

- 11 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: 1-800-922-4271 and verify that all existing utilities have been located and marked.
- 12 The contractor shall be responsible for familiarizing themselves with the project location, 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.
- 13 The contractor shall be responsible to be located outside of the project site boundaries.
- 14 All dimensions are taken to face of building except where otherwise noted.
- 15 For layout and dimensioning of lots, see engineering drawings.
- 16 Screened images show existing conditions and proposed conditions as shown on drawings. Conditions as under or as implied upon by proposed buildings and other site elements, the existing condition will be removed, abandoned and/or capped or demolished as required.
- 17 Contractor shall begin construction immediately after removal and will continue until final acceptance. The landscape contractor shall be responsible for the start materials for the landscape.
- 18 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.
- 19 All plant materials shall be delivered to the site in a timely manner and in good condition of nurseries. All plants to be balled in burlap or containerized, and shall bear the same relationship to finish grade as to original grades before digging.
- 20 Make all planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of weeds thicker than 1/4 inch. All plants to be planted in a timely manner and in good condition of nurseries. All plants to be balled in burlap or containerized in such a way to be random and visually (natural) in appearance.
- 21 All plant materials may be subject to be thoroughly inspected with black gold soil conditions or other soil to be added per manufacturer's recommended rates.
- 22 All areas of the site which have been disturbed and not otherwise developed should be seeded and sown with a minimum depth of 1/4 inch of topsoil.
- 23 All areas of plants to be under an automatic drip irrigation system to be installed.

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 Conditioner (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 subsoil in bottom of excavation.
2. (For container and burlap) Dig pits, beds, and trenches to depth of at least half again as wide as the ball diameter and equal to the depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - a. Allow for 3 inch thick setting layer of planting soil mixture.
 - b. For container grower, allow for 1 inch extra depth for container and burlap stock, adjusted to size of container width and depth.
3. Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
4. Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
5. Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to use.
6. Place AgriLife Tree Fertilizer Tablets (or approved substitute) in planting pit or back filling at the following rate: three per tree.

PLANTING TREES AND SHRUBS

- Set ball and banner (B&B) stock on layer of compacted plastic mulch, pumice, and in center of pit bottom with top of ball as same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain pit trenches. When set, place 1/2" of mulch around base of balls. Place 1/2" of pumice over mulch. When finished, place 1/2" of topsoil over pumice. When excavation is approximately 23" full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- Set container-grown stock, as specified, labeled and balled, except cut grass on 2 sides with an approved can cutter on from ball to stock so as not to damage root balls.
- Die-hat top plants to allow for mulching.
- Remove and replace, using proper technique, to provide a 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.
 - b. Remove and replace excessively pruned or disfigured stock resulting from improper handling.
- Wrap tree trunks 2 inches caliper and larger, start at ground and cover trunk to height of first branches and securely attach to trunk with 1/2" wide strips of white plastic. Prepare for the trunk and branch to take corrective measures before wrapping. Guy and stake trees immediately after planting, at ground.

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
ASP	00	Quaking Aspen	Populus tremuloides	1.5" - 3.5" ca
NAH	00	Northern Acclaim Honeylocust	Gleditsia triacanthos inermis 'Northern Acclaim'	2.0" - 2.5" ca
RBC	00	Red Barron Crab Apple	Malus 'Red Barron'	2.0" - 2.5" ca
SSC	00	Spring Snow Crab Apple	Malus 'Spring Snow'	2.0" - 2.5" ca
SPR	00	Colorado Spruce	Picea pungens	6" ht.

EVERGREEN SHRUBS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
GLB	00	Globe Spruce	<i>Picea pungens</i> 'Glaucia Globosa'	#7 Pot
MUG	00	Mugo Pine	<i>Pinus mugo</i> 'Slowmound'	#7 Pot
BCJ	00	Blue Chip Juniper	<i>Juniperus horizontalis</i> 'Blue Chip'	#5 Pot
BLU	00	Buffalo Juniper	<i>Juniperus sabin</i> 'Buffalo'	#5 Pot
EFJ	00	Effusa Juniper	<i>Juniperus communis</i> 'Effusa'	#5 Pot

