



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

Category	A	B	C	EC
Number of Plantings ^{1,2}	1 per 400 of min. 1 per 500 of min.	1 per 200 of min.	1 per 200 of min.	1 per 200 of min. ⁴
Mix of Plantings ³				
Evergreen Trees (2-10')	10%	10%	15%	prohibited
Evergreen Trees (8-9')	15%	15%	10%	prohibited
Evergreen Trees (6-7')	10%	10%	10%	prohibited
Deciduous Trees (2-8')	20%	20%	15%	40%
Ornamental Trees	15%	15%	20%	20% (35% max.)
Shrubs (5 gallon)	15%	15%	10%	15% (35% max.)
Ground Cover ⁵				
Grass Seed, Turf or Sod ⁶	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 RS zone district, properties that border the site 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 CC 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 minimum, except where noted as maximums. When the required number of plantings results in fewer than four 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 Open living ground coverage 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 1,3021 SQUARE FEET - 1 PLANTING PER 500 SQUARE FEET = 26 PLANTINGS

SYMBOL	QTY. REQ.	QTY. PROVIDED	TYPE
(Tree symbol)			EXISTING CONIFEROUS TREE TO BE REMOVED
(Tree symbol)			EXISTING DECIDUOUS TREE TO BE REMOVED
(Tree symbol)	9	9	EXISTING CONIFEROUS TREE TO REMAIN
(Tree symbol)	5	12	EXISTING DECIDUOUS TREE TO REMAIN
(Shrub symbol)	4	12	5 GALLON SHRUBS TO REMAIN
(Ornamental tree symbol)	4	4	ORNAMENTAL TREES (POPULUS TREMULOIDES A.K.A. QUAKING ASPEN - 'Z' CAL.)
(Sod symbol)	40% MIN.	95%	EXISTING SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
(Grass symbol)	N/A	5%	NEW SOD TO BE MAINTAINED BY AUTOMATIC SPRINKLER SYSTEM BY OTHERS
(Stone symbol)	N/A		WASHED STONE

NOTICE 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 arising out of such changes.

All design, documents and data prepared by Eric Smith Associates, P.C. as instruments of service shall remain property of Eric Smith Associates, P.C. and shall not be copied, changed or disclosed in any form whatsoever without first obtaining the express written consent of Eric Smith Associates, P.C.

Eric Smith Associates, P.C.

REVISIONS

No.	Description	Date

PARKING GARAGE SOUTH
THE LODGE AT STEAMBOAT
 2700 VILLAGE DR.
 STEAMBOAT SPRINGS, CO



Job Number: 20019.00
 Date: 9/1/2021
 Drawn By: CH
 Checked By: TP

Project Phase
 PLANNING SUBMITTAL

Sheet Title
 LANDSCAPE PLAN

Sheet Number
DP-2.3

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

DP RESUBMITTAL 9-15-22