

EXISTING ENTRY CORRIDOR LANDSCAPING

LANDSCAPE SETBACK AREA:
(30 FT. ADJACENT TO ELK RIVER RD.) - DENSE CATEGORY
= (1) TREE / 200 SQ. FT. OF LANDSCAPE SETBACK AREA
= 8,236.5 SQ. FT. / 200 = 42 TREES TOTAL

TOTAL TREES REQUIRED: 42
TOTAL TREES EXISTING: 7
ADDITIONAL TREES REQUIRED: 35
TOTAL TREES PROPOSED: 42

TREE TYPE DISTRIBUTION

EXISTING TREE TYPE	QUANTITY	CODE REQUIREMENT
LARGE DECIDUOUS TREES:	20 (46%)	(40%MIN.)
ORNAMENTAL (2" CALIPER):	8 (20%)	(20%-35%)
SHRUBS (5-GALLON):	14 (34%)	(15%-35%)
TOTAL PLANTINGS ALONG ENTRY CORRIDOR	= 42	(100%)

ENTRY CORRIDOR LANDSCAPING:
75% OF REQUIRED LANDSCAPE AREA SHALL BE NATIVE PERENNIALS AND ORNAMENTAL GRASSES

EXISTING SNOW STORAGE

EXISTING LOT 7 SNOW STORAGE CONDITIONS

EXISTING LOT 7 PAVEMENT SQUARE FOOTAGE = 15,708 SQ. FT.
EXISTING LOT 7 SNOW STORAGE CALCULATION = 15,708 SQ. FT. / 2 = 7,854 SQ. FT.
SNOW STORAGE REQUIRED w/ REDUCTION = 7,854 SQ. FT. X .75 (ELEV. BELOW 6,750') = 5,891 SQ. FT.
6,211 SQ. FT. PROVIDED (EXISTING)

NOTES

- EXISTING PARKING, SNOW STORAGE & LANDSCAPING APPROVED PER FDP-17-02
- EXISTING INTERIOR PARKING LOT LANDSCAPING NOT APPLICABLE FOR NEW PARKING SPACES

LEGEND

- EXISTING 10'-0" X 20'-0" PARKING SPACE
- PROPOSED 10'-0" X 20'-0" PARKING SPACE (REQUIRED BY CDC, SEC. 26-139(d)(1)b)
- ACCESSIBLE PARKING SPACE MIN. 13' X 20' (16' X 20' FOR VAN SPACE) (INCLUDES 5' ACCESS AISLE)
- DESIGNATED 12'X25' LOADING SPACE

