

Blancken Residence

Design Review Packet

66 Conifer Dr, Blue River, CO 80424

66 CONIFER DRIVE

TOWN OF BLUE RIVER, COLORADO
PLOT AND EC PLAN



PREPARED FOR:
ROCKY MOUNTAIN
HOME BUILDERS

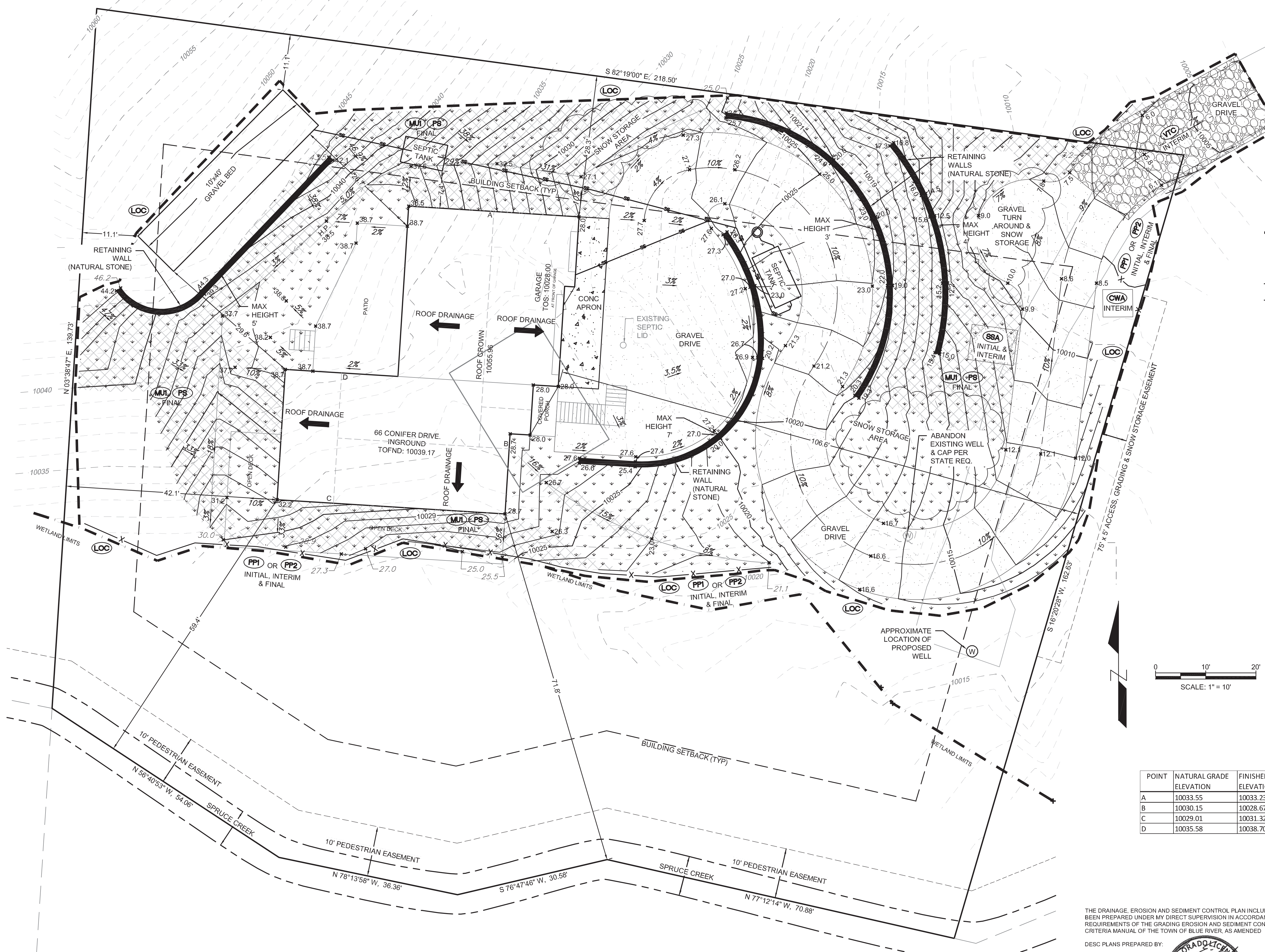
66 CONIFER DRIVE
TOWN OF BLUE RIVER, COLORADO
PLOT AND EC PLAN

BY: DATE:

REVISIONS:

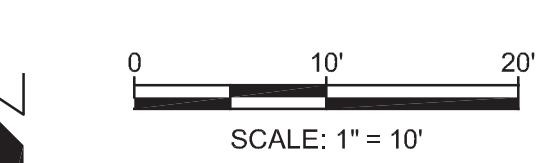
PROJECT NUMBER: 23201
ISSUED DATE: 9/12/2023
DESIGNED BY: DLC
REVIEWED BY: RCE

PLOT AND
EC PLAN



- LEGEND**
- LOC** LIMITS OF CONSTRUCTION
 - MUJ** MULCH PROTECTION (FINAL)
 - PS** PERMANENT SEEDING (FINAL)
 - PP1** PERIMETER PROTECTION (INITIAL, INTERIM & FINAL)
 - PP2** PERIMETER PROTECTION (INITIAL, INTERIM, & FINAL)
 - CWA** CONCRETE WASHOUT AREA (INTERIM)
 - SSA** STABILIZED STAGING AREA (INITIAL & INTERIM)
 - VTC** VEHICLE TRACKING CONTROL (INTERIM)

