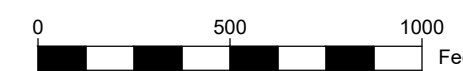


DEVELOPMENT PLAN for COPPER RIDGE VILLAGE

LOT 1 STEAMBOAT AIRPARK, LOCATED IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO



VICINITY MAP



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STANDARDS	ZONE DISTRICT	COPPER RIDGE VILLAGE
MF-3: MULTI FAMILY 3	REQUIREMENTS	PROPOSED
Lot Area	12,000 min, No max	15.02 Acres
Lot Coverage	45% Max.	10%
Floor Area Ratio	50% Max.	40.6%
Building Height	63' Max.	67' 9.5" Bldg #5
Average Plate Height	41' Max	55' 10" Max, Bldg #5
Front Setback	15' Min.	20'
Side Setback	10' Min.	n/a
Rear Setback	10' Min.	54'
Units Per Lot	No. Max	198 Total

PROJECT CONTACT LIST	
PROJECT OWNER	
LONETREE TRUST ATTN: KEN MARSH 9333 Park Meadows Drive #213 Lonetree, CO 80124	CELL: (303) 217-6080 EMAIL: kenmarsh57@msn
CIVIL ENGINEER	
FOUR POINTS SURVEYING AND ENGINEERING ATTN: MATTHEW MCLEOD, P.E. 440 S. Lincoln Ave, Suite 4B PO Box 775966 Steamboat Springs, CO 80487	OFFICE: (970) 871-6772 CELL: (248) 444-3268 EMAIL: matthewm@fourpointse.com
ARCHITECT	
GODDEN SUDIK ARCHITECTS ATTN: ALEX DURAN 5975 S. Quebec Street Suite 250 Centennial, CO 80111	OFFICE: (303) 455-4437 EMAIL: aduran@goddensudik.com
LANDSCAPE DESIGN	
HICKORY FLATS LANDSCAPE DESIGN SERVICES ATTN: ANDY BENJAMIN Oak Creek, CO	OFFICE: (970) 846-0117 EMAIL: hickoryflats-lds@gmail.com

UTILITY CONTACT LIST	
WATER AND SANITARY SEWER	
CITY OF STEAMBOAT SPRINGS UTILITY DEPARTMENT 137 10TH STREET STEAMBOAT SPRINGS, CO CONTACT: AMBER GREGORY 970-871-8211	
ELECTRICAL	
YAMPA VALLEY ELECTRIC COMPANY 2211 ELK RIVER ROAD STEAMBOAT SPRINGS, CO CONTACT: LARRY BALL 970-871-2264	
GAS	
ATMOS ENERGY 30405 DOWNHILL DRIVE STEAMBOAT SPRINGS, CO CONTACT: DON CRANE 970-879-3223	
TELEPHONE	
CENTURY LINK 138 7TH STREET STEAMBOAT SPRINGS, CO CONTACT: JASON SHARPE 970-328-2517	
CABLE TELEVISION	
COMCAST 625 SOUTH LINCOLN, SUITE #205 STEAMBOAT SPRINGS, CO 80487 CONTACT: TONY HILDRETH 970-401-2782	
UTILITY NOTIFICATION CENTER OF COLORADO	
CALL TWO BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES 1-800-922-1987	

- GENERAL NOTES:**
- BENCHMARK = SOUTHERN PROPERTY CORNER, FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR, PLS 29039, ELEVATION=6758.09, SEE EXISTING CONDITIONS PLAN.
 - TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING AND ENGINEERING COMPLETED ON APRIL 23, 2018.
 - CITY OF STEAMBOAT SPRINGS PLAN REVIEW AND APPROVAL IS ONLY FOR GENERAL CONFORMANCE WITH CITY DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THE DRAWINGS. DESIGN, DIMENSIONS, AND ELEVATIONS SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE.
 - ONE COPY OF THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO VERIFY WITH PROJECT ENGINEER THE LATEST REVISION DATE OF THE APPROVED CONSTRUCTION PLANS.
 - CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987 AND ANY NECESSARY PRIVATE UTILITY TO PERFORM LOCATES PRIOR TO CONDUCTING ANY SITE WORK.
 - ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST EDITION.
 - ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS REQUIRED TO PERFORM THE WORK SUCH AS RIGHT-OF-WAY PERMIT, GRADING AND EXCAVATION PERMIT, CONSTRUCTION DEWATERING PERMIT, STORM WATER QUALITY PERMIT, ARMY CORP OF ENGINEER PERMIT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL APPLICABLE CODES, LICENSES, SPECIFICATIONS, AND STANDARDS NECESSARY TO PERFORM THE WORK, AND BE FAMILIAR WITH THEIR CONTENTS PRIOR TO COMMENCING ANY WORK.
 - PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY INCLUDING STREET CUTS, CONTACT THE CITY OF STEAMBOAT SPRINGS STREET DEPARTMENT AT 970.879.1807 FOR PERMIT REQUIREMENTS. NO WORK SHALL OCCUR IN THE ROW BETWEEN NOVEMBER 1 -APRIL 1 UNLESS A WRITTEN VARIANCE HAS BEEN APPROVED AND ISSUED BY THE CITY PUBLIC WORKS DIRECTOR.
 - PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
 - CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) AND OBTAINING ANY REQUIRED PERMITS OR APPROVALS FOR WORK ON OR ADJACENT TO CDOT ROW.
 - PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER TO IDENTIFY PROJECT INSPECTION AND TESTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE FOR INSPECTIONS AND TESTING AT AN ADEQUATE FREQUENCY FOR THE PROJECT ENGINEER TO DOCUMENT THAT PROJECT IS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PRIOR TO MAKING ANY CHANGES TO THE
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
 - CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
 - CONTRACTOR MUST SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN (CSMP) FOR REVIEW AND APPROVAL BY THE CITY CONSTRUCTION SERVICES FOREMAN PRIOR TO START OF CONSTRUCTION. THE CSMP MUST BE MAINTAINED ON-SITE AND UPDATED AS NEEDED TO REFLECT CURRENT CONDITIONS.
 - THE FOLLOWING PRIVATE IMPROVEMENTS REQUIRE CONSTRUCTION OBSERVATION PER THE CITY'S ENGINEERING SERVICES SPECIFICATION: WATER, SEWER, STORM SEWER, PONDS, WATER AND SEWER CONSTRUCTION SHALL BE INSTALLED PER THE CITY WATER AND SEWER DIVISION STANDARDS, LATEST EDITION.
 - RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
 - DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

- GRADING:**
- GRADING SHALL OCCUR WITHIN THE PROPERTY LIMITS. WHERE OFF-SITE WORK IS APPROVED, WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER MUST BE OBTAINED PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
 - NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
 - ALL CUT SLOPES SHALL RECEIVE A MAXIMUM OF 4 INCHES OF TOPSOIL COVER TO PROMOTE VEGETATION AND STABILIZED WITH EROSION CONTROL BLANKET.
 - VEGETATED SLOPES 2:1 AND GREATER REQUIRE SOIL STABILIZATION WITH THE USE OF STRAW BLANKET OR TURF REINFORCEMENT MAT (TRM) WHERE SPECIFICALLY INDICATED.
 - TRM SHALL CONSIST OF PROPEX PYRAMAT 75 OR ENGINEER APPROVED EQUIVALENT PRODUCT. TRM SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS WITH AN ANCHOR TRENCH AT THE CREST OF THE TOE SLOPE.

- EROSION CONTROL:**
- CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
 - CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, INSPECTING, AND MAINTAINING ALL NECESSARY EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION AND REMOVING EROSION CONTROL WHEN PROJECT IS COMPLETE AND VEGETATION IS ESTABLISHED.
 - ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

- PAVING:**
- PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
 - EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT SHALL BE APPLIED TO ALL EXPOSED SURFACES INCLUDING SAW CUTS, POTHOLES, TRENCHES, AND ASPHALT OVERLAY. ASPHALT PATCHES IN THE RIGHT-OF-WAY SHALL BE PER CITY SPECIFICATIONS.
 - ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
 - CONTRACTOR TO CONTACT CITY STREETS SUPERINTENDENT AT (970)879-1807 TO SCHEDULE INSTALLATION OF PUBLIC STREET SIGNS. ALL OTHER TRAFFIC CONTROL SIGNS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

- WATER, SEWER AND UTILITY NOTES:**
- EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLOGING.
 - MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER MAINS AND SERVICES IS TEN (10') FEET. MINIMUM SEPARATION BETWEEN PARALLEL WATER AND SEWER SERVICE LINES IS TEN (10') FEET.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STEAMBOAT SPRINGS STANDARDS AND SPECIFICATIONS LATEST EDITION.
 - MINIMUM COVER FROM FINISHED GRADE TO TOP OF WATER MAIN LINE IS SEVEN (7') FEET. ALL WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND SEAMLESS BETWEEN FITTINGS.
 - MINIMUM SEPARATION BETWEEN UTILITY PEDESTALS AND FIRE HYDRANTS IS FIFTEEN (15') FEET. MINIMUM SEPARATION BETWEEN FIRE HYDRANTS, WATER OR SEWER MAINS, AND ENDS OF CULVERTS IS TEN (10') FEET. NO RIP-RAP IS PERMITTED WITHIN TEN (10') FEET OF A SEWER MAIN.
 - VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
 - SEWER SERVICES ARE TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%.
 - DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE ALL WATER/FIRE SERVICE PIPE 4 INCHES OR LARGER PER CITY STANDARDS.
 - ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
 - THE FIRE SERVICE LINES SHALL BE PVC.
 - MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
 - ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.
 - FIRE HYDRANT BURY ELEVATIONS REFER TO FINISHED GRADE ELEVATIONS TO SET THE MARKED FIRE HYDRANT BURY LINE.
 - WATER AND SEWER CROSSINGS SUBJECT TO CHANGE PER IN FIELD CONDITIONS. EXISTING DEPTHS UNKNOWN AND WILL BE DETERMINED PRIOR TO CONSTRUCTION.

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING SETBACK
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF CONCRETE
	EXISTING 1 FT CONTOUR
	EXISTING 5 FT CONTOUR
	PROPOSED 1 FT CONTOUR
	PROPOSED 5 FT CONTOUR
	EXISTING EDGE OF GRAVEL
	PR CENTER LINE OF DITCH
	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
	EXISTING FENCE
	PROPOSED EDGE OF CONCRETE
	DECK
	PROPOSED BUILDING
	OVERHANG
	PROPOSED POND
	SIDEWALK/BOARDWALK
	PERIMETER DRAIN
	WALL
	VEGETATION OUTLINE
	STORM INLET
	PR STORMWATER PIPE
	EX STORMWATER PIPE
	EX CONCRETE
	PR CONCRETE
	PR GRAVEL
	ROCK/RIP RAP
	PR ASPHALT
	SNOW STORAGE
	FLOW ARROW

ABBREVIATIONS:			
AP	ANGLE POINT	INV	INVERT
APR	APPROXIMATE	LF	LINEAL FEET
A	ASPHALT	LP	LOW POINT
BFF	BASEMENT FINISH FLOOR	MAX	MAXIMUM
BOW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GROUND
BW	BACK OF WALK	O/S	OFFSET
C	CURB	OF	OFFICE
CC	CURB CUT	PC	POINT OF CURVATURE
CG	CURB AND GUTTER	PED	PEDESTAL
CL	CENTERLINE	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
C/O	CLEAN OUT	PR	PROPOSED
CONC	CONCRETE	PT	POINT
CNR	CORNER	PVC	POINT OF VERTICAL CURVE
CR	CURB RETURN	PVC	POLYVINYL CHLORIDE PIPE
CS	CURB STOP	PVI	POINT OF VERTICAL INTERSECTION
D	DEPTH	RD	ROAD
DIP	DRAIN INLET	R	RADIUS
DMH	DUCTILE IRON PIPE	ROW	RIGHT-OF-WAY
DRN	DRAINAGE MANHOLE	RW	RETAINING WALL
DT	DRAIN	SOFT	SQUARE FEET
DW	DITCH	SMH	SEWER MANHOLE
EG	DRIVEWAY	SS	SANITARY SEWER
EL	EXISTING GRADE	STA	STATION
EOA	ELEVATION	SW	SIDEWALK
EW	EDGE OF ASPHALT	TB	THRUST BLOCK
EX	EDGE OF WALK	TBC	TOP BACK OF CURB
FES	EXISTING	TBR	TO BE REMOVED
FFE	FLARED END SECTION	TBW	TOP BACK OF WALK
FG	FINISH FLOOR ELEVATION	TEL	TELEPHONE
FH	FINISH GRADE	TOP	TOP OF PIPE
FL	FIRE HYDRANT	TOW	TOP OF WALL
FT	FLOW LINE	TYP	TYPICAL
FB	FOOT OR FEET	VOL	VOLUME
GB	GRAVEL	VP	VALLEY PAN
GC	GRADE BREAK	W	WIDTH
HC	HANDICAP RAMP	WL	WATERLINE
HP	HIGH POINT	W/	WITH
IN	INLET		

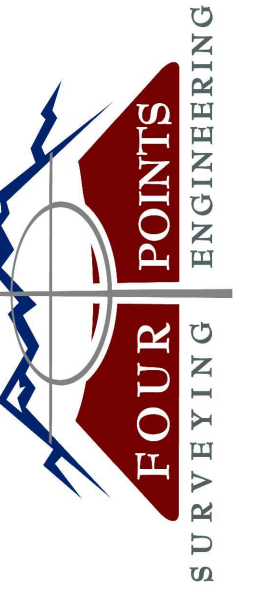
NOT FOR CONSTRUCTION

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
	1	2/22/2022	DRT REVIEW & RESPONSE	FPSE
DATE: 4-15-2021				
JOB #: 1992-001				
DRAWN BY: MDM				
DESIGN BY: MDM				
REVIEW BY: FPSE				



Four Points Surveying & Engineering
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 matthewm@fourpointse.com

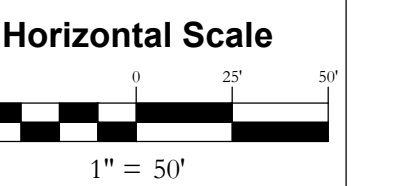
C1



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No.	DATE	REVISIONS		
			INT	FPSE
1	2/22/2021	DRT REVIEW & RESPONSE		

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



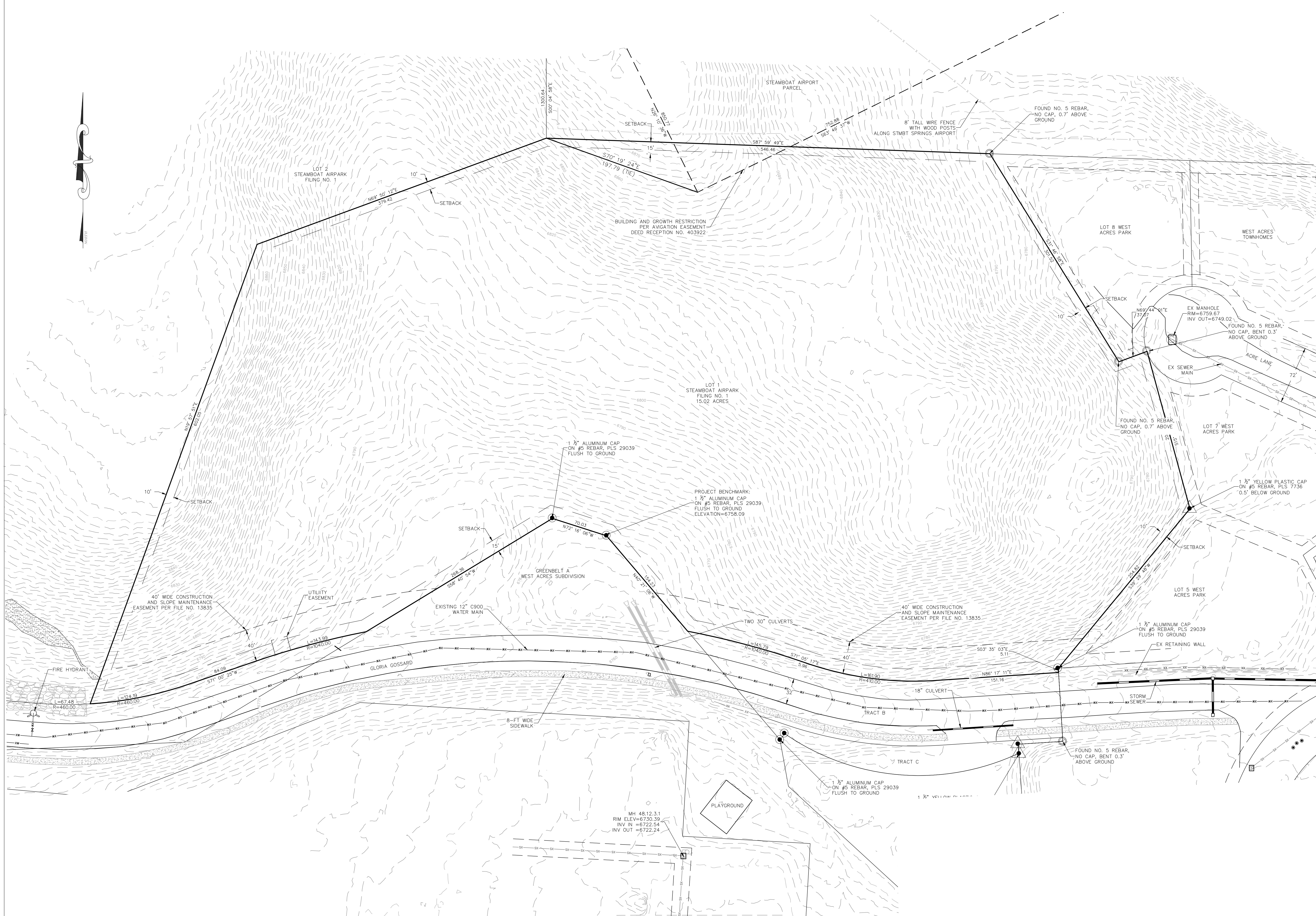
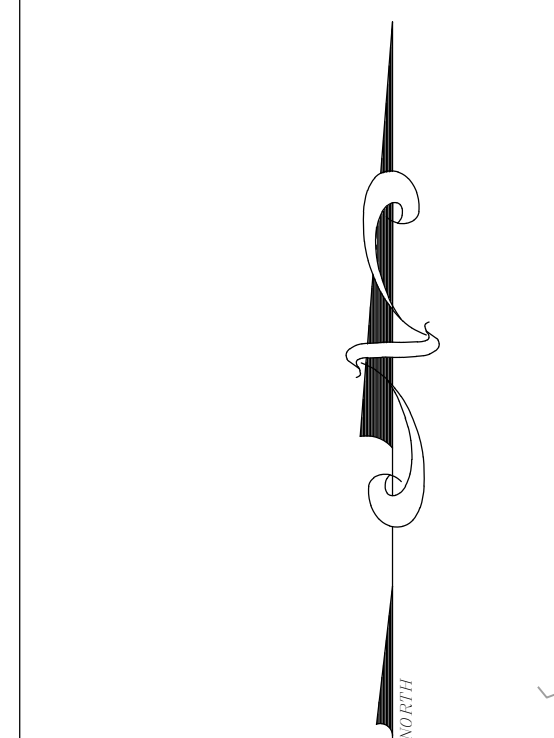
Contour Interval = 2 ft

DATE: 4-27-2021
 JOB #: 1992-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
 FORMAT OTHER THAN A3 X 36", THE
 GRAPHIC SCALE SHOULD BE UTILIZED.

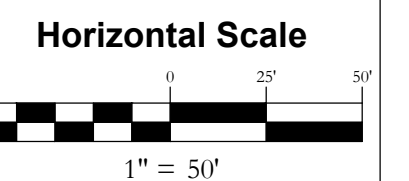
DRAWING:
**EXISTING
 CONDITIONS PLAN**

SHEET #
C2



INT	NO.	DATE	REVISIONS
FPSE	1	2/22/2021	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

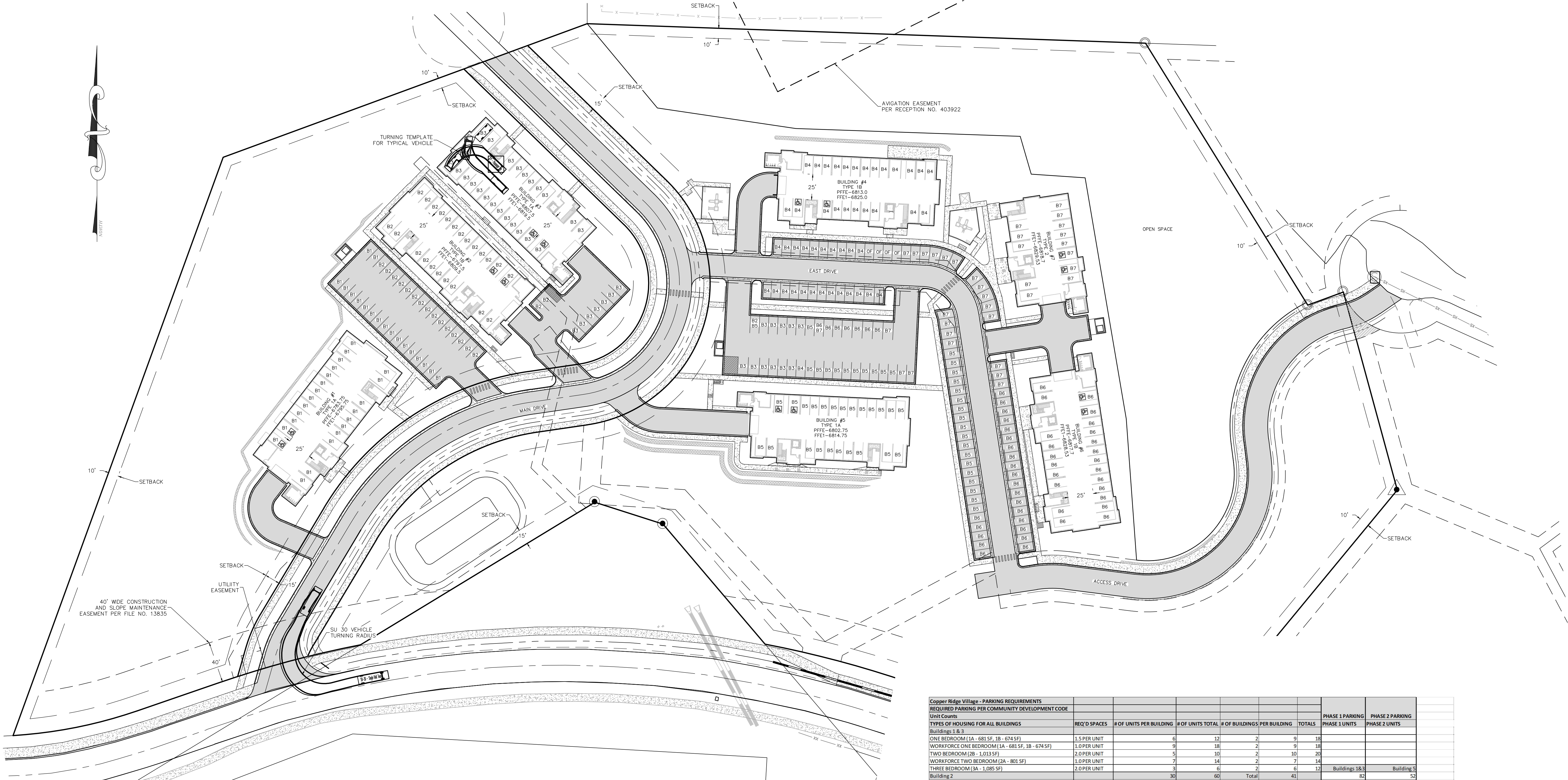
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36, THE GRAPHIC SCALE SHOULD BE UTILIZED.

