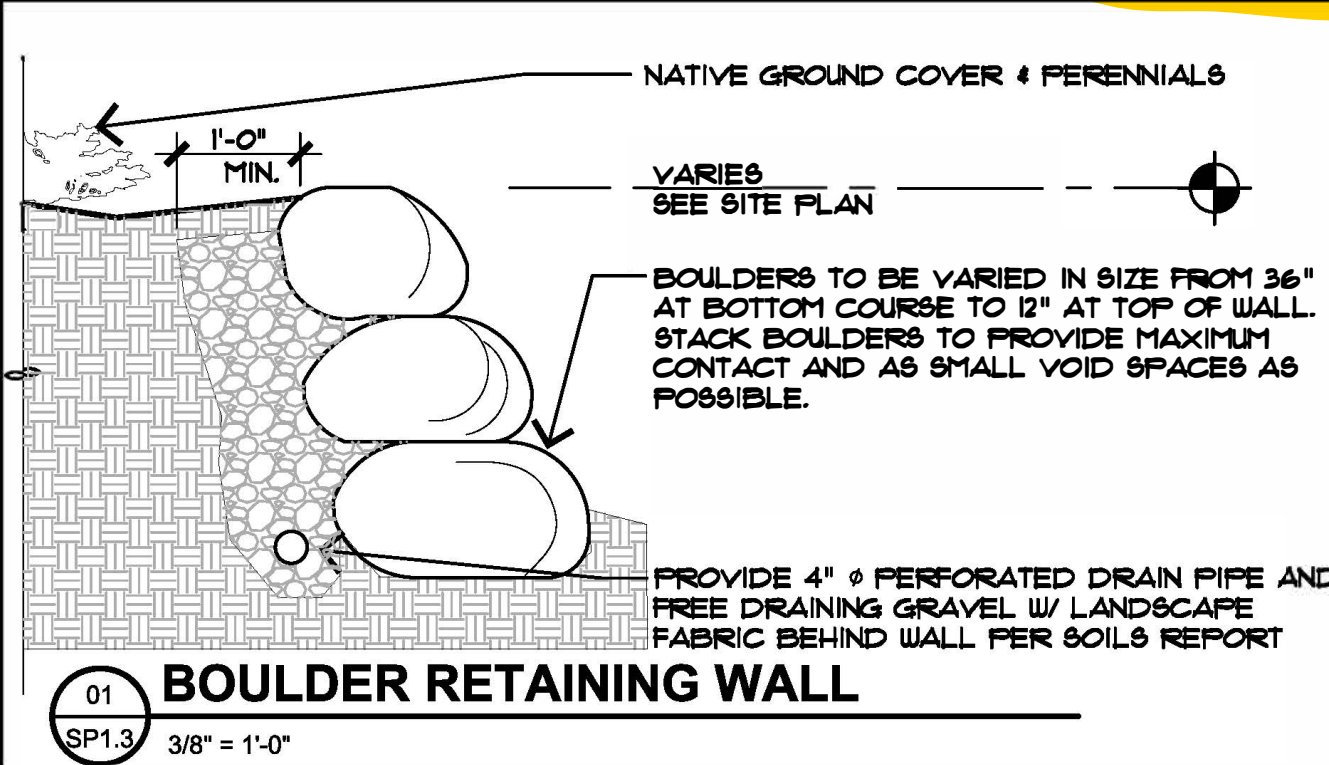


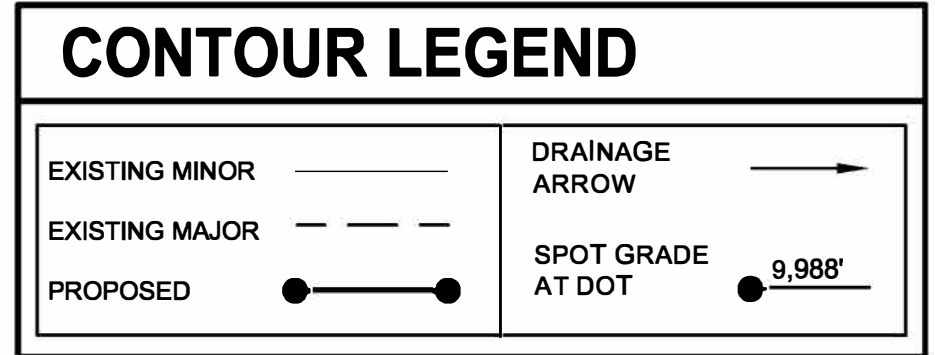
REQUIRED SNOWSTACK			
	SQ. FT.	PERCENTAGE	
HARDSCAPE - (DRIVEWAY, ENTRY WALK AND PATIO)	791 S.F.	100%	
REQ'D SNOW STACK (25% OF HARDSCAPE)	198 S.F.	25%	
TOTAL SNOW STACK PROVIDED	234 S.F.	29%	

BUILDING HEIGHT TABLE						
RIDGE POINT	RIDGE ELEVATION	NATURAL EXIST'G GRADE ELEVATION (APPROX.)	FINISHED GRADE ELEVATION	AS MEASURED FROM	CALCULATIONS	HEIGHT
(A)	10,025.65'	9,990.8'	9,990'	EXIST'G GRADE	$10,025.65' - 9,990.8' =$	34.85'
(B)	10,028.29'	10,001.75'	9,986'	EXIST'G GRADE	$10,028.29' - 10,001.75' =$	26.54'
(C)	10,025.65'	9,996.6'	10,005.5'	EXIST'G GRADE	$10,025.65' - 9,996.6' =$	29.05'
(D)	10,028.29'	9,994'	9,988'	FINISH GRADE	$10,028.29' - 9,994' =$	34.29'



- ### REVEGETATION NOTES
- REVEGETATE ALL DISTURBED AREAS ON THE SITE WITH:
- SHORT DRY GRASS MIX #2 LB/1,000 SF:**
 HARD FESCUE 30%
 CREEPING RED FESCUE 30%
 SHEEP FESCUE 25%
 CANADA BLUEGRASS 10%
 CANDY BLUEGRASS 5%
- SLOPES OVER 3:1 SHALL BE MAT TACKLED OR NETTED.
- MOUNTAIN MAGIC WILDFLOWER MIX #1 LB/10,000 SF:**
 BABY'S BREATH
 CALIFORNIA POPPY
 BLUE FLAX
 WALLFLOWER
 PENSTEMON, ROCKY MOUNTAIN
- WESTERN NATIVE WILDFLOWER MIX #1 LB/6,000 SF:**
 CONEFLOWER, WESTERN
 SULFUR FLOWER
 NODDING GROUNDSEL
 WESTERN LARKSPUR
 AMERICAN VETCH
- ROCKY MOUNTAIN BLUE COLUMBINE MIX #1 LB/25,000 SF OR WESTERN NATIVE WILDFLOWER MIX #1 LB/6,000 SF:**
 PENSTEMON, SMALL FLOWERED
 PENSTEMON, ROCKY MOUNTAIN
 PENSTEMON, WABATCH
 PENSTEMON, RYDBERGS
 GAILLARDIA/BLANKETFLOWER

- ### LANDSCAPE NOTES
- PROVIDE 3" (MIN.) CLAYFREE TOPSOIL AND SEED ALL DISTURBED AREAS WITH SHORT SEED MIX (AS APPROVED BY SUMMIT COUNTY STRIP AND STOCKPILE EXISTING TOPSOIL IN CONSTRUCTION AREA. SCREEN TOPSOIL PRIOR TO INSTALLATION.)
 - KEEP EXISTING TREES WHERE POSSIBLE. TAKING INTO CONSIDERATION DRIP LINES AND ROOT STRUCTURE. PROTECT EXISTING TREES WITH FENCING LOCATED AT OR OUTSIDE DRIP LINE OF TREE. STOCKPILE AND REUSE EXISTING TREES WHERE POSSIBLE.
 - GENERAL CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS PER SPECIFICATIONS AND CODE REQUIREMENTS.
 - PRIOR TO ANY LANDSCAPE WORK, REMOVE ALL DEBRIS, PAINT, CONCRETE, STUMPS, SLASH, ETC. FROM LANDSCAPE AREA.
 - LOCATE ALL PLANTINGS TO AVOID SNOW STACKING & SNOW SLIDE AREAS FROM ABOVE.
 - SHRUBS ARE TO BE FIELD LOCATED AS APPROVED BY OWNER AND ARCHITECT.
 - ALL NEW LANDSCAPING TO BE IRRIGATED WITH DRIP IRRIGATION SYSTEM. MAXIMUM 1,000 SF IRRIGATED SPACE. PROVIDE SUBMITTAL.
 - ALL NEW PLANTINGS SHOULD BE HIGH ALTITUDE GROWN AND OR COLLECTED TO ENSURE BETTER SURVIVAL.
 - NATURALIZE GROUPING OF TREES BY VARYING HEIGHT & LOCATION WHEREVER POSSIBLE.
 - SCREEN ALL UTILITY PEDESTALS WITH LANDSCAPE MATERIAL.
 - PROVIDE 3" TO 4" DIAMETER STONE RIP-RAP OVER WEED BARRIER FABRIC AT BUILDING DRIP LINES. UNDULATE EDGES AND PROVIDE LANDSCAPE EDGING AT RIPRAP TO TOPSOIL JUNCTURE.
 - INSTALL & BACKFILL ALL PLANTINGS WITH SOIL MIX INCLUDING ORGANIC SOIL AMENDMENTS PER SPECIES REQUIREMENTS AND LANDSCAPE DETAILS.
 - ROOT FEED ALL NEWLY PLANTED TREES DURING INSTALLATION. PROVIDE LIQUID GROWTH TREE STIMULATOR AND SOLUBLE FERTILIZER AT RECOMMENDED RATE FOR EACH TREE SPECIES.
 - PROVIDE 3" OF SHREDDED BARK MULCH AT ALL SHRUB AND TREE WELLS.
 - LANDSCAPE BOULDERS OF 2' OR LARGER SHALL BE RETAINED ON SITE FOR USE IN LANDSCAPE WORK. BURY DECORATIVE BOULDERS ONE-HALF OF DIAMETER AS APPROVED BY TOWN OF BLUE RIVER PRIOR TO INSTALLATION.
 - ALL ROCK OUTCROPPINGS THAT ARE TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
 - ADDITIONAL CONSULTATION WITH A QUALIFIED LANDSCAPE PROFESSIONAL AT OWNER OPTION IS RECOMMENDED.
 - NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH SUMMIT COUNTY AND TOWN OF BLUE RIVER.



LOT COVERAGE

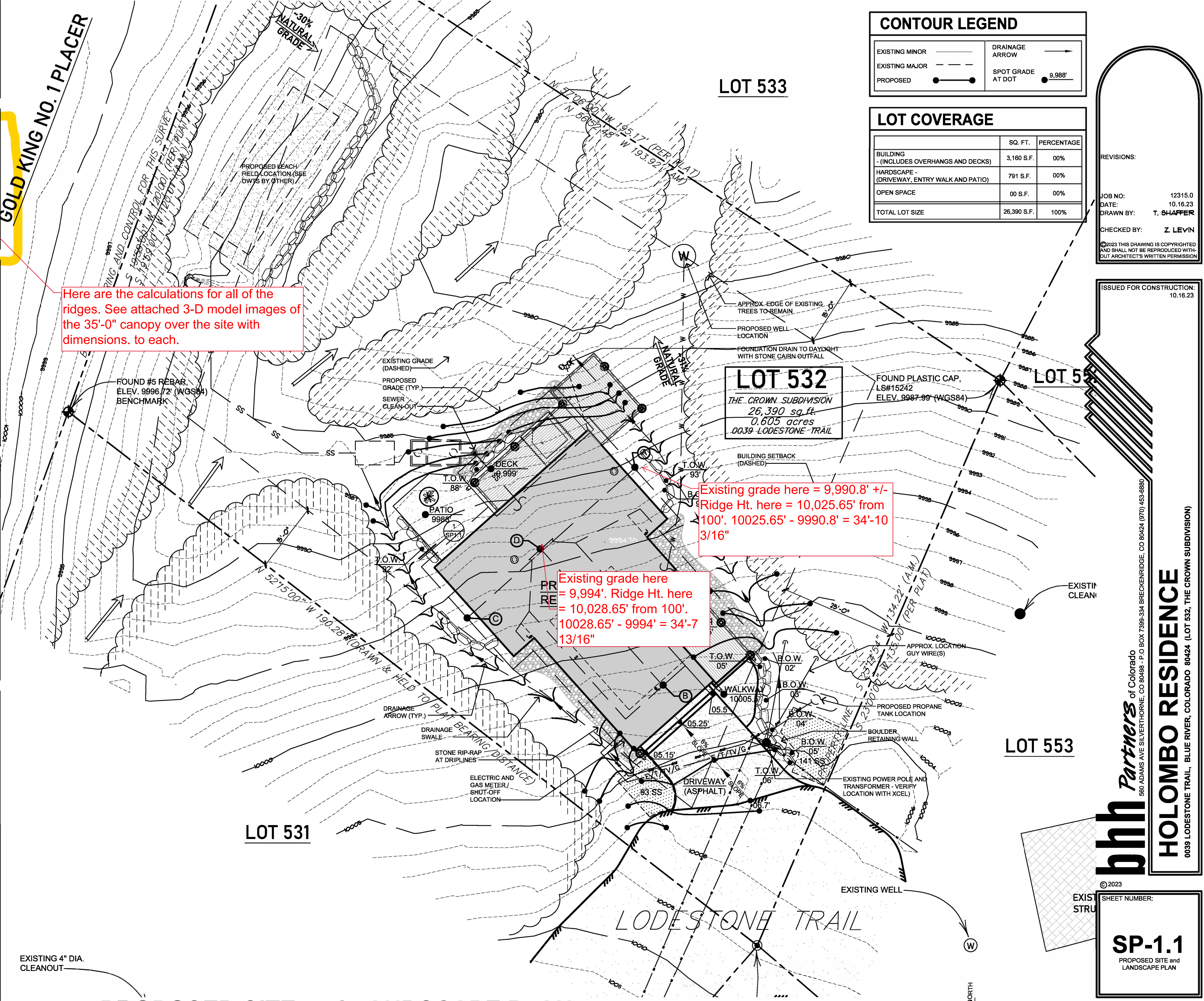
	SQ. FT.	PERCENTAGE
BUILDING - (INCLUDES OVERHANGS AND DECKS)	3,160 S.F.	00%
HARDSCAPE - (DRIVEWAY, ENTRY WALK AND PATIO)	791 S.F.	00%
OPEN SPACE	00 S.F.	00%
TOTAL LOT SIZE	26,390 S.F.	100%

