

C2: Impact of new parking could be mitigated by providing landscaping for these spaces, it would reduce the overall nonconformity for this parking lot as the site does not meet standards currently, 402.D.6.1. 400 sf of landscaping near these spaces could be provided to get the site closer to compliance.

(C2): This swale does not appear to be sized adequately. Please provide calculations and demonstrate how a swale will fit alongside the proposed parking.

C2: see previous plans, snow storage not allowed this area, fire hydrant needs to remain clear

(C2): Proposed parking requires access to be taken from eastern lot. Access easement required.

C2: 200 Sf of landscaping required for these spaces, see 402.D.6.1, landscaping shall be adjacent to these spaces.

C2: provide easements and agreements that allow parking access and snow storage to be off site

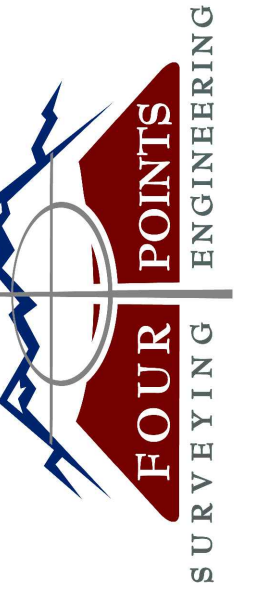
(C2): How will cars access these spots as this is currently a dumpster pad? Please specify.

C2: there's no viable way to store snow here, these areas can't be counted as snow storage

C2: after reducing snow storage as noted on this plan, ensure adequate snow storage is provided, does not appear to be enough area

# CIVIL SITE PLAN

**COMMON AREA DOWNHILL PLAZA CONDOMINIUM**  
**LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 20,**  
**TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.,**  
**STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO**



410 S. Lincoln Ave, Unit 15  
P.O. Box 775966  
Steamboat Springs, CO 80487  
(970) 871-6772  
www.fourpointssurvey.com

### PLAN LEGEND:

PROPERTY CORNER	
PROPERTY LINE	
EASEMENT BOUNDARY	
BUILDING SETBACK	
EXISTING 1' MINOR CONTOUR	
EXISTING 5' MAJOR CONTOUR	
EXISTING DRAINAGE FLOWLINE	
EXISTING STORM CULVERT	
EXISTING STORM INLET	
EXISTING SEWER MANHOLE	
EXISTING SEWER PIPE	
EXISTING HYDRANT	
EXISTING ELECTRICAL PEDESTALS	
EXISTING BUILDING OUTLINE	
EXISTING VEGETATION	
EXISTING ASPHALT	
EXISTING CONCRETE	
EXISTING PARKING LABEL	
EXISTING REDI-ROCK WALL	
PROPOSED DRAINAGE FLOWLINE	
PROPOSED SNOW STORAGE	
PROPOSED PAVED AREA	
PROPOSED PARKING LABEL	
PROPOSED LANDSCAPING	

### SNOW STORAGE CALCULATIONS

SNOW STORAGE SUMMARY TABLE	
RE: STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE	
	REQUIRED & PROVIDED AREAS
EXISTING PAVED AREA	34,720 SF
PROPOSED NEW PAVED AREA	3,241 SF
TOTAL PAVED AREA ON SITE	37,961 SF
SNOW STORAGE REQUIRED	(37,961/2) = 18,981 SF
SITE ELEVATION REDUCTION	18,981 * 0.75 = 14,236 SF
UPSLOPING AVERAGE SLOPE	N/A
DOWNSLOPING AVERAGE SLOPE	32% (53.0% OF TOTAL SNOW STORAGE AREA)
DOWNSLOPING REDUCTION	14,236 * 0.530 = 7,545 SF OF AREA CAN BE REDUCED
EVERGREEN ADDITION	N/A
REQUIRED SNOW STORAGE AREA	6,691 + (7,545 * 0.68) = 11,822 SF
PROVIDED SNOW STORAGE AREA	12,230 SF

### LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPE CALCULATIONS				
RE: STEAMBOAT SPRINGS COMMUNITY DEVELOPMENT CODE				
AREA TO BE LANDSCAPED	LANDSCAPE AREA REQUIRED (SF)	LANDSCAPE AREA PROVIDED (SF)	PLANTINGS REQUIRED	PLANTINGS PROVIDED
INTERIOR LANDSCAPE ISLANDS	1/4 * 200 = 378 SF	400 SF	2 DECIDUOUS TREES & 8 SHRUBS	2 DECIDUOUS TREES & 8 SHRUBS

NOTES:  
1. DECIDUOUS TREES (2.5' MIN.) = 1 PER 200 SF MIN. OF PROVIDED LANDSCAPE AREA.  
2. SHRUBS (5-GALLON) = 4 PER 200 SF MIN. OF PROVIDED LANDSCAPE AREA.  
3. TREES SHALL BE LOCATED A MINIMUM OF 10 FT AWAY FROM WATER AND SEWER MAINS.  
4. PLANTINGS SHALL BE LOCATED IN GROUPINGS TO GIVE A NATURAL APPEARANCE.  
5. (1) PLANTING SHALL BE EQUIVALENT OF (1) TREE OR (3) 5 GALLON SHRUBS.

NO.	DATE	REVISIONS

**COMMON AREA DOWNHILL PLAZA CONDOMINIUM**  
**2835 DOWNHILL PLAZA**  
**STEAMBOAT SPRINGS, COLORADO**

**Horizontal Scale**  
SCALE: 1" = 20'  
Contour Interval = 1 ft  
DATE: 10-24-2025  
JOB #: 2304-002  
DRAWN BY: DSC  
DESIGN BY: WNM  
REVIEW BY: WNM

**CIVIL SITE PLAN**  
**LANDSCAPING AND**  
**SNOW STORAGE**  
**CALCULATIONS**

DRAWING:  
**SHEET #**  
**C2**



11/03/2025

Digitally Signed by: Walter N. Magill, P.E.  
Four Points Surveying and Engineering