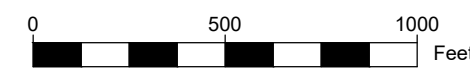


DEVELOPMENT PLAN for COPPER RIDGE VILLAGE

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



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

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- C7 WALL CROSS SECTIONS AND DETAILS
- C8 MAIN & EAST DRIVE PLAN & PROFILES
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- C11 LIGHTING PLAN
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FROM OVERLOOK PARK CDS

OL43 GLORIA GOSSARD & DOWNHILL DRIVE SIGN & PAVEMENT MARKING PLAN

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- A2.2 BLDG 2 (TYPE 1B) - ELEVATIONS
- A2.3 BLDG 2 (TYPE 1B) - ELEVATIONS
- A2.4 BLDG 3 (TYPE 1A) - ELEVATIONS
- A2.5 BLDG 3 (TYPE 1A) - ELEVATIONS
- A2.6 BLDG 4 (TYPE 1B) - ELEVATIONS
- A2.7 BLDG 4 (TYPE 1B) - ELEVATIONS
- A2.8 BLDG 5 (TYPE 1A) - ELEVATIONS
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- A2.10 BLDG 6 (TYPE 1B) - ELEVATIONS
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- A2.12 BLDG 7 (TYPE 2) - ELEVATIONS
- A2.13 BLDG 7 (TYPE 2) - ELEVATIONS
- A3.0 TRASH/RECYCLING & EXTERIOR LIGHTING

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

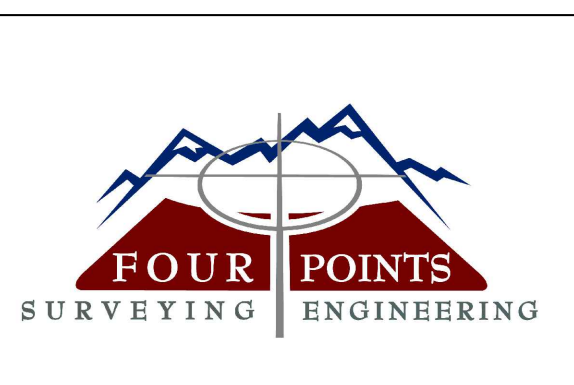
ABBREVIATIONS:

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 AND GUTTER	PC	POINT OF CURVATURE
CL	CENTERLINE	PE	PEDESTAL
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
C/O	CLEAN OUT	PL	PROPERTY LINE
CONC	CONCRETE	PR	PROPOSED
CNR	CORNER	PT	POINT
CR	CURB RETURN	PVC	POINT OF VERTICAL CURVE
CS	CURB STOP	PVC	POLYVINYL CHLORIDE PIPE
D	DEPTH	PVI	POINT OF VERTICAL INTERSECTION
DI	DRAIN INLET	RD	ROAD
DIP	DUCTILE IRON PIPE	R	RADIUS
DMH	DRAINAGE MANHOLE	ROW	RIGHT-OF-WAY
DRN	DRAIN	RW	RETAINING WALL
DT	DITCH	SOFT	SQUARE FEET
DW	DRIVEWAY	SMH	SEWER MANHOLE
EG	EXISTING GRADE	SS	SANITARY SEWER
EL	ELEVATION	STA	STATION
EOA	EDGE OF ASPHALT	SW	SIDEWALK
EW	EDGE OF WALK	TB	THRUST BLOCK
EX	EXISTING	TBC	TOP BACK OF CURB
FES	FLARED END SECTION	TBR	TO BE REMOVED
FFE	FINISH FLOOR ELEVATION	TBW	TOP BACK OF WALK
FG	FINISH GRADE	TEL	TELEPHONE
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOW LINE	TOW	TOP OF WALL
FT	FOOT OR FEET	TYP	TYPICAL
G	GRAVEL	VOL	VOLUME
GB	GRADE BREAK	VP	VALLEY PAN
HC	HANDICAP RAMP	W	WIDTH
HP	HIGH POINT	WL	WATERLINE
IN	INLET	W/	WITH

NOT FOR CONSTRUCTION

DEVELOPMENT PLANS PREPARED BY FOUR POINTS SURVEYING & ENGINEERING	No.	DATE	REVISIONS	INT
DATE: 4-15-2021				
JOB #: 1992-001				
DRAWN BY: MDM				
DESIGN BY: MDM				
REVIEW BY: FPSE				
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24"X36", THE GRAPHIC SCALE SHOULD BE UTILIZED.				

No.	DATE	REVISIONS	INT
1	6/11/2022	DRT REVIEW & RESPONSE	FPSE



Four Points Surveying & Engineering
 440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 matthewm@fourpointse.com

SHEET #
C1

GENERAL NOTES:

1. BENCHMARK = SOUTHERN PROPERTY CORNER, FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR, PLS 29039, ELEVATION=6758.09, SEE EXISTING CONDITIONS PLAN.
2. TOPOGRAPHIC AND EXISTING CONDITIONS MAPPED BY FOUR POINTS SURVEYING AND ENGINEERING COMPLETED ON APRIL 23, 2018.
3. 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.
4. 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.
5. 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.
6. ALL INFRASTRUCTURE CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS STANDARD SPECIFICATIONS, LATEST REVISION.
7. ALL WATER AND SANITARY SEWER CONSTRUCTION AND RELATED WORK SHALL CONFORM TO THE CITY OF STEAMBOAT SPRINGS UTILITY STANDARDS AND SPECIFICATIONS.
8. 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.
9. 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.
10. PRIOR TO CLOSURE OF ANY STREET OR PART OF STREET, AN APPROVED OBSTRUCTION PERMIT MUST BE ISSUED BY CITY CONSTRUCTION SERVICES FOREMAN.
11. 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.
12. 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
13. 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.
14. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION.
15. 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.
16. 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.
17. RECORD DRAWINGS ARE REQUIRED FOR: PUBLIC AND PRIVATE WATER AND SEWER
18. DRIVEWAY CURB CUTS TO BE INSTALLED DURING PUBLIC IMPROVEMENTS, DRIVEWAYS AND LANDSCAPING FOR INDIVIDUAL UNITS TO BE INSTALLED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.
19. ALL PIPE OUTFALLS REQUIRE FLARED END SECTIONS AND RIPRAP. ALL VALLEY PAN OUTFALLS REQUIRE RIPRAP.

GRADING:

1. 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.
2. NO WORK SHALL OCCUR IN WETLANDS OR FLOODPLAINS WITHOUT APPROPRIATE PERMITS. ANY WORK SHALL BE IN ACCORDANCE WITH THE ISSUED PERMITS.
3. ALL CUT SLOPES SHALL RECEIVE A MAXIMUM OF 4 INCHES OF TOPSOIL COVER TO PROMOTE VEGETATION AND STABILIZED WITH EROSION CONTROL BLANKET.
4. VEGETATED SLOPES 2:1 AND GREATER REQUIRE SOIL STABILIZATION WITH THE USE OF STRAW BLANKET OR TURF REINFORCEMENT MAT (TRM) WHERE SPECIFICALLY INDICATED.
5. 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:

1. CONTRACTOR SHALL SUBMIT A CONSTRUCTION SITE MANAGEMENT PLAN TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
2. CONTRACTOR SHALL WORK IN A MANNER THAT MINIMIZES THE POTENTIAL FOR EROSION.
3. 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.
4. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.

PAVING:

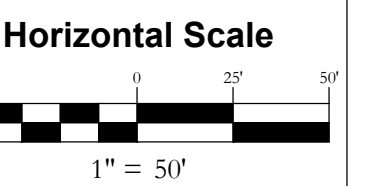
1. PAVING OF PUBLIC STREETS SHALL NOT START UNTIL SUB GRADE COMPACTION AND MATERIAL TESTS ARE TAKEN AND ACCEPTED BY THE PUBLIC WORKS DIRECTOR.
2. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAW CUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT OR WHEN ACCESS TO UNDERGROUND UTILITIES IS REQUIRED. TACK COAT 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.
3. ADJUST RIMS OF CLEANOUTS, MANHOLES, VALVE COVERS TO FINAL GRADE.
4. 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:

1. EXISTING DRY UTILITY LOCATIONS WERE OBTAINED FROM UTILITY MAPPING, FIELD SURVEYING AND HAVE NOT BEEN VERIFIED WITH ANY ADDITIONAL UNDERGROUND POTHOLING.
2. 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.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF STEAMBOAT SPRINGS STANDARDS AND SPECIFICATIONS LATEST EDITION.
4. 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.
5. 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.
6. VALVES SHALL BE OPERATED BY UTILITY PERSONNEL ONLY.
7. SEWER SERVICES ARE TO BE FOUR (4") INCH DIAMETER, SDR 35 PVC, MINIMUM SLOPE OF 2%.
8. DISINFECTION, BACTERIOLOGICAL, AND HYDROSTATIC TESTING IS REQUIRED FOR THE ALL WATER/FIRE SERVICE PIPE 4 INCHES OR LARGER PER CITY STANDARDS.
9. ALL MECHANICAL JOINTS, RESTRAINT, THRUST BLOCKS AND CROSSING MUST BE OBSERVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.
10. THE FIRE SERVICE LINES SHALL BE PVC.
11. MECHANICAL RESTRAINTS AND THRUST BLOCKS ARE REQUIRED AT ALL BENDS, TEES, REDUCERS AND DEAD ENDS.
12. ALL FITTINGS ASSOCIATED WITH UTILITY INSTALLATION WILL BE ON-SITE PRIOR TO WATER LINE SHUT DOWN.
13. FIRE HYDRANT BURY ELEVATIONS REFER TO FINISHED GRADE ELEVATIONS TO SET THE MARKED FIRE HYDRANT BURY LINE.
14. WATER AND SEWER CROSSINGS SUBJECT TO CHANGE PER IN FIELD CONDITIONS. EXISTING DEPTHS UNKNOWN AND WILL BE DETERMINED PRIOR TO CONSTRUCTION.

NO.	DATE	REVISIONS
1	5/11/2022	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



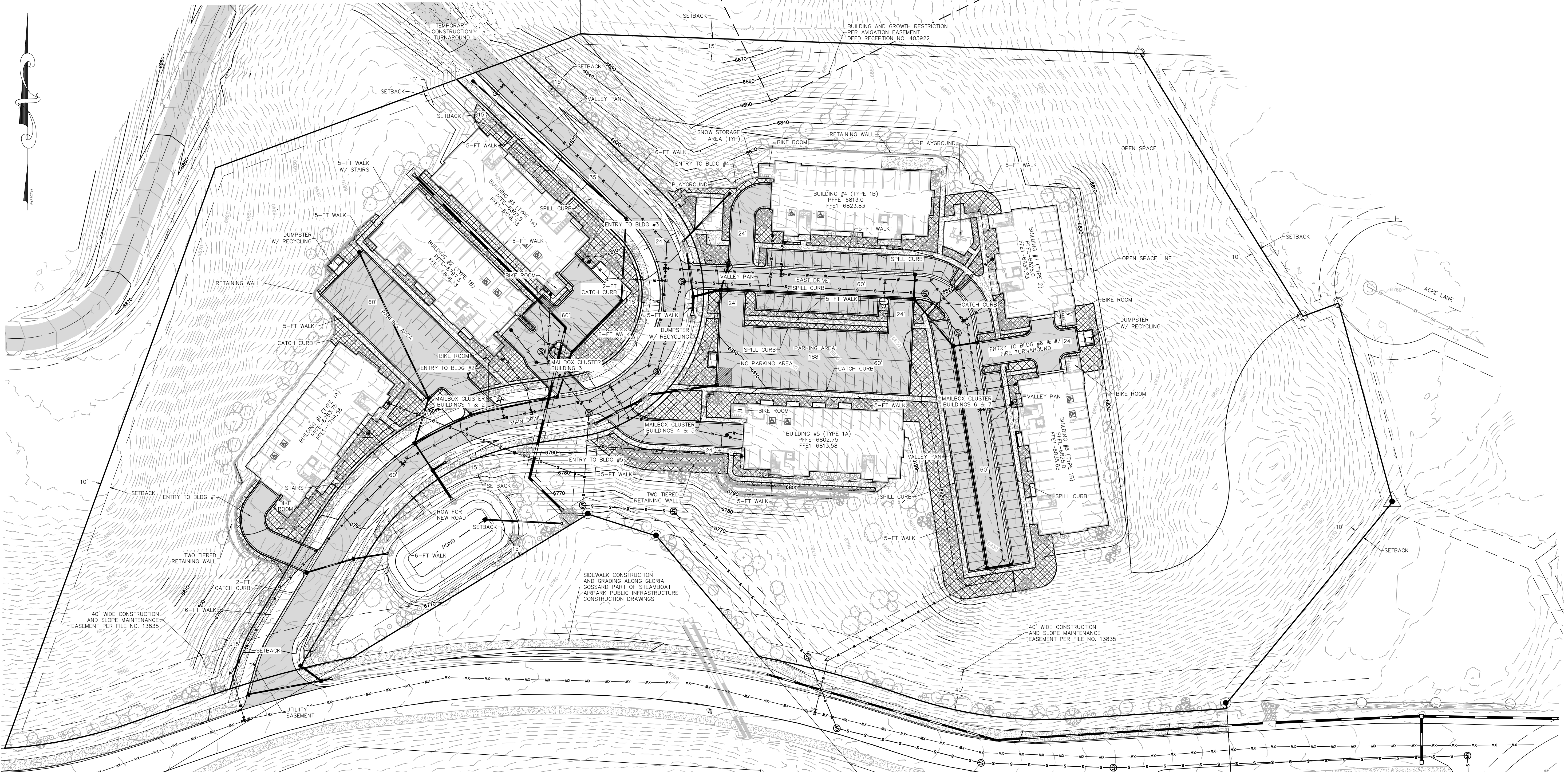
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DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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DRAWING: **SITE PLAN**

SHEET #

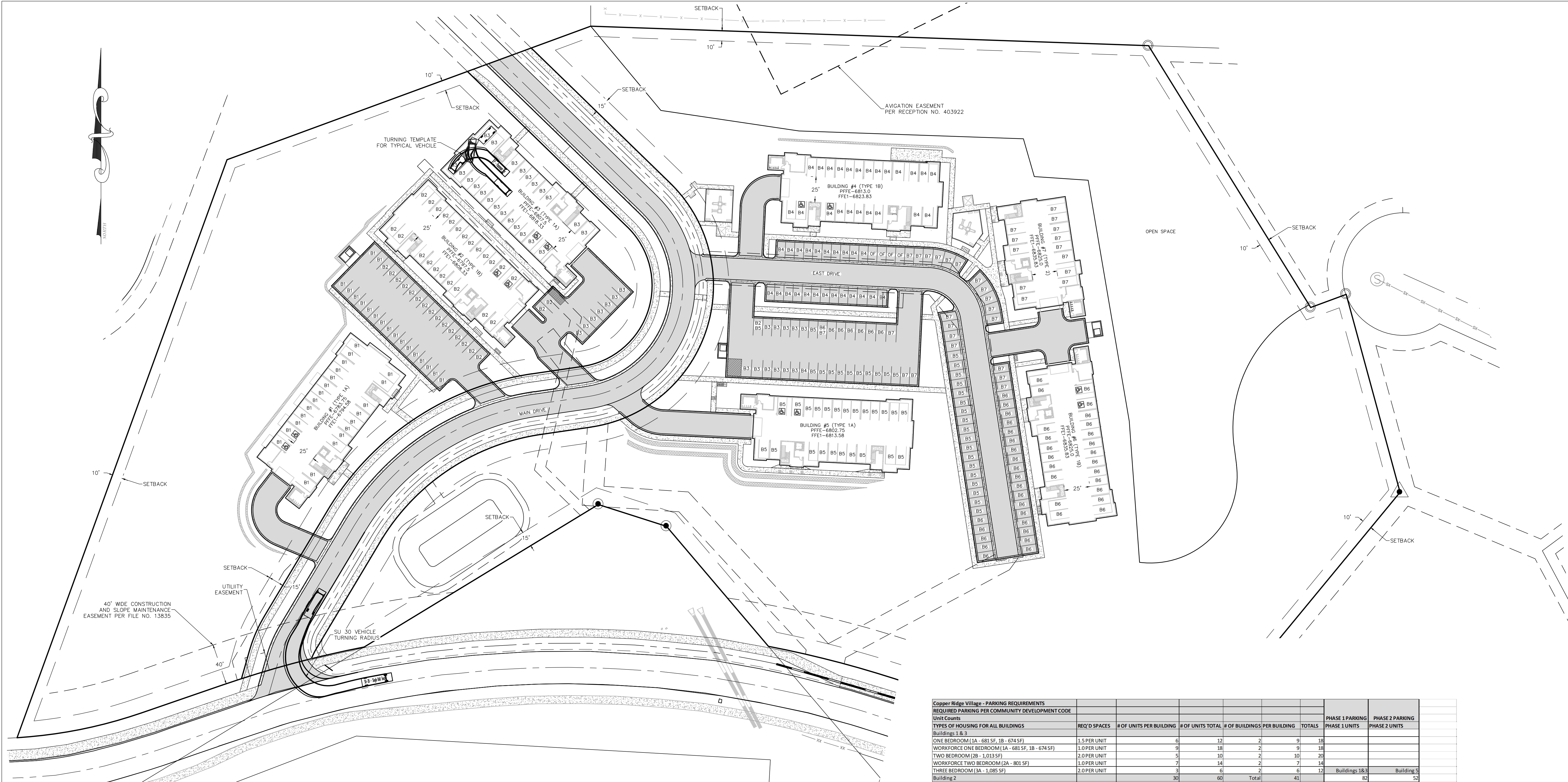
C3



SNOW STORAGE CALCULATIONS
ASPHALT AREA = 59,357 SF
CONCRETE AREA = 21,836 SF
TOTAL = 81,193 SF
SNOW STORAGE REQUIRED = 40,597 SF
SNOW STORAGE AREA SHOWN = 43,805 SF
LANDSCAPE DEDUCTIONS EVERGREEN TREES IN SNOW STORAGE AREA
DEDUCT 30 SQ FT PER TREE = 720 SF (24 EVERGREENS)
TOTAL PROVIDED = 43,085 SQ FT
EXCESS SNOW STORAGE PROVIDED AND SHOWN TO ENSURE FULL COMPLIANCE WITH THE SNOW STORAGE STANDARDS OF THE CDC.