REVISIONS:

JOB NO: 12315.0
 DATE: 10.16.23
 DRAWN BY: T. SHAFFER
 CHECKED BY: Z. LEVIN

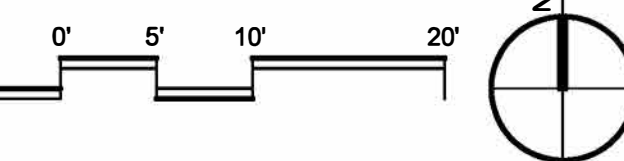
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ISSUED FOR CONSTRUCTION: 10.16.23



PROPOSED SITE and LANDSCAPE PLAN

SCALE: 1" = 10'-0"

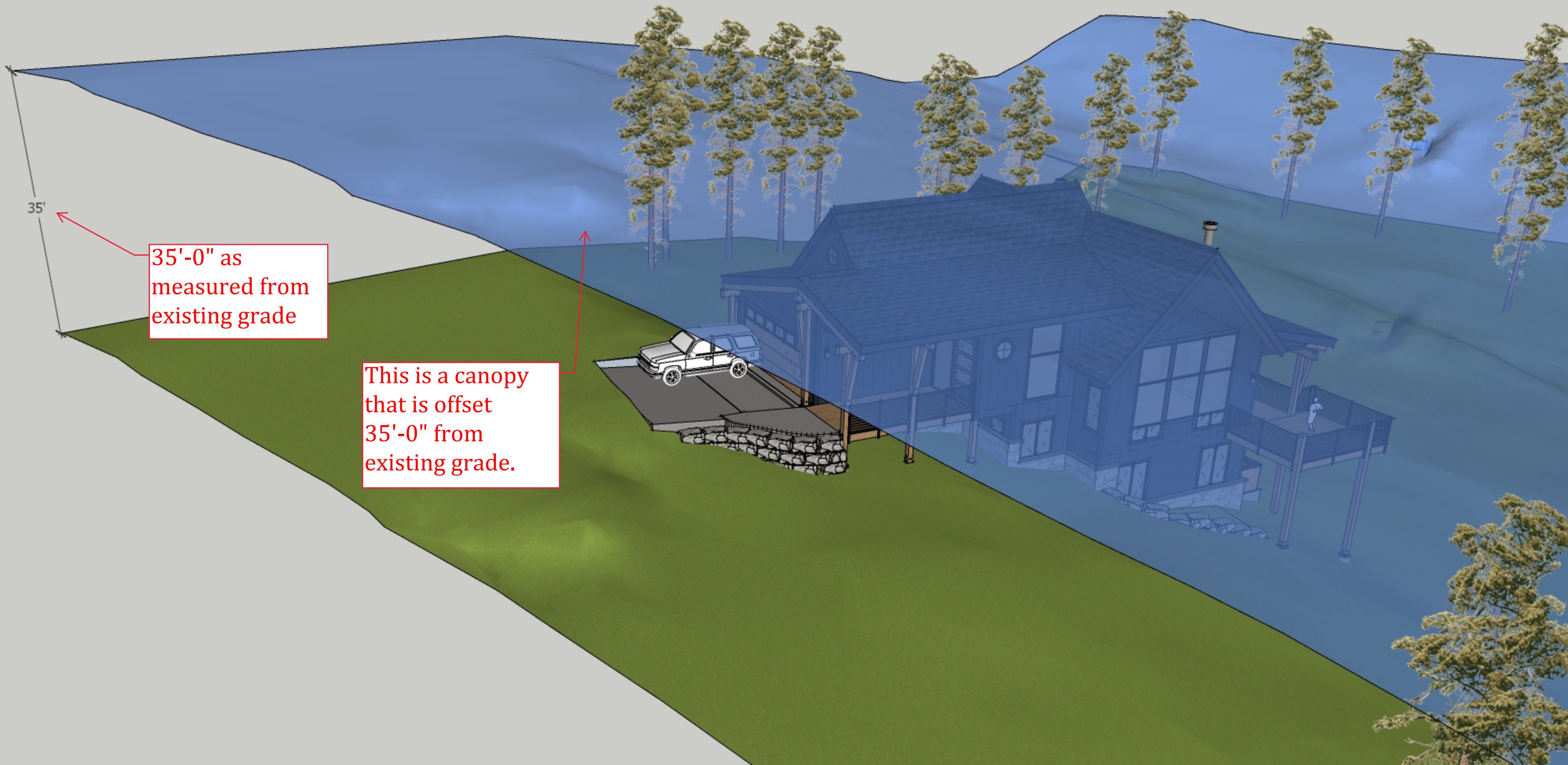


bhh Partners of Colorado
 560 ADAMS AVE SILVER THORNE, CO 80498 - P.O. BOX 7396-334 BRECKENRIDGE, CO 80424 (970) 455-6880

HOLMBO RESIDENCE
 0039 LODGESTONE TRAIL, BLUE RIVER, COLORADO 80424 (LOT 532, THE CROWN SUBDIVISION)

©2023

SHEET NUMBER:
SP-1.1
 PROPOSED SITE and LANDSCAPE PLAN



35'

