PLANNING & ZONING COMMISSION FEBRUARY 7, 2023

February 07, 2023 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 January 3, 2023

III. PUBLIC HEARING

B. Variance 0507 97 Circle-Parking

IV. PROJECT APPROVAL

C. New Construction-0507 97 Circle

V. OTHER BUSINESS

VI. ADJOURN

NEXT MEETING -

Minutes
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
February 7, 2023
0110 Whispering Pines, Blue River, CO 80424

Applicants and residents may attend via Zoom or in person. The Zoom link is below.

Planning & Zoning | Town of Blue River (colorado.gov)

I. Call to Order

- Chair Johnson called the regular meeting of the Planning & Zoning Commission to order at 6:00 p.m.
  - **i.** Roll Call
    - Travis Beck
    - Tim Johnson
    - Bevan Hardy via Zoom
    - Gordon Manin
    - Doug O'Brien
    - Troy Watts via Zoom
  - **ii.** Ben Stucky and Troy was excused. Town Manager Michelle Eddy and Board Liaison Noah Hopkins were also present.

II. Approval of the Minutes

- Beck moved and O'Brien seconded to approve the minutes of January 3, 2023.

III. Public Hearing

- **Variance 0507 97 Circle-Parking**
  - **i.** Chair Johnson opened the public hearing at 6:00 p.m.
  - **ii.** Town Manager Eddy provided a background and reason for the variance request. She noted the hardship due to do topography with wetlands and the requirement of a third parking space. She noted no comments were received to Town Hall and the Building Official and Town Manager recommend approval.
  - **iii.** Chair Johnson closed the public hearing at 6:02 p.m.
  - **iv.** Hardy moved and O'Brien seconded to approve the variance for parking space within the setbacks. Motion passed unanimously.

IV. New Construction-0507 97 Circle

- Town Manager Eddy presented the new construction project. She noted the comments from the Building Official have been addressed and the Building Official recommends approval.
- Discussion of the issue of the wetlands and ensuring not to encroach on the wetlands. The applicant, Brett Confer explained the steps that will be taken to ensure the wetlands are not impacted.
- Recommendation to have the Corps of Engineers review and ensure there will be no impact as it is in close proximity to the wetlands even though it is currently within the guidelines understanding the burden falls on the applicant. Requested to ensure the wetlands report with the flowline report is complete when submitted with stamped plans.
- Hardy moved and Watts seconded to approve the new construction project at 0507 97 Circle with recommendations and requests to have the wetlands report completed on the northwest corner. Motion passed unanimously.

V. Next Meeting March 7, 2023

There being no further business before the Planning & Zoning Commission, O'Brien moved and Beck seconded to adjourn the meeting at 6:44 p.m. Motion passed unanimously.

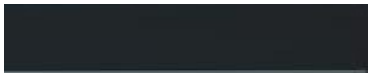
Respectfully Submitted
Michelle Eddy, MMC
Town Clerk

b.Conferarchitecture
partnering with you, crafting shelter

LEE RESIDENCE
507 97 CIRCLE-2206
COLOR/MATERIAL BOARD
12.09.22

ROOF **1**

METAL- BERRIDGE- STANDING SEAM 'CHARCOAL GREY'



WINDOWS AND DOORS **2**

WOOD CLAD-SIERRA PACIFC-'BLACK'

ACCENT METAL **3**

TO MATCH ROOF

TRIM/SOFFIT/COLUMNS **4**

SHERWIN WILLIAMS-'BLUE SPRUCE'

HORIZONTAL SIDING **5**

SHIP LAP-NAKAMOTO FORESTRY-PIKA PIKA-'SOLAR SHIELD WHITE'

VERTICAL SIDING **6**

SHIP LAP-NAKAMOTO FORESTRY-GENDAI-'ALKYD OIL BLACK'

BASE **7**

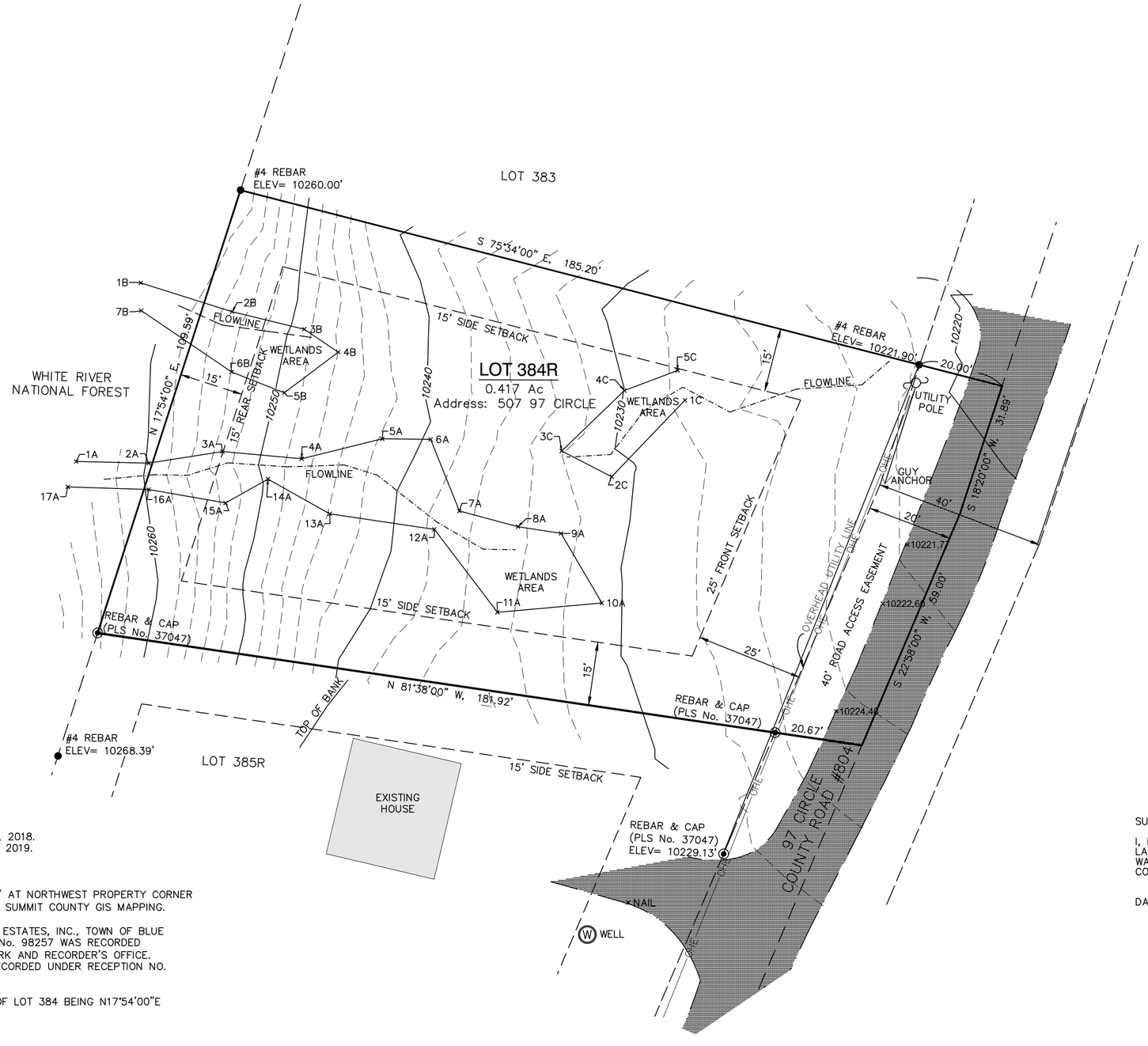
BOARD FORMED CONCRETE

A TOPOGRAPHIC SURVEY WITH WETLANDS

LOT 384R, THE '97 SUBDIVISION-THE BLUE RIVER ESTATES

SECTION 25, TOWNSHIP 7 SOUTH, RANGE 78 WEST OF THE 6TH P.M.

TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES

1. DATE OF SURVEY: AUGUST 11, 2017 & JUNE 14, 2018.
   WETLANDS ADDED AUGUST 8, 2019.
2. CONTOUR INTERVAL = TWO FEET
3. PROJECT BENCHMARK: HELD ELEVATION 10260.0' AT NORTHWEST PROPERTY CORNER OF LOT 384R (#4 REBAR) INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
4. THE PLAT OF THE '97 SUBDIVISION, BLUE RIVER ESTATES, INC., TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, RECEPTION No. 98257 WAS RECORDED DECEMBER 2, 1963 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE. THE RESUBDIVISION PLAT FOR LOT 384R WAS RECORDED UNDER RECEPTION NO. 1173270 ON JUNE 28, 2018.
5. BASIS OF BEARING: THE WEST PROPERTY LINE OF LOT 384 BEING N17°54'00"E BETWEEN TWO FOUND No. 4 REBAR MONUMENTS.
6. WETLANDS DELINEATED BY 285ENGINEERING.
7. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

NOTICE:
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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

ELIZABETH K. SCHMIDT
COLORADO P.L.S. 37047

Drawn EKS & TMB	Dwg 1917 TP.dwg	Project 1917
Date 8/12/19	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963

