DEVELOPMENT PLAN for COPPER RIDGE VILLAGE

LOT 1 STEAMBOAT AIRPARK, LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF CONCRETE
- EXISTING 1 FT CONTOUR
- EXISTING 5 FT CONTOUR
- PROPOSED 1 FT CONTOUR
- PROPOSED 5 FT CONTOUR
- EXISTING EDGE OF GRAVEL
- PR 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
- EXISTING FENCE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVERHANG
- PROPOSED POND
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- STORM INLET
- PR STORMWATER PIPE
- EX STORMWATER PIPE
- EX CONCRETE
- PR CONCRETE
- PR GRAVEL
- ROCK/RIP RAP
- PR ASPHALT
- SNOW STORAGE
- FLOW ARROW

SHEET INDEX

VICINITY MAP

0 500 1000 Feet

STANDARDS	ZONE DISTRICT	COPPER RIDGE VILLAGE
MF-3: MULTI FAMILY 3	REQUIREMENTS	PROPOSED
Lot Area	12,000 min, No max	15.02 Acres
Lot Coverage	45% Max.	10%
Floor Area Ratio	50% Max.	40.6%
Building Height	63' Max.	67' 9.5", Bldg #5
Average Plate Height	41' Max	55' 10" Max, Bldg #5
Front Setback	15' Min.	20'
Side Setback	10' Min.	n/a
Rear Setback	10' Min.	54'
Units Per Lot	No. Max	201 Total

PROJECT CONTACT LIST

PROJECT OWNER

LONETREE TRUST
ATTN: KEN MARSH
9333 Park Meadows Drive #213
Lonetree, CO 80124
CELL: (303) 217–6080
EMAIL: kenmarsh57@msn

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
ATTN: MATTHEW MCLEOD, P.E.
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PO Box 775966
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CELL: (248) 444–3268
EMAIL: matthewm@fourpointsse.com

ARCHITECT

GODDEN SUDIK ARCHITECTS
ATTN: ALEX DURAN
5975 S. Quebec Street Suite 250
Centennial, CO 80111
OFFICE: (303) 455–4437
EMAIL: aduran@goddensudik.com

LANDSCAPE DESIGN

HICKORY FLATS LANDSCAPE DESIGN SERVICES
ATTN: ANDY BENJAMIN
Oak Creek, CO
OFFICE: (970) 846–0117
EMAIL: hickoryflats–lds@gmail.com

UTILITY CONTACT LIST

WATER AND SANITARY SEWER

CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT
137 10TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: AMBER GREGORY 970–871–8211

ELECTRICAL

YAMPA VALLEY ELECTRIC COMPANY
2211 ELK RIVER ROAD
STEAMBOAT SPRINGS, CO
CONTACT: LARRY BALL 970–871–2264

GAS

ATMOS ENERGY
30405 DOWNHILL DRIVE
STEAMBOAT SPRINGS, CO
CONTACT: DON CRANE 970–879–3223

TELEPHONE

CENTURY LINK
138 7TH STREET
STEAMBOAT SPRINGS, CO
CONTACT: JASON SHARPE 970–328–2517

CABLE TELEVISION

COMCAST
625 SOUTH LINCOLN, SUITE #205
STEAMBOAT SPRINGS, CO 80487
CONTACT: TONY HILDRETH 970–401–2782

UTILITY NOTIFICATION CENTER OF COLORADO

CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1–800–922–1987

GENERAL NOTES:

1. BENCHMARK = SOUTHERN PROPERTY CORNER, FOUND 1½" ALUMINUM CAP ON #5 REBAR, PLS 29039, ELEVATION=6758.09, SEE EXISTING CONDITIONS PLAN.
2. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING AND ENGINEERING COMPLETED ON APRIL 23, 2018.
3. CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
4. ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1–800–922–1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS AND SPECIFICATIONS.
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT–OF–WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
9. PRIOR TO ANY WORK IN THE CITY RIGHT–OF–WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 –APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
10. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
12. PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE
13. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
15. CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSM MUST BE MAINTAINED ON–SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
16. THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS. WATER AND SEWER CONSTRUCTION SHALL BE INSTALLED PER THE CITY WATER AND SEWER DIVISION STANDARDS, LATEST EDITION.
17. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
18. DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
19. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

GRADING:

1. GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF–SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF–SITE GRADING OR CONSTRUCTION.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. ALL CUT SLOPES SHALL RECEIVE A MAXIMUM OF 4 INCHES OF TOPSOIL COVER TO PROMOTE VEGETATION AND STABILIZED WITH EROSION CONTROL BLANKET.
4. VEGETATED SLOPES 2:1 AND GREATER REQUIRE SOIL STABILIZATION WITH THE USE OF STRAW BLANKET OR TURF REINFORCEMENT MAT (TRM) WHERE SPECIFICALLY INDICATED.
5. TRM SHALL CONSIST OF PROPEX PYRAMAT 75 OR ENGINEER APPROVED EQUIVALENT PRODUCT. TRM SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS WITH AN ANCHOR TRENCH AT THE CREST OF THE TOE SLOPE.

EROSION CONTROL:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING:

1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT–OF–WAY SHALL BE PER CITY SPECIFICATIONS.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
4. CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970)879–1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

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. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STEAMBOAT SPRINGS STANDARDS AND SPECIFICATIONS LATEST EDITION.
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 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 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 TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE ALL WATER/FIRE SERVICE PIPE 4 INCHES OR LARGER PER CITY STANDARDS.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. THE FIRE SERVICE LINES SHALL BE PVC.
11. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
12. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON–SITE PRIOR TO WATER LINE SHUT DOWN.
13. FIRE HYDRANT BURY ELEVATIONS REFER TO FINISHED GRADE ELEVATIONS TO SET THE MARKED FIRE HYDRANT BURY LINE.
14. WATER AND SEWER CROSSINGS SUBJECT TO CHANGE PER IN FIELD CONDITIONS. EXISTING DEPTHS UNKNOWN AND WILL BE DETERMINED PRIOR TO CONSTRUCTION.

ABBREVIATIONS:

AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	OF	OFFICE
CC	CURB CUT	PC	POINT OF CURVATURE
CG	CURB AND GUTTER	PED	PEDESTAL
CL	CENTERLINE	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
C/O	CLEAN OUT	PR	PROPOSED
CONC	CONCRETE	PT	POINT
CNR	CORNER	PVC	POINT OF VERTICAL CURVE
CR	CURB RETURN	PVC	POLYVINYL CHLORIDE PIPE
CS	CURB STOP	PVI	POINT OF VERTICAL INTERSECTION
D	DEPTH	RD	ROAD
DI	DRAIN INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	ROW	RIGHT–OF–WAY
DMH	DRAINAGE MANHOLE	RW	RETAINING WALL
DRN	DRAIN	SQFT	SQUARE FEET
DT	DITCH	SMH	SEWER MANHOLE
DW	DRIVEWAY	SS	SANITARY SEWER
EG	EXISTING GRADE	STA	STATION
EL	ELEVATION	SW	SIDEWALK
EOA	EDGE OF ASPHALT	TB	THRUST BLOCK
EW	EDGE OF WALK	TBC	TOP BACK OF CURB
EX	EXISTING	TBR	TO BE REMOVED
FES	FLARED END SECTION	TBW	TOP BACK OF WALK
FFE	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FG	FINISH GRADE	TOP	TOP OF PIPE
FH	FIRE HYDRANT	TOW	TOP OF WALL
FL	FLOW LINE	TYP	TYPICAL
FT	FOOT OR FEET	VOL	VOLUME
G	GRAVEL	VP	VALLEY PAN
GB	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH
IN	INLET		

NOT FOR CONSTRUCTION

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
	1	12/6/2021	DRT REVIEW & RESPONSE	FPSE
DATE: 4-15-2021				
JOB #: 1992-001				
DRAWN BY: MDM				
DESIGN BY: MDM				
REVIEW BY: FPSE				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				

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SHEET # C1

DEVELOPMENT PLANS for COPPER RIDGE VILLAGE

FOUR POINTS SURVEYING ENGINEERING

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No.	DATE	REVISIONS	INT
1	12/6/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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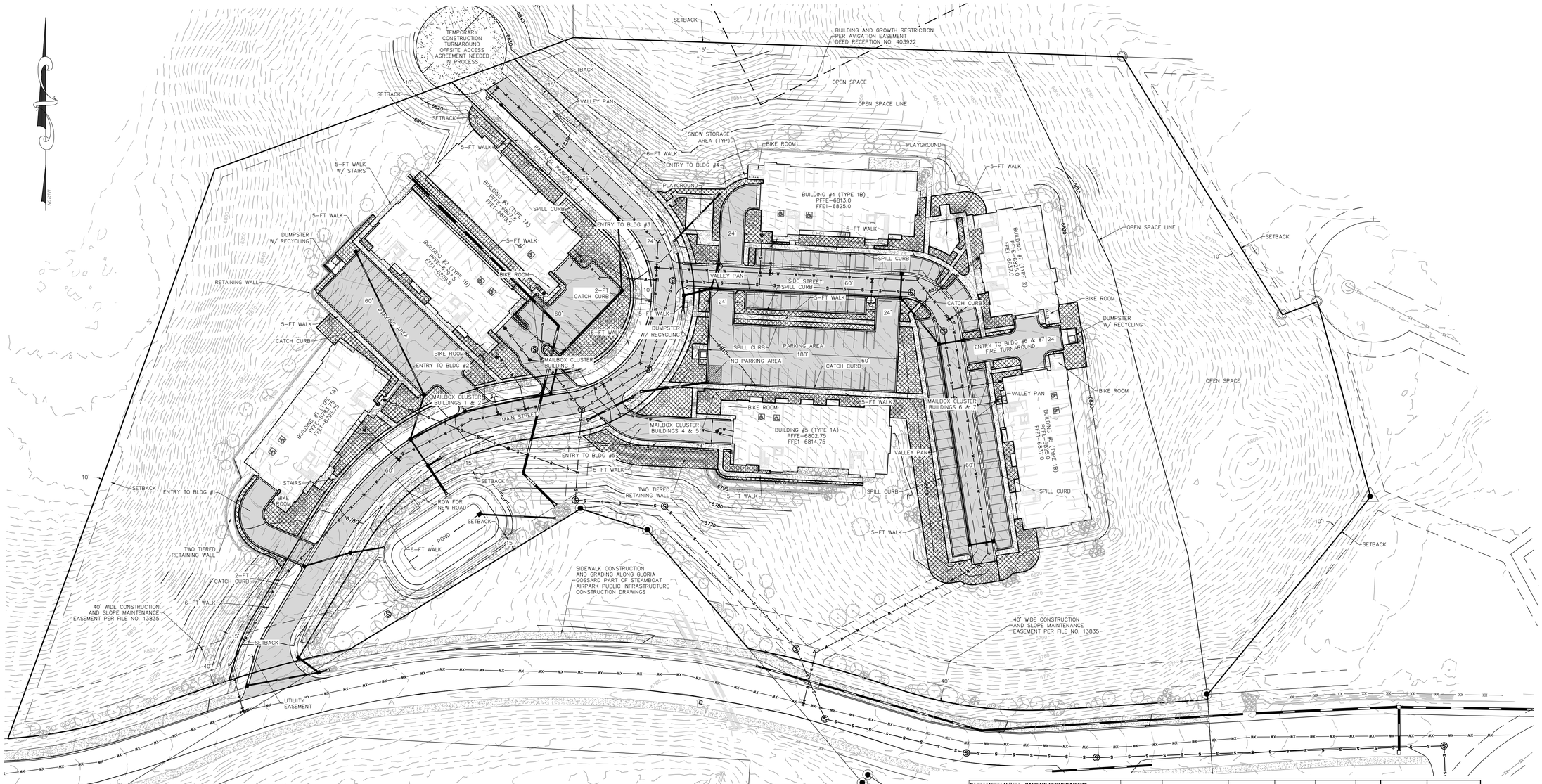
DRAWING:

EXISTING CONDITIONS PLAN

SHEET #

C2



SNOW STORAGE CALCULATIONS

ASPHALT AREA = 59,357 SF
CONCRETE AREA = 21,836 SF
TOTAL = 81,193 SF
SNOW STORAGE REQUIRED = 40,597 SF

SNOW STORAGE AREA = 43,805 SF
LANDSCAPE DEDUCTIONS EVERGREEN TREES IN SNOW STORAGE AREA
DEDUCT 30 SQ FT PER TREE = 720 SF (24 EVERGREENS)
TOTAL PROVIDED = 43,085 SQ FT

EXCESS SNOW STORAGE PROVIDED AND SHOWN TO ENSURE FULL COMPIANCE WITH THE SNOW STORAGE STANDARDS OF THE CDC.

Copper Ridge Village - PARKING REQUIREMENTS								
REQUIRED PARKING PER COMMUNITY DEVELOPMENT CODE								
Unit Counts							PHASE 1 PARKING	PHASE 2 PARKING
TYPES OF HOUSING FOR ALL BUILDINGS	REQ'D SPACES	# OF UNITS PER BUILDING	# OF UNITS TOTAL	# OF BUILDINGS	PER BUILDING	TOTALS	PHASE 1 UNITS	PHASE 2 UNITS
Buildings 1, 3 & 5								
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	12	36	3	18	54		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	3	9	3	3	9		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	9	27	3	18	54		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	3	9	3	3	9		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	9	3	6	18	Buildings 1&3	Building 5
Buildings 2 & 6		30	90	Total		48	96	48
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	11	22	2	16.5	33		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	4	8	2	4	8		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	8	16	2	16	32		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	4	8	2	4	8		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	6	2	6	12	Building 2	Building 6
Building 4		30	60	Total	46.5		47	46
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	10	10	1	15	15		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	4	4	1	4	4		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	8	8	1	16	16		
WORFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	3	3	1	3	3		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	2	2	1	4	4		Building 4
Building 4 Office Space		27	27			42		42
OFFICE SPACE (~1000 SF)	1 PER 300 SF	1	1	1	4	4		Office
Building 7				Total		4		4
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	10	10	1	15	15		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	5	5	1	5	5		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	4	4	1	8	8		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	2	2	1	2	2		Building 7
		21	21	Total	30			30
TOTAL REQUIRED			**198**			**313**	**143**	**170**
TOTAL WORK FORCE UNITS	48							
PERCENTAGE OF WORK FORCE HOUSING	24.2%							
PARKING PROVIDED							**Bike Racks**	
UNDERGROUND PARKING	COVERED					151	**MF Zoning**	**Required**	**# of Locations**
OUTDOOR PARKING	OUTDOOR					162	1 per 10 spaces	31	7 (Bike Rooms)
								Racks per Bike Room	
TOTAL PROPOSED						**313**	Total	at least 10	70

HANDICAP COUNTS	TOTAL SPACES					TOTALS
REQUIRED HANDICAP SPACES (301-400 SPACES)	313					8
REQUIRED VAN ACCESSIBLE SPACES (1 PER 6 HC SPACES)						2
PROVIDED HANDICAP SPACES						**12**
PROVIDED VAN ACCESSIBLE SPACES						**6**

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COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
5' 0 25' 50'
1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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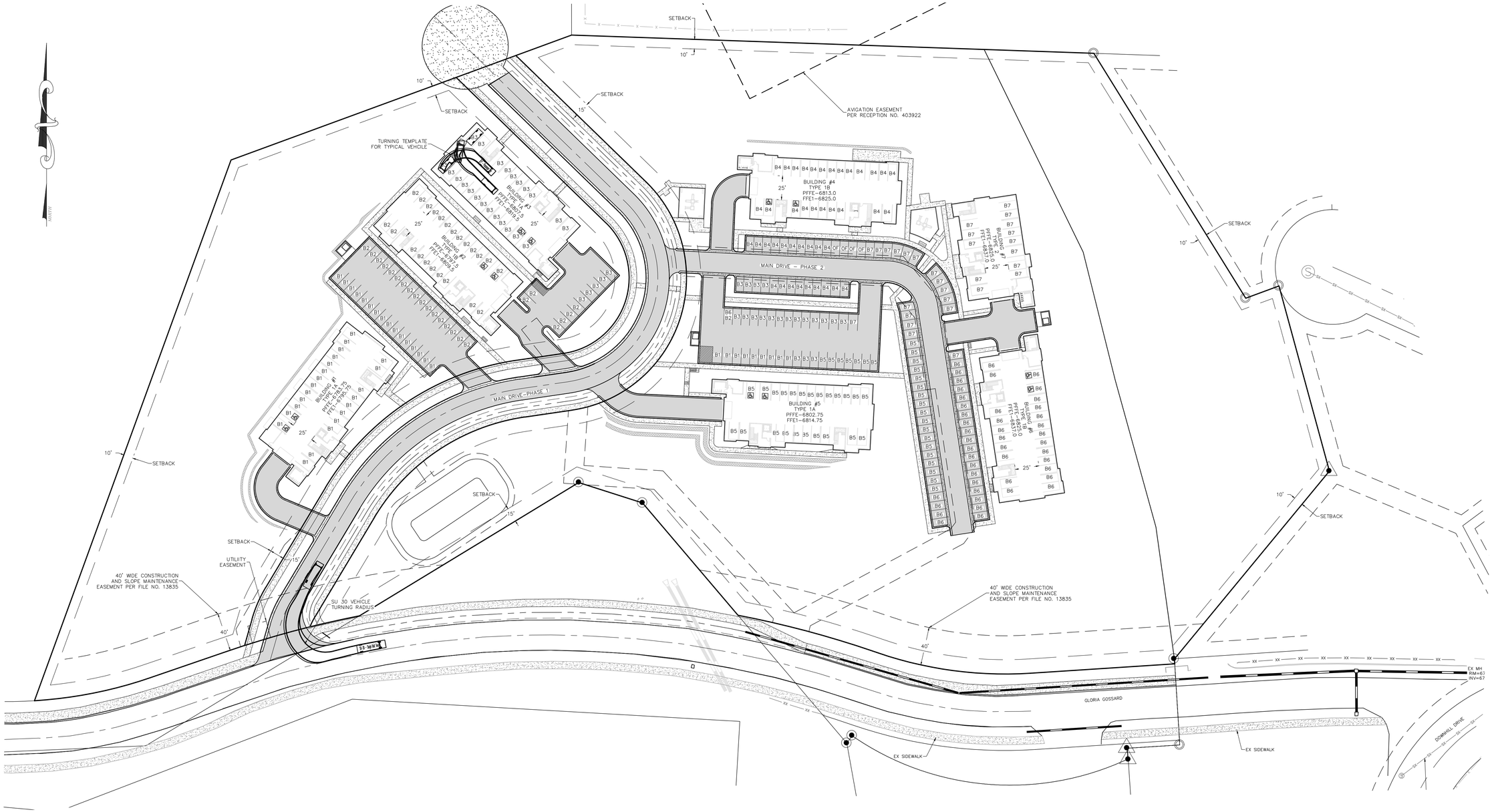
DRAWING: SITE PLAN

SHEET #
C3



PARKING NOTES:

1. PARKING SPACES SHOWN ON THIS PLAN ARE AN EXHIBIT OUTLINING THAT ALL BUILDINGS HAVE THE REQUIRED PARKING ALLOTTED TO IT. THE PARKING IS NOT GOING TO BE SPECIFICALLY ASSIGNED TO EACH BUILDING AND RESIDENTS WILL BE ABLE TO PARK IN THE OUTSIDE AREAS WHERE THEY DESIRE.
2. PARKING SPACE CALLED OUT AS "B2/B6" IS ACCOUNTING FOR THE HALF SPACE REQUIRED FOR THOSE BUILDING PARKING CALCULATIONS SHOWN ON SHEET C3.

Parking	1 Bed Units	2 Bed Units	3 Bed Units	1 Bed Workforce	2 Bed Workforce	Spaces Per Bldg
Bldg 1	12	9	3	3	3	48
Bldg 2	11	8	3	4	4	46.5
Bldg 3	12	9	3	3	3	48
Bldg 4	10	8	2	4	3	42
Office	1					4
Bldg 5	12	9	3	3	3	48
Bldg 6	11	8	3	4	4	46.5
Bldg 7	10	4		5	2	30
Totals	79	55	17	26	22	313

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GLORIA GOSSARD PARKWAY
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Horizontal Scale

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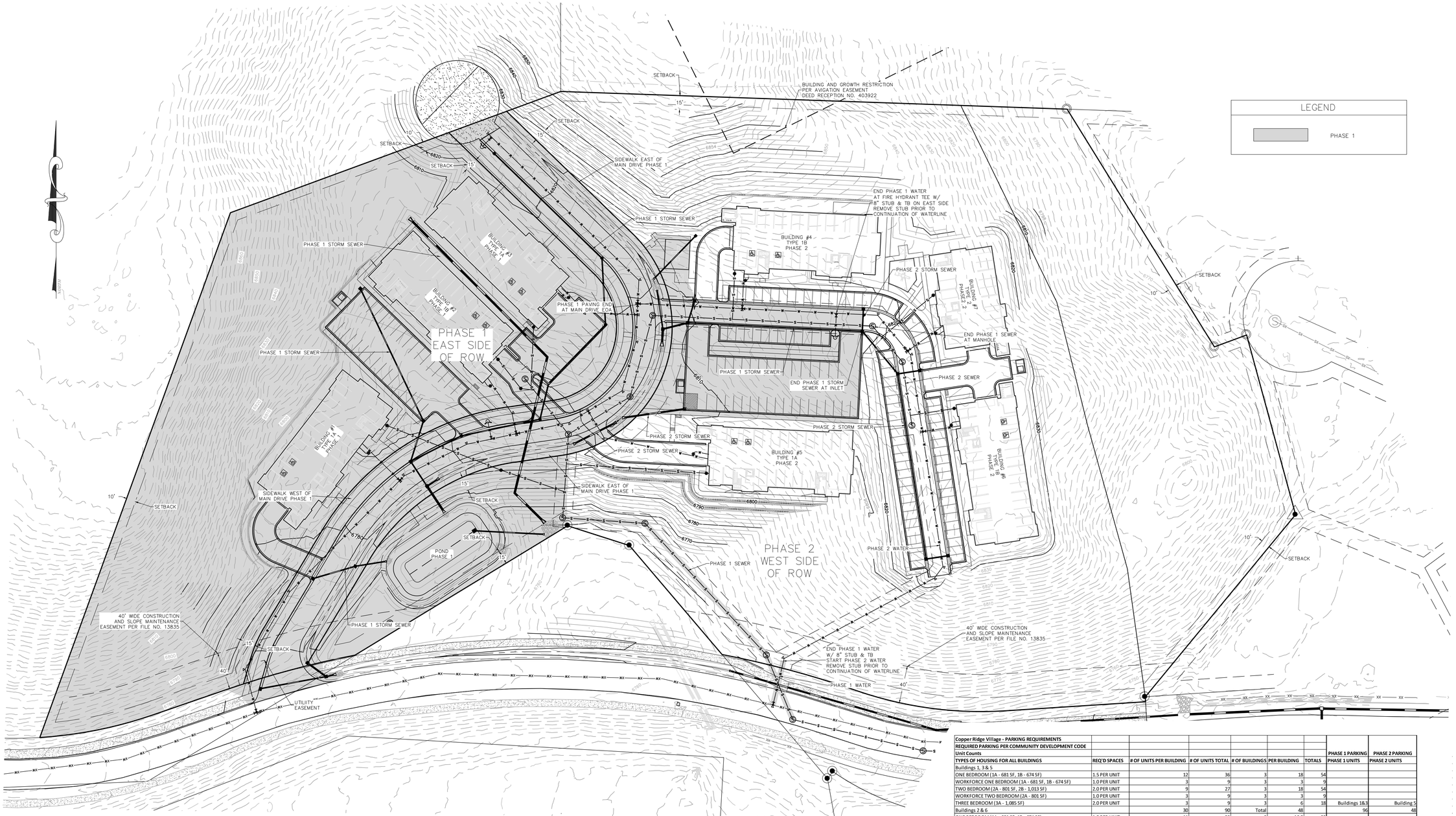
DRAWING:

PARKING AND VEHICLE TURNING EXHIBIT

SHEET #

C4



PHASING NOTES:

1. MAIN STREET IS REQUIRED TO BE COMPLETED AS PART OF THE SUBDIVISION IMPROVEMENTS AND WILL NOT BE PHASED. THIS ROAD MUST BE FULLY CONSTRUCTED PRIOR TO ANY BUILDING PERMIT ISSUED.

PHASE I INCLUDES

1. ALL GRADING ASSOCIATED WITH THE PROJECT FOR PHASE I AND PHASE II AREAS AS NEEDED.
2. BUILDINGS 1, 2 AND 3 INCLUDING ENTRY DRIVES.
3. SIDE STREET EXTENT AS SHOWN ON THIS PLAN.
4. WATER AND SEWER MAINS AND SERVICES FOR BUILDINGS 1, 2, AND 3 AS OUTLINED IN THIS PLAN.
5. PARKING ALLOCATED TO BUILDINGS 1, 2 AND 3 AS SHOWN IN HATCH ON THIS PLAN AND OUTLINED ON PAGE C4.
6. POROUS LANDSCAPE DETENTION POND FOR THE SITE.
7. STORM SEWER AS OUTLINED IN THIS PLAN.
8. LANDSCAPING ALONG MAIN STREET AND ASSOCIATED WITH BUILDINGS 1, 2 AND 3 AS SHOWN IN THE LANDSCAPING PLAN.
9. PARK AREA WEST OF BUILDING #4 AS OUTLINED ON THIS PLAN.
10. SECONDARY EMERGENCY FIRE ACCESS WHEN MORE THAN 50 UNITS ARE CONSTRUCTED AND READY FOR OCCUPANCY.

PHASE II INCLUDES

1. REST OF PHASE II GRADING
2. BUILDINGS 4, 5, 6 AND 7 INCLUDING ENTRY DRIVES
3. THE COMPLETION OF SIDE STREET.
4. WATER AND SEWER MAINS AND SERVICES FOR BUILDINGS 4, 5, 6 AND 7 AS OUTLINED IN THIS PLAN.
5. PARKING ALLOCATED TO BUILDINGS 4, 5, 6 AND 7 OUTLINED ON PAGE C4.
6. STORM SEWER NOT INSTALLED IN PHASE I.
7. COMPLETION OF LANDSCAPING NOT INSTALLED IN PHASE I.
8. PARK AREAS NOT COMPLETED IN PHASE I.

Copper Ridge Village - PARKING REQUIREMENTS								
REQUIRED PARKING PER COMMUNITY DEVELOPMENT CODE								
Unit Counts							PHASE 1 PARKING	PHASE 2 PARKING
TYPES OF HOUSING FOR ALL BUILDINGS	REQ'D SPACES	# OF UNITS PER BUILDING	# OF UNITS TOTAL	# OF BUILDINGS	PER BUILDING	TOTALS	PHASE 1 UNITS	PHASE 2 UNITS
Buildings 1, 3 & 5								
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	12	36	3	18	54		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	3	9	3	3	9		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	9	27	3	18	54		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	3	9	3	3	9		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	9	3	6	18	Buildings 1&3	Building 5
Buildings 2 & 6		30	90	Total	48		96	48
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	11	22	2	16.5	33		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	4	8	2	4	8		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	8	16	2	16	32		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	4	8	2	4	8		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	6	2	6	12	Building 2	Building 6
Building 4		30	60	Total	46.5		47	46
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	10	10	1	15	15		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	4	4	1	4	4		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	8	8	1	16	16		
WORFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	3	3	1	3	3		
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	2	2	1	4	4		Building 4
Building 4 Office Space		27	27		42			42
OFFICE SPACE (~1000 SF)	1 PER 300 SF	1	1	1	4	4		Office
Building 7				Total	4			4
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	10	10	1	15	15		
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	5	5	1	5	5		
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	4	4	1	8	8		
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	2	2	1	2	2		Building 7
		21	21	Total	30			30
TOTAL REQUIRED			**198**			**313**	**143**	**170**
TOTAL WORK FORCE UNITS	48							
PERCENTAGE OF WORK FORCE HOUSING	24.2%							
PARKING PROVIDED							Bike Racks	
UNDERGROUND PARKING	COVERED					151	MF Zoning	Required / # of Locations
OUTDOOR PARKING	OUTDOOR					162	1 per 10 spaces	31 / 7 (Bike Rooms)
							Racks per Bike Room	
TOTAL PROPOSED						**313**	Total	at least 10 / 70

HANDICAP COUNTS	TOTAL SPACES					TOTALS
REQUIRED HANDICAP SPACES (301-400 SPACES)	313					8
REQUIRED VAN ACCESSIBLE SPACES (1 PER 6 HC SPACES)						2
PROVIDED HANDICAP SPACES						**12**
PROVIDED VAN ACCESSIBLE SPACES						**6**

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No.	DATE	REVISIONS	INT
1	12/6/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
50' 0 25' 50'
1" = 50'

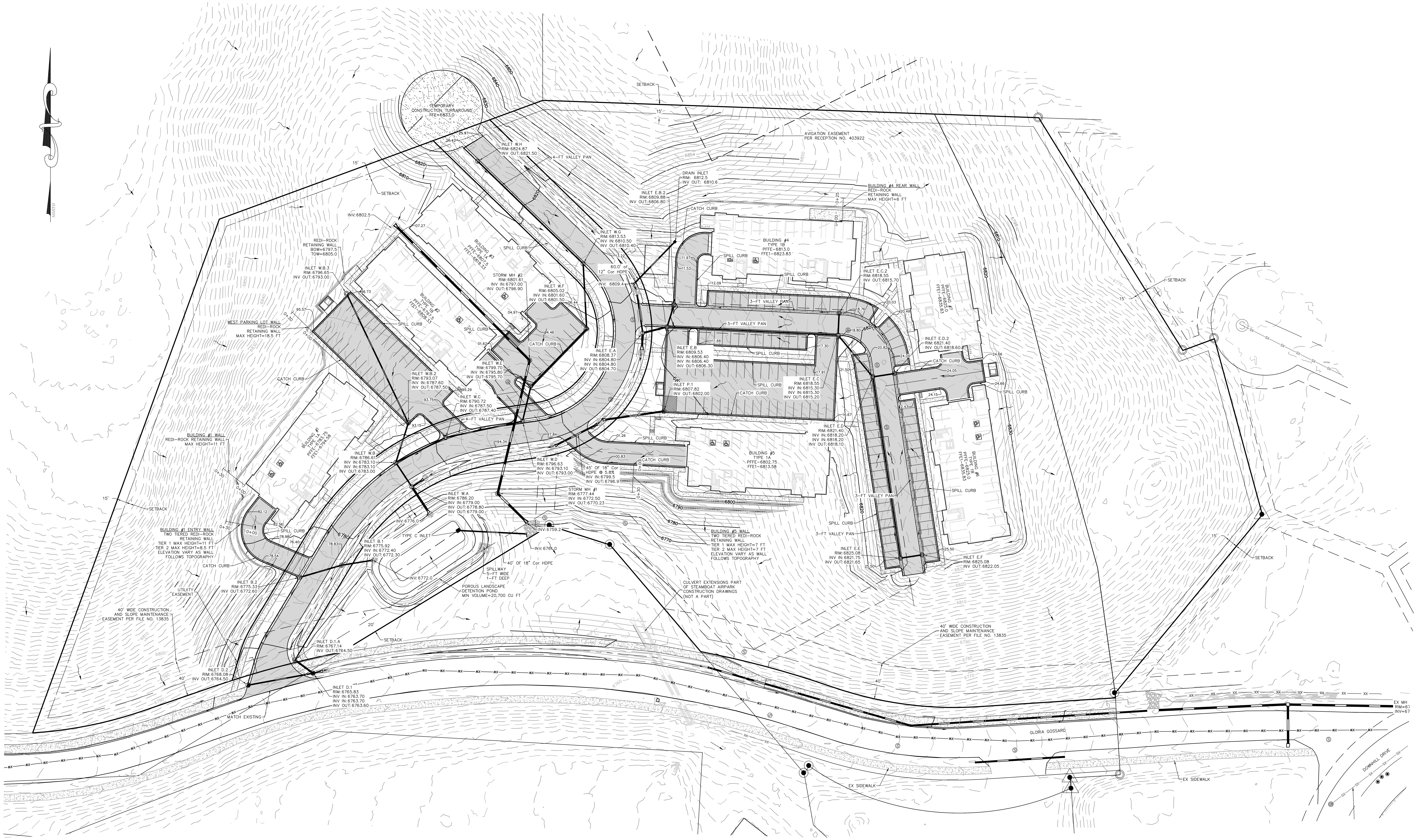
Contour Interval = 2 ft

DATE: 4-15-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

DRAWING: PHASING PLAN

SHEET # C5



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COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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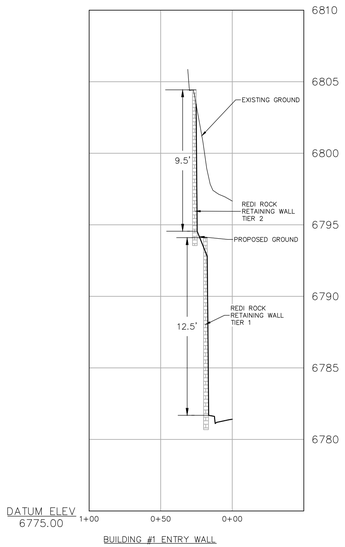
DRAWING:

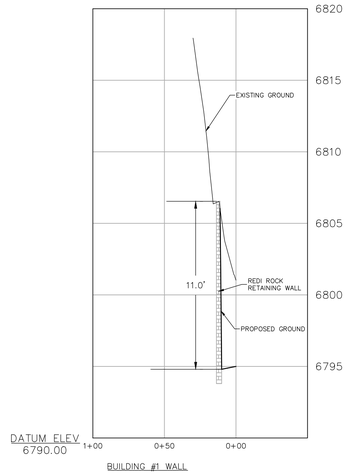
GRADING & DRAINAGE PLAN

SHEET #

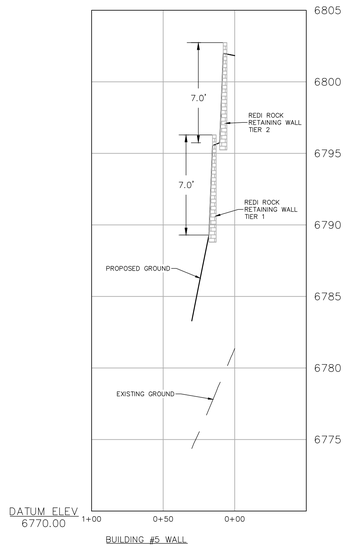
C6



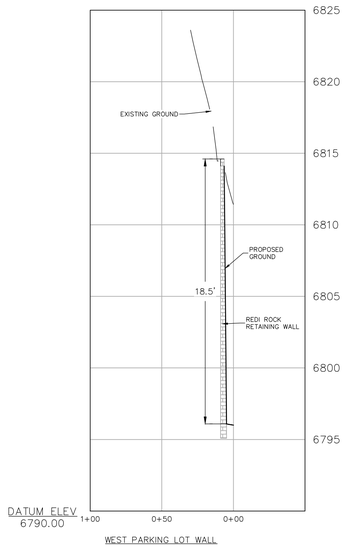
BUILDING #1 ENTRY WALL



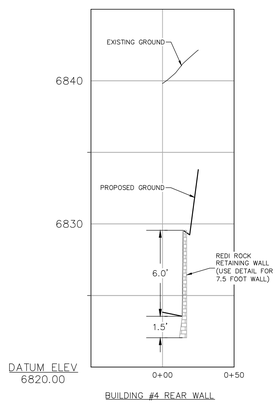
BUILDING #1 WALL



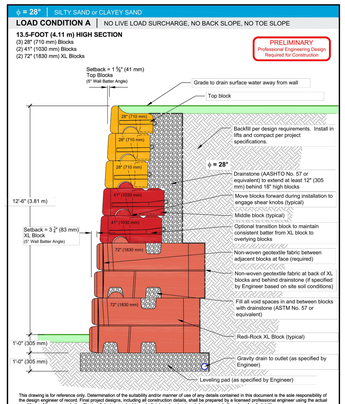
BUILDING #5 WALL

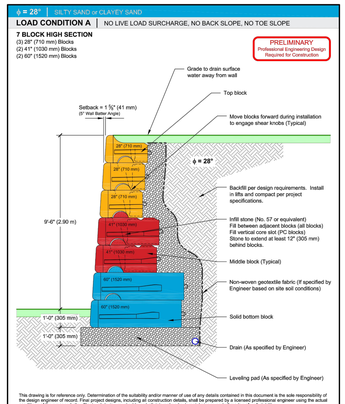


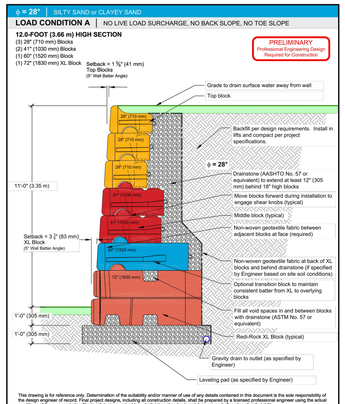
WEST PARKING LOT WALL

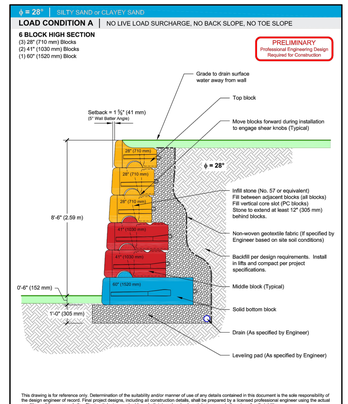


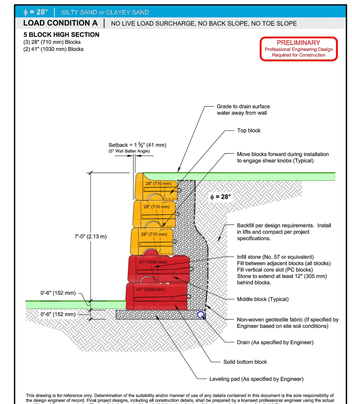
BUILDING #4 REAR WALL

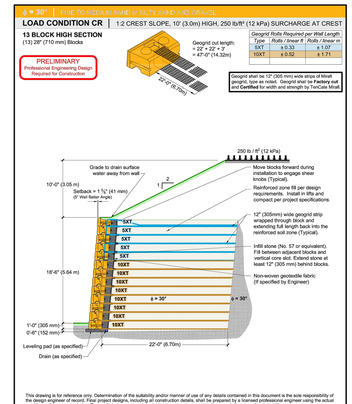












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1	12/6/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

