



PLANNING & ZONING COMMISSION JANUARY 3, 2023

January 03, 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 AGENDA

III. APPROVAL OF MINUTES

[A.](#) Minutes from November 2022

IV. PUBLIC HEARING

[B.](#) Lot 1 Timber Creek Estates Subdivision

V. PROJECT APPROVAL

[C.](#) New Construction 0507 97 Circle

VI. OTHER BUSINESS

D. Committee Chair & Co-Chair Selection

VII. ADJOURN

NEXT MEETING -



Minutes
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
November 1, 2022
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 \(colorado.gov\)](https://www.colorado.gov/planning-zoning-town-of-blue-river)

I. Call to Order

- Chair Johnson called the regular meeting of the Planning & Zoning Commission to order at 6:00 p.m.

II. Roll Call

- Travis Beck
- Tim Johnson
- Bevan Hardy
- Doug O'Brien
- Ben Stuckey

Also Present: Board Liaison Noah Hopkins; Town Manager Michelle Eddy; Building Official Kyle Parag. Troy Watts was absent.

III. Minutes, September 6, 2022

- Beck moved and Stuckey seconded to approve the minutes of September 6, 2022. Motion passed unanimously.

IV. New Business

- **Chapter 18 Code Review/Update-Building Official Kyle Parag**
 - Building Official Parag presented and discussed needed changes to the existing Chapter 18 Building Code. The recommended changes clean up conflicting codes and brings the adopted 2018 IRC into conformance. He noted the change to energy code is necessary to conduct now as state law will mandate a change in July if a new code isn't included. He recommended the Town approve the revisions.
 - Discussion on whether or not to wait. It was noted that in July, the Town will be forced to move even further than the 2018. It is a 15% difference from 2012 to 2018.

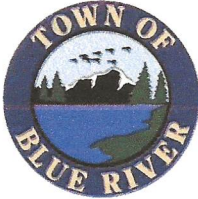
- It was noted this is being brought forward to the Board of Trustees for the month of November.
- Discussion that the overall goal is to be consistent and resolve the conflicts within the code.
- The Commission recommended approval but wanted to express to the Trustees a concern of what is happening with the affordability of building in Blue River noting that there is limited ability to build and much will be a scrape.
- Building Official Parag reviewed dates and deadlines for future adoptions. Specifically in 2025 municipalities will be required to adopt the 2025 code across the state. It was also noted that the new code will automatically be adopted without a change in code when the State updates.
- It was noted that RWB did half of the wildland urban interface code but not the building code side of items of the overall code. The Town has the option to adopt it in the future.
- O'Brien moved and Hardy seconded to make a recommendation to the Board of Trustees to adopt the revised Chapter 18. Motion passed unanimously.
- **Discussion of Code recommendations to Board of Trustees**
 - **Review of current Natural Night Sky Ordinance Passed in 2020.**
 - Discussion that codes must be applied to all homes and cannot target short-term rentals only.
 - The current Natural Night Sky Ordinance was reviewed. It was noted that Planning & Zoning may make recommendations.
 - Martie Semmer, Blue Grouse introduced Aaron Watson with of the Chair International Dark Sky Association Colorado Chapter to discuss applying as a Town and submit a pre-application to begin the process. Semmer recommended the PZ make a recommendation to the Trustees.
 - Beck asked for clarification on what the application means for the town. Watson noted it would require an exceptional step towards dark sky compliance. It would include a dark sky ordinance and would include all lights within the town to be compliant with Town lights being compliant within five years and the entire town within ten years. Meters would be used to measure the light and rate the town for compliance.
 - Beck noted cost and asked if there are grants available to assist homeowners.
 - Watson noted that the focus on levels would be putting a cap on the number of lumens, curfew for signage and bistro lights would need to be added to existing ordinance. It was noted that the pre-application doesn't commit the town to going all the way through.
 - It was noted that the Trustees will be discussing in a future meeting.
 - Semmer noted outreach and education are necessary. She noted a desire to review the bistro lighting section of the ordinance.

- Johnson moved and Beck seconded to recommend the Board of Trustees consider filling out the pre-application. Four voted yes. Stuckey voted no.
- Semmer asked if the current code is being enforced by the building services and if the code is going to be part of the Chapter 16 clean up for the land use code.
- Other
 - Johnson asked about shed on Leap Year Trail and it doesn't meet color requirements.
 - Johnson asked about making a recommendation to the Trustees concerning "decorations"/ "screening" in trees. Discussion of creating rules/regulations that can't be enforced.
 - Hardy noted he will be attending via Zoom in December.

V. Next Meeting December 6, 2022

There being no further business before the Planning & Zoning Commission, Hardy moved and O'Brien seconded by to adjourn the meeting at 7:30 p.m. Motion passed unanimously.

Respectfully Submitted:
Michelle Eddy, MMC
Town Clerk



Lot Subdivision Application-Minor

**The Planning & Zoning Commission meets on the First Tuesday of the month.
Applications must be received no later than Two (2) weeks prior to that date.**

Lot Number: LOT 1 Subdivision: TIMBER CREEK ESTATES FILLING 2
Blue River Physical Address: 160 WHISPERING PINES CIR. BLUE RIVER. CO.

Homeowner Information:

Name: PATRICK GLASCO
Mailing Address: 8734 LONGS PRK CIR. WINDSOR CO. 80556
Phone: 970 405 8966
Email: FIRSTHOMETO DREAMHOME@HOTMAIL.COM

Current Lot Size: 1.33 ACRE

Zoning of Lot to be subdivided: R-1

Proposed Lot Size: .665 / .653 ACRE LOTS 1A / 1B

**Lots applying for subdivision must meet minimum lot size requirements as outline in Chapter 16 of the Blue River Municipal Code.*

Below is a list of required documents. While comprehensive, it is necessary to review and follow Chapter 17 of the Blue River Municipal Code in its entirety including process standards for approval and fees. This application as well as the requirements and restrictions outlined in Chapter 17 of the Blue River Municipal Code adopted May 19, 2020 shall apply.

Signature: [Handwritten Signature] Date: 11/2/22

Printed Name: PATRICK GLASCO



Lot Subdivision Application-Minor

**The Planning & Zoning Commission meets on the First Tuesday of the month.
Applications must be received no later than Two (2) weeks prior to that date.**

Lot Number: LOT 1 Subdivision: TIMBER CREEK ESTATES FILLING 2
Blue River Physical Address: 160 WHISPERING PINES CIR. BLUE RIVER. CO.

Homeowner Information:

Name: PATRICK GLASCO
Mailing Address: 8734 LONGS PRAK CIR. WINDSOR CO. 80550
Phone: 970 405 8966
Email: FIRSTHOMETO DREAMHOME@HOTMAIL.COM

Current Lot Size: 1.33 ACRE

Zoning of Lot to be subdivided: R-1

Proposed Lot Size: .665 / .653 ACRE LOTS 1A / 1B

**Lots applying for subdivision must meet minimum lot size requirements as outline in Chapter 16 of the Blue River Municipal Code.*

Below is a list of required documents. While comprehensive, it is necessary to review and follow Chapter 17 of the Blue River Municipal Code in its entirety including process standards for approval and fees. This application as well as the requirements and restrictions outlined in Chapter 17 of the Blue River Municipal Code adopted May 19, 2020 shall apply.