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

FROM: Kyle Parag, Plan Reviewer/Building Official - CAA

DATE: December 19, 2022

RE: Planning/Zoning/Architectural Guidelines review – 0507 97 CIR

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 at 0507 97 CIR

Zoning Regulation analysis –

Proposal:	A new (2) bedroom, (2) bath, (2) car garage is proposed. Access is take directly from 97 CIR with the house located delicately between existing wetlands and the adjacent setbacks.
Zoning district:	R-1
Lot Size:	.417 Acres
Lot Width:	187'
Setbacks:	Proposed structure exterior walls are located beyond the required setbacks, but the roof overhang over the garage and front door may or may not encroach on required front setback. Elevations indicate a 2' overhang beyond garage, which would encroach.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 29'10" as measured from undisturbed soil elevation.
Garage Stds:	The proposed garage is 529 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	2 Enclosed parking spaces are provided. The property requires 3 spaces per design guidelines (F). The third parking space is provided outside but is located within the required front yard setback. Design guidelines (F) does

not permit any of the 3 to be provided in the setback.
Does not Comply

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
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
VI. B. Building Envelope	The submitted site plan depicts compliance, significant work is proposed to be competed in the front yard setback. Landscaping (screening) is depicted in side yard setback.	Y
VI. C. Building Siting	Structure is proposed in context with natural drainage patterns, contours, and landforms.	Y
VI. D. Grading and Drainage	Cut and fill slopes have been kept to a minimum and final grading is proposed to avoid unnaturally broad, flat surfaces.	Y
VI. E. Driveways	Proposed gravel driveway. Snow storage area calculations are provided, but locations are provided beyond the driveway improved area.	N
VI. F. Parking / Garages	The proposed attached 2 vehicle garage complies, However the required third space is provided in the front setback.	N
VI. G. Exterior Equipment and Satellite Dishes	No exterior equipment was identified	Y

VI. H. Easements and Utilities	R.O.W. easements are identified on the plans. Well location is located in front setback. Other easements are not identified.	Y
VI. I. Recreation Facilities	A Hot Tub is proposed under the deck.	Y
VI. J. Signage	No signage is indicated.	Y
VI. K. Pathways /Walkways	The proposed landings, pathways, and walkways comply.	Y
VI. L. Wetlands	Wetlands are identified on the plans. Location to wetlands is immediate, and disturbance of the wetlands impracticable to avoid. Applicant will need to demonstrate proper permits or creative construction methods before proceeding.	N
VI. M. Wildfire Regulations	Many of the required regulations are operational requirements post-construction.	Y
ARCHITECURAL GUIDLINES		
VII. B. Building Forms	Proposed foundation walls merge with the existing grade, vertical walls appear to be illustrated with appropriate materials. Remaining building elements are wood or wood like appearance. Roof will shed on to lower low slope roof.	Y
VII. C. Setbacks	Proposed structure exterior walls are located beyond the required setback, but the roof overhang over the garage and front door may or may not encroach on required front setback. Elevations indicate a 2' overhang beyond garage, which would encroach.	
VII. D. Building Height	Building complies with zoning district requirements. With a maximum height of 29' 10"	Y
VII. E. Roofs	Roof design is Gable roof. Primary slopes are 10:12 which is consistent with the suggested standards of 4:12 – 12:12 for primary roofs. The primary roof cover is identified as a standing seam metal. The proposed 2:12 slope of the metal roof depicted above garage and	Y

	front door comply with requirements for secondary roofs. Heated gutter over garage is provided.	
VII. F. Exterior Wall Materials	Proposed exterior materials are ship lap, both horizontal and vertical.	Y
VII. G. Exterior Trim	Proposed trim colors are in general conformance.	Y
VII. H. Windows and Doors	Windows, doors, and garage doors are proportional to the structure and appear in general compliance.	Y
VII. I. Balconies and Railings	Railings are light in appearance and the pattern is largely open. Railing material and guard materials are proposed as a metal horizontal rail system.	Y
VII. J. Chimneys and Roof Vents	A metal flue finished to match roof is proposed. Flue is not enclosed within a chimney.	Y
VII. K. Exterior Colors	Proposed colors indicated on the color board are in general conformance.	Y
VII. L. Solid Waste Collection and Service Areas	None indicated.	N/A
SITE ELEMENTS		
VIII. A. Retaining Walls, Landscape Walls, Fences, and Screening	None indicated	N/A
VIII. B. Terraces, Patios, Walkways and Decks	Deck is cantilevered, and public view is minimal	Y
VIII. C. Driveway Paving Surfaces	Driveway and parking area material is gravel.	Y

VIII. D. Exterior Landscape Lighting	Proposed exterior lighting is not provided. Elevations indicate potentially complaint fixtures.	
IX. B. Submittal Requirements	Survey, Site Plan, roof plan, Floorplans and elevations are provided. Construction management plan is not provided.	N

GENERAL NOTES:

1) ALL DRAWN AND WRITTEN DESIGNS SHOWN IN THESE DRAWINGS SHALL NOT BE USED, DUPLICATED, OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

2) THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY BLUE RIVER, COLORADO. IN ADDITION, A HOME ENERGY RATING CERTIFICATE TO BE PROVIDED-SEE PROJECTED REPORT. CODE COMPLIANCE IS MANDATORY. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS.

3) 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 TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES OR BEAMS UNLESS OTHERWISE NOTED.

4) THE GENERAL CONTRACTOR SHALL THOROUGHLY REVIEW THE WORK AND NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES FOUND IN THESE DRAWINGS FOR INTERPRETATION AND/OR CLARIFICATION.

5) CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES. ANY ITEMS DESCRIBED THAT IMPACT PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR VIA A WRITTEN CHANGE ORDER.

6) THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.

7) SUBSTITUTION OF "EQUAL" PRODUCTS WILL BE ACCEPTABLE WITH ARCHITECT'S WRITTEN APPROVAL.

8) THE GENERAL CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL COMPLY WITH STATE AND FEDERAL SAFETY REGULATIONS.

9) THE GENERAL CONTRACTOR SHALL NOT POUR ANY CONCRETE UNTIL APPROVAL IS OBTAINED FROM SOILS ENGINEER FOR EXCAVATION AND INSPECTION OF THE SUBSURFACE CONDITIONS.

10) THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD COORDINATE AND OBTAIN APPROVAL FROM ARCHITECT/ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.

11) DUE TO THE HIGH ALPINE ENVIRONMENT HARSH WINTER CONDITIONS EXIST, ROOF AND DECK SURFACES MUST BE MAINTAINED REASONABLY FREE OF ICE AND SNOW TO ENSURE MINIMAL PROBLEMS WITH THESE SURFACES. ALL ROOFING, ROOFING MEMBRANES, AND WATERPROOFING SHALL BE APPROVED IN WRITING BY PRODUCT MANUFACTURER, PRIOR TO PROCEEDING WITH ANY WORK.

VIEW FROM 97 CIRCLE

AREA CALCULATIONS:

	FINISHED	UNFINISHED	TOTAL			DECKS/PATIO
MAIN	460'	658'	1118'			126'
UPPER	936'	0'	936'			128'
TOTAL	1396'	658'	2054'			254'

NOTE: SQUARE FOOTAGES ARE CALCULATED TO OUTSIDE OF WALL FOR CODE PURPOSES ONLY AND SHOULD BE RECALCULATED FOR ANY OTHER PURPOSES.

INDEX:

OWNER:

MONICA LEE AND MICHAEL DIPAOLO
2543 WEST 37 AVE
DENVER, CO 80211

ARCHITECT:

b.Confer**architecture**
BRETT A. CONFER
230 EAST RABBIT COURT
SILVERTHORNE, CO. 80498
970.389.7981 CELL
bCONFER@COMCAST.NET

CONTRACTOR:

INTERIORS:

STRUCT'L ENGINEER:

TBD

SOILS:

CTL THOMPSON, INC
GREG CRUM
PO BOX 4928
BRECKENRIDGE, CO 80424
970.453.2047

SURVEYOR:

SCHMIDT LAND SURVEYING, INC.
LIZ SCHMIDT
PO BOX 5761
FRISCO, CO 80443
970.406.9963

ENERGY CONSULTANT:

DEEPER GREEN CONSULTING
MATT JANSING
101 WEST MAIN STREET
FRISCO, CO 80443
970.471.4298

LEGAL DESCRIPTION:

LOT 384R 97 SUB
RESUB LOTS 384 AND 385
BLUE RIVER, COLORADO

SHEET INDEX:

REVISIONS:

SEAL:

b.Confer**architecture** (970.389.7981)
230 EAST RABBIT COURT SILVERTHORNE, COLORADO 80498

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

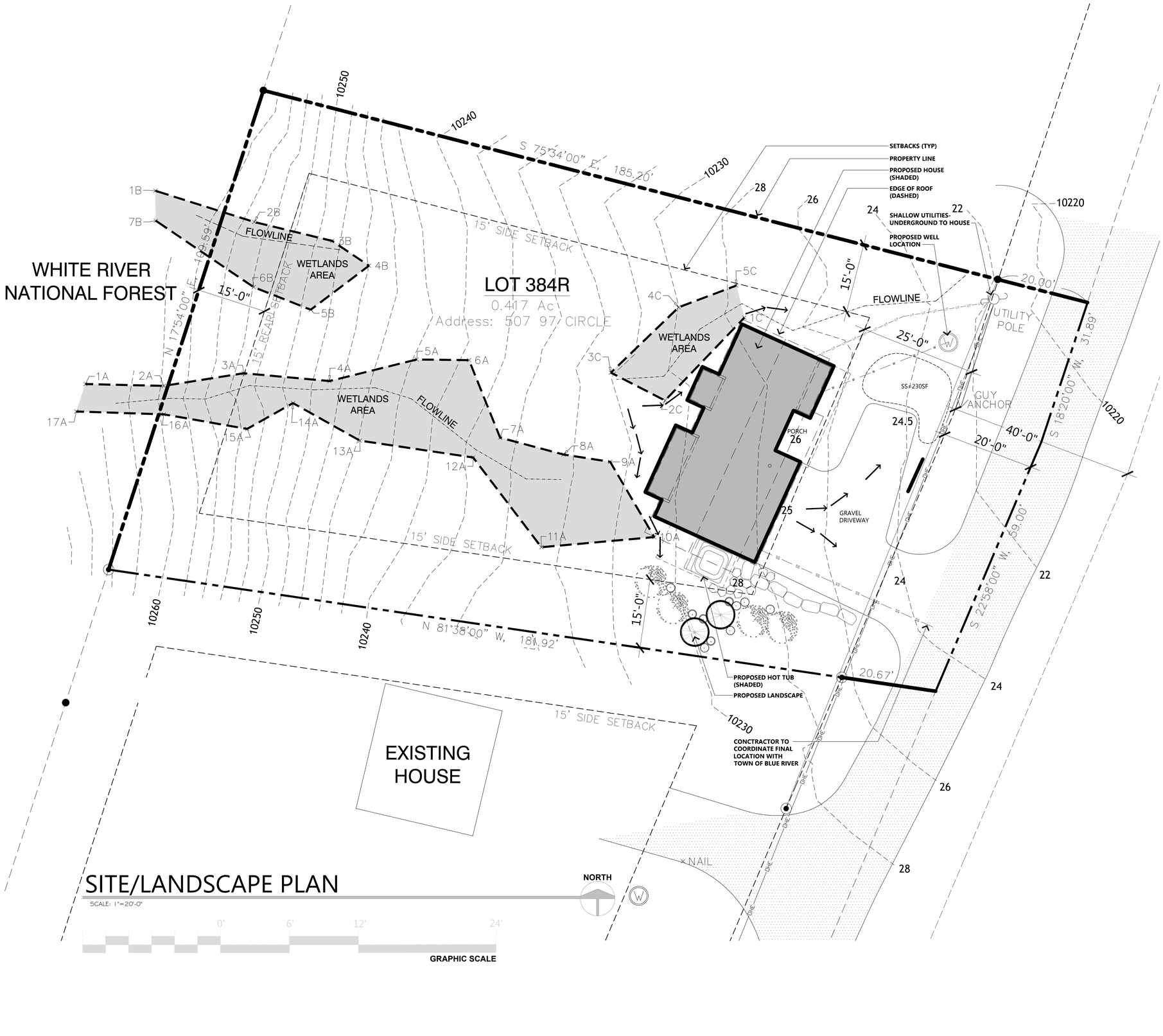
ISSUE DATES:
PLANNING AND ZONING
12.09.22