5'0" 0' 5' 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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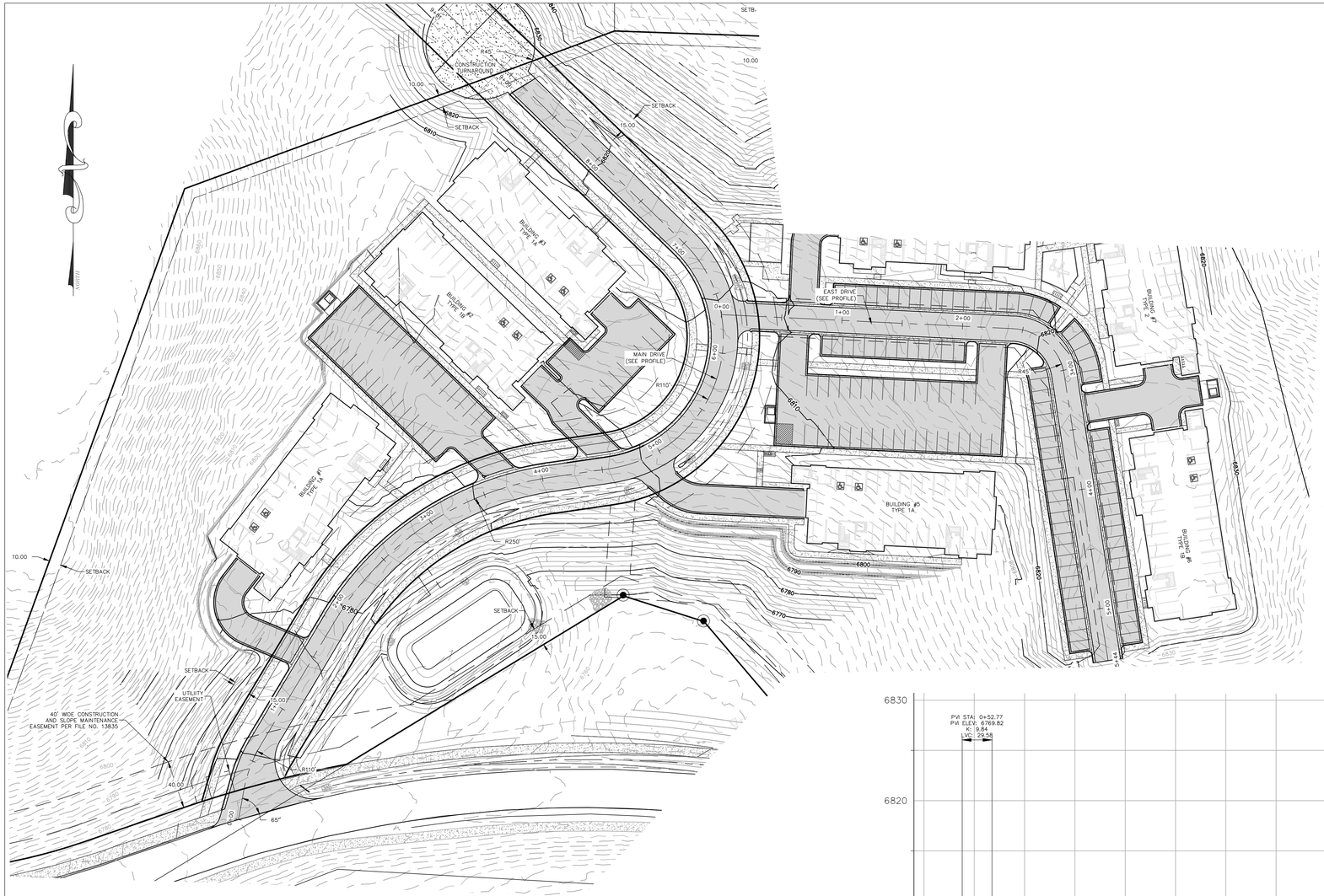
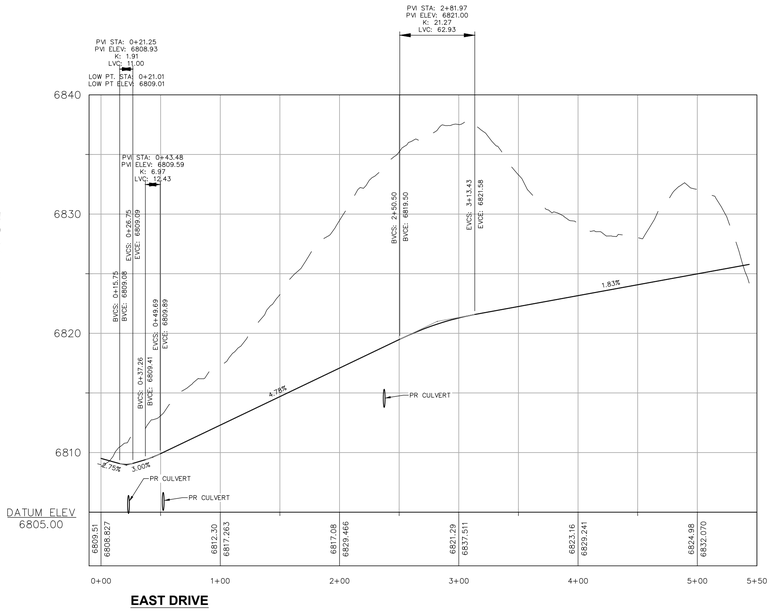
DRAWING:

WALL CROSS SECTIONS AND DETAILS

SHEET #

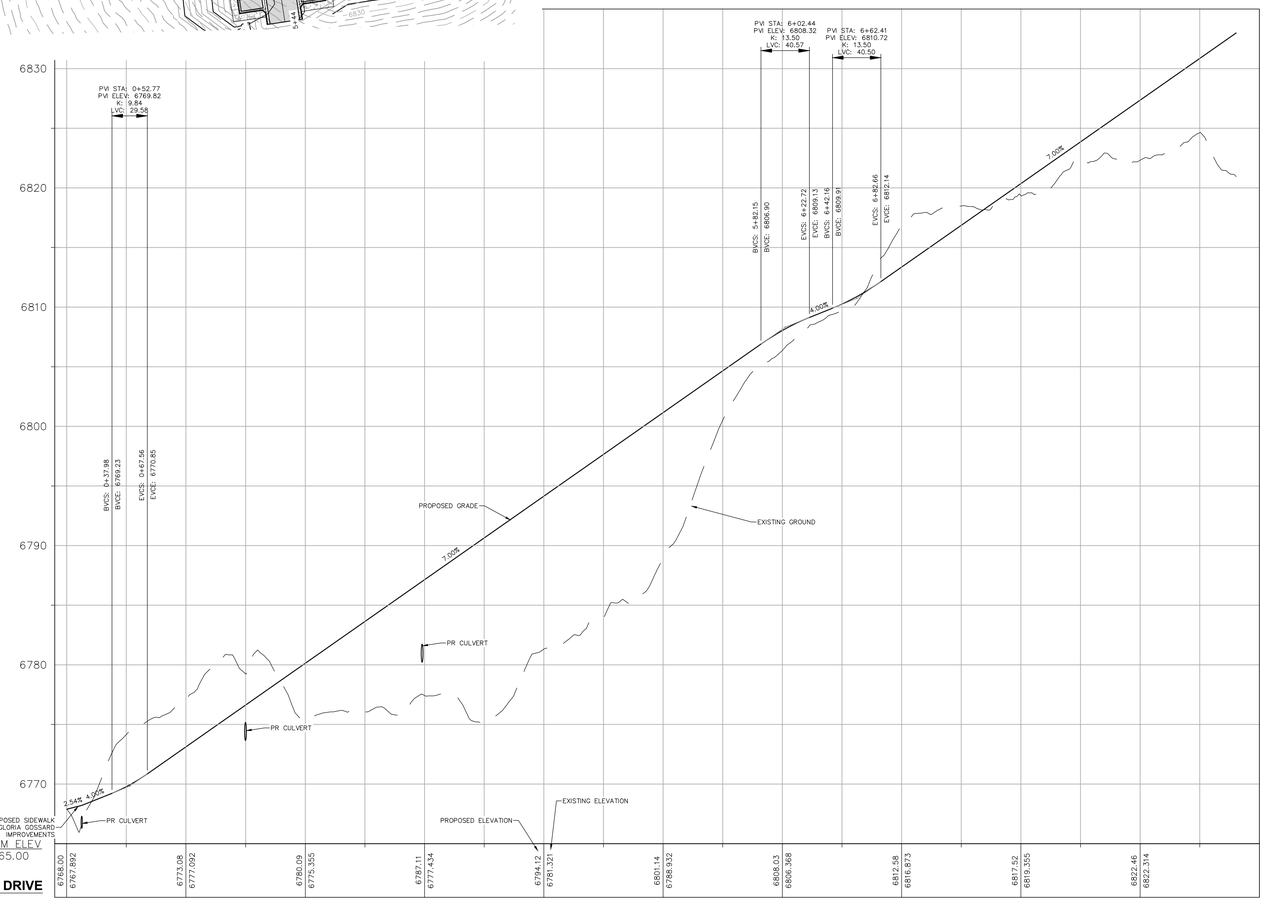
C7



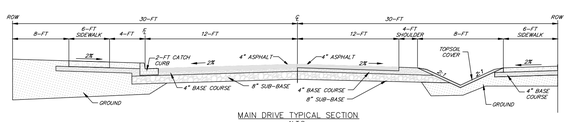


EAST DRIVE

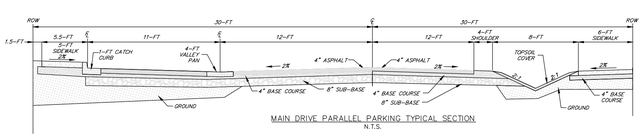
Profile Scale
Horizontal Scale 1"=60'
Vertical Scale 1"=6'



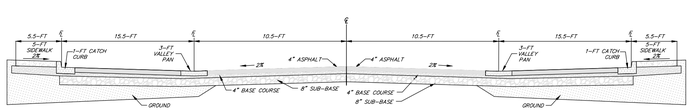
MAIN DRIVE



MAIN DRIVE TYPICAL SECTION
N.T.S.



MAIN DRIVE PARALLEL PARKING TYPICAL SECTION
N.T.S.



EAST DRIVE TYPICAL SECTION
N.T.S.

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COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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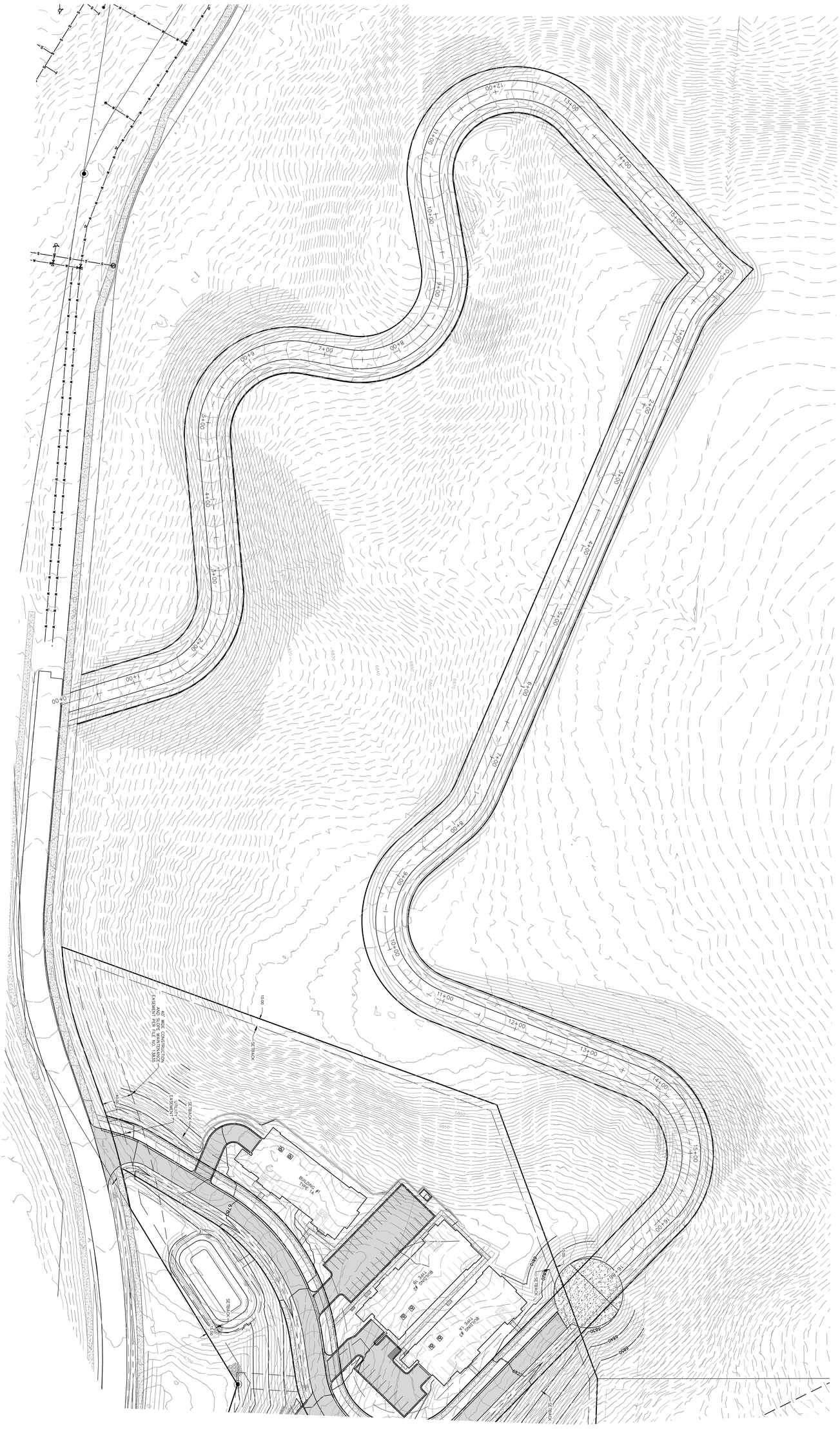
DRAWING:

ROAD PLAN & PROFILES

SHEET #

C8



SHEET # C9

DRAWING:

PRELIMINARY SECONDARY ACCESS PLAN

DESIGNED BY: MDM
DRAWN BY: MDM
REVIEW BY: FPSE
JOB #: 1992-001
DATE: 4-27-2021

Contour Interval = 2 ft

Horizontal Scale
1" = 60'