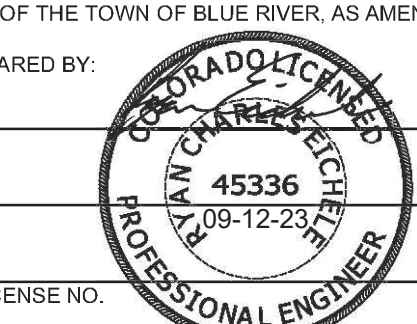
- NOTES:**
1. REFER TO THE TOWN OF BLUE RIVER GESC STANDARD NOTES AND DETAIL SHEETS FOR INSTALLATION AND MAINTENANCE OF GESC BMPs.
 2. ANY AREA WHERE VEGETATION IS REMOVED BY VEHICLE TRAFFIC OR STAGING WILL BE SEEDED AND MULCHED.
 3. ANY ADDITIONAL EROSION CONTROLS DEEMED NECESSARY BY THE TOWN OF BLUE RIVER EROSION CONTROL INSPECTOR WILL BE INSTALLED PER THE INSPECTOR'S DIRECTION.
 4. ALL DISTURBED SOIL OUTSIDE OF BUILDING FOOTPRINT WILL BE SEEDED AND MULCHED IN ACCORDANCE WITH THE TOWN OF BLUE RIVER CRITERIA UNLESS SURFACED WITH GRAVEL, CONCRETE OR OTHER IMPERVIOUS MATERIAL.
 5. ANY CREATED SLOPES STEEPER THAN 4H:1V WILL BE PROTECTED BY MULCH PROTECTION AND SEEDING.
 6. GRADED SLOPES SHALL NOT BE STEEPER THAN 2H:1V.
 7. A MINIMUM SLOPE OF 10% AND A MAXIMUM SLOPE OF 33% IN THE FIRST 10 FEET AWAY FROM THE FOUNDATION WALLS AND WINDOW WELLS SHALL BE ESTABLISHED FOR PERVIOUS SURFACES. ALL OTHER DISTURBED AREAS SHALL HAVE A MINIMUM OF 2% SLOPE.
 8. THIS PLOT PLAN IS FOR THE DESIGN OF GRADING AND DRAINAGE SURROUNDING THE HOUSE. IT IS NOT TO BE USED FOR FOUNDATION DIMENSIONS OR CONSTRUCTION OF THE HOUSE EXCEPT FOR ESTABLISHING THE TOP OF FOUNDATION GRADE.
 9. SIDING TO REMAIN 6" ABOVE FINISHED GRADE.
 10. SITE BENCHMARK ESTABLISHED AT NORTHEAST CORNER OF PROPERTY. FOUND HEXBOLT PIN, ELEVATION 10005.14 NAVD 88.
 11. SNOW STORAGE CALCULATION: DRIVEWAY SF = 5044 SF, 25% OF THAT AREA = 1261 SF, MIN. PROVIDED STORAGE AREA = 1363 SF.



POINT	NATURAL GRADE ELEVATION	FINISHED GRADE ELEVATION	MEASURED FROM	ROOF ELEVATION	CALCULATION	HEIGHT (ft)
A	10033.55	10033.23	Finished Grade	10059.73	10055.96-10033.23	26.50
B	10030.15	10028.67	Finished Grade	10059.73	10055.96-10028.67	31.06
C	10029.01	10031.32	Natural Grade	10059.73	10055.96-10029.01	30.72
D	10035.58	10038.70	Natural Grade	10059.73	10055.96-10035.58	24.15

THE DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN INCLUDED HEREIN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GRADING, EROSION AND SEDIMENT CONTROL (GESC) CRITERIA MANUAL OF THE TOWN OF BLUE RIVER, AS AMENDED.

DESC PLANS PREPARED BY:
2N CIVIL, LLC
DATE:
PROFESSIONAL LICENSE NO.



DEVELOPMENT REVIEW ENGINEER
DATE:
THIS DESC PLAN HAS BEEN REVIEWED BY THE TOWN OF BLUE RIVER FOR DRAINAGE, EROSION AND SEDIMENT CONTROL IMPROVEMENTS ONLY.
ENGINEERING DIVISION ACCEPTANCE BLOCK

J:\Projects\23201\66 Conifer Plot and EC Plan\66 Conifer Plot and EC Plan.dwg 9/12/2023

