BLUE RIVER PLANNING & ZONING COMMISSION MEETING
SEPTEMBER 2024

September 03, 2024 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO

AGENDA

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

https://townofblueriver.colorado.gov/planning-zoning

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF MINUTES

A. Minutes from August 6, 2024

III. PROJECT APPROVAL

B. 0043 Backland New Construction

C. 6419 Hwy 9 New Construction

IV. OTHER BUSINESS

D. Land Use Building Size Review

E. Construction Rules & Regulations Review for recommendation to the Board of Trustees

F. Review of Shed Regulations Section 16B-7-40 of the Blue River Land Use Code

V. ADJOURN

NEXT MEETING - Tuesday, October 8, 2024

BLUE RIVER PLANNING & ZONING COMMISSION AUGUST 6, 2024

August 06, 2024 at 6:00 PM
0110 Whispering Pines Circle, Blue River, CO

MINUTES

The public is welcome to attend the meeting either in person or via Zoom.

The Zoom link is available on the Town website:

https://townofblueriver.colorado.gov/planning-zoning

Please note that seating at Town Hall is limited.

I. CALL TO ORDER, ROLL CALL

Chair Johnson called the meeting to order at 6:00 p.m.

PRESENT

Travis Beck

Mike Costello

Tim Johnson

Gordon Manin

Doug O'Brien

Ben Stuckey

Troy Watts Also present: Town Manager Michelle Eddy; Building Official Kyle Parag; Trustee Noah Hopkins attended in place of Trustee Heckman.

II. APPROVAL OF MINUTES

A. Minutes from June 2024

Motion made by Manin, seconded by O'Brien to approve the minutes of June 2024. Voting Yea: Beck, Costello, Johnson, Manin, O'Brien, Stuckey, Watts. Motion passed

unanimously.

III. VARIANCE ADMINISTRATIVE REVIEW

B. 6419 Hwy 9 Parking Variance

Manager Eddy reviewed the application for a parking variance. She reminded the Commission this is an administrative review and the public hearing and vote will take place at the Board of Trustees meeting on August 20th.

Discussion of the parking and reason for the variance. Discussion on whether or not it meets the requirements or if the design. Discussion as well as to whether a variance should be granted without knowing the design.

For the administrative review Watts moved and O'Brien seconded to recommend an administrative recommendation to deny the variance. Motion pass unanimously.

IV. PROJECT APPROVAL

V. OTHER BUSINESS

Chair Johnson asked to have the shed regulations reviewed at the September meeting as well as the building maximum discussion.

VI. ADJOURN

Motion made by Beck, Seconded by O'Brien to adjourn the meeting at 6:24 p.m. Voting Yea: Beck, Costello, Johnson, Manin, O'Brien, Stuckey, Watts. Motion passed unanimously.

NEXT MEETING -

September 3, 2024

September 3, 2024.

Respectfully Submitted:

Michelle Eddy, MMC

Town Clerk

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: August 29, 2024

RE: Planning/Zoning/Architectural Guidelines review – 0043 Backland Ct

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed

Zoning Regulation analysis –

Proposal:	A new single-family residence with an attached garage. The proposed 3 story, 3 bedroom, 2 bath home, includes 1811 s.f. of living space and an attached 598 s.f., 2 vehicle garage for a combined 2409 square feet.
Zoning district:	R-1
Lot Size:	~ 17,923 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 145' 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 28'
Garage Stds:	The proposed garage is ~598 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements will be met through the proposed garage and exterior parking. Exterior parking is not clearly indicated, but space is available

Architectural Design Guideline analysis -

Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly, but still indicates a 29' front setback	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 28'	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Main roof design is a shed roof, with a gable roof on a small section. **Shed roof designs with 3:12 are not permitted per section 5-70.**	PC
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y
Article 5-100	Horizontal metal is indicated	Y

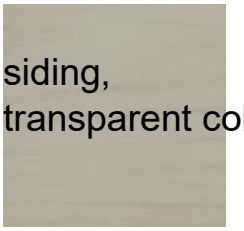
Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is natural wood, which shows general compliance	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 598 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are 3 and 4%	Y
Article 7-60 Parking Areas	Required parking is provided.	Y
Article 7-100 Decks	Large covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

43 Backland Ct.

Color Board

Horizontal Siding – Rough sawn Spruce 1x8 V-groove shiplap with Benjamin Moore – Arbor coat – Semi solid stain Color “Dragons Breath”



siding,
transparent color

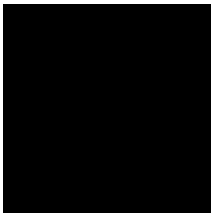
Vertical Siding – Wire brush 1x6 Nickel Gap spruce With Bengamin Moore – Arbor coat – Semi

“Normandy”

per
“black”

Trim and Fascia – Rough sawn spruce 1x Trim and fascia plan Benjamin Moore – Arbor coat – Semi solid –

GAF – Asphalt shingles Timberline UHDZ – “Charcoal”



Aluminum Clad windows and Metal Standing seam to be Black

GEOTECHNICAL ENGINEERING STUDY
43 BACKLAND COURT
BLUE RIVER, COLORADO
80424

PROJECT NUMBER 24-1121
JUNE 29, 2024

PREPARED FOR

ASPECT MOUNTAIN HOMES
PO BOX 2428
BRECKENRIDGE, COLORADO
80424

Prepared By:

Ryan Hamkins

Ryan Hamkins
Staff Engineer

Reviewed By:

COLORADO LICENSED
Cuong Quoc Vu
44493
6/29/2024
PROFESSIONAL ENGINEER

Cuong Vu, PhD, P.E.
Project Engineer

Cuong Vu
Digitally signed by Cuong Vu
Date: 2024.06.29 22:21:46 -06'00'

Table of Contents

1393 South Inca Street, Denver, Colorado 80223 ▪ Psalm 20 ▪ Phone: 303-238-1770
GeoAdmin@bestengineeringusa.com

EXECUTIVE SUMMARY

Best Engineering Solutions and Technologies, LLC (BEST) completed a geotechnical engineering study for the project located at 43 Backland Court in Blue River, Colorado. Design parameters and a discussion of geotechnical engineering considerations related to construction of the proposed residences are included in this report. A summary of the findings includes:

1. Subsurface explorations encountered native topsoil underlain by native gravelly sand with clay, cobbles, and boulders to the maximum depth explored of 8 feet Below Existing Grade (BEG). Groundwater was not encountered during the drilling. Fluctuations of the groundwater may occur seasonally or with precipitation events.

2. Based on the subsurface conditions encountered in the test pits and the nature of the proposed construction, we recommend the proposed structures be founded on spread footings bearing on native soils. Spread footings bearing as recommended should be designed for an allowable bearing pressure of 2,000 pounds per square foot (psf).

3. Native soils or imported structural fill are suitable for support of concrete slab-on-grade construction.

4. A representative of our office should observe the construction operations discussed in this report.

5. Protect all exposed soils from excessive drying or wetting during the construction process.

6. Detailed recommendations are made throughout this report. These must be reviewed to assure proper consideration in the design.

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PURPOSE AND SCOPE OF WORK

This report presents the results of a geotechnical engineering study for the project located at 43 Backland Court in Blue River, Colorado. The project site is shown on Figure 1. The study was conducted to provide foundation design and support of slab-on-grade recommendations.

Field exploration consisted of two exploratory test pits completed to collect information on the subsurface conditions. Samples of the soils collected during the field exploration were tested in the laboratory to determine their classification and engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths, and allowable soil-bearing pressures for the proposed building foundations.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction of the proposed residence are included in this report.

PROPOSED CONSTRUCTION

We understand that the proposed construction will consist of the construction of a new single family home, with slab-on-grade foundation. Conventional wood frame construction, with column loads expected to be low to moderate and typical of this type of structure, will be used above grade with cast-in-place concrete foundations below grade. The floors will be slab-on-grade. Site development is expected to include sidewalk and landscaped areas. Local utilities will generally be underground, except for surface storm runoff and overhead electric.

If the loadings, locations, or grading plans for the structures change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

At the time of our field exploration, the property consisted of vacant lot. The site is bounded by residential single-family homes and vacant lots. The topography in the area slopes toward the north and west at an approximate elevation of 10,080 feet MSL.

FIELD EXPLORATION

The exploratory test pits were dug on May 29, 2024, approximately at the location shown on Figure 2 to evaluate the subsurface conditions. The test pits were dug using a small excavator rig and was logged by a representative of BEST. Samples of the soils were obtained using disturbed sampling methods and the depth of the test pits and samples are shown on the Test Pit Log, Figure 3 and Legend and Notes, Figure 4.

SUBSURFACE CONDITIONS

TP1: Native, Topsoil was encountered to a depth of 1.5 feet BEG. Native, gravelly sand with clay, cobbles, and boulders was encountered to the maximum explored depth of 8 feet BEG. **TP2**: Native, Topsoil was encountered to a depth of 1.5 feet BEG. Native, gravelly sand with clay, cobbles, and boulders was encountered to the maximum explored depth of 8 feet BEG. Groundwater was not encountered during the drilling. Fluctuations of the groundwater may occur seasonally or with precipitation events.

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Samples taken from the exploratory test pits were retained for laboratory testing and visually classified by a project engineer. The results of the tests performed on the samples obtained from the test pits are shown on Table 1. Laboratory testing included index property tests, such as moisture content and density, water soluble sulfate, swell/consolidation testing and minus #200 sieve analysis. The testing was performed on relatively undisturbed drive samples and were in general conformance with recognized test procedures, primarily, ASTM and Colorado Department of Transportation (CDOT).

FOUNDATION DESIGN RECOMMENDATIONS

The native soils are suitable to support lightly to moderately loaded building foundations. Based on the soil conditions encountered in the exploratory test pits and the nature of the proposed construction, we recommend that the structures be founded on spread footings bearing on native soils. The design and construction criteria presented below should be observed for a spread footing foundation system.

1. Footings placed on the native soils may be designed for an allowable soil bearing pressure of 2,000 pounds per square foot (psf). Based on experience it is expected that total settlement of the footings, designed and constructed as discussed in this section, would be approximately 1.5-inches or less. Differential settlement is estimated to be approximately ½ to ¾ of the total settlement. Most of this settlement will generally occur during the construction phase.

2. Spread footings placed on native soils should have a minimum footing width of 16 inches for continuous footings and 24 inches for isolated pads.

3. Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is required by the City of Blue River.

4. Continuous foundation walls should be reinforced top and bottom to span local anomalies by assuming an unsupported length of at least 10 feet.

5. A grounding system (Ufer Ground) may be installed where the grounding system is contained within the exterior building wall and the concrete foundation wall. This is in place of having a copper ground rod installed adjacent to the foundation wall.

6. The lateral resistance of a spread footing placed on undisturbed native soils or properly compacted granular structural fill material will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Based on the soil characteristics, the resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.55. Passive pressure against the sides of the footings can be calculated using an equivalent fluid unit weight of 315 pounds per cubic foot (pcf). The at-rest lateral pressures on the walls can be calculated using an equivalent fluid density of 65 psf per foot of depth. The active lateral earth pressures should be calculated using an equivalent fluid density of 40 psf per foot of depth. These lateral resistance values are working values.

7. All loose or soft soils should be removed, and the footings placed on native soils or properly compacted structural fill. The disturbed surface of the native soils should be compacted prior to concrete placement.

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8. Interior backfill should consist of onsite native soils and should be placed in uniform lifts not to exceed 10 inches thick and compacted to at least 98% of the standard Proctor (ASTM D 698) maximum dry density and within 2 percentage points of the optimum moisture content. Interior backfill should extend laterally beyond the edges of the footings at a distance at least equal to the depth of the fill below the footing subgrade. Prior to the fill placement, any loose subgrade soils should be compacted. Any wet and soft subgrade soils should be removed prior to fill placement. The backfill material should be free of snow and ice, vegetation, topsoil, organics, trash, construction debris, oversized rocks greater than 8 inches in diameter, and other deleterious material.

9. Exterior backfill may consist of the onsite native soils or imported structural fill and should be properly placed and compacted to reduce the risk of settlement and distress. Onsite backfill material placed on the exterior of the structure should be placed and compacted to at least 95% of the standard Proctor (ASTM D 698) maximum dry density within 2 percentage points of the optimum moisture content.

10. Backfill in pavement and walkway areas should also be compacted to at least 95% of the standard Proctor (ASTM D 698) maximum dry density and within 2 percentage points of the optimum moisture content. Care should be taken when compacting around the foundation walls and underground structures to avoid damage to the structure. Hand compaction procedures may be used to prevent excessive lateral pressures from exceeding the design values.

11. Backfill in landscaped areas may consist of native onsite soils or imported structural fill. It should be placed in uniform lifts and compacted to at least 90% of the standard Proctor (ASTM D 698) maximum dry density within 2 percentage points of the optimum moisture content.

12. Utility backfill should be compacted as appropriate for the proposed surface uses (landscape, building, pavement, etc.).

13. All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures, such as adjacent footings, traffic, construction materials, and equipment. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain system should be provided to prevent hydrostatic pressure buildup behind the walls. The lateral resistance values identified above assume drained conditions behind the walls and a horizontal backfill surface. Refer to the Underdrain System section for further information. Minor cracking of concrete foundation walls should be expected.

14. Based on our testing, we recommend all concrete exposed to the onsite materials meet the cement requirements for Class 0 exposure of sulfate attack on concrete as presented in ACI 318-14. Alternatively, the concrete could meet the CDOT requirements for Class 0 exposure as presented in Section 601.04 of the CDOT Standard Specifications for Road and Bridge Construction (2019).

15. Depending upon depth of excavation and seasonal conditions, groundwater may be encountered within excavations on the site. Pumping from sumps may be utilized to control water within excavations, if necessary. BEST is available to provide further dewatering recommendations if this issue arises.

16. A BEST representative should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

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FLOOR SLABS

The native soils are suitable to support lightly to moderately loaded slab-on-grade construction. To reduce the effects of differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints, which allow unrestrained vertical movement. Interior non-bearing partitions resting on floor slabs should be provided with slip joints so that, if the slabs move, the movement cannot be transmitted to the interior structure. This detail is also important for wallboards, stairways and door frames. Slip joints which will allow at least 1.5 inches of vertical movement are recommended.

Floor slab control joints should be used to reduce damage due to shrinkage cracking. Joint spacing is dependent on slab thickness, concrete aggregate size, and slump, and should be consistent with recognized guidelines such as those of the Portland Cement Association (PCA) and American Concrete Institute (ACI). The joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use.

Fill placed beneath floor slabs may consist of native onsite soils, an imported structural fill, or non-expansive, predominantly granular material. The geotechnical engineer should evaluate the suitability of fill materials prior to placement.

Slab performance is greatly dependent on the amount of moisture introduced to the underlying soils, which could result in potential excessive movement causing uneven slabs and cracking. Proper surface grading and foundation drain installation will help to reduce water infiltration in the sub-slab soils. Recommendations within the Surface Drainage and the Underdrain System sections below, should be followed. Recommendations provided in this section are meant to reduce the possible distress caused by slab movement but will not completely eliminate risk. A structurally supported floor system should be used if the owner cannot tolerate potential movement.

SEISMIC CONSIDERATIONS

This area of Blue River is located in Seismic Design Category “B”. The soil at the foundation level has a very dense soil profile. The average soil profile in the top one-hundred feet provides an overall “stiff soil” profile, which provides a Site Class of “D”. Based on the subsurface profile, site seismicity, and the anticipated ground conditions; liquefaction is not a design consideration.

SURFACE DRAINAGE

Proper surface drainage is very important for acceptable performance of the slab-on-grade during construction and after the construction has been completed. The following recommendations should be used as guidelines and changes should be made only after consultation with the geotechnical engineer.

1. Excessive wetting or drying of the excavation and underslab areas should be avoided during construction.

2. The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 12 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas. Free-draining wall backfill should be capped with approximately 2 feet of the onsite finer graded soils to facilitate surface drainage. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act.

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3. Xeriscaping should be considered with limited irrigation within 4 feet of the foundation walls. Roof downspouts and drains should discharge well beyond the limits of all backfill and onto splash blocks.

SLAB-ON GRADE – PLASTIC BARRIER

The slab-on-grade construction precludes the need for an underdrain system. It is recommended that an impermeable plastic sheet be placed beneath the floor slab in any living space to reduce moisture migration through the concrete slab. The sheet should be secured to the interior of the foundation walls. There should be a minimum one-foot side lap and at least two-feet of end lap.

HOMEOWNER PRECAUTIONS

All new construction has an adjustment period after construction is completed. Exterior and interior observation should be performed on a regular basis. The exterior backfill should be checked for positive drainage away from the foundation. No ponding of water should be observed. Roof downspouts and splash blocks should direct water away from the foundation. The discharge of any sump should be free of blockage and discharge away from the foundation.

DESIGN AND CONSTRUCTION SUPPORT SERVICES

Please consider retaining BEST to provide the following services:

1. Review of the project plans and specifications for conformance with the recommendations provided in this report.

2. Observation and testing to document that the intent of this report and that the requirements of the plans and specifications are being followed during construction.

3. Identification of possible variations in subsurface conditions from those encountered in this study, so that recommendations can be re-evaluated, if needed.

4. Preparation of a shoring plan, if necessary, for the protection of adjacent structures.

BEST is also available to assist the design team in preparing specifications for the geotechnical aspects of the project and performing additional studies, if necessary, to accommodate possible changes in the proposed construction.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering practices in this area for exclusive use by the client for design purposes. Copying of this report or portions of this report without the express written permission of Best Engineering Solutions and Technologies, LLC (BEST), is specifically prohibited. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon data obtained from the exploratory test pits at the locations indicated on Fig. 2, and the proposed construction. This report may not reflect subsurface variations that occur between the explorations. The nature and extent of variations across the site may not become evident until site grading and excavations are performed. If fill, soil, rock or water conditions appear to be different from those described herein, BEST should be advised at once so that a re-evaluation of the recommendations presented in this report can be made. BEST is not responsible for liability associated with interpretation of subsurface data by others.

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The scope of services for this project does not include any environmental assessment of the site or identification of contaminated or hazardous materials or conditions. In addition, this study does not include determination of the presence, prevention, or possibility of mold or other biological contaminants developing in the future. If the owner is concerned about the potential for such contamination, other studies should be undertaken.

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TABLE 1.1
SUMMARY OF LABORATORY TEST RESULTS

PROJECT: 43 Backland Ct **PROJECT NO:** 24-1121 **DATE:** June 25, 2024
LOCATION: Breckenridge, CO **SOURCE:** Field Test Pit / Lab Testing

Test Pit No.	Depth (ft)	Sample Type (Note 1)	Nat. Dry Density (PCF)	Natural Moist. (%)	ATTERBERG LIMITS		GRADATION			% Swell and Consolidation	Additional Test Results (Note 3)	Soil Description
					LL	PI	% Gravel +No. 4	% Sand -No. 4 +No. 200	% Fines -No. 200			
TP-1	1.5-7	BS		8			34	56	10		WSS= 17.0	Gravelly sand with clay
TP-2	1.5-7.5	BS		6			44	48	8			Gravelly sand

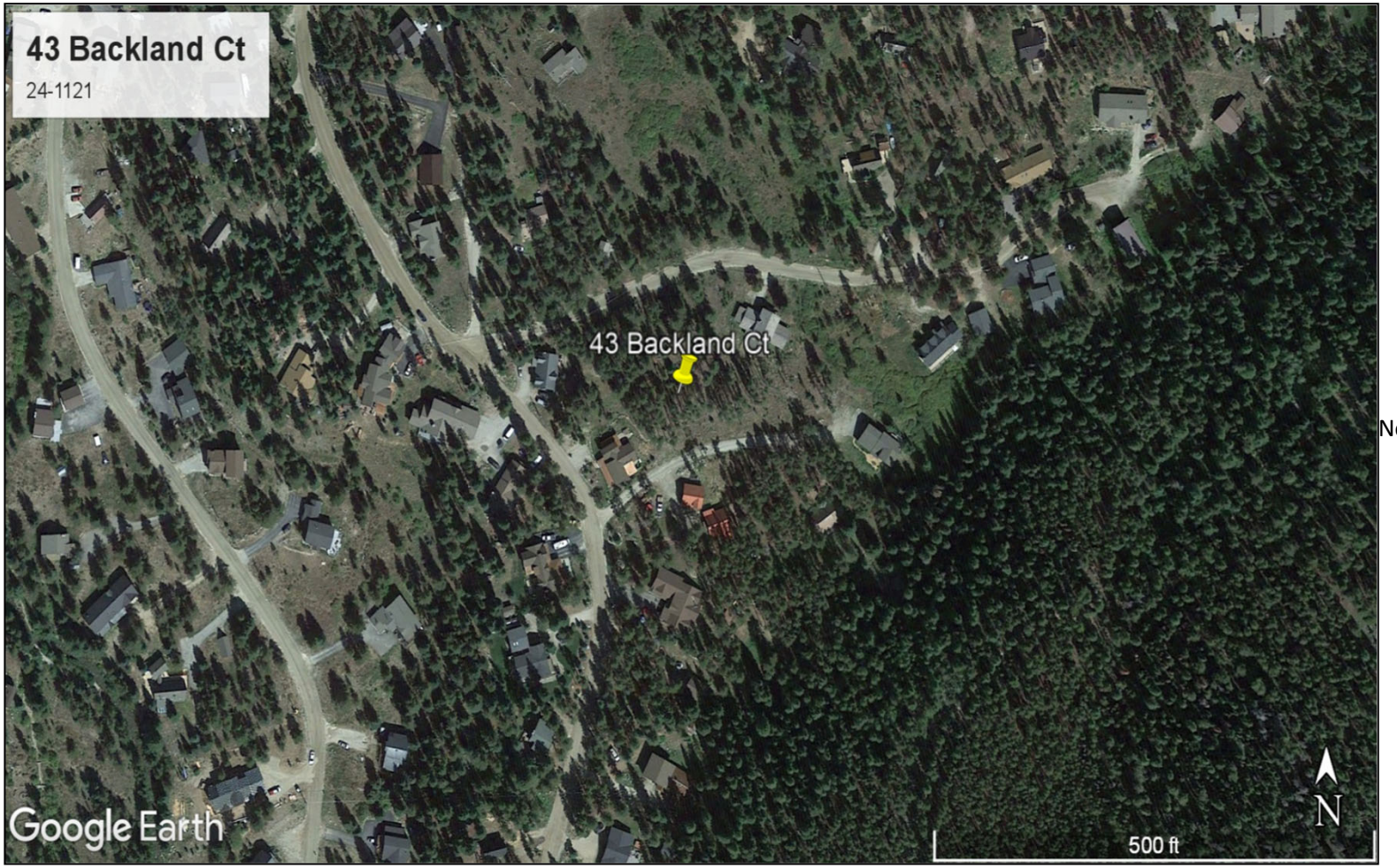
NOTE 1- Sample Type
BS=Bag Sample
AS=Auger Sample
ST=Shelby Tube
CA=California Sample
RM=Remolded Sample
HD=Hand Drive
AD=Air Dried
SS=Split Spoon Sample

NOTE 2-Shear Strength Tests
C1= Unconfined Compression
C2=Miniature Compression
C3=Pocket Penetrometer
C4=Pocket Value

NOTE 3- Additional Test Results
TT=Triaxial Test
PT=Proctor
CT=Consolidation Test
RA=Radon Testing (pCi/L)
pH = pH of soil
OR = Organic content of soil
WSS=Water Soluble Sulfates

TABLE: 1
Page 1 of 1

SITE MAP



N

Not to Scale

Project Number **24-1121**

Figure 1

Address: 1393 South Inca Street, Denver, Colorado 80223 ● Psalm 20 ● Phone: 303-238-1770
Office@BestEngineeringUSA.com

TEST PIT LOCATIONS

N

Not to Scale

LEGEND: TP-1 – Indicates approximate location of exploratory pit

Project Number 24-1121

Figure 2

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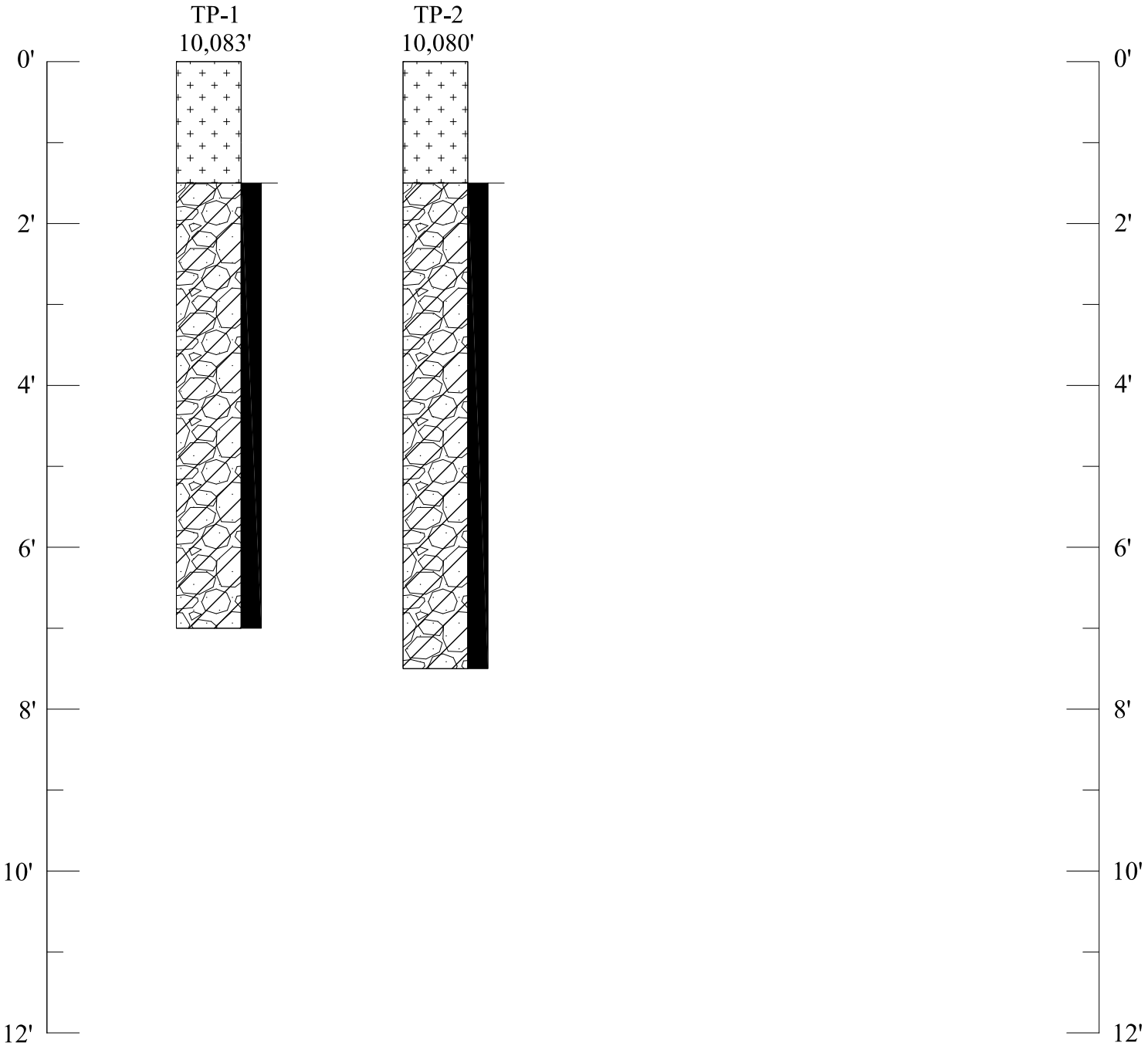
APPROXIMATE
TEST PIT ELEVATIONS



TEST PIT LOGS

Best Engineering Solutions and Technologies

Address:
1393 South Inca Street
Denver, CO 80223

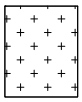
Project Location:
43 Backland Ct
Breckenridge, Colorado

DRAWN BY: NAO
REVIEWED BY: CV
DATE: June 25, 2024

SCALE:
Vertical: N/A
Horizontal: N/A

PROJECT NO: 24-1121

FIGURE: 3



Topsoil

Gravelly sand to gravelly sand with clay, cobbles, and boulders, brown, moist

(0)

Water Level, Time After Drilling (0 = At Time of Drilling)

Disturbed Sample Collected

Undisturbed Sample Collected

X/12" Blow Counts; Number of Blows to Drive the Sampler 12-Inches (ASTM D-1586)

((X)) Depth of Caving Soils

Practical refusal of the mini excavator

NOTES:

1. The samples were collected on May 29, 2024 with a mini excavator.
2. The stratification lines represent the approximate boundary between soil types and the transition may be gradual.
3. The boring log(s) show subsurface conditions at the dates and locations indicated, and it is not warranted that they are representative of subsurface conditions at other locations or times.
4. Elevations are provided by Google Earth© and are considered approximate.

TEST PIT LOGS	Best Engineering Solutions and Technologies	*Address:* *1393 South Inca Street* *Denver, CO 80223*
Project Location: 43 Backland Ct Breckenridge, Colorado	**DRAWN BY:** NAO **REVIEWED BY:** CV **DATE:** June 25, 2024	**SCALE:** Vertical: N/A Horizontal: N/A
	PROJECT NO: 24-1121	**FIGURE: 4**

Building Permit Application

Email to: info@townofblueriver.org
Questions? Call (970) 547-0545 ext. 1

Lot Number: 186 **Subdivision:** Wilderness Sub
Blue River Physical Address: 43 Backland

Homeowner Information:
Name: Brady Mcmillan
Mailing Address: 400N Park Ave unit 12B Breckenridge CO 80424
Phone: 303-818-4589
Email: Bradymcmillan@gmail.com

Contractor Information
Company Name: Aspect Mountain Homes
Contact Name: Shane Lacy
Mailing Address: p.o. box 2428 Breckenridge CO 80424
Phone: 9704854306
Email: Aspectmtnhomes@gmail.com
Contractor Registration #: BL24-000012
***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. ***

Description of Project:
New Single family

Distance to Property Line	Type of Heat: In floor radiant	Construction Type: wood frame
North: 40'	Roof: Asphalt single	Building Height: 30.1'
South: 40'	Exterior Walls: 2x6	No. Stories: 2
East: 40'	Interior Walls: 2x4	Total # Bedrooms: 3
West: 25'	Basement Fin. Sq.Ft.: 0	Total # Bathrooms: 2
New Addition/Res. Sq.Ft.:	Main Level Sq.Ft.: 1178	Septic or Sewer:
Garage Sq.Ft.: 598	2nd Level Sq.Ft.:	Sewer
Total Square footage: 2409	3rd Level Sq.Ft.:	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILIATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOR OF ___ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINDED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: _____ Date: 7-16-2024

Submittal Requirements

****ALL Submittals Must be Electronic****
Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements
****Please indicate via check box item included as well as page number in submitted packet.**

Completed √	Item	Description	Page #
	Site Plan	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	Seperat e
		Property Boundaries	A1
		Building Envelope with setbacks	A1
		Proposed Buildings	A1
		Structures (existing & proposed)	A1
		Driveway & Grades	A1
		A wetlands delineation & Stream crossing structures where applicable.	na
		Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands.	seperat e
		Transformer & vault location (if installed by owner or existing)	na
		Well location; septic if applicable	A1
		Snow storage areas and calculations	A1
		Major site improvements	A1
		Existing & proposed grading & drainage	A1
	Landscaping Plan	*May be included in the site plan**	
		Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.	A1
		Indicate the percentage of trees removed and revegetation to be conducted.	A1
		Upon completion of the construction project, all land must be raked and	A1

		reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	
		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	A1
		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	A1
	Floor Plans	Scale 1/8" = 1'	
		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	A2-A3
	Exterior Elevations	Scale same as floor plans	
		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	A5
	Roof Plan	Scale same as floor plans	
		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	A4
	Materials Sheet	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	Seperate

After Approval and BEFORE Permit is Issued:

ELECTRONIC COPY Stamped set.

- **All of the above mentioned plus items below in one plan set.**

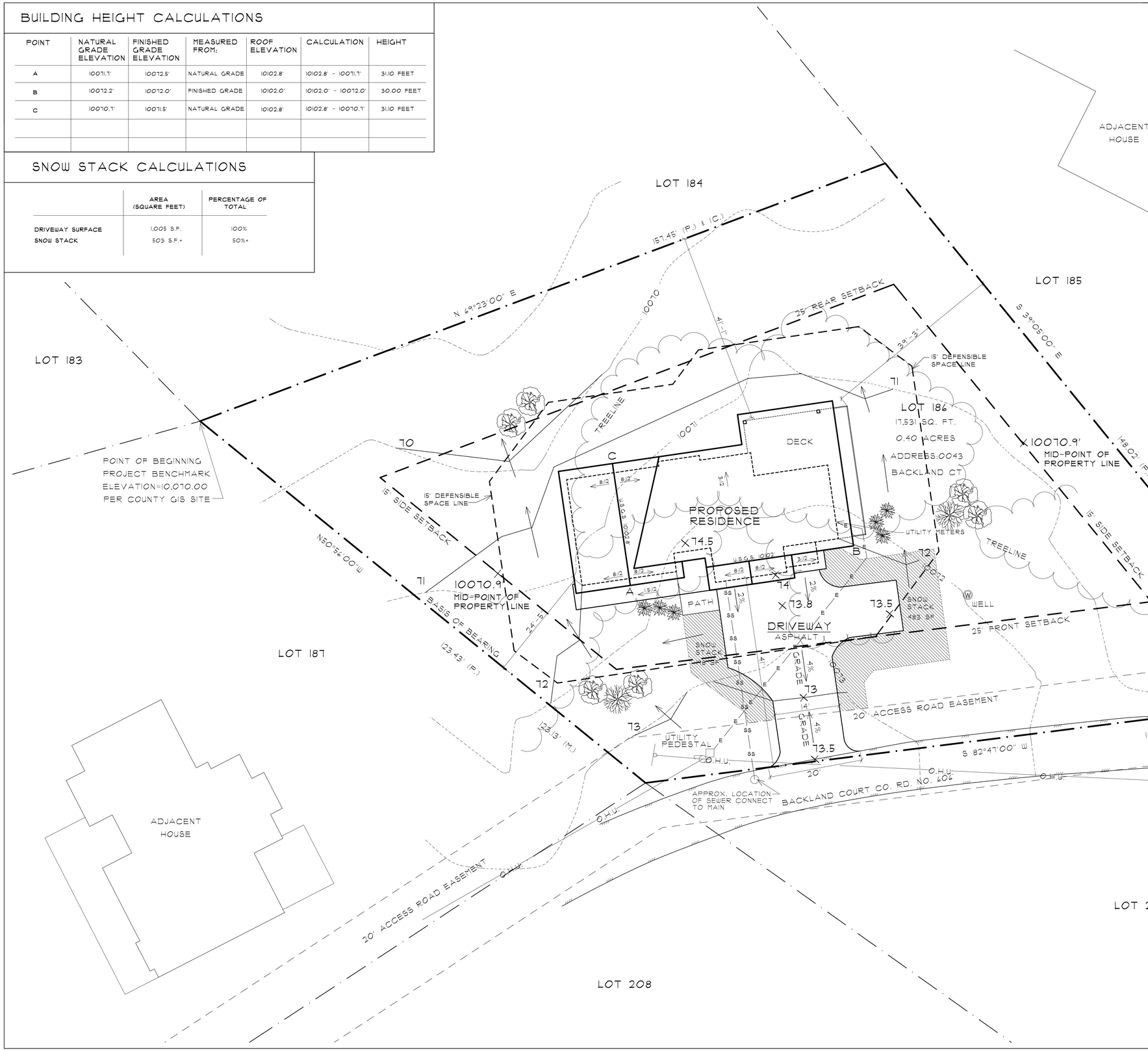
Completed √	Item	Page #
	Soils report if applicable	Seperate
	Electrical, plumbing and mechanical plans.	E1, M1
	Construction Management Plan. Please refer to the Town Code and Architectural Guidelines for all requirements.	A7
	Stamped structural plan	S1.0 - S2.3
	Current Summit County Septic System Permit (including system plot plan), or evidence of full payment of tap fees to Upper Blue Sanitary District.	NA
	Current Colorado Well Permit or evidence of full payment of tap fees to Timber Creek Water District	Seperate
	Colorado Department of Transportation Hwy Access Permit	NA
	Designation of General Contractor, except for bona fide homeowner contractor	Seperate
	For Manufactured Homes the following additional information is required	NA
	• State of Colorado Division of Housing Approved Plans	NA
	• State of Colorado Division of Housing Registered Installer Certificate	NA

BUILDING HEIGHT CALCULATIONS

POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM:	ROOF ELEVATION	CALCULATION	HEIGHT
A	10071.1'	10072.5'	NATURAL GRADE	10102.8'	10102.8' - 10071.1'	31.10 FEET
B	10072.2'	10072.0'	FINISHED GRADE	10102.0'	10102.0' - 10072.0'	30.00 FEET
C	10070.1'	10071.5'	NATURAL GRADE	10102.8'	10102.8' - 10070.1'	31.10 FEET

SNOW STACK CALCULATIONS

	AREA (SQUARE FEET)	PERCENTAGE OF TOTAL
DRIVEWAY SURFACE	1,005 S.F.	100%
SNOW STACK	503 S.F.+	50%+



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

1 / A1 SITE PLAN

1" = 10'

NORTH

LANDSCAPE LEGEND

KEY	NAME	NO.	SIZE
	QUAKING ASPEN (POPULUS TREMULOIDES)	6	2" MIN. CAL. 50% MULTI-STEM
	COLORADO BLUE SPRUCE (PICEA PUNGENS) ENGELMANN SPRUCE (PICEA ENGELMANNII)	2	(1) 6'-0" (1) 8'-0"
	SHRUBS -PEKING COTONEASTER, SILVER BUFF. BERRY, TUNBERRY HONEYSUCKLE -SHUBERT CHOKECHERRY, REDTWIG DOGWOOD, NATIVE REDBERRY ELDER	6	5 GAL.
	TREES TO BE REMOVED	0	-
	EXISTING TREES	7+	-

LANDSCAPE NOTES

1) SEED ALL DISTURBED AREAS W/ SUMMIT COUNTY GRASS SEED MIX AND 4" TOPSOIL, RAKE AS REQUIRED
2) LOCATE PLANTINGS TO AVOID SNOW AND ICE SLIDE AREAS.
3) TREES THAT ARE TO REMAIN SHALL BE PROTECTED WITH FENCING TO REDUCE COMPACTION AROUND TREE BASE AND GRADE CHANGES. FENCING TO BE LOCATED AT TREE DRIPLINE.
4) COBBLE ROCK TO BE USED AS A GROUND COVER IN ROOF DRIPLINE AREAS.
5) ALL PLANT MATERIALS SHALL BE BACK FILLED WITH EQUAL PARTS OF ORGANIC AMENDMENTS AND NATIVE SOIL.
6) ALL SHRUB AND TREE WELLS SHALL RECEIVE 3 INCHES SHREDDED BARK MULCH.
7) ALL NEWLY PLANTED TREES SHALL BE ROOT RED AT THE TIME OF INSTALLATION.
8) GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS AS SPECIFIED ON SITE PLAN.

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43 BACKLAND RESIDENCE

LOT 184, WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

TITLE

SITE PLAN

ISSUE	DATE
PRELIM.	7/16/24
PERMIT	8/6/24

A1

OF 7

GENERAL NOTES

1. ALL ITEMS AND WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS UNLESS NOTED AS EXISTING OR NOT IN CONTRACT ON THE DRAWINGS.

2. THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION ADOPTED BY BLUE RIVER, COLORADO. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED APPROVALS. BUILDING AREAS ARE SHOWN FOR CODE PURPOSES ONLY AND SHALL BE RECALCULATED FOR ANY OTHER PURPOSES.

3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, PROPERTY BOUNDARIES, BUILDING SETBACKS, SITE SLOPES AND UTILITY LOCATIONS, ETC. ON THE JOB SITE PRIOR TO THE BEGINNING OF ANY WORK.

4. THE CONTRACTOR MUST VERIFY THE BUILDING LAYOUT WITH THE ARCHITECT PRIOR TO EXCAVATION ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE.

5. IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY, AND SHALL BE RESPONSIBLE FOR THE FOLLOWING MANUFACTURERS' INSTALLATION RECOMMENDATIONS AND INSTRUCTIONS.

6. SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE ONLY WITH OWNER'S OR ARCHITECT'S WRITTEN APPROVAL. IF THE CONTRACTOR REQUIRES ANY CHANGES WHICH IMPACT THE PROJECT SCHEDULE OR BUDGET, HE SHALL SUBMIT A WRITTEN CHANGE ORDER REQUEST TO THE OWNER OR ARCHITECT PRIOR TO THE COMMENCEMENT OF SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES GENERAL CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILTY FOR ANY AND ALL CONSEQUENCES RESULTING FROM THESE CHANGES.

7. ANY AMBIGUITY OR DISCREPENCY DISCOVERED WITHIN THESE PLANS BY THE CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES.

8. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF WOOD FURRING OR FACE OF CONCRETE WALLS UNLESS OTHERWISE NOTED. SECTION OR ELEVATION DIMENSIONS ARE AT TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

FLOOR ELEVATIONS

MAIN FLOOR	110'-1 3/4" = U.S.G.S. 10084.6'
LOWER FLOOR	100'-0" = U.S.G.S. 10074.5'

DOOR SCHEDULE

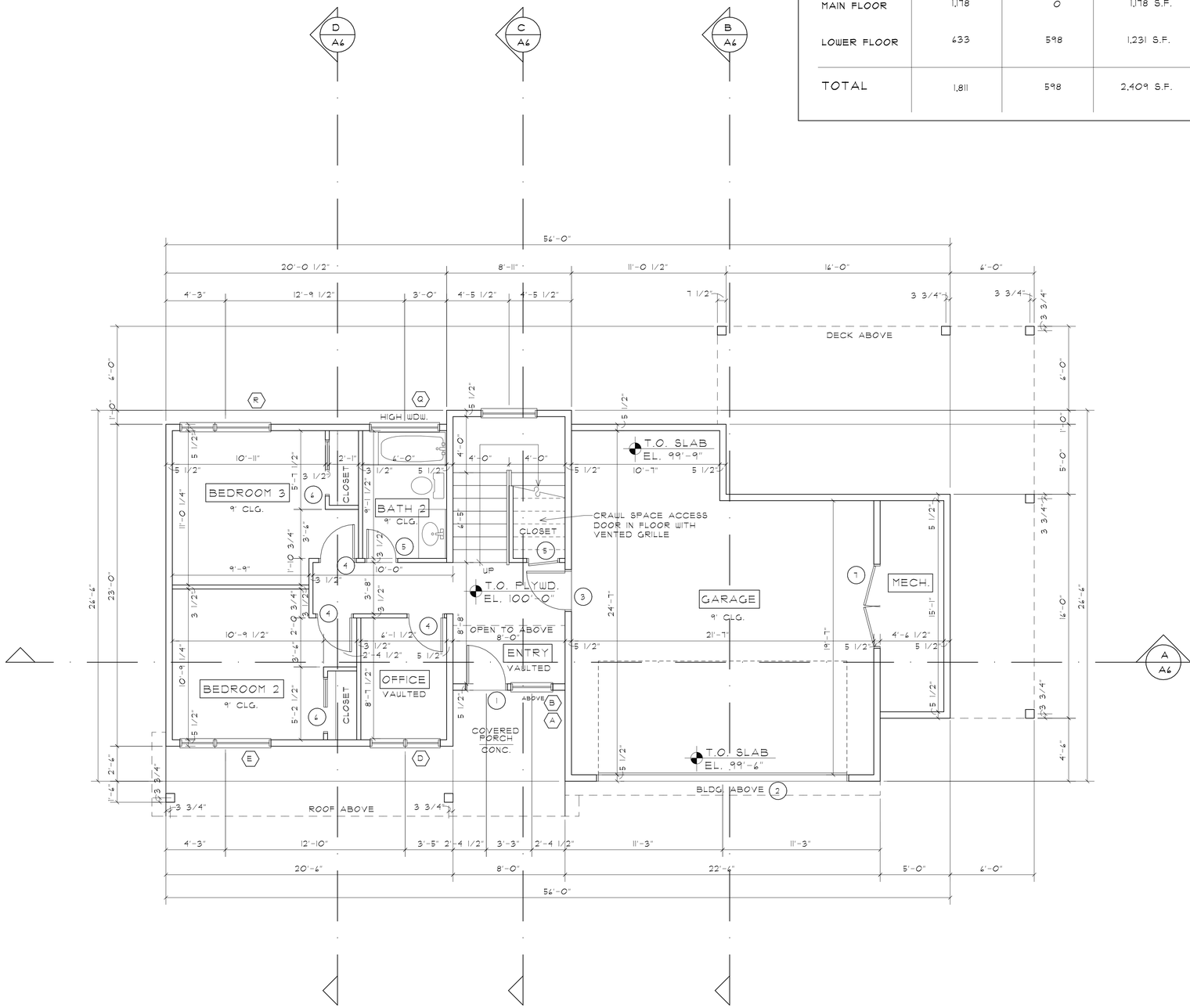
#	MTL.	TYPE	OPER.	WIDTH	HEIGHT	THKNES	GLASS	
1	WOOD	SOLID	SWING	3'-0"	7'-0"	1 3/4"		CUSTOM/OWNER
2	WOOD	GARAGE	OVHD	18'-0"	8'-0"	1 3/4"		INSUL. W/AUTO OPEN
3	WOOD	SOLID	SWING	3'-0"	6'-8"	1 3/4"		FIRE DOOR SELF-CLOSING
4	WOOD	PANEL	SWING	2'-8"	6'-8"	1 3/8"		
5	WOOD	PANEL	SWING	2'-4"	6'-8"	1 3/8"		
6	WOOD	PANEL	SLIDE	4'-0"	6'-8"	1 3/8"		PAIR
7	WOOD	PANEL	SWING	6'-0"	6'-8"	1 3/8"		PAIR

WINDOW SCHEDULE

SYM	MFR ID (# UNITS)	TYPE	UNIT WIDTH	UNIT HEIGHT	NOTES
A	3696	FIXED	3'-0"	8'-0"	SAFETY GLAZING
B	7530	FIXED	6'-3"	2'-6"	
C	3060	CSMT	7'-6"	5'-0"	EGRESS
D	3060(2)	CSMT	5'-0"	5'-0"	
E	3060/4860	CSMT/FIX	6'-6"	5'-0"	EGRESS
F	3018/3060/6018/6060	CSMT/FIX	7'-6"	6'-6"	EGRESS
G	3042	CSMT	2'-6"	3'-6"	
H	4872	FIXED	4'-0"	6'-0"	
I	3018/3060/4218/4260	CSMT/FIX	6'-0"	6'-6"	
J	52102/5218	FIX/AWN	4'-4"	10'-0"	
K	5290/5218	FIX/AWN	4'-4"	9'-0"	
L	NOT USED				
M	5254/5218	FIX/AWN	4'-4"	6'-0"	
N	7254/3618(2)	FIX/AWN	6'-0"	6'-0"	
O	4896	FIXED	4'-0"	8'-0"	SAFETY GLAZING
P	3630(2)	FIXED	6'-0"	2'-6"	
Q	6018	AWNING	5'-0"	1'-6"	
R	4860/3060	FIX/CSMT	6'-6"	5'-0"	EGRESS
S	3696	SWING DR	3'-0"	8'-0"	PATIO DOOR

BUILDING AREA CALCULATIONS

	FINISHED	UNFINISHED	TOTAL
MAIN FLOOR	1,178	0	1,178 S.F.
LOWER FLOOR	633	598	1,231 S.F.
TOTAL	1,811	598	2,409 S.F.



1 / A2 LOWER FLOOR PLAN

1/4" = 1'-0"

NORTH

633 SF FINISHED
598 SF GARAGE/UNFINISHED

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ARCHITECT

43 BACKLAND RESIDENCE

LOT 186, WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

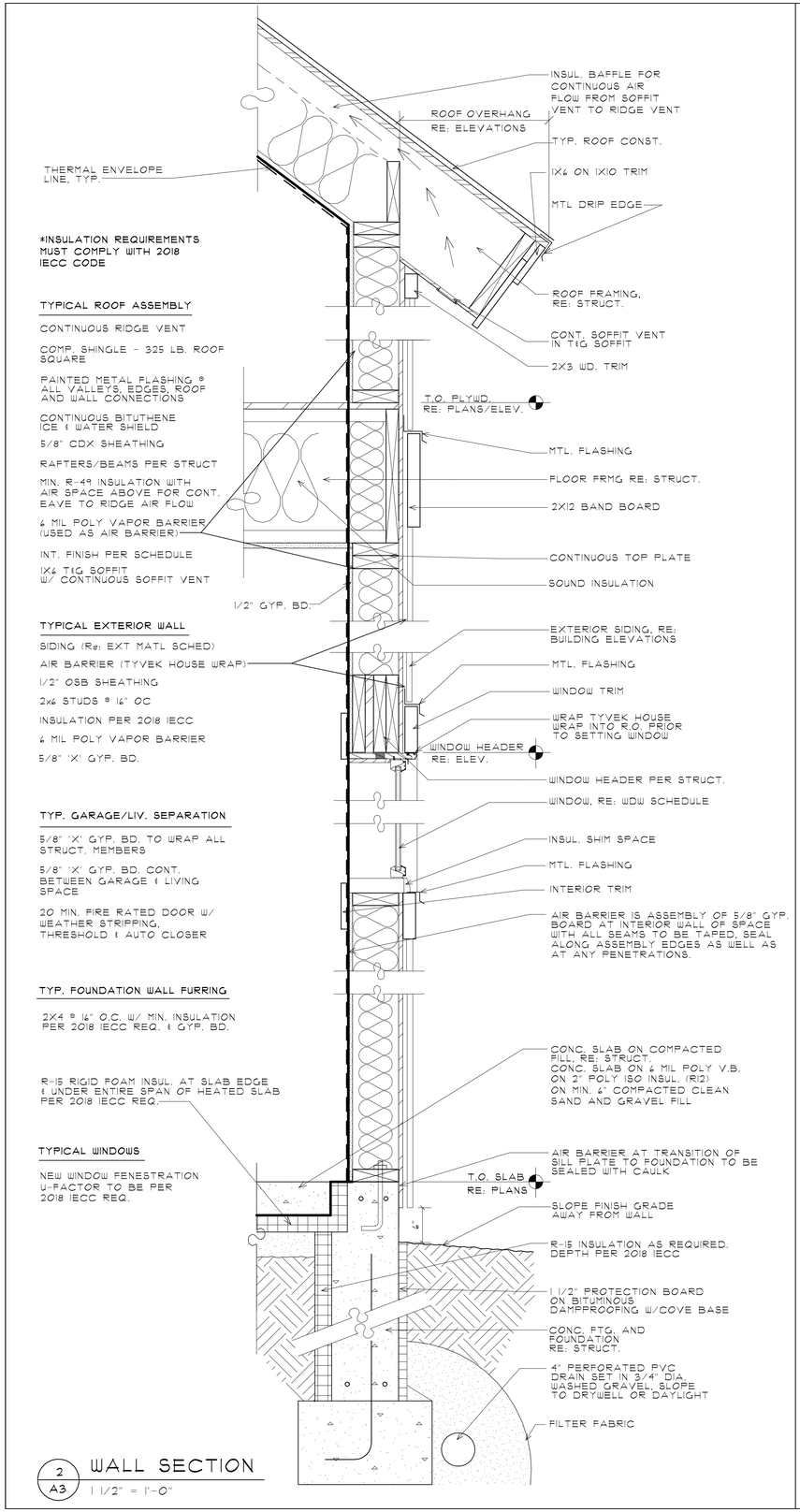
TITLE

FLOOR PLANS

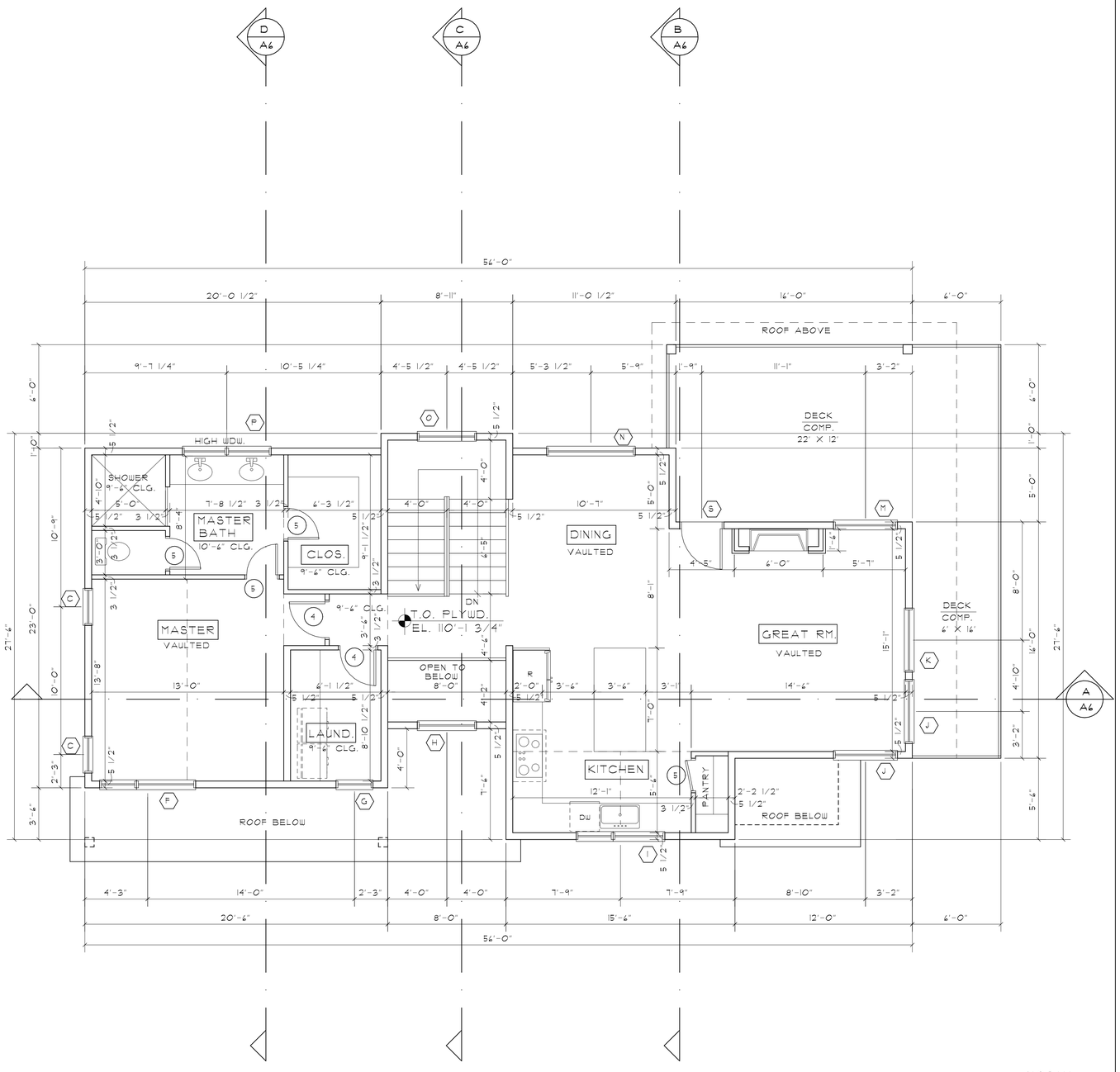
ISSUE	DATE
PRELIM.	7/6/24
PERMIT	8/6/24

A2

OF 7



2 / A3 WALL SECTION
1 1/2" = 1'-0"



1 / A3 MAIN FLOOR PLAN
1/4" = 1'-0"
1,178 SF FINISHED

NORTH

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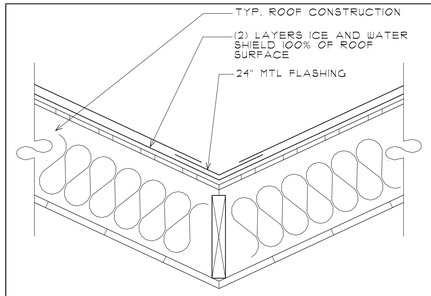
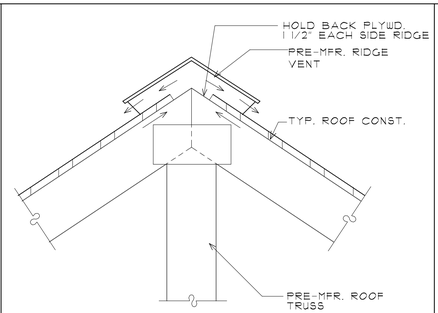
A3

OF 7



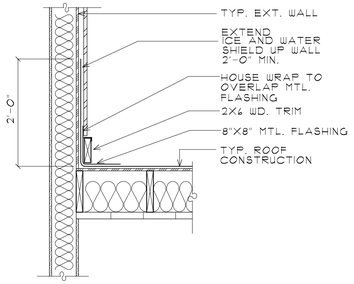
3 / A4 VALLEY DETAIL

1 1/2" = 1'-0"



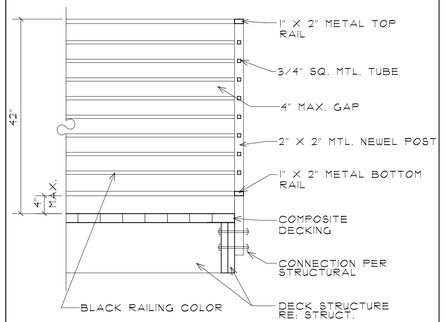
2 / A4 RIDGE TRUSS DETAIL

1 1/2" = 1'-0"



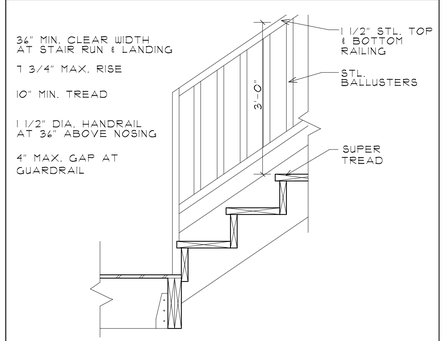
4 / A4 ROOF/WALL DETAIL

3/4" = 1'-0"



5 / A4 EXTERIOR RAIL DETAIL

3/4" = 1'-0"



6 / A4 INTERIOR STAIR DETAIL

3/4" = 1'-0"

2018 IECC PRESCRIPTIVE REQUIREMENTS:

ROOF/CEILING:

R-49 UNCOMPRESSED OVER THE TOP PLATE

ABOVE GRADE WALLS:

R-20 CAVITY + R-5 CONTINUOUS

SLABS, INCLUDING SLAB EDGE:

R-10

FENESTRATIONS:

MAX U 0.30

FLOOR R-VALUE:

R-38

BASEMENT WALL:

R-19 CAVITY

BLOWER DOOR:

ACH 2.7 AT A PRESSURE 0.2" W.G. (50 PASCALS)

2018 IECC PRESCRIPTIVE REQUIREMENTS:

-HIGH EFFICACY LED LIGHTS 100% MINIMUM WILL BE PROVIDED

-WATERSENSE FIXTURES REQUIRED THROUGHOUT

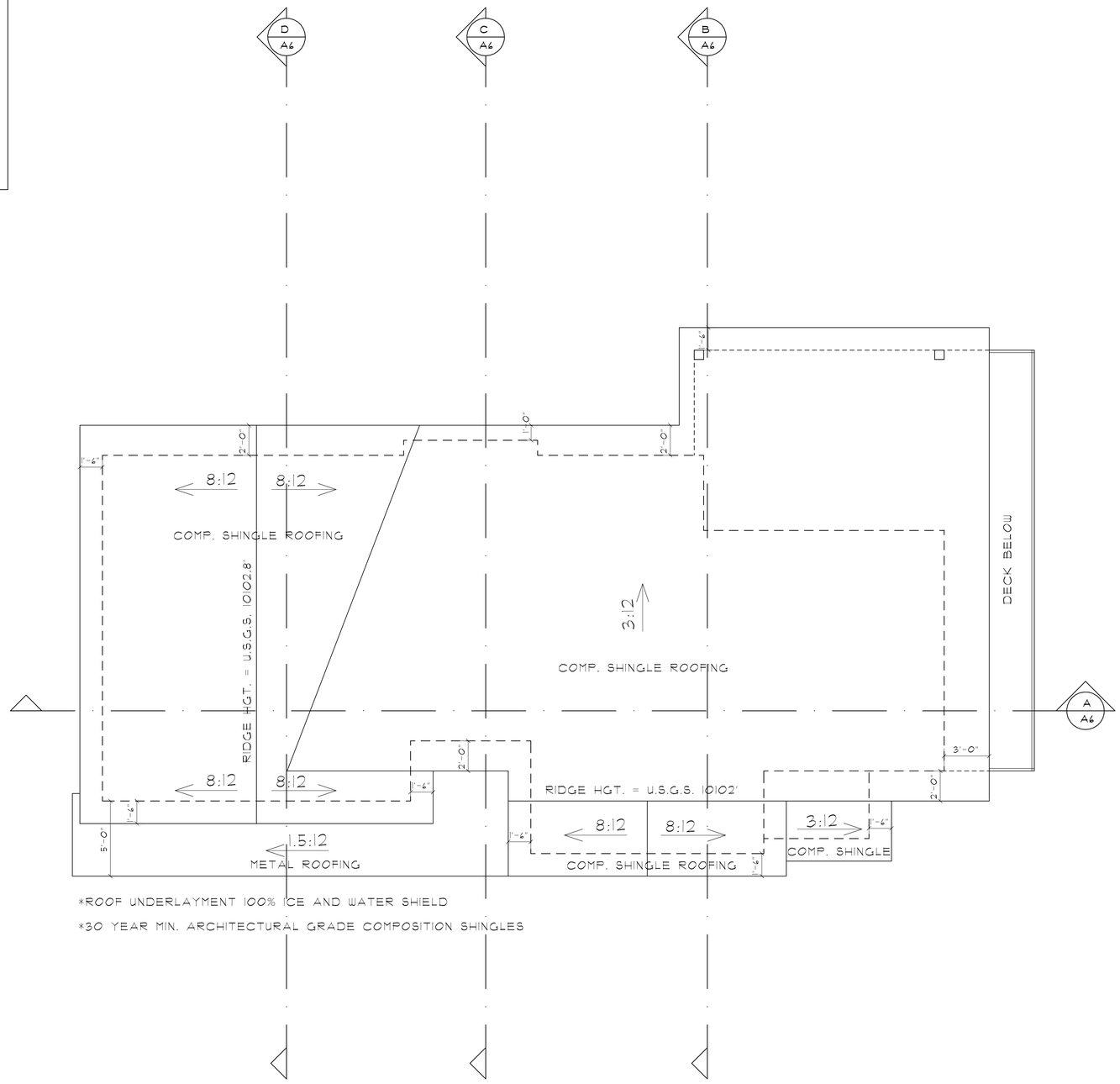
-PROGRAMMABLE THERMOSTATS

-RADIANT HEATING SYSTEM, MINIMUM 95% AFUE

-ENERGY EFFICIENT WATER HEATER
ELECTRIC: MIN. 0.95 ENERGY FACTOR
GAS: MIN. 0.76 ENERGY FACTOR

-PROVIDE PV READY CONSTR. INCLUDING A METAL RACEWAY FROM THE ELEC. PANEL TO THE ROOF LOCATION WHERE PANELS WILL BE INSTALLED, INCLUDING A ROOF JACK, #8 COPPER GROUND, A 2 PULL BLANK IN THE ELECTRICAL PANEL & AN ELECTRICAL CONDUIT FROM THE ELEC. PANEL OUT TO ELECTRIC METER

-PROVIDE AN ELEC. CAR CHARGING ROUGH-IN INCLUDING A BLANKED ELEC. BOX & A RACEWAY TERMINATING IN THE ELEC. PANEL PER ART. 625 OF THE 2020 NEC



*ROOF UNDERLAYMENT 100% ICE AND WATER SHIELD

*30 YEAR MIN. ARCHITECTURAL GRADE COMPOSITION SHINGLES

1 / A4 ROOF PLAN

1/4" = 1'-0"

NORTH

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43 BACKLAND RESIDENCE

LOT 186, WILDERNESS, BLUE RIVER ESTATES

BLUE RIVER, COLORADO

TITLE

FLOOR PLANS

ISSUE	DATE
PRELIM.	7/16/24
PERMIT	8/6/24

A4

OF 7

2 A5 WEST ELEVATION
1/4" = 1'-0"

*AVERAGE OF ELEV. AT PROPERTY LINE MIDPOINTS = 10070.9'

1 A5 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ITEM	MATERIAL	COLOR
ROOF:	COMP. SHINGLE STANDING SEAM METAL	SEE COLOR BOARD
EAVE/RAKE:	IX6 & IX10, MTL/DRIP EDGE	
HORIZ. SIDING:	IX8 WOOD SHIPLAP SIDING	
ACCENT SIDING:	IX8 VERTICAL WOOD SIDING	
DOORS/WINDOWS:	ALUM. CLAD WOOD	
DOOR/WINDOW TRIM:	2X6 HEADER 2X4 JAMB & SILL	
OUTSIDE CORNER TRIM:	2X6	
INSIDE CORNER TRIM:	2X6	
DECKS/RAILS:	BLACK METAL RAILINGS, COMPOSITE DECKING	
EXPOSED BEAMS/COL:	DOUG FIR TIMBERS	

4 A5 EAST ELEVATION
1/4" = 1'-0"

3 A5 NORTH ELEVATION
1/4" = 1'-0"

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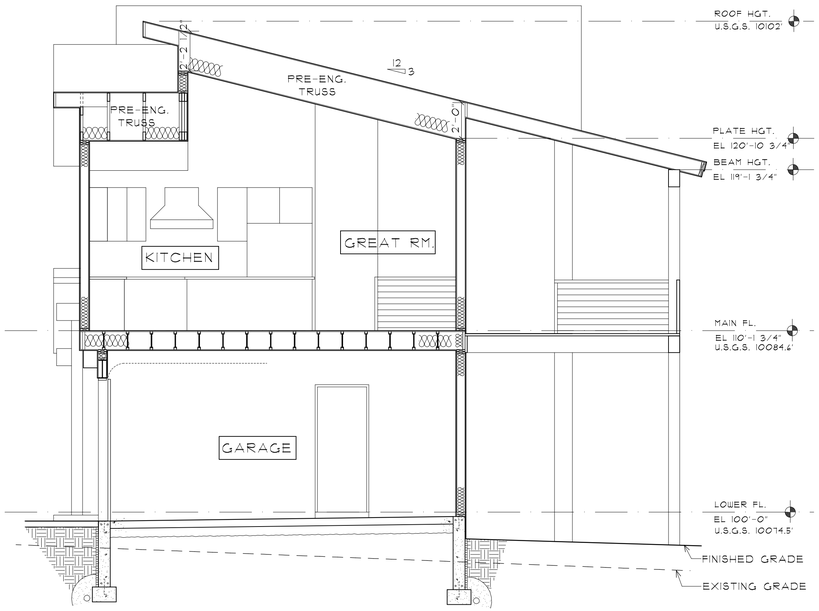
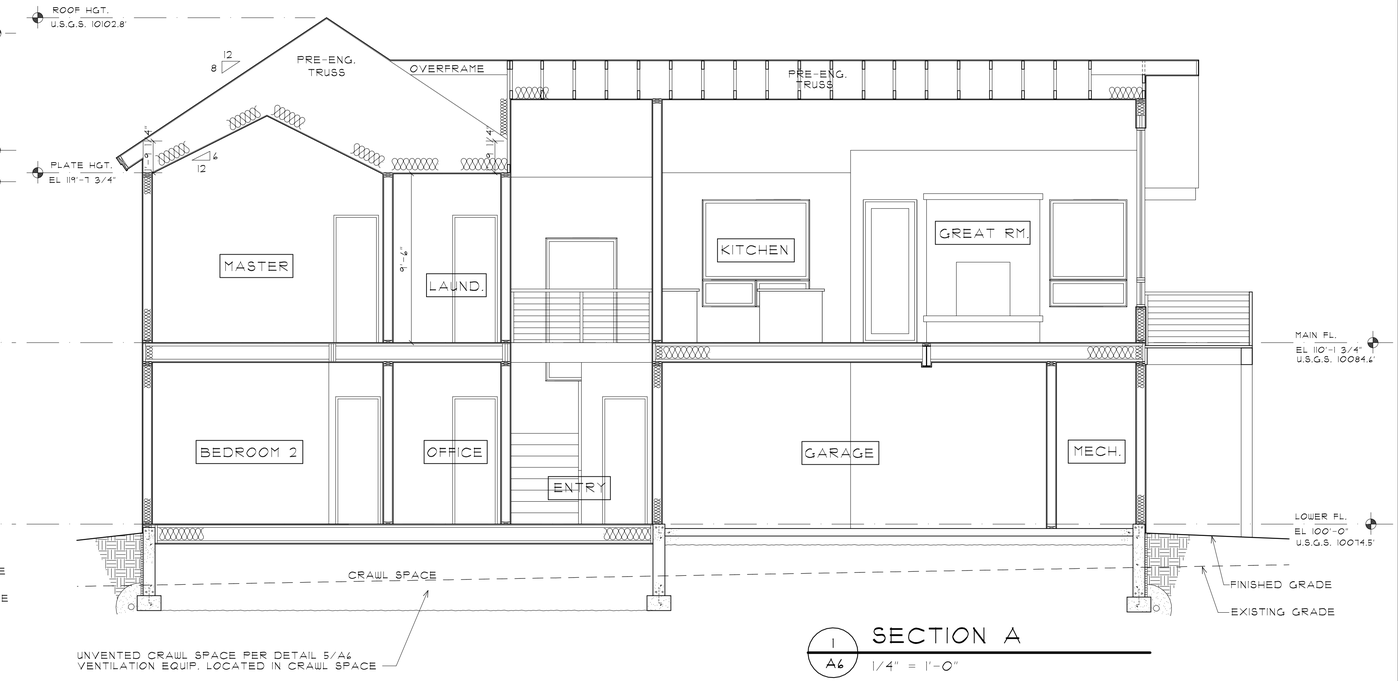
A5

OF 7



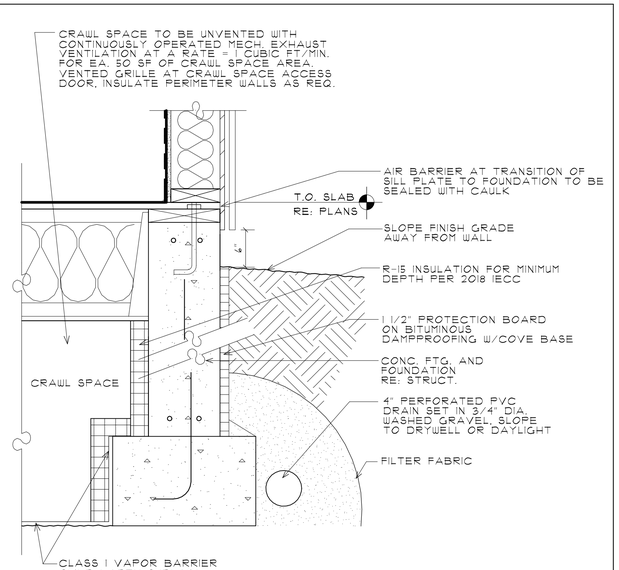
2 / A6 SECTION B

1/4" = 1'-0"



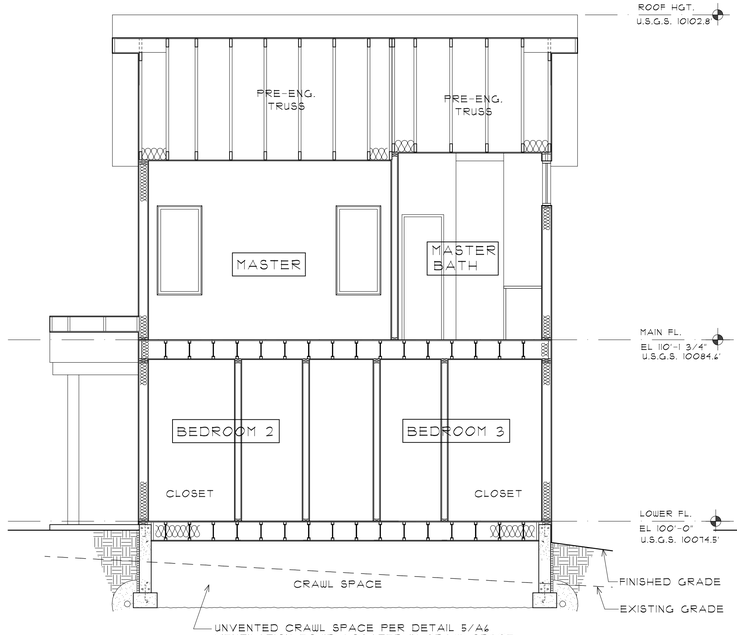
1 / A6 SECTION A

1/4" = 1'-0"



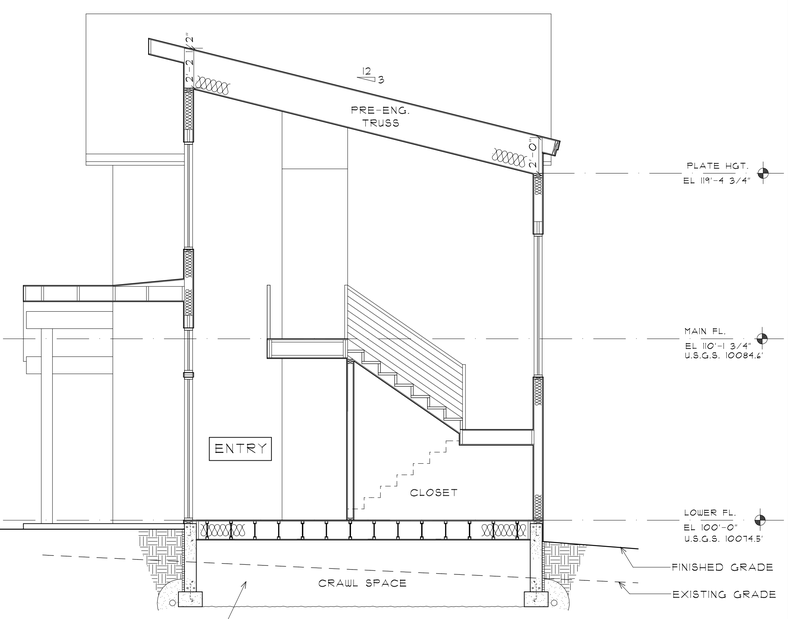
5 / A6 CRAWL SPACE DETAIL

1 1/2" = 1'-0"



4 / A6 SECTION D

1/4" = 1'-0"



3 / A6 SECTION C

1/4" = 1'-0"

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BLUE RIVER, COLORADO

TITLE

BUILDING SECTIONS

ISSUE	DATE
PRELIM.	7/1/24
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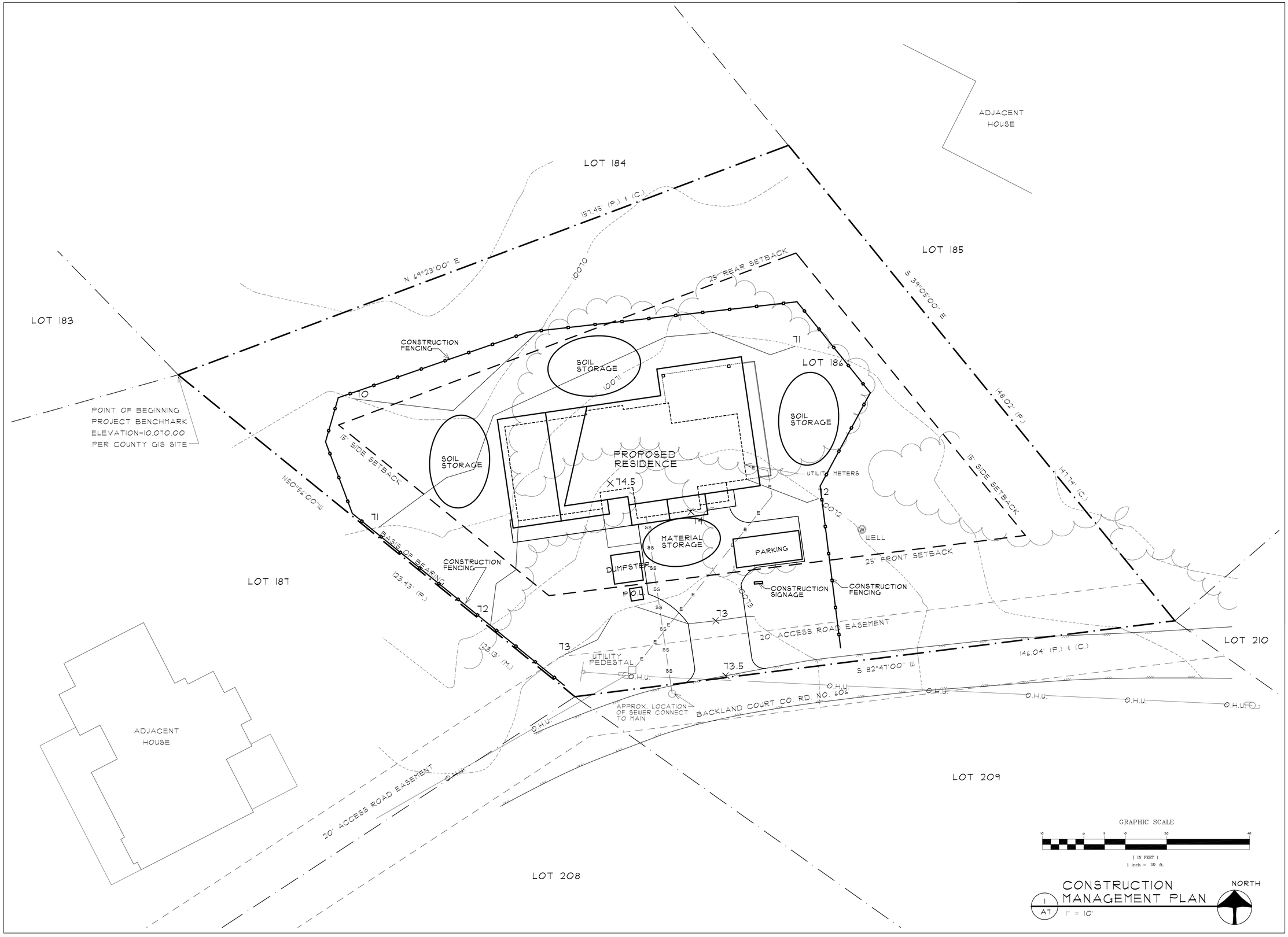
A6

OF 7



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

1 A7 CONSTRUCTION MANAGEMENT PLAN

1" = 10'

NORTH

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COLORADO LICENSED
NILSON R NOBLE
400334
ARCHITECT

43 BACKLAND RESIDENCE

LOT 186, WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

TITLE

CONSTRUCTION MANAGEMENT PLAN

ISSUE	DATE
PRELIM.	7/16/24
PERMIT	8/6/24

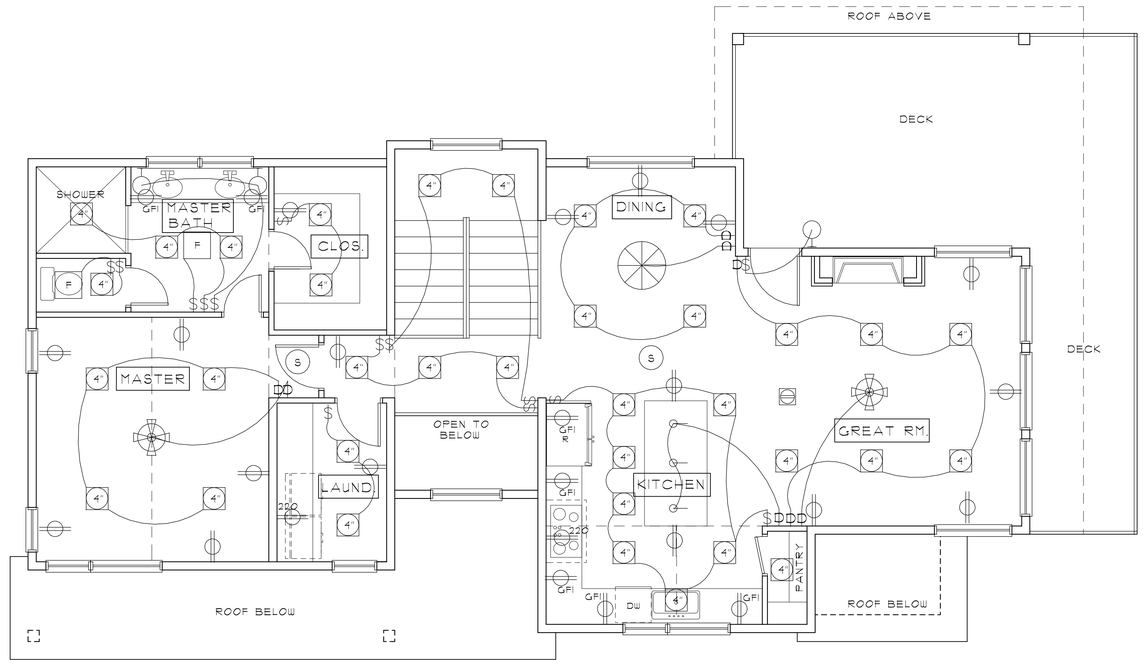
A7

OF 7

ELECTRICAL SYMBOLS

- 4" — RECESSED CAN LIGHT FIXTURE (SPECIFY SIZE IN INCHES)
- A — RECESSED CAN LIGHT FIXTURE DIRECTIONAL FOR ART
- W — RECESSED CAN LIGHT WEATHER PROOF
- CHANDELIER LIGHT FIXTURE
- WALL MOUNTED SCONCE
- WALL MOUNTED VANITY LIGHT FIXTURE
- DOUBLE RECEPTACLE OUTLET
- GFI — DOUBLE RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
- 220 — 220 VOLT RECEPTACLE OUTLET
- SP — SPECIAL PURPOSE OUTLET (DW, MICRO, REF)
- $ — SWITCH, SINGLE
- ϕ — DIMMER, SINGLE
- STAIR LIGHTING
- 48 — CEILING MOUNTED FLOUR. LIGHT FIXTURE (SPECIFY SIZE IN INCHES)
- C — FLUSH CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT TASK LIGHTING
- CEILING FAN WITH LIGHT
- F — CEILING MOUNTED BATH VENT
- U/C — UNDER COUNTER FLOUR. LIGHT FIXTURE
- CLOS. WALL LIGHT MOTION SENSOR
- FIREPLACE FAN
- S — HARD WIRED CO/SMOKE DETECTOR
- D — GARBAGE DISPOSAL W/ AIR SWITCH
- RECEPTACLE FOR CHRISTMAS LIGHTS
- WIRING
- DUPLEX FLOOR OUTLET

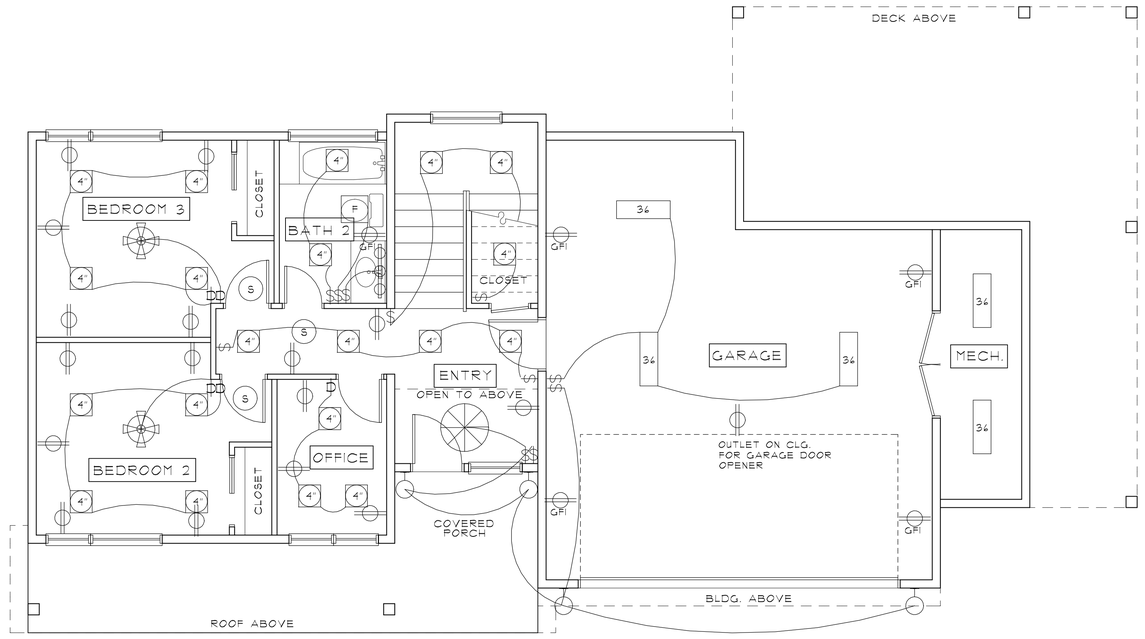
*ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2020 NEC CODE REQUIREMENTS.



MAIN FLOOR ELECTRICAL PLAN

2 / E1 — 1/4" = 1'-0"

NORTH



LOWER FLOOR ELECTRICAL PLAN

1 / E1 — 1/4" = 1'-0"

NORTH

BLUESKY ARCHITECTURE, PC
PO BOX 65
FRISCO, CO 80443
970-333-1210
BLUESKYARCHITECTURE.NET

43 BACKLAND RESIDENCE

LOT 186, WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

TITLE

ELEC. PLANS

ISSUE	DATE
PERMIT	8/6/24

E1

OF 1

MECHANICAL SYSTEM DESIGN

1. IN-FLOOR RADIANT HEAT WITH A TRIANGLE TUBE INSTINCT 110 MBH 95% EFFICIENCY WALL MOUNT BOILER WITH 80 GALLON SIDEARM WATER TANK.

2. EQUIPMENT AND SYSTEM CONTROLS: HONEY WELL CONTROL BOARDS WITH HONEY WELL LCD PROGRAMMABLE THERMOSTATS

3. DUCTS WITH HAVE ALL SEAMS FOIL TAPED

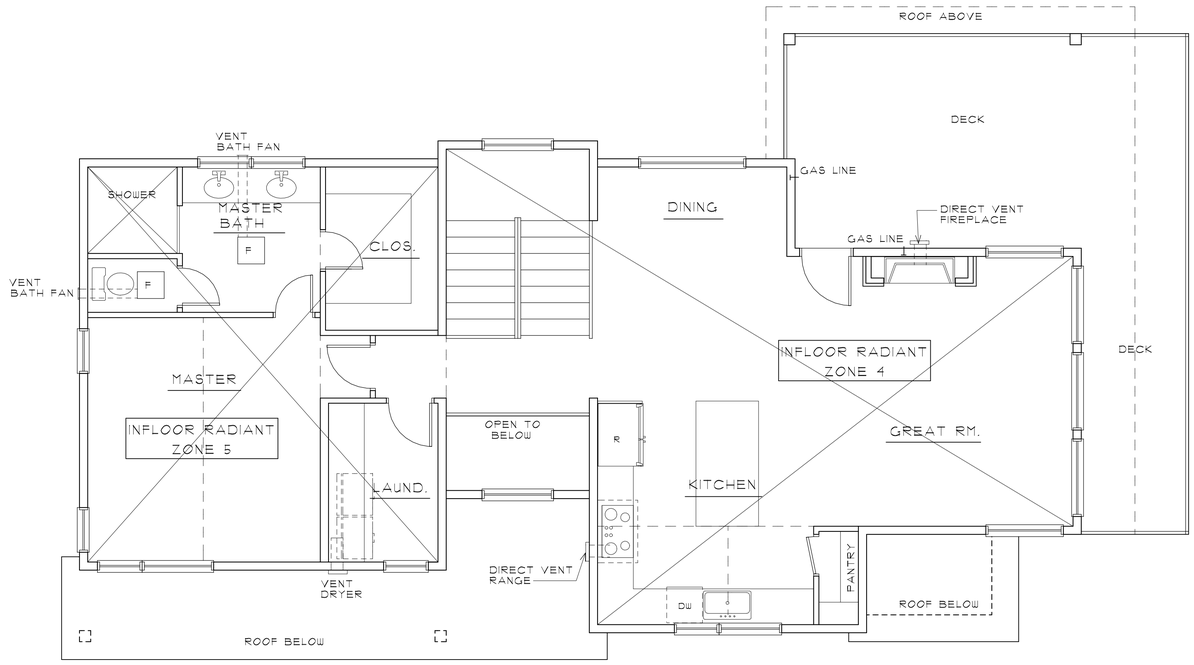
4. 1/2" PIPE INSULATION ON ALL HOT AND COLD DOMESTIC WATER LINES AND HEAT LINE MAINS.

5. WHOLE HOUSE VENTILATION SYSTEM TO INCLUDE:
   - -OUTDOOR AIR AT A CONTINUOUS RATE OF 95 CFM. (2,242 SF W/ 3 BEDROOMS.)
   - -LOCAL EXHAUST RATES FOR KITCHENS TO BE 100 CFM INTERMITTENT OR 25 CFM CONT.
   - -LOCAL EXHAUST RATES FOR BATHROOMS TO BE MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

*ALL ELECTRICAL TO BE IN ACCORDANCE WITH 2020 NEC CODE REQUIREMENTS.

*ALL COMBUSTION AIR FOR APPLIANCES TO BE DRAWN FROM OUTSIDE OF BLDG.

*MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR LOCATION AND SIZE OF CIRCUITS REQUIRED

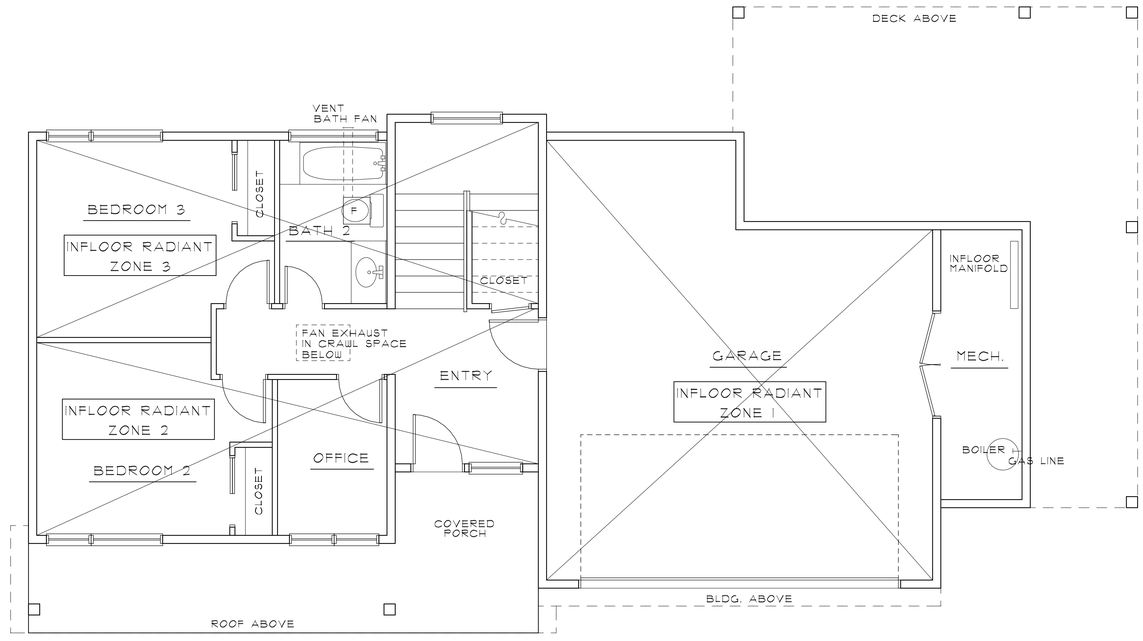


MAIN FLOOR MECHANICAL PLAN

2 / M1

1/4" = 1'-0"

NORTH



LOWER FLOOR MECHANICAL PLAN

1 / M1

1/4" = 1'-0"

NORTH

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M1

OF 1

general structural notes

DESIGN LIVE LOADS:

Governing Jurisdiction: Blue River, Colorado

Design loads are per the 2018 International Residential Code (IRC / the Code) unless noted otherwise.

- Risk category — II — (from ASCE 7 Table 1-1)
- Floors — 40 psf
- Exterior Decks — 125psf
- Ground Snow — 100 psf
- Wind speed (V_{ult}) — 115 mph, Exposure C
- Seismic — Category B

STRUCTURAL ERECTION, BRACING, OBSERVATION, and SHOP DRAWINGS:

- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- These plans have been engineered for construction at one specific building site by 40th Parallel Structural Engineering (Engineer of Record – "EOR"). Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- Observations of foundation reinforcing, or framing required by the Owner, lender, insurer, building department or any other party will be accomplished by the engineer at the Owner's expense. At least 48 hours advance notice is requested.
- Contractor is responsible for complying with all applicable Special Inspections requirements of the Code. Special Inspections and Testing shall be performed by a qualified Special Inspector, retained by the Owner, in accordance with the applicable sections of IBC Chapter 17.
- Fabricator and /or supplier of structural components (such as structural steel) and performance-specified components (such as prefabricated wood trusses) shall submit shop and erection drawings for architect and engineer review. Submit PDF files for each drawing to the architect and engineer. Allow five working days for review.
- DEFLECTION TOLERANCE: Unless noted otherwise, beams/headers are designed for the code minimum deflection criteria. General Contractor to notify EOR in writing of any Window/Door openings (or other finish elements) that require a stricter deflection tolerance.

DEFERRED SUBMITTALS:

- Non-structural items that the building official requires to be reviewed or designed by the "engineer of record" and that are not included in these drawings shall be submitted as a Deferred Submittal. Documents for deferred submittal shall be submitted to EOR, the Architect, and the owner for review prior to construction. Common Deferred Submittal items are: Stair Stringer design and connections, Handrail and rail post at floor openings and raised decks, Solar Racking System, and connections to structure. EOR's review of these items will be for structural support only, based on the current IRC and IBC code Live Loads.

SOILS AND FOUNDATION:

- Soils Report: 24-1121 by Best Engineering Solutions and Technologies dated June 29, 2024.
- The soils report is hereby referenced, and all recommendations and precautions contained in that report shall be adhered to by the Owner and Contractor except where otherwise specifically noted.
- Spread footings shall be as follows except as noted on plans:
  - Maximum allowable soil bearing pressure: 2000 psf
  - Place footings on undisturbed natural soil or compacted structural fill tested and approved by the soils engineer.
  - Open Hole Observation shall be performed by the Soils Engineer to confirm soil bearing conditions prior to footing construction. See Soils Report for any over-excavation/compaction requirements. Provide a copy of the Open Hole Observation Report to EOR. The cost of soils engineering shall be at the Owner's expense
  - Center all continuous footings under foundation walls and isolated footings under piers or columns unless noted otherwise.
  - Minimum frost depth = 40" from finished grade to bottom of footing unless noted otherwise on the plans.
- Design lateral soil pressures (equivalent fluid pressures) are as follows:
  - At-Rest Pressure: 50 pcf.
  - Active Pressure: 45 pcf.
- Slabs must be in place prior to backfilling around basements, or the contractor shall provide adequate shoring and bracing for review.
- Provide perimeter drain system per soils engineer recommendations, unless specifically not required by soils engineer. Extend perimeter drain to daylight or sump. All drain systems and foundation damp-proofing shall be inspected by the soil engineer for compliance with their recommendations.
- Non-structural slabs on grade shall be by others but shall not be less than 4" deep welded wire fabric or #4 @ 18" each way in accordance with the soils engineer and shall be separated from the foundation with slip joints and from framing and other structure to allow free-footing movement of the slab with soil.
- Placement of any significant thickness of fill beneath footings, slabs, and pavement should be tested to verify proper compaction is obtained in accordance with the soils engineer's recommendations. Backfill all but the top two feet (2'-0) of all basement and site retaining walls with free draining granular material except where backfill with on-site soils is specifically allowed on plans.
- Slope compacted grade away from building per soils report, or minimum 1:10 slope for first 10 ft.

CONCRETE AND REINFORCEMENT:

- Concrete shall conform to applicable provisions of ACI 301 and 318.
- All concrete shall have 3500 psi compressive strength at 28 days (f'_c).
- All cement shall be Type I/II. Concrete with High Weathering Potential such as porches, carport slabs, and garage floor slabs shall be air entrained (air content between 5% and 7%) per R402.2.
- Concrete Exposed to High Sulfates shall be TYPE V cement or any hydraulic cement meeting the requirements of Type HS per ASTM C595, W/C ratio of .45 max
- All rebar shall be ASTM A615 grade 60 fabricated and placed per ACI Manual of Standard Practice (ACI 315) and Welded Wire Fabric (WWF) shall be ASTM A185. Keep reinforcement clean and free of dirt, oil, and scale.
- Welded Wire Fabric: 4x4-W2.9 x W2.9 ASTM-A1064 Grade 70
- Weldable rebar shall be ASTM A706 rebar and is typically stamped with a "w" – rebar welded to the embed plate without a "W" stamp will be rejected and may delay the concrete pour.
- Place rebar 3" clear of soil and 1½" clear of forms except as noted. Splice bars 50 diameters (18" for #3, 24" for #4, 32" for #5). Add (2) #5 or (3) #4 bars around openings with 32" straight extensions at corners of the opening.
- Place concrete continuously without horizontal cold joints.
- Unless noted otherwise, threaded rods, rebar dowels, and similar anchors noted on drawings as fastened to concrete with epoxy shall have specified embedment in a hole 1/8" larger in diameter than the anchor, prepared and installed in accordance with manufacturer's installation instructions, using Simpson "SET-XP" adhesive (ESR-4057). Clean the hole with a steel wire brush and compressed air per the manufacturer's recommendations. Temperatures must be above 40° for 48 hour period for installation unless noted by the manufacturer.
- A Concrete Encased Electrode (CEE, or "Ufer rod") is required and shall be field located near the electrical service by the contractor. The CEE shall be per governing jurisdiction and per the NEC code. 40TH PARALLEL can observe the CEE if required by the building official but does not accept responsibility for its design or detailing; the contractor shall notify 40TH PARALLEL of the applicable CEE requirements.
- COLD WEATHER CONCRETE PLACEMENT:
  - Concrete may be poured with no protection if the average air temperature is above 40°F for the next 3 days. Average air temperature is defined as the average between the daily high and low temps.
  - No concrete is allowed to be poured when the average air temperature is below 25°F.
  - When the air temperature is below 40°F, the concrete temperature at placement should be 65°F to 85°F.
  - Contractor to use blankets, windbreaks, higher strength concrete, and accelerating and/or water-reducing admixtures per ASTM C 494 C & E as required to protect concrete from freezing during curing.
  - No Chloride Admixtures shall be added to concrete without 40th Parallel Structural Engineering's written approval

STRUCTURAL STEEL:

- Steel material shall be as follows unless specifically noted otherwise:
  - Structural Beams.: ASTM A992
  - Angles, misc.: ASTM A36
  - Anchor Bolts: ASTM A307 or A36 with a minimum 7" embedment depth unless noted
  - Standard pipe columns: ASTM A 53, Grade B, 35 ksi.
  - Tube steel (HSS): ASTM A500, Grade B, 46 ksi
  - Connector bolts: ASTM A325 FOR STEEL TO STEEL, ASTM A307 FOR WOOD TO STEEL
  - Expansion Anchors Simpson Strong-Bolt 2 or equivalent
- All structural steel shall be fabricated and erected per the current edition of AISC Steel Construction Manual.
- Welding shall be by qualified welders. Use E7XXX electrodes and 3/16" fillet welds unless noted otherwise.
- Adjustable caps NOT allowed on columns UNO on plans.
- Non-shrink grout beneath column base and beam bearing plates shall be non-metallic with minimum compressive strength of 5,000 psi.
- Steel Beam Framing:
  - Typical Wood Nailer: 2x nailer to match beam width. Connect to the top flange with construction adhesive and ½" diameter thru-bolts at 24"oc, staggered.
  - At flush steel beams which receive top mounted hangers, rip 2x nailer to exact beam width plus 3/8" and attach to top flange with construction adhesive and 1/2" diameter machine bolts @ 32", staggered. Plate shall overhang beam flange (at least 1/8" but not more than 1/4") on both sides to prevent hangers from contacting steel beam. Set joists in hangers with adhesive.
  - At flush steel beams which receive top mounted hangers, rip 2x nailer to exact beam width plus 3/8" Plate shall overhang beam flange (at least 1/8" but not more than 1/4") on both sides to prevent hangers from contacting steel beam.
  - Blocked steel beam webs: Block beam web with solid 2x blocking, bear tight to bottom flange, and glue & bolt to flange with ½" thru-bolts at 24"oc unless noted otherwise. Use a minimum of 3 – ½" thru-bolts.
  - At dropped steel beams bearing on built-up studs, bearing beams on stud end grain. Install 2x6 vertical blocking between beam flanges and nail king studs thereto with at least (6) 16d nails on each side unless noted otherwise.
  - 2 –#14 Self-Drilling Screws (TB1460 screws by SIMPSON or equivalent) may be installed in place of 1 – ½" thru-bolt. Use length as required to penetrate steel member.
  - All beams shall have full-depth web stiffeners on each side of the webs above and below columns.

WOOD FRAMING:

- All framing and details not specifically specified shall comply with the prescriptive (non-engineered) requirements of the International Residential Code.
- Sawn Lumber and Timbers:
  - Nominal 2x and 3x lumber shall be Douglas-Fir #2 or better.
  - Sill plates and ledgers in contact with concrete or masonry shall be preservative treated with Micronized Copper Azole (Southern Yellow Pine lumber), or "Standguard" LSL. ACQ treatment is NOT acceptable.
  - All deck framing lumber to be Treated Lumber (with MCA-C treatment or another equivalent), Southern Yellow Pine, GRADE #1, not incised.
  - Field cut ends, notches and drilled holes of pressure preservative treated wood is to be re-treated in the field in accordance with IRC Section R317.1.1 and AWPA M4.
- Engineered Wood:
  - Laminated Veneer Lumber (LVL): Manufactured 1-3/4" width with Fb=2,600 psi, E=2,000,000 psi, Fv=285 psi.
  - LSL Rim Joists: Manufactured 1-1/4" laminated strand lumber Trus Joist by Weyerhaeuser or equivalent.
  - Glued, laminated framing members (Glulams) per ANSI Standard A190.1-92. Mark members with an AITC Quality Stamp and furnish an AITC Certificate of Conformance. Doug Fir, Fb = 2400 psi, E = 1,800,000. Combination symbols as follows:
  - Simple span beams: 24F-V4 with ZERO camber or 2400 foot camber or ZERO camber except as noted on plan.
  - Multiple span beams, continuous beams, and cantilevered beams: 24F-V8, ZERO camber.
  - Columns: Combination #2.
  - Alaskan Yellow Cedar Glu-lam beams, Fb = 2000 psi, E = 1,500,000, 20F-V12 unless noted otherwise.
  - Treated LVL to be "FWT treated" 2.0E, 2800 Fb LVL (1 ¼" wide UNO)
- Plywood and OSB Sheathing:
  - Floor sheathing shall be T&G Sturd-I-Floor (23/32" min) with 24" oc APA rating. Lay panels perpendicular to framing members and stagger joints with at least 2-spans per panel. Glue and nail with 10d ring-shank nails @ 6" along edges & @ 12" in fields, UNO.
  - Wall sheathing shall be 7/16" minimum sheathing with 24/16 APA rating. Block unsupported edges and nail sheathing to all studs, plates, and nails with 10d nails @ 6" along edges & @ 12" in fields. Note additional requirements for shear walls as shown on the plans.
  - "Roof" sheathing shall be 19/32" minimum with 40/20 APA rating. Lay panels perpendicular to framing members and stagger joints with at least 2-spans per panel. Nail with 10d ring-shank nails @ 6" along edges & @ 12" in fields, UNO.
- Wall, Floor, and Roof Framing:
  - Anchor all roof rafters, joists, and trusses to beams and walls at bearing points with metal framing anchors, doubled within 4'-0" of corners and at hips. Install full height blocking between rafters/joists/trusses at all bearings unless noted otherwise on the plans.
  - Exterior walls shall be 2x6 @ 16" unless noted otherwise on the plans. All wall studs shall be continuous from floor to floor or from floor to roof.
  - All wood posts and columns shall be supported with posts of equal size at all walls below and with squash blocking in all platform levels to transfer the load to the foundation.
  - All prefabricated plywood Web I-type joists shall be installed per the manufacturer's recommendations. See manufacturer's literature for web-stiffener installation, and minimum connections at bearing locations. Do not cut or notch chords in any manner. Holes in the joist webs shall not exceed the manufacturer's published limit criteria.
  - Pre-engineered I-Joists shall be continuous over intermediate bearings as is possible and shown on the plans. Block between joists under bearing walls and over interior shear walls.
  - Layout joists to avoid plumbing and other floor penetrations.
  - All beams shall be braced against rotation at points of bearing. Dry pack grout all beam pockets in concrete full after beams are set. Wrap wood beams with ice and water shield in beam pockets.
  - At built-up stud columns, nail all laminations with 16d @ 12" full height, staggered.
  - At dragged wood beams bearing on built-up studs, bear beams on stud end grain. Form a pocket by extending king studs to the wall top plate on each side of the beam. Nail king studs to beam with at least (6) 16d nails each side unless noted otherwise.
- Roof Trusses:
  - Pre-engineered, prefabricated trusses shall be designed for the fabricator by a Professional Engineer Registered in the State of construction and shall comply with the Code and the Truss Plate Institute Requirements. Manufacture and installation of trusses shall comply with ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction", TPI HIB "Commentary and Recommendations for Handling Installing and Bracing Metal Plate Connected Wood Trusses", and TPI DSB "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses".
  - Trusses shall be designed for loads per plan.
  - Maximum allowable deflections shall be as follows:
  - Truss Maximum deflection under full Live load: Span / 360
  - Truss Maximum deflection under full Dead + Live load: Span / 240 or ½", whichever is lesser
  - Lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 6'-0 on center and laterally braced to roof framing at 6'-0 on center maximum spacing, or as required by the fabricator.
  - Solid block between trusses at bearings.
  - Unless otherwise indicated, trusses shall be designed for perpendicular to grain bearing on Hem Fir plates (405 psi). End grain bearing is not allowed unless accepted in writing by EOR. Design truss bearings for bearing blocks or Truss Bearing Enhancers as required to compensate for overstresses. Specify size, species, and nailing for bearing blocks.
  - All truss-to-truss connections shall be specified by the truss supplier unless specifically noted on the drawings.

WOOD FRAMING: HARDWARE, CONNECTORS, AND FASTENERS:

- Metal connectors shall be by Simpson Strong-Tie and installed with nailing to achieve maximum rated capacity unless noted otherwise. Note that heavy-duty and skewed hangers may require a special order. See the current Simpson catalog or "Installer's Pocket Guide" for required nailing. NOTE THAT MOST HEAVY HANGERS REQUIRE 16d COMMON NAILS (.162x3½"). "Sinkers", 12d common nails, and short "hanger nails" are NOT acceptable and WILL HAVE TO BE PULLED AND REPLACED.
- All connectors shall meet the recommendations of the pressure-treated wood manufacturer. Connectors in exposed applications shall not be less than Hot Dipped Galvanized (HDG) or Stainless Steel (SS).
- All screws, nails, and bolts shall match the material and coating of hangers and other connectors. DO NOT mix stainless with galvanized products.
- Straps shall not be installed with fasteners into end grain in 2x members or any narrow face of LVL members.
- FASTENERS:
  - Nails designated as "8d" nails on the plan, shall be 8d ring shank gun nails (0.113" diameter x 2 ½" long) unless noted otherwise.
  - Nails designated as "10d" nails on the plan, shall be 10d ring shank gun nails (0.131" diameter x 2 ½" long) unless noted otherwise.
  - Framing nails in 2x lumber shall be 12d common nails (0.131" diameter x 3 ¼" long) unless noted otherwise. These nails are commonly referred to as "short sixteens" or "16d gun nails". Nails called out as "16d" on plan shall be 12d common nails.
  - 16d Common nails shall be 0.162" diameter x 3 ½" long and may not be substituted.
  - "Ramset Fins" indicate .145" diameter powder actuated drive pins. Use appropriate length to penetrate steel material per manufacturer recommendations
  - Epoxy Anchors in wood: Unless noted otherwise, threaded rods fastened to timbers with epoxy shall have specified embedment in a hole 1/8" larger in diameter than the anchor. Clean out the hole with a steel wire brush and compressed air, and fill the hole 2/3 full with Simpson "SET" adhesive prior to installing the rod.
  - SDS SCREWS –1/4" screws with length indicated, per SIMPSON STRONG TIE. NO SUBSTITUTIONS.
  - TIMBERLOK or LEDGERLOK Screws – per Fastenmaster, pre-drilling w/ 1/8" bit is acceptable if required. Substituting SDS screws of the same length is acceptable.
  - Lead holes for lag screws shall be 60% to 70% of lag shank diameter in compliance with AITC criteria

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43 BACKLAND DR
LOT 186WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

REVISIONS:

No.	Description

STATE OF COLORADO DANIEL BELLEAU 44357 PROFESSIONAL ENGINEER
08.06.2024
40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S1.0

UFER ROD:
CONNECTION POINT FOR CONCRETE ENCASED ELECTRODE ("UFER GROUND") PER CONTRACTOR/ARCH. UFER GROUND TO BE INSTALLED PER NEC OR CITY CODE REQUIREMENTS, BY FOUNDATION SUB CONTRACTOR. CONTRACTOR REMIND BLDG INSPECTOR/ENGINEER TO OBSERVE DURING SITE VISIT.

TYP SLAB-ON-GRADE:
4" MIN. CONCRETE SLAB-ON-GRADE W/ 6x6-W2.9 x W2.9 W.W.F. ON COMPACTED STRUCTURAL FILL PER SOILS REPORT. FOR BETTER CRACK CONTROL, USE 5" SLAB W/ #4 @ 18 EA WAY, 3" CLR BOTTOM. CUT OR TROWEL CRACK CONTROL JOINTS AT 12' MAX EA WAY W/ 100 SQ FT MAX JOINT-FREE AREAS. PROVIDE VAPOR BARRIER & RADON MITIGATION PER ARCH

TYP MAIN FLOOR FRAMING MEMBERS CONNECTION SCHEDULE

UNLESS NOTED OTHERWISE, CONNECT FRAMING MEMBERS AS FOLLOWS:

MEMBER/CONDITION:	TYP CONNECTION, UNO:
• FLOOR JST TO FLUSH BM	IUS-SERIES W/ 10d x 0.148"x3" NAILS
• FLOOR JST TO SILL PL	ITS W/ 10d x 0.148"x1 ½" NAILS TO SILL
• 2x TRTD DECK JST	HU212 W/ 16d x 0.162"x3 ½" NAILS TO LEDGER
• LVL BM TO CONC. WALL (**LOCS)	HUS412 SERIES W/ ¼"x4"x2" TITEN CONC. SCREWS TO FND
• LVL BEAMS TO FLUSH BM	HHUS-SERIES HANGERS W/ 16d x 0.162"x3 ½" NAILS

• Metal connectors shall be by Simpson Strong Tie and installed with nailing to achieve maximum rated capacity unless noted otherwise. Note that heavy duty and skewed hangers may require special order. See current Simpson catalog or "Installer's Pocket Guide" for required nailing. NOTE THAT MOST HEAVY HANGERS REQUIRE 16d COMMON NAILS (.162x3¼"). "Sinkers", 12d common nails, and short "hanger nails" are NOT acceptable and WILL HAVE TO BE PULLED AND REPLACED.

STEEL FRAMING NOTES

(B1) TYPICAL @ STL BMS NAILER: RE: 52A/S2.3

(B7) TYPICAL @ BLOCKED BEAM WEB: RE: 52B/S2.3

STEEL COLUMN SCHEDULE & CAP PL & BASE PL "BP"
SCOL3.5 – HSS3 ½"x3 ½"x¼ STL COL W/ CAP PL PER 50/S2.3
BP1 – BASE PLATE PER 55/S2.3

WALL SCHEDULE

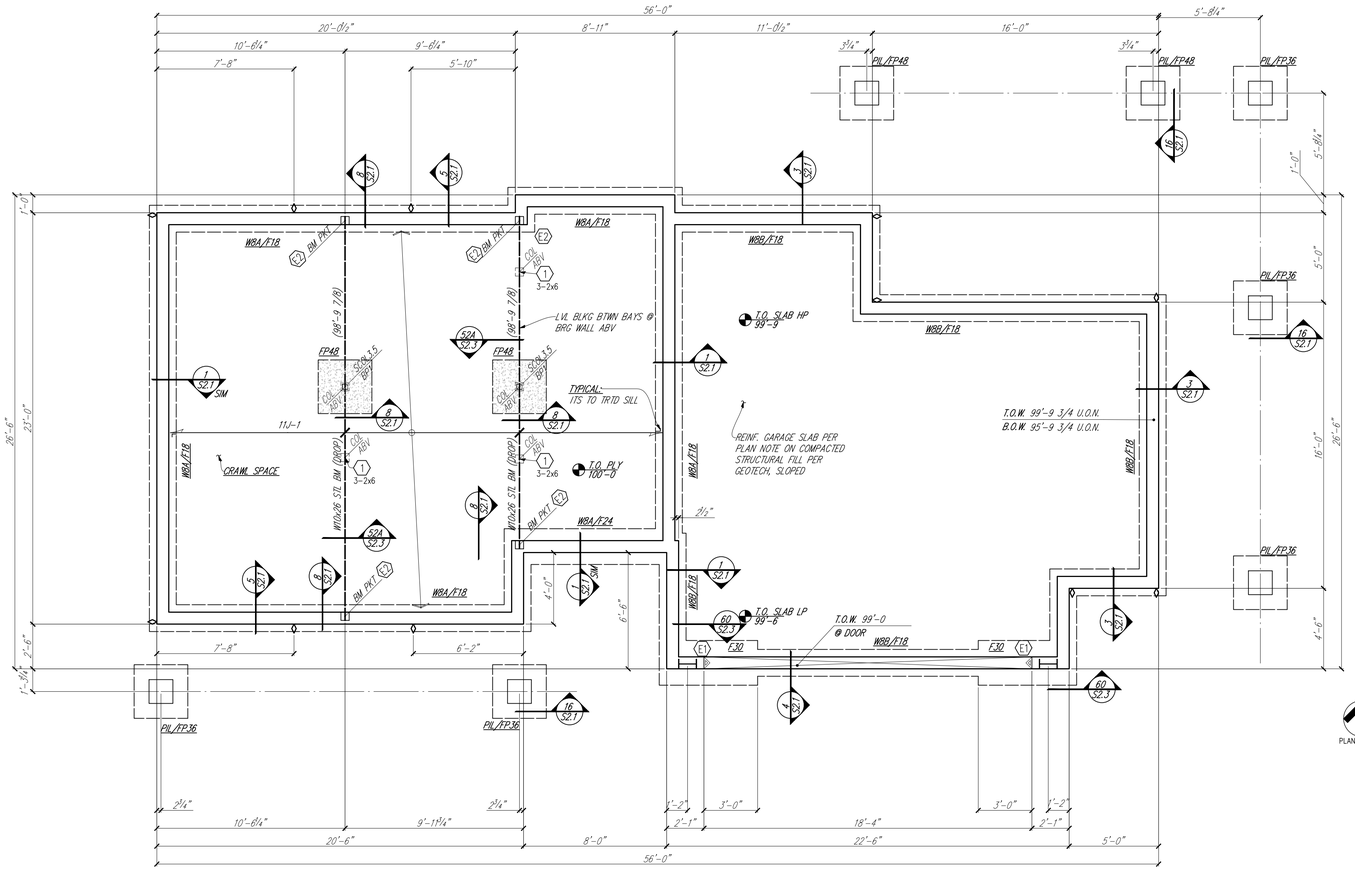
MARK	THICKNESS	T.&B. REINF.	NOTES:
W8A	8"	2-#4	#4 @ 16" O.C. HORIZ BARS & #4 @ 18" O.C. VERTS BARS CENTERED IN WALL
W8B	8"	2-#4	NO ADDITIONAL MAT. REINFORCING REQUIRED
PIL	16" SQ		#4 DWLS FULL HT @ CORNERS & #3 HORIZ TIES @ 16" O.C., DBL @ TOP.

NOTES:
• W8A IS TYPICAL U.N.O.
• SEE TYPICAL FOUNDATION DETAILS ON SHEET S2.1 FOR ADD'L INFO
• PROVIDE ½"ø x 10" ANCHOR BOLTS @ 24" O.C. & @ CORNERS U.O.N.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING
F18	18"x10"± CONT	#4x 2'-8" LG. DWLS @ 24" O.C.
F24	24"x10"± CONT	2-#4 CONT LONG BARS W/ #4x 2'-8" LG. DWLS @ 24" O.C.
F30	30"x10"± CONT	#4 @ 16" O.C. TRANSVERSE BARS ON 2-#4 CONT. LONG BARS 3" CLR OF BOTTOM W/ #4x 2'-8" LG. DWLS @ 24" O.C.
FP36	36"SQ. x 10" DEEP	3-#5 EA WAY 3" CLR OF BOT. PROVIDE 4-#4 DWLS TO PILASTER ABOVE
FP48	46"SQ x 12" DEEP	4-#5 EA WAY 3" CLR OF BOT. PROVIDE 4-#4 DWLS TO PILASTER ABOVE

NOTES:
• FOOTINGS TO BE SET A MIN 40" BELOW FINISHED GRADE, CENTERED BELOW BEARING ELEMENTS, ON COMPACTED STRUCTURAL FILL OR UNDISTURBED SOIL REVIEWED & APPROVED BY GEOTECHNICAL ENGINEER OF RECORD.
• F18 WALL FOOTING IS TYPICAL U.O.N.
• CONTRACTOR TO VERIFY MIN. 2000 PSF SOIL BEARING CAPACITY W/ A QUALIFIED SOILS ENGINEER & 55 PCF LATER FLUID PRESSURE PRIOR TO FTG CONSTRUCTION.



ELEV 100'-0 = 10073.0' USGS

PLAN NORTH

MAIN FLOOR FRAMING & FOUNDATION PLAN

1/4" = 1'-0

• FLOOR SHTG TO BE MIN 3/4" T. & G. APA RATED SHTG W/ 10d NAILS @ 6"o.c. @ EDGES & 12"o.c. IN FIELDS
• PROVIDE 1 ¼" x JST DEPTH LSL RIM MAT'L @ FLOOR PERIM. CONT. U.O.N.
• "11J-1" TO BE 11⅞ BCI 6000 SERIES OR EQUIVALENT
• PROVIDE MIN. 2-2x6 VERT. BLKG (SQUASH BLKG) THRU – FLOOR SYSTEM @ COL ABV LOCS. NOTED THUS (1)
• TREATED "TRTD LVL" TO BE "PWT TREATED" 2.0E, 2800 FB LVL DECK JOIST AND BEAMS
• FLOAT NON-LOAD BRG PARTITION WALLS ABOVE SLAB ON GRADE PER GEOTECH. ENGR.
• DO NOT BACKFILL BASEMENT WALLS PRIOR TO BASEMENT SLAB INSTALLATION
• INDICATES STHD14RJ HOLDDOWN @ 2-2x6 STUDS ABOVE. INSTALL TYPICAL FOUNDATION DETAILS & PER MANUF. RECOMMENDATIONS W/ FULL 16d NAILING. CONTRACTOR TO VERIFY LOCS W/ ARCH. DWGS PRIOR TO CONCRETE POUR. RE: 6/S2.1 (K>)
• INDICATES STEP TOP OF WALL (T.O.W.)
• STEEL EMBED PL RE: 65/S2.3 (▲)
• BOTTOM OF WALL (B.O.W.) = TOP OF FOOTING (T.O.FTG.) (Ex)
• TOP OF STEEL BMS NOTED THUS (ELEV)
• SEE S1.0 FOR GENERAL STRUCTURAL NOTES

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43 BACKLAND DR
LOT 186WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

REVISIONS:

No.	Description

COLORADO LICENSED 44357 PROFESSIONAL ENGINEER
08.06.2024

40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S1.1

LEDGER SCHEDULE

- (L1) 2x10 LEDGER W/ 2-1/4"ø x 3½" SDS SCREWS @ 16" O.C.. FLUSH FRAME LNDG JSTS W/ LS70.
- (L2) 2x12 TRTD LEDGER W/ 4-1/4"ø x 4" SDS SCREWS @ 8"O.C. FLUSH FRAME JST W/ LUS212
- (L3) 2x12 TRTD LEDGER W/ 3-1/4"ø x 4" SDS SCREWS @ 16" O.C. FLUSH FRAME JST W/ LUS212
- (L4) 11 7/8 LVL LEDGER W/ 3-1/4"ø x 4" SDS SCREWS @ 16" O.C. TRHU WALL SHTG TO EA STUD. FLUSH FRAME RFTRS W/ 2-LS90.(6 SCREWS) @ CORNER & CANTILEVER TO SUBFASCIA @ LOCS
- (L5) LET IN 2x RFTRS & BEAR ON 2x STUB COL. SISTER TO TRUSSES PER XX/S2.x

SHEAR WALL SCHEDULE

TYPE	MARK	NAILING:	NOTES:
"PLY" TYPICAL @ EXTERIOR WALLS U.O.N.		10d @ 6"oc @ PANEL EDGES & 12" O.C. IN FIELDS	(Hx) VERTICAL STRAP AT ENDS PER SCHD
"PLY" @ LOCS NOTED THUS	SW	10d @ 4"oc @ PANEL EDGES & 12" O.C. IN FIELDS	(Hx) VERTICAL STRAP AT ENDS PER SCHD
"GYP" @ LOCS NOTED THUS	GYP	SCREWS @ 4"oc @ PANEL EDGES & 4" O.C. IN FIELDS	

FRAMING: 2x6 @ 16" o.c. HEM FIR #2 OR BETTER W/ 2x6 VERTICAL BLOCKING @ ALL ALL UNSUPPORTED PANEL EDGES

SHEATHING:
- "PLY" = 7/16" APA RATED OSB OR PLY SHTG
- GYP = 5/8" DRYWALL

SHEATHING NAILS: "10d" = 0.131"ø x 2 1/2" MIN W/ SPACING @ PANEL EDGES PER SCHEDULE & @ 8" O.C. IN FIELDS. INCLUDING FULL LENGTH OF KING STUDS @ OPENINGS. LAP FLOOR RIMS 3" MIN U.O.N. NAIL HEADS SHALL BE DRIVEN FLUSH WITHOUT BREAKING SURFACE OF SHTG; NON-CONFORMING SHTG & NAILING SHALL BE REPLACED.

GYP "SCREWS" : #6x1 1 7/8" TYPE S OR TYPE W/ DRYWALL SCREWS

STEEL STRAPS: APPLY STRAPS OVER FACE OF WALL SHTG. W/ NAILING PER SCHD.

STRAP & SHEAR WALL INSPECTION: CONTACT E.O.R. OR 3RD PARTY INSPECTOR FOR VISUAL OBSERVATION PRIOR TO INSTALLING BUILDING WRAP & FINISHES.

PENETRATIONS & NOTCHES: NO MECH OR PLUMBING HOLES OR NOTCHES IN SHEATHING OR IN TOP OR BTM PLATES UNLESS NOTED OR PRIOR WRITTEN APPROVAL.

TIE DOWN & STRAP SCHEDULE

- (H1) STHD14RJ HOLDDOWN @ 2-2x6 STUDS ABOVE. INSTALL TYPICAL FOUNDATION DETAILS & PER MANUF RECOMMENDATIONS W/ FULL 16d NAILING. CONTRACTOR TO VERIFY LOCS W/ ARCHDWGS PRIOR TO CONCRETE POUR. RE: 6/S2.1
- (H2) HDUS-SDS HOLD DOWN TO 5/8"ø ALL THREAD SET IN 3/4"ø HOLE. CLEANED, BRUSHED & FILLED W/ SIMPSON "SET 3G" EPOXY PER MANUF. SPECIAL INSPECTION REQUIRED RE: 7/S2.1
- (H3) 2-ST22 VERTICAL TIE DOWN FROM FLOOR RIM BM TO 2-2x STUDS @ ENDS OF SHEAR WALL ABOVE
- (H4) MSTC66B3 VERT STRAP HOOKED TO UNDERSIDE OF TOP FLANGE OF STL BM W/ 1/8" FILLET WELD 2 SIDES.
- (H5) 2-CS14x5'-0 VERT STRAP FROM STUDS SHOWN TO STUDS @ END OF SHEAR WALL BELOW TO W/ 14-10d NAILS EA END & 6-NAILS TO RIIM

TYP FRAMING MEMBERS CONNECTION SCHEDULE

UNLESS NOTED OTHERWISE, CONNECT FRAMING MEMBERS AS FOLLOWS:

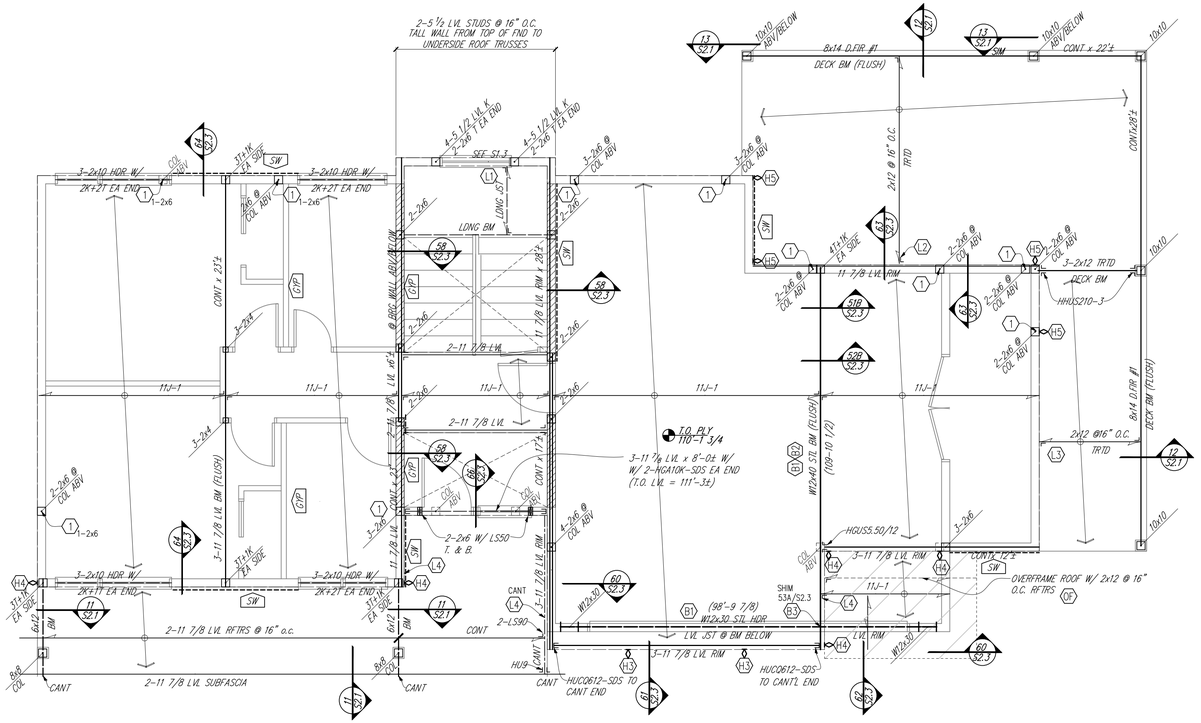
MEMBER/CONDITION:	TYP CONNECTION, UNO:
FLOOR JST TO FLUSH BM	IUS-SERIES W/ 10d x 0.148"x3" NAILS
FLOOR JST TO SILL PL	MIT W/ 10d x 0.148"x1 1½" NAILS TO SILL
2x TRTD DECK JST	LUS U.O.N.
LVL BM TO CONC. WALL (**LOCS)	HU SERIES W/ ¼"ø x 2" TITEN CONC. SCREWS TO FND
LVL BEAMS TO FLUSH BM	HHUS-SERIES HANGERS W/ 16d x 0.162"x3 1½" NAILS
RFTR (SLOPED)	LRU212-Z U.O.N. W/ 10d x 0.148"x2 1½" NAILS
RFTR TIE DOWN	HGA10K-SDS
ROOF TRUSS TIE DOWN	H2.5A (DBL @ CORNERS) W/ 10d x 0.148"x1½" NAILS

- Metal connectors shall be by Simpson Strong Tie and installed with nailing to achieve maximum rated capacity unless noted otherwise. Note that heavy duty and skewed hangers may require special order. See current Simpson catalog or "Installer's Pocket Guide" for required nailing. NOTE THAT MOST HEAVY HANGERS REQUIRE 16d COMMON NAILS (.162x3½"). "Sinkers", 12d common nails, and short "hanger nails" are NOT acceptable and WILL HAVE TO BE PULLED AND REPLACED.

STEEL FRAMING NOTES

- (B1) TYPICAL @ STL BMS NAILER: RE: 52A/S2.3
- (B2) TYPICAL @ BLOCKED BEAM WEB: RE:52B/S2.3
- (B3) TYPICAL @ STL BM TO STL BM CONN NOTED: RE: 53A/S2.3 & 53B/S2.3
- (B4) NOT USED
- (B5) PRE-DRILL BM FLANGES FOR SDS CONN TO WALL PL RE: 52A/S2.3
- (B6) STEEL END PL TO STUDS: RE: 56/S2.3

STEEL COLUMN SCHEDULE & CAP PL & BASE PL "BP"
- SCOL3.5 – HSS3½"x3½"x¼ STL COL W/ CAP PL PER 50/S2.3
- SCOL4 – HSS4x4x¼" STL COL W/ CAP PL PER 50/S2.3
- SCOL5 – HSS5x5x⅝" STL COL W/ CAP PL PER 50/S2.3
- BP1 – BASE PLATE PER 55/S2.3
- BP2 – BASE PLATE PER 55/S2.3
- BP3 – BASE PLATE PER 55/S2.3
- BP4 – WELD COL TO TOP OF STL BM PER 57/S2.3



UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0

- HEADERS TO BE 2-2x10 DOUG. FIR #2 INSULATED HEADERS W/ 1-2x6 KING (K) + 1-2x6 TRIM (T) EA. END & 1-2x6 FL T. & B. OR MORE AS NOTED. RE: 54/S2.3
- (WO) LOWER LVL HDR (ELEVATION VARIES PER ARCH) W/ 5 1/2" LVL PL TOP & BOTTOM. PROVIDE LS50 EA END TO FULL HT KING STUDS. RE:54/S2.3
- FLOOR SHTG TO BE MIN 3/4" T. & G. APA RATED SHTG W/ 10d NAILS @ 6"o.c. @ EDGES & 12"o.c. IN FIELDS
- ROOF SHTG TO BE MIN. 5/8" APA RATED (40/20) OSB SHTG W/ 10d RINGSHANK NAILS @ 6"oc @ EDGES & 12"oc IN FIELDS
- PROVIDE 1 ¼" x JST DEPTH LSL RIM MAT'L @ FLOOR PERIM. CONT. U.O.N.
- "11J" TO BE 11⅞ BCI 6000 SERIES OR EQUIVALENT
- "RFTR" TO BE 2x12 @ 16" O.C. W/ LRU212Z U.O.N.
- "LDNG JST" TO BE 2x10 @ 16" O.C. W/ LUS210 TO LEDGER
- "LDNG BM" TO BE 2-9 ½" LVL BM
- (1) PROVIDE MIN. 2-2x6 VERT. BLKG (SQUASH BLKG) THRU – FLOOR SYSTEM @ COL ABV LOCS. NOTED THUS

- TREATED "TRTD LVL" TO BE "PWT TREATED" 2.0E, 2800 FB LVL DECK JOIST AND BEAMS
- TOP OF STEEL AS NOTED (ELEV)
- FLOAT NON-LOAD BRG PARTITION WALLS ABOVE SLAB ON GRADE PER GEOTECH. ENGR.
- SEE S1.0 FOR GENERAL STRUCTURAL NOTES

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43 BACKLAND DR
LOT 186WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

REVISIONS:

No.	Description

COLORADO LICENSED PROFESSIONAL ENGINEER
PE 44357
08.06.2024
40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S1.2

SHEAR WALL SCHEDULE

TYPE	MARK	NAILING:	NOTES:
"PLY" TYPICAL @ EXTERIOR WALLS U.O.N.		10d @ 6"oc. @ PANEL EDGES & 12" O.C. IN FIELDS	(Hx) VERTICAL STRAP AT ENDS PER SCHD
"PLY" @ LOCS NOTED THUS	SW	10d @ 4"oc. @ PANEL EDGES & 12" O.C. IN FIELDS	(Hx) VERTICAL STRAP AT ENDS PER SCHD
"GYP" @ LOCS NOTED THUS	GYP	SCREWS @ 4"oc @ PANEL EDGES & 4" O.C. IN FIELDS	

FRAMING: 2x6 @ 16" o.c. HEM FIR #2 OR BETTER W/ 2x6 VERTICAL BLOCKING @ ALL ALL UNSUPPORTED PANEL EDGES.

SHEATHING:
- "PLY" – 7/16" APA RATED OSB OR PLY SHTG
- GYP – 5/8" DRYWALL

SHEATHING NAILS: "10d" = 0.131"dx 2 1/2" MIN W/ SPACING @ PANEL EDGES PER SCHEDULE & @ 8" O.C. IN FIELDS. INCLUDING FULL LENGTH OF KING STUDS @ OPENINGS. LAP FLOOR RIMS 3" MIN U.O.N. NAIL HEADS SHALL BE DRIVEN FLUSH WITHOUT BREAKING SURFACE OF SHTG. NON-CONFORMING SHTG & NAILING SHALL BE REPLACED.

GYP "SCREWS": #6x1 1 7/8" TYPE S OR TYPE W DRYWALL SCREWS.

STEEL STRAPS: APPLY STRAPS OVER FACE OF WALL SHTG. W/ NAILING PER SCHD.

STRAP & SHEAR WALL INSPECTION: CONTACT E.O.R. OR 3RD PARTY INSPECTOR FOR VISUAL OBSERVATION PRIOR TO INSTALLING BUILDING WRAP & FINISHES.

PENETRATIONS & NOTCHES: NO MECH OR PLUMBING HOLES OR NOTCHES IN SHEATHING OR IN TOP OR BTM PLATES UNLESS NOTED OR PRIOR WRITTEN APPROVAL.

TIE DOWN & STRAP SCHEDULE

- (H1) STHD14RJ HOLDDOWN @ 2-2x6 STUDS ABOVE. INSTALL TYPICAL FOUNDATION DETAILS & PER MANUF RECOMMENDATIONS W/ FULL 16d NAILING. CONTRACTOR TO VERIFY LOCS W/ ARCH/DWGS PRIOR TO CONCRETE POUR. RE: 6/S2.1
- (H2) HDU5-SDS HOLD DOWN TO 5/8"ø ALL THREAD SET IN 3/4"ø HOLE. CLEANED, BRUSHED & FILLED W/ SIMPSON "SET 3G" EPOXY PER MANUF. SPECIAL INSPECTION REQUIRED RE: 7/S2.1
- (H3) 2-ST22 VERTICAL TIE DOWN FROM FLOOR RIM BM TO 2-2x STUDS @ ENDS OF SHEAR WALL ABOVE
- (H4) MSTC66B3 VERT STRAP HOOKED TO UNDERSIDE OF TOP FLANGE OF STL BM W/ 1/8" FILLET WELD 2 SIDES.
- (H5) 2-CS14x5'-0 VERT STRAP FROM STUDS SHOWN TO STUDS @ END OF SHEAR WALL BELOW TO W/ 14-10d NAILS EA END & 6-NAILS TO RIM

TRUSS SUPPLIER NOTE:

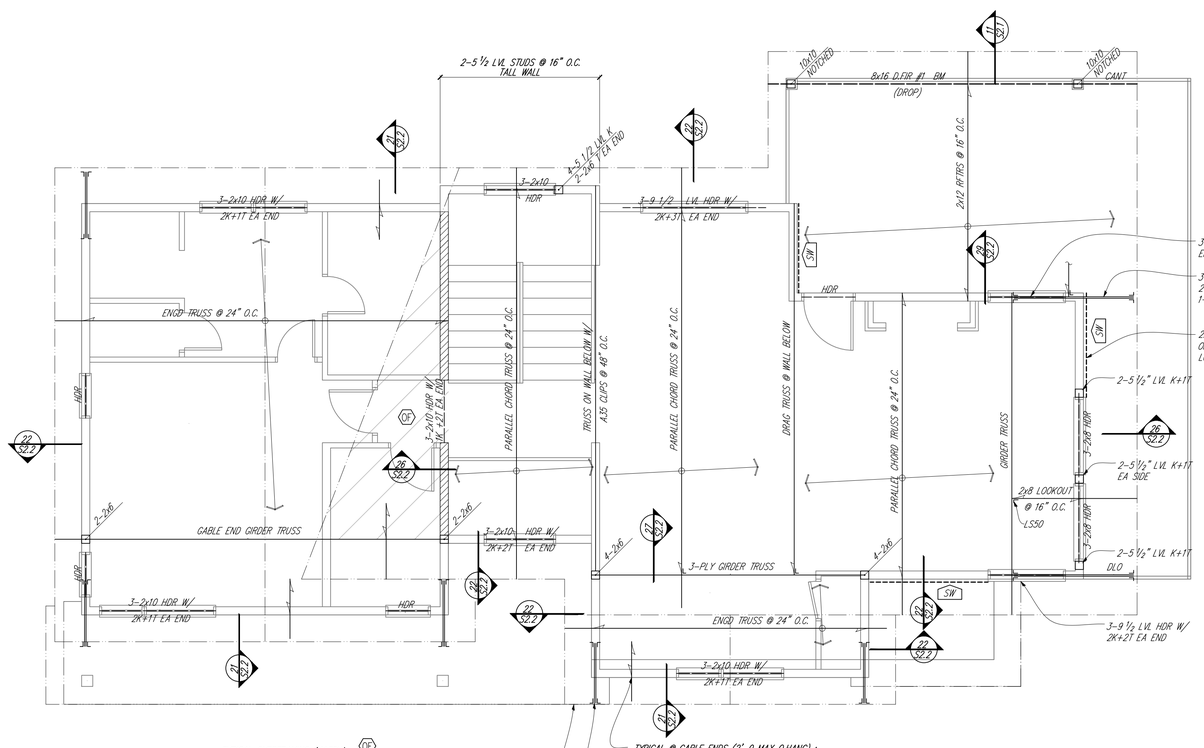
TRUSS DESIGN LOADS ARE AS FOLLOWS:

DEAD LOAD BOTTOM CHORD =	10 PSF
DEAD LOAD TOP CHORD =	10 PSF
SNOW LOAD TOP CHORD =	100 PSF
FLUSH MOUNT SOLAR PV ARRAY =	3 PSF

- DESIGN TRUSSES FOR MAXIMUM LIVE LOAD DEFLECTION OF L/360.
- MAXIMUM DEFLECTION UNDER TOTAL LOAD (DEAD LOAD PLUS FULL LIVE LOADS) SHALL BE THE LESSER OF L/240 OR 3/4".

ALL TRUSS-TO-TRUSS CONNECTIONS SHALL BE DESIGNED BY TRUSS SUPPLIER.

CONTRACTOR TO PROVIDE ENGINEERED TRUSS SHOP DRAWINGS FOR E.O.R. TO REVIEW PRIOR TO FABRICATION.



TYPICAL OVERFRAMING (HATCH) (OF):
OVERFRAME TO 2x10 VALLEY PLATES W/ 2- #9 x 3½" GRK SCREW @ EA TRUSS BELOW. 2x6 RAFTERS @ 24" W/ 4'-0 MAX SPAN ON 2x4 POSTS @ 2'-0 x 4'-0 MAX SPACING LAID OUT TO EVENLY DISTRIBUTE LOADS FROM ALL OVERFRAMING MEMBERS TO ALL MEMBERS BELOW. FASTEN TOP OF POSTS TO OVERFRAMING W/ H3. FASTEN BOTTO,M OF POST TO LOWER FRMG MEMBERS W/ ¼"ø x 6" TOE-SCREW OR H2.5. SHEATH OVERFRAMING PER TYP ROOF SHTG & NAILING.

TYPICAL @ GABLE ENDS (2'-0 MAX O.HANG):
2x6 @ 16" O.C. (U.O.N.) RAKE WALL TO UNDERSIDE 2x8 @ 16" O.C. LOOKOUTS. CONN LOOKOUTS TO 1ST ADJACENT TRUSS (U.O.N.). PROVIDE ADD'L BRACING PER TRUSS MANUF. RE: 21/S2.2

TYPICAL @ CORNERS:
- 2-2x8 "DLO" x 4'-0 @ 2'-0 MAX OVERHANGS
- FRAME DBL LOOKOUTS W/ 2-LS70 EA END. TIE DOWN @ CORNERS W/ 2-H8 OR 2-ST12

TYPICAL @ SUBFACIA
2x8 CONT SUBFASCIA (U.O.N.) W/ 4-16d FACE NAILS TO LOOKOUTS & TRUSS TAILS, PROVIDE LS70 @ CORNERS

LEDGER SCHEDULE

- (L1) 2x10 LEDGER W/ 2-1/4"ø x 3½" SDS SCREWS @ 16" O.C.. FLUSH FRAME LNDG JSTS W/ LS70.
- (L2) 2x12 TRD LEDGER W/ 4-1/4"ø x 4" SDS SCREWS @ 8"O.C. FLUSH FRAME JST W/ LUS212
- (L3) 2x12 TRD LEDGER W/ 3-1/4"ø x 4" SDS SCREWS @ 16" O.C. FLUSH FRAME JST W/ LUS212
- (L4) 11 7/8 LVL LEDGER W/ 3-1/4"ø x 4" SDS SCREWS @ 16" O.C. TRHU WALL SHTG TO EA STUD. FLUSH FRAME RFTRS W/ 2-LS90.(6 SCREWS) @ CORNER & CANTILEVER TO SUBFASCIA @ LOCS
- (L5) LET IN 2x RFTRS & BEAR ON 2x STUB COL. SISTER TO TRUSSES PER XX/S2.x

UPPER ROOF FRAMING PLAN

1/4" = 1'-0

- HEADERS TO BE 2-2x10 DOUG. FIR #2 INSULATED HEADERS W/ 1-2x6 KING (K) + 1-2x6 TRIM (T) EA. END & 1-2x6 PL. T. & B. OR MORE AS NOTED. RE: 54/S2.3
- (W3) LOWER LVL HDR (ELEVATION VARIES PER ARCH) W/ 5 ½" LVL PL TOP & BOTTOM. PROVIDE LS50 EA END TO FULL HT KING STUDS. RE:54/S2.3
- ROOF SHTG TO BE MIN. 5/8" APA RATED (40/20) OSB SHTG W/ 10d RINGSHANK NAILS @ 6"oc @ EDGES & 12"oc IN FIELDS
- ENG'D TRUSS DESIGN, TRUSS TO TRUSS CONNECTIONS, AND BRACING DESIGN BY TRUSS MANUF.
- TIE DOWN TRUSSES, RAFTERS, AND LOOKOUTS @ BRG W/ H2.5A TIE (DBL @ CORNERS) OR AS NOTED.
- (3) TIE DOWN GIRDER TRUSSES & ROOF BEAMS @ BRG W/ ST18 OR MTS18 2 SIDES U.O.N.
- PROVIDE W/ 2-1/4"ø x 4 ½" SCREWS @ 16" O.C. STAGGERED (8" O.C. EQUIVALENT) EA SIDE OF BUILT UP COLUMN
- SEE SHEET S1.01 FOR GENERAL STRUCTURAL NOTES

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43 BACKLAND DR
LOT 186 WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

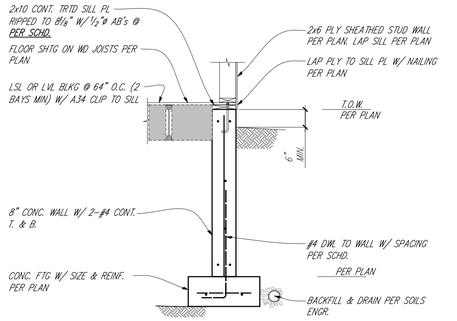
REVISIONS:

No.	Description

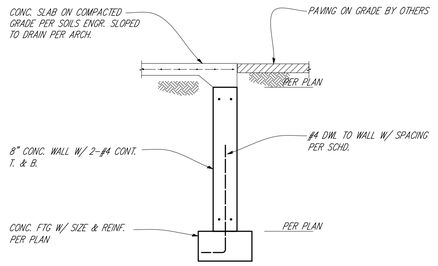
STATE OF COLORADO LICENSED Dana Michel 44357 PROFESSIONAL ENGINEER
08.06.2024

40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

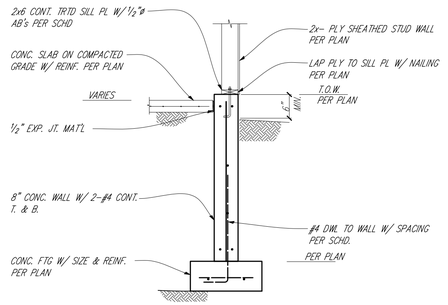
SHEET NO.
S1.3



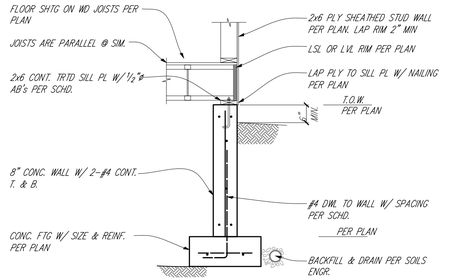
SECTION 5/S2.1 1/2"=1'-0



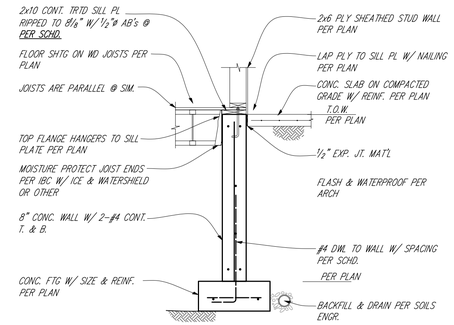
SECTION 4/S2.1 1/2"=1'-0



SECTION 3/S2.1 1/2"=1'-0

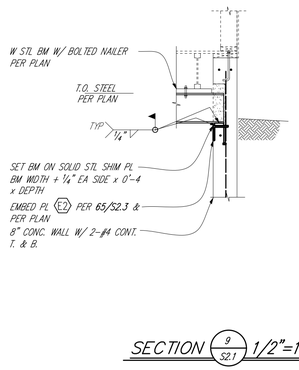


SECTION 2/S2.1 1/2"=1'-0

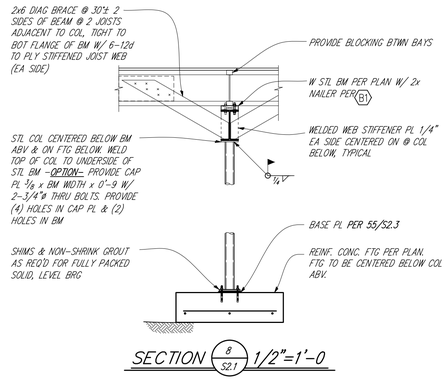


SECTION 1/S2.1 1/2"=1'-0

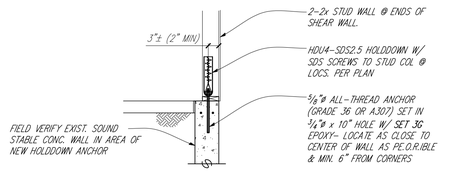
SHEET NOTE: DETAILS THIS SHEET ARE SEQUENTIAL. NOTES SHOWN IN FIRST DETAIL(S) ARE NOT REPEATED IN LATER DETAILS ON THE SAME SHEET. PLEASE READ FIRST DETAILS CAREFULLY FOR INFORMATION THAT APPLIES TO OTHER DETAILS.



SECTION 9/S2.1 1/2"=1'-0



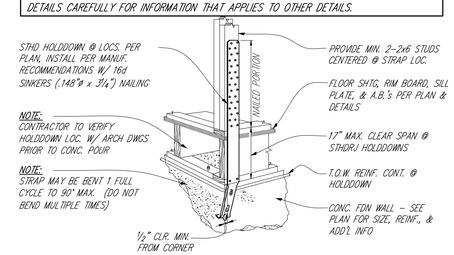
SECTION 8/S2.1 1/2"=1'-0



CONTRACTOR NOTE:- SPECIAL INSPECTION OF POST-INSTALLED HOLDDOWN ANCHORS IS REQ'D - PROVIDE MIN. 48 HR NOTICE TO E.O.R.

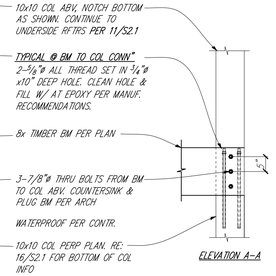
TYPICAL HDU4-SDS2.5 HOLDDOWN SECTION NOT TO SCALE 7/S2.1

EPOXY NOTES:
- CLEAN OUT HOLE W/ BRUSH AND COMPRESSED AIR TO REMOVE DUST PER MANUF. RECOMMENDATIONS
- BASE MATERIAL MUST HAVE MIN 40° TEMP FOR 72 HOURS FOR SET EPOXY. CONTACT E.O.R. FOR LOW TEMP ALTERNATIVES

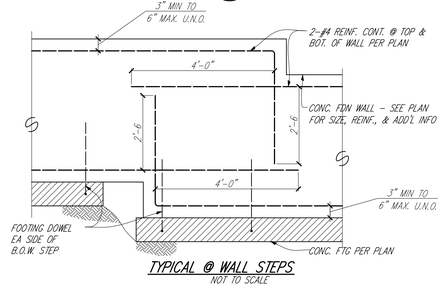


TYPICAL STHDRJ HOLDDOWN PERSPECTIVE NOT TO SCALE 6/S2.1

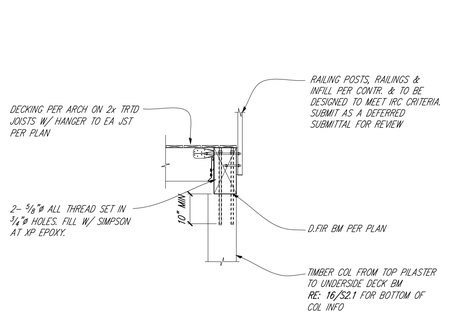
NOTES:
- DO NOT WETSET HOLDDOWN. USE STRAPMATE (BY SIMPSON) OR OTHER METHOD TO SECURE HOLDOWN TO FORMS PRIOR TO CONC POUR
- NAIL STRAP FROM BOTTOM UP
- STRAP MAY BE NAILED THRU PLY SHTG TO STUDS, OR DIRECTLY TO STUDS



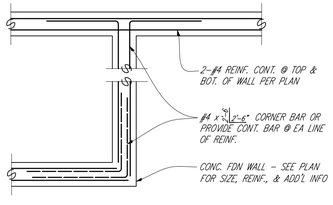
SECTION 13/S2.1 1/2"=1'-0



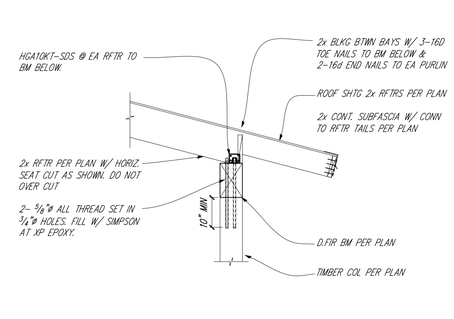
TYPICAL @ WALL STEPS NOT TO SCALE



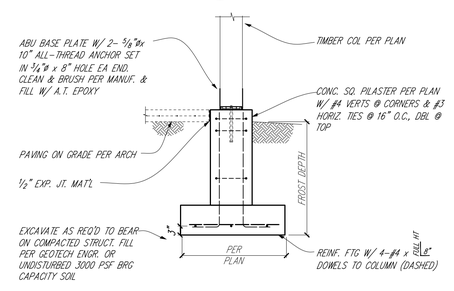
SECTION 12/S2.1 1/2"=1'-0



TYPICAL CORNER REINF. PLAN VIEW NOT TO SCALE



SECTION 11/S2.1 1/2"=1'-0



SECTION 16/S2.1 1/2"=1'-0

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43 BACKLAND DR
LOT 186 WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

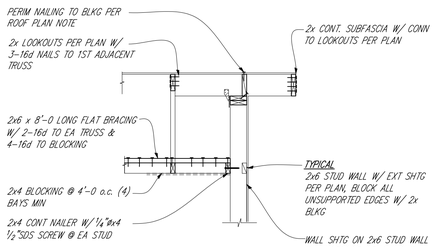
REVISIONS:

No.	Description

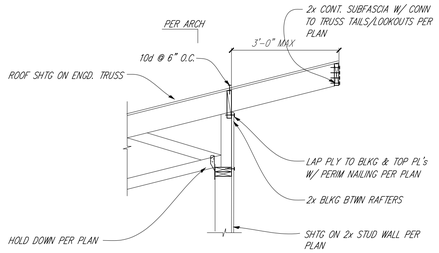
COLORADO LICENSED TECHNICAL PROFESSIONAL ENGINEER
44357
08.06.2024

40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S2.1



SECTION 24 S2.2 1/2"=1'-0



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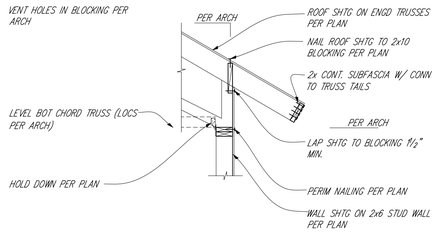
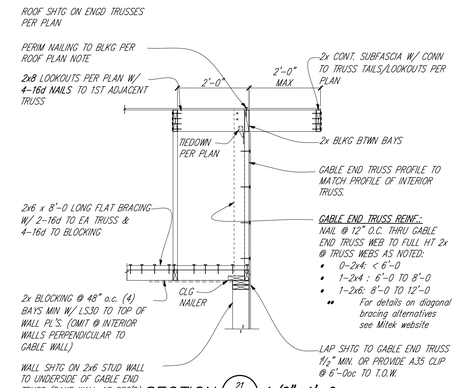
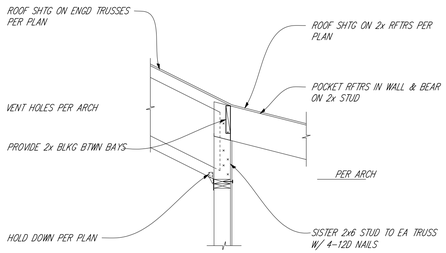


SECTION 22 S2.2 1/2"=1'-0

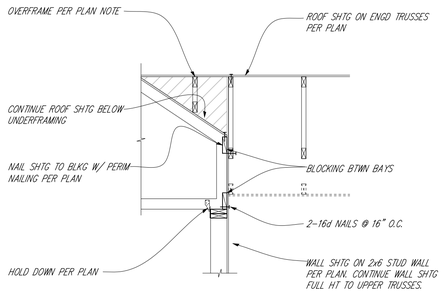


SECTION 21 S2.2 1/2"=1'-0

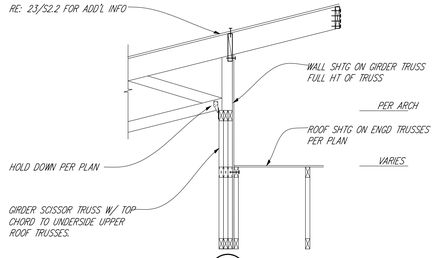
https://www.mitek-us.com/resources/engineering/Gable-End-Details/



SECTION 29 S2.2 1/2"=1'-0



SECTION 28 S2.2 1/2"=1'-0



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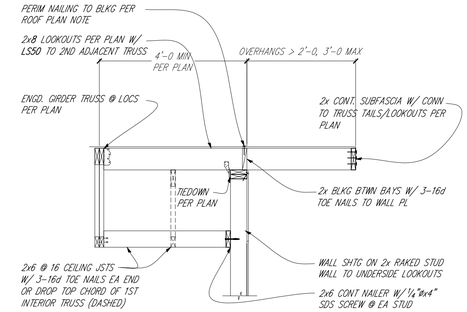

SECTION 26 S2.2 1/2"=1'-0

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43 BACKLAND DR
LOT 186WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

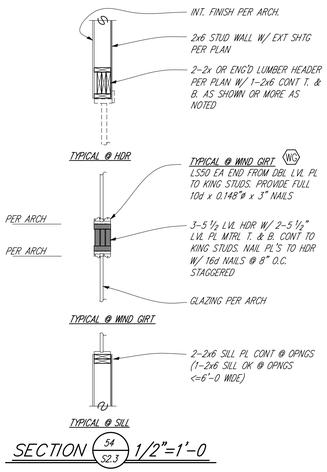
REVISIONS:

No.	Description

STATE OF COLORADO LICENSED Daniel B. Michel 44357 PROFESSIONAL ENGINEER
08.06.2024

40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S2.2



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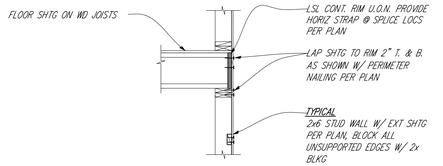
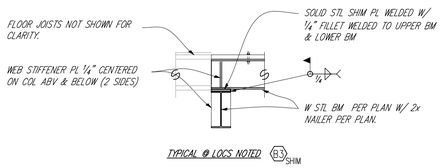
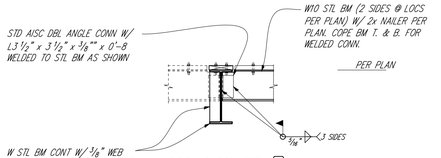


SECTION 59 / S2.3 1/2"=1'-0



SECTION 53A / S2.3 1/2"=1'-0



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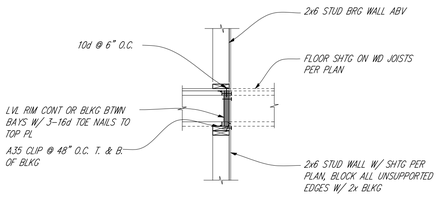

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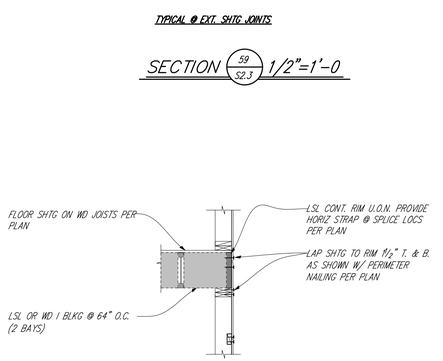

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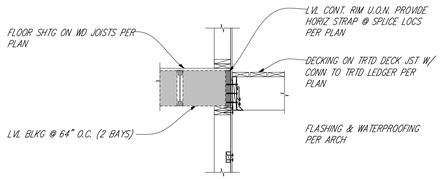

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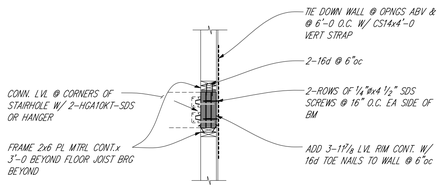
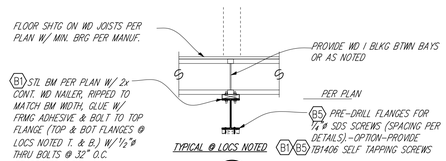
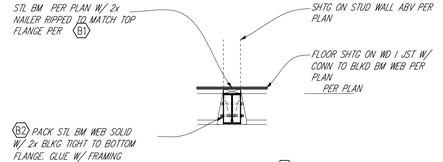


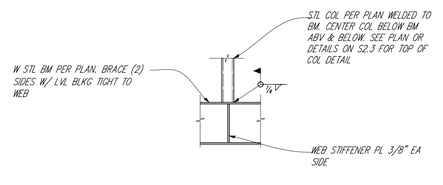
SECTION 66 / S2.3 1/2"=1'-0



SECTION 52A / S2.3 1/2"=1'-0



SECTION 52B / S2.3 1/2"=1'-0



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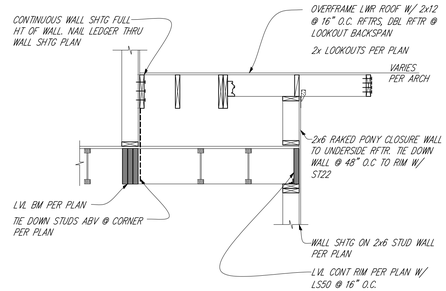
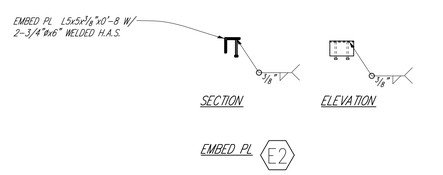
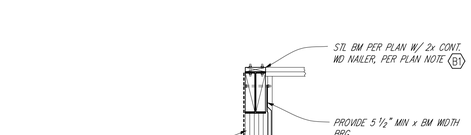
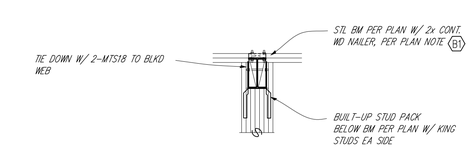


SECTION 62 / S2.3 1/2"=1'-0





SECTION 51A / S2.3 1/2"=1'-0



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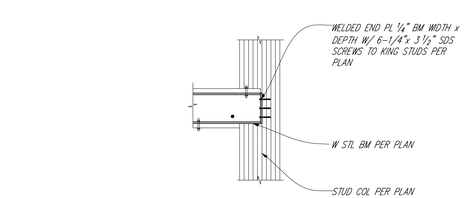

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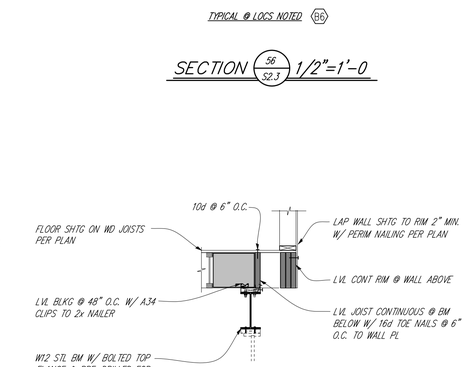
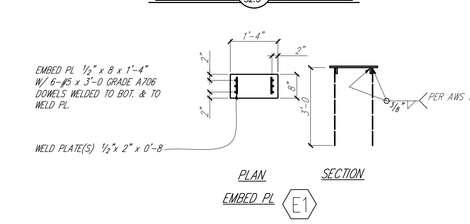
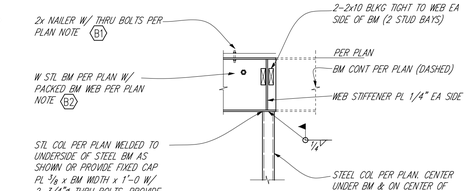


SECTION 61 / S2.3 1/2"=1'-0

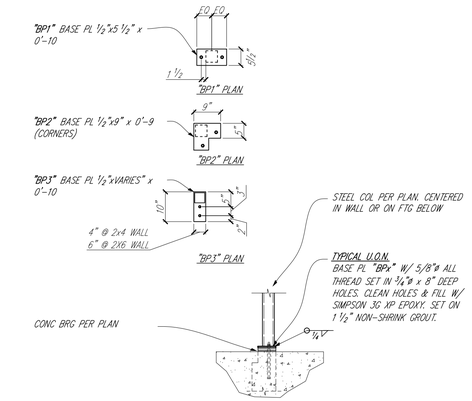


EMBED PL'S 65 / S2.2 1/2"=1'-0

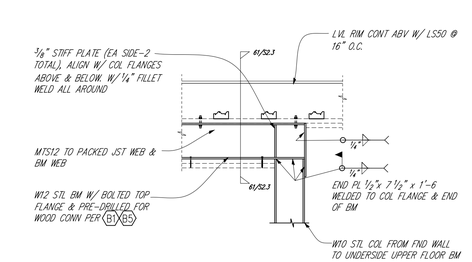
- E.O.R. TO REVIEW EMBED PL SHOP WELDS PRIOR TO INSTALLATION
- E.O.R. TO REVIEW FRAME FIELD WELDS PRIOR TO COVERING W/ WOOD FRAMING
- FIELD MEASURE EMBED LOCATIONS, HEIGHTS, LEVELNESS PRIOR TO COLUMN FABRICATION. DO NOT SHIM CONNECTIONS W/OUT PRIOR WRITTEN NOTIFICATION BY E.O.R.
- WELDABLE REBAR IS TYPICALLY STAMPED WITH A "W" - REBAR WELDED TO THE EMBED PL WITHOUT A "W" STAMP WILL BE REJECTED AND MAY DELAY THE CONCRETE POUR.
- TIE EMBED PL'S IN FORMS PRIOR TO POUR - DO NOT WET SET.

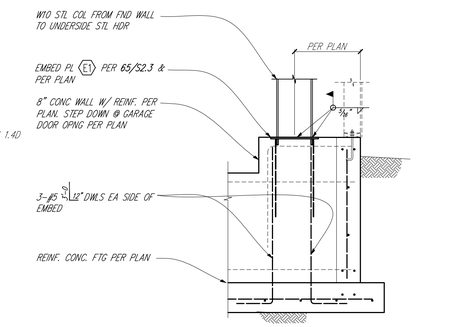


SECTION 50A / S2.3 1/2"=1'-0



SECTION 55 / S2.3 1/2"=1'-0





SECTION 60 / S2.3 1/2"=1'-0

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43 BACKLAND DR
LOT 186 WILDERNESS, BLUE RIVER ESTATES
BLUE RIVER, COLORADO

JOB #	DBM24118
DATE	8/6/2024
DESIGN BY	DBM

REVISIONS:

No.	Description

STATE OF COLORADO LICENSED Dana Michel 44357 PROFESSIONAL ENGINEER 08.06.2024

40th Parallel Structural Engineering
Secure ESeal#
40PDBM24118_2024.08.06

SHEET NO.
S2.3

TO: Michelle Eddy, CMC/CPM - Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: August 29, 2024

RE: Planning/Zoning/Architectural Guidelines review – 6419 HWY 9

Below please find staff's analysis that outlines the review with the Town's Zoning regulations and adopted Architectural Design Guidelines for the structure proposed.

Zoning Regulation analysis –

Proposal:	A new single family home on a steep hillside with attached parking.
Zoning district:	R1
Lot Size:	25,157 Sqft 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	133'7" 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 35'
Garage Stds:	No garage is proposed.
Parking Stds:	Parking requirements are not met

Architectural Design Guideline analysis -

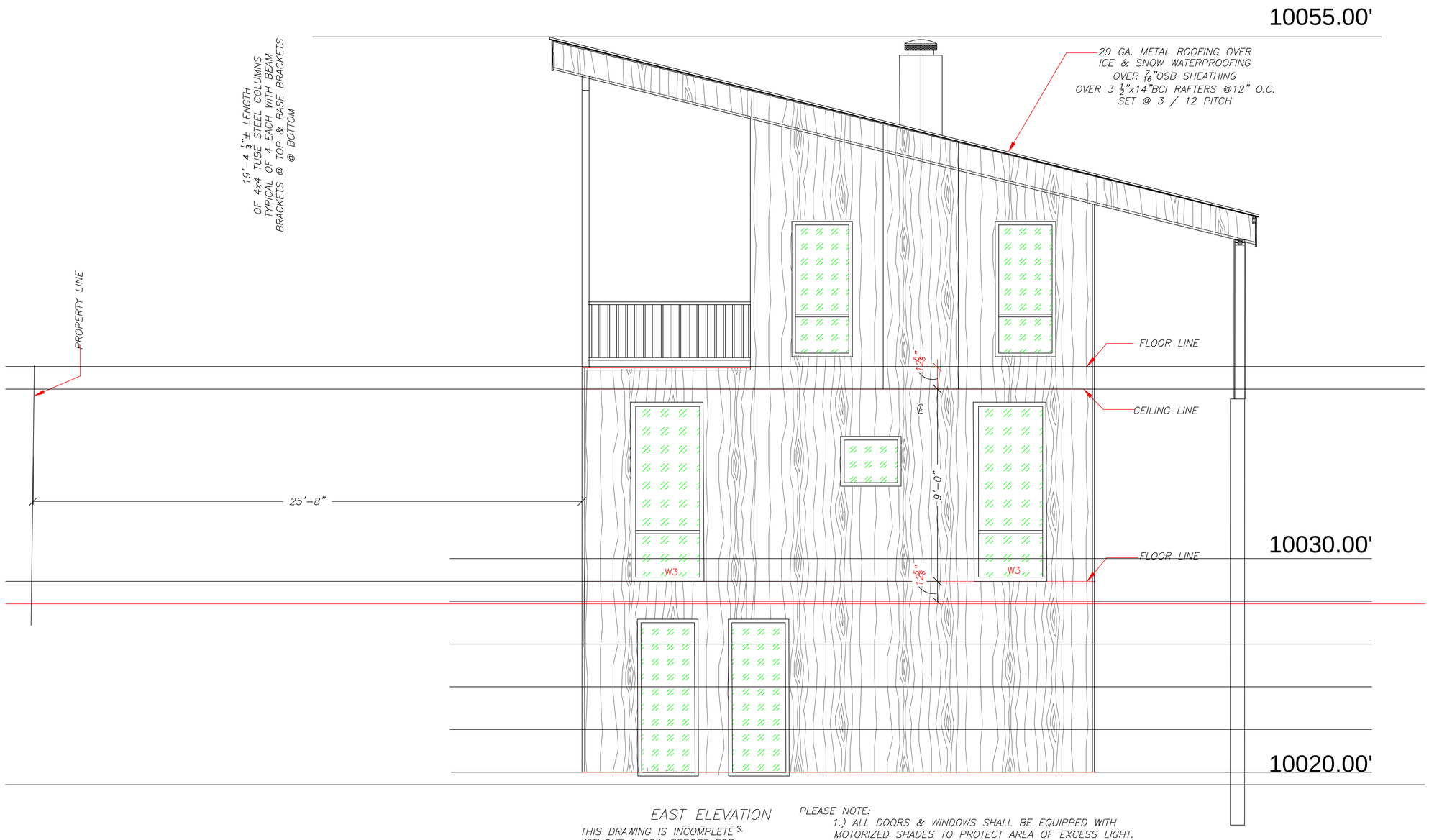
Please note the following key to the interpretation of the analysis table:

Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning commission approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	A 10' easement is indicated on the front of the lot, no additional easements are identified.	Y
Article 4: Buildable Area/setbacks	Setbacks are indicated on the site plan. Front of home is tight to the front setback. Parking is located in the setback.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Building height is limited to 35'. Side elevation show maximum height is proposed	Y
Article 5-60 Foundation	Foundation is typical in design and shows general conformance	Y
Article 5-70 Roofs	Project involves a simple design of a shed roof. The simple shed design is strictly prohibited by section (b)(1). Design provides for long expanses without architectural breakup. 3/12 proposed,	N
Article 5-80 Garages	Garage is proposed on the lower level. No lower level floor plan is provided and unable to determine sqft of garage space.	
Article 5-90 Window and door design	Windows are an overpowering element of the structure. Design indicates large expanses of windows with minimal breakup Front door is located at the rear of the home.	PC

Article 5-100 Balconies and railings	Railing appears to be in general conformance	Y
Article 5-110 Chimney and Roof Penetrations	Chimney is indicated, and sizing appears to be in general conformance. Material selection for the finish cannot be located.	Y
Article 6 Building Materials and Colors		
Article 6-10 Materials	Project design indicates a panelized wall finish material. Colors and details are not located. JPG elevations are provided, Plywood siding is prohibited material in 16B-6-20 (3)	
Article 6-10 Colors	Complete color board is not provided. Anticipated colors to be natural wood colors. JPG images of elevations are provided	PC
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	No accessory structures are proposed	Y
Article 7-50 Driveways	Driveway details are not provided, unable to verify access permit from CDOT is obtained, application is provided. Width is indicated at 12', which complies with the first 10' requirements. Snow storage is indicated and appears to be in general conformance.	
Article 7-60 Parking Areas	Parking is comprised of 2 indoor garage parking spaces. Interior floor plan of the garage level is not provided 3 Parking spaces are required per section (e)(1) of the current standards. The extra space is assumed exterior, in the setback.	N
Article 7-100 Decks	Deck surface is the roof for a lower level. Appears to be in general conformance.	Y
Article 7-120 Hot Tubs	Not indicated	Y
Article 7-140 Fences	Not indicated	Y

Article 7-150 Retaining walls	Several retaining walls are indicated, portions project into the setbacks. Retaining walls in setbacks may be approved if deemed necessary for adequate buildable area. Unable to locate details of finish materials or heights. Terrance wall is proposed at rear of home.	PC
Article 8 Signs		
Article 8 Signs	No signage is indicated	Y
Article 9 Lighting		
Article 9 Lighting	No information on lighting is provided. Concerns about this project, as proper lighting will involve difficult design and fixture choices for the extensive overhang	
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Wetlands are indicated on a significant portion of the property and in the area of disturbance.	Y

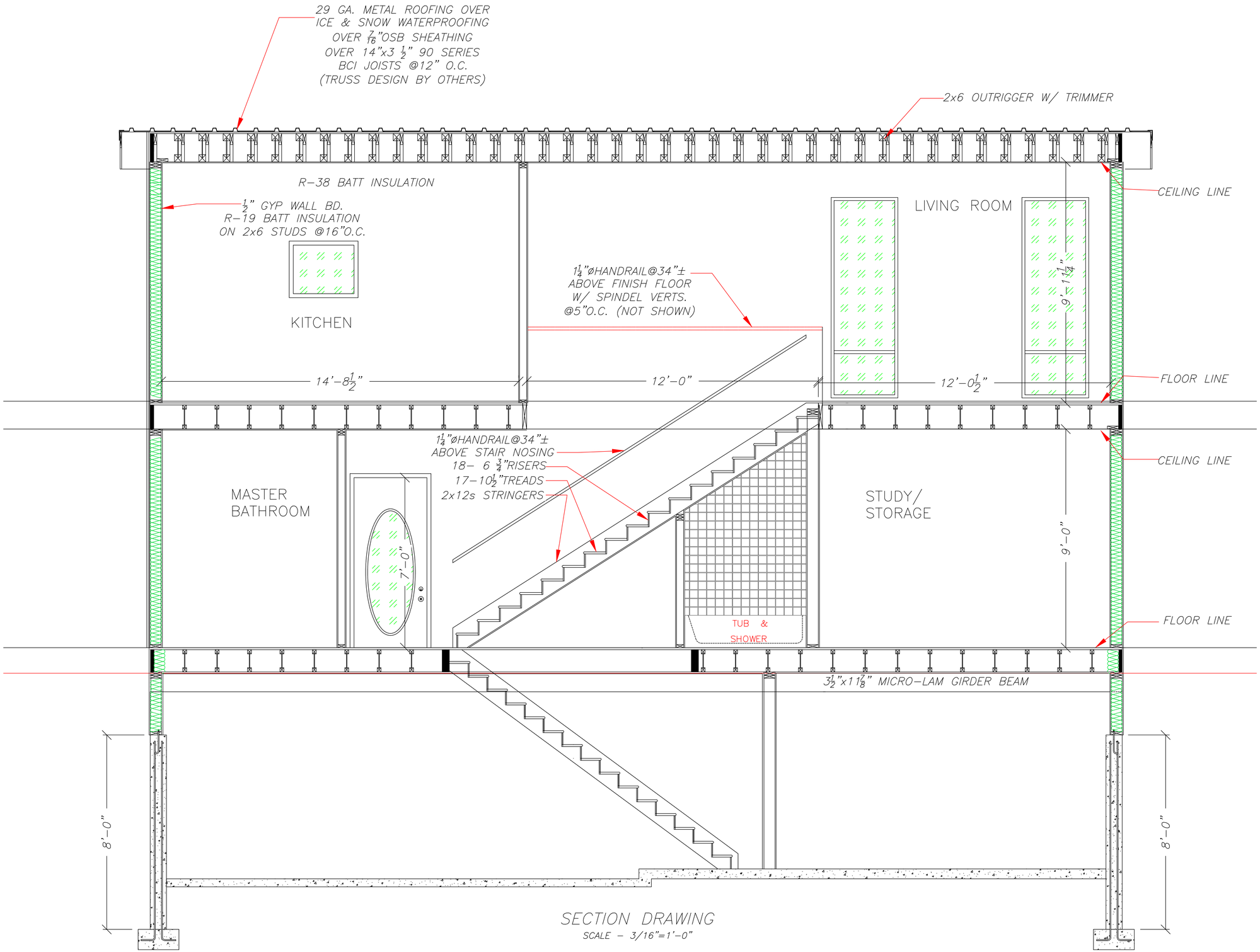


EAST ELEVATION

THIS DRAWING IS INCOMPLETE'S.
WITHOUT A SOIL REPORT FOR
APPROVAL PURPOSES ONLY!

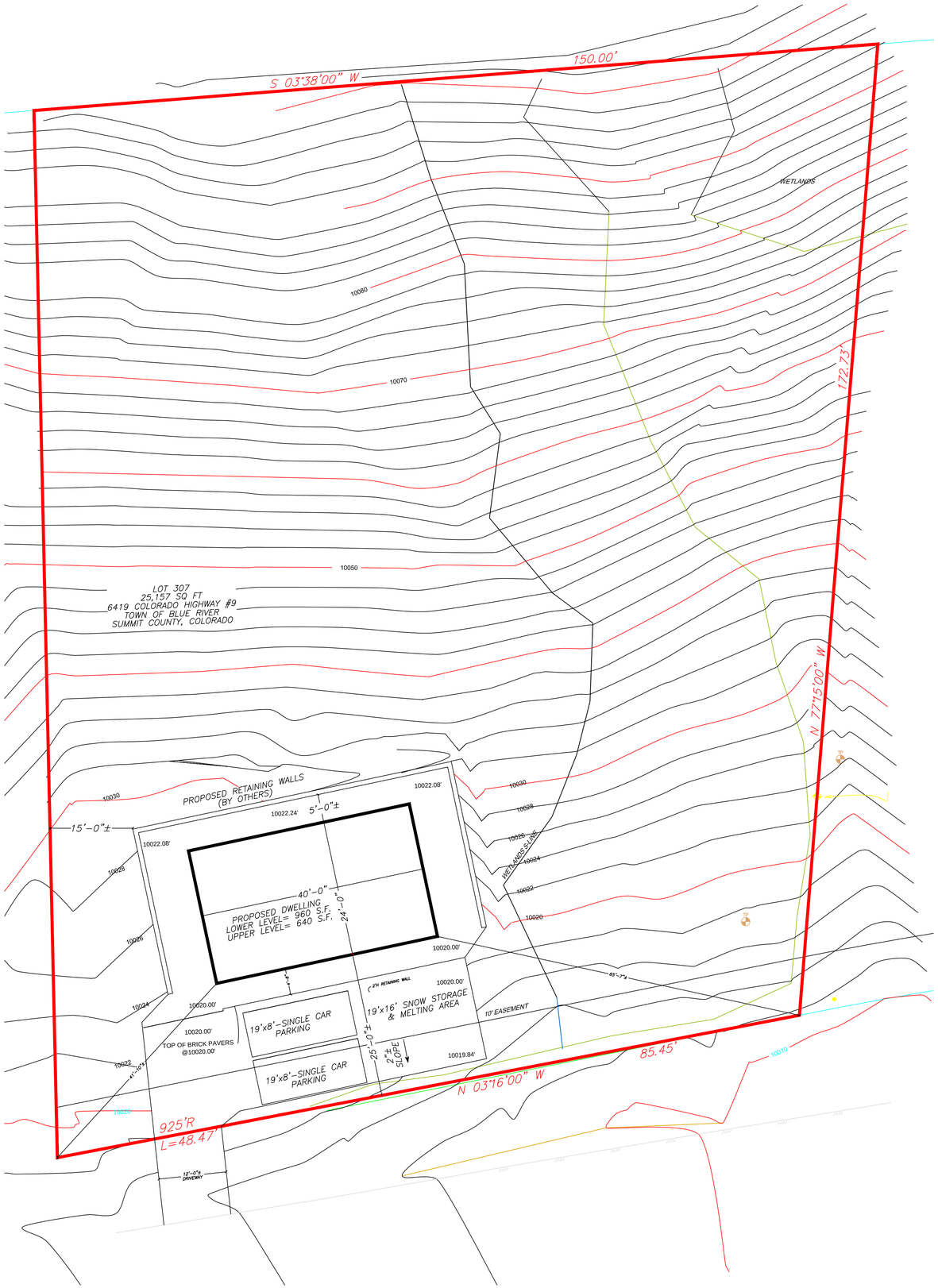
PLEASE NOTE:

1.) ALL DOORS & WINDOWS SHALL BE EQUIPPED WITH MOTORIZED SHADES TO PROTECT AREA OF EXCESS LIGHT.
2.) THE HOME SHALL STAINED BOMBAY MAHOGANY TWO TONE BROWNISH RED STAIN CEMENT BD. (WOOD GRAIN FINISH.) DOORS & WINDOWS SHALL BE BLACK POWDER COATED ALUMINUM.
3.) PROPOSED DRIVEWAY (12'W) & PARKING WILL BE GRAYSTONE INTERLOCKING CONCRETE PAVERS.
4.) SILL PLATE SHALL BE ANCHORED WITH ½"ø x10"ANCHOR BOLTS @6'-0"± O.C. OVER ENTIRE FOUNDATION PERM. (FOUNDATION IS INCOMPLETE WITHOUT SOIL REPORT. (PENDING)
5.) A CRAWLSPACE HAS BEEN CREATED ALONG THE FRONT SIDE OF THE HOME! ACCESS DOOR HAS BEEN PLACED ON THE EAST SIDE ELEVATION.
6.) FRONT SIDEWALK TO BE A MONOLITHIC THICKENED EDGE W/ CONCRETE STEPS ON THE WEST END. 2 RISERS @7"MAX. & 12"MAX. TREADS. TO MEET THE CONCRETE PAVERS!
7.) PROPOSED RETAINING WALL MUST BE A MINIMUM OF 9'-0" IN HEIGHT FROM THE SIDEWALK @REAR OF THE HOME & WILL BE FACED WITH A GRAY NATURAL COLOR HARDSCAPE WALL TILE WITH A DECORATIVE APPEARANCE!
8.) THESE PLANS ARE INCOMPLETE WITHOUT HEATING LAYOUT PLUMBING, / SEPTIC DRAWINGS, RETAINING WALL DETAILS, & FOUNDATION PLAN & DETAILS.



SECTION DRAWING

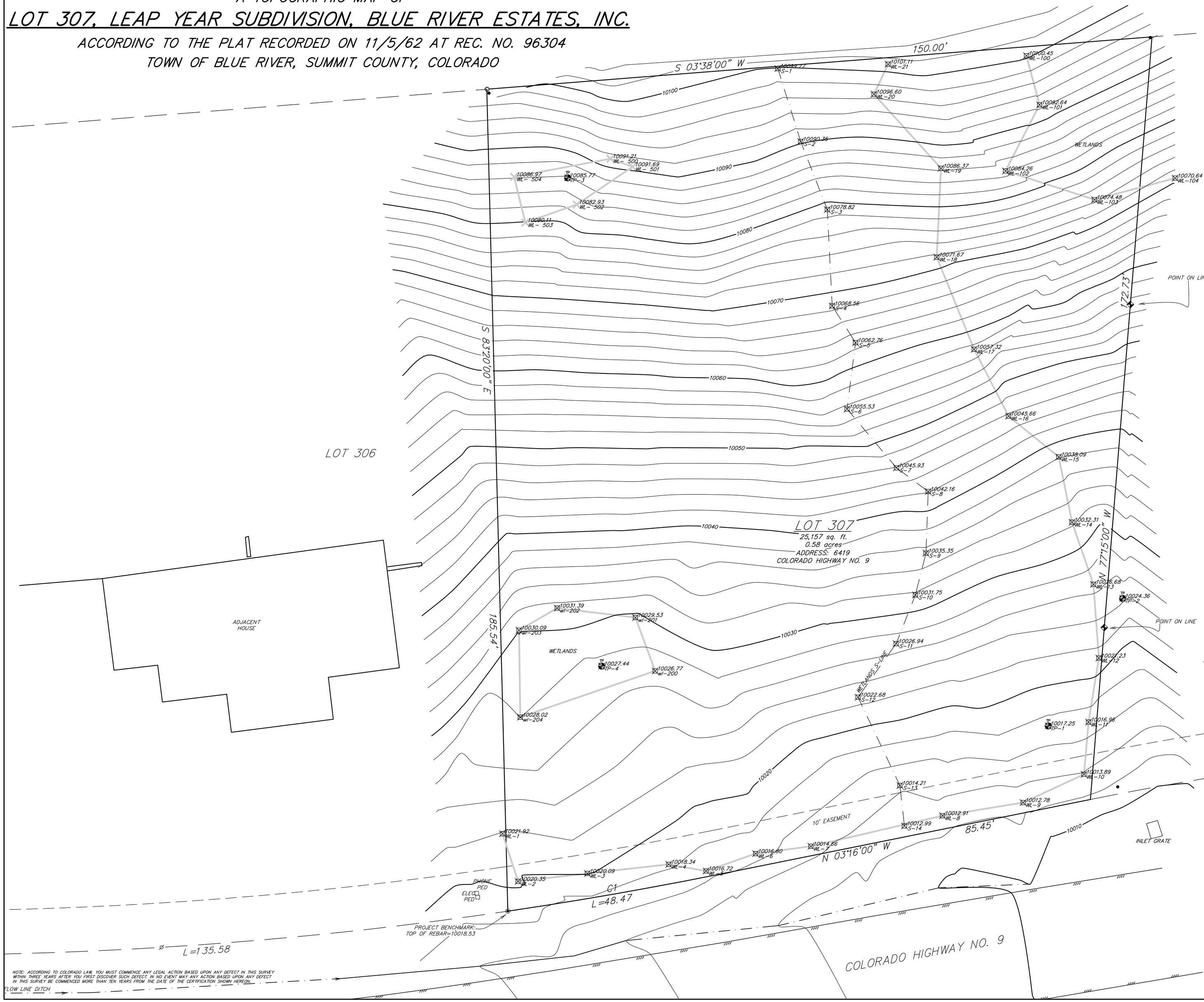
SCALE - 3/16"=1'-0"


S 03°38'00" W
150.00'
WETLANDS
10080
10070
10050
172.73'
N 77°15'00" W
LOT 307
25,157 SQ FT
6419 COLORADO HIGHWAY #9
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO
PROPOSED RETAINING WALLS
(BY OTHERS)
10022.08'
10022.24'
5'-0"±
15'-0"±
40'-0"
PROPOSED DWELLING
LOWER LEVEL= 960 S.F.
UPPER LEVEL= 640 S.F.
24'-0"
10020.00'
2'H RETAINING WALL
19'x16' SNOW STORAGE
& MELTING AREA
10' EASEMENT
19'x8'-SINGLE CAR
PARKING
19'x8'-SINGLE CAR
PARKING
TOP OF BRICK PAVERS
@10020.00'
10019.84'
25'-0"±
2% SLOPE
WETLANDS S/LINE
85.45'
N 03°16'00" W
925'R
L=48.47'
12'-0"Ø
DRIVEWAY
10030
10028
10026
10024
10022
10020
10010

A TOPOGRAPHIC MAP OF

LOT 307, LEAP YEAR SUBDIVISION, BLUE RIVER ESTATES, INC.

