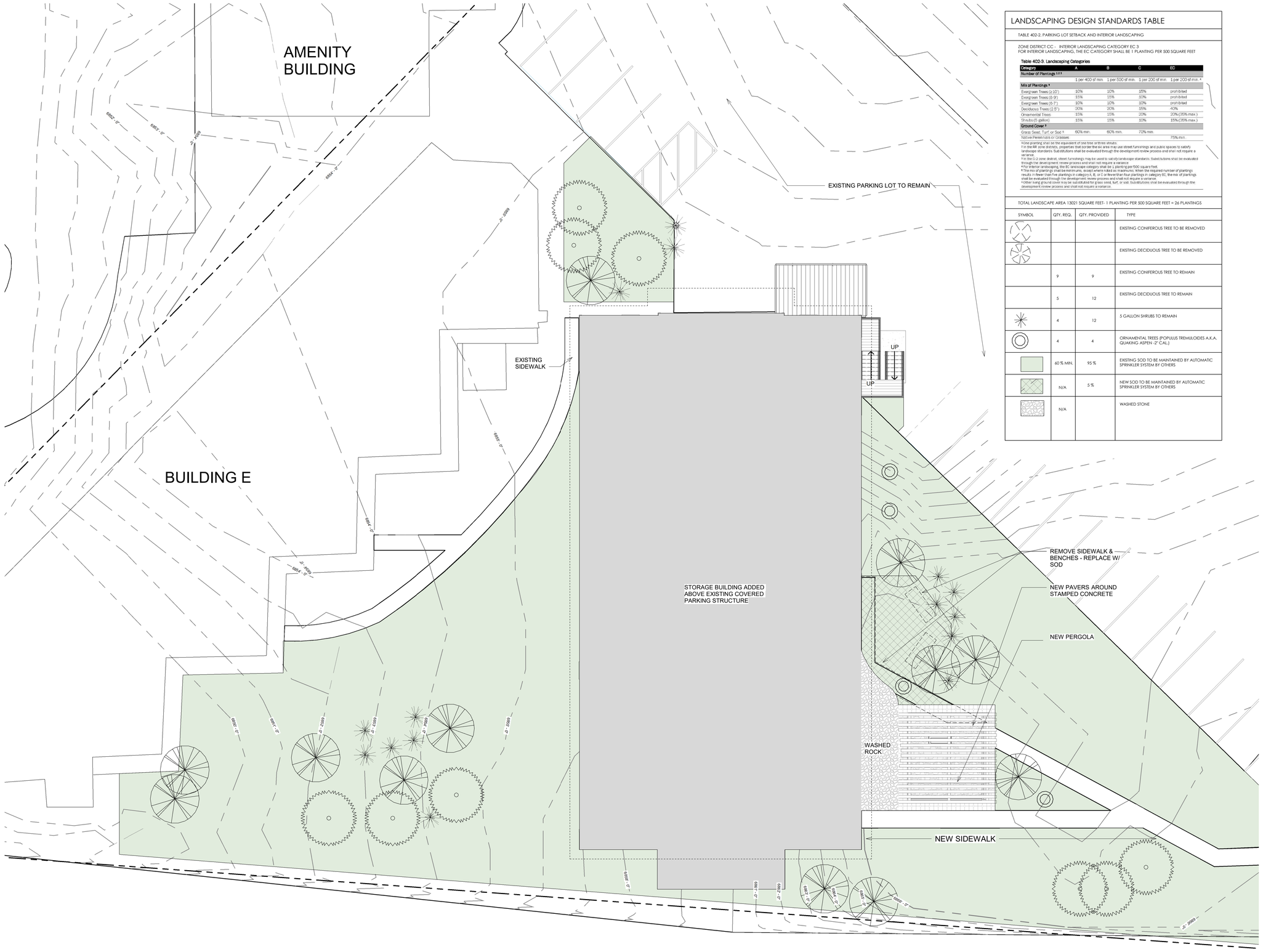

LANDSCAPING DESIGN STANDARDS TABLE

TABLE 402-2: PARKING LOT SETBACK AND INTERIOR LANDSCAPING

ZONE DISTRICT CC - INTERIOR LANDSCAPING CATEGORY EC 3
FOR INTERIOR LANDSCAPING, THE EC CATEGORY SHALL BE 1 PLANTING PER 500 SQUARE FEET

