BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, April 7, 2026

5:30 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/board-of-trustees
Please note that seating at Town Hall is limited.

Call to Order, Roll Call

Approval of Minutes

A. Minutes – March 3, 2026

Project Approval

A. 251 Gold Nugget Dr – Alteration/Repair/Remodel

B. 15 Wilderness Dr – New Construction/Variance Administrative Review

C. 281 Wilderness Dr - Addition

D. 12 Blue Rock – New Construction

E. 201 Creek Side Dr – Addition

F. 383 Mount Argentine Rd – Renovation/Addition

G. 38 Rock Springs Rd - Addition

H. 166 Mountain View Dr – Lot Line Elimination

Work Session

A. Discussion of Language within Section(s) 16B-4-30(b)(3), 16B-4-20, 16B-4-50, 16-3-20 regarding the use of Setbacks

Adjourn

BLUE RIVER PLANNING AND ZONING COMMISSION MEETING

Tuesday, March 3, 2026

5:30 PM

0110 Whispering Pines Circle, Blue River, CO

Minutes

Call to Order, Roll Call

Chairman Johnson called the meeting to order at 5:35 PM.

PRESENT:
Commissioner Carlsted
Commissioner Cleary
Commissioner Johnson
Commissioner O'Brien
ABSENT:
Commissioner Beck
Commissioner Watts
Commissioner Manin

Also present: Town Manager Chad Hull; Deputy Town Clerk John DeBee, Kyle Parag, Charles Abbott Associates, Owner's Representative Louis Fishman, IBB Management, and Owner's Representative Robert Dickson, Equinox Architecture LLC.

Approval of Minutes

A. Minutes – February 3, 2026

Commissioner Cleary moved and Commissioner Carlsted provided a second to approve the minutes of the February 2026 Planning and Zoning Commission Meeting. All ayes – motion passed.

Project Approval

B. 0251 Golden Nugget Drive – Alteration/Repair/Remodel

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all Development Standards. Discussion followed that the applicant is enclosing a breezeway and

including an additional bedroom and master bath above the bedroom with an additional exterior door, so approval will be conditioned on not granting authority for an additional dwelling unit, etc. The Commissioners discussed the merits of the breezeway being considered a component of the house, the new stairway being proposed and the roof removal and remodel to accommodate said stairway, and the window in the proposed bedroom and whether it meets egress criteria. Additional conversation was had regarding a copy and paste error of setback dimensions, and issue with the location of the deck in the provided plans.

Commissioner Johson moved and Commissioner Carlsted provided a second to table the project to the April Planning & Zoning meeting with the stipulations that the property owner provide a corrected survey with proper measurements, an architectural site plan with setbacks that are properly labeled and measured, particularly to clarify the location of the deck in relation to said setbacks.

C. 15 Wilderness Drive – New Construction

Building Official Kyle Parag submitted a Planning/Zoning/Architectural Guidelines Review, indicating proposed project's substantial compliance with all Development Standards. Building Official Kyle Paraga noted that the proposed windows are large proportionally to the house size, and the Commissioners can assess this matter for compliance with the development standards. The Commissioners discussed the rear setback which was shown at 15 feet and the resulting need for a variance application to consider adjustment from the subdivision minimum of 25 feet. The need to notify all property owners within 300 feet of the variance process was noted.

Commissioner Carlsted moved and Commissioner O'Brien provided a second to require the applicant to submit a rear setback variance, instruct the applicant to file said variance application, and have a subsequent administrative hearing on the variance at the next Planning & Zoning meeting.

Commissioner Carlsted moved and Commissioner Johnson provided a second to approve the architectural plans submittal pending variance submittal and approval at the April Planning & Zoning meeting, and to instruct the applicant to work with the Town Manager and Board of Trustees to be placed on the April Board of Trustees agenda for a public hearing on the approval of new construction.

Discussion

D. Section(s) 16B-4-30(b)(3), 16B-4-20, 16B-4-50, 16-3-20 regarding the use of Setbacks

Commissioner Cleary proposed language revision and removal for the section of the Land Use Code addressing the use of setbacks. Discussion took place around the need to provide clear setback language to property owners in relation to the enforcement of Town road easements. Building Official Parag voiced his approval for the proposed revisions and the Commissioners agreed with the assessment. The Commission proposed that Commissioner Cleary provide the suggested setback revision language to Board of Trustees at their March 17th Regular Meeting.

Adjourn

Commissioner O’Brien moved to adjourn the meeting and Commissioner Carlsted provided a second. All ayes. Motion passed.

Chairman Johnson adjourned the meeting at 6:59 PM.

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: February 28, 2026

RE: Planning/Zoning/Architectural Guidelines review – 271 Gold Nugget

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

Zoning Regulation analysis –

Proposal: AN ADDITION CONSISTING OF:
ENCLOSE BREEZEWAY BETWEEN GARAGE AND MAIN HOME MAKING BREEZEWAY PART OF INTERIOR OF HOME. ADD LEGAL STAIRCASE UP TO BEDROOM OVER GARAGE. DEMO LIVINGROOM ON MAIN LEVEL AND ADD NEW ROOM AND ROOF DESIGN. ADD NEW DECK

Reviewer comments: THE MAIN SCOPE OF THE PROJECT IS CONNECT AN ABOVE GARAGE SPACE AND CONVERT TO A BEDROOM. THERE ARE TWO MAIN DEFITIONS IN OUR TOWN LAND USE CODE TO CONCERN OURSELVES WITH FOR THIS PROJECT

> *Lock-off unit* (sometimes called a "lock-off" or a "lock-out unit") means a portion or part of a *dwelling unit* which is physically separated or divided, or is capable of being physically separated or divided, into an additional space suitable as an independent or additional *dwelling unit* by the addition of one or more doors capable of being locked, by wall(s), or by other similar dividing elements. The presence of one or more facilities, conveniences, equipment, or amenities customarily associated with a residential kitchen (e.g., stove, range, cook-top, refrigerator, sink, 220v electrical circuitry, or utilities separately metered from the principal permitted residential use) and bathroom/bathing facilities within the space capable of being locked off shall create a presumption that the space is intended for use as a separate and independent *dwelling unit*.

> *Bedroom* means a room within a residential *dwelling unit* that was lawfully created and is currently lawfully recognized by the Town as a bedroom within the meaning of applicable building and safety codes and intended for overnight sleeping accommodations. Rooms deemed permitted for overnight sleeping accommodation are limited to rooms designed and intended for the primary purpose of overnight sleeping and which include an interior door, one or more closets, and one or more windows which provide egress in the event of emergency and which room and windows meet standards established by the applicable building and safety codes for a bedroom. Garages, kitchens, bathrooms, living rooms, dining rooms, lofts, hallways, family or media rooms, storage rooms, and rooms not heated by the structure's central heating system are deemed not to be bedrooms for purposes of this definition.

THE PROPOSAL IS TO ADD A BEDROOM, AND NOT A LOCK OFF UNIT.

Zoning district: R-1

Lot Size: ~ 49,000 sq. ft.
80,000 sq. ft. Required– Existing Non-Conforming

Lot Width: ~ 150'

100 ft. Required - Complies

Setbacks: The new deck is not clearly indicated on the site plan, and confusion about the location exists. Several overhead sheets show compliance, but unclear if that indicates the proposed deck layout or not. Requesting the applicant to indicate the extents of the deck.

Height: Complies with required height limitations.

Garage Stds: The proposed garage is ~398 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.

Parking Stds: Parking requirements will be met through the existing garage and exterior parking. No additional parking spaces are required for this project.

Architectural Design Guideline analysis -

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

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured incorrectly, but does not impact this project. New deck location is unclear.	PC

Article 5 Building Design Standards		
Article 5-20 Building Height	Height is not clearly indicated, but project does not propose increasing height.	Y
Article 5-60 Foundation	Foundation is not exposed, and unaltered	Y
Article 5-70 Roofs	Main roof design is a gable roof, un altered by project	Y
Article 5-80 Garages	Unaffected by addition.	Y
Article 5-90 Window and doors	Unaffected by addition.	Y
Article 5-100 Balconies and railings	Horizontal metal is indicated for new deck	Y
Article 5-110 Chimney and Roof Penetrations	Unaffected by addition.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is to match remaining structure.	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 398 Sqft	Y
Article 7-50 Driveways	Width indicated at 14'. Slopes are 3 and 4%. Recent permit to relocate the driveway is issued.	Y
Article 7-60 Parking Areas	Unaffected by addition.	Y

Article 7-100 Decks	Large deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated, new boulder wall indicated on site plan.	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

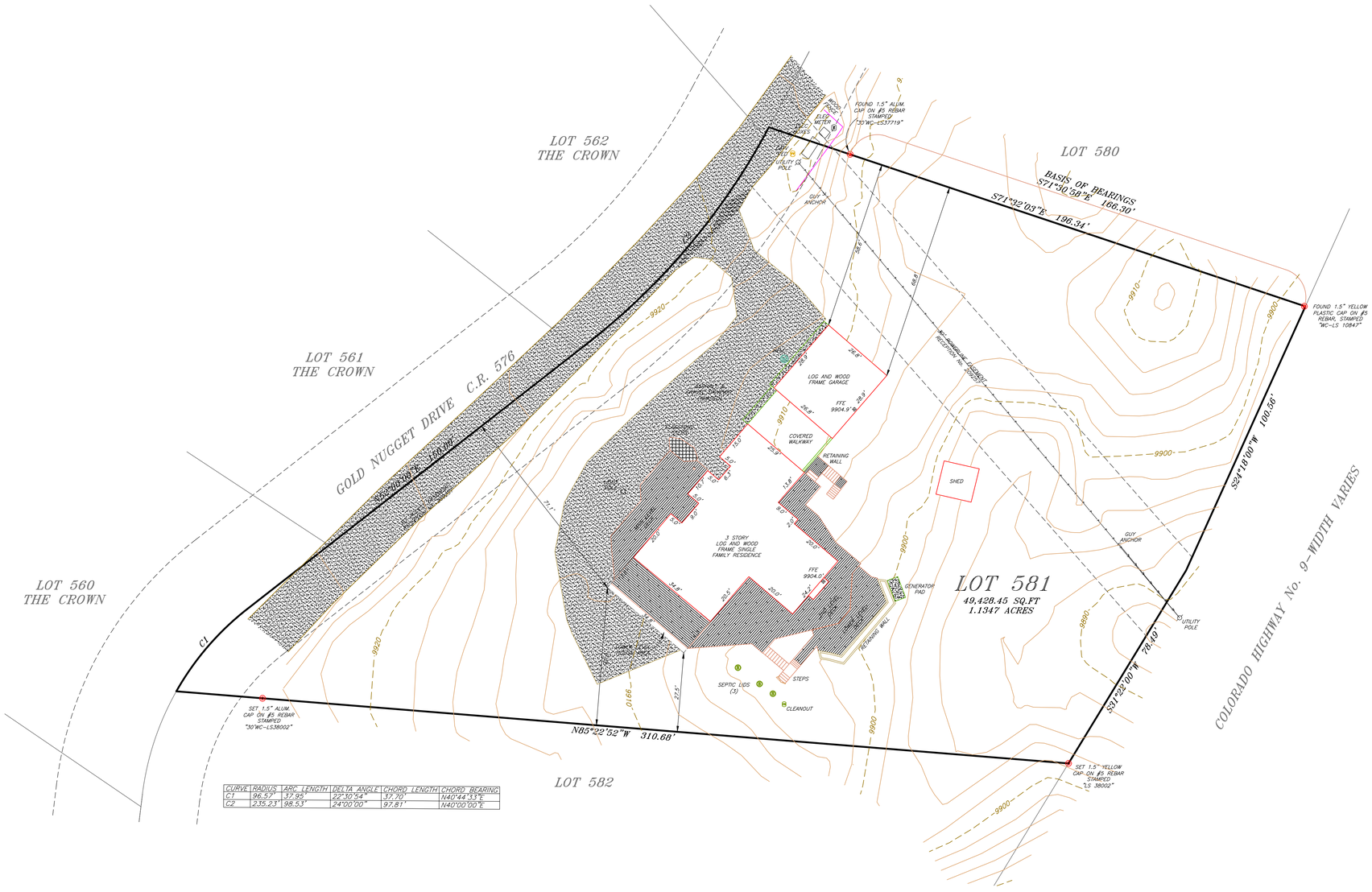
TOPOGRAPHIC SURVEY

LOT 581, THE GOLDEN CROWN

A SUBDIVISION OF A PART OF THE SE ¼ OF SECTION 7 TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6th P.M. SUMMIT COUNTY, COLORADO

0' 20' 40' 60'

SCALE 1" = 20'
CONTOUR INTERVAL = 2 FOOT



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	96.57'	37.95'	22°30'54"	37.70'	N40°44'53"E
C2	235.23'	98.53'	24°00'00"	97.81'	N40°00'00"E

SURVEYOR'S NOTES

1) FOR THE PROPERTY DESCRIPTION AND EASEMENTS OF RECORD BASELINE SURVEYS LLC RELIED ON TITLE COMPANY OF THE ROCKIES COMMITMENT NUMBER: 1019420–C DATED 12/31/2024, NO TITLE RESEARCH WAS PERFORMED BY BASELINE SURVEYS LLC.

2) THERE WAS 3–6 FEET OF SNOW ON THE PROPERTY AT THE TIME OF SURVEY, SOME IMPROVEMENTS MAY NOT BEEN LOCATED.

3) BASIS OF BEARINGS: ALONG THE NORTHEAST LINE OF LOT 581, BETWEEN A FOUND 1.5" PLASTIC CAP, STAMPED "LS 10847" AND A 1.5" ALUMINUM CAP, STAMPED 30"WC–LS37719" AS SHOWN WITH A BEARING OF S71°30'58"E 166.30 FEET.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS LOCATED IN THE COUNTY OF SUMMIT, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS:

LOT 581, THE GOLDEN CROWN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1980 AT RECEPTION NO. 209257.

SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, BEING A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT THE FEATURES SHOWN HEREON ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. DATED THIS 16th DAY OF JULY, 2025.

GEORGE CHRISTIAN MOODY, P.L.S.
COLORADO L.S. No. 38002
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

07–16–2025
38002
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO

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.

Baseline Surveys LLC
P.O.BOX 7578
13541 COLO. HWY #9
BRECKENRIDGE, CO 80424
(970) 453–7155

TOPOGRAPHIC SURVEY
LOT 581, THE GOLDEN CROWN
A SUBDIVISION OF A PART OF THE SE ¼ OF SECTION 7
TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6th P.M.
SUMMIT COUNTY, COLORADO

Date	Revisions		
		Date: 07/15/2025	Scale Horiz: 1" = 20'
		Drawn By: RDG	Checked By: NPO
		Job File: 4823	DWG File: 4823 TOPO

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	96.57'	37.95'	22°30'54"	37.70'	N40°44'33"E
C2	235.23'	98.53'	24°00'00"	97.81'	N40°00'00"E

1 / A1-1 PROPOSED SITE PLAN

SCALE: 1"=10'

NORTH / PLAN NORTH

ALLEN-GUERRA ARCHITECTURE
ARCHITECTURE
ALLEN-GUERRA ARCHITECTURE
78 B GRANITE STREET
PO BOX 5540
FRISCO COLORADO 80443
PH: 970 455 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

DAVIS A&A

LOT 581 GOLDEN CROWN SUB . 251 GOLD NUGGET DRIVE . CR (576) . BLUE RIVER . COLORADO

TITLE: PROPOSED SITE PLAN

COPYRIGHT AS AN UNPUBLISHED WORK. RE-USE OR REPRODUCTION PROHIBITED WITHOUT WRITTEN CONSENT OF ARCHITECT

ISSUE:	DATE:
REVIEW	25 FEB 2025
REVIEW	4 MAR 2025
REVIEW	18 MAR 2025
REVIEW	20 MAR 2025
REVIEW	4 JUN 2025
REVIEW	10 JUN 2025
PERMIT	26 JUN 2025
PERMIT	18 JULY 2025
REVIEW	19 SEP 2025
REVIEW	21 NOV 2025
PERMIT	6 FEB 2026

PROJECT #: 2567

A1.1

WRJ-26-72

THIS FORM MUST BE SUBMITTED WITHIN 60 DAYS OF COMPLETION OF THE WORK DESCRIBED HEREON. TYPE OR PRINT IN BLACK INK.

COLORADO DIVISION OF WATER RESOURCES

101 Columbine Bldg., 1845 Sherman St.
Denver, Colorado 80203

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER 53170

WELL OWNER Robert A. Theobald

ADDRESS breckenridge, Colo. 80424

DATE COMPLETED March 22, , 1972

NW ¼ of the SE ¼ of Sec. 7 ,

T. 7 S , R. 77 W , 6 P.M.

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	113	Fill	98 / 113

TOTAL DEPTH 113

Use additional pages necessary to complete log.

HOLE DIAMETER

7 in. from 0 to 113 ft.

_____ in. from _____ to _____ ft.

_____ in. from _____ to _____ ft.

CASING RECORD: Plain Casing

Size 7 & kind 20 # from 0 to 98 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 7 & kind 20# from 98 to 113 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material _____

Intervals _____

Placement Method _____

GRAVEL PACK: Size _____

Interval _____

TEST DATA

Date Tested March 22, , 19 72

Static Water Level Prior to Test _____ ft.

Type of Test Pump Baled

Length of Test _____

Sustained Yield (Metered) 1 gpm

Final Pumping Water Level 56

PUMP INSTALLATION REPORT

Pump Make Reda

Type Submersible

Powered by Electricty HP 1/2

Pump Serial No. NA

Motor Serial No. NA

Date Installed March 23, 1972

Pump Intake Depth

Remarks

WELL TEST DATA WITH PERMANENT PUMP

Date Tested

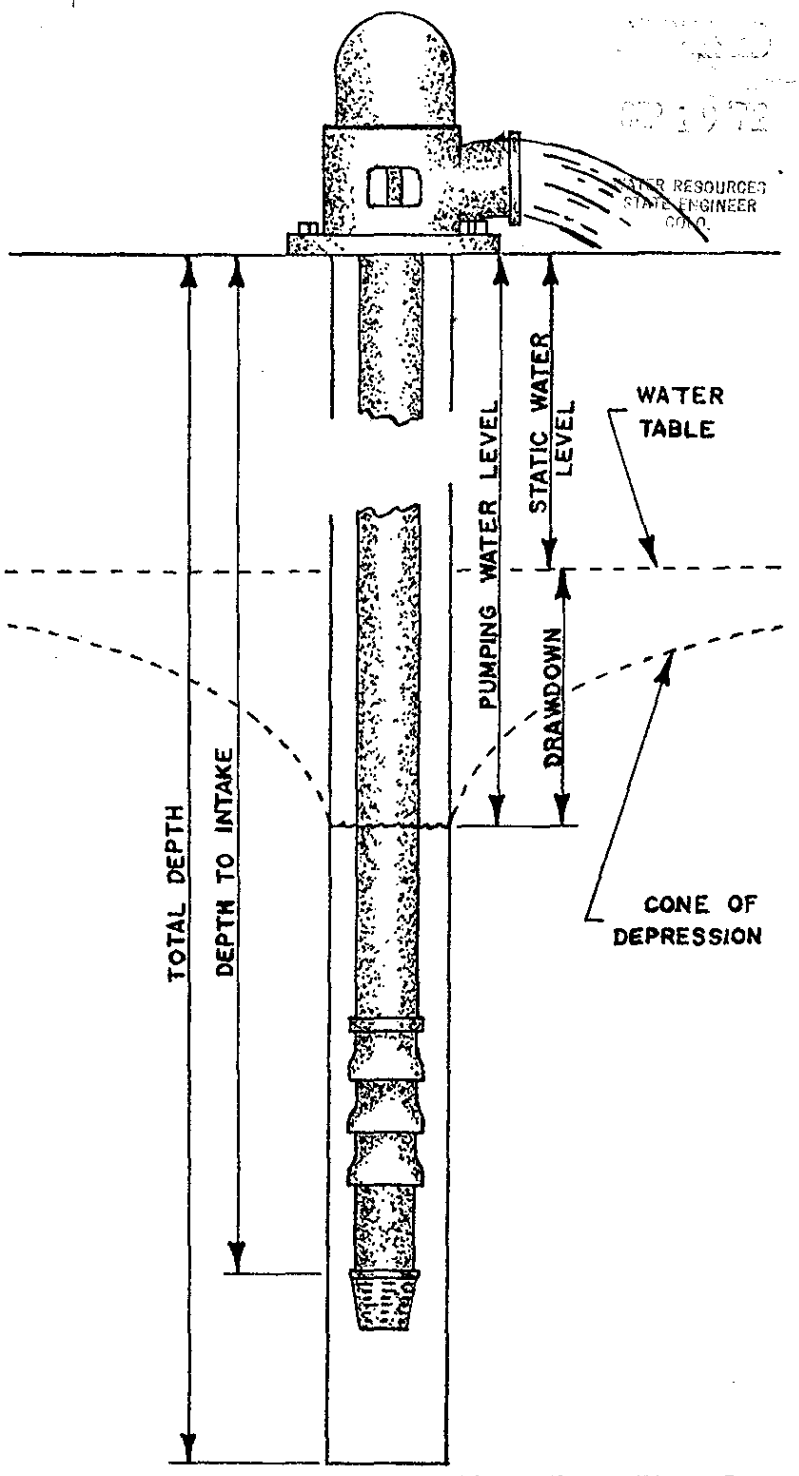
Static Water Level Prior to Test

Length of Test Hours

Sustained yield (Metered) 1 GPM

Pumping Water Level 56

Remarks



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature William L Shelton License No. 387

State of Colorado, County of Summit SS

Subscribed and sworn to before me this 18 day of September, 1972

My Commission expires: February 18, 1976.

Notary Public Shirley Ellen

FORM TO BE MADE OUT IN QUADRUPLICATE: WHITE FORM must be an original copy on both sides and signed. WHITE AND GREEN copies must be filed with the State Engineer. PINK COPY is for the Owner and YELLOW COPY is for the Driller.

WRJ-5-71

COLORADO DIVISION OF WATER RESOURCES
101 Columbine Bldg., 1845 Sherman Street, Denver, Colorado 80203

RECEIVED
MAR 7 '72
WATER RESOURCES STATE ENGINEER DENVER

TYPE OR PRINT IN BLACK INK. APPLICATION MUST BE COMPLETED BEFORE ACCEPTANCE.

APPLICATION FOR:
- [X] A PERMIT TO USE GROUND WATER
- [X] A PERMIT TO CONSTRUCT A WELL
- [ ] REPLACEMENT FOR NO. _____
- [X] A PERMIT TO INSTALL A PUMP
- [ ] OTHER _____

APPLICANT Lois G. Theobald
Robert A. Theobald

Street Address _____

City & State Breckenridge, Colorado

Telephone No. 453-2286

NAME OF AQUIFER GROUND WATER IS TO BE OBTAINED FROM: Bedrock

PROPOSED TOTAL DEPTH OF WELL 80 Ft.

ESTIMATED MAXIMUM PUMPING RATE 15 GPM

AVERAGE ANNUAL AMOUNT OF GROUND WATER TO BE APPROPRIATED 7 Acre-feet

ANTICIPATED GROUT PROGRAM

Material Cement

Intervals _____

Placement Method Gravel

PROPOSED CASING:

Plain 7 in. from 0 ft. to 30 ft.
_____ in. from _____ ft. to _____ ft.
Perf. 5 9/16 in. from 30 ft. to 80 ft.
_____ in. from _____ ft. to _____ ft.

Driller Golden Eagle Drilling No. 387

Address Box 475 Frisco, Colo. 80443

GROUND WATER TO BE USED FOR:
- [X] DOMESTIC (1)
- [ ] LIVESTOCK (2)
- [ ] MUNICIPAL (8)
- [ ] COMMERCIAL (4)
- [ ] INDUSTRIAL (5)
- [ ] IRRIGATION (6)
- [ ] OTHER _____

WELL LOCATION
COUNTY Summit

NW ¼ of the SE ¼ of Section 7

T. 7 S., R. 77 West, 6th P.M.

IN ADDITION TO THE ABOVE, THE WELL MUST BE LOCATED WITH REFERENCE TO GOVERNMENT SURVEY CORNERS, MONUMENTS OR SECTION LINES BY DISTANCE AND BEARING (DOMESTIC WELLS MAY BE LOCATED BY LOT, BLOCK, & SUBDIVISION.)

1,100 ft. from South (North or South) section line
1,200 ft. from East (East or West) section line

LOT _____ BLOCK _____ FILING # _____

SUBDIVISION Crown Subdivision
Blue River Estates
Town of Blue River

Ground Water Basin _____

Water Mgmnt. Dist. _____

Anticipated drilling date March 19 72

Owner of land on which well is located: Same

Other water rights on this land _____

Robert A. Theobald
Signature of Applicant

IF WELL IS USED FOR IRRIGATION, BACK SIDE OF THIS APPLICATION MUST BE COMPLETED. 7/608

FOR OFFICE USE ONLY

CONDITIONS OF APPROVAL

APPLICATION APPROVED: VALID FOR ONE (1) YEAR AFTER DATE ISSUED UNLESS EXTENDED FOR GOOD CAUSE SHOWN TO THE ISSUING AGENCY.

PERMIT NO. 53170

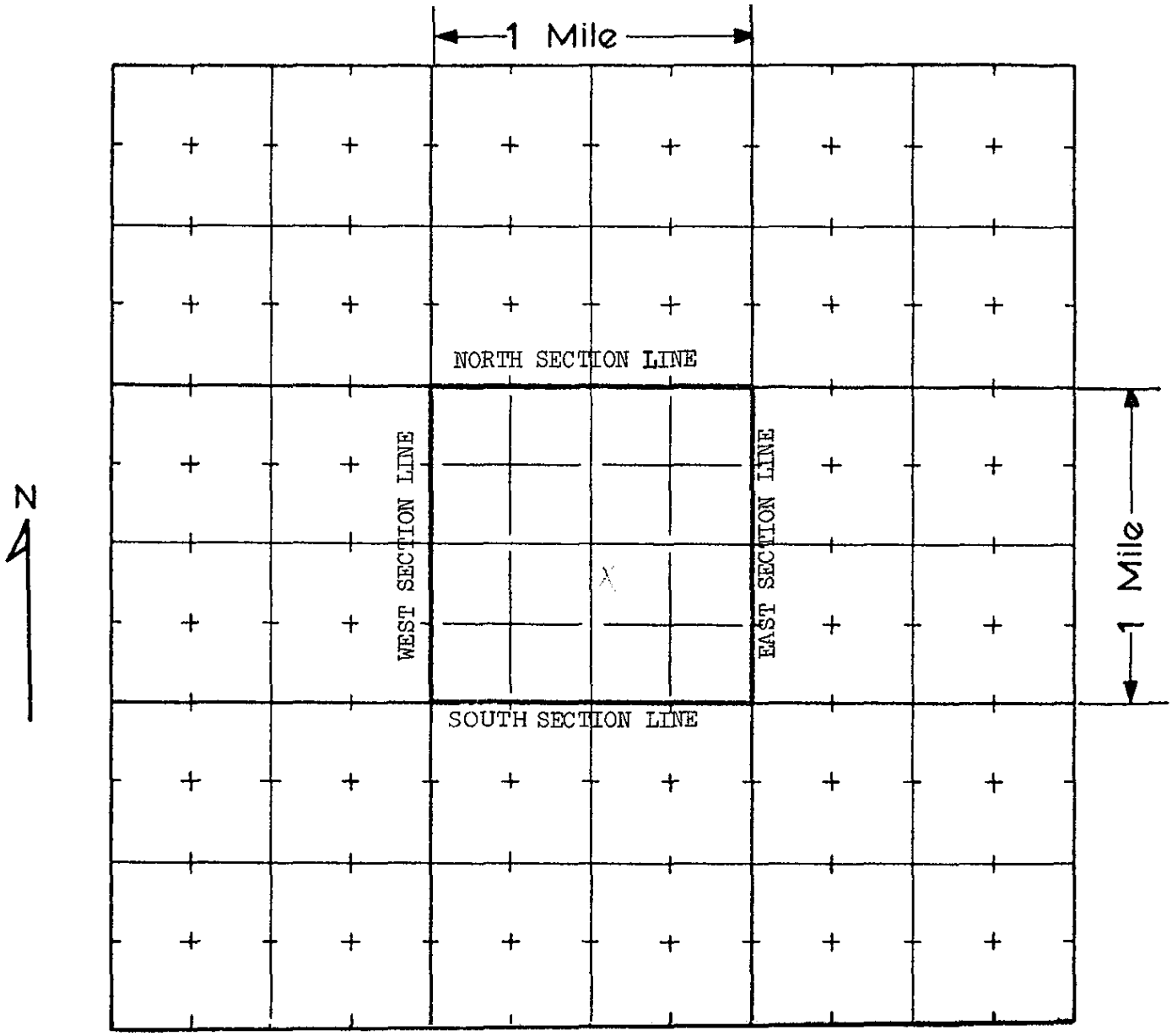
DATE ISSUED MAR 15 1972

STATE ENGINEER

BY Dorlan W. Eskew

THE LOCATION OF THE PROPOSED WELL MUST BE SHOWN AND THE AREA TO BE IRRIGATED MUST BE SHADED OR CROSS-HATCHED ON THE DIAGRAM BELOW

This diagram represents nine (9) sections. Use the CENTER SQUARE (one section) to indicate the location of the well, if possible.



THE SCALE OF THE DIAGRAM IS TWO INCHES EQUALS ONE-MILE

Owner of irrigated land _____ Number of acres to be irrigated _____

Legal description of irrigated land _____

WATER EQUIVALENTS TABLE (Rounded Figures)

An acre-foot covers 1 acre of land 1 foot deep.
1 cubic foot per second (cfs) .... 449 gallons per minute
1 acre-foot .... 43,560 cubic feet .... 325,900 gallons.
1,000 gpm pumped continuously for one day produces 4.42 acre-feet.
100 gpm pumped continuously for one year produces 160 acre-feet.

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: February 19, 2026

RE: Planning/Zoning/Architectural Guidelines review – 0015 Wilderness

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

Zoning Regulation analysis –

Proposal:	A new single-family residence with an attached garage. The proposed 2 story, 4 bedroom, 4 bath home, includes 2400 s.f. of living space and an attached 600 s.f., 2 vehicle garage for a combined 3000 square feet.
Zoning district:	R-1
Lot Size:	~ 13,389 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 159' 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 26'3"
Garage Stds:	The proposed garage is ~600 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

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

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured from the actual road location, significantly reducing buildable area on this lot.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 26’	Y
Article 5-60 Foundation	Foundation covering is unclear, as exposed concrete is indicated on one of the elevations, but stone base is indicated on the color board.	Y
Article 5-70 Roofs	Main roof design is a gable roof with a slope of 6:12	Y
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are large for the home proportions	PC
Article 5-100	Horizontal wire is indicated	Y

Balconies and railings		
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan. Appears to be a sidewall vent.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is horizontal lap.	Y
Article 6-30 Colors	Colors are provided and show general compliance. Very dark color patterns.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 600 Sqft	Y
Article 7-50 Driveways	Width indicated at 16'. Slopes are minimal	Y
Article 7-60 Parking Areas	Parking comprises of 2 interior spaces and one exterior space.	Y
Article 7-100 Decks	Large covered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	None indicated, however there is a patio that is into the setbacks, where a hot tub would not be permitted.	Y
Article 7-140 Fences	None indicated	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated on the elevations, but specifications are not provided.	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Small section located on property, very close to construction, disturbance plan will be required.	Y

Town Manager

From: Town Manager
Sent: Friday, March 20, 2026 6:00 PM
To: Lou Fishman; Robert Dickson
Cc: kyleparag@caa.inc
Subject: 15 Wilderness Drive Variance Application - Initial Review

Hi Lou and Robbie,

I have reviewed the submitted variance documentation from the CitizenServe portal. I will support the variance request specified within the narrative and revised site plan as it satisfies the requirements in Section 16-7-50 of the Land Use Code "Criteria for Approval."

The variance application will be forwarded to the Planning Commission for administrative review at the April 7th meeting.

Have a great weekend,

Chad Hull, MPA
Town of Blue River
Town Manager
manager@townofblueriver.org
970-771-9001
www.townofblueriver.colorado.gov

CONFIDENTIALITY NOTICE- OFFICIAL GOVERNMENT BUSINESS:
This communication and its attachments may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Do not assume that the information or opinions expressed in this message reflect or represent the sender's agency or employer. None of the information contained in this message shall be forwarded to, or reviewed by, the public or media outlets without express consent from the sender.

15 Wilderness Residence

LEGAL DESCRIPTION

Lot 230, Wilderness Subdivision, Blue River Estates, Town of Blue River, Summit County, Colorado

AREA MATRIX

	FINISHED / LIVABLE	GARAGE / MECH.	TOTAL
LOWER	984 SF	600 SF	1584 SF
UPPER	1416 SF	0 SF	1416 SF
TOTAL	2400 SF	600 SF	3000 SF

FOUNDATION FOOTPRINT:	1584 SF
ROOF AREA:	1791 SF
PORCH AREA:	108 SF
DECK AREA:	240 SF
PATIO AREA:	128 SF
PAVING / DRIVEWAY AREA:	1078 SF
SNOWSTACK AREA:	708 SF

HEIGHT INDEX

GARAGE LEVEL:	99'-6"=U.S.G.S. 10,029.0'
LOWER LEVEL:	100'-0"=U.S.G.S. 10,029.5'
UPPER LEVEL:	110'-2"=U.S.G.S. 10,039.67'
HIGHEST RIDGE:	126'-1 3/8"=U.S.G.S. 10,055.61'

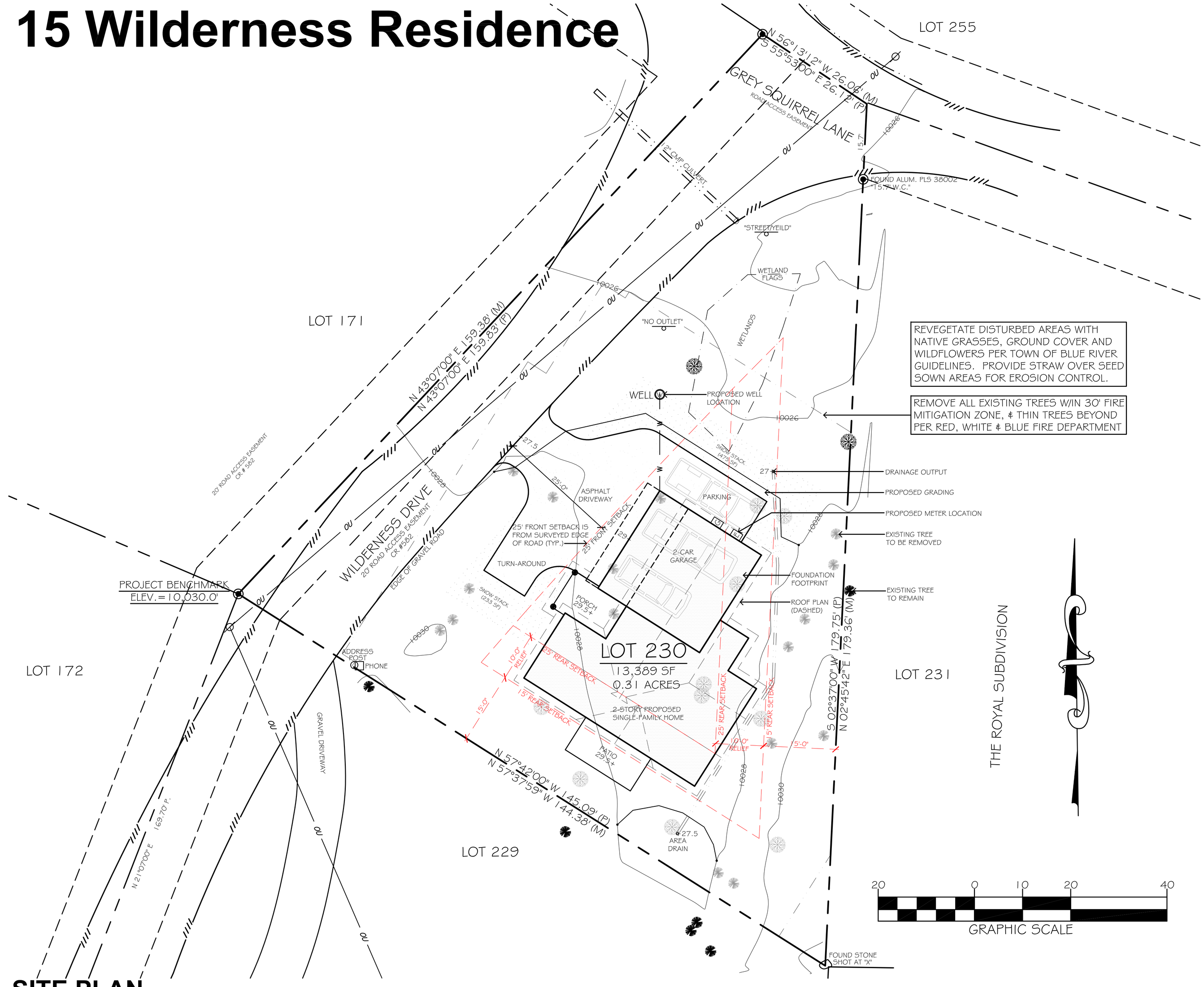
PROJECT TEAM

OWNER 15 Wilderness Dr LLC Lou Fishman lou@lbbmanage.com	ARCHITECT EQUINOX Architecture LLC P.O. Box 6217 Breckenridge, CO 80424 (970) 453-9619 robbie@equinoxarchitecture.com
GENERAL CONTRACTOR FCS Inc. Lou Fishman lou@lbbmanage.com	STRUCTURAL ENGINEER Sundquist Design Group P.O. Box 676 Conifer, CO 80433 (303) 838-2222 joe@sundquistdesign.com
SURVEYOR Range West, Inc. P.O. Box 589 Silverthorne, CO 80498 (970) 468-6281	SOILS ENGINEER 285 Engineering P.O. Box 1048 Conifer, CO 80433 (719) 839-1382 jennifer@285engineering.com

SURVEY LEGEND

◉	FOUND REBAR & ALUMINUM CAP (PLS #38002)
●	FOUND #4 REBAR
(M)	MEASURED COURSE
(P)	PLATTED COURSE
□	UTILITY PEDESTAL
⬭	FOUND 12"x12"x12" STONE MONUMENT
⊘	SEWER CLEANOUTS / VENTS (4"Ø PVC)
Ⓦ	WELL
∅	UTILITY POLE
—OU—	OVERHEAD UTILITY LINES
8"	PINE TREE W/ TRUNK DIAMETER
8"	SPRUCE TREE W/ TRUNK DIAMETER

RANGE WEST PROJECT #18734
DATE OF FIELD SURVEY: 10/2/2025
CONTOUR INTERVAL=2 FEET



REVEGETATE DISTURBED AREAS WITH NATIVE GRASSES, GROUND COVER AND WILDFLOWERS PER TOWN OF BLUE RIVER GUIDELINES. PROVIDE STRAW OVER SEED SOWN AREAS FOR EROSION CONTROL.

REMOVE ALL EXISTING TREES W/IN 30' FIRE MITIGATION ZONE, & THIN TREES BEYOND PER RED, WHITE & BLUE FIRE DEPARTMENT

SITE PLAN

1"=10'-0"

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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job #	19025
date	3/12/26
drawn by	RKD
checked by	RKD

Variance Application

sheet
A1
of 6

Equinox Architecture LLC
P.O. Box 6217
Breckenridge, CO 80424
robbie@equinoxarchitecture.com

March 12, 2026

Variance Application

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates

Standard / Provision:

The Variance Application herein is for relief from the Setbacks listed in the "Zone District Standards" listed in Sec. 16A-4-60 for Zoning R-1. Specifically, we request that the East & South property lines of Lot 230 be granted 10' of relief such that these "Rear Yard Setbacks" are 15' instead of 25'. Lot 230 is a corner lot that is bounded by Gray Squirrel Lane on the North property line, & Wilderness Drive on the West property line. We expect / assume that 25' Front Yard Setbacks will be enforced for the West & East property lines as they have frontage to Wilderness Drive & Gray Squirrel Lane.

Reason:

The reason for Variance Application is that imposing 25' Rear Yard Setbacks on either or both of the East & South property lines would render Lot 230 unbuildable. Lot 230 does not meet the minimum lot size listed in in the "Zone District Standards" listed in Sec. 16A-4-60, & would be considered non-conforming, which is a hardship created by the developer of the Wilderness Subdivision. Typically, lots have 25' Setbacks for the Front & Rear Yards, as well as 15' Side Yard Setbacks. It would be unfair to impose 25' Setbacks for all 4 sides of a corner lot such as Lot 230. The Typical R-1 Zone District Standards create a hardship for corner lots in general, & Lot 230 specifically.

Granting this requested variance, & allowing 15' Rear Yard Setbacks for the East & South property lines will not be materially detrimental to the general public or the Owners of Lots 229 & 231. For those lots, the common property lines are considered Side Yards for Lots 231 & 229, & Lot 230 should be granted that same setback measurement.

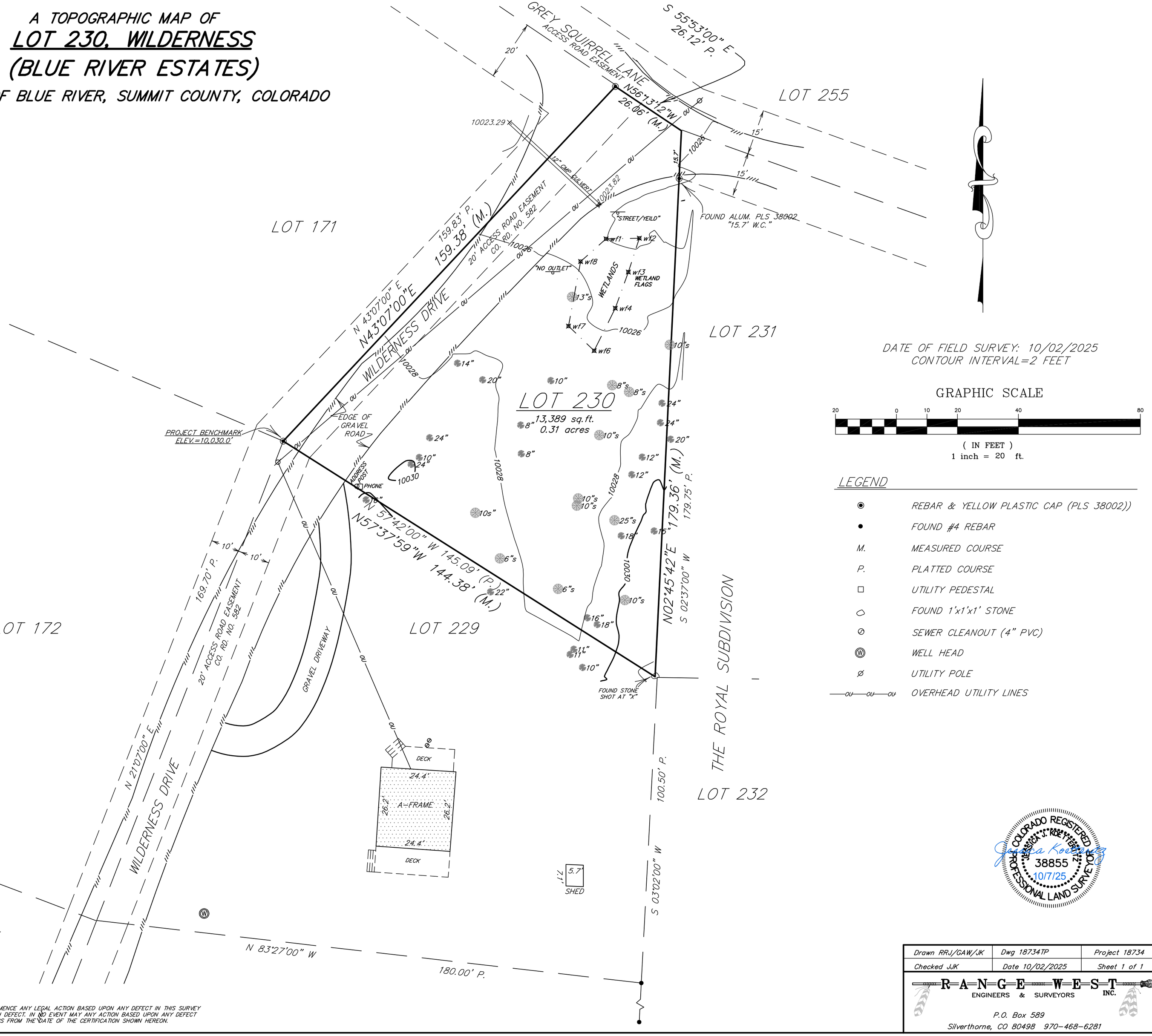
Extent:

As mentioned above, the applicant (us) is requesting that the East & South property lines be granted 10' of relief from 25' of setback to have 15' of setback for these 2 "Rear Yards.

Precedent:

There is a long-standing & well-established precedent for having 15' Rear Yard Setbacks for the opposite, other 2 property lines of corner lots, while 25' Front Yard Setbacks are imposed along the roads. For corner lots in the past, the property lines that are opposite the Frontage have been considered Side Yards, rather Rear Yards. At the May 6, 2025 P & Z meeting, the design for 61 Twilight Trail was approved with no comment. 61 Twilight Trail is a corner lot. That design (Lot 489, Lakeshore Subdivision) shows 25' Front Yard Setbacks around the West & South property lines, & 15' Side Yard Setbacks along the North & East property lines. The Renovation / Addition design for that property was approved with the setbacks as shown, without any discussion, concern, or request for revision.

A TOPOGRAPHIC MAP OF
LOT 230, WILDERNESS
(BLUE RIVER ESTATES)
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 10/02/2025
CONTOUR INTERVAL=2 FEET

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

◉	REBAR & YELLOW PLASTIC CAP (PLS 38002))
•	FOUND #4 REBAR
M.	MEASURED COURSE
P.	PLATTED COURSE
□	UTILITY PEDESTAL
⬡	FOUND 1'x1'x1' STONE
⊘	SEWER CLEANOUT (4" PVC)
Ⓦ	WELL HEAD
⌀	UTILITY POLE
—OU—OU—OU—	OVERHEAD UTILITY LINES

COLORADO REGISTERED
JESSICA J. KOEHLER
38855
10/7/25
PROFESSIONAL LAND SURVEYOR

Drawn RRJ/GAW/JK	Dwg 18734TP	Project 18734
Checked JJK	Date 10/02/2025	Sheet 1 of 1

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

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

WETLAND DELINEATION REPORT FOR:

Lot 230, Wilderness Subdivision
15 Wilderness Drive, Blue River, CO 80424
Summit County, CO

Prepared For:

Jason K. Smith
42 Wilderness Drive
Blue River, CO 80424

Prepared By:

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

07/13/2025 – Revised 08/05/2025

Project No. 2025154

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Appendix A - Wetland Data Forms
Wetland Survey

WETLAND DELINEATION REPORT

WETLAND DELINEATION SUMMARY

On May 22, 2025, a site visit was performed 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 wetland locations were documented using 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 there are no NWI mapped wetlands on the project site.

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 for the purpose of future development. 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 visit wetland flagging was placed along the edge of the wetland areas. Flagging was placed around a wetland pocket located on the northern portion of the lot.

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 within the *1987 Corps of Engineers Wetland Delineation Manual* and within 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 5 to 30-foot radius at each location. Plants were identified using various published materials and were ranked using the *National Wetlands Plant List* (USACE, 2020).

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 in Section 19, Township 7 South, Range 77 West, in Summit County, Colorado. The subject site lies at latitude 39.429486 and longitude -106.042186 with an approximate elevation of 10,030 feet. Blue River and its associated riparian area is located west of the subject site, and Pennsylvania Creek is located northeast of the subject site.

Wetland/Upland Summary

Based on information obtained during the site visit it was determined that wetlands and/or aquatic resources exist on the lot and are generally found along the northern corner of the lot. 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 boundaries were marked with pink delineation flagging. The wetland flagging was subsequently located by an independent surveyor. A survey, provided by Baseline Surveys, LLC. is attached in this document.

Hydrology

Hydrology indicators were encountered in the testing locations within the wetland areas. Hydrology is generally derived from surface water, shallow groundwater, and precipitation. Changes to the overall hydrology in the area have changed the overall drainage patterns. Hydrology in the wetland pocket may not be present in all years, and the wetland appears to be in decline. Hydrology was not encountered in the upland areas on the site, though it is likely to be present at certain times of the year. 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 or other wetland parameters were missing. Following is a partial list of plant species that were encountered at or near the wetland boundaries. See attached data forms for the complete list of plant species observed. The plants are ranked according to the 2020 National Wetland Plant List (USACOE, 2020). The scientific plant name and rating are included in the list below.

Hydrophytic Species

- Salix monitcola – OBL
- Mertensia Ciliata – FACW
- Dasiphora fruticose - FAC
- Lonicera involucrata -FAC
- Potentilla Gracilis – FAC

* = 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 fine sandy loam. Refusal was often present at a cobble and boulder matrix.

Hydric soils were encountered within the wetlands. The hydric soils generally consisted of saturated soils with low chroma and value and high organic content. See attached data forms for more specific information regarding soil types. According to NRCS soils map, soil data was not available for the property location.

Gravel/Road base material was present on top of the hydric soils present in portions of the wetland pocket. The road building material appears to have been placed in the wetland pocket as part of the routine snow removal along Wilderness Drive and Grey Squirrel Lane.

Figure 2 - Web Soil Survey Mapping

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). 2020. *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

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region
See ERDC/EL TR-10-3; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 15 Wilderness Drive, Blue River | City/County: Blue River/Summit County | Sampling Date: 2025-05-22
Applicant/Owner: Jason K. Smith | State: CO | Sampling Point: Wetland A
Investigator(s): Jennifer Migliorato | Section, Township, Range: 19, T7S, R77W
Landform (hillside, terrace, etc.): Dip | Local relief (concave, convex, none): Concave | Slope (%): 0-2
Subregion (LRR/MLRA): LRR E, MLRA 48A | Lat: 39.429486 | Long: 106.042186 | Datum: WGS84
Soil Map Unit Name: No Data | 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 ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ 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 ____	**Is the Sampled Area within a Wetland?** Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Salix monticola	70	Y	OBL
2. Dasiphora fruticosa	5	N	FAC
3. Lonicera involucrata	5	N	FAC
4.			
5.			
	80.0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Mertensia ciliata	15	Y	FACW
2. Potentilla gracilis	5	Y	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	20.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	70	x 1 =	70
FACW species	15	x 2 =	30
FAC species	15	x 3 =	45
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		145.00 (B)

Prevalence Index = B/A = 1.45

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 ____

Remarks:

ENG FORM 6116-9, SEP 2024 — Western Mountains, Valleys, and Coast – Version 2.0

SOIL

Sampling Point: Wetland 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
-	10YR 2/2	100					FSL	

[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)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ 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) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Cobble/Boulder Matrix

Depth (inches): 14

Hydric Soil Present? Yes ✓ No ___

Remarks:

Hydric soils present within wetland boundary. Portions of the wetland pocket have been disturbed by gravel/roadbase fill from the existing maintenance for Wilderness Drive and Grey Squirrel Lane. Fill placement is likely the result of snow removal activities.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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 on 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): 4	**Wetland Hydrology Present?**	Yes ✓ No ___

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

Remarks:

Hydrology patterns have been interupted by surrounding development. Sufficient hydrology may not be present in all years.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Western Mountains, Valleys, and Coast Region
See ERDC/EL TR-10-3; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: 15 Wilderness Drive, Blue River | City/County: Blue River/Summit County | Sampling Date: 2025-05-22
Applicant/Owner: Jason K. Smith | State: CO | Sampling Point: Upland B
Investigator(s): Jennifer D. Migliorato | Section, Township, Range: 19, T7S, R77W
Landform (hillside, terrace, etc.): Dip | Local relief (concave, convex, none): Concave | Slope (%): 0-2
Subregion (LRR/MLRA): LLR E, MLRA 48A | Lat: 39.426486 | Long: 106.042186 | Datum: WGS84
Soil Map Unit Name: No Data | 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 ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ 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 ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Abies lasiocarpa	10	Y	FACU
2. Picea engelmannii	10	Y	FAC
3.			
4.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Dasiphora fruticosa	5	Y	FAC
2. Lonicera involucrata	5	Y	FAC
3.			
4.			
5.			
	10.0 =Total Cover		
Herb Stratum (Plot size: 5' radius)			
1. Fragaria virginiana	25	Y	FACU
2. Taraxacum officinale	15	Y	FACU
3. Chamaenerion angustifolium	5	N	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	45.0 =Total Cover		
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0 =Total Cover		
% Bare Ground in Herb Stratum ____			

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 6 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 50.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	55	x 4 =	220
UPL species	0	x 5 =	0
Column Totals:	75 (A)		280.00 (B)

Prevalence Index = B/A = 3.73

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 ✓

Remarks:
Facultative species found within wetland areas and upland areas.

SOIL

Sampling Point: Upland 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
-	10YR 3/2						FSL	

[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)
- ___ 1 cm Muck (A9) **(LRR D, G)**
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)**
- ___ 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) **(LRR A, E)**
- ___ Iron-Manganese Masses (F12) **(LRR D)**
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Cobble/Boulder Matrix

Depth (inches): 10

Hydric Soil Present? Yes ___ No ✓

Remarks:
Hydric soil indicators not present within upland areas.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is 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 on 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 ✓

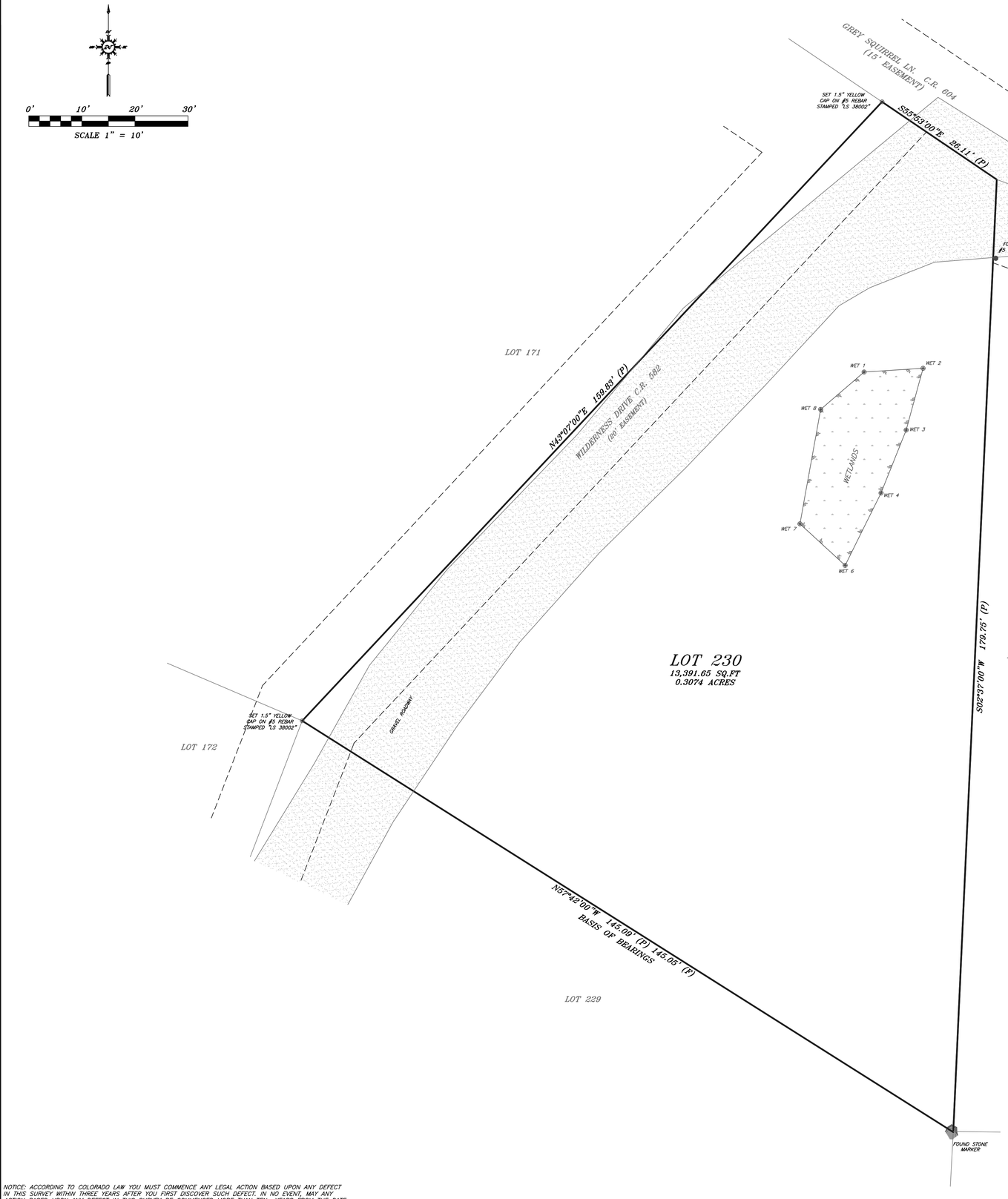
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Hydrology indicators not present

ENG FORM 6116-9, SEP 2024 Western Mountains, Valleys, and Coast – Version 2.0

LAND SURVEY PLAT

LOT 230
WILDERNESS SUBDIVISION
LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH
RANGE 77 WEST OF THE 6th P.M.
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



SURVEYOR'S NOTES

1) FOR THE PROPERTY DESCRIPTION AND EASEMENTS OF RECORD BASELINE SURVEYS LLC RELIED ON THE RECORDED PLAT OF BLUE RIVER ESTATES–WILDERNESS SUBDIVISION RECORDED UNDER RECEPTION No. 92845. NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF SURVEY ANDNO TITLE RESEARCH WAS PERFORMED BY BASELINE SURVEYS LLC.

2) BASIS OF BEARINGS: ALONG THE SOUTHERLY LINE OF LOT 230 BETWEEN TWO MONUMENTS AS SHOWN WITH A BEARING OF N57°42'00"W, 145.05 FEET.

SURVEYOR'S CERTIFICATE

I, GEORGE CHRISTIAN MOODY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME AND UNDER MY SUPERVISION FROM A SURVEY MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE. DATED THIS 18TH DAY OF JUNE, 2025.

06-18-2025

GEORGE CHRISTIAN MOODY, P.L.S.
COLORADO P.L.S. No. 38002
FOR AND ON BEHALF OF BASELINE SURVEYS, LLC

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS_____DAY OF_____, 2025, AT_____, IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEPTION NO._____

_____
COUNTY SURVEYOR, COUNTY OF SUMMIT

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.

Baseline Surveys LLC
P.O.BOX 7578
13541 COLO. HWY #9
BRECKENRIDGE, CO 80424
(970) 453-7155

LAND SURVEY PLAT
LOT 230
WILDERNESS SUBDIVISION
LOCATED IN SECTION 19, TOWNSHIP 7 SOUTH
RANGE 77 WEST OF THE 6th P.M.
TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO

Date	Revisions		
		Date: 06/18/25	Scale Horiz: 1" = 10'
		Drawn By: RDG	Checked By: NPO
		Job File: 4801	DWG File: 4801 LSP

15 Wilderness Residence

LEGAL DESCRIPTION

Lot 230, Wilderness Subdivision, Blue River Estates, Town of Blue River, Summit County, Colorado

AREA MATRIX

	FINISHED / LIVABLE	GARAGE / MECH.	TOTAL
LOWER	984 SF	600 SF	1584 SF
UPPER	1416 SF	0 SF	1416 SF
TOTAL	2400 SF	600 SF	3000 SF

FOUNDATION FOOTPRINT:	1584 SF
ROOF AREA:	1791 SF
PORCH AREA:	108 SF
DECK AREA:	240 SF
PATIO AREA:	128 SF
PAVING / DRIVEWAY AREA:	1078 SF
SNOWSTACK AREA:	708 SF

HEIGHT INDEX

GARAGE LEVEL:	99'-6"=U.S.G.S. 10,029.0'
LOWER LEVEL:	100'-0"=U.S.G.S. 10,029.5'
UPPER LEVEL:	110'-2"=U.S.G.S. 10,039.67'
HIGHEST RIDGE:	126'-1 3/8"=U.S.G.S. 10,055.61'

PROJECT TEAM

OWNER
15 Wilderness Dr LLC
Lou Fishman
lou@ibbmanage.com

ARCHITECT
EQUINOX Architecture LLC
P.O. Box 6217
Breckenridge, CO 80424
(970) 453-9619
robbie@equinoxarchitecture.com

GENERAL CONTRACTOR
FCS Inc.
Lou Fishman
lou@ibbmanage.com

STRUCTURAL ENGINEER
Sundquist Design Group
P.O. Box 676
Conifer, CO 80433
(303) 838-2222
joe@sundquistdesign.com

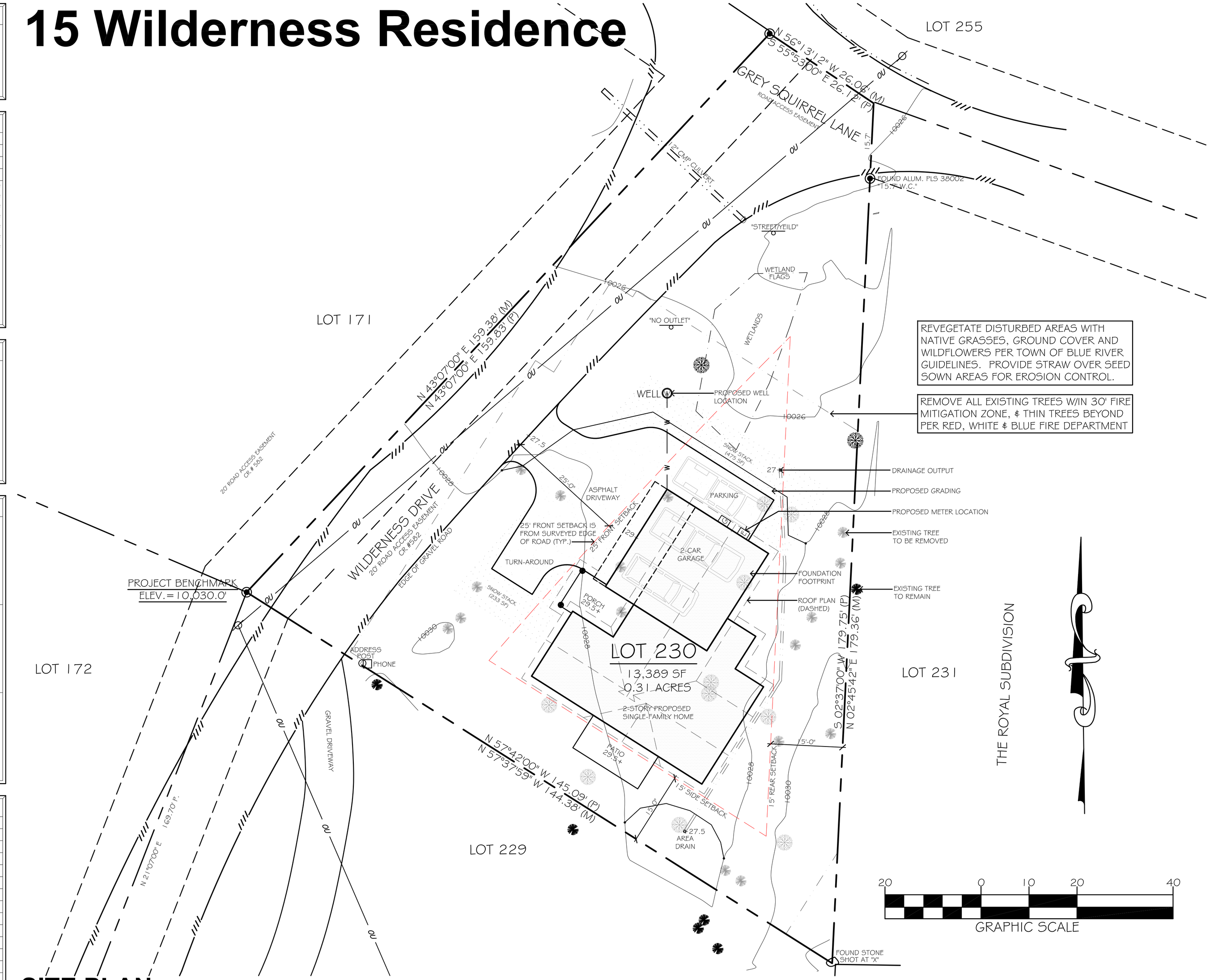
SURVEYOR
Range West, Inc.
P.O. Box 589
Silverthorne, CO 80498
(970) 468-6281

SOILS ENGINEER
285 Engineering
P.O. Box 1048
Conifer, CO 80433
(719) 839-1382
jennifer@285engineering.com

SURVEY LEGEND

◉	FOUND REBAR & ALUMINUM CAP (PLS #38002)
●	FOUND #4 REBAR
(M)	MEASURED COURSE
(P)	PLATTED COURSE
□	UTILITY PEDESTAL
⬭	FOUND 12"x12"x12" STONE MONUMENT
⊘	SEWER CLEANOUTS / VENTS (4"Ø PVC)
Ⓦ	WELL
⌀	UTILITY POLE
—OU—	OVERHEAD UTILITY LINES
8"	PINE TREE W/ TRUNK DIAMETER
8"	SPRUCE TREE W/ TRUNK DIAMETER

RANGE WEST PROJECT #18734
DATE OF FIELD SURVEY: 10/2/2025
CONTOUR INTERVAL=2 FEET



SITE PLAN

1"=10'-0"

15 Wilderness Residence
15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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970.453.9619 (phone & fax)
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GENERAL NOTES

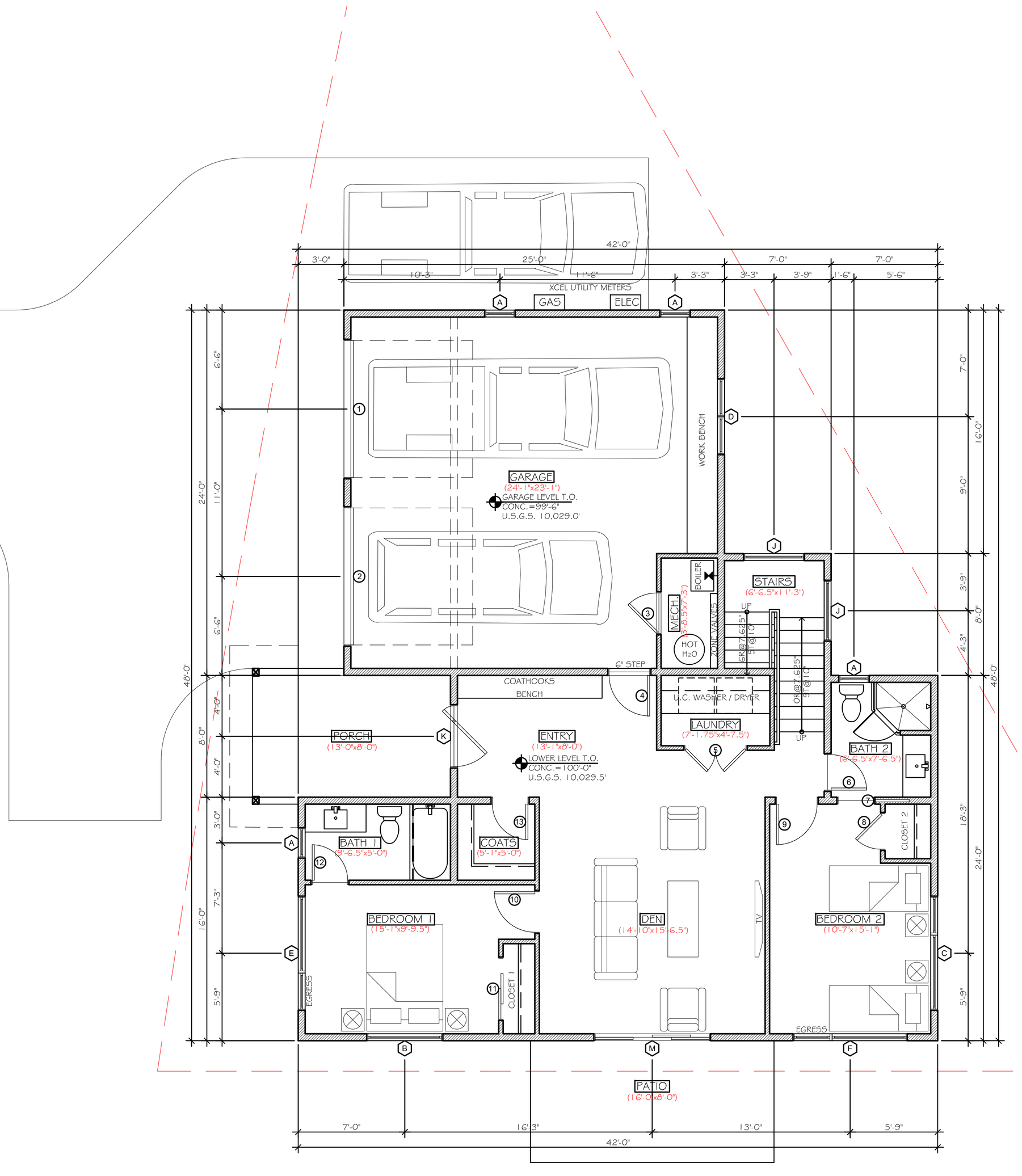
1. The set of drawings contained within constitutes a "Builder's Set" only. The Contractor shall be responsible for all existing conditions, project coordination, finishes and detailing to complete the project per "Construction Industry Standards"
2. These drawings are an instrument of service and are the exclusive property of EQUINOX Architecture LLC. They may not be duplicated, disclosed, or reproduced without the expressed written consent of EQUINOX Architecture LLC.
3. Due to the complexity of the Design and Construction process, omissions and discrepancies may arise. Notify the Architect immediately to resolve any issues prior to any construction. Failure to do so shall relieve the Architect from any and all consequences.
4. Changes from the plans made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility of any and all consequences resulting from such changes.
5. All construction and construction methods shall be in compliance of all applicable codes in force at the time of construction. This project is designed in accordance with the 2018 IRC as amended and adopted by the Town of Blue River Building Department.
6. Contractor shall follow all Blue River construction guidelines.
7. Due to harsh winter conditions, roof and deck surfaces must be maintained relatively free of ice and snow in order to mitigate any possible problems with these surfaces.
8. All dimensions are to face of wood or concrete, verify all dimensions shown on plans prior to construction start (do not scale drawings) and notify Architect of any discrepancies.
9. Floor elevations are given to top of concrete slabs and / or plywood floor decks.
10. Square footage calculations are for code purposes only and should be recalculated for any other purpose.
11. See floor plans for stair rise and run dimensions.
12. All exterior walls are 2x6 frame construction. Interior walls are 2x4 and 2x6 frame construction, and all plumbing walls are 2x6 frame construction, unless noted otherwise.
13. All interior walls and ceilings are to have 5/8" type 'X' gypsum board, unless noted otherwise. Provide 5/8" moisture resistant gypsum board at walls and ceilings in moisture prone areas such as bathrooms and laundry room. Texture for all drywall areas to be selected or approved by Owner.

DOOR SCHEDULE

#	SIZE	TYPE	MATER.	COMMENTS
1	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED W/ LIGHTS & SIDING PER ELEVATIONS
2	9'-0"x8'-0"	OVERHEAD	FIBERGLASS	INSULATED W/ LIGHTS & SIDING PER ELEVATIONS
3	2'-8"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
4	2'-8"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL, 20 MIN. RATED, THRESHOLD
5	4'-0"x7'-0"	DBL. SWING	WOOD	SOLID CORE, 4-PANEL
6	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
7	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
8	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL
9	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
10	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
11	4'-0"x7'-0"	DBL. BI-PASS	WOOD	SOLID CORE, 4-PANEL
12	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
13	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
14	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
15	2'-4"x7'-0"	POCKET	WOOD	SOLID CORE, 2-PANEL, PRIVACY
16	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
17	2'-0"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
18	4'-0"x7'-0"	DBL. BI-PASS	WOOD	SOLID CORE, 4-PANEL
19	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
20	2'-4"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY
21	2'-4"x7'-0"	SWING (L.H.)	WOOD	SOLID CORE, 4-PANEL
22	2'-8"x7'-0"	SWING (R.H.)	WOOD	SOLID CORE, 2-PANEL, PRIVACY

DOOR NOTES

1. See floor plans for door locations and swings.
2. Doors and jambs to be fire rated where required by code. Fire Rated doors to be tight fitting solid core, 20-minute rated with threshold.
3. Contractor to confirm all rough openings, swings, and jamb widths prior to ordering.
4. All doors are to be solid core construction (1-3/4" thickness) with knotty alder, unless noted otherwise.
5. Locate doors 4 1/2" from nearest perpendicular wall or centered in wall unless noted or drawn otherwise.
6. Provide track, opener mechanism & remotes for over-head garage doors.
7. Door symbols on plans are noted as (11).



LOWER LEVEL PLAN

1/4"=1'-0"

LIVABLE: 984 SF
GARAGE: 600 SF

NORTH

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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INSULATION NOTES

PROVIDE MINIMUM INSULATION FOR ASSEMBLIES PER 2018 IECC AS ADOPTED BY THE TOWN OF BLUE RIVER BUILDING DEPARTMENT AS FOLLOWS:

1) Exterior walls: R-23 Cavity + R-3 Exterior
2) Exterior Roof / Ceilings: R-49
3) Crawlspace / Cantilever Floors: R-38
4) Basement Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
5) Crawlspace Walls: R-15 Continuous Insulated Sheathing or R-19 Cavity
6) Under slab: R-10
7) Windows: U-.32
8) Skylights: U-.55

PROVIDE THE FOLLOWING INSULATION:

EXTERIOR WALLS:	ZIP System continous insulated sheathing (R-3), 2" of sprayed, closed-cell, polyurethane insulation (R-13), plus 3.5" fiber-glass batt insulation (R-13)
ROOF:	6" of sprayed, closed-cell, polyurethane insulation (R-39), plus 8" Blown-in batt (BIBS) insulation (R-29)
GARAGE CEILING:	11.88" Blown-in batt (BIBS) insulation (R-43)
GARAGE INTERIOR WALL:	5.5" Blown-in batt (BIBS) insulation (R-20)
FOUNDATION WALLS:	2" Continuous insulation exterior board (R-10), plus 1.5" of sprayed, closed-cell, polyurethane cavity insulation (R-10)
UNDER-SLAB:	2" Heatlok HFO under-slab, sprayed-foam insulation (R-15)
INTERIOR FLOORS:	R-19 Fiberglass Batts with foil-face, facing upward
INTERIOR WALLS:	R-11 Fiberglass Batts

UPPER LEVEL PLAN

1/4"=1'-0"

LIVABLE: 1416 SF

NORTH

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15 Wilderness Residence

15 Wilderness Drive
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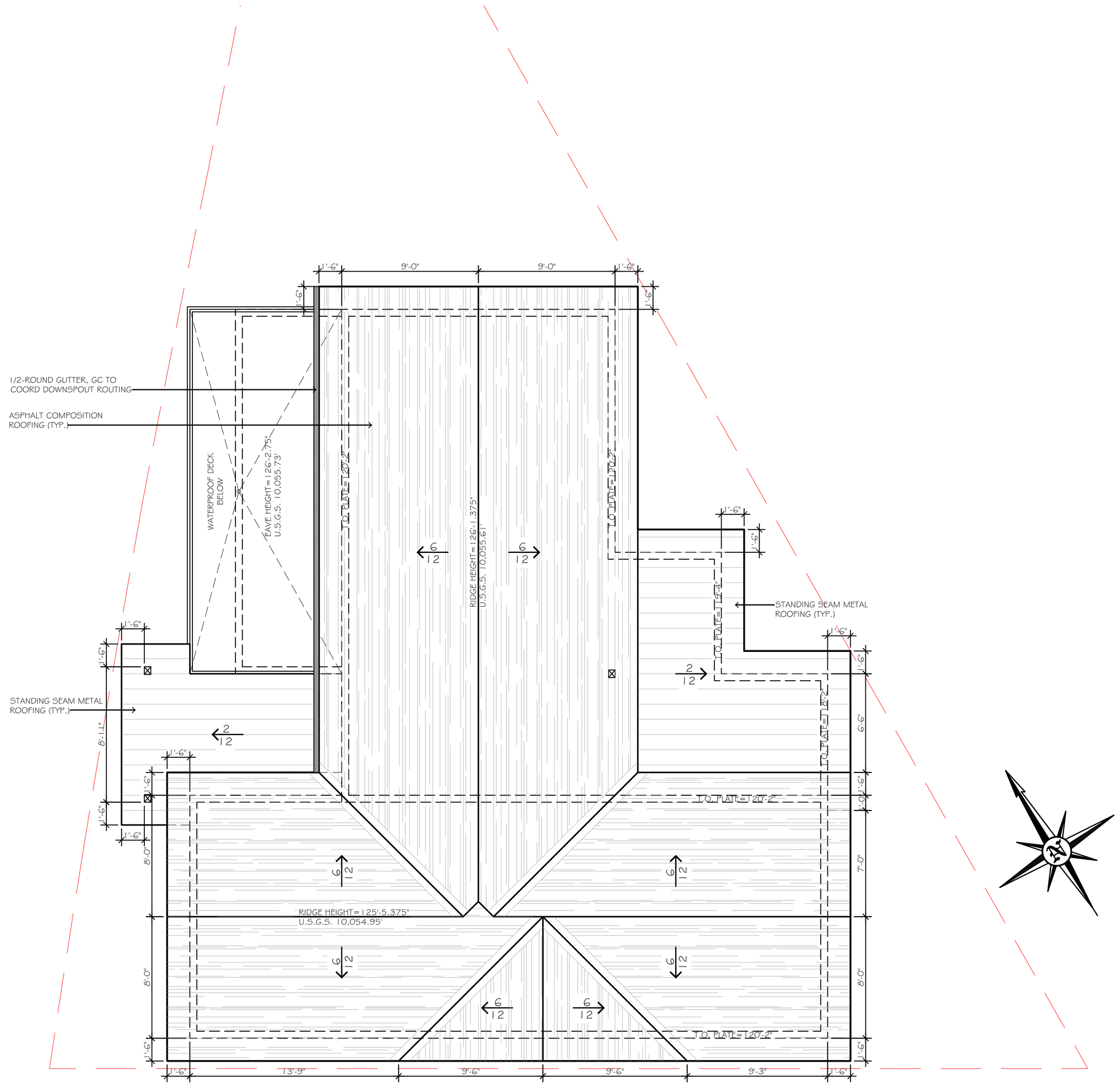
ROOFING NOTES

1. All roof overhang dimensions are finish dimensions.
2. Plywood roof sheathing to be covered with W.R. Grace "Ultra" heat-resistant Ice & Water Shield membrane (or approved equal), applied per manufacturer's recommendations.
3. Roof material shall be GAF Timberline HD asphalt composition shingle roofing at 6:12 gable roof areas.
4. Roof material shall be Premium Panel standing seam metal roofing (SNAP-675) at 2:12 shed roof areas.
5. Verify location of all plumbing vents/penetrations prior to installation - locate away from roof valleys and within 5'-0" of roof ridge.
6. All valley, eave and wall flashing and all roof penetrations shall be pre-finished galvanized metal, unless noted otherwise.
7. All ridge elevations are given to top of finished roofing.
8. Provide electrical junction boxes for future heat tape near side wall terminations.
9. Provide structural support, and electrical rough-in for future photovoltaic solar panels.



ROOF PLAN

1/4"=1'-0"

ROOF AREA: 1799 SF
WATERPROOF DECK: 240 SF

15 Wilderness Residence

15 Wilderness Drive
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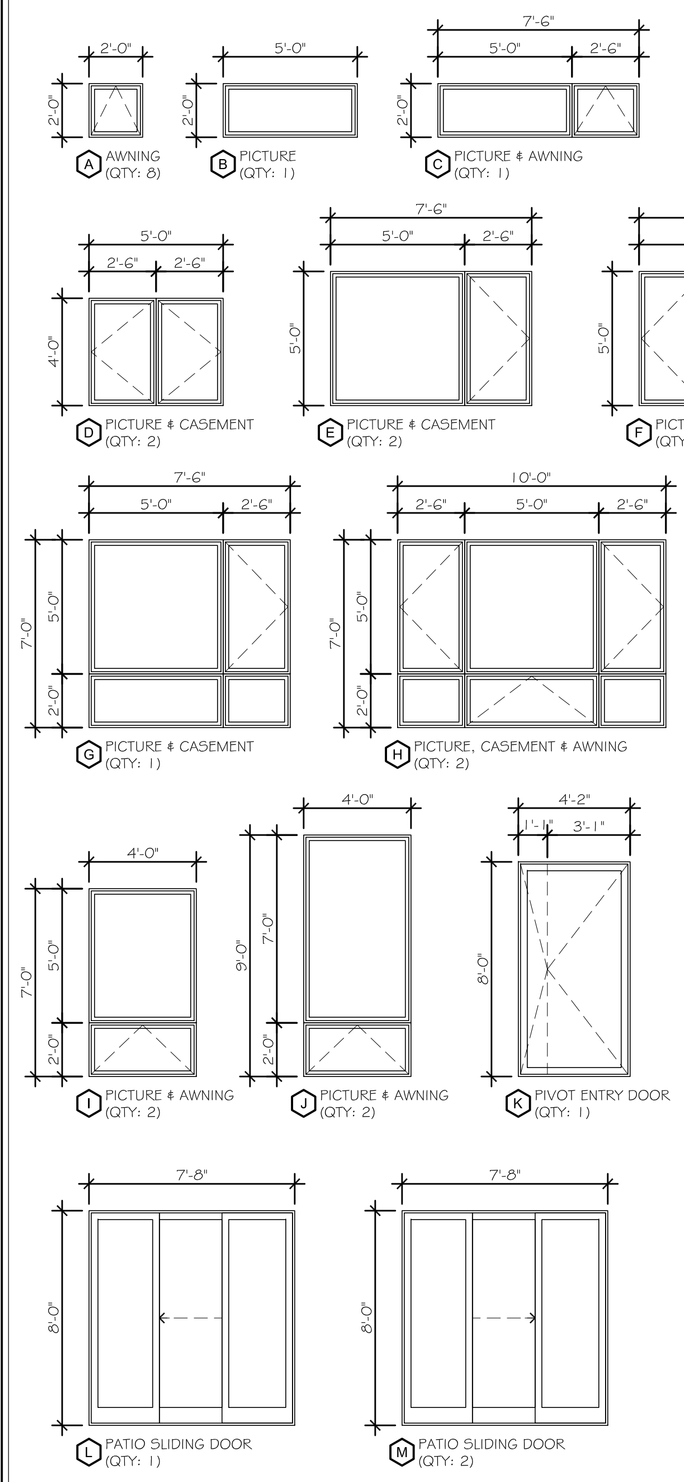
WINDOW SCHEDULE



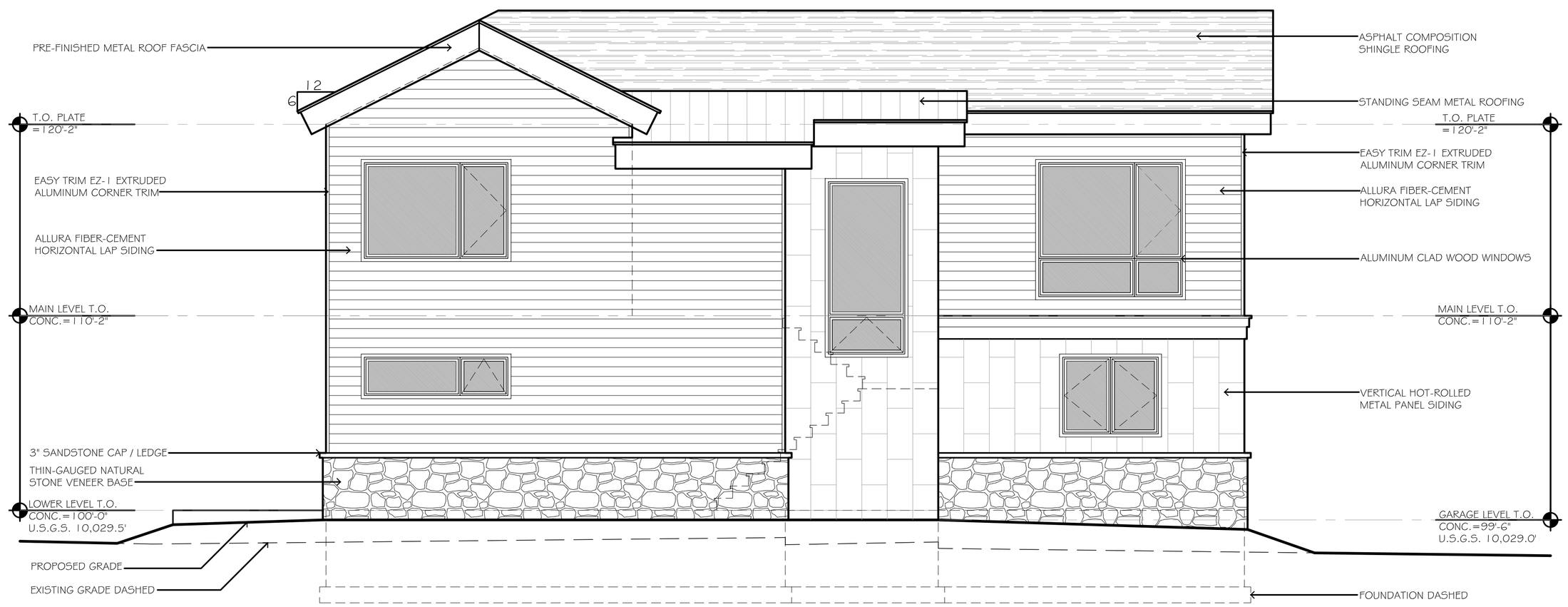
WINDOW NOTES

1. All windows shall be wood frame and sash with aluminum exterior cladding. Contractor & Owner shall the option to substitute Anderson fiber-glass frame & sash windows.
2. Window schedule dimensions are frame dimensions. Verify all rough opening dimensions with window supplier.
3. See building elevations and sections for venting operation.
4. All vented units shall be provided with screens.
5. Patio and sliding glass doors to be provided by window manufacturer.
6. Windows shall have wood casing & sills on the interior, with jamb extensions for 2x6 walls.
7. All glazing shall be insulated, 2-pane glass, suitable for installation above 9,000' (altitude) and tempered where required by code.
8. Provide insulated double-pane glazing with maximum .32 U-value per 2018 IECC.
9. All exterior openings shall be wrapped with 6" Tyvek or Ice & Water Shield. Provide 26 ga. 1 1/2"x1 1/2" head flashing at all exterior openings, prime and paint or pre-finish to match window trim.
10. General contractor and supplier to cross reference plans and elevations for window quantities, sizes and locations.
11. Window supplier to advise General Contractor / Architect if additional reinforcement is required.
12. Window supplier to provide submittal of window specifications & shop drawings for Architect review prior to fabrication.
13. See elevations & sections for rough opening heights, dimensioned from the top of concrete slabs and topping slabs. Coordinate window head heights with exterior and interior door head heights where possible.
14. Windows are typically dimensioned on the floor plans to the center line of window.

WINDOW SYMBOLS ARE SHOWN ON PLANS AS (A)

NORTHWEST ELEVATION

1/4"=1'-0"



SOUTHEAST ELEVATION

1/4"=1'-0"

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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NORTHEAST ELEVATION

1/4"=1'-0"

SOUTHWEST ELEVATION

1/4"=1'-0"

15 Wilderness Residence

15 Wilderness Drive
Lot 230, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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Composition Roofing:
GAF Timberline "Charcoal"

Metal Roofing:
WSMR "Charcoal Gray"

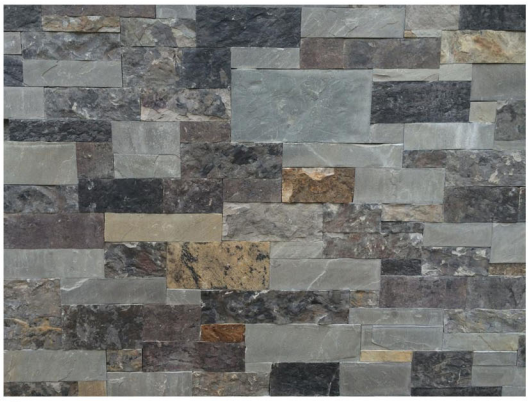
Horizontal Lap Siding:
Allura "Urbane Bronze"

Metal Fascia:
Berridge "Charcoal"

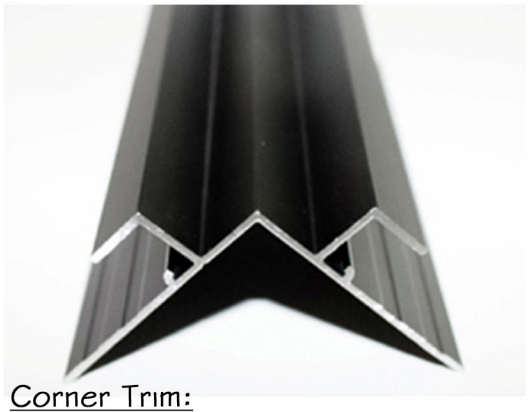
Metal Siding Panels:
Hot-Rolled Steel

Window Cladding:
Sierra Pacific-061 "TW Black"

Materials & Colors
15 Wilderness Residence #19025
Equinox Architecture LLC 2/3/26



Stone Veneer Base:
Telluride Stone "Black Canyon"



Corner Trim:
EZ-31 "Black Anodized"

285 Engineering, Inc.
P.O. BOX 1048
CONIFER, CO 80433
720-515-1781
www.285Engineering.com

SOIL AND FOUNDATION REPORT

Prepared For:

15 Wilderness Drive, LLC
c/o Lou Fishman
8989 E. Cedar Hill Place
Lone Tree, CO 80124

Subject Site:

Lot 230, Blue River Estates
15 Wilderness Drive
Blue River, Summit County, CO

12/03/2025

Project # 2025154

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Figure 1 – Location(s) of Test Pit(s)
Figure 2 – Summary Log(s) of Test Pit(s)

Purpose

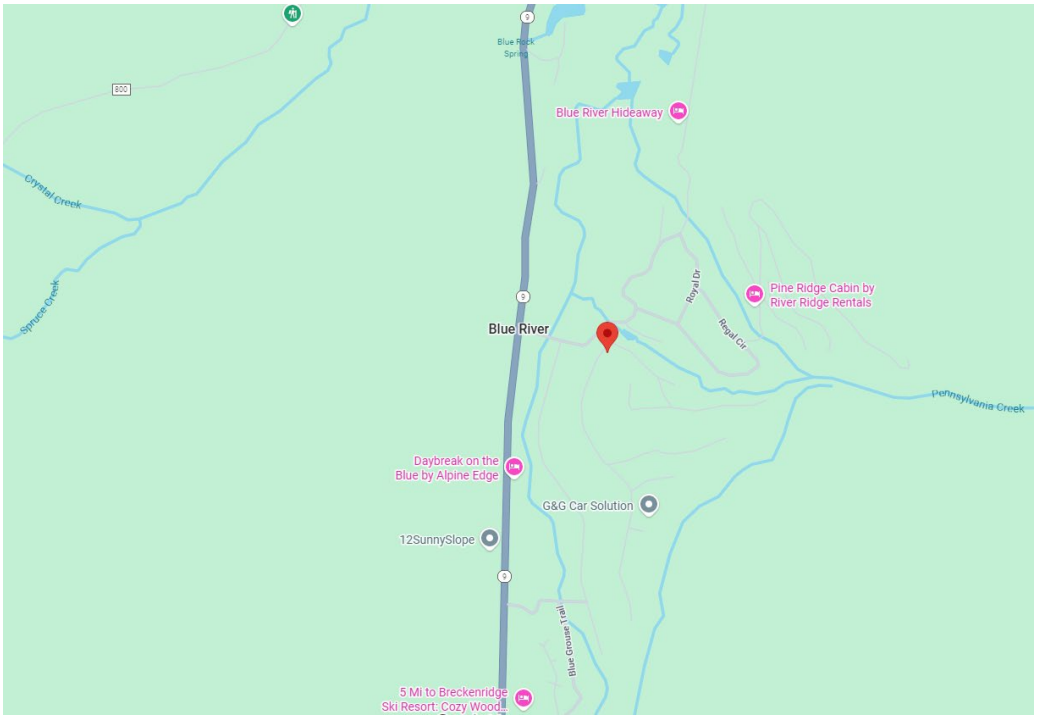
We conducted this investigation to evaluate subsurface conditions at the site and provide geotechnical engineering recommendations for the proposed residence. Our report was prepared from data developed during our field exploration, engineering analysis, and experience. This report includes a description of the subsurface conditions observed in one exploratory pit and presents geotechnical engineering recommendations for design and construction of the residence foundations, floor systems, and details influenced by the subsoils.

Recommendations contained in this report were developed based on our understanding of the planned construction. If plans differ significantly from the descriptions contained in the report, we should be informed so that we determine whether our recommendations and design criteria are appropriate.

Project Location and Site Conditions

The project is located south of the intersection of Wilderness Drive and Grey Squirrel Lane in Blue River, Colorado, as shown on the vicinity map below. Vegetation covering is primarily grass, brush, and coniferous trees. The proposed building site is situated in a slight depression with a slope of approximately 3 percent to the south.

Vicinity Map



Proposed Construction

The proposed residence will be a two-story structure with an attached garage. The lower level and garage floors will be slab-on-grade and/or structurally supported over a crawlspace. Lower-level floors will be constructed near existing grade. Wood frame construction will be used above grade with cast-in-place concrete foundation walls below grade. Required excavations are not expected to exceed 5 feet for foundations. Foundation loads are expected to be typical of a single family residence. The proposed location of the residence is shown on Figure 1.

Soils and Subsurface Conditions

Subsurface conditions were investigated by observing one exploratory pit excavated at the approximate location shown on Figure 1. Subsurface conditions

observed in the pit were logged by our representative who obtained samples of the soils during excavation. A graphic log of the soils observed in the pit is shown on Figure 2.

Subsurface conditions observed in the test pit generally consisted of 6 inches of topsoil overlying sandy gravel and cobbles to the maximum depth excavated of 8 feet. No free groundwater was observed in the pit at the time of excavation; however, seasonal high groundwater indicators were observed at a depth of 5 feet.

Geology

We reviewed the following geologic mapping showing the site:

Geologic Map of the Breckenridge Quadrangle, Summit and Park Counties, Colorado (Open Map 02-7) by C.A Wallace, John W. Keller, James P. McCalpin, Paul J. Bartos, Erik E. Route, Natalie N. Jones, Francisco Gutierrez, Cindy L. Williams and Matthew L. Morgan with Colorado Geological Survey, 2003.

The site is mapped on the toe edge of fan deposits overlying alluvium. Neither the Geologic map, nor our site visit, found any geologic constraints for the planned construction.

Design Recommendations

Foundation Recommendations

The structure can be supported on footing foundations on the undisturbed, natural soils. Prior to concrete placement, the footing areas should be moistened and compacted to provide a flat and level subgrade. Loose and disturbed soils should be removed or compacted. Our representative should observe conditions exposed in the completed foundation excavation to confirm whether the exposed soils are as anticipated and suitable for support of the foundation.

- Soils loosened during the forming process for the footings should be removed or compacted prior to placing concrete. Concrete must not be placed on snow, frozen soils, or saturated soils.

- Shallow seasonal high groundwater indicators were observed in our test pit during our investigation. Water seepage should be expected during excavation. The foundation areas and excavations should be protected from any groundwater and precipitation through the use of shallow trenches and sumps. Trenches should be 1 to 2 feet below footing subgrade elevation. Excavations should be sloped to a gravity discharge or to a temporary sump where water can be removed by pumping, if necessary. It is very important that an excavation dewatering plan be in place prior to excavation. If the footing subgrade soils are exposed without proper drainage and become softened due to equipment traffic, subexcavation and replacement may be required. This process can be costly.

- Footings can be sized using a maximum allowable soil pressure of 3,500 psf. We expect settlement of footings will be approximately 1 inch or less.

- To resist lateral loads, a coefficient of friction of 0.45 can be used for concrete in contact with soil. Lateral loads can be resolved by evaluating passive resistance using a passive equivalent fluid density of 350 pcf for onsite soil backfill that is compacted. These values have not been factored; appropriate factors of safety should be applied in design.

- Continuous wall footings should have a minimum width of at least 16 inches. Foundations for isolated columns should have minimum dimensions of 24 inches by 24 inches. Larger sizes may be required, depending upon foundation loads.

- Grade beams and foundation walls should be well reinforced, top and bottom, to span undisclosed loose or soft soil pockets and resist lateral earth pressures. We recommend reinforcement sufficient to span an unsupported distance of at least 10 feet. Reinforcement should be designed by the structural engineer.

- The soils under exterior footings should be protected from freezing. The bottom of footings must be constructed at the minimum depth required by the local building department or deeper.

Foundation Walls/Retaining Walls

Foundation walls which extend below-grade should be designed for lateral earth pressures where backfill is not present to about the same extent on both sides of the wall. Many factors affect the values of the design lateral earth pressure. These factors include, but are not limited to, the type, compaction, slope and drainage of the backfill, and the rigidity of the wall against rotation and deflection. For a very rigid wall where negligible or very little deflection will occur, an “at-rest” lateral earth pressure should be used in design. For walls that can deflect or rotate 0.5 to 1 percent of wall height (depending upon the backfill types), lower “active” lateral earth pressures are appropriate. Typical below-grade walls in residences deflect or rotate slightly under normal design loads, and that this deflection results in satisfactory wall performance. Thus, the earth pressures on the walls will likely be between the “active” and “at-rest” conditions.

If on-site soils are used as backfill and the backfill is not saturated, we recommend design of basement walls at this site using an equivalent fluid density of at least 50 pcf. This value assumes deflection; some minor cracking of walls may occur. If very little wall deflection is desired, a higher design value is appropriate. The structural engineer should also consider site-specific grade restrictions, the effects of large openings on the behavior of the walls, and the need for lateral bracing during backfill.

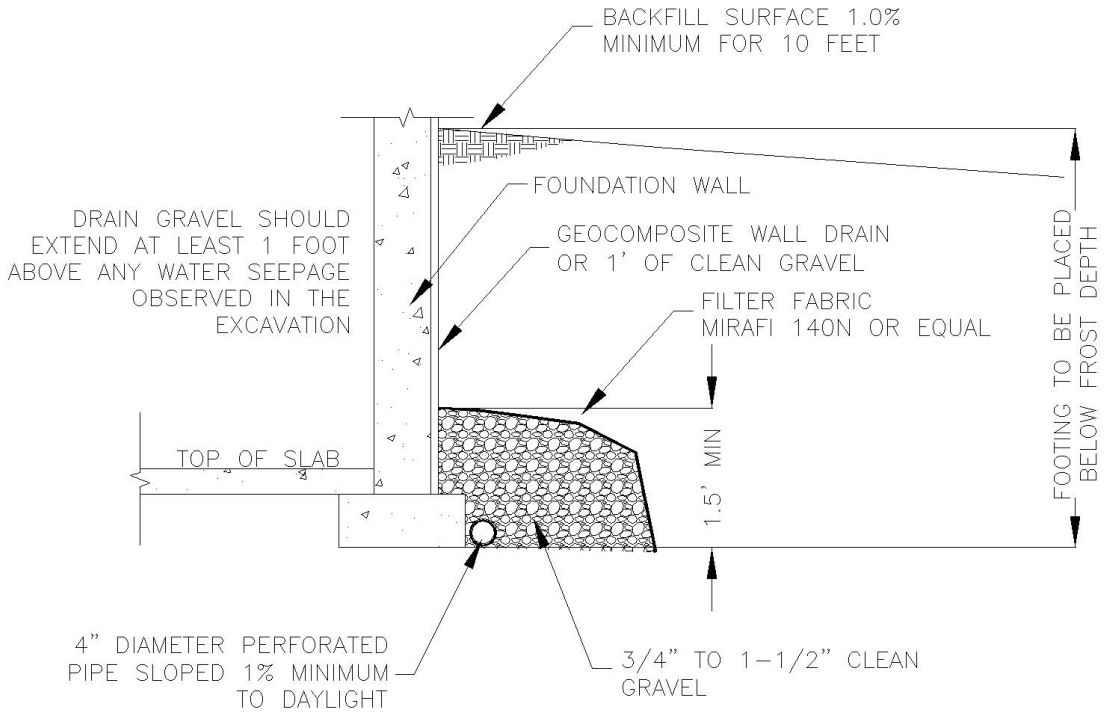
Retaining walls that are free to rotate and allow the active earth pressure condition to develop can be designed using an equivalent fluid density of at least 40 pcf for on-site soil backfill.

Proper placement and compaction of foundation backfill is important to reduce infiltration of surface water and settlement of backfill. The natural soils can be used as backfill, provided they are free of rocks larger than 6 inches in diameter, organics, and debris. The upper 2 feet of fill should be a relatively impervious material to limit infiltration. Backfill which will support surface improvements (patios, driveways, etc.) should be placed in thin loose lifts, moisture conditioned to within +/-2 percent of optimum moisture content, and compacted to at least 95 percent of ASTM D 698 maximum dry density. Thickness of lifts will likely need to be reduced if there are small confined areas of backfill, which limit the size and weight of compaction equipment. Some settlement of the backfill should be expected even if the material is placed and compacted properly. In our experience, settlement of properly compacted backfill could

be on the order of 0.5 to 1 percent of backfill thickness. Methods to reduce the risk of backfill settlement include using a granular material and increasing the minimum compaction level. Moisture content and density of the backfill should be tested during placement. Observation of the compaction procedure is necessary.

Drainage Systems

Groundwater from snow melt, precipitation and irrigation of landscaping frequently flows through relatively permeable backfill placed adjacent to a structure, and collects on the surface of less permeable soils occurring at the bottom of foundation excavations. To reduce the likelihood water pressure will develop outside foundation walls and the risk of accumulation of water at the basement or crawlspace level, we recommend a foundation drain be installed anywhere retaining conditions exist. The drain should be installed along the entire basement or crawlspace perimeter where retaining conditions exist. The foundation drain should be sloped to daylight or to an internal sump where water can be removed by pumping. Below is a typical drain detail.



FOOTING TO FOUNDATION WALL DETAIL

Surface Drainage

Surface drainage is critical to the performance of foundations, floor slabs and concrete flatwork. The following recommendations should be observed during and after construction. Inundation of the excavation areas should be avoided during construction. The ground surface surrounding any buildings should be sloped to drain water away from the foundation in all directions. We recommend providing a slope of at least 12 inches in the first 10 feet in landscape areas where possible, and a slope of at least 3 inches in the first 10 feet in paved areas. A swale should be provided around the uphill side of the building to divert surface runoff. The upper 2 feet of the backfill should be a relatively impervious type material to prevent excess water from entering the foundation areas. Any downspouts and drains should be installed so that the water discharges well away from the backfill areas. Landscape irrigation within 5 feet of the foundation walls should be avoided.

Slabs

The natural soils found on site are suitable to support lightly loaded floor slabs. The natural soils must be free of topsoil. It is recommended that the floor slabs be underlain by a minimum of 4 inches of clean gravel. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve. Slabs should be separated from exterior walls and interior bearing members with slip joints which allow free vertical movement of the slabs. Frequent control joints should be provided, in accordance with American Concrete Institute (ACI) recommendations, to reduce problems associated with shrinkage and curling. We recommend floors slabs be designed to be at least two feet above the seasonal high groundwater level.

Structural fill for floor slabs can be used including use of native soils that are free from organic matter, rocks larger than 6 inches in diameter, and debris. Structural fill beneath slabs should be placed in thin loose lifts, moisture conditioned to within +/-2 percent of optimum moisture content, and compacted to at least 95 percent of ASTM D 698 maximum dry density.

Radon

Radon is a gaseous, radioactive element that comes from the radioactive decay of uranium, which is commonly found in igneous rocks. The average indoor radon level in Colorado is above the recommended action level of 4 pCi/L as recommended by the Environmental Protection Agency. Testing for radon gas at the site is beyond the scope of this study. Typically, radon mitigation systems consist of ventilation systems installed beneath lower-level slabs and crawlspaces. These mitigation systems can normally be installed during construction at a relatively low cost, which is recommended. We are not experts in radon testing or mitigation. If the client is concerned about radon, then a professional in this special field of practice should be consulted.

Site Visits and Observations

Recommendations in this report are contingent upon confirmation of the excavated foundation soils. We recommend that 285 Engineering, Inc. provide construction observation services to allow us the opportunity to verify whether soil conditions are consistent with those found during this investigation. If others perform these observations, they must accept responsibility to judge whether the recommendations in this report remain appropriate. An observation and site visit shall be performed after the excavation for the footings, prior to footing placement. An additional site visit is recommended after the foundation drain has been installed, prior to backfill.

Limitations

The conclusions and recommendations within this report are based upon the site visit, soils studies, the proposed type of construction, and experience in the area. The study has been completed in accordance with generally accepted geotechnical engineering practices in this area. Possible variations in the subsurface conditions may increase the risk of foundation movement. This report does not represent a warranty implied or expressed. Our findings are based upon subsurface conditions observed, and variations in subsurface conditions may not become evident until the excavation is completed. If conditions encountered during the excavation and construction process appear different than the details of this report, a re-evaluation is required, and this office should be notified so new recommendations can be made.

Prepared by:

Matthew R. Hopkins

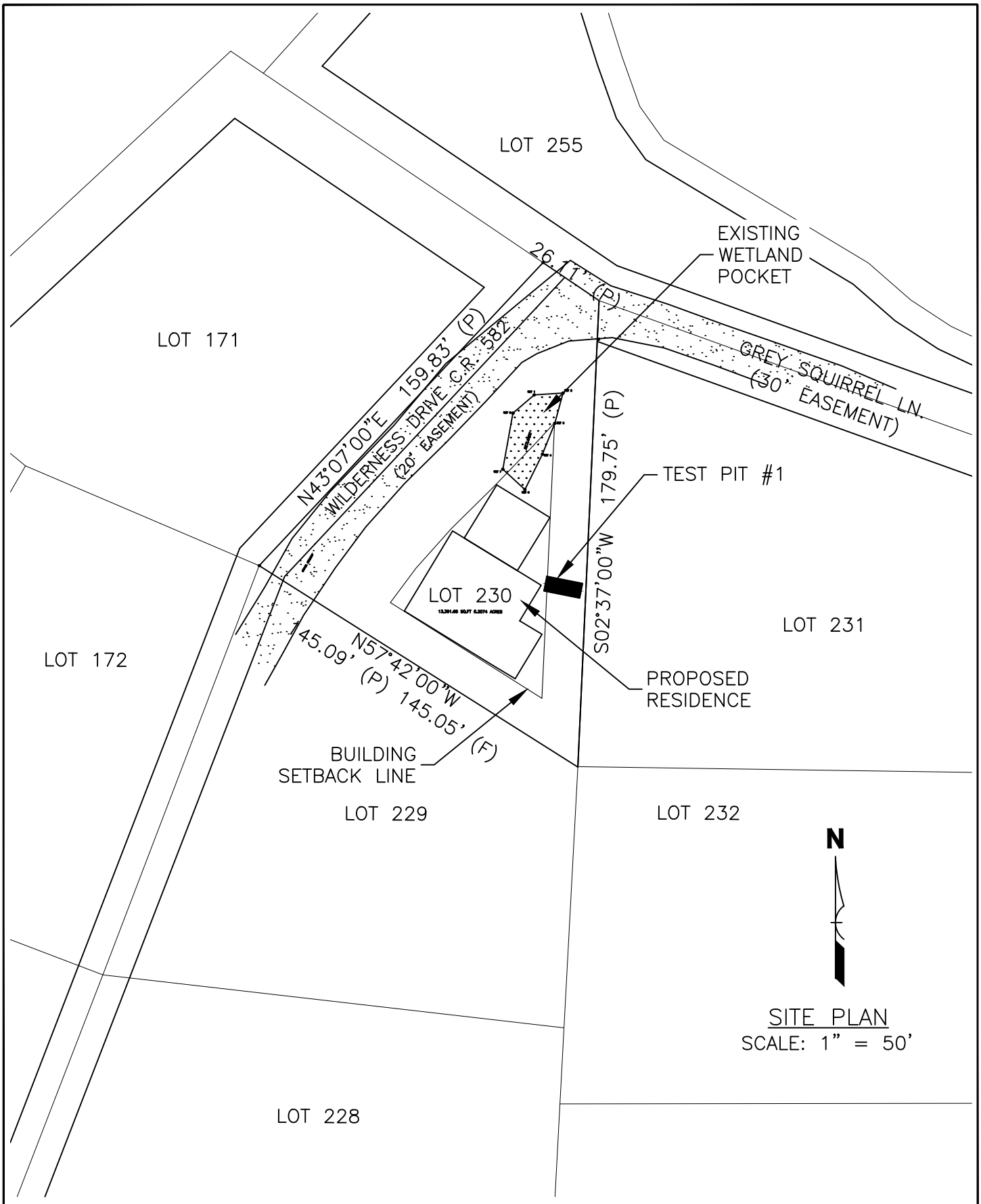
Reviewed by:

COLORADO LICENSED
ROGER J. SHAFER
29008
12/7/2025
PROFESSIONAL ENGINEER

Roger J. Shafer, P.E.

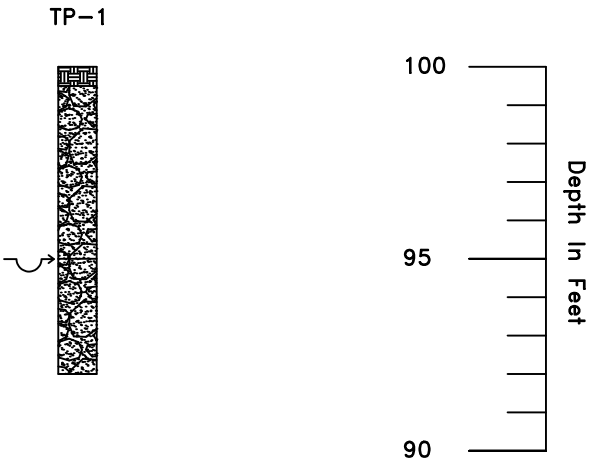
285 Engineering, Inc.
P.O. Box 1048
Conifer, CO. 80433
(720)-515-1781
www.285engineering.com

MRH:RJS



SITE PLAN
SCALE: 1" = 50'

285 ENGINEERING P.O. BOX 1048 CONIFER, CO 80433 (720)-515-1781	**PROJECT #:** 2025154 **LOCATION:** 15 WILDERNESS DRIVE BLUE RIVER, COLORADO **CLIENT:** LOU FISHMAN	DATE: 12/03/2025 DRAWN BY: MRH SCALE: SHOWN REVISIONS:	LOCATIONS OF TEST PIT(S) FIGURE 1



LEGEND:

TOPSOIL – silty sand with roots and organics, slightly moist, dark brown.

GRAVEL – silty, very sandy, with subangular to subrounded cobbles and boulders, slightly moist to moist with depth, dense, redish brown.

Seasonal high groundwater indicators encountered in pit at depth indicated.

NOTES:

1. Test pit was excavated on 12/02/2025 with a track mounded mini excavator.
2. Free groundwater was not observed in the pit at the time of excavation. Seasonal high groundwater indicators where encountered at the depth indicated. Groundwater levels can fluctuate.
3. Pit location shown on Figure 1 was measured from site features and is not the result of a survey.
4. This test pit is the subject to the explanations, limitations and conclusions contained in this report.

285 ENGINEERING P.O. BOX 1048 CONIFER, CO 80433 (720)-515-1781	**PROJECT #:** 2025154 **LOCATION:** 15 WILDERNESS DRIVE BLUE RIVER, COLORADO **CLIENT:** LOU FISHMAN	DATE: 12/03/2025 DRAWN BY: MRH SCALE: N/A REVISIONS:	SUMMARY LOGS OF TEST PIT(S) FIGURE 2

Town Manager

From: Town Manager
Sent: Friday, March 20, 2026 6:00 PM
To: Lou Fishman; Robert Dickson
Cc: kyleparag@caa.inc
Subject: 15 Wilderness Drive Variance Application - Initial Review

Hi Lou and Robbie,

I have reviewed the submitted variance documentation from the CitizenServe portal. I will support the variance request specified within the narrative and revised site plan as it satisfies the requirements in Section 16-7-50 of the Land Use Code "Criteria for Approval."

The variance application will be forwarded to the Planning Commission for administrative review at the April 7th meeting.

Have a great weekend,

Chad Hull, MPA
Town of Blue River
Town Manager
manager@townofblueriver.org
970-771-9001
www.townofblueriver.colorado.gov

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TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: April 1, 2026

RE: Planning/Zoning/Architectural Guidelines review – 0281 Wilderness

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

Zoning Regulation analysis –

Proposal:	An addition to existing home to include living and garage spaces.
Zoning district:	R-1
Lot Size:	~ 19,000 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 159' 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 28'
Garage Stds:	The proposed garage is ~896 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size using the 45% rule.
Parking Stds:	Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

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

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated, two fronts are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured from actual road location.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 28’	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Main roof design is a Gabel roof to match exiting	Y
Article 5-80 Garages	Garage door complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home,	Y
Article 5-100 Balconies and railings	Existing material to be used	Y

Article 5-110 Chimney and Roof Penetrations	None indicated	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is natural wood, which shows general compliance	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	Garage is indicated at 896 Sqft Code allows 800 SQFT or 45% or main home, it appears the main home is 2472, so 45% is more than proposed.	Y
Article 7-50 Driveways	Width indicated at **15'.** Slopes are minimal	Y
Article 7-60 Parking Areas	Parking is interior garage	N
Article 7-100 Decks	shows general conformance	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	Boulder wall indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		

Article 9 Lighting	Downcast lights are NOT indicated	PC
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

281 Wilderness Addition

LEGAL DESCRIPTION

Lot 187, Wilderness Subdivision, Blue River Estates, Town of Blue River, Summit County, Colorado

SHEET INDEX

A1	PROPOSED SITE PLAN, NOTES
A2	EXISTING LOWER LEVEL FLOOR PLAN
A3	PROPOSED LOWER LEVEL FLOOR PLAN
A4	EXISTING UPPER LEVEL FLOOR PLAN
A5	PROPOSED UPPER LEVEL FLOOR PLAN
A6	EXISTING ROOF PLAN
A7	PROPOSED ROOF PLAN
A8	EXISTING & PROPOSED WEST ELEVATIONS
A9	EXISTING & PROPOSED EAST ELEVATIONS
A10	EXISTING & PROPOSED NORTH ELEVATIONS
A11	EXISTING & PROPOSED SOUTH ELEVATIONS

AREA MATRIX

EXISTING	LIVABLE	GARAGE	TOTAL
LOWER	1572 SF	0 SF	1572 SF
UPPER	648 SF	0 SF	648 SF
TOTAL	2220 SF	0 SF	2220 SF
ADDITION	LIVABLE	GARAGE	TOTAL
LOWER	252 SF	896 SF	1148 SF
UPPER	625 SF	0 SF	625 SF
TOTAL	877 SF	896 SF	1773 SF
GRAND TOTAL	3097 SF	896 SF	3993 SF

EXISTING FOUNDATION FOOTPRINT:	1565 SF
ADDITION FOUNDATION FOOTPRINT:	1148 SF
EXISTING ROOF AREA:	2436 SF
PROPOSED ROOF AREA:	3691 SF
NEW DECK AREA:	112 SF
NEW SPA PATIO AREA:	93 SF
NEW WATER-PROOF DECK AREA:	133 SF
PAVING / DRIVEWAY AREA:	1568 SF
SNOW-STACK AREA:	653 SF

PROJECT TEAM

OWNER
Jennifer Willett
205 Toussaint Landing Drive
Dardenne Prairie, MO 63368
JWillett01@yahoo.com

ARCHITECT
EQUINOX Architecture LLC
P.O. Box 6217
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robbie@equinoxarchitecture.com

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(970) 389-1870
andy_hayhurst@yahoo.com

STRUCTURAL ENGINEER
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Conifer, CO 80433
(303) 838-2222
joe@sundquistdesign.com

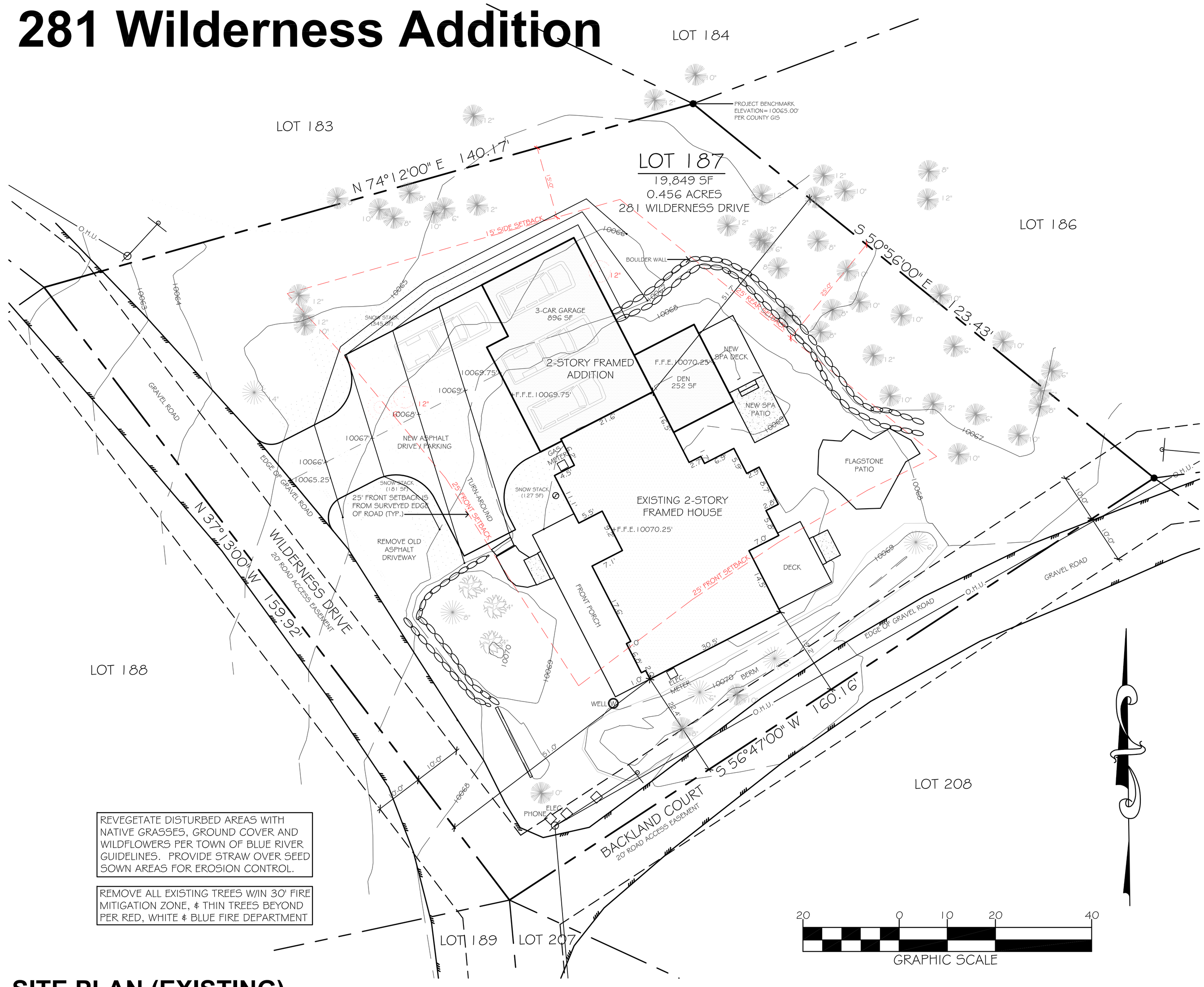
SURVEYOR
Range West, Inc.
P.O. Box 589
Silverthorne, CO 80498
(970) 468-6281

SOILS ENGINEER

SURVEY LEGEND

●	FOUND #4 REBAR
⊘	SEWER SERVICE / CLEAN-OUT
□	UTILITY PEDESTAL
⌀	UTILITY POLE
—O.H.U.—	OVERHEAD UTILITY LINES
↘	GUY ANCHOR
Ⓦ	WELL
8"	PINE TREE W/ TRUNK DIAMETER
4"	ASPEN TREE W/ TRUNK DIAMETER
6"	SPRUCE TREE W/ TRUNK DIAMETER

RANGE WEST PROJECT #21473
DATE OF FIELD SURVEY: 9/19/2025
CONTOUR INTERVAL= 1 FEET



REVEGETATE DISTURBED AREAS WITH NATIVE GRASSES, GROUND COVER AND WILDFLOWERS PER TOWN OF BLUE RIVER GUIDELINES. PROVIDE STRAW OVER SEED SOWN AREAS FOR EROSION CONTROL.

REMOVE ALL EXISTING TREES W/IN 30' FIRE MITIGATION ZONE, & THIN TREES BEYOND PER RED, WHITE & BLUE FIRE DEPARTMENT

SITE PLAN (EXISTING)

1"=10'-0"

281 Wilderness Drive Addition
281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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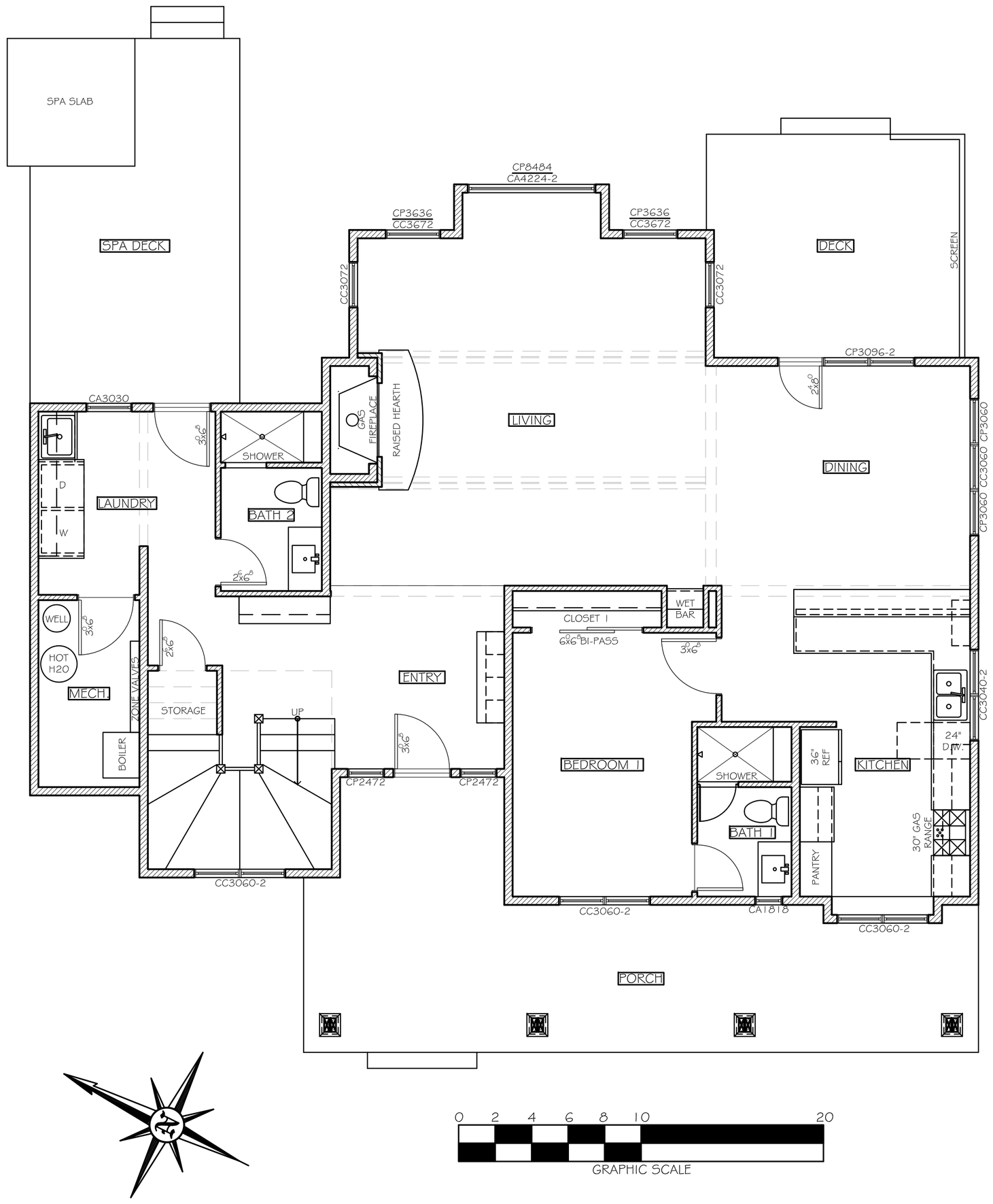
job #	19125
date	3/16/26
drawn by	RKD
checked by	RKD

Blue River P & Z

sheet
A1
of 11



EXISTING LOWER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING FINISHED AREA: 1572 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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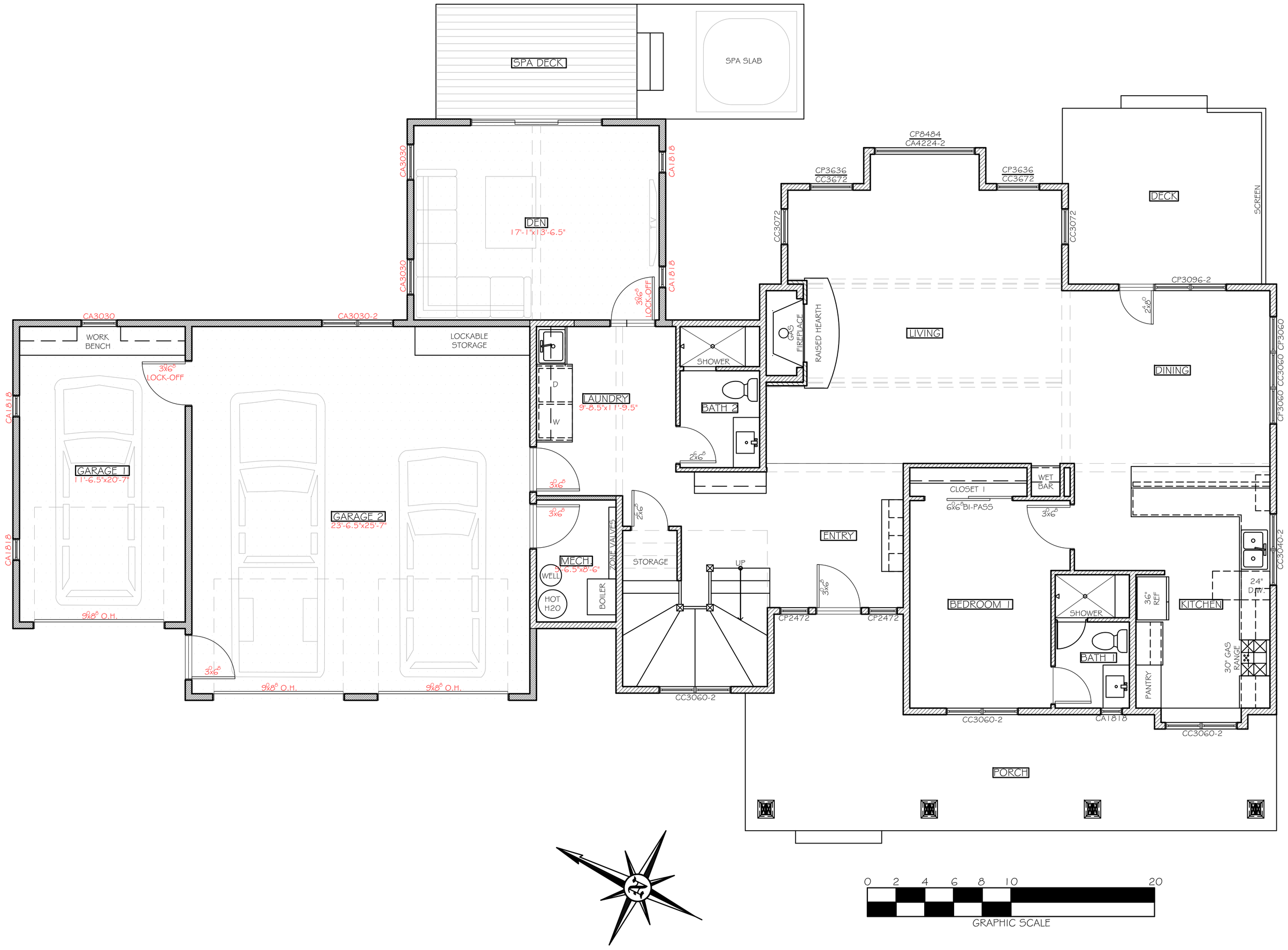

PROPOSED LOWER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING LIVABLE AREA:	1572 SF
PROPOSED LIVABLE ADDITION:	252 SF
PROPOSED GARAGE ADDITION:	896 SF
TOTAL ADDITION:	1148 SF
TOTAL:	2720 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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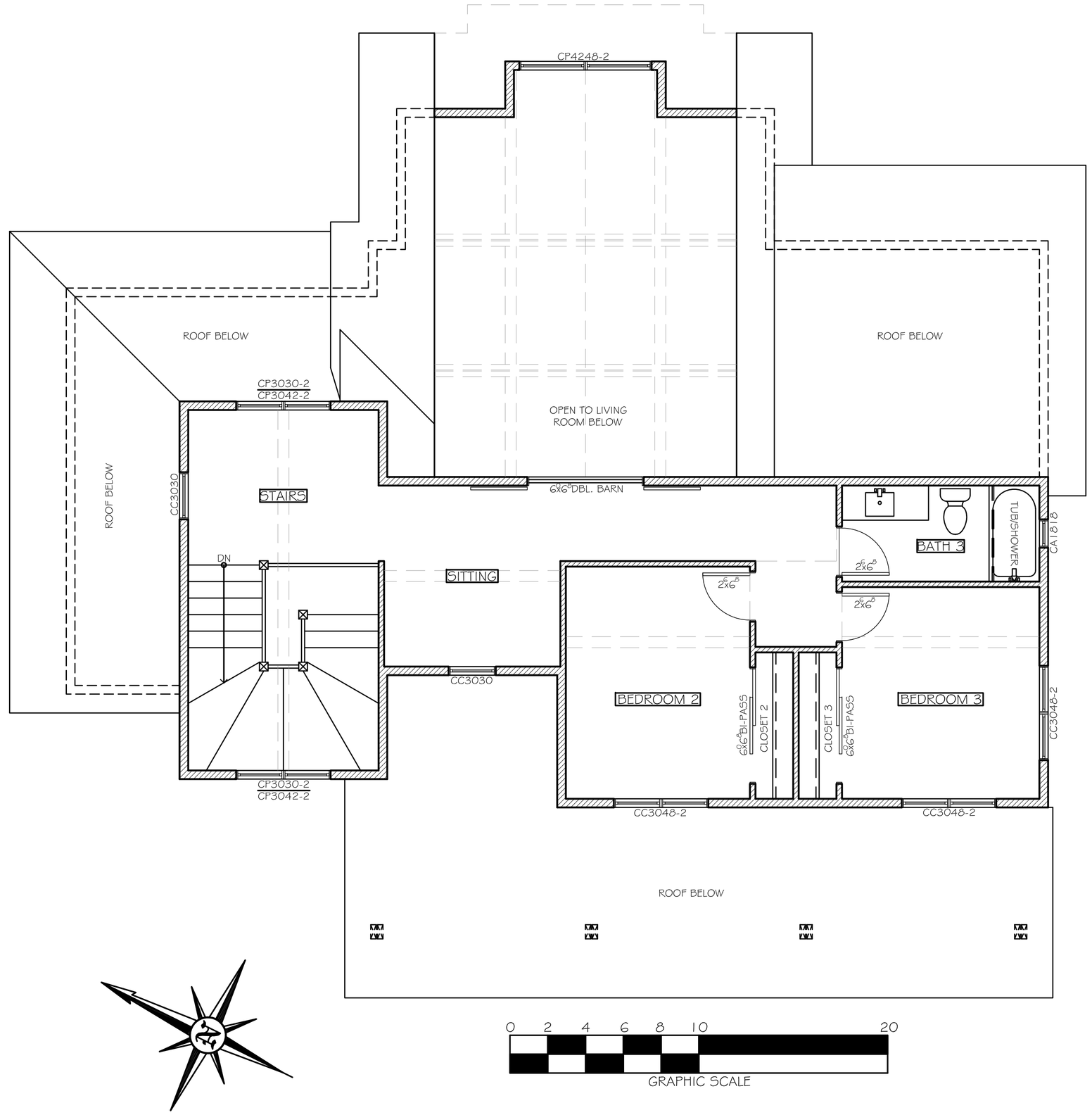

EXISTING UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING FINISHED AREA: 648 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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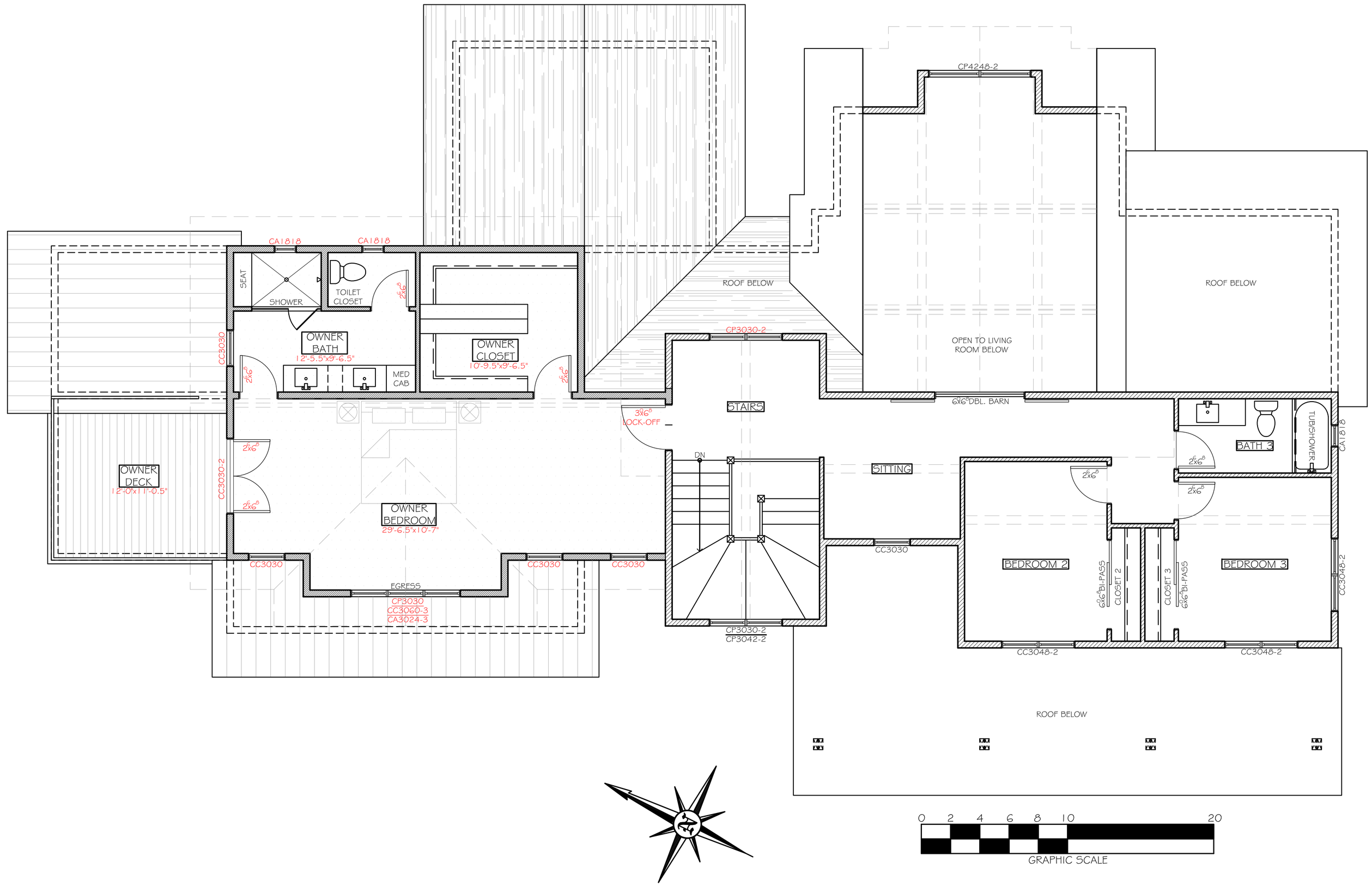

PROPOSED UPPER LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING LIVABLE AREA:	648 SF
PROPOSED LIVABLE ADDITION:	625 SF
TOTAL LIVABLE:	1273 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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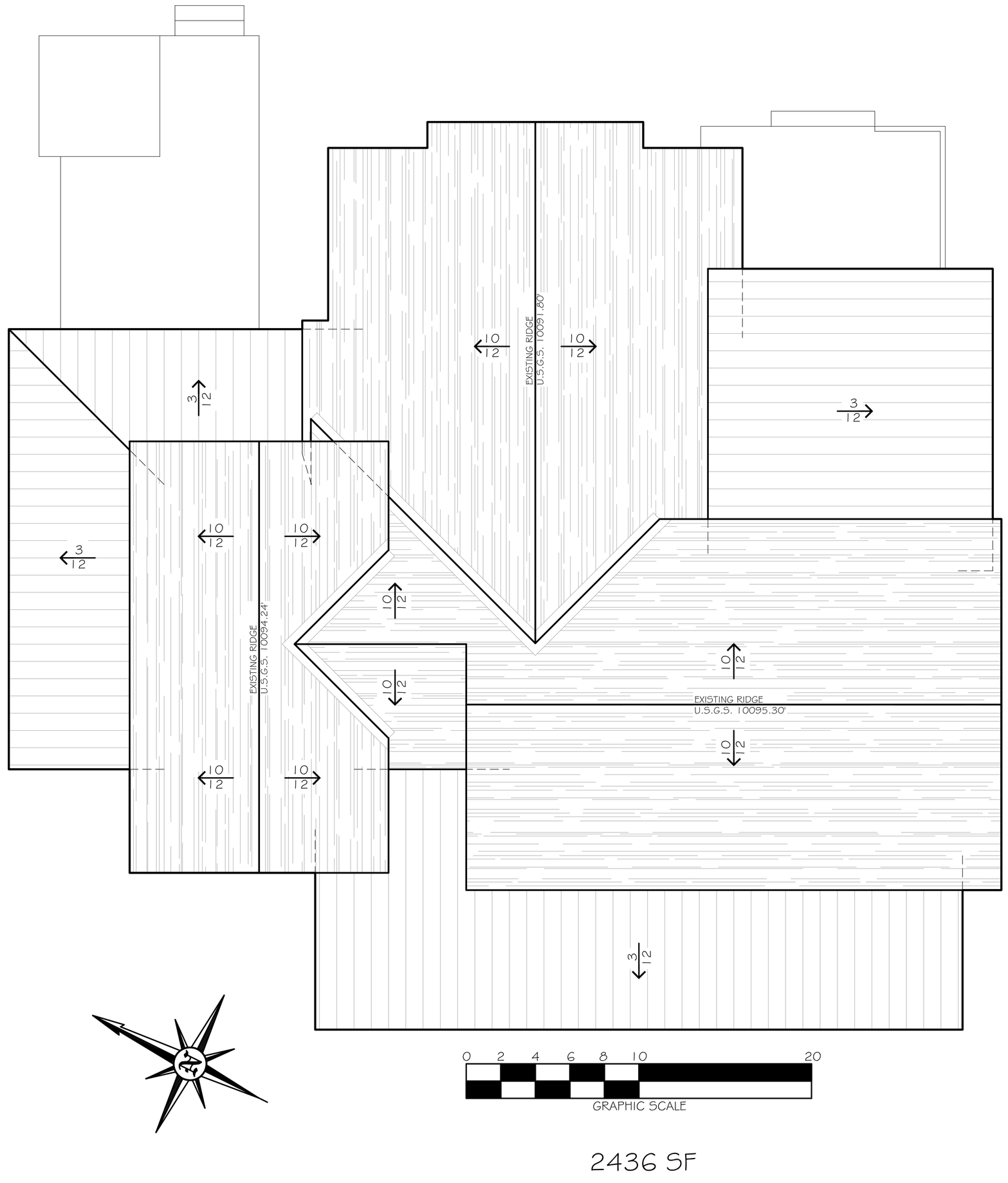

2436 SF

EXISTING ROOF PLAN

1/4"=1'-0"

EXISTING ROOF AREA: 2436 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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checked by RKD

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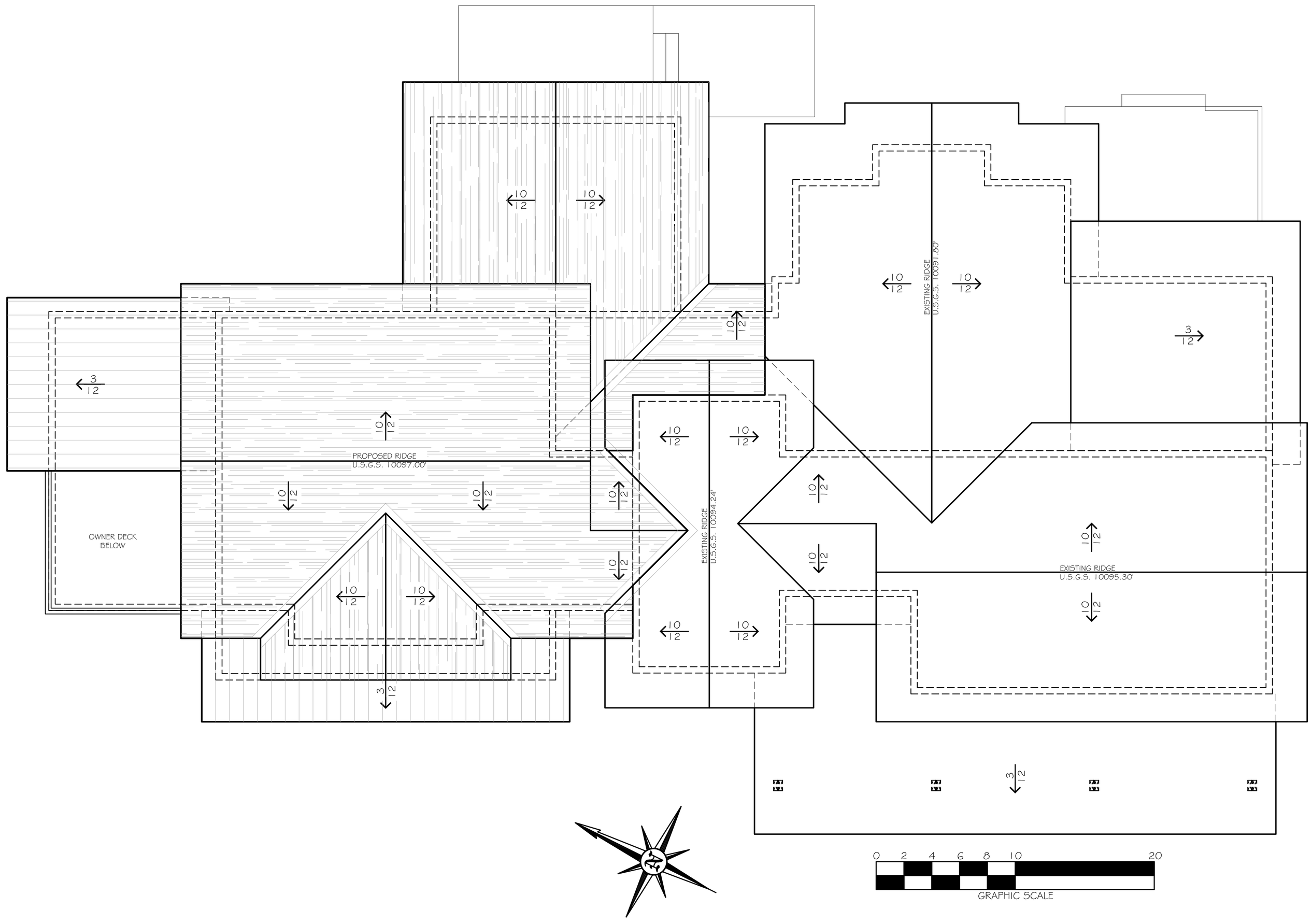

PROPOSED ROOF PLAN

1/4"=1'-0"

EXISTING ROOF AREA:	2139 SF
ADDITION ROOF AREA:	1552 SF
PROPOSED ROOF AREA:	3691 SF

NORTH

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

EQUINOX ARCHITECTURE LLC
P.O. Box 6217, Breckenridge, CO 80424
970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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job #	19125
date	3/16/26
drawn by	RKD
checked by	RKD

Blue River P & Z

sheet

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PROPOSED WEST ELEVATION

1/4"=1'-0"

EXISTING WEST ELEVATION

1/4"=1'-0"

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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PROPOSED EAST ELEVATION

1/4"=1'-0"

EXISTING EAST ELEVATION

1/4"=1'-0"

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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PROPOSED NORTH ELEVATION

1/4"=1'-0"

EXISTING NORTH ELEVATION

1/4"=1'-0"

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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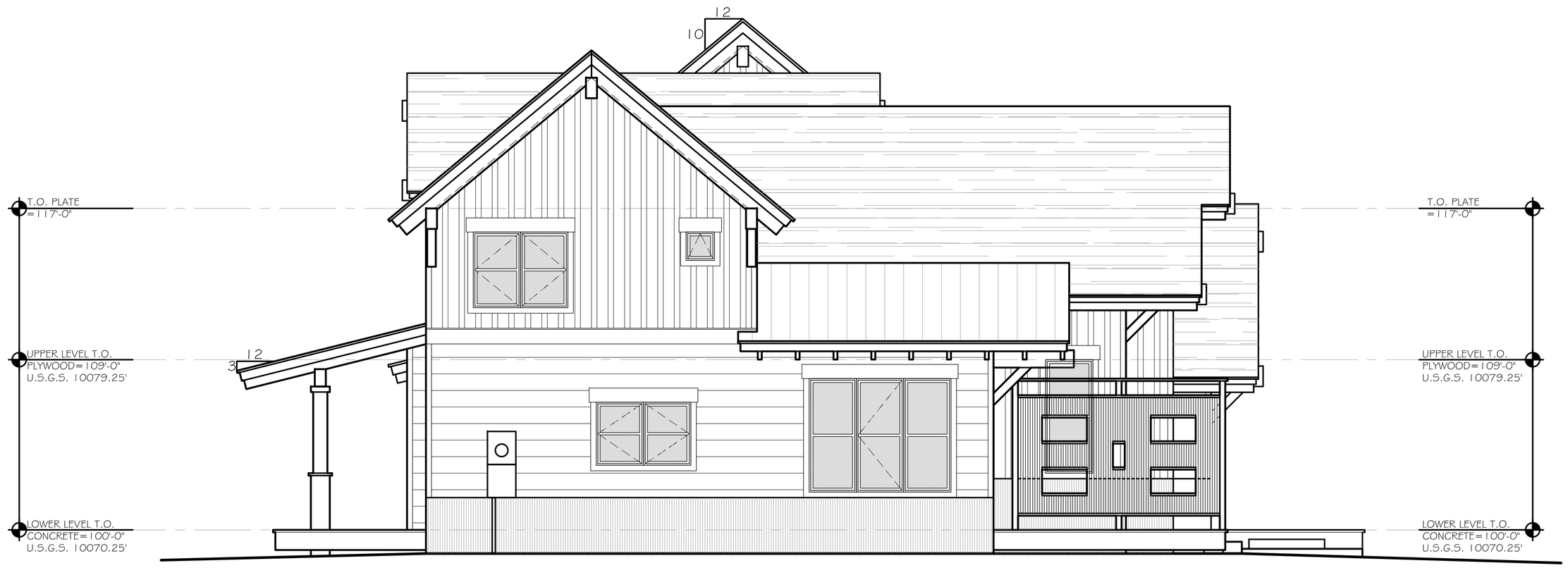

PROPOSED SOUTH ELEVATION

1/4"=1'-0"

EXISTING SOUTH ELEVATION

1/4"=1'-0"

281 Wilderness Drive Addition

281 Wilderness Drive,
Lot 187, Wilderness Subdivision, Blue River Estates,
Town of Blue River, Summit County, Colorado

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checked by RKD

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sheet
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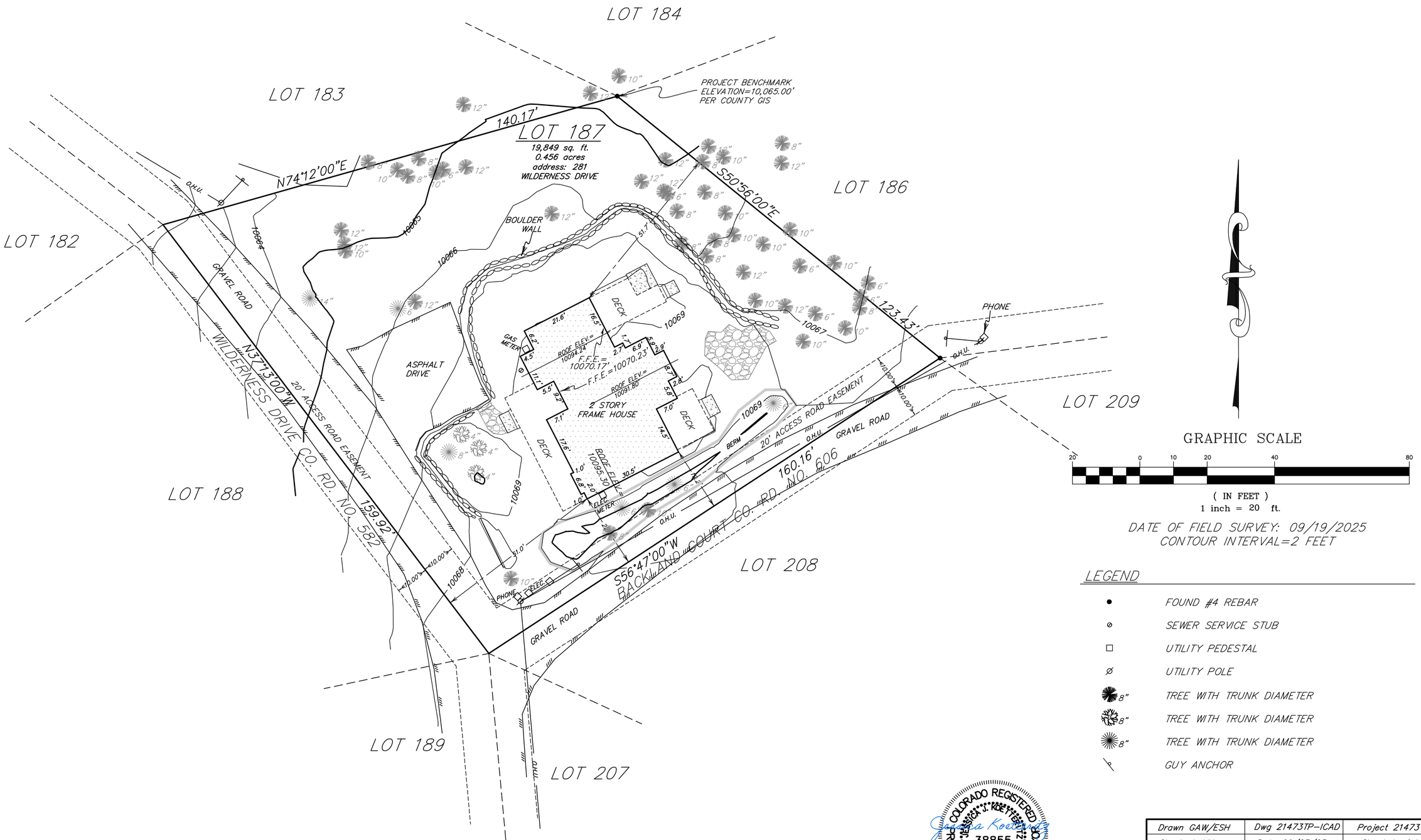
A TOPOGRAPHIC MAP OF

LOT 187, WILDERNESS, BLUE RIVER ESTATES

TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE OF FIELD SURVEY: 09/19/2025
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND #4 REBAR
- SEWER SERVICE STUB
- UTILITY PEDESTAL
- UTILITY POLE
- 8" TREE WITH TRUNK DIAMETER
- 8" TREE WITH TRUNK DIAMETER
- 8" TREE WITH TRUNK DIAMETER
- GUY ANCHOR

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JESSICA J. KOETTERITZ
38855
9/24/25

Drawn GAW/ESH	Dwg 21473TP-ICAD	Project 21473
Checked JJK	Date 09/23/25	Sheet 1 of 1

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

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

Upper Blue Sanitation District
P.O. Box 1216
Breckenridge, Colorado 80424
970-453-2723
admin@ubsd.org

Office Location:
1605 Airport Rd
Breckenridge CO
Hours: 9-12, 1-4 M-F

Bill Date: 01/1/2026
Due Date: 01/31/2026
Service Address: 0281 WILDERNESS DRIVE
Acct Number: 013493-000

QUARTERLY BILLING
DUE UPON RECEIPT

Service From: 01/1/2026 To: 03/31/2026

Previous Balance:	$330.84
Payments:	$330.84
Sewer Fees:	$337.44
Total Amount Due	**$337.44**

Payments received after 01/31/2026 will incur interest and penalties as per the District's Rules and Regulations.

Information Center

1) **THE POPULAR, COMPLIMENTARY UBSD BURLAP SHOPPING BAGS ARE AVAILABLE AGAIN.**
2) PLEASE NOTE THE ADDRESS TO SEND PAYMENTS IS P.O. BOX 209447 - DALLAS, TX 75320-9447
3) For proper processing of your payment, please include your payment stub in the return envelope provided.
4) Check us out online at www.ubsd.org for up to date information, news and complete Rules and Regulations.
5) Please contact the Administration Office at (970) 453-2723 for information on Auto Pay.
6) For your convenience we have a drop box at the Administration Office.
7) Funds may be debited from the check writer's bank account on the same day the payment is recieved.

COLORADO
Division of Water Resources
Department of Natural Resources

Change in Owner Name/Contact Information for Well Permits For Use in Connection with a Real Estate Transaction

To be completed by the individuals or entities claiming ownership of a well permit, and submitted by titlecompanies/settlement agents as an uploaded attachment using the eForm Submittal Tool.

New Well Owner(s) Contact Information

Name(s)*:	JENNIFER ALAINE WILLETT, TRUSTEE OF THE JENNIFER ALAINE WILLETT LIVING TRUST, DATED DECEMBER 27, 2002
Organization[1]:	
Mailing Address*:	205 TOUSSAINT LANDING DRIVE
City, St., Zip*:	DARDENNE PRAIRIE, MO 63368
Phone:	(703) 400-5521
Email(s)*:	jwillett01@yahoo.com

**required fields to submit eForm*

[1]ONLY enter a name here if the Organization itself OWNS the well.

Well Permit

Well Permit Number*	Physical Address of the parcel on which the well is located (include city & zip)
67919	281 WILDERNESS DRIVE, BRECKENRIDGE, CO 80424

**required field (except when using the title company eForm for wells where a valid permit number cannot be identified. Inthose cases, this form can still be completed and uploaded; however, the permit number would be left blank on this form)*

I (we) claim and say that I am (we are) the owner(s) of the well permit described above, know the contents of the statements made herein, and state that they are true to my (our) knowledge. This filing is made pursuant to C.R.S.37-90-143. I (we) understand that filing a Change of Owner Name/Contact Information form is for contact information purposes only. Filing this form does not convey real property.

Signature of the New Owner(s)*	Please print the Signer's Name* & Title	Date*
Jennifer A Willett	Jennifer A. Willett	7/24/25

**required fields*

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.

COLORADO
Division of Water Resources
Department of Natural Resources

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Signature of the New Owner(s)*	**Please print the Signer's Name* & Title**	**Date***

**required fields*

Note: If there are multiple owners with different mailing addresses or additional room is needed for signatures, please include this as an attachment to the form.

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: March 16, 2026

RE: Planning/Zoning/Architectural Guidelines review – 0012 Blue Rock Dr

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

Zoning Regulation analysis –

Proposal:	A new single-family residence with an attached garage. The proposed 2 story, 7 bedroom, 6.5 bath home, includes 3504 s.f. of living space and an attached 657 s.f., 2 vehicle garage for a combined 4161 square feet.
Zoning district:	R-1
Lot Size:	~ 38,002 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 118' 100 ft. Required - Complies
Setbacks:	Proposed principal residence does comply with setback requirements.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 27'8"
Garage Stds:	The proposed garage is ~657 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements will be met through the proposed garage and exterior parking.

Architectural Design Guideline analysis -

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

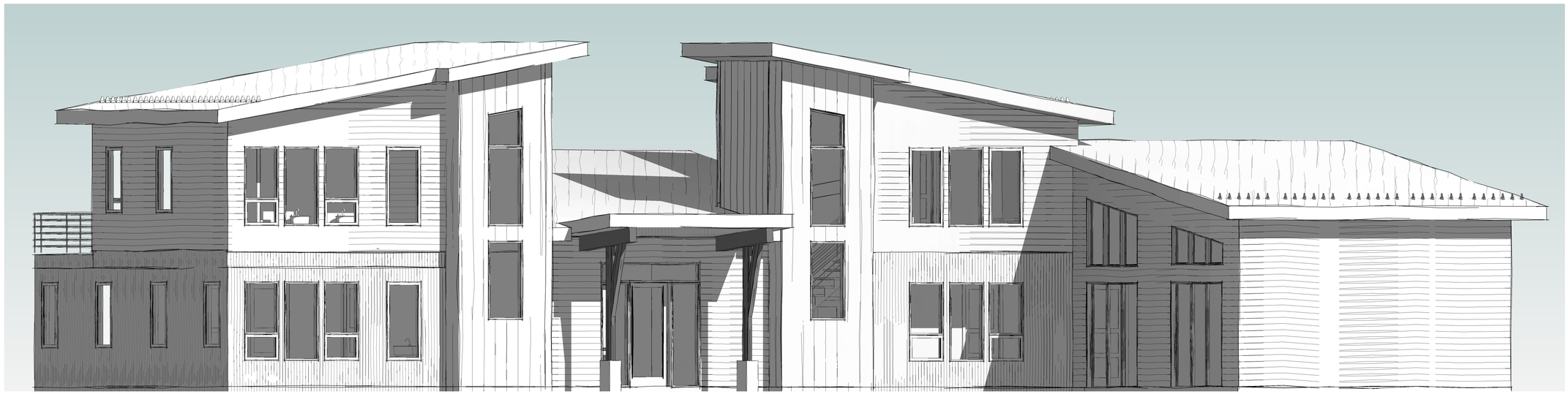
Y	Element is in substantial compliance with the design guidelines
N	Does not comply with the design guidelines
PC	Subject to Planning Commission Specific approval
	Requires additional information from applicant
N/A	Not Applicable to the application

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated, RIVER, WETLANDS AND ROAD easements exist. wetlands delineation map is provided as part of the original application file. Project is very close to many land restrictions.	Y
Article 4: Buildable Area/setbacks	Front setback is measured fron the road access easement, which is very close to actual road location.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 27'-8"	Y
Article 5-60 Foundation	Foundation is protected with metal materials	Y
Article 5-70 Roofs	Main roof design is a multi pitch gable with 6:12 design	N
Article 5-80 Garages	Garage door has a contemporary design but complements the home.	Y
Article 5-90 Window and doors	Windows are sized to complement the home, front door is substantial.	Y

Article 5-100 Balconies and railings	Horizontal metal is indicated	Y
Article 5-110 Chimney and Roof Penetrations	None indicated, but an electric fireplace is indicated on the floor plan	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Materials are indicated on A-6	Y
Article 6-30 Colors	Color board on A-6	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 697 Sqft	Y
Article 7-50 Driveways	Width indicated at 12'. Slopes are minimal	Y
Article 7-60 Parking Areas	Parking comprises of 2 interior spaces and one exterior space. The exterior space has been rotated for compliance with setbacks	Y
Article 7-100 Decks	Balconies are proposed.	Y
Article 7-120 Hot Tubs	Future hot tub indicated very close to the wetlands and river easement.	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	No spec sheets provided, downcast will be required	PC
Article 13 Environmental Regulations		
Article 13-20 Wetlands	Majority of the lot contains wetlands. basic mitigation plan is provided. Construction disturbance plan is required and applicant is working on providing.	PC

12 BLUE ROCK DRIVE



INDEX OF DRAWINGS:

A0	COVER SHEET
A1	SITE PLAN
A2	MAIN LEVEL FLOOR PLAN
A3	UPPER LEVEL FLOOR PLAN
A4	ROOF PLAN
A5	FRONT AND BACK ELEVATIONS
A6	LEFT AND RIGHT ELEVATIONS
A7	CROSS SECTIONS
A8	CROSS SECTIONS CONT.
S1	FOUNDATION PLAN
S2	UPPER LEVEL FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	FOUNDATION DETAILS CONT.
S5	FRAMING DETAILS CONT.

OWNER:

KYLA & JEREMY FILER

PROJECT TEAM:

STRUCTURAL ENGINEER

THE ENGINEERING LOFT, PLLC
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211

720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

SQUARE FOOTAGES:

MAIN FLOOR FINISHED:	2645 SQ FT
UPPER FLOOR FINISHED:	859 SQ FT
TOTAL:	3504 SQ FT
COVERED PATIO:	138 SQ FT
GARAGE:	657 SQ FT
ROOF TOP DECK:	335 SQ FT
TOTAL:	1130 SQ FT
GROSS TOTAL:	4634 SQ FT

APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2019 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRICAL CODE

INSULATION NOTES:

PER PERSCRIPTIVE PATH: 2018 IECC
CLIMATE ZONE 7

CEILING: R-49
WOOD FRAMED WALLS: R-20 CAVITY PLUS R-5 CONTINUOUS INSULATION
FLOOR: R-38
FOUNDATION WALLS: R-15 CONTINUOUS OR R-19 UNDER SLAB; R-10 CONTINUOUS FOR 4'-0" HORIZONTAL
FENESTRATION: U - 0.30

DESIGN CRITERIA:

WIND: 90 MPH (V_{ult}), EXPOSURE 'B'
SEISMIC: DESIGN CATAGORY 'B'
WEATHERING: SEVERE
TERMITE: SLIGHT
FLOOD HAZARDS: NONE
FROST DEPTH: 40"
ROOF SNOW LOAD: 100 PSF
WILDFIRE RISK CATEGORY: EXTREME

ZONING DATA:

JURISDICTION:

TOWN OF BLUE RIVER

ZONING:

SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)

BUILDING HEIGHT:

MAX BUILDING HEIGHT FROM AVERAGE GRADE PLANE = 35'-0"

ACTUAL BUILDING HEIGHT = 26'-10 1/2"

SETBACKS:

FRONT =	25'-0"
SIDE =	15'-0"
REAR =	25'-0"

GENERAL ARCHITECTURAL NOTES:

1. APPLICABLE CODES:
   - ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.
2. DIMENSIONS:
   - DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR FURTHER CLARIFICATION.
3. GUARANTEE:
   - THE ENGINEER MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION PER SOILS REPORT RECOMMENDATIONS.
5. WATER RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET AREAS AS REQUIRED BY BUILDING CODE.
6. OPEN GUARDRAILS SHALL BE LOCATED +36" ABOVE FINISH FLOOR AND SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.
7. PROVIDE PRIVACY LATCH AT ALL BEDROOM AND BATHROOM DOORS. PROVIDE KEYED ENTRY AND DEADBOLT AT ALL EXTERIOR DOORS.
8. COORDINATE WITH OWNER ALL CLOSET, CABINET AND SHELF DESIGNS.
9. WINDOW SIZES SHOWN ARE NOMINAL DIMENSIONS. CONTRACTOR TO VERIFY ROS PRIOR TO FRAMING.
10. ALL EXTERIOR ROUGH OPENINGS SHOWN IN PLANS AND ELEVATIONS ARE IN FEET AND INCHES 3068 = 3'-0" X 6'-8" NOMINAL ROUGH OPENING.

ELECTRIC READY NOTES:

1. COMBUSTION EQUIPMENT SHALL BE PROVIDED WITH ALL OF THE FOLLOWING:
   A. A DEDICATED, APPROPRIATELY PHASED BRANCH CIRCUIT SIZED TO ACCOMMODATE FUTURE ELECTRIC EQUIPMENT OR APPLIANCES TO SERVE A COMPARABLE CAPACITY TO MEET THE HEATING LOAD.
   B. AN ELECTRIC RECEPTACLE OR JUNCTION BOX THAT MEETS THE REQUIREMENTS OF SECTION R3025, AND IS CONNECTED TO THE ELECTRICAL PANEL THROUGH THE BRANCH CIRCUIT. EACH ELECTRICAL RECEPTACLE OR JUNCTION BOX SHALL HAVE REASONABLE ACCESS TO THE COMBUSTION EQUIPMENT OR DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT WITH NO OBSTRUCTIONS OTHER THAN THE CURRENT COMBUSTION EQUIPMENT.
   C. WHERE COMBUSTION EQUIPMENT IS USED FOR SPACE OR WATER HEATING, DEDICATED PHYSICAL SPACE SHALL BE PROVIDED FOR FUTURE ELECTRIC EQUIPMENT, INCLUDING AN ELECTRIC RESISTANCE BACKUP COIL FOR DUCTED SYSTEMS, IF APPLICABLE.
2. THE ELECTRICAL PANEL SHALL HAVE A RESERVED SPACE FOR A MINIMUM TWO-POLE CIRCUIT BREAKER FOR EACH BRANCH CIRCUIT PROVIDED FOR FUTURE ELECTRIC EQUIPMENT OR APPLIANCES.
3. THE JUNCTION BOX OR RECEPTACLE AND THE DEDICATED CIRCUIT BREAKER SPACE SERVING FUTURE ELECTRIC EQUIPMENT OR APPLIANCES IN THE ELECTRICAL PANEL SHALL BE LABELED FOR THEIR INTENDED USE. THE ELECTRICAL RECEPTACLE OR JUNCTION BOX MUST BE PROVIDED WITHIN 3 FEET OF THE COMBUSTION EQUIPMENT OR APPLIANCES, OR WITHIN 3 FEET OF THE DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT OR APPLIANCES.

*EXCEPTION: FOR COMBUSTION EQUIPMENT DEDICATED TO SPACE OR WATER HEATING, THE ELECTRICAL RECEPTACLE OR JUNCTION BOX SHALL BE LOCATED NOT MORE THAN 6 FEET FROM THE COMBUSTION EQUIPMENT OR THE DEDICATED PHYSICAL SPACE FOR FUTURE ELECTRIC EQUIPMENT.

1. WHERE COMBUSTION EQUIPMENT FOR SPACE HEATING AND WATER HEATING IS INSTALLED, A LOCATION SHALL BE PROVIDED FOR CONDENSATE DRAINAGE.

SOLAR READY NOTES:

1. THE TOTAL SOLAR-READY ZONE AREA SHALL BE NOT LESS THAN 300 SQUARE FEET.
2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE SUFFICIENT RESERVED SPACE TO ALLOW THE INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.

FIRE SEPARATION NOTES:

1. AT WALLS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD ON THE GARAGE SIDE OF WALLS. FIRE TAPE ALL SEAMS.
2. AT CEILINGS BETWEEN GARAGE AND LIVING AREAS PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD ON GARAGE SIDE OF CEILINGS. FASTEN TO TRUSS OR CONVENTIONAL FRAMING. FIRE TAPE ALL SEAMS.
3. AROUND STRUCTURAL ELEMENTS IN GARAGE PROVIDE 5/8" TYP 'X' GYPSUM WALL BOARD WRAP. FIRE TAPE ALL SEAMS.
4. WHERE APPLICABLE, MECHANICAL DUCTS BETWEEN GARAGE AND LIVING AREAS SHALL BE 26 GA MIN.
5. AT WALLS AND CEILING IN ENCLOSED USABLE SPACES UNDER STAIRS PROVIDE 5/8" TYPE 'X' GYPSUM WALL BOARD ON THE ENCLOSED SIDE OF WALLS AND CEILINGS.

MECHANICAL NOTES:

1. CONTRACTOR SHALL NOT EXCEED 50 CFM PER 1000 SQUARE FEET FOR TOTAL DUCT LEAKAGE, MEASURED AT 25 PASCAL (.02 W.C.) OF POSITIVE PRESSURE, USING CALIBRATED DUCT BLASTER TEST EQUIPMENT.
2. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, THE PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, OR THE AFFILIABLE STANDARDS ADOPTED TO THE SHEET METAL AND AIR CONDITIONING CONTRACTOR ASSOCIATION.
3. PROVIDE EXHAUST FANS IN ALL TOILET ROOMS AND AT KITCHEN HOOD.

ELECTRIC VEHICLE READY NOTES:

1. PROVIDE A MINIMUM OF (1) EV READY PARKING SPACE WITH A BRANCH CIRCUIT MEETING THE FOLLOWING REQUIREMENTS:
   A. TERMINATES AT A RECEPTACLE, LOCATED WITHIN 3 FEET OF EACH EV READY SPACE IT SERVES. EV READY INCLUDES TWO ADJACENT PARKING SPACES IF THE RECEPTACLE FOR THE ELECTRICAL FACILITIES OF THIS SECTION IS INSTALLED ADJACENT TO AND BETWEEN BOTH PARKING SPACES.
   B. HAS A MINIMUM CIRCUIT CAPACITY OF 8.3 KVA (40A 208/240V).
   C. THE ELECTRICAL PANEL, ELECTRICAL DISTRIBUTION EQUIPMENT DIRECTORY, AND ALL OUTLETS OR ENCLOSURES SHALL BE MARKED "FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT".

*EXCEPTION: A RECEPTACLE NEED NOT BE PROVIDED IF A HARD-WIRED EVSE IS INSTALLED.

ELECTRICAL NOTES:

1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS IN BEDROOMS.
2. PROVIDE APPROVED CARBON-MONOXIDE DETECTORS IN THE HALLWAY OR OUTSIDE ALL ROOMS USED FOR SLEEPING PURPOSES AT ALL UNITS WITH COMBUSTION APPLIANCES OR ATTACHED GARAGE(S). INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE PRIMARY POWER SOURCE MUST BE PROVIDED BY THE HOUSE CIRCUIT WIRE, AND THE SYSTEM MUST INCLUDE A BATTERY BACKUP.
3. LIGHT FIXTURES IN HIGH MOISTURE AREAS BE NOTED AS VAPORPROOF LIGHTING, TO REDUCE PREMATURE FAILURE.
4. PROVIDE GFCI-PROTECTED OUTLETS IN THE KITCHEN AT ALL COUNTERTOP SURFACES. ANY OUTLET LOCATED OUTSIDE OF THE KITCHEN, BUT WITHIN 6 FEET OF THE SINK, MUST BE GFCI PROTECTED.
5. GFCI-PROTECTED OUTLET AT EACH BATHROOM. OUTLETS ARE REQUIRED TO BE LOCATED ON THE WALL WITHIN 3 FEET OF A SINK AND 5 FEET FROM A TUB. IT MAY BE NECESSARY TO INSTALL A SECOND RECEPTACLE IF A RECEPTACLE CANNOT BE MOUNTED BETWEEN BASINS.
6. OUTLETS SHOULD BE INDICATED WITH A MAXIMUM SPACING OF 12 FEET, AND ON EVERY WALL MEASURING LONGER THAN 2 FEET.
7. SMOKE DETECTORS SHOULD BE INDICATED AS A MINIMUM OF 3 FEET FROM ANY AIR CURRENT SOURCE, INCLUDING SUPPLY/RETURN DUCT TERMINATIONS AND CEILING FANS.
8. ELECTRICAL SUBPANELS MUST BE LOCATED IN AN ACCESSIBLE AREA WHERE THEY WILL NOT BE BLOCKED BY OTHER OBJECTS. INSTALLATION IN CLOSETS IS PROHIBITED.

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE
12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

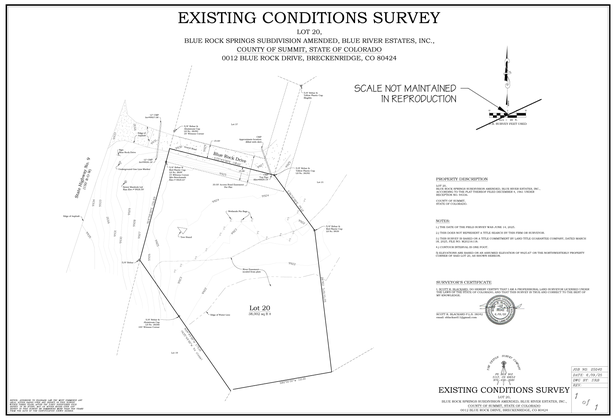
COVER SHEET

COLORADO LICENSED
CHRISTINA RAE FILER
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET:
A0

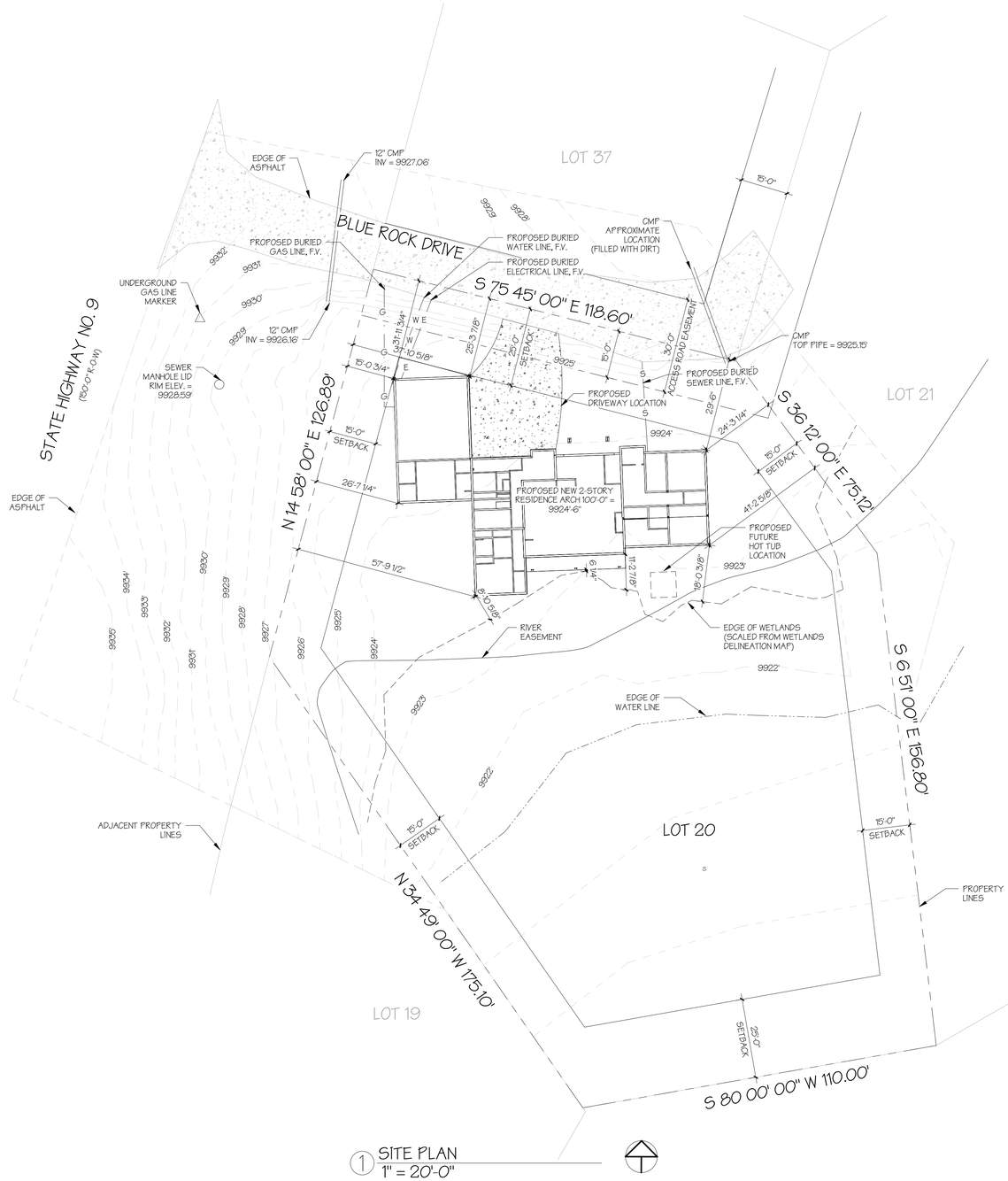
PROJECT NO: 25164



REFERENCE SURVEY BY OTHERS
(FOR INFORMATION ONLY)

ALL SITE PLAN DIMENSIONS AND SURVEY ELEVATIONS ARE REFERENCED FROM: 'EXISTING CONDITIONS SURVEY'
LOT 20, BLUE ROCK SPRINGS SUBDIVISION AMENDED, BLUE RIVER ESTATES, INC.
COUNTY OF SUMMIT, STATE OF COLORADO

PROVIDED BY: THE SEXTON SURVEY COMPANY
DATED: 6-19-25



1 SITE PLAN
1" = 20'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

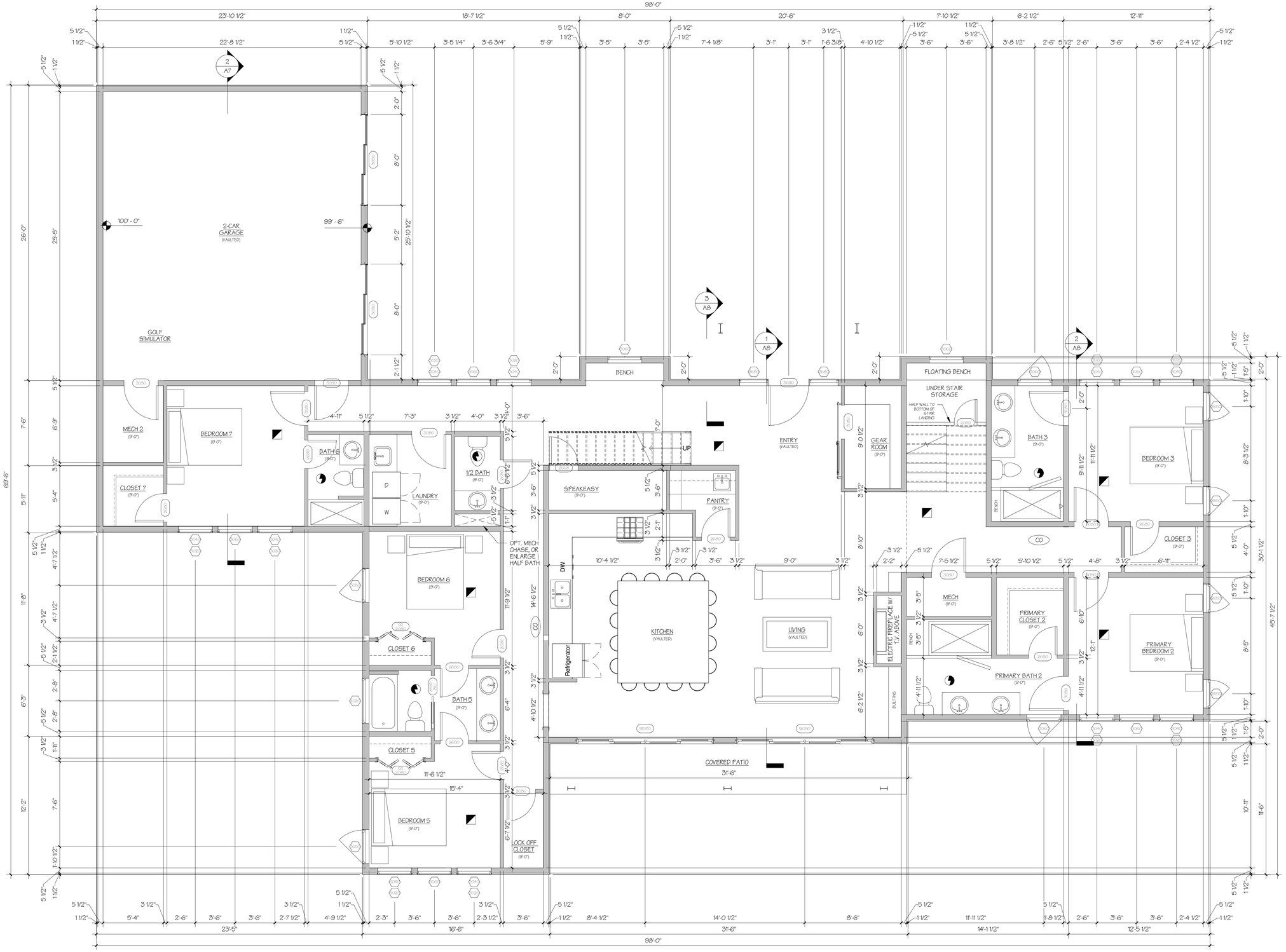
SITE PLAN

COLORADO LICENSED
CHRISTINA S. HAASE
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET:
A1

PROJECT NO: 25164



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

MAIN LEVEL FLOOR PLAN

COLORADO LICENSED
CHRISTINA RAE WATTS
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
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SHEET: A2

PROJECT NO: 25164

WINDOW SCHEDULE

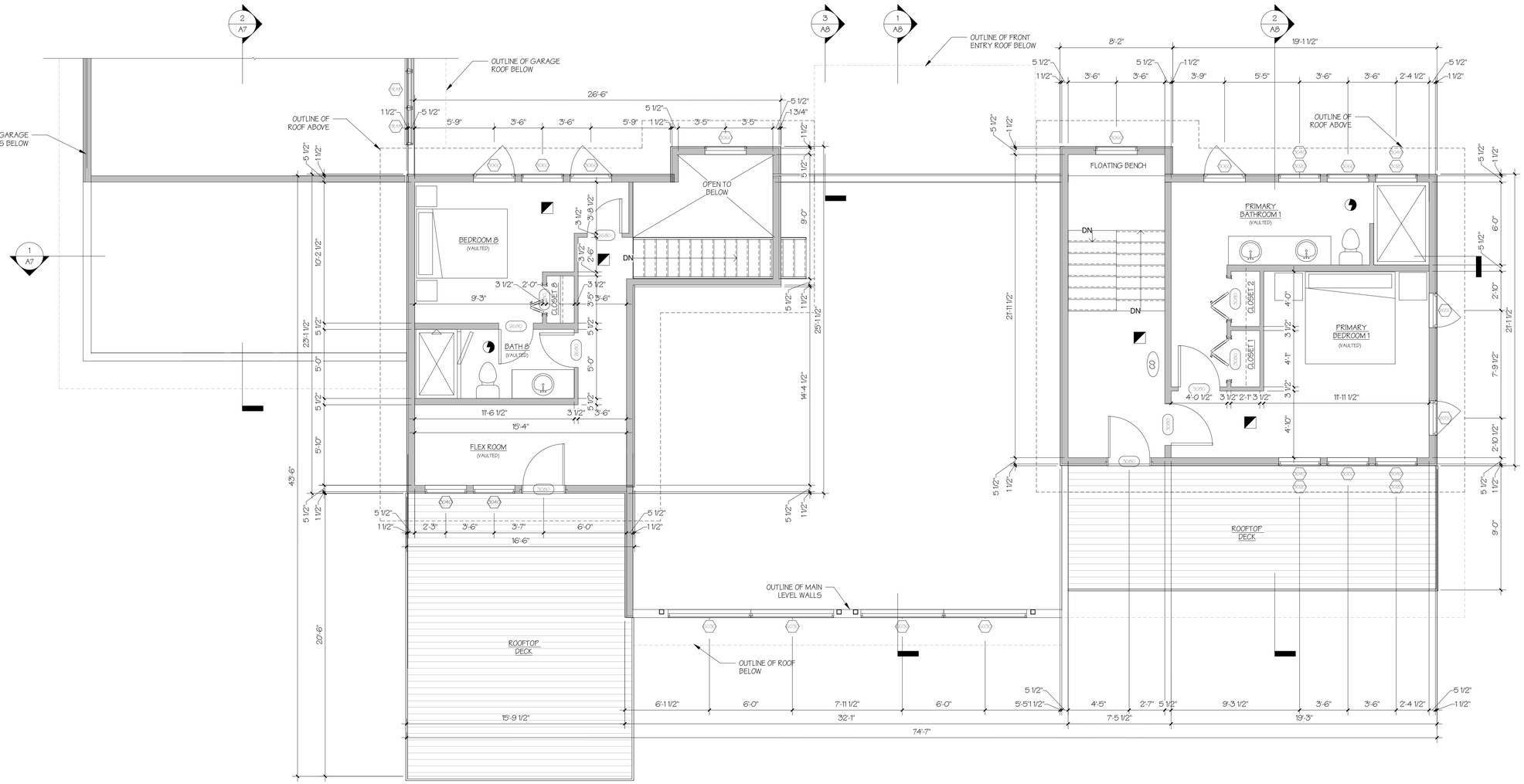
Type Mark	Width	Height	Description	Head Height	Count
2650	2' - 6"	5' - 0"	Casement	8' - 0"	6
2680	2' - 6"	8' - 0"	Fixed	8' - 0"	2
3020	3' - 0"	2' - 0"	Awning	<varies>	14
3040	3' - 0"	4' - 0"	Fixed	<varies>	16
3050	3' - 0"	5' - 0"	Casement	8' - 0"	2
3060	3' - 0"	6' - 0"	Casement	8' - 0"	5
3060	3' - 0"	6' - 0"	Fixed	<varies>	12
4020	4' - 0"	2' - 0"	Awning	8' - 0"	1
6030	6' - 0"	3' - 0"	Fixed	13' - 10"	4
6816	5' - 8"	1' - 6"	Fixed	9' - 6"	1
TRAP	2' - 8"	2' - 1 1/2"	Aluminum-clad wood Auxiliary window	10' - 3"	1
TRAP	2' - 8"	2' - 7"	Aluminum-clad wood Auxiliary window	11' - 2"	1
TRAP	2' - 8"	3' - 0"	Aluminum-clad wood Auxiliary window	12' - 0"	1
TRAP	2' - 8"	4' - 4"	Aluminum-clad wood Auxiliary window	13' - 4"	1
TRAP	2' - 8"	4' - 9 1/2"	Aluminum-clad wood Auxiliary window	13' - 9 1/2"	1
TRAP	2' - 8"	5' - 3"	Aluminum-clad wood Auxiliary window	14' - 3"	1
TRAP	3' - 0"	3' - 0"	Aluminum-clad wood Auxiliary window	10' - 7 15/16"	2

DOOR SCHEDULE

Type	Height	Width	Count
8'-0" x 8'-0"	8' - 0"	8' - 0"	2
12'-0" x 8'-0"	8' - 0"	12' - 0"	2
24" x 48"	4' - 0"	2' - 0"	1
24" x 96"	8' - 0"	2' - 0"	1
28" x 96"	8' - 0"	2' - 4"	1
30" x 80"	6' - 8"	2' - 6"	1
30" x 96"	8' - 0"	2' - 6"	14
36" x 96"	8' - 0"	3' - 0"	2
36" x 96"	8' - 0"	3' - 0"	11
36" x 96"	8' - 0"	3' - 0"	2
42" x 96"	8' - 0"	3' - 6"	1
48" x 96"	8' - 0"	4' - 0"	2
SINGLE BARN DOOR	8' - 0"	3' - 0"	1

LEGEND:

- SMOKE & CO DETECTOR
- EXHAUST FAN
- CO — CARBON MONOXIDE DETECTOR



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7202491611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

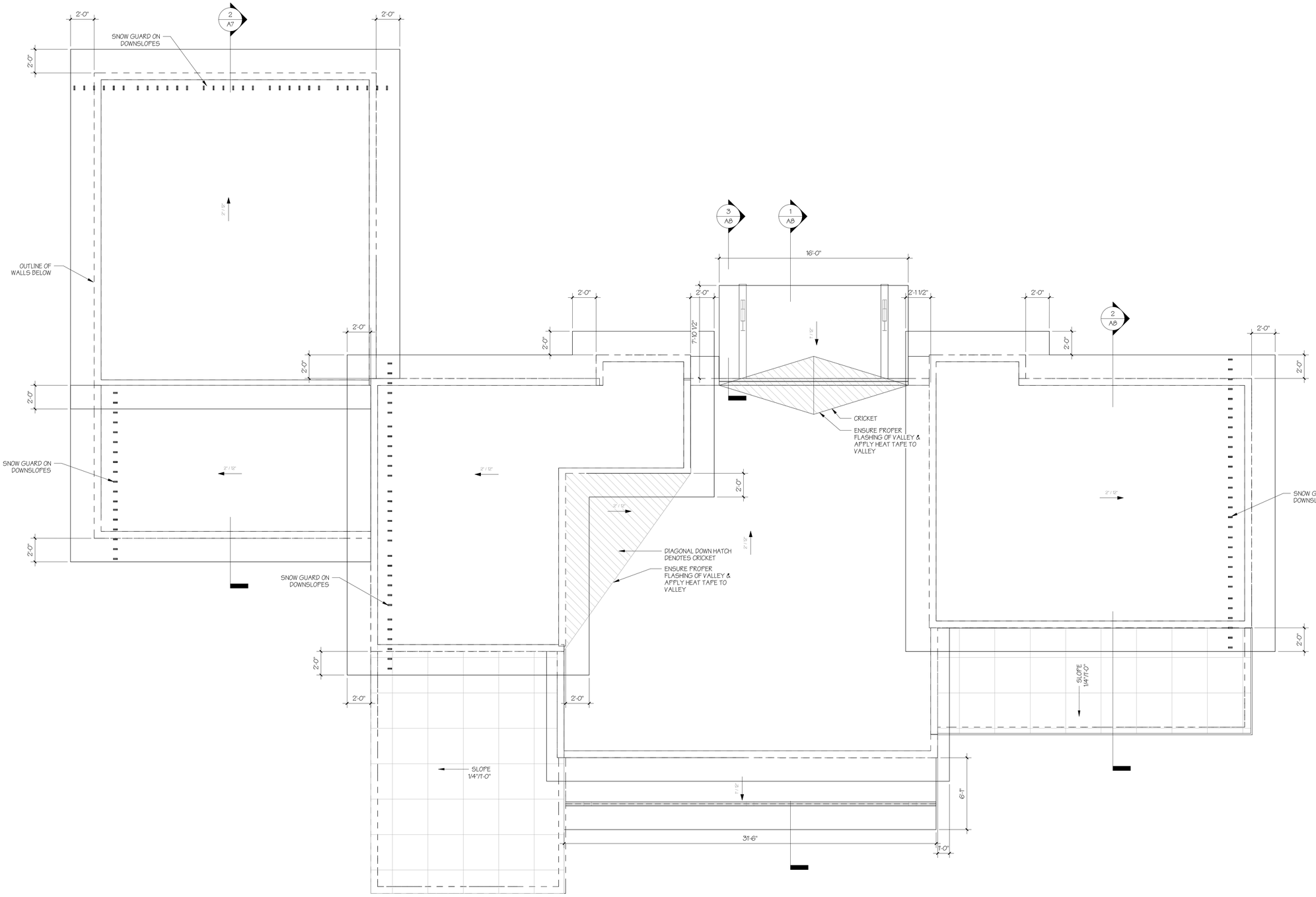
UPPER LEVEL FLOOR PLAN

COLORADO LICENSED
CHRISTINA KAY SMITH
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET: A3

PROJECT NO: 25164



1 ROOF PLAN
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

ROOF PLAN

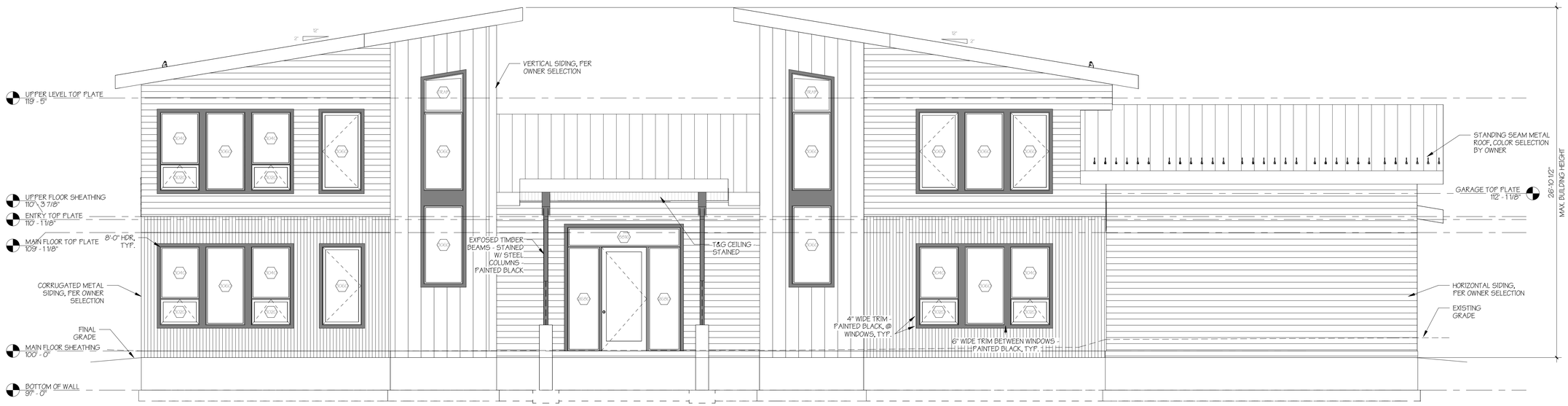
COLORADO LICENSED
CHRISTINA RAE PORTER
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET: A4

PROJECT NO: 25164

2 BACK ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

FRONT & BACK ELEVATIONS

COLORADO LICENSED
CHRISTINA C. CARTER
51919
PROFESSIONAL ENGINEER

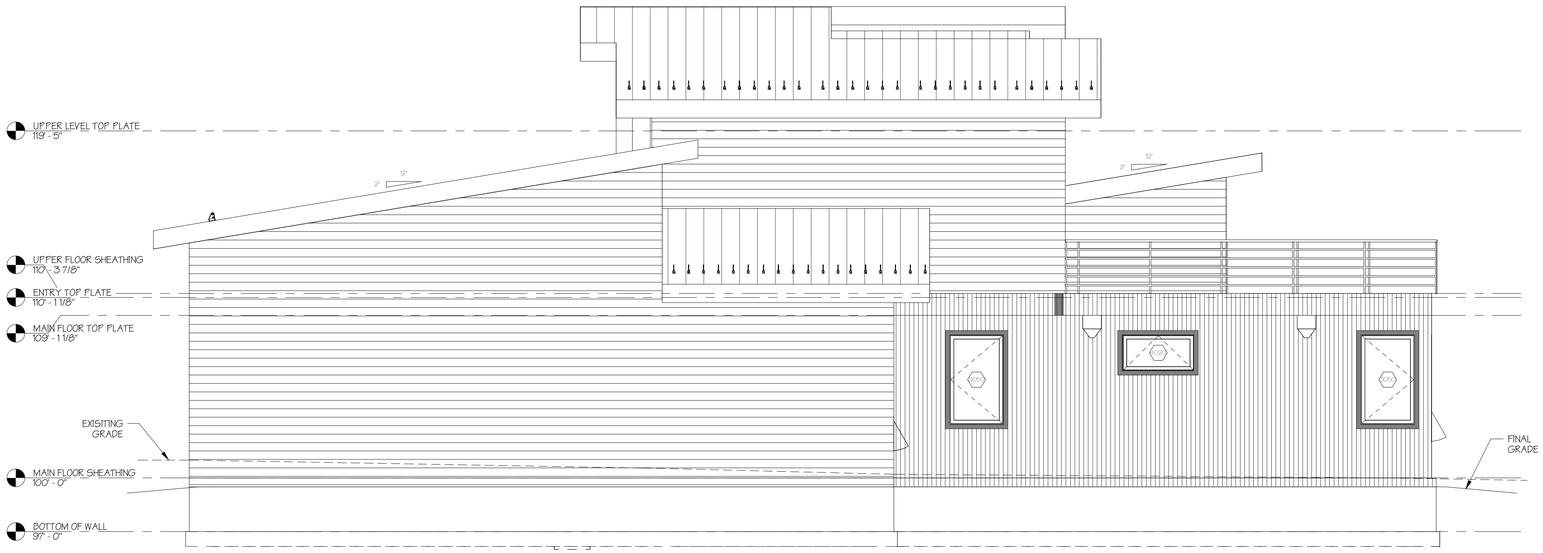
PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET:
A5

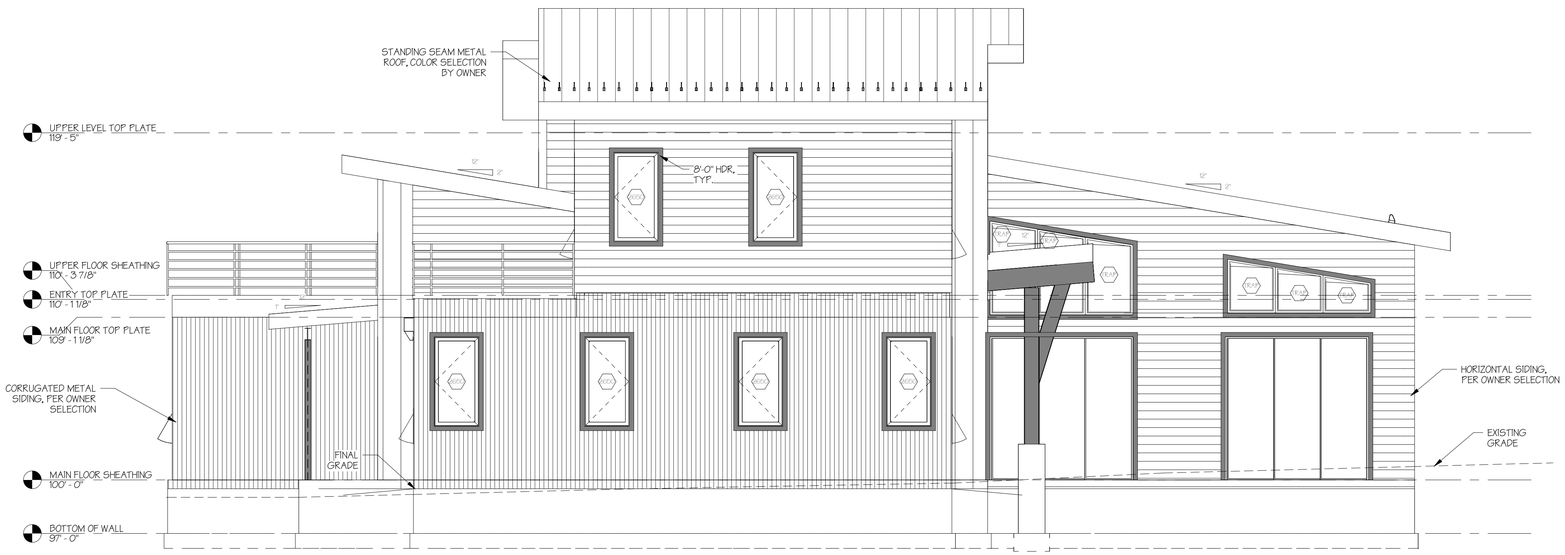
PROJECT NO: 25164

INSPIRATION PHOTO

PROPOSED MATERIALS



2 RIGHT ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

LEFT & RIGHT ELEVATIONS

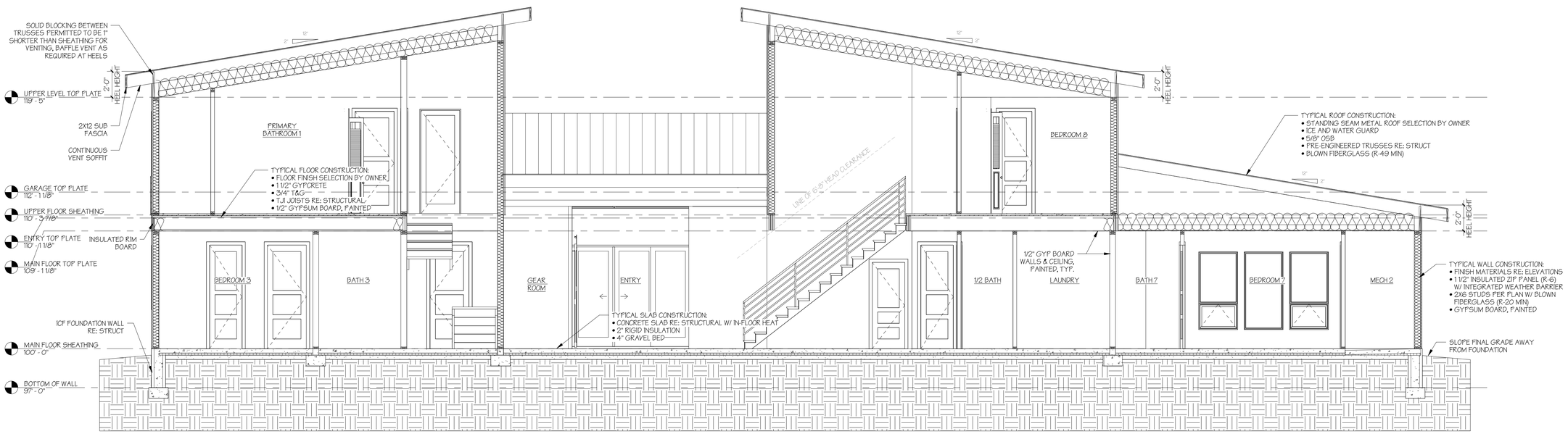
COLORADO LICENSED
CHRISTINA M. KRAFT
51919
REGISTERED
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET: A6

PROJECT NO: 25164

2 GARAGE CROSS SECTION
1/4" = 1'-0"



1 CROSS SECTION
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

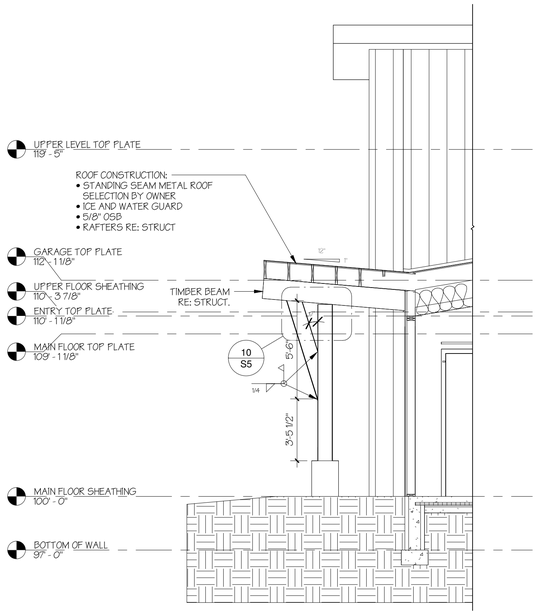
CROSS SECTIONS

COLORADO LICENSED
CHRISTINA M. HART
51919
PROFESSIONAL ENGINEER

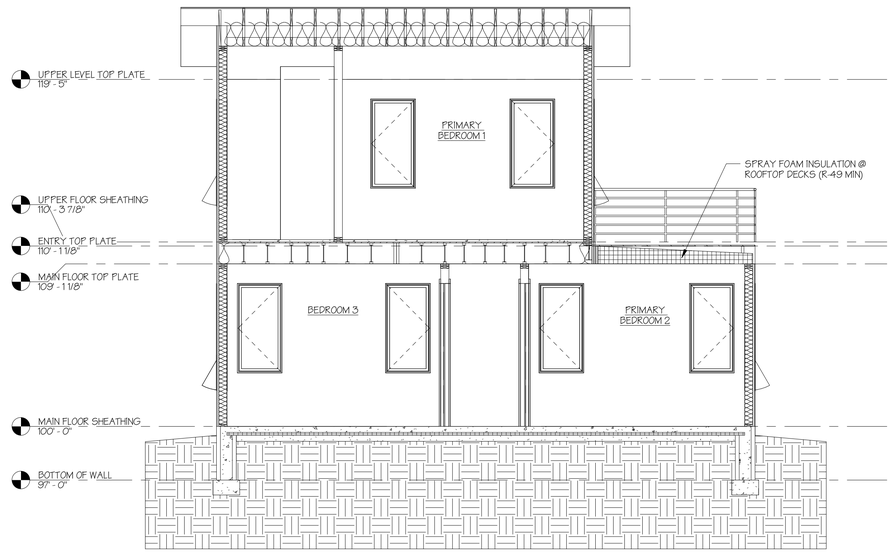
PRELIM DATE: 11.13.25
RELEASE DATE: 11.20.25
REVISION DATE:

SHEET:
A7

PROJECT NO: 25164



3 FRONT ENTRY CROSS SECTION
1/4" = 1'-0"



2 ROOFTOP DECK CROSS SECTION
1/4" = 1'-0"

1 LIVING CROSS SECTION
1/4" = 1'-0"

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NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

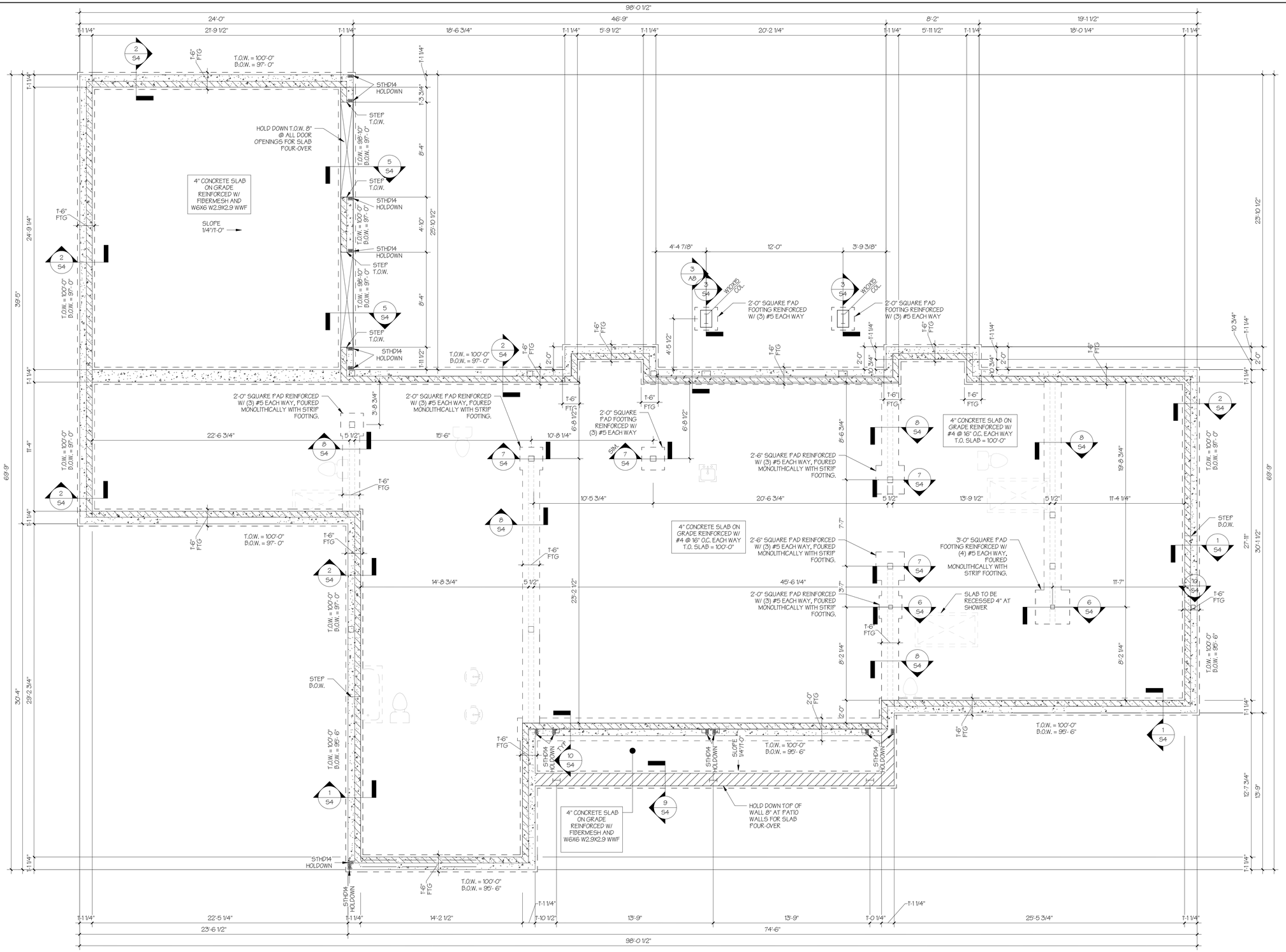
CROSS SECTIONS CONT.

COLORADO LICENSED
CHRISTINA L. TATE
51919
PROFESSIONAL ENGINEER

PRELIM DATE: 11.13.25
RELEASE DATE: 11.20.25
REVISION DATE:

SHEET:
A8

PROJECT NO: 25164



1 FOUNDATION PLAN
1/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

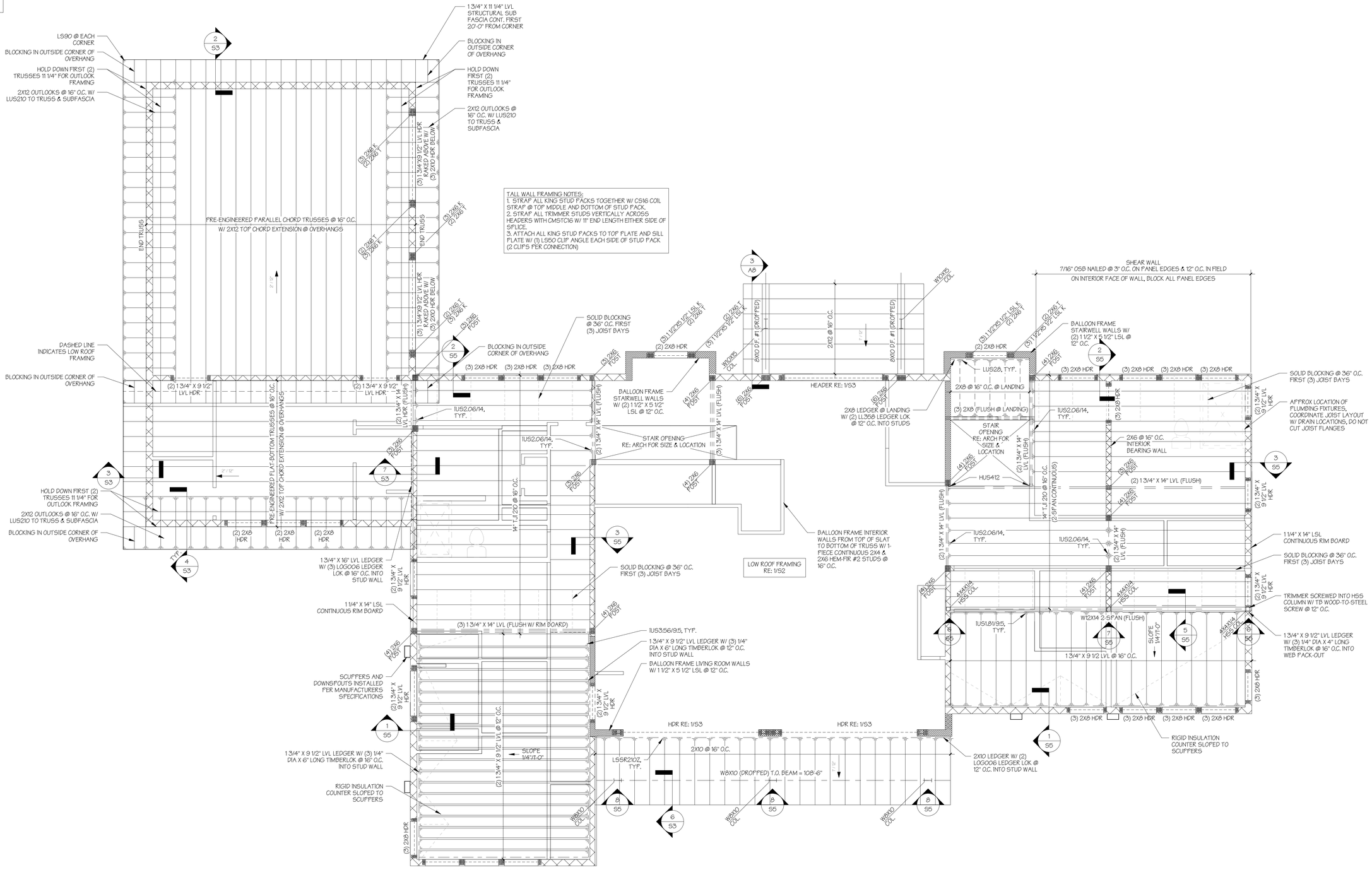
FOUNDATION PLAN

COLORADO LICENSED
CHRISTINA FAY TATE
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET: S1

PROJECT NO: 25164



1 UPPER LEVEL FRAMING PLAN
1/4" = 1'-0"

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UPPER LEVEL FRAMING PLAN

COLORADO LICENSED
CHRISTINA M. FAY
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
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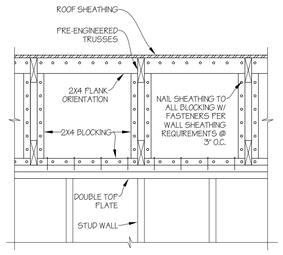
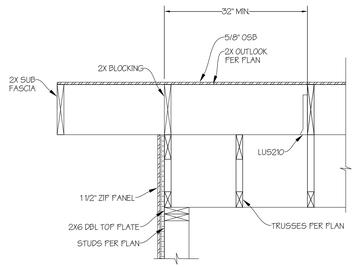
SHEET: S2

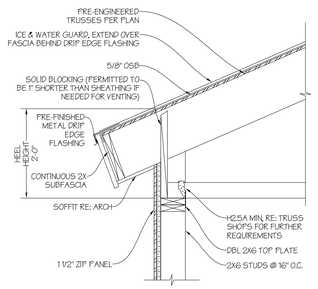
PROJECT NO: 25164



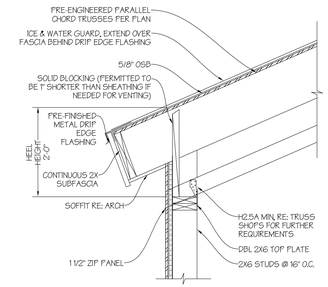
5 TRUSS BLOCKING PANEL
3/4" = 1'-0"



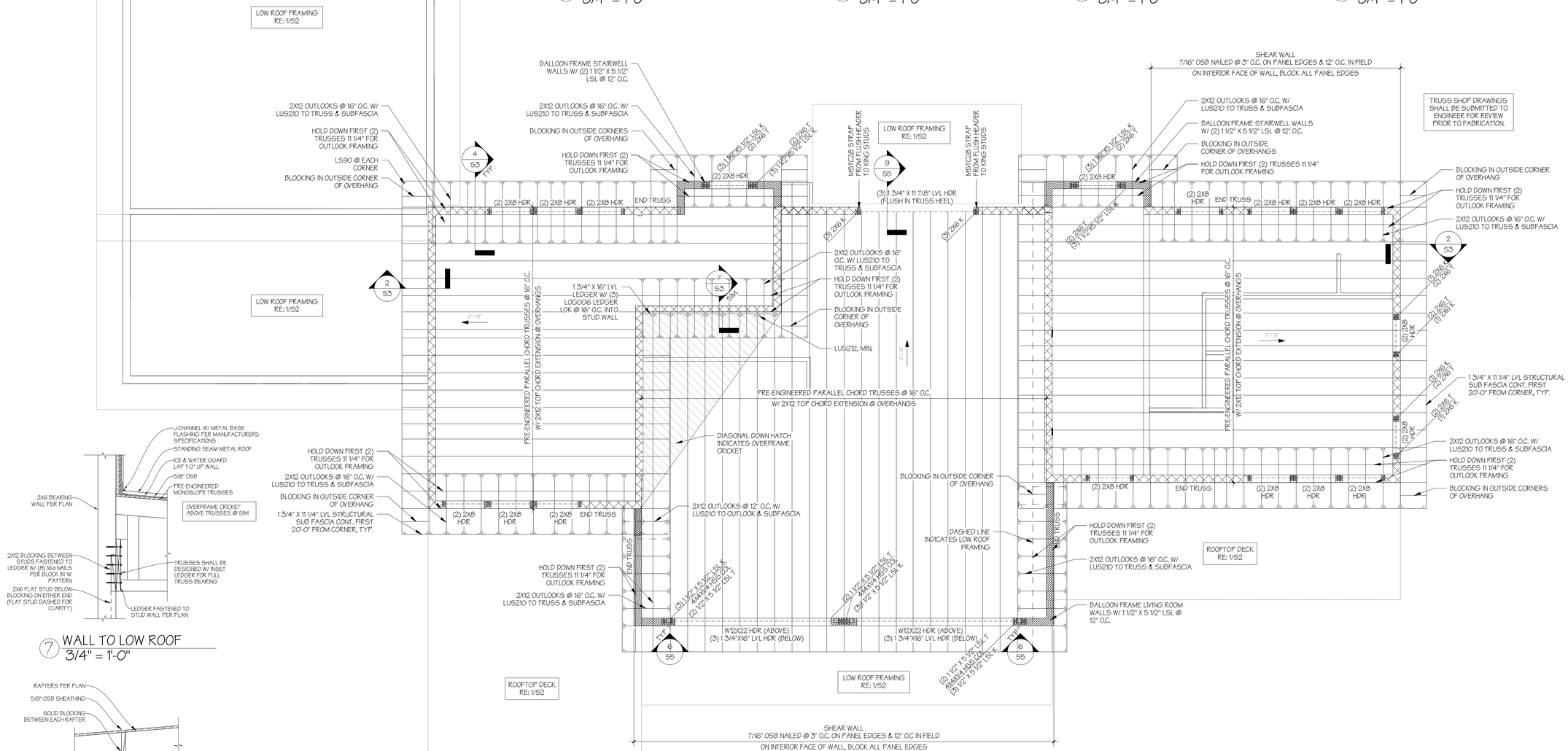
4 OUTLOOK FRAMING
3/4" = 1'-0"



3 FLAT BOTTOM TRUSS BEARING
3/4" = 1'-0"

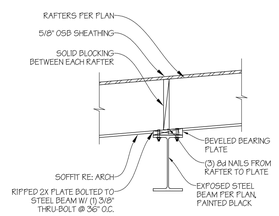


2 PARALLEL CHORD TRUSS BEARING
3/4" = 1'-0"



1 ROOF FRAMING PLAN
1/4" = 1'-0"

7 WALL TO LOW ROOF
3/4" = 1'-0"



6 RAFTER TO STEEL BEAM
3/4" = 1'-0"

The ENGINEERING LOFT
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CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

ROOF FRAMING PLAN

COLORADO LICENSED
CHRISTINA M. HARTE
51919
PROFESSIONAL ENGINEER

PRELIM DATE: 11.13.25
RELEASE DATE: 11.20.25
REVISION DATE:

SHEET:
S3

PROJECT NO: 25164

FRAMING NOTES:

LUMBER
1. ALL LUMBER, SHEATHING, AND ENGINEERED WOOD COMPONENTS SHALL CONFORM TO GUIDELINES FROM THE AWC, NDS
2. ALL STRUCTURAL FRAMING INCLUDING; HEADERS, TOP PLATES, JOISTS, AND RAFTERS SHALL BE HEM FIR # 2 OR BETTER.
3. ALL STUDS LESS THEN OR EQUAL TO 10'-0" SHALL BE HEM FIR STUD GRADE OR BETTER. ALL STUDS MORE THAN 10'-0" SHALL BE HEM FIR #2 OR BETTER.
4. ALL HEAVY TIMBER MEMBERS 6" AND GREATER SHALL BE DF-L #1 OR BETTER
5. WOOD 'I' JOISTS ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURES INSTRUCTIONS. IF VARIATIONS BETWEEN THOSE SPECIFICATIONS AND THIS PLAN ARE FOUND CONTACT ENGINEER FOR CLARIFICATION. SUBSTITUTIONS OF 'I' JOISTS BETWEEN MANUFACTURERS ARE ALLOWED BUT MUST BE AN APPROVED EQUAL.
6. ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
7. ALL EXTERIOR GLULAM BEAMS TO BE ALASKAN CEDAR 20F-V12
8. ALL OTHER GLULAM BEAMS TO BE DOUGLAS FIR 24F-V4

STEEL
1. ALL STEEL BEAMS TO BE ASTM A992 STEEL SHAPES (Fy=50 ksi).
2. ALL ROUND STEEL POSTS TO BE ASTM A53 (GRADE B) STEEL COLUMNS. NOMINAL COLUMN DIAMETERS ARE LISTED (3"Ø=3 1/2"OD, 3 1/2"Ø=4" OD, 4"Ø=4 1/2"OD, 5"Ø=5 1/2"O.D.)
3. ALL SQUARE TUBE SHAPES SHALL BE ASTM A500 (GRADE B)
4. ENDS OF POSTS SHALL HAVE 1/2"Ø"X10" BASE PLATES WELDED TO THE POST. THE BASE WILL BE BOLTED TO THE CONCRETE WITH A MIN OF (2) 1/2"Ø"X6" LONG EXPANSION BOLTS (5" MIN. EMBEDMENT).
5. ALL OTHER SHAPES (PLATES, ANGLES, CHANNELS) TO BE ASTM A36
6. ALL STEEL TO STEEL CONNECTIONS SHALL BE FULLY WELDED AT ALL CONTACT SURFACES WITH A MIN OF A 3/16" FILLET WELD OF E70xx ELECTRODE.
7. STEEL BEAM SUPPLIER IS TO FURNISH BEAM BOLT TOGETHER CONNECTIONS WITH A MIN OF 3/8" PLATE AND (8) 5/8" Ø A325 BOLTS.
8. MINIMUM BEARING FOR STEEL BEAMS IS 3".
9. GROUT ALL BEAM POCKETS SOLID AFTER BEAM HAS BEEN SET AND SHIMMED.
10. ALL BOLTS, NUTS AND WASHERS TO BE MINIMUM OF A307.

CONNECTIONS
1. ALL HANGER CALL OUTS CORRESPOND TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE CORPORATION
2. HANGERS FOR 'I' JOISTS TO BE SIZED PER MANUFACTURER RECOMMENDATIONS
3. PROVIDE MIN. OF H2.5T TRUSS CLIPS AT ALL TRUSS BEARING POINTS, PROVIDE DOUBLE CLIPS AT MULTIPLE PLY TRUSSES. OTHER ATTACHMENT MAY BE REQUIRED BY THE TRUSS DESIGNER.
4. SILL PLATES SHALL BE ATTACHED W/ 1/2"Ø ANCHOR BOLTS AT FOUR FEET MAXIMUM ON CENTER, 12" FROM ALL CORNERS, MINIMUM 2 BOLTS PER PLATE.
5. TO PROVIDE LATERAL SUPPORT, TIE ALL WOOD PLATES, WHICH REST ON STEEL BEAMS, TO THE STEEL BEAM WITH 3/8"Ø THRU BOLTS @ 36" O.C. INTO THE TOP FLANGE OF THE BEAMS.

MINIMUM MEMBER SIZES
1. ALL LOAD BEARING HEADERS ARE TO BE (2) 2x10'S UNLESS NOTED OTHERWISE.
2. FOR 2X6 WALLS ALL HEADERS UP TO 4'-0" ARE TO BE SUPPORTED BY A MINIMUM OF (1) 2x6 TRIMMER AND (1) 2x6 KING STUD AT EACH JAMB, U.N.O. PROVIDE MINIMUM (2) 2x6 TRIMMERS AND (2) 2x6 KING STUDS AT EACH JAMB FOR OPENINGS 4'-1" TO 10'-0".
3. ALL WALLS SHALL BE FRAMED IN ACCORDANCE WITH TABLE R602.3.1. ALL RAKE WALLS SHALL BE FRAMED FULL HEIGHT TO THE BOTTOM OF EITHER LOOKOUT RAFTERS OR GABLE END TRUSS WITH 1 PIECE STUDS. BLOCKING MAY BE REQUIRED ON WALLS TALLER THAN 10'-0".
4. ALL POINT LOADS SHALL BE CARRIED DOWN AND BEAR DIRECTLY ON THE FOUNDATION WALL OR BEAM. EACH POST MUST INCREASE BY ONE PLY FOR EACH LEVEL CARRYING THE POINT LOAD. SQUASH BLOCKS ARE REQUIRED BETWEEN FLOORS
5. ALL BEARING LENGTHS FOR WOOD BEAMS SHALL NEVER BE LESS THAN 11/2" AT THE ENDS OF BEAMS. BEARING ACROSS THE FULL WIDTH OF THE BEAM IS REQUIRED.
6. TYPICAL ROOF OVER FRAMING SHALL BE 2x6 AT 24" ON CENTER AND BE POSTED DIRECTLY TO TRUSSES OR RAFTERS BELOW. MAX. SPAN FOR THE 2x6 MEMBERS IS 6'
7. ALL MULTIPLE MEMBER LVL'S SHALL BE ASSEMBLED ACCORDING TO THE SUPPLIERS RECOMMENDATIONS.
8. 2-PLY POSTS SHALL BE NAILED TOGETHER W/ TWO ROWS OF 16d NAILS @ 16" O.C. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
9. 3-PLY POSTS SHALL BE NAILED THE SAME AS THE 2-PLY W/ THE THIRD PLY NAILED TO THE 2-PLY W/ (2) 16d NAILS @ 6" O.C.
10. 4 & 5-PLY POSTS SHALL BE NAILED THE SAME AS THE 3-PLY W/ CS16 STRAPS TOP & BOTTOM.
11. 6 & 7-PLY POSTS SHALL BE NAILED THE SAME AS THE 3-PLY W/ CS16 STRAPS TOP, CENTER, & BOTTOM.
12. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB NAILED WITH 8d NAILS AT 12" O.C. IN FIELD AND 6" O.C. AT EDGE. ALL EDGES MUST BE BLOCKED AND NAILED.
13. ZIP SYSTEM SHEATHING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. PANELS SHALL BE FASTENED WITH 0.131" SHANK NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD NAILING. THE NAILS SHALL HAVE 1.5" MINIMUM PENETRATION INTO FRAMING. ALL PANEL EDGES MUST BE BLOCKED & NAILED.
14. ROOF SHEATHING SHALL BE 5/8" OSB W/ 8d NAILS AT 6" O.C. EDGE AND 10" O.C. FIELD NAILING.
15. FLOOR SHEATHING SHALL BE MINIMUM 3/4" OSB W/ 8d NAILS AT 6" O.C. EDGE AND 12" O.C. FIELD NAILING.
16. INTERIOR WALL SHEATHING SHALL BE 1/2" DRYWALL W/ 11/4"x#6 DRYWALL SCREWS AT 7" O.C.
17. ALL NAILING SHALL BE IN CONFORMANCE WITH IRC TABLE R602.3. NO STAPLES SHALL BE PERMITTED.

GENERAL
1. FRAMING CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF PLUMBING IN REFERENCE TO FLOOR FRAMING.
2. AT FIRST FLOOR AND STRUCTURAL FLOOR, WHERE JOISTS RUN PARALLEL TO THE FOUNDATION WALLS, PROVIDE PERPENDICULAR SOLID BLOCKING AT 4'-0" ON CENTER FOR THE FIRST 3 BAYS.
3. PROVIDE SOLID BLOCKING AT SUPPORTS BETWEEN TRUSSES TO PREVENT ROTATION.
4. PROVIDE SOLID BLOCKING AT ALL TRUSS RIDGES, HIPS, VALLEYS, AND EVES.
5. THE GENERAL CONTRACTOR SHALL VERIFY THE DIMENSIONS AND SITE CONDITIONS PRIOR TO START OF WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR ERRORS.
6. STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
7. NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ENGINEER OF RECORD.
8. NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ENGINEER OF RECORD.
9. OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
10. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
11. THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
12. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
13. CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
14. THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

DESIGN CRITERIA:

FLOOR LOADS:
LIVE 40 PSF
DEAD 30 PSF
70 PSF

DECK LOADS:
LIVE 125 PSF
DEAD 30 PSF
155 PSF

ROOF LOADS:
SNOW 100 PSF
DEAD 15 PSF
115 PSF

WIND DESIGN:
90 MPH (V_{ult}), EXPOSURE 'B'

SEISMIC:
DESIGN CATAGORY 'B'

FROST DEPTH: 40"

CODE REFERENCES:

IBC 2018
IRC 2018
AISC 15th EDITION
ACI 318-05
MSJC 2008
AWC, NDS 2005

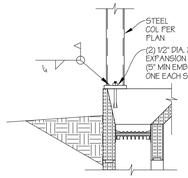
FOUNDATION NOTES:

1. ALL FOOTINGS MUST BE BE PLACED ON VIRGIN SOIL OR STRUCTURAL APPROVED FILL AS DETERMINED BY THE SOILS ENGINEER.
2. ALL FOOTINGS MUST BE FREE OF LOOSE SOIL.
3. CONCRETE, CONCRETE PLACEMENT, REBAR FABRICATION AND REBAR PLACEMENT SHALL CONFORM TO APPLICABLE PROVISIONS OF ACI-318 AND ACI 332-10.
4. ALL CAST-IN-PLACE CONCRETE SHALL CONTAIN STONE AGGREGATE. MAXIMUM OF 3/8" AGGREGATE FOR ICF WALL FORMS.
5. CEMENT SHALL BE TYPE II MODIFIED
6. MAXIMUM SLUMP OF 5"
7. 28 DAY MINIMUM CONCRETE STRENGTH
   i. FOOTINGS = 3000 psi
   ii. WALLS = 3500 psi
   iii. SLABS = 4000 psi
8. REBAR SHALL MAINTAIN A MINIMUM COVER OF:
   i. 3" IN ALL AREAS WHERE CAST AGAINST EARTH
   ii. 1 1/2" WHEN CAST AGAINST FORMS
   iii. 1" FOR SLABS
9. REBAR SHALL BE A MINIMUM OF GRADE 60 AND SHALL COMPLY WITH ASTM A615, WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185.
10. MINIMUM REBAR SPLICE LENGTH OF 40 BAR DIAMETERS. ALL BARS SHALL BE CONTINUOUS AROUND ALL CORNERS AND ALL STEP DOWNS.
11. WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 6", AND SHALL BE WIRED TOGETHER.
12. ALL OPENINGS IN FOUNDATION WALLS SHALL BE REINFORCED WITH A MINIMUM OF (2) #5. THIS REINFORCING SHALL EXTEND A MINIMUM OF 2'-6" BEYOND THE OPENING.
13. IN CONTINUOUS GRADE BEAMS SUPPORTED BY PIERS, SPLICE TOP BARS AT MID SPAN AND BOTTOM BARS OVER PIERS.
14. FOUNDATION CONTRACTOR SHALL PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS.
15. REINFORCING SHALL BE KEPT CLEAN AND FREE OF ALL DIRT, OIL, SCALE AND RUST. FORMS SHALL BE OILED PRIOR TO PLACEMENT OF REINFORCING STEEL TO PREVENT CONTAMINATION.
16. FOUNDATION FOOTINGS & WALLS ARE BASED ON THE FOLLOWING:
   SOILS REPORT: NO. 501174
   PROVIDED BY: CMT TECHNICAL SERVICES
   DATED: JULY 16, 2025
   i. MAXIMUM BEARING CAPACITY: 3000 PSF
   ii. EQUIVALENT FLUID PRESSURE: 35 PCF
   16.1 CMT TECHNICAL SERVICES SHOULD BE CONTACTED TO OBSERVE COMPLETED EXCAVATIONS, PLACEMENT AND COMPACTION OF FILL, AND PROPOSED IMPORT/SITE FILL MATERIAL.
17. ALL FOOTING AND WALL CONCRETE SHALL BE PLACED CONTINUOUSLY IN LIFTS NO GREATER THAN 24". NO HORIZONTAL COLD JOINTS ARE ALLOWED.
18. MECHANICAL VIBRATION IS REQUIRED FOR WALLS
19. ANCHOR BOLTS TO BE PLACED AT 36" O.C. AND HAVE A MIN EMBEDMENT LENGTH OF 8". MINIMUM OF 2 BOLTS PER PLATE & WITHIN 1'-0" OF EACH END.
20. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR A MINIMUM OF 36 HOURS
21. ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS CUT 1/4 THE THICKNESS OF THE SLAB DEPTH @ 10'-0" O.C. MAX. WHERE POSSIBLE, ALIGN CONTROL JOINTS WITH COLUMN CENTERLINES AND RE-ENTRANT CORNERS. CONTROL JOINTS SHALL BE CUT BETWEEN 4-12 HOURS AFTER SLAB PLACEMENT
22. ALL CONCRETE SLABS SHALL BE ISOLATED FROM THE FOUNDATION WALLS, COLUMNS AND UTILITY LINES.
23. ALL BELOW GRADE FOUNDATION WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH R406.1.

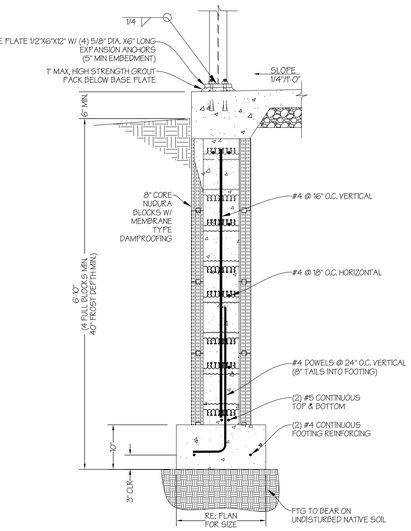
MINIMUM LUMBER DESIGN PROPERTIES						
	LVL	PSL	LSL	HF #2	HF STUD	DF-L #1
Fb (psi)	2600	2900	2325	850	675	1000
E (10^6 psi)	1.9	2.0	1.55	1.3	1.2	1.7
Fc p^rp (psi)	750	750	800	405	405	625
Fv (psi)	285	290	310	150	150	180

MULTIPLE LVL FASTENING	
2-PLY	(3) ROWS 16d NAILS @ 12" O.C.
3-PLY	(2) ROWS SDS ¼"X3 ½" @ 16" O.C. EACH SIDE
4-PLY	(2) ROWS 6 ¾" TRUSSLOK SCREWS @ 16" O.C. EACH SIDE

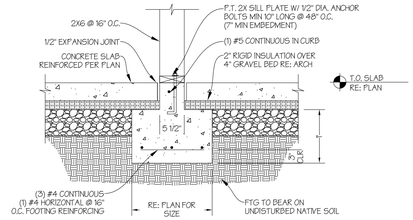
JOIST SERIES EQUIVALENCY (SAME SPACING)			
TJI 210	BCI 6000	LPI 20 PLUS	RFPI 30
TJI 360	BCI 60	LPI 42 PLUS	RFPI 70
TJI 560	BCI 90	LPI 56	N/A



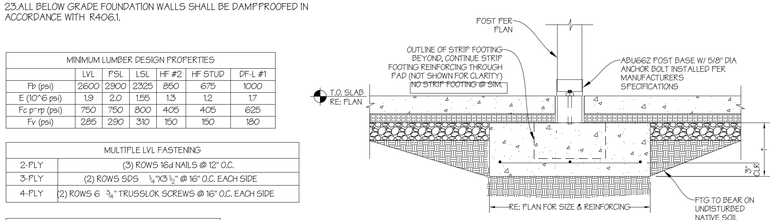
10 STEEL COLUMN TO FOUNDATION
3/4" = 1'-0"



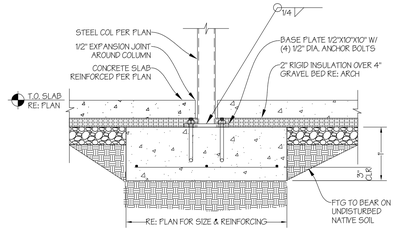
9 PATIO WALL
3/4" = 1'-0"



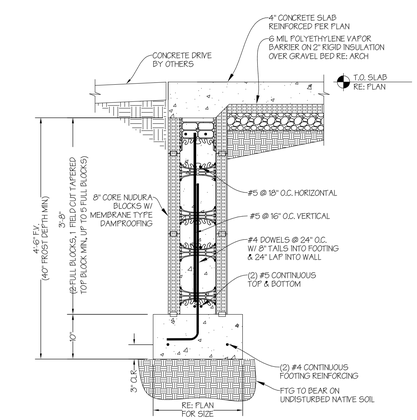
8 STRIP FOOTING
3/4" = 1'-0"



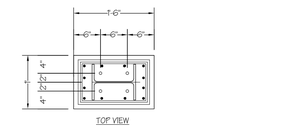
7 WOOD POST PAD FOOTING
3/4" = 1'-0"

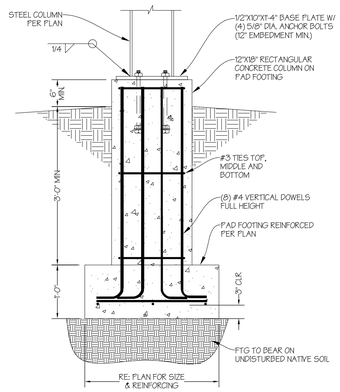


6 STEEL COLUMN PAD FOOTING
3/4" = 1'-0"

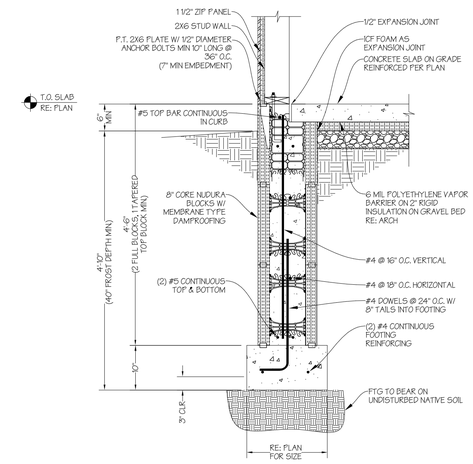


5 SLAB POUR-OVER
3/4" = 1'-0"

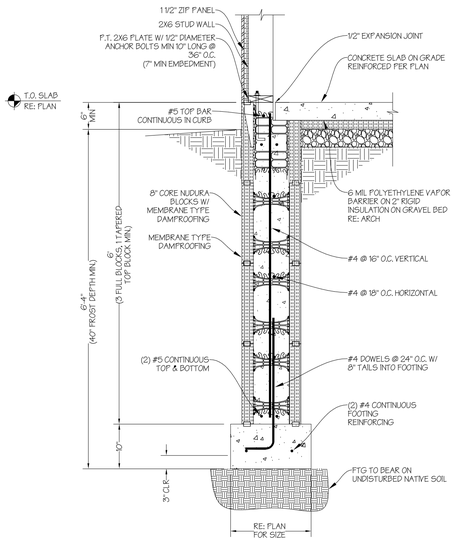




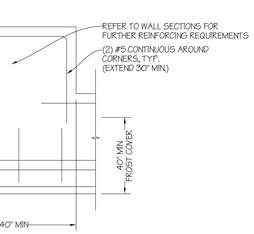
3 PILASTER
3/4" = 1'-0"



2 FOUNDATION WALL
3/4" = 1'-0"



1 TALL FOUNDATION WALL
3/4" = 1'-0"



4 WALL STEP
1/2" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
720.491.1611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE
12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

DETAILS

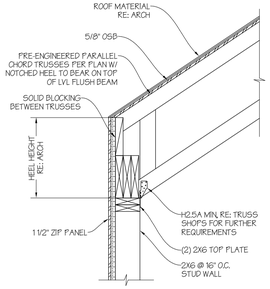
COLORADO LICENSED
CHRISTINA RAE SMITH
51919
PROFESSIONAL ENGINEER

PRELIM DATE: 11.13.25
RELEASE DATE: 11.20.25
REVISION DATE:

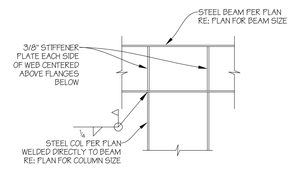
SHEET:
S4

PROJECT NO: 25164

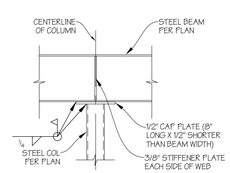
10 CANTED COLUMN
3/4" = 1'-0"



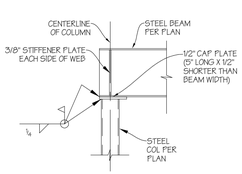
9 FLUSH HEADER
3/4" = 1'-0"



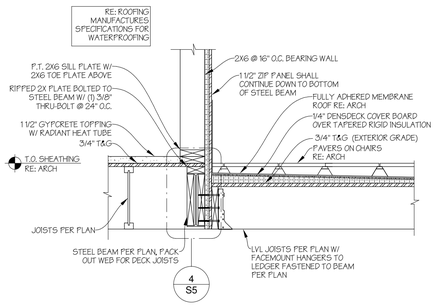
8 STEEL BEAM TO W SHAPE COLUMN
3/4" = 1'-0"



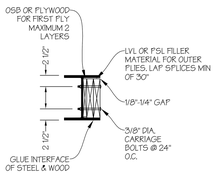
7 STEEL BEAM TO HSS COLUMN
3/4" = 1'-0"



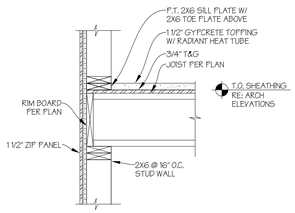
6 STEEL BEAM TO END HSS COLUMN
3/4" = 1'-0"



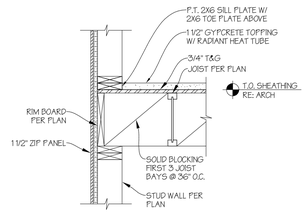
5 ROOFTOP DECK
3/4" = 1'-0"



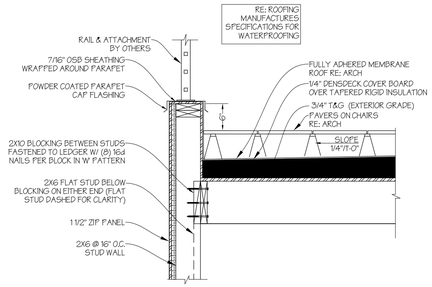
4 WEB PACK-OUT
3/4" = 1'-0"



3 FRAMING PERPENDICULAR
3/4" = 1'-0"



2 FRAMING PARALLEL
3/4" = 1'-0"



1 ROOFTOP DECK WITH RAIL
3/4" = 1'-0"

The ENGINEERING LOFT
15873 FAIRWAY DRIVE
BUENA VISTA, CO 81211
7204911611
CHRISTINA@ENGINEERINGLOFT.COM

NEW RESIDENCE

12 BLUE ROCK DRIVE
BRECKENRIDGE, CO 80424

FRAMING DETAILS CONT.

COLORADO LICENSED
CHRISTINA M. WOLF
51919
PROFESSIONAL ENGINEER

PRELIM DATE:	11.13.25
RELEASE DATE:	11.20.25
REVISION DATE:	

SHEET:
S5

PROJECT NO: 25164

Plumbing Plan

- Water Supply will be from a domestic well on the east side of the property.
- Golden Eagle will drill and case the well. Barnhart Pump will excavate the water line to the house and supply the pump/well controls.
- Standard drains throughout home to 7 bathrooms and the Kitchen.
- 6" drain from the home to the sewer tap.
- Sewer tap provided by Upper Blue Sanitation

HVAC Plan

- 2 boilers working in tandem will supply the primary heat to the home thraugh in-slab radiant heat on the main level and radiant + baseboard heat on the 2nd story and garage.

- A mechanical room with proper venting will house the boilers.

- Boilers will be powered by Natural gas.

- A 36K BTU, 3 head mini split system will supply A/C & supplemental heat. the 3 heads will be in the 2 upstairs bedrooms & the vaulted ceiling in the living room.

- Mini split condensor will be on the southside of the home to keep protected from snow.

Electrical Plan

- Power from pedestal at road supplied via underground wire to meter on east exterior wall of the home provided by Excel Energy.
- Temporary power supplied during construction phase by Excel.
- District Electric company will be the Master electrical contractor wiring the home. 200 Amp main Panel.
- 60 can lights, 8 ceiling fans, 220v range, 220v hot tub, 8 exterior sconces, 6 runs of LED strip lighting, 4 pendants, electric fireplace, electric dryer, and standard outlets/switches
- Everything will be done up to code and any gfi requirements will be met.
- 50 Amp disconnect for exterior mini split condensor.

FOLD

28994BX

MEDIUM WALL MOUNT LANTERN

With creases in all the right places, Fold's meticulously crafted downlight design creates a chic Dark Sky option for contemporary exteriors. Dimmable integrated LEDs create plenty of functional light for entryways and outdoor living spaces.

DETAILS	
FINISH:	Black Oxide
MATERIAL:	Aluminum
GLASS:	Etched
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	6"
HEIGHT:	16"
WEIGHT:	3.4lb
BACK PLATE:	6"W X 16"H
EXTENSION:	2.8”
TOP TO OUTLET:	8"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
WATTAGE:	7w LED *Included
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	9
CARTON WIDTH:	5.8
CARTON HEIGHT:	19.5
CARTON WEIGHT:	4.3

PRODUCT DETAILS:

- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- LED components carry a 5-year limited warranty
- Wet Rated
- Energy-efficient integrated LED - safer for the environment and low maintenance
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Outdoor finishes carry a 2-year warranty
- ADA compliant design provides added accessibility and maximum clearance
- Bold lines and a clean, minimalist style complement contemporary architecture

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: January 26, 2026

RE: Planning/Zoning/Architectural Guidelines review – 201 Creekside

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

Zoning Regulation analysis –

Proposal:	A large addition to an existing single family home. The proposed home is 4 bedroom, 2 story, 3.5 bath, and 2639 finished sqft with an attached 688 sqft garage for a total of 3327 sqft.
Zoning district:	R-1
Lot Size:	~ 17,489 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 109' 100 ft. Required - Complies
Setbacks:	Proposed principal residence **DOES NOT COMPLY** with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 30'3"
Garage Stds:	The proposed garage is ~688 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements are met through 2 interior spaces, and one outdoor space, the outdoor space is partially in the front setback, and the second indicated outdoor space is fully in the setback.

Architectural Design Guideline analysis -

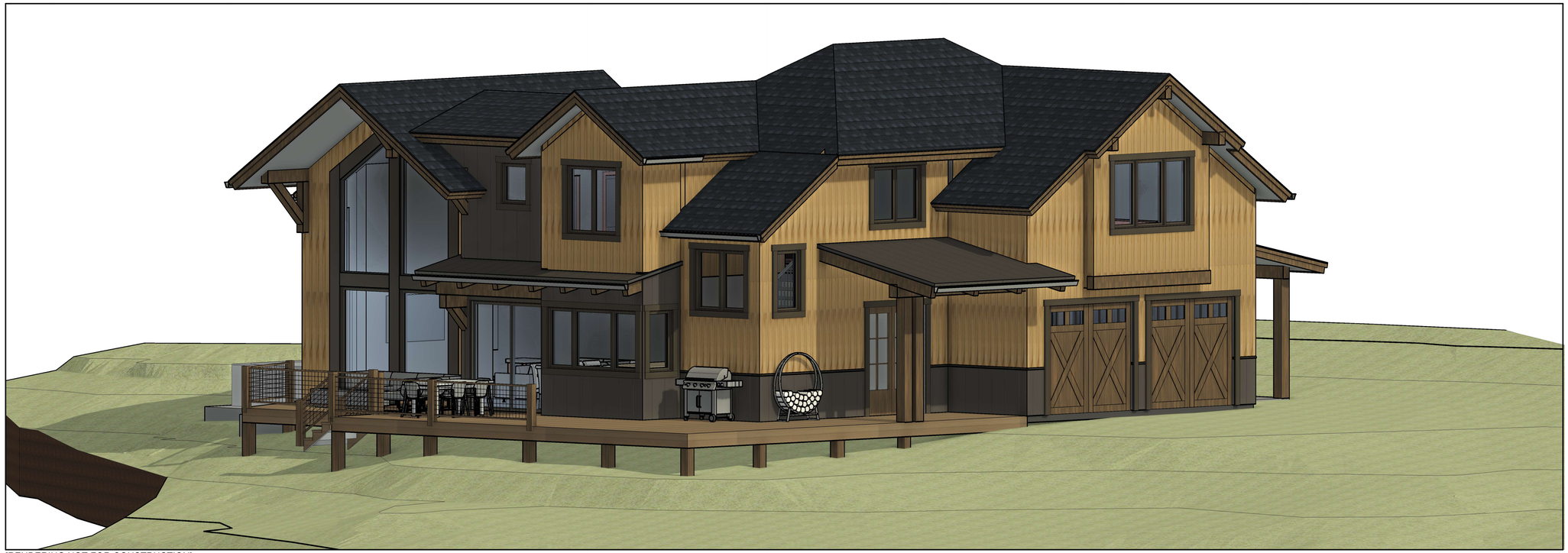
Please note the following key to the interpretation of the analysis table:

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is measured from the property line and not the easement nor the actual road location as required per code. Building encroaches into the front and side setbacks by about 15 feet. Overhangs are not permitted in the setbacks.	N
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 30'3"	Y
Article 5-60 Foundation	Foundation is exposed in numerous renderings	N
Article 5-70 Roofs	Main roof design is a gable roof with a slope of 8:12	Y
Article 5-80 Garages	Garage door has a rustic design but complements the home.	Y
Article 5-90 Window and doors	Windows are proportional	Y

Article 5-100 Balconies and railings	Square wire is indicated	Y
Article 5-110 Chimney and Roof Penetrations	None indicated, but a fireplace is indicated on the floor plan. And a large are is dedicated to the fireplace. It is not drawn to penetrate the roof plane.	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Vertical cedar shiplap is indicated.	Y
Article 6-30 Colors	Colors are provided and show general compliance. Wood colors.	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 688 Sqft	Y
Article 7-50 Driveways	Width indicated at 50'. Slopes are minimal. May or may not be existing.	Y
Article 7-60 Parking Areas	**Parking comprises of 2 interior spaces and one exterior space. The exterior space is partially in the front setback. 3 spaces are required.** As an addition, parking may or may not be required.	PC
Article 7-100 Decks	Large uncovered deck is proposed, shows general conformance	Y
Article 7-120 Hot Tubs	Existing.	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		

Article 8 Signs	None indicated	Y
Article 9 Lighting		
Article 9 Lighting	Downcast lights are indicated.	Y
Article 13 Environmental Regulations		
Article 13-20 Wetlands	River is indicated on the property, but no verification of wetlands or water disturbance has be provided.	N



[RENDERING NOT FOR CONSTRUCTION]

STAIS
ARCHITECTURE & INTERIORS

409 east main street
p o box 4175
frisco . colorado 80443
970 453 0444

STAISARCHITECTS.COM

MOEDRITZER MOUNTAIN CABIN

201 CREEK SIDE DRIVE
BLUE RIVER, COLORADO

50% DESIGN DEVELOPMENT

moedritzer mountain cabin

lot 245
the royal subdivision
blue river estates
blue river . colorado

PROJECT # 2505

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ISSUE:

50% des dev	12 jan 2026

SHEET INDEX

CS	COVER SHEET	A221	MAIN FLOOR PLAN	A301	EXTERIOR ELEVATIONS	A401	BUILDING SECTIONS
		A222	UPPER FLOOR PLAN	A302	EXTERIOR ELEVATIONS		
A111	SITE PLAN, AREA CALCS & NOTES	A223	ROOF PLAN				
A181	LANDSCAPE, HARDSCAPE, & EXT LIGHTING PLAN			A311	EXTERIOR PERSPECTIVES		
A191	CONSTRUCTION MANAGEMENT PLAN						

PROJECT TEAM

OWNER:

MR. MARK MOEDRITZER
MS. SANDY MOEDRITZER
5416 MOHAWK LN
FAIRWAY, KS 66205

SURVEYOR:

SCHMIDT LAND SURVEYING, INC.
P.O. BOX 5761
FRISCO, CO 80443
970.409.9963

ARCHITECT:

STAIS ARCHITECTURE & INTERIORS
409 EAST MAIN STREET
P.O. BOX 4175
FRISCO, COLORADO 80443
970.453.0444

STRUCTURAL ENGINEER:

G3 CONSULTING, LLC
P.O. BOX 2933
BRECKENRIDGE, CO 80424
970.485.2073

GENERAL CONTRACTOR:

DECKER CUSTOM HOMES, INC.
P.O. BOX 4674
BRECKENRIDGE, CO 80424
970.418.3166

COVER SHEET

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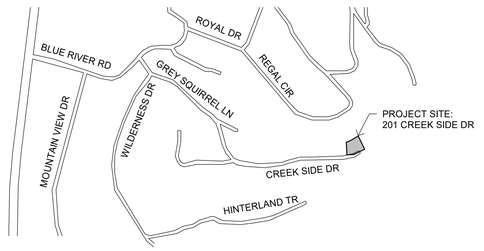
SITE PLAN NOTES

1) BOUNDARY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM SURVEY BY SCHMIDT LAND SURVEYING, INC, DATED 9 JUNE 2026, VERIFY IN FIELD AND BACK-CHECK ALL INFORMATION PRIOR TO CONSTRUCTION STAKING.
2) UTILITY LOCATIONS ARE SHOWN APPROXIMATELY. CONTACT APPROPRIATE AUTHORITIES TO FIELD LOCATE ALL UTILITIES PRIOR TO EXCAVATION.
3) CONTRACTOR SHALL IDENTIFY ALL EXISTING TREES, WHICH ARE SPECIFIED ON THE SITE PLAN TO BE RETAINED BY ERECTING TEMPORARY FENCE BARRIERS AROUND THE TREES TO PREVENT UNNECESSARY ROOT COMPACTION DURING CONSTRUCTION. CONSTRUCTION DISTURBANCE SHALL NOT OCCUR BEYOND THE FENCE BARRIERS, AND DIRT AND CONSTRUCTION MATERIALS OR DEBRIS SHALL NOT BE PLACED ON THE FENCING. THE TEMPORARY FENCE BARRIERS ARE TO REMAIN IN PLACE UNTIL ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
4) CONTRACTOR SHALL SUBMIT AND OBTAIN APPROVAL FROM THE TOWN, A CONSTRUCTION STAGING PLAN INDICATING THE LOCATION OF ALL CONSTRUCTION MATERIAL STORAGE, FILL AND EXCAVATION MATERIAL STORAGE AREAS, PORTOLET AND DUMPSTER LOCATIONS, AND EMPLOYEE VEHICLE PARKING AREAS. NO STAGING IS PERMITTED WITHIN PUBLIC RIGHT OF WAY. ANY DIRT TRACKED UPON THE PUBLIC ROAD SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE. CONTRACTOR PARKING WITHIN THE PUBLIC RIGHT OF WAY IS NOT PERMITTED WITHOUT THE EXPRESS PERMISSION OF THE MUNICIPALITY AND/OR HOA, AND CARS MUST BE MOVED FOR SNOW REMOVAL. A PROJECT CONTACT PERSON IS TO BE PROVIDED TO THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
5) REVEGETATE ALL DISTURBED AREAS PER LANDSCAPE NOTES.
6) FINISH GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION @ ALL AREAS.
7) PLANTING BEDS SHOWN HATCHED ON LANDSCAPE PLAN. REFER TO LANDSCAPE SCHEDULE & NOTES.
8) USGS DATUM PER SURVEY.
9) SPOT ELEVATIONS NOTE PROPOSED GRADE (& STATION # IF APPLICABLE) ABOVE LEADER LINE, WITH EXISTING GRADE NOTED BELOW LEADER LINE (IN PARENTHESES).
10) NEW CONTOURS ARE LABELED ON HIGH SIDE OF CONTOUR LINE.
11) REFER TO ARCHITECTURAL DRAWINGS FOR RETAINING WALL DETAILS.

VICINITY MAP



AREA CALCULATIONS

SITE CALCS:

	DESCRIPTION	AREA (ACRES)	% OF SITE
1. BUILDING FOUNDATION	BELOW ENCL AREAS	2,205 (.051)	11.4%
2. BUILDING FOOTPRINT	(1) + DECKS AND PORCHES	3,192 (.073)	16.6%
3. PAVING & GRAVEL	DRIVE & WALKS **	2,888 (.066)	15%
4. SNOW STACK	@ DRIVES, WALKS, & DECKS	348 (.008)	1.8%
5. LANDSCAPE/OPEN SPACE	TOTAL (6)-(2)-(3)	10,533 (.242)	55.2%
6. TOTAL		19,166 (.44)	100%

NOTES: 1. ** INCLUDING: EXISTING ROAD (CREEK SIDE DRIVE), EXISTING NEIGHBOR DRIVEWAY, EXISTING & PROPOSED RESIDENCE DRIVEWAY

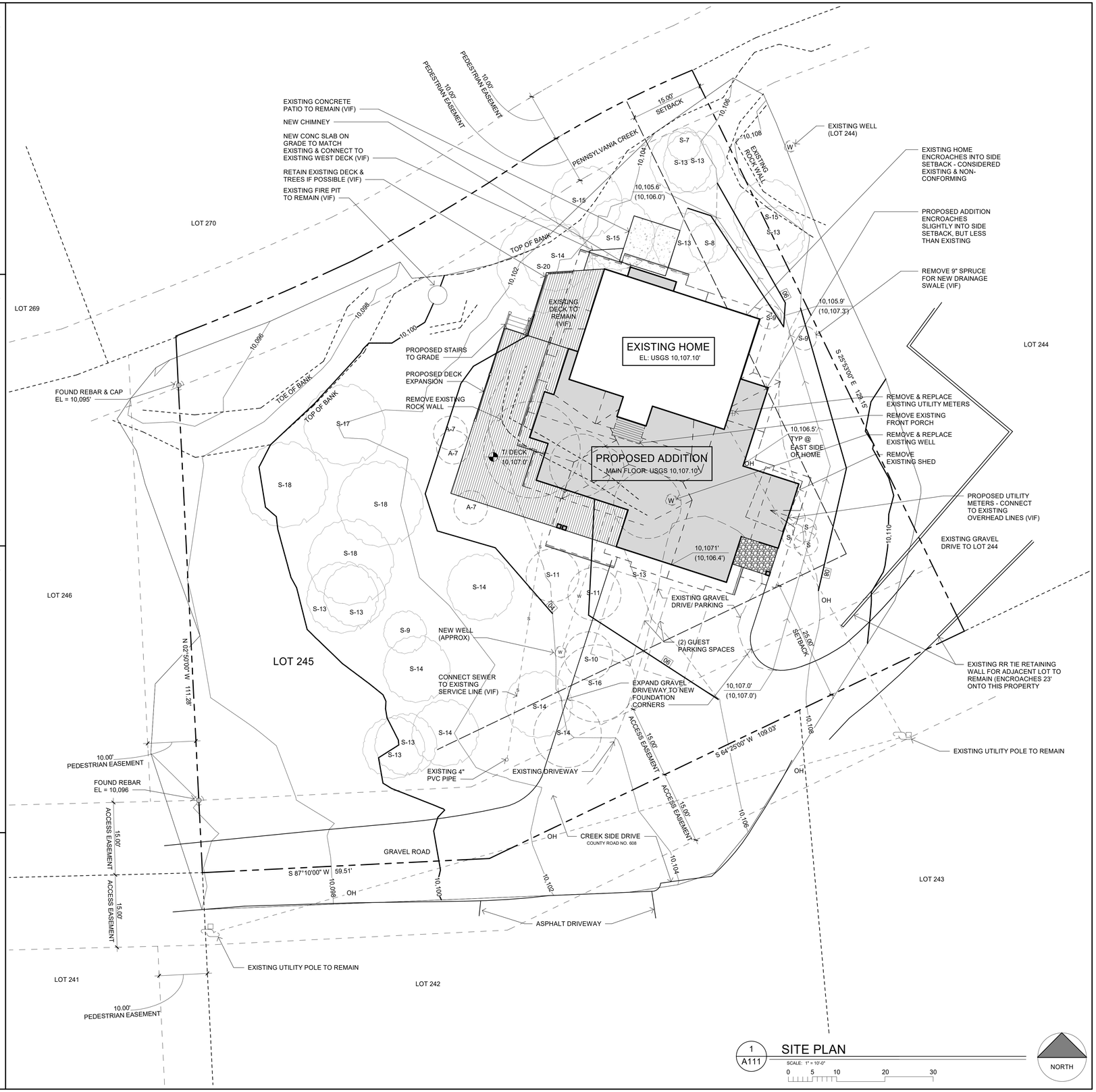
BUILDING CALCS:

	CONDITIONED (SF)	UNCONDITIONED (SF)	TOTAL (SF)	COVERED PORCHES
1. MAIN FLOOR	1,517	688	2,205	313
2. UPPER FLOOR	1,122	---	1,122	---
TOTAL	2,639	688	3,327	313

NOTES: 1. BUILDING AREAS CALC'D IN ACCORDANCE W/ BUILDING CODE REQ'MENTS.

2. UNCONDITIONED AREA INCLUDES GARAGE, MECHANICAL & STORAGE (WITH OVER 5'-0" HEADROOM).

3. STAIRS & LANDINGS NOT COUNTED WITH UPPERMOST FLOOR SQUARE FOOTAGES.



1/A111 SITE PLAN
SCALE: 1" = 10'-0"
0 5 10 20 30
NORTH

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970 453 0444
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SITE PLAN, AREA CALCS & NOTES

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LANDSCAPE NOTES

1) THE PLANT LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL PLANT COUNTS AND IF A DISCREPANCY EXISTS THE SCHEDULE SHALL GOVERN.
2) LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION.
3) GENERAL CONTRACTOR TO PROVIDE ROUGH GRADING WITHIN +/- 0.50 FOOT OF FINISHED GRADE PRIOR TO START OF LANDSCAPE CONTRACTOR'S WORK.
4) FINAL LOCATION AND STAKING OF ALL PLANT MATERIALS SHALL BE AT THE DIRECTION OF ARCHITECT. LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH PLANTING OPERATIONS UNTIL STAKING IS FULLY APPROVED.
5) EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH SECURED HAYBALES AND/OR SNOWFENCE AT DRIP LINE OF TREE. AREAS TO REMAIN UNDISTURBED SHALL BE PROTECTED WITH PLASTIC SNOW FENCING ATTACHED TO METAL POSTS DRIVEN INTO THE GROUND.
6) PLANTING BACKFILL MIX IS TO CONSIST OF 80% NATIVE TOPSOIL AND 20% PEAT MOSS. SHRUB BEDS AND TREE WELLS ARE TO BE MULCHED WITH 3" SHREDDED MULCH. MULCH SAMPLE TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
7) ALL PLANTING BEDS SHALL BE SEPARATED FROM SOD AND NATIVE GRASS AREAS BY 1/8"X4" GALVANIZED STEEL EDGING. TACK EDGING IN PLACE WITH 12" EDGING PINS AT 40" MINIMUM SPACING.
ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5' STEEL 'T' STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NYLON TREE STRAPS. ALL EVERGREEN TREES ARE TO BE STAKED WITH THREE, 5' STEEL "T" STAKES AND GUYED WITH #12 GALVANIZED WIRE AND 1-1/2" WIDE, GREEN, NULON TREE STRAPS.
8) LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE 10 CUBIC YARDS TOPSOIL TO PROPOSED PLANTING BEDS. CONTRACTOR SHALL ALSO SUPPLY AND DISTRIBUTE 2 CUBIC YARDS OF ORGANIC
9) COMPOST TO PROPOSED PERENNIAL AREAS.
PERENNIAL FLOWER BEDS ARE TO BE AMENDED WITH 4' OF DEBRIS FREE TOPSOIL AND 2" ORGANIC COMPOST. MIXTURE TO BE CULTIVATED TO A DEPTH OF 6" AND FINE GRADED TO PROVIDE POSITIVE
10) DRAINAGE.
PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
-LOOSEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER AND STICKS, ROOTS, RUBBISH AND EXTRANEOUS MATTER.
-DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.
-GRADE AREAS TO A SMOOTH, FREE DRAINING, EVEN SURFACE WITH A LOOSE, MODERATELY
11) COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASSES SHALL BE SOWN WITH THE FOLLOWING SEED MIXTURE:
-ROCKY MOUNTAIN HIGH ALTITUDE NATIVE GRASS SEED MIX, AVAILABLE FROM NEILS LUNCEFORD NURSERY, SILVERTHORNE, COLORADO OR APPROVED EQUAL.
ONE APPLICATION OF A DI-AMONIUM PHOSPHATE FERTILIZER, 18-46-0 AT THE RATE OF 8 LBS PER
12) 1,000 S.F., SHALL BE BROADCAST PRIOR TO SEEDING.
ALL SEEDED AREAS WITH A SLOPE OF 2:1 OR GREATER SHALL BE CONTROLLED WITH EROSION
13) CONTROL NETTING.
AFTER SEEDING, RAKE OR DRAG SURFACE OF SOIL LIGHTLY TO REINCORPORATE SEED INTO TOP
14) 1/8" OF SOIL.
LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH UNIT COSTS FOR PROPOSED AND TRANSPLANTED PLANTINGS TO INCLUDE ALL COSTS FOR MATERIAL, LABOR, FREIGHT, HANDLING,
15) OVERHEAD, AND PROFIT.
ALL NEWLY PLANTED TREES AND SHRUBS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP SYSTEM. PERENNIAL FLOWER BEDS AND ANY LAWN AREAS SHALL BE IRRIGATED WITH POP-UP SPRAY HEADS. NATIVE GRASS AREAS SHALL BE TEMPORARILY IRRIGATED FOR 45 DAYS AFTER SEEDING OR UNTIL
16) GRASSES ARE ESTABLISHED.
LANDSCAPE CONTRACTOR SHALL SUBMIT A WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEE AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR, DUE TO SICKNESS OR DEATH
17) OF A PLANT FOR A PERIOD OF ONE YEAR FOLLOWING THE PLANT'S INSTALLATION.
DRIP AREAS NOT SHOWN WITH OTHER TYPES OF HARDSCAPE TO RECEIVE 4" THICK 1.5" CRUSHED STONE, FROM 2'0" PAST DRIP LINE TO FACE OF BUILDING. INCLUDE GEOTEXTILE FABRIC BELOW FOR WEED CONTROL & LANDSCAPE EDGING FLUSH WITH TOP OF STONE.

LANDSCAPING SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	REMARKS
	ASPEN	POPULUS TREMULOIDES	3	1" CAL	50% MULTI-STEM
			3	1 1/2" CAL	
			3	2" CAL	
	PEKING COTONEASTER		3	10 GAL	
	COMMON LILAC		4	5 GAL	MIX PURPLE & WHITE FLOWERS
	NATIVE SHRUBS AND GRASSES	SAGE BRUSH, NATIVE GRASSES	TBD	SEED	SPREAD AT AREAS TO BE REVEGETATED

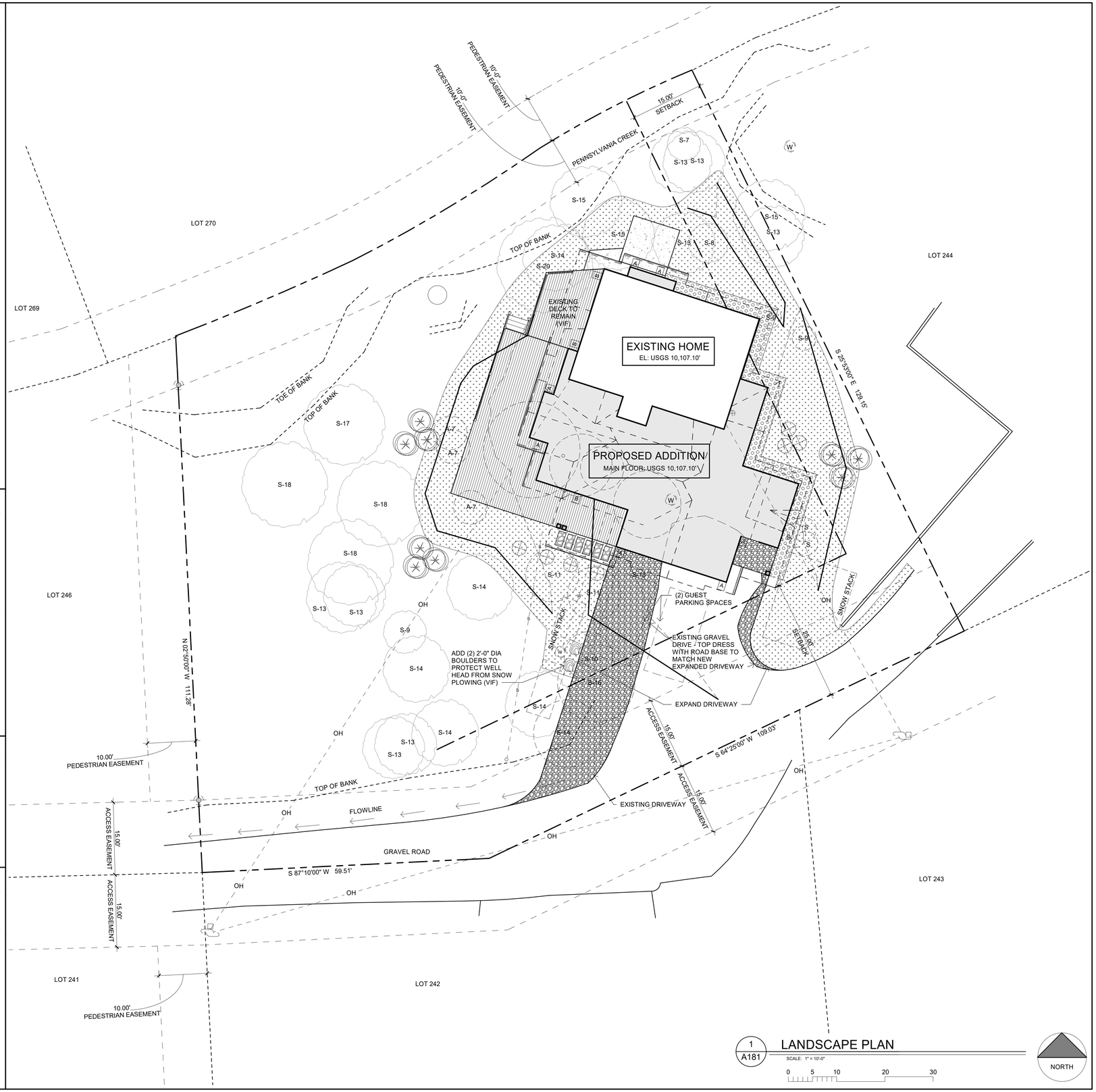
HARDSCAPE LEGEND

- 6" THK ROAD BASE
- 4" THICK CONCRETE SLAB ON GRADE
- 4" THK 1.5" DIA CRUSHED STONE @ DRIP AREAS, WITH GEOTEX WEED BARRIER BELOW (PROVIDE LANDSCAPE EDGING)
- 3" NOM SANDSTONE WALKWAY OR PATIO

EXTERIOR LIGHTING SCHEDULE

NOTES: 1. ALIGN TOP OF EXTERIOR LIGHT FIXTURE WITH TOP OF NEAREST DOOR/WINDOW.
2. VERIFY QUANTITIES AND LOCATIONS WITH OWNER PRIOR TO ORDERING FIXTURES.

TAG	TYPE	MFR/MODEL	LAMPS	NOTES
A	WALL MOUNT	HINKLEY - FOLD 28996BX	(1) 12W	DARK SKY RATED
B	WALL MOUNT	HINKLEY - FOLD 28994BX	(1) 7W	DARK SKY RATED



1 / A181 LANDSCAPE PLAN
SCALE: 1" = 10'-0"
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LANDSCAPE, HARDSCAPE, & EXT LIGHTING PLAN

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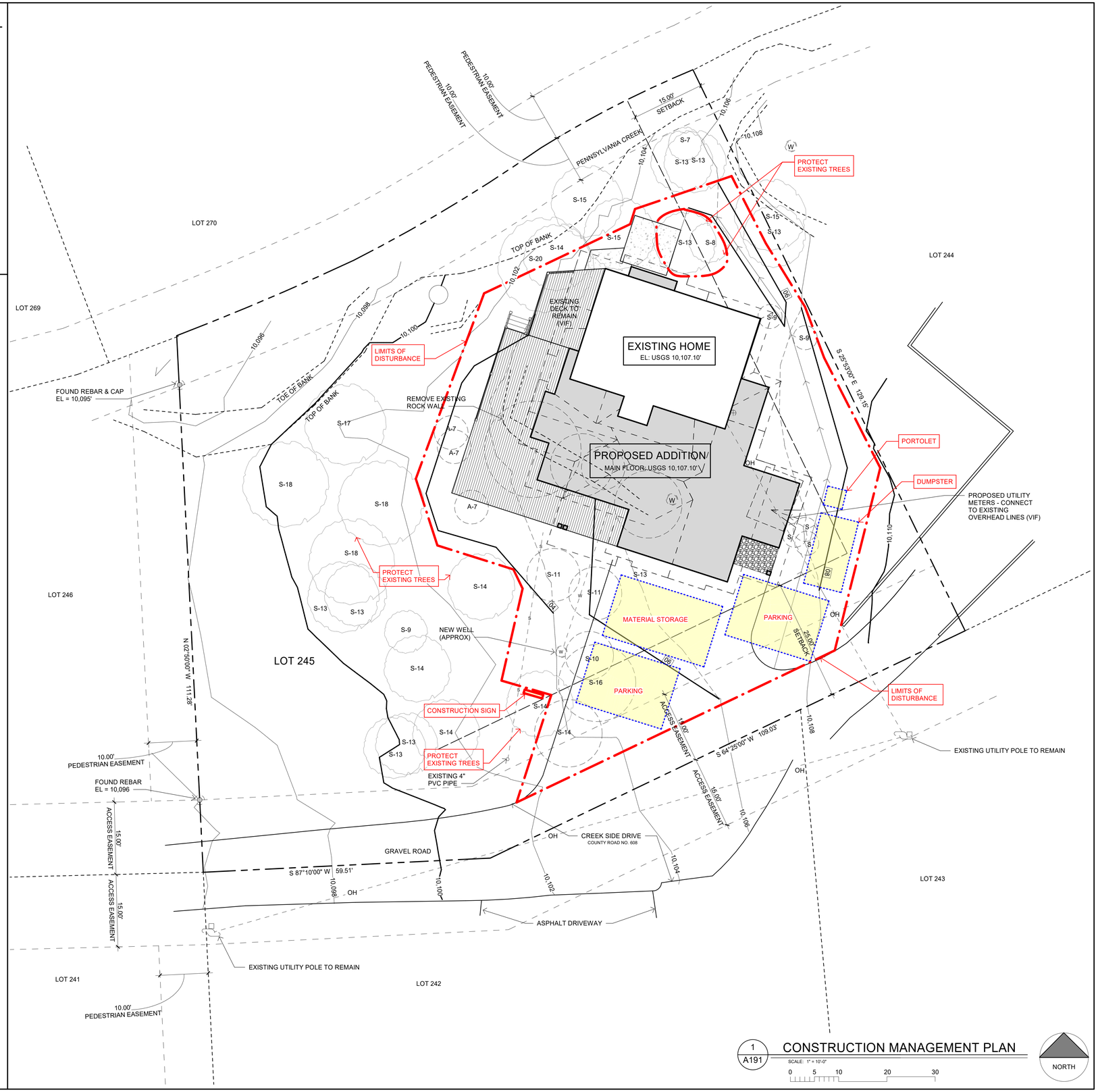
PRELIMINARY PROJECT SCHEDULE

CONSTRUCTION START: MAY 2026
CONSTRUCTION COMPLETION: NOVEMBER 2027
UTILITY HOOK-UP: EXISTING IN PLACE
LANDSCAPING: JUNE 2028
OCCUPANCY: NOVEMBER 2027



1 A191 CONSTRUCTION MANAGEMENT PLAN

SCALE: 1" = 10'-0"

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CONSTRUCTION MANAGEMENT PLAN

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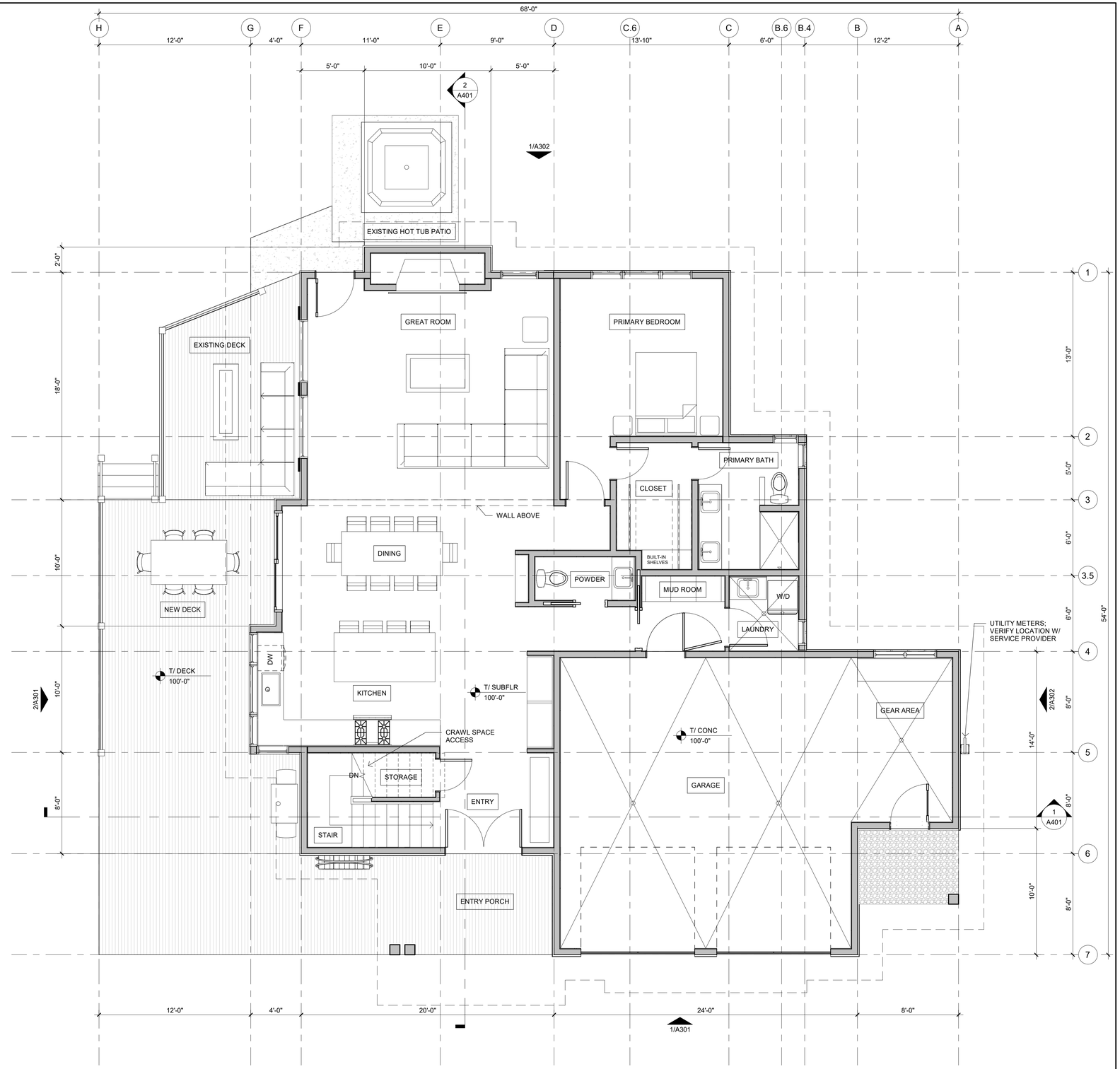

1 A221 MAIN FLOOR PLAN

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

0 4 8 12 16

north

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MAIN FLOOR PLAN

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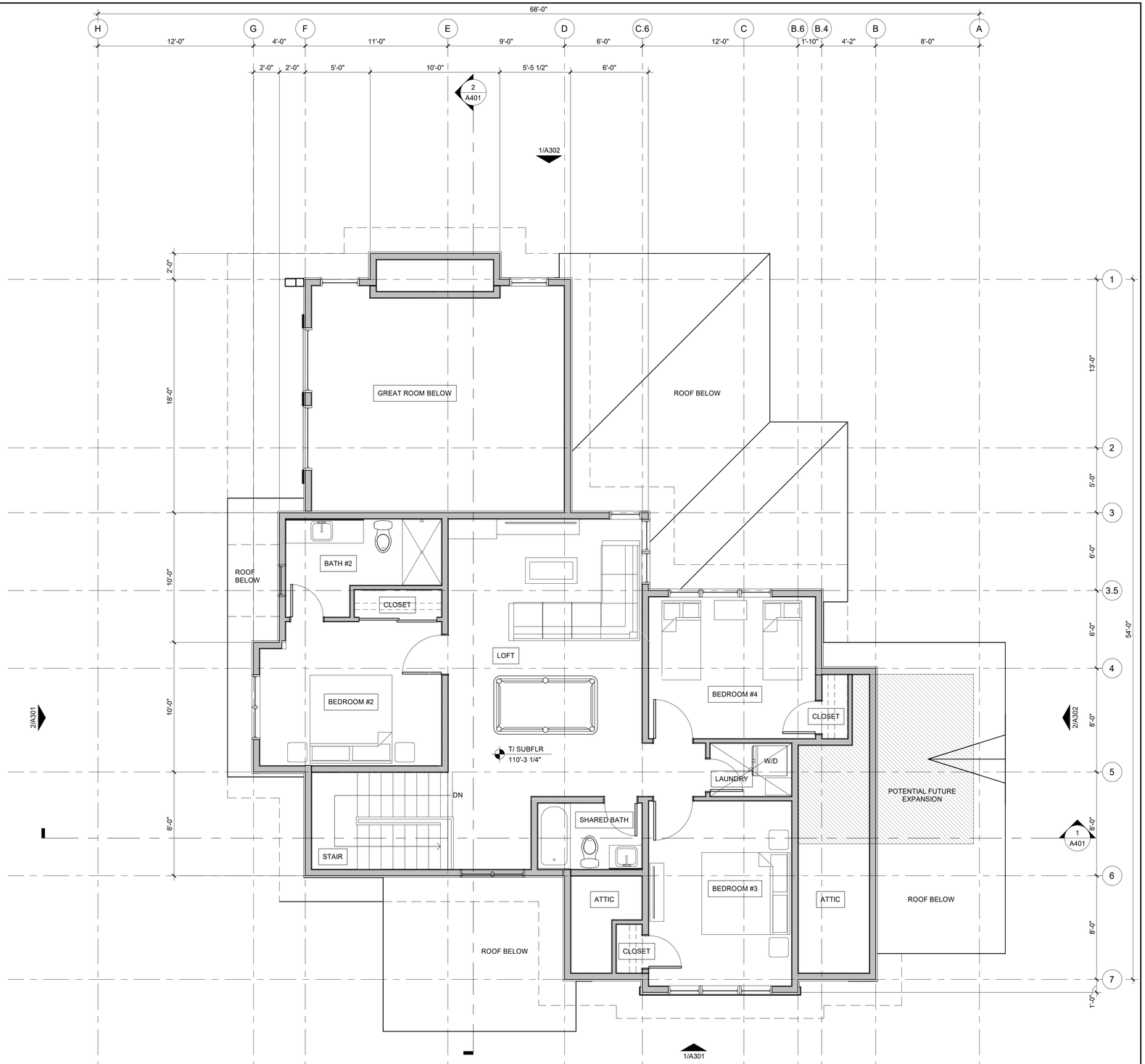

1 A222 UPPER FLOOR PLAN

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

0 4 8 12 16

north

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UPPER FLOOR PLAN

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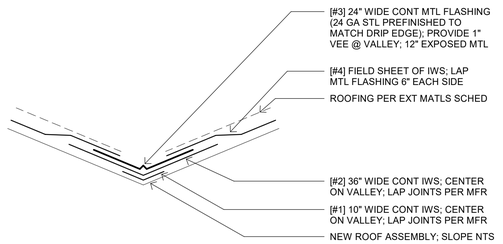
ROOF PLAN KEY NOTES

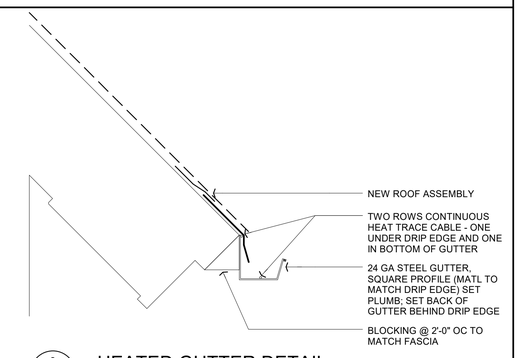
1. TYPICAL SIDEWALL FLASHING (NOTED ON DWGS AS 'SWF'): ICE & WATER SHIELD 3'-0" VERT UP WALL OR DIM EQUAL TO HORIZ DIM OF ROOF BELOW, WHICHEVER IS GREATER; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS UNLESS OTHERWISE NOTED ON EXTERIOR ELEVATIONS.
2. TYPICAL VALLEY FLASHING: RE: DETAIL.
3. REFER TO STRUCTURAL FOR OVERFRAME AREAS.
4. PROVIDE CONVENIENCE WP DUPLEX RECEPTACLE AT SOFFIT.
5. PROVIDE ELECTRICAL PROVISION FOR HEAT TAPE.
6. PROVIDE ELECTRICAL PROVISION, HEATED GUTTER & DOWNSPOUT TO GRADE FROM THIS EAVE LOCATION - RE: DETAIL.
7. TYPICAL EXTERIOR WALL AT GABLE END WALL, OVERFRAME AREA, OR CLOSURE WALL BETWEEN ROOF PITCHES.
8. REFER TO FLOOR PLAN SHEETS FOR LOWER ROOFS.
9. CONTINUE HEATED GUTTER 2' BEYOND RAKE OF ROOF BELOW; OUTFALL HEATED DOWNSPOUT ONTO LOWER ROOF.
10. RAIN DIVERTER @ EAVE OF CANTILEVER ROOF.



NOTE: "IWS" = GRACE ICE & WATER SHIELD. INSTALL PER MFR INSTRUCTIONS AND PROJECT MANUAL.

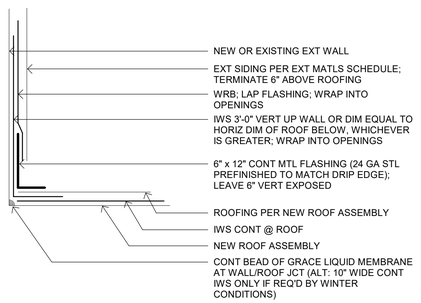
2 A223 '4-STEP' VALLEY FLASHING DETAIL

SCALE: 3/4" = 1'-0"



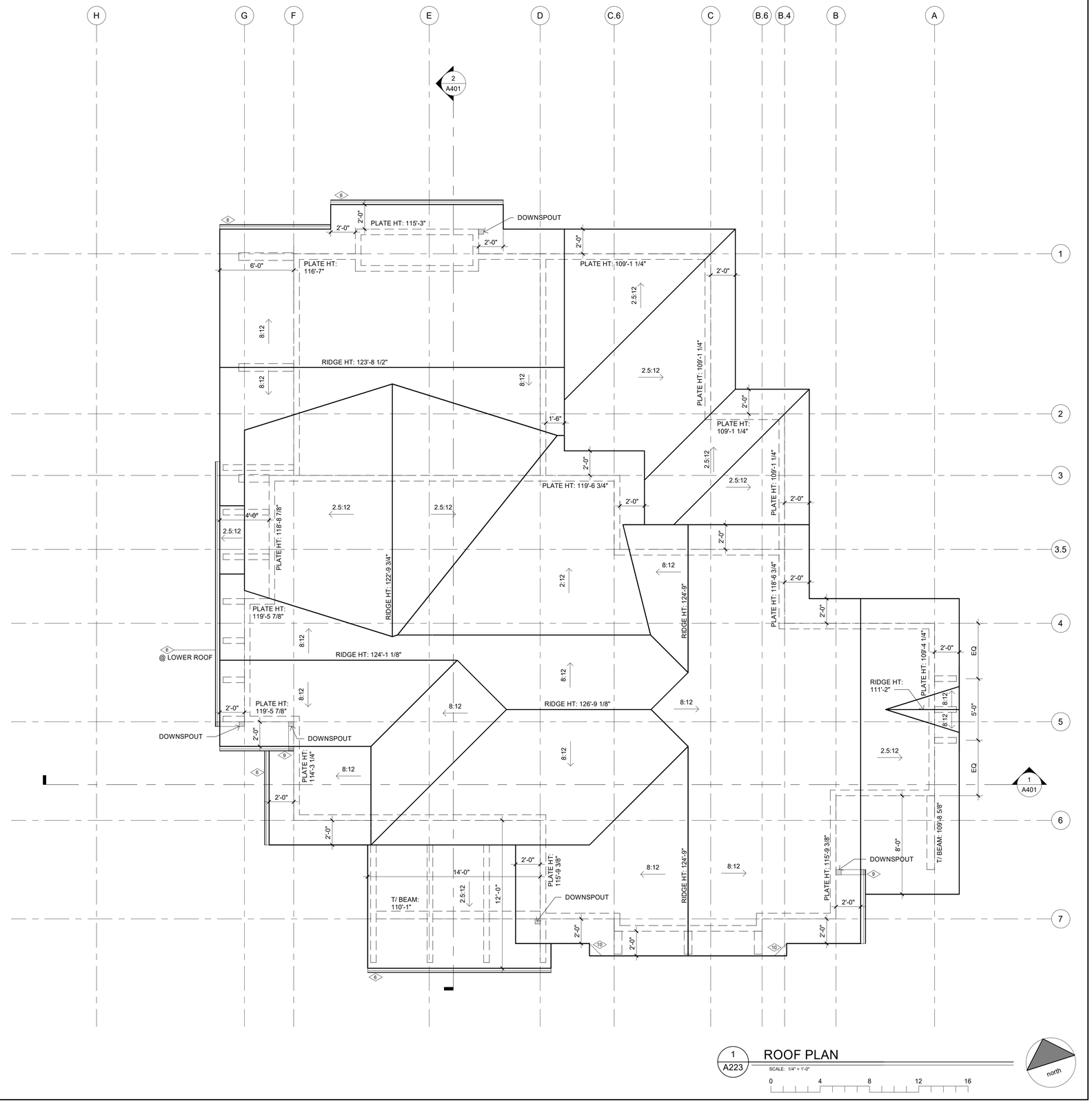
3 A223 HEATED GUTTER DETAIL

SCALE: 1 1/2" = 1'-0"



4 A223 TYPICAL SIDEWALL FLASHING DTL

SCALE: 3/4" = 1'-0"



1 A223 ROOF PLAN

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

0 4 8 12 16

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ROOF PLAN

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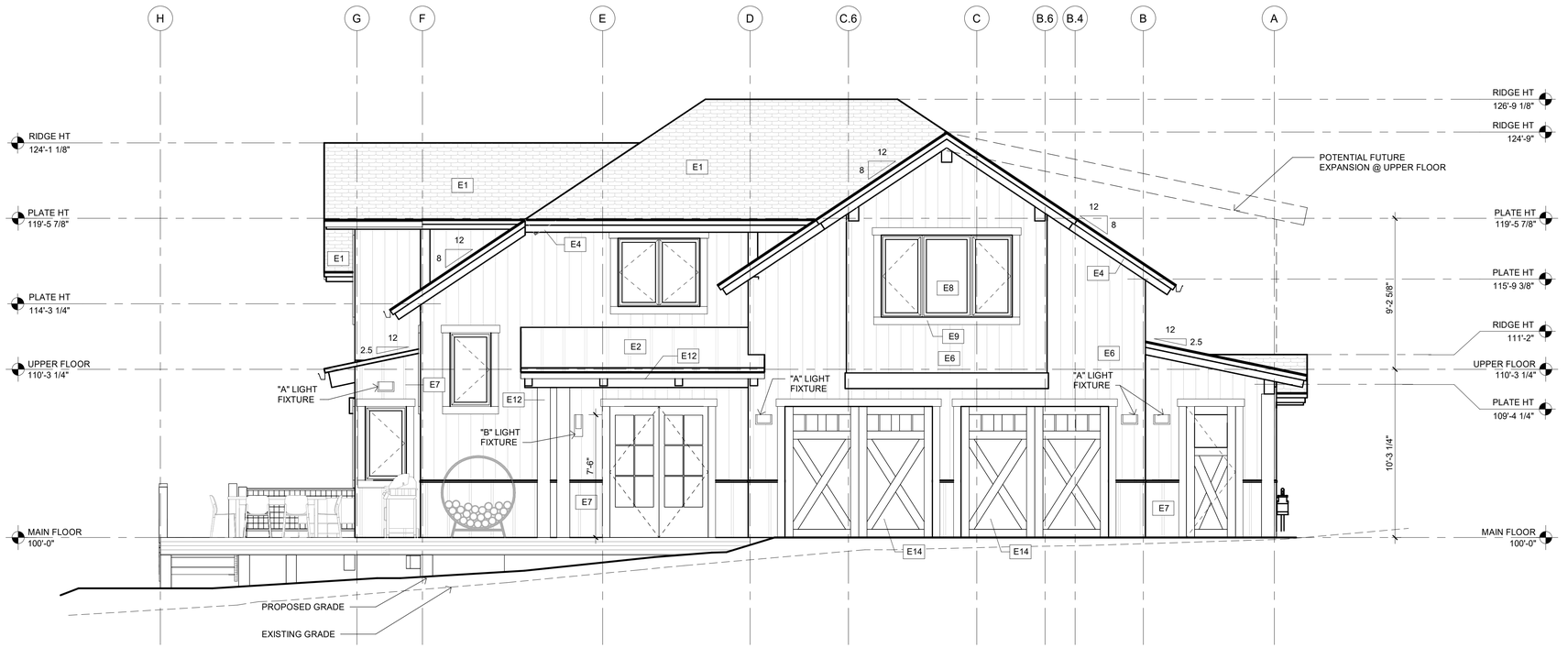

1 A301 SOUTH ELEVATION

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

EXTERIOR MATERIALS SCHEDULE

TAG	ITEM	MATERIAL	COLOR
E1	PRIMARY ROOF:	ASPHALT SHINGLES	OXFORD GREY
E2	SECONDARY ROOF:	ENGLERT 16" WIDE STANDING SEAM PANELS	MEDIUM BRONZE
E3	DRIP EDGE:	ALUMINUM (PREFINISHED)	MATCH ADJACENT ROOF
E4	FASCIA:	2x CEDAR (RE: DTL)	SW #3532 HILL COUNTRY SEMI-TRANSPARENT STAIN
E5	SOFFIT:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	MATCH FASCIA
E6	PRIMARY SIDING:	1x8 VERT RS CEDAR MONTANA TIMBER PRODUCTS	AQUAFIR - BROWN (SMOOTH)
E7	SECONDARY SIDING:	MATCH SECONDARY ROOF	MATCH SECONDARY ROOF
E8	DOORS/WINDOWS:	PELLA ALUMINUM CLAD WOOD	BROWN
E9	DOOR/WINDOW TRIM:	2x CEDAR (RE: DTL 1/A300)	MATCH FASCIA
E10	FRIEZE BOARD:	2x6 CEDAR (@ SECONDARY SIDING ONLY)	MATCH FASCIA
E11	PATIOS/DECKS:	TIMBERTECH COMPOSITE DECKING	DARK OAK
E12	EXPOSED BEAMS & POSTS	DOUGLAS FIR OR GLULAM	MATCH FASCIA
E13	PORCH CEILINGS:	1x6 T&G ROUGH SAWN CEDAR (RUN PARALLEL TO EAVE)	MATCH SOFFIT
E14	GARAGE DOOR SIDING:	PER DTL 3/A300	PER DTL 3/A300

NOTES:

1) IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS SCHEDULE AND OTHER CONTRACT DOCUMENTS, THE INFORMATION ON THIS SCHEDULE SHALL TAKE PRECEDENCE.
2) PROVIDE 2x2 P.T. EMBEDDED NAILERS @ ALL CONCRETE WALLS WITH OVER 12" CONCRETE ABOVE PROPOSED GRADE.
3) ALL FLASHING, VENTS, FLUES, ROOFTOP MECHANICAL EQUIPMENT, UTILITY BOXES, AND SIMILAR ITEMS SHALL BE PAINTED TO MATCH ADJACENT PORTION OF BUILDING UNLESS OTHERWISE NOTED.
4) TYPICAL SIDEWALL FLASHING: ICE & WATER SHIELD 2'-6" VERT UP WALL; WRAP INTO OPENINGS; MTL FLASHING EXPOSED 6" UP WALL; TYPICAL AT ALL SIDEWALL CONDITIONS.
5) EXTERIOR PAINT & STAIN AREAS TO RECEIVE (2) COATS MINIMUM, PLUS PRIMER COAT.
6) SIDING MATERIAL CHANGES TO OCCUR AT INTERIOR CORNERS.

2 A301 WEST ELEVATION

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

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EXTERIOR ELEVATIONS

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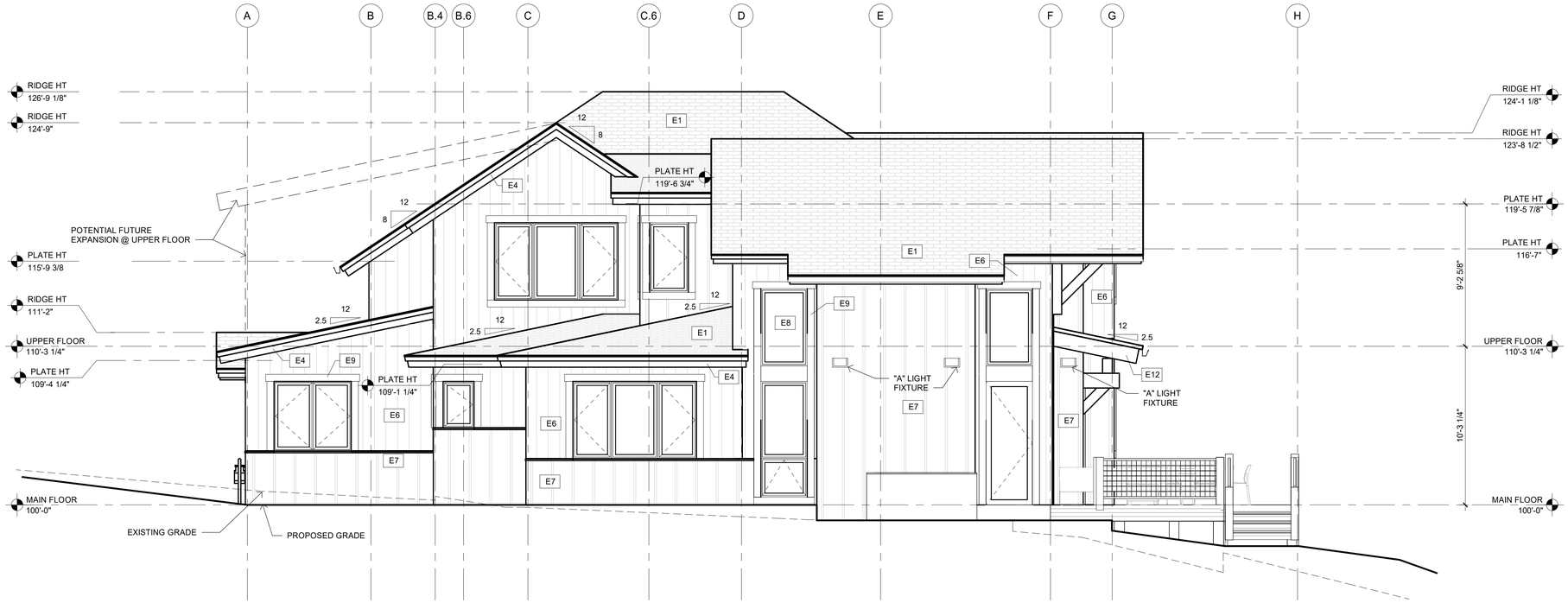
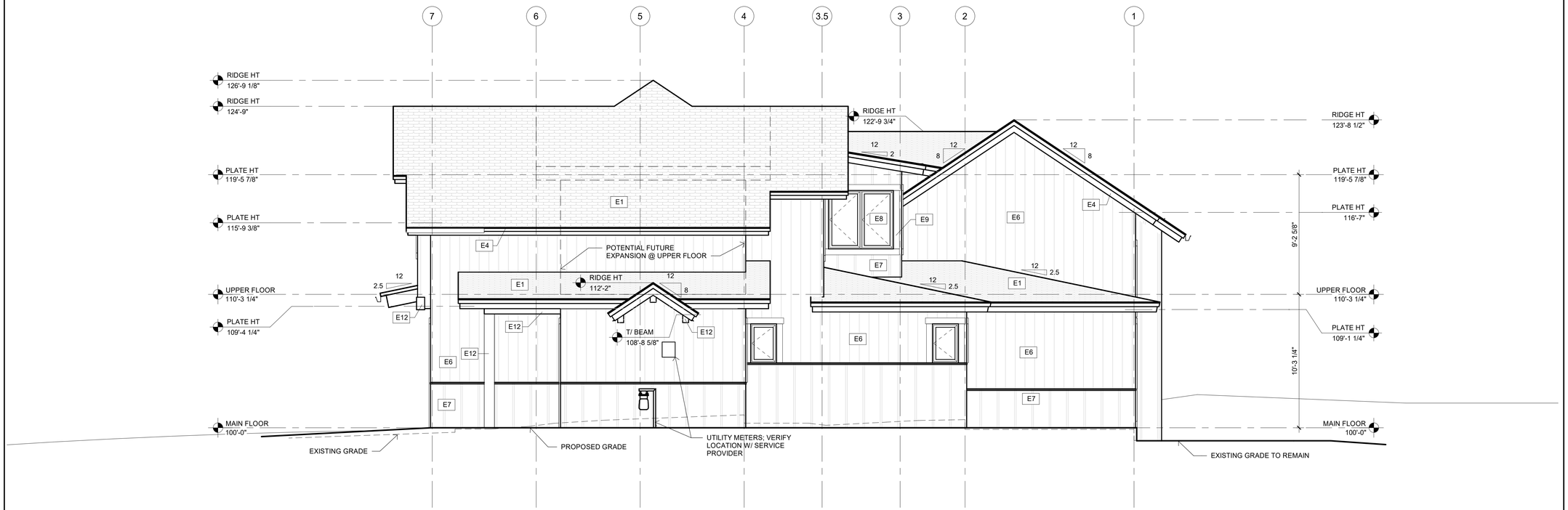


1 A302 NORTH ELEVATION

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



2 A302 EAST ELEVATION

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

STAIS ARCHITECTURE & INTERIORS

409 east main street
p o box 4175
frisco . colorado 80443
970 453 0444

STAIS ARCHITECTS.COM

moedritzer mountain cabin

lot 245
the royal subdivision
blue river estates
blue river . colorado

PROJECT # 2505

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ISSUE:

50% des dev	12 jan 2026

EXTERIOR ELEVATIONS

draft

A302

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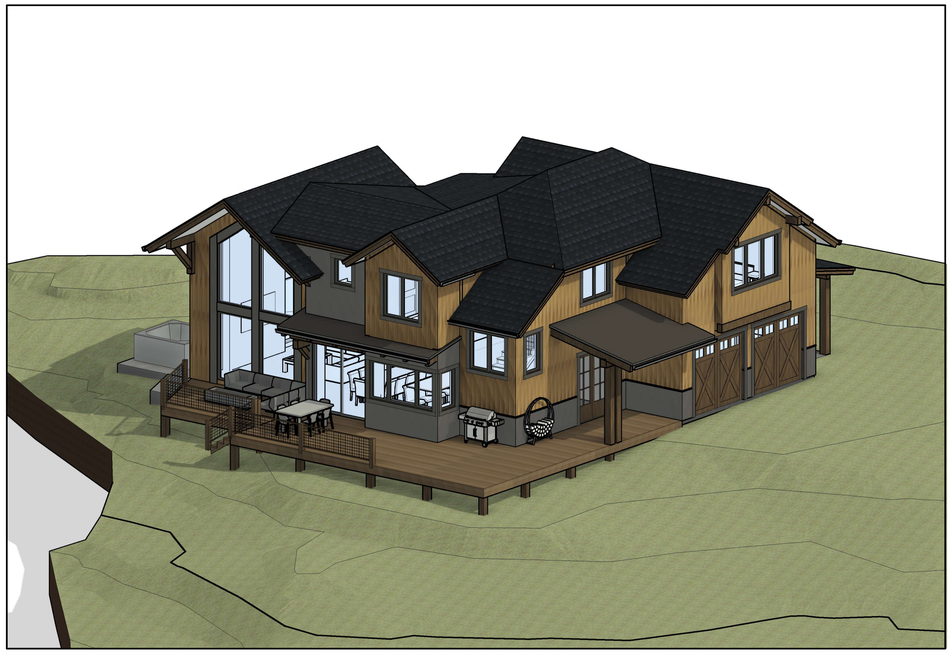
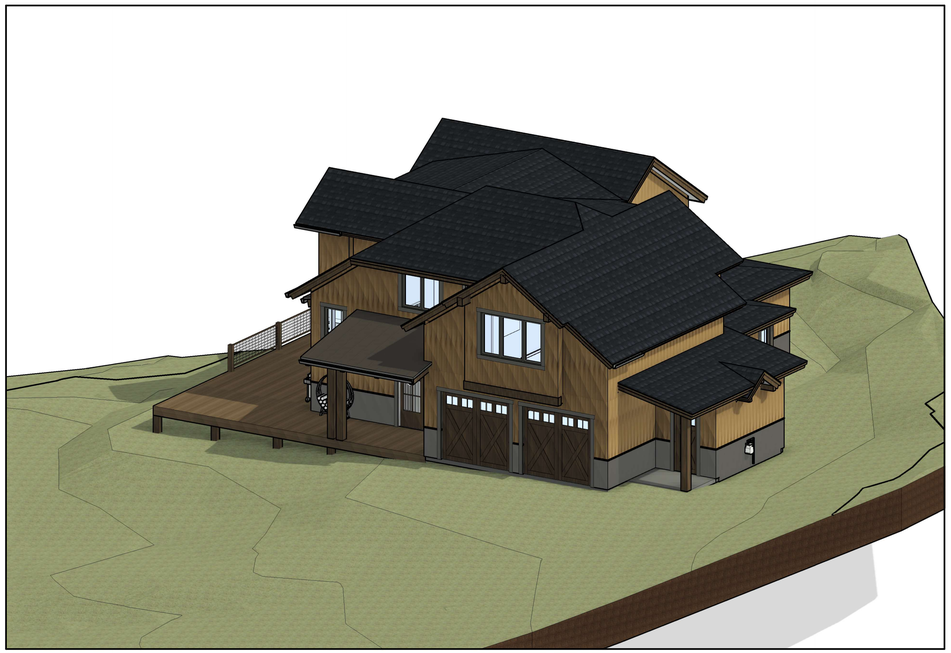
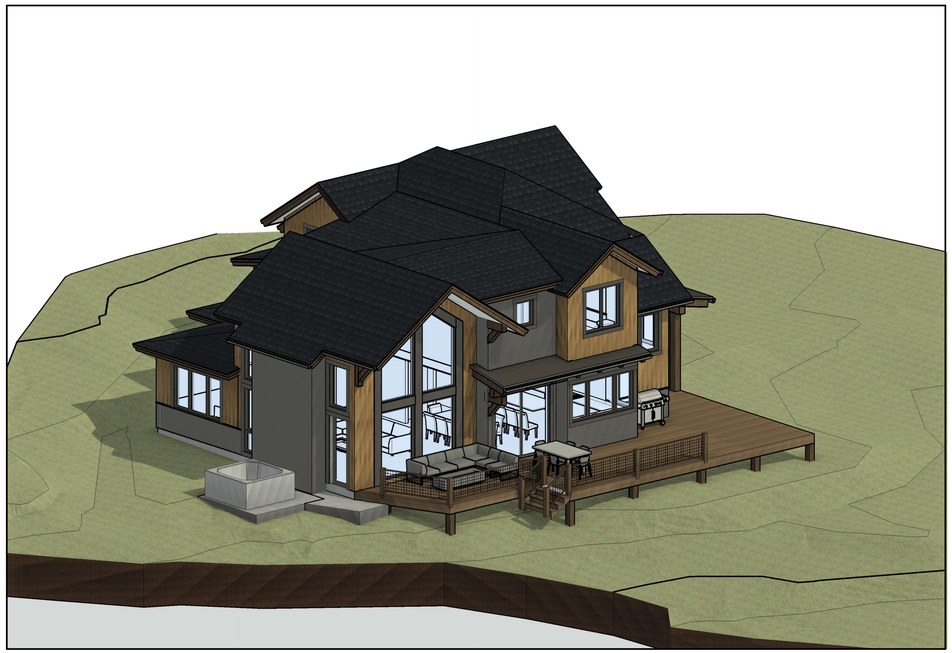
3 A311 3D VIEW FROM NORTHEAST
SCALE:



1 A311 3D VIEW FROM SOUTHWEST
SCALE:



4 A311 3D VIEW FROM SOUTHEAST
SCALE:



2 A311 3D VIEW FROM NORTHWEST
SCALE:

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970 453 0444

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EXTERIOR PERSPECTIVES

draft

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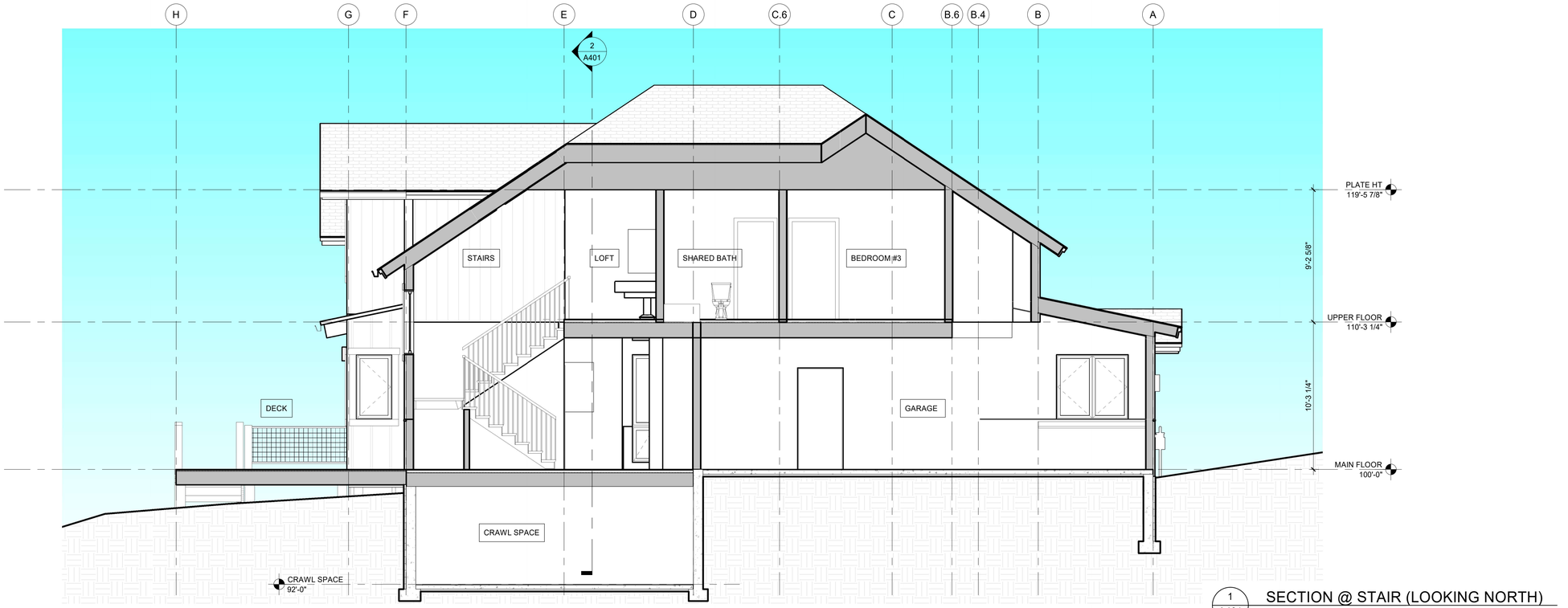
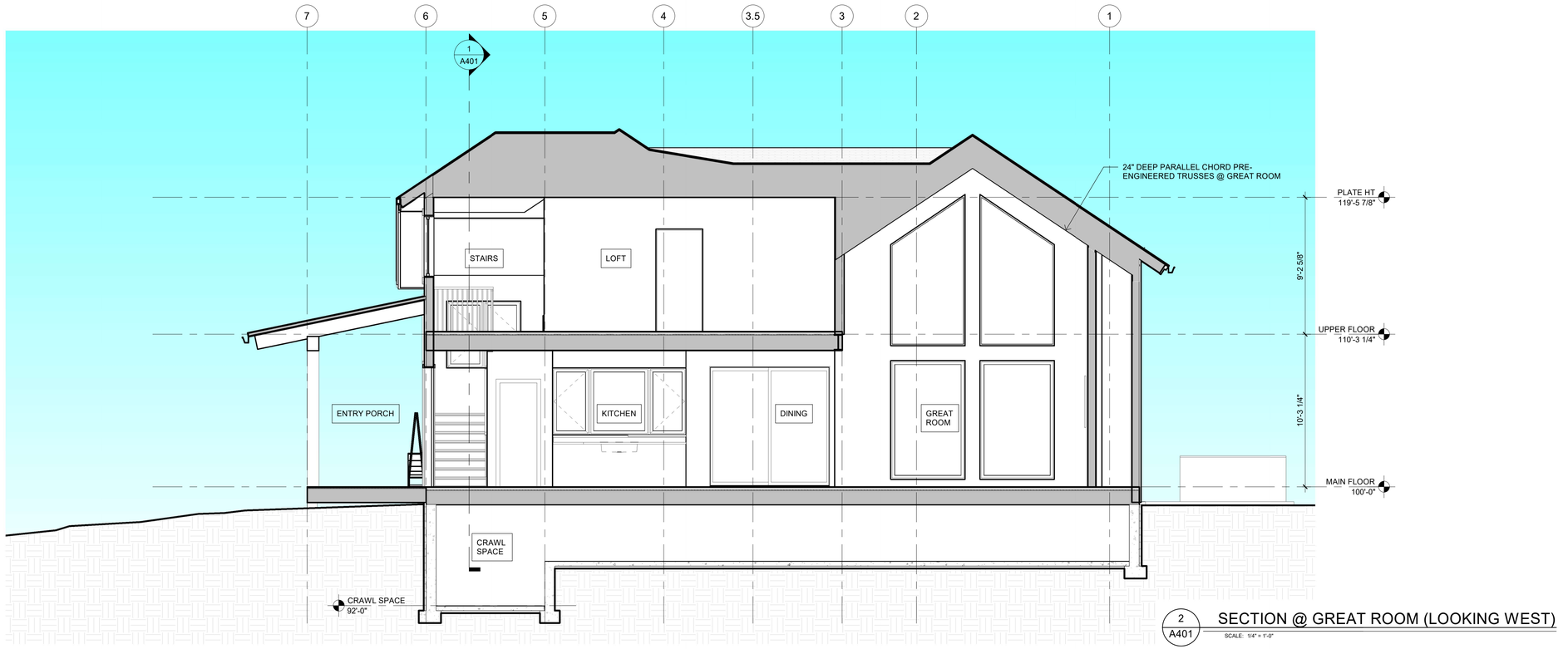


1 A401 SECTION @ STAIR (LOOKING NORTH)

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



2 A401 SECTION @ GREAT ROOM (LOOKING WEST)

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

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frisco . colorado 80443
970 453 0444

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ISSUE:

50% des dev	12 jan 2026

BUILDING SECTIONS

draft

A401

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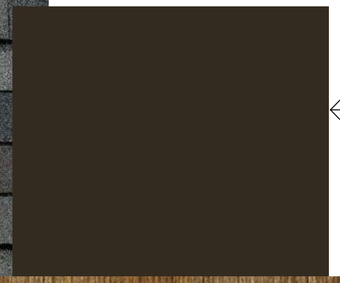
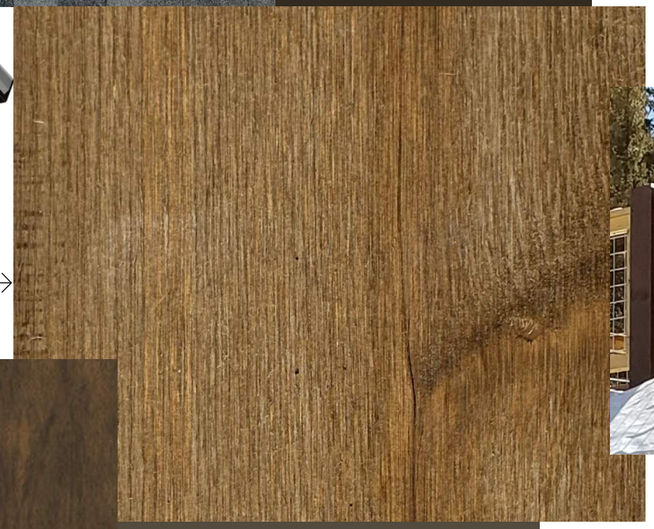
PRIMARY ROOF:
ASPHALT SHINGLES -
OXFORD GRAY



WINDOWS:
PELLA
RESERVE SERIES -
BROWN

SECONDARY ROOF:
STANDING SEAM METAL
PANEL - MEDIUM BRONZE

PRIMARY SIDING:
VERT 1x6 CEDAR SHIPLAP -
BROWN

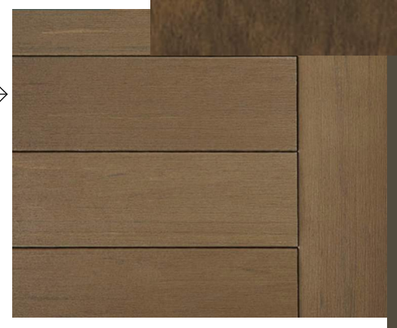


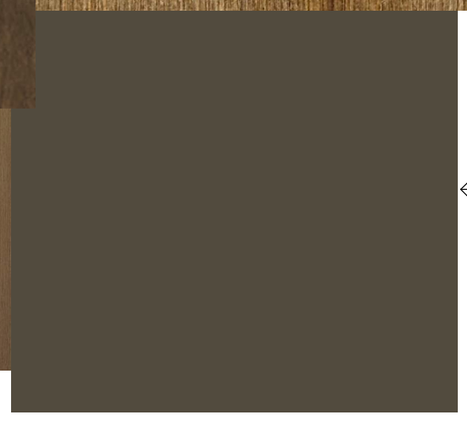
EXTERIOR RAILING:
ROUGH SAWN CEDAR POSTS
AND RAILS, 4" x 4" HOG WIRE
INSET - FINISH TO MATCH
EXPOSED TIMBER BEAMS

EXPOSED TIMBER BEAMS & POSTS:
SHERWIN WILLIAMS
SEMI-TRANSPARENT STAIN -
#3532 HILL COUNTRY

FASCIA & TRIM:
SW #3532 HILL COUNTRY

COMPOSITE DECKING:
TIMBERTECH -
"DARK OAK"





SECONDARY SIDING:
STANDING SEAM METAL PANEL -
MEDIUM BRONZE

exterior materials palette

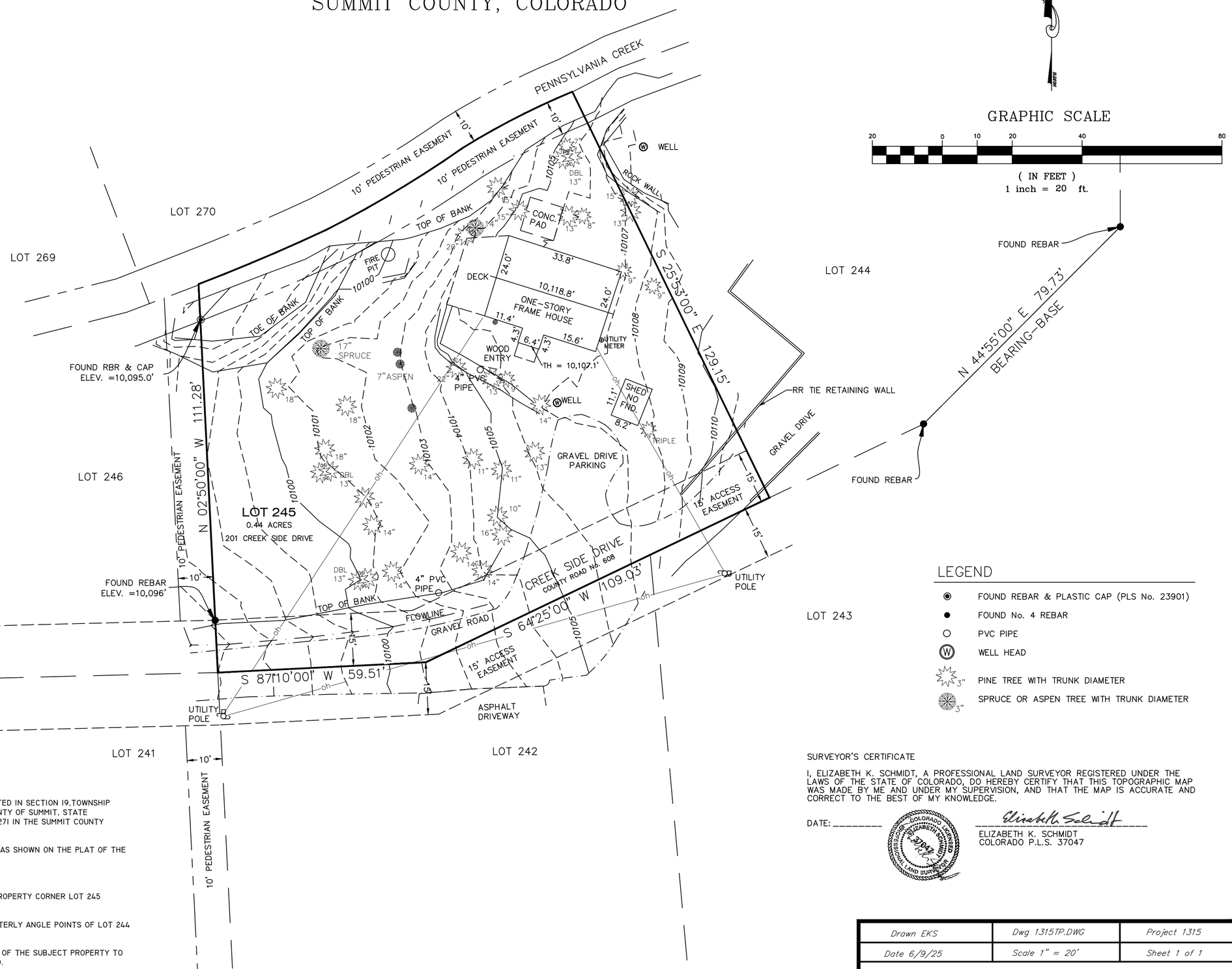
moedritzer mountain cabin . blue river . colorado

date: 12 december 2025

STAIS
ARCHITECTURE
& INTERIORS

\\staisarchitects.com\shares\users\ashleyDocuments\Moedritzer res R25_ashleyQ8YF3.rvt
12/12/2025 4:10:28 PM

TOPOGRAPHIC MAP OF
LOT 245, THE ROYAL SUBDIVISION
BLUE RIVER ESTATES
SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS No. 23901)
- FOUND No. 4 REBAR
- PVC PIPE
- WELL HEAD
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE OR ASPEN TREE WITH TRUNK DIAMETER

GENERAL NOTES

1 DATE OF SURVEY: JUNE 5, 2025.

2 THE PLAT OF THE ROYAL SUBDIVISION, BLUE RIVER ESTATES LOCATED IN SECTION 19,TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF SUMMIT, STATE OF COLORADO WAS RECORDED JULY 23, 1962 AT RECEPTION No. 95271 IN THE SUMMIT COUNTY CLERK AND RECORDERS OFFICE.

3 LOT 245 IS SUBJECT TO THE DEDICATIONS, NOTES AND EASEMENT AS SHOWN ON THE PLAT OF THE ROYAL SUBDIVISION, BLUE RIVER ESTATES.

4 CONTOUR INTERVAL = ONE FOOT.

5 PROJECT BENCHMARK: HELD ELEVATION 10,095.0' AT NORTHWEST PROPERTY CORNER LOT 245 INTERPOLATED FROM SUMMIT COUNTY GIS MAPPING.

6 BASIS OF BEARINGS: THE FOUND REBAR MONUMENTS AT THE EASTERLY ANGLE POINTS OF LOT 244 BEING S44°55'00"W.

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.

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

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.

Drawn EKS	Dwg 1315TP.DWG	Project 1315
Date 6/9/25	Scale 1" = 20'	Sheet 1 of 1

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

FOLD

28996BX

EXTRA SMALL WALL MOUNT LANTERN

With creases in all the right places, Fold's meticulously crafted downlight design creates a chic Dark Sky option for contemporary exteriors. Dimmable integrated LEDs create plenty of functional light for entryways and outdoor living spaces—ideal for over-garage lighting.

DETAILS	
FINISH:	Black Oxide
MATERIAL:	Aluminum
GLASS:	Etched
DIMMABLE:	YES - CL TYPE DIMMER (SSL7A)

DIMENSIONS	
WIDTH:	12"
HEIGHT:	7"
WEIGHT:	3.5lb
BACK PLATE:	12"W X 7"H
EXTENSION:	2.8”
TOP TO OUTLET:	3.5"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
WATTAGE:	12w LED *Included
VOLTAGE:	120v

SHIPPING	
CARTON LENGTH:	9.8
CARTON WIDTH:	5.8
CARTON HEIGHT:	15.5
CARTON WEIGHT:	4.3

PRODUCT DETAILS:

- Aluminum material ensures this piece can withstand strenuous outdoor conditions
- LED components carry a 5-year limited warranty
- Wet Rated
- Energy-efficient integrated LED - safer for the environment and low maintenance
- Mounted at a point of entry, wall mount lights provide safety and security with a welcoming element
- Outdoor finishes carry a 2-year warranty
- ADA compliant design provides added accessibility and maximum clearance
- Bold lines and a clean, minimalist style complement contemporary architecture

.

TIMBERLINE

March 16, 2026

Project Narrative for a Class A Permit for Expansion of Existing Home, Lot 245, Royal Subdivision, common address of 201 Creek Side Drive, Blue River, CO; Owner: Moedritzer Family Trust

This firm represents the owners of the above referenced property ("Property"), Mark and Sandra Moedritzer on behalf of the Moedritzer Family Trust, in relation to the above referenced Class A Permit application. The Property has had a long standing small cabin -- roughly 800 square feet in size -- since 1965. My clients have owned said Property for nearly 15 years. Their family has grown to include grandkids and the cabin is no longer large enough for the entire family to enjoy. Accordingly, they now simply seek to build a practical extension to the cabin. The total structure size, including the extension and the new garage and old cabin, will be just over 3,000 s. ft. Such a size is very consistent with many other homes in the immediate vicinity, and well below the allowed square footage of 5,000 feet for this area.

The subject property is, again, Lot 245 of the Royal Subdivision, and was created via Plat in 1962. The property is zoned R-1 per the Town Code and is accessed via Creek Side Drive. Per that Plat, Creek Side Drive dead ends at the eastern edge of the Property. The northern edge of the property is bordered by Pennsylvania Creek, and there are ten foot pedestrian easements on the north and west sides of the property. There are no wetlands bodies or creek areas near or even adjacent to the areas of the home expansion now proposed. The Property has a lot width of 109 feet, above the requirement for lot width of 100 feet. The property is accessed by a driveway directly off Creek Side Drive and will contain three designated parking spaces, two within the proposed garage and one adjacent to said garage, in accordance with the Code.

My clients first applied for their permit on January 13, 2026, via their designated Applicant, Stais Architecture. The Town staff prepared a staff report review of the permit application for the property dated January 26, 2026. The staff report was mostly supportive of the application, save a few items of concern, namely the following:

1. Building encroachment into the front and side setbacks;
2. Exposed foundation; and
3. River indication on property and no reflection of wetlands, etc.

The application was tentatively scheduled for the February 3, 2026 Planning and Zoning Commission ("Commission") Review. Nevertheless, as far as I can surmise, it seems the review was handled in a manner more akin to a worksession that a quasi-judicial hearing. Though staff presentation and discussion was taken, and generic feedback provided, no formal hearing or applicant presentation was held, and accordingly it appears that no formal decision was rendered.

DANNY TEODORU
POST OFFICE BOX 625
BRECKENRIDGE, COLORADO 80424

TIMBERLINE PARTNERS

DANNY@TIMBERLINELAW.COM
970 455 4656
TIMBERLINELAW.COM

In any regard, my clients and the Applicant have earnestly taken that valuable Commission feedback and have worked to improve the plans and also, via this narrative, provide some additional background analysis in relation to these few remaining issues of concern. In the interests of brevity, this narrative will only focus on the areas of concern related to the January staff analysis of this permit proposal.

1. Foundation

Th Code allows for limited areas of exposed foundation, at §16B-5-60, provided any exposed areas are integrated with the surrounding environment. Staff interpreted numerous renderings provided in our old submittal to reflect exposed foundations in violation of this somewhat flexible Code standard. We have revised these renderings to eliminate any confusion on this issue. Moreover, please accept this narrative as an *affirmative assertion and commitment* that the proposal will be designed and built to absolutely adhere to the Code standards of §16B-5-60 in every regard. The plans have been revised, and if needed will be even further revised, to ensure that no area of the foundation will be improperly exposed.

2. Setbacks

Perhaps the most critical concern articulated by staff dealt with setback encroachments via the prior design. Specifically, staff cited to encroachments to the front setback and eastern side setback in its analysis. The Applicant has worked diligently to address and resolve these concerns in the revised design now proposed.

a. Side Setback

Per the code, the side setback is 15 feet. The prior design did indeed have a small encroachment into the side setback, particularly due to roof overhangs on that side. We recognize this concern and have redesigned the building plans to eliminate any encroachment, including overhangs or appendages, anywhere within that side setback. The existing cabin footprint does still slightly encroach into that side setback, as it has since 1965, as a long standing legal nonconforming structure. Nevertheless, no other side setback issues remain.

b. Front Setback

i. Parking Areas

The prior plans included two parking areas that were within the front setback. We recognize that the Code directs for parking areas to be outside of the setback. We have redesigned such parking spaces and now depict one outside space adjacent to the garage area proposed and completely outside the front setback via any means of measuring said setback.

ii. Southeast Corner of the Home

While we were able to pull the parking areas out of the front setback, there is still a corner of the proposed home structure which could be considered to encroach into the front setback, if that setback is measured from the edge of the access easement rather than from the front property line. This dichotomy reflects a rather complex consideration in terms of the application of the Code to

this particular property. We would like to delve into that issue with a bit more depth and detail in an effort to work with the Town to properly discern what the proper dimensions of that setback should actually be.

Staff and the Commission did discuss the relative complexity of the Town's front setback regulations at their February worksession review of this proposal. Specifically, while it has been acknowledged that front setbacks in R-1 property were traditionally measured at 25 feet from the front property line, new Town regulations have sought to redefine that setback relative to the public road instead. For many of the older subdivisions within the Town of Blue River, the access roads when platted were addressed via an access easement within the front area of the respective properties rather than a stand-alone road designation. These easements were typically not dedicated to the public via the plats at issue. Accordingly, with this Property, this subdivision, and many others within the Town, the access road is actually *within* the lot area. It follows that a setback measured from the road edge will also be within the Lot area and push the front setback boundaries even further into the Lot.

The Town did adopt new setback language in the code just recently, on February 18, 2025, via Town Ordinance 2025-02. In summary, the new ordinance expanded the definition of "Town Road Easement" to include unperfected inchoate prescriptive rights of way and measure setbacks from the edge of that right of way rather than from the front property line. We absolutely appreciate the concerns behinds the Town's approach in this regard, specifically stated in Recital D of said Ordinance as follows:

> The construction of buildings or structures in *close proximity to public roads* … presents a potential hazard to both the occupants of the building or structure and the public.

We generally agree with that sentiment. However, we do not agree that such an approach or the actual language of the new ordinance actually applies to this particular property and the stretch of the easement affecting the Property.

The Royal Subdivision created an access easement for Creek Side Drive which was neither articulated as a public road nor dedicated to the public. Nevertheless, we do understand that the new Town ordinance is set forth in expansive terms to include prescriptive rights of way that have been, per Ordinance Section 3:

> Openly, adversely, notoriously, ad exclusively managed, maintained, repaired, plowed and controlled for the purpose of providing a road system ***to the general public***. (Emph. Added).

The key factor here is that any easement subject to the new expansive definition of a Town Road Easement must meet all these elements of a prescriptive right of way. Specifically, it must be managed, maintained and repaired as a thoroughfare or road for the general public. While we would acknowledge, at least for the sake of analysis here, that this definition ostensibly applied to Creek Side Drive generically, we do not believe it applied to this specific lot, based off the specific terms of this Ordinance and accordant definitions. These standards should be strictly construed, particularly in light of the fact that the new Code standard reflected in Ordinance 2025-2 is based upon an unperfected right which is at this juncture merely presumptive in nature.

As noted above, the Creek Side Drive easement terminated within this Lot, at the east edge of the Lot. The Royal Subdivision Plat plainly depicts this fact. That Plat also reflects that the other half of that easement terminates at the east edge of adjacent Lot 243. Moreover, there is only one other lot beyond this easement, Lot 244, which is directly adjacent to the edge of the easement. In turn, any Town maintenance or management of Creek Side Drive also necessarily terminates in this spot. This area, and the three lots served here at the end of the road, operate far more like a driveway than a public road. Invariably, Creek Side Drive at this end is no longer a thoroughfare and is not a "road open to the general public", as the Ordinance requires for the new expansive definition.

The very definition of a driveway in the Code reflects this logic. Per Code §16B-7-50(C)(1), a private driveway may serve up to four lots. This final stretch of the access drive for Creek Side Drive, which again was originally created as a private access, only serves three lots. It is a functional dead end driveway, not a thoroughfare, not a prescriptive public road and not open to the general public. This end of the road serves no public function nor any public road system utility. Thus, it is incredibly hard to shoehorn this last stretch as a prescriptive public right of way.

In fact, the part of the buildable area where the proposed addition protrudes into the putative new front setback is at the very western edge of the Property building area … well past any access for any lot except Lot 244. It follows that the driving concern behind the new ordinance, reflected above, namely, to abate "potential harm to occupants of the building or the public", presents no viable applied scenario to the present proposal, the present stricture, or any of the circumstances applicable to this area of the Property and this are of Creek Side Drive. Further underscoring this notion, there are many other examples of improvements within other lots along Creek Side Drive, and within the Royal Subdivision, which already encroach within this newly devised setback area, often up to and even in some cases adjacent to or within the access easement. Those other improvements on other lots are not at the very end of the easement, and not within what should properly be deemed a driveway area; instead they are within a stretch of Creek Side Drive along its course as a thoroughfare and this quite clearly open to the general public.

In light of the foregoing, we would respectfully request a determination by the Commission that per the overarching, still existing and applicable setback standard of Code §16B-4-20, and per the plain confines of Ordinance 2025-2, that the setback for this particular property, under this particular set of circumstances, the setback should be measured from the front property line.

3. Wetlands

On a final note, we want to address the staff's prior concern regarding wetlands. Specifically, staff noted that "River is indicated on the property, but no verification of wetlands or water disturbance has been provided." To that extent, please accept this narrative as affirmative confirmation that no wetlands or water disturbance is implicated in any way by this proposal. The very reason why my clients are building this property towards the front, and thus wrestling with the front setback issues discussed above, is because we are taking every precaution to avoid even any proximity with the river area and any water disturbance or wetlands.

We have worked to ensure that there is no wetlands disturbance at issue, and as directed by the Code have reviewed information available to the public via the Town and other sources to ensure we are not impacting any wetlands in any manner. Furthermore, the Code very astutely places the responsibility to confirm the lack of wetlands impacts upon the Town itself. Specifically, Code §16B-13-20 sets forth the following structure:

> **a.** … Although the mapping which delineates state or federal protected wetlands is readily available to the public, the Town shall make available to the public information to assist in identification of protected wetlands.
> c. Owners and Applicants seeking development approval from the Town of Blue River are encouraged to consult with the Town prior to the planning of any development or improvement in order to identify the extent of protected wetlands.

We are open to further consultation if the Town feels it is warranted but also want to be respectful of the Town's staffing resources. Again, we are confident and have worked to objectively confirm that there are no wetlands or water disturbances where we are building. Our survey information also confirms this fact. Of course, we are happy to further address this issue with the Town staff per the above referenced Code section if necessary.

4. <u>Comprehensive Plan Policies</u>

On a final note, we would simply stress that our proposed approach to squaring this proposal and the setback policies with the actual circumstances surrounding Creek Side Drive also support this reasonable balance in application. The land use policies of the Architectural Design Element of the Town's Comprehensive Plan support a pragmatic and balanced approach in the interpretation and application of the Town's regulations to single family homes, as follows:

> The Town should consider measures to best ***balance the reasonable right to development of property with the protection of the natural environment*** and specifically wetlands, river and riparian areas and easements, floodway and floodplains, and wildlife habitat.
>
> Ensure consideration of the ***expectations of development and character of the community*** as expressed in the original covenants and other land use documents governing subdivisions that were created prior to or contemporaneously with the Town's incorporation.
>
> ***Regulations should allow the ability to increase the size of an existing home with consideration of the total lot size. (Emph. Added).***

Emphasized throughout this narrative, my clients merely seek a reasonable expansion of their existing cabin. The home has been held by the family for many years and hopefully will be for many more. We are situating this expansion oriented fully towards the front of this Lot in order to ensure full avoidance with all natural features, and all pedestrian easements as well, thereby protecting these qualities. The home size will be fully compatible with the size of many of the immediate vicinity, and the entire home itself will only be just over 2,600 square feet. The area of the expansion that most closely approaches the easement is towards the very end of the entire easement, and that part of the easement area truly functions as and technically presents as a

driveway, and not a prescriptive public right of way. We are well within the scope and vision of the Town Comprehensive Plan.

Conclusion

In conclusion, the Owners of this Property have every intention of attaining an exemplary development on this Property. This expansion will be carried forward in good faith and in reflection of all reasonable constraints, mitigation measures and other efforts designed to ensure that all use on the Property is implemented with the utmost of responsibility and compatibility with the neighborhood.

Ultimately, we do not seek to avoid or circumvent that new ordinance, nor do we oppose it from a general perspective. The consistent, fundamental point in this proposal is that we only seek a pragmatic interpretation of the front setback, which balances the thrust of the new Ordinance and its creative concept of prescriptive public roads amidst the very real limitations that this concept has on this specific area of Creek Side Drive. Outside of this limited issue of the front setback as applied to the front west corner of the proposed expansion, we are confident we satisfy every other element of the Code per this permit review process. We look forward to moving forward in a cooperative and collaborative manner with the Town staff in regard to this proposal and thank the Town of Blue River for the opportunity to do so.

Best regards,

Daniel Teodoru, Esq.

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: April 1, 2026

RE: Planning/Zoning/Architectural Guidelines review – 383 Mt. Argentine

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

Zoning Regulation analysis –

Proposal:	Renovation and addition of existing single family home. Includes conversion of garage to living space, demolition of spaces, and addition of a living space and garage space. Driveway to be relocated. Carriage house to be converted.
Zoning district:	R-1
Lot Size:	~ 300,000 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 500' 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is existing
Garage Stds:	The proposed garage is ~1281 sq. ft. and complies with the standards for structures more than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements will be met through the proposed garage.

Architectural Design Guideline analysis -

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

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated	Y
Article 4: Buildable Area/setbacks	Front setback is indicated	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is not increasing	Y
Article 5-60 Foundation	Foundation is not exposed	Y
Article 5-70 Roofs	Main roof design is a gable roof	Y
Article 5-80 Garages	Garage door complements home	Y
Article 5-90 Window and doors	Windows are sized to complement the home.	Y
Article 5-100 Balconies and railings	Existing	Y

Article 5-110 Chimney and Roof Penetrations	Existing	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Siding is horizontal lap and shingle siding, addition to match existing in most locations	Y
Article 6-30 Colors	Colors are provided and show general compliance	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 1281 Sqft	Y
Article 7-50 Driveways	New Driveway proposed, minimal slopes	Y
Article 7-60 Parking Areas	Parking is accounted for in new garage	Y
Article 7-100 Decks	New patios proposed, decks are existing	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		

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

383 Mt. Argentine Rd. Renovation / Addition

LEGAL DESCRIPTION

Lot 46, Spruce Valley Ranch Subdivision,
The Town of Blue River, Colorado

SHEET INDEX

A1	PROPOSED SITE PLAN, NOTES
A2	EXISTING LOWER LEVEL FLOOR PLAN
A3	PROPOSED LOWER LEVEL FLOOR PLAN
A4	EXISTING MAIN LEVEL FLOOR PLAN
A5	PROPOSED MAIN LEVEL FLOOR PLAN
A6	EXISTING UPPER LEVEL FLOOR PLAN
A7	PROPOSED UPPER LEVEL FLOOR PLAN
A8	EXISTING ROOF PLAN
A9	PROPOSED ROOF PLAN
A10	EXISTING & PROPOSED ELEVATIONS
A11	EXISTING & PROPOSED ELEVATIONS
A12	EXISTING & PROPOSED ELEVATIONS

AREA MATRIX

EXISTING	LIVABLE	GARAGE / MECH	TOTAL
LOWER	1647 SF	777 SF	2424 SF
MAIN	6942 SF	869 SF	7811 SF
UPPER	3151 SF	0 SF	3151 SF
EXISTING TOTAL	11740 SF	1646 SF	13386 SF
CONVERTED (MAIN)	869 SF	<869 SF>	0 SF
DEMOLISHED (UPPER)	<907 SF>	0 SF	<907 SF>
ADDITIONS	LIVABLE	GARAGE / MECH	TOTAL
LOWER	0 SF	0 SF	0 SF
MAIN	410 SF	1281 SF	1691 SF
UPPER	2162 SF	0 SF	2162 SF
ADDITIONS TOTAL	2572 SF	1281 SF	3853 SF
PROPOSED TOTAL	LIVABLE	GARAGE / MECH	TOTAL
LOWER	1647 SF	777 SF	2424 SF
MAIN	8221 SF	1281 SF	9502 SF
UPPER	4406 SF	0 SF	4406 SF
GRAND TOTAL	14274 SF	2058 SF	16332 SF

EXISTING FOUNDATION FOOTPRINT AREA:	0 SF
PROPOSED FOUNDATION FOOTPRINT AREA:	0 SF
EXISTING ROOF AREA:	0 SF
PROPOSED ROOF AREA:	0 SF
CARRIAGE HOUSE AREA:	0 SF
EXISTING POOL HOUSE AREA:	2715 SF
PROPOSED POOL HOUSE AREA:	3013 SF
PROPOSED DRIVEWAY AREA:	0 SF
SNOW-STACK:	0 SF
EXISTING INDOOR PARKING:	4-CAR
PROPOSED INDOOR PARKING:	4-CAR

SURVEY LEGEND

◉	FOUND REBAR & ALUMINUM CAP (PLS #26292)
●	FOUND #4 REBAR
SEPTIC	SEPTIC TANK LIDS
⊘	SEWER CLEANOUTS / VENTS
□	UTILITY PEDESTAL
⌀	UTILITY POLE
☼	LIGHT POLE
△	RANDOM SURVEY CONTROL POINT
T	TRANSFORMER
8"	PINE TREE W/ TRUNK DIAMETER
8"	SPRUCE TREE W/ TRUNK DIAMETER

RANGE WEST PROJECT #22998
DATE OF FIELD SURVEY: 07/15/2025
CONTOUR INTERVAL=2 FEET

PROJECT TEAM

OWNERS
Beth Lathrop & Bob Imel
3141 Southwestern Blvd.
Dallas, TX 75225
melathrop@comcast.net
robertimelcpa@gmail.com

ARCHITECT
EQUINOX Architecture LLC
P.O. Box 6217
Breckenridge, CO 80424
(970) 453-9619
robbie@equinoxarchitecture.com

KITCHEN DESIGNER
Helene Terry
Dallas, TX
(972) 365-0303
heleneesluxurykitchens@gmail.com

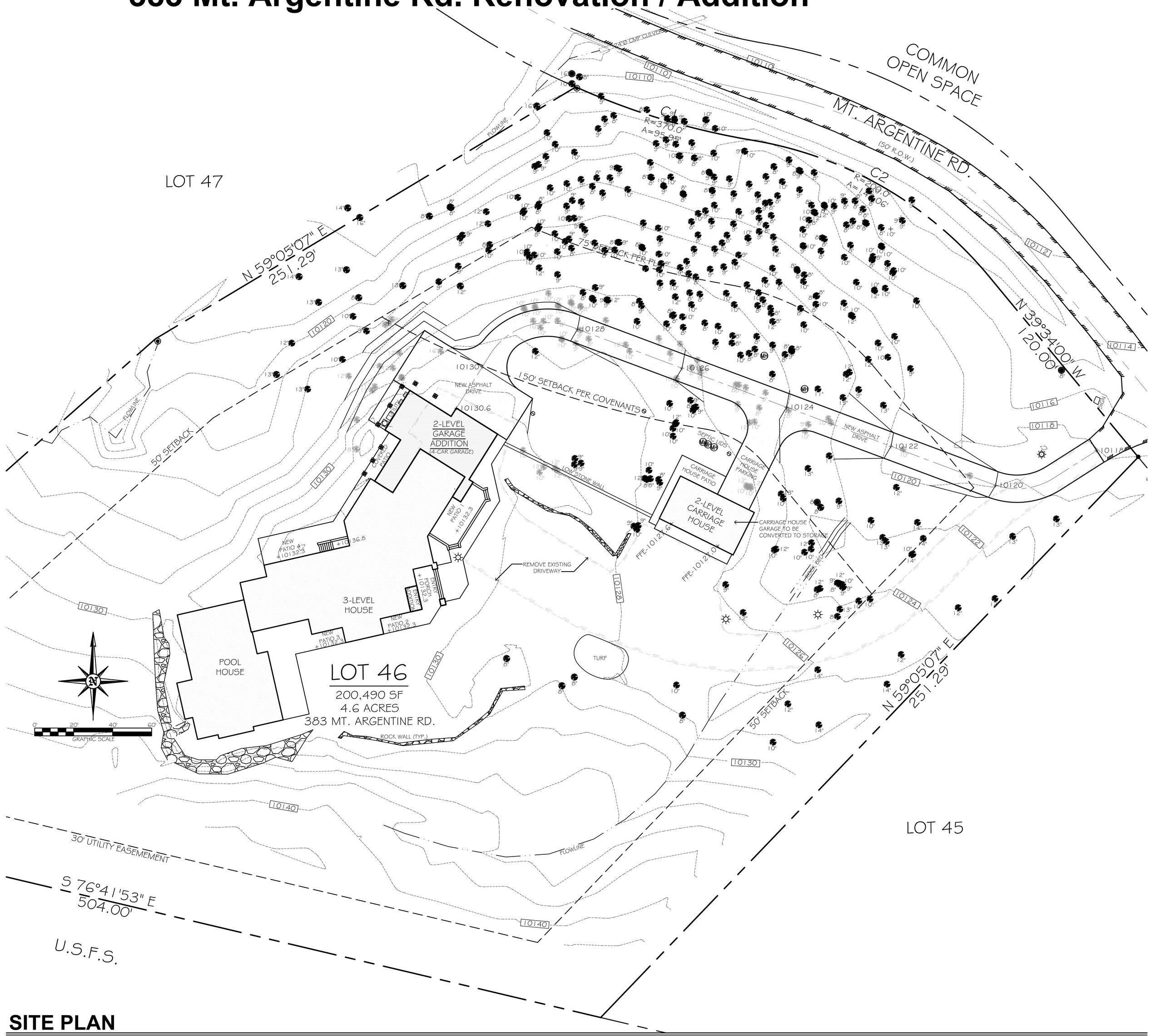
STRUCTURAL ENGINEER
Sundquist Design Group
P.O. Box 676
Conifer, CO 80433
(303) 838-2222
joe@sundquistdesign.com

LANDSCAPE DESIGNER
Neils Lunceford
(970) 418-4975
lily.herberger@neilslunceford.com

MECHANICAL ENGINEER

SURVEYOR
Range West, Inc.
P.O. Box 589
Silverthorne, CO 80498
(970) 468-6281

GENERAL CONTRACTOR



SITE PLAN

1"=20'-0"

383 Mt. Argentine Rd.
Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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970.453.9619 (phone & fax)
www.equinoxarchitecture.com

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job #	18725
date	3/5/26
drawn by	RKD
checked by	RKD

Design Development:
Approval

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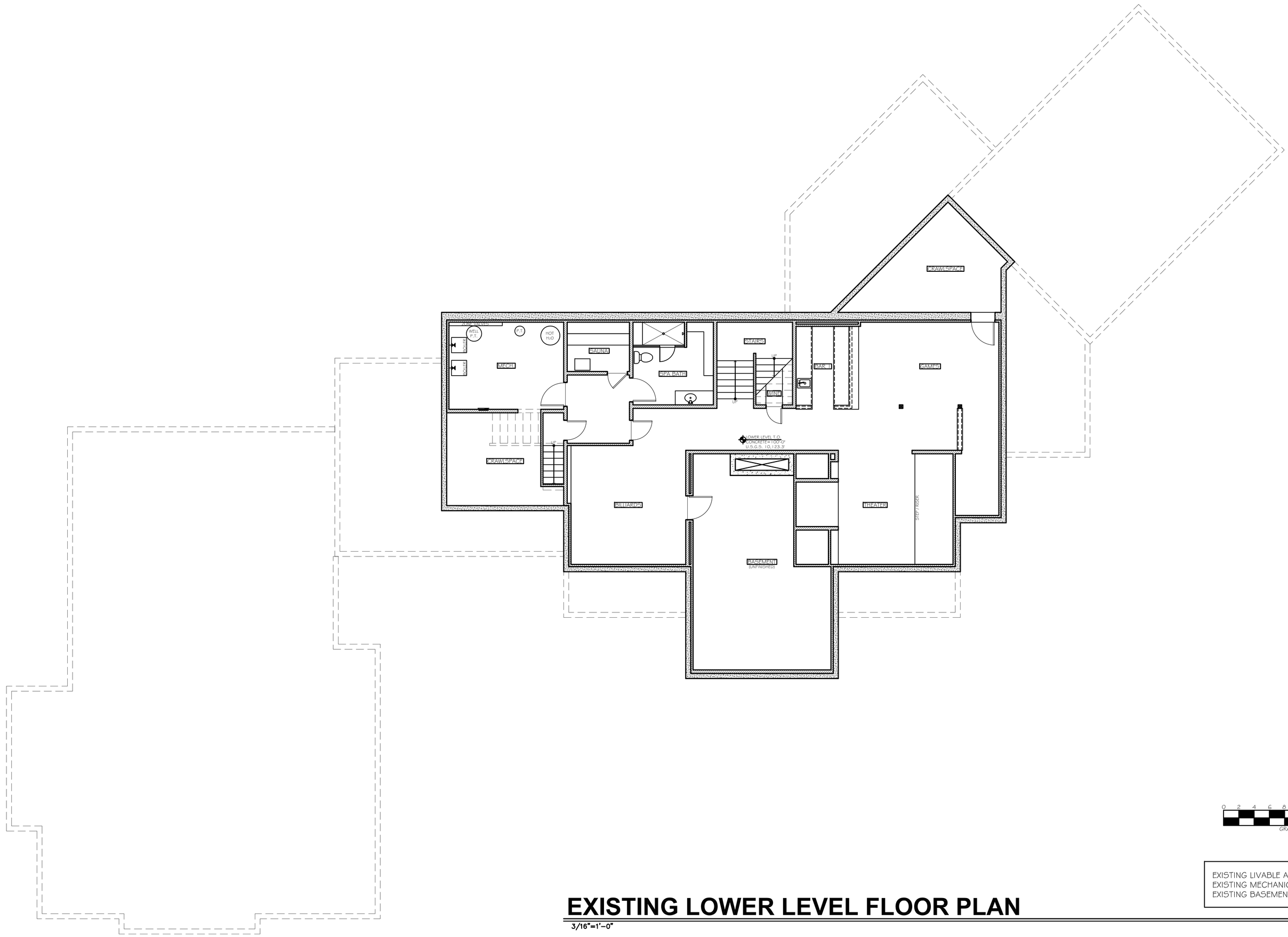

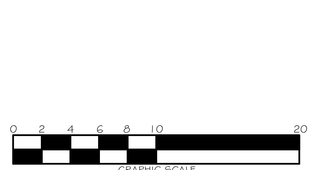

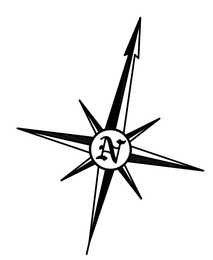

EXISTING LIVABLE AREA:	1647 SF
EXISTING MECHANICAL AREA:	211 SF
EXISTING BASEMENT AREA:	566 SF

EXISTING LOWER LEVEL FLOOR PLAN

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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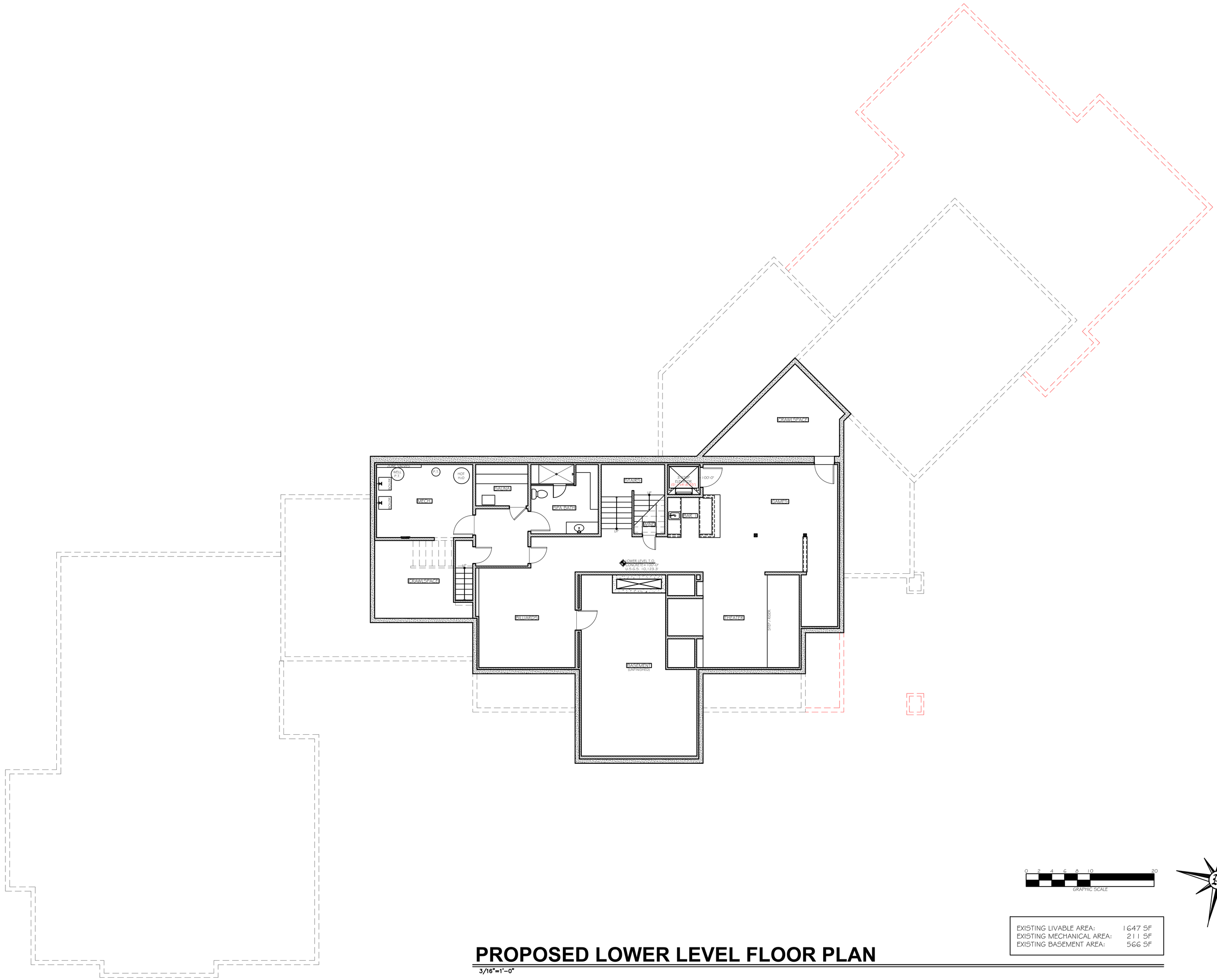

PROPOSED LOWER LEVEL FLOOR PLAN

3/16"=1'-0"

0 2 4 6 8 10 20
GRAPHIC SCALE

EXISTING LIVABLE AREA:	1647 SF
EXISTING MECHANICAL AREA:	211 SF
EXISTING BASEMENT AREA:	566 SF

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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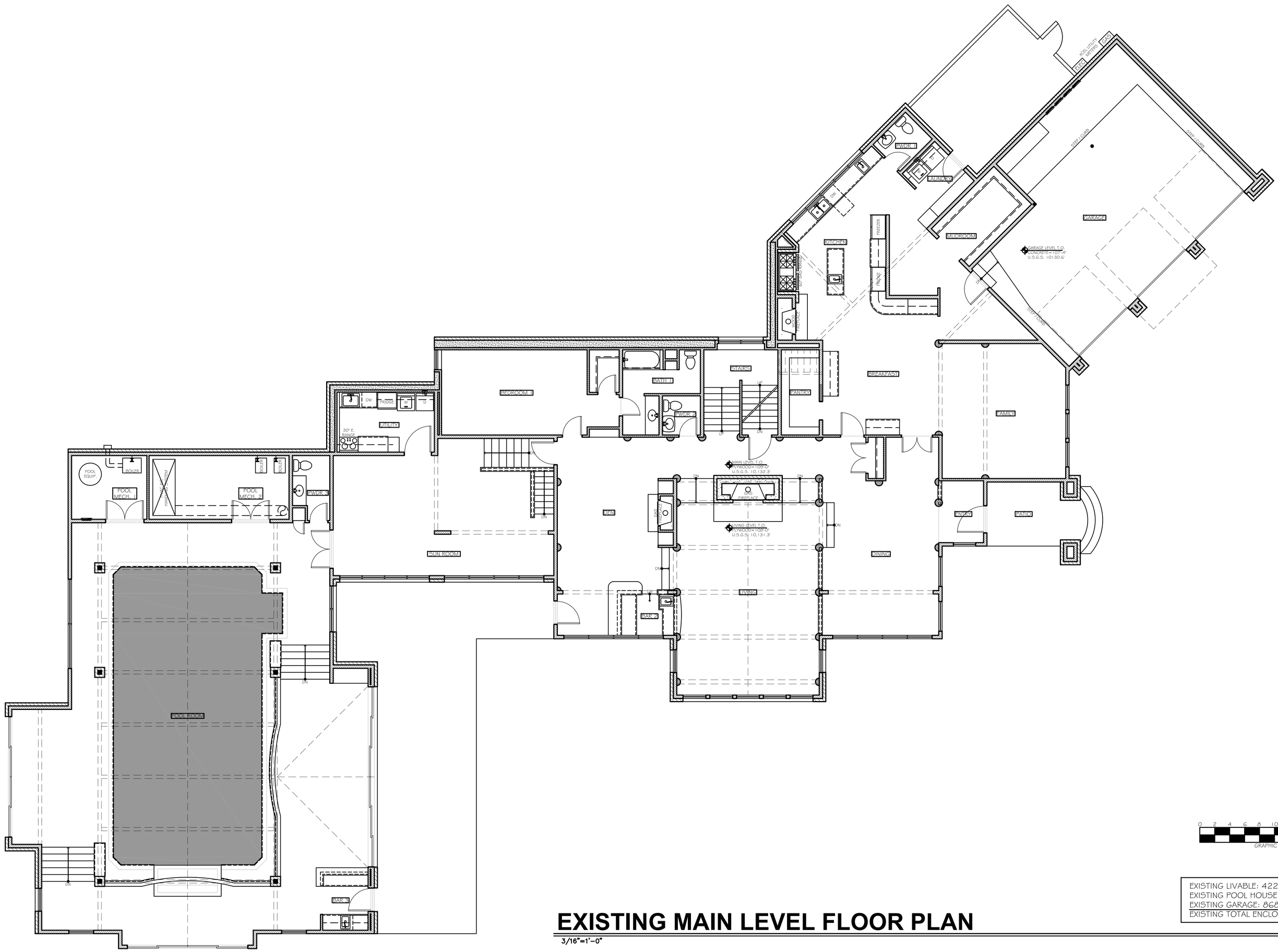

EXISTING LIVABLE: 4227 SF
EXISTING POOL HOUSE: 2715 SF
EXISTING GARAGE: 868 SF
EXISTING TOTAL ENCLOSED: 7810 SF

EXISTING MAIN LEVEL FLOOR PLAN

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
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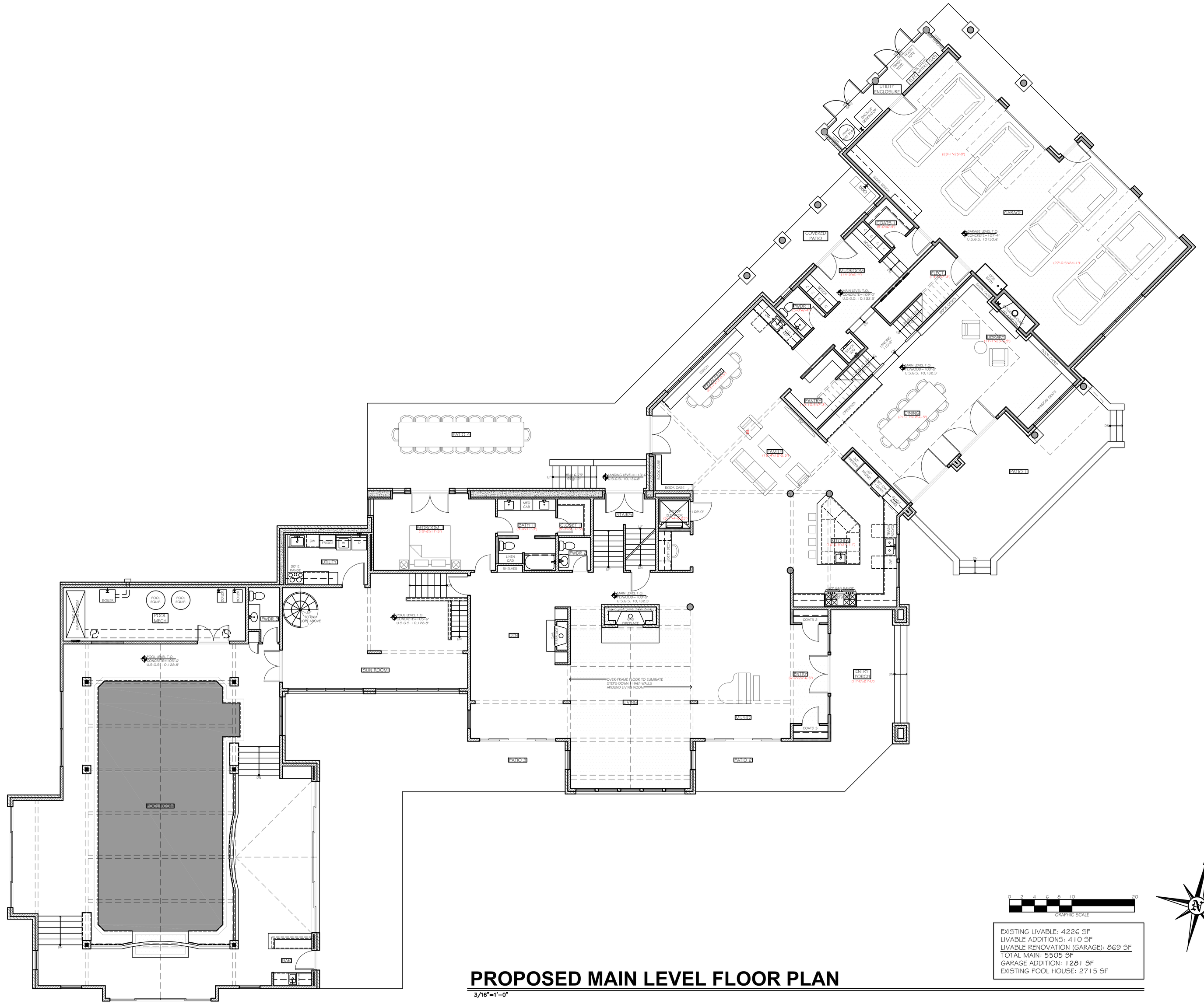

PROPOSED MAIN LEVEL FLOOR PLAN

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
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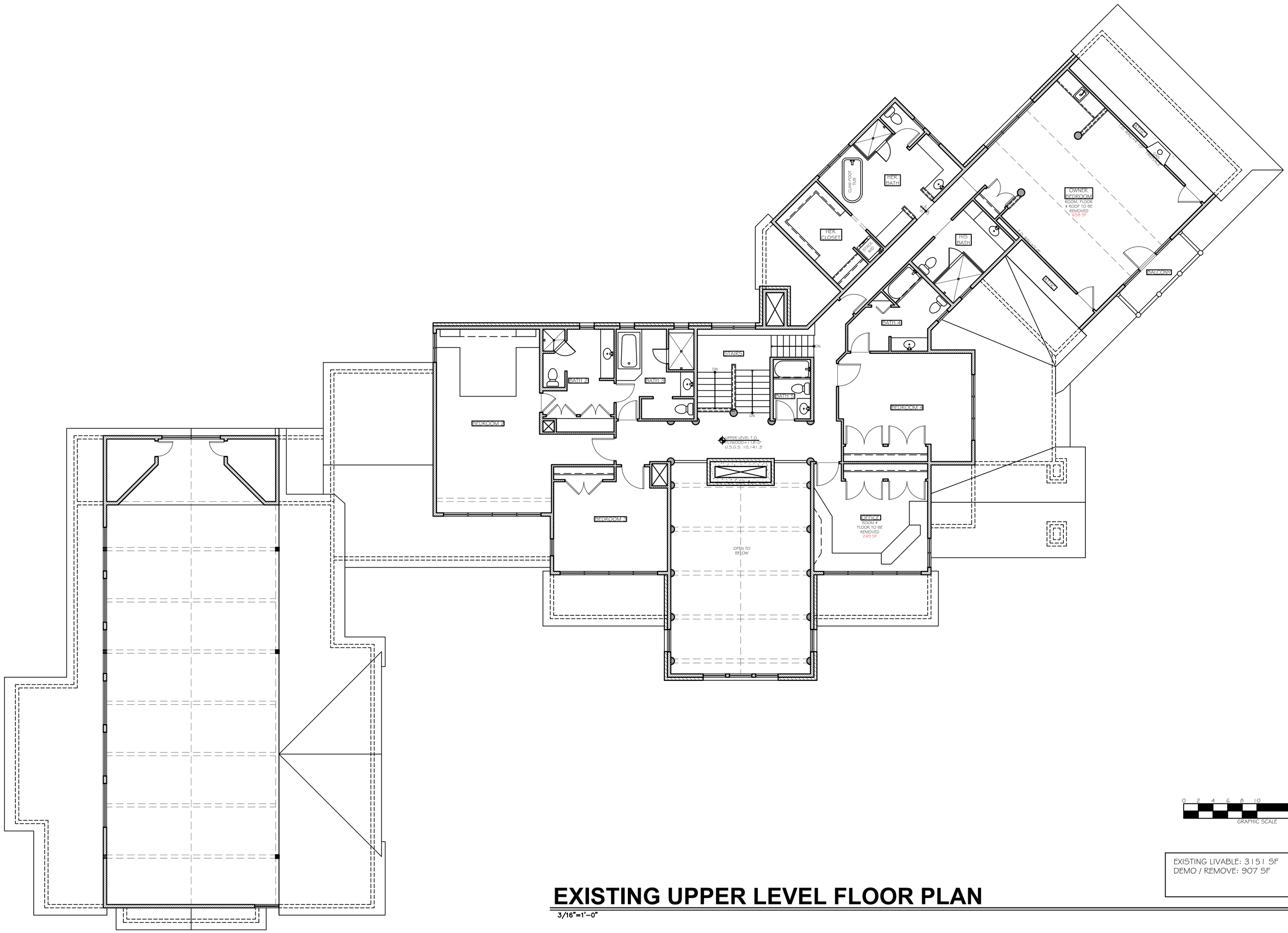
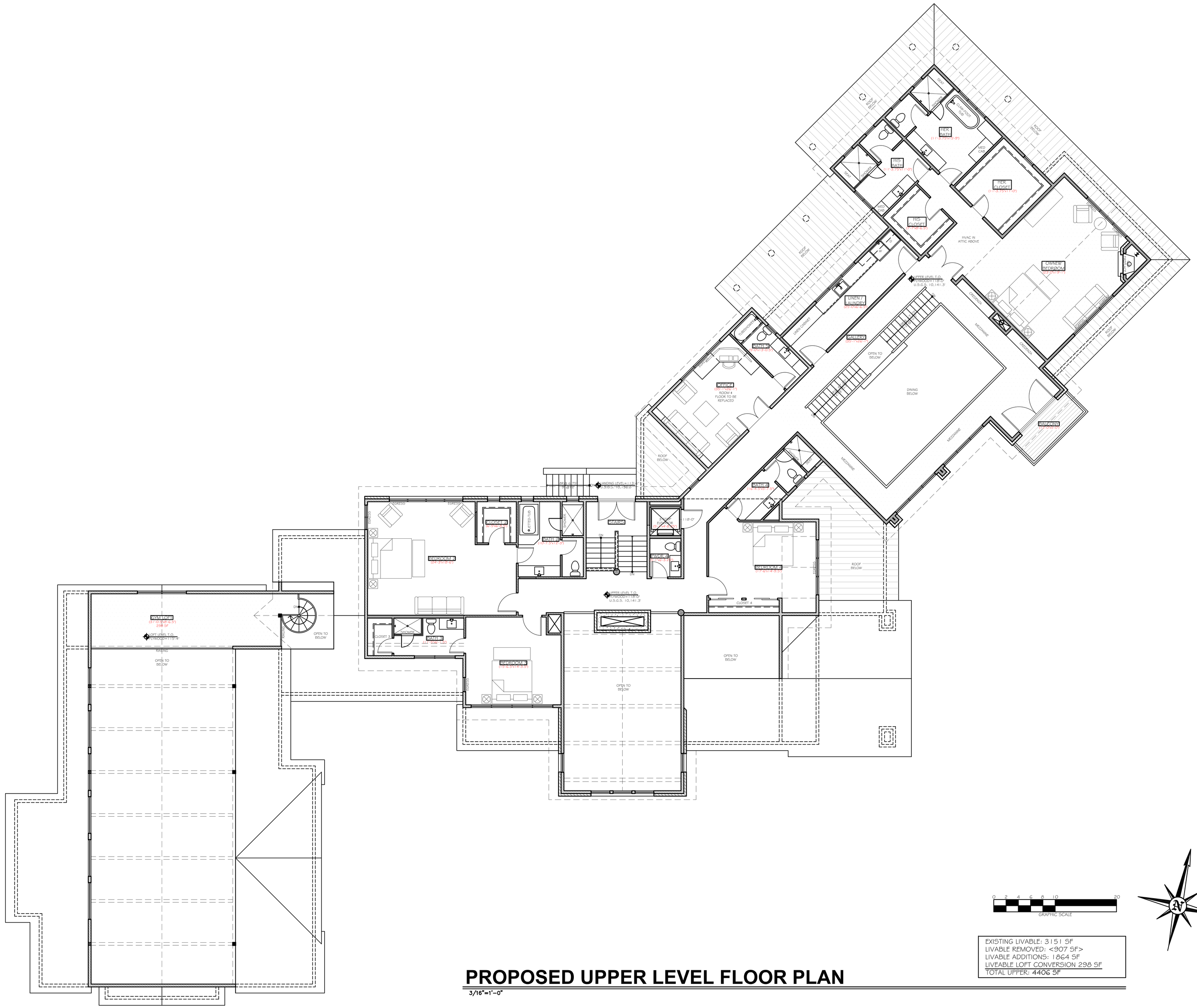

FIREPLACE
FIREPLACE
FIREPLACE



PROPOSED UPPER LEVEL FLOOR PLAN

3/16"=1'-0"

0 2 4 6 8 10 20
GRAPHIC SCALE

EXISTING LIVABLE: 3151 SF
LIVABLE REMOVED: <907 SF>
LIVABLE ADDITIONS: 1864 SF
LIVEABLE LOFT CONVERSION 298 SF
TOTAL UPPER: 4406 SF

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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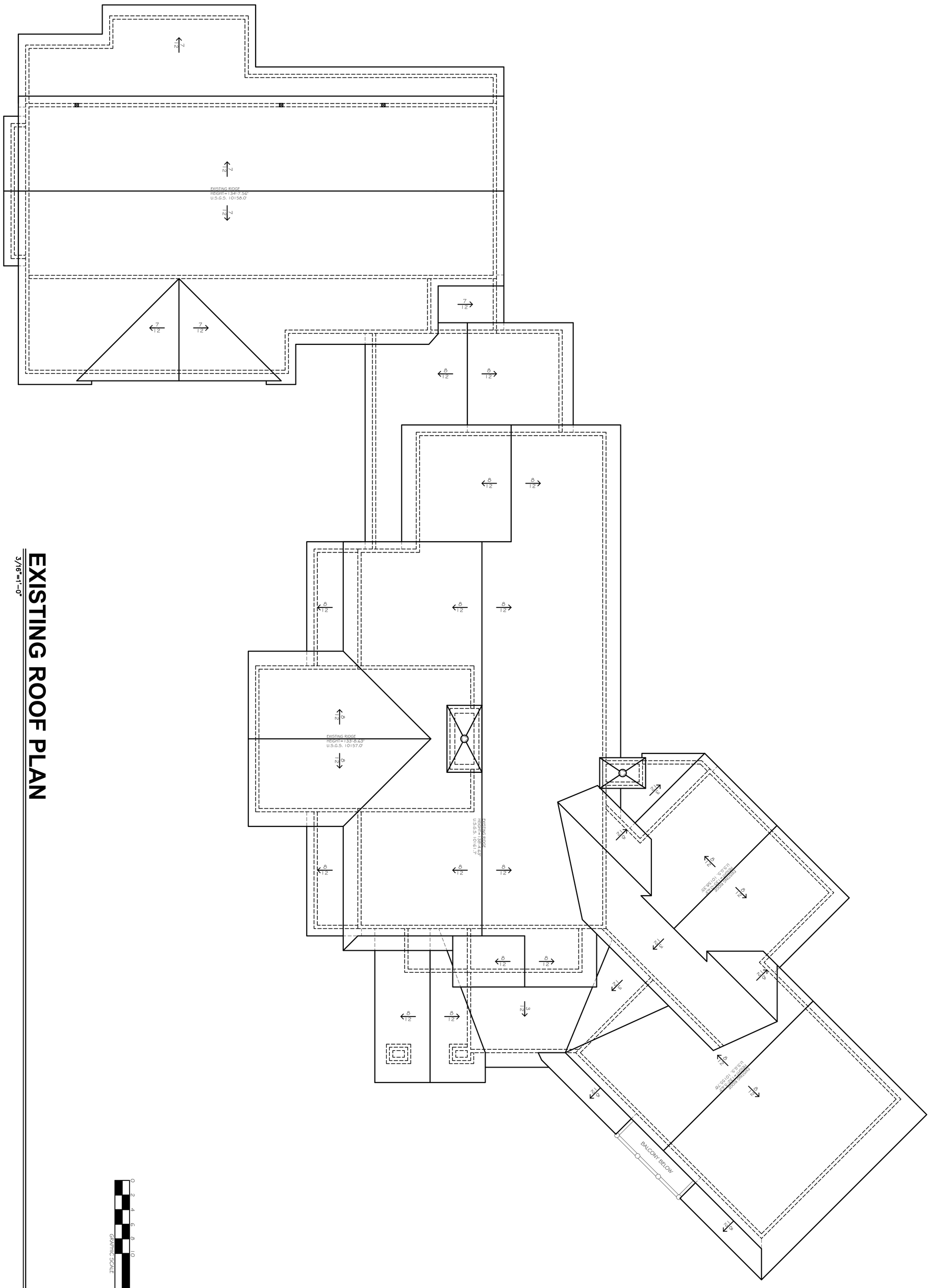
EXISTING ROOF PLAN

3/16"=1'-0"



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383 Mt. Argentine Rd.
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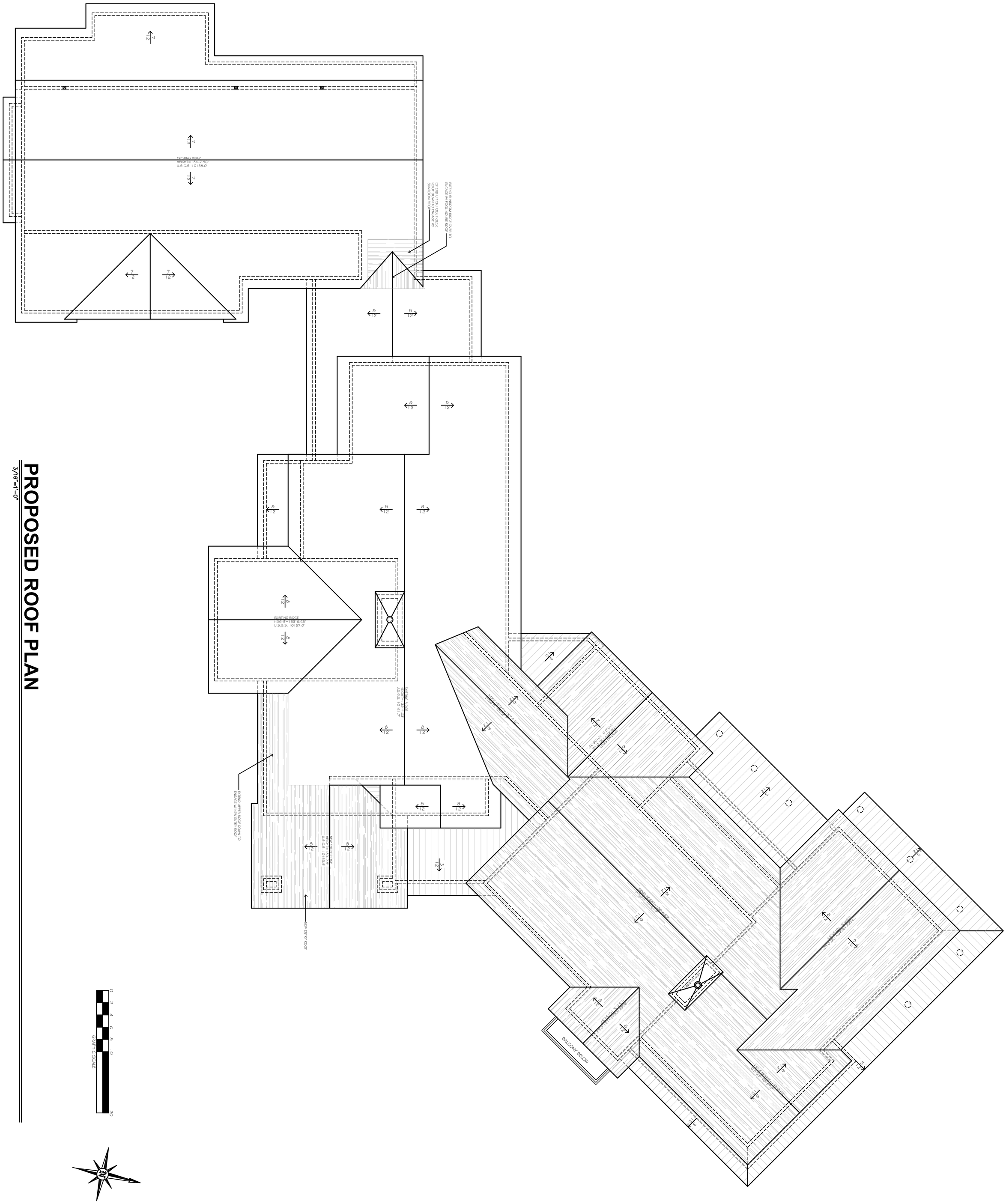
PROPOSED ROOF PLAN

3/16"=1'-0"



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383 Mt. Argentine Rd.
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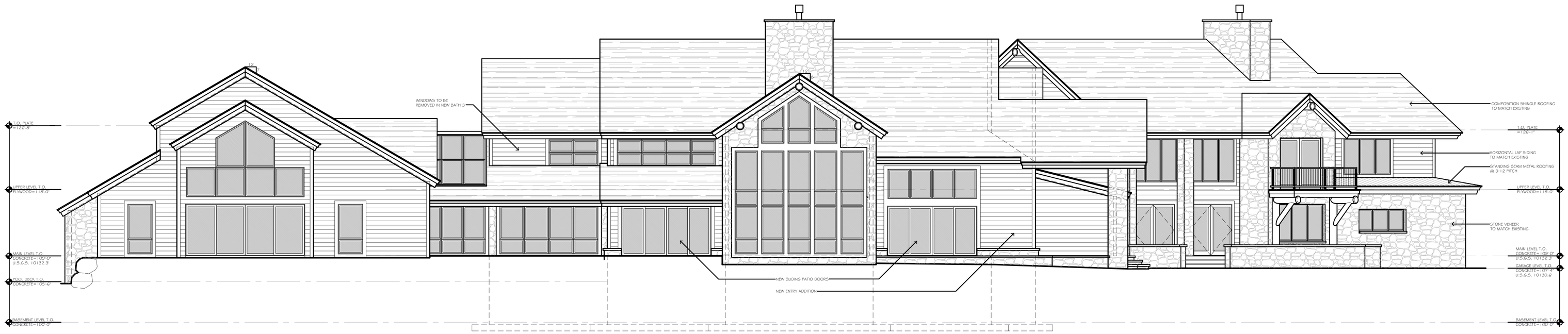

PROPOSED SOUTH ELEVATION

3/16"=1'-0"

EXISTING SOUTH ELEVATION

3/16"=1'-0"

EXISTING EAST POOLHOUSE ELEVATION / SECTION

3/16"=1'-0"

PROPOSED EAST POOLHOUSE ELEVATION / SECTION

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
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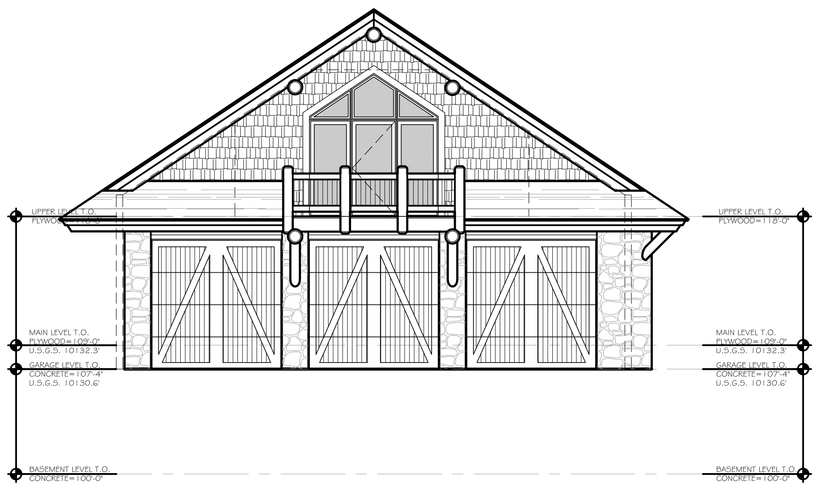
PROPOSED EAST ELEVATION

3/16"=1'-0"



EXISTING SOUTHEAST ELEVATION

3/16"=1'-0"

EXISTING EAST ELEVATION

3/16"=1'-0"

PROPOSED SOUTHEAST ELEVATION

3/16"=1'-0"

PROPOSED NORTHEAST ELEVATION

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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PROPOSED NORTH ELEVATION

3/16"=1'-0"

EXISTING NORTH ELEVATION

3/16"=1'-0"

EXISTING WEST POOLHOUSE ELEVATION

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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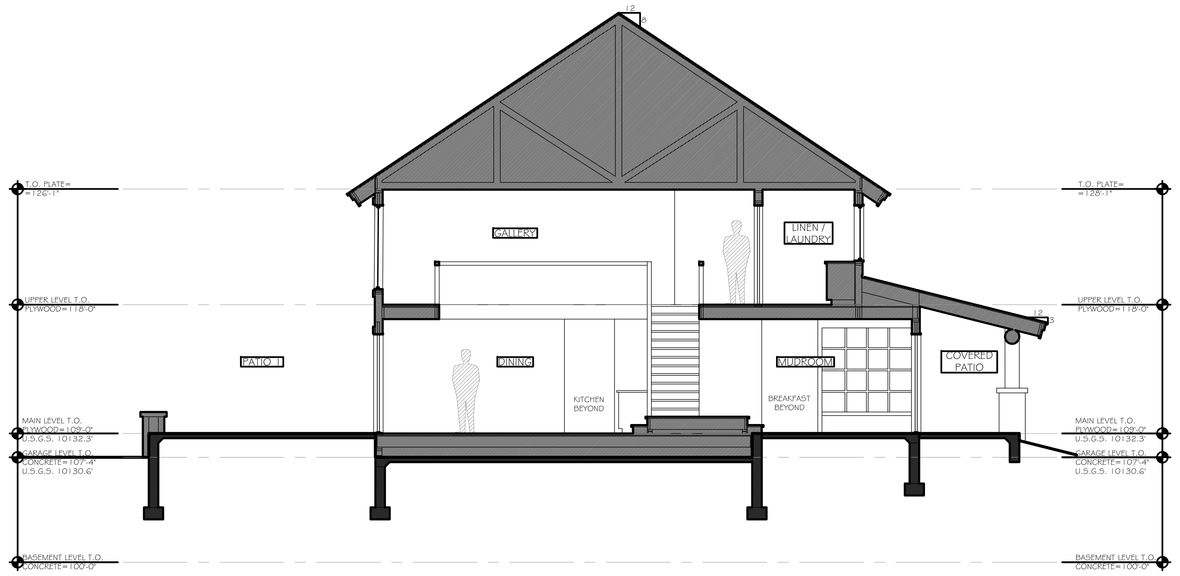


PROPOSED GALLERY SECTION

3/16"=1'-0"

PROPOSED NORTHWEST ELEVATION

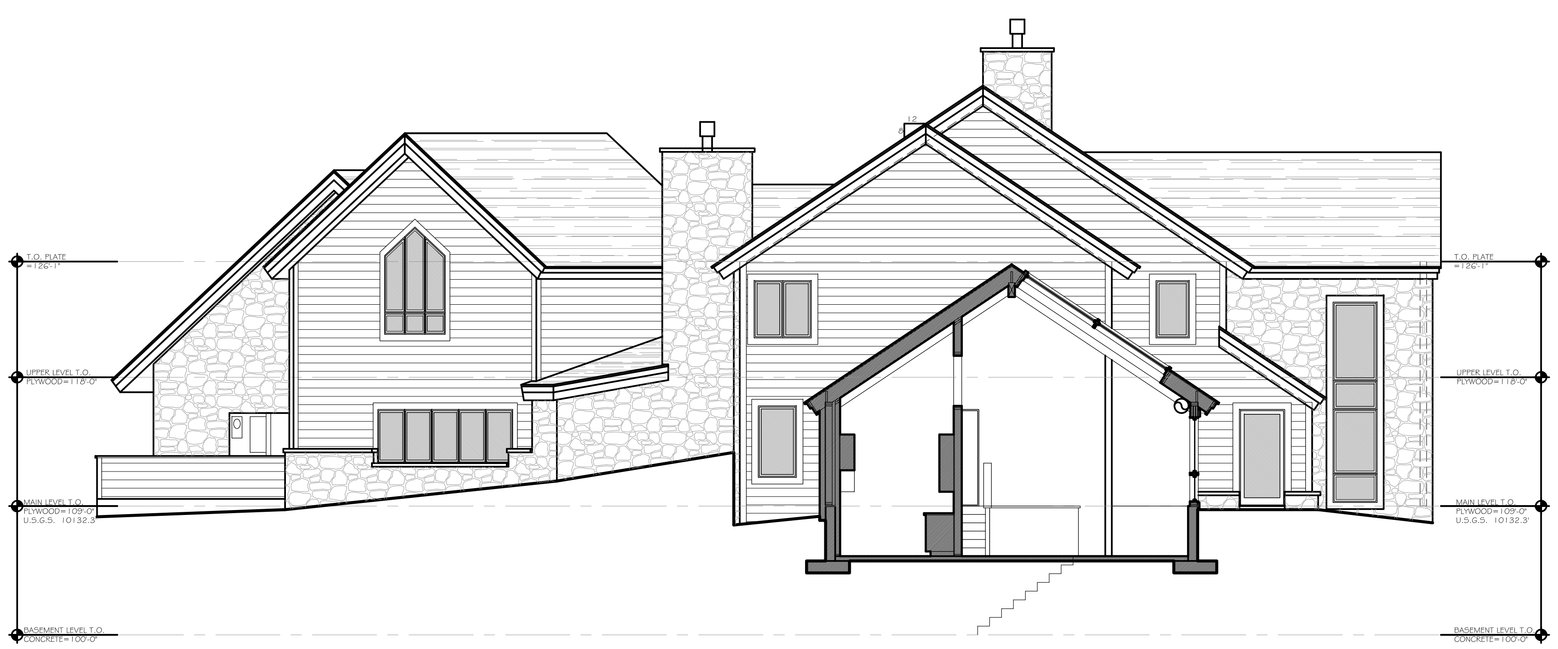
3/16"=1'-0"

PROPOSED WEST ELEVATION / SECTION

3/16"=1'-0"

EXISTING NORTHWEST ELEVATION

3/16"=1'-0"



EXISTING WEST ELEVATION / SECTION

3/16"=1'-0"

383 Mt. Argentine Rd. Renovation / Addition

Owners: Bob Imel & Beth Lathrop
Lot 46, Spruce Valley Ranch Subdivision,
Town of Blue River, Colorado

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date 3/5/26
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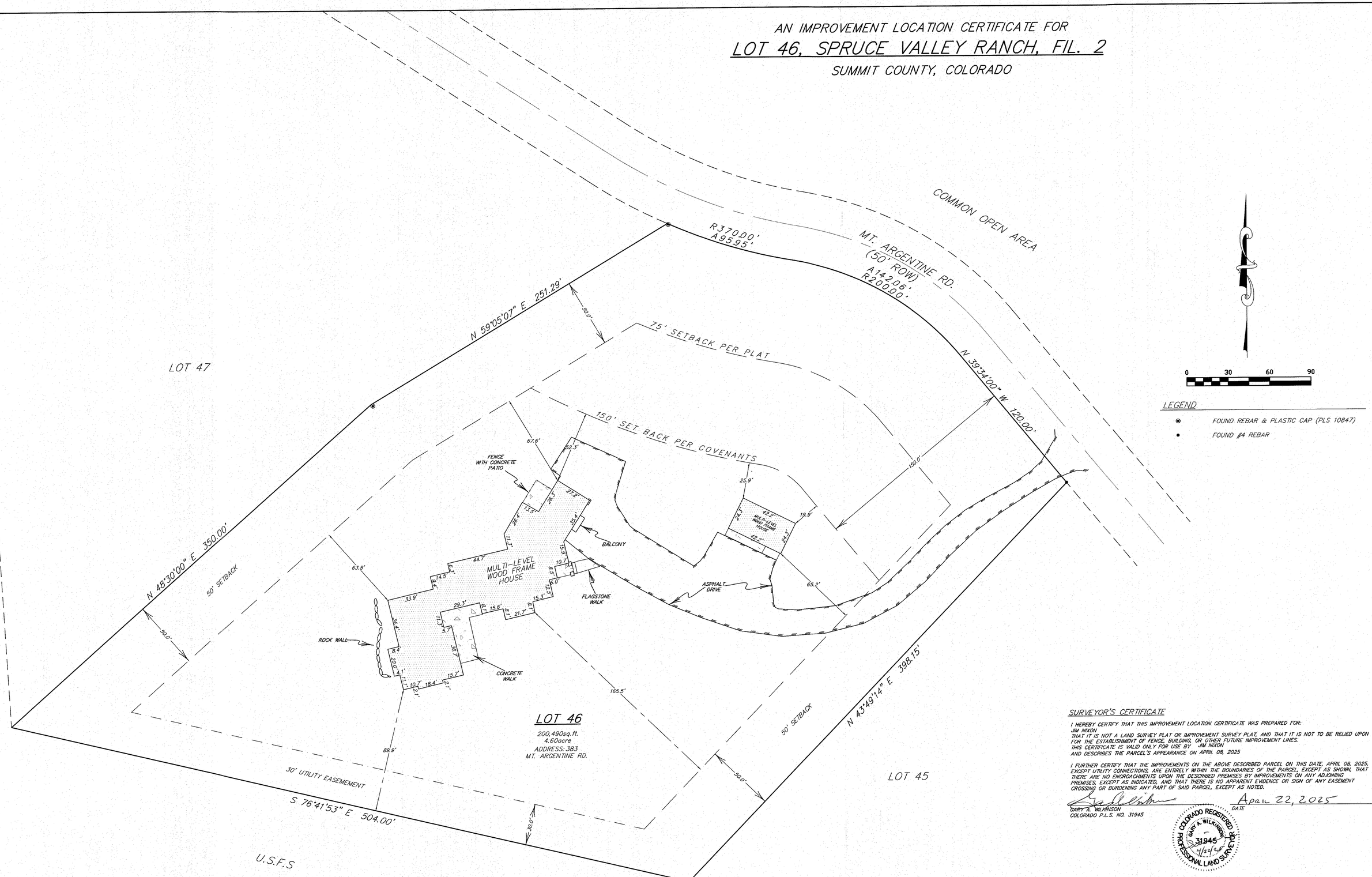
AN IMPROVEMENT LOCATION CERTIFICATE FOR

LOT 46, SPRUCE VALLEY RANCH, FIL. 2

SUMMIT COUNTY, COLORADO



LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 10847)
- FOUND #4 REBAR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR:
JIM NIXON
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.
THIS CERTIFICATE IS VALID ONLY FOR USE BY -JIM NIXON
AND DESCRIBES THE PARCEL'S APPEARANCE ON APRIL 08, 2025

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, APRIL 08, 2025, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

April 22, 2025
DATE

GARY A. WILKINSON
COLORADO P.L.S. NO. 31945

COLORADO REGISTERED LAND
GARY A. WILKINSON
31945
4/22/2025
PROFESSIONAL LAND SURVEYOR

Drawn ESH/FG	Dwg 22998ILC	Project 22998
Checked GAW	Date 4/21/2025	Sheet 1 of 1

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

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

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

NO. 976

DATE OF ISSUE 6 July 1981

SUMMIT COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

Phone: 668-3170 Box 626, Frisco, Colorado 80443

This permit effective only on premises located at Lot(s) 46

Block _____ Subdivision Spruce Valley Ranch

Street Address of Property: House number _____ County Road _____

Owner David Lockwood Address P.O. Box 715

Breckenridge, CO 80424 Home Phone 468-6281 Bus. Phone _____

Agent Mark Lang Address _____

_____ Phone _____

Sewage disposal system work to be performed by _____

Lot Size 4.6 Water Supply Private Well Type of Structure SFR

Number of: Bedrooms 5 Lofts 0 Garbage Disposals 1

Dish Washers 1 Clothes Washers 1

Hot Tubs 0

Average Percolation rate 18.8 MPI Absorption Area 1952 Sq.Ft. Minimum

Tank Capacity 1500 Gal. Minimum Tank Material _____

Permission is hereby granted to the owner or his agent to perform the work indicated above in accordance with the Summit County Regulations. This permit is to remain in full force and effect for one year from the date of issue, unless revoked for noncompliance. Plans and specifications of the proposed sewage disposal system have been reviewed and have been considered satisfactory.