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

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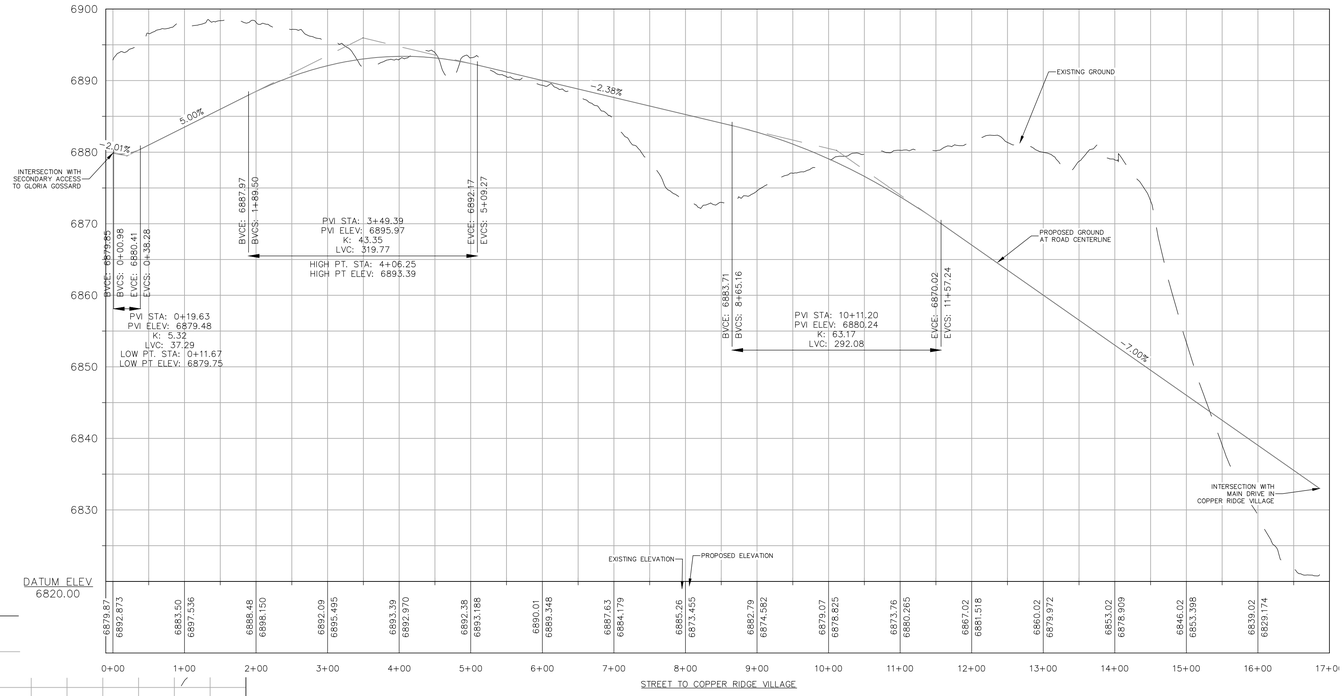

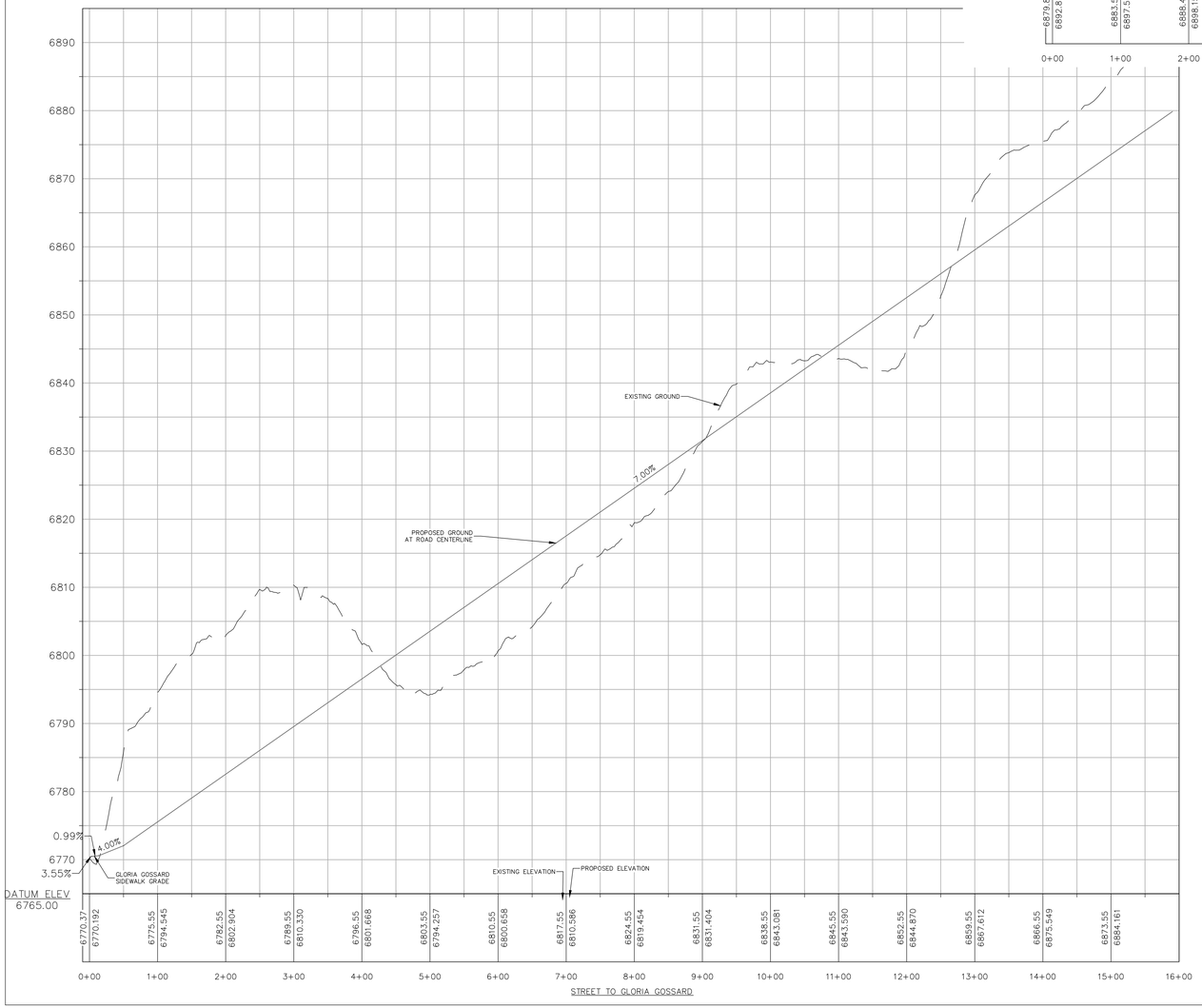

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1	12/6/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 100'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

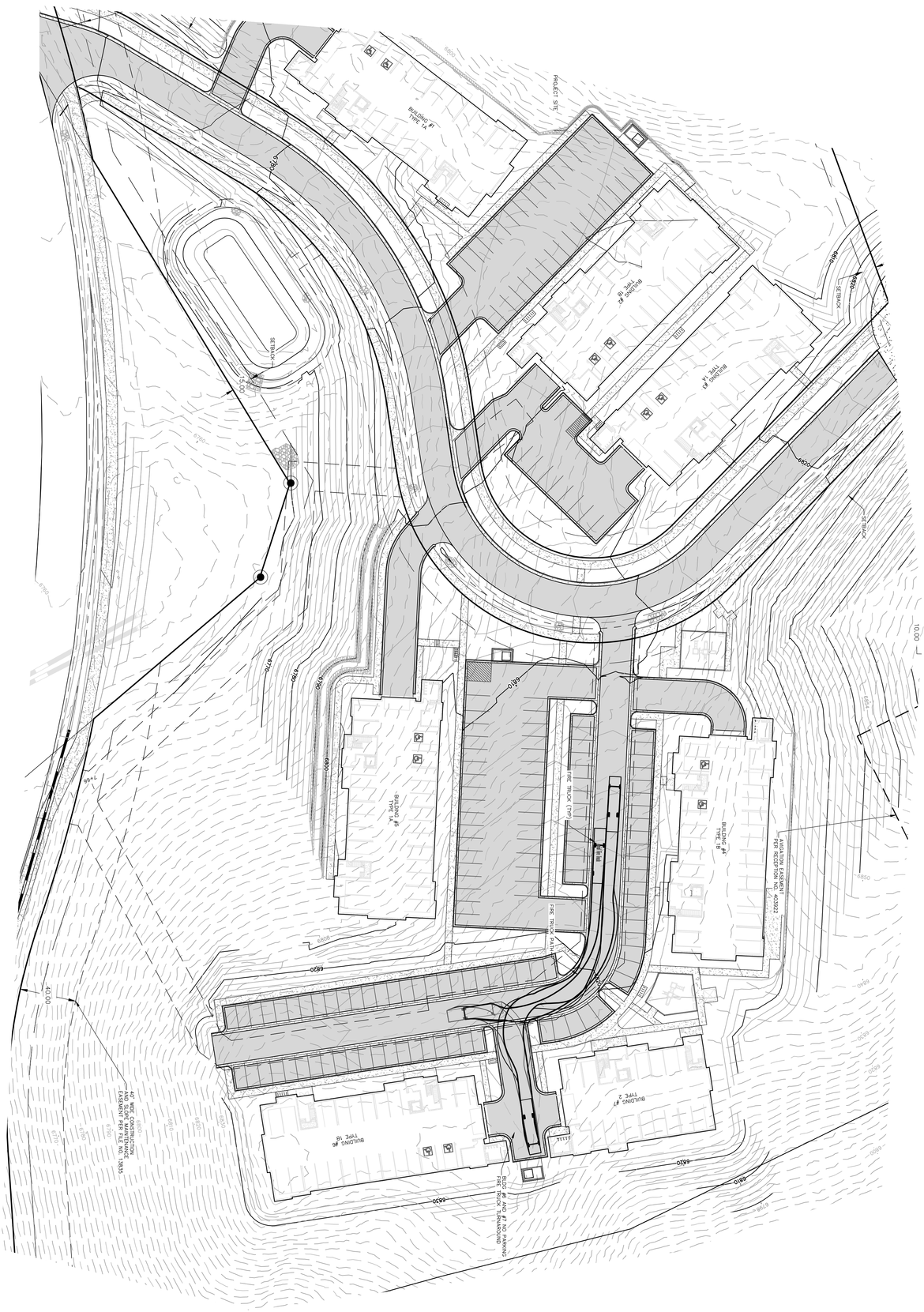
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

PRELIMINARY SECONDARY ACCESS PROFILE

SHEET #

C10



SHEET #

C11

DRAWING:

FIRE TURNAROUND EXHIBIT

THIS DRAWING IS PRESENTED IN A PDF FORMAT AND THE ORIGINAL GRAPHIC SCALE SHOULD BE UTILIZED.

Contour Interval = 2 ft

DATE: 4-15-2021

JOB #: 1992-001

DRAWN BY: MDM

DESIGNED BY: MDM

REVIEW BY: FPSE

Horizontal Scale

1" = 40'

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

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COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
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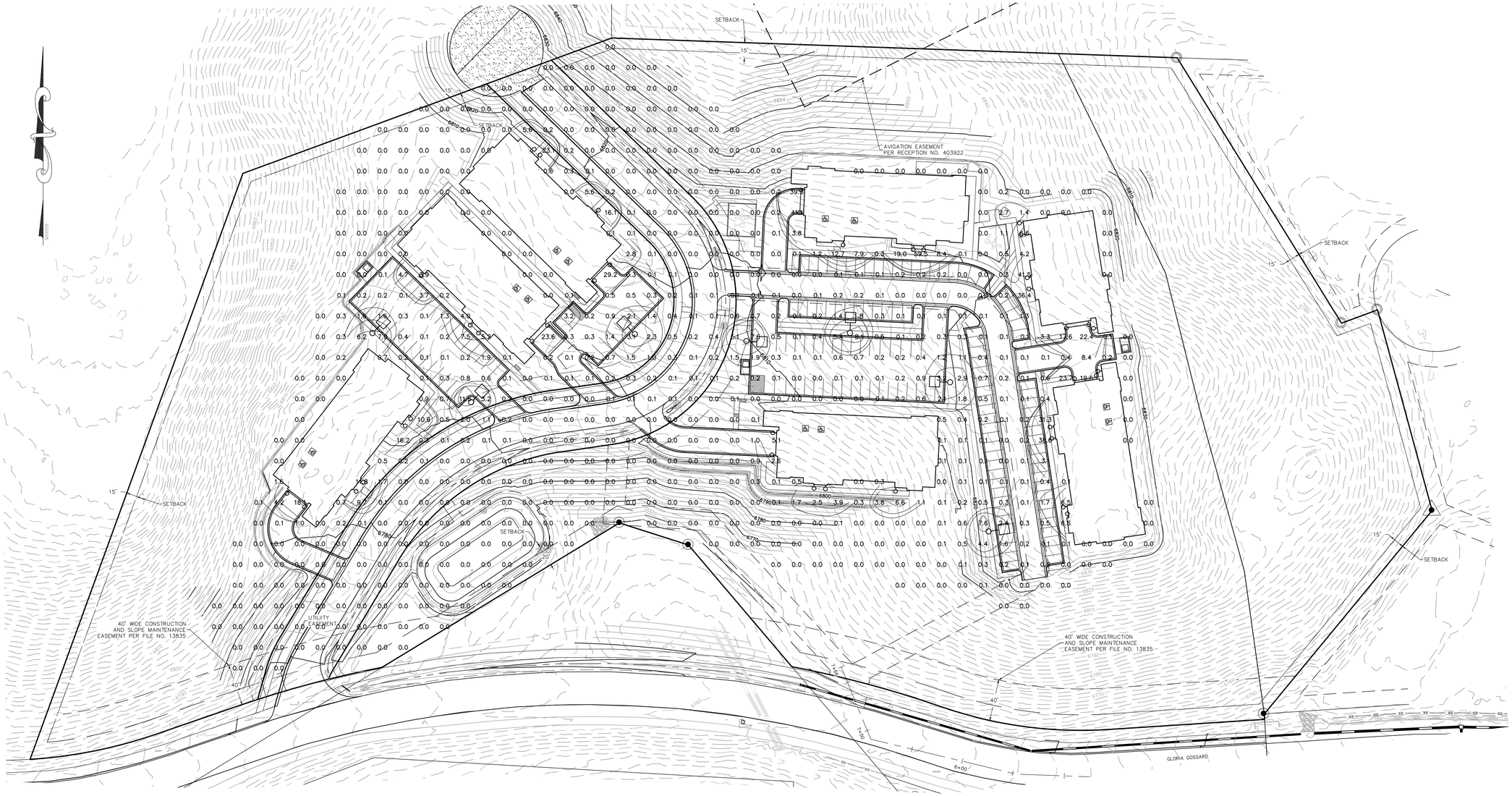
DRAWING: UTILITY PLAN