TOPOGRAPHIC SURVEY

OF A PORTION OF THE LEAP YEAR PLACER
MS# 13358, TOWN OF BLUE RIVER
SUMMIT COUNTY, COLORADO

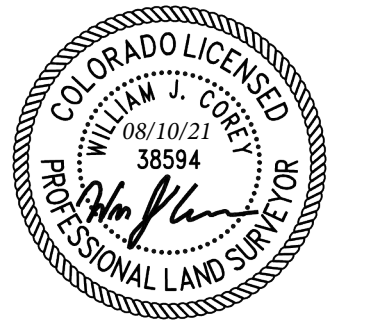
GENERAL NOTES

1. 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 THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. A TITLE SEARCH WAS NOT PERFORMED BY COLORADO ILC TO DETERMINE OWNERSHIP, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
4. ALL DISTANCES ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET, DEFINED AS EXACTLY 1200/3937 METERS.
5. COLORADO ILC LAND SURVEYING MAKES NO REPRESENTATION REGARDING UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON ACTUAL FIELD LOCATED EVIDENCE OF PIN FLAGS OR PAINT MARKINGS. STANDARD UTILITY NOTIFICATION PROTOCOL SHOULD BE ADHERED TO PRIOR TO CONSTRUCTION OR EXCAVATION.
6. ELEVATION DERIVED FROM GPS OPUS SOLUTION. SITE BENCHMARK ESTABLISHED AT NORTHEAST CORNER OF PROPERTY, FOUND HEXBOLT PIN. ELEVATION = 10005.14 NAVD 88.
7. LOT CONFIGURATION BASED UPON IMPROVEMENT SURVEY PLAT PROVIDED BY CLIENT AS PERFORMED BY SUMMIT LAND SURVEYING, INC. DATED 06/22/2021.
8. PROPERTY ADDRESS: 66 CONIFER DRIVE, BRECKENRIDGE, COLORADO 80424

SURVEYOR'S CERTIFICATE

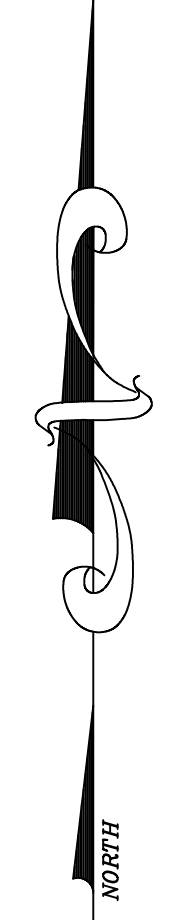
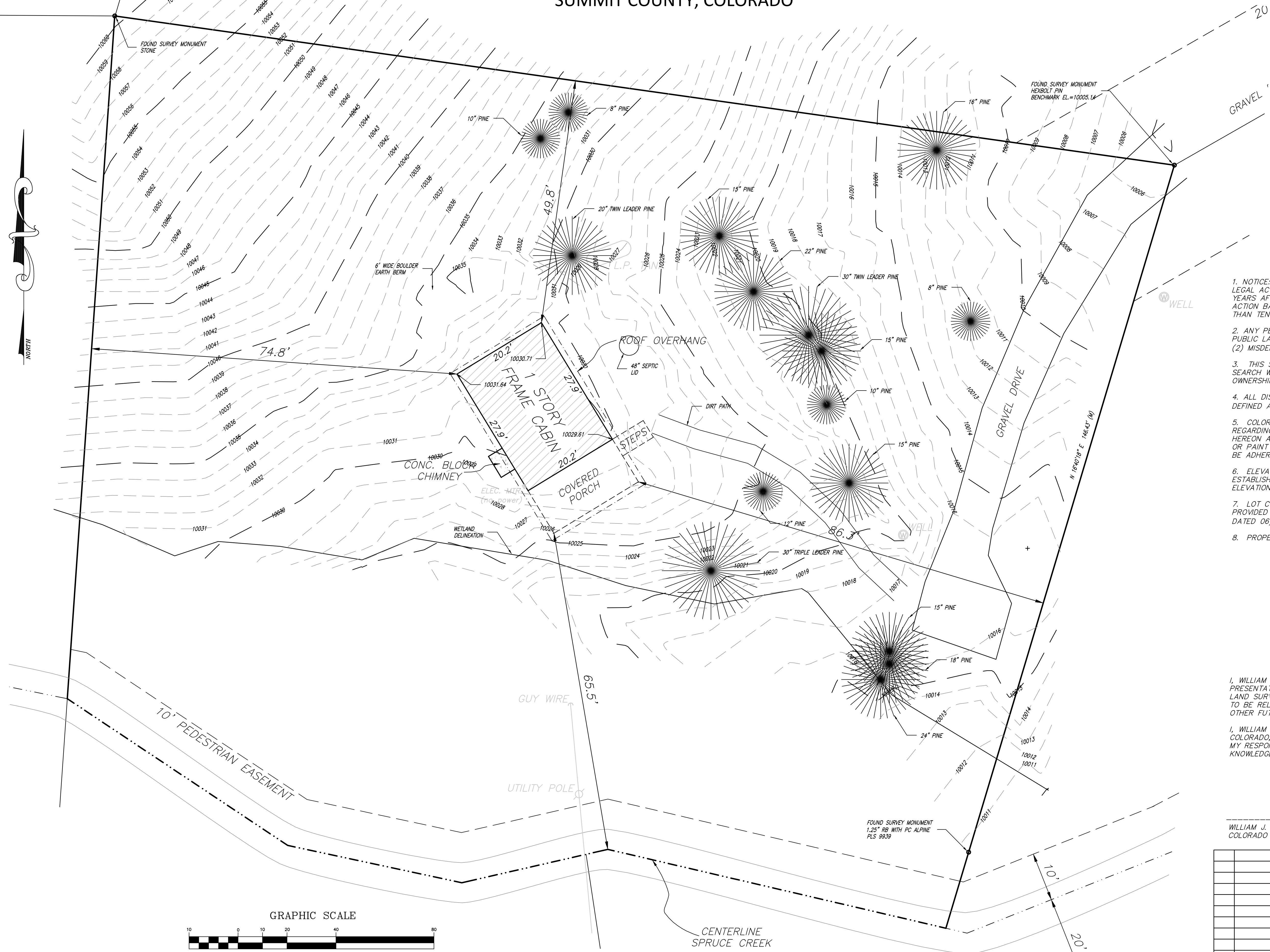
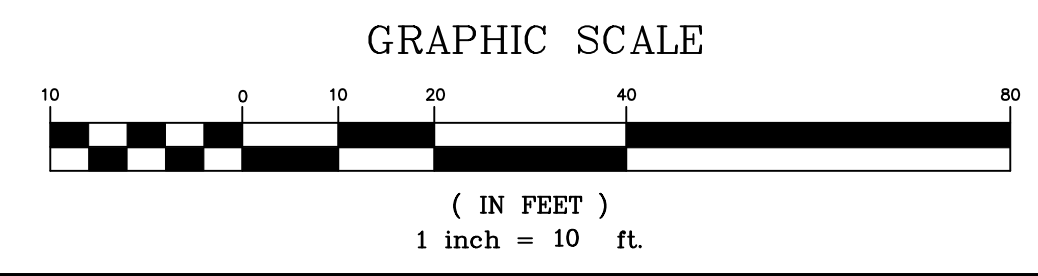
I, WILLIAM J. COREY, HEREBY CERTIFY THAT THIS TOPOGRAPHIC PRESENTATION WAS PREPARED FOR RUSS BLANCKEN, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLA, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I, WILLIAM J. COREY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



