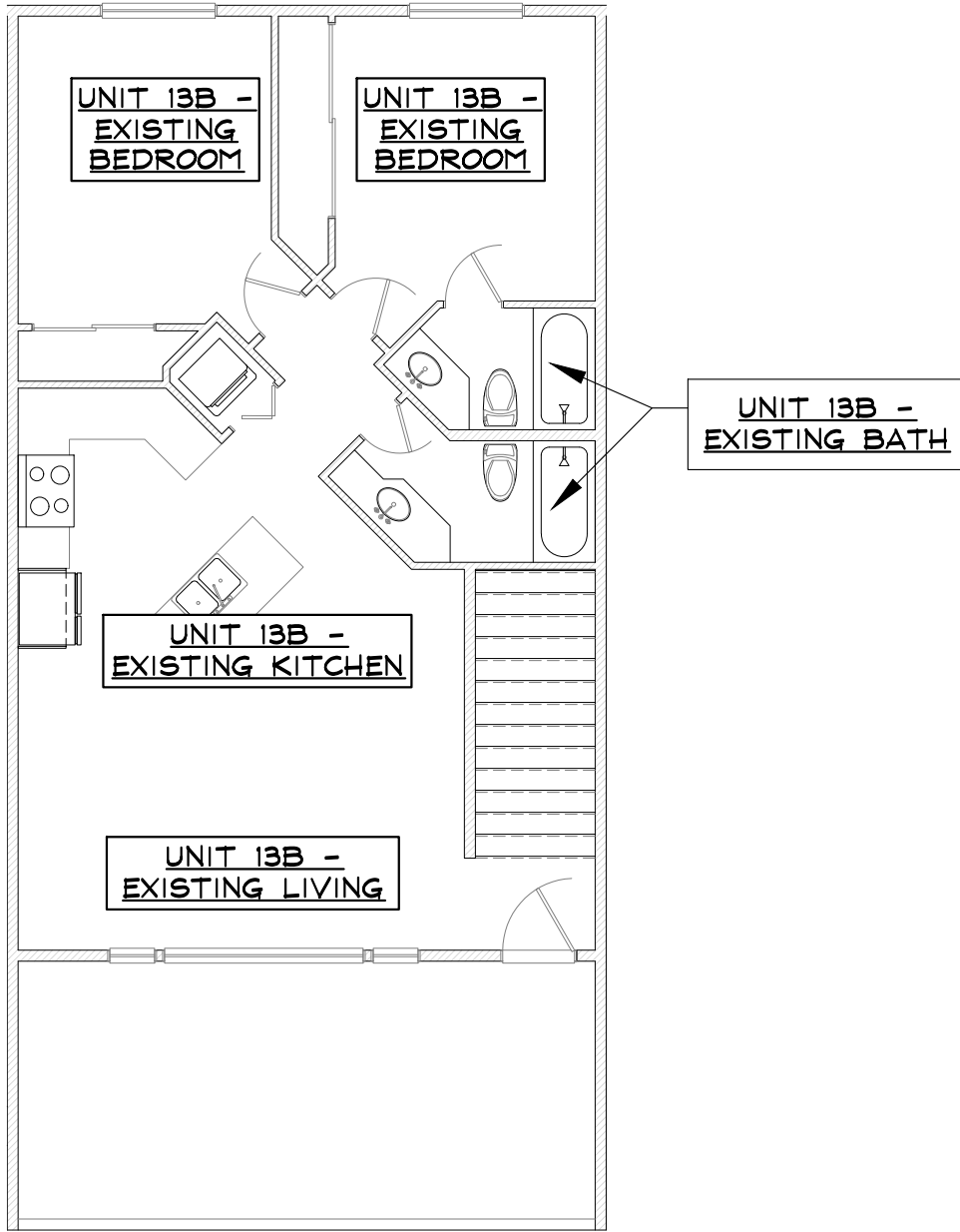
UNIT 12 PROPOSED
FLOOR PLANS

UNIT 12

SIGNATURE FOR PROPOSED USE DRAWINGS
FOR DEVELOPMENT PERMIT

OWNER: UNIT 13, RIVERFRONT PARK, FILING 1
Milo Rubin 6/12/2024

(MILO ROBERT VELTUS RUBIN) (DATE)



5 3RD LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING
SCALE: 1/8" = 1'-0"

