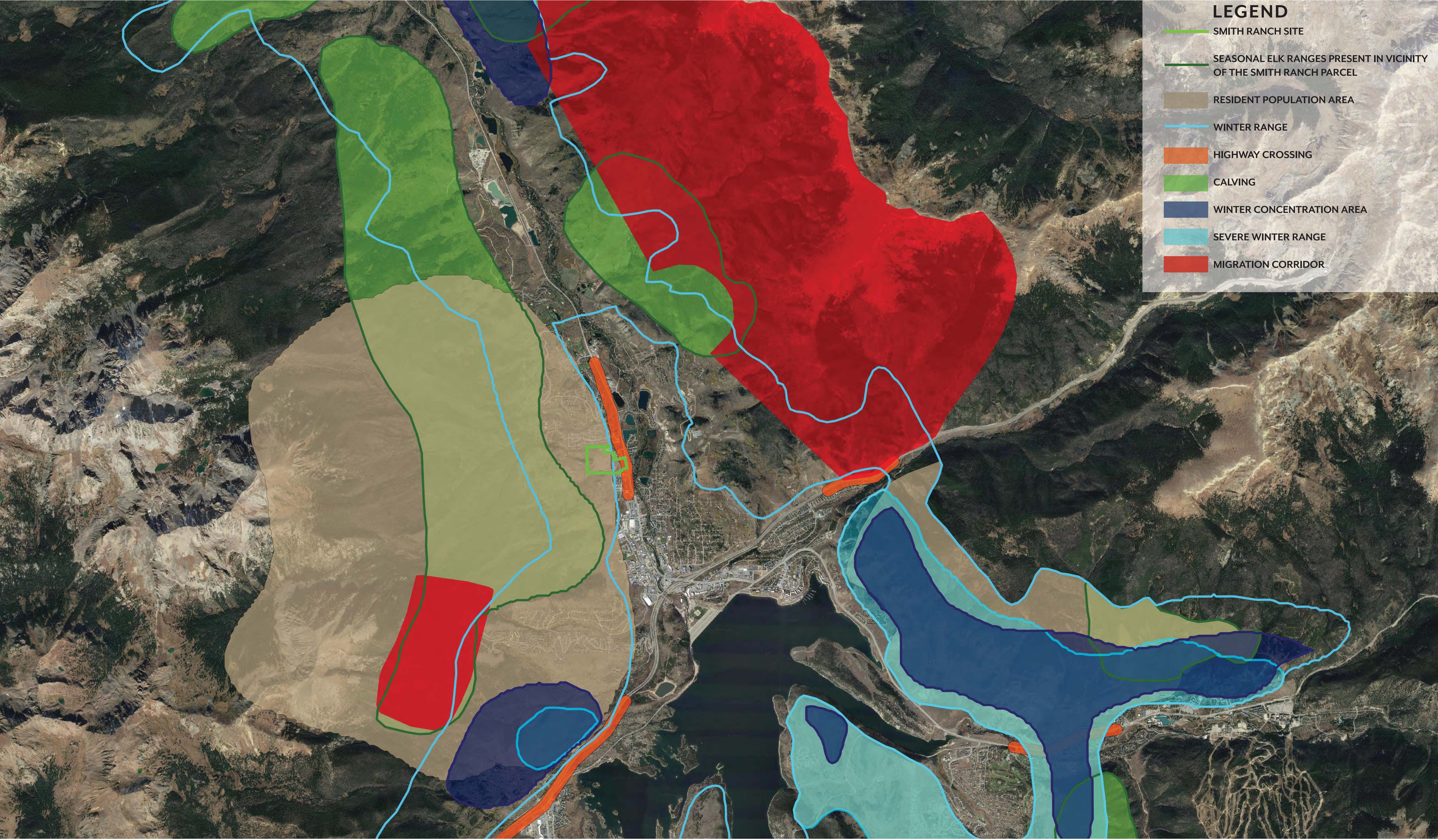


COLORADO PARKS & WILDLIFE ELK MAPPING



LEGEND

- SMITH RANCH SITE
- SEASONAL ELK RANGES PRESENT IN VICINITY OF THE SMITH RANCH PARCEL
- RESIDENT POPULATION AREA
- WINTER RANGE
- HIGHWAY CROSSING
- CALVING
- WINTER CONCENTRATION AREA
- SEVERE WINTER RANGE
- MIGRATION CORRIDOR

PHASING PLAN

Lot Summary

- 40' x 80' lot

• 46 lots
- 50' x 80' lot

• 23 lots
- Duplex

• 24 lots (2 units ea.) = 48 units

Subtotal (Single Family & Duplex) : 117 units

- Townhomes

2 br: 44 units

3 br: 52 units

= 96 townhome units

Total Units: 213

Phasing

- PHASE 1: 62 Units

• 16 SFD

• 9 Duplex (2 units ea.)

• 28 Townhomes

2 br: 12

3 br: 16
- PHASE 2: 83 Units

• 18 SFD

• 8 Duplex (2 units ea.)

• 49 Townhomes

2 br: 23

3 br: 26
- PHASE 3: 49 Units

• 20 SFD

• 5 Duplex (2 units ea.)

• 19 Townhomes

2 br: 9

3 br: 10
- PHASE 4: 19 Units

• 15 SFD

• 2 Duplex (2 units ea.)
- TBD:

• To be Determined



CONNECTIVITY

NORRIS DESIGN
Planning | Landscape Architecture | Branding

NORTH

0

200

400

SCALE 1" = 200'



CONTEXT MAP

NORRIS DESIGN

Planning | Landscape Architecture | Branding

NORTH

0

200

400

SCALE 1" = 200'



LEGEND

TOWN OF SILVERTHORNE BOUNDARY

SMITH RANCH SITE

OVERALL COMMUNITY PLAN

NORRIS DESIGN

Planning | Landscape Architecture | Branding

NORTH

0100200

SCALE 1" = 100'



Lot Summary

40' x 80' lot

• 46 lots

50' x 80' lot

• 23 lots

Duplex

• 24 lots (2 units ea.) = 48 units

Subtotal (Single Family & Duplex) : 117 units

Townhomes

2 br: 44 units

3 br: 52 units

Subtotal (Townhomes) : 96 units

Total Units: 213



Note: This plan is conceptual and for illustrative purposes only. Final townhome and lot unit total is subject to change.

PARKS AND OPEN SPACE

NORRIS DESIGN
Planning | Landscape Architecture | Branding

NORTH

0

150

300

SCALE 1" = 150'



