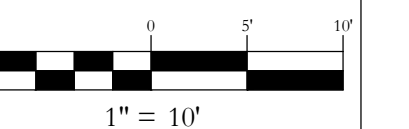


No.	DATE	REVISIONS	
		INT	MDM
1	8/29/2021	DIRT REVIEW & RESPONSE	
2	10/30/2021	DIRT REVIEW & RESPONSE	

**RICHEY CONSTRUCTION
LIVE/WORK
1716 COPPER RIDGE SPUR
STEAMBOAT SPRINGS, CO 80487**

Horizontal Scale



Contour Interval = 2 ft

DATE: 6-21-2022
JOB #: 1647-007
DRAWN BY: MDM
DESIGN BY: MDM
REVIEW BY: FPSE

IF THIS DRAWING IS PRESENTED IN A
FORMAT OTHER THAN A3 X 36", THE
GRAPHIC SCALE SHOULD BE UTILIZED.

SITE PLAN

DRAWING:

SHEET #

C3



SNOW STORAGE CALCULATIONS
ASPHALT & CONCRETE AREA TOTAL = 5,160 SQ FT
SNOW STORAGE REQUIRED = 2,580 SQ FT
SNOW STORAGE AREA = 2,585 SQ FT
NO LANDSCAPE DEDUCTIONS - NO EVERGREENS IN SNOW STORAGE
TOTAL PROVIDED = 2,585 SQ FT

PARKING CALCULATIONS - FULL
WORK/LIVE, INDUSTRIAL = 2+(1 PER 900 SF OF WORK AREA)
NUMBER OF UNITS (2) = 4 SPACES
SF WORK AREA (2,520 SQ FT) = 3 SPACES
TOTAL SPACES PROVIDED = 7

LANDSCAPE CALCULATIONS
LANDSCAPE FRONTAGE
INDUSTRIAL ZONED NON-EC OVERLAY = 10 FT DEPTH AT CATEGORY A
FRONTAGE LANDSCAPING AREA AND PARKING LOT SETBACK LANDSCAPING AREA OVERLAP SO 30 FOOT PARKING LOT LANDSCAPE STANDARD WILL BE USED IN FRONT OF THE PARKING LOT.

1 PLANTING PER 400 SF - CATEGORY A
10 FT LANDSCAPE FRONTAGE AREA = 1,853 SF
30 FT PARKING LOT SETBACK AREA = 587 SF
TOTAL AREA = 2,440 SF
7 PLANTINGS REQUIRED/PROVIDED

BREAKDOWN:
3 EVERGREEN TREES REQUIRED/PROVIDED
2 DECIDUOUS TREES REQUIRED/PROVIDED
1 ORNAMENTAL TREES REQUIRED/PROVIDED
1 SHRUB PLANTINGS REQUIRED/PROVIDED
1 PLANTING = 3 SHRUBS
6 SHRUBS PROVIDED/REQUIRED

INTERIOR PARKING
INTERIOR PARKING LANDSCAPE STANDARDS
EVERGREENS PROHIBITED
200 SF PER 9 PARKING SPACES
7 PARKING SPACES=200 SF
1 DECIDUOUS PLANTINGS REQUIRED/PROVIDED
4 SHRUBS REQUIRED/PROVIDED

TOTALS:
3 EVERGREEN TREES REQUIRED/PROVIDED
3 DECIDUOUS TREES REQUIRED/PROVIDED
1 ORNAMENTAL TREES REQUIRED/PROVIDED
10 SHRUBS REQUIRED/PROVIDED

- EVERGREEN TREE (COLORADO SPRUCE)
- DECIDUOUS TREE (QUAKING ASPEN)
- ORNAMENTAL TREE (CRABAPPLE)
- SHRUBS (RED-OSIER DOGWOOD)
- LANDSCAPE PARKING SETBACK AREA

WESCOIN COMMERCIAL
CONDOMINIUMS
RECEPTION NUMBER 611614
RECORDED DECEMBER 3, 2004