Signature: _____ Date: _____

Printed Name: _____



1255230

3) 13-

STATEMENT OF AUTHORITY

- 1. This STATEMENT OF AUTHORITY relates to entity named
NEW EXPRESSION HOMES, LLC
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
- 2. The type of entity is a : **limited liability company**
- 3. The entity is formed under the laws of the state of **Colorado**
- 4. The mailing address of the entity is:
**8734 Longs Peak Circle
Windsor, CO 80550**
- 5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is/are:
Patrick Glasco, President
- 6. The authority of each of the foregoing person(s) to bind the entity is
 not limited (check one)
 limited as follows:

- 7. Other matters concerning the manner in which the entity deals with interests in the property:

New Expression Homes, LLC
By: Patrick Glasco
Patrick Glasco, President

State of: Colorado §
County of: Weir

The foregoing instrument was acknowledged, subscribed and sworn to before me this 1st day of April, 2021 by Patrick Glasco, President of New Expression Homes, LLC.

My commission expires: 11/19/2021 Shannon Brockmeyer
Notary Public

SHANNON BROCKMEYER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094037829
MY COMMISSION EXPIRES NOVEMBER 19, 2021



1255229

Kathleen Neel - Summit County Recorder

Section IV, Item B.

2

18-
\$20.94

WARRANTY DEED

THIS DEED, made this 1st day of April, 2021, between

THE TRUST OF GREGORY J SAJDAK

whose address is PO Box 1849, Breckenridge, CO 80424, GRANTOR(S), and
NEW EXPRESSION HOMES, LLC

whose address is 8734 Longs Peak Circle, Windsor, CO 80550, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Four Hundred Nine Thousand Three Hundred Sixty Five and 00/100 Dollars (\$409,365.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Summit and State of Colorado, described as follows:

Lot 1, Timber Creek Estates, Filing No. 2, according to the Plat thereof filed September 25, 2000 at Reception No. 633445, County of Summit, State of Colorado.

also known by street and number as: **160 Whispering Pines Circle, Blue River, CO 80424**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever.

The grantor(s), for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

The Trust of Gregory J. Sajdak

By:

Julie A. Jones, Trustee



GENERAL WARRANTY DEED -

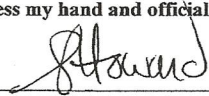
1016959
March 24, 2021
2:42 PM

STATE OF: Colorado
COUNTY OF: Summit

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 1st day of April, 2021 by Julie M. Jones, Trustee of The Trust of Gregory J. Sajdak.

My Commission expires:

Witness my hand and official seal.



Notary Public

STEPHANIE HOWARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004018079
MY COMMISSION EXPIRES SEPT. 9, 2022

Schedule # 6507917

LOT 1 TIMBER CREEK ESTATES # 2	1619	2	0	0	1
0160 WHISPERING PINES CIR	2371-3030-15-033				
	5	Breck-Blue			
	20750	Blue River			
NEW EXPRESSION HOMES LLC,	61				7
	42170		73.842		77

Document Type

	1255230	4/1/2021	STM	0
	1255229	4/1/2021	WD	\$409,365
8734 LONGS PEAK CIR	1255228	4/1/2021	STM	0
WINDSOR CO 805502647	1150534	8/31/2017	WD	\$210,000
	1150533	8/31/2017	STM	0
	955783	12/30/2010	QCD	0
	955782	1/10/2011	QCD	0
	927426	12/1/2009	AGM	0
	927425	12/1/2009	QCD	0
	927424	12/1/2009	RES	0
	927243	11/30/2009	ODR	0
	801107	9/7/2005	WD	\$170,000
	633472	9/20/2000	WD	\$1,750,000
	633471	9/20/2000	WD	\$1,750,000
	633470	9/20/2000	QCD	0
	633445	9/25/2000	PLT	0

1115	DUPLEX-TRIPLEX LAND (UNPLATTED)	\$350,300	100	RESIDENTIAL VACANT LAND	\$291,300
1215	DUPLEX-TRIPLEX STRUCTURE	\$269,850			
		\$620,150			\$291,300

	2792	0	8	2	Unp Duplex	Average
1	1455	2711	6.00	840	Inground	Average
2021	0	6958	16	4	Attached	Stone/Rock
2021	0	84	2		Radiant Ht	

1.3186	Pub Paved	Sloping	Good	Minimal
Hydrology: None	Sewer: Public Swr	Water: Public Wtr	Utilities: Elec & Gas	Misc: ON HIGHWAY



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	2 nd Level Sq.Ft.: 936	SEWER
Total Square footage: 2054	3 rd Level Sq.Ft.:	

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATION 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

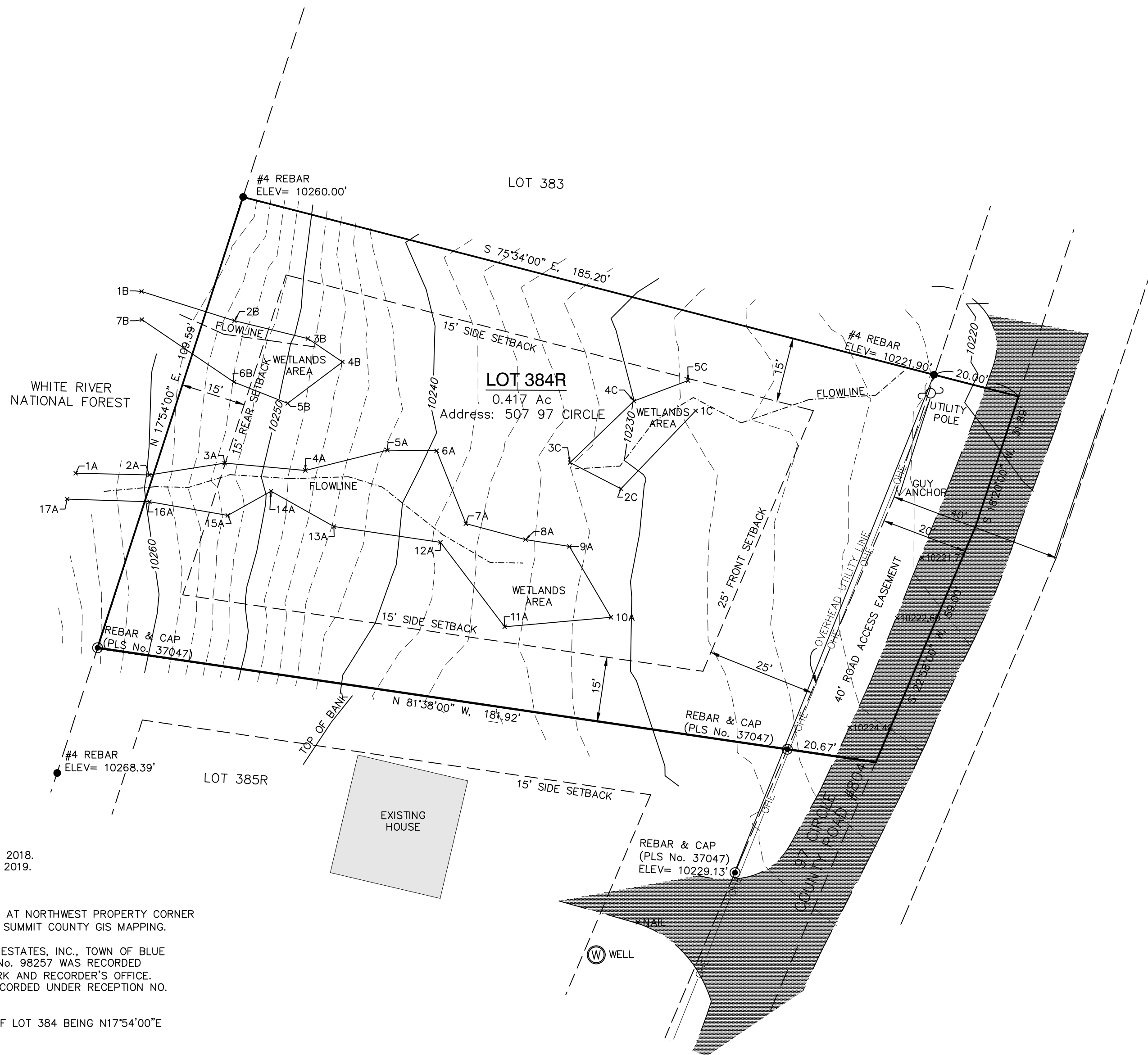
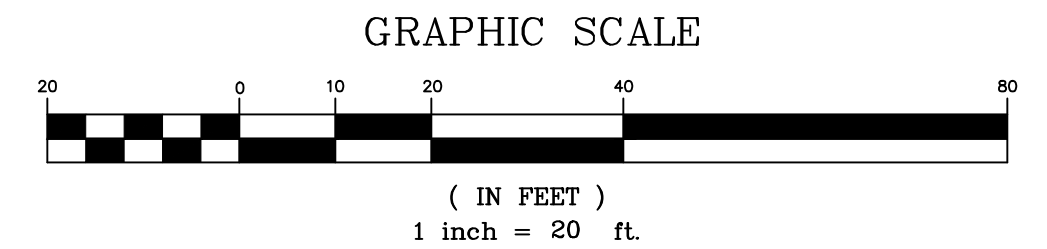
****Please indicate via check box item included as well as page number in submitted packet.**

Completed <input checked="" type="checkbox"/>	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	<i>Scale 1/8" = 1'</i>	
		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	<i>Scale same as floor plans</i>	
		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	<i>Scale same as floor plans</i>	
		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

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



GENERAL NOTES

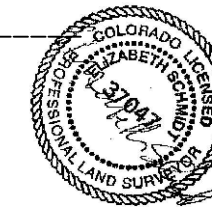
1. DATE OF SURVEY: AUGUST 11, 2017 & JUNE 14, 2018.
WETLANDS ADDED AUGUST 8, 2019.
2. CONTOUR INTERVAL = TWO FEET
3. PROJECT BENCHMARK: HELD ELEVATION 10260.0' AT NORTHWEST PROPERTY CORNER OF LOT 384R (#4 REBAR) INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
4. THE PLAT OF THE '97 SUBDIVISION, BLUE RIVER 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

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

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



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Figure 3 – USDA Soil Map Unit Legend6

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.

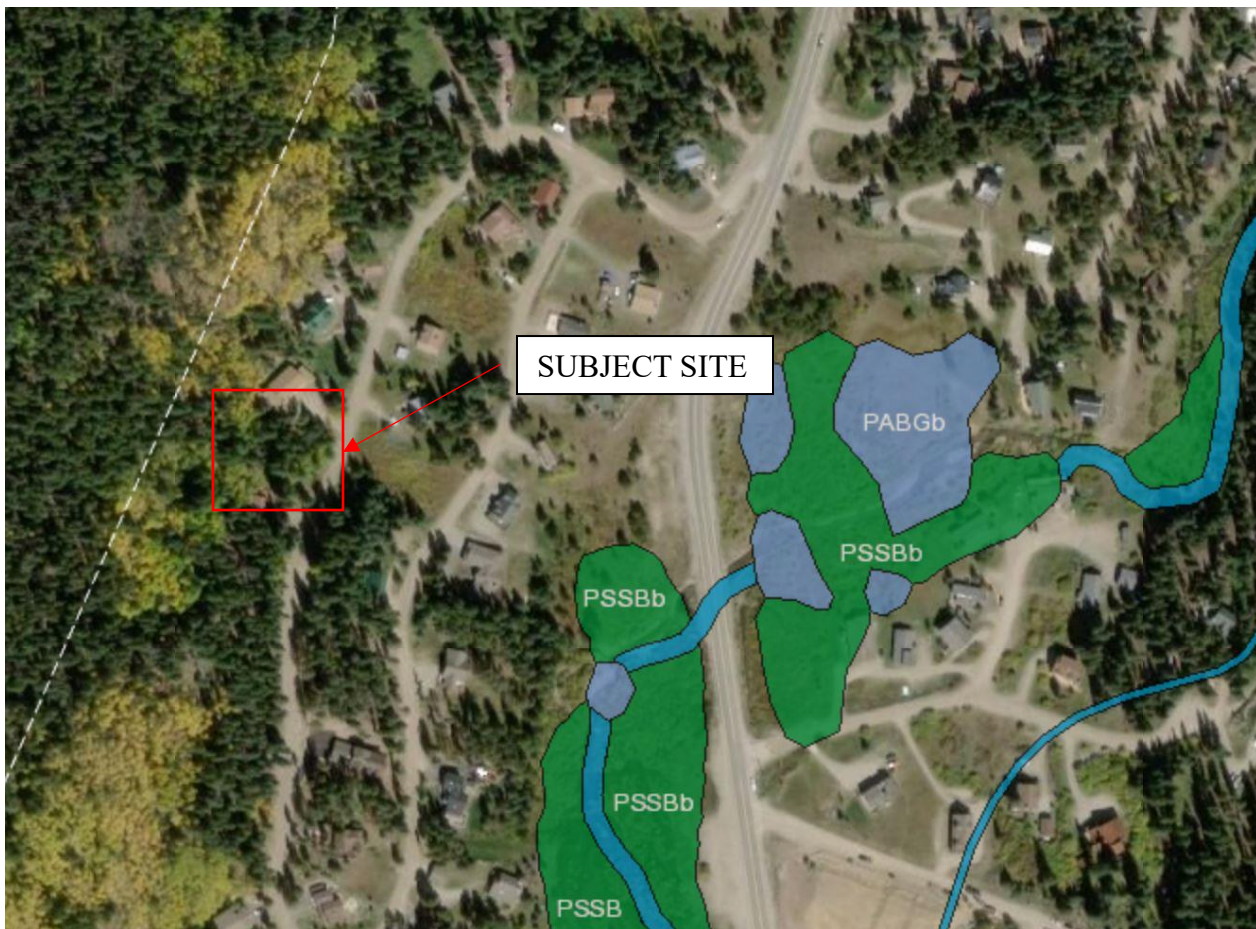


Figure 1 – National Wetland inventory map



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
- Delphinium glaucum – FACW
- Equisetum arvense - FAC
- Heracleum maximum - FAC
- Lonicera involucrata - FAC
- Mertensia Ciliata – FACW
- Sceniso 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 MIGLIARATO Section, Township, Range: S25, T7S, R7W
 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: SF - FRISCO-PEELER 35-65% SLOPES NWI classification: NONE

