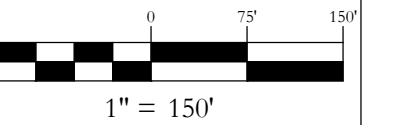


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 www.fourpointse.com

No.	DATE	REVISIONS	
		DESCRIPTION	BY
1	3/13/23	DRT REVIEW & RESPONSE	
2	6/16/23	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

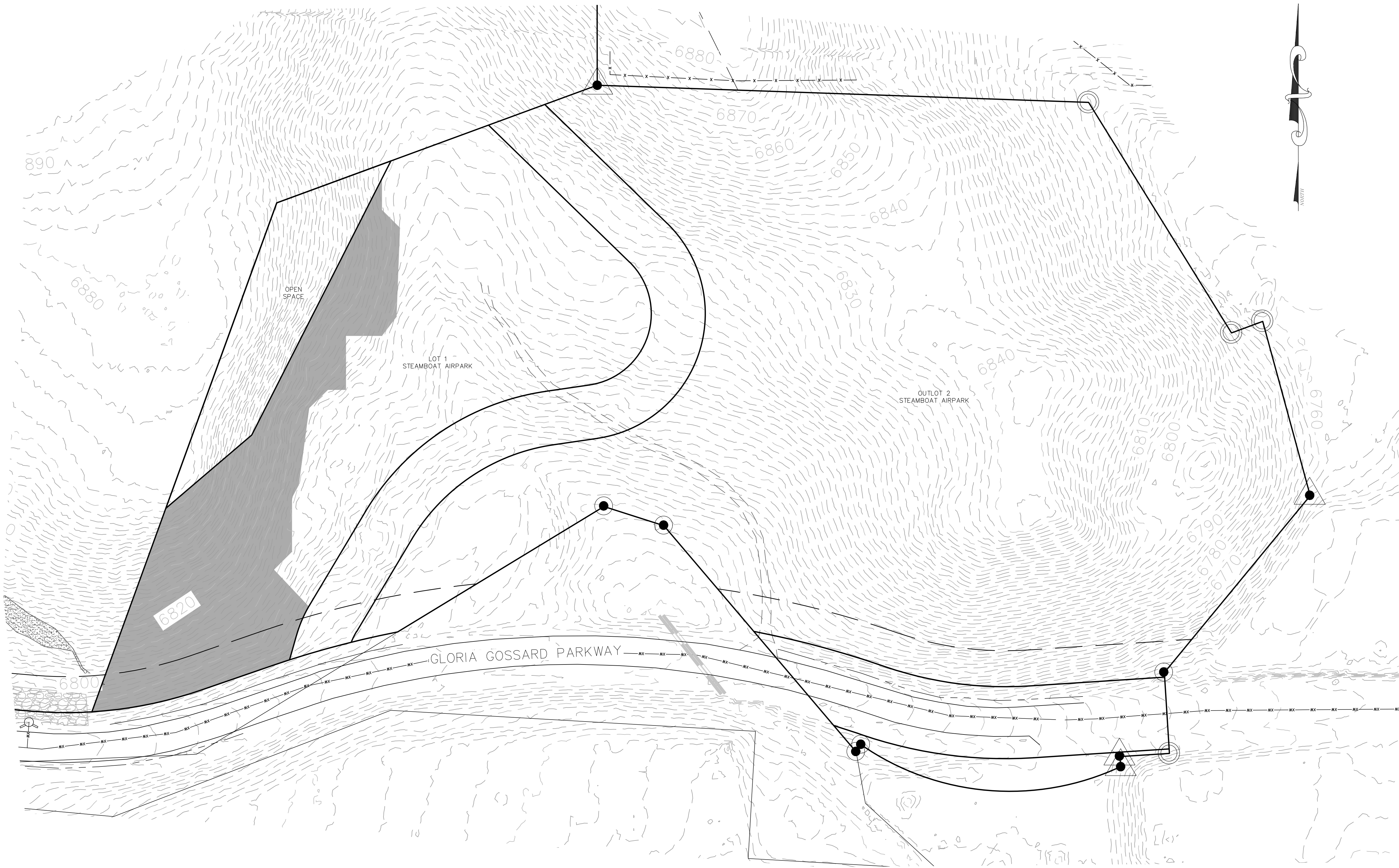
DATE: 8-10-2022
 JOB #: 1670-001
 DRAWN BY: MDM/JLW
 DESIGN BY: MDM/JLW
 REVIEW BY: RL

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

**LOT 1 USABLE LOT
 AREA ANALYSIS**

SHEET #

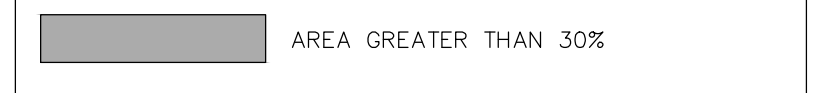
PP4a



USABLE LOT AREA

LOT 1
 LOT AREA = 152,542 SF
 LOT COVERAGE FOR MF-3 ZONING = 45%
 MIN CONTIGUOUS LOT AREA REQUIRED = 68,644 SF
 AREA GREATER THAN 30% ~ 60,514 SF
 LOT 1 CONTIGUOUS DEVELOPABLE LOT AREA ~ 92,028 SF

LEGEND



DRAWING: