A Townhouse Development at
Walton Creek Rd and Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado

C: Plan Set
Updated 11/4/25

DEVELOPMENT PLAN SET for
.65A TR IN NW4NW4SW4 27-6-84
also known as
VILLAGE DRIVE TOWNHOMES

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

PROJECT TEAM

Applicant:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
970.879.0819
wjr@steamboatarchitectural.com

Property Owner:
Sunscope, LLC
Sorour (Sunny) Partovi
P.O. Box 881082
Steamboat Springs, CO 80488
sunny.partovi@gmail.com

Architect:
Steamboat Architectural Associates
Bill Rangitsch
P.O. Box 772910
Steamboat Springs, CO 80477
970.879.0819
wjr@steamboatarchitectural.com

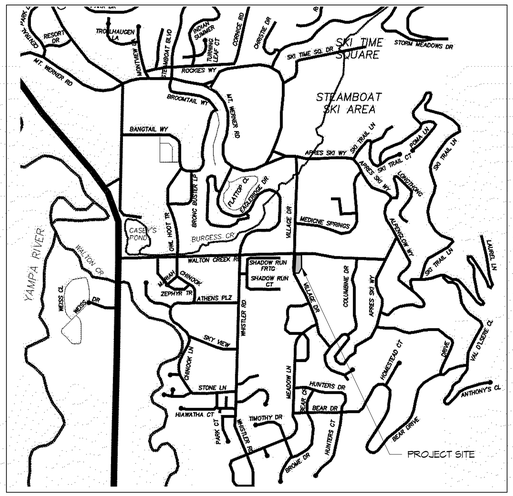
Geotechnical Engineering:
Northwest Colorado Consultants, INC.
Erika Hill
2580 Copper Ridge Drive
Steamboat Springs, CO 80487
970.879.0819
wjr@steamboatarchitectural.com

Civil Engineer:
Four Points Surveying and Engineering
410 South Lincoln Avenue, Suite #15
P.O. Box 775966
Steamboat Springs, CO 80477
970.819.1161
walterm@fourpointse.com

Landscape Architect:
Hickory Flats Landscape Design
Andy Benjamin
P.O. Box 773161
Steamboat Springs, CO 80477
970.846.0117
hickoryflatslds@gmail.com

Electrical Engineer:
Wilder Engineering LLC
Andy Wilder
1170 Blue Sage Drive
Steamboat Springs, CO 80487
970.819.7848
Wilder Engineering LLC

VICINITY MAP



LAND USE & SITE DEVELOPMENT PROJECT SUMMARY TABLE

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	18,151 SF		
NET FLOOR AREA	14,245 SF		
UNIT SIZE	2,593 GROSS SF AVERAGE		
NUMBER OF UNITS	7		
ZONING	MF-3		
USE BREAKDOWN	**DESCRIPTION**	**SQUARE FOOTAGE**	**# OF UNITS**
PRINCIPAL USE	MULTIPLE FAMILY RESIDENTIAL		7
STANDARDS	**ZONE DISTRICT REQMTS**	**PROPOSED**	**VARIANCE?**
LOT WIDTH	40' MIN, NO MAX	100'	NO
LOT DEPTH	NO MIN	290'	NO
LOT AREA	12,000 SF MIN, NO MAX	27,131 SF	NO
LOT COVERAGE	45% MAX	31%	NO
FLOOR AREA RATIO	50% MAX	67%	YES
DWELLING UNITS PER LOT	NO MAX	7	NO
OVERALL BUILDING HEIGHT	57' MAX	39'-11 3/4"	NO
AVERAGE PLATE HEIGHT	35' MAX	26'-4" AVG	NO
FRONT SETBACK (PRINCIPLE BLDG)	15' MIN	16'	NO
FRONT SETBACK (PORCH)	10' MIN	10'	NO
FRONT SETBACK (3RD STORY&ABOVE)	20' MIN	16'	YES (MINOR)
SIDE SETBACK	10' MIN	10'	NO
REAR SETBACK	10' MIN	10'	NO
PARKING	2 PER DU	2 PER DU	NO
SNOW STORAGE	1 SF PER 2 SF OF PAVED AREA	N/A (SNOWMELT)	NO

City of Steamboat Springs
Planning Department
Approved Plan Set
12/02/2025 tstauffer

SHEET INDEX

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.00

19 - 37

CODE ANALYSIS

LEGAL DESCRIPTION

.65A TR IN NW4NW4SW4 27-6-84

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF TWO BUILDINGS W/ 5 UNITS IN ONE BUILDING AND 2 TYPE B MULTISTORY UNITS (3 PTS EACH) TO MEET STATE ACCESSIBILITY REQUIREMENTS (6 POINTS) IN THE OTHER BUILDING.

NORTH BUILDING: (5) 3 STORY, TOWNHOME UNITS
SOUTH BUILDING: (2) 2 STORY, TOWNHOME UNITS

WOOD FRAMING WITH RATED WALLS BETWEEN EACH UNIT.

A MIXTURE OF STONE VENEER, WOOD SIDING, AND METAL CLADDING WILL BE USED.

CODE COMPLIANCE

2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
ALL APPLICABLE ADOPTED RCRBD CODES

LAND USE ZONING

MF-3 - MULTI FAMILY

PROJECT SETBACKS

FRONT SETBACK	15' (PRIMARY BLDG), 10' (PORCHES)
SIDE SETBACK	10',
REAR SETBACK	10'

DESIGN CRITERIA

TABLE R301.2(1) CLIMATE & GEOGRAPHIC DESIGN CRITERIA
ROOF SNOW LOAD- 112.47 PSF
BASIC WIND SPEED- 89 MPH
ULTIMATE WIND SPEED- 115 MPH
SEISMIC DESIGN CATEGORY-
EXEMPT PER IRC R301.2.2
SUBJECT TO DAMAGE BY WEATHERING- SEVERE
SUBJECT TO DAMAGE BY FROSTLINE DEPTH- 48 IN
SUBJECT TO DAMAGE BY TERMITE- NONE TO SLIGHT
SUBJECT TO DAMAGE BY DECAY- NONE TO SLIGHT
WINTER DESIGN TEMPERATURE- 15°F (-26°C)
ICE SHIELD UNDERLAYMENT REQUIRED- YES
FLOOD HAZARD- FIRM, FEBRUARY 4,2005
AIR FREEZE INDEX- STEAMBOAT 2239
MEAN ANNUAL TEMPERATURE- 40° TO 45°F

GEOTECHNICAL REPORT

NWCC REPORT DATED JANUARY 10, 2020

SITE STATISTICS

LOT AREA 27,131 SF/ 0.62 AC

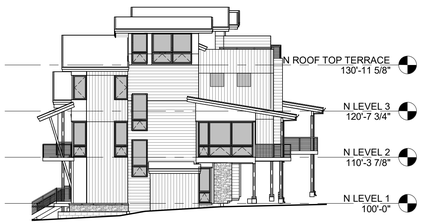
BUILDING CODE SECTION

3/32" = 1'-0"

EAST

NORTH

WEST



SOUTH

NORTH BUILDING GLAZING CALCULATIONS

1/16" = 1'-0"

EAST	1120/ 4384 SF =	25%
NORTH	336/ 1307 SF =	25%
WEST	1125/ 4439 SF =	25%
SOUTH	341/ 1501 SF =	25%

EAST

NORTH

WEST

SOUTH

SOUTH BUILDING GLAZING CALCULATIONS

1/16" = 1'-0"

EAST	524/ 2092 SF=	25%
NORTH	229/ 900 SF =	25%
WEST	644/ 2576 SF =	25%
SOUTH	204/ 814 SF =	25%

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

CODE ANALYSIS
CODE PLANS

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

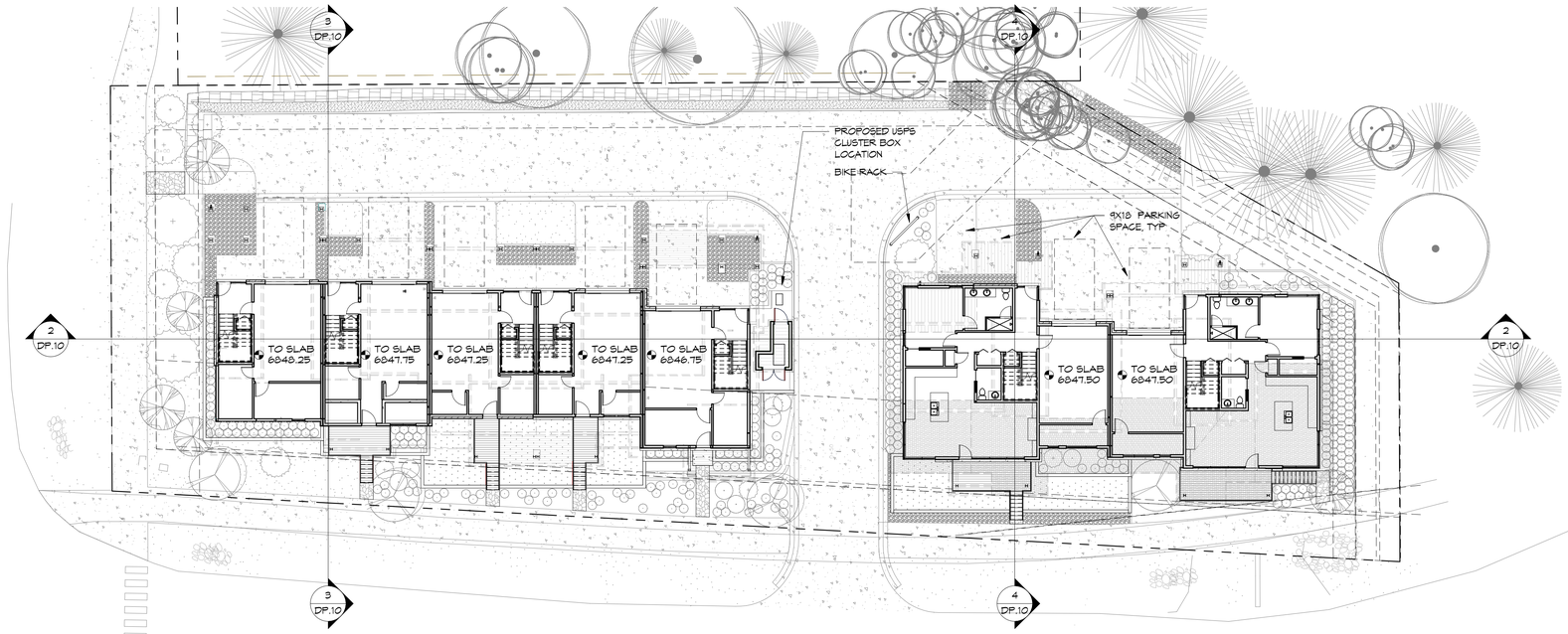
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

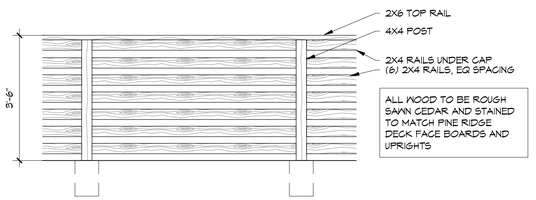
DP.01

19-37

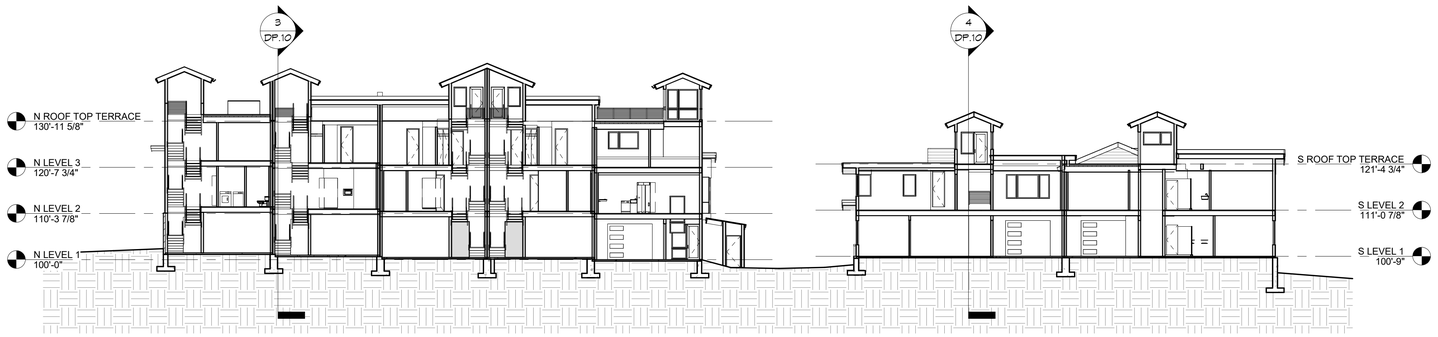


TRUE NORTH

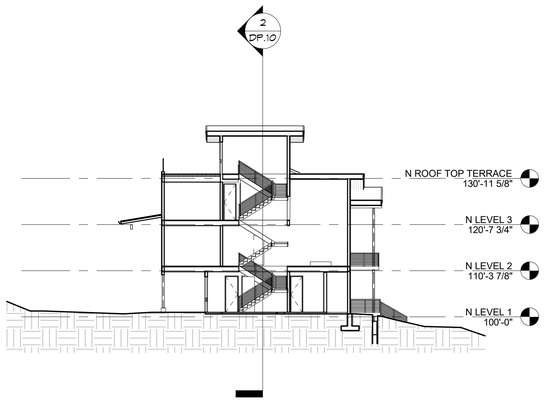
1 ARCHITECTURAL SITE PLAN



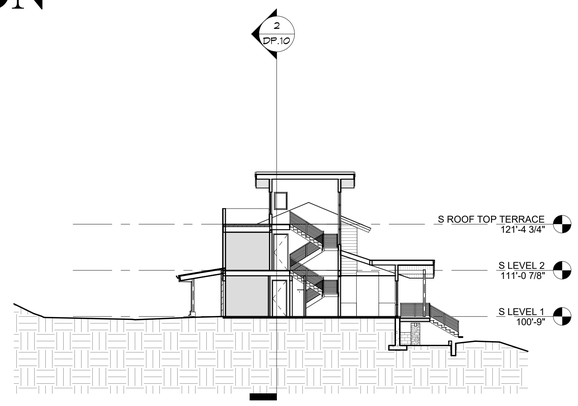
5 FENCE DETAIL



2 N-S SITE SECTION



3 E-W SITE SECTION N BLDG



4 E-W SITE SECTION S BLDG

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

SITE PLAN
SITE SECTIONS

DEVELOPMENT PLAN SUBMITTAL

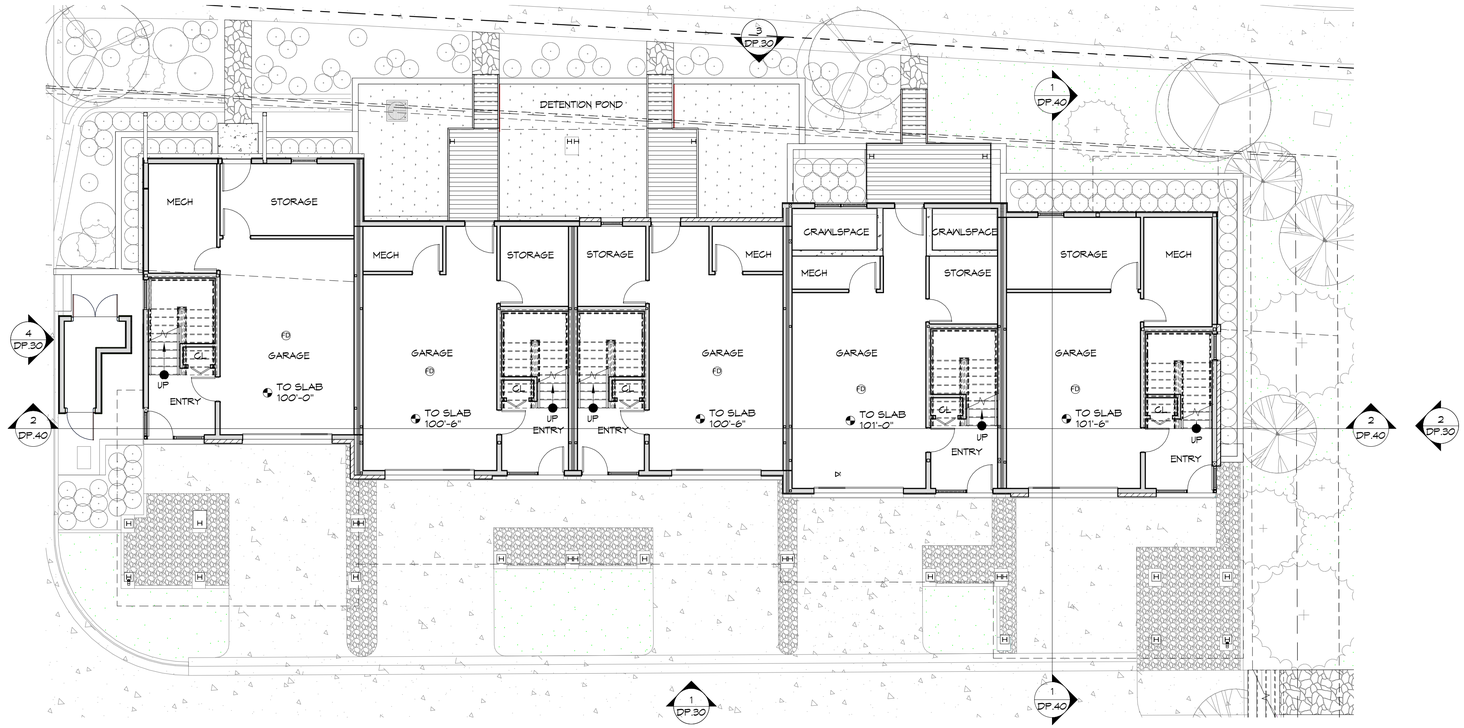
03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

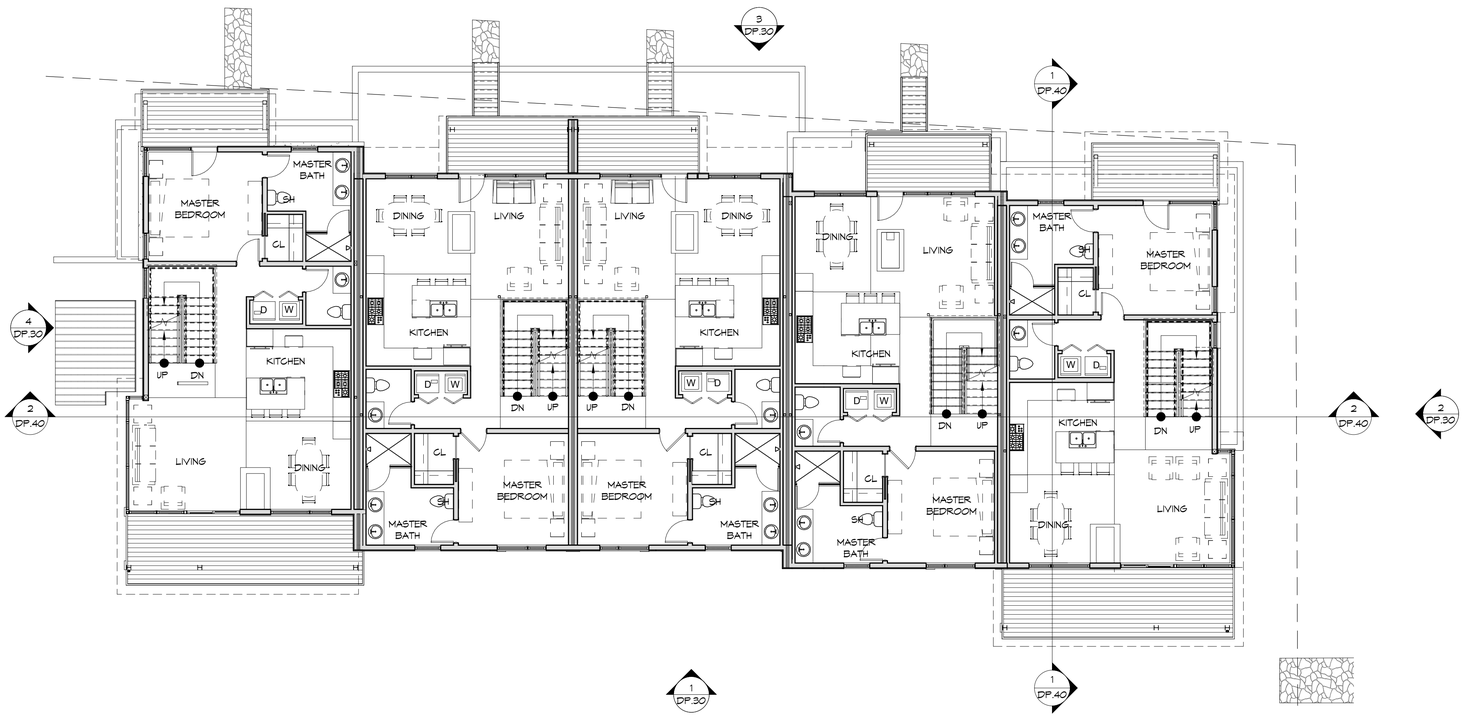
DP.10
19-37



TRUE NORTH

1 NORTH BLDG- LEVEL 1 FLOOR PLAN

1/8" = 1'-0"



TRUE NORTH

2 NORTH BLDG- LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

DATE	DESCRIPTION
02/28/22	DEV PLAN SUBMITTAL

NORTH BUILDING LEVEL 1 FLOOR PLAN
NORTH BUILDING LEVEL 2 FLOOR PLAN

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

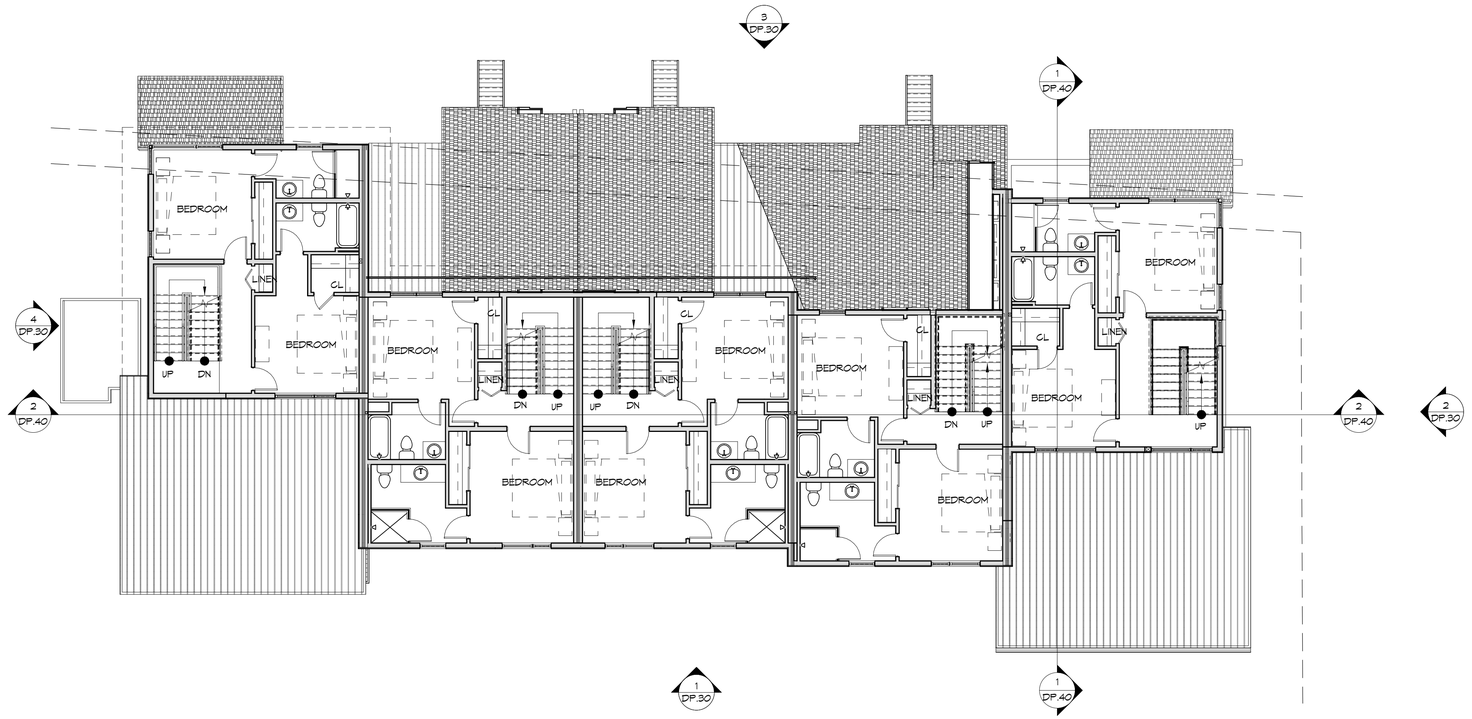
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.20

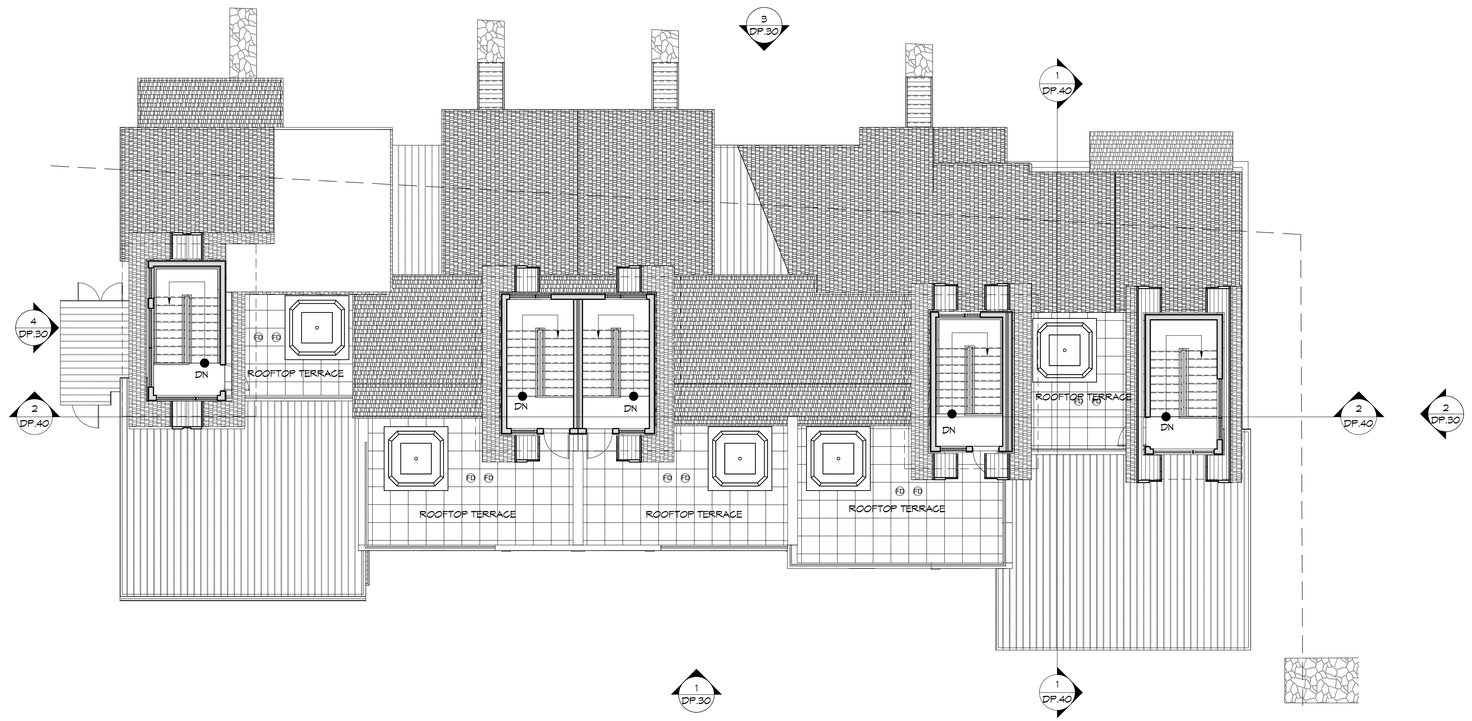
19-37



TRUE NORTH

1 NORTH BLDG- LEVEL 3 FLOOR PLAN

1/8" = 1'-0"



TRUE NORTH

2 NORTH BLDG- TERRACE FLOOR PLAN

1/8" = 1'-0"

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

NORTH BUILDING LEVEL 3 FLOOR PLAN
NORTH BUILDING TERRACE LEVEL FLOOR PLAN

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

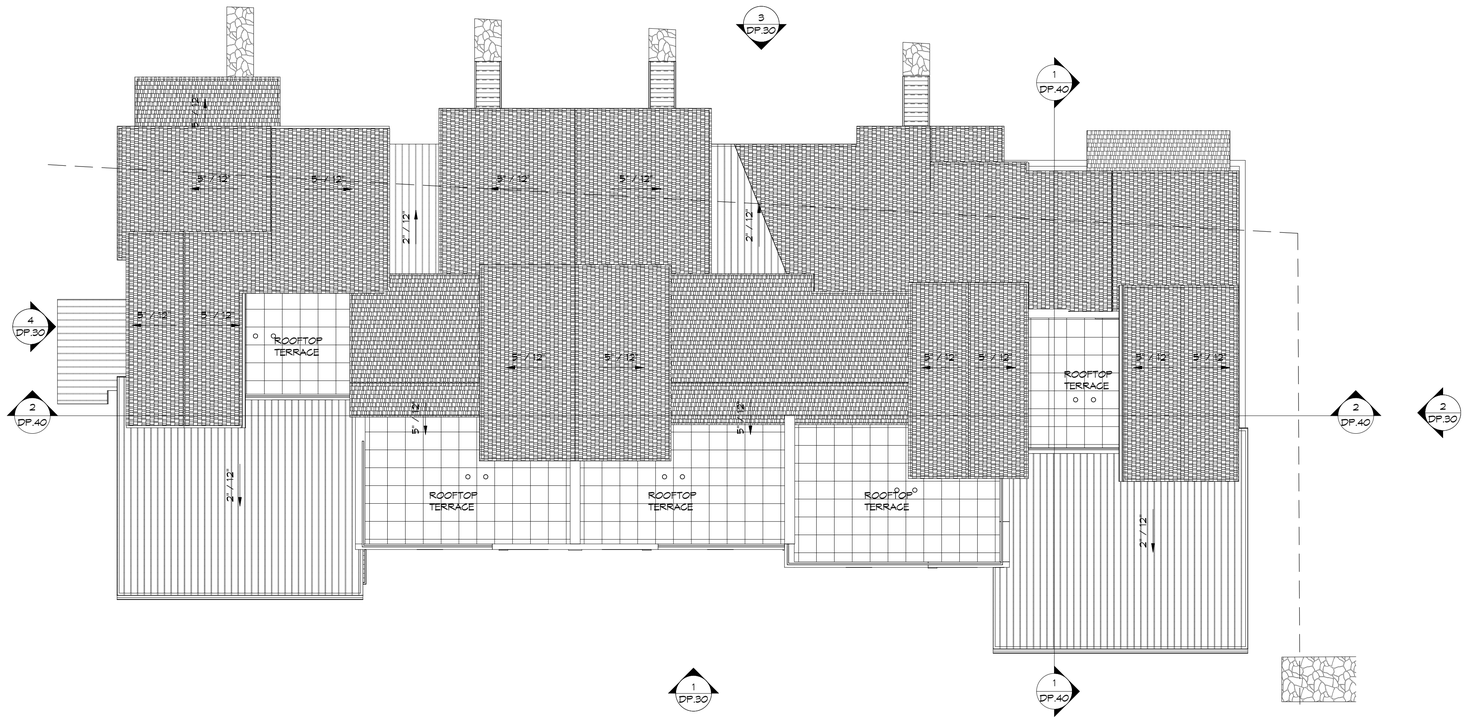
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.21

19-37



TRUE NORTH

1 NORTH BLDG- ROOF PLAN

1/8" = 1'-0"

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

NORTH BUILDING ROOF PLAN

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

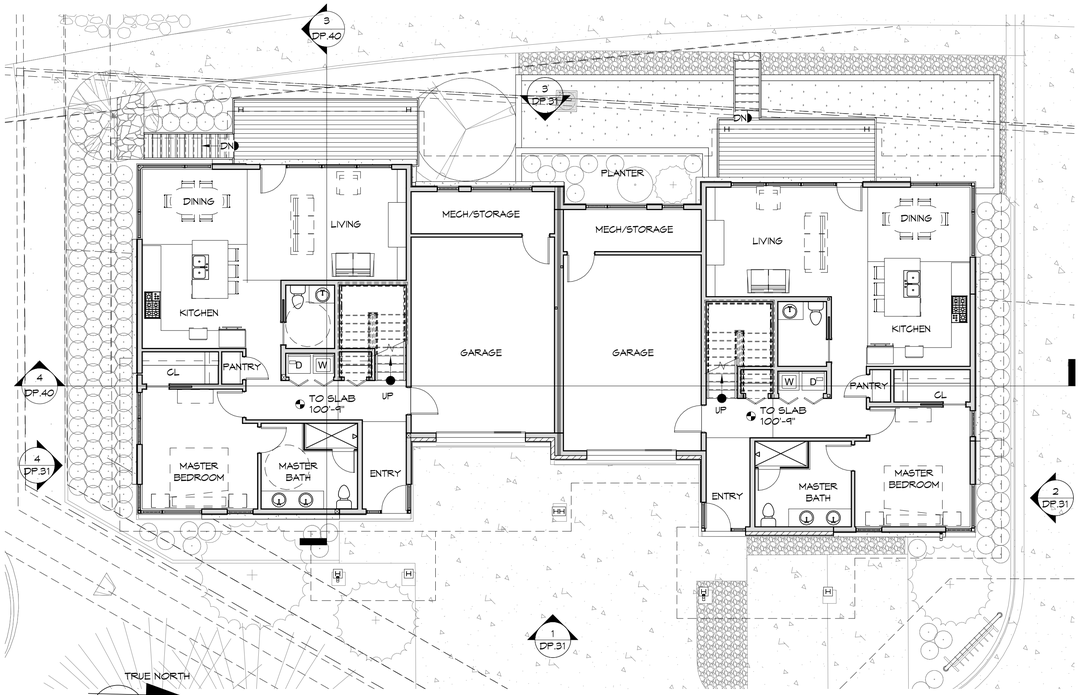
STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr

1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.22

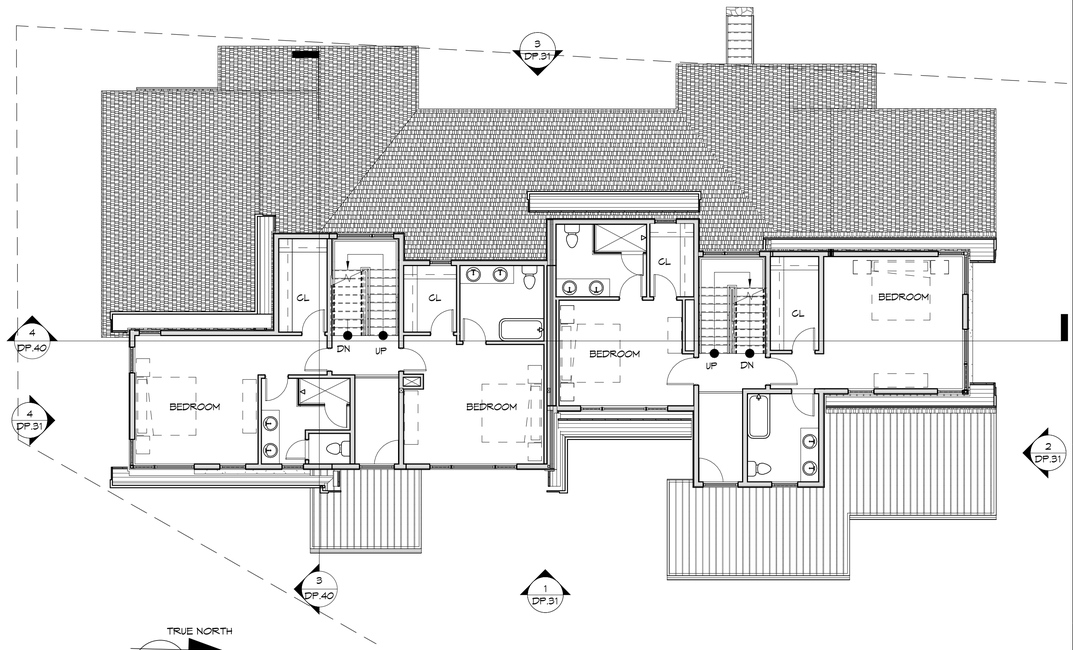
19-37



TRUE NORTH

1 SOUTH BLDG- LEVEL 1 FLOOR PLAN

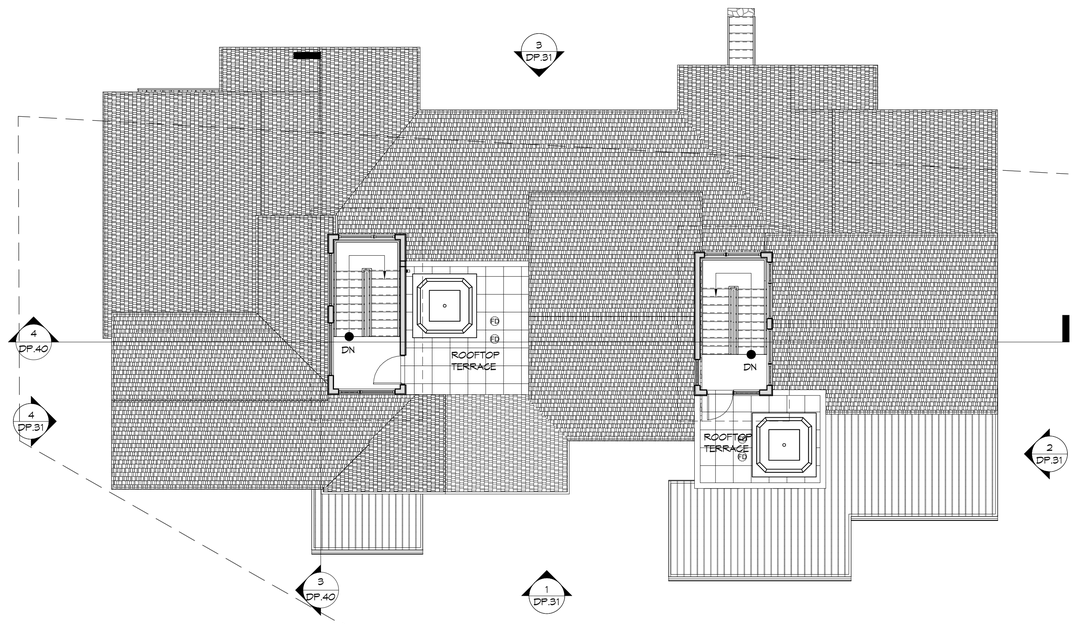
1/8" = 1'-0"



TRUE NORTH

2 SOUTH BLDG- LEVEL 2 FLOOR PLAN

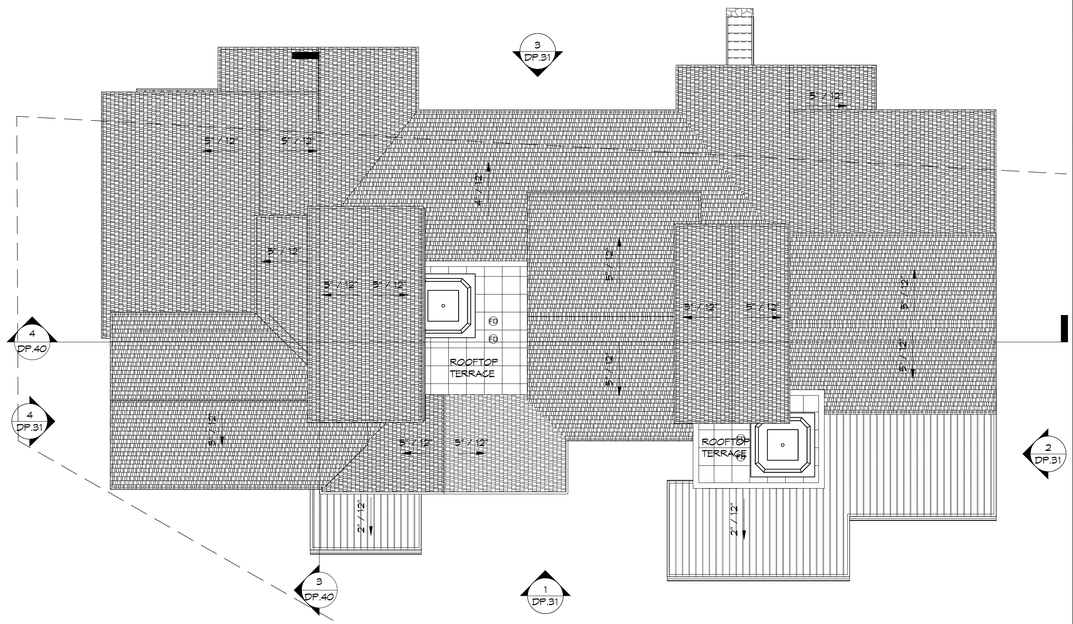
1/8" = 1'-0"



TRUE NORTH

3 SOUTH BLDG- TERRACE FLOOR PLAN

1/8" = 1'-0"



TRUE NORTH

4 SOUTH BLDG- ROOF PLAN

1/8" = 1'-0"

DATE	DESCRIPTION
02/28/22	DEV PLAN SUBMITTAL

SOUTH BUILDING LEVEL 1 FLOOR PLAN
SOUTH BUILDING LEVEL 2 FLOOR PLAN
SOUTH BUILDING TERRACE LEVEL PLAN

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

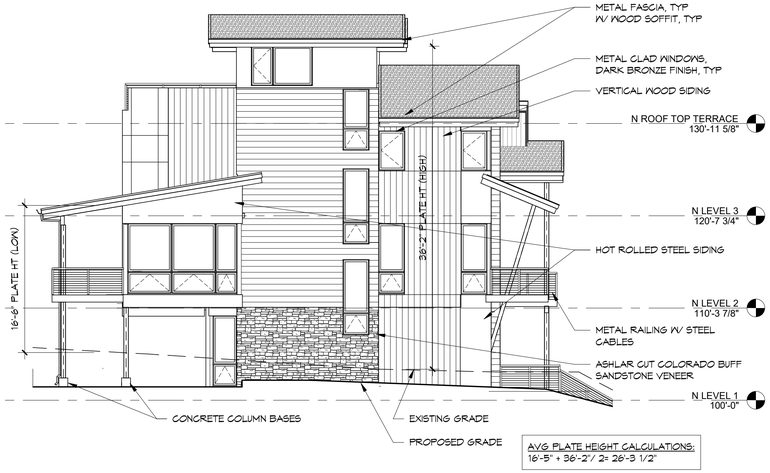
DP.23

19-37

AVG PLATE HEIGHT CALCULATIONS:
13'-8" + 37'-1" / 2 = 25'-4 1/2"

1 NORTH BLDG- EAST ELEV

1/8" = 1'-0"



AVG PLATE HEIGHT CALCULATIONS:
16'-5" + 36'-2" / 2= 26'-3 1/2"

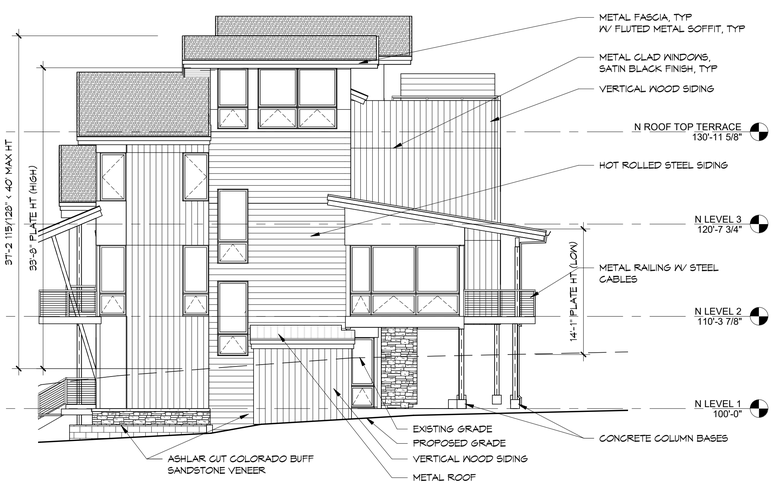
2 NORTH BLDG- NORTH ELEV

1/8" = 1'-0"

AVG PLATE HEIGHT CALCULATIONS:
14'-9" + 34'-6" / 2 = 24'-7 1/2"

3 NORTH BLDG- WEST ELEV

1/8" = 1'-0"



AVG PLATE HEIGHT CALCULATIONS:
14'-1" + 33'-5" / 2 = 23'-9"

4 NORTH BLDG- SOUTH ELEV

1/8" = 1'-0"

DATE	DESCRIPTION
02/28/22	DEV PLAN SUBMITTAL

NORTH BUILDING EAST ELEVATION
NORTH BUILDING NORTH ELEVATION
NORTH BUILDING WEST ELEVATION
NORTH BUILDING SOUTH ELEVATION

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

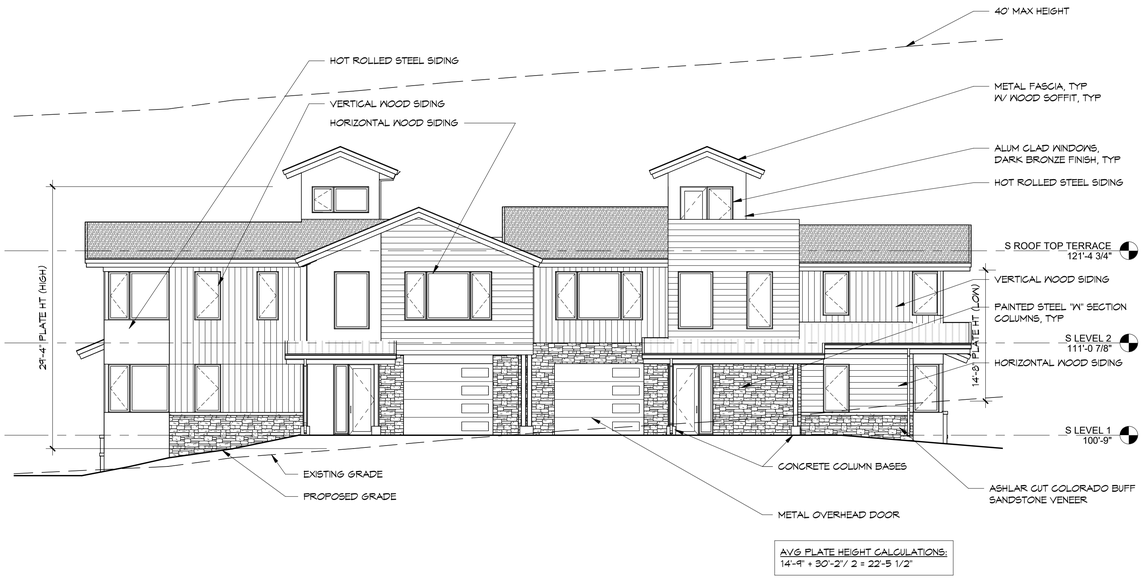
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.30

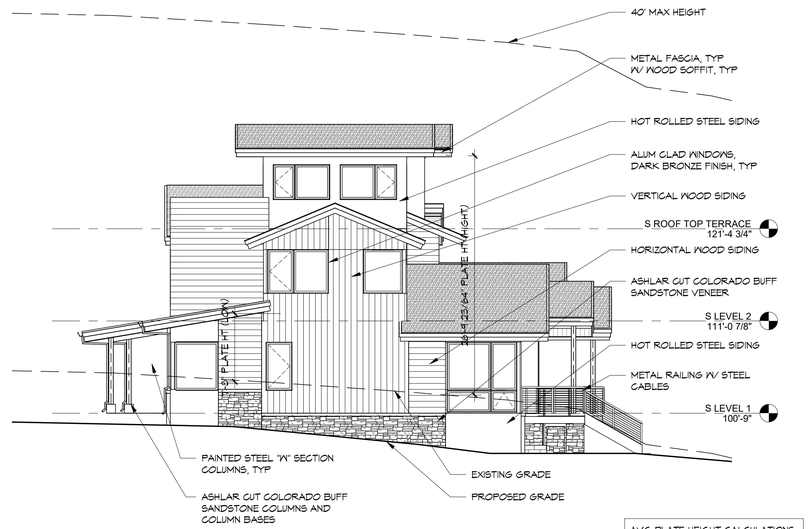
19-37



AVG PLATE HEIGHT CALCULATIONS:
14'-9" + 30'-2" / 2 = 22'-5 1/2"

1 SOUTH BLDG- EAST ELEV

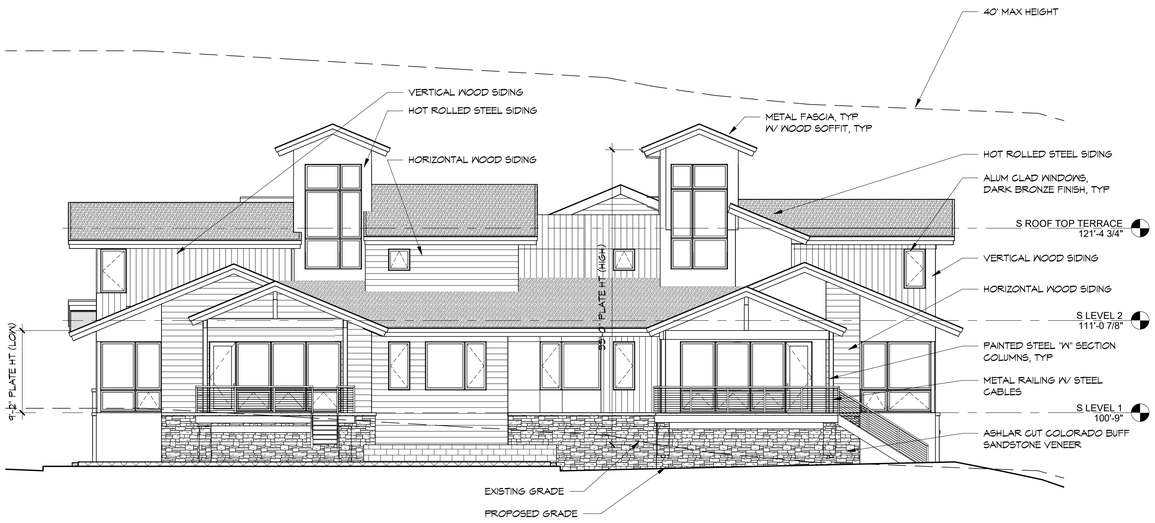
1/8" = 1'-0"



AVG PLATE HEIGHT CALCULATIONS:
7'-8" + 26'-10" / 2 = 17'-3"

2 SOUTH BLDG- NORTH ELEV

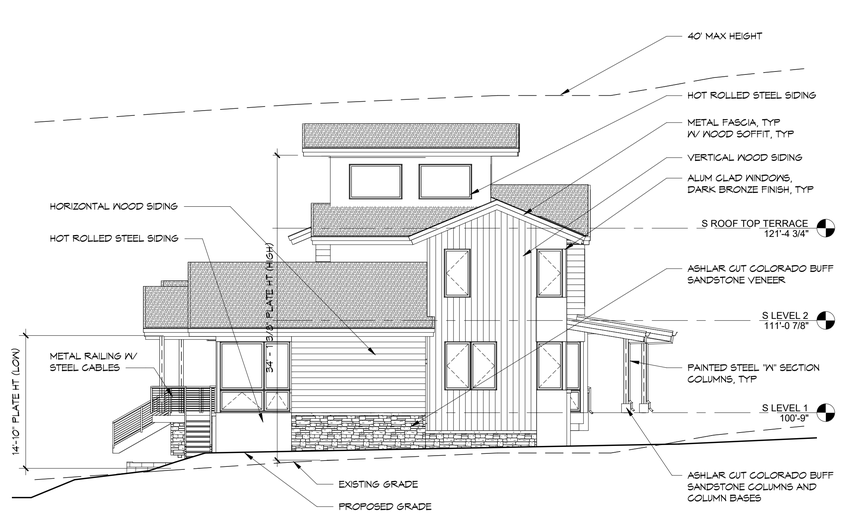
1/8" = 1'-0"



AVG PLATE HEIGHT CALCULATIONS:
9'-2" + 33'-0" / 2 = 21'-1"

3 SOUTH BLDG- WEST ELEV

1/8" = 1'-0"



AVG PLATE HEIGHT CALCULATIONS:
14'-5" + 34'-2" / 2 = 24'-3 1/2"

4 SOUTH BUILDING- SOUTH ELEV

1/8" = 1'-0"

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

SOUTH BUILDING EAST ELEVATION
SOUTH BUILDING NORTH ELEVATION
SOUTH BUILDING WEST ELEVATION
SOUTH BUILDING SOUTH ELEVATION

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.31

19-37

NORTH BLDG LOOKING EAST

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

3D VIEW AND COLOR BOARD

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

A

ASHLAR CUT COLORADO BUFF SANDSTONE

B

HOT ROLLED STEEL SIDING

C

VERTICAL WOOD SIDING

D

HORIZONTAL WOOD SIDING

E

WOOD SOFFIT

F

DARK BRONZE WINDOW CLADDING /FASCIA/ RAILINGS/ PAINTED STEEL/ GARAGE DOORS

DP.32

19–37

NORTH BLDG LOOKING WEST

A

ASHLAR CUT COLORADO BUFF SANDSTONE

B

HOT ROLLED STEEL SIDING

C

VERTICAL WOOD SIDING

D

HORIZONTAL WOOD SIDING

E

WOOD SOFFIT

F

DARK BRONZE WINDOW CLADDING /FASCIA/ RAILINGS/ PAINTED STEEL/ GARAGE DOORS

DATE	DESCRIPTION
02/28/22	DEV PLAN SUBMITTAL

3D VIEW AND COLOR BOARD

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.33

19 - 37

SOUTH BLDG LOOKING EAST

A	B	C	D	E	F
					
ASHLAR CUT COLORADO BUFF SANDSTONE	HOT ROLLED STEEL SIDING	VERTICAL WOOD SIDING	HORIZONTAL WOOD SIDING	WOOD SOFFIT	DARK BRONZE WINDOW CLADDING /FASCIA/ RAILINGS/ PAINTED STEEL/ GARAGE DOORS

DATE	DESCRIPTION
02/28/22	DEV PLAN SUBMITTAL

3D VIEW AND COLOR BOARD

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.34

19-37

SOUTH BLDG LOOKING WEST

	A	B	C	D	E	F
						
	ASHLAR CUT COLORADO BUFF SANDSTONE	HOT ROLLED STEEL SIDING	VERTICAL WOOD SIDING	HORIZONTAL WOOD SIDING	WOOD SOFFIT	DARK BRONZE WINDOW CLADDING /FASCIA/ RAILINGS/ PAINTED STEEL/ GARAGE DOORS

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

3D VIEW AND COLOR BOARD

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

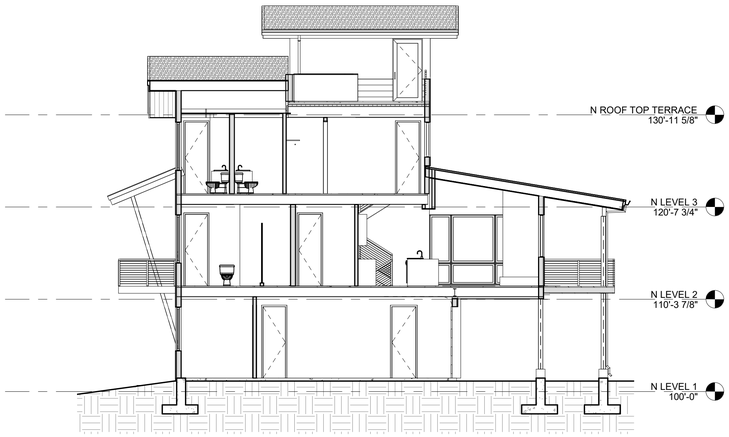
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.35

19-37

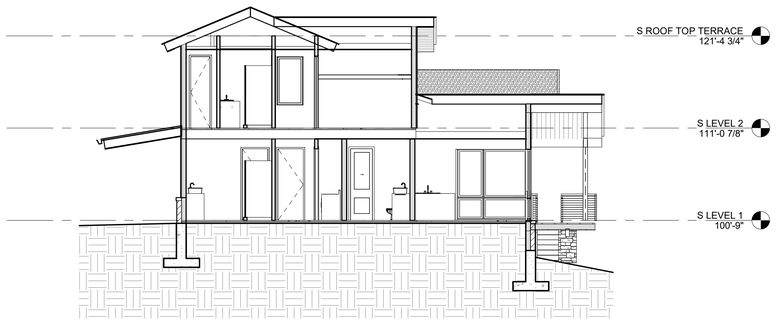


1 E-W NORTH BLDG SECTION

1/8" = 1'-0"

2 N-S NORTH BLDG SECTION

1/8" = 1'-0"



3 E-W SOUTH BLDG SECTION

1/8" = 1'-0"

4 N-S SOUTH BLDG SECTION

1/8" = 1'-0"

DATE	DESCRIPTION
02/25/22	DEV PLAN SUBMITTAL

BUILDING SECTIONS- NORTH BLDG
BUILDING SECTIONS- SOUTH BLDG

DEVELOPMENT PLAN SUBMITTAL

03 NOV 2025

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development at
Walton Cr Rd/ Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

DP.40

19-37

1 PLANTING NOTES

1. 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: 1-800-922-1987 and verify that all existing utilities have been located and marked.
2. 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.
3. All trees to be located outside of the water and sewer utility easements.
4. All dimensions are taken to face of building except where otherwise noted.
5. For layout and dimensioning of lots, see engineering drawings.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
12. 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.
13. All plant materials to be under an automatic drip irrigation system to be installed.

2 PLANTING SPECIFICATIONS - GENERAL

SOIL PREPARATION AND PLANTING

PREPARATION - GENERAL
1. 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
1. Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
2. Mix 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.
3. Pit and Trench Backfill: Mix planting soil prior to backfilling, and stockpile at site.
4. Planting Beds: Mix planting soil either prior to planting, or apply on surface of topsoil and mix thoroughly before planting.

PREPARATION OF PLANTING BEDS
1. 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 loosened sub-grade to create a transition layer, then place remainder of the planting soil.
2. 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
1. 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.
   A. 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.
   B. Allow for 3 inch thick setting layer of planting soil mixture.
   C. For container grown stock, excavate as specified for ball and burlap stock, adjusted to size of container width and depth.
2. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
3. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
4. Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to placing.
5. 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
1. 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 bottoms. When set, place additional back-fill around base and sides of ball, and work each layer 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.
2. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plant ball so as not to damage root balls.
3. Dish top of backfill to allow for mulching.
4. Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
   A. If 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.
5. Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
6. 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.
7. 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	Gleditsia triacanthos inermis 'Northern Acclaim	2.0" - 2.5" cal.
RBC	00	Red Barron Crab Apple	Malus 'Red Barron'	2.0" - 2.5" cal.
SSC	00	Spring Snow Crab Apple	Malus 'Spring Snow'	2.0" - 2.5" cal.
SPR	00	Colorado Spruce	Picea pungens	6' ht.

EVERGREEN SHRUBS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME:	SIZE
GLB	00	Globe Spruce	Picea pungens ' Glauca Globosa '	#7 Pot
MUG	00	Mugo Pine	Pinus mugo 'Slowmound'	#7 Pot
BCJ	00	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
BUJ	00	Buffalo Juniper	Juniperus sabina 'Buffalo'	#5 Pot
EFJ	00	Effusa Juniper	Juniperus communis 'Effusa'	#5 Pot

DECIDUOUS SHRUBS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME:	SIZE
SER	00	Saskatoon Serviceberry	Amelanchier alnifolia	#7 Pot
RAB	00	Rabbitbrush	Chrysothamnus spp.	#5 Pot
RTD	00	Redtwig Dogswood	Cornus stolonifera	#5 Pot
YPT	00	Yellow Potentilla	Potentilla fruticosa	#5 Pot
PPT	00	Pink Potentilla	Potentilla fruticosa 'pink beauty'	#5 Pot
ARH	00	Arnold's Red Honey Suckle	Lonicera involucrata 'Arnold's Red'	#7 Pot
CUR	00	Golden Currant	Ribes aureum	#5 Pot
ROD	00	Native Pink Shrub Rose	Rosa woodsii	#5 Pot
LIL	00	Common Lilac	Syrangia vulgaris	#7 Pot

PERENNIALS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME:	SIZE
YAR	00	White Yarrow	Achillea millefolim	#1 Pot
COL	00	Rocky Mountain Columbine	Aquilegia caerulea	#1 Pot
SLM	00	Silver Mound	Artemesia spp.	#1 Pot
AST	00	Showy Daisy	Aster alpinus 'goliath'	#1 Pot
COR	00	Lance-leaf Coreopsis	Coreopsis lanceolata	#1 Pot
DIA	00	Granite Pinks Dianthus	Dianthus spp.	#1 Pot
ECP	00	Purple Coneflower	Echinacea purpurea	#1 Pot
ECW	00	White Coneflower	Echinacea purpurea 'white swan'	#1 Pot
ERG	00	Showy Daisy	Erigeron speciosus	#1 Pot
NBF	00	Native Blanket Flower	Gaillardia aristata	#1 Pot
GER	00	Cranesbill Geranium	Geranium spp.	#1 Pot
GIL	00	Scarlet Gilia	Ipomopsis aggregata	#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
BPN	00	Beardlip Penstemon	Penstemon barbatus	#1 Pot
CPN	00	Cardinal Penstemon	Penstemon cardinalis	#1 Pot
RPN	00	Roocky Mountain Penstemon	Penstemon strictus	#1 Pot
RUD	00	Black-eyed Susan	Rudbeckia fulgida 'goldstrum'	#1 Pot
SHG	00	Showy Goldeneye	Viguiera multiflora	#1 Pot

ORNAMENTAL GRASSES

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME:	SIZE
FOX	00	Foxtail	Alopecurus pratensis	#1 Pot
FTG	00	Fountain Grass	Pennisetum alopecuroides	#5 Pot
PFG	00	Purple-leaf Fountain Grass	Pennisetum sataceum rubrum	#5 Pot

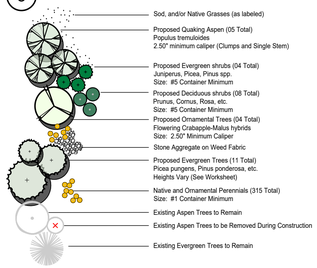
GROUNDCOVERS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME:	SIZE
ICP	00	Ice Plant	Lampranthus spectabilis	Flat - F15
MAH	00	Creeping Mahonia	Mahonia repens	Flat - F15
BCP	00	Blue Creeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
SAP	00	Rock Soapwort	Saponaria ocymoides	Flat - F15
GMS	00	Goldmoss Stonecrop	Sedum acre evergreen	Flat - F15
SED	00	Dragon's Blood Sedum	Sedum spurium 'Dragon's Blood'	Flat - F15
SEM	00	Hen's-and-Chick's	Sempervivum spp.	Flat - F15

4 SITE PLAN LEGEND

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

5 PLANT LEGEND



- Sod, and/or Native Grasses (as labeled)
- Proposed Quaking Aspen (05 Total) Populus tremuloides 2.50" minimum caliper (Clumps and Single Stem)
- Proposed Evergreen shrubs (04 Total) Juniperus, Picea, Pinus spp. Size: #5 Container Minimum
- Proposed Deciduous shrubs (08 Total) Prunus, Cornus, Rosa, etc. Size: #5 Container Minimum
- Proposed Ornamental Trees (04 Total) Flowering Crabapple-Malus hybrids Size: 2.50" Minimum Caliper
- Stone Aggregate on Weed Fabric
- Proposed Evergreen Trees (11 Total) Picea pungens, Pinus ponderosa, etc. Heights Vary (See Worksheet)
- Native and Ornamental Perennials (315 Total) Size: #1 Container Minimum
- Existing Aspen Trees to Remain
- Existing Aspen Trees to be Removed During Construction
- Existing Evergreen Trees to Remain

6 UTILITIES LEGEND

- EXISTING WATER LINE
- EX 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

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%	
			Broadcast Seeding Rate:
LOW GROW HIGH ALTITUDE	Crested Wheatgrass, Ephraim	30%	30-35 lbs. per Acre
	Perennial Ryegrass, VNS	25%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Drayler	15%	
			Broadcast Seeding Rate:
MOUNTAIN MEADOW MIX	Winter Rye (cereal grain)	20%	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%	
	Alsike Clover	01%	
			Broadcast Seeding Rate:
ALL-BLUE KENTUCKY BLUEGRASS	Kentucky Bluegrass, Jackpot	20%	3-5 lbs. per 1,000 SF
	Kentucky Bluegrass, Milagro	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

1. 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.
2. 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.
3. 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.
4. Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
5. Multiple Points-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 PVC. When not located in building mechanical rooms, remote locations may be provided.
6. 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.