Are climatic / hydrologic conditions on the site typical for this time of year? Yes 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 _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/>
Hydric Soil Present?	Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present?	Yes _____ No <input checked="" type="checkbox"/>	
Remarks:		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	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)
1. <u>Picea Engelmanni</u>			<u>FAC</u>	
2. <u>Populus fremuloides</u>			<u>FACU</u>	
3. _____				
4. _____				
_____ = Total Cover				Hydrophytic Vegetation Indicators: <input type="checkbox"/> 1 - Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> 2 - Dominance Test is >50% <input type="checkbox"/> 3 - Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> 5 - Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Sapling/Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
_____ = Total Cover				
Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Arnica cordifolia</u>			<u>N/L</u>	
2. <u>Fragaria virginiana</u>			<u>FACU</u>	
3. <u>Chamerion angustifolium</u>			<u>N/L</u>	
4. <u>Rosa woodsii</u>			<u>FACU</u>	
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes _____ No <input checked="" type="checkbox"/>
1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				



SOIL

Sampling Point: A

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

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

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

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

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Redox Dark Surface (F6)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

Indicators for Problematic Hydric Soils³:

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

Restrictive Layer (if present):

Type: CURBIE MATRIX

Depth (inches): 10"

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

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

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: 507 97 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: SF-FRISCO-PREAR 25-65% SLOPES NWI classification: NONE
Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No
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
Hydric Soil Present? Yes X No
Wetland Hydrology Present? Yes X No
Is the Sampled Area within a Wetland? Yes X No
Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:) Absolute % Cover Dominant Species? Indicator Status
1. picea engelmannii
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. Scenescio triangularis FACW
4. Heracleum maximum FAC
5. ~~Solidago nemoralis~~
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
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		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
4"								ORGANICS/DUFF
6"	2.5YR 2/1							SANDY LOAM
12"	2.5YR 2/2							SANDY LOAM GRAVELS

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

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

<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F7)	
	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: COBBLE MATRIX

Depth (inches): 12"

Hydric Soil Present? Yes No

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

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

<input checked="" type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input checked="" type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		

Secondary Indicators (2 or more required)

Field Observations:

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

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

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

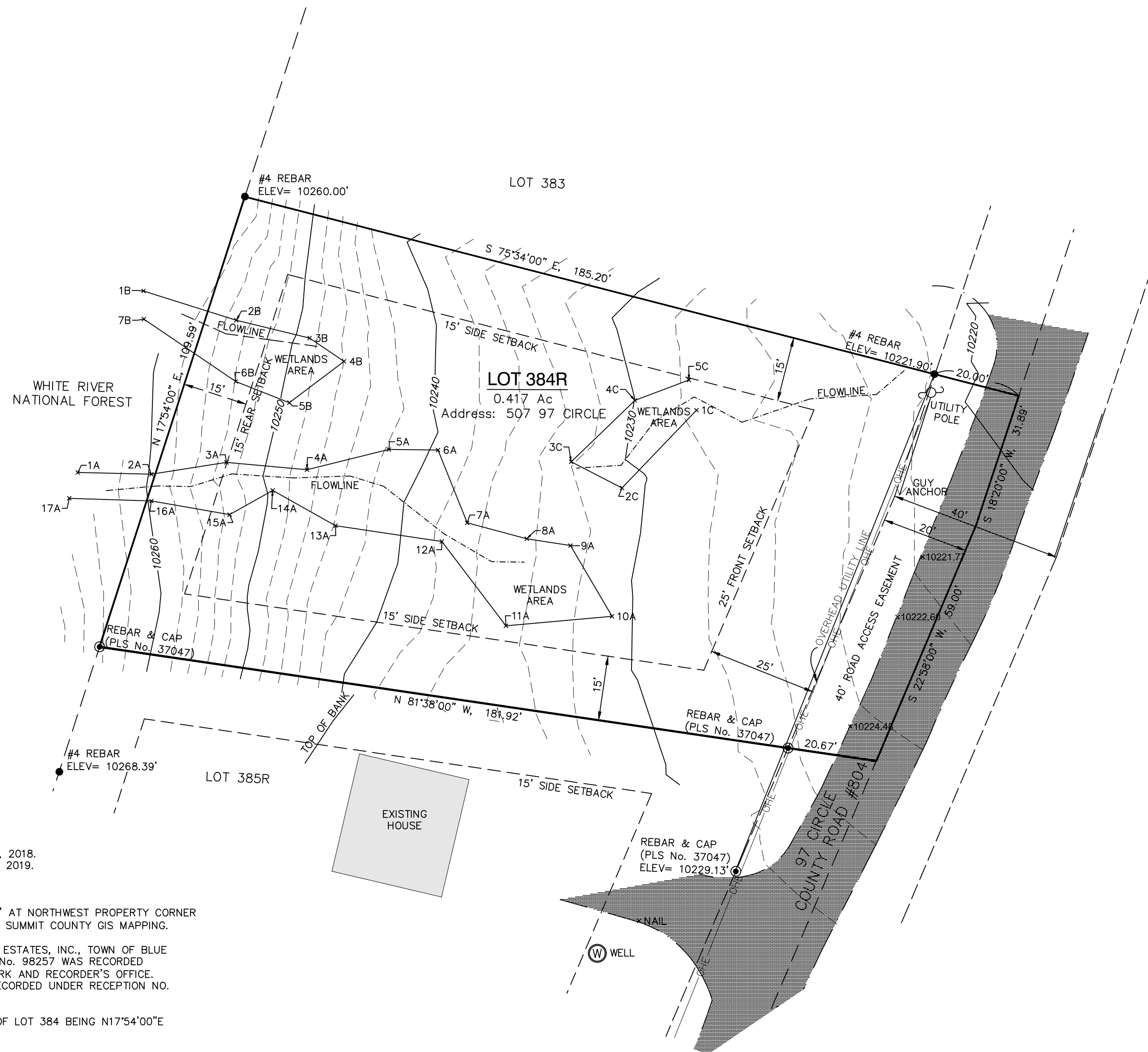
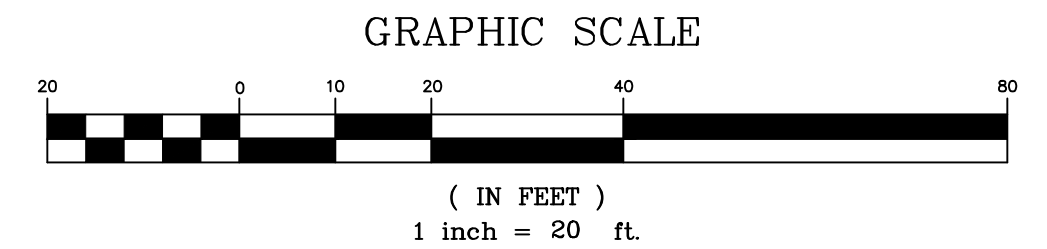
Wetland Hydrology Present? Yes No