DECIDUOUS SUBURBS

DELICIOUS SHRUBS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
SER	00	Saskatoon Serviceberry	<i>Amelanchier alnifolia</i>	#1 Pot
RAB	00	Rabbitbrush	<i>Chrysothamnus</i> spp.	#5 Pot
RTD	00	Reaching Dogwood	<i>Cornus stolonifera</i>	#5 Pot
YFT	00	Yellow Potentilla	<i>Potentilla fruticosa</i>	#5 Pot
APR	00	Pink Potentilla	<i>Potentilla fruticosa</i> 'pink beauty'	#5 Pot
YFH	00	Arnold's Red Honey Suckle	<i>Lonicera involucrata</i> 'Arnold's Red'	#7 Pot
CUR	00	Golden Currant	<i>Ribes aureum</i>	#5 Pot
LIL	00	Native Pink Shrub Rose	<i>Rosa woodsii</i>	#5 Pot
CUL	00	Common Lilac	<i>Syringa vulgaris</i>	#7 Pot

PERENNIALS

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
YAR	00	White Yellow	<i>Asclepias miltifida</i>	1P
YAR	00	Mountain Columbine	<i>Asclepias caerulea</i>	1P
SUM	00	Lime Mound	<i>Antennaria sp.</i>	1P
COM	00	Shore Daisy	<i>Antennaria 'goldst'</i>	1P
LCR	00	Lance-leafed Coreopsis	<i>Coreopsis lanceolata</i>	1P
YAR	00	Grass Petal Dianthus	<i>Dianthus barbatus</i>	1P
ERG	00	Purple Coreopsis	<i>Echinops purpurea</i>	1P
YAR	00	Coreopsis	<i>Echinops purpurea 'White Swan'</i>	1P
YAR	00	Shaw's Daisy	<i>Ergemone sp.</i>	1P
YAR	00	Star-Barked Flower	<i>Gallardia canadensis</i>	1P
YAR	00	Cranesbill Geranium	<i>Geranium sp.</i>	1P
YAR	00	Geranium	<i>Geranium 'Jenny Holm'</i>	1P
YAR	00	Western Blue Flag	<i>Iris missouriensis</i>	1P
YAR	00	Blue Lupine	<i>Lupinus 'The Golden'</i>	1P
YAR	00	Red Sea-Bean	<i>Mimulus 'scarlet red'</i>	1P
YAR	00	Red Top Poppy	<i>Papaver orientale</i>	1P
MCN	00	Beardless Penstemon	<i>Penstemon barbatus</i>	1P
YAR	00	Cardinal Penstemon	<i>Penstemon cardinalis</i>	1P
YAR	00	Rocky Mountain Penstemon	<i>Penstemon sp.</i>	1P
YAR	00	Bearded Susan	<i>Rudbeckia hirta</i>	1P
YAR	00	Shiny Goldeneye	<i>Viguiera ligula 'goldstun'</i>	1P
YAR	00		<i>Viguiera multiflora</i>	1P

ORNAMENTAL GRASSES

LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
FOX	00	Foxtail	<i>Alopecurus pratensis</i>	#1 Pot
FTG	00	Fountain Grass	<i>Pennisetum alopecuroides</i>	#5 Pot
PEG	00	Purple-leaf Fountain Grass	<i>Pennisetum setaceum purpureum</i>	#5 Pot

[illegible]

GROUNDCOVERS				
LABEL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE
ICP	00	Ice Plant	Lampranthus spectabilis	Flat - F15
MAH	00	Creeping Mahonia	Mahonia repens	Flat - F15
BCP	00	Blue Creeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
SAP	00	Rock Soapwort	Saponaria ocyroides	Flat - F15
GMS	00	Goldmoss Stonecrop	Sedum aca evergreen	Flat - F15
SED	00	Dragon's Blood Sedum	Sedum spurium 'Dragon's Blood'	Flat - F15
WHEED-FEM	00	Wheatgrass	Secernia sp. var. em.	Flat - F15

	PROPERTY BOUNDARY		PROPOSED EDGE OF CONCRETE
	ADJACENT PROPERTY BOUNDARY		DECK
	EXISTING EASEMENT		PROPOSED PONDING
	EXISTING SETBACK		OVERHANG
	EXISTING EDGE OF ASPHALT		PROPOSED BUILDING
	EXISTING EDGE OF ASPHALT		PERIMETER/BOARDWALK
	EXISTING 2 FT CONTOUR		SIDEWALK/RAIN
	EXISTING 10 FT CONTOUR		WALL
	EXISTING 2 FT CONTOUR		VEGETATION OUTLINE
	PROPOSED 10 FT CONTOUR		ASPHALT
	EXISTING EDGE OF GRAVEL		CONCRETE
	CENTER LINE OF DITCH		GRAVEL
	EXISTING FENCE		ROCK/RIP RAP