NOT FOR CONSTRUCTION

JOB NUMBER: 2206
SHEET NUMBER:

T1.0

OF: 10



SITE/LANDSCAPE PLAN

PLAN LEGEND:

EXISTING MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
PROPOSED CONTOUR	
DRAINAGE ARROW	
SPOT GRADE	+9772
	BOULDER WALL
	STONE PATH
A	RIDGE HEIGHT POINT
	SNOW STORAGE

BUILDING HEIGHT:

POINT	NAT. GRADE ELEVATION	RIDGE HEIGHT (RIDGE+DATUM)	ROOF HEIGHT ABOVE DATUM	MEASURED FROM	CALCULATIONS (RIDGE-GRADE)	HEIGHT
A						
B						
C						
D						

BUILDING INFORMATION:

BASE DATUM (ARCHITECTURAL 100'-0"=10226')
100'-0" (PROPOSED MAIN LEVEL)

MAXIMUM ALLOWED BUILDING HEIGHT IS 35'-0" TOWN OF BLUE RIVER. BUILDING HEIGHT WILL BE 35'-0" AS MEASURED FROM THE EXISTING GRADE TO THE HIGHEST ROOF DIRECTLY ABOVE. THE RIDGE HEIGHTS ARE DESIGNED ACCORDINGLY:

MEASUREMENTS ARE DERIVED FROM NATURAL GRADE DIRECTLY BELOW RIDGE POINT PER SITE PLAN WHICH IS MORE RESTRICTIVE THAN THE FINISHED GRADE.

PROJECT IS ZONED BLUE RIVER
RURAL

FLOOD ZONE-AE-NO FLOOD HAZARD PER FEMA MAPPING

FIRE HAZARD MITIGATION-CONTRACTOR TO SCHEDULE AN ON-SITE REVIEW OF DEFENSIBLE SPACE WITH LOCAL FIRE DEPARTMENT

LOT COVERAGE:

LOT SIZE- .417 ACRES	18,164 SF	100%
LOT COVERAGE		
HOUSE/GARAGE (PROPOSED)	1118 SF	
DRIVE (PROPOSED)	890 SF	
TOTAL	2008 SF	11%
TOTAL OPEN SPACE		89%

SNOW STACK:

HARDSCAPE (PAVING-ASPHALT DRIVE)	890 SF
REQUIRED SNOWSTACK	X25%=223 SF
TOTAL SNOWSTACK PROVIDED	230 SF

SITE/LANDSCAPE NOTES:

1. CONTRACTOR AND SURVEYOR ARE TO CONFIRM ALL PROPERTY BOUNDARIES AND SETBACKS PRIOR TO CONSTRUCTION AND TO STAKE HOUSE AND DRIVE FOR FOR OWNER, ARCHITECT PRIOR TO ANY WORK.
2. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS AND COORDINATE ROUTING AND METERS WITH UTILITY COMPANIES. ALL UTILITIES TO BE UNDERGROUND WITH ELECTRIC, GAS, PHONE AND T.V. IN A COMMON TRENCH.
3. PROVIDE DRAINAGE SWALES AS REQUIRED TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER. (SLOPE MINIMUM 1:12) REFER TO BUILDING ELEVATIONS FOR FINISH GRADES.
4. PROTECT ALL TREES AS NOTED, FLAG ALL TREES TO BE CUT AND STACK CUT TREES IN 8 FOOT LENGTHS, REMOVE ALL SLASH AND STUMPS.
5. ALL LANDSCAPE TO BE INSTALLED PER TOWN OF BLUE RIVER GUIDELINES. OWNER TO CONSULT WITH A QUALIFIED LANDSCAPE PROFESSIONAL PRIOR TO INSTALLATION.
6. PROVIDE RE-VEGITATION PER TOWN OF BLUE RIVER REQUIREMENTS. OWNER TO CONSULT WITH A QUALIFIED LANDSCAPE PROFESSIONAL PRIOR TO CONSTRUCTION.

PLANTING LIST:

KEY	COMMON	BOTANICAL	NO.	SIZE
EXISTING TREES				
	EXISTING	VARIES -	NA	SEE SITE PLAN
EXISTING TREES TO BE REMOVED AND/OR TRANSPLANTED				
	VARIES -	NONE -	NA	SEE SITE PLAN
PROPOSED TREES				
	BLUE SPRUCE ENGLEMANN SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	1	6' TO 8' TALL
	BLUE SPRUCE ENGLEMANN SPRUCE	PICEA PUNGENS OR PICEA ENGELMANNI	1	8' TO 10' TALL
	ASPEN	POPULUS TREMULOIDES	4	3" CAL (GROUPS OF 3) 50 % MULTI-STEM
PROPOSED SHRUBS				
	YELLOW CURRANT	RIBES AUREUM	10	5 GAL.
	HONEYSUCKLE	LONICERA INVOLURATE	10	5 GAL.
	NATIVE GROUND COVER AND PERENNIALS	PROVIDE SUBMITTAL	-	REVEGITATE ALL DISTURBED AREAS

REVISIONS:

SEAL:

b.Conferarchitecture (970.389.7981)
230 EAST RABBIT COURT SILVERTHORNE, COLORADO 80498

LEE RESIDENCE

507 97 CIRCLE, BLUE RIVER, COLORADO

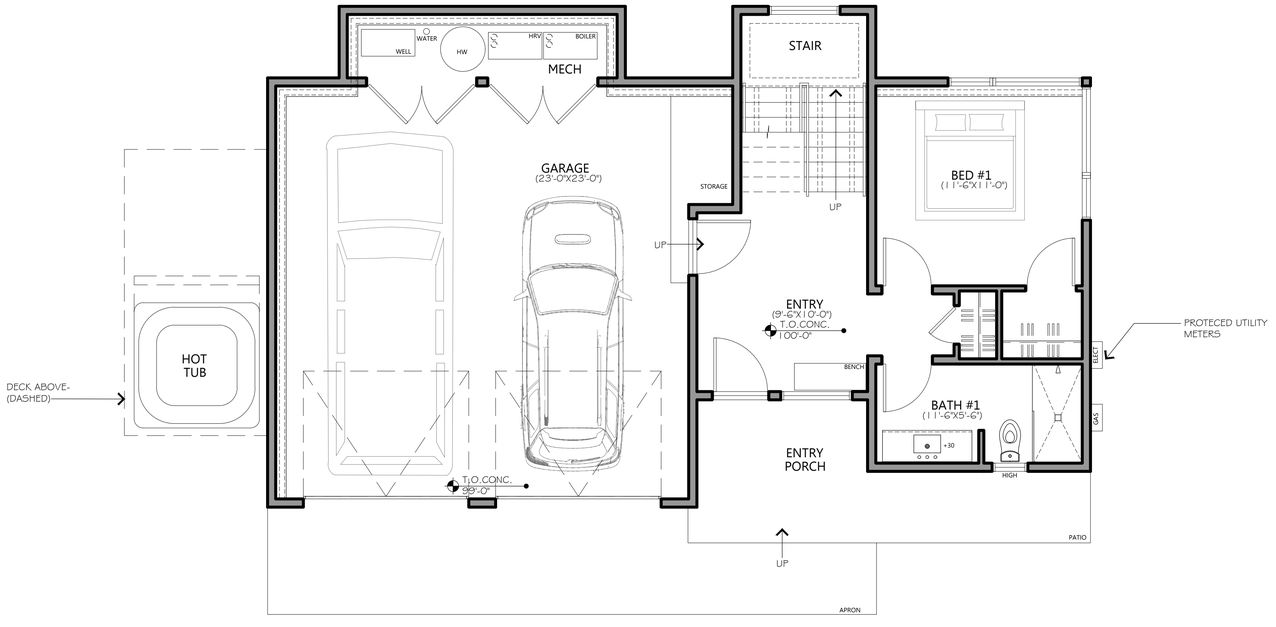
ISSUE DATES:
PLANNING AND ZONING
12.09.22

NOT FOR CONSTRUCTION

JOB NUMBER: 2206
SHEET NUMBER:

