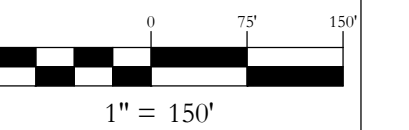


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 www.fourpointse.com

No.	DATE	REVISIONS	INT		
			MDM	MDM	MDM
1	3/13/23	DRT REVIEW & RESPONSE			
2	6/16/23	DRT REVIEW & RESPONSE			
3	9/22/23	ADD BUILDING ENVELOPE			

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

**Horizontal Scale**



Contour Interval = 2 ft

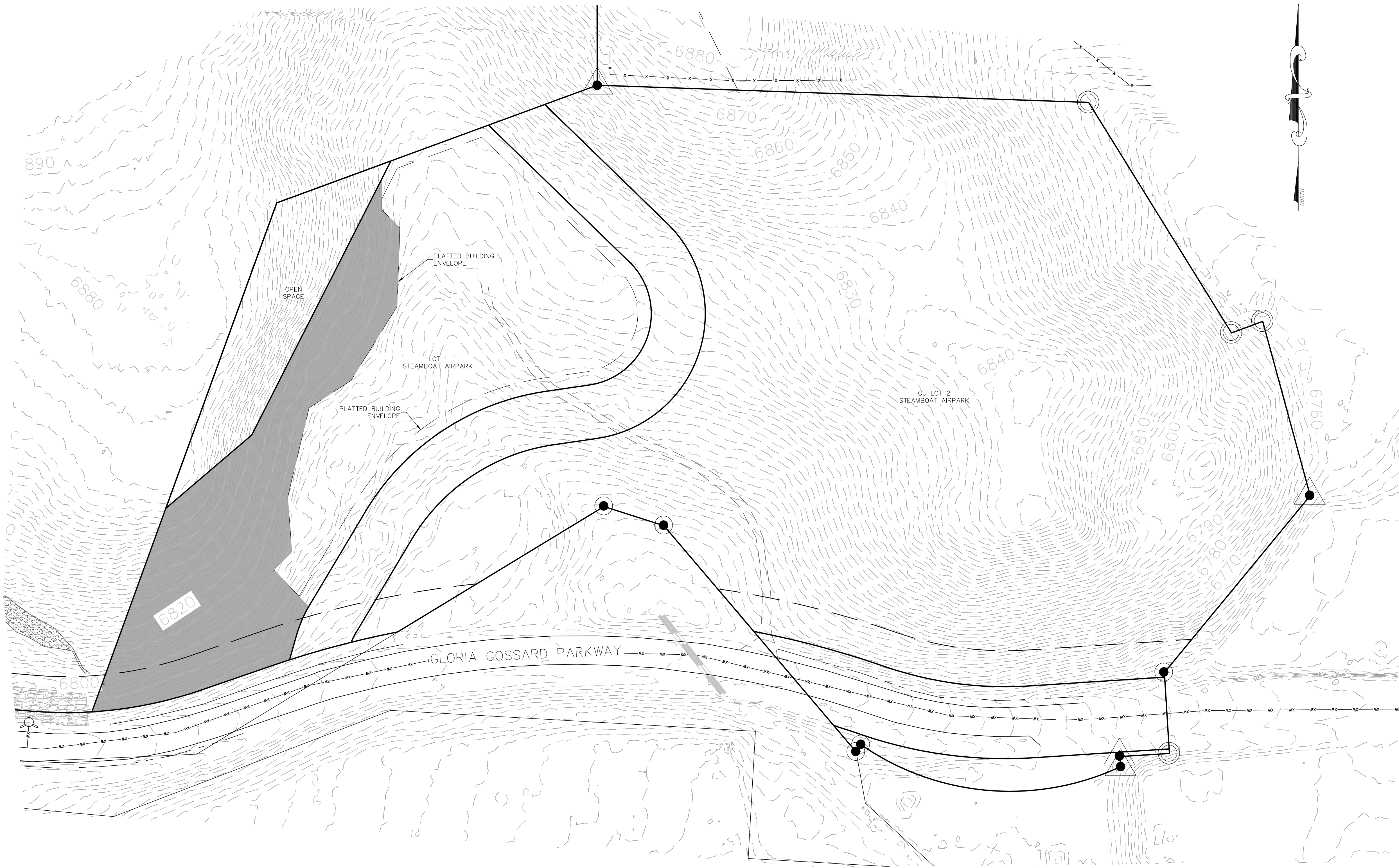
DATE: 8-10-2022  
 JOB #: 1670-001  
 DRAWN BY: MDM/JLW  
 DESIGN BY: MDM/JLW  
 REVIEW BY: RL

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 #

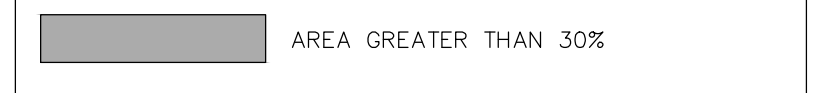
**PP4a**



**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% ~ 60,916 SF  
 LOT 1 CONTIGUOUS DEVELOPABLE LOT AREA ~ 91,626 SF

**LEGEND**



DRAWING: