

NOT FOR CONSTRUCTION

SEAD
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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: CMM
 PROJECT # 21066
 EXISTING PARKING & SNOW STORAGE PLAN & CALCULATIONS
C-1

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

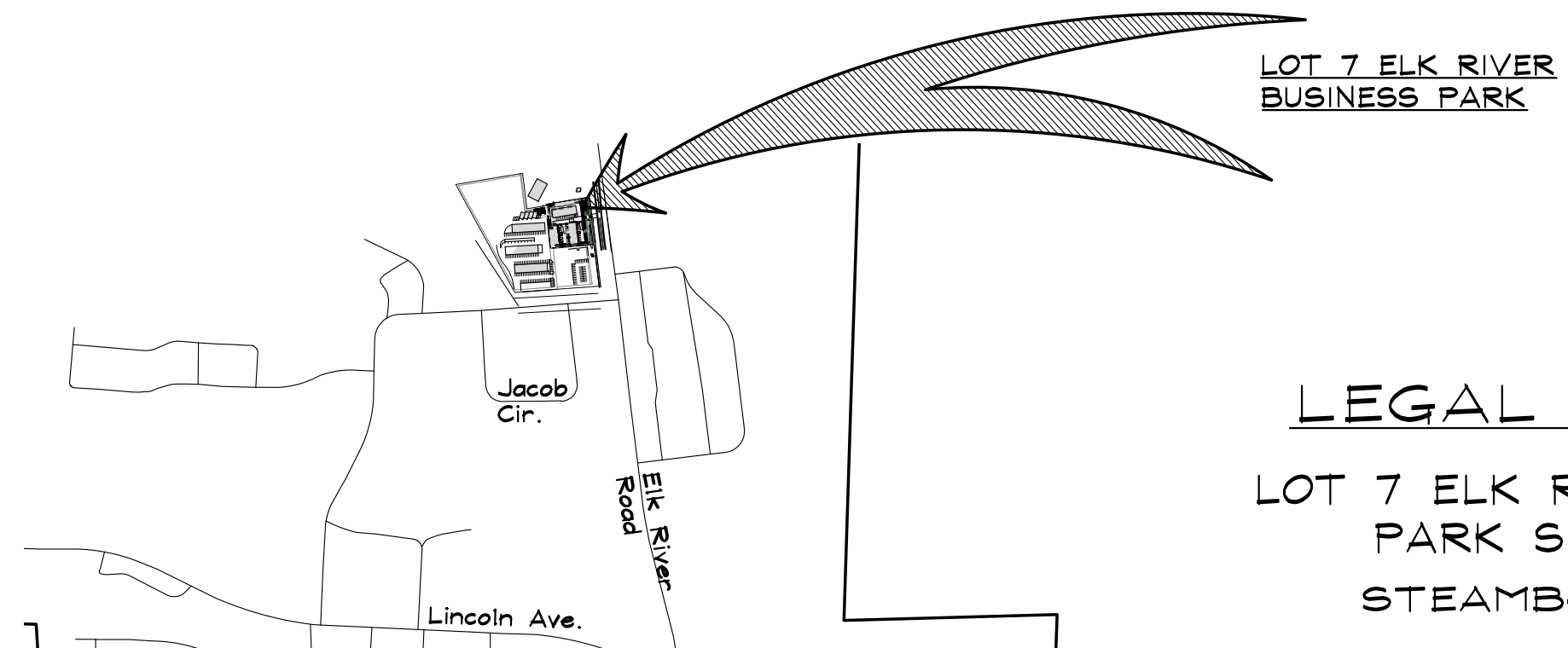
LEGEND

- = 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
- = EXISTING LANDSCAPED AREA w/ NATIVE DRAUGHT-RESISTANT PLANTS & GRASSES
- = PROPOSED PAVEMENT
- = EXISTING SNOW STORAGE
- = EXISTING CONCRETE SIDEWALK
- = EXISTING ENTRY CORRIDOR LANDSCAPING
- = EXISTING PAVEMENT