SP1.0

OF: 10



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"

NORTH

0' 6' 12' 24'

GRAPHIC SCALE

REVISIONS:

SEAL:

b.Conferarchitecture
230 EAST RABBIT COURT SILVERTHORNE, COLORADO 80498
(970.389.7981)

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

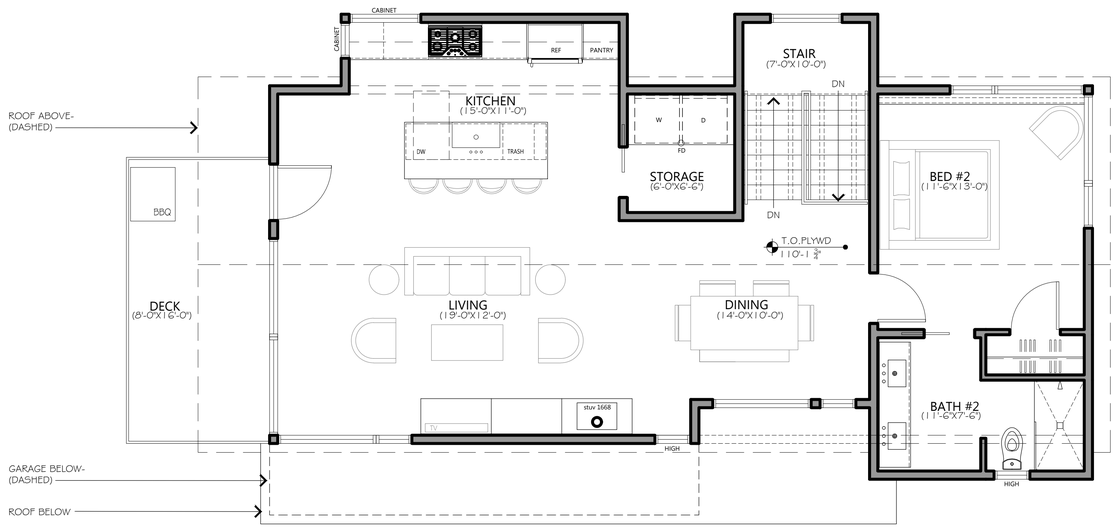
ISSUE DATES:
PLANNING AND ZONING
12.09.22

NOT FOR CONSTRUCTION

JOB NUMBER: 2206
SHEET NUMBER:

A1.0

OF: 10



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"

NORTH

0' 6' 12' 24'

GRAPHIC SCALE

REVISIONS:

SEAL:

b.Conferarchitecture
230 EAST RABBIT COURT SILVERTHORNE, COLORADO 80498
(970.389.7981)

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

ISSUE DATES:
PLANNING AND ZONING
12.09.22

NOT FOR CONSTRUCTION

JOB NUMBER: 2206
SHEET NUMBER:

A1.1

OF: 10

DETAILS:

5 / A1.3 OPEN RAKE
1" = 1'-0"

1 / A1.3 RIDGE
1" = 1'-0"

6 / A1.3 ROOF/WALL JUNCTURE
1" = 1'-0"

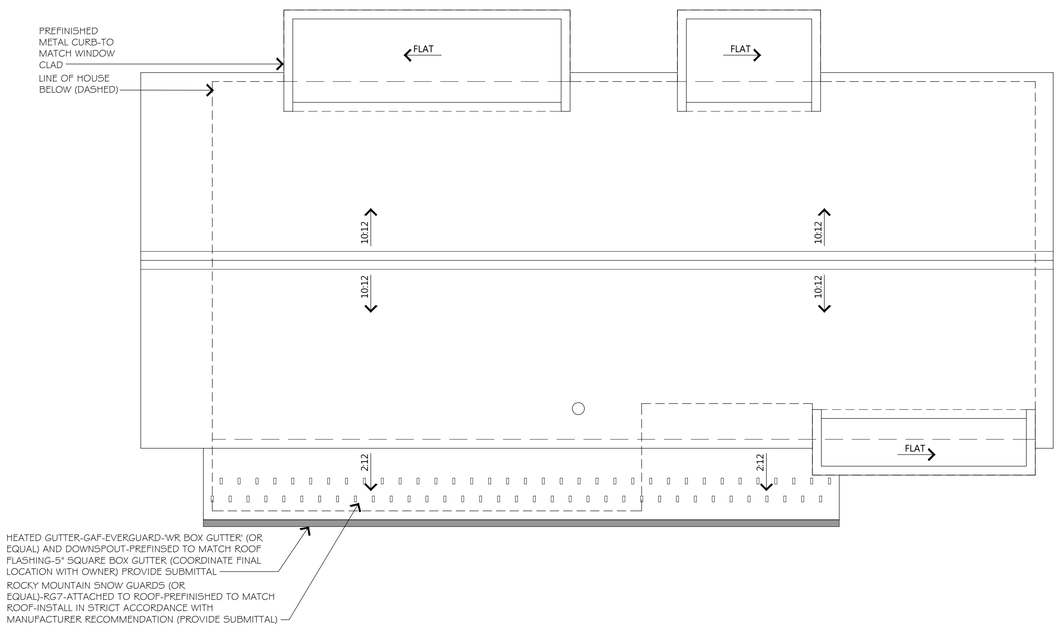
2 / A1.3 CLOSED FASCIA
1" = 1'-0"

7 / A1.3 ROOF/WALL JUNCTURE AT RAKE
1" = 1'-0"

3 / A1.3 CLOSED FASCIA
3" = 1'-0"

8 / A1.3 VALLEY
1" = 1'-0"

4 / A1.3 CLOSED RAKE
1" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

NORTH

REVISIONS:

SEAL:

b.Conferarchitecture (970.389.7981)
230 EAST RABBIT COURT SILVERTHORNE, COLORADO 80498

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

ISSUE DATES:
PLANNING AND ZONING
12.09.22

NOT FOR CONSTRUCTION

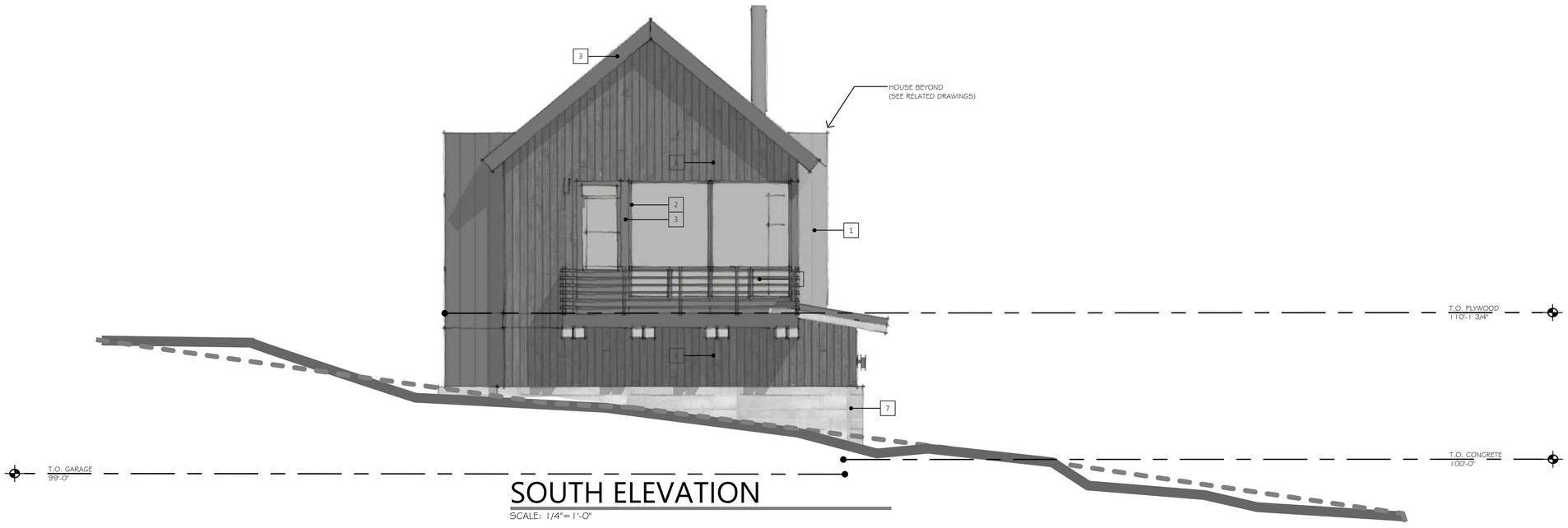
JOB NUMBER: 2206
SHEET NUMBER:

A1.2

OF: 10

EAST ELEVATION

SCALE: 1/4"= 1'-0"



SOUTH ELEVATION

SCALE: 1/4"= 1'-0"

EXTERIOR COLOR SCHEDULE

1. ROOF:
WESTERN STATES METAL-STANDING SEAM METAL-'MATTE BLACK'
2. WINDOWS AND DOORS:
SIERRA PACIFIC-ASPEN-'BLACK'
3. ACCENT METAL:
TO MATCH WINDOW CLAD-'BLACK'
4. TRIM/SOFFIT:
1X6 CEDAR-SHIP LAP-SHERWIN WILLIAMS-'BLUE SPRUCE'
5. HORIZONTAL SIDING:
NAKAMOTO FORESTRY-SHIPLAP-PIKA PIKA-'SOLAR SHEILD WHITE'
6. VERTICAL SIDING:
NAKAMOTO FORESTRY-SHIP LAP-GENDAI-'ALKYD OIL BLACK'
7. BASE:
BOARD FORMED CONCRETE-'GREY'