HATCH KEY

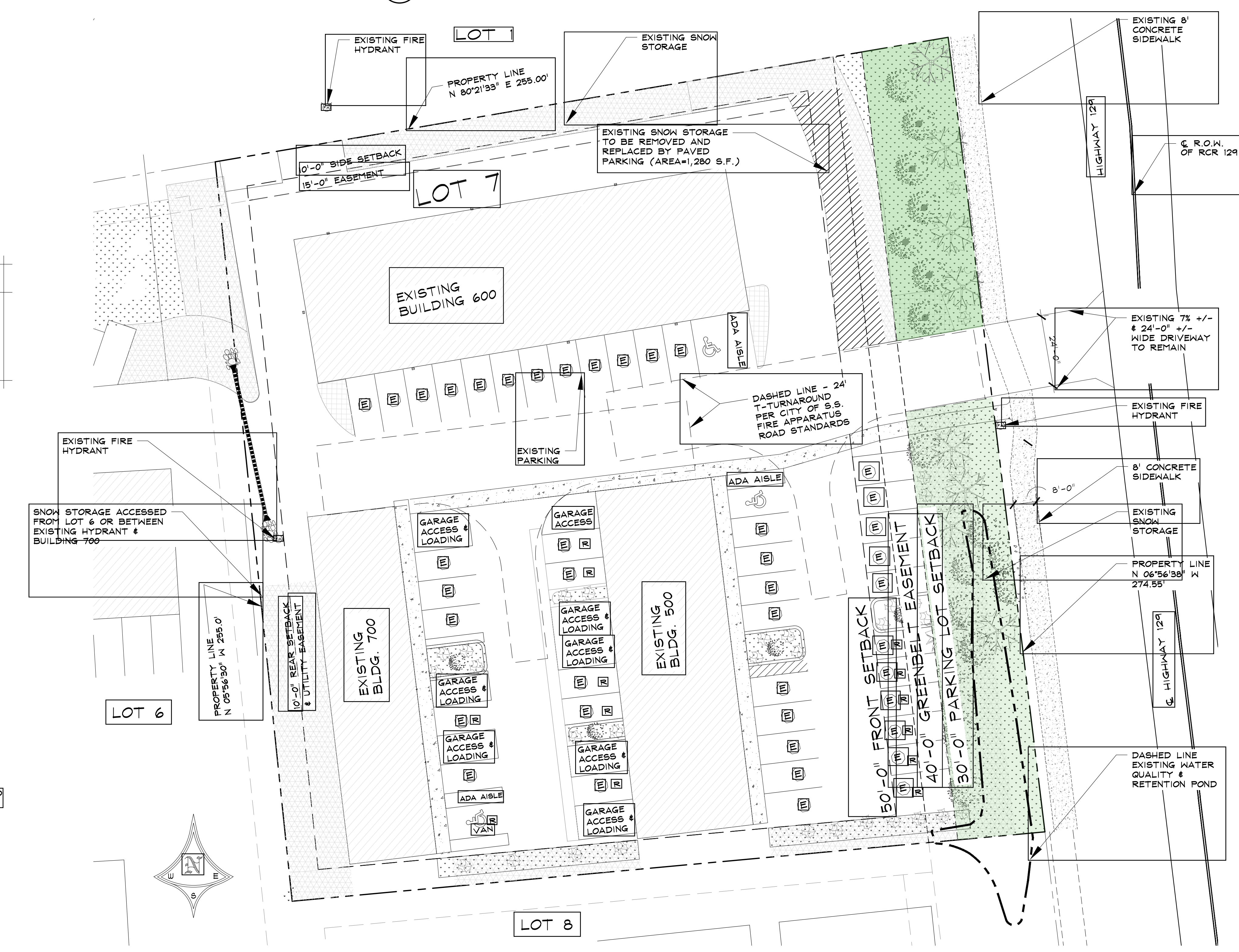
- EXISTING BUILDING
- EXISTING SNOW STORAGE TO BE REMOVED FOR PAVED PARKING
- PROPOSED PAVEMENT
- EXISTING SNOW STORAGE
- EXISTING LANDSCAPED AREA w/ NATIVE DRAUGHT-RESISTANT PLANTS & GRASSES
- EXISTING PAVEMENT
- EXISTING CONCRETE SIDEWALK
- EXISTING ENTRY CORRIDOR LANDSCAPING

VICINITY MAP

1" = 1000'

LEGAL DESCRIPTION

LOT 7 ELK RIVER ROAD BUSINESS PARK SUBD. FILING NO. 1
STEAMBOAT SPRINGS, CO



EXISTING SITE, PARKING, SNOW STORAGE, & LANDSCAPING PLAN

NOT A CERTIFIED PLAT-BASED ON SURVEY BY WHELAN SURVEYS, INC. DATED: 04.03.2018
NOTE: ALL DISTURBED AREAS TO BE RE-VEGETATED

SCALE: 1" = 20'-0"

NOT FOR CONSTRUCTION

SEAD
STEAMBOAT ENGINEERING AND DESIGN, INC.
2740 Acre Lane Suite 'E', Steamboat Springs, CO 80487
Phone: 970.871.9101 Fax: 970.871.9089
Email: jake@seadinc.com

DOWNHILL PLAZA PARKING EXPANSION
LOT 1 DOWNHILL PLAZA
STEAMBOAT SPRINGS, COLORADO
A NEW PARKING EXPANSION FOR:
LES LIMAN

ISSUE DATES
01.24.22 REVIEW SET

DRAWN BY: SMS
REVIEWED BY: CWM
PROJECT # 210666

EXISTING PARKING & SNOW STORAGE PLAN & CALCULATIONS

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