DEVELOPMENT AREA PLAN

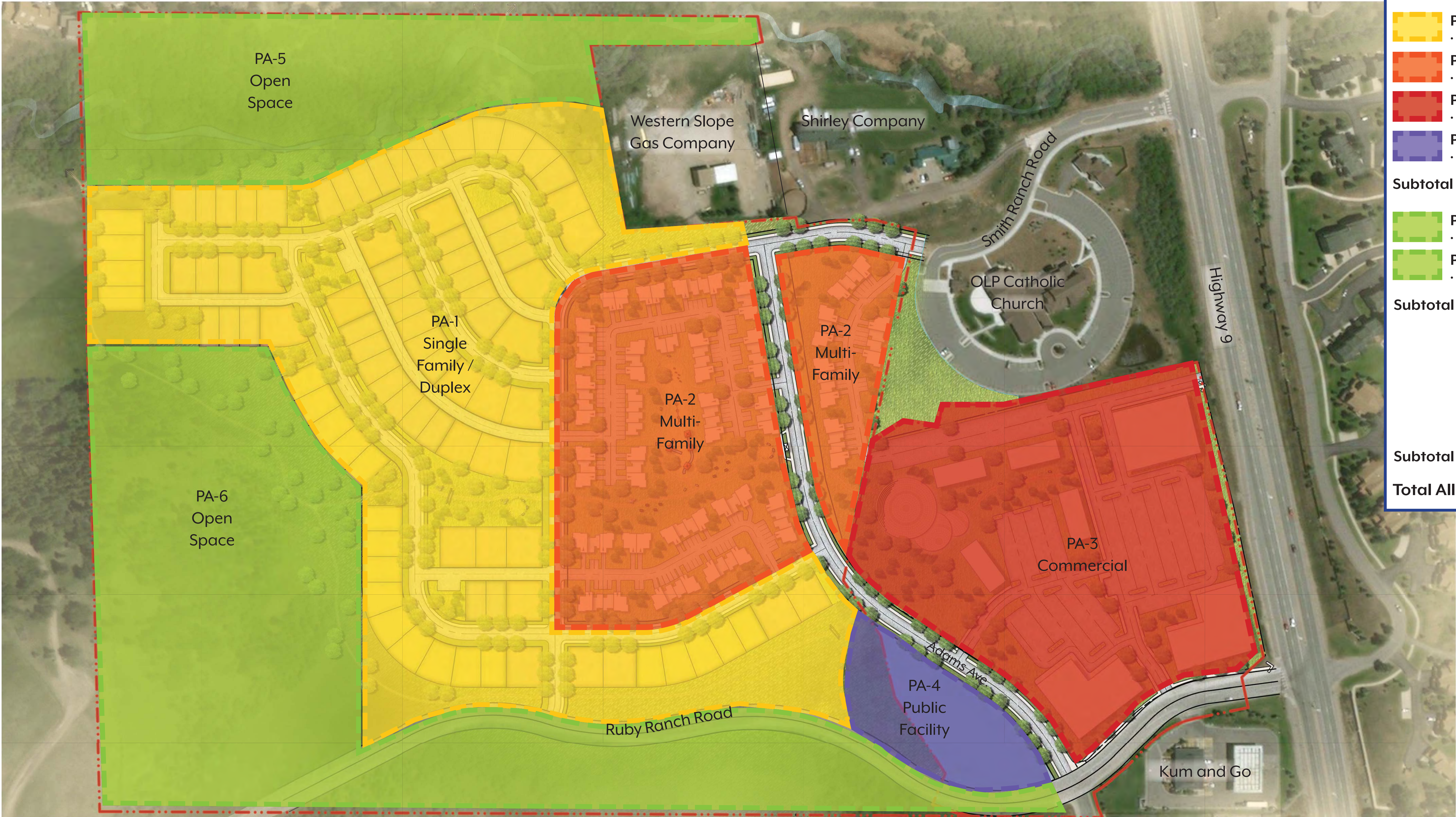
NORRIS DESIGN

Planning | Landscape Architecture | Branding

NORTH

0100200

SCALE 1" = 100'



Planning Areas Acreage

- PA-1 Single Family & Duplex
• 19 acres
- PA-2 Multi-Family
• 9 acres
- PA-3 Commercial
• 9.3 acres
- PA-4 Public Facility
• 1.8 acres