Copper Ridge Village - PARKING REQUIREMENTS						PHASE 1 PARKING		PHASE 2 PARKING	
REQUIREMENT	PER COMMUNITY DEVELOPMENT CODE	REQ'D SPACES	# OF UNITS PER BUILDING	# OF UNITS TOTAL	# OF BUILDINGS PER BUILDING	TOTALS	PHASE 1 UNITS	PHASE 2 UNITS	
Unit Counts									
TYPES OF HOUSING FOR ALL BUILDINGS									
Buildings 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 1&3	Building 5	
Building 2		30	60	1	41				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	7	7	1	4	4			
Building 4 Office Space		27	27	1	47	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			
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	13	12	1	24	24			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	3	1	6	6			
Building 7		30	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	190	
TOTAL REQUIRED				23	21	34.5			
TOTAL PROVIDED									315
TOTAL WORK FORCE UNITS		48							
PERCENTAGE OF WORK FORCE HOUSING		24.2%							
PARKING PROVIDED									
UNDERGROUND PARKING	COVERED	151							
OUTDOOR PARKING	OUTDOOR	162							
TOTAL PROVIDED									313
HANDICAP COUNTS									
REQUIRED HANDICAP SPACES (301-400 SPACES)		313							6
REQUIRED VAN ACCESSIBLE SPACES (1 PER 6 HC SPACES)									2
PROVIDED HANDICAP SPACES									14
PROVIDED VAN ACCESSIBLE SPACES									7

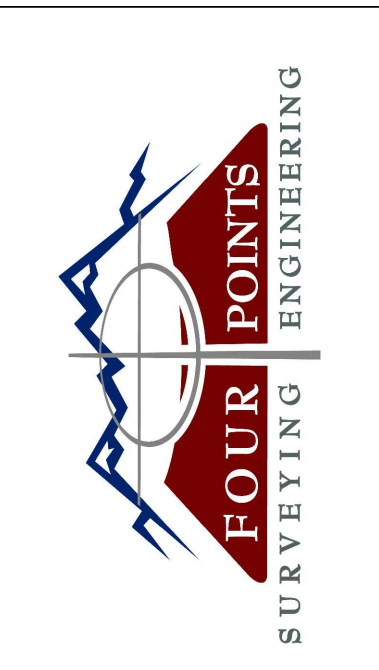
Bike Racks
MP Zoning
1 per 10 spaces
Required
317 (Bike Rooms)
of Locations
Racks per Bike Room
at least 10
70



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.

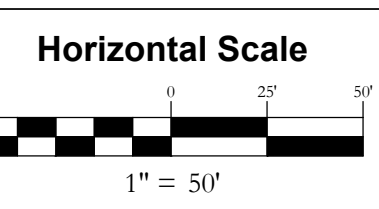
Copper Ridge Village - PARKING REQUIREMENTS									
REQUIRED PARKING PER COMMUNITY DEVELOPMENT CODE									
Unit Counts	REQ'D SPACES	# OF UNITS PER BUILDING	# OF UNITS TOTAL	# OF BUILDINGS	PER BUILDING	TOTALS	PHASE 1 PARKING PHASE 1 UNITS	PHASE 2 PARKING PHASE 2 UNITS	
Types of Housing for All Buildings									
Buildings 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 1&3	Building 5	
Building 2									
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									
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			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	2	2	1	4	4			
Building 4 Office Space									
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			
THREE BEDROOM (3A - 1,085 SF)	2.0 PER UNIT	3	3	1	6	6			Office
Building 6									
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									
ONE BEDROOM (1A - 681 SF, 1B - 674 SF)	1.5 PER UNIT	15	15	1	22.5	22.5			Building 7
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						
REQUIRED VAN ACCESSIBLE SPACES (1 PER 6 HC SPACES)									2
PROVIDED HANDICAP SPACES									14
PROVIDED VAN ACCESSIBLE SPACES									7
Bike Racks									
MF Zoning	Required								317 (Bike Rooms)
	1 per 10 spaces								
Racks per Bike Room									
	Total								at least 10



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

INT	NO.	DATE	REVISIONS
FPSE	1	5/11/2022	DRT REVIEW & RESPONSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

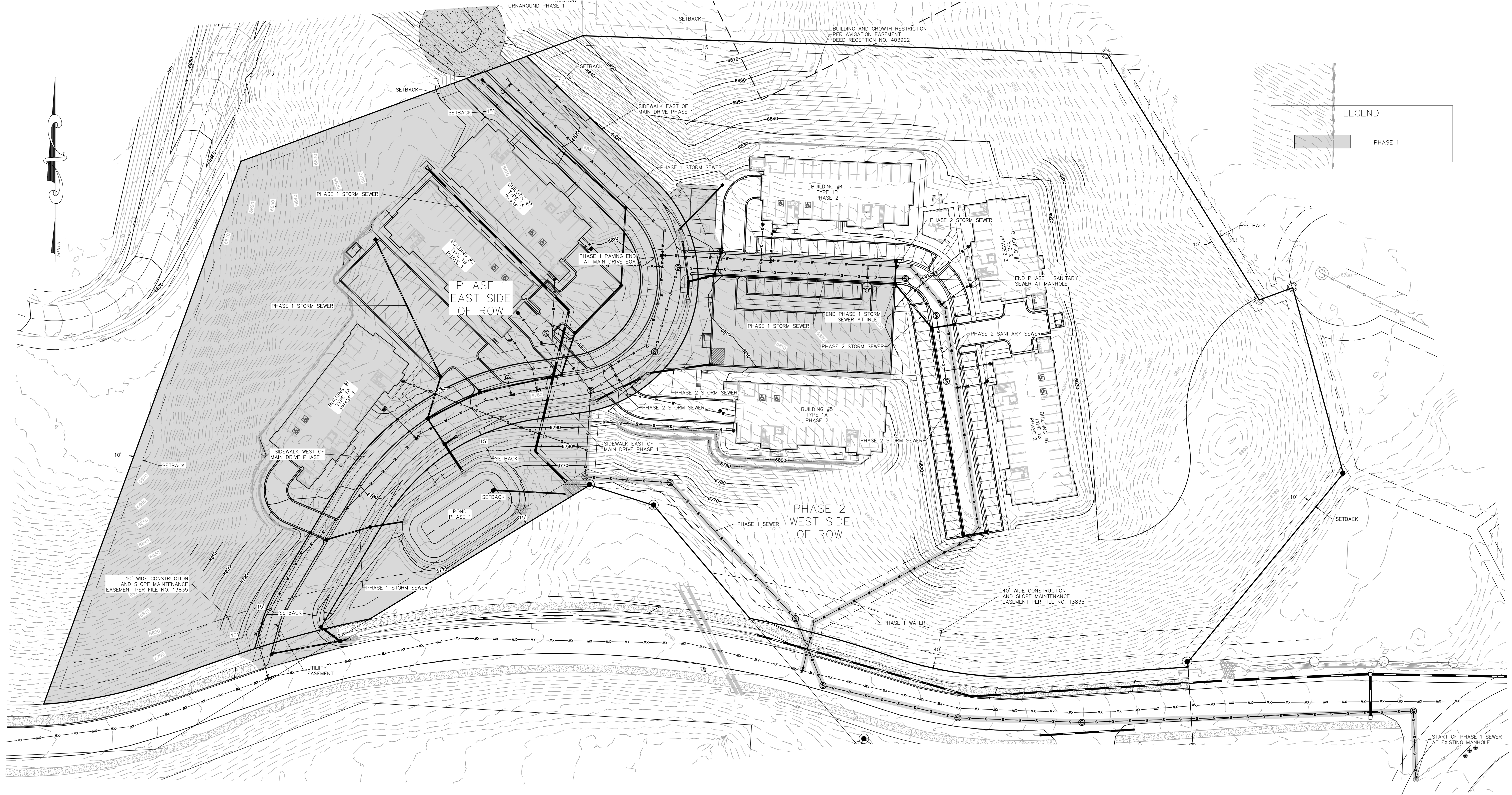
DATE: 4-27-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

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

PARKING AND VEHICLE TURNING EXHIBIT

DRAWING: SHEET #

C4



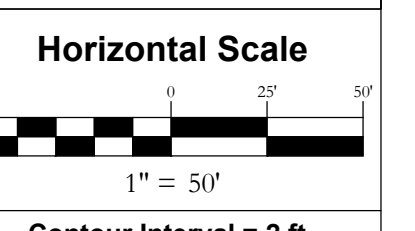
FOUR POINTS
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INT	REVISIONS	No.	DATE
FPSE	DRT REVIEW & RESPONSE	1	5/11/2022

COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft

DATE: 4-15-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

PHASING PLAN

C5

PHASING NOTES:

1. MAIN STREET IS REQUIRED TO BE COMPLETED AS PART OF THE SUBDIVISION IMPROVEMENTS AND WILL NOT BE PHASED. THIS ROAD MUST BE FULLY CONSTRUCTED PRIOR TO ANY BUILDING PERMIT ISSUED. THE ACCESS ROAD PROPOSED ON SHEETS C9 AND C10 WILL ACT AS A TEMPORARY SECONDARY FIRE ACCESS PRIOR TO FINAL PAVING AND WILL NEED TO BE IN PLACE ONCE UNIT THRESHOLD DEFINED IN THE CITY OF STEAMBOAT SPRINGS FIRE STANDARDS IS MET.

PHASE I INCLUDES

1. ALL GRADING ASSOCIATED WITH THE PROJECT FOR PHASE I AND PHASE II AREAS AS NEEDED.
2. BUILDINGS 1, 2 AND 3 INCLUDING ENTRY DRIVES.
3. EAST DRIVE EXTENT AS SHOWN ON THIS PLAN.
4. ALL WATER PROPOSED WATERLINES AND SERVICES FOR BUILDINGS 1-3
5. SANITARY SEWER AS OUTLINED IN THIS PLAN.
6. PARKING ALLOCATED TO BUILDINGS 1, 2 AND 3 AS SHOWN IN HATCH ON THIS PLAN AND OUTLINED ON PAGE C4.
7. POROUS LANDSCAPE DETENTION POND FOR THE SITE.
8. STORM SEWER AS OUTLINED IN THIS PLAN.
9. LANDSCAPING ALONG MAIN STREET AND ASSOCIATED WITH BUILDINGS 1, 2 AND 3 AS SHOWN IN THE LANDSCAPING PLAN.
10. PARK AREA WEST OF BUILDING #4 AS OUTLINED ON THIS PLAN.
11. ACCESS DRIVE WHEN MORE THAN 50 UNITS ARE CONSTRUCTED AND READY FOR OCCUPANCY.

PHASE II INCLUDES

1. REST OF PHASE II GRADING
2. BUILDINGS 4, 5, 6 AND 7 INCLUDING ENTRY DRIVES
3. PARKING ALLOCATED TO BUILDINGS 4, 5, 6 AND 7 OUTLINED ON PAGE C4.
4. WATER SERVICES FOR BUILDINGS 4-7.
5. REST OF SANITARY SEWER OUTLINED ON THIS PLAN
6. STORM SEWER NOT INSTALLED IN PHASE I.
7. COMPLETION OF LANDSCAPING NOT INSTALLED IN PHASE I.
8. PARK AREAS NOT COMPLETED IN PHASE I.

No.	DATE	REVISIONS
1	5/11/2022	DRT REVIEW & RESPONSE
		INT
		FPSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale

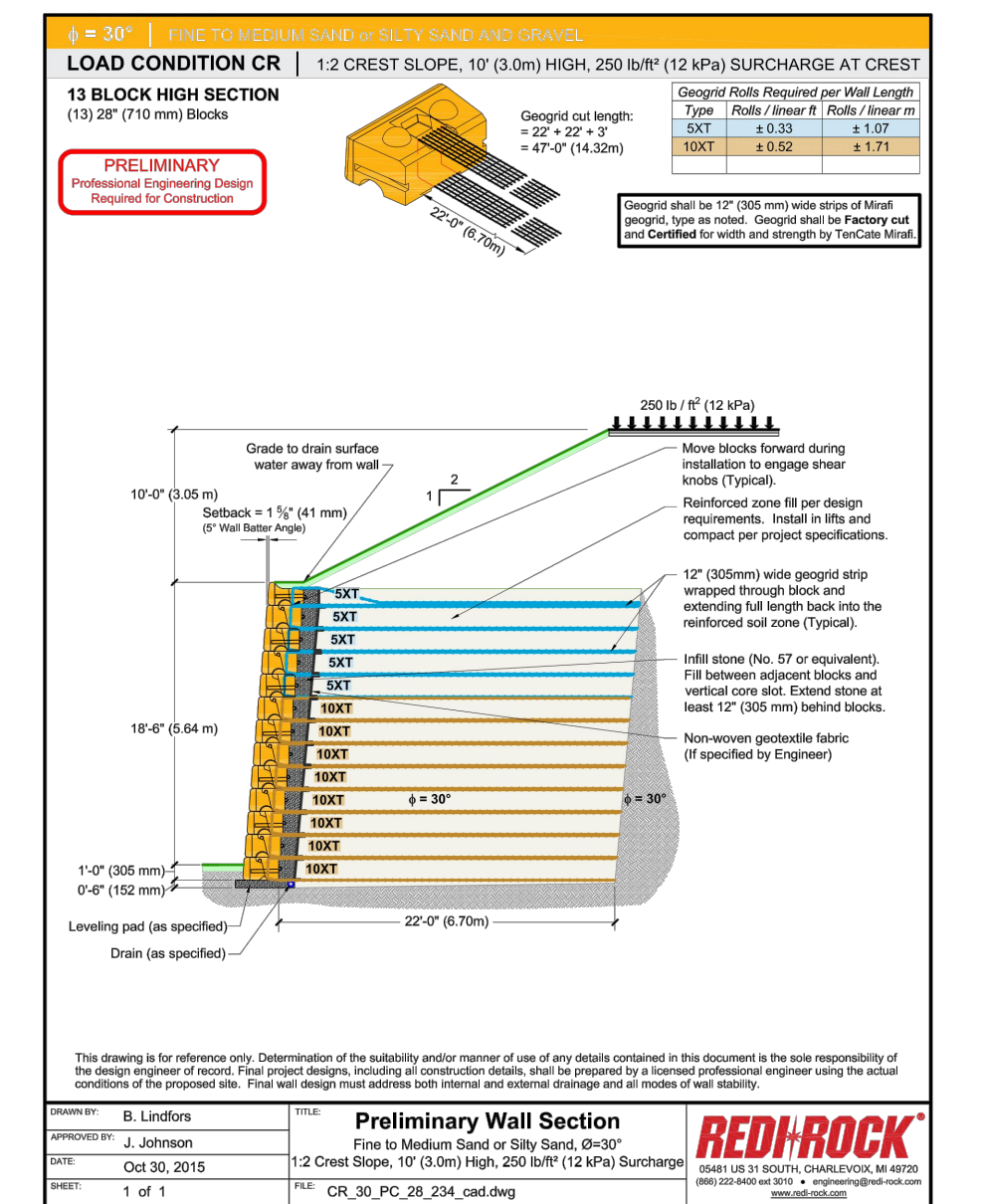
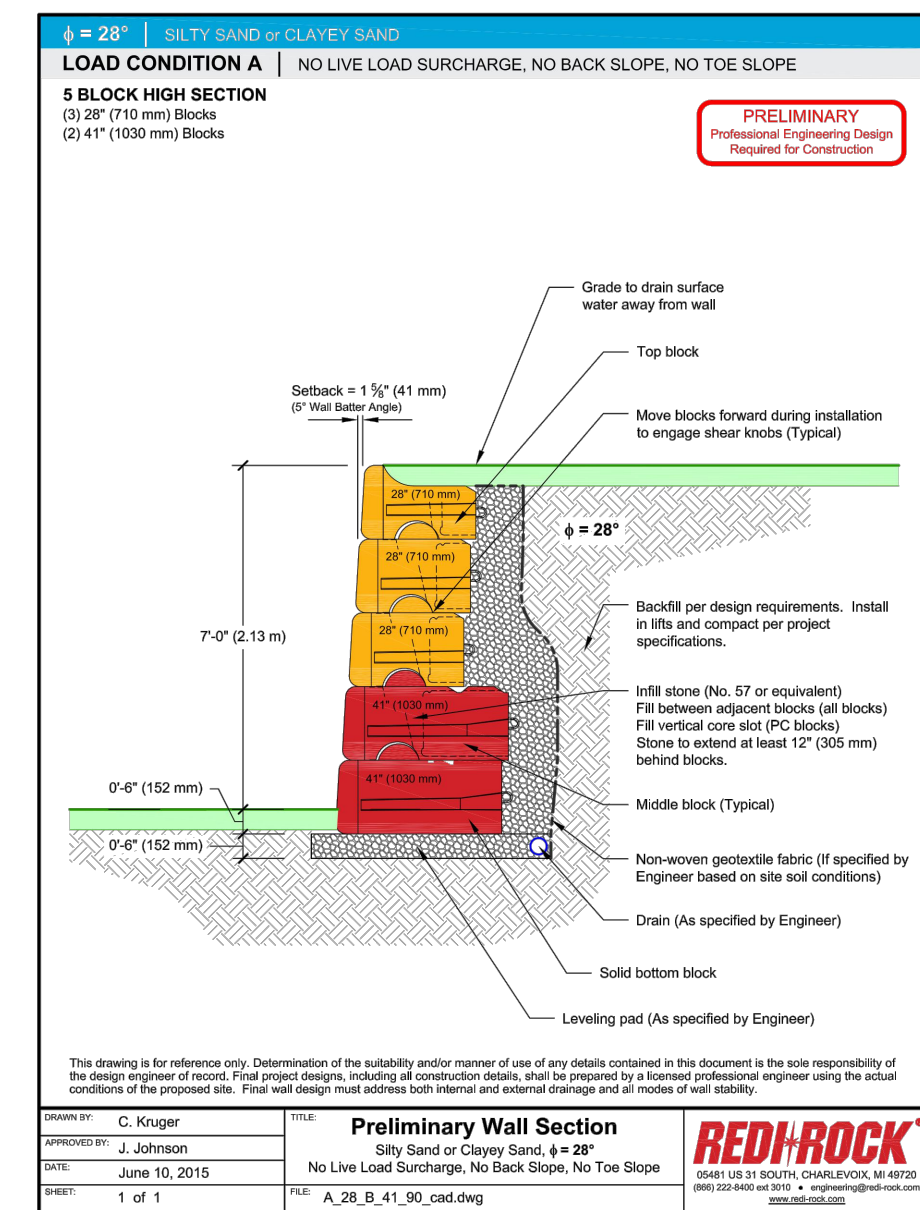
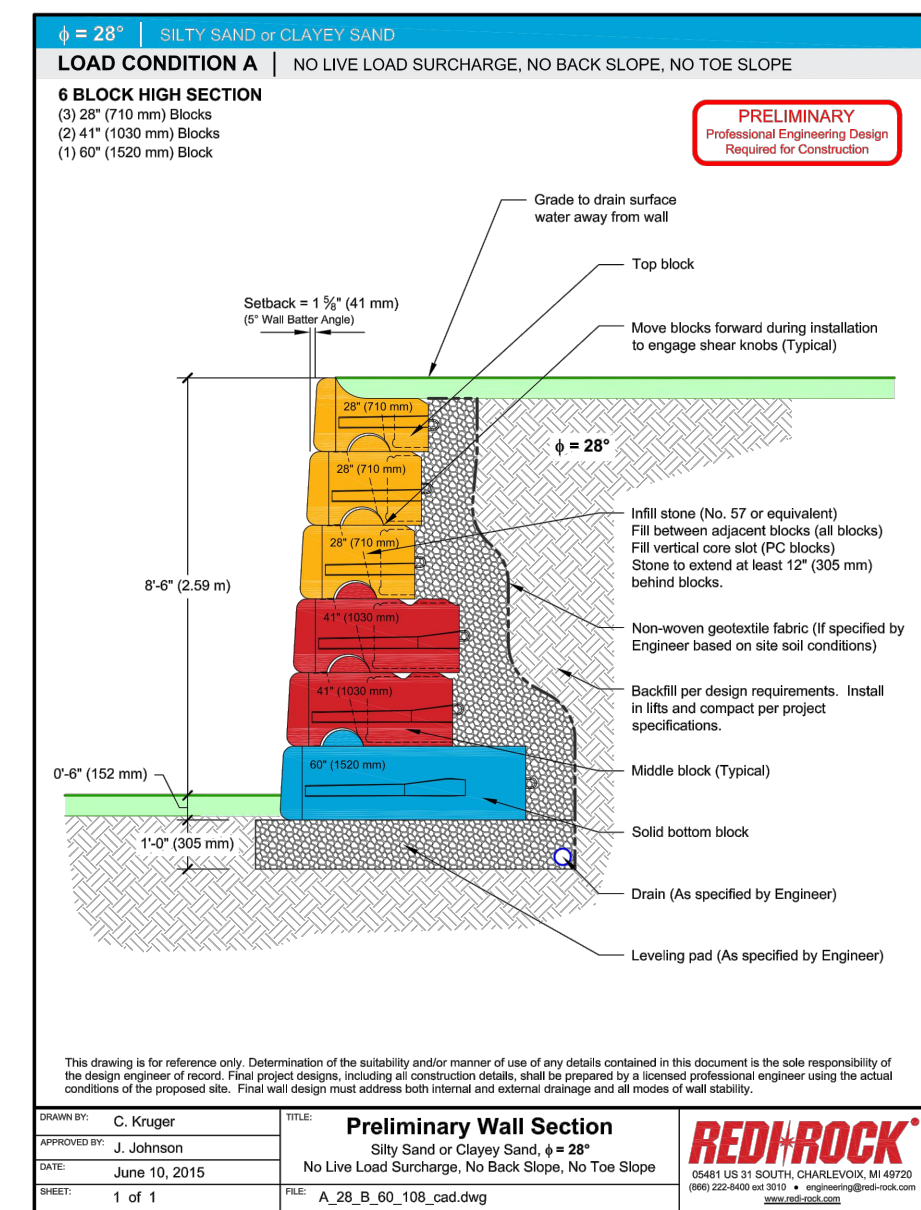
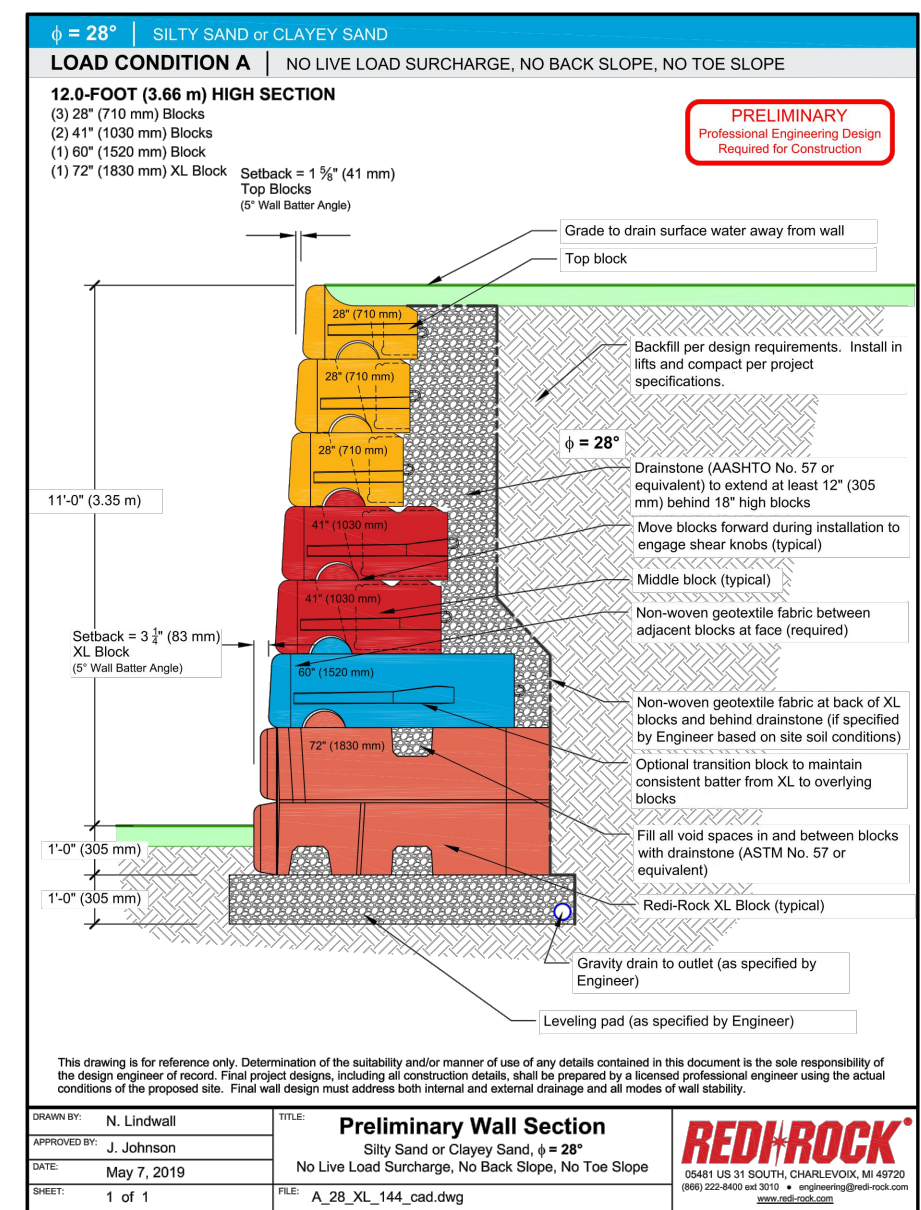
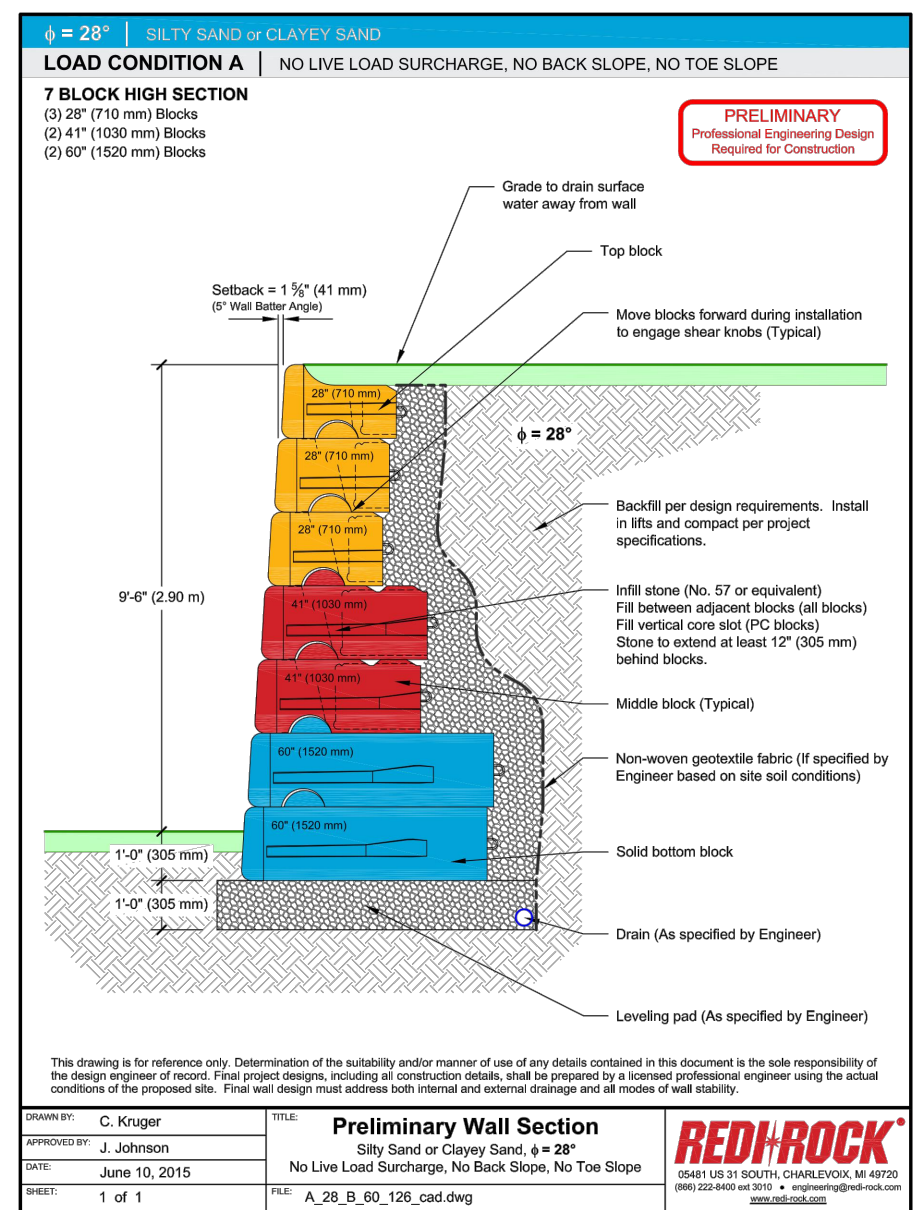
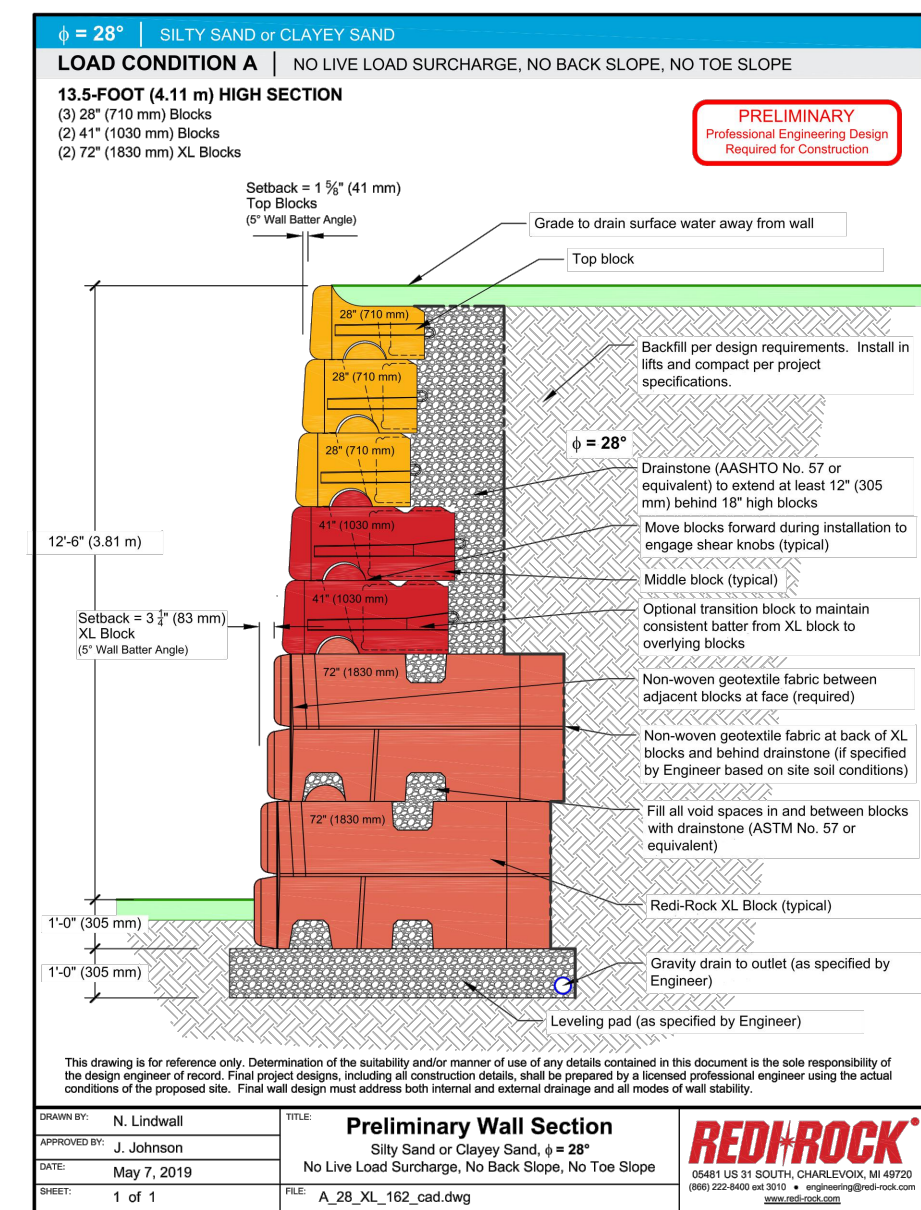
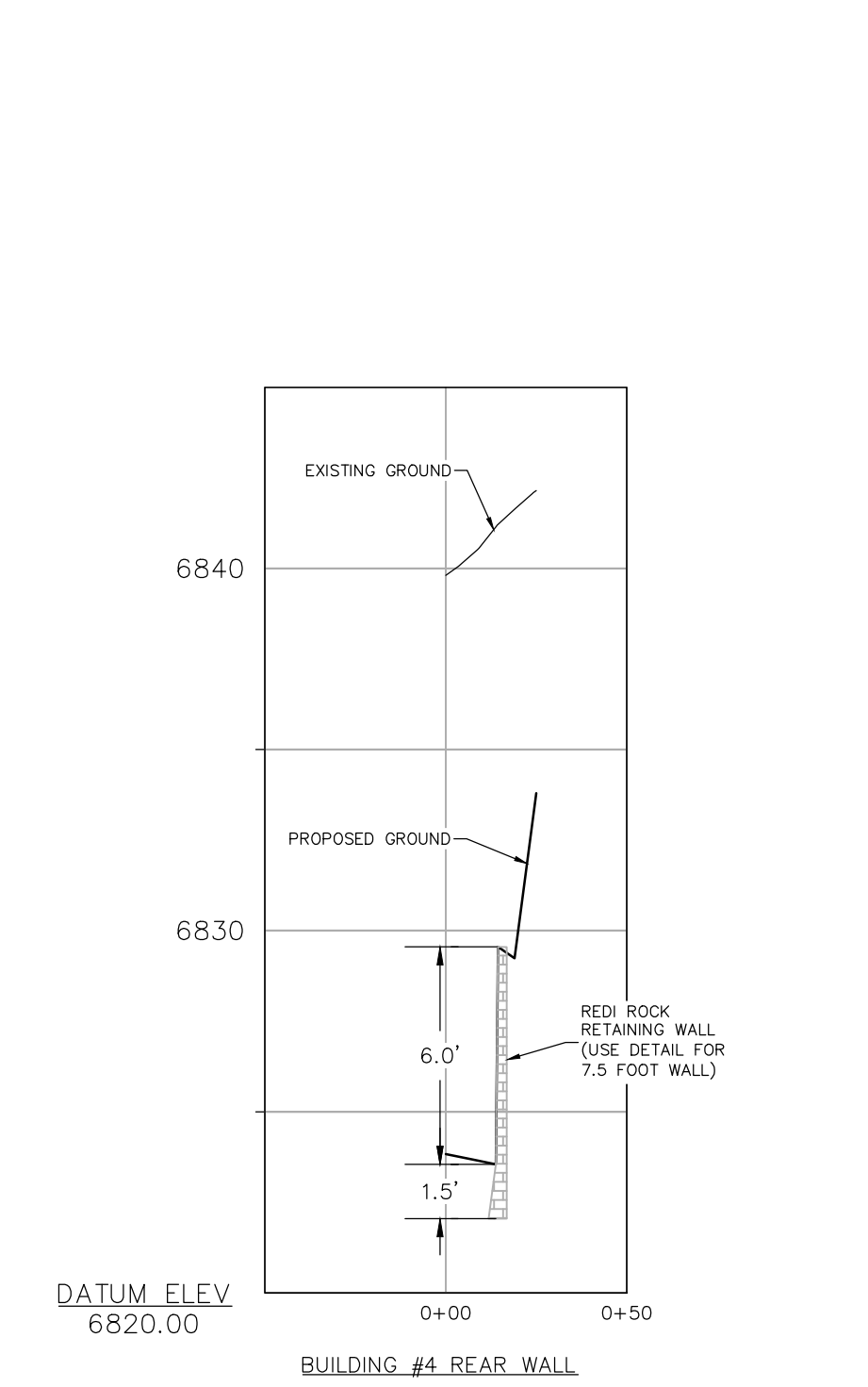