35'-0" as measured from existing grade

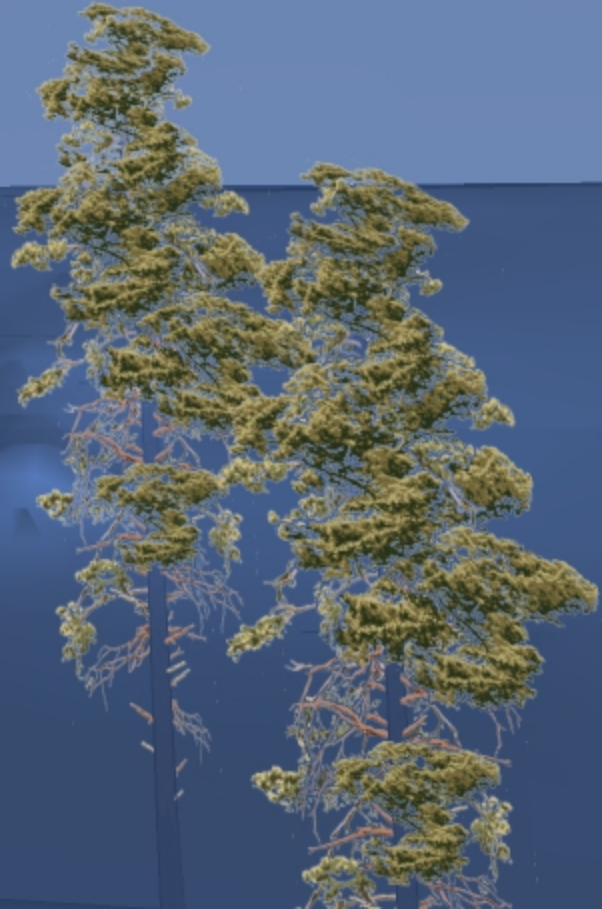
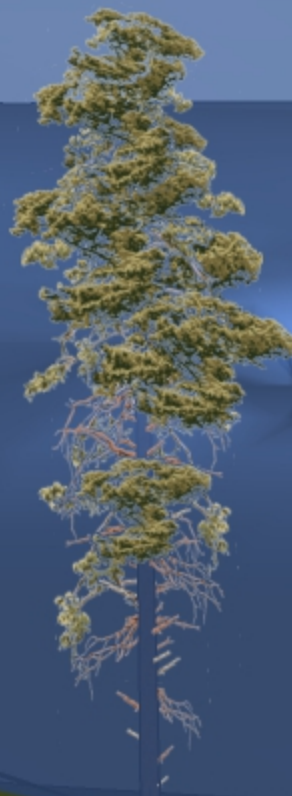
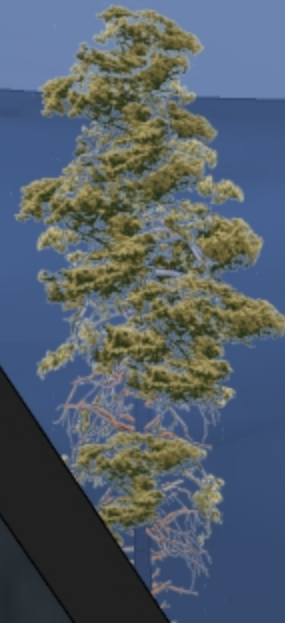
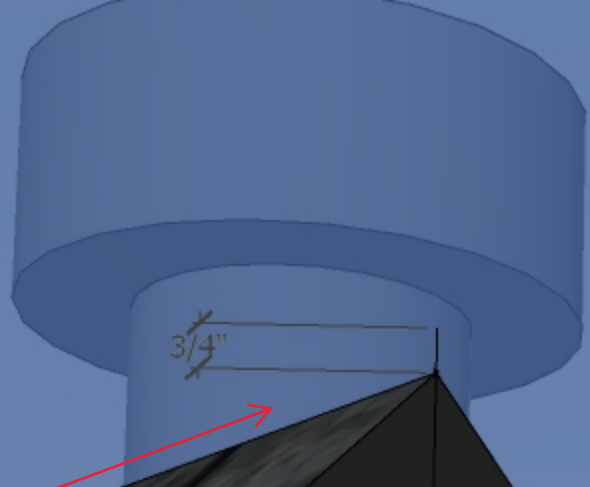
This is a canopy that is offset 35'-0" from existing grade.

This is the nested roof
above the main living
gable. Under the 35'-0"
topo canopy by 5".

5 3/16"



Measurement at
gable on North
end. Just under
the 35'-0" ht.





Chimney is the only thing over the 35'-0" topo canopy.

This nested ridge is under the 35'-0" canopy.

C. Setbacks

Building Setbacks are defined by Town Ordinance (see Section 16-5-50) as a distance from the street, side or rear property line that most construction activity is not allowed. Buildings, including all roof overhangs, shall be completely within the designated setbacks. All parking, not contained in garages, shall also be within the setbacks. Development of driveways, walkways, on grade patios and decks not exceeding 18” above finish grade are generally allowed in the setbacks but patios and decks cannot extend more than half of setback distance.

In addition to the designated building setbacks, the building envelope may be further restricted by the State or Federal rules and regulations regarding wetlands and riparian habitat protection. Building lots on street corners can be reviewed by the Town on a case by case basis for front setback placement.

How they should be of that in the in the mass. Thus, they are exceptions, which I feel we are under a graphic canopy. So the element is really false.

D. Building Height

The building height limit in the Town is 35 feet, as defined below. Maximum allowable building heights are not intended to imply that all portions of a building may be built to the maximum allowable height limit. Rather, building height and massing shall be designed in relationship to the characteristics of the topography. Form and massing shall step with the natural grades.

Building Height (exclusive of chimneys and other architectural features) shall be measured from any point around the building at existing or finished grade (whichever is more restrictive) to the ridge of the highest roof. Existing grade is the natural topography that exists before any development takes place. Height measurement of buildings with stepped roofs will be at the discretion of the Town.

