


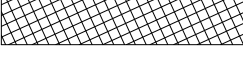


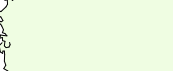







LEGEND

-  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	663	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	663/400 = 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%	Exg. 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	

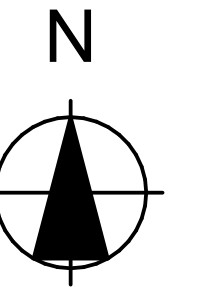
Note: Final plant list will be determined at time of construction document preparation. All shrubs will be low water usage plants and be within Appendix A - recommended plant list - in the Community Development Code.

NOTES

1. Building architecture and site plan provided by Mountain Architecture Design Group. Existing conditions & grading design provided by Landmark Consultants, Inc.
2. All proposed landscape plantings and sod will be under an automatic irrigation system.
3. All landscape will be maintained in a professional manner to industry standard.
4. Owner to approve layout of all proposed work prior to installation.
5. Refer to grading and layout and materials plans for additional information on proposed work.
6. 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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