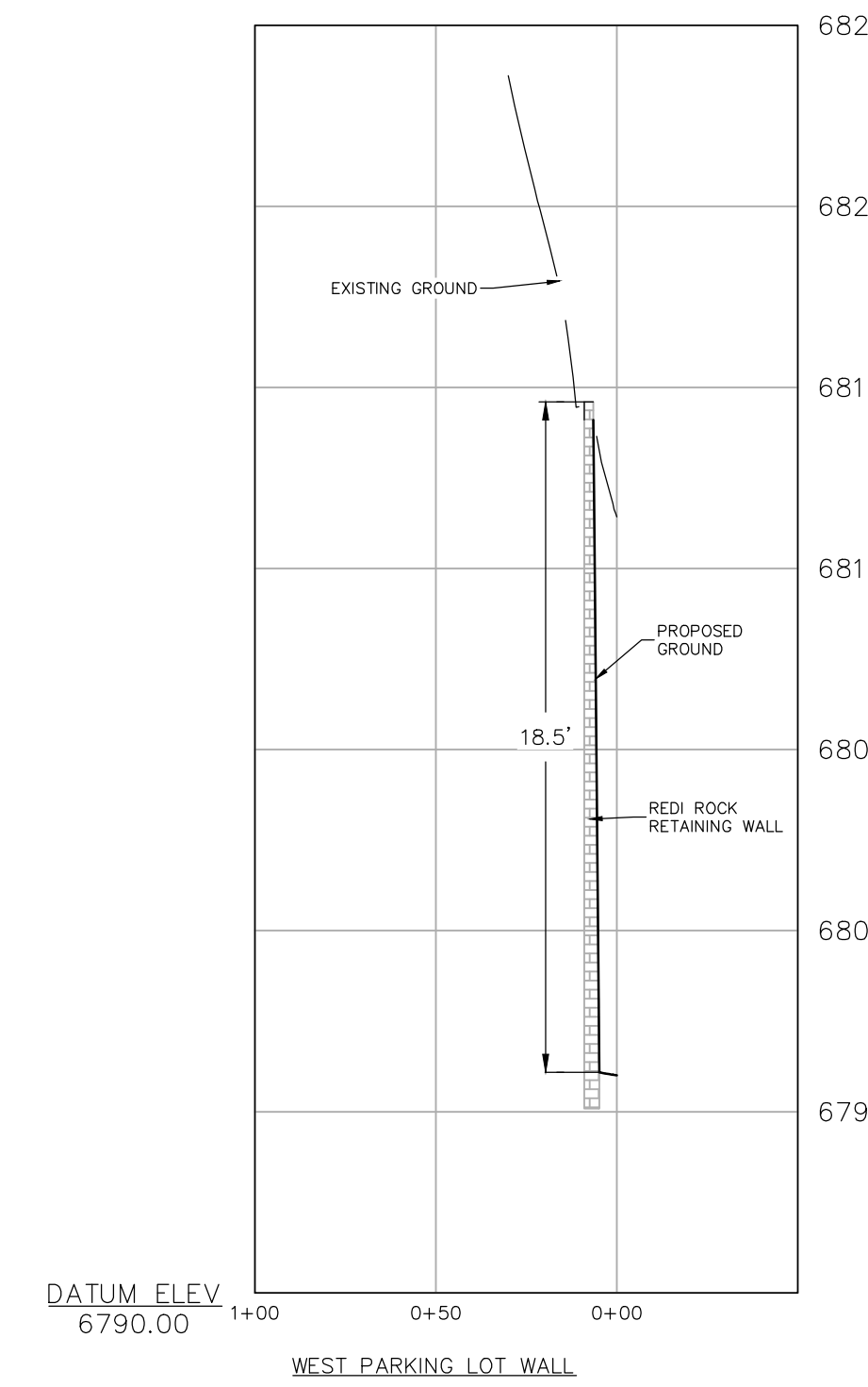
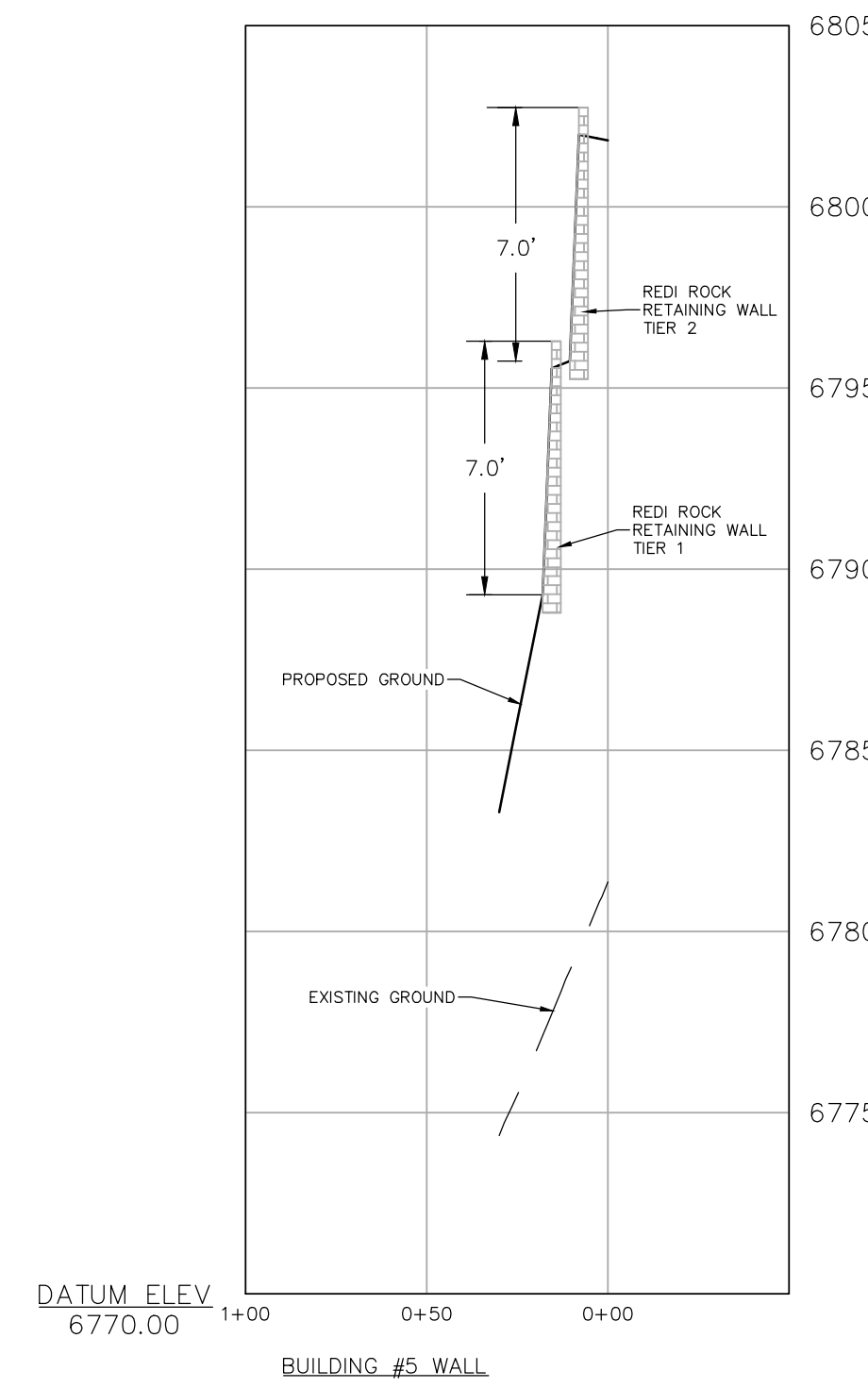
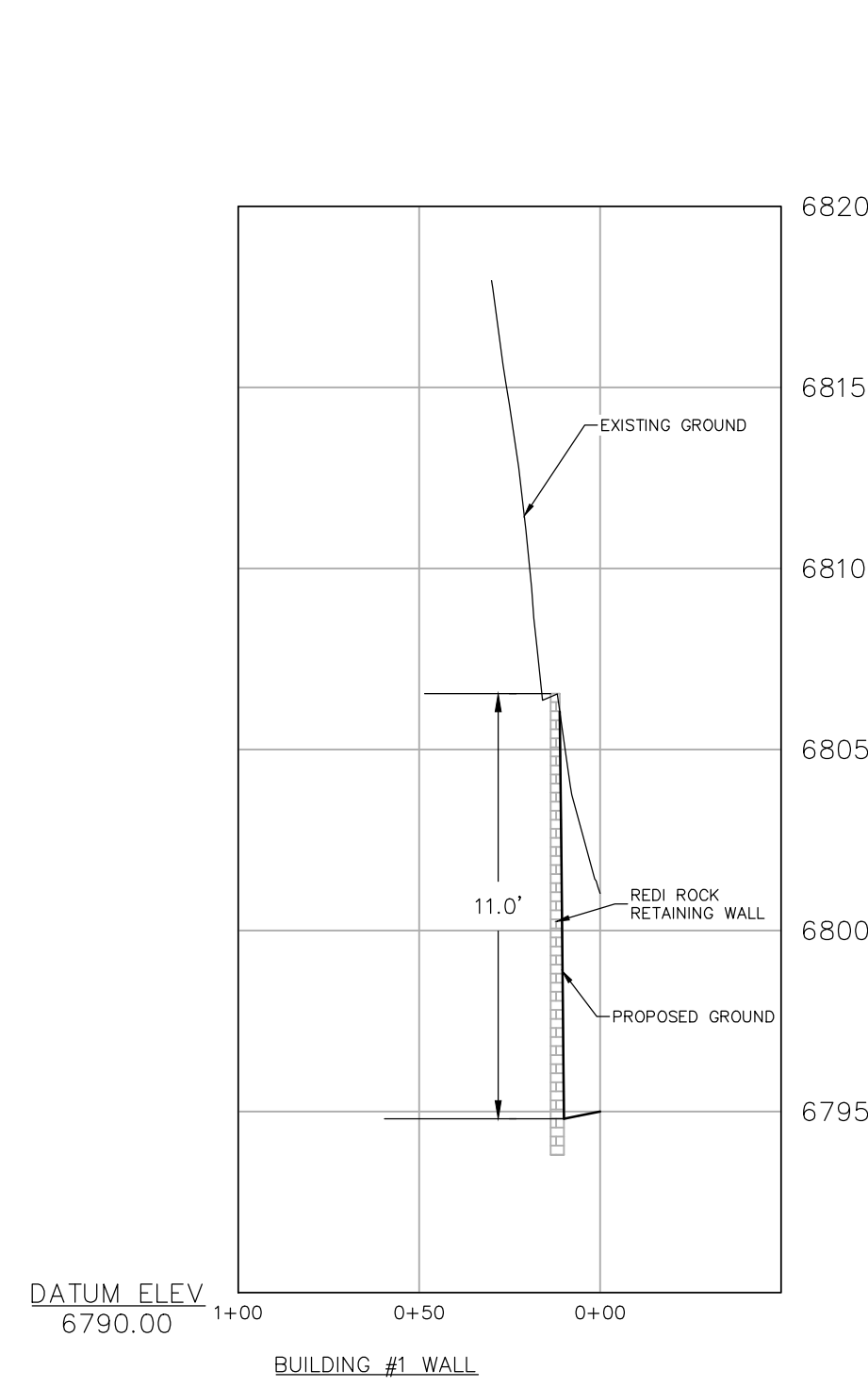
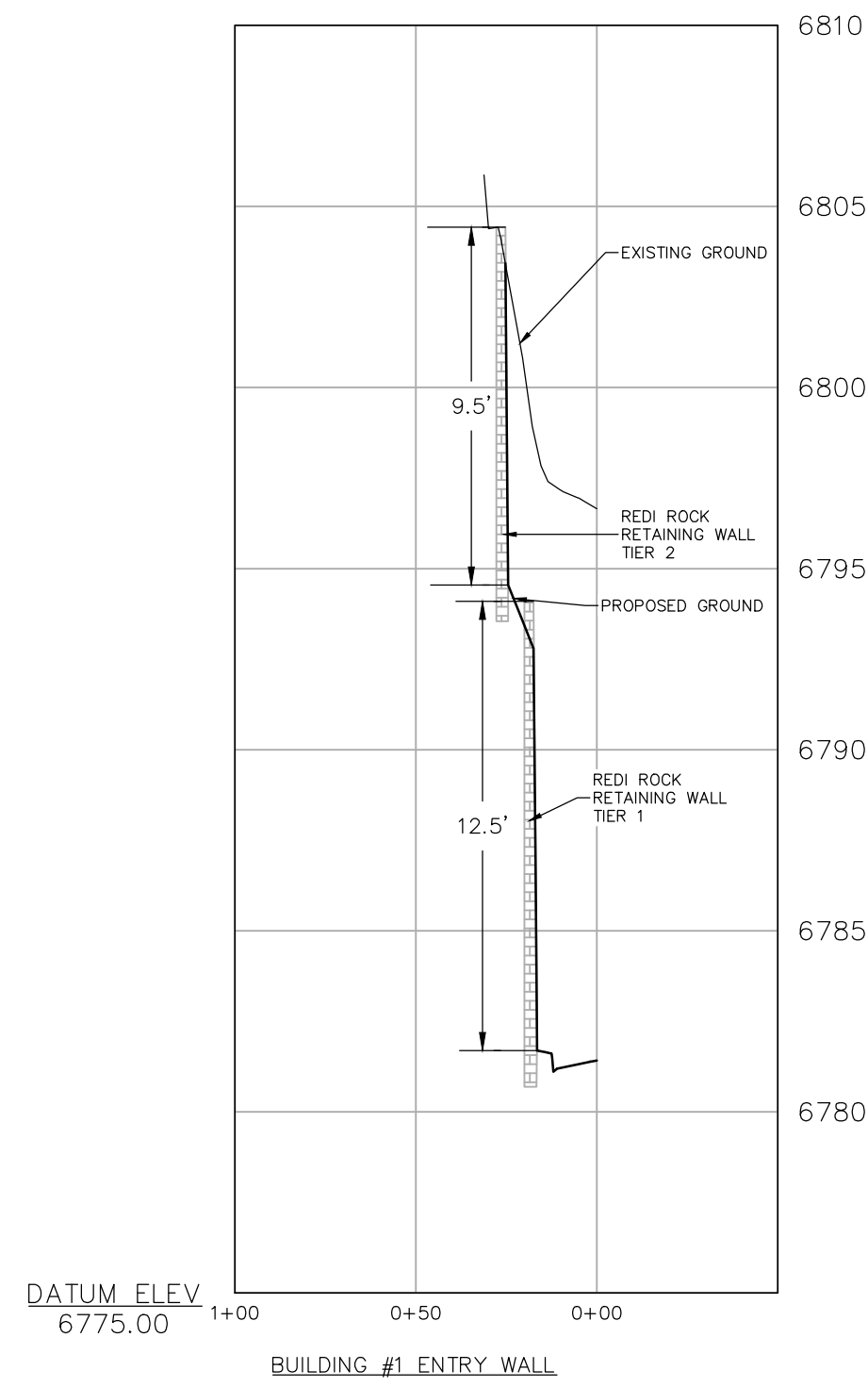
 1" = 50'
 Contour Interval = 2 ft
 DATE: 4-27-2021
 JOB #: 1992-001
 DRAWN BY: MDM
 DESIGN BY: MDM
 REVIEW BY: FPSE