The intent is that building roof forms and skylines will be fragmented, with foundations and roof lines stepped to follow existing slopes, and the roof lines are to appear to be below the surrounding tree top levels when viewed from off site.

For that reason, the Town may allow cupolas, and/or roof peaks in limited areas to exceed the limits or maximum height, provided the intent is achieved. A site-specific topographical survey completed by a registered engineer, or surveyor must be used to determine existing grade. Finish grade for purposes of these height calculations is the final elevation of the surface material (soil, paving or patio) adjacent to the building as shown on the architect’s site plan. Construction of berms or building up grades around the building for the purposes of satisfying building height requirements shall be prohibited.

E. Roofs

Simple patterns shall be the basis of all primary and secondary roof forms. Primary roofs should be gabled or shed with slopes of 4:12 to 12:12 and secondary roof slopes shall be a minimum of 2:12. Lower primary roof pitches may be considered

Roof forms should be relatively simple and limited to mainly gable and sheds. Although clipped gables and hips are discouraged they should be incorporated and may be allowed if the Town deems them to be appropriate to reduce overall roof length and height. Roof overhangs are

Sec. 16-5-50. Site and structure requirements.

- (a) Lot area, width and yard requirements.
- (1) Lot area. The minimum gross lot area per dwelling unit shall be eighty thousand (80,000) square feet.
 - (2) Lot width. The minimum width per lot shall be one hundred (100) feet.
 - (3) Yards. The minimum yard setback requirement per lot shall be as follows:
 - a. Front yard. The front yard requirement shall be twenty-five (25) feet, except as follows: in Rivershore Subdivision, the requirement shall be fifteen (15) feet.
 - b. Rear yard. The rear yard requirement shall be twenty-five (25) feet, except as follows: in Rivershore Subdivision, the requirement shall be fifteen (15) feet.
 - c. Side yards. Each side yard requirement shall be fifteen (15) feet.
 - (4) Waiver of lot area, width and yard requirements. Although the gross density of any lot in a subdivision approved after the effective date of this Code in an R-1 development cannot exceed one (1) dwelling unit per each eighty thousand (80,000) square feet, the Planning and Zoning Commission may, by its discretion, waive lot area, width and yard requirements upon presentation and approval of detailed plans and documents as required herein and a written request from the applicant stating the rationale of the waiver.
- (b) Height requirements. The maximum building height of any structure in Zone R-1 shall be thirty-five (35) feet. **On steeper lots, where the average slope across the footprint of the proposed structure exceeds fifteen percent (15%), the Planning and Zoning Commission may allow additional height for a limited unobtrusive ridge projection at the downslope terminus of said structure. Such relief will be considered on a case-by-case basis and may not be construed as a blanket waiver for sloping lots in general. The intent of this requirement is that the roof forms for homes on sloping sites step down with the grade to integrate with the natural setting.**
- (c) Garages. The maximum total size in square feet of the first floor of any garage or garages on a lot whether detached from or incorporated into a principal permitted structure shall be:
- (1) For principal permitted residential structures of five thousand (5,000) square feet or less in habitable size, the greater of: (i) eight hundred (800) square feet; or (ii) forty five (45) percent of the total habitable size of the existing principal permitted structure on the same lot; provided that in no event shall the maximum size of garage(s) on a lot exceed one thousand two hundred (1,200) square feet; or
 - (2) For principal permitted residential structures of greater than five thousand (5,000) square feet in habitable size, twenty-five (25) percent of the total principal permitted structure's habitable size.

The maximum height of any garage shall not exceed the lesser of: (1) the height of the existing principal permitted structure on the lot; or (2) the maximum building height for the lot established by Chapter 16 of the Town Code. It is the intent of this subsection that garages shall be subordinate in size and height to both the principal permitted structure and use of a property.

- (d) Sheds. The maximum total size of the first floor any shed or sheds on a lot whether detached from or incorporated into a principal permitted structure shall not exceed a total of two hundred (200) square feet. The maximum height of any shed shall [be] fifteen (15) feet. It is the intent of this subsection that sheds shall be subordinate in size and height to both the principal permitted structure and use of a property.

(Prior code 6-5-4; Ord. 06-01 §1, 2006; Ord. No. 2020-06, § 4, 2-18-2020; Ord. No. 2020-10, § 7, 7-21-2020)