REVISIONS

STAMP

b.Conferarchitecture
230 EAST RABBIT COURT SILVERTHORNE CO 80498 970.389.7981

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

ISSUE DATES:
PLANNING AND ZONING
12.09.22

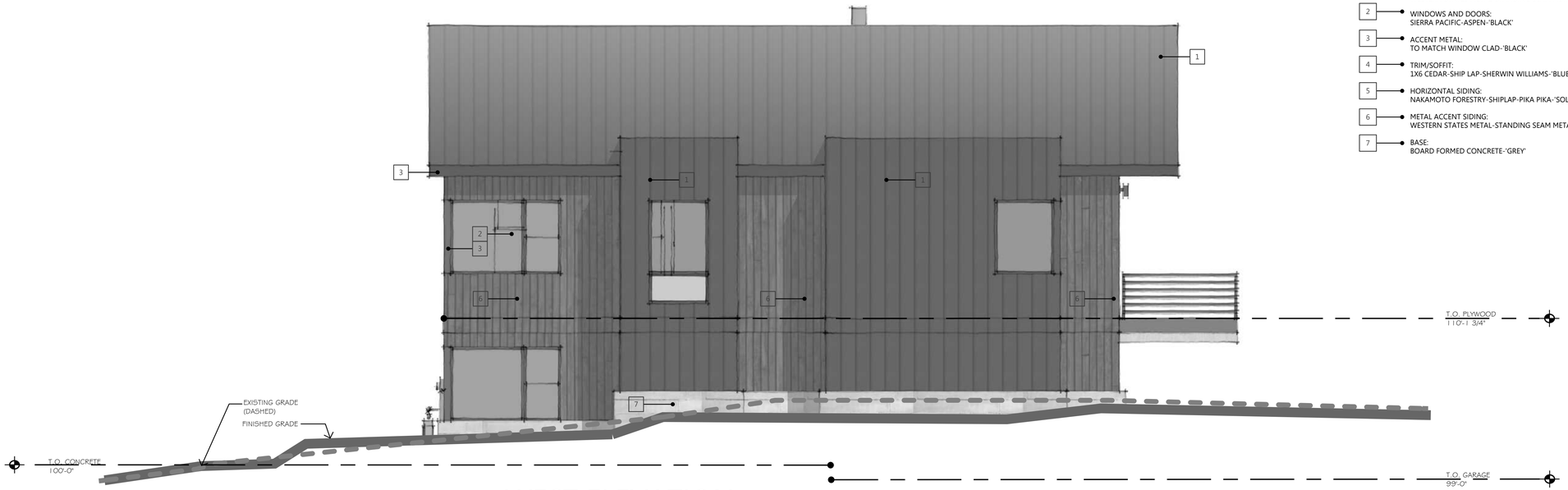
JOB NUMBER 2206
SHEET NUMBER

A2.0

OF: 9

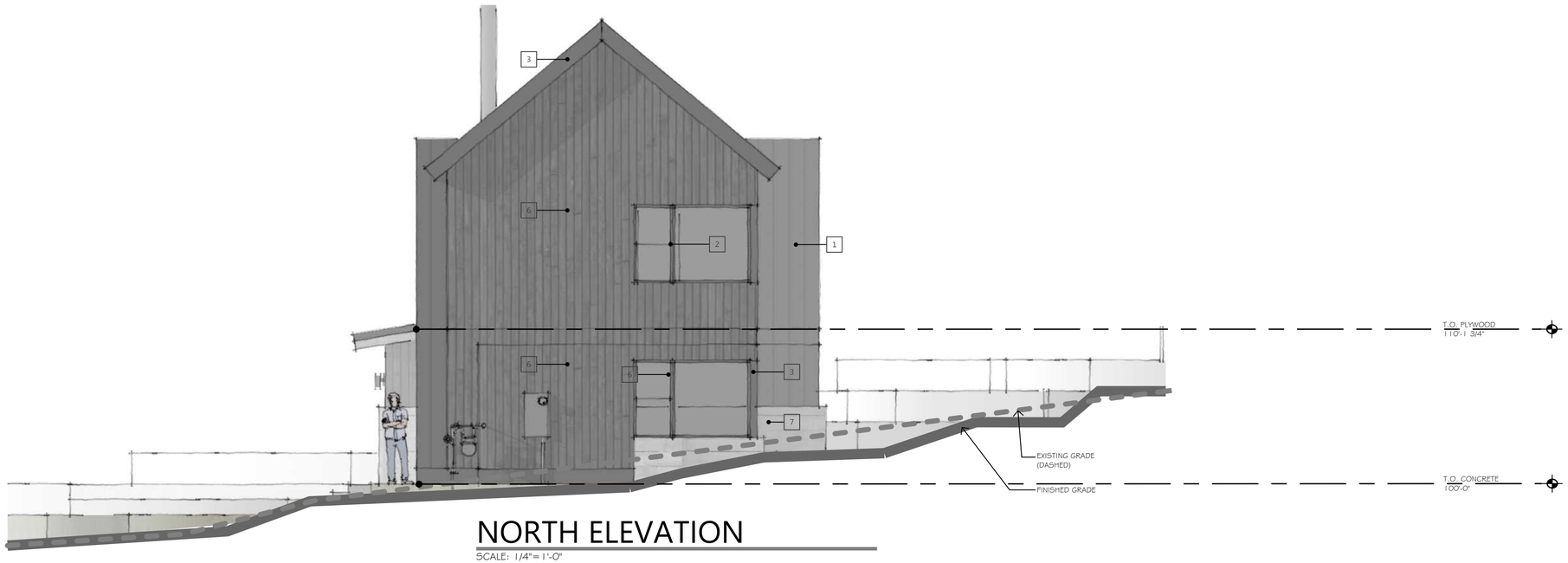
EXTERIOR COLOR SCHEDULE

1. ROOF:
WESTERN STATES METAL-STANDING SEAM METAL-'MATTE BLACK'
2. WINDOWS AND DOORS:
SIERRA PACIFIC-ASPEN-'BLACK'
3. ACCENT METAL:
TO MATCH WINDOW CLAD-'BLACK'
4. TRIM/SOFFIT:
1X6 CEDAR-SHIP LAP-SHERWIN WILLIAMS-'BLUE SPRUCE'
5. HORIZONTAL SIDING:
NAKAMOTO FORESTRY-SHIPLAP-PIKA PIKA-'SOLAR SHEILD WHITE'
6. METAL ACCENT SIDING:
WESTERN STATES METAL-STANDING SEAM METAL-'MATTE BLACK'
7. BASE:
BOARD FORMED CONCRETE-'GREY'



WEST ELEVATION

SCALE: 1/4"= 1'-0"



NORTH ELEVATION

SCALE: 1/4"= 1'-0"

REVISIONS

STAMP

b.Conferarchitecture
230 EAST RABBIT COURT SILVERTHORNE CO 80498 970.389.7981

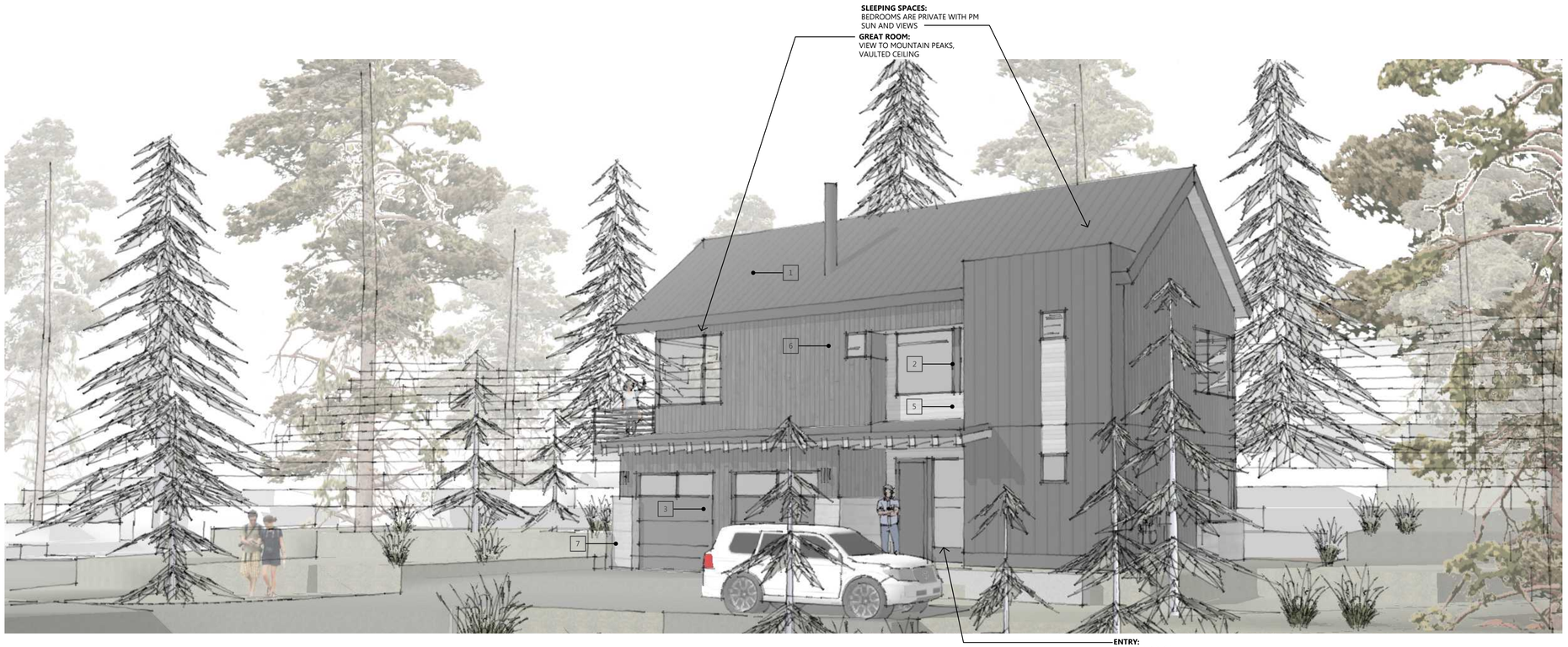
LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

