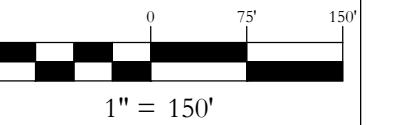


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No.	DATE	REVISIONS	INT	
			MDM	RL
1	3/13/23	DRT REVIEW & RESPONSE		

**STEAMBOAT AIRPARK
PRELIMINARY PLAT
LOT 1, WEST ACRES RANCH SUBDIVISION
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

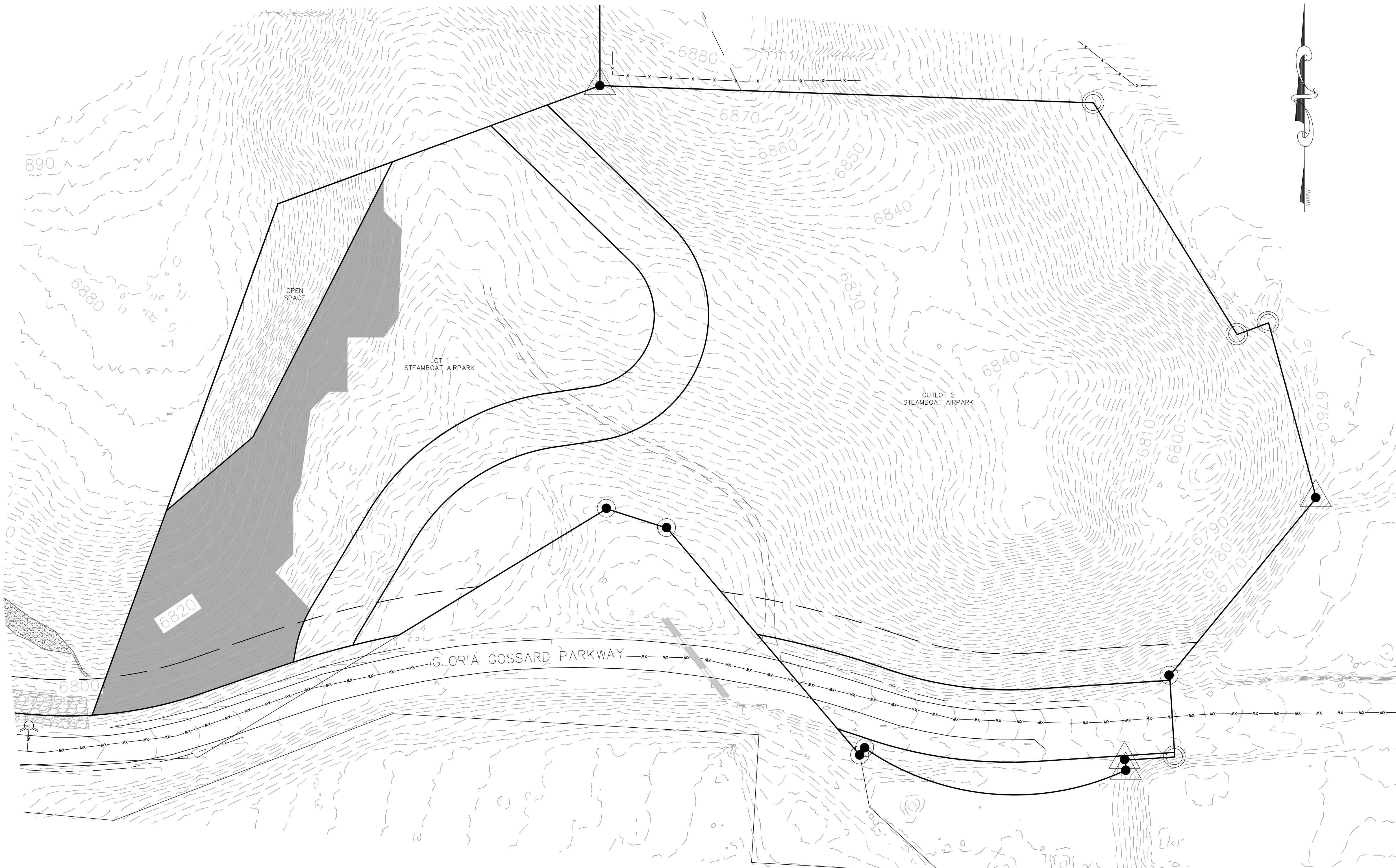
DATE: 8-10-2022
 JOB #: 1670-001
 DRAWN BY: MDM/JLW
 DESIGN BY: MDM/JLW
 REVIEW BY: RL

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A4 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
**LOT 1 & 2 USABLE
 LOT AREA**

SHEET #

PP4a



USABLE LOT AREA
LOT 1
 LOT AREA = 152,585 SF
 LOT COVERAGE FOR MF-3 ZONING = 45%
 MIN CONTIGUOUS LOT AREA REQUIRED = 68,664 SF
 LOT 1 CONTIGUOUS DEVELOPABLE LOT AREA ~ 92,027 SF

LEGEND	
	AREA GREATER THAN 30%