WILLIAM J. COREY, P.L.S. 38594
COLORADO PROFESSIONAL LAND SURVEYOR

PREPARED FOR: RUSS BLANCKEN		JOB NUMBER 21-7-733
Colorado ilc LAND SURVEYING		DRAWN BY: S. CHAPPELL
NO. DATE 08-09-2021	3000 LAWRENCE ST, STE#111 DENVER, CO 80205 O: 303.668.7540 F: 928.962.3123	
REVISION		



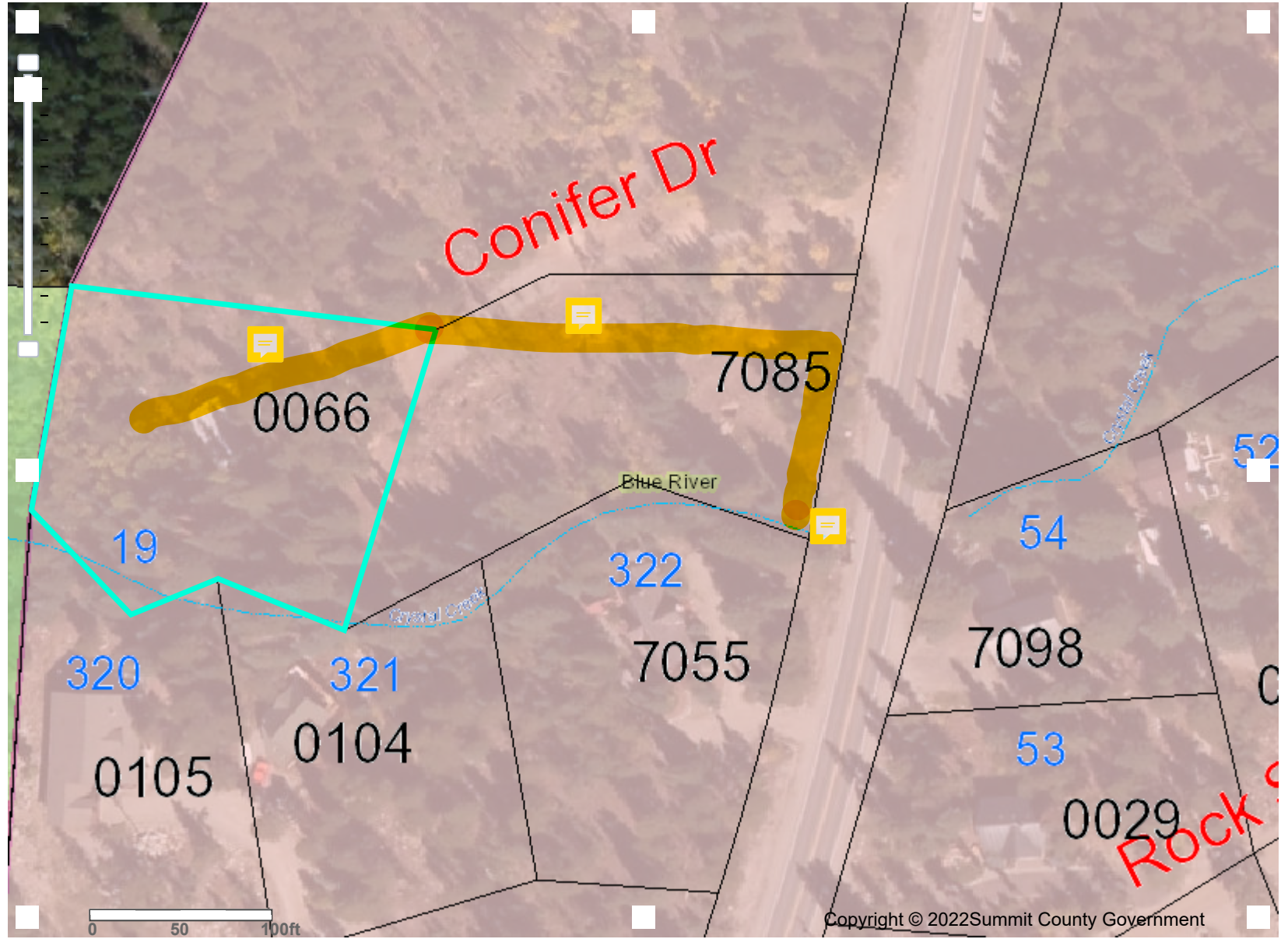


Summit County GIS



Clear Labels

Print this page



66 CONIFER DR - BLUE RIVER
 NEAREST CROSS STREET - CONIFER DR AND HWY 9
 ELECTRIC DISTRIBUTION UPGRADE - BETTERMENT

EXISTING OH SERVICE ON LOT CURRENTLY OUT OF STANDARD TO SERVE CUSTOMER, NEW UG DISTRIBUTION TO BE INSTALLED TO SERVE CUSTOMER FROM FRONT OF LOT.
 -XFMR 049/921 TO BE SOURCE FOR NEW UG DISTRIBUTION, HANDDIG UP TO XFMR AND INSTALL NEW ELBOW
 -TRENCH FOR 450' TOTAL FROM EXISTING XFMR TO PROPERTY CORNER OF 66 CONIFER DR, SET NEW 50KVA XFMR AT PROPERT CORNER
 -150' OF TRENCHING TO OCCUR IN THE ROW OF HWY 9, CDOT PERMIT NEEDED WITH 2x DAYS OF TRAFFIC CONTROL
 -INSTALL 460' #1 PRIMARY WIRE FROM EXISTING XFMR TO NEW XFMR
 -BACKFILL AND COMPACT TO 95%MP

SINGLE LANE CLOSURE TRAFFIC CONTROL AND TOWN OF BLUE RIVER / CDOT PERMIT REQUIRED.

DESIGN CONTACT - PETER KUNZ - 970-409-9123 - Peter.H.Kunz@XcelEnergy.com
 CUSTOMER CONTACT - RUSS BLANCKEN - 512-656-3839 - Russ@Bigoftexas.com

TRENCH FOR 450' TOTAL FROM EXISTING XFMR 049/921
 -INSTALL 460' #1 PRIMARY WIRE