ISSUE DATES:
PLANNING AND ZONING
12.09.22

JOB NUMBER 2206
SHEET NUMBER

A2.1

OF: 9



1 ROOF AND ACCENT SIDING
METAL-BERRIDGE-STANDING SEAM 'CHARCOAL GREY'

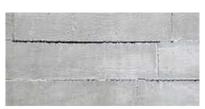
2 WINDOWS AND DOORS
WOOD CLAD-SIERRA PACIFIC-'BLACK'

3 ACCENT METAL/GARAGE DOORS
TO MATCH ROOF 'CHARCOAL GREY'

4 TRIM/SOFFIT/BEAMS
SHERWIN WILLIAMS-'BLUE SPRUCE'

5 HORIZONTAL SIDING
SHIP LAP-NAKAMOTO FORESTRY-PIKA PIKA-'SOLAR SHIELD WHITE'

6 VERTICAL SIDING
SHIP LAP-NAKAMOTO FORESTRY-GENDAI-'ALKYD OIL BLACK'



7 BASE
BOARD FORMED CONCRETE-'GREY'

VIEW FROM NORTHEAST

NO SCALE

REVISIONS

STAMP

b.Conferarchitecture
230 EAST RABBIT COURT SILVERTHORNE CO 80498 970.389.7981

LEE RESIDENCE
507 97 CIRCLE, BLUE RIVER, COLORADO

ISSUE DATES:
PLANNING AND ZONING
12.09.22

JOB NUMBER 2206
SHEET NUMBER

A2.2

OF: 9

WETLAND DELINEATION REPORT FOR:

Lot 384R, 97 Subdivision, Resubdivision of Lot 384 and 385

Prepared For:

Gary M. Lain and Roberta M. Lain
16 Sabina Lane
Santa Fe, NM 87508-9345

Prepared By:

285 Engineering, Inc
Jennifer D. Migliorato
P.O. Box 1048
Conifer, CO 80433

August 19, 2019

Table of Contents:

List of Figures:

Appendices:

Appendix A - Wetland Data Forms

WETLAND DELINEATION REPORT

WETLAND DELINEATION SUMMARY

On July 24, 2019 a site visit was performed at the subject site to determine if/ and where wetlands were present on the subject site. During the site visit several soils samples were obtained and the vegetation and hydrology of the site were logged. The vegetation, soils and hydrology of two separate locations were documented through the use of Army Corps of Engineers approved data forms. Several other locations were tested throughout the wetlands present on the subject property. A search of the National Wetland Inventory (NWI) mapping, concluded no NWI designated wetlands on the subject site. The wetlands on the site are herbaceous wetlands, associated with seeps and springs.

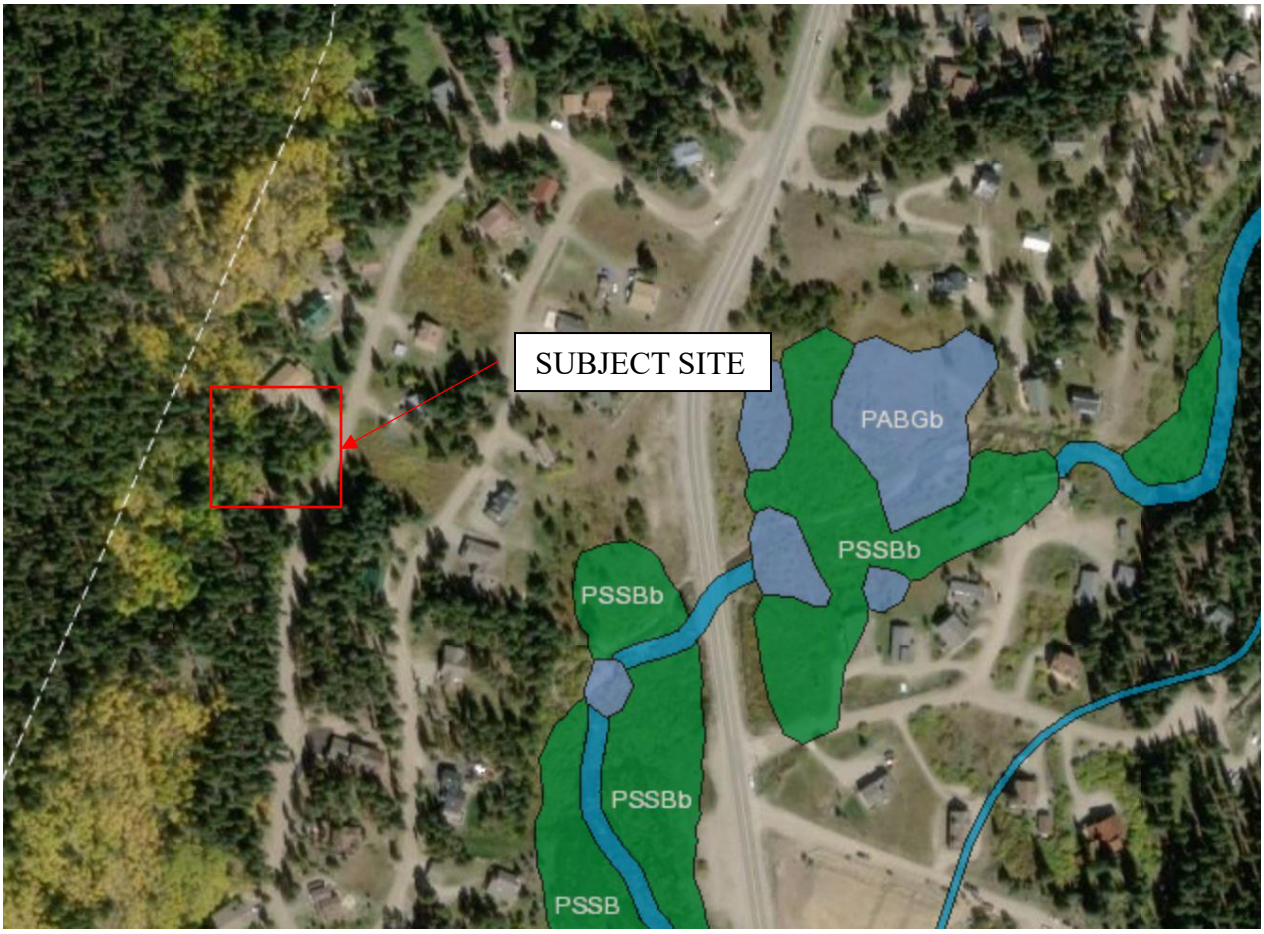


Figure 1 – National Wetland inventory map

INTRODUCTION

Purpose and goals

The purpose of this study was to identify and delineate any wetland areas within the property boundaries. This information may be used to help determine which portions of the lot can be disturbed and which portions may not be impacted without permitting and/or mitigation. This report has been prepared based on field data and pertinent background information. The purpose of this report is to detail the findings of the wetland delineation performed on the subject lot. During the site visits wetland flagging was placed and surveyed throughout the subject parcel.

METHODS

A site visit was performed to determine if/and where wetlands are present at the subject site. Wetland boundaries, if encountered, on the site were identified and delineated on the subject property according to the parameters specified in the *Corps of Engineers Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (Environmental Laboratory 2010). During the field inspection several observation locations were chosen within the site to evaluate the hydrology, vegetation, and soils. Data forms were filled out for several areas within the site boundaries. Soils coloring was determined using *Munsell Soils Color Charts* (Kollmorgen Instruments 2000). Vegetation was generally assessed within a 10 foot to 30-foot radius at each location. Plants were identified using various published materials, and were ranked using the *National Wetlands Plant List* (USACOE, 2015).

Pre-Field Review of Information

The following sources were reviewed prior to and after field visits to obtain information on vegetation patterns, topography, drainage and soils.

- City/County Inventory maps and property data
- U.S. Geological Survey (USGS) 7.5 minute topographic maps
- Natural Resources Conservation Service (NRCS) soils survey maps and information.
- Current and Historical aerial photography.
- National Wetlands Inventory Mapping

EXISTING CONDITIONS

Project area setting

The project site is located in Section 25, Township 7 South, Range 78 West, in Summit County, Colorado. The subject site lies at latitude 39°24'56.89"N and longitude -106°02'51.73"W with an approximate elevation of 10,273 feet.

Wetland/Upland Summary

Based on information obtained during the site visit it was determined that wetlands exist on the parcel and are generally found along small surface water flows fed from groundwater springs and seeps. The three parameters of a wetland (hydric soils, hydrophytic vegetation, and hydrology) were observed within the wetland areas. In some locations hydrophytic vegetation was encountered, but these areas generally lacked the other required parameters and these areas were marked as uplands. Documentation of the soils, vegetation and hydrology is provided in the Data Forms in Appendix A.

The wetland boundary was marked with pink delineation flagging. During the site visit the flagging was surveyed and a copy of that survey is attached to this report.

Hydrology

Hydrology indicators were encountered in the testing locations within the wetlands areas. Hydrology is derived primarily from groundwater springs and seeps. Precipitation also contributes to the hydrology of the wetlands. Hydrology was not encountered in the upland areas on the site. Groundwater table depths may fluctuate with season and precipitation rates in both the wetland and upland areas.

Vegetation

Vegetation was observed throughout the property. Hydrophytic vegetation was encountered within the wetland boundaries on the site. Hydrophytic vegetation species observed outside of the wetlands locations was not present with dominance. Following is a partial list of plant species that were encountered at or near the wetland boundaries. The plants are ranked according to the 2016 National Wetland Plant List (USACOE, 2015). A scientific plant name and rating are included in the list below.