Proposed Quaking Aspen (05 Total)
 Populus tremuloides
 2.50' minimum caliper (Clumps and Single Stem)

Proposed Evergreen shrubs (04 Total)
 Juniper, Picea, Pinus spp.
 Size: #5 Container Minimum

Proposed Deciduous shrubs (08 Total)
 Prunus, Cornus, Rosa, etc.
 Size: #5 Container Minimum

Proposed Ornamental Trees (04 Total)
 Flowering Crabapple-Malus hybrids
 Size: 2.50' Minimum Caliper

Stone Aggregate on Wood Fabric

Proposed Evergreen Trees (11 Total)
 Picea pungens, Pinus ponderosa, etc.
 Heights Vary (See Worksheet)

Native and Ornamental Perennials (351 Total)
 Size: #1 Container Minimum

Existing Aspen Trees to Remain

Existing Aspen Trees to be Removed During Construction

Existing Evergreen Trees to Remain

 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

TRADE OR INDUSTRY NAME	SEED COMMON NAME	PERCENT OF MIX	Broadcast Seeding Rate 1.2 lbs. per 1,000 sq. ft.
TRANSITION TURF MIX	Smooth Brome, VNS	45%	
	Perennial Ryegrass, VNS	25%	
	Tall Fescue, Turf Type, VNS	25%	
	Kentucky Bluegrass, VNS	10%	
LOW GROW HIGH ALTITUDE	Crested Wheatgrass, Ephraim	35%	
	Perennial Ryegrass, VNS	20%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
	Upland Bluegrass, Drylayer	15%	
			Broadcast Seeding Rate 30-35 lbs. per Acre
MOUNTAIN MEADOW MIX	Winter Rye (cereal grain)	20%	
	Forage Perennial Ryegrass, VNS	20%	
	Mountain Brome, Bromar	20%	
	Timothy, Cimex	15%	
	Forage Kentucky Bluegrass, VNS	14%	
	Ochrardgrass, Potomac	10%	
	Alaska Clover	01%	
			Broadcast Seeding Rate 5-6 lbs. per 1,000 sq. ft.
ALL-BLUE KENTUCKY BLUEGRASS	Kentucky Bluegrass, Jackpot	20%	
	Kentucky Bluegrass, Milano	20%	
	Kentucky Bluegrass, Blue Devil	20%	
	Kentucky Bluegrass, Merax	20%	
	Kentucky Bluegrass, Rockstar	20%	
NOTE:			

- a) 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 conserve water. It shall be the responsibility of the contractor to determine the ultimate design and layout of the irrigation system.
- b) At the request of the owner, an assult plan will be required for submission at the conclusion of the project. All field changes will be noted and specified as needed.
- c) Valve box locations are not to be installed in areas where people walk. Take advantage of planting beds, and native turf grass areas to install valves.
- d) Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary).
- e) Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. A minimum of 6 points of connection shall be provided for each zone. Connections shall be made 12" from the foundation wall, a minimum of 8" below grade. A fitting support shall be provided for connections to PVC. When not located in a trench, fittings shall be protected with a cap or other suitable means.
- f) 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.

IRIGATION SYSTEM DESIGN GUIDELINES

All irrigation systems shall be designed to avoid runoff from low head drainage, overwatering and other similar conditions where water flows into adjacent property, non-irrigated areas, roads, walkways or structures.