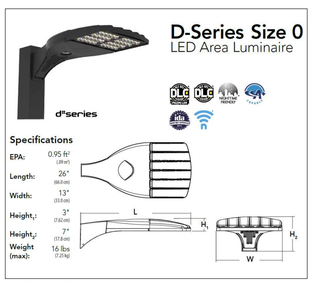
SHEET #

C12



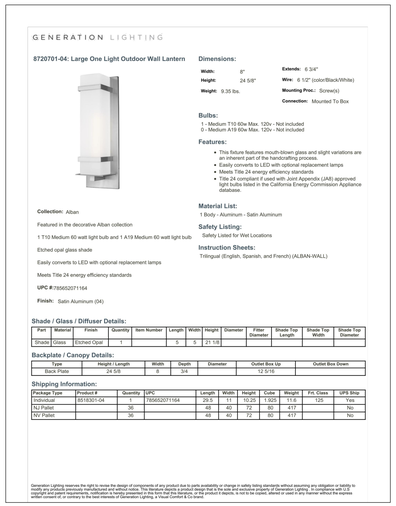
LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	QUANTITY
P		(1) LED, LED	DSX1 LED Visual Comfort, P1 symmetric Type V distribution 30K	POLE	Lithonia Lighting, DSX1 LED P1 30K VLS	120V 1P 2W	7
Wall Sconce		(1)		CEILING	ATLAS LIGHTING PRODUCTS, SLPM9LT23K	120V 1P 2W	40



LIGHTING NOTES:

1) ALL PROPOSED PARKING LOT PEDESTRIAN LIGHT POSTS ARE 16 FEET TALL.



GENERATION LIGHTING

8720701-04: Large One Light Outdoor Wall Lantern

Dimensions:

Width: 8"
Height: 24 5/8"
Weight: 9.35 lbs.
Extends: 6 3/4"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

1 - Medium T10 60w Max. 120v - Not included
1 - Medium A19 60w Max. 120v - Not included

Features:

- This fixture features mouth-blown glass and slight variations are an inherent part of the handcrafting process.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if rated with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Alban

Featured in the decorative Alban collection

1 T10 Medium 60 watt light bulb and 1 A19 Medium 60 watt light bulb

Etched opal glass shade

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #: 785652071164

Finish: Satin Aluminum (04)

Material List:

1 Body - Aluminum - Satin Aluminum

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

T/Lingual (English, Spanish, and French) (ALBAN-WALL)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		5	5	21 1/8					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	24 5/8	8	3/4		12 5/16	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8518301-04	1	785652071164	29.5	11	10.25	1.925	11.6	125	Yes
NJ Pallet		30		48	40	72	80	417		No
NY Pallet		36		48	40	72	80	417		No

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1	12/6/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

50' 0 25' 50'

1" = 50'

Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

DRAWING: LIGHTING PLAN

SHEET #

C13

DOWNHILL DR & ELK RIVER RD INTERSECTION IMPROVEMENTS:

PER 'COPPER RIDGE VILAGE DEVELOPMENT TRAFFIC IMPACT ANALYSIS' BY FOX TUTTLE TRANSPORTATION GROUP, LLC

1. NEW NORTHBOUND RIGHT-TURN LANE ON ELK RIVER ROAD.
2. NEW NORTHBOUND LEFT-TURN LANE ON ELK RIVER ROAD.
3. NEW EASTBOUND RIGHT-TURN LANE ON DOWNHILL DRIVE.

INTERSECTION IMPROVEMENT REQUIREMENTS:

ROADWAY:
1. APPROXIMATELY 5,000 SQUARE FEET OF PAVING EXPANSION TO THE EAST SIDE OF ELK RIVER ROAD EXISTING EDGE OF ASPHALT.
2. APPROXIMATELY 1,800 SQUARE FEET OF PAVING EXPANSION TO THE SOUTH OF DOWN HILL DRIVE EXISTING EDGE OF ASPHALT.
3. NEW STRIPING.

DRAINAGE:
1. NEW SWALE ALONG FRONTAGE OF LOT 9 ELK RIVER RD BUSINESS PARK F1.
2. NEW CULVERT FOR ACCESS TO LOT 9 ELK RIVER RD BUSINESS PARK F1.
3. SHOULDER GRADING ALONG EDGE OF ALL NEW PAVING.

PEDESTRIAN/CYCLIST TRAIL:
1. REMOVAL AND RELOCATION OF APPROXIMATELY 400 FT OF 8 FOOT WIDE CONCRETE TRAIL ALONG OPEN SPACE AREA B COPPER RIDGE BUSINESS PARK F1

Design Speed MPH)	25	30	35	40	45	50	55	60[a]	65 [a]	70 [a]
Taper Ratio[b]	7.5:1	8:1	10:1	12:1	13.5:1	15:1	18.5:1	25:1	25:1	25:1

[a]Uniform 50:1 to 70:1 tapers are recommended where lengths of acceleration lanes exceed 1300 feet.
[b]Taper Length equals taper ratio times lane width.

Table 9-9 [State Highway Access Code Table 4-6 **(4)**] **Taper Length and Ratio for Parallel-Type Entrance**

9.18.5.1 Elements of Left-Turn Design (Redirect Taper)

Section 3B.10 "Approach Markings for Obstructions," the *Manual on Uniform Traffic Control Devices (MUTCD)* **(5)** recommends the following for design speeds equal to or greater than 45 mph:

L = WS

Where: L = length of taper, ft
S = design speed, mph
W = offset, ft

For design speeds equal to or less than 40 mph, the *MUTCD* recommends:

$$L = \frac{WS^2}{60}$$

The departure taper should be designed in concert with the left-turn lane on the opposite approach. The departure taper should begin opposite the beginning of the left-turn lane, and continue to a point at least opposite the approach taper. Extension of the departure taper beyond the approach nose of a raised median channelization is recommended wherever possible.

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No.	DATE	REVISIONS	INT

COPPER RIDGE VILLAGE

DOWNHILL DR & ELK RIVER RD
STEAMBOAT SPRINGS, CO 80487

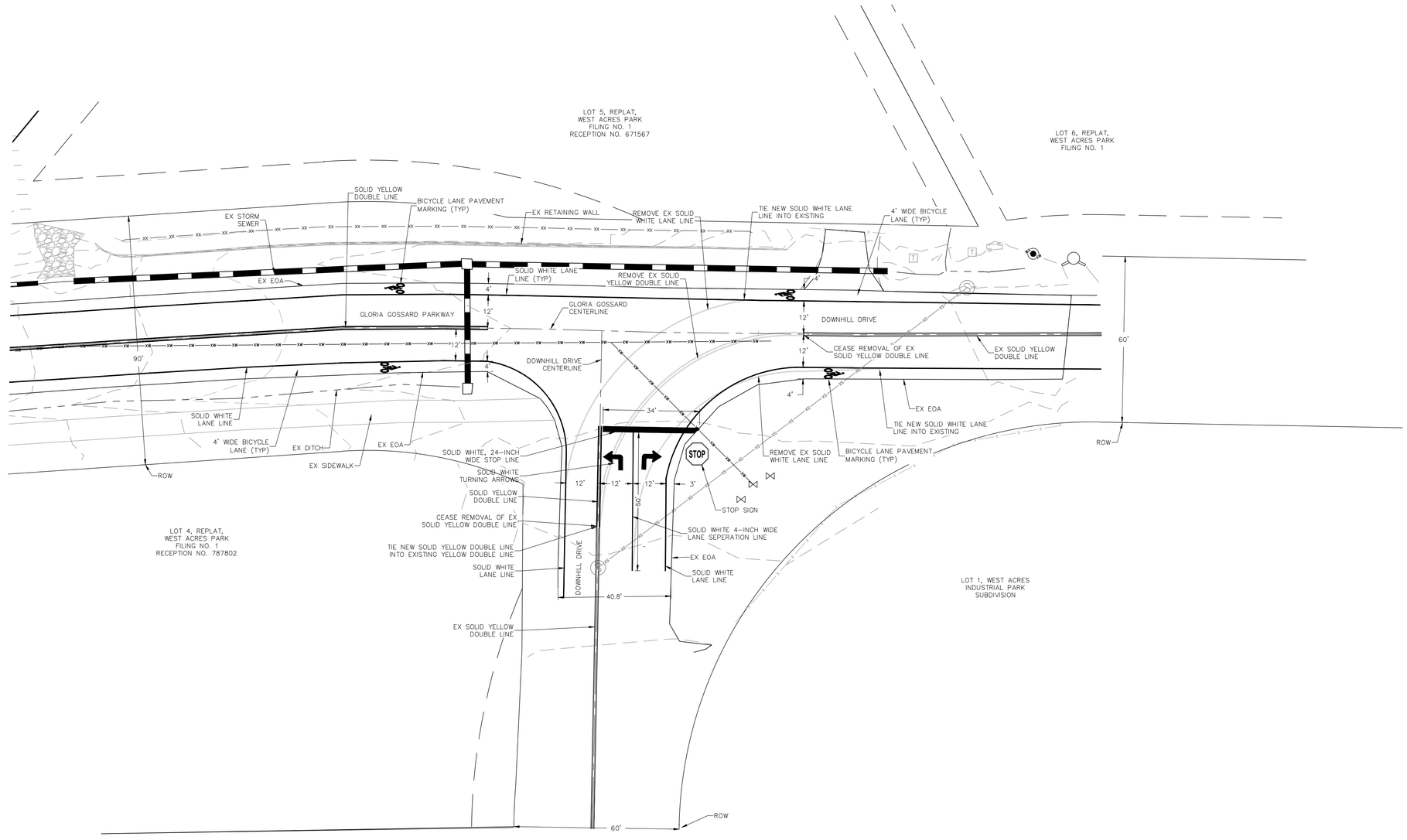
Horizontal Scale
40' 0 20' 40'
1" = 40'

Contour Interval = N/A
DATE: 12-01-2021
JOB #: 1992-001
DRAWN BY: CFB
DESIGN BY: CFB
REVIEW BY: FPSE

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

DRAWING:
DOWNHILL DR AND ELK RIVER RD IMPROVEMENTS EXHIBIT

SHEET #
C14



NOTE:

1. THIS IS A PROPOSED PAVEMENT MARKING PLAN FOR THE T-INTERSECTION OF GLORIA GOSSARD BLVD AND DOWNHILL DRIVE.
2. PAVEMENT MARKING SHALL BE DONE WITH ONLY MUTCD APPROVED RETRO-FLECTIVE PAINT.
3. SEE SIGN PLANS (C40-C42) FOR PAVEMENT MARKING LEGEND.

COLORADO LICENSED
Matthew D. McLeod
0044949
PROFESSIONAL ENGINEER

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No.	DATE	REVISIONS	INT
1	6/22/2018	TAC REVIEW & RESPONSE	FPSE
2	6/28/2019	TAC REVIEW & RESPONSE	FPSE
3	9/20/2019	TAC REVIEW & RESPONSE	FPSE
4	12/20/2019	TAC REVIEW & RESPONSE	FPSE
5	1/31/2020	FINAL TAC	FPSE

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

20' 0 10' 20'

1" = 20'

Contour Interval = 2 ft

DATE: 3/1/2018
JOB #: 1670-002
DRAWN BY: JLW
DESIGN BY:
REVIEW BY: MDM

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

DRAWING:
GLORIA GOSSARD & DOWNHILL DRIVE SIGN & PAVEMENT MARKING PLAN

SHEET #
OL43

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 Contidioner (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

COMMON NAME	SCIENTIFIC NAME:	SIZE
Quaking Aspen	Populus tremuloides	1.5" - 3.5" cal.
Northern Acclaim Honeylocust	Gleditsia triacanthos inermis 'Northern Acclaim	2.0" - 2.5" cal.
Prairie Fire Crabapple	Malus 'Prairie Fire'	2.0" - 2.5" cal.
Red Baron Crabapple	Malus 'Red Baron'	2.0" - 2.5" cal.
Spring Snow Crabapple	Malus 'Spring Snow'	2.0" - 2.5" cal.