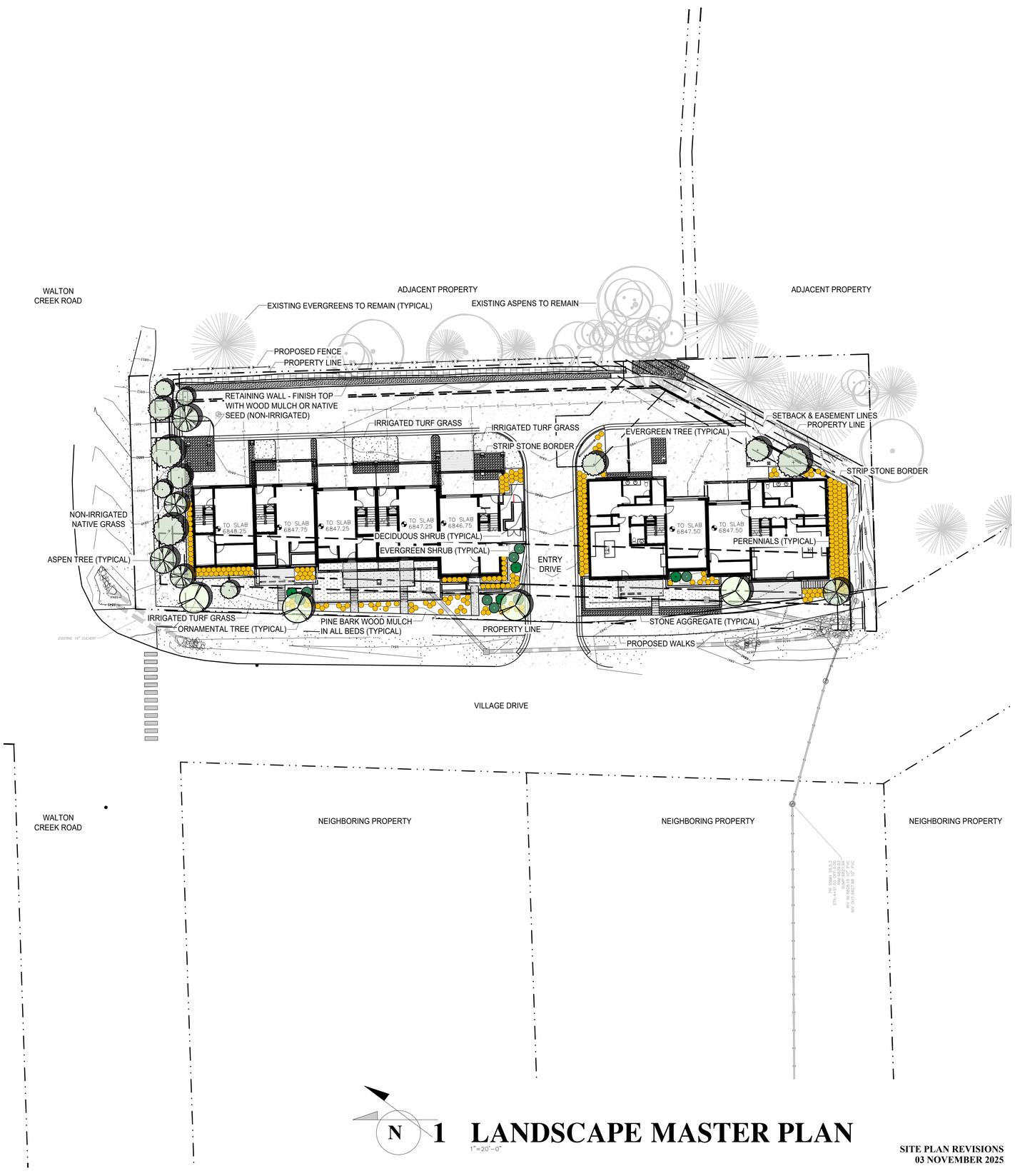
9 IRRIGATION SPECIFICATIONS - GENERAL

IRRIGATION SYSTEM DESIGN GUIDELINES
1. 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.
2. The irrigation system shall be automatic, constructed to discourage vandalism and simple to maintain.
3. All equipment shall be of proven design with local service available.
4. Control valves should be rated at 200 PSI.
5. Visible sprinklers adjacent to hardscape shall be of pop-up design.
6. All heads should have a minimum number of wearing pieces with an extended life cycle.
7. Lawn and shrub spray head s 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.
8. 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.
9. Spacing of sprinkler heads shall not exceed manufacturer's maximum recommendations for proper coverage.
10. **Only irrigation heads with matched precipitation rates shall be used on the same valve.**
11. Valve circuiting shall be designed to be consistent with hydrozones.
12. Sprinklers, drippers, valves, etc., must be operated within manufacturer's specifications.
13. 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.
14. Trees in turf areas shall be on a separate station to provide proper deep watering.

DRIP IRRIGATION DESIGN GUIDELINES
1. The drip system must be sized for mature-size plants.
2. All drip valves may be operated at any one time during an irrigation cycle provided gpm does not exceed supply.
3. Distribution tubing (microtubing) shall be buried no more then 6 inches below grade. Tithe end of 1/4" 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.
4. 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:

1. 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.
2. Pressure compensating screens/devices shall be specified on all spray heads to reduce radius as needed to prevent overthrow onto hardscape and/or to control high pressure misting.
3. Soil moisture sensing systems for turf grass hydrozones shall be used. The moisture sensing system shall provide at least one sensor location in the turf grass.
4. 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.
5. 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:
   a. Plant establishment period.
   b. Established landscaping.
   c. Temporarily irrigated areas.
6. Schedules shall include: Irrigation run times per cycle, cycles per day, and days per week (month) for each plant hydrozone 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.
7. Electronic multi-program controllers shall be specified where there is a combination of different hydrozones or when using different types of irrigation equipment.



N

1 LANDSCAPE MASTER PLAN

1"=20'-0"

SITE PLAN REVISIONS
03 NOVEMBER 2025

LANDSCAPE MASTER PLAN

William J. Rangitsch
p.o. box 772910 345 lincoln ave. 200
steamboat springs, co. 80477
970-879-0819

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Residential Development for
Village Drive Townhomes
1805 Walton Creek Road
Steamboat Springs, Colorado

L1.0

18-01

ADJACENT PROPERTY

EXISTING EVERGREENS TO REMAIN (TYPICAL)

EXISTING ASPENS TO REMAIN

ADJACENT PROPERTY

PROPOSED FENCE

PROPERTY LINE

RETAINING WALL - FINISH TOP WITH WOOD MULCH OR NATIVE SEED (NON-IRRIGATED)

IRRIGATED TURF GRASS

IRRIGATED TURF GRASS

STRIP STONE BORDER

SETBACK & EASEMENT LINES

PROPERTY LINE

EVERGREEN TREE (TYPICAL)

STRIP STONE BORDE

TO SLAB 6848.25

TO SLAB 6847.75

TO SLAB 6847.25

TO SLAB 6847.25

TO SLAB 6846.75

TO SLAB 6847.50

TO SLAB 6847.50

DECIDUOUS SHRUB (TYPICAL)

EVERGREEN SHRUB (TYPICAL)

PERENNIALS (TYPICAL)

ENTRY DRIVE

IRRIGATED TURF GRASS

ORNAMENTAL TREE (TYPICAL)

PINE BARK WOOD MULCH IN ALL BEDS (TYPICAL)

PROPERTY LINE

STONE AGGREGATE (TYPICAL)

PROPOSED WALKS

VILLAGE DRIVE

NEIGHBORING PROPERTY

N

1 MASTER PLAN ENLARGEMENT

1"=10'-0"

SITE PLAN REVISIONS
03 NOVEMBER 2025

LANDSCAPE MASTER PLAN

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Residential Development for
Village Drive Townhomes
1805 Walton Creek Road
Steamboat Springs, Colorado

L1.1

18-01

ADJACENT PROPERTY

ADJACENT PROPERTY

PROPERTY LINE

SETBACK & EASEMENT LINES
PROPERTY LINE

TO SLAB 6848.25

TO SLAB 6847.75

TO SLAB 6847.25

TO SLAB 6847.25

TO SLAB 6846.75

TO SLAB 6847.50

TO SLAB 6847.50

ENTRY DRIVE

TOTAL OPEN SPACE: 6,717 SF
(15% OF 0.65 ACRE LOT = 4,248 SF REQUIRED)

PROPERTY LINE

PROPOSED WALKS

VILLAGE DRIVE

NEIGHBORING PROPERTY

1 OPEN SPACE DELINEATION PLAN LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF ASPHALT
- EXISTING 2 FT CONTOUR
- EXISTING 10 FT CONTOUR
- PROPOSED 2 FT CONTOUR
- PROPOSED 10 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EX 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
- EXISTING FENCE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVERHANG
- PROPOSED DETENTION BASIN
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- ASPHALT
- CONCRETE
- GRAVEL
- ROCK/RIP RAP
- OPEN SPACE AREA

N

1 OPEN SPACE DELINEATION PLAN
1"=10'-0"

SITE PLAN REVISIONS
03 NOVEMBER 2025

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.

LANDSCAPE MASTER PLAN

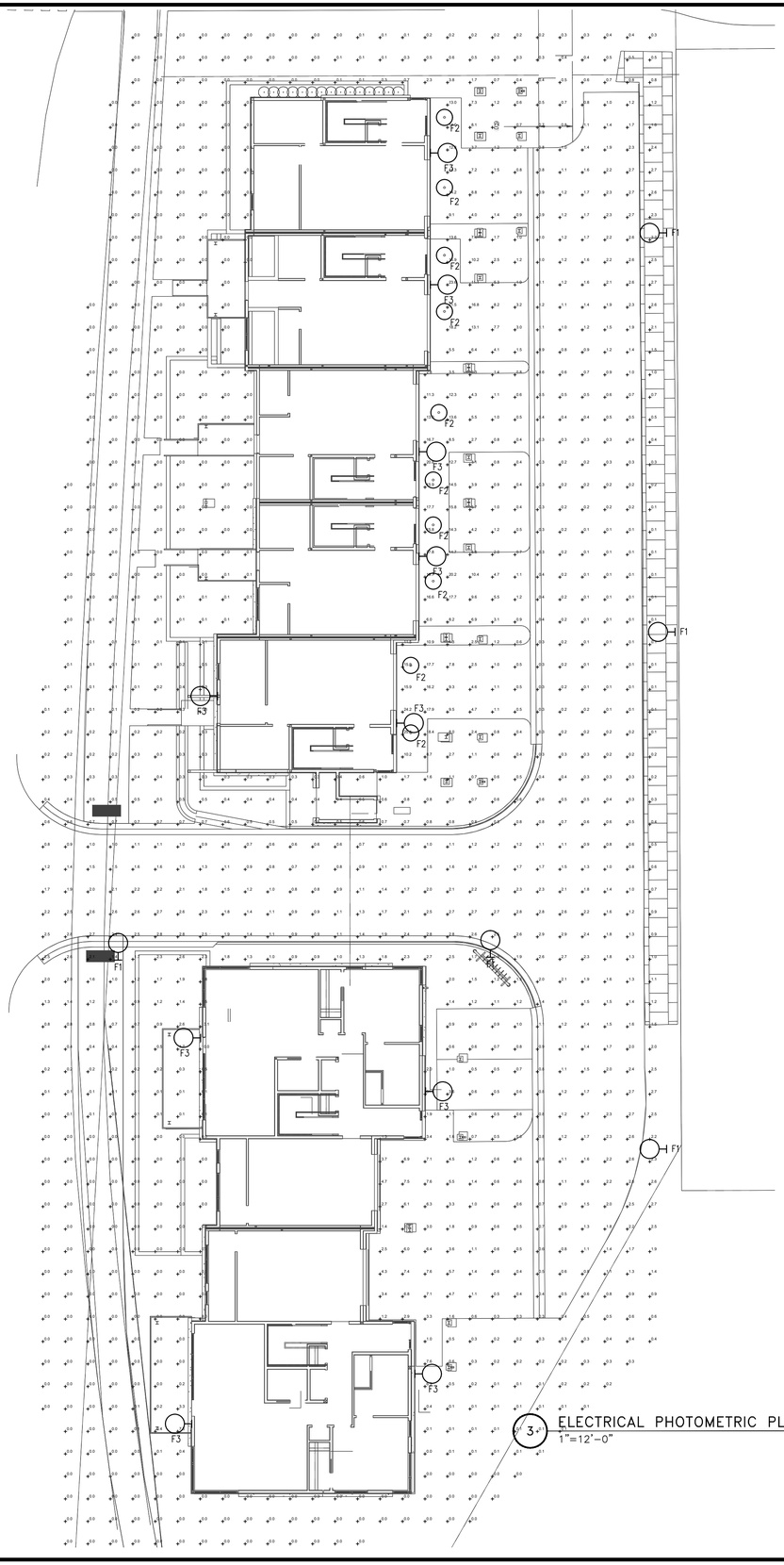
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Residential Development for
Village Drive Townhomes
1805 Walton Creek Road
Steamboat Springs, Colorado

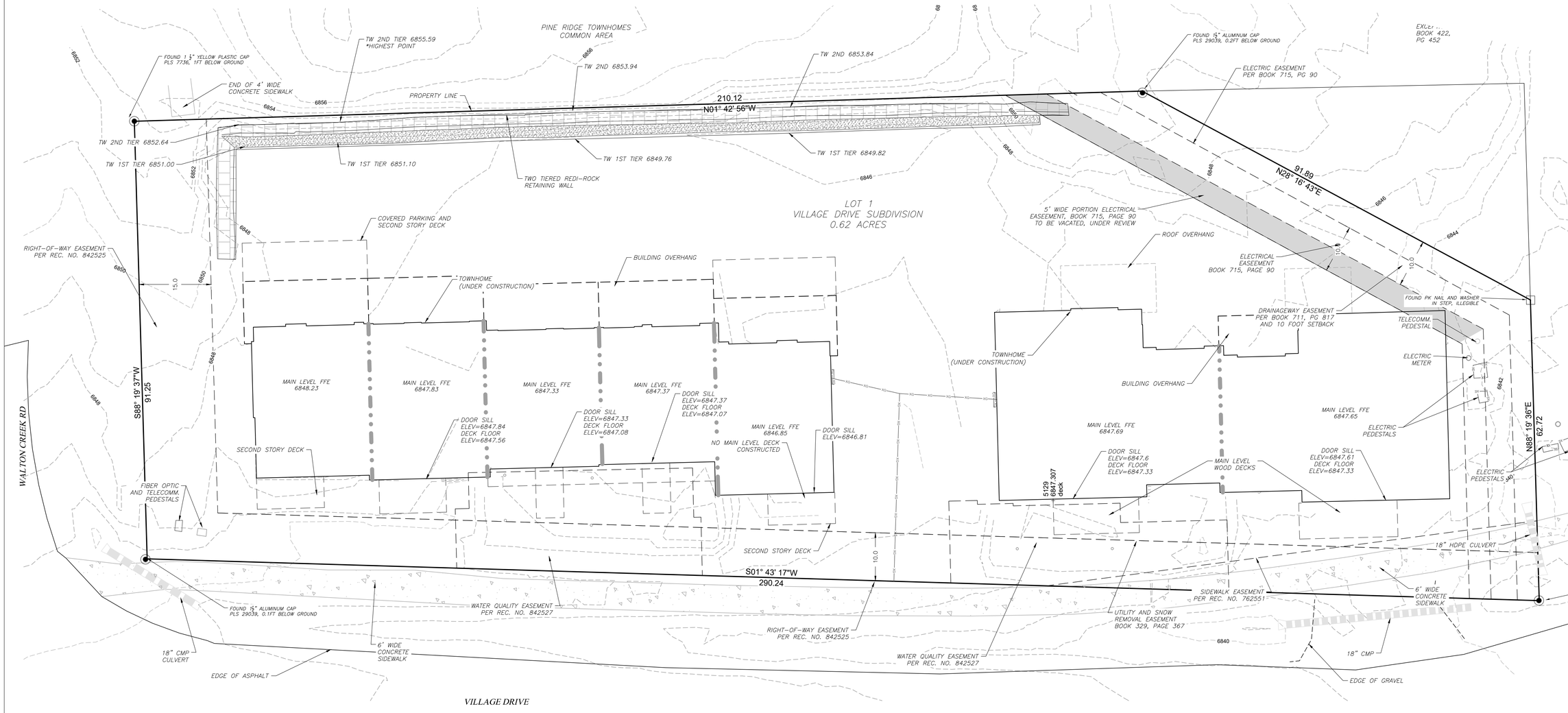
L1.2

18-01


F1
F2
F3
F3'
S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
S11
S12
S13
S14
S15
S16
S17
S18
S19
S20
S21
S22
S23
S24
S25
S26
S27
S28
S29
S30
S31
S32
S33
S34
S35
S36
S37
S38
S39
S40

EXISTING CONDITIONS

OF A REPLAT LOT 1, VILLAGE DRIVE TOWNHOMES
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES:

1. EXISTING CONDITIONS PLAN OF THE VILLAGE DRIVE TOWNHOMES, LOT 1, STEAMBOAT SPRINGS, COLORADO, VILLAGE DRIVE.
2. CIVIL CONSTRUCTION PLANS COMPLETED BY LANDMARK CONSULTANTS, INC. IN 2022.
3. THIS PLAN IS FOR VARIANCE AND DEVELOPMENT PLAN TO REMOVE THE APPROVED ENTRANCES AND STAIRS TO VILLAGE DRIVE.
4. THE PLAN IS BASED ON FIELD SURVEYING COMPLETED JULY 17, 2025.

COLORADO LICENSED
WALTER N. MAGILL
33748
11/04/2025
PROFESSIONAL ENGINEER

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS
INT		

LOT 1
VILLAGE DRIVE
SUBDIVISION

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

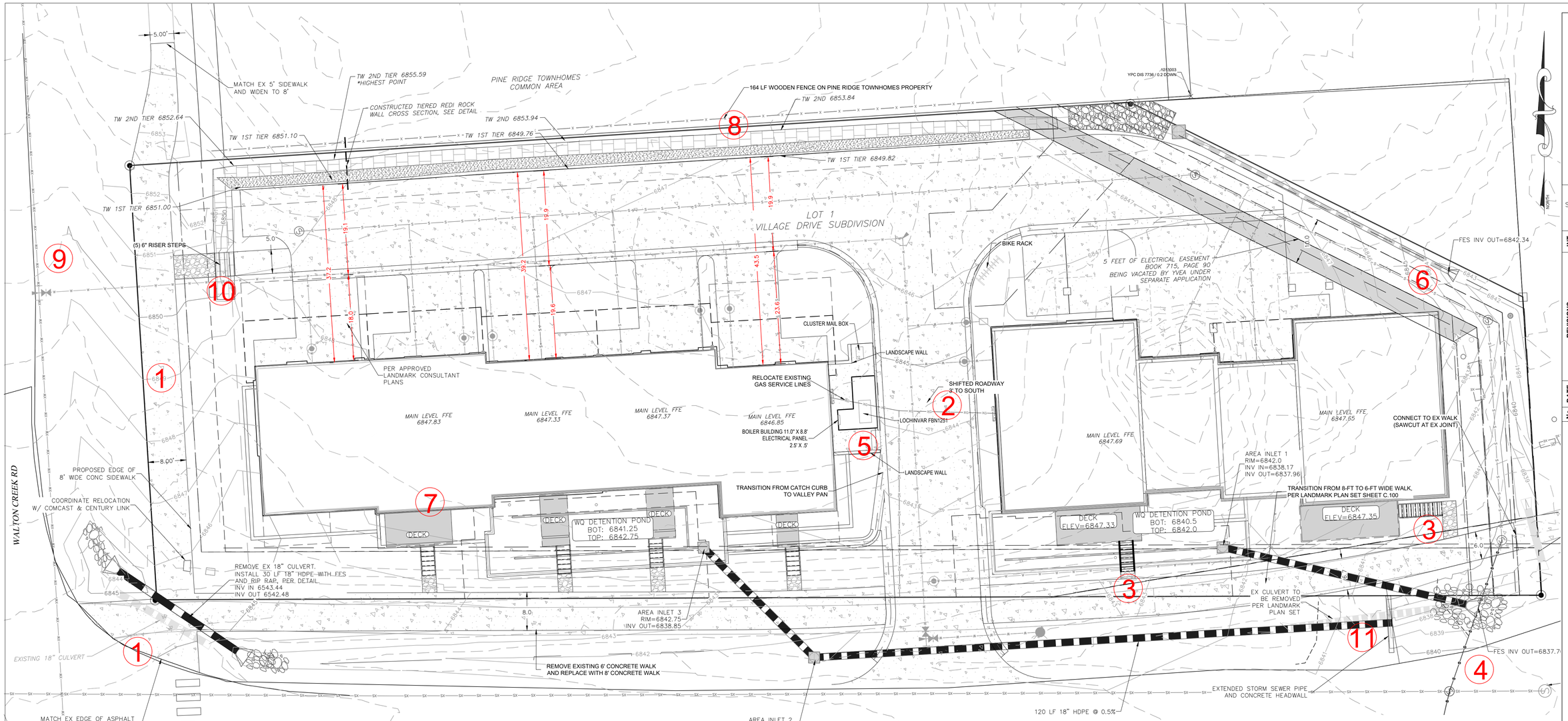
Contour Interval = 1 ft

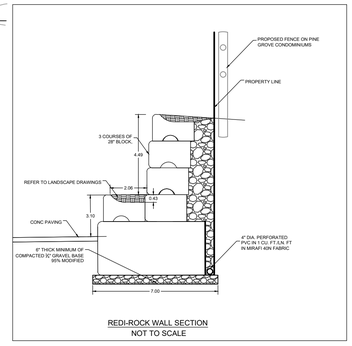
DATE: 11-3-2025
JOB #: 1849-012
DRAWN BY: WNM
DESIGN BY: WNM
REVIEW BY: FPSE

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

DRAWING: EXISTING CONDITIONS

SHEET # C1





REDI-ROCK WALL SECTION
NOT TO SCALE

COLORADO LICENSED
WALTER N. MILL
33743
11/04/2025
PROFESSIONAL ENGINEER

REVISIONS KEY:

1. MODIFIED SIDEWALK ALIGNMENT ALONG WALTON CREEK ROAD AND MODIFIED CONNECTION AT SOUTHEAST CORNER OF WALTON CREEK ROAD AND VILLAGE DRIVE
2. SITE ENTRANCE ON VILLAGE DRIVE SHIFTED 3-FT SOUTH AND BUILDING SHIFTED 4.8-FT SOUTH
3. SIDEWALK GRADE AND STAIR CONNECTION FOR DUPLEX UNITS
4. SANITARY SEWER REVISION, SEE SHEETS C5A AND C5B
5. BOILER BUILDING AND CLUSTER MAIL BOX AND ASSOCIATED CONCRETE PAVING, LANDSCAPE WALLS AND STEPS
6. VACATION OF EXISTING ELECTRICAL EASEMENT
7. DECK DIMENSIONS
8. RETAINING WALL - AS DESIGNED AND CONSTRUCTED AND WOODEN FENCE ABOVE RETAINING WALL
9. WATER LINE REVISION, SEE SHEET C6
10. STAIR CONNECTION WITH WALTON CREEK SIDEWALK
11. CONCRETE HEADWALL ON EXTENDED STORM SEWER OUTFALL

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED STONE PAVERS
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS
		INT

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 1 ft

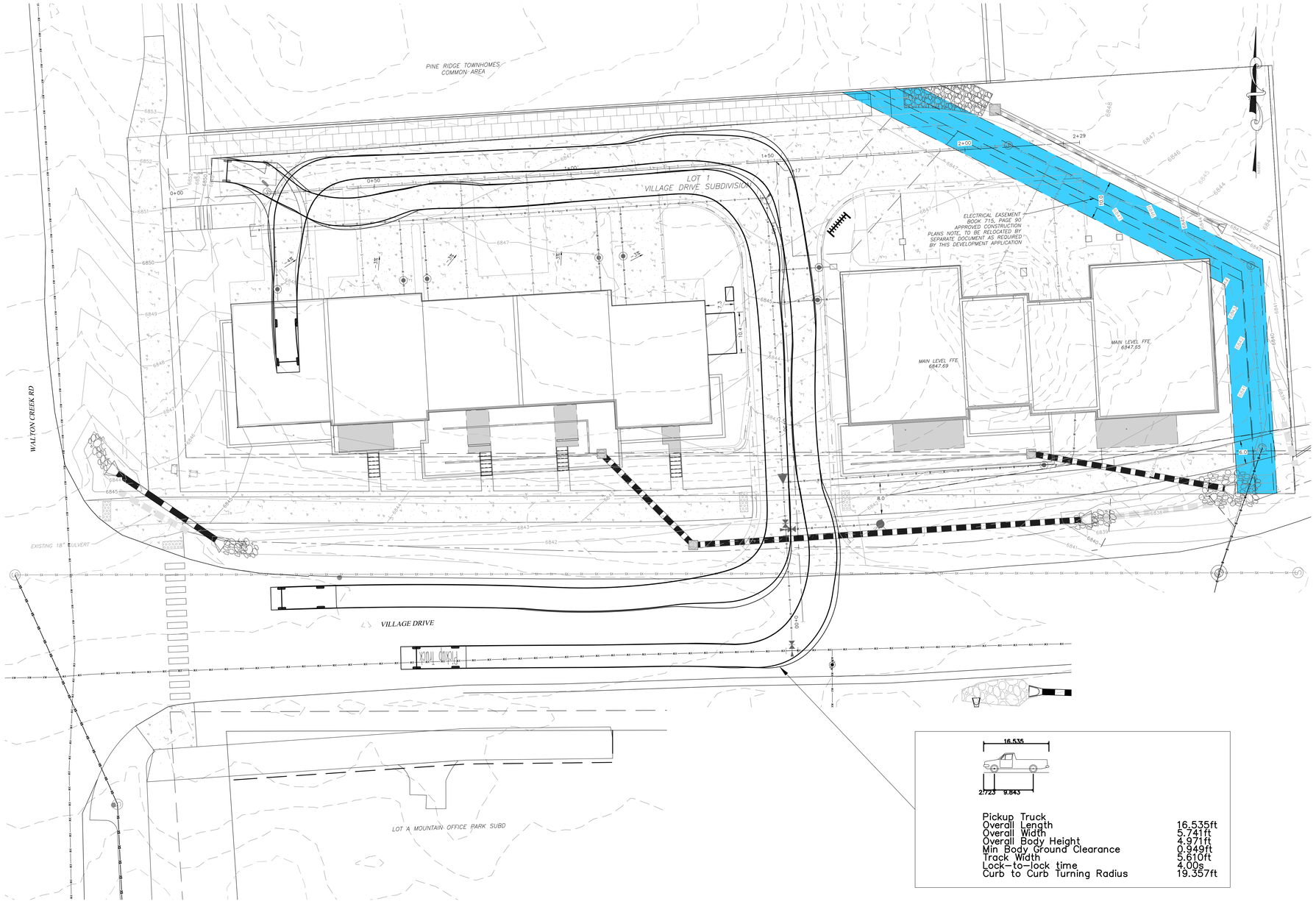
DATE: 11-3-2025
JOB #: 1849-012
DRAWN BY: WNM
DESIGN BY: WNM
REVIEW BY: WNM

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

LOT 1
VILLAGE DRIVE
SUBDIVISION

DRAWING: SIDEWALK PLAN

SHEET #
C2



Pickup Truck	
Overall Length	16.535ft
Overall Width	5.741ft
Overall Body Height	4.971ft
Min Body Ground Clearance	0.949ft
Track Width	5.610ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	19.357ft

NOTE:

1. TURNING ANALYSIS WAS EVALUATED USING AUTOCAD CIVIL-3D VEHICLE TRACKING SOFTWARE, 2025 EDITION. DIMENSIONS OF THE ANALYSIS VEHICLE ARE PROVIDED ABOVE.