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



GENERAL NOTES

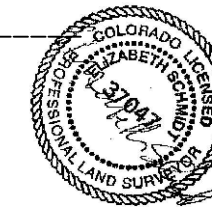
- DATE OF SURVEY: AUGUST 11, 2017 & JUNE 14, 2018.
WETLANDS ADDED AUGUST 8, 2019.
- CONTOUR INTERVAL = TWO FEET
- PROJECT BENCHMARK: HELD ELEVATION 10260.0' AT NORTHWEST PROPERTY CORNER OF LOT 384R (#4 REBAR) INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.
- THE PLAT OF THE '97 SUBDIVISION, BLUE RIVER ESTATES, 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.
- BASIS OF BEARING: THE WEST PROPERTY LINE OF LOT 384 BEING N17°54'00"E BETWEEN TWO FOUND No. 4 REBAR MONUMENTS.
- WETLANDS DELINEATED BY 285ENGINEERING.
- 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: _____



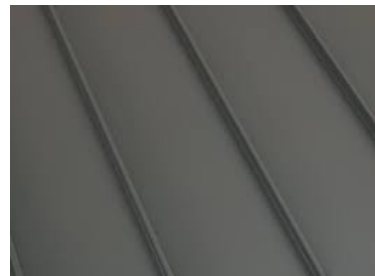
Elizabeth K. Schmidt
ELIZABETH K. SCHMIDT
COLORADO P.L.S. 37047

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

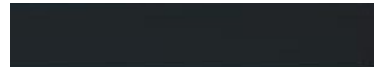
LEE RESIDENCE
507 97 CIRCLE-2206
COLOR/MATERIAL BOARD
12.09.22



ROOF

1

METAL- BERRIDGE- STANDING SEAM 'CHARCOAL GREY'



WINDOWS AND DOORS

2

WOOD CLAD-SIERRA PACIFIC-'BLACK'



ACCENT METAL

3

TO MATCH ROOF



TRIM/SOFFIT/COLUMNS

4

SHERWIN WILLIAMS-'BLUE SPRUCE'



HORIZONTAL SIDING

5

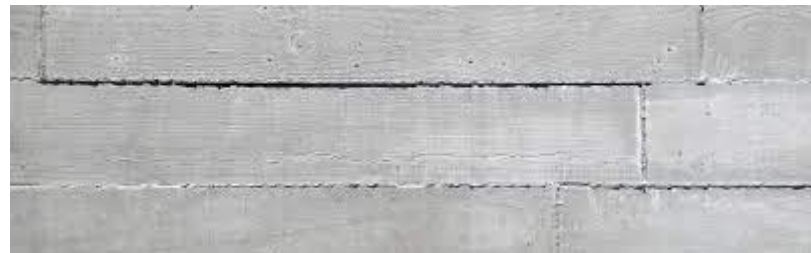
SHIP LAP-NAKAMOTO FORESTRY-PIKA PIKA-'SOLAR SHIELD WHITE'



VERTICAL SIDING

6

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



BASE

7

BOARD FORMED CONCRETE

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 DIPAULO
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CONTRACTOR:

INTERIORS:

STRUCT'L ENGINEER:

TBD

SOILS:

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GREG CRUM
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SURVEYOR:

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LIZ SCHMIDT
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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:

T1.0	GENERAL NOTES/IMAGE
SP1.0	SITE/LANDSCAPE PLANS
A1.0	LOWER LEVEL FLOOR PLAN
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	IMAGES

REVISIONS:



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(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

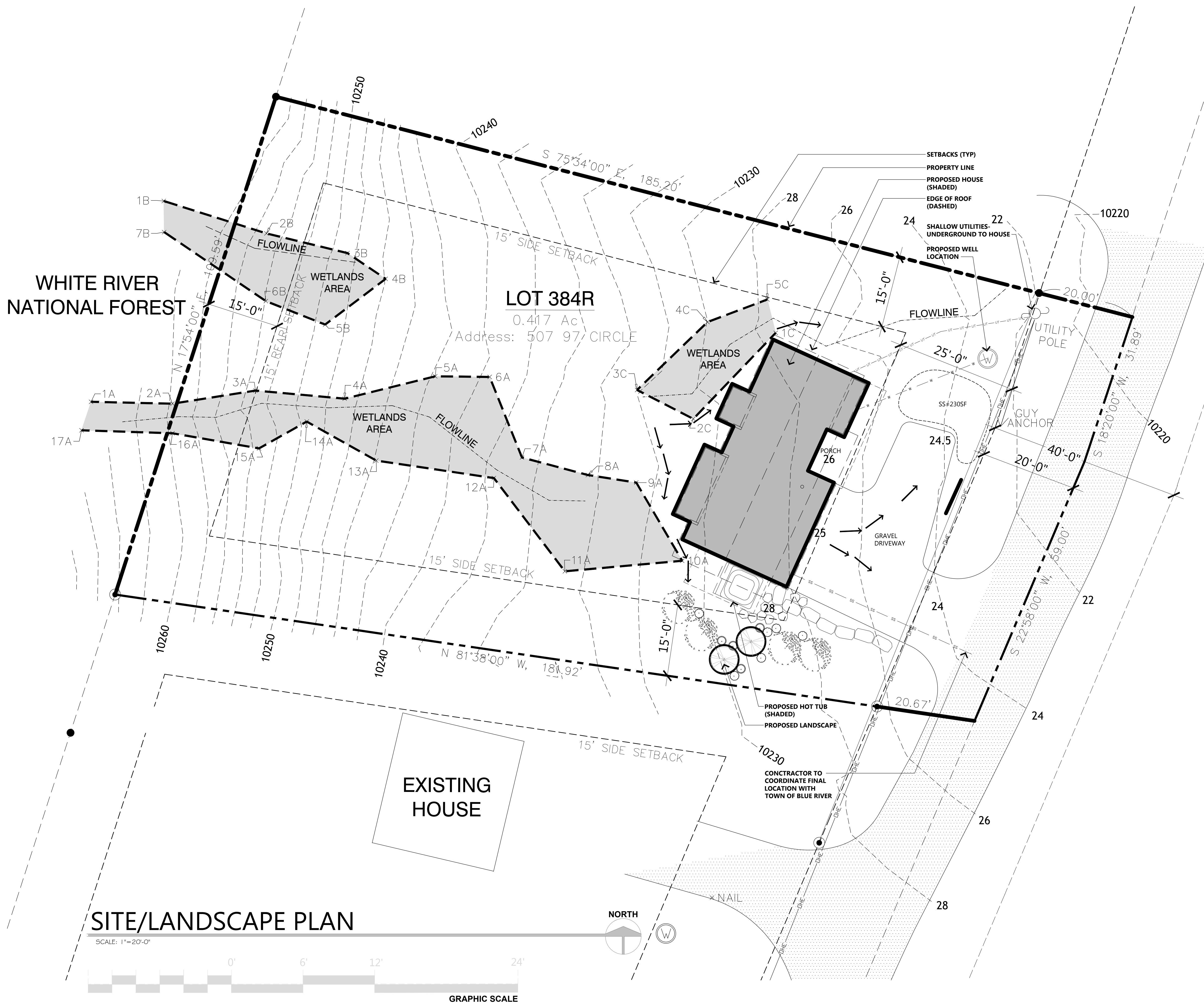
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PLAN LEGEND:

EXISTING MINOR CONTOUR	---
EXISTING MAJOR CONTOUR	----
PROPOSED CONTOUR	—●—
DRAINAGE ARROW	←
SPOT GRADE	+9772
	BOULDER WALL
	STONE PATH
	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	11%
TOTAL	2008 SF	
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:

- CONTRACTOR AND SURVEYOR ARE TO CONFIRM ALL PROPERTY BOUNDARIES AND SETBACKS PRIOR TO CONSTRUCTION AND TO STAKE HOUSE AND DRIVE FOR OWNER, ARCHITECT PRIOR TO ANY WORK.
- 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.
- PROVIDE DRAINAGE SWALES AS REQUIRED TO ALLOW POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER. (SLOPE MINIMUM 1:12) REFER TO BUILDING ELEVATIONS FOR FINISH GRADES.
- PROTECT ALL TREES AS NOTED, FLAG ALL TREES TO BE CUT AND STACK CUT TREES IN 8 FOOT LENGTHS, REMOVE ALL SLASH AND STUMPS.
- ALL LANDSCAPE TO BE INSTALLED PER TOWN OF BLUE RIVER GUIDELINES. OWNER TO CONSULT WITH A QUALIFIED LANDSCAPE PROFESSIONAL PRIOR TO INSTALLATION.
- PROVIDE RE-VEGETATION 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	PICEA PUNGENS OR PICEA ENGELMANNI	1	6' TO 8' TALL
	BLUE 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	-	REVEGETATE ALL DISTURBED AREAS

REVISIONS:

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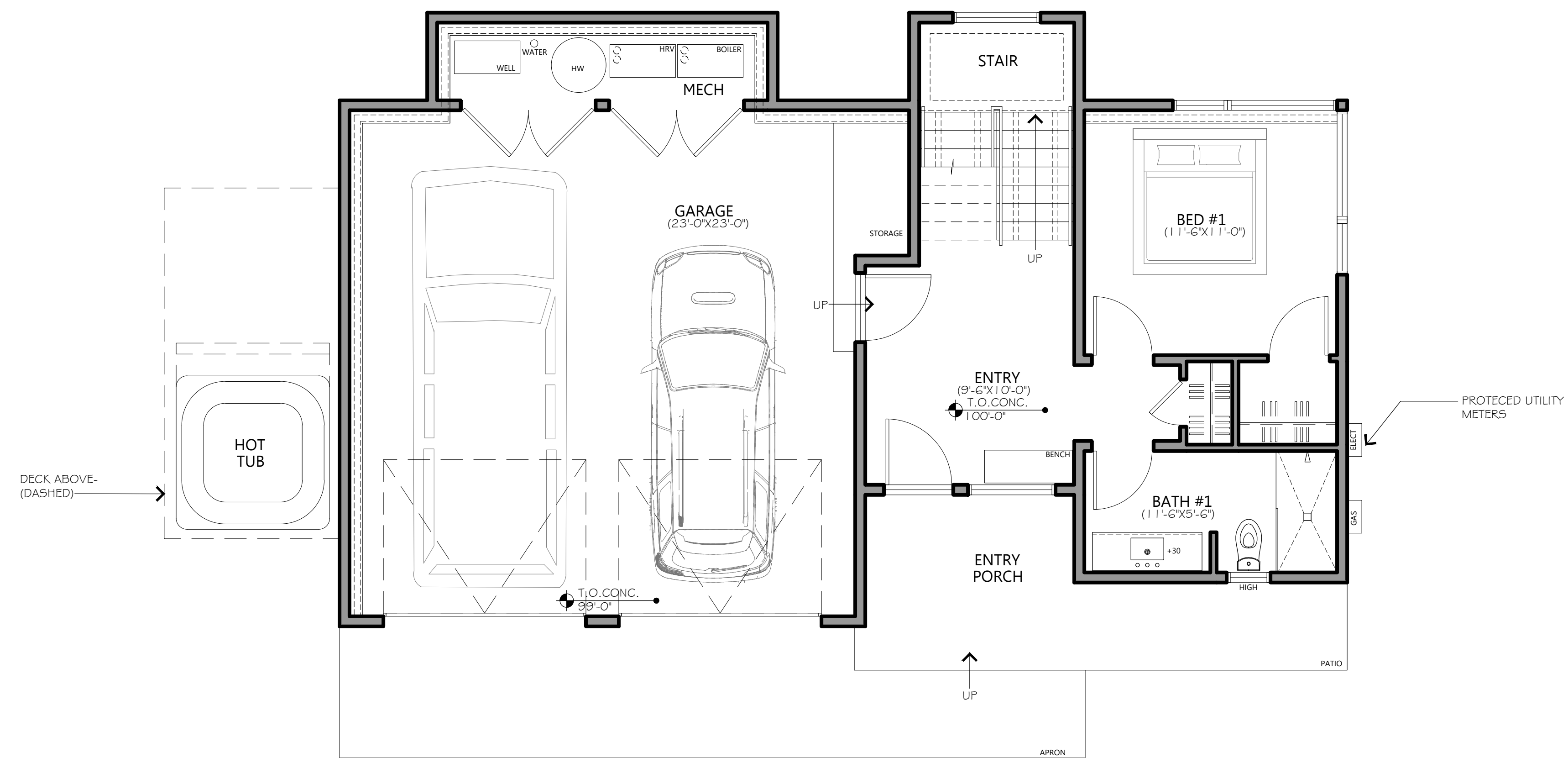
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MAIN LEVEL PLAN