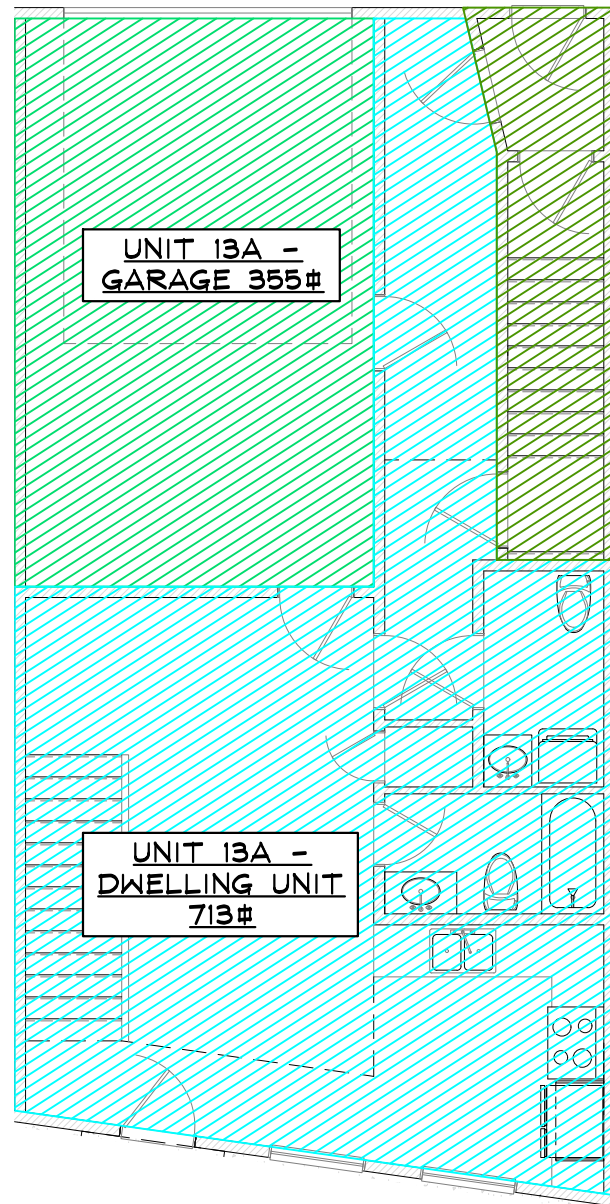
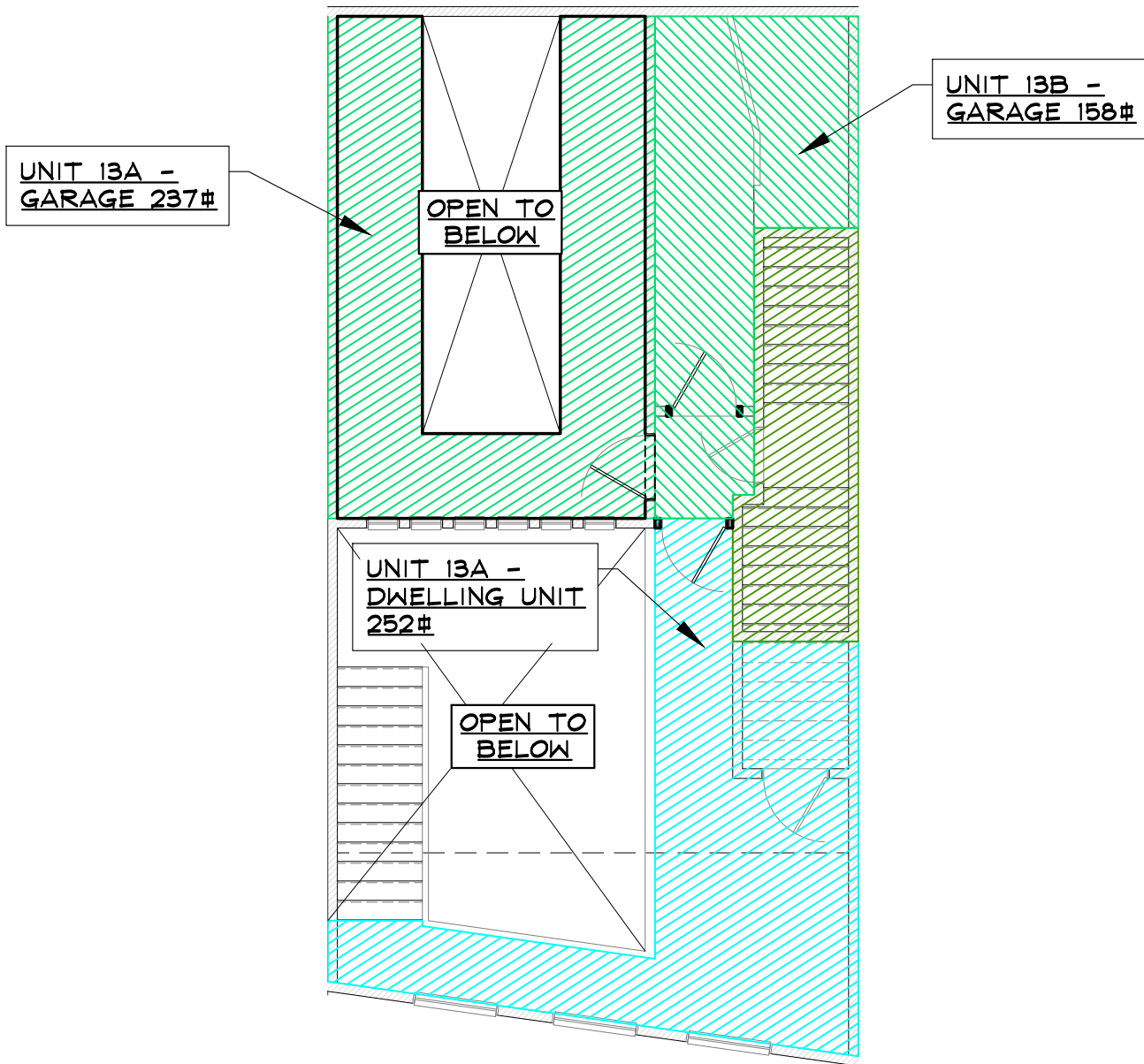
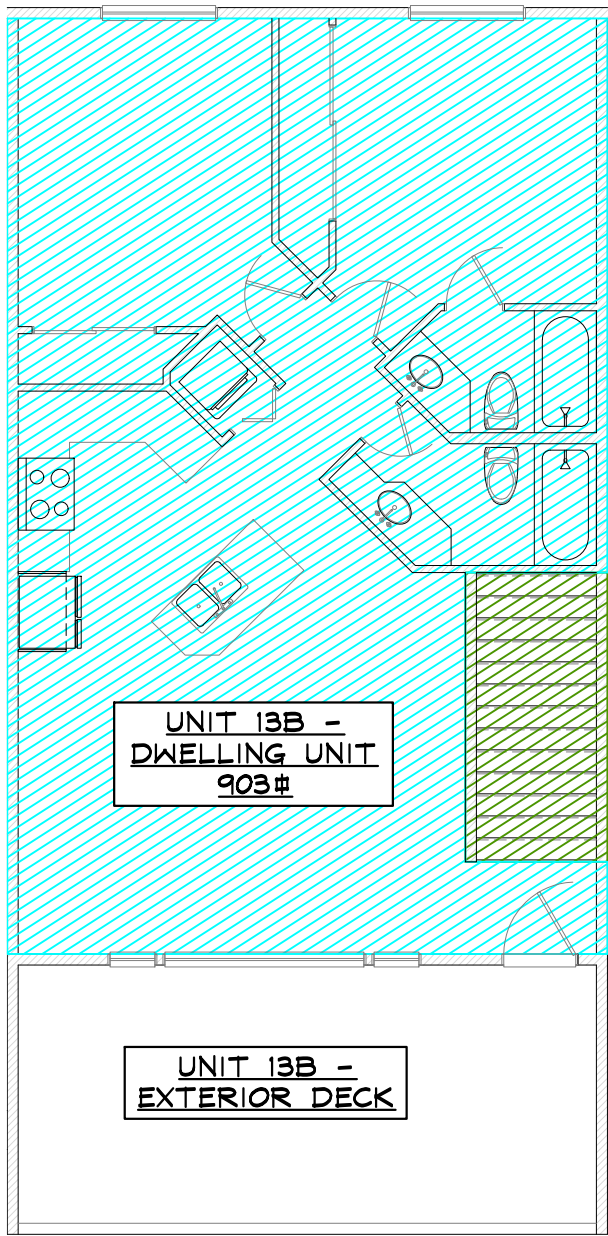
SHADING KEY	
	■ PROPOSED ACCESSORY (GARAGE) USE
	■ PROPOSED OFFICE USE
	■ PROPOSED DWELLING UNIT USE
	■ STAIRWELL