FOUR POINTS ENGINEERING
SURVEYING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-5772
www.fourpointsse.com

No.	DATE	REVISIONS	INT
3.	7/1/25	ADDENDUM #1 RE-ISSUE	CFB

LOT 1 VILLAGE DRIVE SUBDIVISION

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 2 ft

DATE: 07-03-2025
JOB #: 1849-012
DRAWN BY: DSC
DESIGN BY: CFB
REVIEW BY: WNM

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

DRAWING:
VEHICLE TRACKING PLAN

SHEET #
1

PINE RIDGE TOWNHOMES
COMMON AREA

LOT 1
VILLAGE DRIVE SUBDIVISION

LOT A MOUNTAIN OFFICE PARK SUBD

VILLAGE DRIVE

WALTON CREEK RD

164 LF WOODEN FENCE ON PINE RIDGE TOWNHOMES PROPERTY

TW 2ND TIER 6855.59
*HIGHEST POINT

CONSTRUCTED TIERED REDI ROCK WALL CROSS SECTION, SEE DETAIL

MATCH EX 5' SIDEWALK AND WIDEN TO 8'

TW 2ND TIER 6852.64

TW 1ST TIER 6851.10

TW 2ND 6853.94

TW 2ND 6853.84

TW 1ST TIER 6849.82

TW 1ST TIER 6851.00

(5) 6" RISER STEPS

PER APPROVED LANDMARK CONSULTANT PLANS

CLUSTER MAIL BOX

LANDSCAPE WALL

RELOCATE EXISTING GAS

SHIFTED ROADWAY 3' TO SOUTH

BIKE RACK

5 FEET OF ELECTRICAL EASEMENT BOOK 715, PAGE 90 BEING VACATED BY YVEA UNDER SEPARATE APPLICATION

FES INV OUT=6842.34

CONNECT TO EX WALK (SAWCUT AT EX JOINT)

MAIN LEVEL FFE 6847.83

MAIN LEVEL FFE 6847.33

MAIN LEVEL FFE 6847.37

MAIN LEVEL FFE 6846.85

MAIN LEVEL FFE 6847.69

MAIN LEVEL FFE 6847.65

BOILER BUILDING 11.0' X 8.8'
ELECTRICAL PANEL
2.5' X .5'

LOCHINVAR FBN1251
43.64

TRANSITION FROM CATCH CURB TO VALLEY PAN

LANDSCAPE WALL

AREA INLET 1
RIM=6842.0
INV IN=6838.17
INV OUT=6837.96

TRANSITION FROM 8-FT TO 6-FT WIDE WALK, PER LANDMARK PLAN SET SHEET C.100

DECK ELEV=6847.33

DECK ELEV=6847.35

WQ DETENTION POND
BOT: 6841.25
TOP: 6842.75

WQ DETENTION POND
BOT: 6840.5
TOP: 6842.0

PROPOSED EDGE OF 8' WIDE CONC SIDEWALK

COORDINATE RELOCATION W/ COMCAST & CENTURY LINK

REMOVE EX 18" CULVERT. INSTALL 30 LF 18" HDPE WITH FES AND RIP RAP, PER DETAIL. INV IN 6543.44 INV OUT 6542.48

EXISTING 18" CULVERT

MATCH EX EDGE OF ASPHALT AND APPROVED SIDEWALK CONDITION AT ADAJACENT CORNER LOT, LOT A MOUNTAIN OFFICE PARK

PEDESTRIAN CROSS WALK STRIPING, TYP

AREA INLET 3
RIM=6842.75
INV OUT=6838.85

REMOVE EXISTING 6' CONCRETE WALK AND REPLACE WITH 8' CONCRETE WALK

AREA INLET 2
RIM=6841.16
INV IN=6838.69
INV OUT=6838.49

EXTENDED STORM SEWER PIPE AND CONCRETE HEADWALL

120 LF 18" HDPE @ 0.5%

EX CULVERT TO BE REMOVED PER LANDMARK PLAN SET

FES INV OUT=6837.7

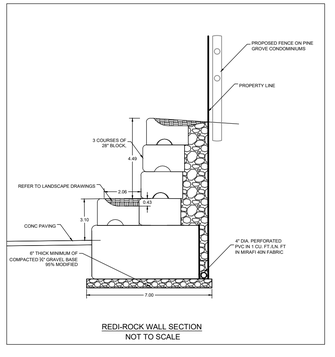
6847.12 EOC
6847.45 EOC
6847.38 EOC
6847.30 FL
6847.34 EOC
6847.40 EOC
6847.46 EOC
6847.41 EOC
6846.81 EOC
6846.93 EOC
6847.05 EOC
6847.48 EOC
6847.30 EOC
6848.00 EOC
6848.53 EOC
6852.58 EOC
6852.14 EOC
6848.13
6847.94 FL
6847.17 FL
6846.68 FL
6846.61 CL
6850.95 EOC
6850.58 EOC
6850.50 EOC
6848.00
6847.64 EOC
6847.15 EOC
6847.14 EOC
6846.65 EOC
6846.65 EOC
6848.15 EOC
6846.15 EOC
6846.75 TW
6845.00 BW
6844.75 FL
6847.89
6845.00 TW
6843.60 BW
44.50
45.00
43.57
44.00
6843.22 FL
6843.10 FL
6843.05 FL
6842.72 FL
6842.25 EOC
6842.21 EOC
6843.66 EOC
6843.20 EOC
6843.21 EOC
6842.67 EOC
6843.16 EOC
6840.35 EOC
6845.30 EOC
6845.73
6845.46 EOC
6845.12 EOC
6845.17
6844.60
6842.36 EOC
6842.41 EOC
6842.46 EOC
6842.40 EOC
6842.41 EOC

8.00'
5.00'
5.0
8.0
6.0

0+00
0+50
1+00
1+17
1+50
2+00
2+29
3+00
4+00
5+00

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED STONE PAVERS
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG



REDI-ROCK WALL SECTION
NOT TO SCALE

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

COLORADO LICENSED
WALTER N. MAILL
33743
11/04/2025
PROFESSIONAL ENGINEER

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS
		INT

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 1 ft

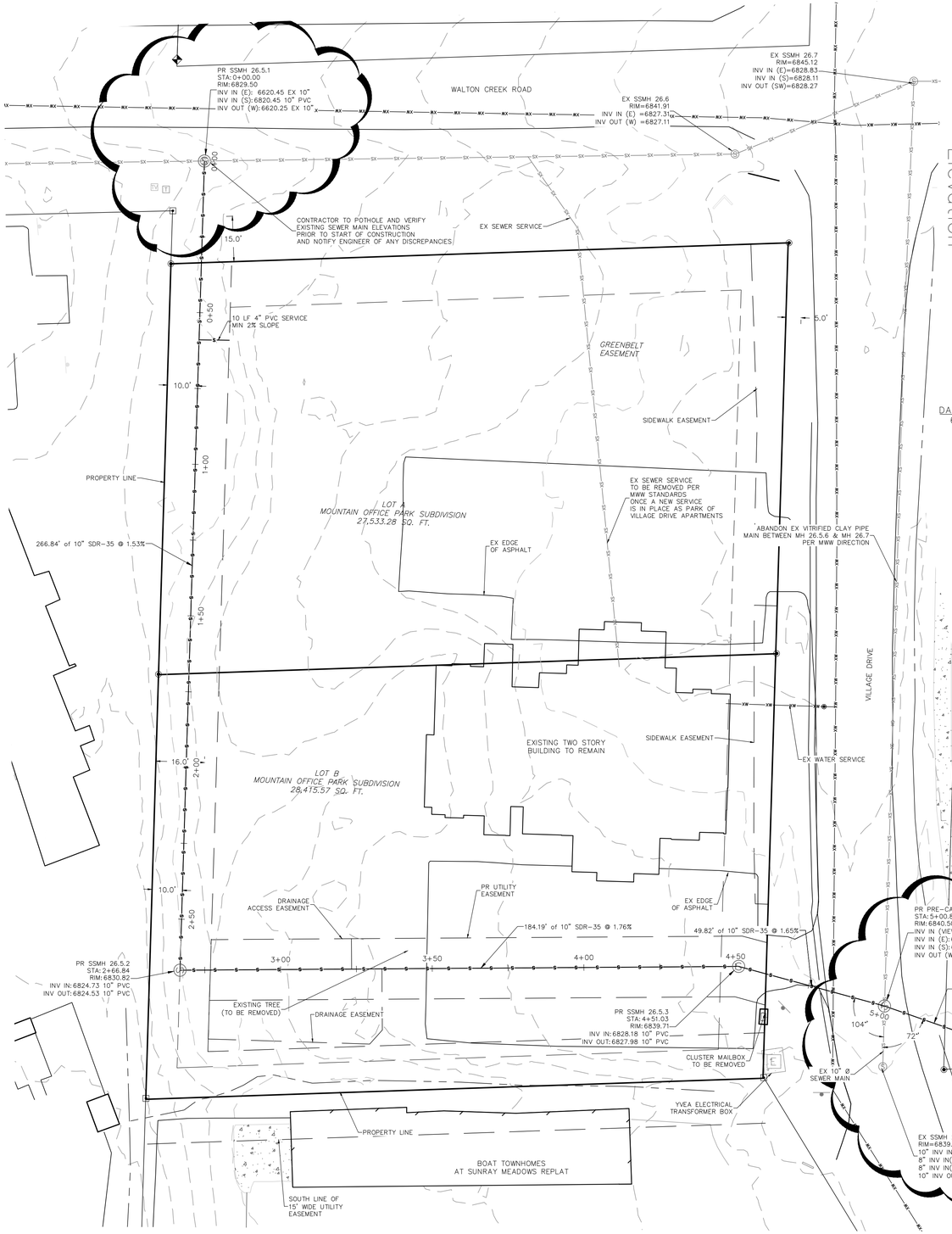
DATE: 11-3-2025
JOB #: 1849-012
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: WNM

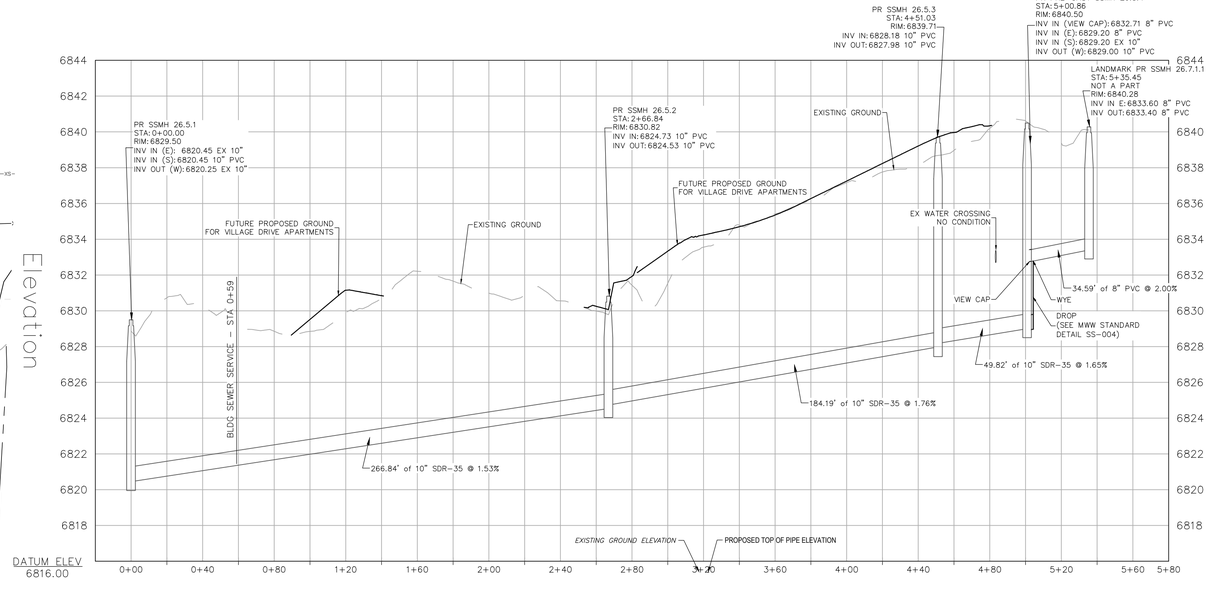
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

LOT 1 VILLAGE DRIVE SUBDIVISION

DRAWING: GRADING & DRAINAGE PLAN

SHEET #
C3





Profile Horizontal Scale

0 40' 80'

SCALE: 1" = 40'

Profile Vertical Scale

0 4' 8'

SCALE: 1" = 4'

WATER, SEWER AND UTILITY NOTES:

1. EXISTING UTILITY LOCATIONS WERE OBTAINED FROM FIELD LOCATES AND FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING. POTHOLING AND VERIFICATION OF LINE LOCATIONS SHALL BE REQUIRED AT ALL EXISTING UTILITY CROSSINGS.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET UNLESS OTHERWISE NOTED. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS FIVE (5') FEET. MINIMUM SEPARATION BETWEEN WATER AND SEWER SERVICE LINES IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE ANTICIPATED TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%, UNLESS NOTED OTHERWISE.
7. WATER SERVICES ARE ANTICIPATED TO BE ONE (1") INCH DIAMETER, COPPER TYPE K, UNLESS NOTED OTHERWISE.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE 8" DIP WATER/FIRE SERVICE PIPE.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
11. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.

ABBREVIATIONS:

BOW	BOTTOM OF WALL
BLDG	BUILDING
CL	CENTERLINE
CMU	CONCRETE MASONRY UNITS
CO	CLEAN OUT
CONC	CONCRETE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FND	FOUNDATION
HP	HIGH POINT
INV	INVERT
LF	LINEAR FEET
PR	PROPOSED
SCH	SCHEDULE
SF	SQUARE FEET
SS	SNOW STORAGE
TOW	TOP OF WALL

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING DRAINAGE DITCH
- EXISTING STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING BUILDING FOOTPRINT

FOUR POINTS SURVEYING ENGINEERING
440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT
1	8/27/24	MANHOLE UPDATES	MDM
2	8/26/25	INV REVIEW AND UPDATE PER MWW	AP

VILLAGE DRIVE APARTMENTS
LOT A AND LOT B MT. OFFICE PARK SUBDIVISION

Horizontal Scale

0 20' 40'

SCALE: 1" = 20'

Contour Interval = 2 ft

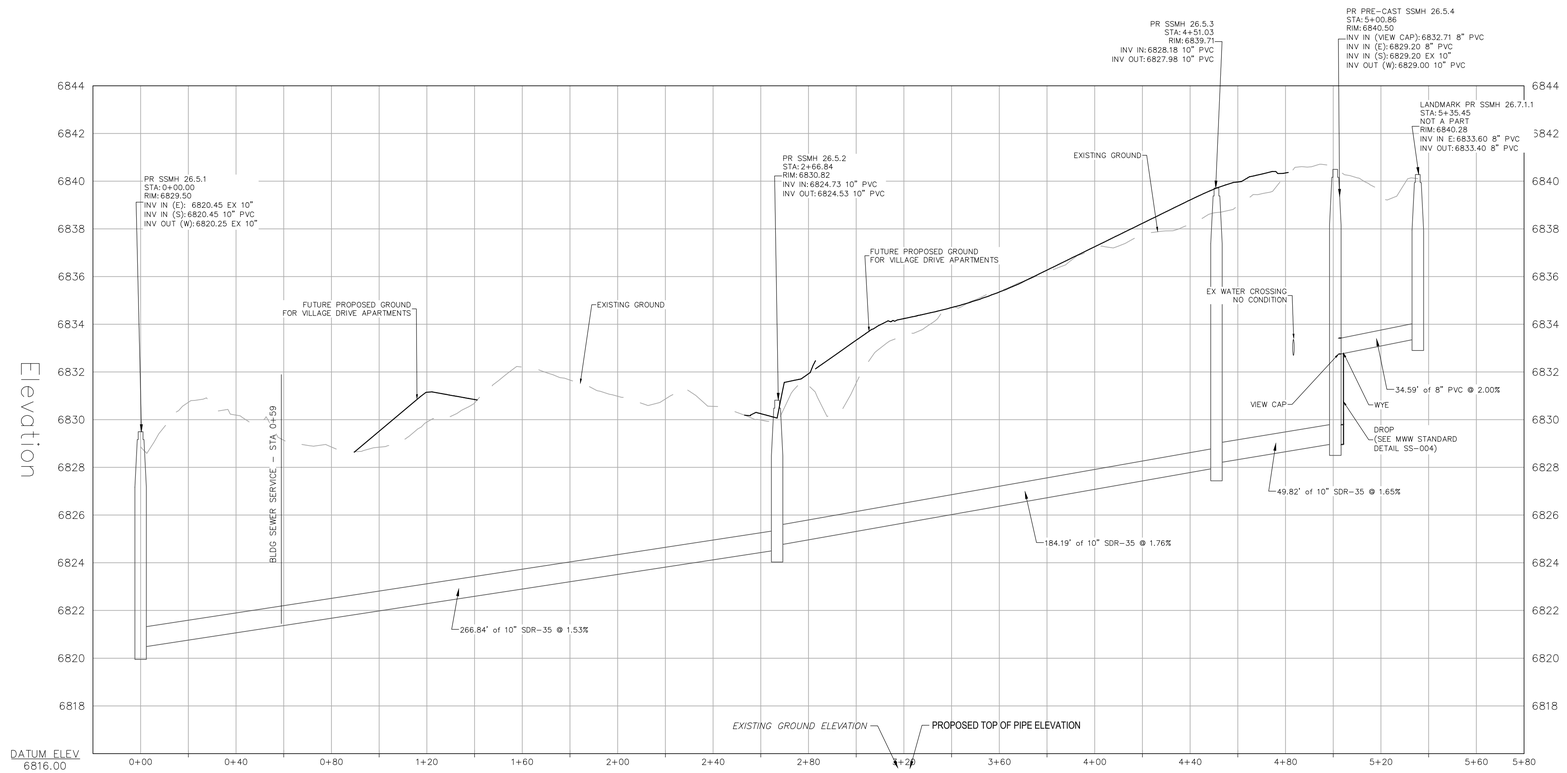
DATE: 1-16-2025
JOB #: 2033-004
DRAWN BY: MDM
DESIGN BY: WNM/MDM
REVIEW BY: FPSE

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

COLORADO LICENSED
CHRISTOPHER N. TISDALE
33748
11/04/2025
PROFESSIONAL ENGINEER

DRAWING:
SANITARY SEWER PLAN AND PROFILE

SHEET #
C5A



Vertical Scale

0 3' 6'

SCALE: 1" = 3'

FOUR POINTS SURVEYING ENGINEERING

440 S. Lincoln Ave, Suite 4A
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT
1	5/27/2024	DRT REVIEW AND RESPONSE	MDM
2	8/26/25	INV REVIEW AND UPDATE PER MWW	AP

VILLAGE DRIVE APARTMENTS

2955 VILLAGE DRIVE
LOT A AND LOT B
MT. OFFICE PARK
SUBDIVISION

Horizontal Scale

0 30' 60'

SCALE: 1" = 30'

Contour Interval = 2 ft

DATE: 4-12-2024
JOB #: 2033-004
DRAWN BY: MDM
DESIGN BY: WNM
REVIEW BY: MDM

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

DRAWING: SEWER PROFILE

SHEET #

C5B

COLORADO LICENSED
WALTER N. MAGILL
33743
11/04/2025
PROFESSIONAL ENGINEER

EX EOA

PROPOSED
8" X 6" FLANGED STANLESS
STEEL TAPPING SLEEVE (ROMAC)
STA: 0+00

6" GATE VALVE

EX 8" DIP WATER MAIN
(SURVEYED 8-7-25)

56 LF 6" DIP

CONCRETE SIDEWALK AND STAIR
CONNECTION NOT YET CONSTRUCTED

PR WATER SVC
¾" CORP. STOP
STA:0+56.38

6 LF 6" DIP

PR WATER SVC
¾" CORP. STOP
STA:0+88.32

32 LF 6" DIP

PR WATER SVC
¾" CORP. STOP
STA:0+94.32

MIN 2.7' OF SEPARATION, TYP.
NO CROSSING CONDITION.
SEE PROFILE.

