

EXISTING CONDITIONS PLAN

OF LOT 5 INDIAN MEADOWS FILING NO. 2

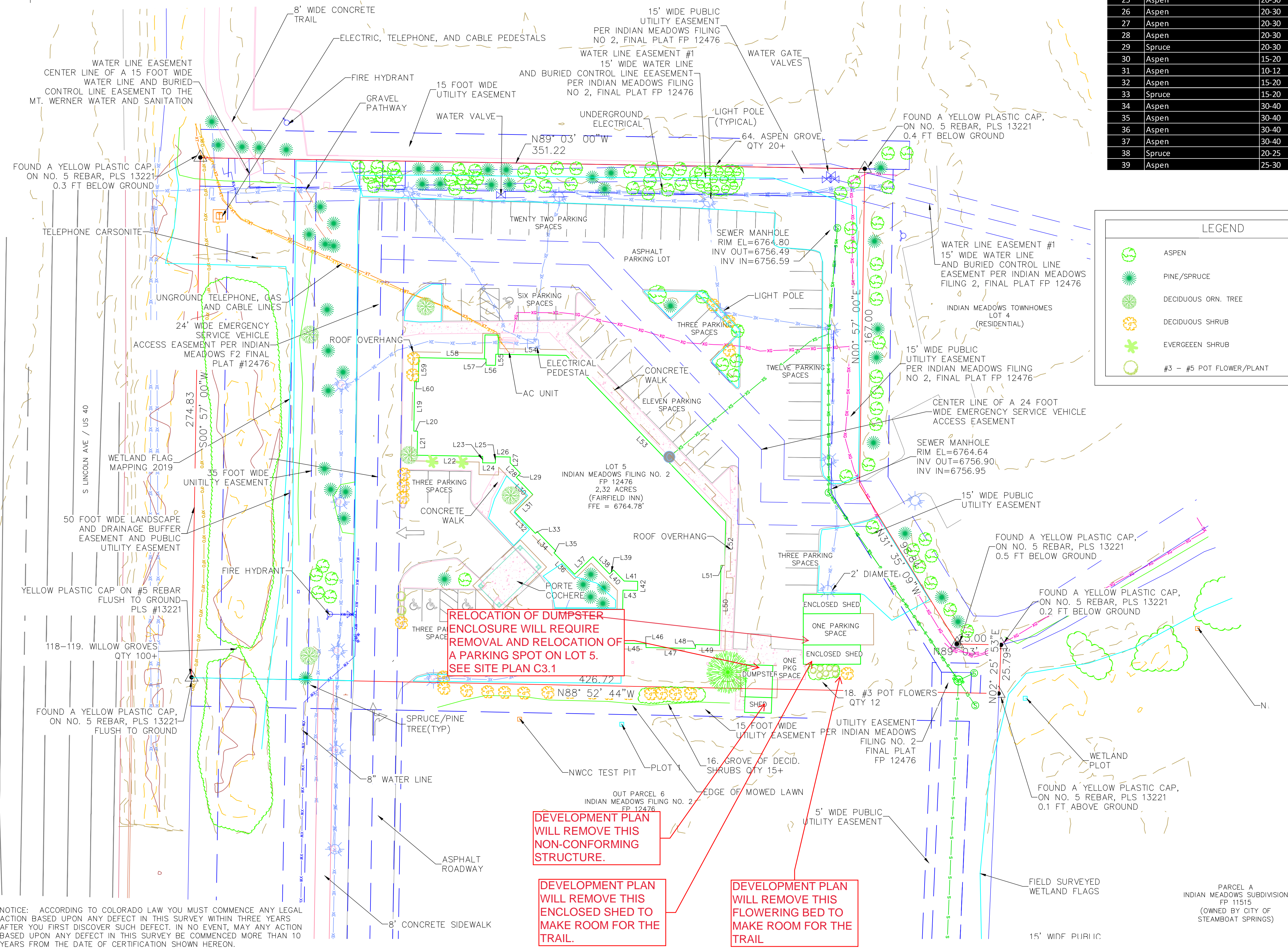
LOCATED IN THE SW 1/2 SE 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT SPRINGS, ROUTT COUNTY, COLORADO

Snow Storage - Existing Conditions				
Required:	1 SQ.FT STORAGE PER 2 SQ.FT ASPHALT			
Item	Qty	UOM	Notes	
ASPHALT	36,238	Sq. Ft.	Ex Con	
50% of ASPHALT	18,119	Sq. Ft.	Required Base Storage	
Additions				
Evergreens	1,050	Sq. Ft.	35 existing Evergreens	
Upslope area	-	Sq. Ft.	area with upslope	
Avg grade	-	%	average of area	
Add for Upslope	-	Sq. Ft.	add to base	
Reductions				
Downslope area	-	Sq. Ft.	area with downslope	
Avg grade	-	%	average of area	
Subtract for downslope	-	Sq. Ft.	add to base	
Elev. Below 6,750'	0	Sq. Ft.	Elevation @ 6,766 avg.	
Total Snow Storage Req'd	19,169	Sq. Ft.	Net Required	
Snow Storage Avail	21,286	Sq. Ft.	Avail	
Over (Under)	2,117	Sq. Ft.	Net Surplus	

Planting #	Description	Height Range (ft)
1	Tree, Ornamental, Deciduous	20-25
2	Aspen	20-25
3	Spruce	25-35
4	Shrub, Deciduous	4-5
5	Shrub, Deciduous	8-10
6	Shrub, Deciduous	8-10
7	Shrub, Deciduous	8-10
8	Shrub, Deciduous	8-10
9	Shrub, Deciduous	8-10
10	Shrub, Deciduous	8-10
11	Shrub, Deciduous	8-10
12	Shrub, Deciduous	8-10
13	Shrub, Deciduous	8-10
14	Shrub, Deciduous	8-10
15	Tree, Ornamental, Deciduous	15-20
16	Shrub, Grove, Decid., Qty 15+	4-5
17	Pine	25-30
18	Flowers, #3 Pot, Qty 12	1
19	Shrub, Deciduous	4-5
20	Aspen	30-40
21	Spruce	25-35
22	Aspen	30-40
23	Spruce	25-30
24	Aspen	20-30
25	Aspen	20-30
26	Aspen	20-30
27	Aspen	20-30
28	Aspen	20-30
29	Spruce	20-30
30	Aspen	15-20
31	Aspen	10-12
32	Aspen	15-20
33	Spruce	15-20
34	Aspen	30-40
35	Aspen	30-40
36	Aspen	30-40
37	Aspen	30-40
38	Spruce	20-25
39	Aspen	25-30

Planting #	Description	Height Range (ft)
40	Spruce	25-30
41	Aspen	20-30
42	Aspen	20-30
43	Aspen	20-30
44	Spruce	25-30
45	Aspen	25-30
46	Aspen	7-8
47	Aspen	2-4
48	Aspen	20-30
49	Spruce	25-30
50	Aspen	30-40
51	Aspen	25-30
52	Aspen	5-6
53	Aspen	5-6
54	Aspen	25-30
55	Aspen	25-30
56	Aspen	25-30
57	Shrub, Deciduous	2
58	Aspen	7-8
59	Aspen	7-8
60	Shrub, Deciduous	3
61	Shrub, Deciduous	3
62	Pine	30-40
63	Aspen	30-40
64	Aspen, Grove Qty 20+	5-15
65	Aspen	30-40
66	Aspen	30-40
67	Aspen	30-40
68	Aspen	30-40
69	Aspen	25-30
70	Aspen	25-30
71	Aspen	25-30
72	Aspen	25-30
73	Aspen	25-30
74	Spruce	15-30
75	Spruce	15-30
76	Spruce	15-30
77	Spruce	20-25
78	Aspen	30-40

Planting #	Description	Height Range (ft)
79	Aspen	30-40
80	Aspen	30-40
81	Aspen	30-40
82	Aspen	30-40
83	Aspen	30-40
84	Aspen	30-40
85	Spruce	20-25
86	Spruce	20-25
87	Spruce	20-25
88	Spruce	20-25
89	Aspen	20-30
90	Aspen	20-30
91	Aspen	20-30
92	Aspen	20-30
93	Aspen	20-30
94	Aspen	20-30
95	Aspen	10-12
96	Spruce	20-30
97	Spruce	20-30
98	Spruce	20-30
99	Spruce	20-30
100	Aspen	20-30
101	Aspen	20-30
102	Aspen	20-30
103	Aspen	20-30
104	Aspen	20-30
105	Aspen	20-30
106	Aspen	20-30
107	Aspen	20-30
108	Spruce	20-30
109	Spruce	20-30
110	Spruce	20-30
111	Spruce	20-30
112	Spruce	20-30
113	Spruce	30-40
114	Pine	20-30
115	Pine	20-30
116	Pine	20-30
117	Pine	20-30



LEGEND	
	ASPEN
	PINE/SPRUCE
	DECIDUOUS ORN. TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	#3 - #5 POT FLOWER/PLANT

Planting #	Description	Height Range (ft)
118	Tree, Ornamental, Deciduous	20-25
119	Willow Grove Qty 50+	5-12
120	Willow Grove Qty 50+	5-12
121	Spruce	10-12
122	Spruce	15-20
123	Tree, Ornamental, Deciduous	12-15
124	Pine	15-20
125	Pine	15-21
126	Shrub, Deciduous	4-6
127	Shrub, Deciduous	4-6
128	Tree, Ornamental, Deciduous	20-25
129	Shrub, Deciduous	3-4
130	Shrub, Deciduous	3-4
131	Shrub, Deciduous	3-4
132	Shrub, Evergreen	6-8
133	Shrub, Evergreen	6-8
134	Spruce	15-20
135	Spruce	15-20
136	Spruce	15-20
137	Spruce	15-20
138	Aspen	30-40
139	Aspen	30-40
140	Aspen	30-40
141	Aspen	30-40
142	Aspen	30-40
143	Tree, Ornamental, Deciduous	20-25
144	Spruce	20-25
145	Shrub, Deciduous	3-4
146	Shrub, #5 Pot	1-2
147	Shrub, #5 Pot	1-2
148	Spruce	12-25
149	Spruce	12-25
150	Spruce	12-25
151	Spruce	12-25
152	Spruce	12-25
153	Tree, Ornamental, Deciduous	25-30

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	EXISTING WATER LINE
	EXISTING SEWER LINE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND TV CABLE
	EXISTING WOOD FENCE
	EXISTING CONCRETE PAVING
	EXISTING BUILDING

Line Table		
Line #	Length	Direction
L19	26.14	N1° 01' 48"E
L20	2.00	N88° 58' 12"W
L21	12.71	N1° 01' 48"E
L22	34.64	N88° 58' 12"W
L23	3.36	N1° 01' 48"E
L24	6.74	N88° 58' 12"W
L25	3.28	S1° 01' 48"W
L26	7.83	N88° 58' 12"W
L27	2.98	N1° 01' 48"E
L28	7.83	N43° 58' 12"W
L29	3.06	N46° 01' 48"E
L30	12.62	N43° 58' 12"W
L31	13.29	N46° 01' 48"E
L32	15.67	N43° 58' 12"W
L33	1.31	S46° 01' 48"W
L34	14.20	N43° 58' 12"W
L35	1.36	N46° 01' 48"E
L36	15.79	N43° 58' 12"W
L37	13.31	S46° 01' 48"W
L38	12.64	N43° 58' 12"W
L39	3.00	S46° 01' 48"W
L40	8.08	N43° 58' 12"W
L41	7.18	S88° 58' 12"E
L42	4.83	S1° 01' 48"W
L43	7.67	S88° 58' 12"E

Line Table		
Line #	Length	Direction
L44	28.07	N1° 01' 48"E
L45	12.65	N88° 58' 12"W
L46	2.01	N1° 01' 48"E
L47	26.12	N88° 58' 12"W
L48	1.98	S1° 01' 48"W
L49	12.65	N88° 58' 12"W
L50	42.13	S1° 08' 45"W
L51	2.00	N88° 51' 15"W
L52	23.28	S1° 08' 45"W
L53	121.63	S43° 51' 15"E
L54	37.24	S88° 58' 12"E
L55	5.88	N1° 01' 48"E
L56	5.02	S88° 58' 12"E
L57	3.28	S1° 01' 48"W
L58	35.55	S88° 58' 12"E
L59	12.68	N1° 01' 48"E
L60	1.97	S88° 58' 12"E

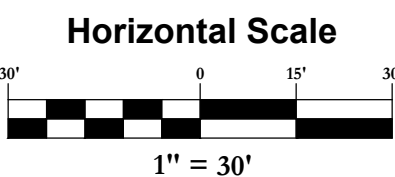


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No.	DATE	REVISIONS	INT	TFK
1	11-1-21	ADJUST EXISTING PARKING SPACE		

STORM PEAK APARTMENTS

3200 S LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487



Contour Interval = 2 ft
DATE: 9-24-2021
JOB #: 2086-001
DRAWN BY: WNM/CFB/TFK
DESIGN BY: TFK
REVIEW BY: WNM

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

EXISTING CONDITIONS PLAN

DRAWING:

SHEET #

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