

SITE PLAN
OF LOT 5 INDIAN MEADOWS FILING NO. 2
LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 28, TOWNSHIP 6
NORTH, RANGE 84 WEST OF THE 6TH P.M., STEAMBOAT
SPRINGS, ROUTT COUNTY, COLORADO

Snow Storage - Proposed Conditions r2			
Required:	1	SQ. FT STORAGE PER 2 SQ. FT ASPHALT	
Item	Qty	UOM	Notes
ASPHALT	36,438	Sq. Ft.	Ex Con
50% of ASPHALT	18,219	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	19,269	Sq. Ft.	Net Required
Snow Storage Avail	20,079	Sq. Ft.	Avail
Over (Under)	810	Sq. Ft.	Net Surplus

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

LEGEND	
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	CENTER LINE OF DITCH
	NEW STRIPING PKG LOT

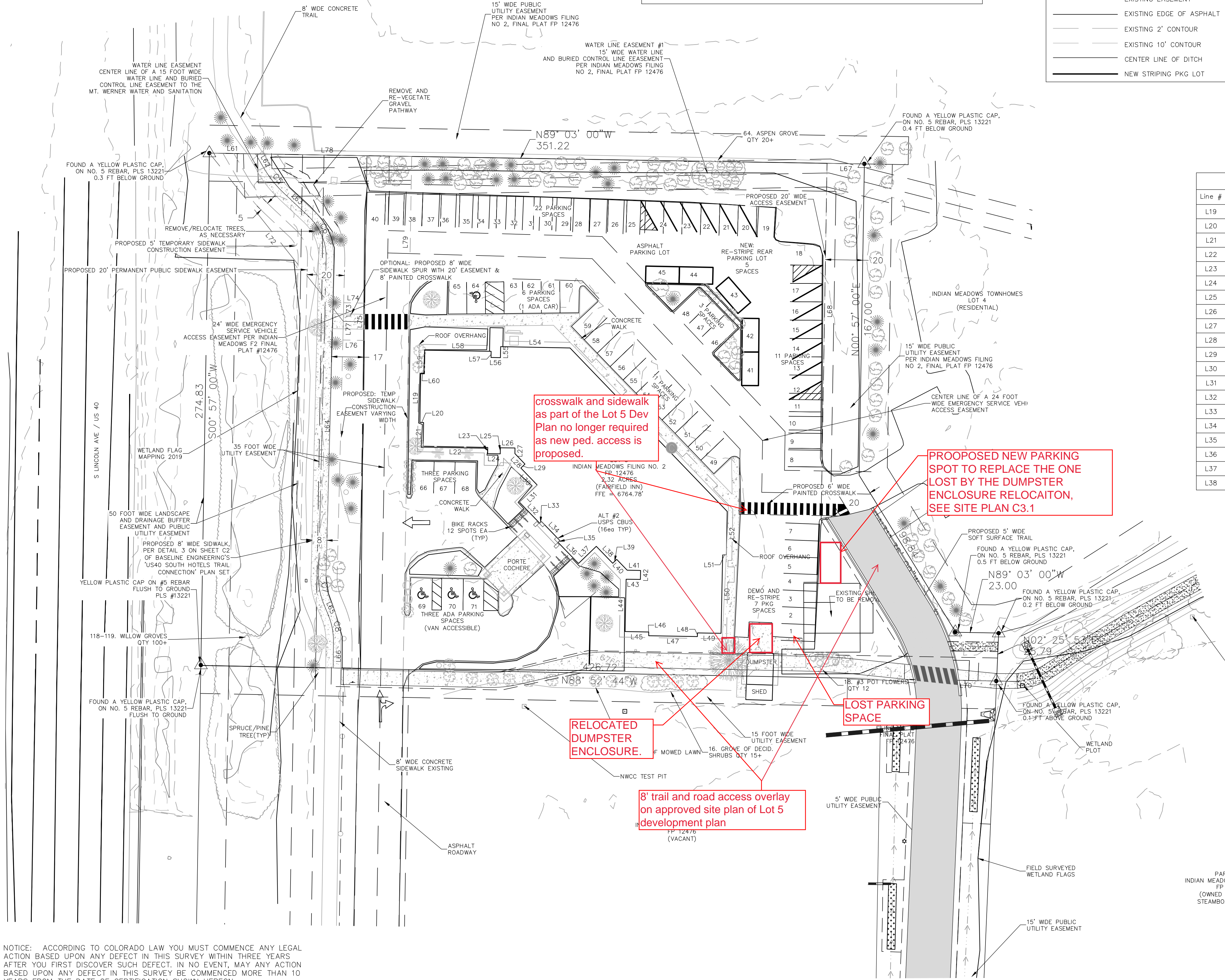
- NOTES:
- GROSS LOT AREA: ~2.32 ACRES (~101,000 SQ. FT.)
GROSS SQ.FT OF STRUCTURES INCLUDING OVERHANGS : 17,260 SQ. FT.
%LOT COVERAGE : 17.0%
 - EXTERIOR MODIFICATIONS PER PRINT:
2A. DEMOLITION OF UNPERMITTED SHEDS IN SOUTHEAST CORNER
2B. RE-STRIPING OF REAR PARKING LOT TO ADD +6 NET NEW SPACES
2C. RE-STRIPING OF 3 ADA VAN ACCESSIBLE PARKING SPACES IN FRONT TO MAKE COMPLIANT WITH 2010 ADA GUIDELINES
 - PROPOSED US-40 SIDEWALK AND OPTIONAL PAINTED CROSSWALK
 - NEW 5' SOFT TRAIL CONNECTOR AND PAINTED CROSSWALK