 -BACKFILL AND COMPACT TO 95% MP

7175

TRENCH FOR 450' TOTAL FROM EXISTING XFMR 049/921
 -INSTALL 460' #1 PRIMARY WIRE
 -BACKFILL AND COMPACT TO 95% MP

7085

TRENCH FOR 150' IN THE ROW OF HWY 9
 -CDOT PERMIT NEEDED
 -2x DAYS OF TRAFFIC CONTROL INCLUDED

HWY 9

50A
 829
 989

66

INSTALL NEW 50KVA XFMR
 -TO BE SOURCE FOR NEW SERVICE
 -TO BE STAKED BY XCEL DESIGNER

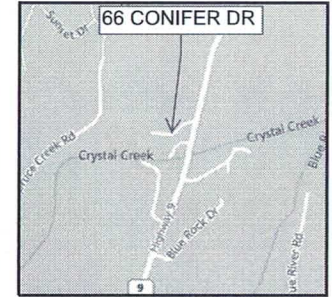
50A
 049
 921

EXISTING OH SECONDARY THAT CURRENTLY SERVES LOT
 -DOES NOT MEET CURRENT STANDARDS FOR SERVICE, TO BE SERVED FROM THE FRONT OF LOT
 -TO BE DEMOED ONCE SERVICE INSTALLED

104

EXISTING XFMR 049/921
 -TO BE SOURCE FOR NEW DISTRIBUTION
 -HAND DIG UP TO XFMR AND INSTALL NEW ELBOW

7050



SIGNATURE: *Russ Blancken*
 DATE: 3-23-2022

Work Order Information	
Service Request #	: 12745667
Design Number	: 1062691
Designer/Planner ID	: 236955
Designer/Planner Name	: Peter Kunz
Designer/Planner Ph #	: 970-409-9123
Manager Approval	:

Joint Utility	
E: NO	G: NO
T: NO	C: NO

Design Location	
Division	: MOUNTAIN REGION
County	: SUMMIT
City	: BLUE RIVER
Address	: 66 CONIFER DR
T: 7S	R: 77W S: 18
Map #	: 1845584 02 Permit : CDOT / BLUE RIVER

Electric	
Feeder: BREC2564M	Voltage: 14400
Phase: A	Bkup Dev ID:

Gas	
System :	Pressure :
Size :	Material :
Dead End :	

Work Order # :
 Date: 02/04/2022
 Sketch: #1 Of 1 Sketch Data
 Scale: 1" equals 33'