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

DRAWING:

SHEET #

C7



Preliminary Wall Section
 13.5-foot High Section
 No Live Load Surcharge, No Back Slope, No Toe Slope

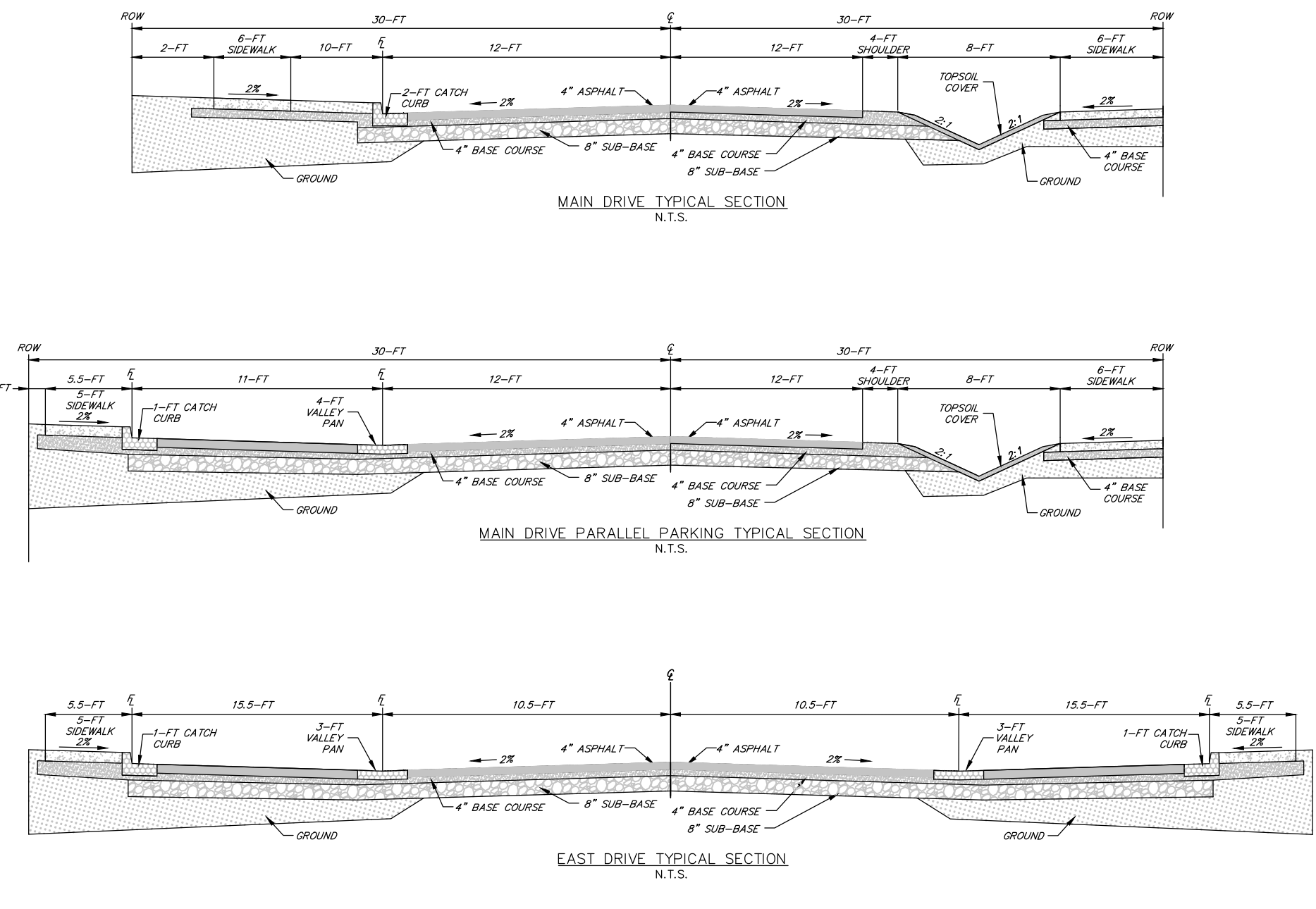
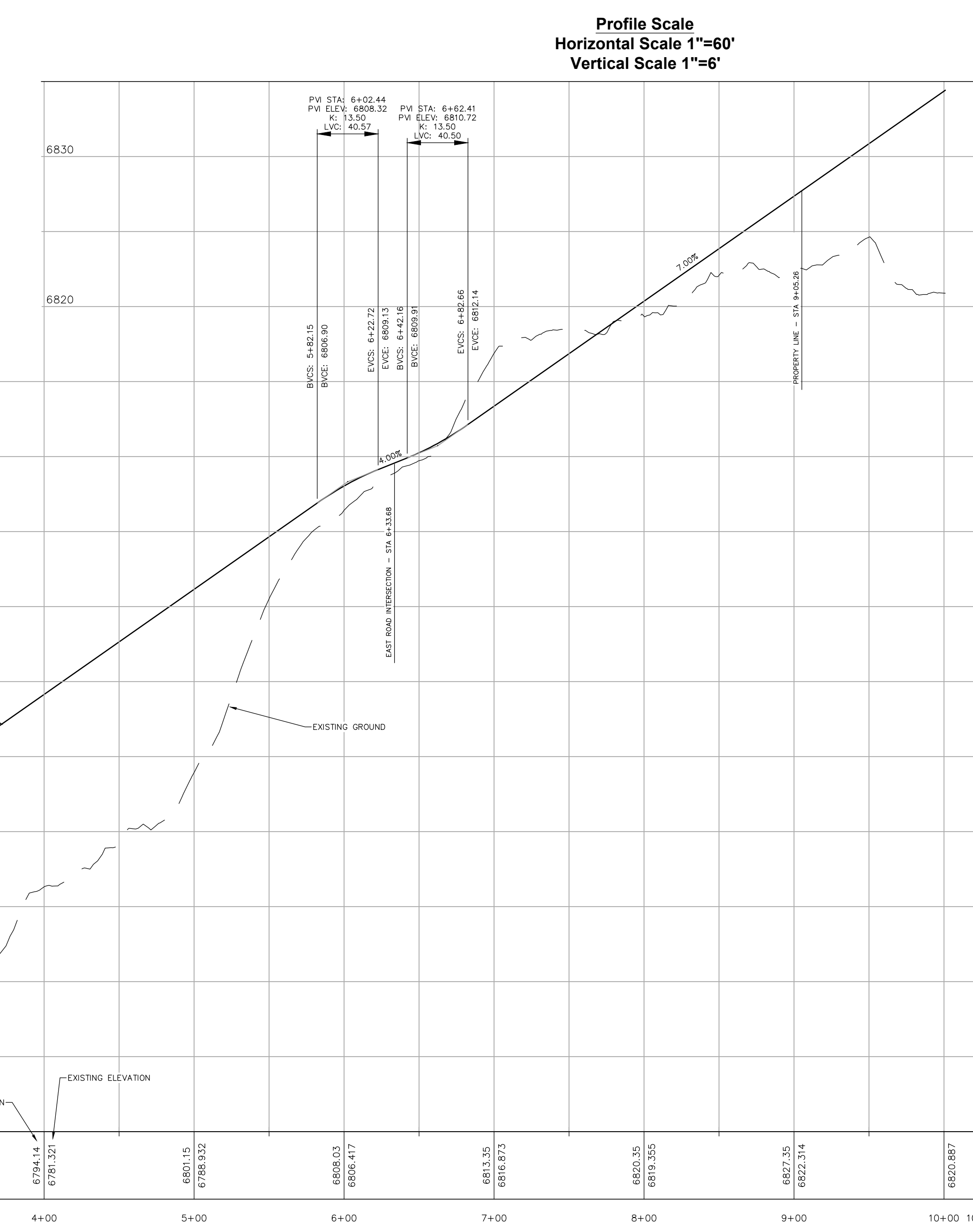
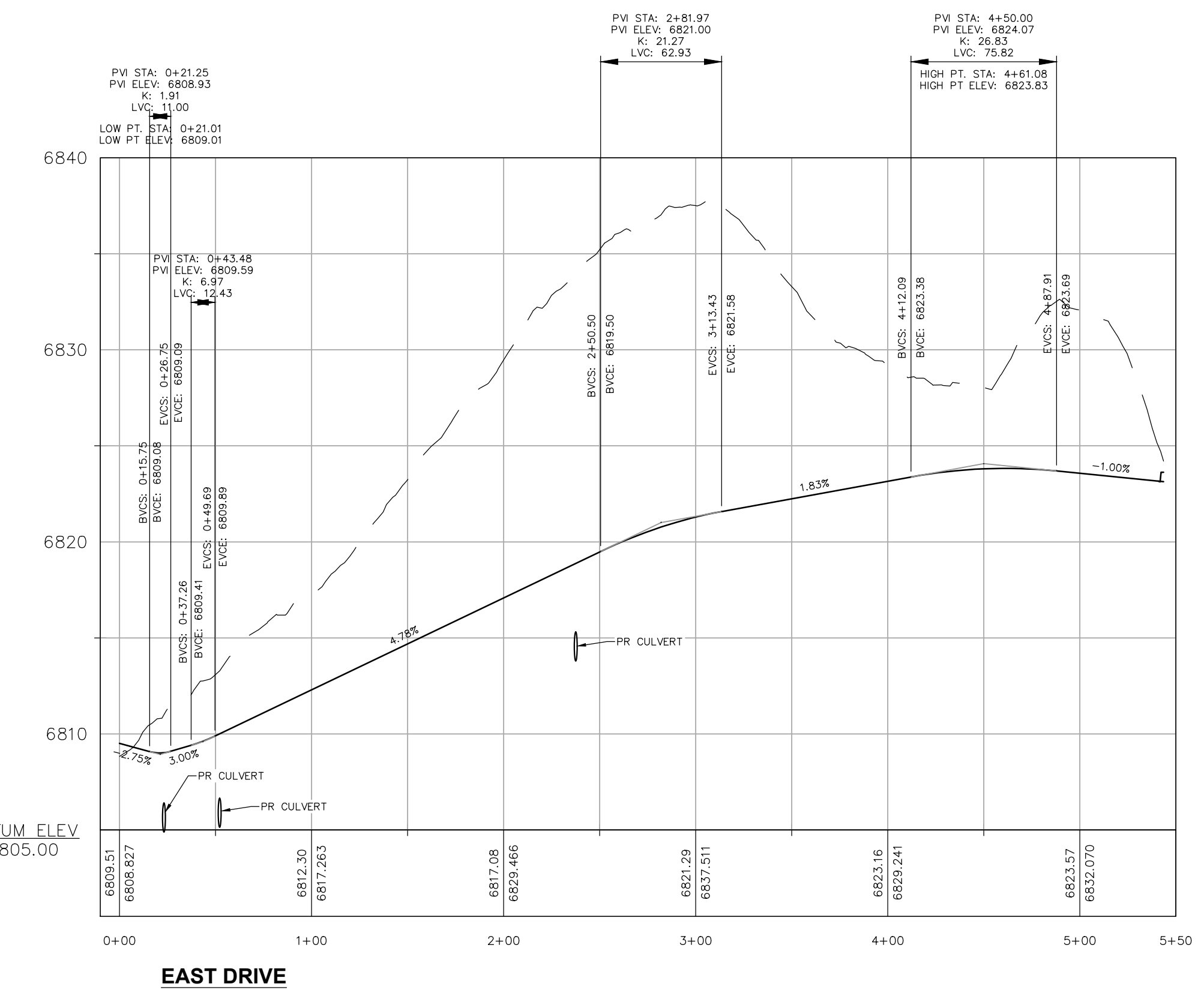
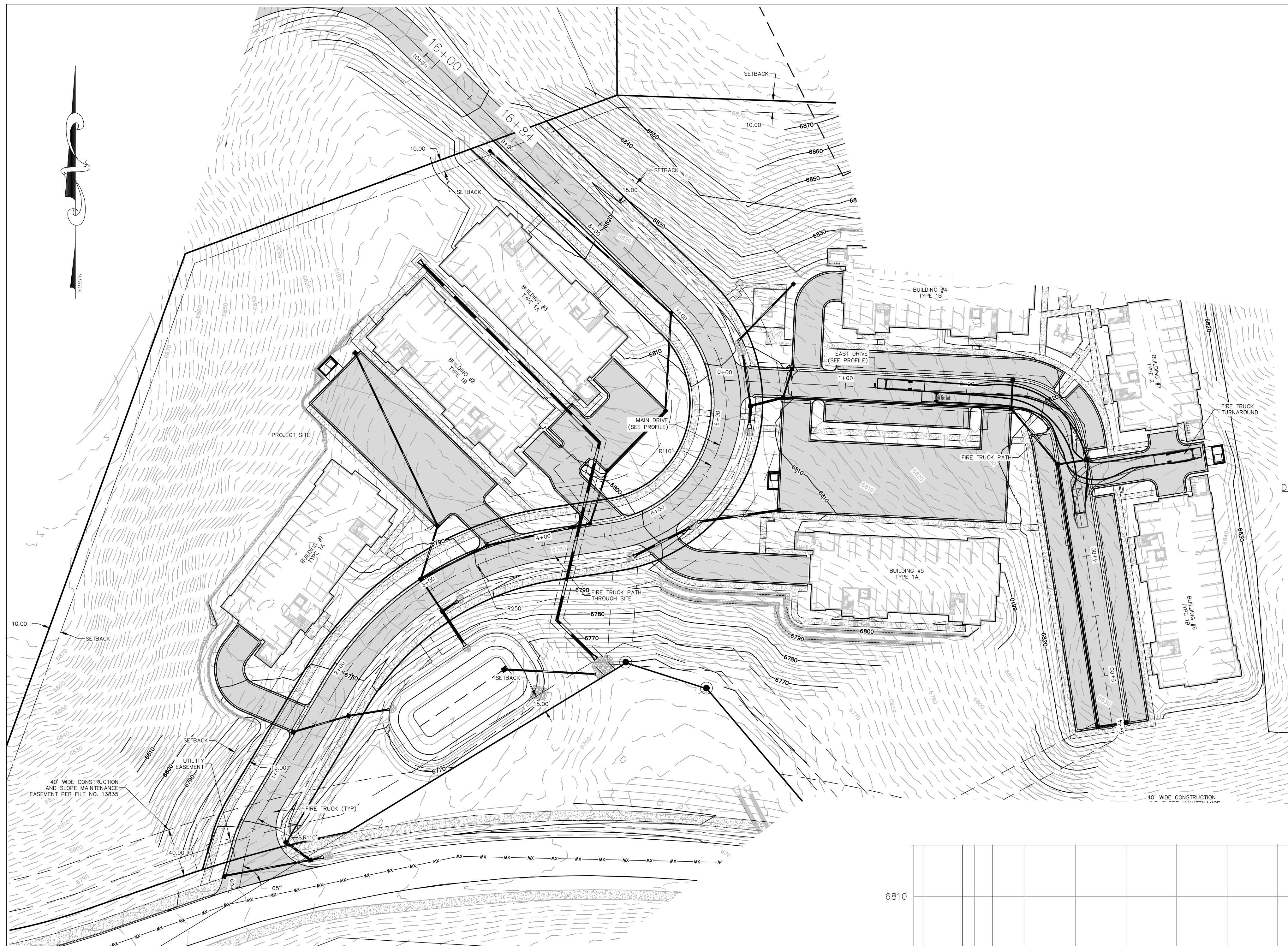
Preliminary Wall Section
 7-block High Section
 No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
 12.0-foot High Section
 No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
 6-block High Section
 No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
 5-block High Section
 No Live Load Surcharge, No Back Slope, No Toe Slope