ACCORDING TO THE PLAT RECORDED ON 11/5/62 AT REC. NO. 96304
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

DATE OF FIELD SURVEY: 10/31/2022
CONTOUR INTERVAL=2 FEET
ELEVATIONS BASED ON HAND HELD GPS

LEGEND

- FOUND REBAR & ALUMINUM CAP (PLS 29620)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 26292)
- M. MEASURED COURSE
- P. PLATTED COURSE
- UTILITY PEDESTAL
- WETLANDS FLAG AS LOCATED DELINEATION BY BEST ECOLOGICAL
- POINT ON PROPERTY LINE

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	48.47'	925.00'	48.46'	N01°45'56"W	3°00'08"

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drawn JJK/ESH	Dwg 22552TP	Project 22552
Checked RRJ	Date 11/08/2022	Sheet 1 of 1

R-A-N-G-E W-E-S-T INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

Instructions: **Please print or type**
- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at http://www.dot.state.co.us/AccessPermits/Index.htm

1) Property owner (Permittee): THOMAS F DESORMEAUX JR
Street address: 6214 PONTCHARTRAIN BLVD
City, state & zip: NEW ORLEANS LA 70124 | Phone #: 504 295 5482
E-mail address: TOMDESORMEAUX@YAHOO.COM

2) Applicant or Agent for permittee (if different from property owner)
Mailing address:
City, state & zip: | Phone # (required):
E-mail address if available:

3) Address of property to be served by permit (required): 6419 CO 9 BLUE RIVER CO 80424

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?
county: SUMMIT | subdivision: LEAP YEAR | block: | lot: 307 | section: | township: BLUE RIVER | range:

5) What State Highway are you requesting access from? COLORADO STATE HWY 9

6) What side of the highway? ☐ N ☐ S ☐ E ☒ W

7) How many feet is the proposed access from the nearest mile post? _____ feet ☐N ☐S ☐E ☐W) from: _____

How many feet is the proposed access from the nearest cross street? _____ feet ☐N ☐S ☐E ☐W) from: _____

8) What is the approximate date you intend to begin construction? AUGUST 1, 2023

9) Check here if you are requesting a:
☒ new access ☐ temporary access (duration anticipated:) ☐ improvement to existing access
☐ change in access use ☐ removal of access ☐ relocation of an existing access (provide detail)

10) Provide existing property use: VACANT SINGLE FAMILY RESIDENTIAL LOT

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? and/or, permit date:
☒ no ☐ yes, if yes - what are the permit number(s) and provide copies:

12) Does the property owner own or have any interests in any adjacent property?
☒ no ☐ yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve? N/A

15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business/land use	square footage	business	square footage
N/A			

16) If you are requesting residential developement access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units
SINGLE FAMILY	1	RESIDENTIAL	1

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are ☐ peak hour volumes or ☒ average daily volumes.

# of passenger cars and light trucks at peak hour volumes	# of multi unit trucks at peak hour volumes
2	N/A
# of farm vehicles (field equipment)	**Total count of all vehicles**
N/A	0

# of single unit vehicles in excess of 30 ft.: N/A

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

a) Property map indicating other access, bordering roads and streets.
b) Highway and driveway plan profile.
c) Drainage plan showing impact to the highway right-of-way.
d) Map and letters detailing utility locations before and after development in and along the right-of-way.
e) Subdivision, zoning, or development plan.
f) Proposed access design.
g) Parcel and ownership maps including easements.
h) Traffic studies.
i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage **http://www.dot.state.co.us/environmental/Forms.asp**.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: **<http://www.dot.state.co.us/DesignSupport/>**, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature	Print name	Date
TFDesOrmeaux Jr	THOMAS DESORMEAUX JR	JUNE 25 2023

A TOPOGRAPHIC MAP OF

LOT 307, LEAP YEAR SUBDIVISION, BLUE RIVER ESTATES, INC.

ACCORDING TO THE PLAT RECORDED ON 11/5/62 AT REC. NO. 96304

TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

PROPOSED CONDITIONS

IMPACTS & MITIGATION

VEGETATIVE TREATMENTS THROUGHOUT MITIGATION AREA, SOIL TREATMENTS APPROXIMATE, ACTUAL PLACEMENTS TBD ON-SITE WATTLE TERRACES, MINOR GRADING SOIL AMEND OR REPLACE, ETC.

S 03°38'00" W

150.00'

NON-WETLAND

NON-WETLAND

NON-WETLAND

WETLANDS

TOTAL WETLANDS 0.47-ACRES

IMPACT AREA

S 83°20'00" E

185.54'

N 7°45'00" W

122.73'

POINT ON LINE

POINT ON LINE

S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-8 S-9 S-10 S-11 S-12 S-13 S-14

WETLANDS S-6

WETLANDS

TP 1 TP 2 TP 3 TP 4 TP 5

10100 10090 10080 10070 10060 10050 10040 10030 10020 10010

LOT 306

LOT 307

25,157 sq. ft.

0.58 acres

ADDRESS: 6419

COLORADO HIGHWAY NO. 9

LOT 308

ADJACENT HOUSE

EXISTING DRIVE APPROXIMATE

PROPOSED DRIVE APPROXIMATE

COLORADO HIGHWAY NO. 9

N 03°16'00" W

85.45'

M. EASEMENT

INLET GRATE

PHONE PED

ELEC PED

PROJECT BENCHMARK TOP OF REBAR=10018.53

FLOW LINE DITCH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

DATE OF FIELD SURVEY: 10/31/2022

CONTOUR INTERVAL=2 FEET

ELEVATIONS BASED ON HAND HELD GPS

LEGEND

- FOUND REBAR & ALUMINUM CAP (PLS 29620)
- FOUND #4 REBAR
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CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	48.47'	925.00'	48.46'	N01°45'56"W	3°00'08"

COLORADO REGISTERED ROBERT R. JONES PROFESSIONAL LAND SURVEYOR 26292

NOTE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

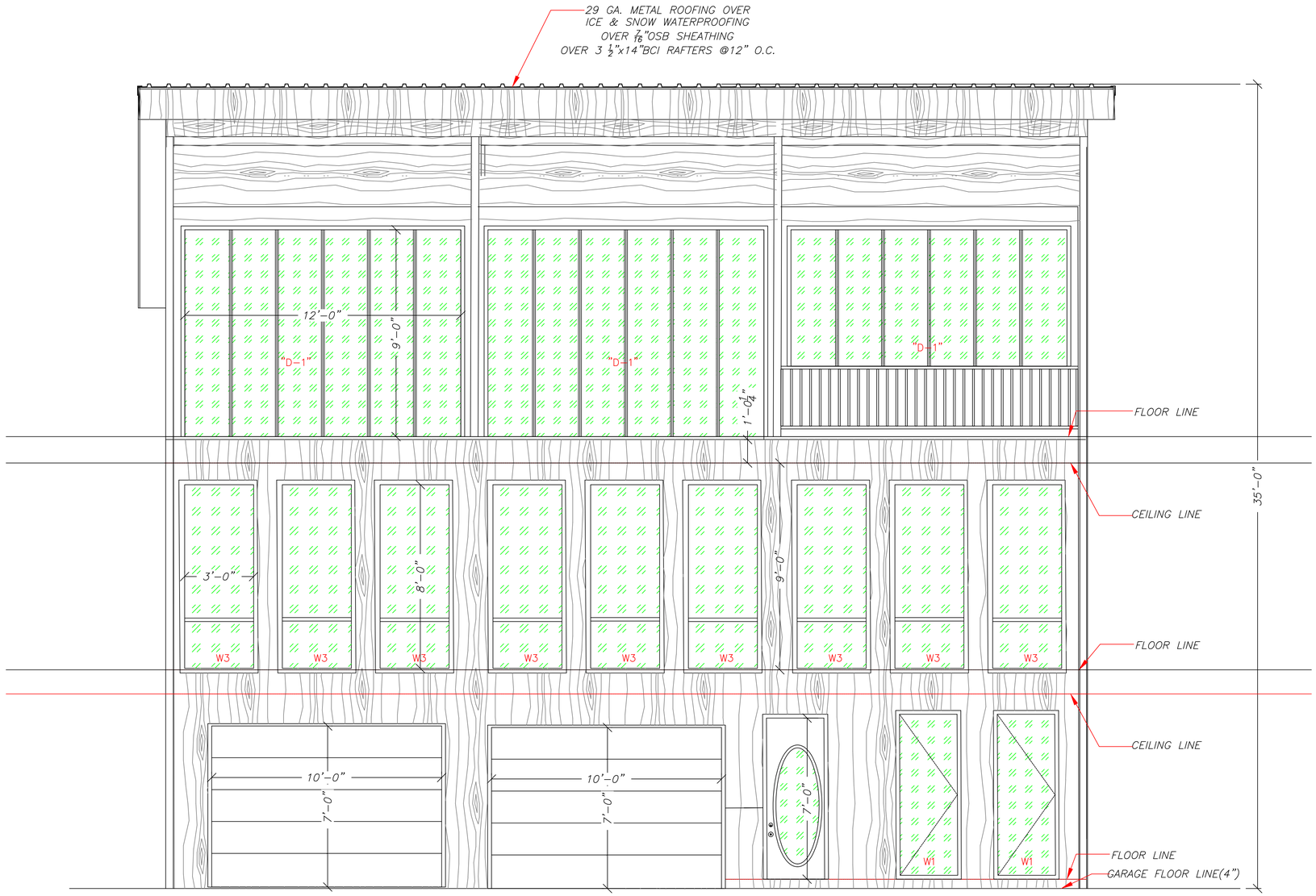
Drawn JJK/ESH	Dwg 22552TP	Project 22552
Checked RRJ	Date 11/08/2022	Sheet 1 of 1

RANGE WEST INC.

ENGINEERS & SURVEYORS

P.O. Box 589

Silverthorne, CO 80498 970-468-6281



FRONT ELEVATION

SCALE – 3/16"=1'-0"

PLEASE NOTE:

1.) ALL DOORS & WINDOWS SHALL BE EQUIPPED WITH MOTORIZED SHADES TO PROTECT AREA OF EXCESS LIGHT.

2.) THE HOME SHALL STAINED BOMBAY MAHOGANY TWO TONE BROWNISH RED STAIN CEMENT BD. (WOOD GRAIN FINISH.) DOORS & WINDOWS SHALL BE BLACK POWDER COATED ALUMINUM.

3.) PROPOSED DRIVEWAY (12'W) & PARKING WILL BE GRAYSTONE INTERLOCKING CONCRETE PAVERS.

4.) SILL PLATE SHALL BE ANCHORED WITH ½"ø x10"ANCHOR BOLTS @6'–0"± O.C. OVER ENTIRE FOUNDATION PERM. (FOUNDATION IS INCOMPLETE WITHOUT SOIL REPORT. (PENDING)

5.) A CRAWLSPACE HAS BEEN CREATED ALONG THE FRONT SIDE OF THE HOME! ACCESS DOOR HAS BEEN PLACED ON THE EAST SIDE ELEVATION.

6.) FRONT SIDEWALK TO BE A MONOLITHIC THICKENED EDGE W/ CONCRETE STEPS ON THE WEST END. 2 RISERS @7"MAX. & 12"MAX. TREADS. TO MEET THE CONCRETE PAVERS!

7.) PROPOSED RETAINING WALL MUST BE A MINIMUM OF 9'–0" IN HEIGHT FROM THE SIDEWALK @REAR OF THE HOME & WILL BE FACED WITH A GRAY NATURAL COLOR HARDSCAPE WALL TILE WITH A DECORATIVE APPEARANCE!

8.) THESE PLANS ARE INCOMPLETE WITHOUT HEATING LAYOUT PLUMBING, / SEPTIC DRAWINGS, RETAINING WALL DETAILS, & FOUNDATION PLAN & DETAILS.

AQUATIC RESOURCE/ WETLAND DELINEATION REPORT

DESORMEAUX, JR.
JUNE 2022
REVISED DECEMBER 2022

Prepared by:
Virgil O. Best II, Principal
Best Ecological Design Group
970.389.7670
bestecological@outlook.com

Prepared for:
Thomas DeSormeaaux, Jr.
504.884.1353
tomdesormeaux@yahoo.com

EXECUTIVE SUMMARY

The purpose of this report is to describe and document the aquatic resources/wetlands and other features located on the subject property as they relate to regulatory requirements under Section 404 of the Clean Water Act., as administered by the U.S. Army Corps of Engineers.

The wetland delineation was conducted during June of 2022, with detailed seasonal hydrologic examination and revisions in November and December 2022. Findings verified the presence of wetland indicators in multiple test pits and soil probe samples. Wetland indicators include the presence of hydrology, hydric soils, and hydrophytic vegetation.

Delineation methodology was conducted in accordance with the 1987 “U.S. Army Corps of Engineers Wetlands Delineation Manual” with updates according to the Western Mountains, Valleys & Coast Regional Supplement.

The wetland conditions of the overall subject property are atypical. Hydrologic functions have shifted over time as a result of long-term drought. Sources of hydrology into the subject wetland (SW) have also been altered by changes in the greater slope wetland complex. The identified wetlands are Palustrine scrub-shrub (PSS1B). The SW is a portion of a greater wetland complex connecting slope wetlands to he riparian corridor of the Blue River. Hydrology of the SW is driven by deep groundwater, annual precipitation, and shallow sheet flows in the richest core.

No Fen or fen-type wetlands are found in the subject wetlands.

The SW is located within the Upper Blue River watershed drainage area of the Upper Colorado River Region. HUC 1401002.

TABLE OF CONTENTS

TABLES

MAPS

ACRONYMS & ABBREVIATIONS

THAT MIGHT APPEAR IN THIS DOCUMENT

AC	ACREAGE /ACRES
AJD	APPROVED JURISDICTIONAL DETERMINATION
EPA	ENVIRONMENTAL PROTECTION AGENCY
FAC	FACULTATIVE WETLAND INDICATOR STATUS
FACU	FACULTATIVE-UPLAND WETLAND INDICATOR STATUS
FACW	FACULTATIVE-WET WETLAND INDICATOR STATUS
FEN	FEN WETLAND
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
JD	JURISDICTIONAL DETERMINATION
NRCS	NATURAL RESOURCES CONSERVATION SERVICE
NWI	NATIONAL WETLAND INVENTORY
NWPL	NATIONAL WETLAND PLANT LIST
OBL	OBLIGATE WETLAND INDICATOR STATUS
PFO	PALUSTRINE FORESTED
PSS	PALUSTRINE SCRUB-SHRUB
ROW	RIGHT-OF-WAY
RPW	RELATIVELY PERMANENT WATERWAY
SF	SQUARE FOOTAGE
SP	SUBJECT PROPERTY
SW	SUBJECT WETLAND
TNW	TRADITIONAL NAVIGABLE WATERWAY
UPL	UPLAND/UPLAND INCLUSION
USACE	U. S. ARMY CORPS OF ENGINEERS
USFWS	U. S. FISH AND WILDLIFE SERVICE
USGS	U.S. GEOLOGICAL SURVEY
WMVC	WESTERN MOUNTAINS, VALLEYS AND COAST REGIONAL SUPPLEMENT

CHAPTER 1 – INTRODUCTION

Applicant/property owner's/agent's name and contact information.

Ownership of Record: Douglas Urrata

Owner's Agent,
Address & Contact: Sean Bennett
Bennett Investment Properties
303.717.3718

Applicant,
Address & Contact: Thomas DeSormeaux, Jr.
6214 Pontchartrain Blvd
New Orleans, LA 70124
504.884.1353

Consulting,
Applicant's Agent: Virgil O. Best II, Principal
Best Ecological Design Group

Address & Contact: Post Office Box 2301-152
Silverthorne, Colorado 80498
970.389.7670
bestecological@outlook.com

Surveying: Range West, Inc

Address: Post Office Box 589
Silverthorne, Colorado 80498
970.468.6281

Subject Property: Lot 307 Leap Year Sub
6419 CO Hwy 9
Summit County, Colorado 80424

SUBJECT WETLAND

Conditions in the subject wetland complex are atypical and demonstrate a wide range of characteristics consistent with diminished hydrology over porous soils. Subject wetlands are Palustrine scrub-shrub, Palustrine forested, and Riverine.

The subject wetland complex is a portion of the greater slope wetland complex of the upper Blue River valley. Based on the ecological characteristics of the wetland complex and the surrounding topography, primary hydrology is supplied by deep groundwater, annual precipitation, and shallow sheet flows. Portions of the SW demonstrate patterns of vitality in the hydrophytic vegetation, and patterns of encroachment of non-wetland plant species that indicate diminished and seasonally altered wetland hydrology.

Factors that are known, those unknown, and assumptions based on observable indicators are discussed in the following pages.

See Map 1 for the locations of the subject wetland areas on the subject property.

The purpose of this report is to identify and describe aquatic & wetland resources and, to identify known possible sensitive plant, fish, wildlife species, and cultural/historic properties in the survey area. This report should serve to identify and outline resources for evaluation under the Clean Water Act Section 404 regulations and requirements as administered by The U.S. Army Corps of Engineers, and:

Document the wetland boundary determination.
Document and present the condition of the SW.
Provide early indications of known sensitive species and historic/cultural properties on the subject property.
Provide background information.

CHAPTER 2 – LOCATION

The Subject Property is located in the Town of Blue River, County of Summit, State of Colorado.
6419 CO Hwy 9. Located in Section 19, Township 7S, Range 77W.
Latitude 39.4315º North. Longitude -106.0440º West.

Driving directions to the SP: From the intersection of I-70 & CO Hwy 9 in Frisco, exit southbound on Hwy 9. Continue through the town of Frisco and through the town of Breckenridge. Continue ~3.4 miles from the intersection of CO Hwy 9 and Boreas Pass Rd at the south edge of Breckenridge. The subject property is a vacant parcel on the right (western) side of the highway, between two developed parcels. (The subject property is ~1/10 mile north of Blue River Road, in the town of Blue River.)

CHAPTER 3 – METHODS

The wetland delineation was conducted during June of 2022, with detailed seasonal hydrologic examination and revisions in November and December 2022. Findings verified the presence of wetland indicators in multiple test pits and soil probe samples. Wetland indicators include the presence of hydrology, hydric soils, and hydrophytic vegetation. Delineation methodology was conducted in accordance with the 1987 U.S. Army Corps of Engineers Wetlands Delineation Manual, with updates according to the Western Mountains, Valleys & Coast Regional Supplement (2010).

Subject wetlands are Palustrine scrub-shrub with hydrophytic herbaceous, shrub, and tree strata dominants. The wetland boundary delineation is identified by a multiple flag series (W-1 through W-21, W-100 through W-104, W-200 through W-204, and S-1 through S-14. The Subject wetlands are fragmented remnants of a once greater slope wetland complex, contiguous to the historic river floodplain. Interior conditions of the wetland complex are varied in qualities. Multiple probe samples and soils test pits were utilized to identify hydric soil variations and the wetland boundary. See map 1 for the location of the subject wetlands.

The wetland boundary determinations were based on density and dominance of hydrophytic plant species and prevalence of moist or saturated hydrologic conditions as well as variations in the hydric soils.

Soils of the SP & SW were examined in multiple probe samples. Soil probe test depths varied around 12”, all samples reached gravelly C-horizon materials. Soil colors were determined according to Munsell soil color charts.

Hydrologic conditions were determined by the presence moisture in the soil samples. All wetland positive test samples demonstrated moist conditions at depth during the examination period. Additional probe samples utilized moisture redoximorphic soil indicators to verify wetland hydrology, or upland conditions.

CHAPTER 4 – EXISTING CONDITIONS

ECOLOGICAL SETTING

The SW is located at approximately 10,020’ elevation, positioned on the floodplain of the Upper Blue River drainage area, just upstream of the Blue River arm of Dillon reservoir.

Habitat of the surrounding area includes subalpine spruce-fir forest with mixed stands of Aspen broad wetlands in multiple sub-drainages. Palustrine scrub-shrub wetlands are prevalent on the slopes, in various sub-drainages, and on the floor of the Blue River valley.

Atypical conditions exist in the subject wetland resultant of past development disturbance and long-term drought. The subject wetland complex is a portion of the greater Blue River valley wetland complex. The Palustrine shrub slope wetland is diminishing on the edges and in the southern half; available hydrology is centered in the northern half the property along an ephemeral flowline, soil moisture in the periphery has been reduced due to the long-term drought conditions.

WETLAND COMPLEX - HISTORICAL DISTURBANCE

As introduced above, the hydrology of the slope wetland complex has been significantly disturbed/altered by long-term degradation. The current delineation (2022) defines the wetland boundaries based on current conditions. The hydrologic regime of the forested slope above the subject wetland has been severely diminished due to long-term drought; surface, shallow root zone hydrophytic plant species are the most affected due to the porous soils dominating the soil column across most of the property. The richest zone, encompassing the ephemeral flowline and demonstrating deep Cryaquolls, supports hydrophytic plant species in all vegetative layers.

SUBJECT WETLAND – OVERVIEW

The subject wetland complex Palustrine Scrub-Shrub/PSS1B, with variable patch dominance demonstrating herbaceous dominance, scrub-shrub dominance (*Salix*), and large woody shrub dominance (*Salix & Alder*).

The SW demonstrates dominant hydrophytic plant species in the tree, shrub, and herbaceous layers. Hydrology of the subject complex is provided as capillary saturation from groundwater in the deep root zone for trees and woody shrubs. Direct precipitation supplies water for groundcover/herbaceous vegetation in areas of porous soils. Seasonal saturation and minor surface flows supply the rich Cryaquolls of the wetland core. The wetland edges are drying and dying, long-term.

Test pits demonstrated historic hydric soils; gravelly loam, sandy loam, sand/silt loam underlain by clayey gravelly substrate. Samples demonstrated redoximorphic features, in wetland areas. Non-wetland areas clearly demonstrated a lack of presence of hydrophytes, with the surface dominated by upland groundcover plant species, or bare ground & lack of vigor in the old hydrophytic shrubs.

The total area of the subject wetland equals 19,756.02 SF/0.45-acres.

SUBJECT WETLAND - VEGETATION

Vegetation of the SW is dominated by hydrophytic trees, shrubs, and herbs. The dominant characteristics of the subject wetland complex are defined by *Alnus* & mixed *Salix* species. The herbaceous layer is dominated by mixed hydrophytic plant species.

TABLE 1 - DOMINANT PLANT SPECIES OF THE SUBJECT WETLAND

Scientific Name	Common Name	Indicator Status
Alnus incana	*Alder*	FacW
Betula glandulosa	Bog Birch	OBL
Carex aquatilis	Leafy Tussock Sedge	OBL
Carex nebrascensis	Nebraska Sedge	OBL
Mertensia ciliata	Chiming Bells	FACW
Picea pungens	Colorado Blue Spruce	FAC
Poa palustris	Fowl Bluegrass	FAC
Psychrophila leptosepala	Marsh Marigold	OBL
Salix drummondiana	Drummond's willow	FACW
Salix planifolia	Plane leaf Willow	OBL

SUBJECT WETLAND - SOILS AND SUBSTRATE

Soils of the SW & SP are mapped by NRCS as Handran gravelly loam in the higher elevation, historic, floodplain terraces along the western property line, and Cumulic cryaquolls in the lower, current, floodplain terrace. Handran soils are verified on site; the lower floodplain terrace is dominated by unconsolidated sandy/gravelly alluvium, deposited in the floodplain during the time of a much different hydrologic regime.

Predominant soils of the SW demonstrate low chroma Munsell colors in the A/B-Horizons. C-Horizons in the SW demonstrated low chroma and redoximorphic features with moderate colors and contrast against the matrix.

SUBJECT WETLAND – HYDROLOGY

Hydrology in the SW is supplied by groundwater in the deep root zone of large woody species. The historic hydrologic regime of abundant perennial surface and subsurface flows has given way to snowpack and summer precipitation providing the primary hydrology in the areas dominated by porous soils. Minor surface stream flows of the unnamed ephemeral tributary and shallow groundwater sheet flows provide the primary hydrology all levels of hydrophytes in the core.

WETLAND/AQUATIC RESOURCE CLASSIFICATION

Wetlands of the SW are PSS1B.

NEARBY WETLANDS & AQUATIC RESOURCES

Wetlands of the greater wetland complex in the tributary drainage area are Palustrine scrub-shrub and Palustrine forested.

INTERSTATE OR FOREIGN COMMERCE

There is no observed or documented interstate or foreign commerce associated with the SW.

KNOWN SENSITIVE SPECIES

No known sensitive plant or animal species were found on the SP; none were observed in the SW during the course of the on-site investigation.

CULTURAL OR HISTORICAL PROPERTIES OR FEATURES

No cultural or historical properties or features were found or observed on the SP; none were observed in the SW during the course of the on-site investigation.

SUBJECT WETLAND/AQUATIC RESOURCE JURISDICTION

Surface flows are connected with the greater riparian complex of the Blue River, the SW is to be treated as jurisdictional by the USACE, unless an AJD is requested, and findings support non-jurisdictional status. An AJD is not being requested at this time. The subject wetlands are also under the jurisdiction of Summit County regulations

CHAPTER 5 – REFERENCES

Resources

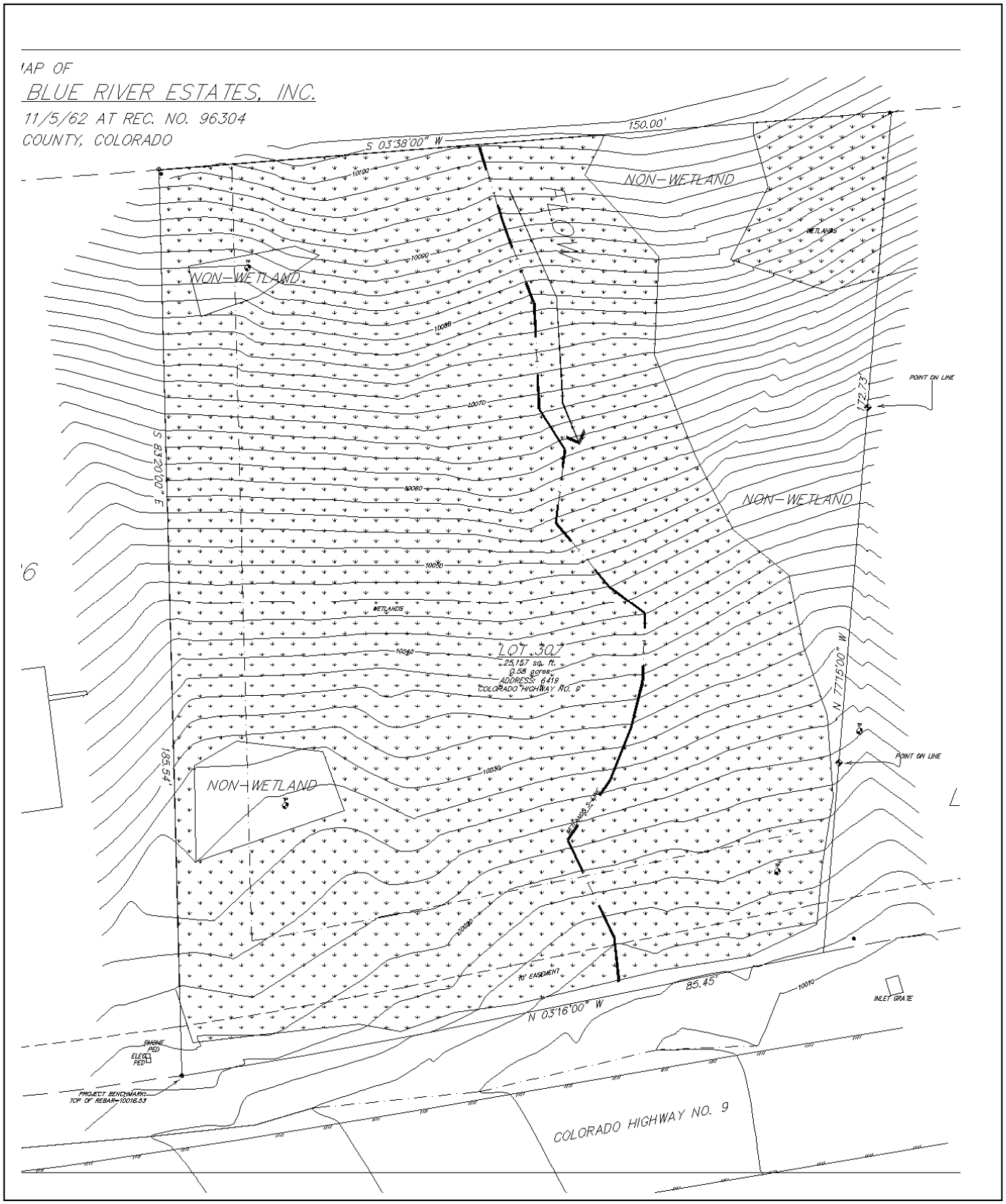
U.S. Army Corps of Engineers, Wetland Delineation Manual (1987) &
Western Mountains, Valleys, and Coast Regional Supplement (2010)

Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016.
The National Wetland Plant List: 2016 wetland ratings.
Phytoneuron 2016-30: 1-17. Published 28 April 2016. ISSN 2153 733X

U.S. Natural Resources Conservation Service, WSS Web Soil Survey of Summit County Area (2021)

Weber, W. A. and, R. C. Wittmann, Colorado Flora – Western Slope, 4th. (2012)

MAP 1 – WETLAND DELINEATION



DESIGN LOADING

ROOF DESIGN LOADING

LIVE LOAD	=	35 LBS / SQ. FT.
DEAD LOAD	=	15 LBS / SQ. FT.
TOTAL	=	50 LBS / SQ. FT.
TOTAL SNOW LOAD		50 LBS / SQ. FT.
WIND EXPOSURE	=	"C"; 110 M.P.H.

FLOOR DESIGN LOADING

LIVE LOAD	=	40 LBS / SQ. FT.
DEAD LOAD	=	10 LBS / SQ. FT.
TOTAL	=	50 LBS / SQ. FT.

DECK DESIGN LOADING

LIVE LOAD	=	40 LBS / SQ. FT.
DEAD LOAD	=	15 LBS / SQ. FT.
TOTAL	=	55 LBS / SQ. FT.
LEDGER TRIB. LOAD	=	66 LBS / SQ. FT.

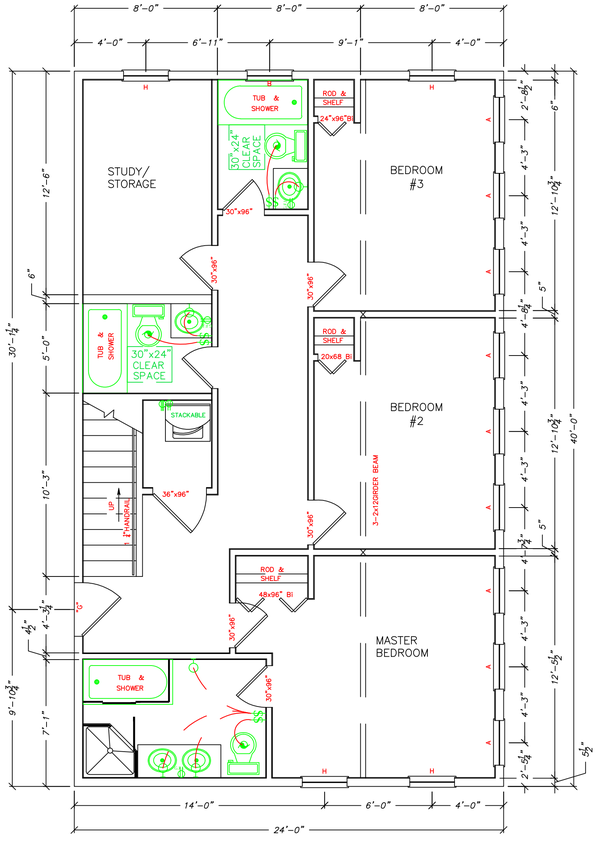
BASE BOARD HEATERS

DAYTON

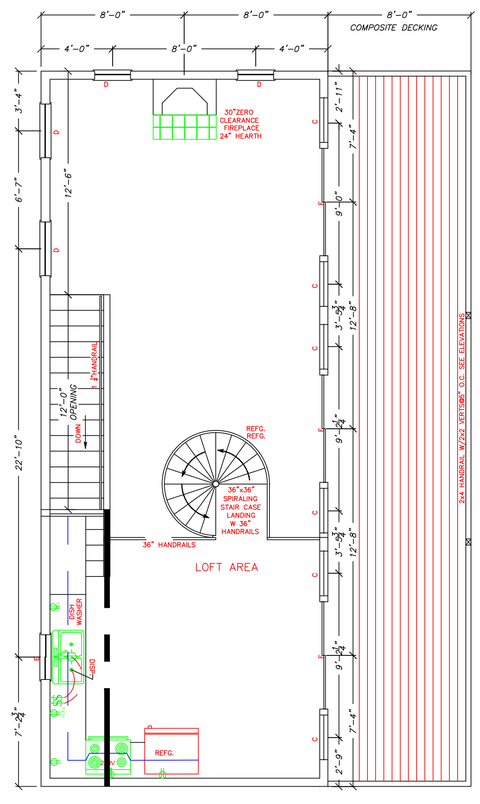
45"x5.5"x7.5"H	120 BTU	2EA.
38"x5.5"x 7.5"H	120 BTU	2 EACH

DOOR & WINDOW SCHEDULE

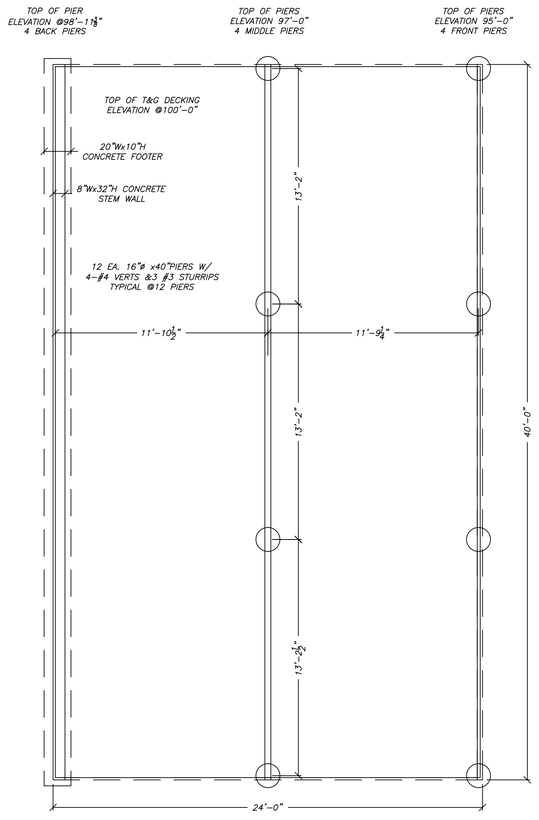
SYMBOL	SIZE	TYPE	SWING	HARDWARE	NOTES
A	30"x72"	FIXED	N.A.	N.A.	
B	30"x24"	FIXED	N.A.	N.A.	
C	30"x96"	FIXED	N.A.	N.A.	
D	36"x72"	FIXED	N.A.	N.A.	
E	36"x42"	DBL HUNG	N.A.	N.A.	
DOOR SCHEDULE					
F	72"x96"	TEMPERED GLASS	FULL LITE	PANIC HARDWARE	THREE PAIRS OF DOORS
G	36"x96"	STEEL	H.M. JAMB	KEYED PASSAGE	
H	30"x96"	WOOD	DBL HUNG		
J	36"x96"	WOOD	SYMBOL	INTERIOR DOOR	LAUNDRY RM. DOOR
K	30"x96"	WOOD		H.C. LEVER PASSAGE	BED RM.& BATHROOM DOORS
H	24"x96"	WOOD BIFOLDS		FACTORY	



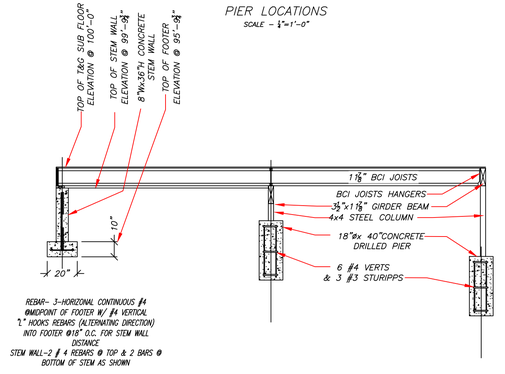
LOWER LEVEL FLOOR PLAN
SCALE – ¼"=1'-0"



UPPER LEVEL FLOOR PLAN WITH SPIRAL STAIRCASE & LOFT LOCATION SEE SHEET A-5



PIER LOCATIONS
SCALE – ¼"=1'-0"



REBAR- 3-HORIZONAL CONTINUOUS #4 @MIDPOINT OF FOOTER W/ #4 VERTICAL 7" HOOKS REBARS (ALTERNATING DIRECTION) INTO FOOTER @18" O.C. FOR STEM WALL DISTANCE
STEM WALL-2 # 4 REBARS @ TOP & 2 BARS @ BOTTOM OF STEM AS SHOWN

GENE'S DRAFTING & DESIGN
4 DOVER LANE
PUEBLO, COLORADO 81001 (719)225-0794
genemares64@gmail.com

RESIDENCE FOR
TOM Des Ormeaux
6419 COLORADO HIGHWAY #9
BLUE RIVER, COLORADO

SEAL

REVISIONS

Date: JANUARY 17, 2023

Drawn: EM.