PARKING AND VEHICLE TURNING EXHIBIT

DRAWING:

SHEET #

C4



PARKING NOTES:

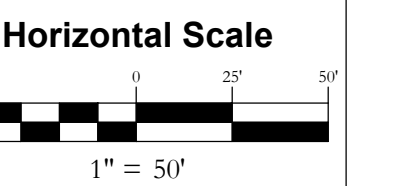
1. PARKING SPACES SHOWN ON THIS PLAN ARE AN EXHIBIT OUTLINING THAT ALL BUILDINGS HAVE THE REQUIRED PARKING ALLOTTED TO IT. THE PARKING IS NOT GOING TO BE SPECIFICALLY ASSIGNED TO EACH BUILDING AND RESIDENTS WILL BE ABLE TO PARK IN THE OUTSIDE AREAS WHERE THEY DESIRE.
2. PARKING SPACE CALLED OUT AS "B2/B6" IS ACCOUNTING FOR THE HALF SPACE REQUIRED FOR THOSE BUILDING PARKING CALCULATIONS SHOWN ON SHEET C3, TYPICAL.

Copper Ridge Village - PARKING REQUIREMENTS									
REQUIRED PARKING PER COMMUNITY DEVELOPMENT CODE									
Unit Counts	REQ'D SPACES	# OF UNITS PER BUILDING	# OF UNITS TOTAL	# OF BUILDINGS	PER BUILDING	TOTALS	PHASE 1 PARKING	PHASE 2 PARKING	
TYPES OF HOUSING FOR ALL BUILDINGS							PHASE 1 UNITS	PHASE 2 UNITS	
Building 1 & 3									
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	6	12	2	9	18			
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	9	18	2	9	18			
TWO BEDROOM (2B - 1,013 SF)	2.0 PER UNIT	5	10	2	10	20			
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	7	14	2	7	14			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	6	2	6	12	Buildings 1B,3	Building 5	
Building 2		30	60	Total	41		82		52
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	7	7	1	10.5	10.5			
WORKFORCE ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.0 PER UNIT	8	8	1	8	8			
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	4	4	1	8	8			
WORKFORCE TWO BEDROOM (2A - 801 SF)	1.0 PER UNIT	8	8	1	8	8			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	3	1	6	6			
Building 4		30	30	Total	40.5				
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	14	14	1	21	21	Building 2	Building 6	
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	11	11	1	22	22	41		52.5
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	2	2	1	4	4			
Building 4 Office Space		27	27		47				
OFFICE SPACE (~1000 SF)	1 PER 300 SF	1	1	1	4	4			
Building 5									
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	15	15	1	22.5	22.5			Building 4
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	12	12	1	24	24			47
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	3	1	6	6			Office
Building 6		30	30	Total	52.5				4
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	15	15	1	22.5	22.5			
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	12	12	1	24	24			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	3	1	6	6			
Building 7				30	Total	52.5			Building 7
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	15	15	1	22.5	22.5			34.5
TWO BEDROOM (2A - 801 SF, 2B - 1,013 SF)	2.0 PER UNIT	6	6	1	12	12	125		156
TOTAL REQUIRED			198			313			
TOTAL WORK FORCE UNITS		48							
PERCENTAGE OF WORK FORCE HOUSING		24.2%							
PARKING PROVIDED									
UNDERGROUND PARKING	COVERED					151			
OUTDOOR PARKING	OUTDOOR					162			
TOTAL PROPOSED						313			
HANDICAP COUNTS									
REQUIRED HANDICAP SPACES (301-400 SPACES)						313			8
REQUIRED VAN ACCESSIBLE SPACES (1 PER 6 HC SPACES)									2
PROVIDED HANDICAP SPACES									14
PROVIDED VAN ACCESSIBLE SPACES									7

Bike Racks	Required	# of Locations
MF Zoning	1 per 10 spaces	31.7 (Bike Rooms)
Racks per Bike Room		at least 10
Total		

NO.	DATE	REVISIONS
1	2/22/2022	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



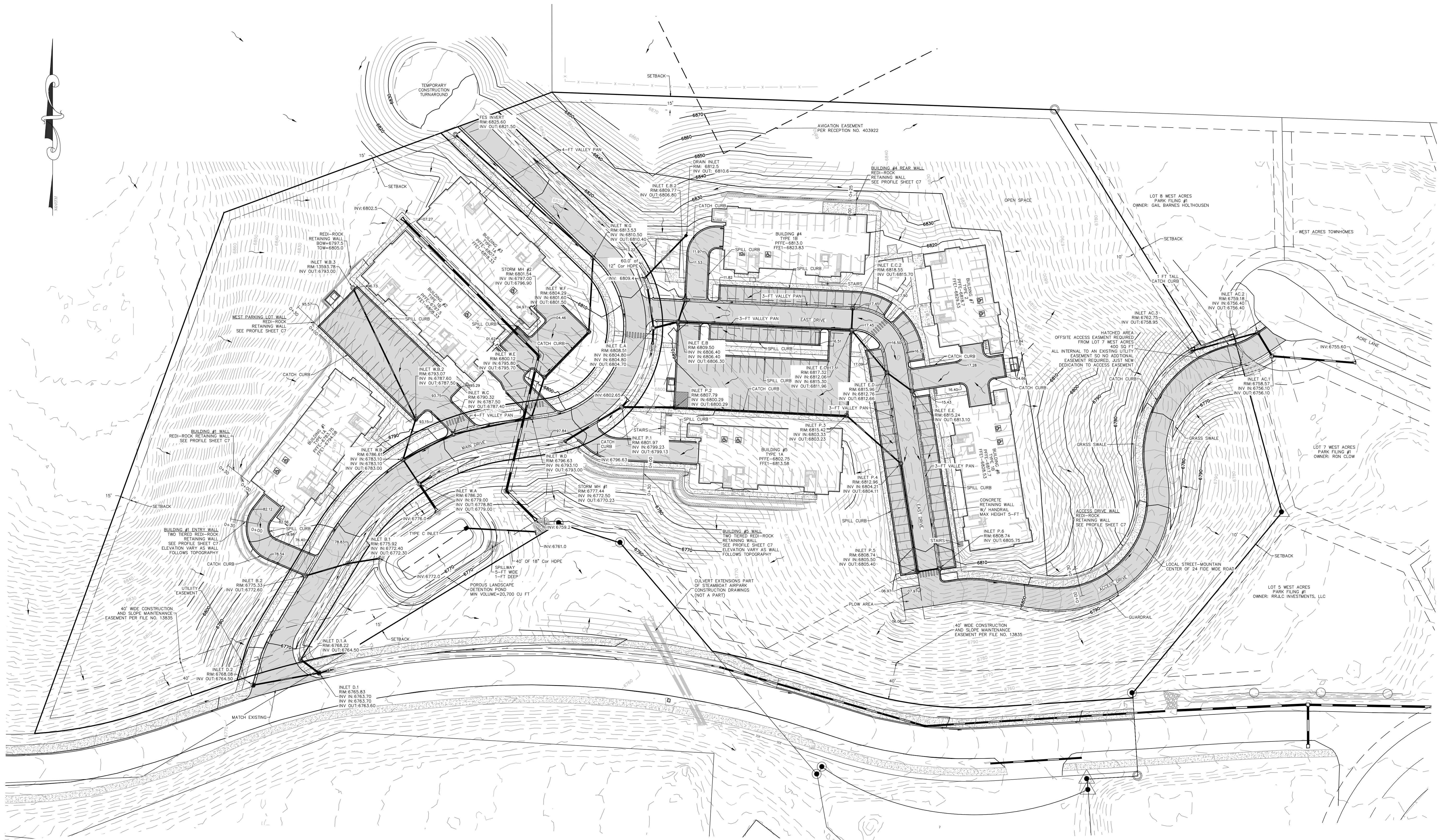
Contour Interval = 2 ft

DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

DRAWING:
**GRADING &
DRAINAGE PLAN**

SHEET #
C6



No.	DATE	REVISIONS
1	2/22/2022	DR REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
1" = 5'