VICINITY MAP



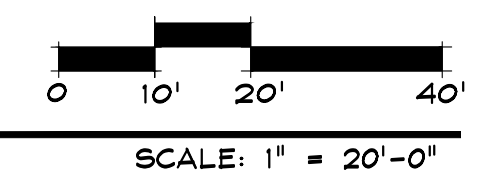
LEGAL DESCRIPTION

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



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C-2

LOT 7 PARKING CALCULATIONS

EXISTING PARKING SPACES PROVIDED: 42 SPACES + (3) ADA SPACES

PROPOSED PARKING SPACES TO BE ADDED: 8 SPACES

NOTES:

- EXISTING PARKING IS ADEQUATE TO SERVICE LOT 7 PER ORIGINAL PERMIT B-17-661 & ALL ADDITIONAL SPACES ARE ANCILLARY. THE ADDITIONAL (8) SPACES DO NOT EXCEED THE REQUIRED NUMBER OF SPACES BY MORE THAN 25% PER CDC PARKING STANDARDS SECTION 406.C.1.c (42 SPACES x .25 = 10.5 ADDITIONAL SPACES MAX.)
- PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ELK RIVER ROAD BUSINESS PARK, BOOK 554 PAGES 542-543 DATED 1-5-1982, THE OWNERS AND DEVELOPERS OF LOT 7 ARE ALLOWED TO PROVIDE PARKING WITHIN THE GREENBELT EASEMENT AS LONG AS THEY PROVIDE ADEQUATE LANDSCAPING TO THE EAST OF THE PARKING LOT PER COUNTY REQUIREMENTS (SEE ATTACHED DOCUMENT)

LOT 7 SNOW STORAGE

EXISTING LOT 7 SNOW STORAGE = 6,211 SQ. FT.

PROPOSED LOT 7 SNOW STORAGE MODIFICATIONS

EXISTING SNOW STORAGE TO BE REPLACED BY PAVED PARKING = 1,280 SQ. FT.
 NEW REQUIRED SNOW STORAGE: $(7,854 + (28\%)) \times .75$ (ELEV. BELOW 6,750') = 6,370 SQ. FT.
 PROPOSED SNOW STORAGE TO BE ADDED = 1,650 SQ. FT.

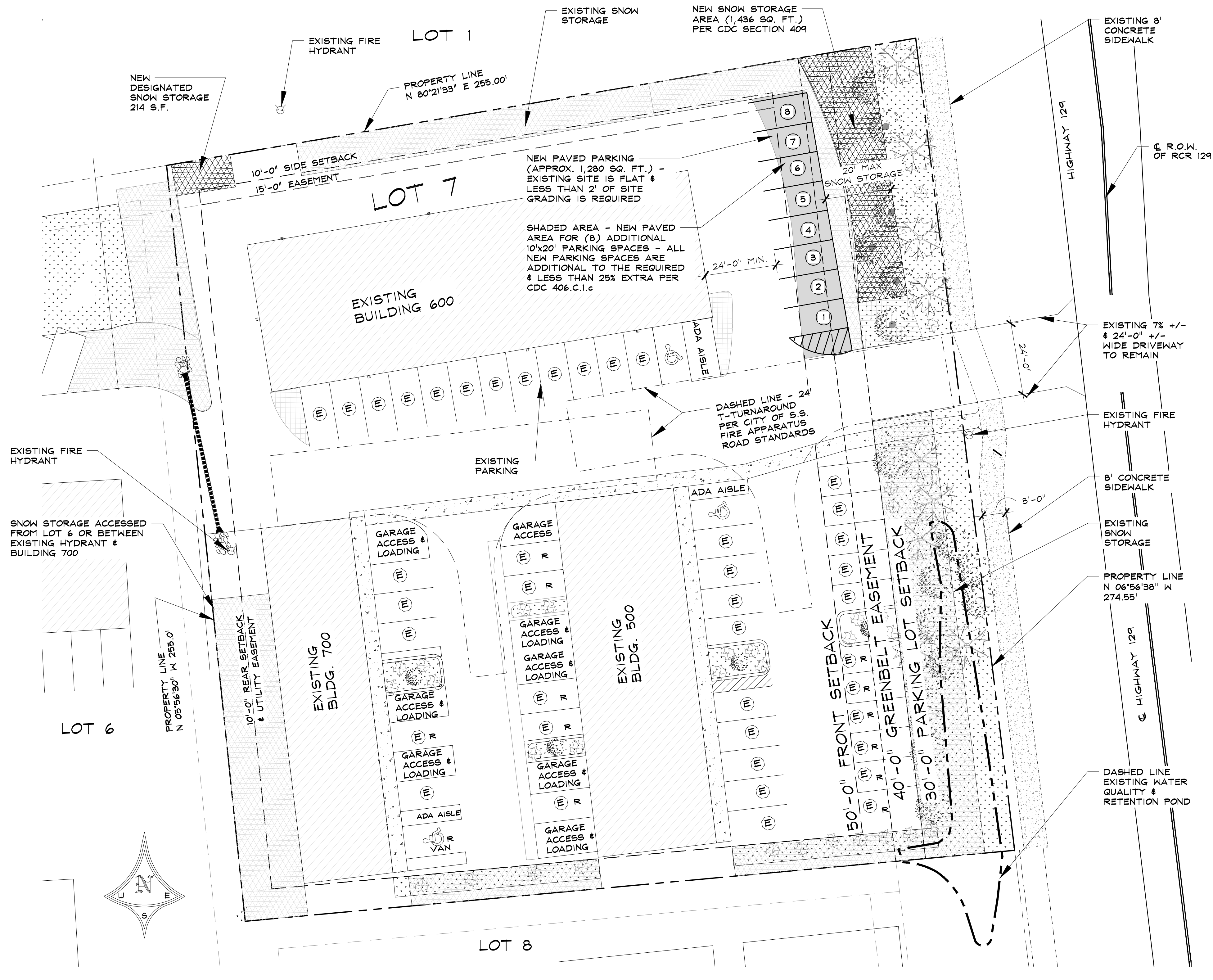
TOTAL PROVIDED AFTER MODIFICATION = $(6,211 - 1,280) + 1,650 = 6,581$ SQ. FT. (INCLUDES EXISTING)
 (PROVIDING 211 SQ. FT. MORE THAN REQUIRED)

LEGEND

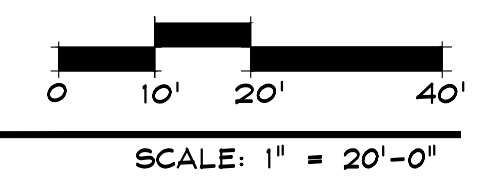
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HATCH KEY

- = EXISTING BUILDING
- = PROPOSED SNOW STORAGE
- = PROPOSED PAVEMENT
- = EXISTING SNOW STORAGE
- = EXISTING LANDSCAPED AREA w/ NATIVE DRAUGHT-RESISTANT PLANTS & GRASSES
- = EXISTING PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = EXISTING SOFT SURFACE



1 SITE, PARKING & SNOW STORAGE PLAN
 NOT A CERTIFIED PLAT-BASED ON SURVEY BY WHELAN SURVEYS, INC. DATED: 04.03.2018
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PARKING LOT SETBACK LANDSCAPING

REQUIRED LANDSCAPING

INTERIOR PARKING LOT LANDSCAPING NOT REQUIRED FOR NEW PARKING SPACES SINCE LESS THAN (9) NEW SPACES PROVIDED PER CDC TABLE 402-4

OWNER SHALL CONFIRM EXISTING NUMBER OF PLANTINGS ARE IN ACCORDANCE WITH ORIGINAL DEVELOPMENT PLAN AND ADD ANY ADDITIONAL THAT WERE NOT PLANTED OR HAVE DIED

EXISTING & PROPOSED TREES MAY NOT BE IN EXACT LOCATIONS SHOWN ON THIS SITE PLAN. ALL NEW PLANTINGS MUST BE IN 30' FRONTAGE AREA COLORED IN BLUE

TREES THAT ARE CLOSE TOGETHER BUT HAVE SEPARATE TRUNKS INTO THE GROUND ARE CONSIDERED INDIVIDUAL TREES

ONE PLANTING SHALL BE EQUIVALENT OF (1) TREE OR (3) SHRUBS

PARKING LOT SETBACKS STANDARDS SHALL APPLY & TAKE PRESIDENT OVER FRONTAGE LANDSCAPING PER CDC SECTION 402.D.2.c

PER CDC TABLE 402-2 ZONE DISTRICT INDUSTRIAL (I) FALLS UNDER THE PARKING LOT SETBACK CATEGORY ENTRY CORRIDOR (EC)

PER CDC TABLE 402-3 THE NUMBER OF PLANTINGS FOR CATEGORY EC ARE AS FOLLOWS:

ENTRY CORRIDOR = (1) PLANTING / 200 SQ. FT.