EVERGREEN SHRUBS

COMMON NAME	SCIENTIFIC NAME:	SIZE
Globe Spruce	Picea pungens ' Glauca Globosa '	#7 Pot
Mugo Pine	Pinus mugo 'Sloemound"	#7 Pot
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
Buffalo Juniper	Juniperus sabina 'Buffalo'	#5 Pot

DECIDUOUS SHRUBS

COMMON NAME	SCIENTIFIC NAME:	SIZE
Saskatoon Serviceberry	Amelanchier alnifolia	#7 Pot
Redtwig Dogwood	Cornus stolonifera	#5 Pot
Diablo Ninebark	Physocarpus opulifolius 'Monlo'	#5 Pot
Yellow Potentilla	Potentilla fruticosa	#5 Pot
Pink Potentilla	Potentilla fruticosa 'pink beauty'	#5 Pot
Arnold's Red Honey Suckle	Lonicera involucrata 'Arnold's Red'	#7 Pot
Goldflame Spirea	Ribes aureum	#5 Pot
Native Pink Shrub Rose	Rosa woodsii	#5 Pot
Common Lilac	Syringia vulgaris	#7 Pot

PERENNIALS

COMMON NAME	SCIENTIFIC NAME:	SIZE
Rocky Mountain Columbine	Aquilegia caerulea	#1 Pot
Showy Daisy	Aster alpinus 'goliath'	#1 Pot
Lance-leaf Coreopsis	Coreopsis lanceolata	#1 Pot
Granite Pinks Dianthus	Dianthus spp.	#1 Pot
Purple Coneflower	Echinacea purpurea	#1 Pot
Cranesbill Geranium	Geranium spp.	#1 Pot
Rocky Mountain Summer Daylily	Hemerocallis 'Rocky Mountain Summer'	#1 Pot
Western Blue Flag	Iris missouriensis	#1 Pot
Blue Lupine	Lupinus 'the governor'	#1 Pot
Red Bee-Balm	Monarda 'scarlet red'	#1 Pot
Oriental Poppy	Papaver orientale	#1 Pot
Roocky Mountain Penstemon	Penstemon strictus	#1 Pot
Black-eyed Susan	Rudbeckia fulgida 'goldstrum'	#1 Pot

ORNAMENTAL GRASSES

COMMON NAME	SCIENTIFIC NAME:	SIZE
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	#1 Pot
Blue Oat Grass	Helictotrichon sempervirens	#1 Pot

GROUNDCOVERS

COMMON NAME	SCIENTIFIC NAME:	SIZE
Sweet Woodruff	Galium odoratum	Flat - F15
Blue Creeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
Creeping Yellow Potentilla	Potentilla repens	Flat - F15
Rock Soapwort	Saponaria ocymoides	Flat - F15
Goldmoss Stonecrop	Sedum acre evergreen	Flat - F15
Dragon's Blood Seedum	Sedum 'Dragon's Blood'	Flat - F15
Creeping Speedwell	Veronica repens	Flat - F15
Periwinkle	Vinca Minor	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
- PHASE LINE
- PROPOSED EDGE OF CONCRETE
- DECK
- PROPOSED BUILDING
- OVERHANG
- PROPOSED POND
- SIDEWALK/BOARDWALK
- PERIMETER DRAIN
- WALL
- VEGETATION OUTLINE
- ASPHALT
- CONCRETE
- GRAVEL
- ROCK/RIP RAP

5 RECOMMENDED NATIVE GRASS SEED MIXTURE

TRADE OR INDUSTRY NAME:	SEED COMMON NAME	PERCENT OF MIX	COMMENTS
LOW GROW HIGH ALTITUDE	Crested Wheatgrass, Ephraim	30%	Broadcast Seeding Rate:
	Perennial Ryegrass, VNS	25%	30-35 lbs. per Acre
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Drayler	15%	
NO MOW TURF GRASS	Hard Fescue	25%	Broadcast Seeding Rate:
	Sheep Fescue, VNS	25%	220 lbs. per Acre
	Red Fescue	15%	
	Creeping Red Fescue	10%	
	Chewing Fescue, Shadow II	25%	

NOTE:

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

6 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. The end of]" 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.

7 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.

8 PLANT LEGEND

- Proposed Street Trees (170 Total)
  Gleditsia, Populus spp.
  Size: 2.50" minimum caliper
- Native Grass or No Mow Turf Grass - As Labeled (See Seed Mixtures)
- Proposed Quaking Aspen (88 Total)
  Populus tremuloides
  2.50" minimum caliper (Clumps and Single Stem)
- Native and cultivated evergreen shrubs (222 Total)
  Juniperus, Picea, Pinus spp.
  Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (309 Total)
  Prunus, Cornus, Rosa, etc.
  Size: #5 Container Minimum
- Proposed Ornamental Trees (104 Total)
  Flowering Crabapple-Malus hybrids
  Size: 2.50" Minimum Caliper
- Perennial Groundcovers
- Native and Ornamental Perennials (845 Total)
  Size: #1 Container Minimum
- Proposed Evergreen Trees (170 Total)
  Picea pungens, Pinus ponderosa, etc.
  Heights Vary (See Worksheet)

REVISIONS			
No.	DATE		INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

FOUR POINTS SURVEYING ENGINEERING
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LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

0' 30' 60'
1" = 60'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

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

DRAWING: LANDSCAPE MASTER PLAN

SHEET #
L1

1 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name:	Lot 1 - Copper Ridge Village Gloria Gossard Parkway Steamboat Springs, CO 80487
Submission Date:	12-10-2021
Applicant:	Lonetree Trust 933 Park Meadows Drive #213 Lonetree, CO 80124
Project Zoning:	Multiple-Family - Three (MF-3)
Project Land Use:	Residential
Landscape Requirements:	INTERIOR PARKING LOT LANDSCAPING AREA: 200 sf per 9 Parking Spaces FRONTAGE LANDSCAPE AREA: 1 tree per 200 Square Feet INTERIOR LANDSCAPE AREA: 1 tree per 400 Square Feet
Entry Corridor Overlay Zone:	Yes____ No__X__

INTERIOR PARKING LOT LANDSCAPE AREA CALCULATIONS: 200 sf per 9 Parking Spaces Required

PLANT DISTRIBUTION CALCULATIONS:

NEW PARKING SPACES (required per current building and development codes)

(162 / 9) = 18 (x 200) = 3,600 sf of Interior Parking Landscape Area Required (4,017 sf provided)

DISTRIBUTION OF PLANT MATERIAL:

Deciduous Trees Required: 1 per 200 sf (minimum) = 21 each (2.50" Caliper) - 21 TOTAL PROVIDED
Shrubs Required: 4 per 200 sf (minimum) = 84 each (#5 Pot) - 84 TOTAL PROVIDED

LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

30,420 Square Feet Calculated = 153 Plantings (3,042 LF of Frontage x 10' Depth)

PLANT DISTRIBUTION CALCULATIONS: 153 Total Plantings Required as Calculated Above

Existing Tree Credit = 0

Distribution of 50 Total Plantings Required per the City of Steamboat Springs CDC (Table 420-3 Category 'C')

10% Evergreen Trees (10'+) =	16
15% Evergreen Trees (8'-9') =	23
10% Evergreen Trees (6'-7') =	16
20% Deciduous Trees (2.50") =	32
15% Ornamental Trees (2.50") =	23
15% Shrubs (#5 Container) =	23 (x 3 Each) = 69

133 Calculated Plantings per Minimum Percentages Required
+ 20 Additional Plantings Provided
20 Deciduous Trees
00 Ornamental Trees
00 Plantings (x3 Shrubs Each) = 00 Shrubs
= 153 Total Plantings Provided

INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 400 sf of Interior Landscape Area Required

120,112 Square Feet Calculated = 301 Plantings

PLANT DISTRIBUTION CALCULATIONS: 301 Total Plantings Required as Calculated Above

Existing Tree Credit = 0

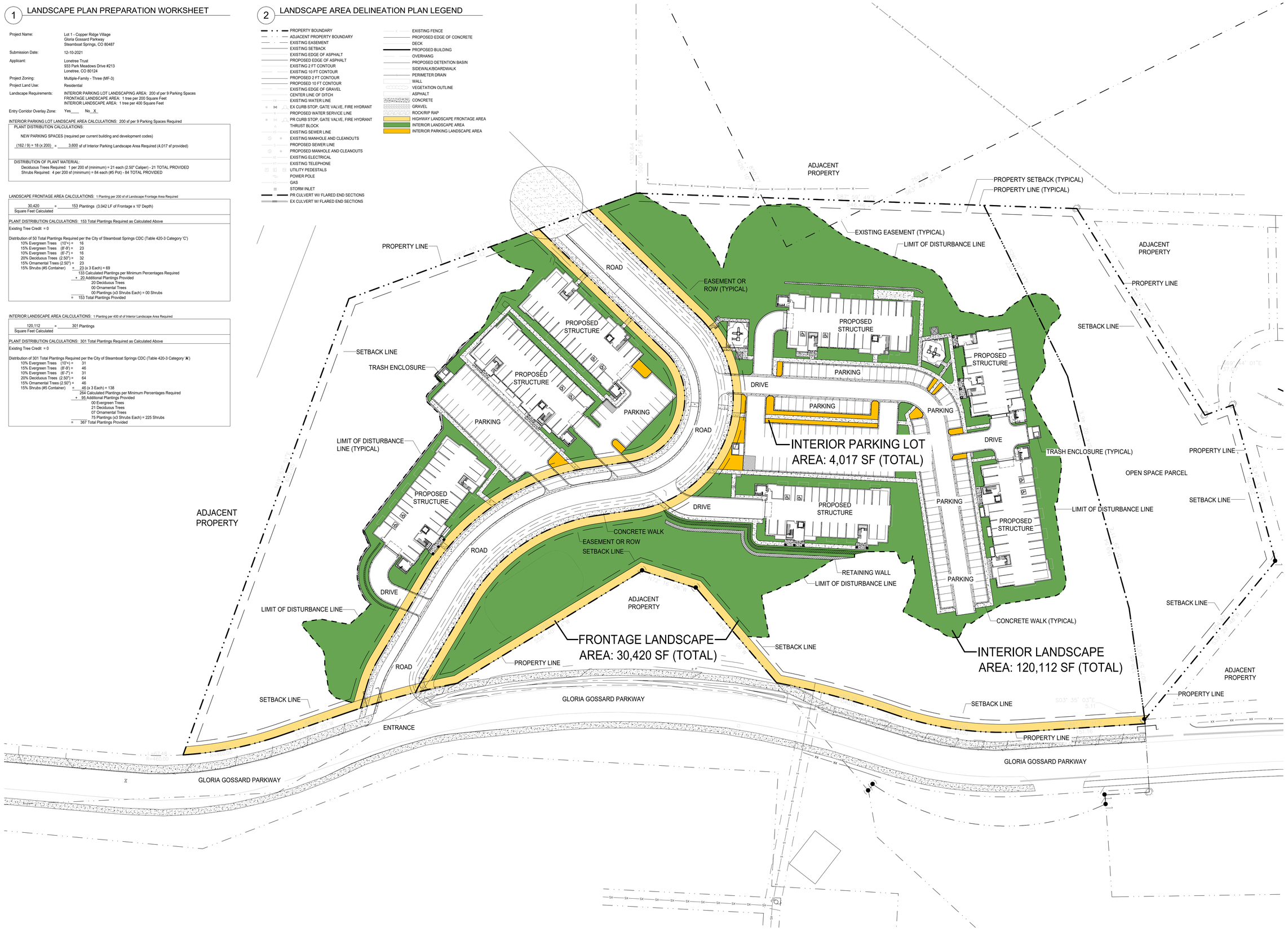
Distribution of 301 Total Plantings Required per the City of Steamboat Springs CDC (Table 420-3 Category '**A**')

10% Evergreen Trees (10'+) =	31
15% Evergreen Trees (8'-9') =	46
10% Evergreen Trees (6'-7') =	31
20% Deciduous Trees (2.50") =	64
15% Ornamental Trees (2.50") =	46
15% Shrubs (#5 Container) =	46 (x 3 Each) = 138

264 Calculated Plantings per Minimum Percentages Required
+ 95 Additional Plantings Provided
00 Evergreen Trees
21 Deciduous Trees
07 Ornamental Trees
75 Plantings (x3 Shrubs Each) = 225 Shrubs
= 367 Total Plantings Provided

2 LANDSCAPE AREA 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
- HIGHWAY LANDSCAPE FRONTAGE AREA
- INTERIOR LANDSCAPE AREA
- INTERIOR PARKING LANDSCAPE AREA



FOUR POINTS SURVEYING ENGINEERING

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Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointsse.com

No.	DATE	REVISIONS	INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 50'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