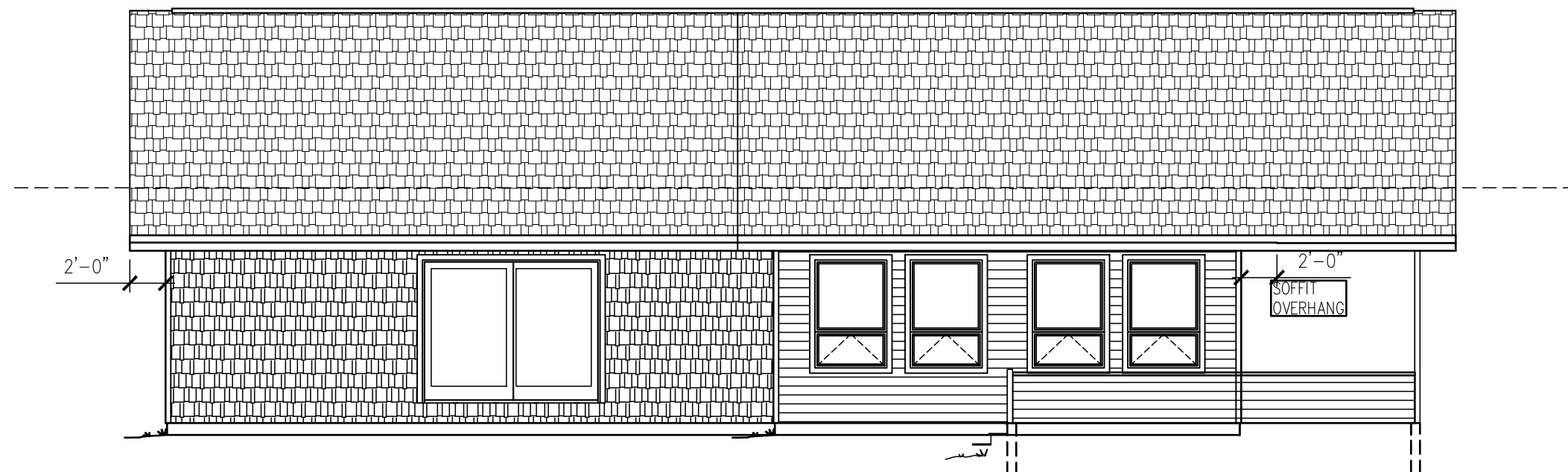
CONSTRUCTION USE ONLY
 NO CHANGES (BUILT AS DESIGNED)
 CHANGES MADE AS INDICATED
 (ALL URD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

RFO _____
 FOREMAN _____ DATE _____