FLOOR PLAN, FOUNDATION PIERS

SHEET A-2 OF 8

Building Permit Application

Email to: info@townofblueriver.org
Questions? Call (970) 547-0545 ext. 1

Lot Number: 307 **Subdivision:** LEAP YEAR SUBDIVISION
Blue River Physical Address: 6419 CO 9 BLUE RIVER CO 80424

Homeowner Information:
Name: THOMAS F DESORMEAUX
Mailing Address: 412 NO HAMMOND HWY NEW ORLEANS LA 70124
Phone: 504 295 5482
Email: TOMDESORMEAUX@YAHOO.COM

Contractor Information
Company Name: N/A
Contact Name:
Mailing Address:
Phone:
Email:
Contractor Registration #:
***Please note a Town of Blue River Business License is required for all businesses to conduct business in the Town of Blue River including contractors, sub-contractors and architects. ***

Description of Project:
CONSTRUCTION OF SINGE FAMILY RESIDENCE
1920 sq ft LIVING SPACE
960 sq ft BASEMENT

Distance to Property Line		Type of Heat: GAS + ELECTRIC	Construction Type: WOOD FRAMED
North:	68.92 ft	Roof: 26 GAUGE METAL	Building Height: 35'
South:	15 ft	Exterior Walls: HARDIE CEMENT	No. Stories: 3 STORY
East:	25 ft	Interior Walls: SHEETROCK	Total # Bedrooms: 3
West:	131 ft	Basement Fin. Sq.Ft.: 0	Total # Bathrooms: 3
New Addition/Res. Sq.Ft.:	1920	Main Level Sq.Ft.: 640	Septic or Sewer: SEWER
Garage Sq.Ft.:	960	2nd Level Sq.Ft.: 960	
Total Square footage:		3rd Level Sq.Ft.: N/A	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILIATION WORK, & FIREPLACES. THIS PERMIT BECOMES NULL AND VOID IF CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ____ OR IF CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOR OF ___ AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINDED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL TOWN ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND TO BUILD ACCORDING TO THE APPROVED PLANS. THE GRANT OF A PERMIT DOES NOT PRESUMED TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Owner or Contractor: T F DesOrmeaux Date: Aug 19 2024

Submittal Requirements

****ALL Submittals Must be Electronic****
Emailed to: info@townofblueriver.org

Planning & Zoning Review Submittal Requirements
****Please indicate via check box item included as well as page number in submitted packet.**

Completed √	Item	Description	Page #
	Site Plan	Scale: 1" = 10'; May appear on a single sight plan. IF on a separate page, please indicate the page.	
✓		Property Boundaries	1
✓		Building Envelope with setbacks	1
✓		Proposed Buildings	1
✓		Structures (existing & proposed)	3+4
✓		Driveway & Grades	1
✓		A wetlands delineation & Stream crossing structures where applicable.	REPORT
✓		Topographic survey, prepared and stamped by a licensed surveyor, indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainages and mature tree stands.	5 + 6
		Transformer & vault location (if installed by owner or existing)	
		Well location; septic if applicable	N/A
✓		Snow storage areas and calculations	1
✓		Major site improvements	1
✓		Existing & proposed grading & drainage	1
	Landscaping Plan	*May be included in the site plan**	
✓	WETLAND PLAN	Landscaping must indicate tree removal for defensible space requirement; any trees 6" or more primarily noting the removal of any ponderosa pines or large trees. Clear cutting of a site is not allowed.	REPORT
✓	WETLANDS PLA	Indicate the percentage of trees removed and revegetation to be conducted.	REPORT
✓	WETLAND PLAN	Upon completion of the construction project, all land must be raked and	REPORT

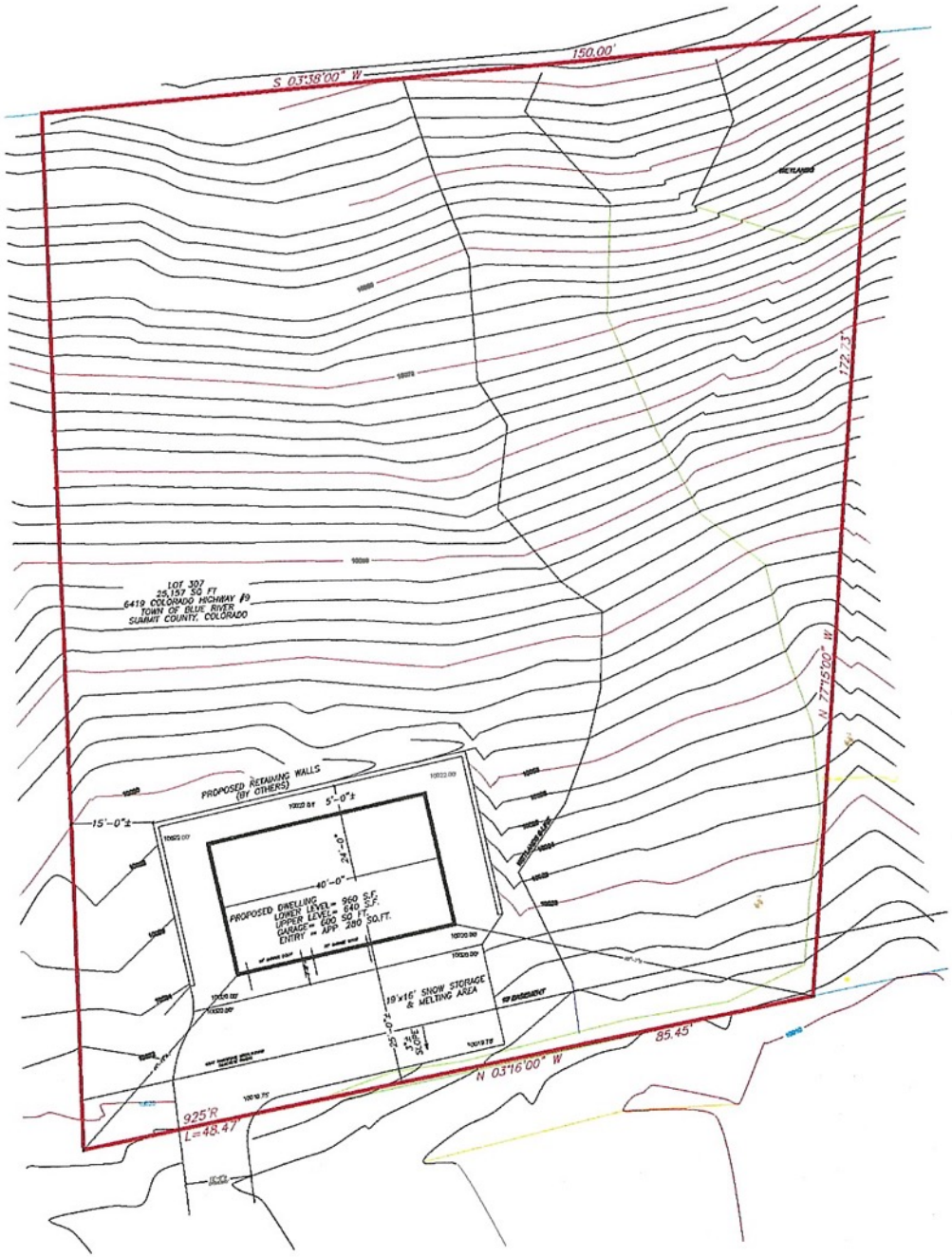
✓	WETLAND PLANS	reseeded with native seed prior to issuance of CO. in cases of completion during snow coverage and/or winter, CO may be issued with conditions for completions within 60 days of the last snow and a deposit.	
✓		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	1
✓		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	1
	Floor Plans	Scale 1/8" = 1'	
✓		Indicate the general layout of all rooms, approximate size, and total square footage of enclosed space for each floor level.	2+7
	Exterior Elevations	Scale same as floor plans	
✓		Detail to indicate the architectural character of the residence, fenestration and existing and proposed grades. Elevations must include a description of exterior materials and colors.	3+4
	Roof Plan	Scale same as floor plans	
✓		Indicate the proposed roof pitch, overhang lengths, flue locations, roofing materials and elevations of major ridge lines and all eave lines.	3
✓	**Materials Sheet** RENDERING + PAGE 3 NOTES	Display materials to be used. Color renderings are suggested as well. In cases of additions, if matching the existing structure, photos of current home.	3+ 10

After Approval and BEFORE Permit is Issued:

ELECTRONIC COPY Stamped set.

- **All of the above mentioned plus items below in one plan set.**

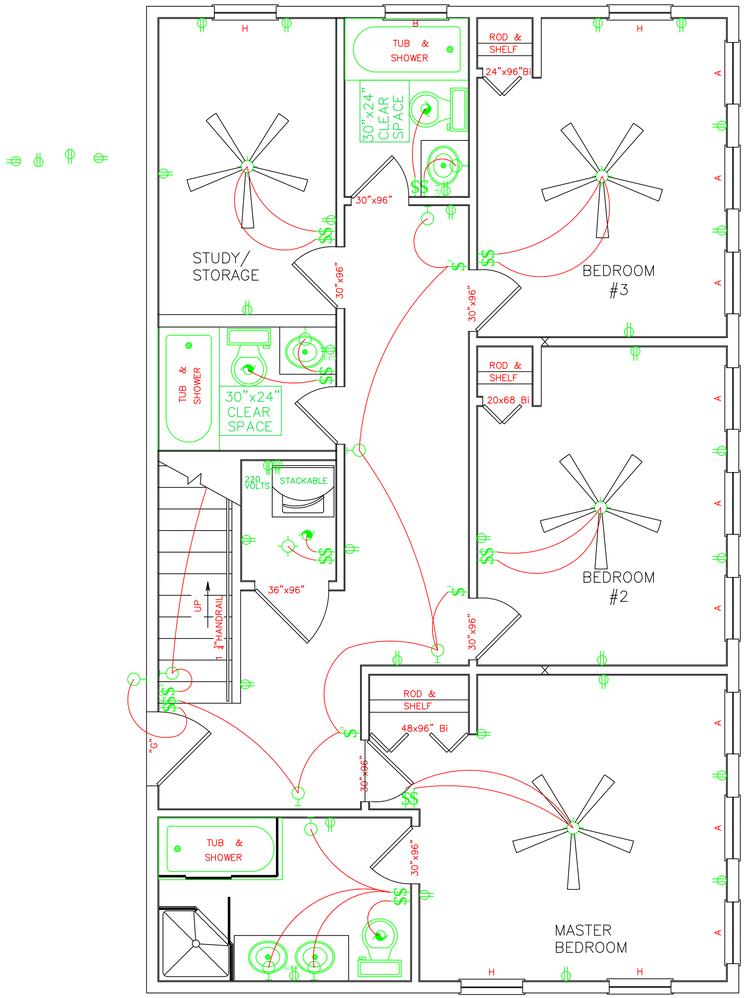
Completed √	Item	Page #
	Soils report if applicable	
	Electrical, plumbing and mechanical plans.	
	Construction Management Plan. Please refer to the Town Code and Architectural Guidelines for all requirements.	
	Stamped structural plan	
	Current Summit County Septic System Permit (including system plot plan), or evidence of full payment of tap fees to Upper Blue Sanitary District.	
	Current Colorado Well Permit or evidence of full payment of tap fees to Timber Creek Water District	
	Colorado Department of Transportation Hwy Access Permit	
	Designation of General Contractor, except for bona fide homeowner contractor	
	For Manufactured Homes the following additional information is required	
	• State of Colorado Division of Housing Approved Plans	
	• State of Colorado Division of Housing Registered Installer Certificate	


S 03°38'00" W
150.00'
WETLANDS
172.73'
N 77°15'00" W
LOT 307
25,157 SQ. FT.
6419 COLORADO HIGHWAY #9
TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO
PROPOSED RETAINING WALLS
(BY OTHERS)
5'-0"±
15'-0"±
40'-0"
PROPOSED DWELLING
LOWER LEVEL= 960 S.F.
UPPER LEVEL= 640 S.F.
GARAGE= 600 SQ. FT.
ENTRY = APP. 280 SQ.FT.
10'x16' SNOW STORAGE
& MELTING AREA
7'-0"
85.45'
N 03°16'00" W
9.25'R
L=48.47'

PAGE 1

ELECTRICAL SYMBOL LEGEND

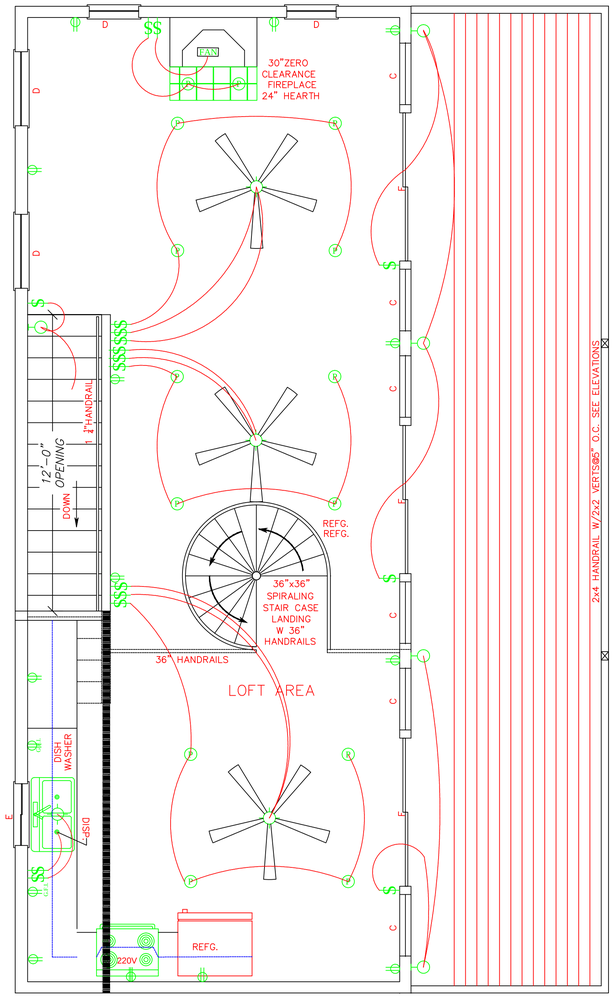
- SMOKE DETECTOR ALL INTER-CONNECTED WITH BASEMENT INCLUDING BATTERY BACK-UP
- DUPLEX OUTLET
- DUPLEX OUTLET, HALF SWITCHED
- DUPLEX OUTLET, GROUND FAULT INTERUPT GFI
- DUPLEX OUTLET, WEATHER PROOF WP
- THREE SPEED FAN SWITCH
- SINGLE POLE SWITCH
- THREE WAY POLE SWITCH
- FOUR WAY POLE SWITCH
- SURFACE MOUNTED LIGHT
- PENDANT LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- EXHAUST FAN



LOWER LEVEL FLOOR PLAN
SCALE – ¼"=1'–0"

THIS DRAWING IS NOT FOR CONSTRUCTION
FOR APPROVAL PURPOSES ONLY

COMPOSITE DECKING



UPPER LEVEL FLOOR PLAN WITH SPIRAL STAIRCASE & LOFT LOCATION SEE SHEET A–5
SCALE – ¼"=1'–0"

THIS DRAWING IS NOT FOR CONSTRUCTION
FOR APPROVAL PURPOSES ONLY

COLORADO
Department of Transportation

Region 3 Traffic, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH 970-683-6284 FAX 970-683-6290

<<< E-mailed>>>

July 26, 2023

Tom Desormeaux Jr.
6214 Pontchartrain Blvd.
New Orleans, Louisiana 70124

Re: State Highway **Access Permit No. 323113**, located in Summit County on Highway 009 near Mile Marker Reference Pt. 82.824 Left

Dear Applicant/Permittee:

The Colorado Department of Transportation (CDOT) has received your signed permit and application fee. A copy of the issued permit is enclosed. This permit is valid for one year from the date of issue. If construction does not occur within the first year, the Applicant/Permittee may request in writing, an extension for another year. This permit may be extended twice for a total of two (2) additional years. If construction does not occur within the third year, a new application shall be submitted and the permit process shall begin again.

The next step in the CDOT access permitting process is for you, Applicant/Permittee, to request a Notice to Proceed (NTP) from CDOT. ***You may NOT proceed with any construction without receiving an approved Notice to Proceed (NTP) from CDOT. Failure of receiving a Notice to Proceed prior to any construction will be a violation of the State Highway Access Code*** (2 CCR 601-1,"the Code") § 2.4.

The Applicant/Permittee shall request a NTP in writing along with all required items. Once the complete NTP submittal has been received, CDOT has seven (7) days to determine if the NTP submittal is complete for review and then, if necessary, notify the applicant of any deficiencies. If complete, CDOT will review and comment on the submitted information within thirty (30) days. If CDOT determines the information is unacceptable, missing, or in need of correction, the Applicant/Permittee shall correct their submittal and resubmit the complete request for NTP.

Once resubmitted, CDOT will review the revised NTP documents within ten (10) days. If the revised documents are satisfactory, CDOT will issue a NTP. If further corrections are necessary, the cycle of submittal, review and comments will repeat itself until approval is granted and the NTP is issued.

Notice to Proceed Requirements

The request for NTP shall include the following documents, along with any other items specified in the Terms and Conditions of your permit:

1) **Written Request for Notice to Proceed**

   Well in advance of construction, the Permittee shall make a written request for a Notice to Proceed (NTP) to Nick Nordquist, Access Project Manager. If applicable please include the engineering firm name, Professional Engineer's name, and their contact numbers. Request may be sent to: 222 S. 6th St, Rm 100, Grand Junction, CO 81501 (or by email to nicholas.nordquist@state.co.us). He may also be reached by phone at: (970) 683-6280.

2) **Complete Construction Plans**

The Applicant shall provide **two (2) hard copies and one (1) electronic copy** of 11X17 construction plans and specifications for the proposed improvements. The plans shall:

A. Include the name of the Engineering firm and/or the Professional Engineer with their contact information; and

B. Address (as applicable) the geometry, striping, signing, and signalization; and

C. Include (but not be limited to) the layout of the access, highway improvements, utility locations, existing and proposed drainage, existing and proposed right-of-way lines, existing and proposed traffic control devices, and a clear zone analysis; and

D. Conform to the requirement of the permit's "Terms and Conditions"; and

E. If applicable include the following statement on the cover page of the plans: "This design is in full compliance with Section 4 of the State Highway Access Code, 2 CCR 601-1 except for the following approved design waivers:"

3) Insurance Liability Certification

The Applicant or contractor shall be required to provide a comprehensive general liability and property damage insurance for the period of access construction. As per the State Access Code, Section 2 (11)(i), the certificate shall name CDOT, and the local Issuing Authority (if applicable) as an additional insured party for general liability in the amounts of not less than $1,000,000 per occurrence and automobile liability insurance of $1,000,000 with combined single limit bodily injury and property damage for each accident. The additional insured(s) must be noted as such, not just "Certificate Holders".

4) Traffic Control Plan (TCP)

The traffic control plan must be:

A. Comply with CDOT Standard Plans Manual for Maintenance and Signing; and

B. Be consistent with the MUTCD, identifying the type, number and spacing for all devices; and

C. Be prepared by individual with American Traffic Safety Services Association (ATSSA) or Colorado Contractors Association certification – or sealed (stamped) by a Colorado registered professional engineer; and

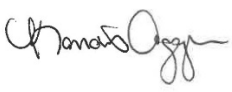
D. Be acceptable to CDOT prior to any construction within the right-of-way; and

E. Be presented in a manner that provides a method of handling traffic (MHT) for each different phase of construction; and

F. Describe the MHT according to the proposed construction phasing and include dimensioned diagrams of work zone elements, with the final traffic control plan submitted a minimum of three working days in advance of construction. (**Such plans may be revised as necessary with CDOT concurrence**.)

If you have any questions regarding the process or the required documents, please contact me at 970-683-6270 or Nick Nordquist, Project Manager at nicholas.nordquist@state.co.us or 970-683-6280.

Respectfully,



Kandis Aggen, Region 3 Asst, Access Manager

Cc: Nick Nordquist, Project Manager
File

Local Curbside Delivery Available for Only $249. Learn More

Dallas

Enable Accessibility

FLOOR & DECOR

0

Search...

Scan

ROCK RIDGE®
RECLAIMED BRICK

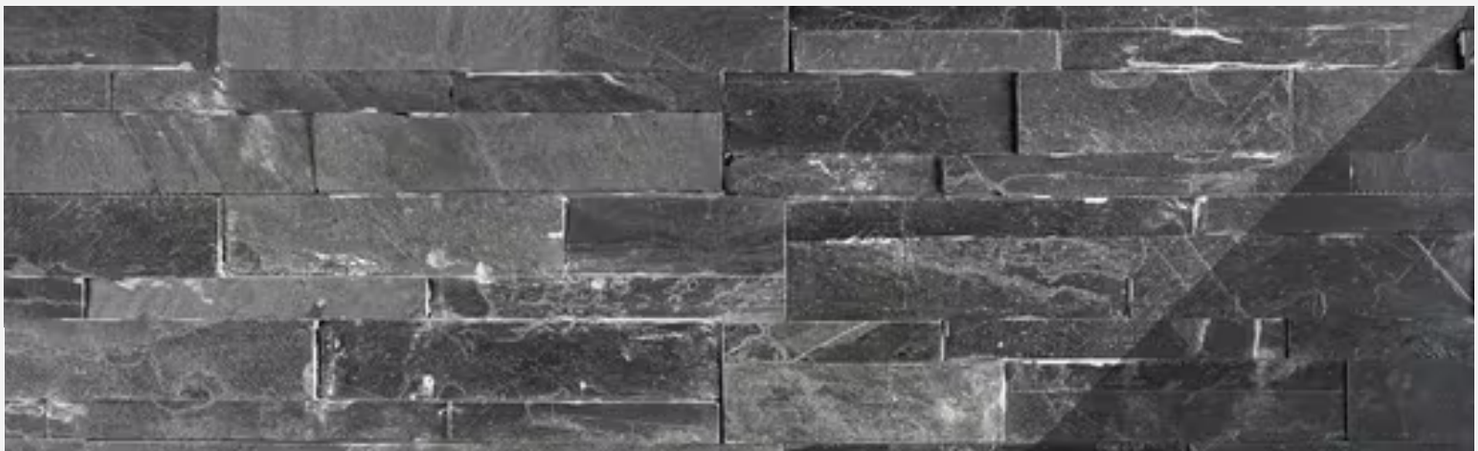
MONTERREY BLACK SLATE LEDGER PANEL

Dallas's everyday low price!

$5.89 / sqft

Size: 6 x 24

$5.89 / piece








VISUALIZE IT! SEE THIS PRODUCT IN A ROOM

SKU: 100899962

View Specifications

Size: 6 x 24

CALCULATE MY SQUARE FOOTAGE

Size Of Your Project:

Enter sqft

Number of pieces

Quantity of pieces

— 1 +

$5.89 / piece

1 piece = 1 sqft | $5.89

☐ Add 10% for contingency (Free in-store returns)

Return Policy ⓘ

SUBTOTAL **$5.89**

IN-STORE PICKUP

Dallas - 890 pieces

Check Other Stores

DELIVERY

FREE In-Store Returns Learn More

ADD TO CART

Add To My Projects

Print

Copy Link

SPECIFICATIONS

DIMENSIONS

Size	**6 x 24**
Product Length (inches)	**24**

Product Width (inches)	**6**
Product Thickness	**1in.**
Box Length	**24.80**
Box Width	**6**
Box Weight	**37 lbs**
Box Quantity	**6**

Show More

PRODUCT DETAILS

Natural stone like this beautiful Monterrey Black Slate Ledger Panel can create a high-value look in any living space. The 6 x 24 slate ledger features black hues with a textured finish. Install it on a wall to create a focal point, or use it to elevate the look of your design.

Slate ledger with a textured finish will add a beautiful natural stone look to your space. Slate products come in a range of earth tone colors that add a rustic touch to the interior or exterior of your home.

The Monterrey Black Slate Ledger Panel is versatile for any space with its natural look, making it a stylish addition.

INSTALL & PRODUCT DOCUMENTS

PRODUCTS IN THIS COLLECTION

CUSTOMER PROJECTS

CUSTOMER QUESTIONS & ANSWERS

YOU HAVE TO SEE IT TO BELIEVE

IT®

ALSO OF INTEREST:

Coastal Bluff Marble Ledger Panel

Yukon Stack Slate Ledger Panel

Jura Splitface Slate Ledger Panel

STAY INSPIRED!

TRENDS | EVENTS | NEW PRODUCTS

All fields are required

First Name

Last Name

Enter your email address

SIGN UP

NEED HELP?

LIVE CHAT

COMPANY INFO

CUSTOMER CARE

POLICIES

MY PROJECTS

CATALOGS

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COLORADO
Department of Transportation
Region 3

R3 Traffic Section, Access Unit
222 S 6th St, Rm 100
Grand Junction, CO 81501
PH (970) 683-6284 FAX (970) 683-6290

<<<<< e-mailed >>>>>

July 21, 2023 **Permit No. 323113**

Tom Desormeaux Jr.
6214 Pontchartrain Blvd.
New Orleans, Louisiana 70124

Dear Permittee:

1. Please review the attached State Highway Access Permit (Form #101) and all enclosed attachments
2. If you ACCEPT the Permit and its Terms and Conditions (and are authorized to sign as legal owner of the property, or as an authorized representative), please complete the DocuSign process within 60 days of the transmittal date on the permit. Your signature confirms your agreement to all the listed Terms and Conditions.
3. If you fail to complete the DocuSign within 60 days, the Colorado Department of Transportation (CDOT) will consider this permit withdrawn.
4. You may use the PayPal link to pay for this permit or send a check or money order made payable to "CDOT" for the total amount due of $50.00 to our office.
5. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
6. As described in the additional attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.

If you have any questions please call Kandis Aggen, Asst. Access Manager, at (970) 683-6270 or Brian Killian, Region 3 Access Program Manager, at (970) 683-6284.

If you choose to return the signed permit and/or check by mail, please send to:

Region 3 Access Unit
Attn: Kandis Aggen, Asst. Access Manager
222 S 6th St, Rm 100
Grand Junction, CO 81501

COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT

CDOT Permi

State Highway No / Mp / Side: 009C / 82.824 / Left

Permit Fee	Date of Transmittal	Region / Section / Patrol / Name	Local Jurisdiction
$50.00	07/20/2023	3 / 02 / 2P46 Louis (Mitch) Painovich	Blue River

The Permittee(s):

Tom Desormeaux Jr.
6214 Pontchartrain Blvd.
New Orleans, Louisiana 70124

The Applicant(s):

is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.

Location: Located on the west side of Hwy 009C approximately 560 feet south of MP 83 (Lat. 39.431521, Long. -106.043713)

Access to Provide Service to:

(Land Use Code)	(Size)	(Units)
210 - Single-Family Detached Housing	**1**	**DHV**

Additional Information:

MUNICIPALITY OR COUNTY APPROVAL

Required only when the appropriate local authority retains issuing authority.

Signature	Print Name	Date	Title

Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used.

The permittee shall notify Kevin McWhirt 2P4 with the Colorado Department of Transportation, at (970) 471-9909 at least 48 hours prior to commencing construction within the State Highway right-of-way.

The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.

Permittee Signature: DocuSigned by: Tom Desormeaux Jr.	Print Name: Tom Desormeaux Jr.	Date: 7/25/2023 | 9:24 PM CDT
Co-Permittee Signature: (if applicable)	Print Name	Date

This permit is not valid until signed by a duly authorized representative of the Department.
COLORADO DEPARTMENT OF TRANSPORTATION

Signature: DocuSigned by: Kandis Aggen	Print Name: Kandis Aggen	Title: Asst. Access Manager	Date (of issue): 7/26/2023 | 7:12 AM PDT

Copy Distribution: Required: 1.Region 2.Applicant 3.Staff Access Section 4.Central Files. Make copies as necessary for: Local Authority Inspector MTCE Patrol Traffic Engineer

Previous editions are obsolete and may not be used

State Highway Access Permit
Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.

2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.

3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.

4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4]

2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.

3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.

4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.

5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan.

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

July 21, 2023 **PERMIT No. 323113**

Permittee(s): Tom Desormeaux Jr.
Location: Summit County on CO Highway 009C, near Mile Ref. Pt. 82.824 Left

1. This permitted access is only for the use and purpose stated in the Application and Permit. This Permit is issued in accordance with the State Highway Access Code (2 CCR 601-1), hereafter referred to as the "Access Code", and is based in part upon the information submitted by the Permittee. Any subsequent relocation, reconstruction, modifications, the type of traffic using the access or 20% increase in volume to the access or shall require a new application and coordination with Colorado Department of Transportation, hereafter referred to as "CDOT". Any changes causing non-compliance with the Access Code may render this permit void, requiring a new permit.
2. This permit replaces any and all additional access permits that may be in existence for this access.
3. This permit is for single family residential use for parcel #2371-1920-04-008.
4. The traffic volume shall be 1 DHV (design hourly volume).
5. The Highway Access Category is R-A.
6. This access shall have a full turning-movement.
7. This access shall be designed and constructed to CDOT's standards.
8. **A Notice to Proceed, CDOT Form 1265, is required before beginning construction on the access or any activity within the highway Right-of-Way. To receive the Notice to Proceed the Applicant shall submit a complete packet to CDOT (to Nick Nordquist - 970-683-6280, nicholas.nordquist@state.co.us) with the following items**:
   (a) A cover letter requesting a Notice to Proceed, and the intended date to begin construction.
   (b) One (1) electronic copy plan set (11"x 17" with a minimum scale of 1" = 50'*)* This plan set must be in full compliance with the State Highway Access Code. The plans shall provide the contact information for the Design Engineer, if applicable, and the following items:
      i) Plan view with driveway dimensions – turning radius, width, slope, gates, etc.
      ii) Typical road section - existing and proposed sub base, base, pavement, and shoulder dimensions.
      iii) Centerline profile of the access/highway connection showing depths, driveway slope, etc.
   (c) Certificate of Insurance for Liability as per Section 2.3(11)(i) of the State Highway Access Code, naming CDOT on the face of the certificate as "an additional insured for general liability";
   (d) A certified Traffic Control Plan (TCP) in accordance with Section 2.4(6) of the Access Code and the Manual on Uniform Traffic Control Devices (MUTCD);
      i) A TCP that identifies the correct wording, number, spacing, and type of devices to be used, according to MUTCD standards and CDOT's *Work Zone Safety Guidelines for Municipalities, Utilities, and Contractors,* and be based on the highway speed, lane width, and location; and
      ii) A TCP that shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during construction.
9. This access shall be designed and re-constructed 16-18 feet wide in accordance with Section Four of the State Highway Access Code.

STATE of COLORADO HIGHWAY ACCESS PERMIT
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Permittee(s): Tom Desormeaux Jr.
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10. The turning radii shall be designed and constructed to accommodate the largest vehicle(s) using the access on a daily basis, and be 25 feet (at minimum) as per Section 4.6 (2) of the State Access Code.
11. An 18-inch minimum culvert with protective end treatments may be required for this access. The culvert shall be kept free of blockage to maintain proper flow and drainage.
12. If the access has a gate across it, the gate shall be set back far enough from the highway so that the longest vehicle using it can clear the roadway when the gate is closed.
13. The horizontal axis of the access to the State Highway shall be constructed perpendicular to the centerline of the highway and extend from the edge of the roadway a minimum distance of 40 feet, or to the property line, whichever is greater. This design shall be in conformance with section 4 of the Access Code.
14. Side slopes shall be at a 4:1 slope on the roadway. The roadway shall slope away from the highway at a -2% grade for the first 20 feet of driveway. This design shall be in conformance with section 4 of the Access Code.
15. Immediately upon completion of earthwork the access shall be hard-surfaced a minimum distance of 4 feet from the traveled way, or to the CDOT Right-of-Way, whichever is greater. Where the hard surface is to abut the existing pavement, the existing pavement shall be saw cut and removed a minimum of one foot back from the existing edge, or until an acceptable existing cross slope is achieved. Surfacing shall meet CDOT's specifications with minimum surfacing to be equal to, or greater than, existing highway conditions in conformance with section 4 of the Access Code.
16. **Materials, Placing, and Compaction**

    Unless the Applicant has approval from the Access Manager who may state otherwise, the following are minimum requirements for driveway construction:

    Hot Mix Asphalt Option (HMA)

    Compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.

    Concrete Pavement Option: Portland Cement (PCCP)

    Compaction of the subgrade, embankments and backfill shall comply with sections 203 & 304 of the Colorado Highway Standard Specifications for Road and Bridge Construction.
17. This permit allows for onsite construction as long as such use does not violate any terms of the permit. Permittee shall coordinate with CDOT for onsite construction and shall provide a traffic control plan and proof of liability insurance. If the access location, volume, or turning movement for onsite construction is different from the permitted access, a new temporary construction permit may be required.

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

July 21, 2023 **PERMIT No. 323113**

Permittee(s): Tom Desormeaux Jr.
Location: Summit County on CO Highway 009C, near Mile Ref. Pt. 82.824 Left

18. No drainage from this site shall enter onto the State Highway travel lanes. The Permittee is required to maintain all drainage in excess of historical flows and time of concentration on site. All existing drainage structures shall be extended, modified or upgraded, as applicable, to accommodate all new construction and safety standards, in accordance with the CDOT's standard specifications.
19. Open cuts, which are at least 4 inches in depth, within 30 feet of the edge of the State Highway traveled way, will not be left open at night, on weekends, or on holidays, or shall be protected with a suitable barrier per State and Federal Standards.
20. Nothing in this permit shall prohibit the Chief Engineer from exercising the right granted in CRS 43-3-102 Including but not limited to restricting left hand turns by construction of physical medial separations.
21. Under no circumstances shall the construction of a private driveway by a private interest interfere with the completion of a public highway construction project.
22. Any current or proposed cattle guard shall be maintained fully within the property boundaries and all repairs are the sole responsibility of the property owner.
23. Backing maneuvers within and onto the state highway right-of-way are strictly prohibited. All vehicles shall enter and exit the highway right-of-way in a forward movement. Backing into the right-of-way shall be considered a violation of the Terms and Conditions of the Access Permit and may result in the revocation of the permit by CDOT and/or Issuing Authority.
24. This access permit is issued for the entire parcel(s). No additional accesses will be granted for these parcels or any future parcels as a result of splitting or dividing land. All accesses to newly created parcels shall be provided internally from this access. (This is only for FW, EX, R-A and NR-A.)
25. The Permittee assumes responsibility for any and all easements that are associated with this access. If an easement is part of this access permit, CDOT shall not be liable for incorrect information in the easement documentation and it's the permittees responsibility to ensure all applicable laws and regulations have been followed.
26. The Permittee is responsible for obtaining any necessary additional Federal, State and/or City/County permits or clearances required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee. Permittee is also responsible for obtaining all necessary utility permits in addition to this access permit.
27. All workers within the State Highway right-of-way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction. Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation.
28. The Permittee shall provide accessibility features to accommodate all pedestrians including persons with disabilities for all pathways during and after construction.