Preliminary Wall Section
 13-block High Section
 1/2 Crest Slope, 10' (3.0m) High, 250 lb/ft² (12 kPa) Surcharge at Crest



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No.	DATE	REVISIONS	INT
1	5/11/2022	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487

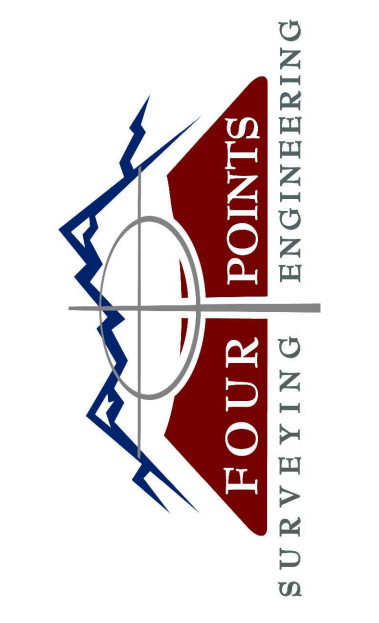
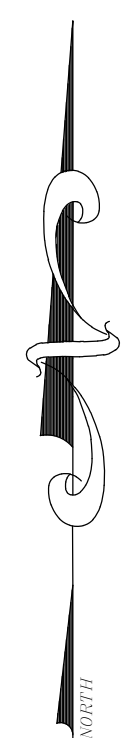
Horizontal Scale
1" = 50'

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

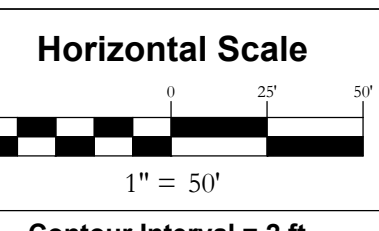
SHEET #
C8



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			FPSE	FPSE
1	5/11/2022	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
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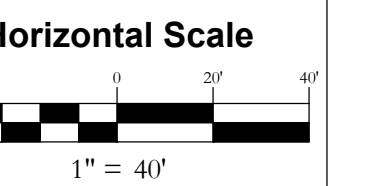
ACCESS ROAD PLAN

DRAWING: **C9**
 SHEET #

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

No.	DATE	REVISIONS	INT
1	5/11/2022	DRT REVIEW & RESPONSE	FPSE

COPPER RIDGE VILLAGE
GLORIA GOSSARD PARKWAY
STEAMBOAT SPRINGS, CO 80487



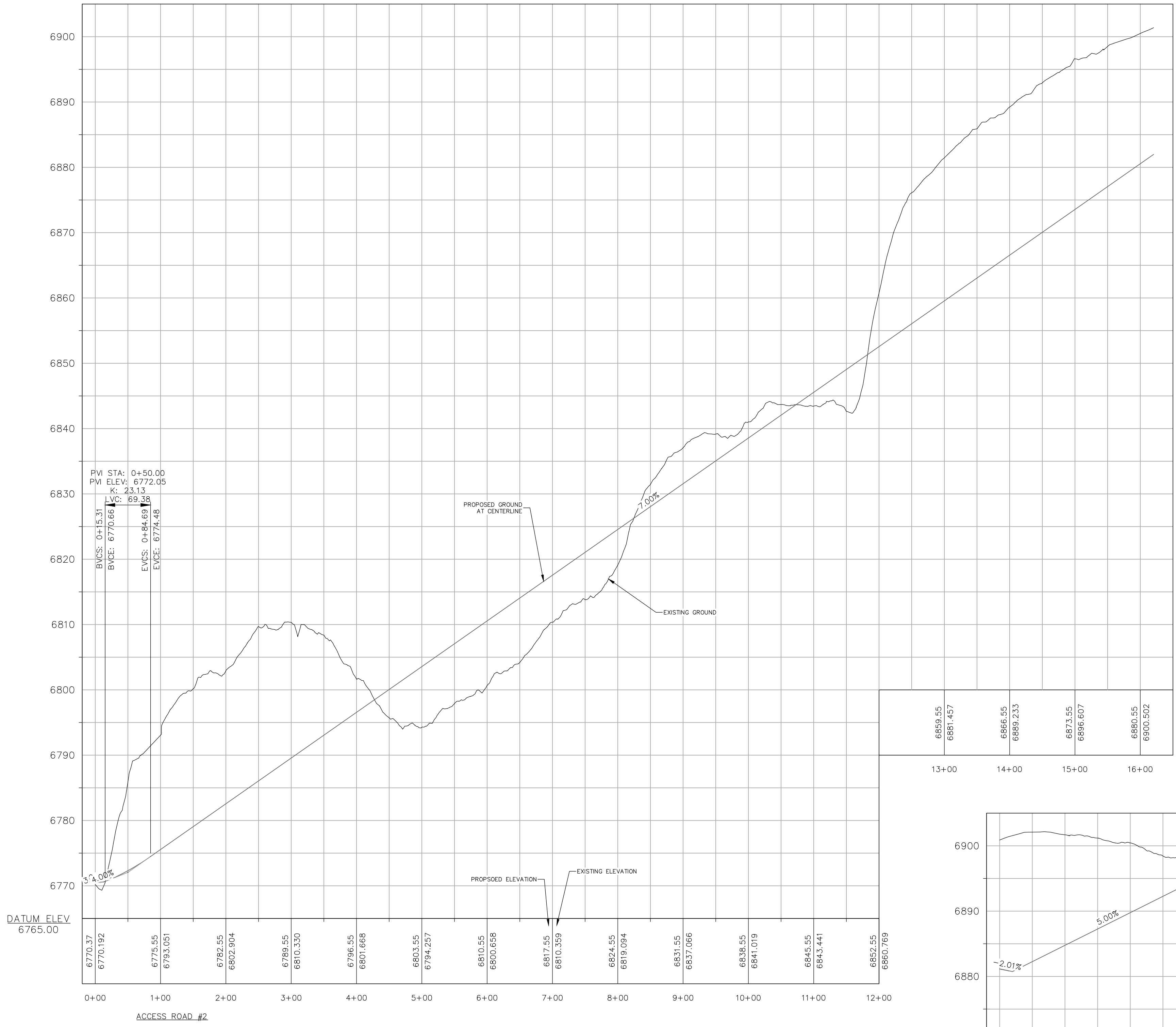
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DATE: 4-15-2021
JOB #: 1992-001
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

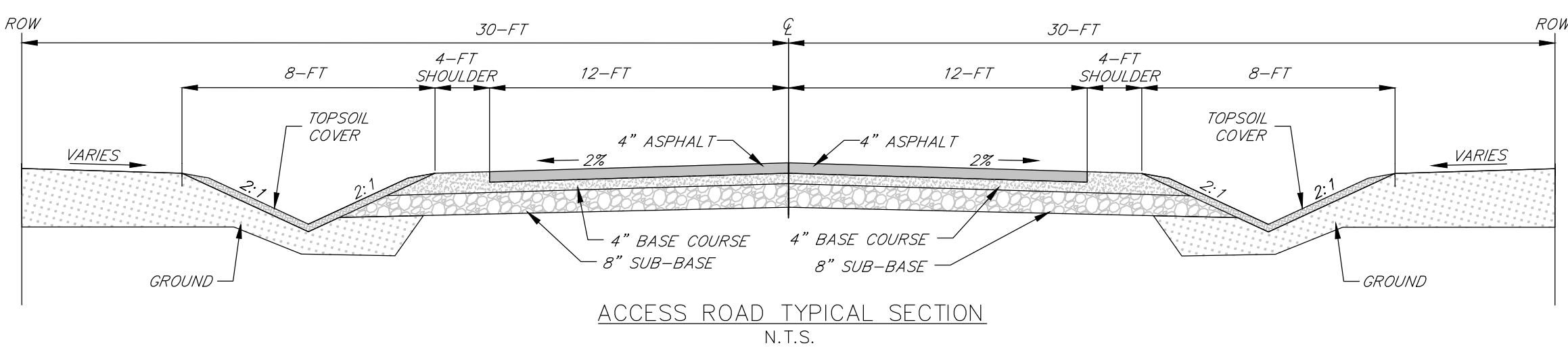
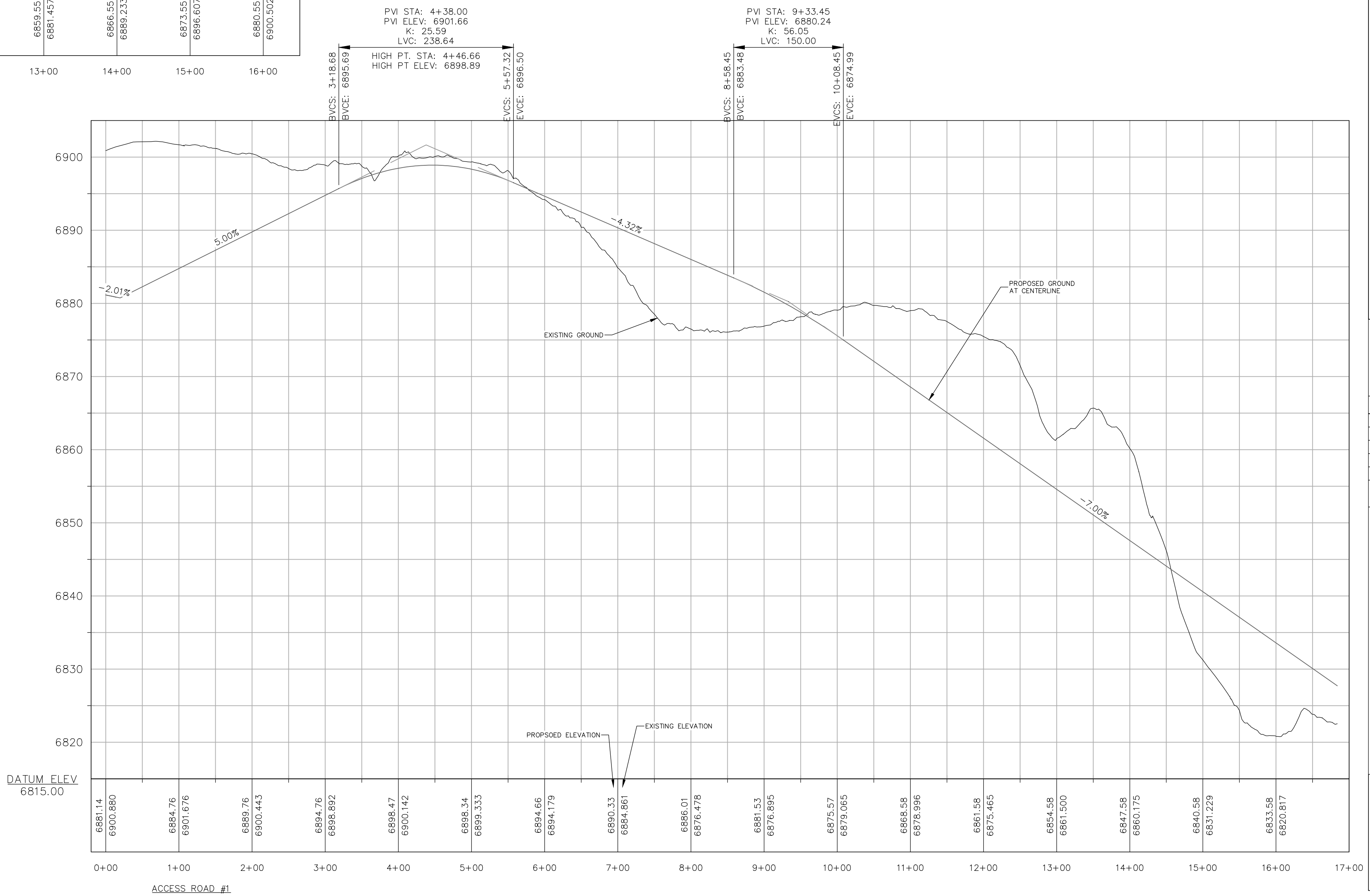
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

DRAWING:
ACCESS ROAD PROFILES

SHEET #
C10



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6866.55	6889.233
6873.55	6896.607
6880.55	6900.502

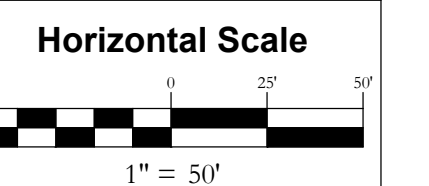


DATUM ELEV
6765.00

DATUM ELEV
6815.00

NO.	DATE	REVISIONS
1	5/11/2022	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

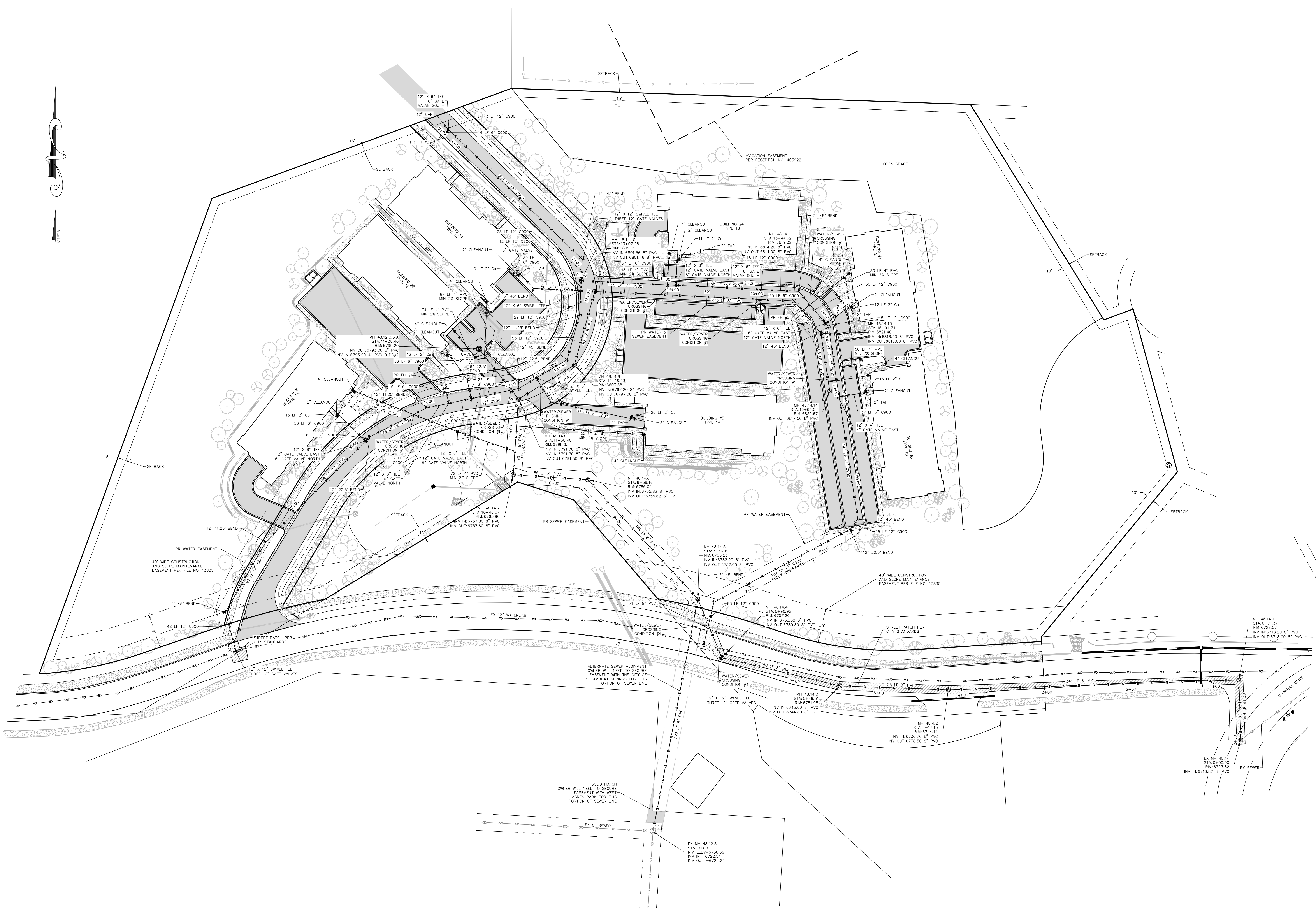
IF THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN A3 X 36", THE GRAPHIC SCALE SHOULD BE UTILIZED.

