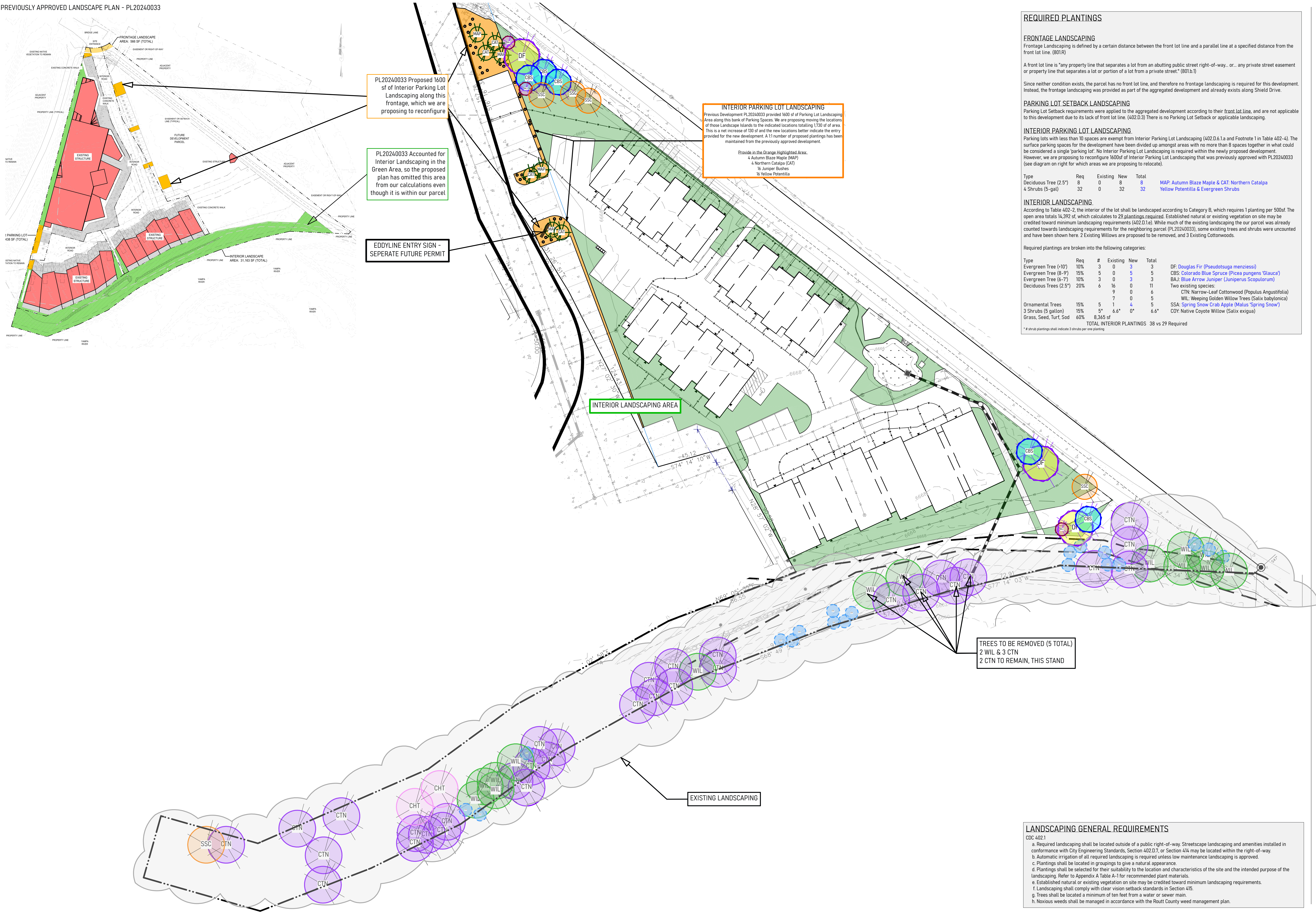




REQUIRED PLANTINGS

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.6.1.a 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")	8	0	8	8
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.1.e). While much of the existing landscaping the 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	16	0	11
			9	0	6
			7	0	5
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		

TOTAL INTERIOR PLANTINGS 38 vs 29 Required

* # shrub plantings shall indicate 3 shrubs per one planting

DF: Douglas Fir (*Pseudotsuga menziesii*)
CBS: Colorado Blue Spruce (*Picea pungens 'Glaucia'*)
BAJ: Blue Arrow Juniper (*Juniperus Scopulorum*)
Two existing species:
CTN: Narrow-Leaf Cottonwood (*Populus Angustifolia*)
WIL: Weeping Golden Willow Trees (*Salix babylonica*)
SSA: Spring Snow Crab Apple (*Malus 'Spring Snow'*)
CDY: Native Coyote Willow (*Salix exigua*)



DRAWINGS & DESIGN BY:
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DATE
REVISED BY
REVISIONS
DESCRIPTION

PROJECT/CLIENT:
"EDDYLINE"
1940 Bridge Lane, Steamboat
FUTURE EXPANSION PARCEL, RIVERFRONT PARK F2, 2.17A

Landscape Plan

SHEET:
11-C

DRAWINGS DATED:
10/23/2025