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

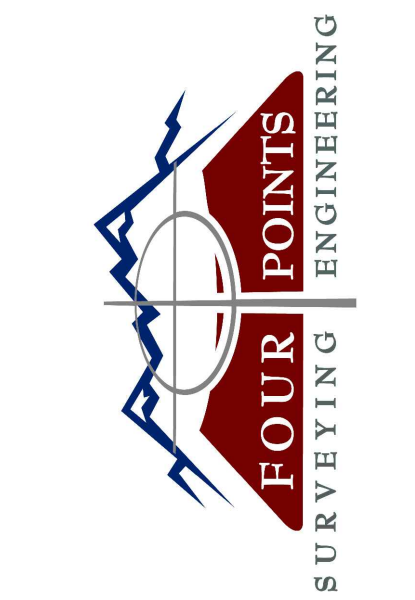
Line Table		
Line #	Length	Direction
L39	3.00	S46° 01' 48"W
L40	8.08	N43° 58' 12"W
L41	7.18	S88° 58' 12"E
L42	4.83	S1° 01' 48"W
L43	7.67	S88° 58' 12"E
L44	28.07	N1° 01' 48"E
L45	12.65	N88° 58' 12"W
L46	2.01	N1° 01' 48"E
L47	26.12	N88° 58' 12"W
L48	1.98	S1° 01' 48"W
L49	12.65	N88° 58' 12"W
L50	42.13	S1° 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

Line Table		
Line #	Length	Direction
L59	12.68	N1° 01' 48"E
L60	1.97	S88° 58' 12"E
L61	24.79	S89° 03' 00"E
L62	8.74	S30° 07' 21"E
L63	18.37	S46° 47' 18"E
L64	170.50	S1° 22' 54"W
L65	7.27	S22° 08' 33"E
L66	14.44	S0° 30' 24"W
L67	20.00	N89° 03' 00"W
L68	172.84	S0° 57' 00"W
L69	122.39	S31° 35' 09"E
L70	29.67	S88° 52' 44"E
L72	115.34	S38° 29' 58"E
L73	10.00	N1° 22' 54"E
L74	11.31	S89° 03' 00"E
L75	20.00	S0° 36' 38"W
L76	11.58	N89° 03' 00"W
L77	10.00	N1° 22' 54"E
L78	83.70	S89° 03' 00"E
L79	275.16	S0° 57' 00"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	17.20	59.13	16.67	S38° 27' 20"E	17.14
C6	25.07	29.81	48.19	S22° 41' 44"E	24.34
C7	14.78	36.00	23.52	S10° 22' 47"E	14.68
C8	14.05	35.53	22.66	S10° 48' 50"E	13.96



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN 10 YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.



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No.	DATE	REVISIONS	INT	
			TFK	TFK
1	11-1-21	SIDEWALK/TRAILS/SHED/BIKE RACK		
2	11-10-21	USPS CBUS/PARKING STRIPES		
3	12-14-21	REMOVE 4 PKG SPOTS IN FRONT		
		ADD EASEMENT DIMENSIONS		

STORM PEAK APARTMENTS

3200 S LINCOLN AVE
STEAMBOAT SPRINGS, CO 80487

Horizontal Scale	
	1" = 30'
Contour Interval = 2 ft	
DATE: 10-28-2021	
JOB #: 2086-001	
DRAWN BY: CFB	
DESIGN BY: TFK	
REVIEW BY: WNM	
THIS DRAWING IS PRESENTED IN A FORMAT OTHER THAN 24" X 36". THE GRAPHIC SCALE SHOULD BE UTILIZED.	

DRAWING:
SITE PLAN

SHEET #

C3