UTILITY PLAN

DRAWING:

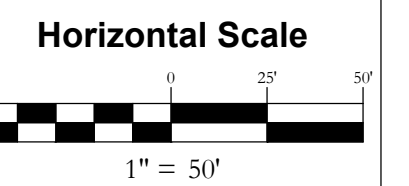
SHEET #

C11



No.	DATE	REVISIONS
1	5/11/2022	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

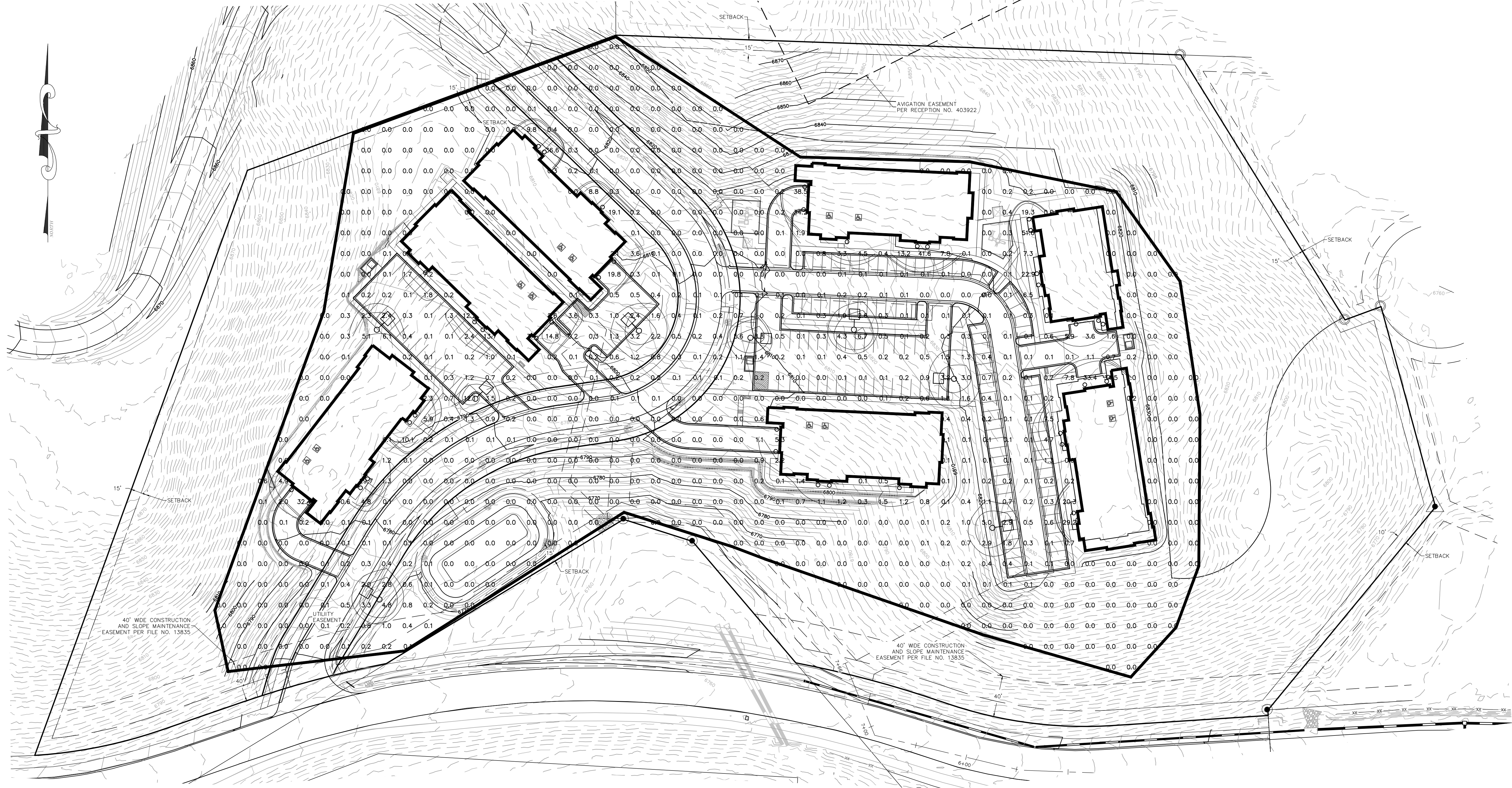
IF THIS DRAWING IS PRESENTED IN A
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LIGHTING PLAN

DRAWING:

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" (0.66m)
- Width: 13" (0.33m)
- Height: 3" (0.08m)
- Weight: 7" (0.19m)
- Weight: 16 lbs (0.73kg)

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

GENERATION LIGHTING

8720701-04 Large One Light Outdoor Wall Lantern

Dimensions:
Width: 6" Height: 9.31"
Depth: 24.50" Mounting Post: (Sconce)
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

Features:
• This fixture features touch-blown glass and slight variations are an inherent part of the manufacturing process.
• Easily converts to LED with optional replacement lamps.
• Meets Title 24 energy efficiency standards.
• The 24 compliant fixture used with JKL Approach (SAL) approved light bulb listed in the California Energy Commission Appliance Database.

Material List:
1 Body - Aluminum - Satin Aluminum

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Tilingual (English, Spanish, and French) (ALBAN-WALL)

Collection: Alban
Featured in the decorative Alban collection
1 T10 Medium 80 watt light bulb and 1 A19 Medium 80 watt light bulb.
Etched cool glass shade
Easily converts to LED with optional replacement lamps
Meets Title 24 energy efficiency standards
UPC #: 710552071164
Finish: Satin Aluminum (S4)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Overhang	Flare Diameter	Shade Top Width	Shade Top Diameter	Shade Top Diameter
Shade Glass	Etched Cool	1	1	5	5	21.13						

Backplate / Canopy Details:

Type	Height	Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Backplate	24.50	6	6	3.8		12.210	

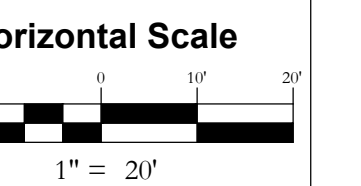
Shipping Information:

Package Type	Product #	Quantity	Length	Width	Height	Color	Weight	FR Class	UPS Ship
Individual	8720701-04	1	26.5	13	25.5	120V	12.5	Yes	
NZ Pallet		36	48	40	72	80	417	No	
UV Pallet		36	48	40	72	80	417	No	

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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

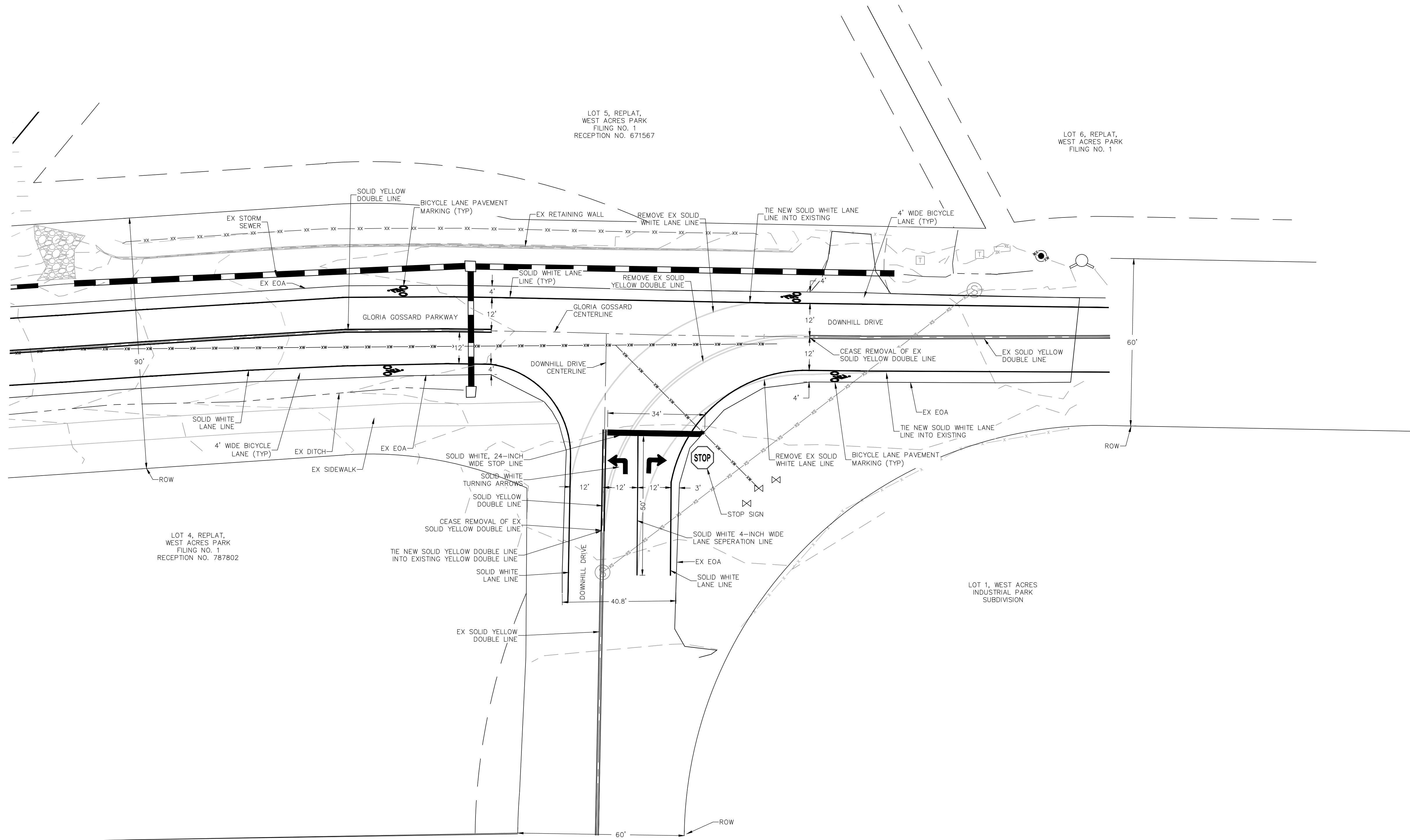
DATE: 3/1/2018
JOB #: 1670-002
DRAWN BY: JLW
DESIGN BY:
REVIEW BY: MDM

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.
- Screening 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 varied 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 amendment) and fertilizer with topsoil as required based on existing soil conditions. Preparation of the planting soil shall occur if planting will not follow within a few days. Stockpile covered on-site.
 - Pit and Trench Backfill: Mix planting soil prior to backfilling, not follow with topsoil and mix thoroughly before planting.
 - 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 setting 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.
 - Fill 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.
 - Disl top of backfill to allow for mulching.
 - Apply anti-desiccant, 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 reduce 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

COMMON NAME	SCIENTIFIC NAME	SIZE
DECIDUOUS & EVERGREEN TREES		
Quaking Aspen	Populus tremuloides	1.5' - 3.5' cal.
Northing Yew	Taxus canadensis	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		
Globe Spruce	Picea pungens 'Glaucoblossa'	#7 Pot
Mugo Pine	Pinus mugo 'Stromboli'	#7 Pot
Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	#5 Pot
Buffalo Juniper	Juniperus sabina 'Buffalo'	#5 Pot
DECIDUOUS SHRUBS		
Saskatoon Serviceberry	Amelanchier alnifolia	#5 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 imculcata 'Arnold's Red'	#7 Pot
Goldflame Spirea	Rosa aurum	#5 Pot
Native Pink Shrub Rose	Rosa woodii	#5 Pot
Common Lilac	Syringa vulgaris	#7 Pot
PERENNIALS		
Rocky Mountain Columbine	Aquilegia canadensis	#1 Pot
Showy Daisy	Aster alpinus 'Iglatby'	#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 Dazzly	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		
Hair Foxtail Feather Reed Grass	Calamagrostis x australis 'Karl Foerster'	#1 Pot
Blue Oat Grass	Helictotriton sempervirens	#1 Pot
GROUNDCOVERS		
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
Goldenseal Stachys	Sedum acre evergreen	Flat - F15
Dragon's Blood Sedum	Sedum 'Dragon's Blood'	Flat - F15
Creeping Speedwell	Veronica repens	Flat - F15
Retenaria	Viola incana	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
	Red Fescue, VNS	25%	
	Chewing Fescue, Shadow II	10%	
	Chewing Fescue, Shadow II	10%	
	Chewing Fescue, Shadow II	25%	

NOTE:
Application rates per manufacturers 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 cranking 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 (microbubbling) shall be buried no more than 6 inches below grade. The end of 1/2" distribution tube must be secured by a stake. The maximum length of microbubbling 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 low flow capabilities are specified that can automatically shut off individual control valves when excess flow is detected.
 - Pressure compensating screens/devices 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 grasses 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 installed 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 hydzone 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 hydzones 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 1/2" 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 controller will be required.