UNIT 13 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 13A	355
Level 1	Dwelling Unit 13A	713
Level 2	Garage 13A	237
Level 2	Dwelling Unit 13A	252
Level 2	Garage 13B	158
Level 3	Dwelling Unit 13B	903

UNIT 13 DWELLING UNIT TABLE:

Unit 13A Garage	592
Unit 13A Dwelling	965
Unit 13A Total	1557
Garage 13B	158
Dwelling Unit 13B	903
Unit 13B Total	1061



6 3RD LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING
SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION



RFP BUILDING 4 TENANT FINISH

1920 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO

A TENANT FINISH FOR:
RIVER FRONT PARK HOA

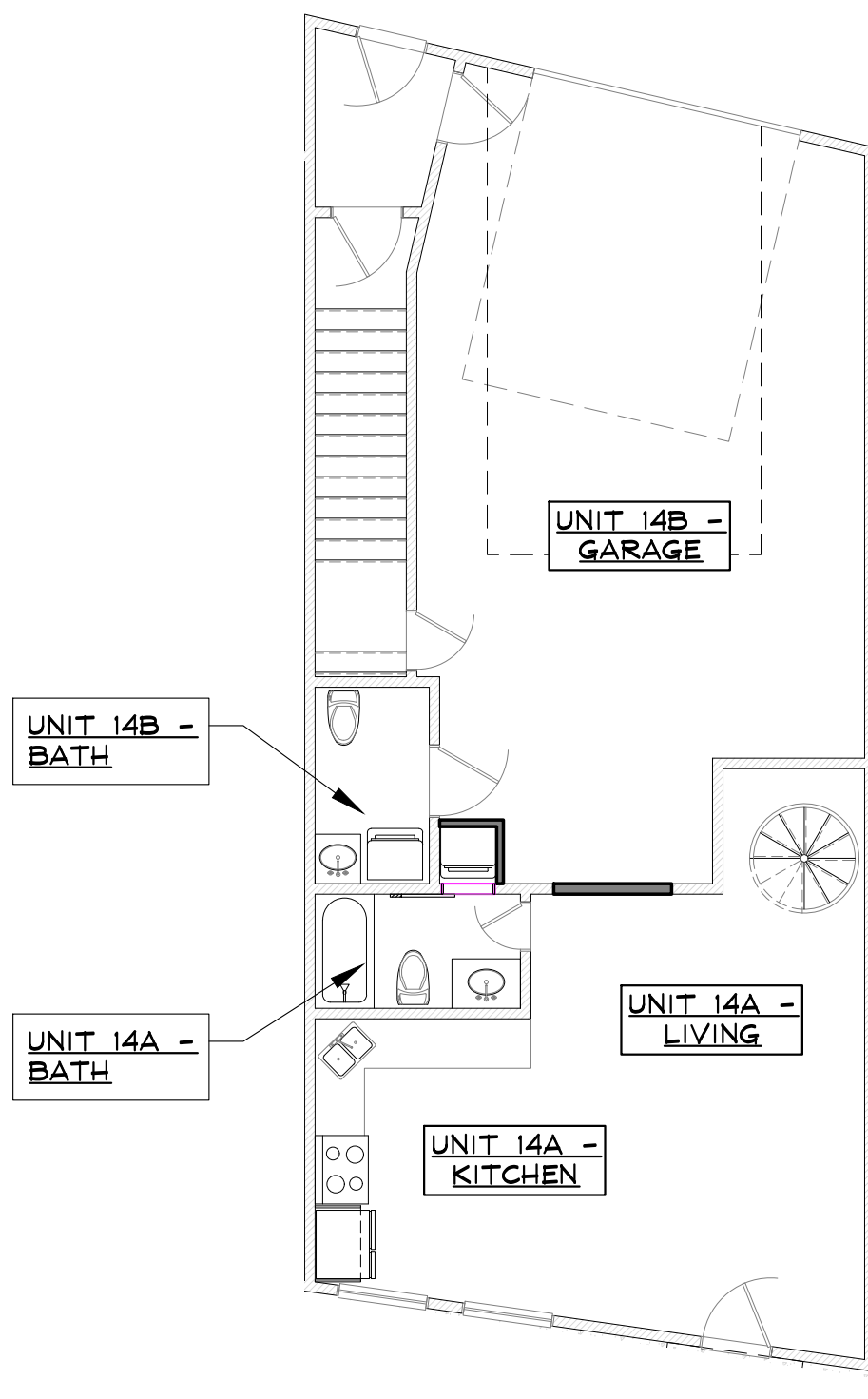
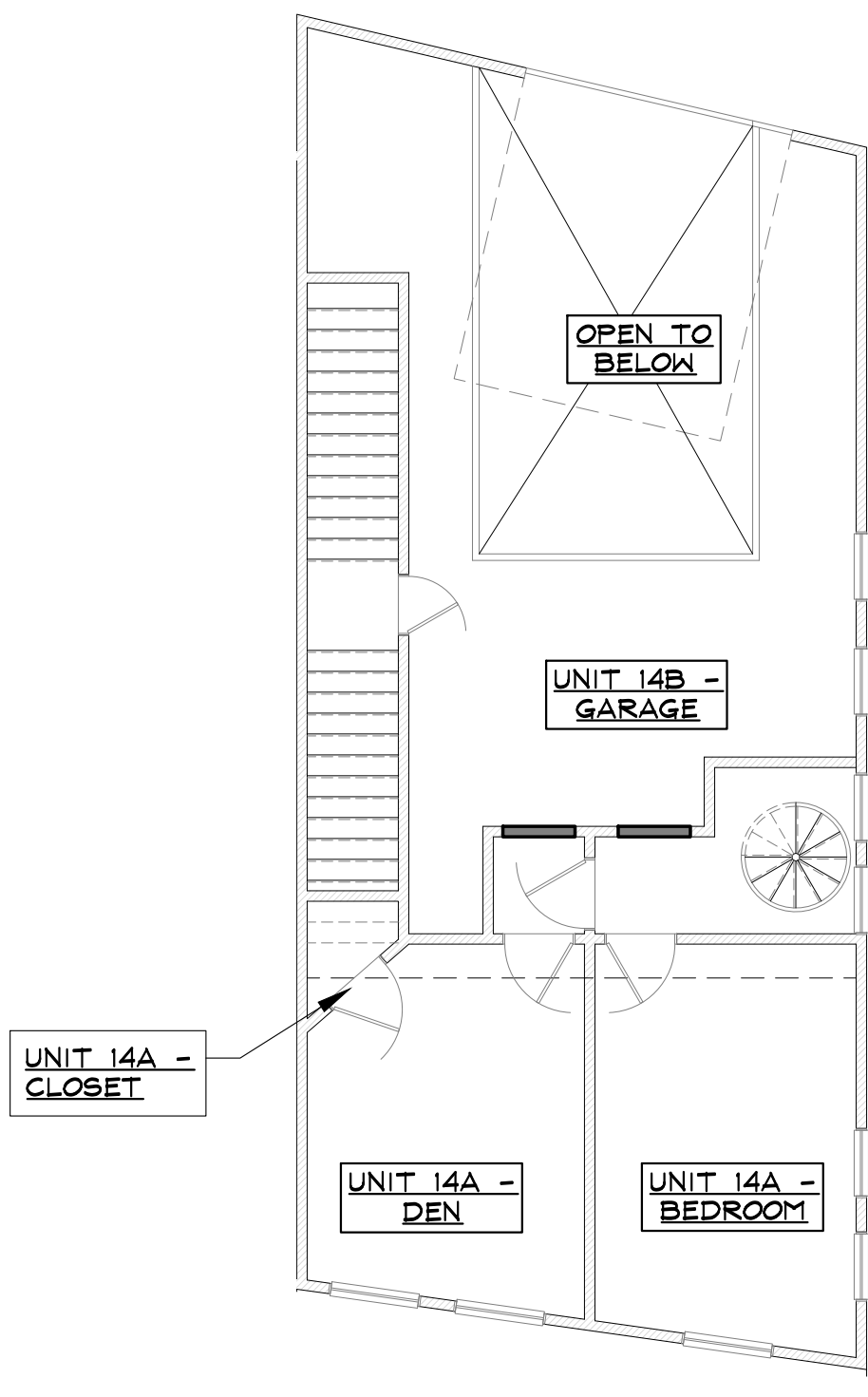
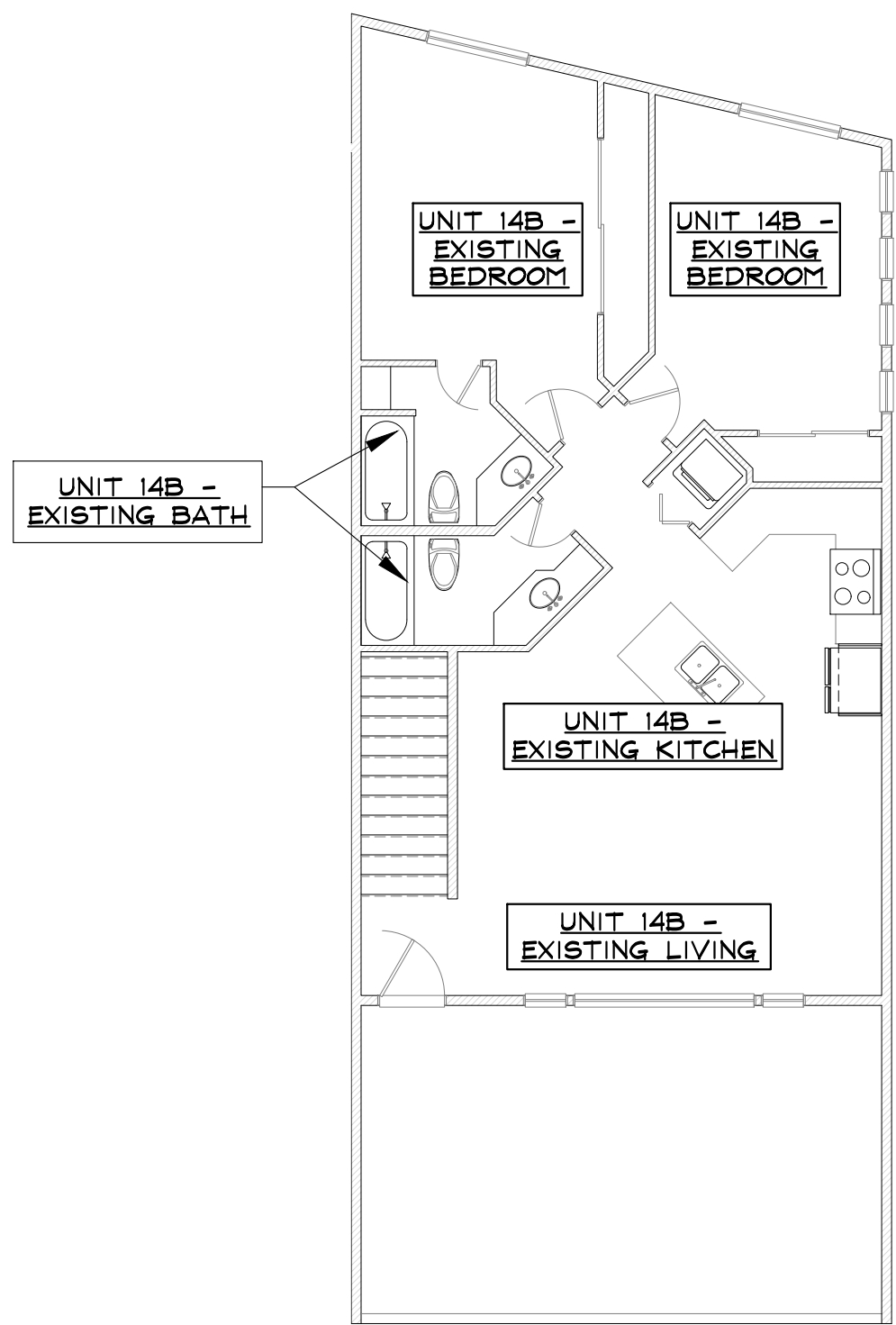
ISSUE DATES

