






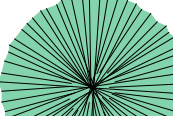

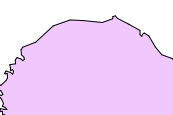
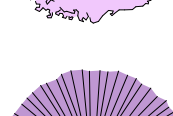



LEGEND

-  FRONTAGE LANDSCAPING AREA
-  INTERIOR LANDSCAPING AREA
-  IRRIGATED AREA, MULCHED PERENNIAL BED
-  SNOW STORAGE
-  EXISTING BOULDER WALL
-  BIKE RACK
-  EXISTING DECIDUOUS TREE, SIZE NOTED ON PLAN
-  EXISTING EVERGREEN TREE, SIZE NOTED ON PLAN
-  EXISTING SHRUB
-  PROPOSED DECIDUOUS TREE, SIZE NOTED ON PLAN
-  PROPOSED EVERGREEN TREE, SIZE NOTED ON PLAN
-  PROPOSED SHRUB, 5 GALLON

LANDSCAPE STANDARDS TABLE

Standard	Required	Proposed	Variance
Frontage Landscaping Area	Per Depth	1,449.4 sf	N
Frontage Landscaping - Depth	10' min.	10' min.	N
Frontage Landscaping - Category	A	A	N
Parking Lot Setback Landscaping - Depth	N/A	N/A	N
Parking Lot Setback Landscaping - Category	N/A	N/A	N
Interior Landscaping - Area	None	2,894.70	N
Interior Landscaping - Category	B	B	N
Interior Parking Lot Landscaping - Area	N/A	N/A	N

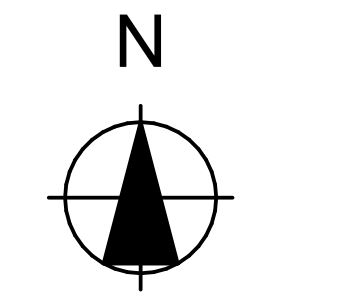
	FRONTAGE Category A Requirement	FRONTAGE Category A Provides	INTERIOR Category B Requirement	INTERIOR Category B Provides	ROW Plantings
Number of Plantings	1/400 sf min	717/400 = 2 plantings	1/500 sf min	2,071/500 = 4 plantings	
Mix of Plantings					
Evergreen Trees >10'	10%	0	10%	0	1
Evergreen Trees 8'-9'	15%	0	15%	0	0
Evergreen Trees 6'-7'	10%	0	10%	0	0
Deciduous Trees 2.5'	20%	0	20%	13	4
Ornamental Trees	15%	4	15%	2	4
Shrubs	15%	8	15%	Ex. Natural vegetation along creek, wetlands	22
Grass Seed, Turf, or Sod	60% min (717 X .6 = 430 SF)	589 SF	60% min (1,242 SF)	2,200 SF	

Note: Final plant list will be determined at time of construction document preparation. All shrubs will be low water usage plants and be within Appendix A - recommended plant list - in the Community Development Code.

- NOTES**
- Building architecture and site plan provided by Mountain Architecture Design Group. Existing conditions & grading design provided by Landmark Consultants, Inc.
 - All proposed landscape plantings and sod will be under an automatic irrigation system.
 - All landscape will be maintained in a professional manner to industry standard.
 - Owner to approve layout of all proposed work prior to installation.
 - Refer to grading and layout and materials plans for additional information on proposed work.
 - This landscape plan is intended only as a City of Steamboat Springs planning submittal document. It does not contain the necessary information for construction.



1 LANDSCAPE PLAN
SCALE: 1" = 10'



A City of Steamboat Springs Development Plan Application for
MARSHALL HOUSE
 135 11th Street
 Development Unit River House Condominium
 Steamboat Springs, Colorado

JOB NO.	2505
ISSUE DATE	9/3/2025
REVISIONS:	1 10/30/2025 DRT Comments

LANDSCAPE PLAN
DRAWING NUMBER
11

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