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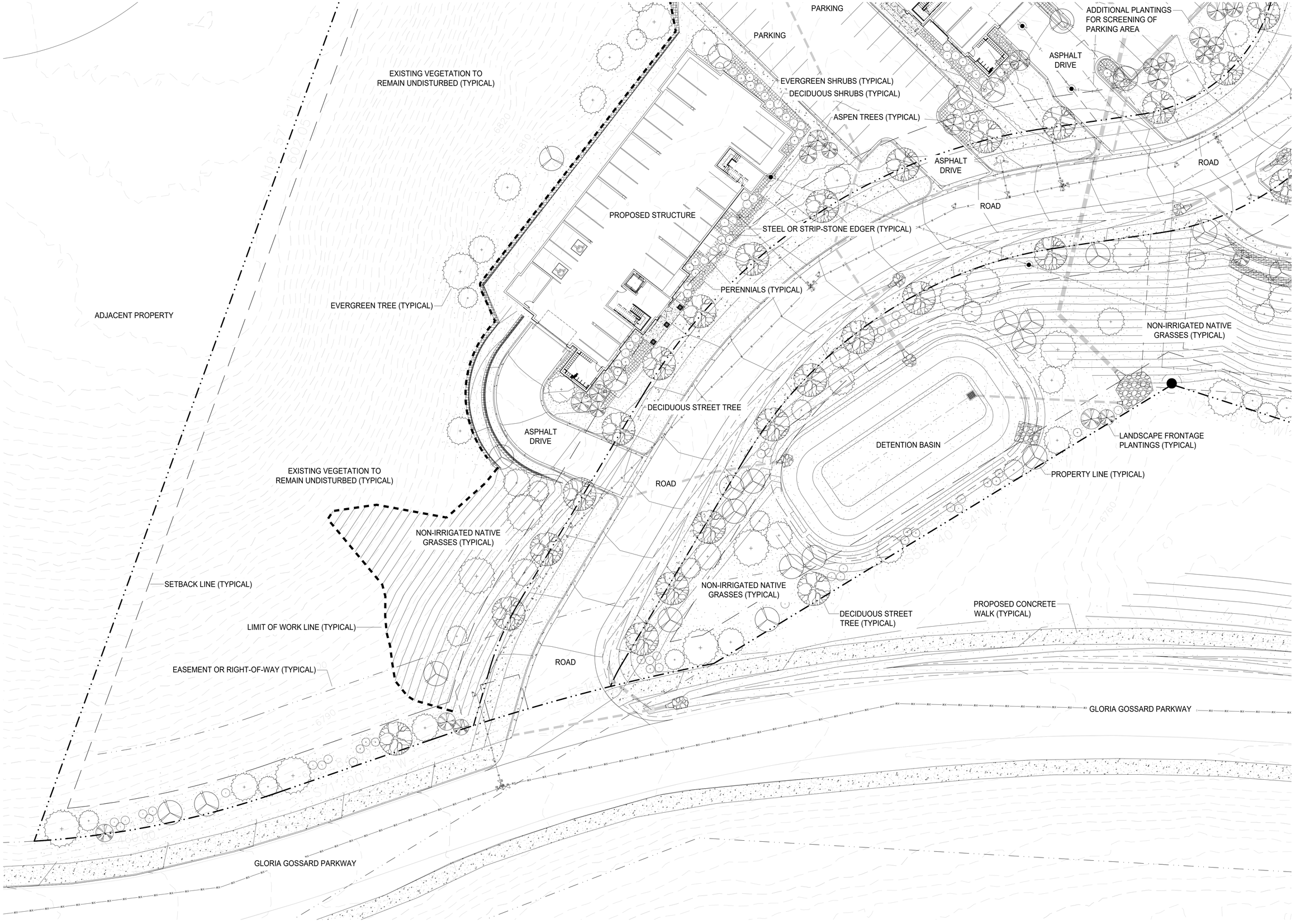
DRAWING: LANDSCAPE AREA DELINEATION PLAN

SHEET # L2



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No.	DATE	REVISIONS	INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 20'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
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DRAWING:

LANDSCAPE MASTER PLAN ENLARGEMENT 'A'

SHEET #

L3

ADJACENT PROPERTY

NON-IRRIGATED NATIVE GRASSES (TYPICAL)

EXISTING VEGETATION TO REMAIN UNDISTURBED (TYPICAL)

EVERGREEN TREE (TYPICAL)

NON-IRRIGATED NATIVE GRASSES (TYPICAL)

ORNAMENTAL TREE (TYPICAL)

ROAD

BENCH (TYPICAL)

PLAYGROUND (TYPICAL)

CONCRETE WALK (TYPICAL)

DECIDUOUS STREET TREE

PROPOSED STRUCTURE

ROAD

ASPHALT DRIVE

PROPOSED STRUCTURE

ADDITIONAL PLANTINGS FOR SCREENING OF PARKING AREA

PARKING LOT PLANTINGS (TYPICAL)

GROUNDCOVERS (TYPICAL)

PARKING

ROAD

PARKING

PARKING

ADDITIONAL PLANTINGS

6850

6840

6830

6820

6810

6854

6860

6850

6840

6830

N69° 50' 12"E
329.42

S00° 04' 58"E
1300.64

N26° 10' 56"E
850.74

S87°

EAS

N

PROPOSED ST

PAR

FOUR POINTS SURVEYING ENGINEERING

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No.	DATE	REVISIONS	INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 20'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

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DRAWING:

LANDSCAPE MASTER PLAN ENLARGEMENT 'B'

SHEET #

L4

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No.	DATE	REVISIONS	INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

20' 0 10' 20'

1" = 20'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

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

DRAWING:

LANDSCAPE MASTER PLAN ENLARGEMENT 'C'

SHEET #

L5

ORNAMENTAL TREES (TYPICAL)

ADDITIONAL PLANTINGS FOR SCREENING OF PARKING AREA

TRASH ENCLOSURE (TYPICAL)

PARKING

CONCRETE WALK (TYPICAL)

ROAD

ASPHALT DRIVE

PROPOSED STRUCTURE

IRRIGATED TURF GRASS (TYPICAL)

D NATIVE
PICAL)

NON-IRRIGATED NATIVE GRASSES (TYPICAL)

EXISTING VEGETATION TO REMAIN UNDISTURBED (TYPICAL)

LIMIT OF DISTURBANCE LINE (TYPICAL)

PARKING

ASPHALT DRIVE

GROUNDCOVERS (TYPICAL)

TRASH ENCLOSURE

PARKING

PARKING

PARKING

ASPEN TREES (TYPICAL)

PARKING

PARKING

BIKE RACK (TYPICAL)

PROPOSED STRUCTURE

OPENS SPACE PARCEL

STEEL EDGER OR STRIP-STONE BORDER (TYPICAL)

ASPEN TREES (TYPICAL)

EVERGREEN TREES (TYPICAL)

ADDITIONAL PLANTINGS FOR SCREENING OF PARKING AREA

EXISTING VEGETATION TO REMAIN UNDISTURBED (TYPICAL)

SETBACK (TYPICAL)

GLORIA GOSSARD PARKWAY

FOUR POINTS SURVEYING ENGINEERING

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No.	DATE	REVISIONS	INT
1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

1" = 20'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
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REVIEW BY:

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DRAWING:

LANDSCAPE MASTER PLAN ENLARGEMENT 'D'

SHEET #

L6

2 BUILDING 2 - PERSPECTIVE

1 BUILDING 1A - PERSPECTIVE

BUILDING VARIATION STANDARDS					
SECTION	ITEM	BLDG A	BLDG B	BLDG 7A	COMMENTS
437.H.1.A	i. WALL PLANE RELIEF	X	X	X	WALL PLANE ARTICULATION VARIES
	ii. PORCHES				
	iii. BALCONIES	X	X	X	
	iv. BAY OR BOX WINDOWS				
	v. VARIATION IN WINDOW SIZE				
	vi. VARIATION IN MATERIALS	X	X	X	ADH, MASONRY STYLES, SIDING STYLES, WINDOW TYPES
	vii. VARIATIONS IN ROOF FORMS	X	X	X	ROOF FORMS (GABLES VS. SHED) & ROOF SLOPES
	REQUIRED	3	3	3	
	TOTAL	4	4	4	
437.H.1.C	i. VARIATION IN LENGTH OF ≥30%			X	BUILDING 7A IS 35% SHORTER THAN BUILDING A & B
	ii. VARIATION IN THE FOOTPRINT OF ≥30%			X	BUILDING 7A HAS A 32% SMALLER FOOTPRINT THAN BUILDING A & B
	iii. VARIATION IN THE HOUSING TYPE				
	iv. BUILDING HEIGHT AND ROOF FORM	X	X		ROOF FORMS (GABLES VS. SHED) & ROOF SLOPES (5:12 VS. 7:12)
	v. VARIATION IN COLOR AND MATERIAL	X	X		BUILDING A & B INCORPORATE VARIATIONS IN COLOR SCHEMES AND MASONRY & SIDING TYPES
	REQUIRED	2	2	2	
	TOTAL	2	2	2	

*3 BUILDING MODELS PROVIDED.
3 REQUIRED PER TABLE 437-1

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COPPER RIDGE VILLAGE

STEAMBOAT SPRINGS, CO

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BUILDING PERSPECTIVES

A0.1

1 BUILDING 1B - PERSPECTIVE

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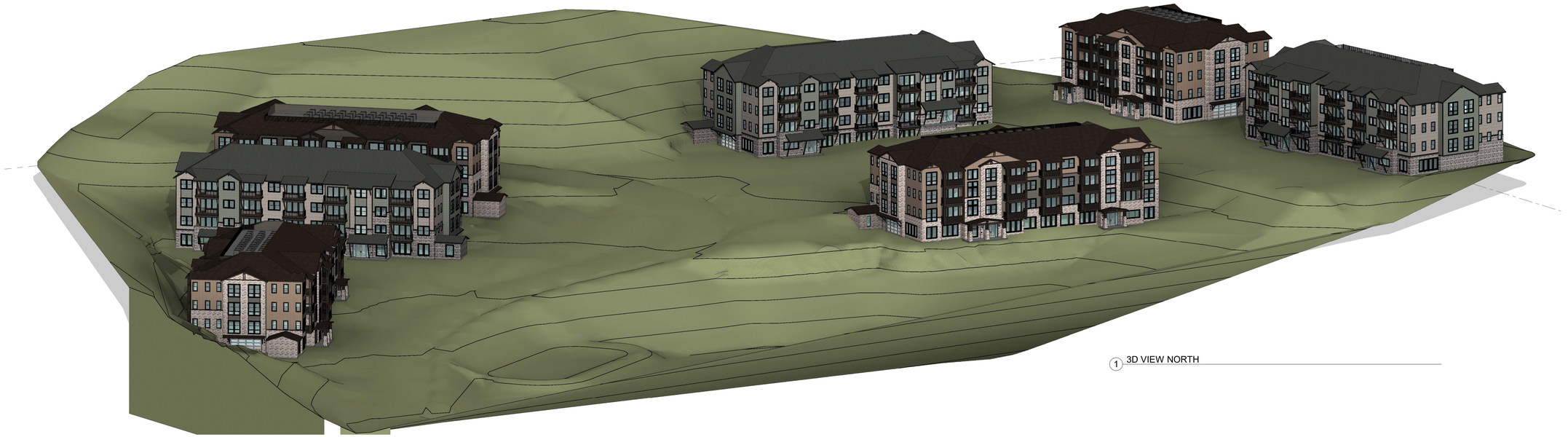
BUILDING PERSPECTIVES

A0.2



1 3D VIEW NORTH

2 3D VIEW SOUTH

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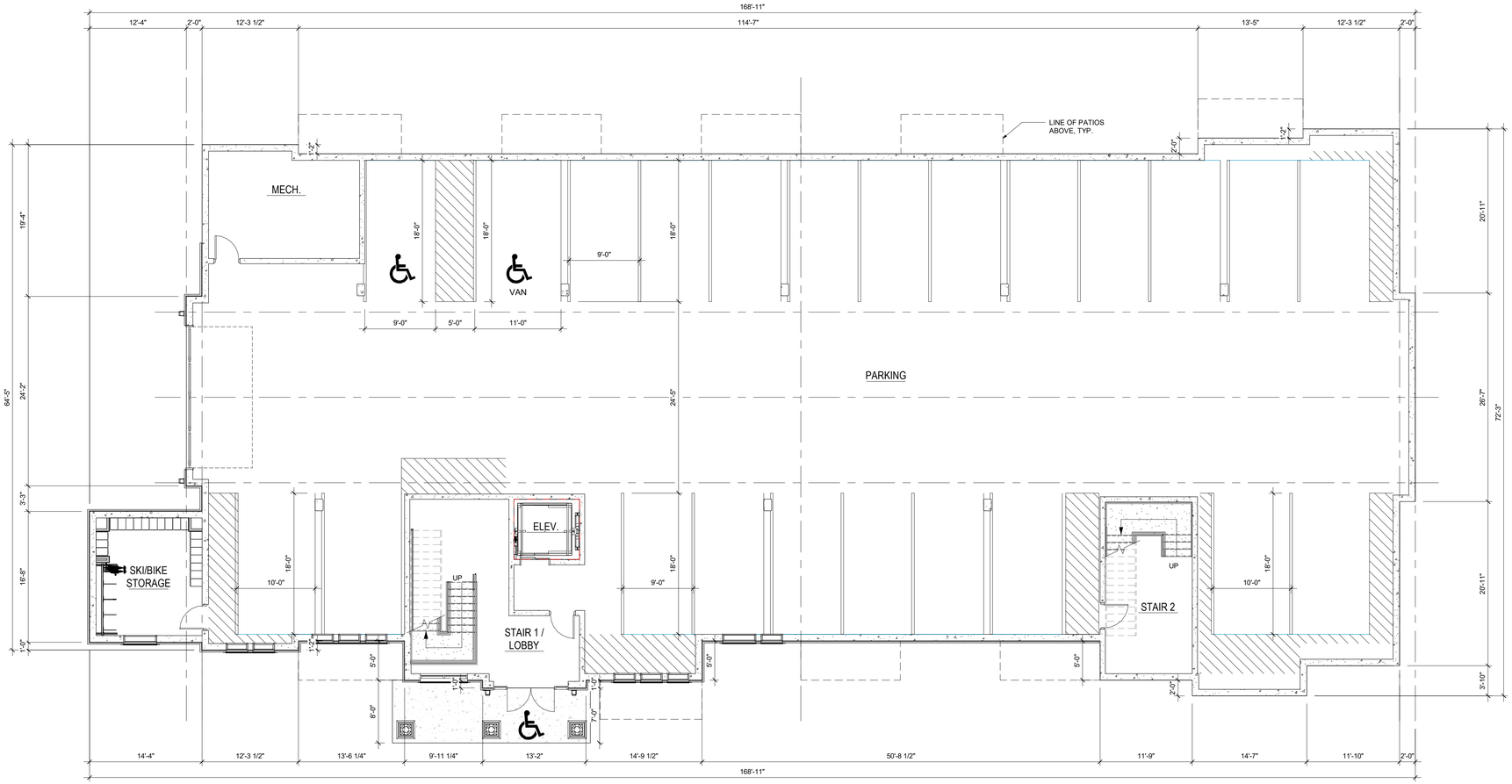
SITE AERIAL

A0.3



1 BUILDING TYPE 1 - LEVEL 1
1/8" = 1'-0"

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REVISIONS:

BUILDING TYPE 1
FLOOR PLAN

A1.0