



PL20240033 Proposed 1600 sf of Interior Parking Lot Landscaping along this frontage, which we are proposing to reconfigure

PL20240033 Accounted for Interior Landscaping in the Green Area, so the proposed plan has omitted this area from our calculations even though it is within our parcel

EDDYLINE ENTRY SIGN - SEPERATE FUTURE PERMIT

INTERIOR PARKING LOT LANDSCAPING
 Previous Development PL20240033 provided 1600 sf of Parking Lot Landscaping Area along this bank of Parking Spaces. We are proposing moving the locations of those Landscape Islands to the indicated end and corner projections, totaling 1620 sf of area. This is a net increase of 20 sf and the new locations better indicate the entry provided for the new development while maintaining a spread of parking lot shaded areas. A 11 number of proposed plantings has been maintained from the previously approved development.

Provide in the Orange Highlighted Area:
 6 Autumn Blaze Maple (MAP)
 6 Northern Catalpa (CAT)
 16 Juniper Bushes
 16 Yellow Potentilla

FENCING STYLE
 Lower 4' is Privacy Wood Slat
 Upper 2' is Visually Penetrable Wire-style fencing (hog wire or similar)
 Provide lit address numbers on fence @ each gate.

FENCING STYLE
 Full 6' Privacy Fence



Plantings from this area that will be disturbed shall be relocated towards the south

INTERIOR LANDSCAPING AREA

TREES TO BE REMOVED (5 TOTAL)
 2 WIL & 3 CTN
 2 CTN TO REMAIN, THIS STAND

EXISTING LANDSCAPING

REQUIRED PLANTINGS

FRONTAGE LANDSCAPING
 Frontage Landscaping is defined by a certain distance between the front lot line and a parallel line at a specified distance from the front lot line. (801.R)

A front lot line is "any property line that separates a lot from an abutting public street right-of-way... or... any private street easement or property line that separates a lot or portion of a lot from a private street." (801.b.1)

Since neither condition exists, the parcel has no front lot line, and therefore no frontage landscaping is required for this development. Instead, the frontage landscaping was provided as part of the aggregated development and already exists along Shield Drive.

PARKING LOT SETBACK LANDSCAPING
 Parking Lot Setback requirements were applied to the aggregated development according to their front Lot Line, and are not applicable to this development due to its lack of front lot line. (402.D.3) There is no Parking Lot Setback or applicable landscaping.

INTERIOR PARKING LOT LANDSCAPING
 Parking lots with less than 10 spaces are exempt from Interior Parking Lot Landscaping (402.D.6.1a and Footnote 1 in Table 402-4). The surface parking spaces for the development have been divided up amongst areas with no more than 8 spaces together in what could be considered a single 'parking lot'. No Interior Parking Lot Landscaping is required within the newly proposed development. However, we are proposing to reconfigure 1600sf of Interior Parking Lot Landscaping that was previously approved with PL20240033 (see diagram on right for which areas we are proposing to relocate).

Type	Req	Existing	New	Total
Deciduous Tree (2.5")	12	0	12	12
4 Shrubs (5-gal)	32	0	32	32

MAP: Autumn Blaze Maple & CAT, Northern Catalpa
 Yellow Potentilla & Evergreen Shrubs

INTERIOR LANDSCAPING
 According to Table 402-2, the interior of the lot shall be landscaped according to Category B, which requires 1 planting per 500sf. The open area totals 14,392 sf, which calculates to 29 plantings required. Established natural or existing vegetation on site may be credited toward minimum landscaping requirements (402.D.1e). While much of the existing landscaping on our parcel was already counted towards landscaping requirements for the neighboring parcel (PL20240033), some existing trees and shrubs were uncounted and have been shown here. 2 Existing Willows are proposed to be removed, and 3 Existing Cottonwoods.

Required plantings are broken into the following categories:

Type	Req	#	Existing	New	Total
Evergreen Tree (>10')	10%	3	0	3	3
Evergreen Tree (8-9')	15%	5	0	5	5
Evergreen Tree (6-7')	10%	3	0	3	3
Deciduous Trees (2.5")	20%	6	17	-4*	11
			9	-3*	6
			7	-3*	4
Ornamental Trees	15%	5	1	4	5
3 Shrubs (5 gallon)	15%	5**	6.6**	0**	6.6**
Grass, Seed, Turf, Sod	60%	8,365 sf			8,365 sf

TOTAL INTERIOR PLANTINGS 33 vs 29 Required

* 1 WIL to be removed near boiler; 2 WIL + 3 CTN to be removed on southern lot line
 ** 8 shrub plantings shall indicate 3 shrubs per one planting

LANDSCAPING GENERAL REQUIREMENTS
 CDC 4021

a. Required landscaping shall be located outside of a public right-of-way. Streetscape landscaping and amenities installed in conformance with City Engineering Standards, Section 402.D.7, or Section 414 may be located within the right-of-way. All landscaping is outside of a public ROW and in conformance with City Engineering Standards.

b. Automatic irrigation of all required landscaping is required unless low maintenance landscaping is approved. All proposed & existing landscaping shall be considered low maintenance. Temporary irrigation shall be provided until plantings have established roots and no longer require irrigation.

c. Plantings shall be located in groupings to give a natural appearance. Satisfied.

d. Plantings shall be selected for their suitability to the location and characteristics of the site and the intended purpose of the landscaping. Refer to Appendix A Table A-1 for recommended plant materials. All proposed plantings were selected from Appendix A for suitability for their locations. Existing landscaping is native and therefore suitable.

e. Established natural or existing vegetation on site may be credited toward minimum landscaping requirements. Established natural & existing vegetation has been shown as a credit towards the minimums.

f. Landscaping shall comply with clear vision setback standards in Section 415. Not applicable.

g. Trees shall be located a minimum of ten feet from a water or sewer main. Satisfied.

h. Noxious weeds shall be managed in accordance with the Routt County weed management plan. Noted.

KRUSE BUILDERS
 www.krusebuilders.com

DRAWINGS & DESIGN BY:
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 Steamboat Springs
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PROJECT/CLIENT:
 "EDDYLINE"
 1940 Bridge Lane, Steamboat
 FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

REVISIONS DESCRIPTION
 DATE REVISED BY

Landscape Plan

SHEET:
11-C

DRAWINGS DATED:
 12/2/2025