44 LF 6" DIP

6 LF 6" DIP

PR WATER SVC
¾" CORP. STOP
STA:1+38.06

37 LF 6" DIP

PR WATER SVC
¾" CORP. STOP
STA:1+44.27

8 LF 6" DIP

19 LF 6" DIP

1" IRRIGATION SERVICE

CURB STOP, TYP

46 LF 6" DIP

¾" CURB STOP

69 LF ¾" TYPE K Cu

11 LF 6" DIP

FH
(PRIVATE)

22 LF 6" DIP

5 FEET OF ELECTRICAL EASEMENT
BOOK 715, PAGE 90
BEING VACATED BY YVEA UNDER
SEPARATE APPLICATION

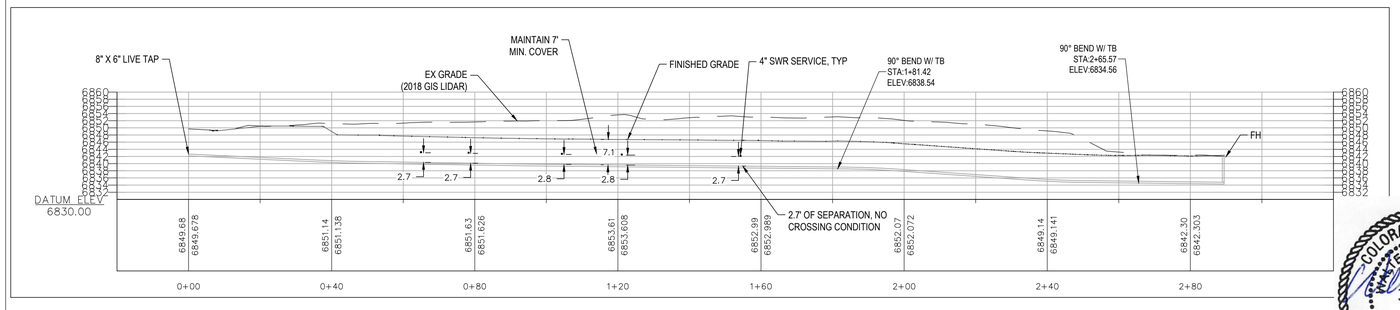
FORGO PREVIOUSLY APPROVED
WATER LINE TIE IN LOCATION,
WATER SHUT DOWN, AND ROAD CLOSURE

30.7

EXISTING 18" CULVERT

/213003
YPC DIS 7736 / 0.2 DOWN

NORTH



WATER, SEWER AND UTILITY NOTES:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
2. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF MOUNT WERNER WATER STANDARDS AND SPECIFICATIONS.
4. MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7) FEET. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
5. MINIMUM COVER FROM FINISHED GRADE TO TOP OF SEWER SERVICE LINE IS FOUR (4) FEET. MINIMUM SLOPE FOR SEWER SERVICE LINE IS 2%. SEWER SERVICE LINES BETWEEN STRUCTURE AND CLEAN OUT SHALL BE SCHEDULE 40 PVC PIPE, ALL OTHER SEWER SERVICE LINES SHALL BE SDR 35 PVC PIPE.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY, UNLESS PERMISSION OF THE UTILITY COMPANY IS OBTAINED.
7. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
8. ALL WATER SERVICE LINES ARE ¾" UNLESS OTHERWISE SPECIFIED

COLORADO LICENSED
WALTER N. MAGILL
33743
11/04/2025
PROFESSIONAL ENGINEER

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING DRAINAGE DITCH
- PROPOSED DRAINAGE DITCH
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SEWER MAIN
- PROPOSED SEWER SERVICE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED STONE PAVERS
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- PROPOSED PARKING STRIPING
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING OVERHANG

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT
1	8/28/25	PER MWW REVIEW	AP
2	11/3/25	SITE REVISIONS	CFB

LOT 1
VILLAGE DRIVE
SUBDIVISION

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 1 ft

DATE: 8-21-2025
JOB #: 1849-012
DRAWN BY: WNM
DESIGN BY: CFB
REVIEW BY: WNM

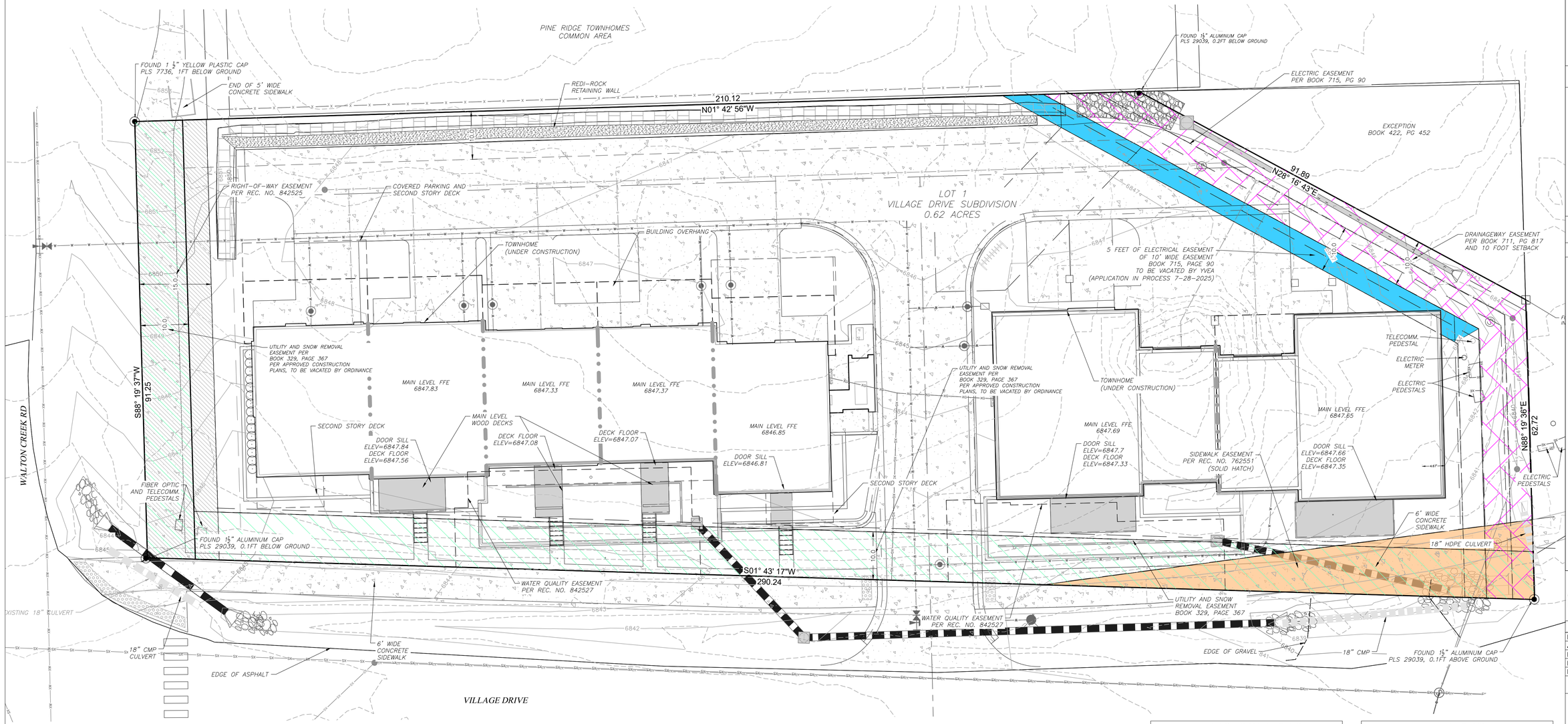
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
WATERLINE
PLAN & PROFILE

SHEET #
C6

EASEMENT EXHIBIT

OF A REPLAT LOT 1, VILLAGE DRIVE TOWNHOMES
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



NOTES:

1. LOT 1, VILLAGE DRIVE TOWNHOMES FINAL PLAT WAS RECORDED AT RECEPTION NO. 842530 ON DECEMBER 1, 2022. THE FINAL PLAT INCLUDES RECEPTION NUMBERS FOR THE RIGHT OF WAY EASEMENT (REC. NO. 842525) AND WATER QUALITY EASEMENTS (REC. NO 842527) AS NOTED HEREON
2. THE APPROVED CONSTRUCTION PLANS NOTE THE ELECTRIC EASEMENT BOOK 715, PAGE 90, (REC. NO. 456112) IS TO BE RELOCATED BY SEPARATE DOCUMENT AS REQUIRED BY THIS DEVELOPMENT APPLICATION.
3. THE APPROVED DEVELOPMENT PERMIT PL2022-0086 APPROVED UNDER CITY OF STEAMBOAT SPRINGS RESOLUTION 2022-29 DID NOT REQUIRE THE VACATION OF THE NORTH PROPERTY LINE UTILITY AND SNOW REMOVAL EASEMENT. HOWEVER, THE NEW RIGHT OF WAY EASEMENT RECORDED AT REC. NO. 842525 INCLUDES UTILITIES AND SNOW REMOVAL.
4. THE APPROVED DUPLEX ENCROACHES HE ELECTRICAL EASEMENT RECORDED AT BOOK 715, PAGE 90 AND WAS NOTED ON THE CONSTRUCTION PLANS. NO RECORD OF AN APPLICATION FOR THE VACATION OF THIS EASEMENT WAS FOUND UNDER THE PUBLIC RECORD REQUEST NO. 25-69 SUBMITTED TO THE CITY OF STEAMBOAT SPRINGS ON APRIL 10, 2025. THE OWNER IS MAKING A REQUEST FOR VACATION OF THE EASEMENT.

COLORADO REGISTERED PROFESSIONAL ENGINEER WALTER N. MACK

EASEMENT LEGEND

- UTILITY AND SNOW STORAGE EASEMENT PER BOOK 329 PAGE 367
- RIGHT OF WAY EASEMENT REC. NO. 842525
- SIDEWALK EASEMENT PER REC. NO. 782551
- ELECTRICAL EASEMENT BEING VACATED PER BOOK 715, PAGE 90
- DRAINAGE WAY EASEMENT PER BOOK 711, PAGE 817

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING EDGE OF ASPHALT
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CENTER LINE OF DITCH
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING WOOD FENCE
- EXISTING CONCRETE PAVING
- EXISTING BUILDINGS

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 1
VILLAGE DRIVE
SUBDIVISION

Horizontal Scale

0 10' 20'

SCALE: 1" = 10'

Contour Interval = 1 ft

DATE:	8-21-2025
JOB #:	1849-012
DRAWN BY:	WNM
DESIGN BY:	WNM
REVIEW BY:	FPSE

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

DRAWING: EASEMENT EXHIBIT

SHEET #

C1.1

GEOWALL DESIGNS

"BUILT FROM THE GROUND UP"

VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

RETAINING WALL (RW) CONSTRUCTION ADDRESSED BY THESE DRAWINGS ARE PART OF A SIGNIFICANTLY LARGER PROJECT BEING BUILT BY THE GENERAL CONTRACTOR, WHO HAS SEPARATELY RETAINED AN EARTHWORK GRADING CONTRACTOR TO ASSIST IN DEVELOPING THE SITE FOR THE OWNER. THE OWNER HAS RETAINED A PROJECT GEOTECHNICAL ENGINEER TO ADVISE IT ON MATTERS RELATIVE TO CONSTRUCTION AND WHO WILL BE PROVIDING QUALITY ASSURANCE TESTING AND OBSERVATION OF THE RW CONSTRUCTION WORK FOR THE OWNER. OUTLINED BELOW IS A BRIEF SUMMARY OF THE RESPONSIBILITIES OF EACH OF THE PARTIES REQUIRED BY THE RW CONSTRUCTION, AS OUTLINED IN THESE DRAWINGS, TO ENSURE A QUALITY CONSTRUCTION PROJECT:

A. GENERAL/EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL SITE GRADING AND STORM WATER CONTROL, BEFORE, DURING, AND AFTER RW CONSTRUCTION, UNTIL THE PERMANENT PAVING AND STORM WATER DRAINAGE CONTROLS ARE ALL IN PLACE AND OPERATIONAL. DAMAGE TO EXISTING RW CONSTRUCTION BY POORLY CONTROLLED STORM WATER DRAINAGE SHALL NOT BE THE RESPONSIBILITIES THE RW CONTRACTOR OR RW DESIGNER.

B. GENERAL/EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL, BEFORE, DURING, AND AFTER RW CONSTRUCTION.

C. OWNER AND/OR GENERAL CONTRACTOR SHALL PROVIDE SURVEYING SERVICES SUFFICIENT TO LOCATE THE WALL, HORIZONTALLY AND VERTICALLY ON THE SITE FOR CONSTRUCTION PURPOSES.

D. GENERAL/EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A BEARING SURFACE AT THE BOTTOM RETAINING WALL ELEVATION THAT MEETS THE BEARING REQUIREMENTS SHOWN ON THESE DRAWINGS. THE BEARING SURFACE AND ALL AREAS INTO WHICH THE RW CONTRACTOR WILL PLACE AND COMPACT FILL MUST BE CLEARED, GRUBBED AND ALL DELETERIOUS SOILS AND/OR ORGANIC MATTER REMOVED TO PROJECT GEOTECHNICAL ENGINEER'S SATISFACTION, AS PROVIDED IN THEIR DAILY PROJECT REPORTING.

E. THE OWNER'S PROJECT GEOTECHNICAL ENGINEER SHALL OBSERVE AND PROVIDE WRITTEN APPROVAL THAT THE "ALLOWABLE" BEARING CAPACITY AT THE BOTTOM RETAINING WALL ELEVATION AND WITHIN THE ENTIRE REINFORCED (GEOGRID) ZONE IN EACH LOCATION MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS SHOWN ON THESE DRAWINGS. THE RW CONTRACTOR WILL NOT BEGIN CONSTRUCTION WITHOUT THE APPROVAL.

F. THE OWNER AND/OR GENERAL CONTRACTOR SHALL PROVIDE THE FILL SOILS TO THE RW CONTRACTOR TO UTILIZE FOR RW CONSTRUCTION. THOSE FILL SOILS SHOULD BE TESTED PRIOR TO STARTING RW CONSTRUCTION, AND PERIODICALLY THROUGHOUT THE PROJECT, TO ENSURE THEY MEET THE SPECIFICATION OUTLINED HEREIN. RW CONTRACTOR WILL NOTIFY THE OWNER'S GEOTECHNICAL ENGINEER AND/OR THE GENERAL/EARTHWORK CONTRACTOR WHEN A CHANGE IN FILL SOIL APPEARANCE, CONSISTENCY, OR GRADATION LOOKS TO BE DETRIMENTAL, OR HAS REASON TO BELIEVE THE SOIL BEING PROVIDED DOES NOT MEET THE PROJECT SPECIFICATIONS. HOWEVER, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING WHETHER THE FILL MATERIALS MEET AND ARE PLACED ACCORDING TO THE SPECIFICATIONS IN THESE DRAWINGS.

G. THE OWNER AND/OR OWNERS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CONTRACTING THE SPECIAL INSPECTOR AND OBTAINING SUFFICIENT DATA THROUGHOUT THE RW CONSTRUCTION TO SATISFY THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY TO SECURE APPROVAL OF THE RETAINING WALL CONSTRUCTION AND BY PERFORMING THE DUTIES OUTLINED IN SPECIFICATION 8.0.

SHEET INDEX

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GEOWALL DESIGNS

"BUILT FROM THE GROUND UP"

MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132

952.303.4190

WWW.GEOWALLDESIGNS.COM

Title: TITLE SHEET

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	N.T.S.	RW-1.0

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

1.0 MATERIALS

1.1 BACKFILL SOILS

1.1.1 RETAINED FILL 1 AND DRAINAGE FILL SHALL BE APPROVED IN WRITING BY GEOWALL DESIGNS AND THE OWNER'S REPRESENTATIVE AND SHALL MEET THE STRENGTH REQUIREMENTS AS DEFINED IN SECTION 6.0. MATERIAL SHALL CONSIST OF CLEAN CRUSHED STONE OR CRUSHED GRAVEL MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM C-136:

SIEVE SIZE	PERCENT PASSING
2"	100%
3/4"	75-100%
No. 4	20-100%
No. 200	0-60%

PLASTICITY INDEX (PI) LESS THAN 20
LIQUID LIMIT (LL) LESS THAN 40

1.1.2 RETAINED SOIL/FILL MATERIALS SHALL BE FREE OF EXCESS MOISTURE, ROOTS, MUCK, SOD, SNOW, FROZEN LUMPS, ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS. ALL ROCK PARTICLES AND HARD EARTH CLODS SHALL BE LESS THAN FOUR INCHES IN THE LONGEST DIMENSION. RETAINED BACKFILL MATERIALS WHICH DO NOT MEET THIS CRITERIA SHALL BE CONSIDERED UNSUITABLE AND REMOVED.

1.1.3 DRAINAGE FILL SHALL CONSIST OF CLEAN CRUSHED STONE, CRUSHED GRAVEL, OR CRUSHED RECYCLED CONCRETE MEETING THE FOLLOWING GRADATION TESTED IN ACCORDANCE WITH ASTM C-136:

SIEVE SIZE	PERCENT PASSING
1.5"	100%
1.0"	95-100%
1/2"	25-60%
No. 4	0-10%
No. 8	0-5%

LOSS BY WASHING 2.0% MAX

1.1.4 LEVELING PAD SHALL CONSIST OF DENSE-GRADED, OPEN-GRADED CRUSHED STONE OR CRUSHED GRAVEL. IF OPEN GRADED AGGREGATE IS USED IN WATER APPLICATION, LEVELING PAD SHALL BE WRAPPED WITH NON-WOVEN GEOTEXTILE.

1.2 BLOCK FACING SHALL BE REDI-ROCK STANDARD, 28", 60" & 72" XL UNITS. UNITS SHALL MEET ASTM C1372 FOR DRY CAST BLOCK OR C1776 FOR WET CAST CONCRETE, EXCEPT MANUFACTURED CONCRETE VERTICAL DIMENSIONAL TOLERANCE SHALL BE +/- 1/16". CONCRETE SHALL BE OF ORIGINAL PRODUCTION MIX WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI. AIR CONTENT, MIX DESIGN, ABSORPTION, AND FREEZE THAW EXPOSURE CLASS SHALL MEET THE SPECIFICATIONS AS REQUIRED BY THE CONTRACT DOCUMENTS AND INDUSTRY BEST PRACTICES.

1.3 FILTER FABRIC SHALL BE 4 oz/sy (MIN.) NON-WOVEN, NEEDLE PUNCHED, POLYPROPYLENE GEOTEXTILE - ERS 400N OR EQUAL.

1.4 DRAIN PIPE SHALL BE 4" DIAMETER SINGLE WALL HDPE PIPE WITHOUT FILTER SOCK, OR APPROVED EQUAL. PIPE AND PIPE FITTINGS SHALL MEET ASTM F405 AND F667. 4" FLEX DRAIN IS A PRE APPROVED ALTERNATE.

2.0 TECHNICAL REQUIREMENTS

2.1 THE OWNER'S REPRESENTATIVE OR GRADING CONTRACTOR SHALL SUBMIT TO GEOWALL DESIGNS THE GRADATION AND STRENGTH PARAMETERS OF THE RETAINED SOIL/FILL AND FOUNDATION SOIL, FOR APPROVAL, PRIOR TO PROCEEDING WITH CONSTRUCTION. WORK SHALL NOT PROCEED UNTIL THIS SUBMITTAL IS APPROVED BY GEOWALL DESIGNS.

2.2 PRIOR TO CONSTRUCTION OF THE WALLS, THE GRADING CONTRACTOR SHALL CLEAR AND GRUB THE RETAINED BACKFILL ZONE AREA, REMOVING TOP SOILS, BRUSH, SOD OR OTHER ORGANIC OR DELETERIOUS MATERIALS. ANY UNSUITABLE SOILS SHALL BE OVER-EXCAVATED, REPLACED AND COMPACTED WITH RETAINED BACKFILL MATERIAL TO PROJECT SPECIFICATIONS OR OTHERWISE DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER.

2.3 FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 10" (INCHES) IN UNCOMPACTED THICKNESS FOR HEAVY COMPACTION EQUIPMENT. FOR ZONES WHERE COMPACTION IS ACCOMPLISHED WITH HAND OPERATED EQUIPMENT, FILL SHALL BE PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 6" (INCHES) IN UNCOMPACTED THICKNESS. ONLY HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN THREE FEET OF THE BACK FACE OF WALL FACING.

2.4 TESTING METHODS AND VERIFICATION OF FILL SHALL BE COMPACTED AS SPECIFIED BY PROJECT SPECIFICATIONS OR TO A MINIMUM 95% (98% MINIMUM FOR WALLS EXCEEDING 10 FT) OF THE MAXIMUM DRY DENSITY AND WITHIN +/-2% OF THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH STANDARD PROCTOR (ASTM D698). MATERIAL SPECIFICATIONS AND COMPACTION TESTING IS THE RESPONSIBILITY OF THE OWNER'S REPRESENTATIVE.

2.4.1 WHERE COMPACTION OF STONE BACKFILL CANNOT BE VERIFIED USING IN-SITU FIELD DENSITY TEST METHODS, THE FILL SHALL BE COMPACTED USING APPROPRIATE VIBRATORY EQUIPMENT AS APPROVED BY THE SITE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL MAKE A SUFFICIENT NUMBER OF PASSES WITH APPROVED ROLLING EQUIPMENT UNTIL THE SURFACE SHOWS NO VISIBLE SIGN OF FURTHER CONSOLIDATION. THE SITE GEOTECHNICAL ENGINEER SHALL APPROVE MEANS AND METHODS AND VERIFY COMPACTION.

2.5 WHERE REQUIRED, CAP UNITS SHALL BE PERMANENTLY SECURED TO THE BLOCK UNITS USING AN OUTDOOR CONSTRUCTION ADHESIVE FOR CONCRETE MASONRY OR HARDSCAPES SUCH AS LIQUID NAILS (OR EQUIVALENT).

2.6 AN APPROVED SET OF CONSTRUCTION DRAWINGS AND CONTRACT SPECIFICATIONS SHALL BE ON-SITE AT ALL TIMES, DURING CONSTRUCTION OF THE RETAINING WALLS.

3.0 BLOCK PLACEMENT

3.1 WALL BLOCK UNITS SHALL BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDELINES AND TOLERANCES.

4.0 CHANGES

4.1 NO CHANGES TO THE WALL FACING TYPE SHALL BE MADE WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF GEOWALL DESIGNS.