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



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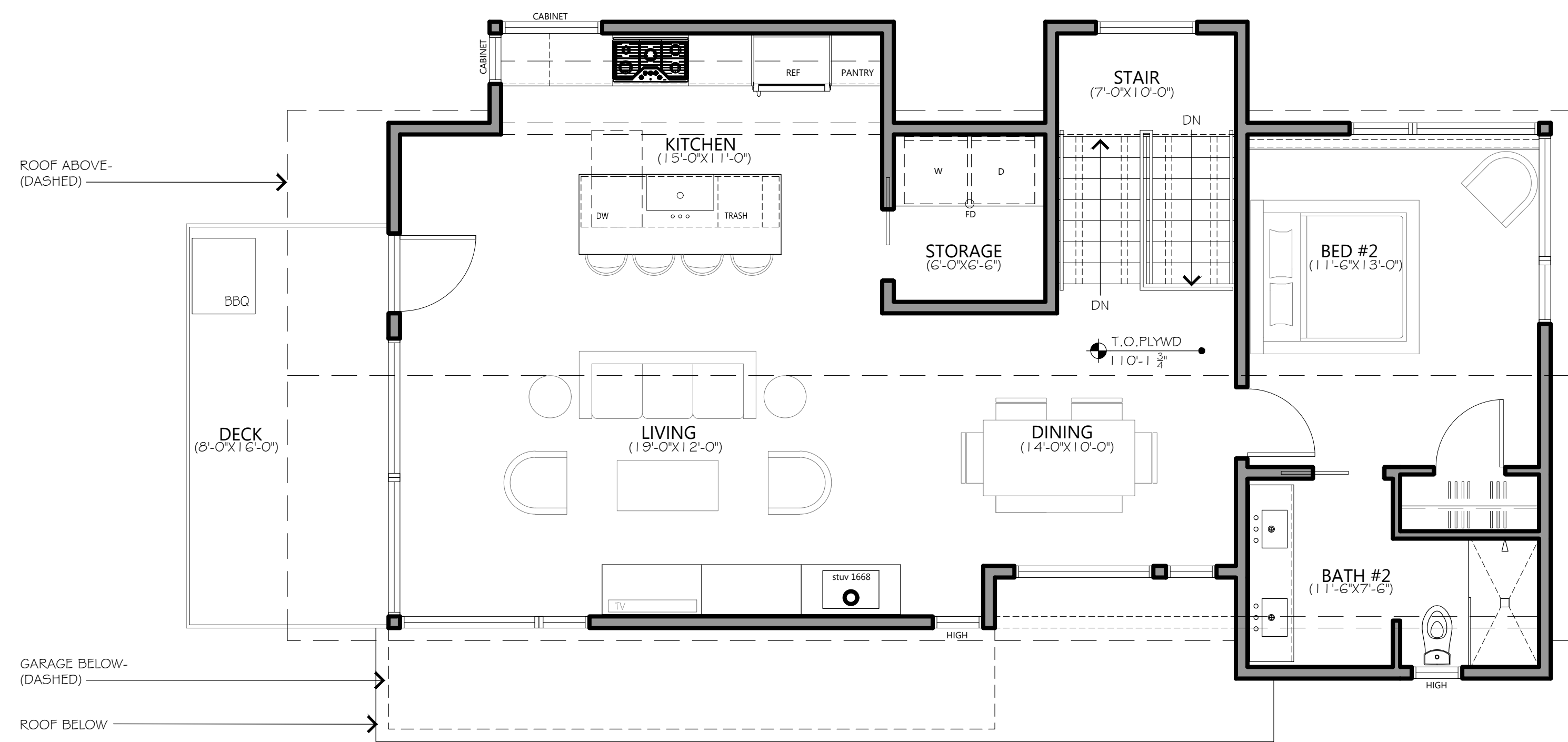
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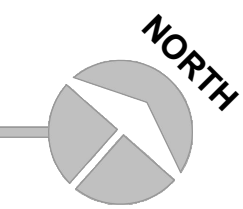
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UPPER LEVEL PLAN

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



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DETAILS:

REVISIONS:



SEAL:

5 OPEN RAKE
A1.3 1 1/2" = 1'-0"

1 RIDGE
A1.3 1 1/2" = 1'-0"

6 ROOF/WALL JUNCTURE
A1.3 1 1/2" = 1'-0"

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

7 ROOF/WALL JUNCTURE AT RAKE
A1.3 1 1/2" = 1'-0"

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

8 VALLEY
A1.3 1 1/2" = 1'-0"

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

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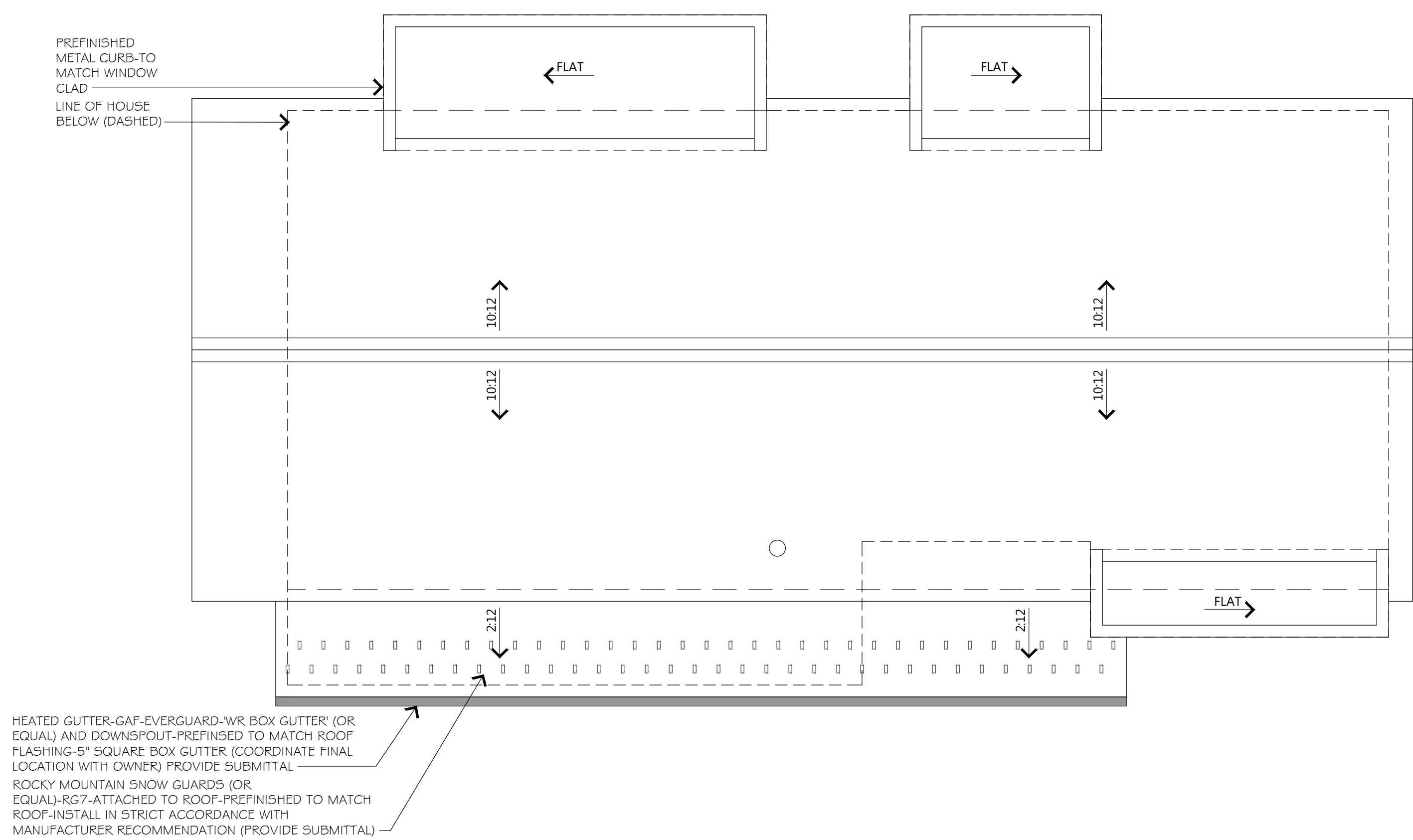
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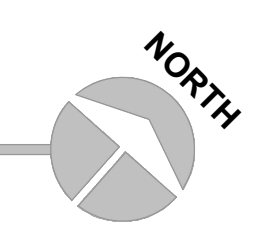
A1.2

OF: 10



ROOF PLAN


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-SHIPLEY-PIKA PIKA-'SOLAR SHIELD WHITE'
- 6 VERTICAL SIDING:
NAKAMOTO FORESTRY-SHIP LAP-GENDAI-'ALKYD OIL BLACK'
- 7 BASE:
BOARD FORMED CONCRETE-'GREY'

