



AI-Generated Concept Image (see Architectural Plans for more detail regarding entrances):

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.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). The previous plan showed 12 trees in the area we are configuring, so we are proposing those 12 trees reconfigured.

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

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 14,073 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 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 (4-7')	10%	3	0	3	3
Deciduous Trees (2.5")	20%	6	16	-6*	10
Ornamental Trees	15%	5	1	4	5
3 Shrubs (5 gallon)	15%	5**	6.6**	0**	6.6**
Grass, Seed, Turf, Sod	60%	8,265 sf			8,265 sf

TOTAL INTERIOR PLANTINGS 32.6 Proposed vs 29 Required

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

LANDSCAPING GENERAL REQUIREMENTS
CDC 402.1

- 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 required landscaping will be provided with automatic 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.**



DRAWINGS & DESIGN BY:
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DATE	REVISED BY	DESCRIPTION

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

Landscape Plan

SHEET:

11-C

DRAWINGS DATED:
2/11/2026