Hydrophytic Species

- Cardimine cordifolia – OBL
- Delphnium glaucum – FACW
- Equisetum arvense - FAC
- Heracleum maximum - FAC
- Lonicera involucrata - FAC
- Mertensia Ciliata – FACW
- Scenisio triangularis - FACW

Non - Hydrophytic Species and not listed species

- Arnica cordifolia – N/L
- Chamerion angustifolium – N/L
- Fragaria virginiana – Virginia strawberry – FAC
- Picea Engelmanni – FAC
- Populus tremuloides - FACU
- Rosa woodsii - FACU

* = Tentative assignment based on limited information
OBL = Occurs almost always (estimated probability 99%) under natural conditions in wetlands.
FACW = Usually occurs in wetlands (estimated probability 67%-99%), but occasionally found in non-wetlands.
FAC = Equally likely to occur in wetlands or non-wetlands (estimated probability 34%-66%).
FACU = Usually occurs in non-wetlands (estimated probability 67%-99%), but occasionally found on wetlands (estimated probability 1%-33%).
UPL = Occurs in wetlands in another region, but occurs almost always (estimated probability 99%) under natural conditions in non-wetlands in the regions specified.

NI = No indicator

N/L = Not listed

Soils

The upland soils were fairly consistent throughout the testing pits. In general, a small organic layer underlain by sandy loams, with cobbles.

Hydric soils were encountered within the wetlands. The hydric soils generally consisted of saturated soils with low chroma and value and redoximorphic features. Sandy hydric soils were also encountered at the site. See attached data forms for more specific information regarding soil types. According to NRCS soils map data, the wetland areas of the project are located within the mapping unit 5F – Frisco-Peeler Complex with 25% – 65% slopes.

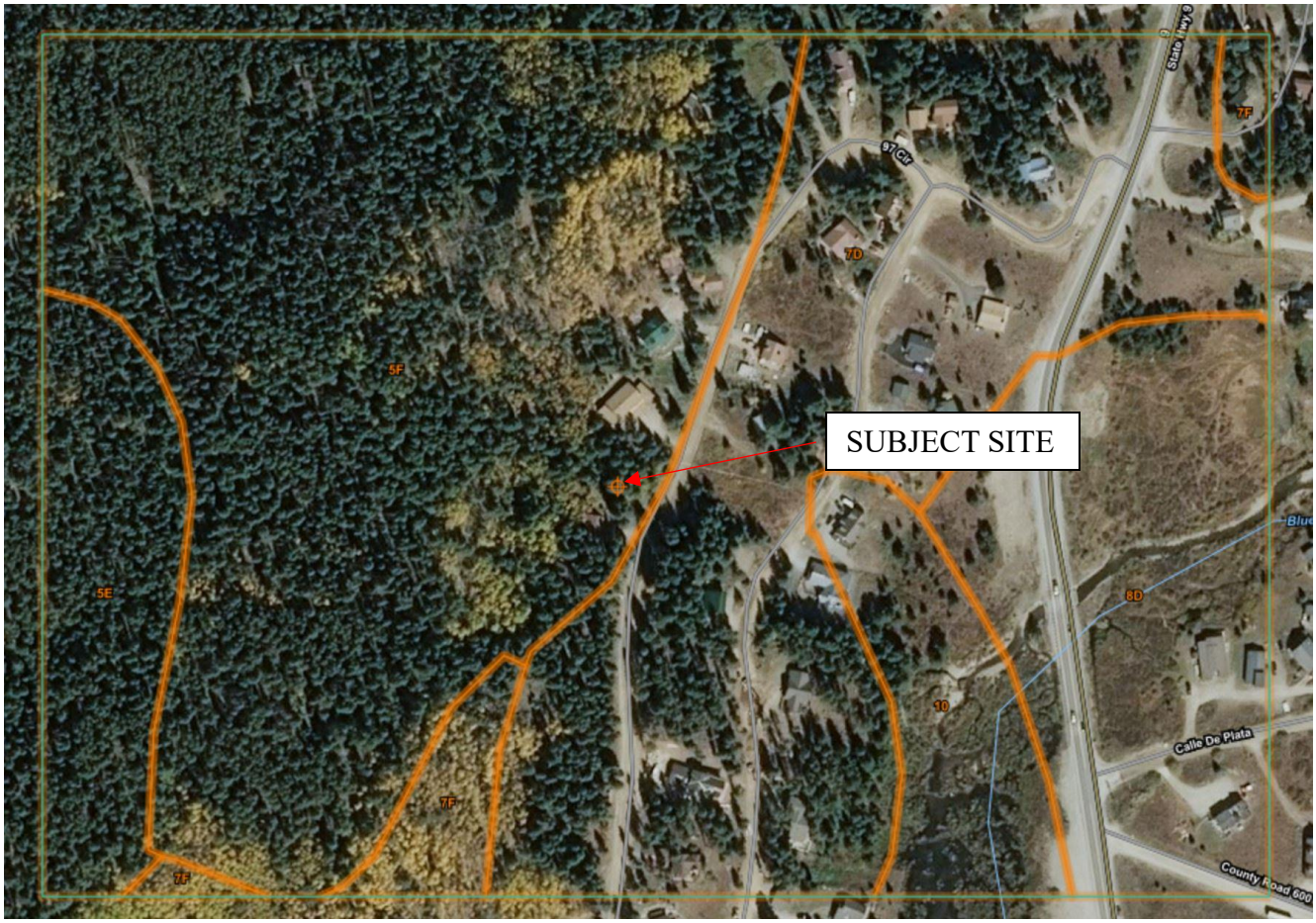


Figure 2 – USDA Web Soil Survey Mapping

Summit County Area, Colorado (CO690)

Summit County Area, Colorado (CO690)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5E	Frisco-Peeler complex, 6 to 25 percent slopes	4.1	6.9%
5F	Frisco-Peeler complex, 25 to 65 percent slopes	24.4	40.5%
7D	Grenadier gravelly loam, 6 to 15 percent slopes	18.1	30.0%
7F	Grenadier gravelly loam, 15 to 55 percent slopes	1.8	3.0%
8D	Handran gravelly loam, 3 to 15 percent slopes	8.6	14.3%
10	Histic Cryaquolls, nearly level	3.3	5.5%
Totals for Area of Interest		**60.4**	**100.0%**

Figure 3 – USDA Soil Map Unit Legend

References:

Environmental Laboratory. 2010. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (9Version 2.0)*, Technical Report, U.S. Army Engineer Waterway Experiment Station, Vicksburg, Mississippi.

Kollmorgen Instruments. 2000. *Munsell Soil Color Charts*. Kollmorgen Instruments Corporation, Baltimore, MD.

Us Army Corps of Engineers (USACOE). 2015. *National Wetland Plant List*. Biological Report http://rsgisias.crrel.usace.army.mil/NWPL/

Soil Survey Staff. *Web Soil Survey of Summit County, Colorado*. Natural Resources Conservation Service, United States Department of Agriculture. *Web Soil Survey*. <http://websoilsurvey.nrcs.usda.gov/app/>.

USDA, NRCS. 2007. The PLANTS Database (http://plants.usda.gov, October 2007). National Plant data Center, Baton Rouge, LA 70874-4490 USA.

Soil Survey Staff. 2006. *Keys to the Soil Taxonomy*, 10th ed. USDA-Natural Resources Conservation Service, Washington, DC.

Cowardin, L. M., V. Carter, F. C. Golet, E. T. LaRoe. 1979. *Classifications of wetlands and deepwater habitats of the United States*. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Jamestown, ND: Northern Prairie Wildlife Research Center Home Page. http://www.npwrc.usgs.gov/resource/1998/classwet/classwet.htm (Version 04DEC98)

Appendix A

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 507 97 CIRCLE City/County: SUMMIT Sampling Date: 07/24/19
Applicant/Owner: LAIN State: CO Sampling Point: A
Investigator(s): JENNIFER MIGLIORATO Section, Township, Range: S25, T7S, R78W
Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 25%
Subregion (LRR): E Lat: 39°24'56.89"N Long: -106°02'51.73"W Datum:
Soil Map Unit Name: 5F - FRISCO-PEELER 25-65% SLOPES NWI classification: NONE
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)
Are Vegetation NO, Soil NO, or Hydrology NO significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation NO, Soil NO, or Hydrology NO naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	Is the Sampled Area within a Wetland? Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. Picea Engelmanni			FAC
2. populus tremuloides			FACU
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: ____)			
1. Arnica cordifolia			N/L
2. Fragaria virginiana			FACU
3. Chamerion Angustifolium			N/L
4. Rosa woodsii			FACU
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: ____ (A)
Total Number of Dominant Species Across All Strata: ____ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: ____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species	x 1 =	
FACW species	x 2 =	
FAC species	x 3 =	
FACU species	x 4 =	
UPL species	x 5 =	
Column Totals: (A)		(B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:
__ 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

US Army Corps of Engineers — Western Mountains, Valleys, and Coast – Version 2.0

SOIL

Sampling Point: A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
4"	—							ORGANIC DUFF
10"	10YR 3/3							SANDY LOAM

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: CUBIBLE MATRIX

Depth (inches): 10"

Hydric Soil Present? Yes ____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes ____ No ____ Depth (inches): ____

Water Table Present? Yes ____ No ____ Depth (inches): ____

Saturation Present? (includes capillary fringe) Yes ____ No ____ Depth (inches): ____

Wetland Hydrology Present? Yes ____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 50797 CIRCLE City/County: SUMMIT Sampling Date: 07/24/2019
Applicant/Owner: LAIN State: _____ Sampling Point: B
Investigator(s): JENNIFER MIGLIORATO Section, Township, Range: S25, T7S, R78W
Landform (hillslope, terrace, etc.): SLOPE Local relief (concave, convex, none): CONCAVE Slope (%): 25%
Subregion (LRR): E Lat: 39° 24' 56.89"N Long: -106° 02' 51.73" Datum: _____
Soil Map Unit Name: 5F - FRISCO-PEELER 25-65% SLOPES NWI classification: NONE
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
Are Vegetation NO, Soil NO, or Hydrology NO significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
Are Vegetation NO, Soil NO, or Hydrology NO naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X No _____	**Is the Sampled Area within a Wetland?** Yes X No _____
Hydric Soil Present?	Yes X No _____	
Wetland Hydrology Present?	Yes X No _____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. picea engelmanni			
2.			
3.			
4.			
	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
	= Total Cover		
Herb Stratum (Plot size: _____)			
1. Delphinium glaucum			FACW
2. Mertensia ciliata			FACW
3. Senecio triangularis			FACW
4. Heracleum maximum			FAC
5. ~~Erigeron peregrinus~~			
6. equisetum arvense			FAC
7. Lonicera involucrata			FAC
8. Cardamine cordifolia			FACW
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: _____)			
1.			
2.			
	= Total Cover		