REVISIONS

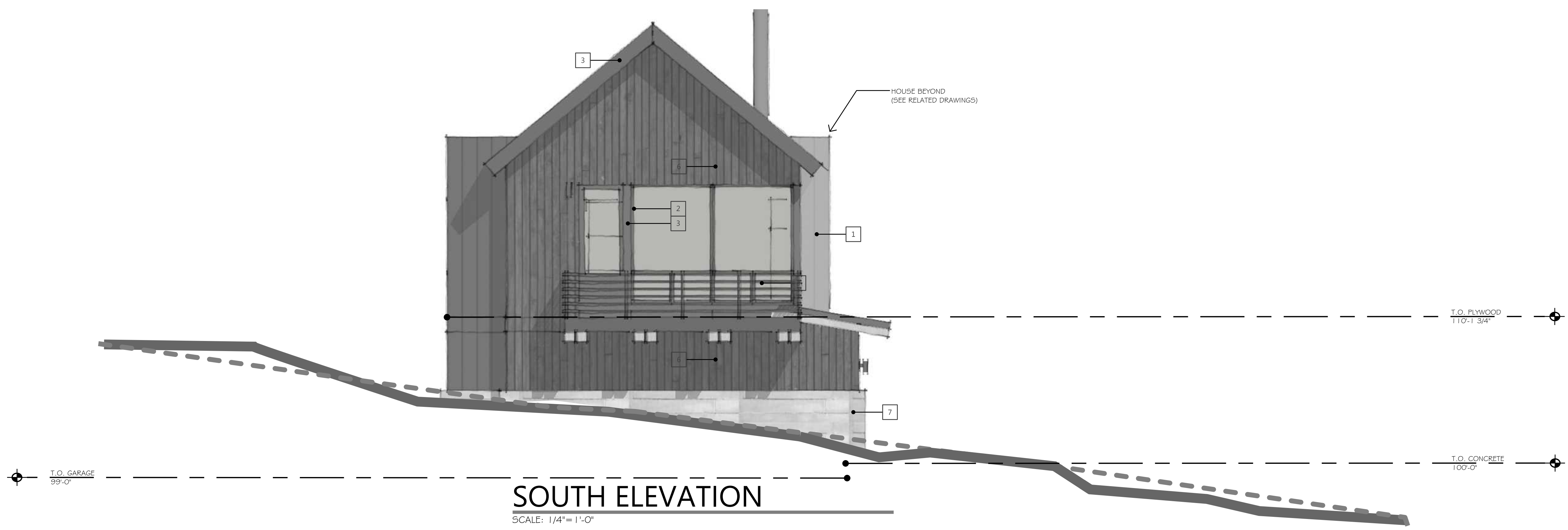


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EAST ELEVATION

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



SOUTH ELEVATION

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

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SHEET NUMBER


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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-SHIP LAP-PIKA PIKA-'SOLAR SHIELD WHITE'
- 6 METAL ACCENT SIDING:
WESTERN STATES METAL-STANDING SEAM METAL-'MATTE BLACK'
- 7 BASE:
BOARD FORMED CONCRETE-'GREY'

REVISIONS

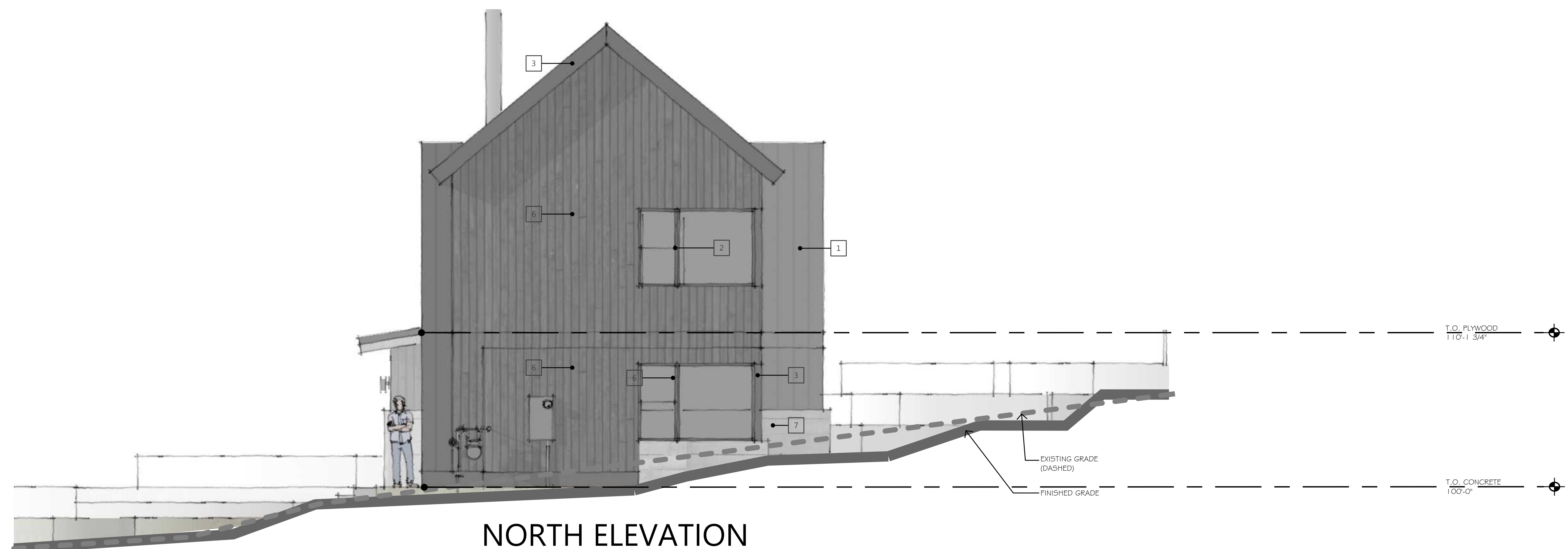


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WEST ELEVATION

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



NORTH ELEVATION

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

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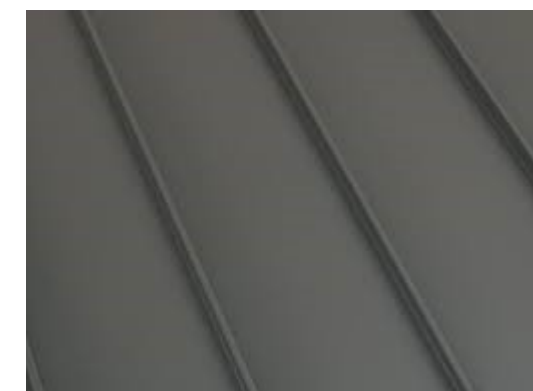
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SLEEPING SPACES:
BEDROOMS ARE PRIVATE WITH PM
SUN AND VIEWS

GREAT ROOM:
VIEW TO MOUNTAIN PEAKS,
VAULTED CEILING

ENTRY:
VISUALLY DIRECT
COVERED PORCH WITH WINDOWS
FOR NATURAL LIGHT



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



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SHEET NUMBER

A2.2

OF: 9

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 completed 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
ARCHITECTURAL GUIDELINES		
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