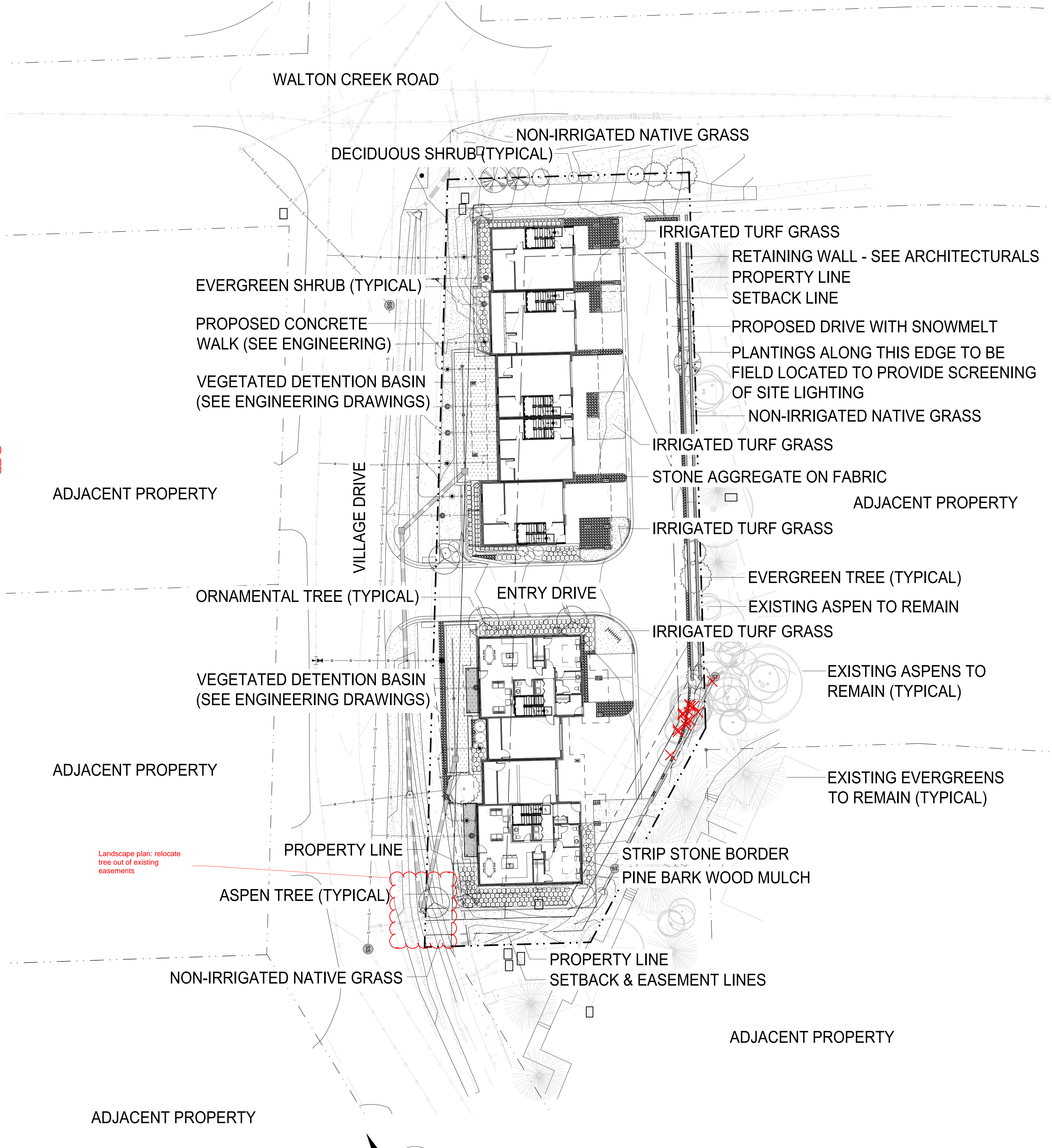
The following guidelines should be followed:

- 1. All equipment shall be of proven design with local service available.
- 2. Control valves should be rated at least 100% above the design flow.
- 3. Valve sprinklers adjacent to heads shall be of pop-up design.
- 4. Heads should have a minimum number of watering points with an extended life cycle.
- 5. Lawn and street spray heads shall be rated from hardware manufacturer's minimum of 18 inches. Rotor type heads shall be set back a minimum of 4 feet from head.
- 6. Heads should be installed at elevations with consideration for worst wind conditions. Close spacing and two-way nozzles are required in high and frequent wind areas.
- 7. Spacing of emitter heads shall not exceed manufacturer's maximum recommendations for proper coverage.
- 8. Only irrigation heads with matched rotation rates shall be used on the same valve.
- 9. Valve creelings shall be designed to be consistent with hydrozones.
- 10. Sprinklers, drippers, valves, etc. shall be selected to meet the manufacturer's specifications.
- 11. The use of air or pressure compensating bubblers is encouraged for all shrubs and trees. Small, narrow and irregularly shaped spraying areas should be irrigated with bubblers.
- 12. Trees in turf areas shall not be in a separate station to provide proper deep watering.

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 on all areas where damage could occur to property due to flooding, unless otherwise specified. Check valves are specified that can automatically shut off individual control valves when excess flow is detected.
2. Pressure compensated screens/dividers shall be specified on all spray heads to reduce radius as needed to prevent overwatering 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. Irrigation scheduling shall be specified 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 as 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. Temperamentally irrigated areas.
6. Schedule maximum run time 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 day and avoid irrigating during periods of strong winds and high temperatures, with high evaporation loss.
7. Electromechanical program controllers shall be specified where there is a combination of different hydrozones or when using different types of irrigation equipment.