% Bare Ground in Herb Stratum _____

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A)
Total Number of Dominant Species Across All Strata: _____ (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species _____	x 3 = _____
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: _____ (A)	_____ (B)

Prevalence Index = B/A = _____

Hydrophytic Vegetation Indicators:
X 1 - Rapid Test for Hydrophytic Vegetation
__ 2 - Dominance Test is >50%
__ 3 - Prevalence Index is ≤3.0[1]
__ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
__ 5 - Wetland Non-Vascular Plants[1]
__ Problematic Hydrophytic Vegetation[1] (Explain)
[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No _____

Remarks:

SOIL

Sampling Point: B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
4"								ORGANICS/DUFF
6"	2.5YR 2/1							SANDY LOAM
12"	2.5YR 2/2							SANDY LOAM GRAVELS

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: COBBLE MATRIX

Depth (inches): 12"

Hydric Soil Present? Yes X No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- X Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes X No ___ Depth (inches): 2"

Water Table Present? Yes X No ___ Depth (inches): 6"

Saturation Present? (includes capillary fringe) Yes X No ___ Depth (inches): TO SURFACE

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

A TOPOGRAPHIC SURVEY WITH WETLANDS

LOT 384R, THE '97 SUBDIVISION-THE BLUE RIVER ESTATES

SECTION 25, TOWNSHIP 7 SOUTH, RANGE 78 WEST OF THE 6TH P.M.

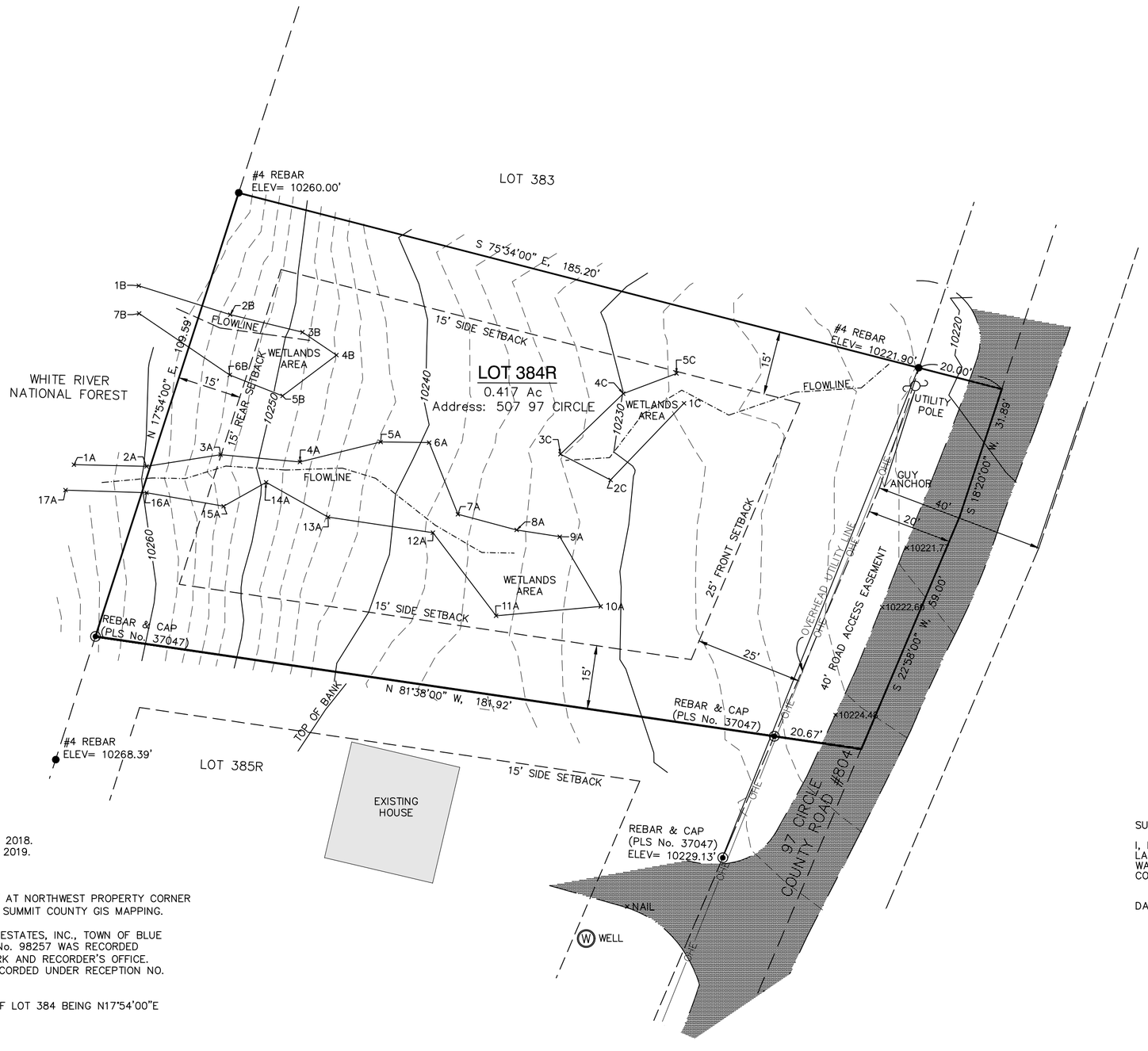
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



GENERAL NOTES

1. DATE OF SURVEY: AUGUST 11, 2017 & JUNE 14, 2018.
   WETLANDS ADDED AUGUST 8, 2019.
2. CONTOUR INTERVAL = TWO FEET
3. PROJECT BENCHMARK: HELD ELEVATION 10260.0' AT NORTHWEST PROPERTY CORNER OF LOT 384R (#4 REBAR) INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
4. THE PLAT OF THE '97 SUBDIVISION, BLUE RIVER ESTATES, INC., TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO, RECEPTION No. 98257 WAS RECORDED DECEMBER 2, 1963 IN THE SUMMIT COUNTY CLERK AND RECORDER'S OFFICE. THE RESUBDIVISION PLAT FOR LOT 384R WAS RECORDED UNDER RECEPTION NO. 1173270 ON JUNE 28, 2018.
5. BASIS OF BEARING: THE WEST PROPERTY LINE OF LOT 384 BEING N17°54'00"E BETWEEN TWO FOUND No. 4 REBAR MONUMENTS.
6. WETLANDS DELINEATED BY 285ENGINEERING.
7. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

NOTICE:
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 CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, ELIZABETH K. SCHMIDT, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: _____

Elizabeth K. Schmidt
_____
ELIZABETH K. SCHMIDT
COLORADO P.L.S. 37047

COLORADO LICENSED ELIZABETH K. SCHMIDT 37047 PROFESSIONAL LAND SURVEYOR

Drawn EKS & TMB	Dwg 1917 TP.dwg	Project 1917
Date 8/12/19	Scale 1" = 20'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963

Building Permit Application

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

Lot Number: 384R **Subdivision:** _____
Blue River Physical Address: 507 97 CIRCLE

Homeowner Information:
Name: Monica Lee and Mike Dipaolo
Mailing Address: 2543 WEST 37 AVE
Phone: _____
Email: monicakaylee@gmail.com

Contractor Information
Company Name: tbd 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:
A new (2) bedroom, (2) bath, (2) car garage is proposed. Access is take directly from 97 circle with the house located delicately between existing wetlands and the adjacent setbacks. (see wetland report from 285 Engineering)
The architecture is regional in nature with modern detailing. (see attached submittal)

Distance to Property Line	Type of Heat: gas-infloor	Construction Type: V
North: 23'-0"	Roof: standing seam metal	Building Height: 29'-10"
South: 22'-0"	Exterior Walls: WOOD/METAL	No. Stories: 2
East: 46'-0"	Interior Walls: YES	Total # Bedrooms: 2
West: 106'-0"	Basement Fin. Sq.Ft.: NA	Total # Bathrooms: 2
New Addition/Res. Sq.Ft.: 1396	Main Level Sq.Ft.: 1118	Septic or Sewer:
Garage Sq.Ft.: 658	2nd Level Sq.Ft.: 936	SEWER
Total Square footage: 2054	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: c/o bConarch Date: 12.08.22

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.	
X		Property Boundaries	SP1.0
X		Building Envelope with setbacks	SP1.0
X		Proposed Buildings	SP1.0
X		Structures (existing & proposed)	SP1.0
X		Driveway & Grades	SP1.0
X		A wetlands delineation & Stream crossing structures where applicable.	
X		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.	
		Transformer & vault location (if installed by owner or existing)	
X		Well location; septic if applicable	SP1.0
X		Snow storage areas and calculations	SP1.0
		Major site improvements	
X		Existing & proposed grading & drainage	SP1.0
	Landscaping Plan	*May be included in the site plan**	
X		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.	SP1.0
X		Indicate the percentage of trees removed and revegetation to be conducted.	SP.10
X		Upon completion of the construction project, all land must be raked and	SP.10

		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.	SP1.0
		Any major structures (retaining walls; fences; landscaping rocks) must be indicated in detail on plans in conformance with the design regulations.	SP1.0
		Indicating building walls, floors and roof relative to the site, including existing and proposed grades, retaining wall and proposed site improvements.	SP1.0
	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.	A1.0 A1.1
	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.	A2.0 A2.1
	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.	A1.2
	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.	A2.2