 TEAM LEADER _____

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FRONT



REAR

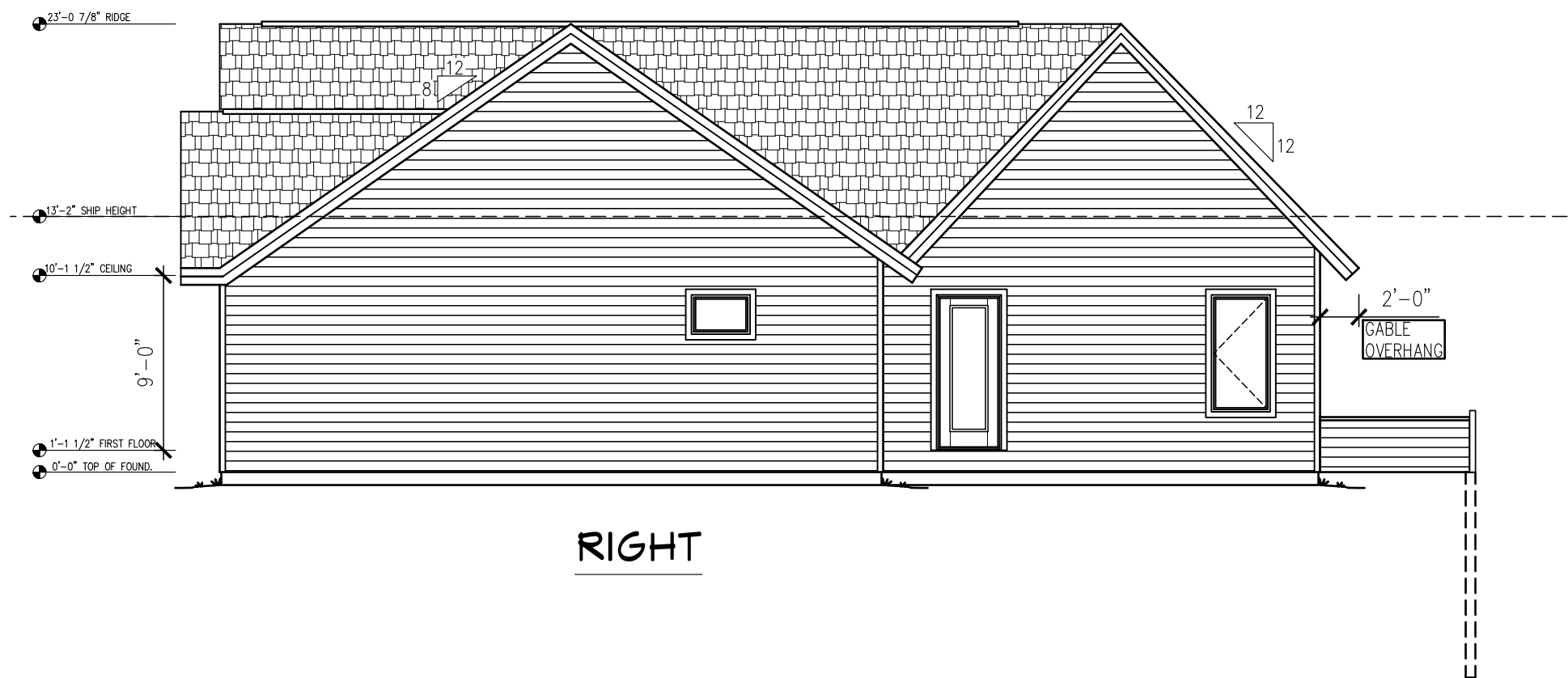
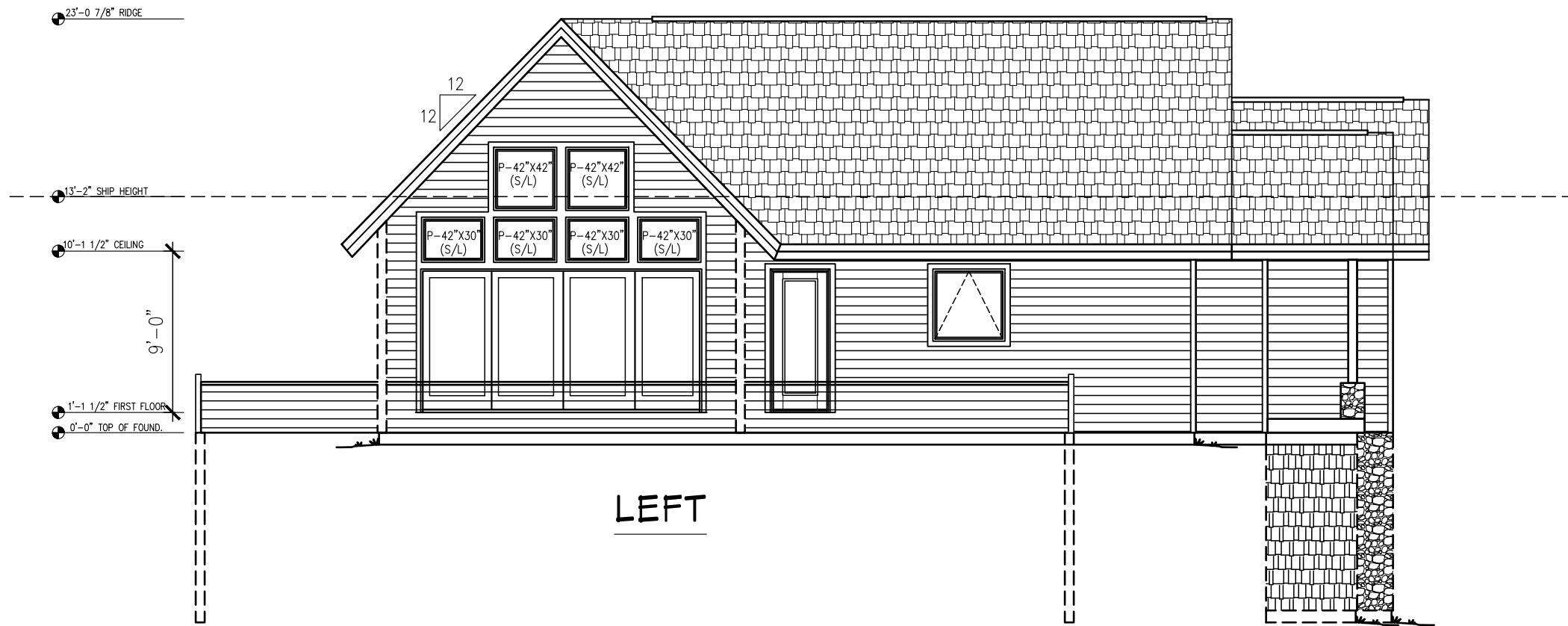
GENERAL NOTES:
SEE SHEET A1.1