Contour Interval = 2 ft

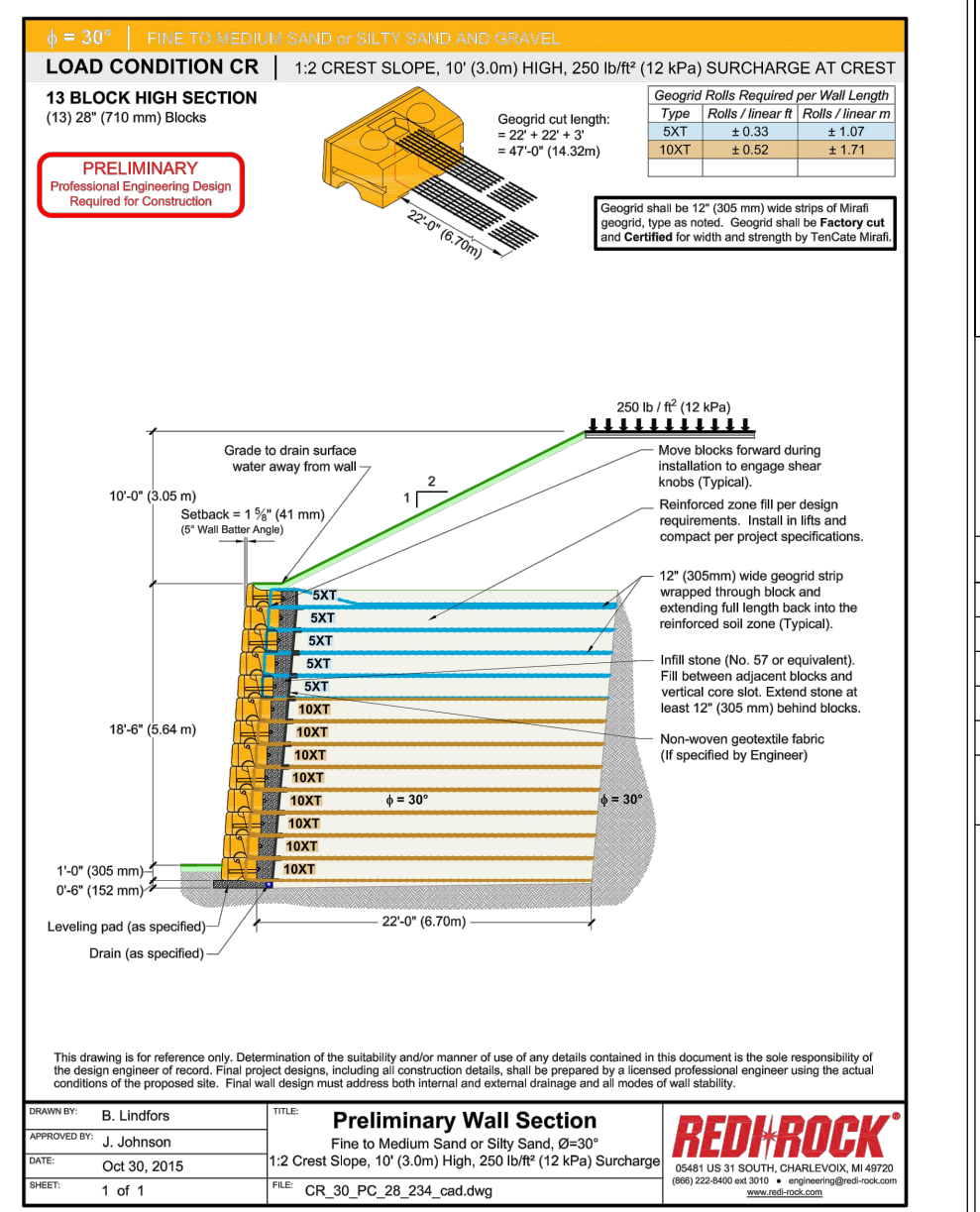
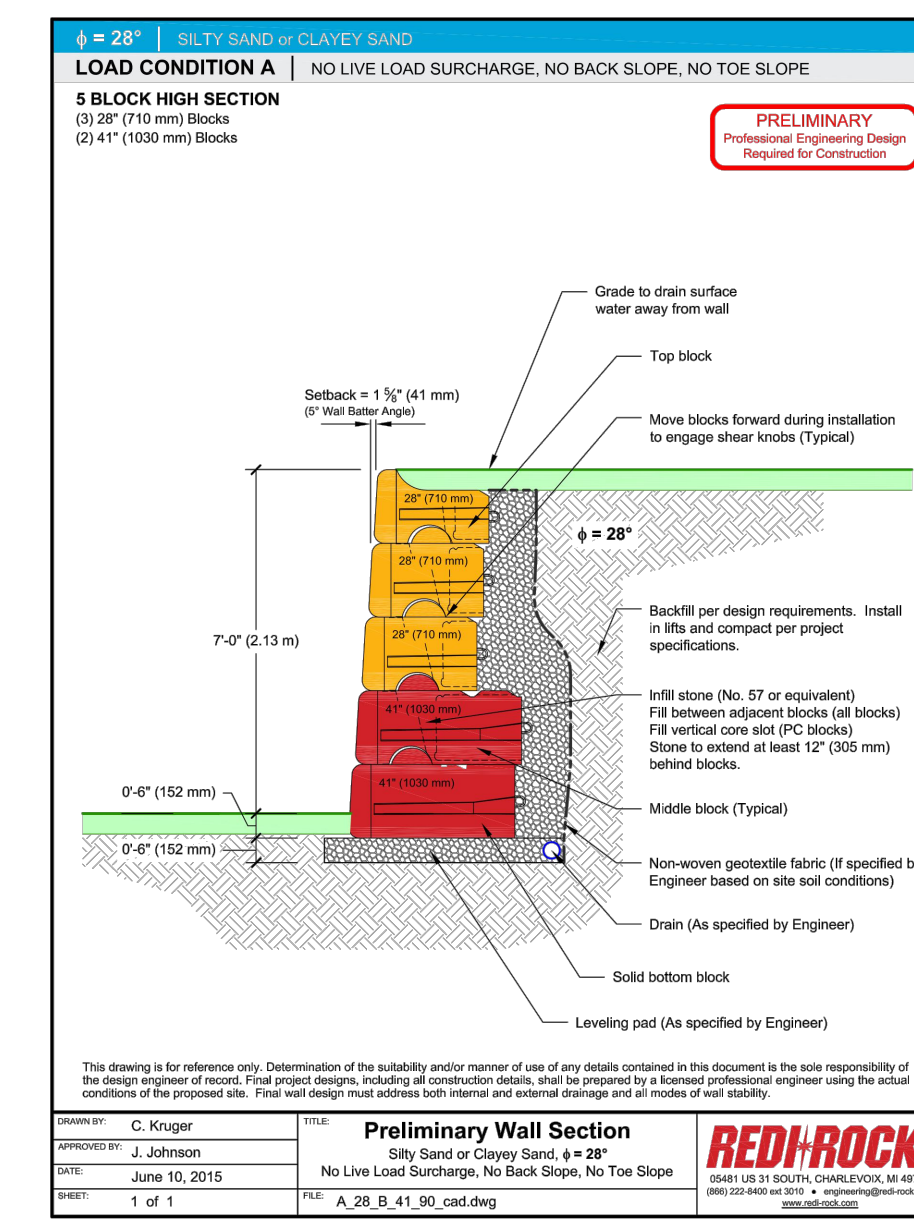
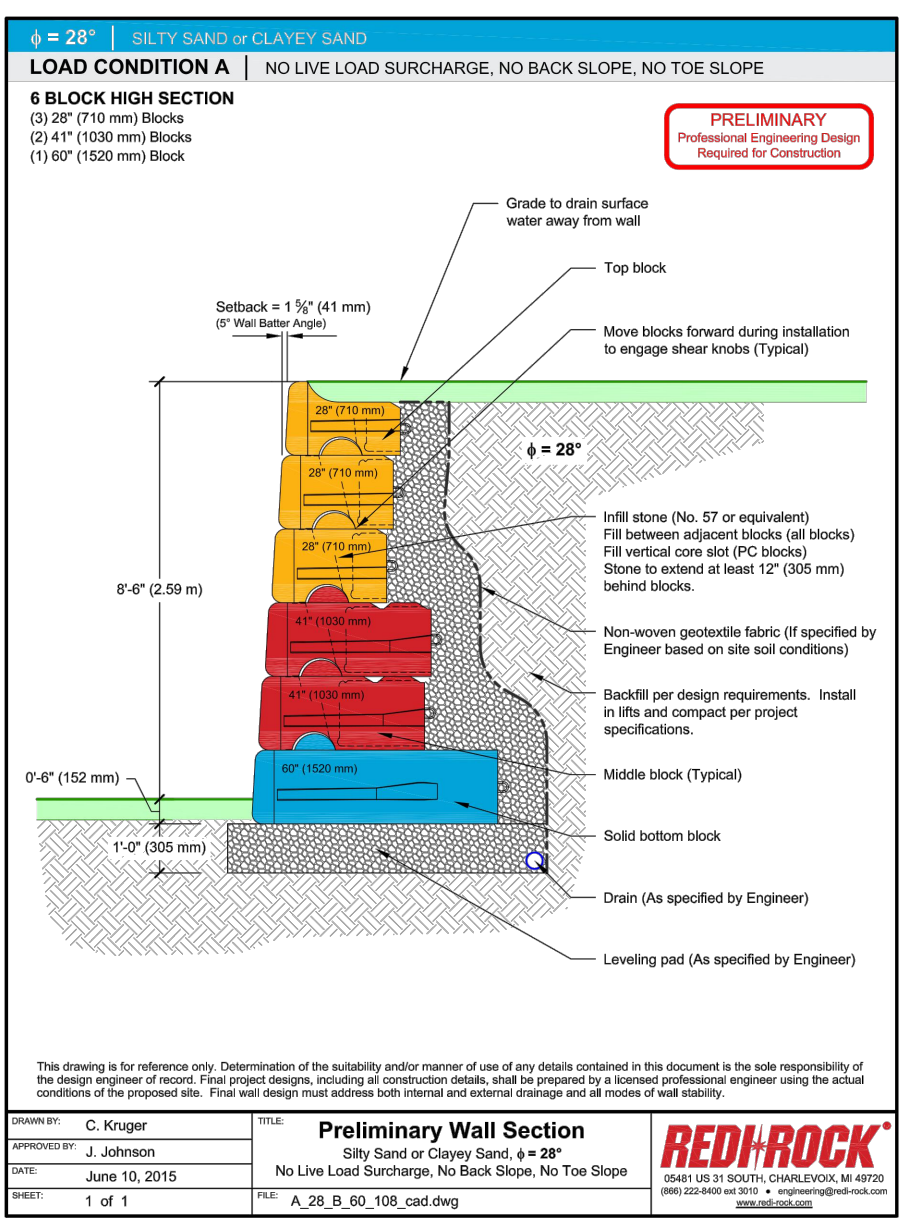
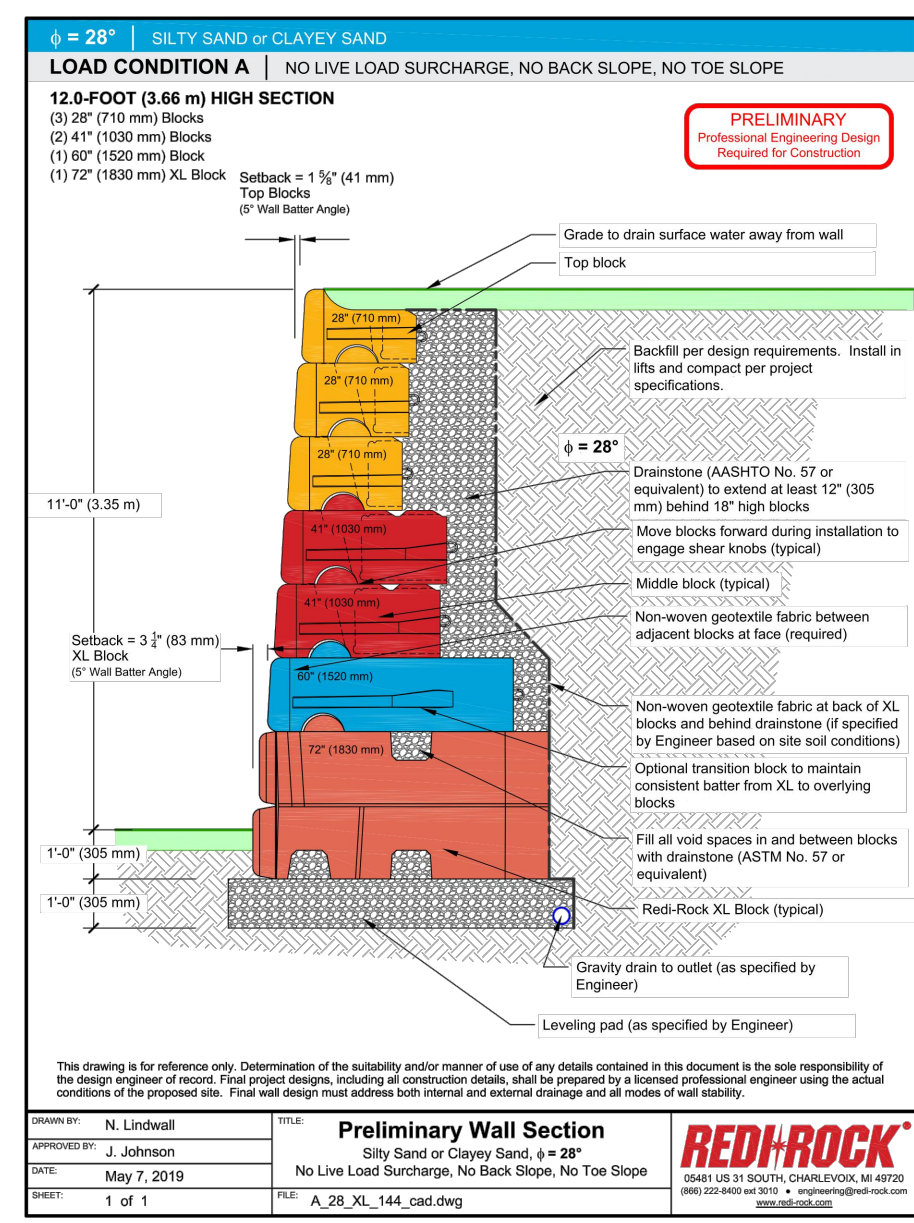
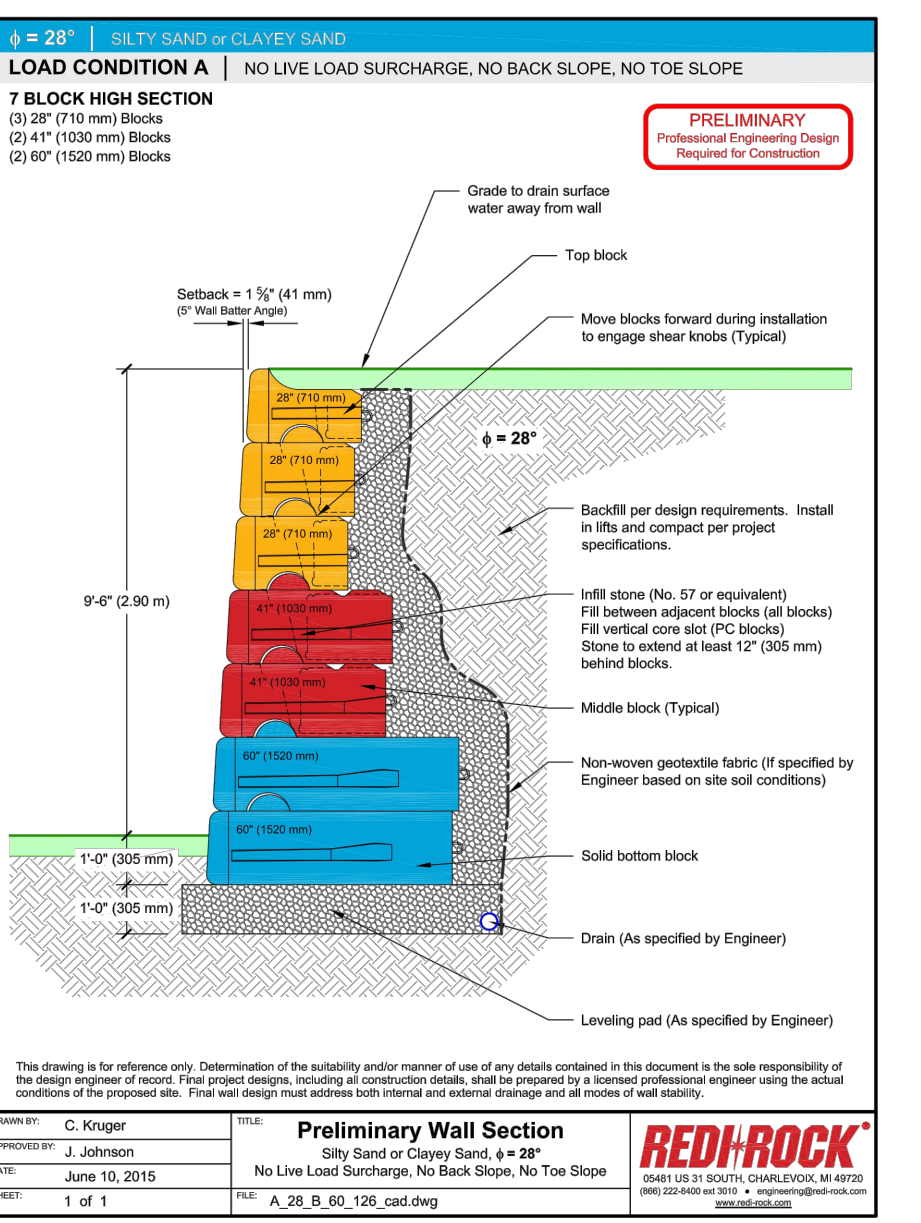
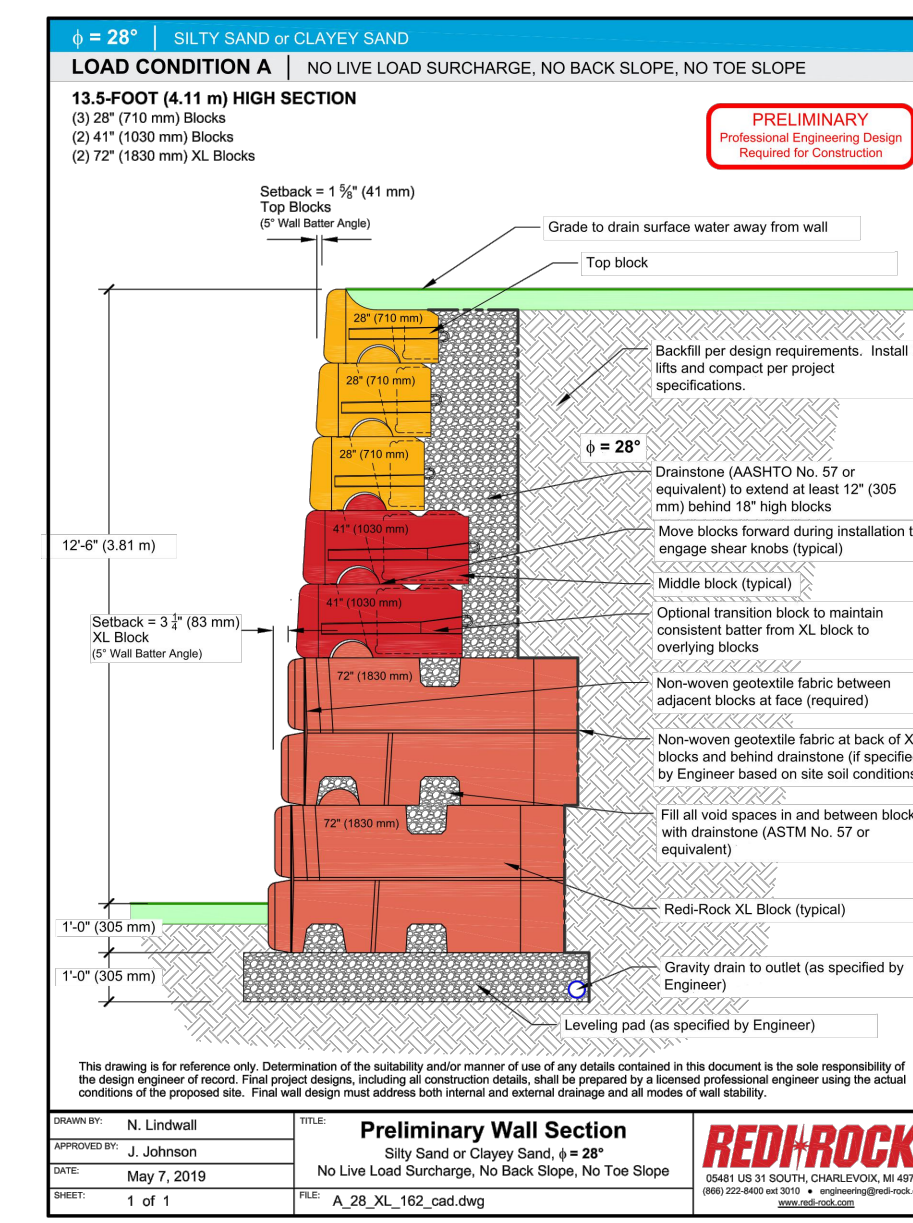
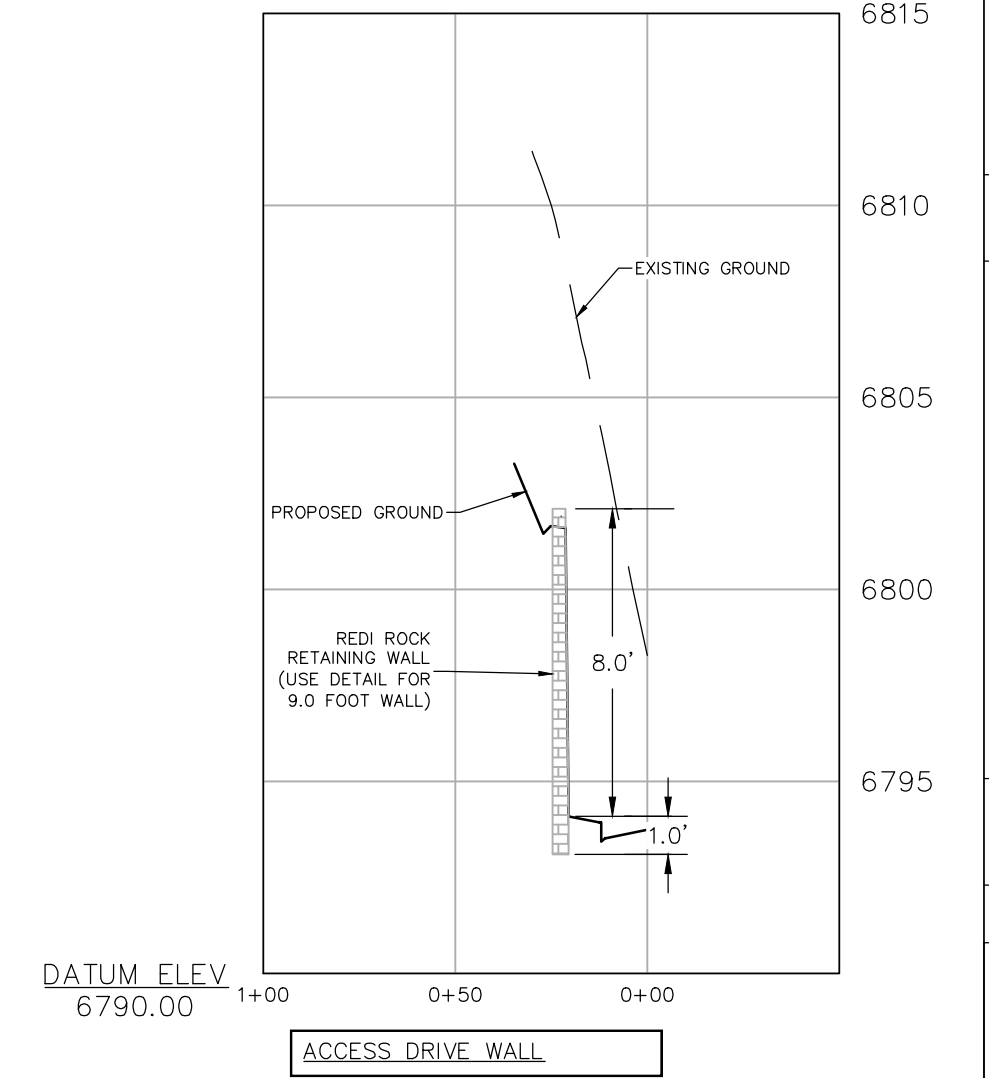
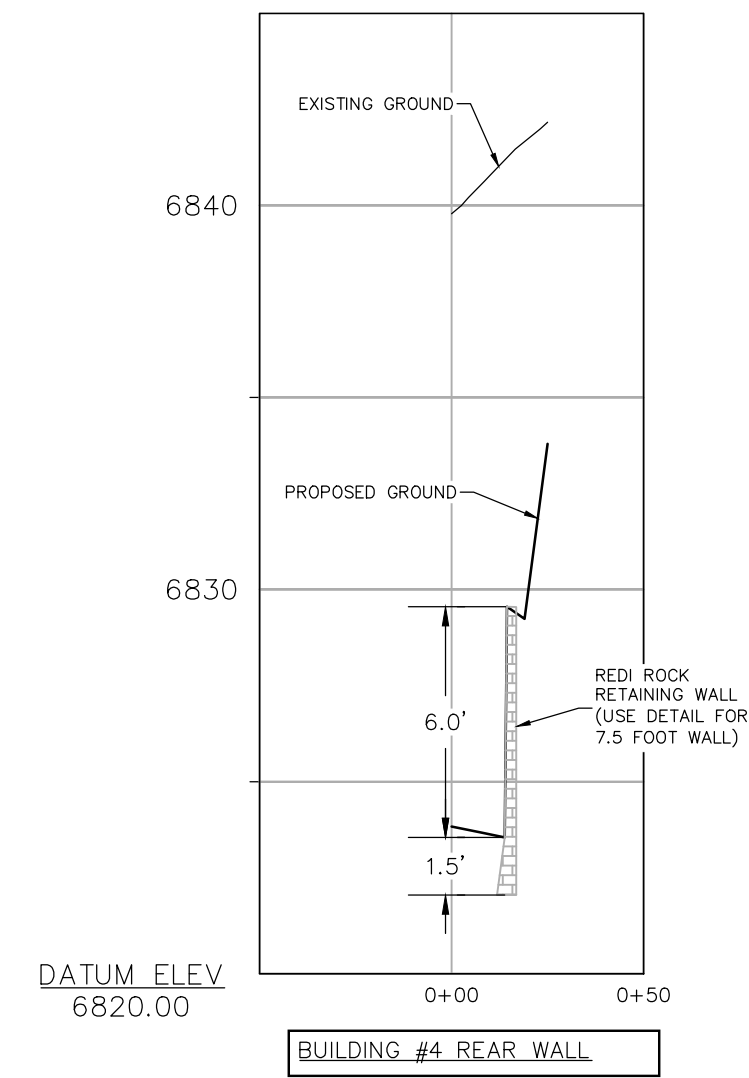
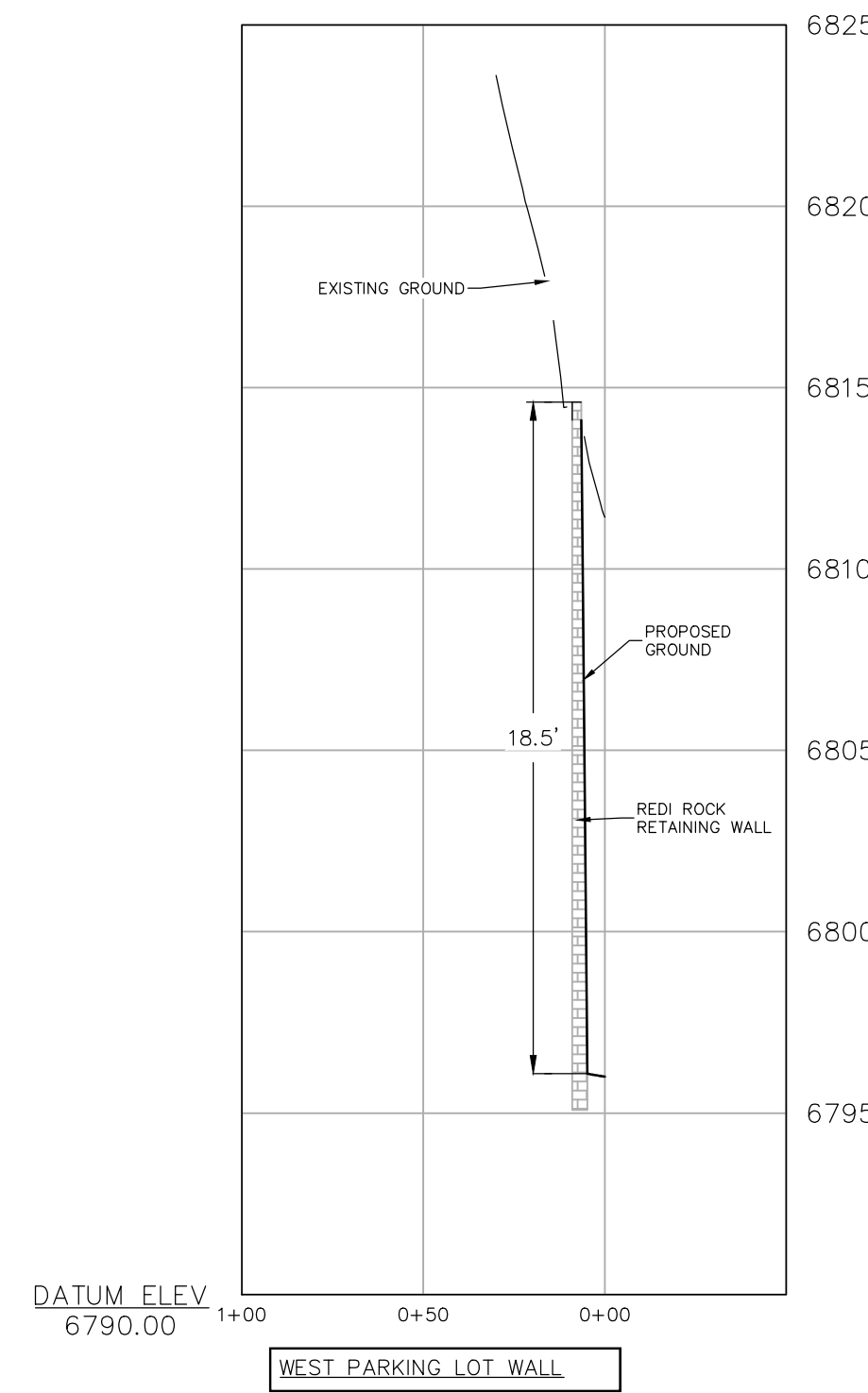
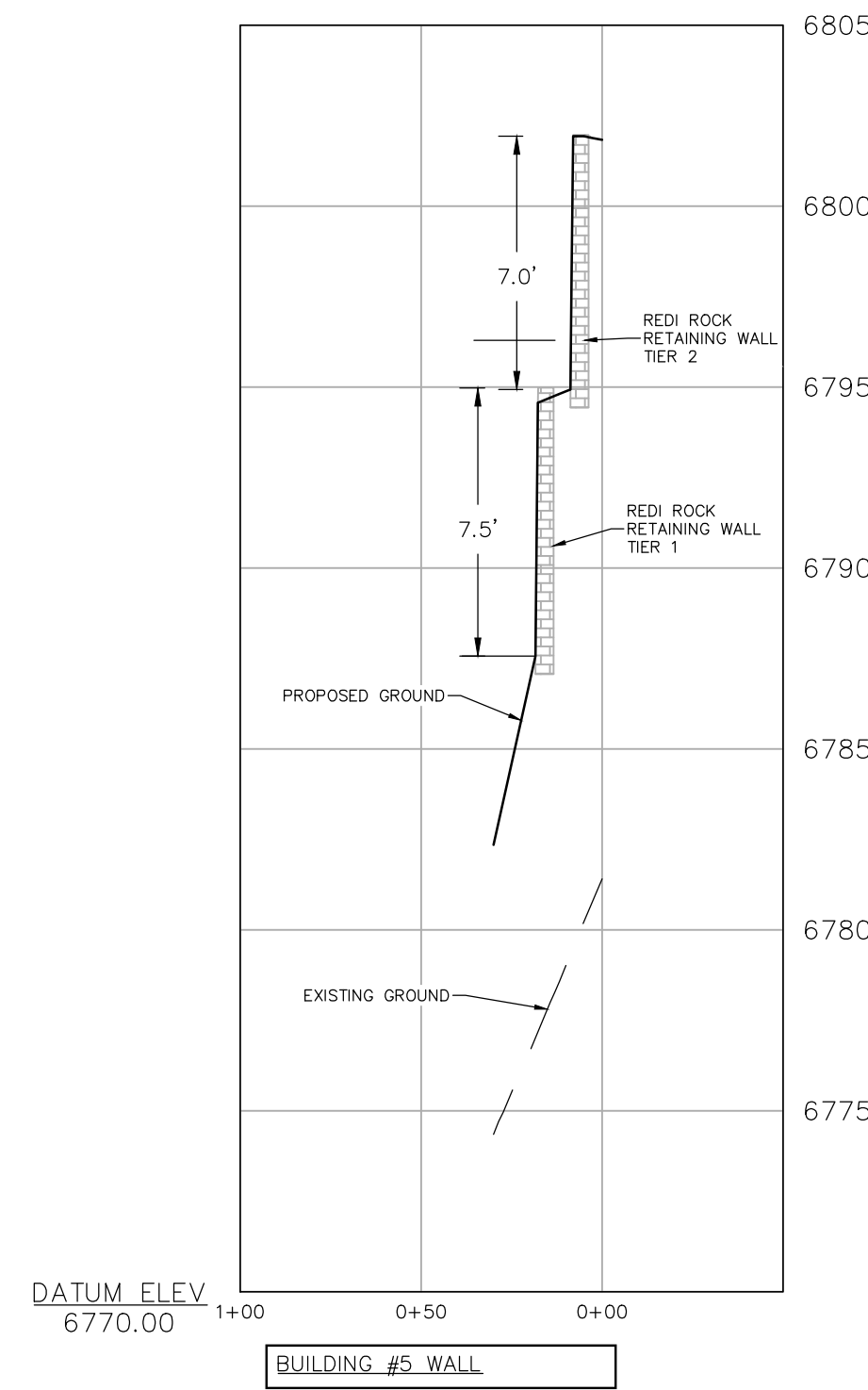
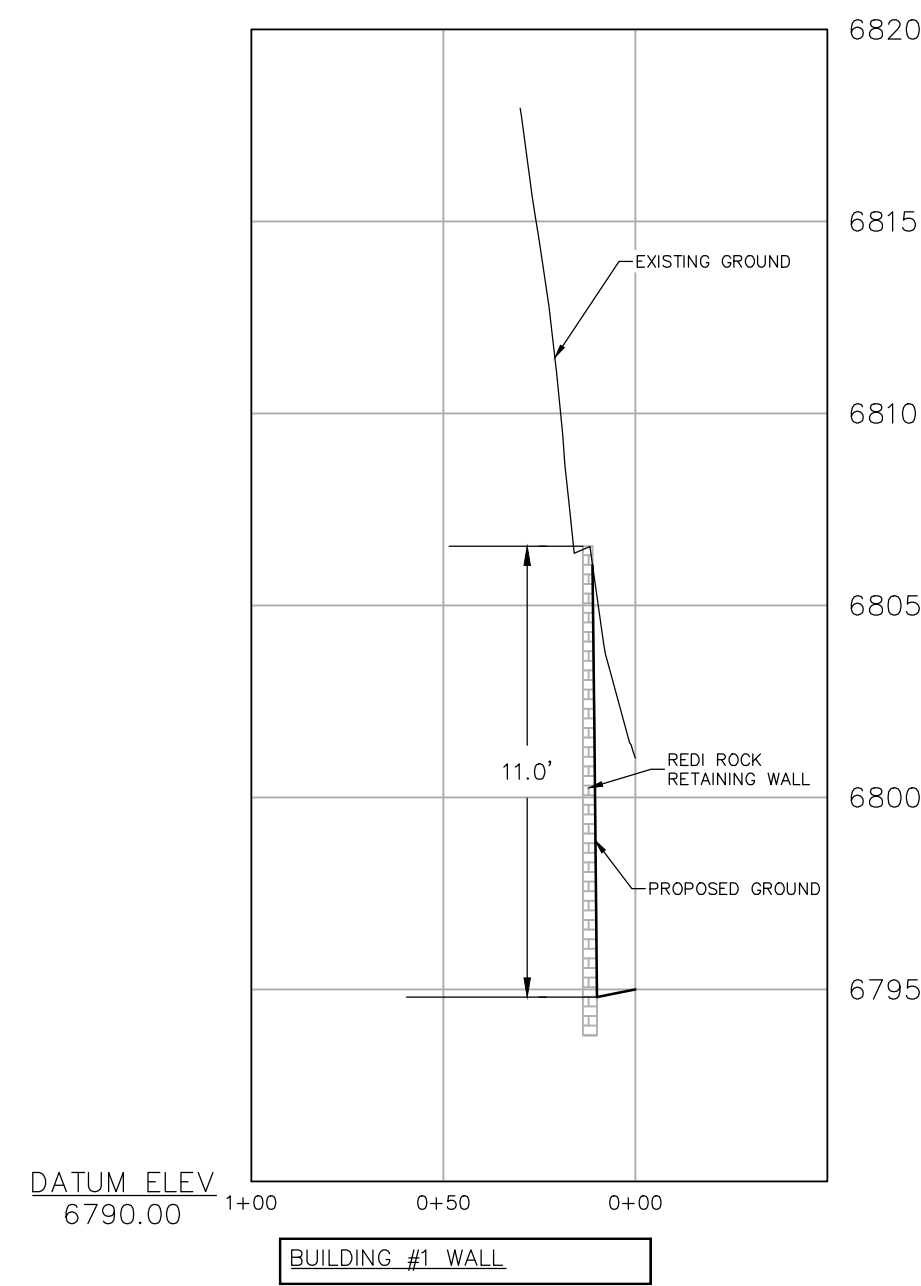
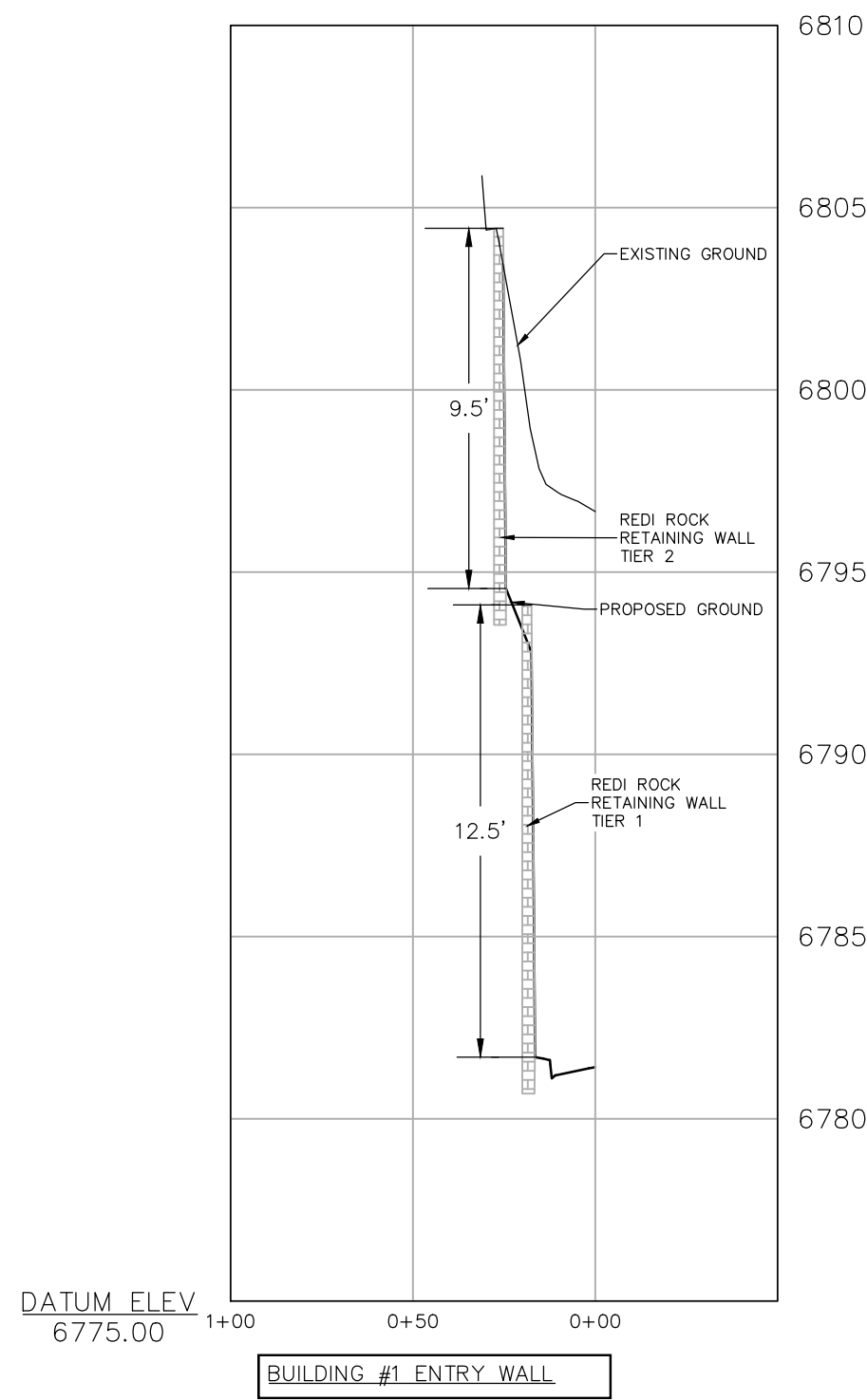
DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A3 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:

SHEET #

C7



Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
No Live Load Surcharge, No Back Slope, No Toe Slope

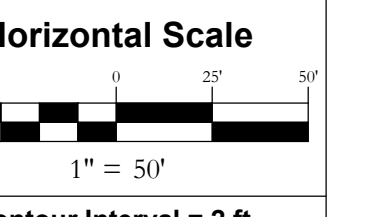
Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
Fill or Maximum Sand or Silty Sand, $\phi = 28^\circ$
1:2 Crest Slope, 10' (3.0m) High, 250 lb/ft² (12 kPa) Surcharge

No.	DATE	REVISIONS	INT
1	2/22/2021	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

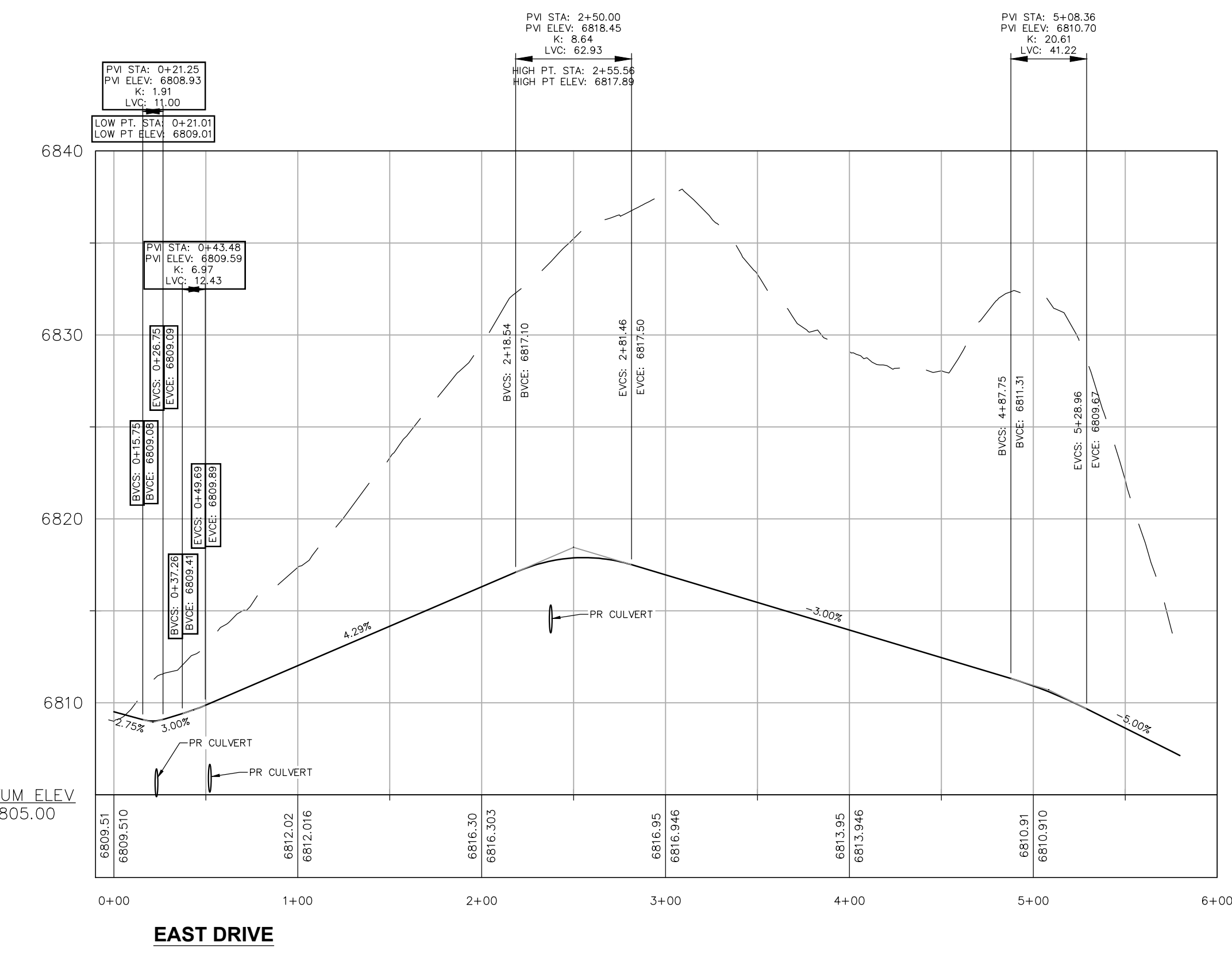
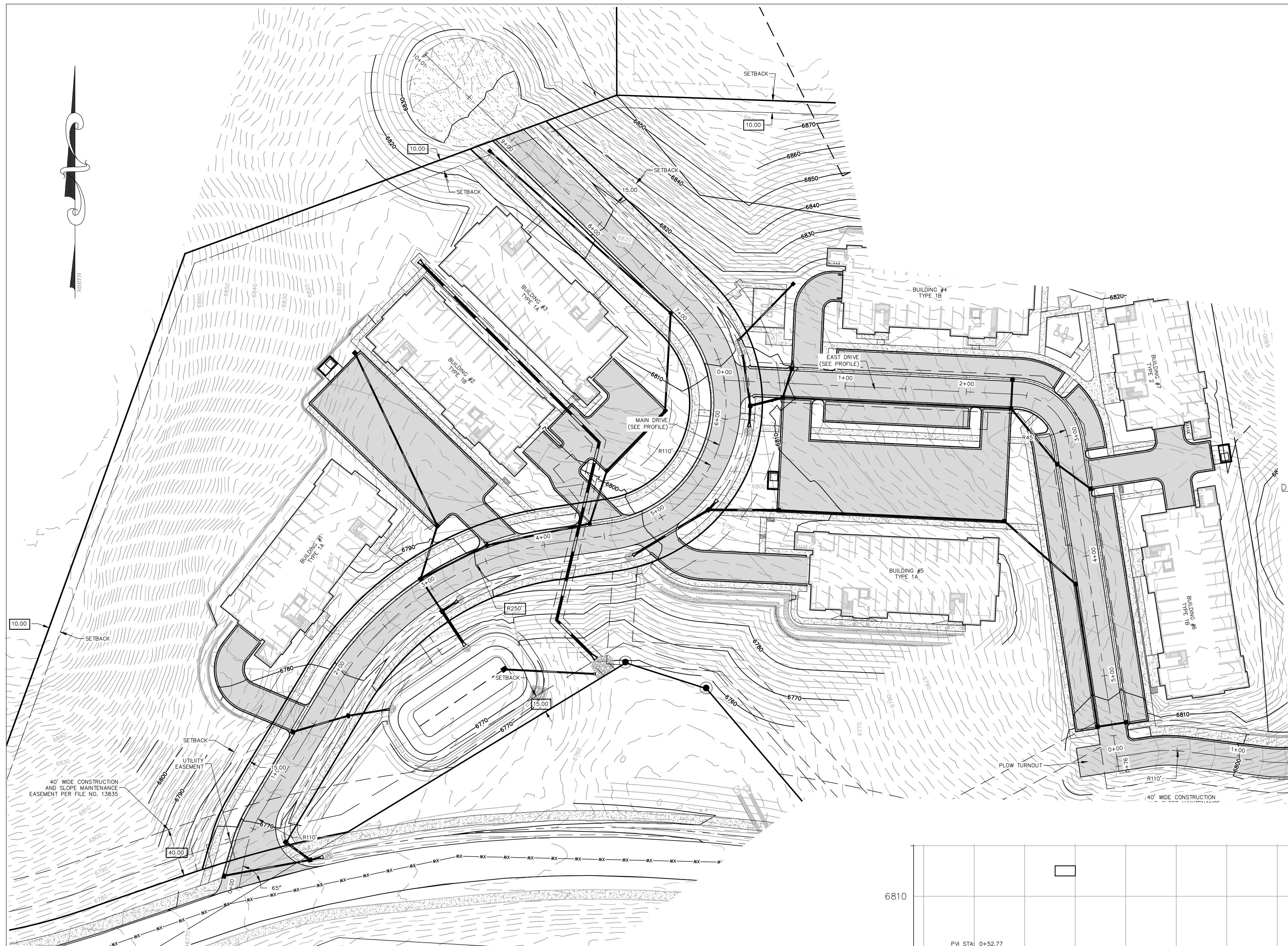


Horizontal Scale
1" = 50'
Contour Interval = 2 ft
DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

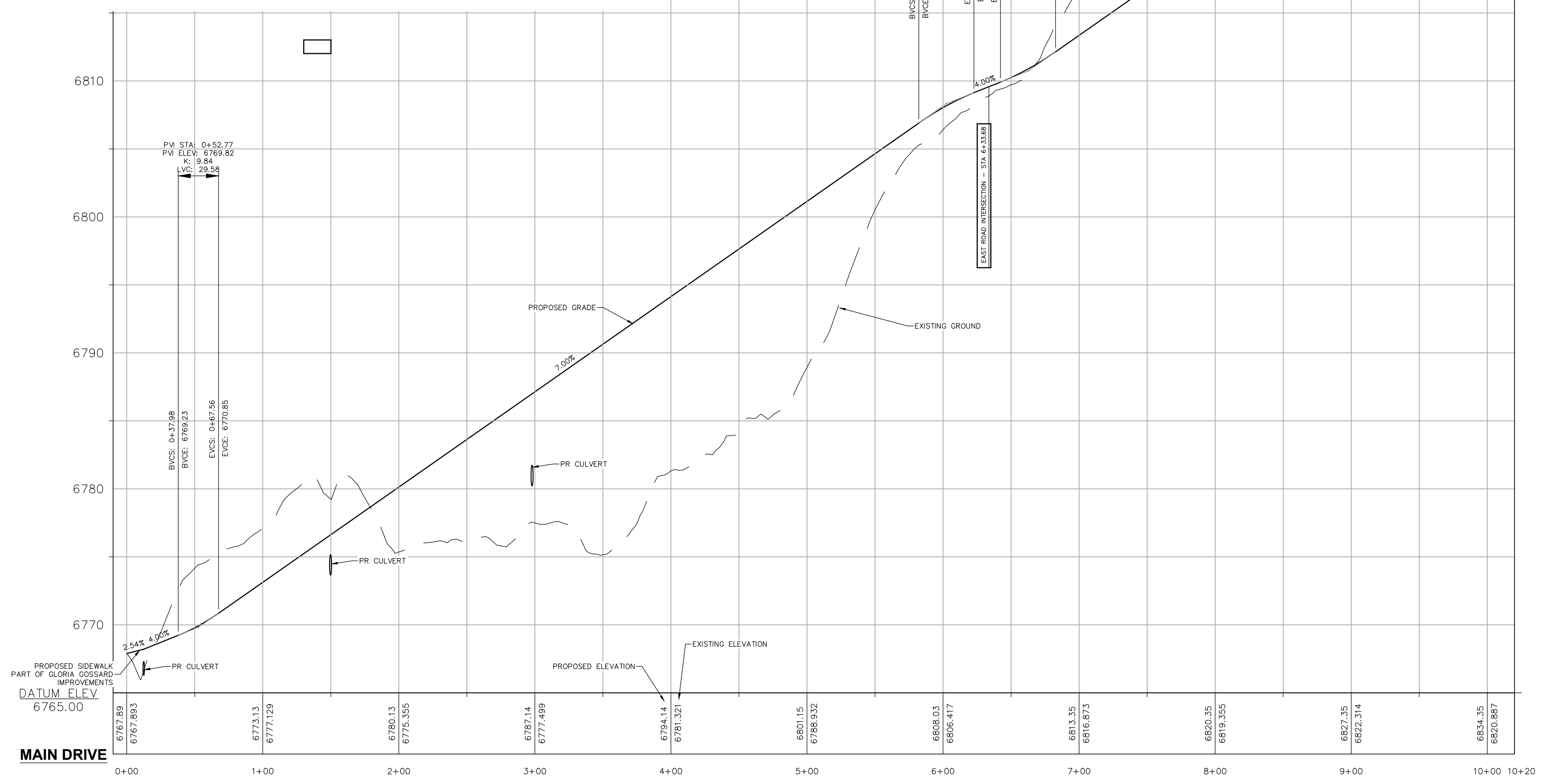
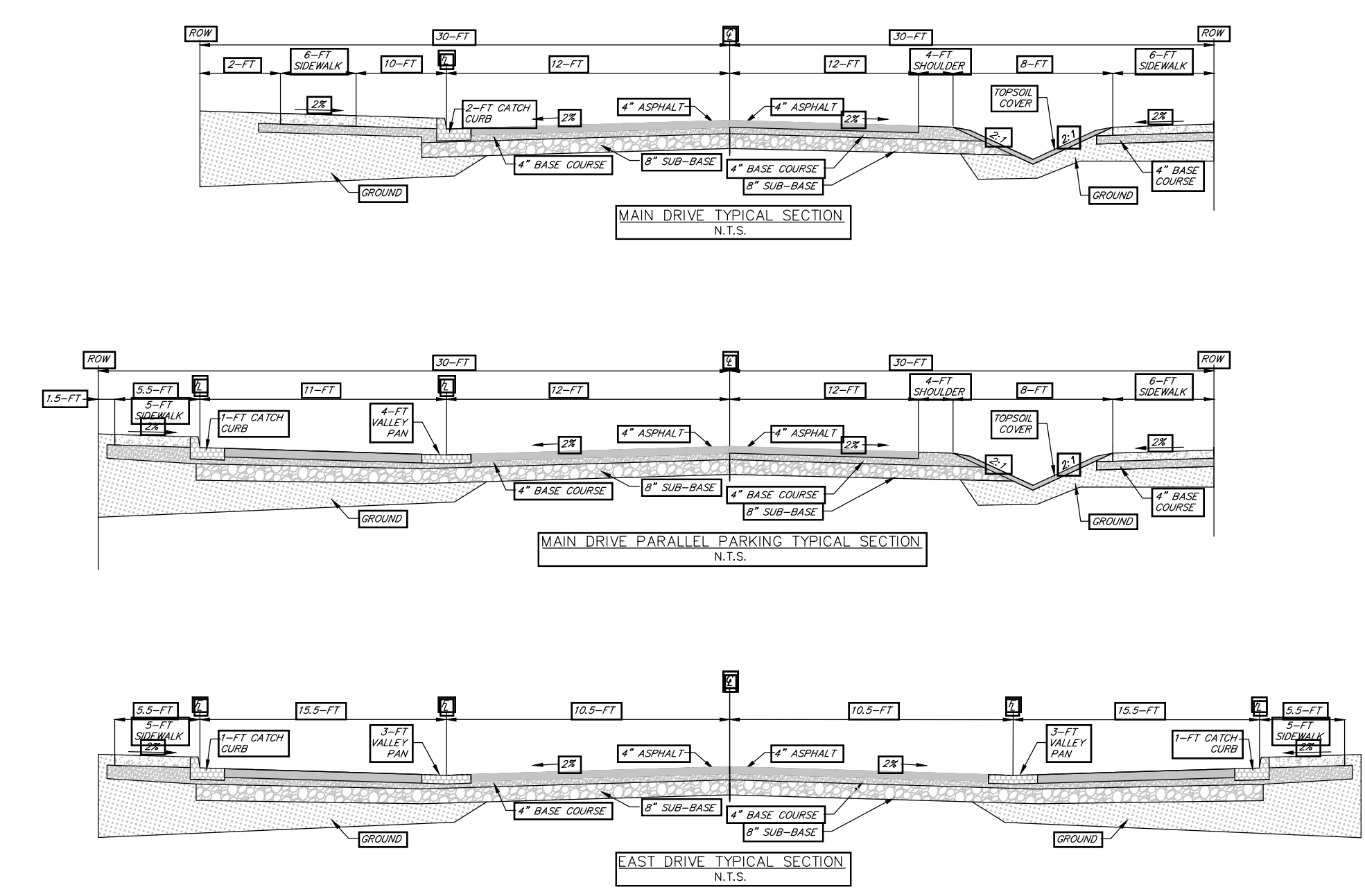
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
MAIN & EAST DRIVE
PLAN & PROFILES