LANDSCAPE MASTER PLAN

William J. Rangitsch
P.O. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477



**A Residential Development for
Village Drive
Townhomes
1805 Walton Creek Road
Steamboat Springs, Colorado**



18-01

© Copyright 2020 SAA, P.C.

PLANNING SUBMITTAL
20 SEPTEMBER 2021

1 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

—

PK 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

—

LANDSCAPE FRONTAGE AREA

—

INTERIOR LANDSCAPE AREA

2 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name: Village Drive Townhomes
1805 Walton Creek Road
Steamboat Springs, CO 80487

Submission Date: 03-19-2021

Applicant: Sunscope LLC
1887 Hunters Drive
Steamboat Springs, Co 80487

Project Zoning: Commercial Neighborhood (CN)

Project Land Use: Residential

Landscaping Requirements: FRONTAGE LANDSCAPE AREA: 1 tree per 400 Square Feet
INTERIOR LANDSCAPE AREA: 1 tree per 500 Square Feet

Entry Corridor Overlay Zone: Yes ___ No X

Landscape Frontage Area: 1 Planting per 400 sf of Landscape Frontage Area

3,718 = 10 Plantings

Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 10 Total Plantings Required as Calculated Above

Existing Tree Credit = 0

Distribution of 10 Total Plantings Required per the City of Steamboat Springs Community Development Code

10% Evergreen Trees (10%) = 01

15% Evergreen Trees (6-12) = 02

10% Evergreen Trees (6-7) = 01

20% Deciduous Trees (2-50') = 02

15% Ornamental Trees (2-50') = 02

15% Shrubs (5' Container) = 02 (x 3 Each) = 06

10 Calculated Plantings per Minimum Percentages Required

+ 00 Additional Plantings Provided

00 Deciduous Trees

00 Ornamental Trees

00 Plantings (x3 Shrubs Each) = 00 Shrubs

= 10 Total Plantings Provided

INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 500 sf of Interior Landscape Area Required

6,661 = 14 Plantings

Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 14 Total Plantings Required as Calculated Above

Existing Tree Credit = 0

Distribution of 14 Total Plantings Required per the City of Steamboat Springs Community Development Code

10% Evergreen Trees (10%) = 02

15% Evergreen Trees (6-12) = 03

10% Evergreen Trees (6-7) = 02

20% Deciduous Trees (2-50') = 03

15% Ornamental Trees (2-50') = 02

15% Shrubs (5' Container) = 02 (x 3 Each) = 06

14 Calculated Plantings per Minimum Percentages Required

+ 00 Additional Plantings Provided

00 Deciduous Trees

00 Ornamental Trees

00 Plantings (x3 Shrubs Each) = 00 Shrubs

= 00 Total Plantings Provided

Landscape plan: revise to indicate total number provided

TOTAL OF FRONTAGE
LANDSCAPE AREA: 3,718 SF

ADJACENT PROPERTY

VILLAGE DRIVE

PROPERTY LINE
SETBACK LINE

ADJACENT PROPERTY

TOTAL OF INTERIOR
LANDSCAPE AREA: 6,661 SF

ADJACENT PROPERTY

PROPERTY LINE

EASEMENT OR SETBACK

PROPERTY LINE
SETBACK & EASEMENT LINES

ADJACENT PROPERTY

N

1

LANDSCAPE AREA DELINEATION PLAN
PLANNING SUBMITTAL
20 SEPTEMBER 2021

LANDSCAPE AREA DELINEATION PLAN

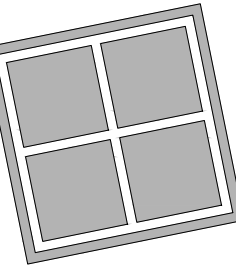
THESE DRAWINGS
DO NOT INCLUDE
THE COMPONENTS
NECESSARY FOR
CONSTRUCTION
SAFETY.

© Copyright 2020 SAA, P.C.

William J. Rangitsch

970.879.0819

p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477



STEAMBOAT
ARCHITECTURAL
ASSOCIATES

A Residential Development for
**Village Drive
Townhomes**
1805 Walton Creek Road
Steamboat Springs, Colorado