STATE of COLORADO HIGHWAY ACCESS PERMIT
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Permittee(s): Tom Desormeaux Jr.
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29. The Permittee is required to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: https://www.codot.gov/business/designsupport/standard-plans .
30. When it is necessary to remove any highway right-of-way fence, the posts on either side of the access entrance shall be securely braced with approved end posts and in conformance with CDOT's M-607-1 standard, before the fence is cut, to prevent slacking of the remaining fence. All materials removed shall be returned to CDOT.
31. It shall be the responsibility of the Permittee to maintain adequate sight distance for this driveway. Trimming of vegetation or trees to maintain adequate sight distance is the sole responsibility of the Permittee.
32. CDOT will determine the extent of inspection services for the work. A daily inspection may be done by CDOT from the time work begins inside the highway right-of way until the job is completed and right-of-way restored to its original condition.
33. CDOT's plan review is only for general conformance with CDOT design standards and Access Code requirements. CDOT is not responsible for the accuracy and adequacy of the design. All Dimensions and elevations shall be confirmed and correlated at the job site. CDOT, through the approval of this document, assumes no responsibility for plan omissions or errors.
34. The CDOT inspector may suspend work due to: 1) Noncompliance with the provisions of this permit; 2) Adverse weather or traffic conditions; 3) Concurrent highway construction or maintenance in conflict with permit work; 4) Any condition deemed unsafe for workers or the general public. The work may be resumed upon notice from the CDOT Inspector
35. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of CDOT's snow removal operations. Within unincorporated areas the CDOT will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. CDOT will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repair such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from CDOT.
36. Any damage to present highway facilities including traffic control devices shall be repaired immediately at no cost to the Department and prior to continuing other work.

STATE of COLORADO HIGHWAY ACCESS PERMIT
ADDITIONAL TERMS and CONDITIONS

July 21, 2023 **PERMIT No. 323113**

Permittee(s): Tom Desormeaux Jr.
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37. During access construction, no construction-related, personal vehicles will be permitted to park in the state highway right-of-way.
38. Any mud or other material tracked, or otherwise deposited, on the roadway shall be removed daily or as ordered by CDOT's inspector. If mud is an obvious condition during site construction, it is recommended that the contractor build a Stabilized Construction Entrance or Scrubber Pad at the intended construction access to aid in the removal of mud and debris from vehicle tires. The details of the Stabilized Construction Entrance can be found in the M & S Standards Plan No. M-208-1.
39. A fully-executed, complete copy of this permit and the Notice to Proceed must be on the job site with the contractor at all times during the construction. Failure to comply with this or any other construction requirement may result in the immediate suspension of work by order of the Department inspector or the issuing authority.
40. No work will be allowed at night, Saturdays, Sundays and legal holidays without prior authorization from the CDOT. CDOT may also restrict work within the State Highway right-of-way during adverse weather conditions.
41. The access shall be completed in an expeditious and safe manner and shall be completed within 45 days from initiation of construction within State Highway right-of-way or in accordance with written concurrence of the Access Manager. All construction shall be completed in a single season.
42. All costs associated with any type of utility work will be at the sole responsibility and cost of the Permittee and at no cost to CDOT.
43. Areas of roadway and/or right-of-way disturbed during this installation shall be restored to their original conditions to insure proper strength and stability, drainage and erosion control. Restoration shall meet the Department's standard specifications for topsoil, fertilization, mulching, and re-seeding.
44. Permittee is required to complete the construction according to the terms and conditions of the permit prior to using the access. If the access is used prior to CDOT final acceptance, CDOT may suspend or revoke the permit, until construction is completed per the terms and conditions of the permit.
45. Upon the completion of the access (and prior to any use as allowed by this permit), the Applicant shall notify the Access Manager within 10 days to request a final inspection. This request shall include certification that all materials and construction have been completed in accordance with all applicable Department Standards and Specifications; and that the access is constructed in conformance with the State Highway Access Code, 2 CCR 601-1, including this permit. The Engineer of Record as indicated on the construction plans, may be requested by CDOT for this inspection. The access serviced by this permit may not be opened to traffic until written approval has been given from the CDOT Access Manager.
46. If any construction element fails within two years due to improper construction or material specifications, permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

COLORADO Department of Transportation

What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.

Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, rock, sand, any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**
From a safe distance try to estimate the amount of the discharge.
Identify characteristics of the discharge (color, odor, algae, etc.).
Obtain information on the vehicle dumping the waste (if applicable).
Do not approach!
Call *CSP for illicit dumping.
If possible, take a photo, record a license plate.

REMEMBER:
Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

https://www.codot.gov/business/permits/utilitiesspecialuse

For more information on CDOT Access Permits:

https://www.codot.gov/business/permits/accesspermits

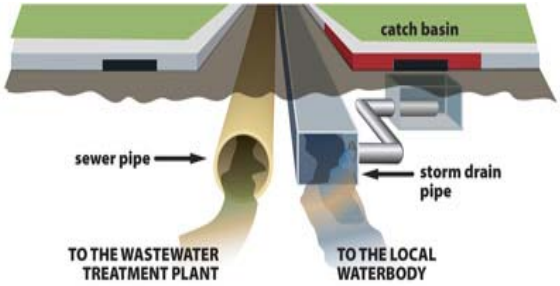
For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343

COLORADO Department of Transportation

Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system

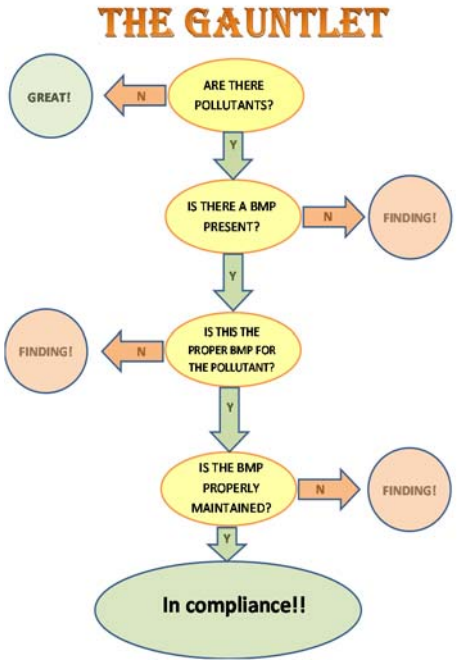


As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program

Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.



CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity

Industrial Facilities Program Elements:

1. **Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.**
2. **Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.**
3. **Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.**

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at: http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf

COLORADO DEPARTMENT OF TRANSPORTATION
Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
  Water Quality Control Division (WQCD): (303) 692-3500
  Environmental Permitting Website https://www.colorado.gov/pacific/cdphe/all-permits
- CDOT Water Quality Program Manager: (303) 512-4053 https://www.codot.gov/programs/environmental/water-quality
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
  Omaha District (Northeastern CO), Denver Office (303) 979-4120
  http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx
  Sacramento District (Western CO), Grand Junction Office (970) 243-1199
  http://www.spk.usace.army.mil/Missions/Regulatory.aspx
  Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
  http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 https://www.codot.gov/business/permits

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, http://www.codot.gov/programs/environmental/wildlife/guidelines, or the Colorado Parks and Wildlife (CPW) website, http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (https://www.historycolorado.org/file-access; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure) and the Denver Museum of Nature and Science (https://www.dmns.org/science/earth-sciences/earth-sciences-collections/). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit does not involve ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303) 757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed. ***Contact Information:*** Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions. ***Contact Info:*** CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 949-2729, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission. ***Contact Information:*** For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at https://www.codot.gov/programs/environmental/wildlife/guidelines.

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (https://www.codot.gov/business/designsupport/cdot-construction-specifications). The CDOT Erosion Control and Stormwater Quality Guide (website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality) can also be used to design erosion/sediment controls. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Website: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Website: https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at https://www.codot.gov/business/designsupport/cdot-construction-specifications and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. ***Contact***

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes) and the CDOT MS4 Permit #COS-000005 (https://www.codot.gov/programs/environmental/water-quality/documents). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality

Discharges to Storm Sewer Systems

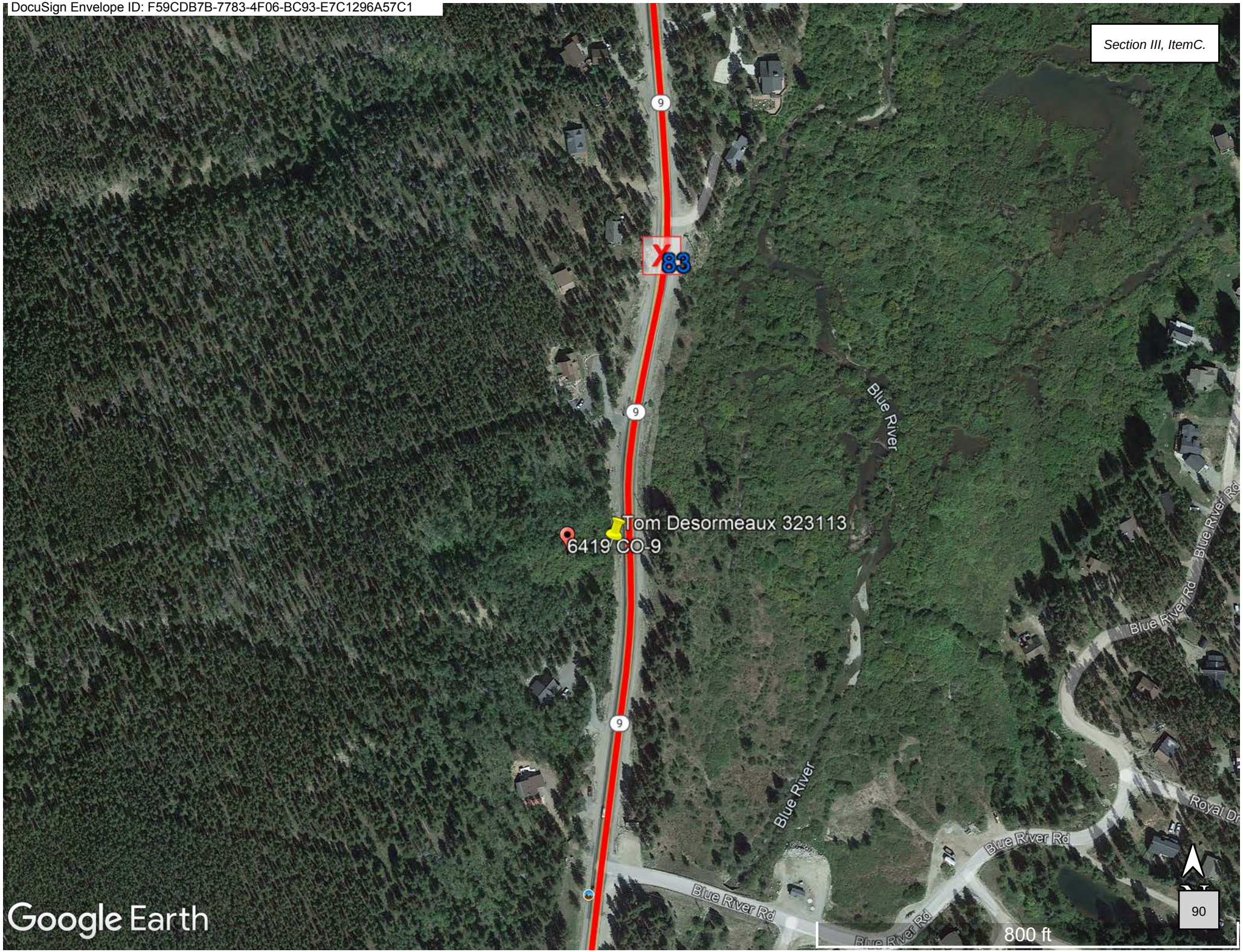
Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. ***Contact Information:*** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at https://www.colorado.gov/pacific/cdphe/emergency-reporting-line.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). ***Contact Information:*** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (https://www.colorado.gov/pacific/agconservation/noxiousweeds) and the Colorado Division of Parks and Wildlife (http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.



COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

Instructions: **Please print or type**

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at http://www.dot.state.co.us/AccessPermits/Index.htm

1) Property owner (Permittee): THOMAS F DESORMEAUX JR
Street address: 6214 PONTCHARTRAIN BLVD
City, state & zip: NEW ORLEANS LA 70124
Phone #: 504 295 5482
E-mail address: TOMDESORMEAUX@YAHOO.COM

2) Applicant or Agent for permittee (if different from property owner)
Mailing address:
City, state & zip:
Phone # (required):
E-mail address if available:

3) Address of property to be served by permit (required): 6419 CO 9 BLUE RIVER CO 80424

4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one?
county: SUMMIT | subdivision: LEAP YEAR | block: | lot: 307 | section: | township: BLUE RIVER | range:

5) What State Highway are you requesting access from? COLORADO STATE HWY 9

6) What side of the highway? ☐ N ☐ S ☐ E ☒ W

7) How many feet is the proposed access from the nearest mile post? _____ feet ☐N ☐S ☐E ☐W) from: _____

How many feet is the proposed access from the nearest cross street? _____ feet ☐N ☐S ☐E ☐W) from: _____

8) What is the approximate date you intend to begin construction? AUGUST 1, 2023

9) Check here if you are requesting a:
☒ new access ☐ temporary access (duration anticipated:) ☐ improvement to existing access
☐ change in access use ☐ removal of access ☐ relocation of an existing access (provide detail)

10) Provide existing property use: VACANT SINGLE FAMILY RESIDENTIAL LOT

11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? and/or, permit date:
☒ no ☐ yes, if yes - what are the permit number(s) and provide copies:

12) Does the property owner own or have any interests in any adjacent property?
☒ no ☐ yes, if yes - please describe:

13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?
☒ no ☐ yes, if yes - list them on your plans and indicate the proposed and existing access points.

14) If you are requesting agricultural field access - how many acres will the access serve? N/A

15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.

business/land use	square footage	business	square footage
N/A			

16) If you are requesting residential developement access, what is the type (single family, apartment, townhouse) and number of units?

type	number of units	type	number of units
SINGLE FAMILY	1	RESIDENTIAL	1

17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.

Indicate if your counts are ☐ peak hour volumes or ☒ average daily volumes.

# of passenger cars and light trucks at peak hour volumes	# of multi unit trucks at peak hour volumes
2	N/A
# of single unit vehicles in excess of 30 ft.	**# of farm vehicles (field equipment)**	**Total count of all vehicles**
N/A	N/A	0

16) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

a) Property map indicating other access, bordering roads and streets.
b) Highway and driveway plan profile.
c) Drainage plan showing impact to the highway right-of-way.
d) Map and letters detailing utility locations before and after development in and along the right-of-way.
e) Subdivision, zoning, or development plan.
f) Proposed access design.
g) Parcel and ownership maps including easements.
h) Traffic studies.
i) Proof of ownership.

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage **http://www.dot.state.co.us/environmental/Forms.asp**.

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/ procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: **<http://www.dot.state.co.us/DesignSupport/>**, then click on *Design Bulletins*.

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature	Print name	Date

If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.

Property owner signature	Print name	Date
TFDesOrmeaux Jr	THOMAS DESORMEAUX JR	JUNE 25 2023

CHAT VIEW IN ROOM

Minka Pineview Slope 12 1/2" High Black and Gold Outdoor Wall Light

4 Reviews

SALE

$111.96

~~$139.95~~ | Save $27.00 | Ends 9/3/24

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1 ADD TO CART SAVE

Finish Black

Bronze

Black

Product Details

Dark Sky

Incorporate up-to-date form with modern colors from this geometric outdoor wall light.

Additional Info:

Embrace a contemporary aesthetic with the geometric charm of this outdoor wall light from Minka Lavery. A smooth cylinder in a sleek black finish brings great visual contrast in the sun and blends in with the dark sky. A striking gold finish coats the interior, emitting a stunning ray of warmth.

MINKA LAVERY

Shop all Minka Lavery

- 12 1/2" high x 5" wide. Extends 5 1/2" from the wall. Weighs 2.02 lbs.
- Uses one maximum 60 watt standard-medium base A19 bulb (not included).
- Pineview Slope outdoor wall light. Design is Dark Sky compliant. From Minka Lavery lighting brand.
- Black finish. Gold finish interior. Wet location rated for outdoor use. Can also be used indoors.
- Note that Dark Sky regulations vary by region, so please check with your local municipality for requirements.

Specifications

Product Attributes

Finish	Gold
Style	Mid-Century
Brand	Minka Lavery

Technical Specifications

Height	12.50 inches
Width	5.00 inches
Weight	2.02 pounds
Max Wattage	60 watts

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Pineview Slope 12 1/2" High Sand Bronze Outdoor Wall Light

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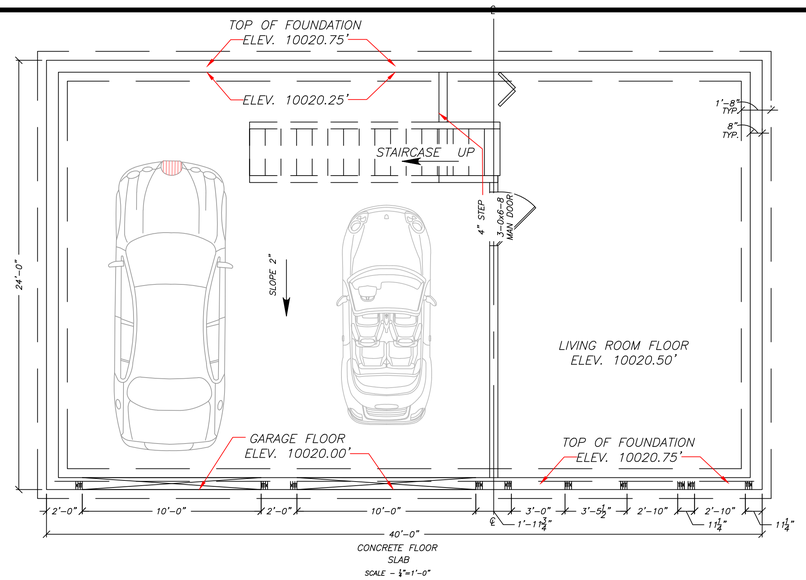
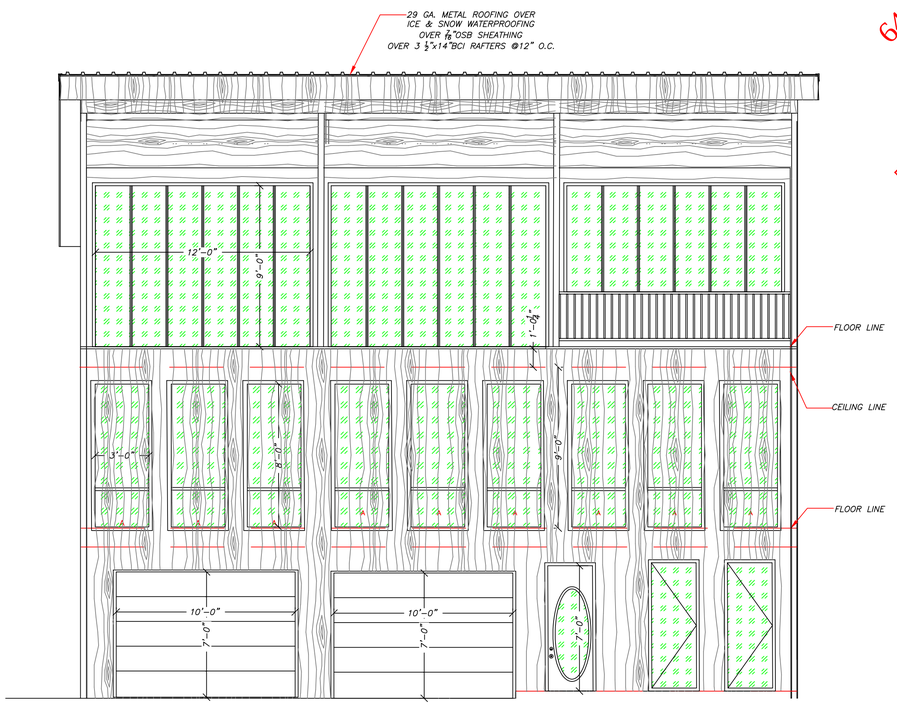
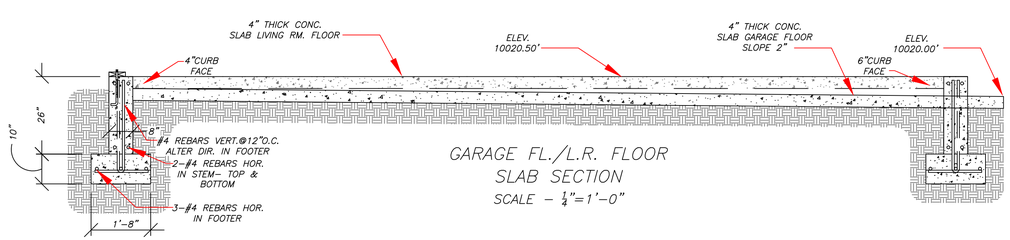






RESIDENCE FOR
TOM Des Ormeaux
6419 COLORADO HIGHWAY #9
BLUE RIVER, COLORADO
THIS DRAWING IS INCOMPLETE
THIS DRAWING IS FOR APPROVAL PURPOSES
ONLY! NOT FOR CONSTRUCTION
DO NOT DUPLICATE THIS DRAWING
THIS DRAWING DOES NOT SHOW THE
RETAINING WALL OR THE FOOTER FOR
RETAINING WALL

GENE'S DRAFTING & DESIGN
4 DOVER LANE
PUEBLO, COLORADO 81001 (719)225-0794
genemares64@gmail.com

RESIDENCE FOR
TOM Des Ormeaux
6419 COLORADO HIGHWAY #9
BLUE RIVER, COLORADO

SEAL

Date: JULY 6, 2024
REVISIONS

Date: JULY 11, 2023
Drawn: EM.

GARAGE LAYOUT

SHEET A-

OF

TOWN OF BLUE RIVER, COLORADO
MEMORANDUM

NOT CONFIDENTIAL - AVAILABLE FOR PUBLIC DISTRIBUTION ON REQUEST

TO: Michelle Eddy

THROUGH: Bob Widner, Town Attorney

FROM: Keith Martin, Deputy Town Attorney

DATE: May 1, 2024

SUBJECT: Zoning Methods to Control Housing Size and Bulk

This memorandum provides a brief overview of some of the various land-use controls commonly employed to limit the size and bulk of residential homes. Size and bulk controls are often used to limit the new development and redevelopment of lots and prevent what has been colloquially referred to as "McMansions" or larger homes which can be inconsistent with the character of the existing developed neighborhood.

Authority

Colorado's Zoning Enabling Act provides that a community may enact "bulk" regulations for buildings.[1] "Bulk" regulations are a combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height, and setback) that determine the maximum size and placement of a building on a zoning lot.

Types of Bulk Controls

Minimum Lot Size

Nearly all land use and zoning codes include minimum lot size requirements for zone districts. For example, the Town of Blue River's Land Use Code (LUC) sets a minimum lot size of 80,000 square feet in the R-1 Zone District. This standard prevents lots larger than 80,000 square feet from being subdivided into smaller lots and prevents existing lots that are smaller than 80,000 square feet from being further subdivided into smaller lots.

[1] " . . . [F]or the purpose of promoting health, safety, morals, or the general welfare of the community, including energy conservation and the promotion of solar energy utilization, the governing body of each municipality is empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes." C.R.S. § 31-23-301.

Minimum lot size requirements help control the density of housing in a neighborhood and preserve view and open space. Reasonable minimum lot size requirements are valid.[2]

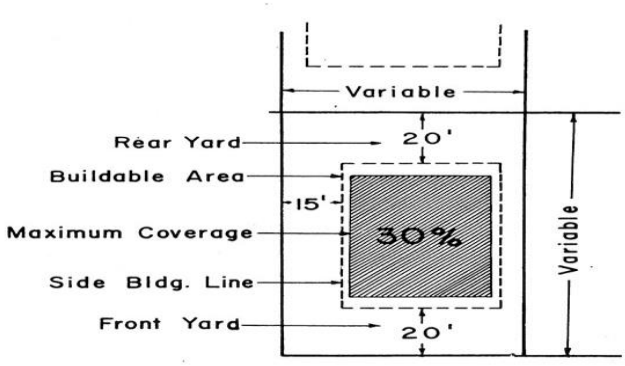
Setbacks

An ordinance may mandate building location by requiring minimum front, side and rear yards in residential districts.[3] Setbacks are universally common in land use codes in order to prevent certain areas of a lot from development and, in turn, limiting the area of a lot that can be developed.

> IMPORTANT NOTE: Blue River's LUC uses both *minimum lot size* and *setbacks* to define the "Buildable Area" of a lot. However, where a lot is larger in size and the setbacks are relatively short, the Buildable Area can potentially accommodate a significantly large residential structure. For example, a 40,000 square foot lot that is accompanied by front and rear yard setbacks of 25 feet and size yard setbacks of 15 feet, creates a potential Buildable Area as great as **25,500** square feet (assuming the lot is relatively flat and not encumbered by undevelopable slopes or easements). Even where the owner limits the footprint of the structure to 10,000 square feet, a one-, two-, or three-story residence will dwarf most homes in the neighborhood. Granted, not all owners will construct a residence of such size, but the potential will remain.

Maximum Lot Coverage

A zoning ordinance can specify a <u>percent</u> of lot coverage in a residential zone to prevent building to the maximum bulk permitted by lot area, setback and height dimensions alone. For example:



[2] *Di Salle v Giggal*, 128 Colo 208, 261 P2d 499 (1953)
[3] In *Gorieb v. Fox*, 274 U.S. 603, 47 S. Ct. 675, 71 L. Ed. 1228, 53 A.L.R. 1210 (1927), the United States Supreme Court upheld the general validity of setbacks to further the general goals of open space, light and air, and safety from fire; *see also Flinn v Treadwell*, 120 Colo 117, 207 P2d 967 (1949).

Maximum Building Size

The Town could set minimum and maximum size for residential buildings, generally based on aesthetic and community character concerns. Limits on the size of residential structures have been upheld by many courts. As an example, the Town can limit all homes in the R-1 Zone District to a maximum of 4,500 square feet (regardless of the size of the lot).

Maximum Building Footprint (First Story)

The Town could set a maximum building footprint (or the maximum size of the first story of the residential structure on a lot). Such a limitation, together with the zone district's maximum building *height*, will effectively limit the total size or bulk of the lot's residential structure. For example, a maximum first story building footprint of 2,000 square feet (regardless of the size of the lot) will limit the lot to a one-story residential home to 2,000 square feet and, depending on the maximum building height allowed, a two-story home of 4,000 square feet or three-story home of 6,000 square feet could theoretically be constructed (assuming no overhang of higher floors.

Floor Area Ratio (FAR)

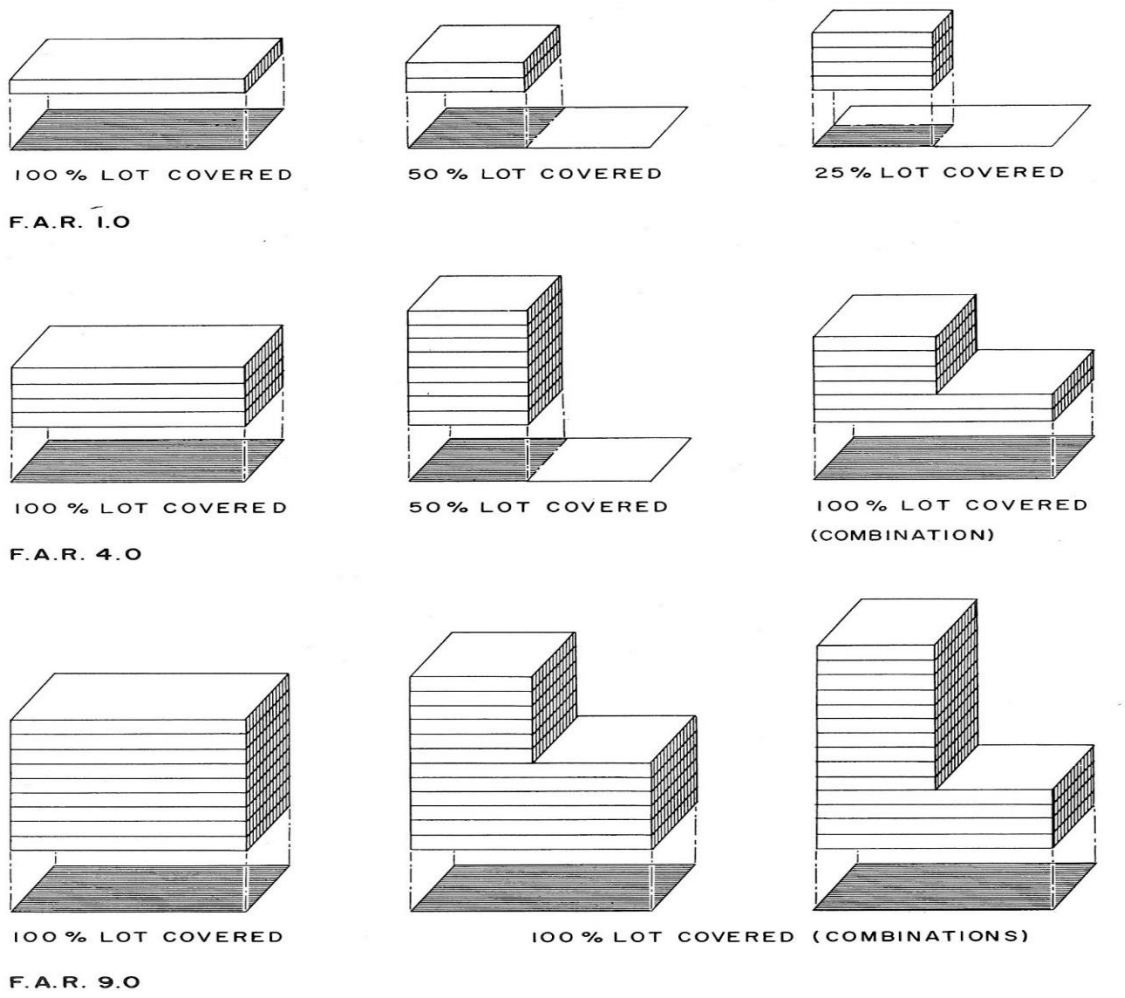
Floor area ratio or "FAR" is a metric used to measure how large a building on a lot is relative to the lot's size and is another device that permits variable dimensions within an over-all volume limit. Most of the ordinances that employ it also retain some if not all of the ordinary size limiting controls (e.g., minimum lot size, setbacks, and height). However, it does not in any way control the placement of that volume on the land. Therefore, if placement is a factor to be regulated, other bulk controls are required.

In nearly every ordinance in which it is used, a floor area ratio is obtained by the following simple formula:

FAR = floor area / lot area

In practice, this ratio is constant for a zone. For example, on a 10,000 square foot lot, a FAR of 0.5, allows a maximum 5,000 square foot building. A floor area ratio of 1.0 means that floor area may equal the lot area (10,000 square feet).

Although setting a floor area ratio affects volume, shape, and spacing of buildings on the lot, it does not determine a particular shape or spacing. Rather, it permits a choice. The following diagram (Figure 1) shows three of many possibilities under FAR 1.0, 4.0, and 9.0 and demonstrates that shape, height, and arrangement on a lot may vary widely.



Illustrations of Floor Area Ratios. Source: *A New Zoning Plan for the District of Columbia*. Harold M. Lewis, 1956.

Bulk Plane Requirements

Bulk plane standards lower the permitted height of development near front, side and/or rear property lines by establishing an inclined plane over which buildings may not protrude. By pushing taller building elements towards the center of a lot, a bulk plane may be used to reduce looming impacts on neighboring properties and promote access to light and air.

Bulk plane standards are best suited to larger municipalities with planning staff due to the complexity of the tool and its application. If more information is desired about this method of controlling building size, bulk, and mass, please contact me.

As always, please let us know of any questions or concerns.

Construction Rules and Regulations

A. Purpose
In order to ensure that any Construction Activity (as such term is defined below) conducted within the Town is done in the most sensitive manner possible and to minimize impacts to guests and Owners, the following Construction Regulations shall be enforced during the construction period. This document shall be known as the **"Construction Rules and Regulations"** and may be referred to herein as the "Regulations." These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Town has the power to amend these Regulations from time to time, without notice. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with the following requirements.

B. Access and Parking
Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites. Prior to commencement of construction, the Owner of a Construction Site shall submit as an element of the Construction Management Plan, a parking plan that indicates how contractor and employee parking needs will be handled. Parking will not be allowed, at any time, on Town roads without prior approval from the Building Official. Special safety precautions are necessary for the road including, but not limited to, safety cones, barriers and flaggers. Each parking plan shall describe:
a) How and where Construction and Delivery Vehicles will be parked at the Construction Site during the Construction Activity; and
b) The maximum number of Construction and Delivery Vehicles that will be parked at or adjacent to the Construction Site at any one time.

C. Blasting
No blasting shall be performed on any Site without the Building Officials prior consent. Notification shall be provided a minimum of 24 hours in advance of any blasting operations, and in all cases blasting shall occur only between the hours of 9:00 AM and 5:00 PM. Blasting may be subject to certain restrictions, which shall be determined by the Building Official in its sole and absolute discretion and which may vary from Site to Site.

D. Erosion Control and Vegetation Protection
The Building Official shall not approve any proposed Construction Activity unless and until it has first approved an erosion control and soil stabilization plan as a part of the Construction Management Plan.

The Owner of the Construction Site is responsible for preparing and submitting such plans.

E. Construction Equipment and Material Storage
Each Owner or Owner’s Representatives and their contractors shall ensure that all construction material is stored in a designated materials storage area. Such storage area shall be indicated on the Construction Management Plan described above, and shall be located to minimize the visual impact from adjacent properties and roadways.

F. Debris and Trash Removal

Owners, Owner's Representatives, and their contractors shall be responsible for assuring that

• at the end of each day, all trash and debris on the Construction Site is cleaned up and stored in proper ***covered*** containers or organized piles and not permitted to be blown about the Site or adjacent property, and

• at least once a week, all trash and debris are removed from the Construction Site to a proper dumpsite located off the Property.

• Due to the abundant wildlife within the Town, all food trash must either be removed from the site at the end of each work day or the General Contractor must arrange for bear-proof trash containers to be available on-site.

All trash and debris shall be kept off the road right of way and adjacent property at all times.

G. Construction Hours & Noise

Any construction equipment operated upon a residential, commercial, industrial, or public premises during the time period between seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M.; provided, however, that the operation of the construction equipment during the hours of seven o'clock (7:00) A.M. and seven o'clock (7:00) P.M. shall not exceed ninety (90) decibels.

H. Deliveries

Construction Vehicles must obey all posted speed limits and traffic regulations within the Town. During winter months, construction and delivery trucks must be capable of traveling mountain roads and be 4 wheel drives or equipped with chains.

I. Field Staking

All building footprints, setback lines, and driveways, storage and lay-down areas shall be staked in the field. A licensed Colorado land surveyor shall stake the building footprint and setback lines.

J. Fire Protection

At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the Construction Site at all times. Fire protection is the Owner's responsibility, but the Town recommends that the Owner or Owner's Representative establish additional fire protection, the handling of combustible materials and suppression measures as part of an overall Site safety program.

K. Prohibited General Practices

All Owners will be absolutely responsible for the conduct and behavior of their Owner's Representatives in the Town. The following practices are prohibited within the Town and will result in an automatic fine:

a) Changing oil on any vehicle or equipment on the Construction Site;

b) Allowing concrete suppliers and contractors to clean their equipment on any Town of Blue River lot, roadway, right-of-way, ditch, easement, or other property;

c) Removing any rocks, plant material, topsoil, or similar items from any property of others within Town;
d) Using disposal methods or units other than those approved by the Town;
e) Careless disposition of cigarettes and other flammable materials;
f) Careless treatment or removal of any native plant materials;
g) Disruptive activity including, but not limited to, public drinking, public nuisances, and disturbing the peace;
h) Working before or after the scheduled construction hours without prior permission;
i) Driving trucks with uncovered loads the in the Town.

L. Roadway Maintenance

Owners and their contractors and sub-contractors shall keep all Town roads and road rights-of-way free and clear of all materials, rubbish, and debris resulting from Owner's Construction Activity and shall repair and revegetate any damage to roads, road rights-ofway, landscaping, and other streetscape improvements within the Town caused by Construction Vehicles used in connection with Owner's Construction Activity. No road cuts, deletions, or additions shall be made without a permit from the Town Road Manager. Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. If a contractor fails to keep roads clean and if the Town must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate then set by the Town.

M. Sanitary Facilities

On-Site, enclosed, chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view and shall be located so as to minimize any adverse impacts on adjacent lots. In no instance shall chemical toilets be placed within any road right-of-way or on the road.

N. Signage

REQUIRED SITE SIGNAGE

One temporary construction sign not to exceed 20 square feet overall, prepared by a professional sign maker, shall be located within the Site boundary and shall be easily visible from the adjacent roadway or entry to the Site. The sign must conform generally to the layout shown below with only the name, address and telephone number of the developer, architect, contractor, project name, logo and location. All information listed must be shown in uniform type style and color.

PROJECT LOGO AND/OR NAME
Building Permit #
Developer/Owner: [Name and Phone #]
Architect: [Name]
Contractor: [Name]

O. Propane Heater Policy

The following procedures and guidelines must be followed when using propane heaters:

• Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be turned in to the construction trailer for repair
• Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4’x4’ piece of fire rated drywall or concrete board.
• The heater hose shall be extended straight out from the heater to the propane tank maintaining maximum distance from tank to heater.
• The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank then the room is too small.
• Do not use heaters in hallways, closets, bathrooms, under stairs or in crawl spaces.
• Propane heaters shall not be left running overnight or unattended without prior written approval from the Project Builder. The DRB Administrator or Public Safety Department must be notified of any propane heaters that will run overnight.
• Subcontractors who need the use of propane heaters must contact the Project Builder.
• Propane heaters and tanks shall be stored no closer than 15’ to roads or traffic areas.