



LEGEND:

- SINGLE FAMILY 1/3 ACRE LOTS: 100' X 130' = 13,000 SF
- SINGLE FAMILY 1/4 ACRE LOTS: 80' X 120' = 9,600 SF
- SINGLE FAMILY 1/6 ACRE LOTS: 80' X 100' = 8,000 SF
- MF -TOWNHOMES
- MULTI-FAMILY
- PARK SPACES / FEATURE LANDSCAPE AREAS

STREET DESIGN ASSUMPTIONS:

- 24' ROAD WIDTH (2 TRAVEL LANES)
- 8' DETACHED SIDEWALKS
- 10' TREE LAWNS
- 60' R.O.W.

UNIT QUANTITIES:

TYPE	QUANTITY	TOTAL
SINGLE FAMILY 1/3 ACRE LOTS	54	166 TOTAL SINGLE FAMILY LOTS
SINGLE FAMILY 1/4 ACRE LOTS	51	
SINGLE FAMILY 1/6 ACRE LOTS	61	
TOWNHOME UNITS	47	47
MULTI-FAMILY UNITS	200	200
TOTAL UNIT TYPES		413

SITE TABULATION:

TYPE	QTY SF	QTY ACRE	% OF ACREAGE
SINGLE FAMILY LOTS	1,737,515.9 SF	39.94 AC	29%
MF-TOWNHOMES	358,418.8 SF	8.23 AC	6%
MULTI-FAMILY	342,028.4 SF	7.85 AC	6%
PARKLAND	65,476.9 SF	1.50 AC	1%
OPEN SPACE	2,728,961.0 SF	62.65 AC	45%
R.O.W.	836,152.8	19.20 AC	14%

RESIDENTIAL DEVELOPMENT

OPEN SPACE

PARKLAND

SCALE: 1" = 100'



EXHIBIT 1: LOT AND ZONING PLAN

WEST ACRES RANCH - STEAMBOAT SPRINGS, CO

MARCH 27, 2025