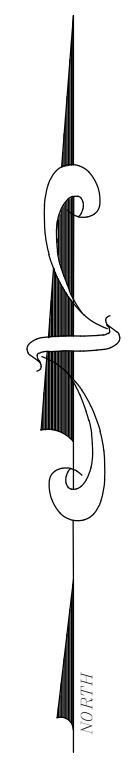
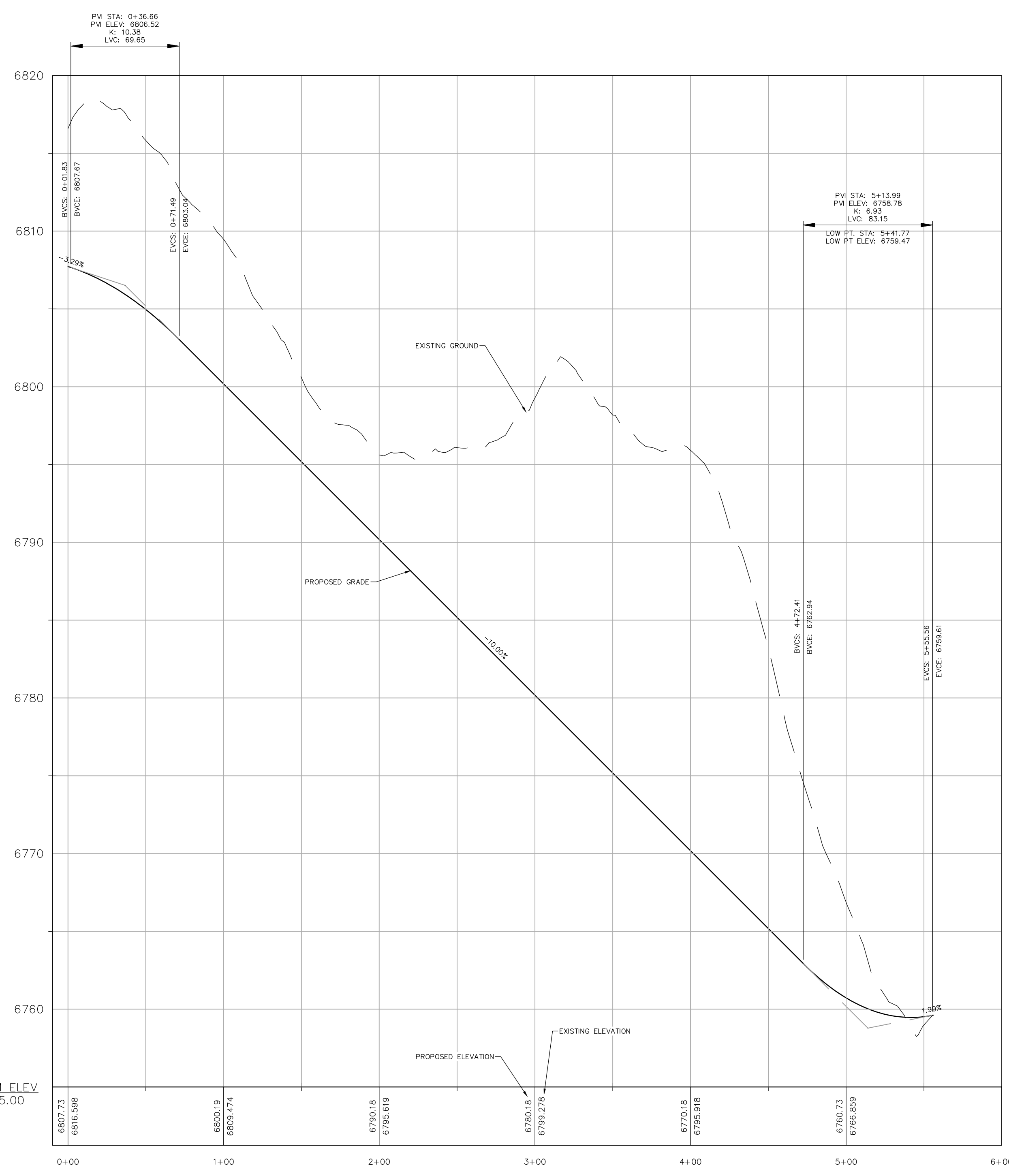
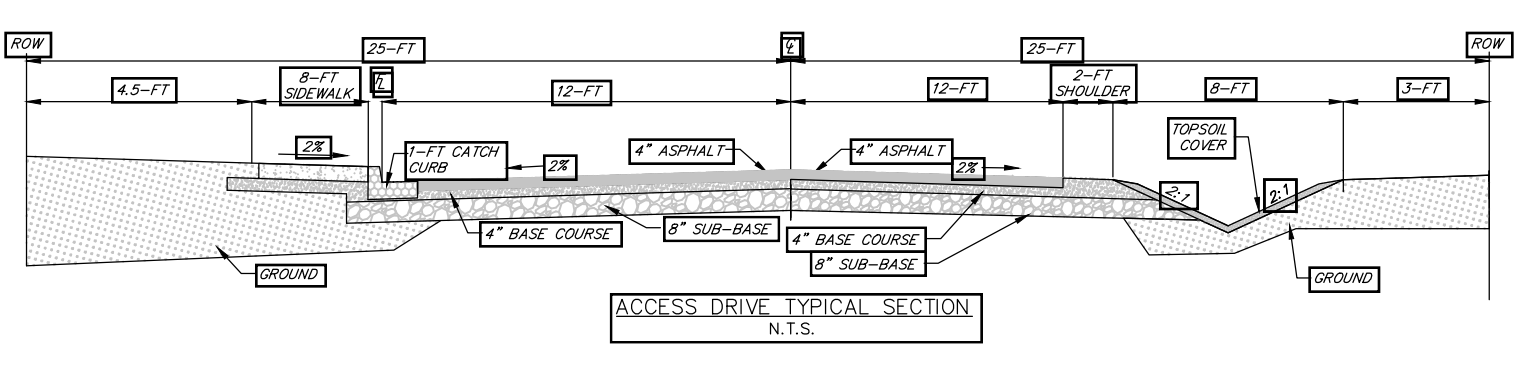
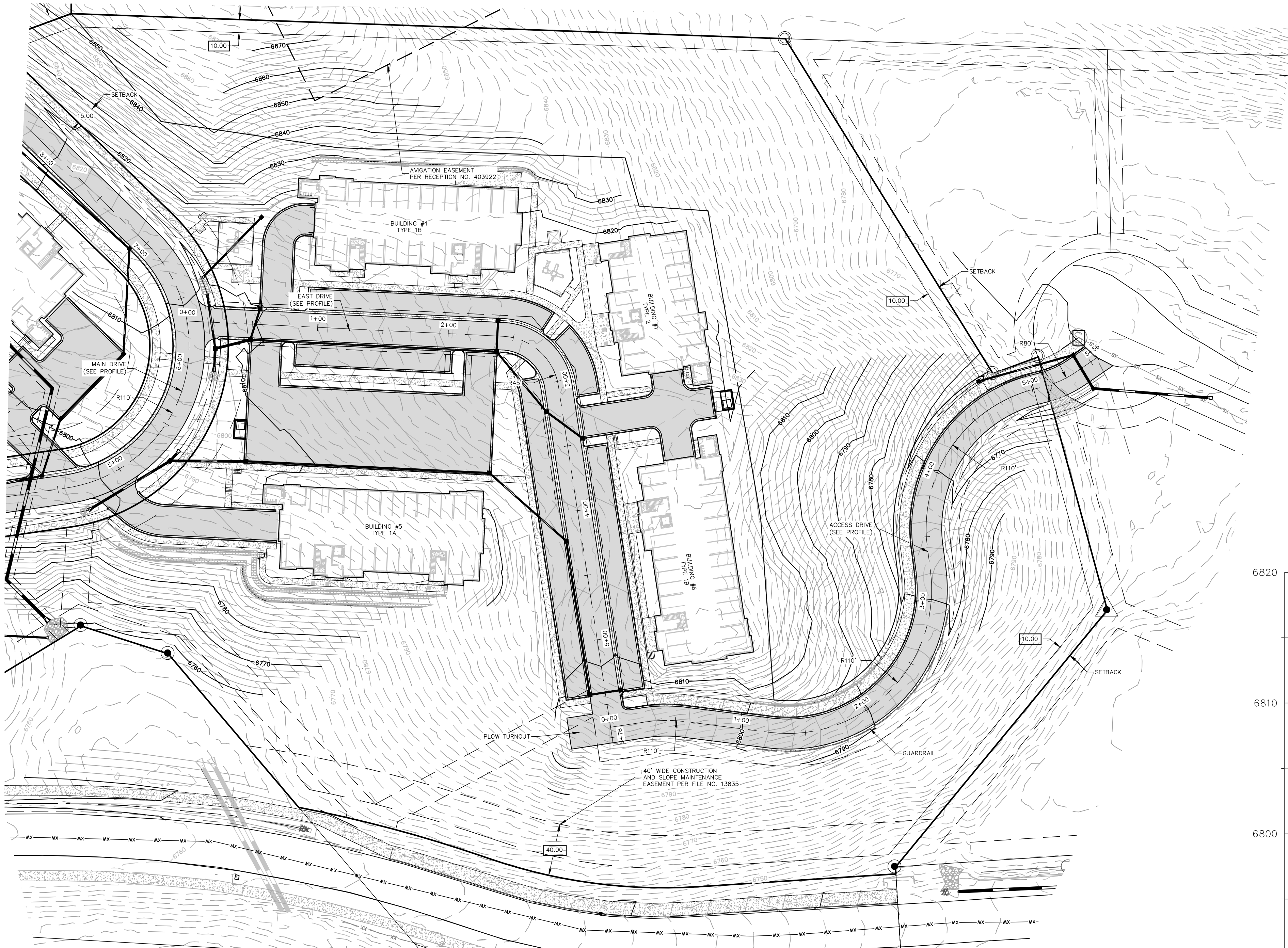
SHEET #
C8



Profile Scale
Horizontal Scale 1"=60'
Vertical Scale 1"=6'



MAIN DRIVE
Horizontal Scale 1"=60'
Vertical Scale 1"=6'



440 S. Lincoln Ave, Suite 4B
P.O. Box 775966
Steamboat Springs, CO 80487
(970)-871-6772
matthew@fourpointse.com

No.	DATE	REVISIONS
1	2/22/2022	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

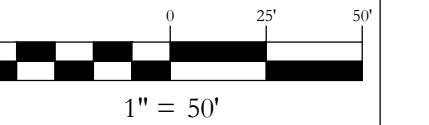
Horizontal Scale
1" = 50'
Contour Interval = 2 ft
DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

DRAWING:
ACCESS DRIVE PLAN & PROFILE
SHEET #
C9

NO.	DATE	REVISIONS
1	2/22/2022	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale



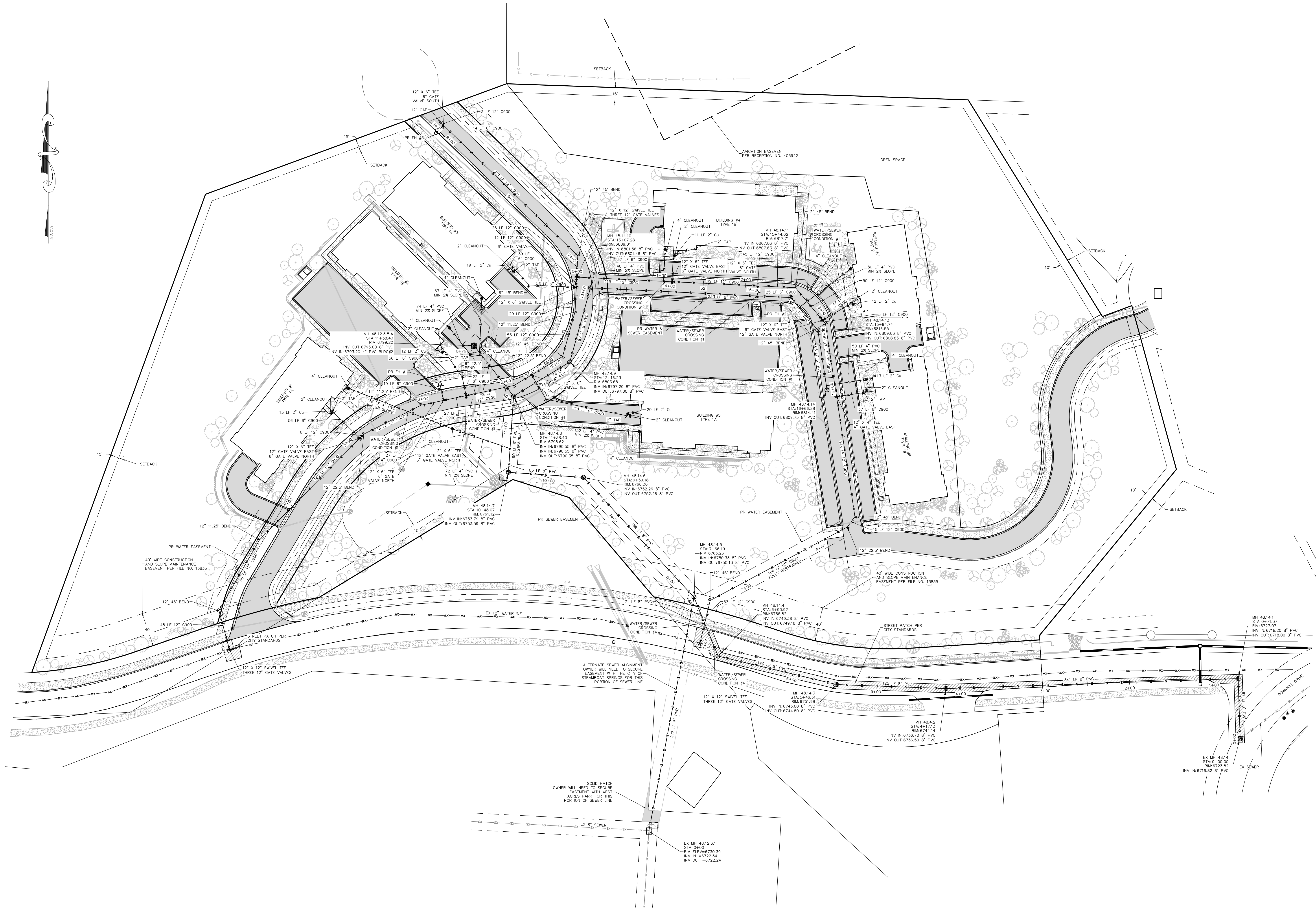
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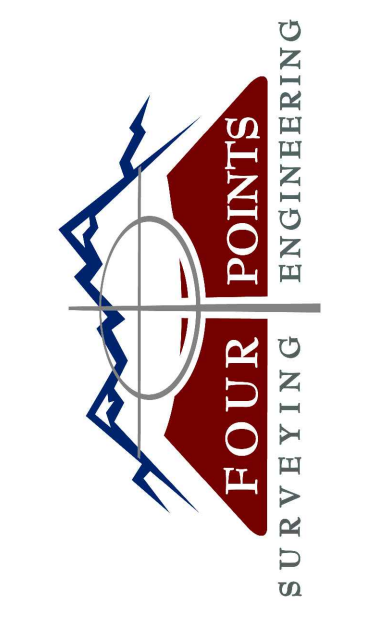
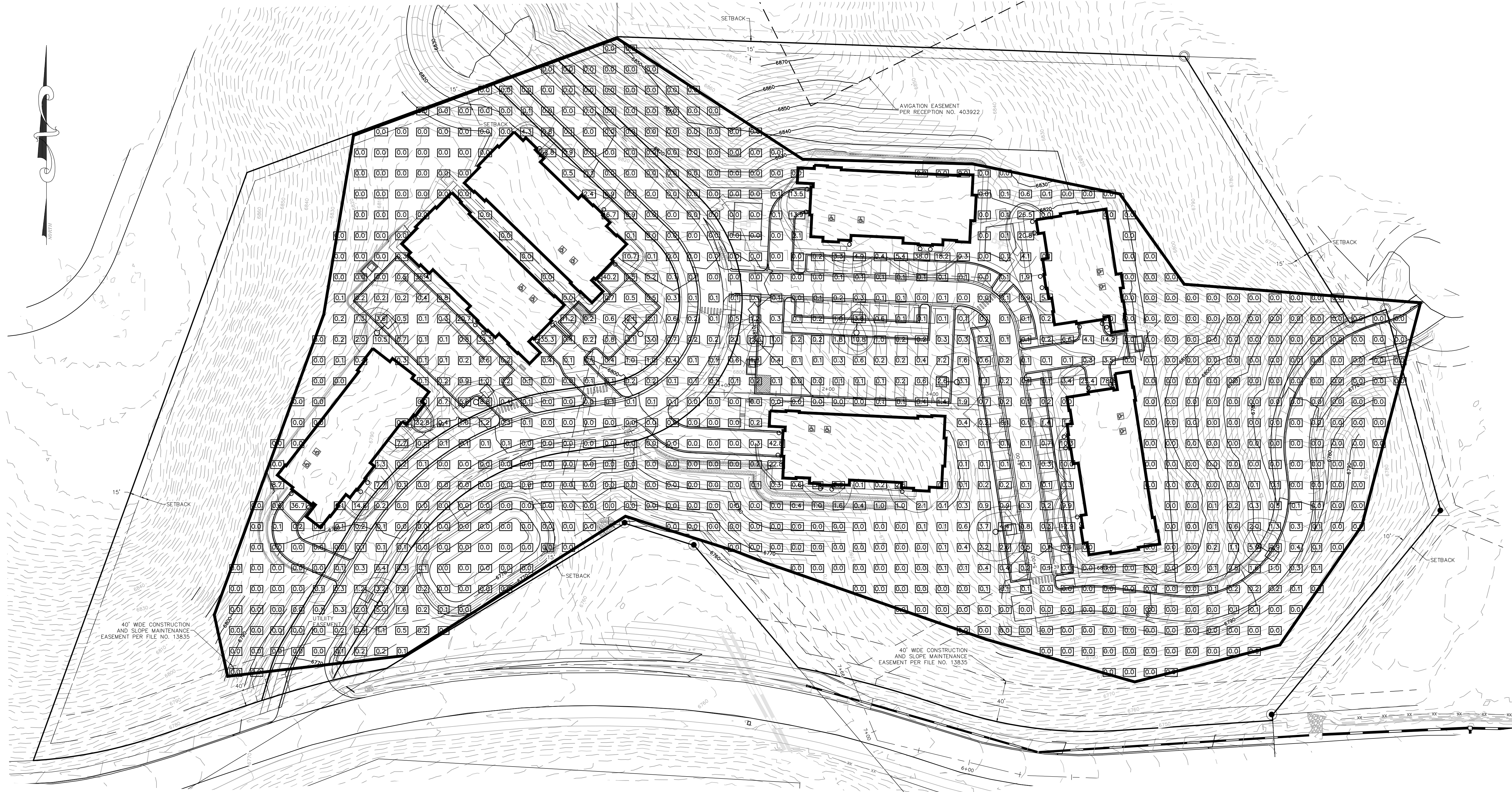
DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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FORMAT OTHER THAN A3 X 36", THE
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DRAWING:
UTILITY PLAN

SHEET #
C11

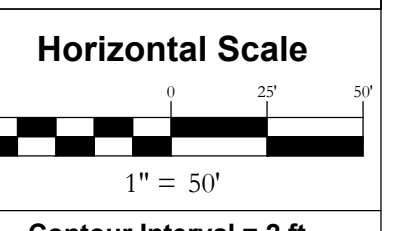




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 matthew@fourpointse.com

INT	NO.	DATE	REVISIONS
FPSE	1	2/22/2021	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Horizontal Scale
 1" = 50'
 Contour Interval = 2 ft
 DATE: 4-27-2021
 JOB #: 1992-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: FPSE

LIGHTING PLAN
 SHEET #
C12

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	VOLTS	QUANTITY
P		(1) LED, LED	DSX1 LED Visual Comfort, P1 symmetric Type V distribution 30K	POLE	Lithonia Lighting, DSX1 LED P1 30K VLS	120V 1P 2W	9
Wall Sconce		(1)		CEILING	ATLAS LIGHTING PRODUCTS, SLPM9LT23K	120V 1P 2W	40

D-Series Size 0 LED Area Luminaire

Specifications
 EPA: 0.95 ft² (0.09m²)
 Length: 26" (660mm)
 Width: 13" (330mm)
 Height: 3" (76mm)
 Weight: 7" (178mm)
 Weight: 16 lbs (7.2kg)
 (max)

LIGHTING NOTES:
 1) ALL PROPOSED PARKING LOT PEDESTRIAN LIGHT POSTS ARE 16 FEET TALL.

GENERATION LIGHTING

872071-04 Large One Light Outdoor Wall Lantern

Dimensions:
 Width: 6"
 Height: 24 5/8"
 Weight: 9.35 lbs.
 Conversion: Mounted To Box

Bulbs:
 1 - Medium T10 80w Max. 120v - Not included
 0 - Medium A19 80w Max. 120v - Not included

Material List:
 1 Body - Aluminum - Satin Aluminum
 Safety Listing: Safety Listed for Wet Locations
 Instruction Sheets: Trilingual (English, Spanish, and French) (ALBAN-WALL)

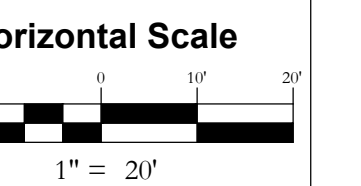
Shipping Information:

Package Type	Product #	Quantity	Length	Width	Height	Weight	FP Class	SPS Ship
1/2 Pallet	872071-04	36	26.5"	13"	3.5"	16.5 lbs	125	Yes
1/2 Pallet		36	48"	72"	60"	417		Yes
1/2 Pallet		36	48"	72"	60"	417		Yes

DRAWING:

INT	NO.	DATE	REVISIONS
	1	6/22/2018	TAC REVIEW & RESPONSE
	2	6/28/2018	TAC REVIEW & RESPONSE
	3	9/20/2018	TAC REVIEW & RESPONSE
	4	12/20/2018	TAC REVIEW & RESPONSE
	5	11/12/2020	FINAL TAC

OVERLOOK PARK
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



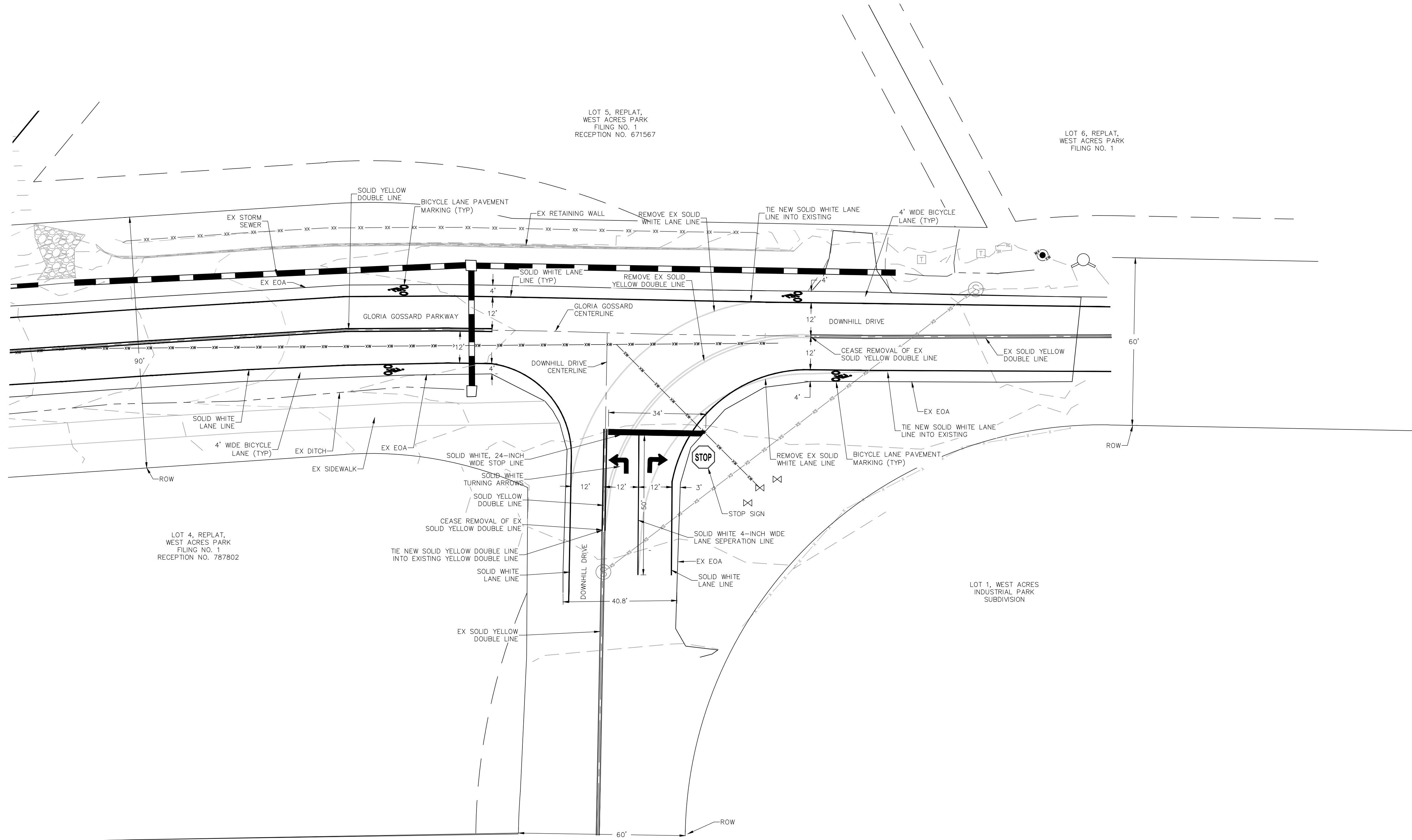
Contour Interval = 2 ft

DATE: 3/1/2018
JOB #: 1670-002
DRAWN BY: JLW
DESIGN BY:
REVIEW BY: MDM

IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
GLORIA GOSSARD & DOWNHILL DRIVE SIGN & PAVEMENT MARKING PLAN

SHEET #
OL43



NOTE:

1. THIS IS A PROPOSED PAVEMENT MARKING PLAN FOR THE T-INTERSECTION OF GLORIA GOSSARD BLVD AND DOWNHILL DRIVE.
2. PAVEMENT MARKING SHALL BE DONE WITH ONLY MUTCD APPROVED RETRO-FLECTIVE PAINT.
3. SEE SIGN PLANS (C40-C42) FOR PAVEMENT MARKING LEGEND.



1 PLANTING NOTES

- 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: 1-800-922-1987 and verify that all existing utilities have been located and marked.
- Contractor(s) shall thoroughly familiarize themselves with all construction documents, specifications, 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.
- All trees to be located outside of the water and sewer utility easements.
- All dimensions are taken to faces of building except where otherwise noted.
- For layout and dimensioning of lots, see engineering drawings.
- Screeneed images show existing conditions. Where existing conditions lie under or are impinged upon by proposed buildings and/or site elements, the existing condition will be removed, abandoned and/or capped or demolished as required.
- Contractor shall begin maintenance immediately after planting and will continue until final acceptance. The landscape contractor shall guarantee all plant materials for one (1) full year from date of acceptance.
- 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.
- All plant materials shall conform to the guidelines established by the American Association of Nurserymen. All plants to be balled and burlapped or containerized, and shall bear the same relationship to finish grade as to original grades before digging.
- Mulch for planted areas to be aged cedar bark, partially decomposed, dark brown in color and free of wood chips thicker than 1/4 inch. Stone mulch for planted areas to be a mixture of native stone, pea gravel, and other various sizes of indigenous material to be placed in such a way to be random and visually (natural) in appearance.
- Planting soil mix: excavated soil to be thoroughly incorporated with black gold soil conditioner (or equivalent) to be added per manufacturer's recommended rates.
- All areas of the site which have been disturbed and not otherwise developed shall be loamed and seeded with a minimum depth of 6" depth topsoil.
- All plant materials to be under an automatic drip irrigation system to be installed.

2 PLANTING SPECIFICATIONS - GENERAL

SOIL PREPARATION AND PLANTING

- PREPARATION - GENERAL**
- 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

- Topsoil (Stockpiled): Clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- 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.
- Pit and Trench Backfill: Mix planting soil prior to backfilling, and stockpile at site.
- Planting Beds: Mix planting soil either prior to planting, or apply on surface of topsoil and mix thoroughly before planting.

PREPARATION OF PLANTING BEDS

- 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.
- 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 planting.

EXCAVATION FOR TREES AND SHRUBS

- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard sub-soil in bottom of excavation.
 - For ball and burlap (B&B) trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
 - Allow for 3 inch thick settling layer of planting soil mixture.
 - For container grown stock, excavate as specified for ball and burlap stock, adjusted to size of container width and depth.
- Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
- Excavations for trees and shrubs with water and allow water to percolate out prior to planting.
- Backfill pits with three parts topsoil and one part Black Gold Soil Conditioner (or approved substitute) thoroughly mixed prior to planting.
- Place Agform Tree Fertilizer Tablets (or approved substitute) in planting pit prior to back filling at the following rate: three per each tree, one per each shrub.

PLANTING TREES AND SHRUBS

- Set ball and burlap (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional back fill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 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, for balled/burlapped stock, except cut cans on 2 sides with an approved can cutter an from plant ball so as not to damage root balls.
- Dist top of backfill to allow for mulching.
- Apply antidesiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
 - 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.
- Remove and replace excessively pruned or disfigured stock resulting from improper pruning.
- Wrap tree trunks of 2 inches caliper and larger, start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
- Gay and stake trees immediately after planting, as indicated.

3 SAMPLE PLANT LIST

DECIDUOUS & EVERGREEN TREES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Quaking Aspen	Populus tremuloides	1.5' - 3.5' cal.
Northern Red-jack Pine	Pinus strobus	2.0' - 2.5' cal.
Prairie Fire Crabapple	Malus 'Prairie Fire'	2.0' - 2.5' cal.
Red Baron Crabapple	Malus 'Red Baron'	2.0' - 2.5' cal.
Spring Snow Crabapple	Malus 'Spring Snow'	2.0' - 2.5' cal.
EVERGREEN SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Globe Spruce	Picea pungens 'Glaucocolorata'	#7 Pot
Mugo Pine	Pinus mugo 'Slowmound'	#7 Pot
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
Buffalo Juniper	Juniperus sibirica 'Buffalo'	#5 Pot
DECIDUOUS SHRUBS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Saskatoon Serviceberry	Amelanchier alnifolia	#7 Pot
Redwing Dogwood	Cornus stolonifera	#5 Pot
Diablo Ninebark	Physocarpus opulifolius 'Monro'	#5 Pot
Yellow Potentilla	Potentilla fruticosa	#5 Pot
Pink Potentilla	Potentilla fruticosa 'Pink Beauty'	#5 Pot
Arnold's Red Honey Suckle	Lonicera involucrata 'Arnold's Red'	#7 Pot
Cardinal Spice	Ribes sanguineum	#5 Pot
Native Pink Shrub Rose	Rosa woodii	#5 Pot
Common Lilac	Syringia vulgaris	#7 Pot
PERENNIALS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Rocky Mountain Columbine	Actinella canadensis	#1 Pot
Showy Daisy	Aster alpinus 'Igaltii'	#1 Pot
Lance-leaf Coreopsis	Coreopsis lanceolata	#1 Pot
Granite Pink Dianthus	Dianthus spp.	#1 Pot
Purple Coneflower	Echinacea purpurea	#1 Pot
Cranebill Geranium	Geranium spp.	#1 Pot
Rocky Mountain Summer Dazzle	Hemerocallis 'Rocky Mountain Summer'	#1 Pot
Western Blue Flag	Iris missouriensis	#1 Pot
Blue Lupine	Lupinus 'the governor'	#1 Pot
Red Bee-Balm	Monarda 'scarlet red'	#1 Pot
Oriental Poppy	Papaver orientale	#1 Pot
Rocky Mountain Penstemon	Penstemon strictus	#1 Pot
Black-eyed Susan	Rudbeckia fulgida 'goldstrum'	#1 Pot
ORNAMENTAL GRASSES		
COMMON NAME	SCIENTIFIC NAME	SIZE
Karl Foerster Feather Reed Grass	Calamagrostis x austriaca 'Karl Foerster'	#1 Pot
Blue Oat Grass	Helictotriton sempervirens	#1 Pot
GROUNDCOVERS		
COMMON NAME	SCIENTIFIC NAME	SIZE
Sweet Woodruff	Galium odoratum	Flat - F15
Blue Creeping Phlox	Phlox subulata 'emerald blue'	Flat - F15
Creeping Yellow Potentilla	Potentilla reptans	Flat - F15
Rock Soapwort	Saponaria ocymoides	Flat - F15
Goldstone Staranem	Sedum acre evergreen	Flat - F15
Dragon's Blood Sedum	Sedum 'Dragon's Blood'	Flat - F15
Creeping Speedwell	Veronica repens	Flat - F15
Periwinkle	Viola hirsuta	Flat - F15

4 SITE PLAN LEGEND

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

5 RECOMMENDED NATIVE GRASS SEED MIXTURE

TRADE OR INDUSTRY NAME	SEED COMMON NAME	PERCENT OF MIX	COMMENTS
LOW GROW HIGH ALTITUDE	Crested Wheatgrass, Ephraim	30%	Broadcast Seeding Rate 30-35 lbs. per Acre
	Perennial Ryegrass, VNS	25%	
	Sheep Fescue, VNS	15%	
	Chewing Fescue, Shadow II	15%	
NO MOW TURF GRASS	Hard Fescue	25%	Broadcast Seeding Rate 220 lbs. per Acre
	Sheep Fescue, VNS	25%	
	Red Fescue	15%	
	Chewing Fescue, Shadow II	25%	

NOTE:

Application rates per manufacturer specifications. Accepted methods of application include: Broadcast with Penn Mulch, and hydroseeding.

6 IRRIGATION SPECIFICATIONS - GENERAL

IRRIGATION SYSTEM DESIGN GUIDELINES

- All irrigation systems shall be designed to avoid runoff onto hardscape from low head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- The irrigation system shall be automatic, constructed to discourage vandalism and simple to maintain.
- All equipment shall be of proven design with local service available.
- Control valves should be rated at 200 PSI.
- Visible sprinklers adjacent to hardscape shall be of pop-up design.
- All heads should have a minimum number of watering pieces with an extended life cycle.
- Lawn and shrub spray heads shall be set back from hardscape a minimum of 18 inches. Rotor type heads shall be set back a minimum of 4 feet from hardscape.
- Design sprayhead and rotor head stations with consideration for worst wind conditions. Close spacing and low-angle nozzles are required in high and frequent wind areas.
- Spacing of sprinkler heads shall not exceed manufacturer's maximum recommendations for proper coverage.
- Only irrigation heads with matched precipitation rates shall be used on the same valve.
- Valve control shall be designed to be consistent with hydrozones.
- Sprinklers, drippers, valves, etc., must be operated within manufacturer's specifications.
- The use of drip or pressure compensating bubblers is encouraged for all shrubs and trees. Small, narrow and irregularly shaped or sloping areas shall be irrigated with drip, micro-spray or pressure-compensating bubbler heads.
- Trees in turf areas shall be on a separate station to provide proper deep watering.

DRIP IRRIGATION DESIGN GUIDELINES

- The drip system must be sized for mature-size plants.
- All drip valves may be operated at any one time during an irrigation cycle provided gpm does not exceed supply.
- Distribution tubing (microtubing) shall be buried no more than 6 inches below grade. The end of distribution tube must be secured by a stake. The maximum length of microtubing must be specified on the plan to be 10 feet or less.
- All proposed drip emitters shall match the gallons per day per plant according to plant size and plant type.

SPECIFICATIONS FOR IRRIGATION EFFICIENCY

- Irrigation efficiencies are expected from well-designed and maintained systems. The following are required:
- High flow check valves shall be installed in or under all heads where damage could occur to property due to flooding, unless controllers with flow sensor capabilities are specified that can automatically shut off individual control valves when excess flow is detected.
 - Pressure compensating screen-nozzles shall be specified on all spray heads to reduce radius as needed to prevent overflow onto hardscape and/or to control high pressure misting.
 - 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.
 - Controller systems 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 are recommended and may be substituted for a moisture sensing system.
 - 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:
 - Plant establishment period.
 - Established landscaping.
 - Temporarily irrigated areas.
 - Schedules shall include: irrigation run times per cycle, cycles per day, and days per week (month) for each plant hydrozone and application rate. Irrigation shall be scheduled for the cooler time of each day to avoid irrigating during periods of strong winds and high temperatures, with high evaporation loss.
 - Electronic multi-program controllers shall be specified where there is a combination of different hydrozones or when using different types of irrigation equipment.

7 IRRIGATION NOTES

- 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 performance. The existing conditions of the site will determine the ultimate design and layout of the irrigation system.
- At the request of the owner, an as-built plan will be required for submission at the conclusion of the project. All field changes will be recorded, and updated as necessary.
- Valve box locations are not to be installed in sod areas whenever possible. Take advantage of planting beds, and native turf areas outside the fence for potential valve box locations.
- Provide mainline isolation wherever possible through the use of schedule 40 pvc ball valves (to be sized as necessary). Multiple Points-of-Connection to be provided for providing irrigation water for the system. Locations have not been determined at this time. Locations to be designated prior to construction. Site plumber to provide 1-1/2" copper (minimum) extending 12" from the foundation wall, a minimum of 18" below grade. A fitting should be provided for conversion to PVC. When not located in building mechanical rooms, remote locations may be provided.
- 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 controllers will be required.

8 PLANT LEGEND

- Proposed Street Trees (54 Total)
 - Gleditsia, Populus spp.
 - Size: 2.50' minimum caliper
- Native Grass or No Mow Turf Grass - As Labeled (See Seed Mixtures)
- Proposed Quaking Aspen (109 Total)
 - Populus tremuloides
 - 2.50' minimum caliper (Clumps and Single Stem)
- Native and cultivated evergreen shrubs (242 Total)
 - Juniperus, Picea, Pinus spp.
 - Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (334 Total)
 - Prunus, Cornus, Rosa, etc.
 - Size: #5 Container Minimum
- Proposed Ornamental Trees (126 Total)
 - Pawsonia Crataegula-Malus hybrids
 - Size: 2.50' Minimum Caliper
- Perennial Groundcovers
- Native and Ornamental Perennials (957 Total)
 - Size: #1 Container Minimum
- Proposed Evergreen Trees (215 Total)
 - Picea pungens, Pinus ponderosa, etc.
 - Height: Vary (See Worksheet)



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NO.	DATE	REVISIONS
1	12/01/21	AAB
2	01/05/22	AAB
3	02/22/22	AAB

DRT COMMENTS AND SITE REVISIONS
CONNECTOR ROAD ADDITION

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY

STEAMBOAT SPRINGS, CO 80487

LANDSCAPE MASTER PLAN

Horizontal Scale
1" = 60'

Contour Interval = 2 ft

DATE: 04/28/2021
JOB #: 1992-001
DRAWN BY: AAB
DESIGN BY:
REVIEW BY:

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LANDSCAPE MASTER PLAN

SHEET # L1

1 LANDSCAPE PLAN PREPARATION WORKSHEET

Project Name: Lot 1 - Copper Ridge Village
 Gloria Gossard Parkway
 Steamboat Springs, CO 80487

Submission Date: 12-10-2021

Applicant: Lonetree Trust
 933 Park Meadows Drive #213
 LoneTree, CO 80124

Project Zoning: Multiple-Family - Three (MF-3)

Project Land Use: Residential

Landscape Requirements: INTERIOR PARKING LOT LANDSCAPING AREA: 200 sf per 9 Parking Spaces
 FRONTAGE LANDSCAPE AREA: 1 tree per 200 Square Feet
 INTERIOR LANDSCAPE AREA: 1 tree per 400 Square Feet

Entry Corridor Overlay Zone: Yes No X

INTERIOR PARKING LOT LANDSCAPE AREA CALCULATIONS: 200 sf per 9 Parking Spaces Required

PLANT DISTRIBUTION CALCULATIONS:
 NEW PARKING SPACES (required per current building and development codes)
 (162 / 9) = 18 (x 200) = 3,600 sf of Interior Parking Landscape Area Required (4,296 sf provided)

DISTRIBUTION OF PLANT MATERIAL:
 Deciduous Trees Required: 1 per 200 sf (minimum) = 21 each (2.50" Caliper) - 21 TOTAL PROVIDED
 Shrubs Required: 4 per 200 sf (minimum) = 84 each (#5 Pot) - 84 TOTAL PROVIDED

LANDSCAPE FRONTAGE AREA CALCULATIONS: 1 Planting per 200 sf of Landscape Frontage Area Required

30,420 = 153 Plantings (3,042 LF of Frontage x 10' Depth)
 Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 153 Total Plantings Required as Calculated Above

Existing Tree Credit = 0

Distribution of 153 Total Plantings Required per the City of Steamboat Springs CDC (Table 420-3 Category 'C')

10% Evergreen Trees (10") = 16
 15% Evergreen Trees (8-9") = 23
 10% Evergreen Trees (6-7") = 16
 20% Deciduous Trees (2.50") = 32
 15% Ornamental Trees (2.50") = 23
 15% Shrubs (#5 Container) = 23 (x 3 Each) = 69
 133 Calculated Plantings per Minimum Percentages Required
 + 20 Additional Plantings Provided
 20 Deciduous Trees
 00 Ornamental Trees
 00 Plantings (x3 Shrubs Each) = 00 Shrubs
 = 153 Total Plantings Provided

INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 400 sf of Interior Landscape Area Required

178,986 = 448 Plantings
 Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 448 Total Plantings Required as Calculated Above

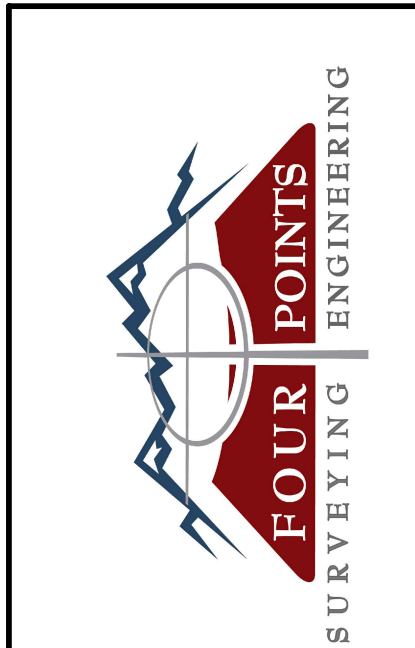
Existing Tree Credit = 0

Distribution of 448 Total Plantings Required per the City of Steamboat Springs CDC (Table 420-3 Category 'A')

10% Evergreen Trees (10") = 45
 15% Evergreen Trees (8-9") = 68
 10% Evergreen Trees (6-7") = 45
 20% Deciduous Trees (2.50") = 90
 15% Ornamental Trees (2.50") = 68
 15% Shrubs (#5 Container) = 68 (x 3 Each) = 204
 384 Calculated Plantings per Minimum Percentages Required
 + 130 Additional Plantings Provided
 02 Evergreen Trees
 41 Deciduous Trees
 14 Ornamental Trees
 73 Plantings (x3 Shrubs Each) = 219 Shrubs
 = 514 Total Plantings Provided

2 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
- - - EXISTING CURB STOP, GATE VALVE, FIRE HYDRANT
- - - PROPOSED WATER SERVICE LINE
- - - PROPOSED 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
- - - P/R 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/RIIP RAP
- - - HIGHWAY LANDSCAPE FRONTAGE AREA
- - - INTERIOR LANDSCAPE AREA
- - - INTERIOR PARKING LANDSCAPE AREA



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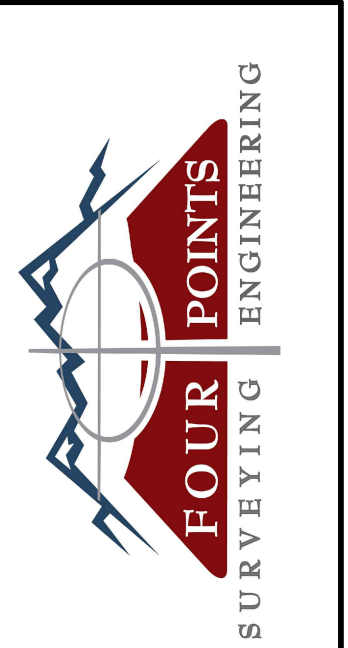
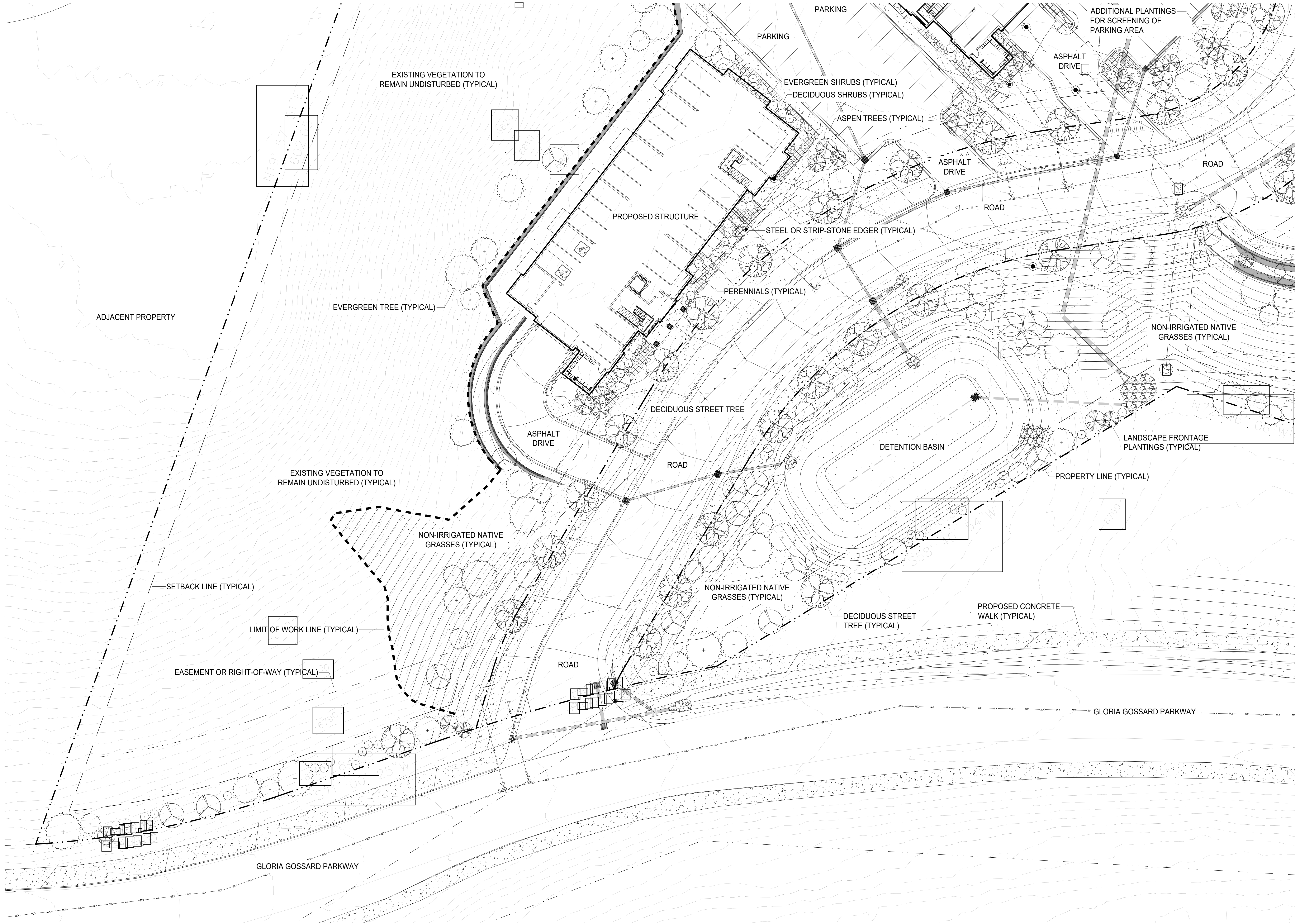
No.	DATE	REVISIONS	INT	
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1	12/10/21	DRT COMMENTS AND SITE REVISIONS	AAB	AAB
2	01/28/22	DRT COMMENTS AND SITE REVISIONS	AAB	AAB
3	02/22/22	CONNECTOR ROAD ADDITION	AAB	AAB

LOT 1 - COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale
 1" = 50'
 Contour Interval = 2 ft
 DATE: 04/28/2021
 JOB #: 1992-001
 DRAWN BY: AAB
 DESIGN BY:
 REVIEW BY:

LANDSCAPE AREA DELINEATION PLAN

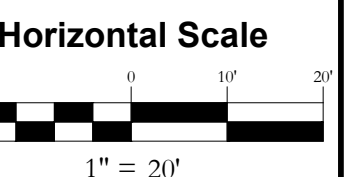
DRAWING: SHEET # **L2**



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No.	DATE	REVISIONS	INT
1	12/01/21	DRT COMMENTS AND SITE REVISIONS	AAB
2	01/05/22	DRT COMMENTS AND SITE REVISIONS	AAB
3	02/22/22	CONNECTOR ROAD ADDITION	AAB

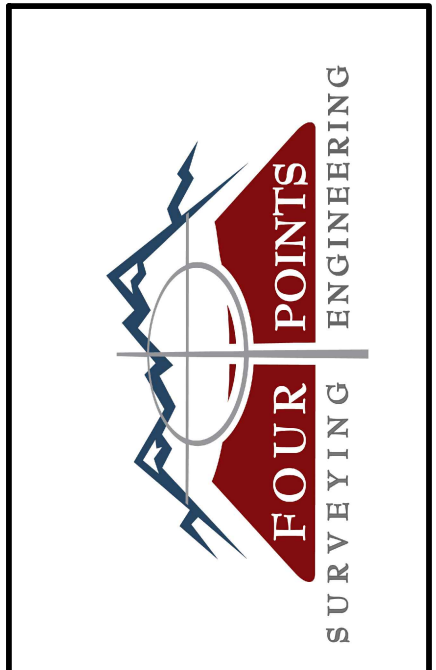
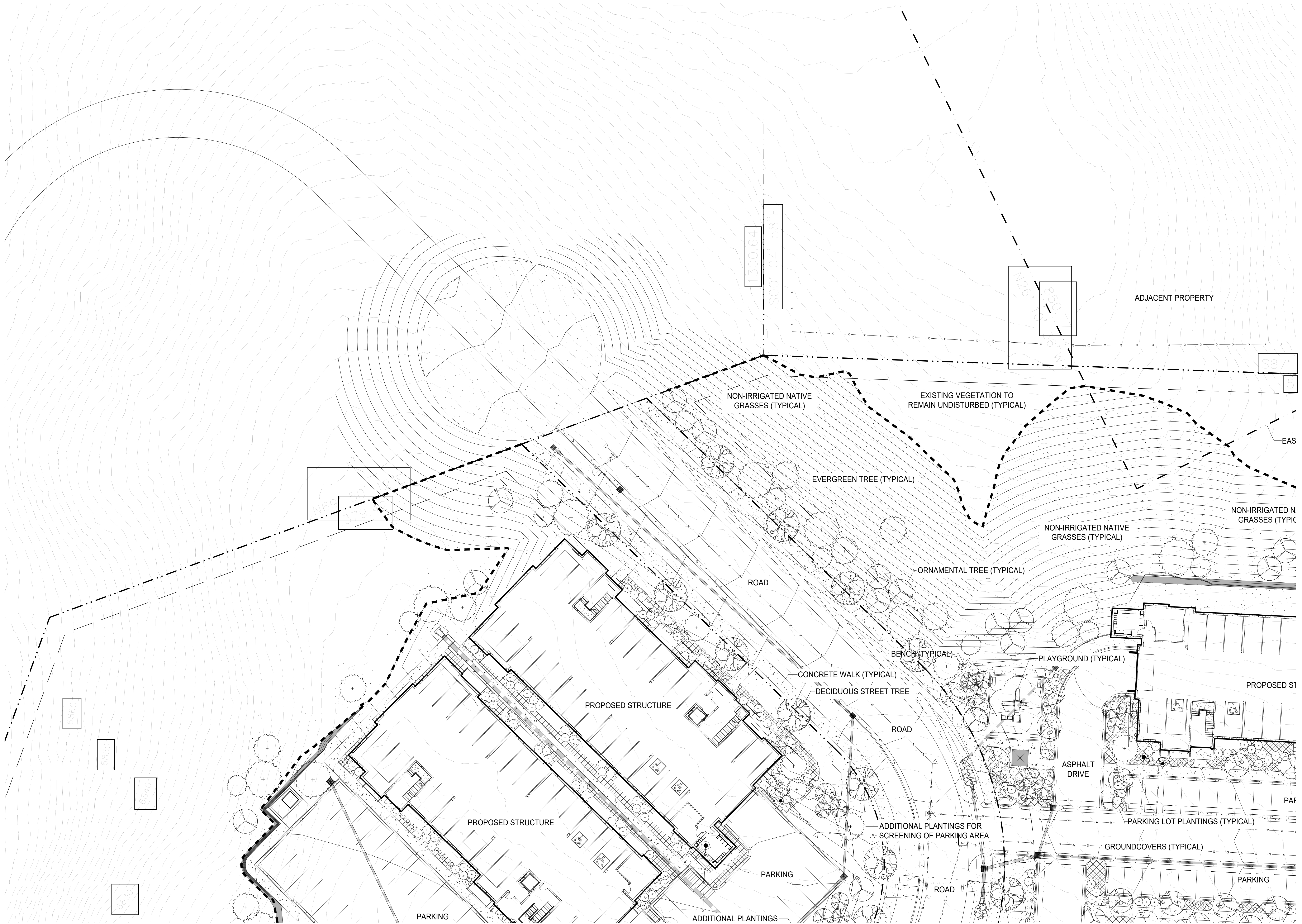
LOT 1 - COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
 DATE: 04/28/2021
 JOB #: 1992-001
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DRAWING:
LANDSCAPE MASTER PLAN ENLARGEMENT 'A'

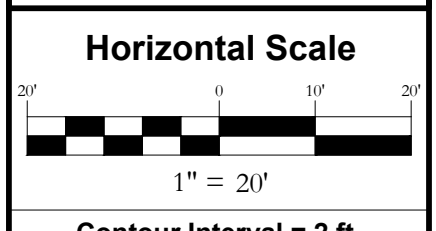
SHEET #
L3



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No.	DATE	REVISIONS	INT
1	12/01/21	DRT COMMENTS AND SITE REVISIONS	AAB
2	01/05/22	DRT COMMENTS AND SITE REVISIONS	AAB
3	02/22/22	CONNECTOR ROAD ADDITION	AAB

LOT 1 - COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Horizontal Scale
 1" = 20'
 Contour Interval = 2 ft
 DATE: 04/28/2021
 JOB #: 1992-001
 DRAWN BY: AAB
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 REVIEW BY:

DRAWING:
LANDSCAPE MASTER PLAN ENLARGEMENT 'B'

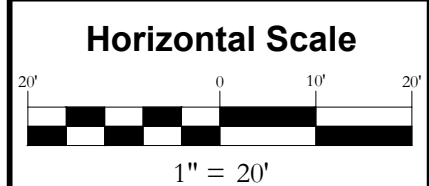
SHEET #
L4



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No.	DATE	REVISIONS	INT
1	12/01/21	DRT COMMENTS AND SITE REVISIONS	AAB
2	01/25/22	DRT COMMENTS AND SITE REVISIONS	AAB
3	02/22/22	CONNECTOR ROAD ADDITION	AAB

LOT 1 - COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Horizontal Scale
1" = 20'

Contour Interval = 2 ft

DATE: 04/28/2021

JOB #: 1992-001

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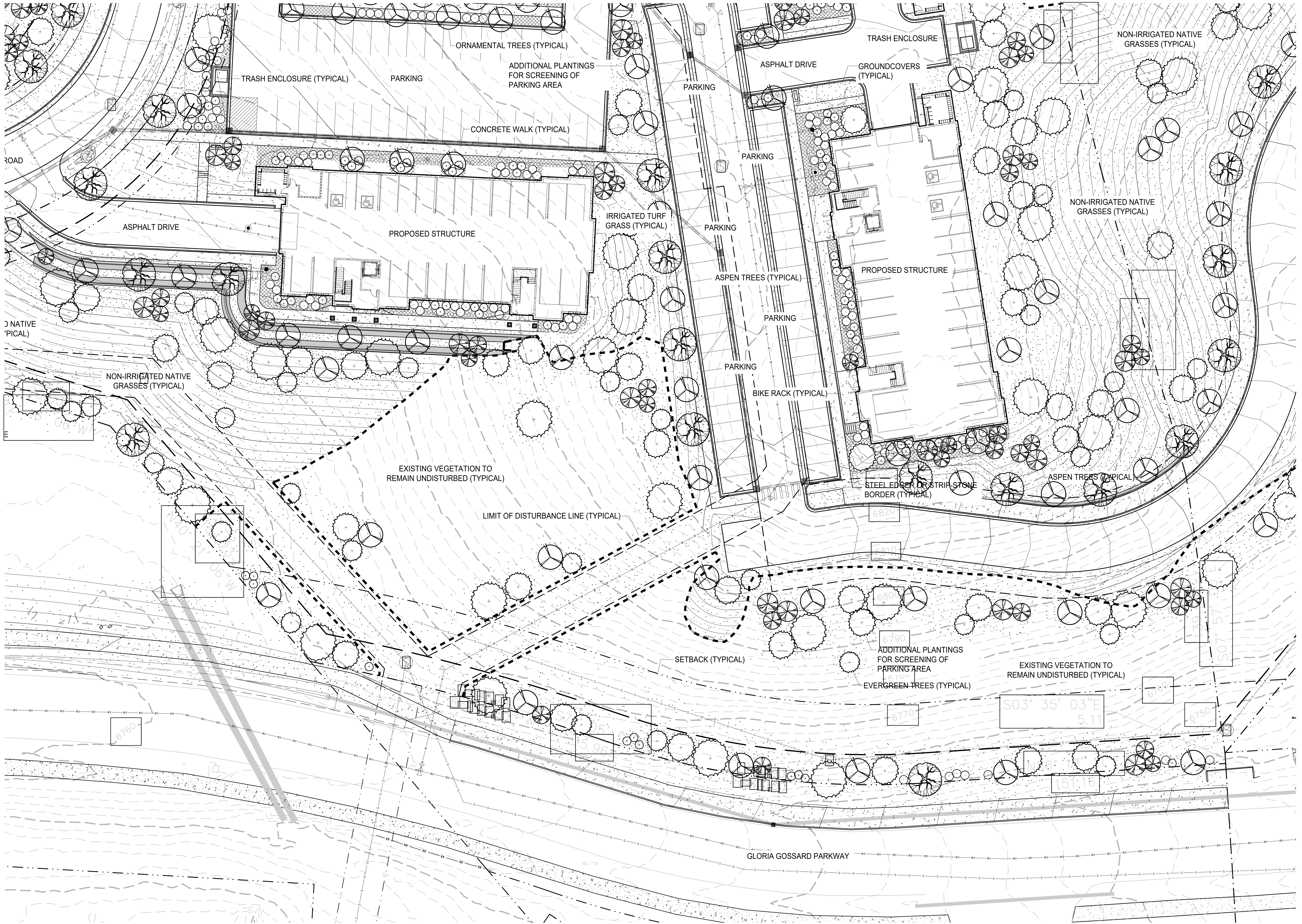
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LANDSCAPE MASTER PLAN ENLARGEMENT 'C'

SHEET #

L5

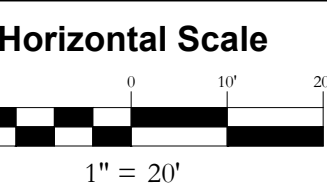




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1	12/01/21	DRT COMMENTS AND SITE REVISIONS	AAB
2	01/05/22	DRT COMMENTS AND SITE REVISIONS	AAB
3	02/22/22	CONNECTOR ROAD ADDITION	AAB

LOT 1 - COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



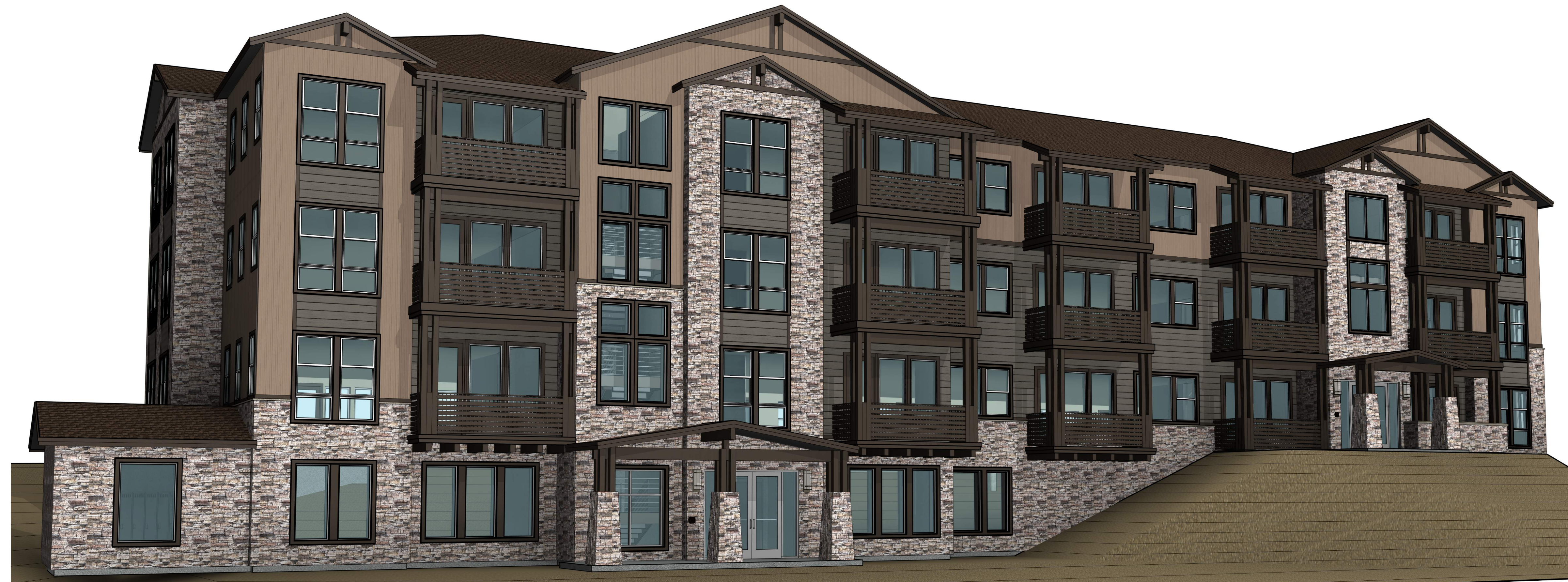
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LANDSCAPE MASTER PLAN ENLARGEMENT 'D'

DRAWING:
 SHEET #
L6



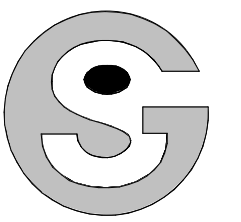
2 BUILDING 2 - PERSPECTIVE



1 BUILDING 1A - PERSPECTIVE

BUILDING VARIATION STANDARDS					
SECTION	ITEM	BLDG A	BLDG B	BLDG 7A	COMMENTS
437.H.1.A	i. WALL PLANE RELIEF	X	X	X	WALL PLANE ARTICULATION VARIES
	ii. PORCHES	X	X	X	
	iii. BALCONIES	X	X	X	
	iv. BAY OR BOX WINDOWS				
	v. VARIATION IN WINDOW SIZE				
	vi. VARIATION IN MATERIALS	X	X	X	
	vii. VARIATIONS IN ROOF FORMS	X	X	X	
	REQUIRED TOTAL	3	3	3	
		4	4	4	
437.H.1.C	i. VARIATION IN LENGTH OF ≥30%			X	BUILDING 7A IS 35% SHORTER THAN BUILDING A & B BUILDING 7A HAS A 32% SMALLER FOOTPRINT THAN BUILDING A & B
	ii. VARIATION IN THE FOOTPRINT OF ≥30%			X	
	iii. VARIATION IN THE HOUSING TYPE				
	iv. BUILDING HEIGHT AND ROOF FORM	X	X		
	v. VARIATION IN COLOR AND MATERIAL	X	X		
	REQUIRED TOTAL	2	2	2	
		2	2	2	

*3 BUILDING MODELS PROVIDED.
3 REQUIRED PER TABLE 437-1



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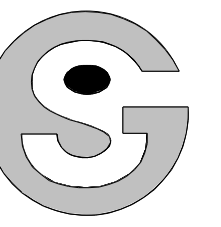
COPPER RIDGE VILLAGE

STEAMBOAT SPRINGS, CO

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BUILDING
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A0.1



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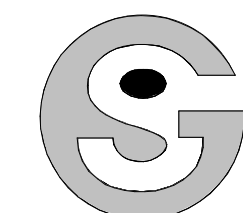
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1 BUILDING 1B - PERSPECTIVE



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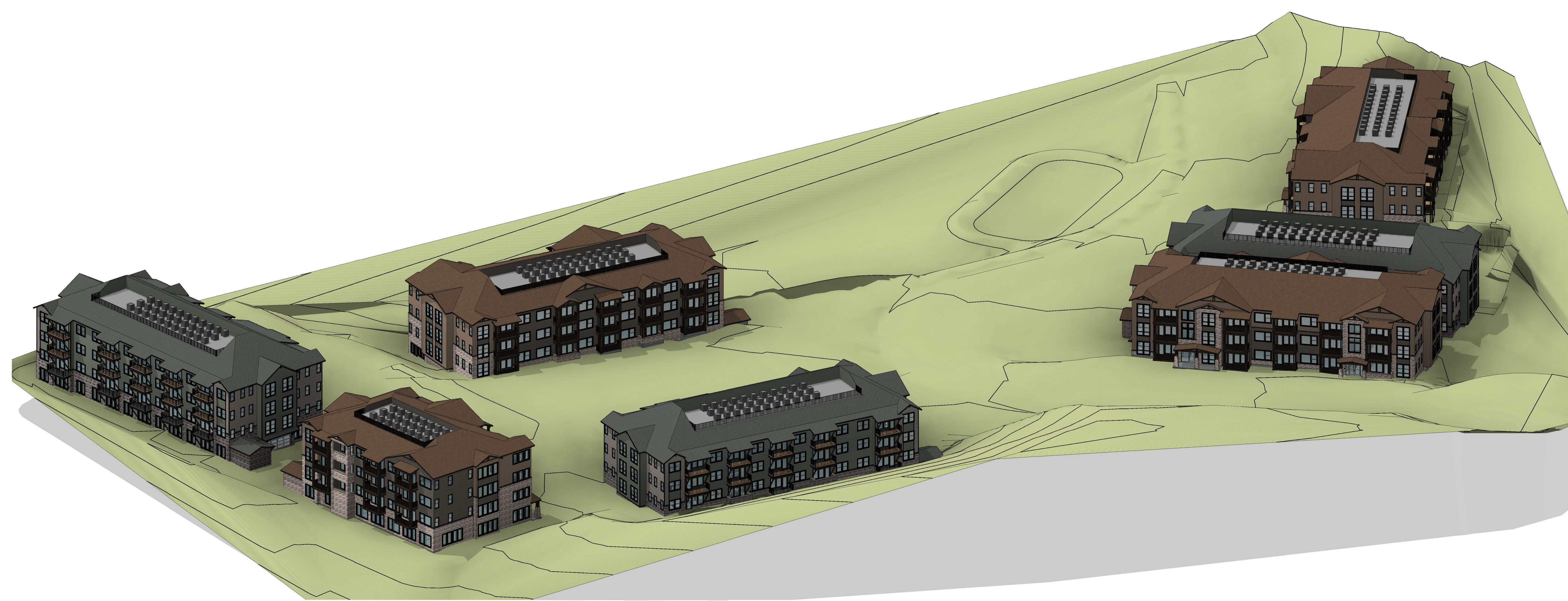
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COPPER RIDGE VILLAGE

STEAMBOAT, CO



1 3D VIEW NORTH



2 3D VIEW SOUTH

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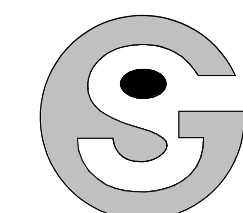
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ISSUE DATE:
02/21/2022

REVISIONS:

SITE AERIAL

A0.3



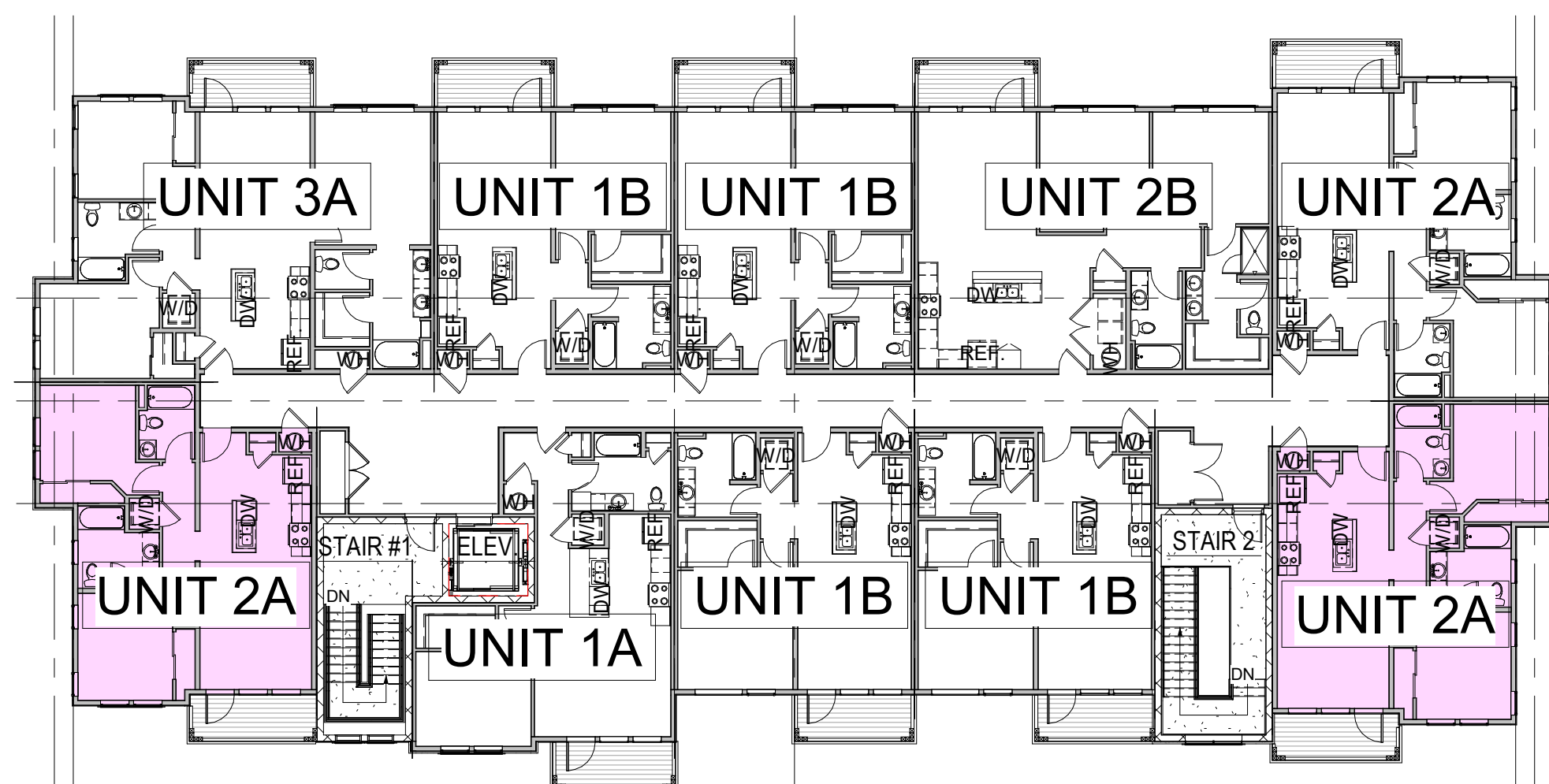
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COPPER RIDGE VILLAGE