5.0 DRAINAGE

5.1 AT THE END OF EACH WORK DAY, BACKFILL SURFACE SHALL BE COMPACTED WITH A SMOOTH PLATE COMPACTOR TO MINIMIZE PONDING OF WATER AND SATURATION OF THE BACKFILL.

5.2 PERMANENT AND TEMPORARY SURFACE WATER DIVERSION SHALL BE AS REQUIRED AND PROVIDED BY THE OWNER OR OWNER'S REPRESENTATIVE. SURFACE WATER SHALL BE DIVERTED AWAY FROM THE RETAINED FILL ZONE AND WALL FACE DURING WALL CONSTRUCTION OR AT THE END OF EACH WORK DAY.

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: CONSTRUCTION NOTES

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	N.T.S.	RW-2.0

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

6.0 DESIGN PARAMETERS

6.1 DESIGN OF THE GRAVITY SOIL STRUCTURE IS BASED ON THE FOLLOWING EFFECTIVE PARAMETERS (COHESION ONLY APPLICABLE FOR GLOBAL STABILITY):

ZONE	DESCRIPTION	ϕ	C'	Ɣ
RETAINED SOIL 1	CLAYEY SAND - SC/CL	26°	0 PSF	125 PCF
FOUNDATION SOIL 1	CLAYEY SAND - SC/CL	26°	0 PSF	125 PCF

6.1.1 DESIGN METHODOLOGY: NCMA THIRD EDITION, IBC-2018, AND ASCE 7-16

6.2 FACTORS OF SAFETY

6.2.1 EXTERNAL STABILITY:

MIN. FACTOR OF SAFETY FOR OVERTURNING (GRAVITY) = 1.5
MIN. FACTOR OF SAFETY FOR SLIDING = 1.5
MIN. FACTOR OF SAFETY FOR BEARING (THEORETICAL) = 2.0

6.2.3 OVERALL / GLOBAL STABILITY:

MIN. FACTOR OF SAFETY FOR GLOBAL STABILITY (NON CRITICAL) = 1.3

6.2.4 SEISMIC

MIN. FACTORS OF SAFETY ARE 75% OF STATIC CONDITIONS
1-SECOND DESIGN PEAK GROUND ACCELERATION = 0.164g

6.3 SURCHARGE LOADING

LIVE LOAD (LANDSCAPE AREAS) = 100 PSF

6.4 BEARING

6.4.1 APPLIED BEARING
MAXIMUM APPLIED BEARING PRESSURE = (SEE ELEVATION VIEWS)

6.4.2 ULTIMATE BEARING CAPACITY CALCULATED USING SOIL PARAMETERS NOTED IN SECTION 6.0 AND GEOMETRIC PROPERTIES OF THE RETAINING WALL. GEOTECHNICAL ENGINEER SHALL DETERMINE ACTUAL BEARING CAPACITY BASED ON FIELD CONDITIONS AND LABORATORY RESULTS.

6.5 FENCE LOADING

WALLS ARE NOT DESIGNED FOR ANY CONCENTRATED FENCE LOADS. SLEEVE-ITS SHALL BE USED WHERE POSTS CANNOT BE PLACED A MINIMUM OF 3.00' FROM WALL FACE. CONTRACTOR TO VERIFY POST SPACING UTILIZED DOES NOT EXCEED LOAD LIMITS BASED ON IBC LOADING FOR PEDESTRIAN HANDRAILS OR THE DESIGN LOAD, WHICHEVER IS GREATER.

6.6 HYDRAULIC CONDITIONS

6.6.1 WATER APPLICATION
THE DESIGN DOES NOT CONSIDER HYDROSTATIC WATER PRESSURE AND ASSUMES WATER IS SUFFICIENTLY BELOW BOTTOM OF STRUCTURE SO AS NOT TO INFLUENCE STRUCTURE STABILITY.

6.6.2 EROSION CONTROL/PREVENTION
THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IS MAINTAINED BOTH DURING AND AFTER CONSTRUCTION. EROSION PREVENTION AND PROTECTION SHALL BE MAINTAINED ABOVE AND BELOW THE RETAININGW ALL AS DESIGNED BY OTHERS. ALL DOWNSPOUTS, SWALES, AND DRAINAGE FEATURES SHALL BE DIVERTED AWAY FROM THE WALL LOCATIONS.

6.7 WIND LOADING (ASD)
WIND LOAD HAS NOT BEEN EVALUATED IN THE DESIGN OF THE BELOW GRADE STRUCTURE. ALL ABOVE FREE STANDING STRUCTURES PLACED WITHIN A 1H:1V OF THE WALL FACING SHALL BE RELOCATED OR REDESIGNED AS TO NOT APPLY ANY ADDITIONAL LATERAL LOADING.

7.0 SPECIAL PROVISIONS

7.1 THE DESIGN PRESENTED HEREIN IS BASED ON SOIL PARAMETERS, FOUNDATION CONDITIONS, GROUNDWATER CONDITIONS, AND LOADINGS STATED IN SECTION 6.0., AND INTERPOLATED FROM INFORMATION PROVIDED BY OTHERS. GEOTECHNICAL DATA IS INTERPOLATED FROM REPORT PREPARED BY NORTHWEST COLORADO CONSULTANTS, INC, DATED 10 JANUARY 2019.

7.2 WALL ELEVATION VIEWS AND LOCATIONS AND GEOMETRY OF EXISTING STRUCTURES AND GRADE ABOVE AND BELOW THE WALLS MUST BE VERIFIED BY THE CONTRACTOR, TO MATCH ELEVATIONS SHOWN IN THE CONTRACT DOCUMENTS, PRIOR TO CONSTRUCTION.

7.3 GEOWALL DESIGNS ASSUMES NO LIABILITY FOR INFORMATION SUPPLIED BY OTHERS SUCH AS GEOTECHNICAL REPORT, SITE PLAN, AND WATER ELEVATIONS.

7.4 THE SOIL DESIGN PARAMETERS STATED IN SECTION 6.0 SHALL BE VERIFIED BY THE PROJECT GEOTECHNICAL ENGINEER. WRITTEN VERIFICATION OF DESIGN PARAMETERS SHALL BE SUBMITTED TO GEOWALL DESIGNS AND THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WITH CONSTRUCTION.

7.5 IF ANY ROCK FORMATIONS AND/OR GROUNDWATER (NOT ADDRESSED WITHIN THESE PLANS) ARE ENCOUNTERED DURING THE CONSTRUCTION OF THIS WALL, IMMEDIATELY CONTACT GEOWALL DESIGNS AT 952-303-4190 AND THE OWNER'S REPRESENTATIVE.

7.6 ANY REVISIONS TO DESIGN PARAMETERS STATED IN SECTION 6.0 OR STRUCTURE GEOMETRY SHALL REQUIRE DESIGN MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

7.7 ALL PIPES AND UTILITIES WITHIN 100 FEET OF THE RETAINING WALL MUST BE CONSTRUCTED WITH WATER TIGHT JOINTS.

7.8 THE SITE GEOTECHNICAL ENGINEER OR OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR EVALUATING TOTAL AND DIFFERENTIAL SETTLEMENTS.

7.9 THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE SELECTION OF PERMANENT EROSION PROTECTION AND PERMANENT VEGETATION FOR SLOPES LOCATED ABOVE OR BELOW THE PROPOSED RETAINING WALL(S).

8.0 QUALITY ASSURANCE

8.1 DUTIES OF THE SPECIAL INSPECTOR:

8.1.1 THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK REQUIRING SPECIAL INSPECTION FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.

8.1.2 THE SPECIAL INSPECTOR SHALL FURNISH REPORTS TO BE KEPT AT THE SITE FOR USE BY THE BUILDING OFFICIAL, THE CONTRACTOR, AND THE ENGINEER OF RECORD. IF SPECIAL INSPECTION IS PROVIDED BY ANYONE OTHER THAN THE ENGINEER OF RECORD, REPORTS SHALL BE SUBMITTED TO THE OFFICE OF THE ENGINEER OF RECORD ON A WEEKLY BASIS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.

8.1.3 UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT CERTIFYING THAT TO THE BEST OF HIS/HER KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

8.2 SEE THE "SPECIAL INSPECTION SCHEDULE" FOR THE TYPES, EXTENTS, AND FREQUENCY OF SPECIFIC ITEMS REQUIRING SPECIAL INSPECTIONS AS PART OF THIS PROJECT.

SPECIAL INSPECTION SCHEDULE

REQUIRED SPECIAL INSPECTION AREAS:	FREQUENCY OF TESTING		COMMENTS:
	CONTINUOUS	PERIODIC	
RETAINING WALLS			
DRAIN TILE INSTALLATION		X	INSPECTION SHALL BE MADE OF THE PLACEMENT, LOCATION, AND VENTING TO DAYLIGHT
SOILS			
EXCAVATIONS		X	VERIFY EXCAVATION ARE EXTENDED TO PROPER DEPTHS AND HAVE REACHED REQUIRED MATERIAL SUFFICIENT TO SUPPORT THE DESIGN
FIELD DENSITY		X	IN ACCORDANCE WITH ASTM D-6938 OR ASTM D-1556
MOISTURE-DENSITY RELATIONSHIPS		X	IN ACCORDANCE WITH AASHTO OR ASTM CRITERIA AS SPECIFIED FOR SUBGRADE, LEVELING PAD, AND BACKFILL
GRADATION ANALYSIS		X	IN ACCORDANCE WITH ASTM D-422
WALL BACKFILL		X	VERIFY USE OF PROPER MATERIALS, DENSITIES, LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF BACKFILL

TESTING MAY BE PERIODIC IN NATURE BUT CONTINUOUS THROUGHOUT CONSTRUCTION AS REQUIRED BY IBC.

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

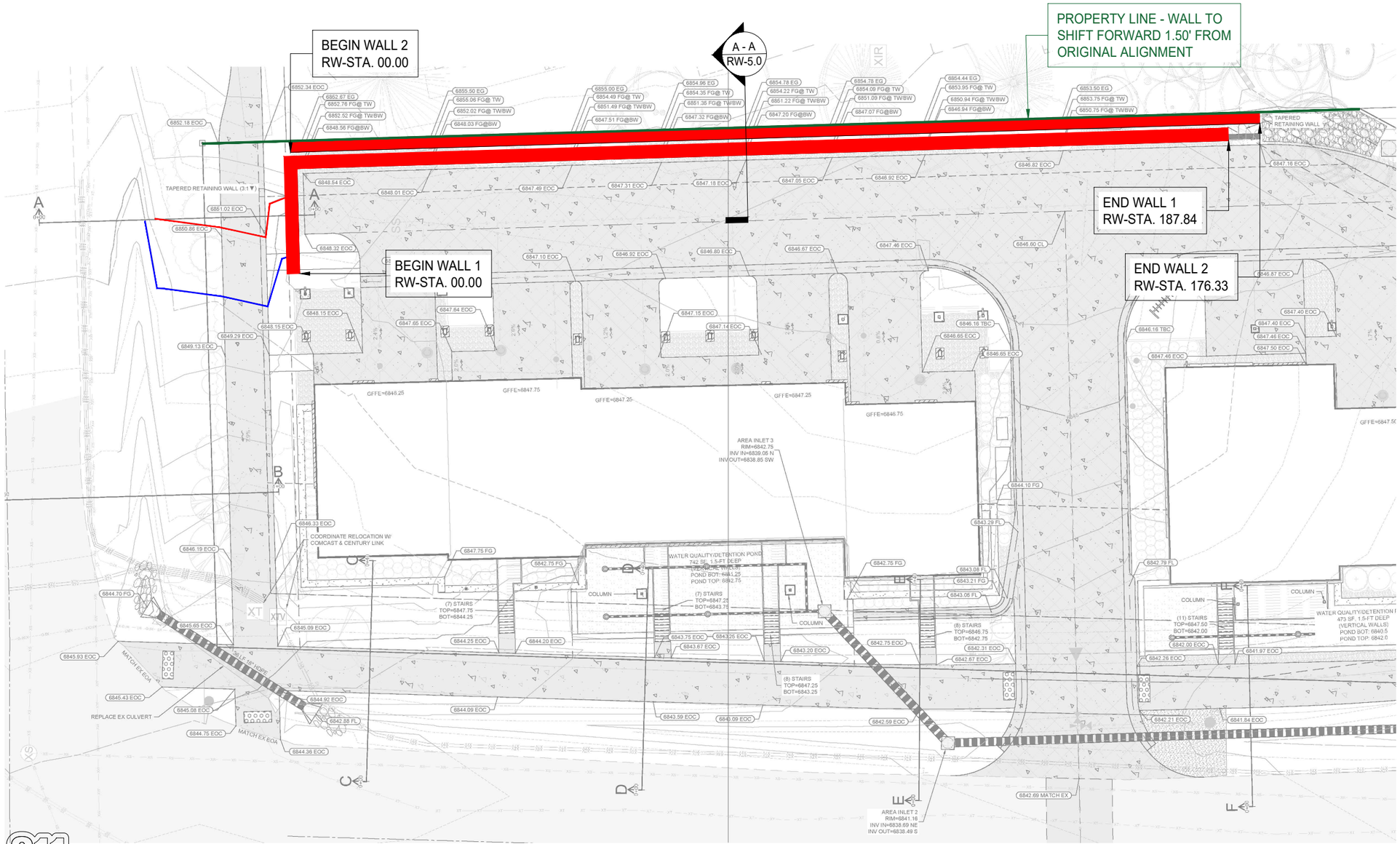
Title: CONSTRUCTION NOTES

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	N.T.S.	RW-2.1

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER



NOTE:

1. SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS TAKEN FROM THE CONTRACT PLANS PREPARED BY LANDMARK CONSULTANTS, INC LAST DATED 07 SEPTEMBER 2022.
2. NORTH ARROW DIRECTION IS APPROXIMATE, REFER TO CONTRACT PLANS FOR ACTUAL HEADING.
3. REFER TO CONTRACT PLANS FOR ALL HORIZONTAL ALIGNMENT AND ACTUAL SITE GEOMETRY.

LEGEND:

TOP OF WALL

SCALE UNIT

20 10 0 20 40

NORTH

Know what's **BELOW**.
CALL before you dig.

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL LOCATION PLAN VIEW

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 20'	RW-3.0

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

GENERAL NOTES:

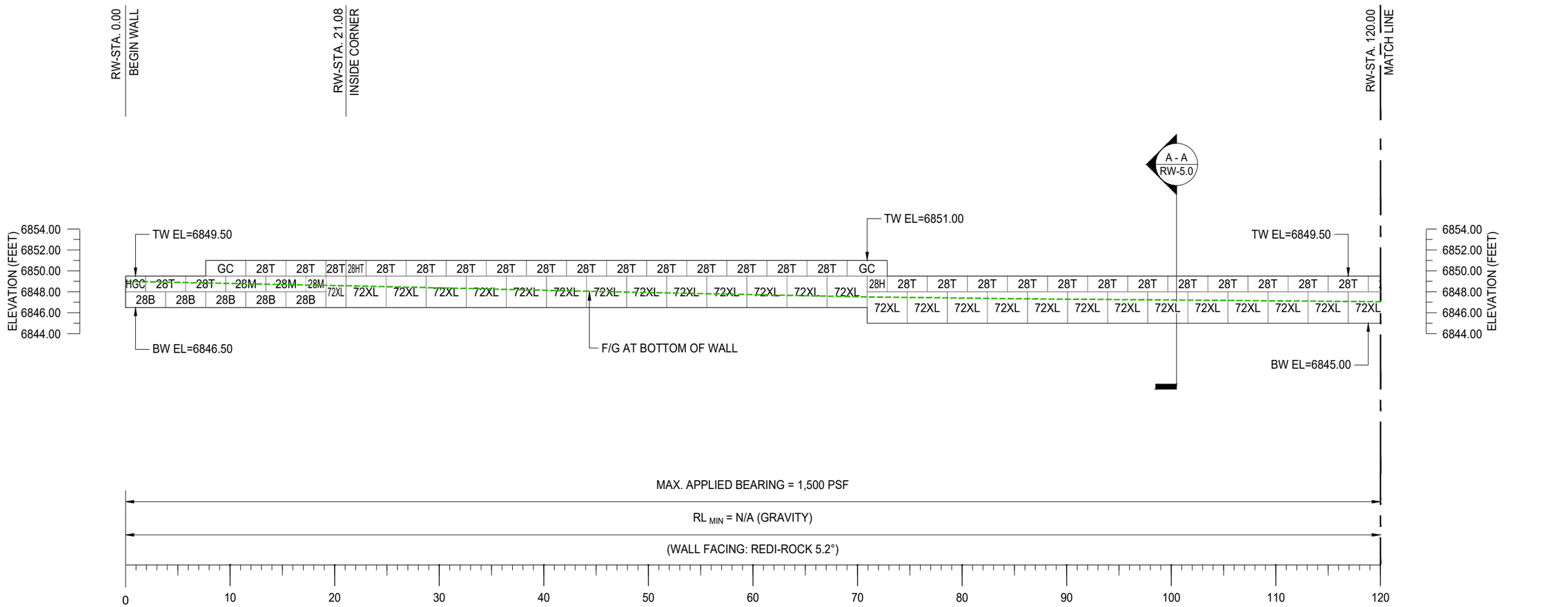
1. ALL ELEVATIONS AND DISTANCES ARE SHOWN IN FEET ALONG FACE OF WALL.
2. THE WALLS SHALL BE CONSTRUCTED USING REDI-ROCK 28", 60" & 72" XL UNITS. SEE SHEET RW-2.0 FOR MATERIAL SPECIFICATIONS.
3. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE BLOCK SYSTEM SHOWN.

LEGEND:

TOP OF WALL ELEVATION (TOP OF BLOCK) TW EL= XX.XX

BOTTOM OF WALL ELEVATION (BOTTOM OF BLOCK) BW EL= XX.XX

FINISHED GRADE LINE



WALL 1 ELEVATION

DISTANCE SHOWN IN FEET ALONG FRONT FACE

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL 1 ELEVATION

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 10'	RW-4.0

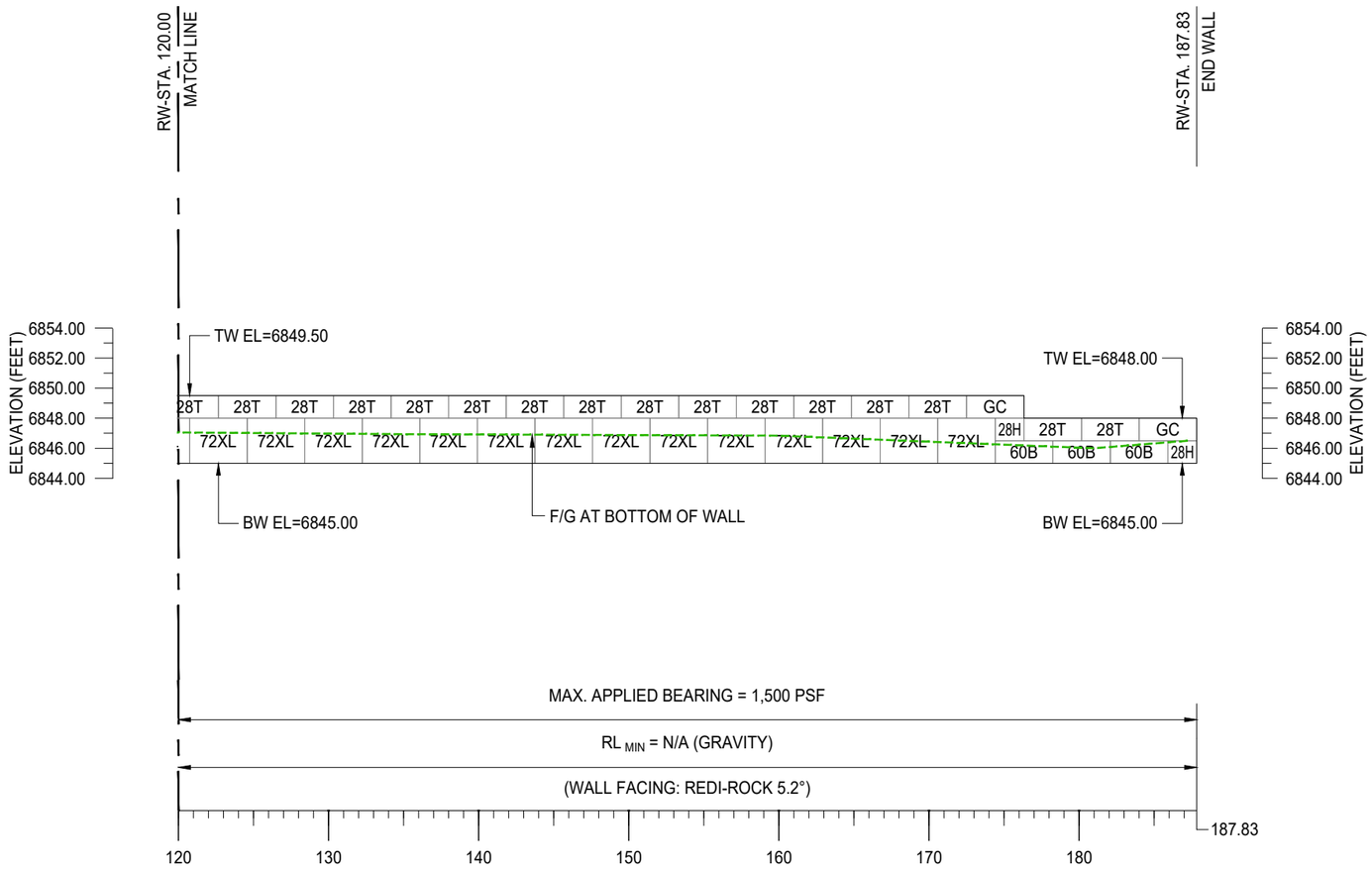
COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. ALL ELEVATIONS AND DISTANCES ARE SHOWN IN FEET ALONG FACE OF WALL.
2. THE WALLS SHALL BE CONSTRUCTED USING REDI-ROCK 28", 60" & 72" XL UNITS. SEE SHEET RW-2.0 FOR MATERIAL SPECIFICATIONS.
3. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE BLOCK SYSTEM SHOWN.