Table 402-3. Landscaping Categories

Category	A	B	C	EC
Number of Plantings [1] [2]				
	1 per 400 sf min.	1 per 500 sf min.	1 per 200 sf min.	1 per 200 sf min. [4]
Mix of Plantings [3]				
Evergreen Trees (≥ 10')	10%	10%	15%	prohibited
Evergreen Trees (6-9')	15%	15%	10%	prohibited
Evergreen Trees (5-7')	10%	10%	10%	prohibited
Deciduous Trees (2.5")	20%	20%	15%	40%
Ornamental Trees	15%	15%	20%	20% (35% max.)
Shrubs (5 gallon)	15%	15%	10%	15% (35% max.)
Ground Cover [3]				
Grass Seed, Turf, or Sod [5]	60% min.	60% min.	70% min.	
Native Perennials or Grasses				75% min.

[1] One planting shall be the equivalent of one tree or three shrubs.
[2] In the RR zone districts, properties that border the ski area may use street furnishings and public spaces to satisfy landscape standards. Substitutions shall be evaluated through the development review process and shall not require a variance.
[3] In the C-2 zone district, street furnishings may be used to satisfy landscape standards. Substitutions shall be evaluated through the development review process and shall not require a variance.
[4] For interior landscaping, the EC landscape category shall be 1 planting per 500 square feet.
[5] The mix of plantings shall be minimums, except where noted as maximums. When the required number of plantings results in fewer than five plantings in category A, B, or C or fewer than four plantings in category EC, the mix of plantings shall be evaluated through the development review process and shall not require a variance.
[6] Other living ground cover may be substituted for grass seed, turf, or sod. Substitutions shall be evaluated through the development review process and shall not require a variance.

TOTAL LANDSCAPE AREA 13021 SQUARE FEET- 1 PLANTING PER 500 SQUARE FEET = 26 PLANTINGS

SYMBOL	QTY. REQ.	QTY. PROVIDED	TYPE
			EXISTING CONIFEROUS TREE TO BE REMOVED
			EXISTING DECIDUOUS TREE TO BE REMOVED
	9	9	EXISTING CONIFEROUS TREE TO REMAIN
	5	12	EXISTING DECIDUOUS TREE TO REMAIN
	4	12	5 GALLON SHRUBS TO REMAIN
	4	4	ORNAMENTAL TREES (POPULUS TREMULOIDES A.K.A. QUAKING ASPEN -2" CAL.)
	60 % MIN.	95 %	EXISTING SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
	N/A	5 %	NEW SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
	N/A		WASHED STONE

1 DP-2.3 SITE PLAN ENLARGED
1" = 10'-0"

DP RESUBMITTAL 7-20-22

7/19/2022 11:37:58 AM FILE: 20019.00 The Lodge Parking Structure_SOUTH DP Submittal_R22.rvt

NOTICE: DUTY OF COOPERATION

Release of these plans contemplates further cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for the consequences. Changes made from the plans without consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arriving out of such changes.

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REVISIONS

No.	Description	Date

PARKING GARAGE SOUTH

THE LODGE AT STEAMBOAT
2700 VILLAGE DR.
STEAMBOAT SPRINGS, CO

ERIC SMITH ASSOCIATES, P.C.
1919 SEVENTH STREET
BOULDER, COLORADO, 80302
(303) 442-5458, (303) 442-4745 FAX

Job Number:	20019.00
Date:	7/15/2021
Drawn By:	CH
Checked By:	TT

Project Phase
PLANNING SUBMITTAL

Sheet Title
LANDSCAPE PLAN

Sheet Number
DP-2.3