203 Industrial Drive
Redwood Falls, MN
Ph: (507) 644-6600
Fx: (507) 644-6601

FRONT & REAR ELEVATIONS

NS4537	DEALER: ROCKY MOUNTAIN HOMES		
DRAWN BY: MW	CUSTOMER: BLANCKEN		
DATE: 8/29/23	REV: A	BY: MW	DATE: 9/12/23
			SCALE: 1/8"=1'-0"



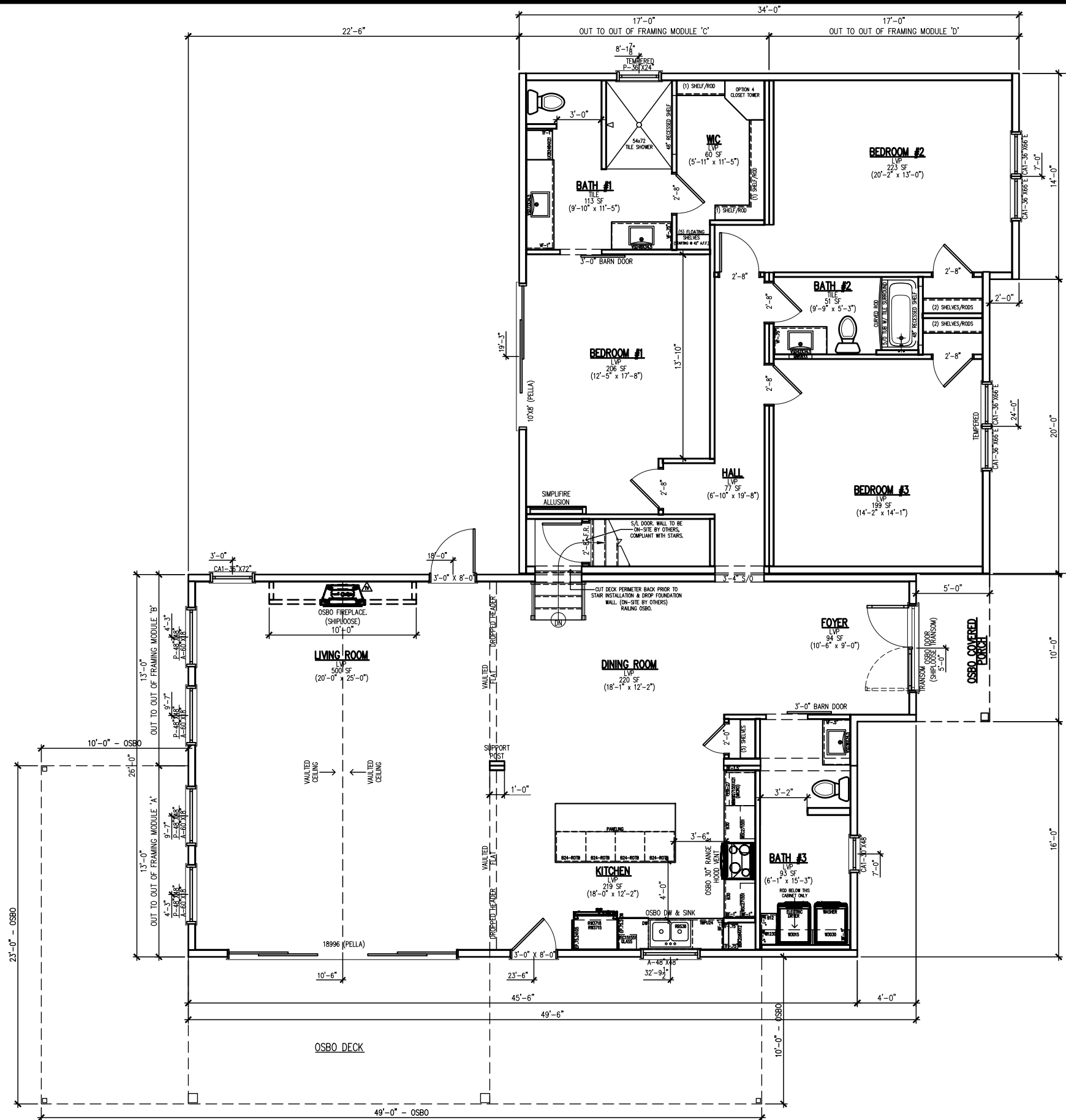
GENERAL NOTES:
SEE SHEET A1.1



203 Industrial Drive
Redwood Falls, MN
Ph: (507) 644-6600
Fx: (507) 644-6601

LEFT & RIGHT ELEVATIONS

NS4537	DEALER: ROCKY MOUNTAIN HOMES		
DRAWN BY: MW	CUSTOMER: BLANCKEN		
DATE: 8/29/23	REV: A	BY: MW	DATE: 9/12/23
			SCALE: 1/8"=1'-0"



203 Industrial Drive
 Redwood Falls, MN
 Ph: (507) 644-6600
 Fx: (507) 644-6601

MAIN LEVEL FLOOR PLAN

NS4537

DEALER: ROCKY MOUNTAIN HOMES

PAGE:

DRAWN BY: MW

CUSTOMER: BLANCKEN

A1.1

DATE: 8/29/23

REV: A BY: MW

DATE: 9/12/23







SCALE: 1/8" = 1'-0"

Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

<p>Siding (<i>vertical portion</i>) <i>LP Smart Batton Board</i> <i>Terra Brown</i></p>	
<p>Siding (<i>horizontal portion</i>) <i>LP Smart</i> <i>Tahoe</i></p>	
<p>Soffit/Fascia <i>LP Smart</i> Soffit- Terra Brown Fascia- Royal Brown</p>	  <p>(Soffit) (Fascia)</p>
<p>Roof <i>Asphalt Shingle</i></p>	
<p>Windows <i>ThermoTech</i> <i>Black</i></p>	

Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

Exterior Stone

Mountain Stone



Garage Door

Clopay

Canyon Ridge Carriage House



Entry Door

MMI Door

Fiberglass

Hand-Stained Black

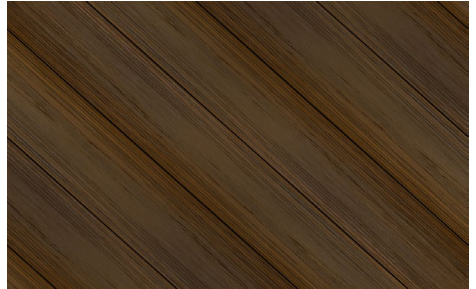


Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

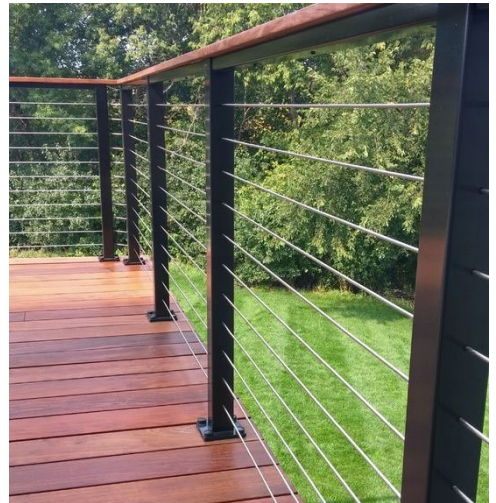
Decking

*Fortress Building Products
Composite Decking
Oasis palm*



Deck Posts & Railing

*Cable Railing
Black Metal Posts*



Covered Entry & Deck Posts

*Timber
Stone Wrapped Base*



Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

Exterior Lighting

SeaGull Lighting

Black



Exterior Lighting- Entry

SeaGull Lighting

Black



Blancken Residence Materials Sheet

66 Conifer Dr, Blue River CO 80424

Exterior Stairs

Natural Stone



Retaining Walls

Natural Stone