Subtotal Development Area: 39.2 acres

- PA-5 Open Space
• 6.5 acres
- PA-6 Open Space
• 13.7 acres

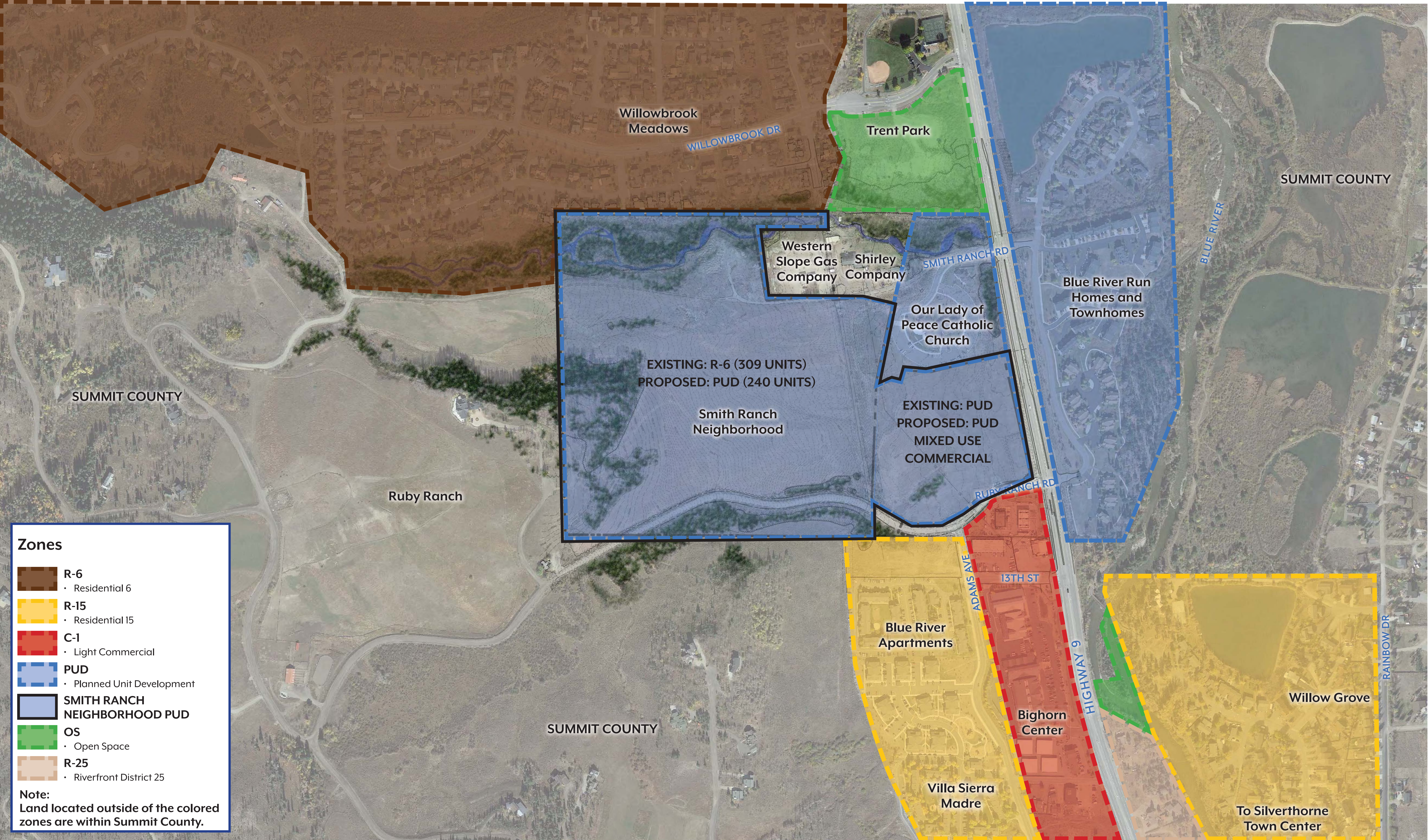
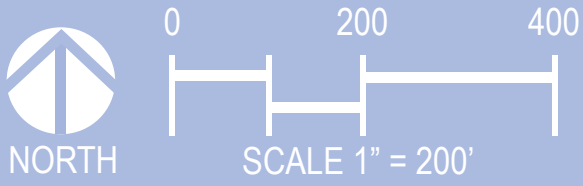
Subtotal Open Space Area: 20.2 acres

- Smith Ranch Road R.O.W.
• 0.4 acres
- Adams Avenue R.O.W.
• 1.5+ acres
- Ruby Ranch Road R.O.W.
• 0.4 acres

Subtotal R.O.W. Area: 2.3 acres

Total All Planning Areas: 61.3 acres

ZONING MAP



- Zones**
- R-6**
 - Residential 6
 - R-15**
 - Residential 15
 - C-1**
 - Light Commercial
 - PUD**
 - Planned Unit Development
 - SMITH RANCH NEIGHBORHOOD PUD**
 - OS**
 - Open Space
 - R-25**
 - Riverfront District 25

Note:
Land located outside of the colored zones are within Summit County.