TOTAL NUMBER OF PLANTINGS REQUIRED = 3,247 SQ. FT. PARKING LOT SETBACK AREA / 200 = 17 PLANTINGS TOTAL

TOTAL EXISTING NUMBER OF PLANTINGS:
 7 DECIDUOUS TREES V.I.F.
 4 ORNAMENTAL TREES V.I.F.
 2 DECIDUOUS SHRUBS V.I.F.
 13 TOTAL

REQUIRED TO PLANT (4) ADDITIONAL TREES TO MEET PARKING LOT SETBACK STANDARDS OF (17) TOTAL PLANTINGS

REQUIRED TO INSTALL (1) ADDITIONAL SHRUB PLANTINGS INCREASE OF (17) TOTAL PLANTINGS PER COVENANTS

• PROPOSED NEW DECIDUOUS TREES (4) TOTAL

• ADD (1) ADDITIONAL SHRUB PLANTINGS TO INCREASE LANDSCAPING IN THE GREEN BELT EASEMENT TO OFFSET THE PARKING AREA WITHIN GREEN BELT PER COVENANTS

TREE TYPE DISTRIBUTION

TREE TYPE	%DIST.	MIN. REQUIRED QUANTITY	EXISTING & NEW PROVIDED	MEETS REQUIREMENTS
DECIDUOUS TREE (2 1/2" CALIPER)	(40% MIN)	18x.4= 6.8 - 7	12 TREES	YES
ORNAMENTAL TREES:	(20% MIN) (35% MAX)	18x.2= 3.6 - 4	4 TREES	YES
SHRUBS (5-GALLON):	(10% MAX) (35% MAX)	18x.1= 1.8 - 2	3 SHRUB PLANTING	YES
		TOTAL	19	ADD (4) DECIDUOUS TREES & (1) SHRUB PLANTINGS

PROPOSED FRONTAGE LANDSCAPING GROUND COVER: PERENNIALS AND GRASSES FOR SEASONAL COLOR

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- = EXISTING SIDEWALK
- = EXISTING SOFT SURFACE
- = PROPOSED PAVEMENT
- = EXISTING PAVEMENT
- = PARKING LOT SETBACK AREA LANDSCAPING

LANDSCAPING NOTES

PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ELK RIVER ROAD BUSINESS PARK, BOOK 554 PAGES 542-543 DATED 1-5-1982, THE OWNERS AND DEVELOPERS OF LOT 7 ARE ALLOWED TO PROVIDE PARKING WITHIN THE GREENBELT EASEMENT AS LONG AS THEY PROVIDE ADEQUATE LANDSCAPING TO THE EAST OF THE PARKING LOT PER COUNTY REQUIREMENTS (SEE ATTACHED DOCUMENT)