LEGEND:

TOP OF WALL ELEVATION (TOP OF BLOCK)	TW EL= XX.XX
BOTTOM OF WALL ELEVATION (BOTTOM OF BLOCK)	BW EL= XX.XX
FINISHED GRADE LINE	



WALL 1 ELEVATION

DISTANCE SHOWN IN FEET ALONG FRONT FACE

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL 1 ELEVATION

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 10'	RW-4.1

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

GENERAL NOTES:

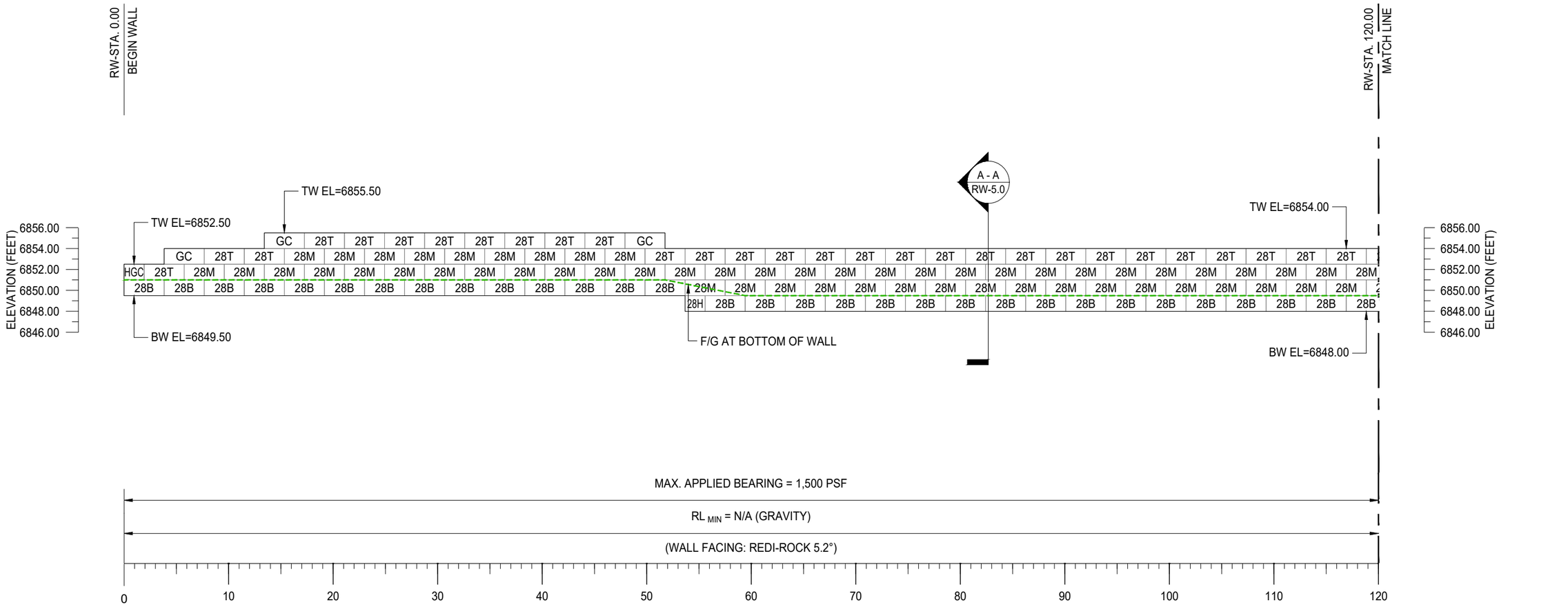
1. ALL ELEVATIONS AND DISTANCES ARE SHOWN IN FEET ALONG FACE OF WALL.
2. THE WALLS SHALL BE CONSTRUCTED USING REDI-ROCK 28", 60" & 72" XL UNITS. SEE SHEET RW-2.0 FOR MATERIAL SPECIFICATIONS.
3. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE BLOCK SYSTEM SHOWN.

LEGEND:

TOP OF WALL ELEVATION (TOP OF BLOCK) TW EL= XX.XX

BOTTOM OF WALL ELEVATION (BOTTOM OF BLOCK) BW EL= XX.XX

FINISHED GRADE LINE



WALL 2 ELEVATION

DISTANCE SHOWN IN FEET ALONG FRONT FACE

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL 2 ELEVATION

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 10'	RW-4.2

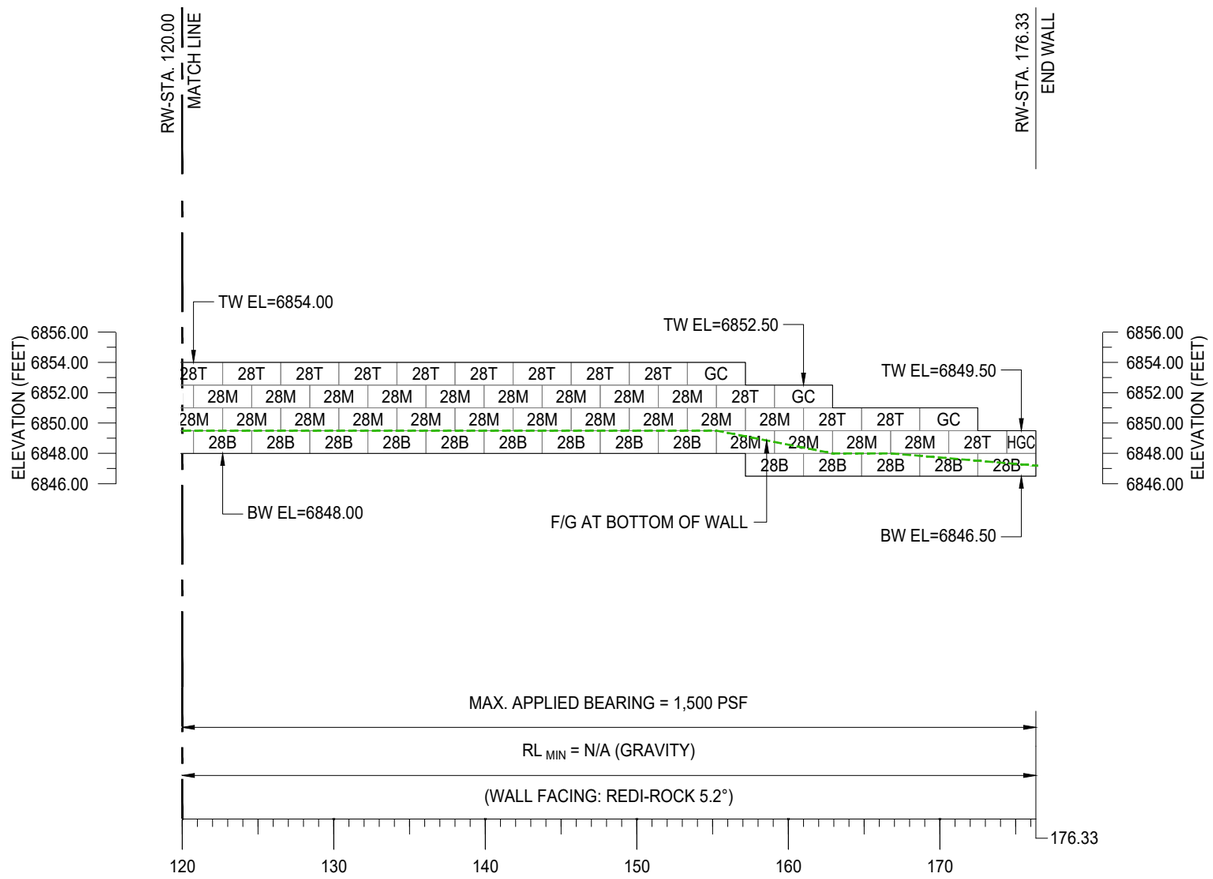
COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. ALL ELEVATIONS AND DISTANCES ARE SHOWN IN FEET ALONG FACE OF WALL.
2. THE WALLS SHALL BE CONSTRUCTED USING REDI-ROCK 28", 60" & 72" XL UNITS. SEE SHEET RW-2.0 FOR MATERIAL SPECIFICATIONS.
3. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE BLOCK SYSTEM SHOWN.

LEGEND:

TOP OF WALL ELEVATION (TOP OF BLOCK)	TW EL= XX.XX
BOTTOM OF WALL ELEVATION (BOTTOM OF BLOCK)	BW EL= XX.XX
FINISHED GRADE LINE	



WALL 2 ELEVATION

DISTANCE SHOWN IN FEET ALONG FRONT FACE

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL 2 ELEVATION

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 10'	RW-4.3

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. THE SECTION SHOWN IS A REPRESENTATIVE WALL SECTION. THE WALL HEIGHTS, ELEVATIONS, TOE SLOPES, AND BACK SLOPES VARY ACCORDING TO THE ELEVATION PLAN AND SITE PLAN RESPECTIVELY.

2. UPON EXCAVATION, WHERE UNSUITABLE SOILS ARE FOUND, SUBCUT AS REQUIRED BY THE ONSITE GEOTECHNICAL ENGINEER AND REPLACE WITH SUITABLE COMPACTED STRUCTURAL FILL TO ACHIEVE THE REQUIRED BEARING CAPACITY. THE STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY.

3. APPROXIMATE LIMITS OF EXCAVATION VARIES WHERE SUBCUT IS REQUIRED. ACTUAL LIMITS AND SIDE SLOPES SHALL BE DETERMINED BY OSHA REGULATIONS AND MATCH FIELD CONDITIONS AS DETERMINED BY THE CONTRACTOR. TEMPORARY SHORING OR A CONSTRUCTION EASEMENT MAY BE REQUIRED FOR WALL PLACEMENT. ALL SHORING AND EASEMENTS ARE BY OTHERS.

4. THE WALL IS DESIGNED AS A GRAVITY WALL AND SHALL BE CONSTRUCTED WITH REDI-ROCK 28", 60" & 72" XL UNITS USING THE 5.2° BATTER.

5. 4" CORRUGATED PERFORATED DRAINPIPE INSTALLED AS LOW AS POSSIBLE WITH POSITIVE DRAINAGE. OUTLET INTO ONSITE DRAINAGE OR THROUGH WALL FACE AT 50.0' O.C. AND LOW ENDS OF WALL. SEE DETAIL 2/RW-6.0.

6. INSPECT EXCAVATION SLOPES FOR ACTIVE SEEPAGE AND PLACE ADDITIONAL DRAINS WHERE SEEPAGE OCCURS.

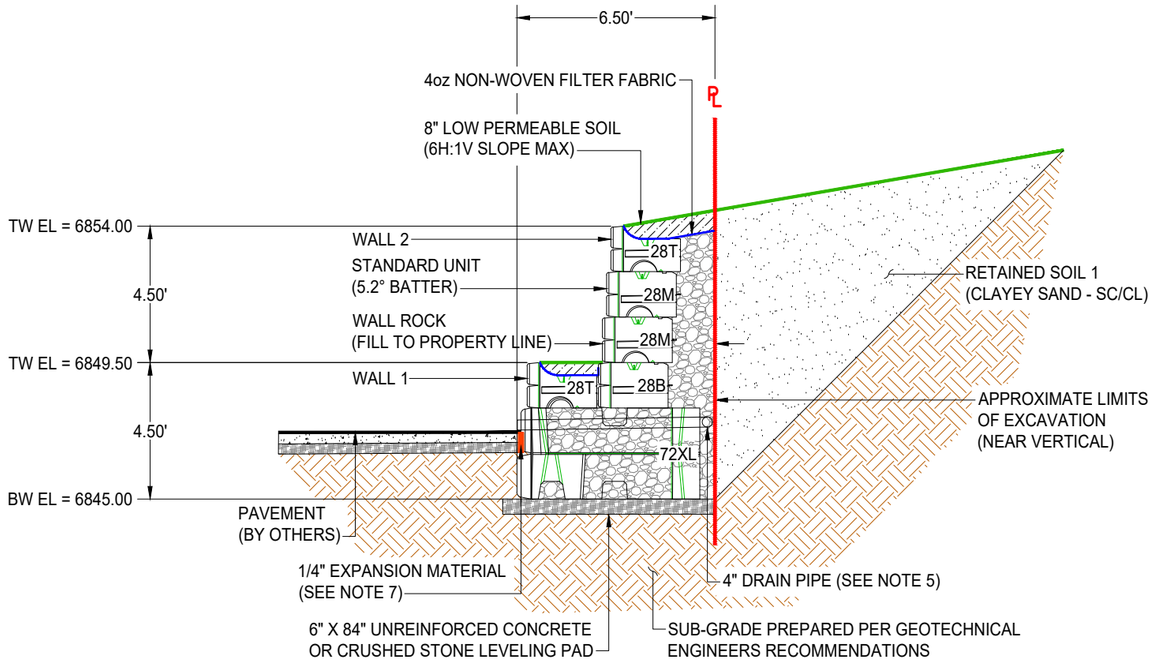
7. 1/4" EXPANSION MATERIAL SHALL BE PLACED BETWEEN THE MODULAR BLOCK RETAINING WALL UNITS AND ANY CONCRETE PLACED AFTER CONSTRUCTION OF THE MODULAR BLOCK RETAINING WALL.

8. DO NOT BRING HEAVY COMPACTION OR PAVING EQUIPMENT WITHIN 3' OF THE BACK OF THE REDI-ROCK RETAINING WALL.

9. SEE MANUFACTURER'S INFORMATION FOR ADDITIONAL DETAILS ON THE REDI-ROCK RETAINING WALL SYSTEM.

LEGEND

- LOW PERMEABLE SOIL
- WALL ROCK (GRAVEL - GP)
- RETAINED SOIL 1 (CLAYEY SAND - SC/CL)
- LEVELING PAD (GRAVEL - GW)
- IN-SITU/STRUCTURAL FILL
- 4 oz NON-WOVEN FILTER FABRIC



WALL SECTION A - A

(SECTION CUT: SEE PROFILES FOR CUT LOCATIONS)

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: WALL SECTION A-A

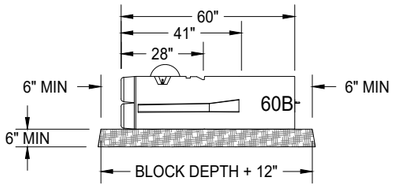
Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

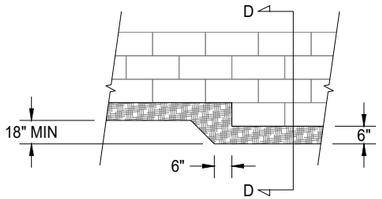
Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	1" = 5'	RW-5.0

COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

NOTES:
1. FOUNDATION SOILS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.
2. LEVELING PAD SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN USING CRUSHED STONE OR 2,000 PSI UNREINFORCED CONCRETE.

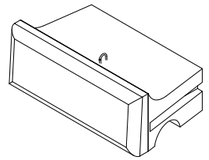


SECTION D - D

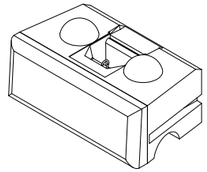


PROFILE VIEW

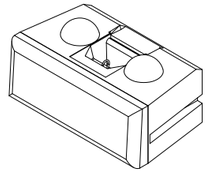
1 LEVELING PAD DETAIL - N.T.S



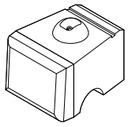
28T - 28" TOP
HEIGHT = 18"
WIDTH = 46 1/8"
DEPTH = 28"
WEIGHT = 1,230 LBS



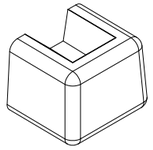
28M - 28" MIDDLE
HEIGHT = 18"
WIDTH = 46 1/8"
DEPTH = 28"
WEIGHT = 1,520 LBS



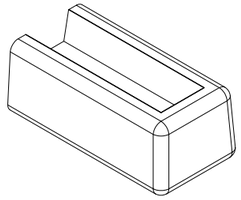
28B - 28" BOTTOM
HEIGHT = 18"
WIDTH = 46 1/8"
DEPTH = 28"
WEIGHT = 1,620 LBS



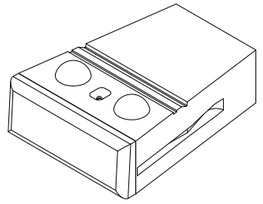
28H - 28" HALF MIDDLE BLOCK
HEIGHT = 18"
WIDTH = 22 13/16"
DEPTH = 28"
WEIGHT = 750 LBS



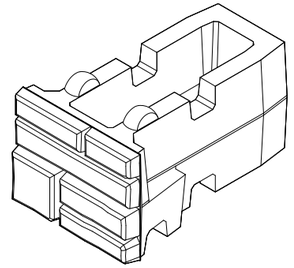
HGC - HALF GARDEN CORNER
HEIGHT = 18"
WIDTH = 23 1/16"
DEPTH = 24"
WEIGHT = 530 LBS



CG - GARDEN CORNER
HEIGHT = 18"
WIDTH = 46 1/8"
DEPTH = 24"
WEIGHT = 1,070 LBS



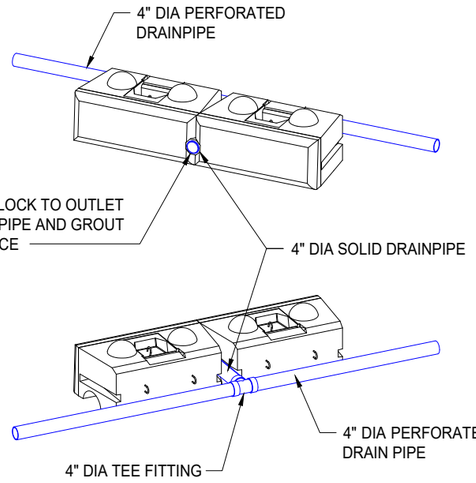
60B - 60" BOTTOM
HEIGHT = 18"
WIDTH = 46 1/8"
DEPTH = 60"
WEIGHT = 3,350 LBS



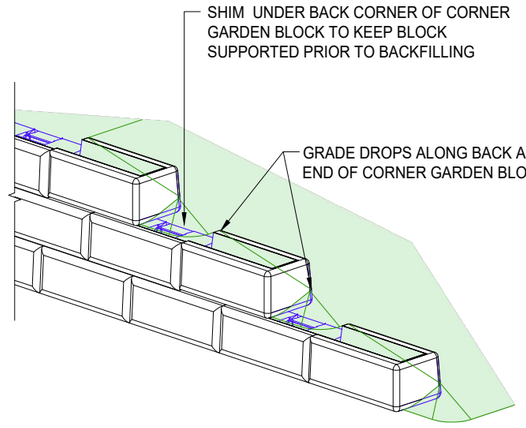
72XL - 72" XL BLOCK
HEIGHT = 36"
WIDTH = 46 1/8"
DEPTH = 72"
WEIGHT = 4,160 LBS

2 REDI-ROCK UNIT DETAIL - N.T.S

NOTES:
1. THE DRAINAGE SYSTEM SHALL CONSIST OF A 4" MINIMUM DIAMETER CORRUGATED PERFORATED PLASTIC DRAINPIPE.



3 DRAIN PIPE OUTLET DETAIL - N.T.S



4 TOP OF WALL STEP DETAIL - N.T.S

No.	Date	Revision	Drawn	Design	Check
7					
6					
5					
4					
3					
2					
1					
0	31 AUG 2023	RELEASED FOR CONSTRUCTION	MR	MR	BD

Signature Stone
211 30th St., Greeley, CO 80631
(970) 351-0270
www.signaturestone.com

Sales:
Seth Clark
(970) 539-2201
sclark@signaturestone.com

GeoWall Designs
"BUILT FROM THE GROUND UP"
MN: 1548 CLIFF ROAD E, BURNSVILLE, MN 55337
CO: 1850 WOODMOOR DRIVE SUITE 201, MONUMENT, CO 80132
952.303.4190
WWW.GEOWALLDESIGNS.COM

Title: CONSTRUCTION DETAILS

Project: VILLAGE DR TOWNHOMES
STEAMBOAT SPRINGS, CO

SEGMENTAL RETAINING WALL PLANS

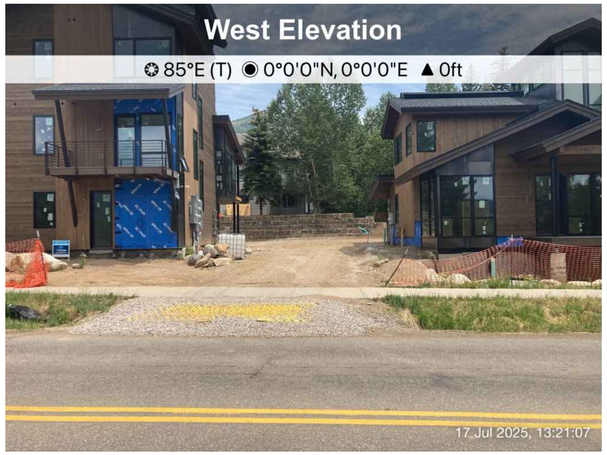
Project No:	Date:	Scale:	Sheet No:
23SSL018	31 AUG 2023	AS NOTED	RW-6.0

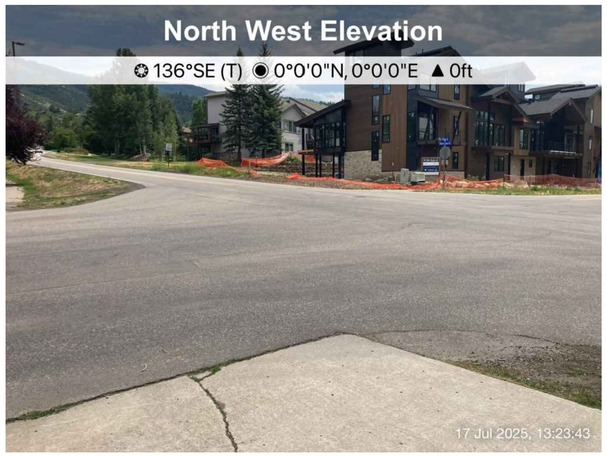
COLORADO LICENSED
BENJAMIN T DAVIS
60191
8/31/23
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

OF A REPLAT LOT 1, VILLAGE DRIVE TOWNHOMES
LOCATED IN THE SW ¼ OF SECTION 27, TOWNSHIP 6 NORTH,
RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS,
ROUTT COUNTY, COLORADO

VIEW FROM PROJECT ENTRY





VIEW FROM VILLAGE DRIVE

RETAINING WALL FROM PARKING LOT

RETAINING WALL FROM PARKING LOT

RETAINING WALL PLANTER AREA (Shrubs only)

RETAINING WALL PLANTER AREA (Shrubs only)

FOUR POINTS SURVEYING ENGINEERING
410 S. Lincoln Ave, Unit 15
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
www.fourpointsse.com

No.	DATE	REVISIONS	INT

LOT 1
VILLAGE DRIVE
SUBDIVISION

Horizontal Scale
0 10' 20'
SCALE: 1" = 10'

Contour Interval = 2 ft

DATE: 7-18-2025
JOB #: 1849-012
DRAWN BY: WNM
DESIGN BY: WNM
REVIEW BY: FPSE

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

DRAWING: RETAINING WALL PHOTOGRAPHS

SHEET #
C1.3