8 PLANT LEGEND

- Proposed Street Trees (45 Total)
 - Gleditsia, Populus spp.
 - Size: 2.50' minimum caliper
- Native Grass or No Mow Turf Grass - As Labeled (See Seed Mixtures)
- Proposed Quaking Aspen (86 Total)
 - Populus tremuloides
 - 2.50' minimum caliper (Clumps and Single Stem)
- Native and cultivated evergreen shrubs (225 Total)
 - Juniperus, Picea, Pinus spp.
 - Size: #5 Container Minimum
- Native and cultivated deciduous shrubs (311 Total)
 - Prunus, Cornus, Rosa, etc.
 - Size: #5 Container Minimum
- Proposed Ornamental Trees (102 Total)
 - Pawlonia, Crataegula-Malus hybrids
 - Size: 2.50' Minimum Caliper
- Perennial Groundcovers
- Native and Ornamental Perennials (839 Total)
 - Size: #1 Container Minimum
- Proposed Evergreen Trees (194 Total)
 - Picea pungens, Pinus ponderosa, etc.
 - Height Vary (See Worksheet)



FOUR POINTS ENGINEERING SURVEYING

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

NO.	DATE	REVISIONS
1	01/28/22	DRT COMMENTS AND SITE REVISIONS

LOT 1 - COPPER RIDGE VILLAGE

GLORIA GOSSARD PARKWAY

STEAMBOAT SPRINGS, CO 80487

LANDSCAPE MASTER PLAN

SHEET # L1

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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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)
 (164 / 9) = 18 (x 200) = 3,800 sf of Interior Parking Landscape Area Required (3,948 sf provided)

DISTRIBUTION OF PLANT MATERIAL:
 Deciduous Trees Required: 1 per 200 sf (minimum) = 20 each (2.50" Caliper) - 20 TOTAL PROVIDED
 Shrubs Required: 4 per 200 sf (minimum) = 80 each (#5 Pot) - 80 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
 00 Deciduous Trees
 00 Ornamental Trees
 00 Plantings (x3 Shrubs Each) = 00 Shrubs
 = 153 Total Plantings Provided

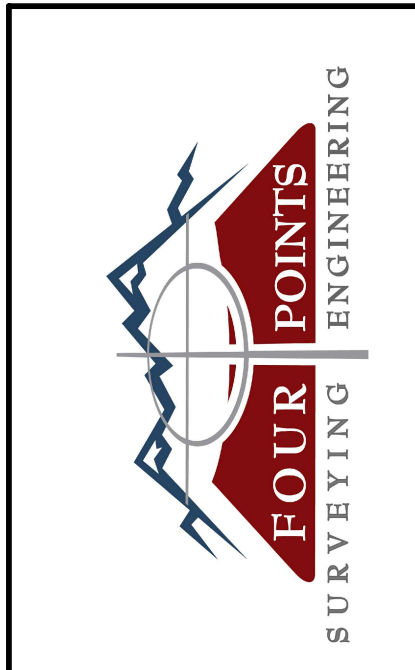
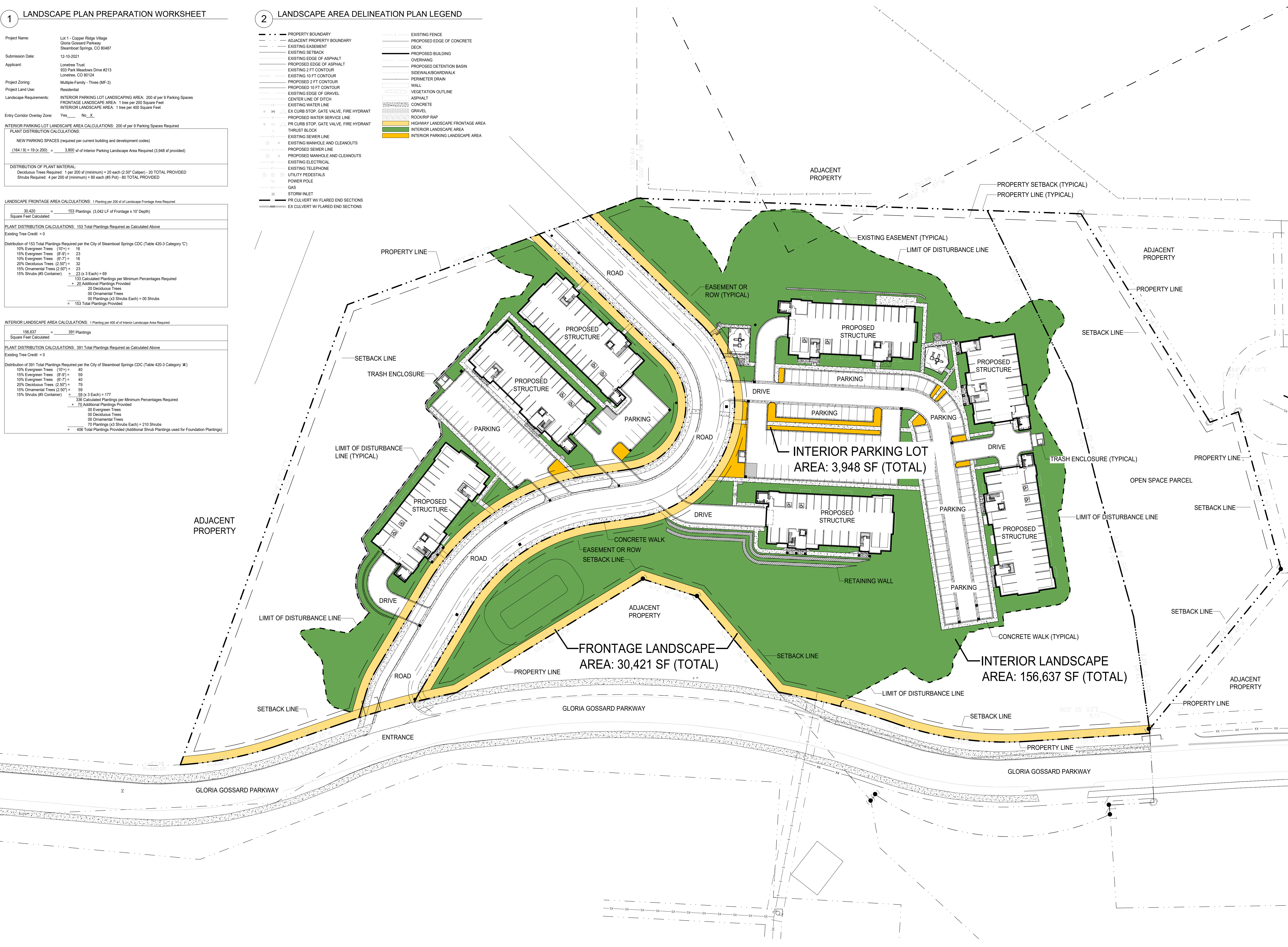
INTERIOR LANDSCAPE AREA CALCULATIONS: 1 Planting per 400 sf of Interior Landscape Area Required
 156,637 = 391 Plantings
 Square Feet Calculated

PLANT DISTRIBUTION CALCULATIONS: 391 Total Plantings Required as Calculated Above
 Existing Tree Credit = 0

Distribution of 391 Total Plantings Required per the City of Steamboat Springs CDC (Table 420-3 Category 'A')
 10% Evergreen Trees (10") = 40
 15% Evergreen Trees (8-9") = 59
 10% Evergreen Trees (6-7") = 40
 20% Deciduous Trees (2.50") = 79
 15% Ornamental Trees (2.50") = 59
 15% Shrubs (#5 Container) = 59 (x 3 Each) = 177
 336 Calculated Plantings per Minimum Percentages Required
 + 70 Additional Plantings Provided
 00 Evergreen Trees
 00 Deciduous Trees
 00 Ornamental Trees
 70 Plantings (x3 Shrubs Each) = 210 Shrubs
 = 406 Total Plantings Provided (Additional Shrub Plantings used for Foundation Plantings)

2 LANDSCAPE AREA DELINEATION PLAN LEGEND

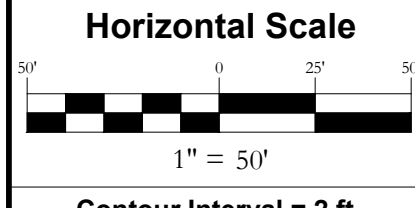
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- - - EXISTING SETBACK
- - - EXISTING EDGE OF ASPHALT
- - - PROPOSED EDGE OF ASPHALT
- - - EXISTING 2 FT CONTOUR
- - - PROPOSED 2 FT CONTOUR
- - - EXISTING 10 FT CONTOUR
- - - PROPOSED 10 FT CONTOUR
- - - EXISTING EDGE OF GRAVEL
- - - CENTER LINE OF DITCH
- - - EXISTING WATER LINE
- - - PROPOSED WATER SERVICE LINE
- - - EXISTING SEWER LINE
- - - PROPOSED SEWER LINE
- - - EXISTING MANHOLE AND CLEANOUTS
- - - 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
- HIGHWAY LANDSCAPE FRONTAGE AREA
- INTERIOR LANDSCAPE AREA
- INTERIOR PARKING LANDSCAPE AREA



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

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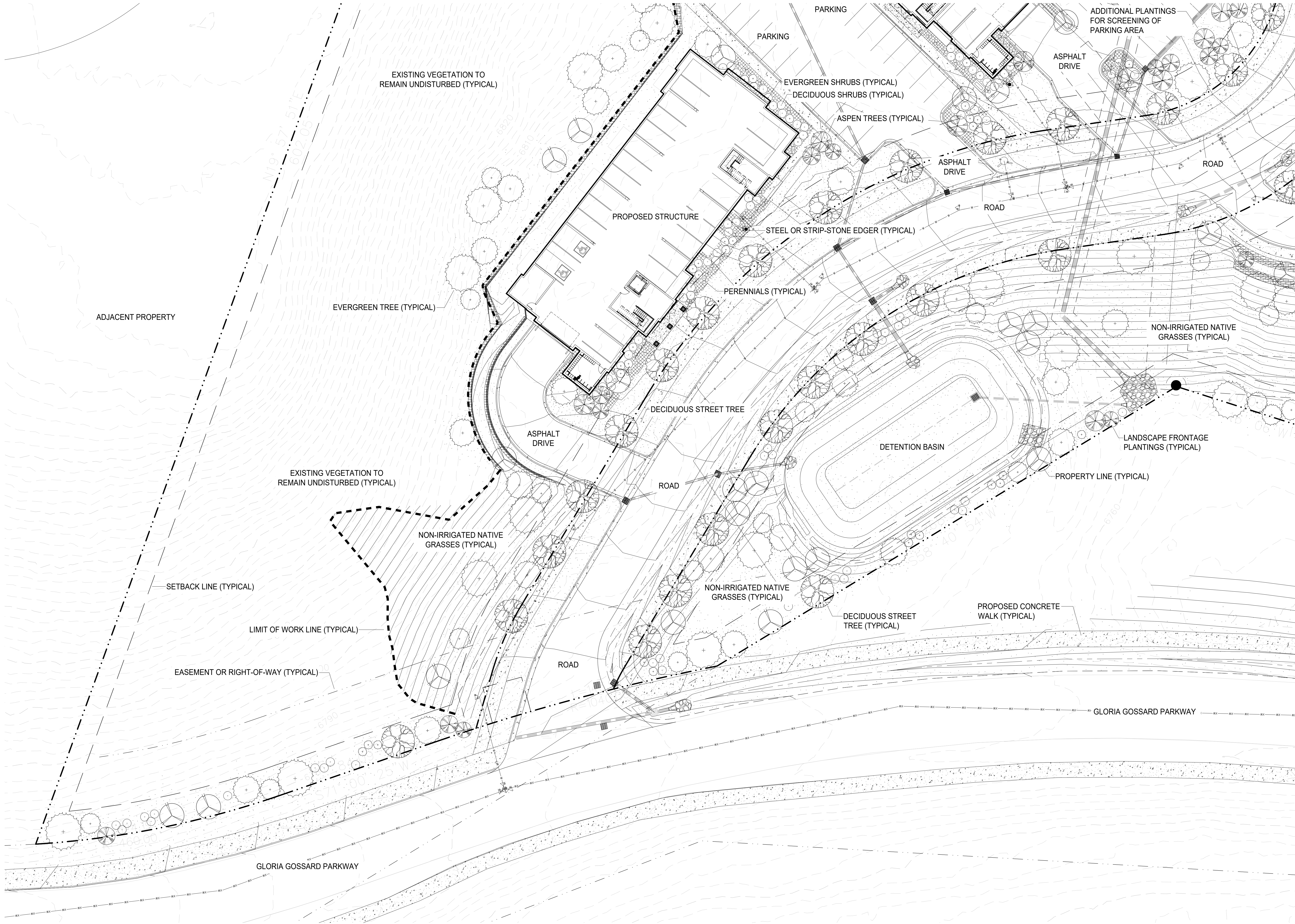
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STEAMBOAT SPRINGS, CO 80487



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LANDSCAPE AREA DELINEATION PLAN

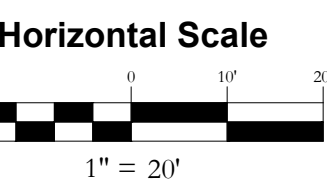
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 SHEET #
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440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 matthew@fourpointss.com

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			AAB	INT
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LOT 1 - COPPER RIDGE VILLAGE
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LANDSCAPE MASTER PLAN ENLARGEMENT 'A'

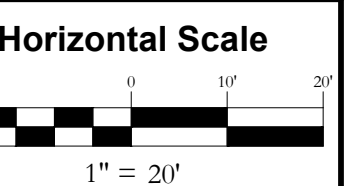
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L3



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

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1	01/28/22	DRT COMMENTS AND SITE REVISIONS	AAB

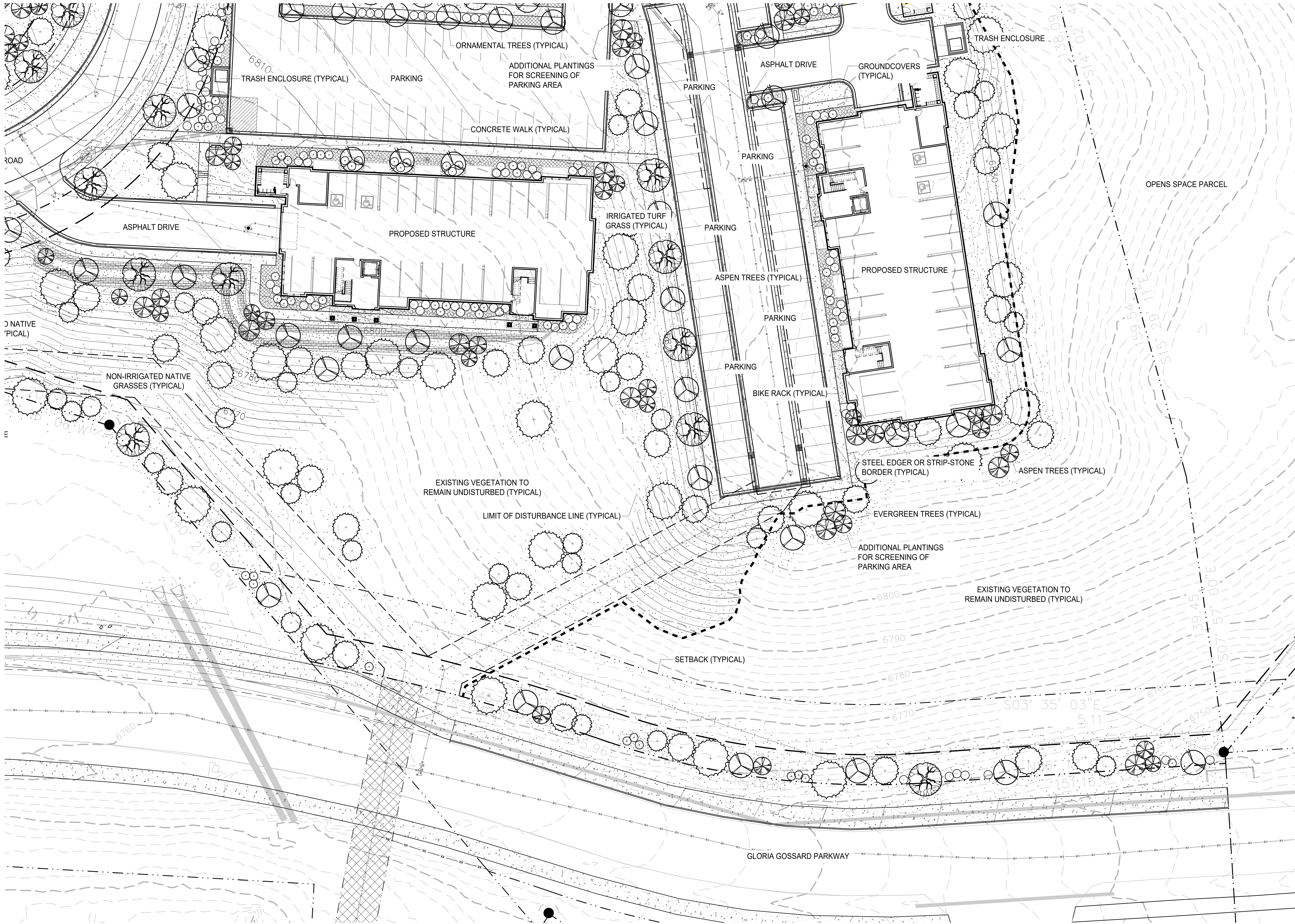
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DRAWING:
LANDSCAPE MASTER PLAN ENLARGEMENT 'B'

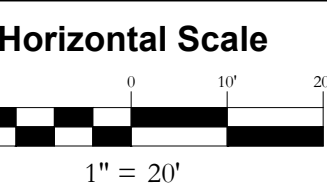
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440 S. Lincoln Ave, Suite 4B
 P.O. Box 775966
 Steamboat Springs, CO 80487
 (970)-871-6772
 matthew@fourpointssurveying.com

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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
 DESIGN BY:
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DRAWING:
LANDSCAPE MASTER PLAN ENLARGEMENT 'D'

SHEET #
L6

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