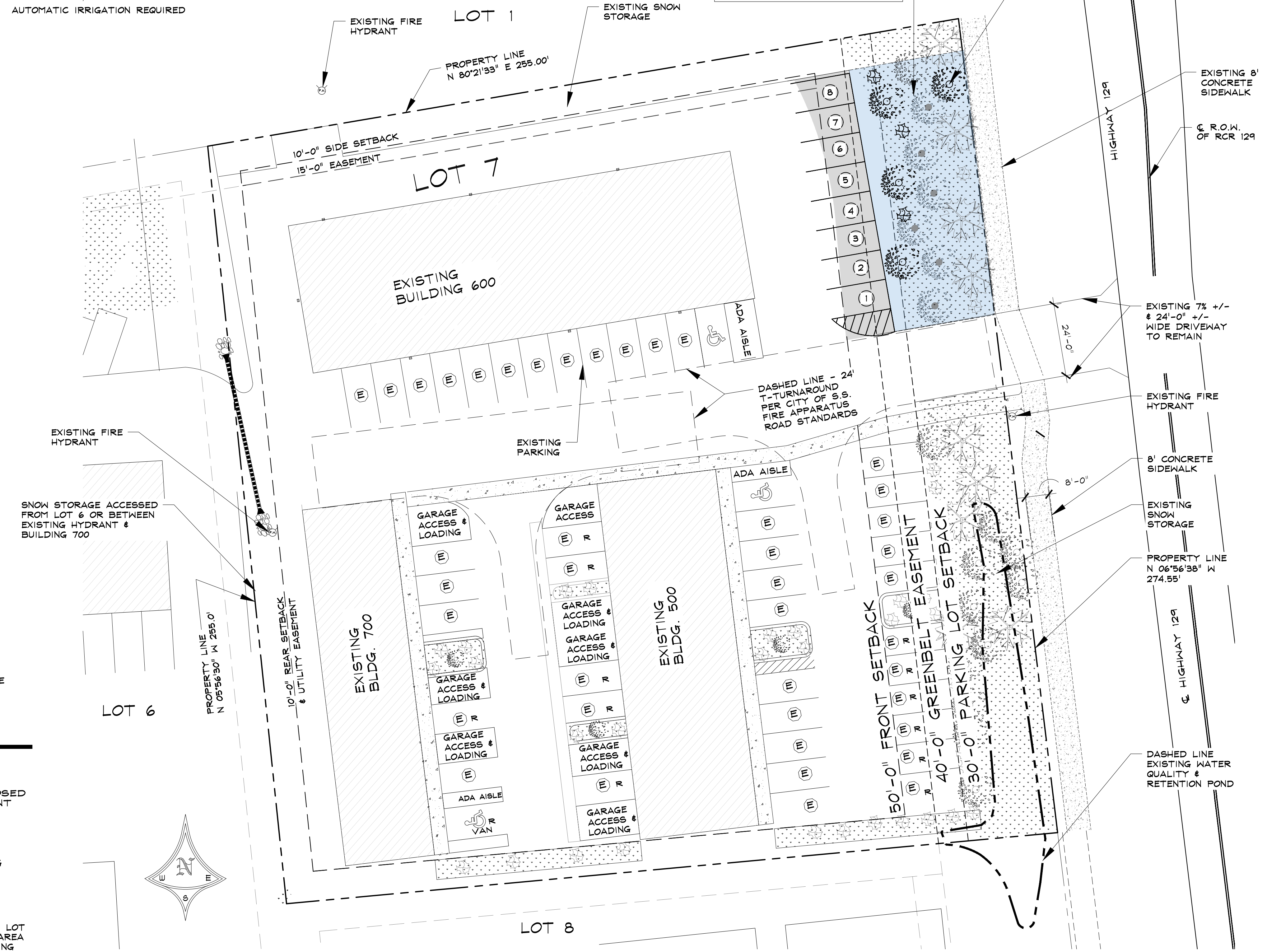
OWNER AGREES TO MAINTAIN THE LANDSCAPE IN A PROFESSIONAL MANNER TO INDUSTRY STANDARDS.

PROVIDE MINIMUM 10 FT. CLEARANCE BETWEEN LANDSCAPING AND WATER AND SEWER MAIN LINES WITHIN EASEMENTS (NONE EXPECTED w/IN NEW LANDSCAPE AREA)

CONIFER TREES, ROCK MULCH, DYED-MULCH, SOD & OTHER MANICURED TURF IS PROHIBITED

REFER TO CITY OF STEAMBOAT SPRINGS URBAN DESIGN STANDARDS APPENDIX A FOR RECOMMENDED PLANT MATERIALS

AUTOMATIC IRRIGATION REQUIRED

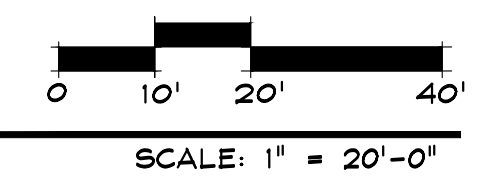


PARKING LOT SETBACK LANDSCAPING AREA: 3,247 SQ. FT. PER TABLE 402-3 (17) TOTAL PLANTINGS REQUIRED Re: LANDSCAPING TABLE

(4) NEW DECIDUOUS TREE PLANTINGS & (1) NEW SHRUB PLANTING (1 SHRUB PLANTING = 3 SHRUBS PER CDC) Re: LANDSCAPING TABLE

1 PARKING LOT SETBACK LANDSCAPING PLAN

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