02 . 07 . 24 REVIEW
02 . 08 . 24 OF
05 . 04 . 24 CPA

DRAWN BY: RPM
REVIEWED BY: CWM
PROJECT # 21099

UNIT 13 PROPOSED
FLOOR PLANS

UNIT 13



5 3RD LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0"

3 2ND LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0"

1 1ST LEVEL FLOOR PLAN - NO SHADING SCALE: 1/8" = 1'-0"

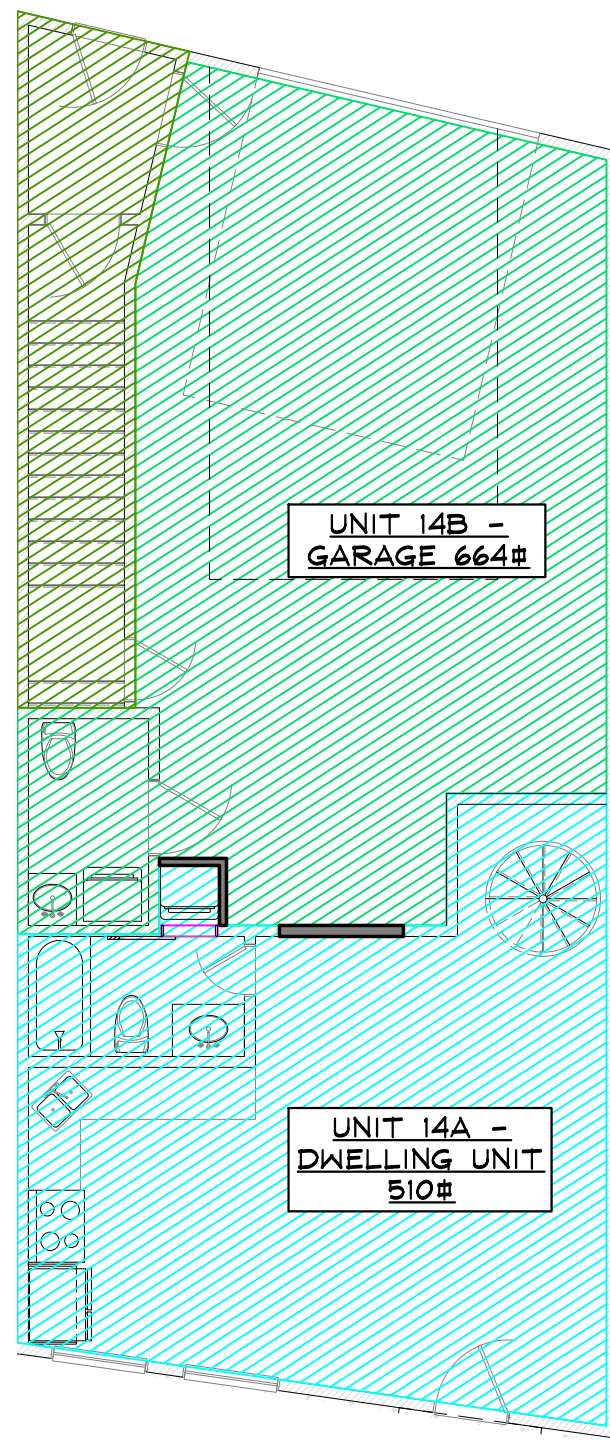
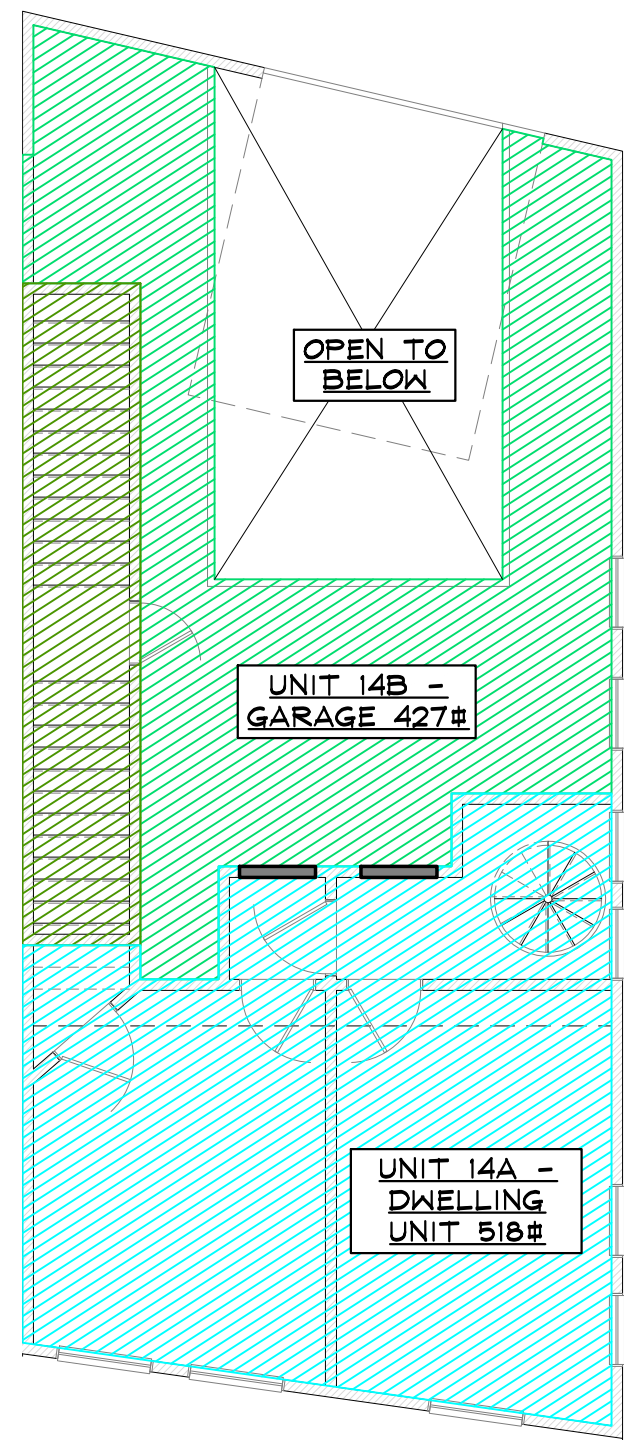
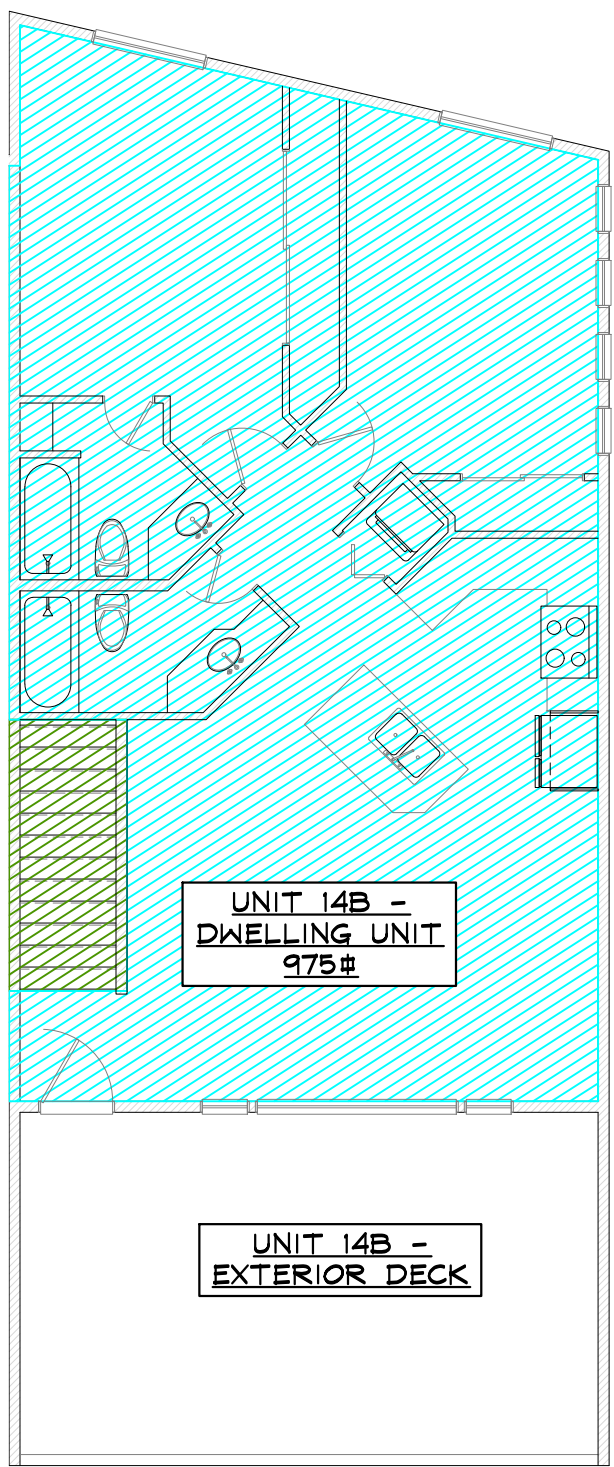
SHADING KEY	
	PROPOSED ACCESSORY (GARAGE) USE
	PROPOSED OFFICE USE
	PROPOSED DWELLING UNIT USE
	STAIRWELL

UNIT 14 SQUARE FOOTAGE SUMMARY TABLE:

Level 1	Garage 14B	664
Level 1	Dwelling Unit 14A	510
Level 2	Garage 14B	427
Level 2	Dwelling Unit 14A	518
Level 3	Dwelling Unit 14B	975

UNIT 14 DWELLING UNIT TABLE:

Unit 14A Total	1028
Unit 14B Garage	1091
Dwelling Unit 14B	975
Unit 14B Total	2066



6 3RD LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0"

4 2ND LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0"

2 1ST LEVEL FLOOR PLAN - USE SHADING SCALE: 1/8" = 1'-0"

NOT FOR
CONSTRUCTION

**SEAD**
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RFP BUILDING 4 TENANT FINISH
1920 BRIDGE LANE
STEAMBOAT SPRINGS, COLORADO
A TENANT FINISH FOR:
RIVER FRONT PARK HOA

ISSUE DATES	
02 . 07 . 24	REVIEW
02 . 08 . 24	CP
05 . 04 . 24	CPA

DRAWN BY: RPM
REVIEWED BY: CWM
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UNIT 14 PROPOSED
FLOOR PLANS

UNIT 14