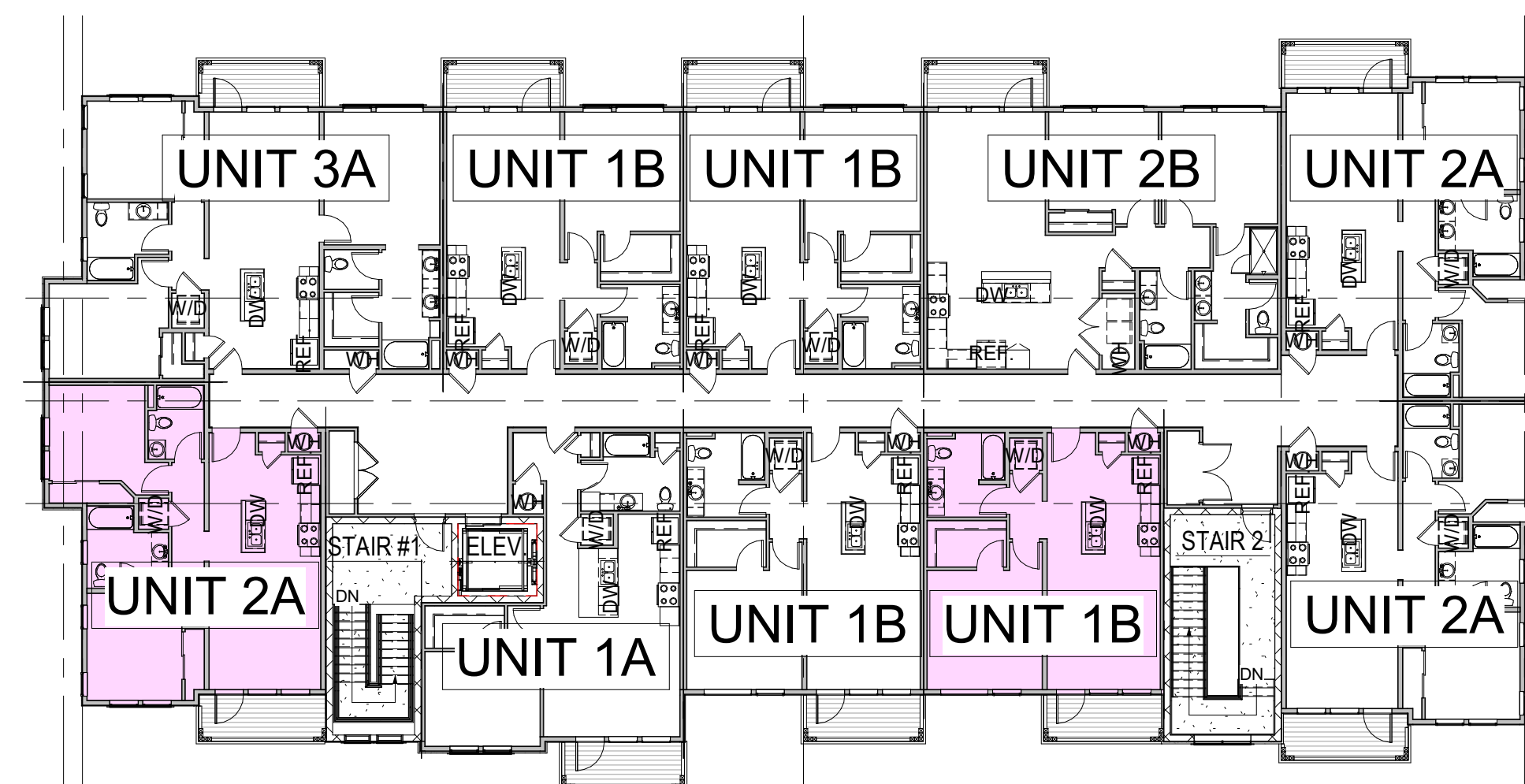
STEAMBOAT SPRINGS, CO

LEGEND

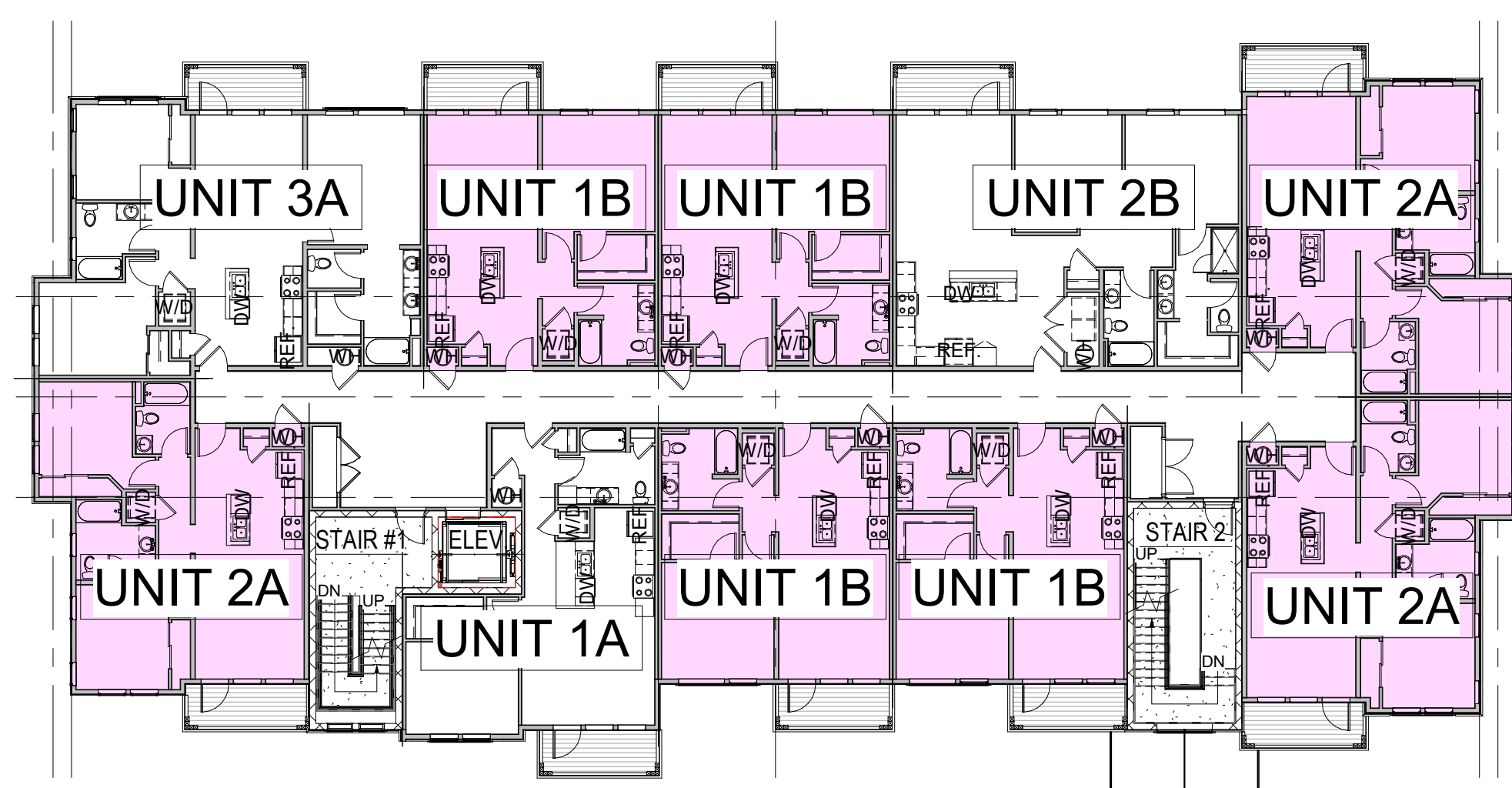
 DENOTES WORKFORCE UNIT LOCATION



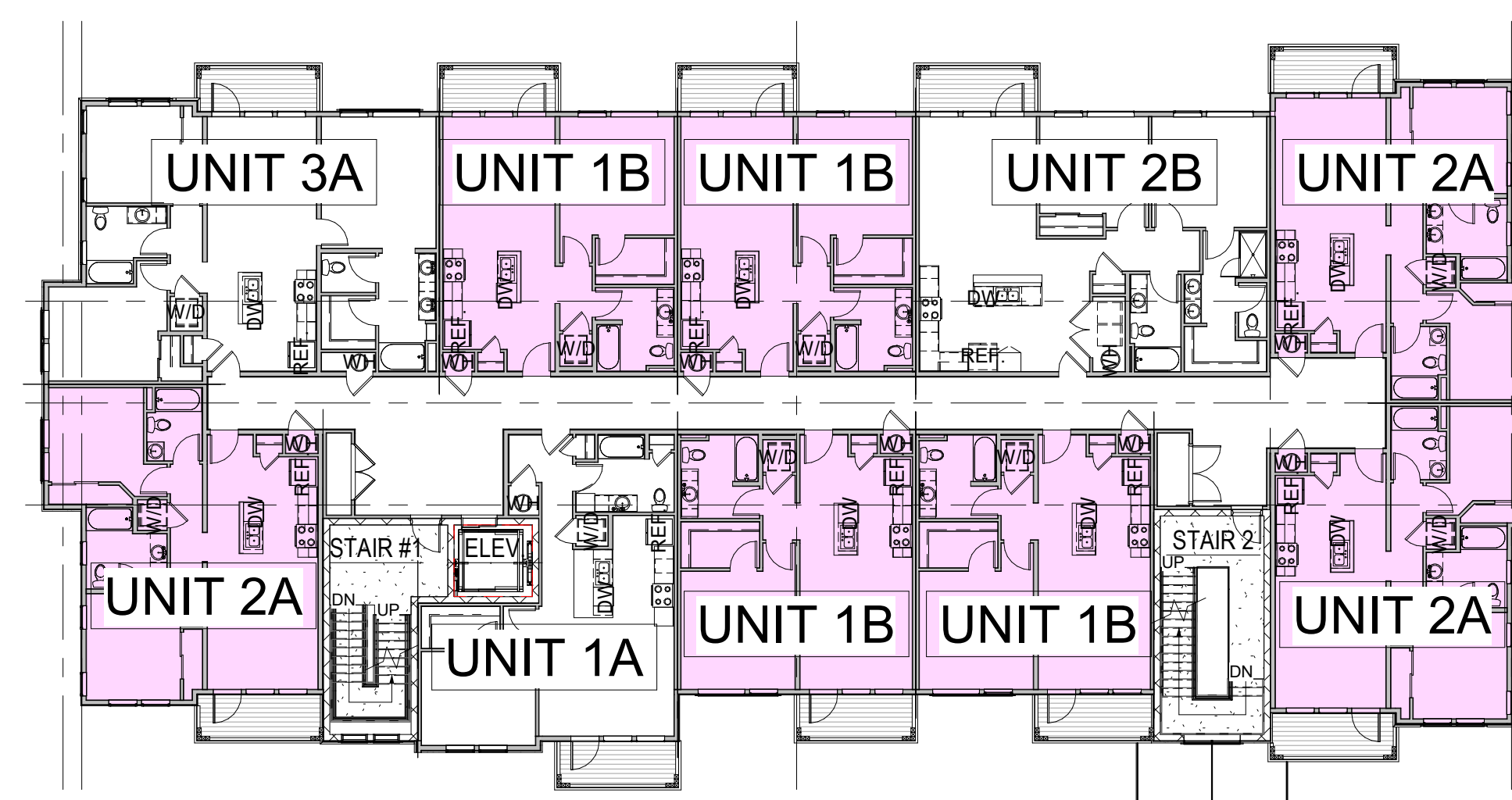
6 BLDG 2B - 4TH LEVEL WORKFORCE PLAN
1/16" = 1'-0"



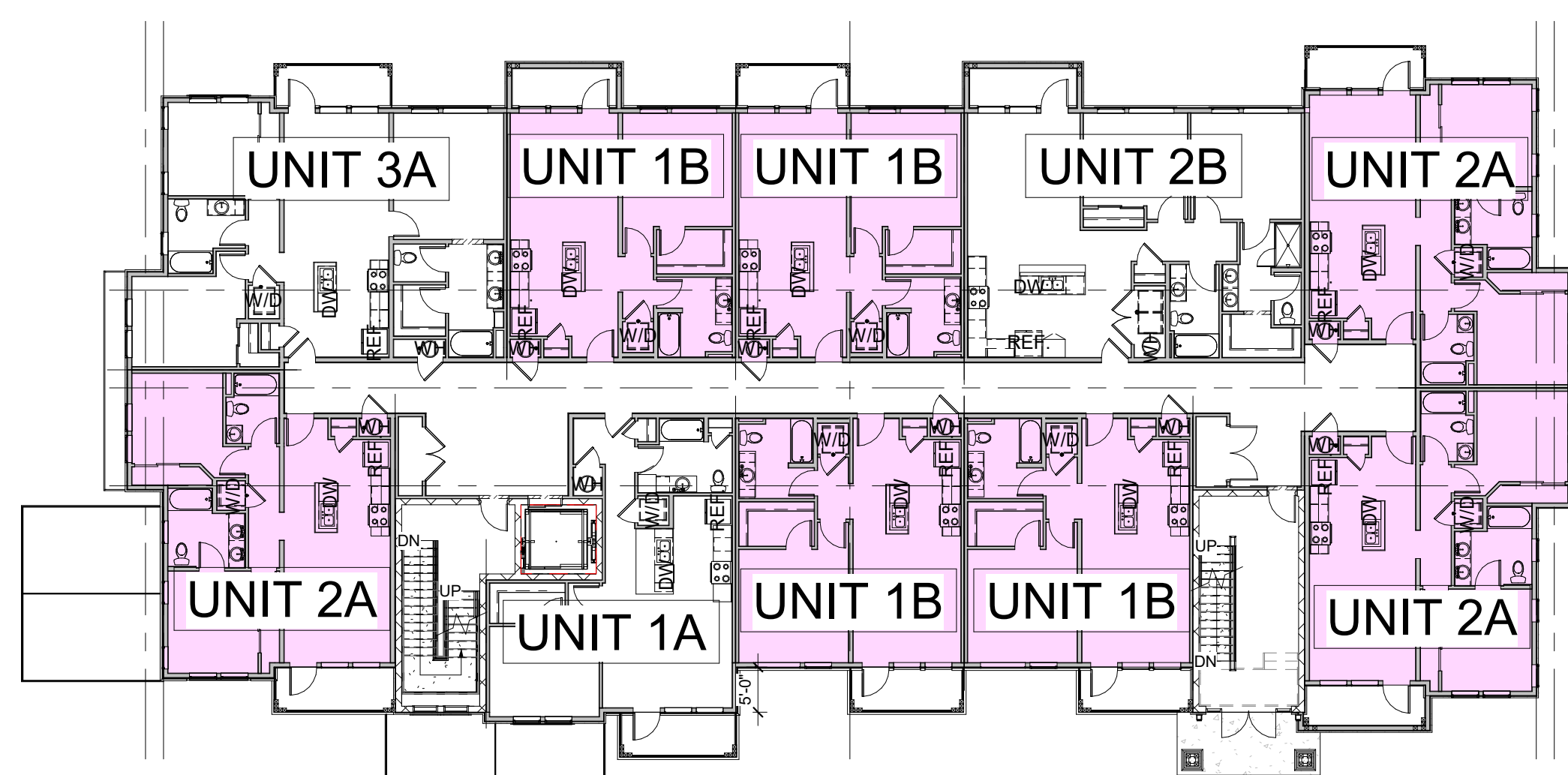
3 BLDG 1A & 3A - 4TH LEVEL WORKFORCE PLAN
1/16" = 1'-0"



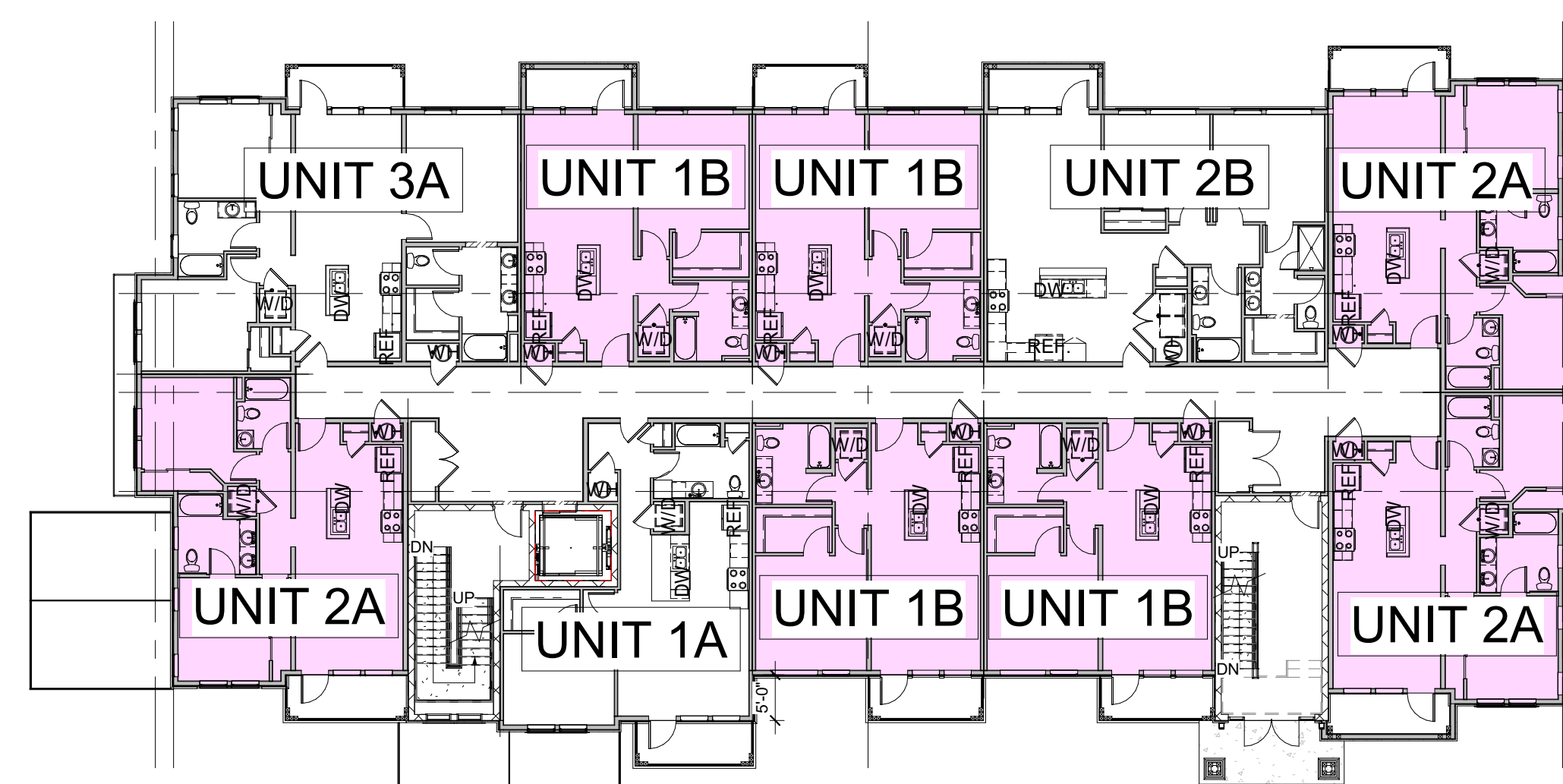
5 BLDG 2B - 3RD LEVEL WORKFORCE PLAN
1/16" = 1'-0"



2 BLDG 1A & 3A - 3RD LEVEL WORKFORCE PLAN
1/16" = 1'-0"



4 BLDG 2B - 2ND LEVEL WORKFORCE PLAN
1/16" = 1'-0"



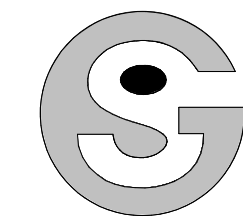
1 BLDG 1A & 3A - 2ND LEVEL WORKFORCE PLAN
1/16" = 1'-0"

DRAWN BY:
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12/07/2021

REVISIONS:

WORKFORCE
UNITS KEY PLAN

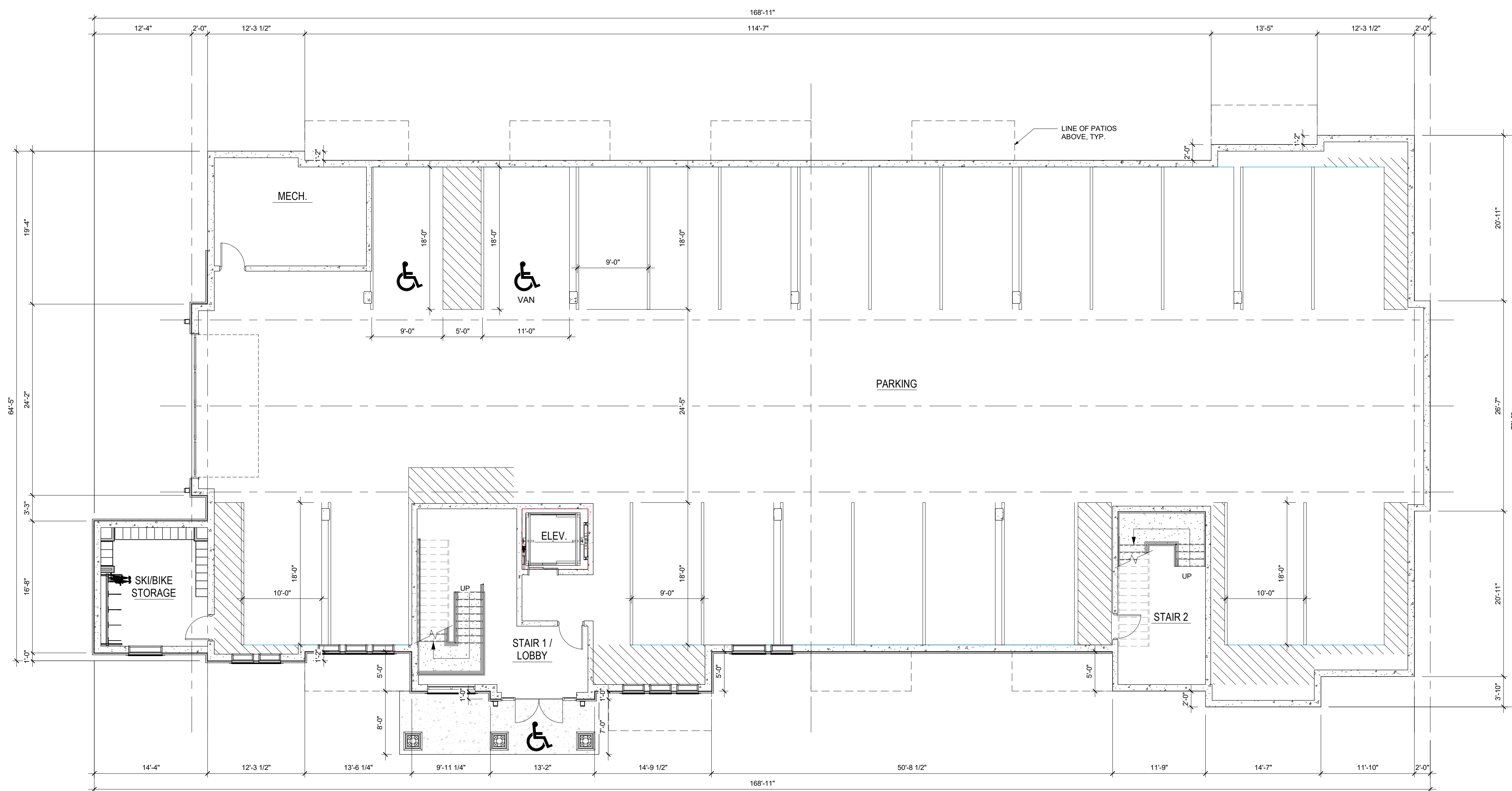
A0.4



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1 BUILDING TYPE 1 - LEVEL 1
1/8" = 1'-0"

COPPER RIDGE VILLAGE
STEAMBOAT SPRINGS, CO

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12/07/2021

REVISIONS:

BUILDING TYPE 1
FLOOR PLAN

A1.0