SUMMIT COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH

APPROVAL BY WHS/kk

Installation XX

Repair _____

Emergency Use _____

735

ENVIRONMENTAL HEALTH DEPARTMENT

"... promoting the community values of public health, environmental protection and disease prevention ..."

INDIVIDUAL SEWAGE DISPOSAL SYSTEM PERMIT

-PERMIT, APPLICATION AND DESIGN SHALL BE KEPT ON THE JOB SITE-

Permit: S-3948
Status: ISSUED
Issued: 05/18/2000
Reactivated:
Reinstated:
To Expire: 05/18/2001

UPGRADE : Upgrade Septic Permit

Lot: 46 Block: Tract: Filing: 2
Sub: SPRUCE VALLEY RANCH
Address: 383 MT. ARGENTINE RD 598 BL
Parcel No: 0100878

Owner: GOULD, GORDON & APPEL, MARILYN R.

Address: P.O. BOX 4359
City: BRECKENRIDGE, CO 80424
Phone: (970) 453-4369

CONSTRUCTION PARAMETERS

Tank Capacity: 1250 gal.
No. Compartments: 2 Minimum
Dosing: S Siphon
ISDS Type: SB Seepage Bed
Minimum Field Size: 0 sq. ft.
Dimensions: 0 @ 0 ft. x 0 ft.
Maximum Depth: 0 in.
Minimum Depth: 0 in.

-SEE FOLLOWING PAGE(S) FOR SPECIAL REQUIREMENTS-

ENVIRONMENTAL HEALTH DEPARTMENT

"... promoting the community values of public health, environmental protection and disease prevention ..."

SPECIAL REQUIREMENTS

Cond: DIST 03
MAINTAIN MINIMUM DISTANCE REQUIREMENT OF TWENTY (20) FEET FROM FIELD TO HOUSE.
Cond: SPEC 05
HOT TUB TO DRAIN DIRECTLY TO DOSING SIPHON.
Cond: CON0005427
EXISTING 1,500 GALLON SEPTIC TANK AND DOSING MECHANISM MUST BE INSPECTED.
Cond: CON0005428
SYSTEM APPROVED FOR A TWO (2) BEDROOM HOME WITH ONE (1) HOT TUB AND NO FUTURE ADDITIONS.

PERMISSION IS HEREBY GRANTED TO THE OWNER OR HIS AGENT TO PERFORM THE WORK INDICATED ABOVE IN ACCORDANCE WITH THE SUMMIT COUNTY REGULATIONS. THIS PERMIT IS TO REMAIN IN FULL FORCE AND EFFECT FOR ONE (1) YEAR FROM THE DATE OF ISSUE, UNLESS INVALIDATED BY A CHANGE OF DESIGN OR BY NONCOMPLIANCE WITH THE REGULATIONS. PLANS AND SPECIFICATIONS OF THE PROPOSED SEWAGE DISPOSAL SYSTEM HAVE BEEN REVIEWED AND ARE CONSIDERED SATISFACTORY.

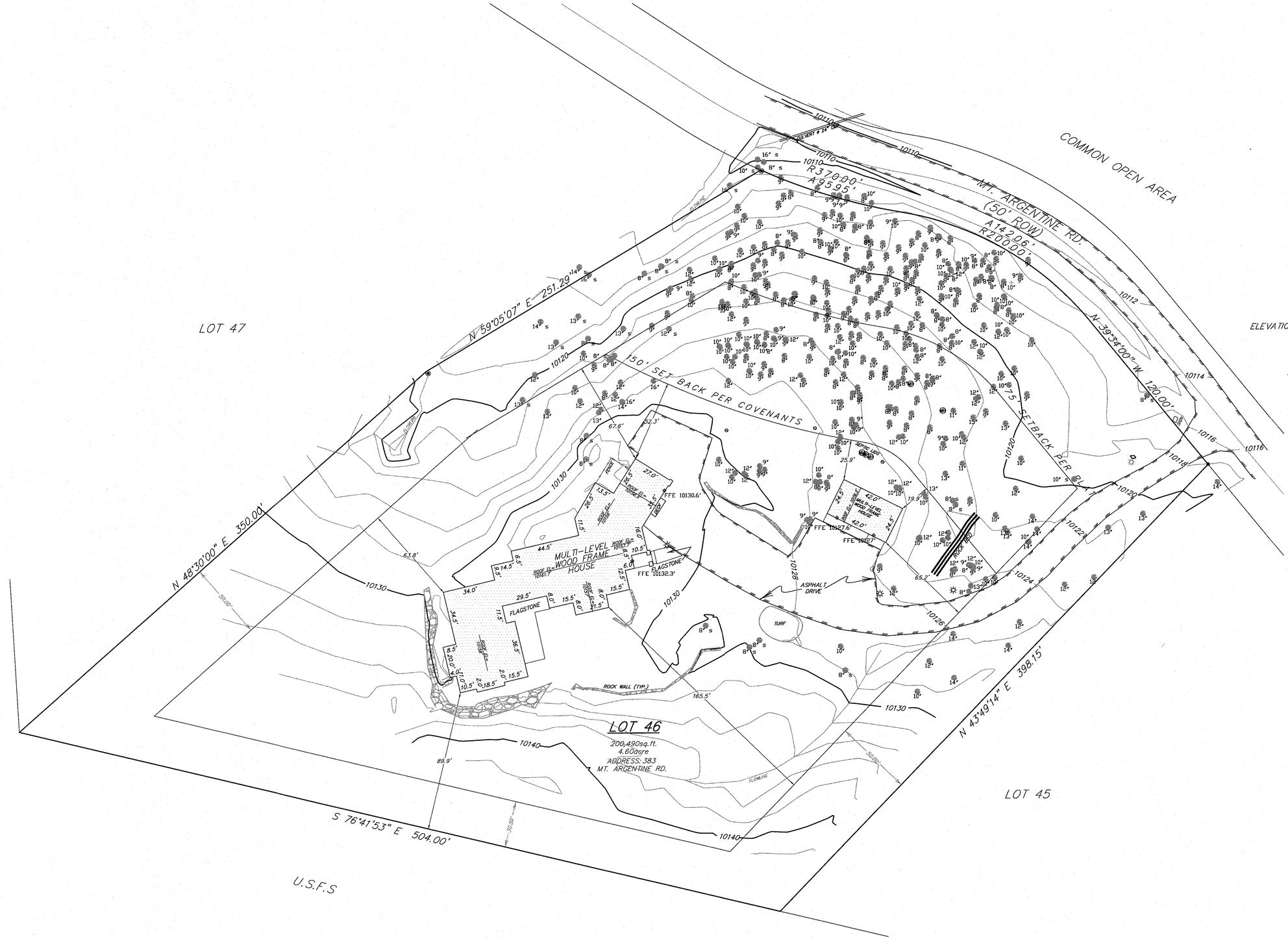
APPROVED BY _____ **SUMMIT COUNTY ENVIRONMENTAL HEALTH**

P.O. BOX 5660 * FRISCO, CO 80443 * (970) 668-4070 * (970) 668-4225 FAX

A TOPOGRAPHIC MAP OF

LOT 46, SPRUCE VALLEY RANCH

TOWN OF BLUE RIVER, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ELEVATIONS BASED ON APPROX. USGS. 88 DATUM OBTAINED BY GPS
DATE OF FIELD SURVEY: 07/09/2025
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 26292)
- FOUND #4 REBAR
- SEPTIC TANK LIDS
- SEWER CLEAN OUTS
- UTILITY PEDESTAL
- UTILITY POLE
- LIGHT POLE
- RANDOM SURVEY CONTROL POINT
- E TRANSFORMER
- 8" PINE TREE WITH TRUNK DIAMETER
- 8"S SPRUCE TREE WITH TRUNK DIAMETER

TREE TABLE			
PINE		SPRUCE	
8"	141	8"	15
9"	104	9"	0
10"	132	10"	2
11"	5	11"	0
12"	46	12"	1
13"	13	13"	4
14"	10	14"	2
15"	1	15"	0
16"	2	16"	3

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES K. KNIGHT
38855
7/17/25

Drawn ESH/FG	Dwg 22998TP	Project 22998
Checked JJK	Date 07/15/2025	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

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

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1009

WELL PERMIT NUMBER 037519 . F .

DIV. 5 CNTY. 59 WD 36 DES. BASIN ___ MD ___

APPLICANT

CHARLES HALL
3417 ELLA LEE LN
HOUSTON, TX 77027

APPROVED WELL LOCATION

COUNTY SUMMIT

NW 1/4 NE 1/4 Section 17

Twp 7 S , Range 77 W S P.M.

DISTANCES FROM SECTION LINES

1050 Ft. from North Section Line

2525 Ft. from East Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.

2) Approved pursuant to CRS 37-90-137(2) on the condition that the well be operated in accordance with the Spruce Valley Ranch Associates Augmentation Plan approved by the Division 5 Water Court in case no. W-3662. If the well is not operated in accordance with the terms of said decree, it will be subject to administration including orders to cease diverting water.

3) Approved as the only well on a residential site of 2.5 acres described as lot 45, Spruce Valley Ranch Subdivision, filing 2, Summit County.

4) The maximum pumping rate shall not exceed 15 GPM.

5) The annual amount of ground water to be withdrawn shall not exceed 1/3 acre-foot.

6) This well shall be constructed not more than 200 feet from the location specified on this permit.

7) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, and shall not be used outside the house for any purpose.

8) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.

MM. MM. 8-1-90

APPROVED: MAM Jim A. Danielson State Engineer

Bruce E. DeBrine By

Receipt No. 0315933 DATE ISSUED AUG 14 1990 EXPIRATION DATE AUG 14 1991

Existing Composition Roofing

New Metal Roofing:
WSMR "Mansard Brown"

Existing Horizontal Lap Siding

Existing Shingle Siding

Materials & Colors #18725
383 Mt. Argentine Renovation / Addition
Equinox Architecture LLC 3/10/26

Existing Stone Veneer

New & Replacment Window Cladding:
Sierra Pacific-061 "TW Black"

TO: Town Manager/Clerk

FROM: Kyle Parag, Plan Reviewer - CAA

DATE: April 1, 2026

RE: Planning/Zoning/Architectural Guidelines review – 0038 Rock Springs

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

Zoning Regulation analysis –

Proposal: A New detached garage located in front of home

Zoning district:	R-1
Lot Size:	~ 17,923 sq. ft. 80,000 sq. ft. Required– Existing Non-Conforming
Lot Width:	~ 102' 100 ft. Required - Complies
Setbacks:	Proposed principal residence complies with required setbacks based upon submitted docs.
Height:	Complies with required height limitations. The height at the highest roof ridge is proposed at 21'
Garage Stds:	The proposed garage is ~448 sq. ft. and complies with the standards for structures less than 5,000 sq. ft. in habitable size.
Parking Stds:	Parking requirements are existing.

Architectural Design Guideline analysis -

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

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

STANDARD	NOTES/REMARKS	SUBSTANTIAL COMPLIANCE
DEVELOPMENT STANDARD		
Article 3: Easements	Easements are indicated, road and access easement are located together.	Y
Article 4: Buildable Area/setbacks	Front setback is measure from actual road, 25' provided.	Y
Article 5 Building Design Standards		
Article 5-20 Building Height	Height is indicated at 21' for the garage. Home height is around 30'	Y
Article 5-60 Foundation	Foundation is exposed	N
Article 5-70 Roofs	Main roof design is a Gable.	Y
Article 5-80 Garages	Garage location does not comply with 16B-5-80 (a). Must be located behind the front primary walls of the home.	N
Article 5-90 Window and doors	Tiny window provided	Y
Article 5-100 Balconies and railings	None indicated	Y

Article 5-110 Chimney and Roof Penetrations	None indicated	Y
Article 6 Building Materials and Colors		
Article 6-20 Materials	Lap siding is indicated, to match house	Y
Article 6-30 Colors	Colors are provided and show general compliance, to match house	Y
Article 7 Accessory Improvements		
Article 7-(20-40, 110) Berms, Garages, sheds and Gazebos	None indicated. Garage is indicated at 448 Sqft	Y
Article 7-50 Driveways	Existing	Y
Article 7-60 Parking Areas	Existing	Y
Article 7-100 Decks	None indicarted	Y
Article 7-120 Hot Tubs	None indicated	Y
Article 7-140 Fences	None indicate	Y
Article 7-150 Retaining walls	None indicated	Y
Article 8 Signs		
Article 8 Signs	None indicated	Y
Article 9 Lighting		

Article 9 Lighting	Downcast lights are NOT indicated	PC
Article 13 Environmental Regulations		
Article 13-20 Wetlands	None indicated	Y

SKY DETACHED GARAGE

GENERAL NOTES

1. MISCELLANEOUS NOTES

THESE PLANS ARE DESIGNED FOR THE FINISHED PRODUCT. SHORING, STAGING, AND ORDER OF OPERATION ARE OUTSIDE THE SCOPE OF OUR SERVICES AND SHOULD BE DESIGNED AND MONITORED BY THE CONTRACTOR DURING CONSTRUCTION.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS ON THE PLANS.

FINISH MATERIAL, COLOR SELECTIONS, AND WINDOW & DOOR SPECIFICATIONS ARE OUTSIDE OF OUR SCOPE OF SERVICES AND ARE TO BE SELECTED BY THE CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTACT INSPIRE ENGINEERING IF DISCREPANCIES ARE FOUND.

FOR ANY CHANGES TO THE PROJECT DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY INSPIRE ENGINEERING FOR APPROVAL PRIOR TO INSTALLATION.

ALL MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED, ERECTED, APPLIED, USED, CONDITIONED, ADJUSTED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS

2. CODE SUMMARY

THE PLANS AND ALL WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 I-CODES AS AMENDED AND ADOPTED BY THE TOWN OF BLUE RIVER.

RISK CATEGORY:	II
WIND SPEED:	Vult = 115 mph
EXPOSURE CATEGORY:	B
GROUND SNOW LOAD:	125 psf
ROOF SNOW LOAD:	100 psf
SEISMIC DESIGN CATEGORY:	B

3. INSULATION

INSULATION SHALL BE PROVIDED AS REQUIRED BY THE LOCAL JURISDICTION. SEE BUILDING SECTIONS ON THE PLANS FOR MINIMUM INSULATION R-VALUES.

INSULATION REQUIREMENTS (R-VALUE):

ROOF/CEILING:	49
WALL:	30
FOUNDATION:	10

FENSTRATION REQUIREMENTS (U-FACTOR):

FENESTRATION:	0.32
SKYLIGHT:	0.55
SHGC :	N/R

4. FRAMING

ALL DIMENSIONS ARE TO THE FACE OF THE STUDS.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR SHALL BE OF DECAY RESISTANT MATERIALS AS REQUIRED BY THE IBC. AT A MINIMUM, A MOISTURE BARRIER SHALL BE INSTALLED BETWEEN THE TWO MATERIALS.

SEE BUILDING SECTIONS ON THE PLANS FOR WALL & ROOF CONSTRUCTION SPECIFICATIONS.

ALL STRUCTURAL COMPONENTS SHALL FOLLOW THE RECOMMENDATIONS PROVIDED ON THE STRUCTURAL ENGINEERED DRAWINGS.

5. ROOFING

ALL UNDERLAYMENT, ICE BARRIER, VENTING, AND DRAFT STOPS SHALL BE IN CONFORMANCE WITH THE I-CODES AS REQUIRED BY THE LOCAL JURISDICTION.

ASPHALT SHINGLE ROOF COVERING TO BE MINIMUM CLASS 4 IMPACT RESISTANT.

METAL ROOFING SHALL BE MINIMUM 26 GA. MATERIAL.

6. WINDOW & DOORS

MANUFACTURER, STYLE, AND COLOR TO BE SELECTED BY THE CONTRACTOR.

SAFETY GLAZING AND TEMPERED GLASS SHALL BE PROVIDED AS REQUIRED BY CODE.

DIMENSIONING; 3050 = 3'-0" WIDE x 5'-0" TALL

7. MECHANICAL & PLUMBING

ALL MECHANICAL & PLUMBING WORK SHALL CONFORM TO THE INTERNATIONAL MECHANICAL CODE (IMC) & COLORADO PLUMBING CODE (CPC) AS REQUIRED BY THE LOCAL JURISDICTION.

8. ELECTRICAL

ALL ELECTRICAL SHALL CONFORM TO THE 2020 NATIONAL ELECTRICAL CODE (NEC) AS REQUIRED BY THE LOCAL JURISDICTION. SEE ELECTRICAL PLAN FOR A MORE COMPREHENSIVE NOTE LIST.

VICINITY MAP

SHEET INDEX	
A0.0	PROJECT INFORMATION
SP1.0	SITE PLAN
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	WALL/STAIR SECTIONS
E1.0	ELECTRICAL PLANS

INSPIRE ENGINEERING

4803 INNOVATION DRIVE, SUITE 4
FORT COLLINS, CO 80525

PHONE: (319) 631-5935

CLIENT:
LEE SKY

PO Box 5843
Breckenridge, CO

CLIENT PHONE: (970) 485-9393

DETACHED GARAGE

38 ROCK SPRINGS ROAD
BRECKENRIDGE, CO

DRAWN BY:	NTR
DESIGN BY:	NTR
DATE:	2/16/2026
PROJECT #:	ENG23.0145

REVISION	DATE
1	
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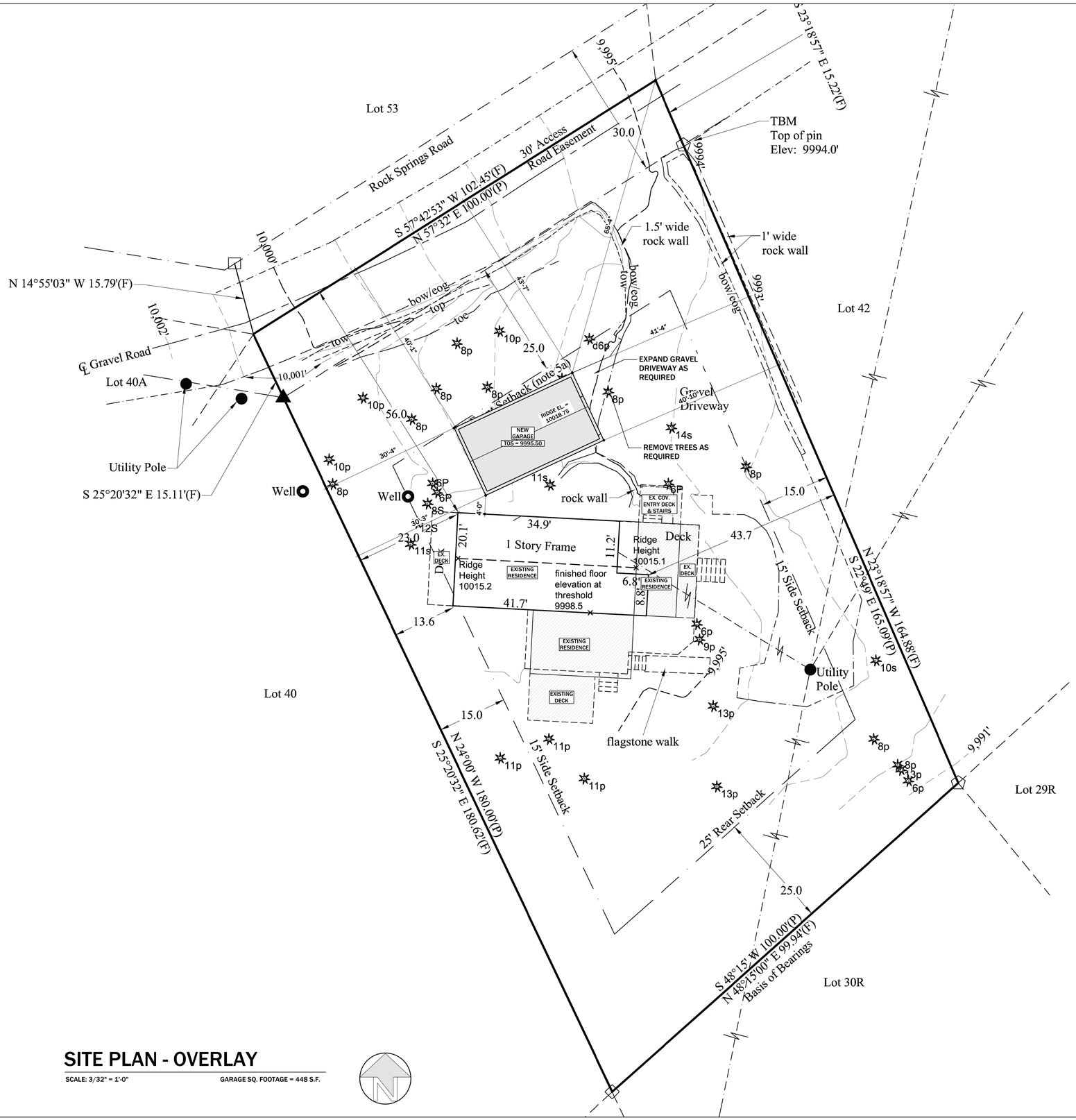
PROJECT INFORMATION

SCALE: PER PLAN

A0.0



SITE PLAN - OVERLAY

SCALE: 3/32" = 1'-0"

GARAGE SQ. FOOTAGE = 448 S.F.

GENERAL SITE PLAN NOTES

INFORMATION IS BASED UPON A TOPO SURVEY RECORDED BY BLUE RIVER LAND SURVEYING FOR LOT 41, BLUE ROCK SPRINGS SUBDIVISION - AMENDED BLUE RIVER ESTATES INC. (Project Number: 12582, Dated: 7/22/2019)

CONTRACTOR TO VERIFY ALL DIMENSIONS INCLUDING BUT NOT LIMITED TO LOT LINES, SETBACKS, EASEMENTS, AND LOCAL COVENANTS.

LOCATE ALL UTILITIES AS REQUIRED BY COLORADO LAW PRIOR TO ANY EXCAVATION AT THE SITE.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSIONS ON THE PLANS.

INSPIRE ENGINEERING

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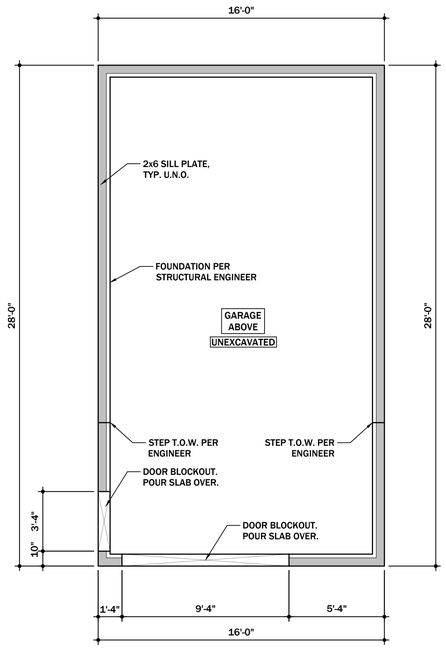
SITE PLAN

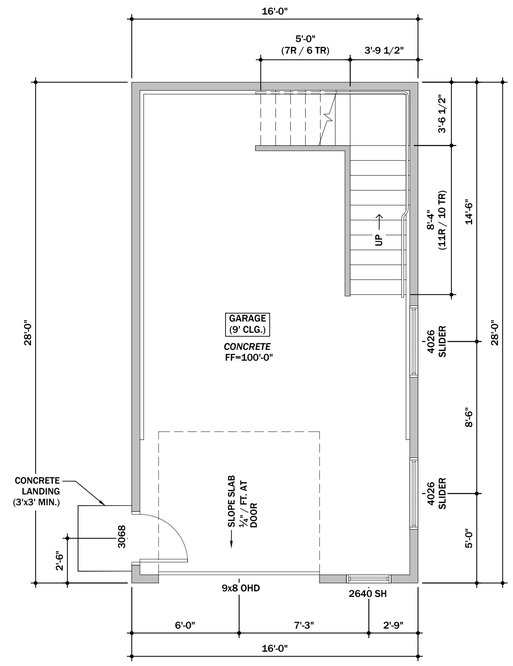
SCALE: PER PLAN

SP1.0



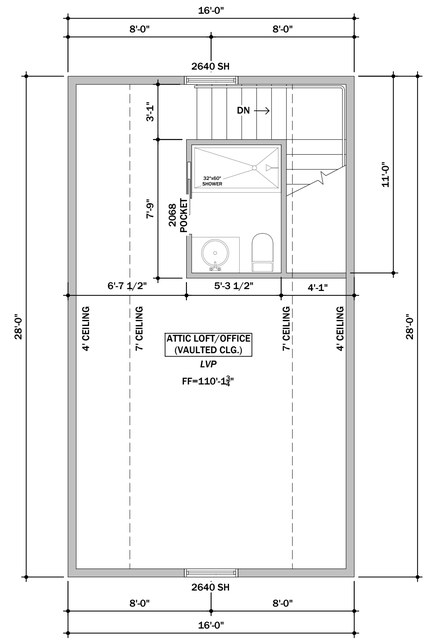
FOUNDATION PLAN

SCALE: 1/4" = 1'-0" GARAGE SQ. FOOTAGE = 448 S.F.



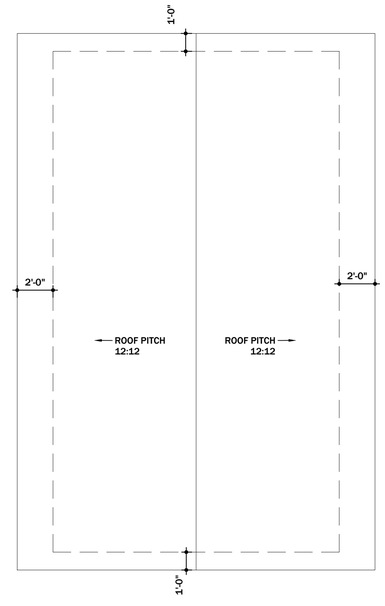
MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0" GARAGE SQ. FOOTAGE = 448 S.F.



UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0" ATTIC SQ. FOOTAGE = 360 S.F.



ROOF PLAN

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

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4803 INNOVATION DRIVE, SUITE 4
FORT COLLINS, CO 80525
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DETACHED GARAGE

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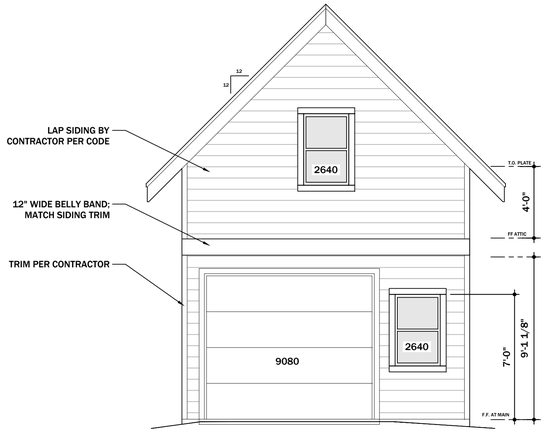
FLOOR PLANS

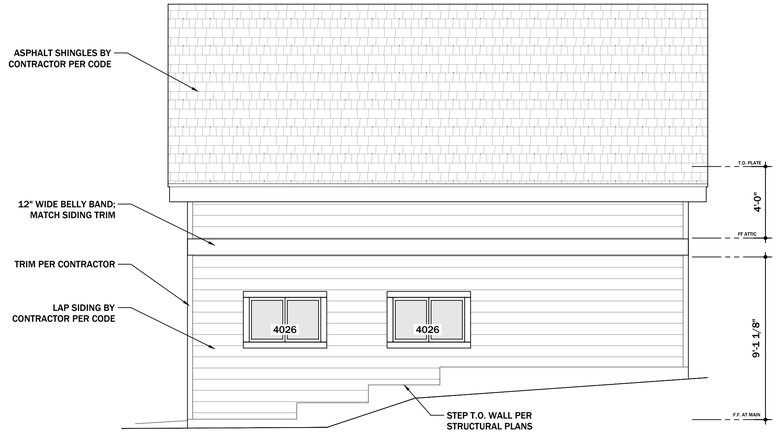
SCALE: PER PLAN

A1.0



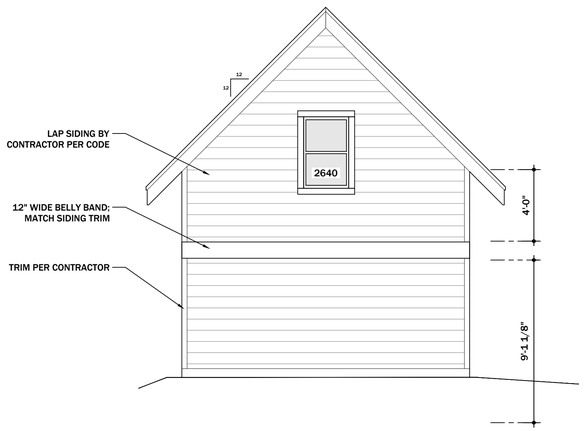
FRONT ELEVATION

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



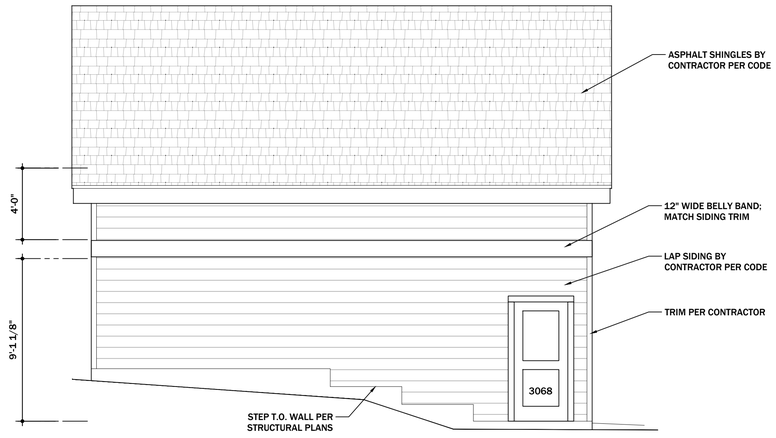
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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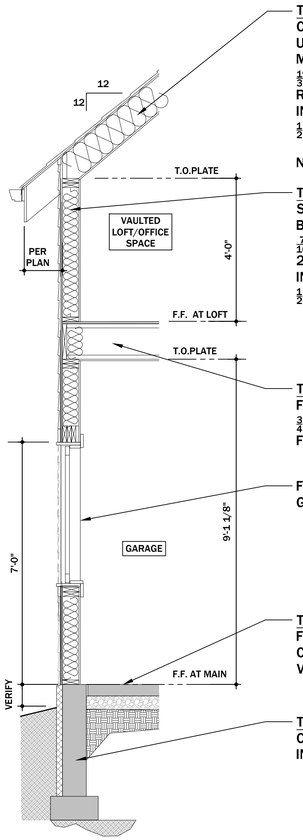
ELEVATIONS

SCALE: PER PLAN

A2.0



TYPICAL ROOF:
CLASS 'A' ASPHASLT SHINGLES PER CONTRACTOR
UNDERLAYMENT PER MFR. SPECIFICATIONS
METAL DRIP EDGE
19/32" OSB SHEATHING
RAFTERS PER STRUCTURAL ENGINEER
INSULATION PER GENERAL NOTES
1/2" GYP-BOARD CEILING

NOTE: PROVIDE VENTILATION AS REQUIRED PER CODE.

TYPICAL EXTERIOR WALL:
SIDING PER ELEVATION PLAN
BUILDING WRAP
7/16" OSB SHEATHING
2X6 STUDS AT 16" O.C.
INSULATION PER GENERAL NOTES
1/2" GYP-BOARD INTERIOR FINISH

TYPICAL FLOOR:
FINISH PER OWNER
3/4" FLOOR SHEATHING
FLOOR FRAMING PER STRUCTURAL ENGINEER

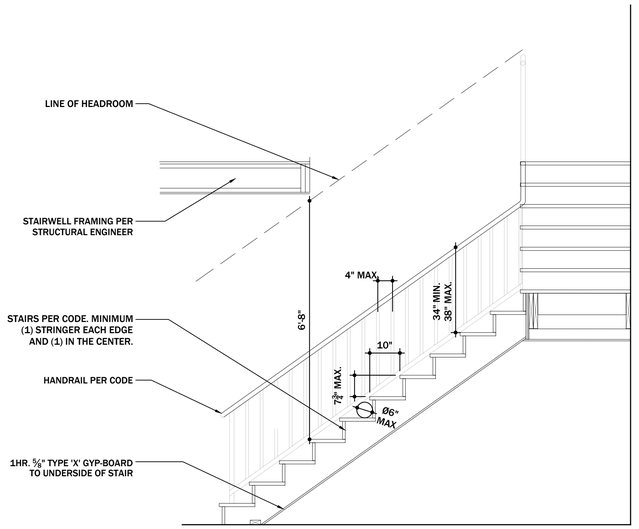
FENESTRATION U-FACTOR PER GENERAL NOTES

TYPICAL SLAB:
FLOOR FINISH
CONCRETE SLAB
VAPOR BARRIER OVER CLEAN GRAVEL

TYPICAL FOUNDATION:
CONCRETE FOUNDATION PER STRUCTURAL ENGINEER
INSULATION PER GENERAL NOTES

TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



TYPICAL STAIR SECTION

SCALE: 1/2" = 1'-0"

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SECTIONS

SCALE: PER PLAN

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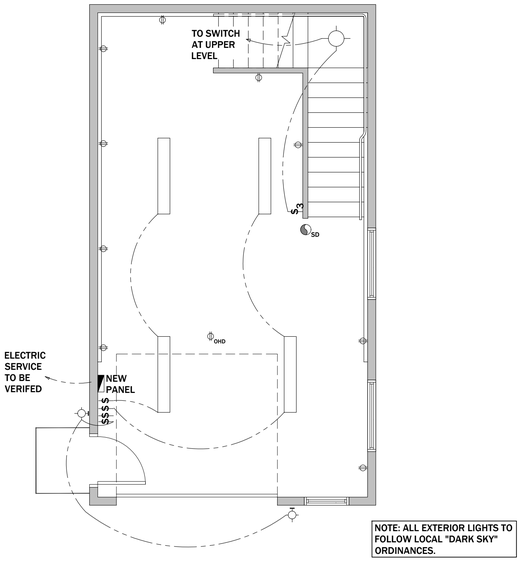
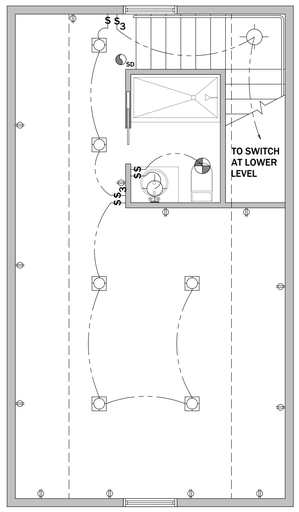


NOTE: ALL EXTERIOR LIGHTS TO FOLLOW LOCAL "DARK SKY" ORDINANCES.

LOWER LEVEL ELECTRICAL PLAN

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



LOFT ELECTRICAL PLAN

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

ELECTRICAL NOTES

1. MISCELLANEOUS NOTES

ALL ELECTRICAL SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC) AS REQUIRED BY THE LOCAL JURISDICTION.

THE LAYOUT SHOWN IS FOR DESIGN INTENT. THE EXACT LOCATION OF ALL SWITCHES, OUTLETS, AND FIXTURES SHALL BE VERIFIED WITH CONTRACTOR AND OWNER PRIOR TO CONSTRUCTION. WE RECOMMEND A WALK-THROUGH WITH ELECTRICIAN BE COMPLETED PRIOR TO ROUGH ELECTRICAL INSTALLATION.

PROVIDE SMOKE AND CO2 DETECTORS AT LOCATIONS SHOWN AND/OR PER CODE. DETECTORS SHALL BE HARD WIRED WITH A BATTERY BACK-UP. PROVIDE AT EACH FLOOR LEVEL AND IN EACH SLEEPING ROOM AT HIGHEST POINT IN CEILING.

EXHAUST FANS SHALL BE INSTALLED IN EACH BATHROOM. VENT DIRECTLY TO EXTERIOR.

COORDINATE WITH THE LOCAL POWER AUTHORITY ON THE REQUIREMENTS OF THE EXISTING ELECTRICAL PANEL AS IS RELATES TO THE ADDITION, IF A NEW PANEL IS REQUIRED, AND THE LOCATION OF BOTH.

A GROUNDING ELECTRODE SHALL BE A STEEL REINFORCING BAR OR ROD WITH A MINIMUM ½"Ø AND A MINIMUM LENGTH OF 20'. GROUNDING ROD SHALL BE ENCASED IN A MIN. 2" OF CONCRETE AT OR NEAR THE BOTTOM OF THE FOUNDATION OR FOOTING THAT IS IN CONTACT WITH THE GROUND.

ALL TV & INTERNET CONNECTION LOCATIONS SHALL BE COORDINATED WITH OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION.

2. OUTLETS

PROVIDE GROUND FAULT INTERRUPTED OUTLETS (GFI) AT ALL BATHROOMS, KITCHEN COUNTERTOPS, SINKS, NON-DEDICATED GARAGE AND BASEMENTS.

INSTALL ALL OUTLETS 18" ABOVE FINISHED FLOOR, U.N.O.

OUTLETS SHALL BE PLACED SO THAT THERE IS NO MORE THAN A 6'-0" MAX HORIZONTAL DISTANCE BETWEEN OUTLETS ALONG THE SAME WALL. THIS APPLIES TO OUTLET TO END OF WALL DISTANCE AS WELL.

OUTLETS AT KITCHEN COUNTERTOPS SHALL BE PLACED AT ALL AREAS WITH A COUNTERTOP WIDTH OF MORE THAN 12". PLACE OUTLETS SO THAT AT NO POINT ALONG THE COUNTERTOP AN OUTLET IS MORE THAN 24" AWAY.

3. SWITCHES

INSTALL ALL SWITCHES 48" ABOVE FINISHED FLOOR, U.N.O.

4. FIXTURES & APPLIANCES

FIXTURE AND APPLIANCE STYLE SHALL BE SELECTED BY CONTRACTOR AND OWNER.

ALL FIXTURES AND APPLIANCES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

PROVIDE SAFETY SHUT-OFF AND RELIEF VALVES FOR LP TANKS. INSTALLED PER PER LARIMER COUNTY MECH CODE

ELECTRICAL SYMBOL LEGEND

- 110v OUTLET
- 220v OUTLET
- GFI — GROUND FAULT INTERRUPTED OUTLET
- $ — SINGLE POLE SWITCH
- $3 — 3-WAY SWITCH
- $4 — 4-WAY SWITCH
- TV — CABLE JACK
- SD/CO2 — COMBINED SMOKE AND CARBON MONOXIDE DETECTOR
- SD — SMOKE DETECTOR
- CEILING MOUNT LIGHT
- RECESSED CEILING LIGHT
- WALL MOUNTED LIGHT
- 4FT LED STRIP FIXTURE
- EXHAUST FAN
- CEILING FAN
- LIGHT — CEILING FAN WITH LIGHT

INSPIRE ENGINEERING

4803 INNOVATION DRIVE, SUITE 4
FORT COLLINS, CO 80525

PHONE: (319) 631-5935

CLIENT:
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PO Box 5843
Breckenridge, CO

CLIENT PHONE: (970) 485-9393

DETACHED GARAGE

38 ROCK SPRINGS ROAD
BRECKENRIDGE, CO

DRAWN BY:	NTR
DESIGN BY:	NTR
DATE:	2/16/2026
PROJECT #:	ENG23.0145

REVISION	DATE
1	
2	
3	
4	
5	
6	

ELECTRICAL PLANS

SCALE: PER PLAN

A4.0

Proposed Garage at 38 Rock Springs Road, Blue River 80424.

Material Sheet

Exterior Walls - Cedar Shiplap Siding to match House - Natural Stain Finish

Exterior Door and Window - Painted to match house trim

Roofing - Charcoal Color Shingles

Black metal guttering and downpipes

Garage Door - Timber look style sectional garage door - stain finished to match

Proposed Garage at 38 Rock Springs Road, Blue River 80424.

Septic Permit not required. This property is connected to the sewer main.

Form No. GWS-12 6/2006

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, CO 80203
(303) 866-3581 Fax (303) 866-3589
http://water.state.co.us/default.htm

For Office Use Only

RECEIVED

OCT 0 5 2007

WATER RESOURCES
STATE ENGINEER
COLO.

REGISTRATION OF EXISTING WELL

NAME, ADDRESS AND PHONE OF THE WELL OWNER:

NAME(S) STEVEN JONES

MAILING ADDRESS 9156 S. PRINCETON ST.

CITY	STATE	ZIP CODE
HIGHLANDS' RANCH	CO	80130

TELEPHONE NUMBER	E-MAIL (OPTIONAL)
(303) 791-6096	

WELL LOCATION County SUMMIT Owner's Well Designation (optional) _____

(Address) (City) (State) (Zip)

NE 1/4 of the SW 1/4, Sec. 18, Twp. 7 ☐ N. or ☒ S., Range 77 ☐ E. or ☒ W., 6TH P.M.

Distance from Section Lines 3200 Ft. ☒ N. or ☐ S. Line, 2600 Ft. ☐ E. or ☒ W. Line.

PLEASE ATTACH A COPY OF A CURRENT DEED FOR THE SUBJECT PARCEL

Subdivision Name BLUE ROCK SPRINGS, Lot 41, Block -, Filing/Unit -

Optional: GPS well location information in UTM format. The following GPS settings are **required**: Format must be **UTM**. Units must be in **meters**. Datum must be **NAD83**. Unit must be set to **true north**. ☐ Zone 12 or ☐ Zone 13

Was GPS unit checked for above items? ☐ YES ☒ NO

Easting _____

Northing _____

The well has historically been used for the following purpose(s): HOUSEHOLD USE ONLY

Water from the well was first used beneficially by the original owner for the above described purposes on ca. 1967

The total depth of this well is _____ feet. DO NOT KNOW

The pumping rate of this well is _____ gallons per minute. DO NOT KNOW

The average annual amount of water diverted is N/A acre-feet.

The lawn and garden irrigated (watered) by water from this well is N/A ☐ Acre or ☐ Square feet.
Number

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 23-3-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.

Signature(s) of the Well Owner	Print Name and Title of Well Owner	Date
Steven Jones	STEVEN JONES	10-5-07

For Office Use Only

Vested

WE - NE|SW-✓

WR - NE|SW✓

CWCB - NE|SW✓

TOPO - NE|SW✓

MYLAR ____

(Need (6) 15'6"Pw in the year 1967

All 11/2/07

Trans Number: 3621970
10/5/2007 10:02:22 AM
Geoff Davis (21)
Total Trans Amt: $100.00
CHECK
Check Number: 5019
Check Amount: $100.00

Div ____ WD ____

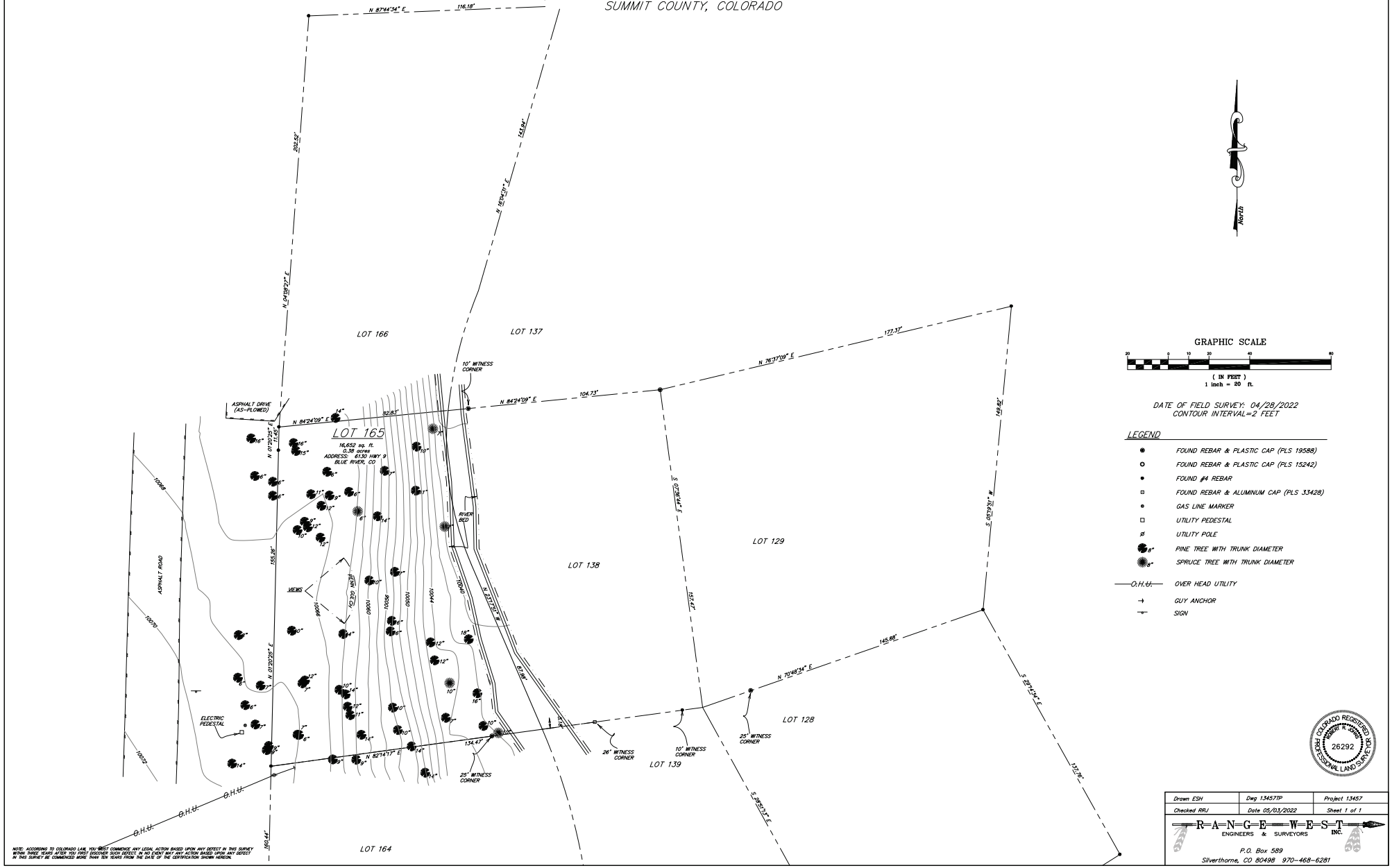
5 36

A TOPOGRAPHIC MAP OF

LOT 165 BLUE RIVER ESTATES, MOUNTAIN VIEW SUB

LOCATED IN SEC. 19 & 30, TOWNSHIP 7 SOUTH , RANGE 77 WEST OF THE 6TH P.M.

SUMMIT COUNTY, COLORADO



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

North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DATE OF FIELD SURVEY: 04/28/2022
CONTOUR INTERVAL=2 FEET

LEGEND

- FOUND REBAR & PLASTIC CAP (PLS 19588)
- FOUND REBAR & PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- FOUND REBAR & ALUMINUM CAP (PLS 33428)
- GAS LINE MARKER
- UTILITY PEDESTAL
- UTILITY POLE
- PINE TREE WITH TRUNK DIAMETER
- SPRUCE TREE WITH TRUNK DIAMETER
- O.H.U. OVER HEAD UTILITY
- GUY ANCHOR
- SIGN

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
ROBERT R. JONES
26292

Drawn ESH	Dwg 13457TP	Project 13457
Checked RRJ	Date 05/03/2022	Sheet 1 of 1

RANGE WEST INC.
ENGINEERS & SURVEYORS
P.O. Box 589
Silverthorne, CO 80498 970-468-6281

The following excerpts are the result of the Planning and Zoning review of the related amended Land Use Code sections previously modified with ordinance 2025-02. Suggested revisions are indicated in red, commentary is blue. The order of the proposed amendments has been revised compared to ordinance 2025-02 in order to follow the proposed revisions in the Land Use Code.

Sec. 16-3-20:

Suggest to revise 16-3-20:

Setback means the distance required by the lot's zone district (see Chapter 16A) between the drip edge of a building or proposed building and the closer of the lot line or: (a) the edge of any Town Road Easement held or maintained by the Town of Blue River; or (b) the edge of ***PUBLIC*** (PROTECT PRIVATE ACCESS) ~~any~~ right-of-way or road, access road easement and pedestrian easements, unless a different distance is established by a site plan, subdivision plat, or other document approved by the Town.

Interpretive Note for Setback: The phrase "within a setback," "within the setback" or "within the setbacks" shall be interpreted to refer to the area defined as a setback and shall not mean within the area enclosed by or that results from the application of two or more setbacks. The area enclosed by or results from the application of setbacks to a lot, which area is outside of the setbacks, is known as the buildable area (see definition above).

Sec. 16B-4-20:

Suggest to revise Sec. 16B-4-20. Setbacks.
Setbacks (front, rear, and sides) are established by the Zone District that is assigned to a lot. See Chapter 16A - Zoning. Setbacks are a specified distance measured from either: (a) the front, rear, and sides of the property line that defines the boundaries of the lot; or (b) the boundary of a Town Road Easement held or maintained by the Town of Blue River: or (c) the boundary of any recorded public or ~~private~~ right-of-way, ~~road easement,~~ or access road easement as required by Section 16B-4-50 (Buildable Area). Setbacks effectively define the initial location within the lot in which the principal permitted building or structure may be

lawfully constructed, erected, or maintained except as expressly permitted by the Land Use Code. Such initial location is subject to limitations imposed by easements and other encumbrances.

Sec. 16B-4-30(b)(3):

Suggest to revise 16B-4-30(b)(3):

(3) Recorded Road Easements, Platted Road Easements (Public and Private) and Access Easements.

Easements for roads or access (both public and private) are recorded with the Summit County Clerk and Recorder's Office to reserve property for vehicular traffic and to provide for permanent access to property. Depending on the nature of the road or access easement, development within the easement may be restricted or prohibited as to not interfere with the existing or future use of the road within the road easement or the access secured by the easement.

Sec. 16B-4-50:

Suggest to revise Sec. 16B-4-50. Buildable Area.

(a) Determining Building, Structure, and Accessory Improvement Location. When seeking Town approval of the location within a lot of any building, structure, accessory improvement, or other improvement regulated by the Land Use Code, the owner or applicant shall demonstrate a consideration of the following when deciding the appropriate location of the building, structure, accessory improvement, or other improvement:

1. The lot's setbacks imposed by the applicable zone district (see Chapter 16A – Zoning). ~~Consider striking this entire sentence as it is unnecessary, or revise as follows (Also consider revising the definition of "Road Easement" to include access road easement and road access easement as various subdivision plats refer to these easements interchangeably): Although front, side and rear setbacks established by a zone district are typically measured from the lot lines of the property, when any Town Road Easement held~~

~~or maintained by the Town of Blue River or the boundary of any recorded public or private right-of-way, road easement, or access road easement encroaches into a lot, setbacks established and regulated by the Land Use Code shall be measured as the closer of the lot line or the edge of any easement as outlined in the definition of Setback in section. 16-3-20;~~

2. Easements that may prohibit, restrict, or limit the location of development or improvements;

Town Manager

From: Dan Cleary
Sent: Friday, March 27, 2026 3:22 PM
To: Robert Widner
Cc: Town Manager
Subject: Re: Follow-up from 3/17/26 Trustees Mtg, Re: Setback Work Session
Attachments: Blue Rock Springs.pdf; Sherwood Forest.pdf; 96 Subdivision.pdf; Lot 5 Blue Rock.pdf; Sketch Notes from 2026-02-03 P&Z.jpg; 2026-03-27 - Setback Work Session.odt

Follow Up Flag: Follow up
Flag Status: Flagged

Bob,

Thanks for your response. I am looping in the Town Manager so that he knows we have been moving this ahead as we work toward a productive work session on 4/7.

I apologize for the delayed response, but I wanted to wait until I could find time to take some measurements in the field.

If you need any subdivision plats, please let me know. I reviewed every subdivision plat (albeit quickly) to verify road locations and platted widths. Road widths from Plat are quickly but crudely indicated as follows:

Sub Name	Date of Plat	Width

- 96 Sub 1963 Varies - 30' at north end (entirely on 1x property, 50' main, 40' (15+25) secondary
- 97 South 1982 50'
- 97 Sub 1963 40'
- Aspen View 1999 50'
- Blue Rock 1961 30' (Town Road Easement **TRE** not in platted easement)
- Clyde Lode 1980 20'
- Coronet 1969 50'
- Crown 1966 60' main, 30' secondary
- Golden Crown 1980 30
- Lakeshore 1966 30' + 30' tract A from Rivershore at Hwy 9 access, 60' main, 30' secondary
- Leap Year 1962 10'? Along highway 9 TBD
- Lousie Placer 1980 50'
- McCullough Gulch None 50'
- Mountain View None 20'
- New Eldorado 1970 60'
- Pennsylvania Canyon 1993 25'
- Rivershore 1994 60'
- Royal 1962 30'

- Sherwood None 20'
- Silverheels 1981 50'
- Spillway 1970 50'
- Spruce Valley None 50'
- Sunnyslope 1960 20'
- Timber Creek 2003 60'
- Timberline Valley 1974? 40'
- Wilderness None 20'

To help answer your question of average road width, I visited (17) locations and documented field measurements. Conditions for today's measurement were clear and cool (mid 40's & breezy). Some water on road and some limited snow on the road edges in some locations. See below:

- 0023 Rustic Terrace (3) measurements - 13'N / 17'S & 14' at the access from Highway 9
- 56 Rock Springs - 17'
- 0007 Crown - 19' at the top of the hill
- Entrance to Lodestone Trail - 14.5'
- 0184 Golden Crown - 14.5'
- Lakeshore Loop at access from Highway 9 - 21.5'
- 0043 Leap Year - 18'
- 0061 Blue Rock 20'
- 0026 Sherwood - 25'
- 0128 Starlit - 19'
- 0078 Red Mtn Trail - 14.5'
- 0272 Blue Grouse - less than 14'
- 436 Mountain View - 18.5'
- 0043 Hinterland - 19'
- 69 Wilderness - 25'
- 0048 Grey Squirrel - 21'
- 0853 Blue River Rd. - 20'

I avoided some of the wider paved roads as well as the narrowest such as Miners Court & Lousie Placer Rd off of Spruce Creek. Based on the above data, the average is just over 18'. I was surprised to find that a 20' wide road "felt" wide enough despite my preconceived notion that 25' to 30' sounded like an ideal width on paper.

As for your question about how "off" roads are, that's difficult for me to say without surveys. But I can use my own subdivision (Blue Rock Springs) since I have knowledge there. On Rustic Terrace between Lots 4 & 5 of Blue Rock Springs, rather than the road splitting between properties, it sits entirely on Lot 5. I have attached a survey that shows the TRE sitting entirely on Lot 5. This is one of the oldest if not the oldest subdivisions in Town. Another oddity in Blue Rock exists on the road Blue Rock which was platted to be located along the river easement behind Lots 22 to 27 (see plat attached). However the TRE actually exists bi-secting Lot 22 / 35 thru Lots 28 / 30. The Town might have this survey as part of the Theobald property (Lot 21) that was grant to the town a couple of months ago.

I also know that there is significant differences between Platted and Town Rd easement locations in Sherwood surrounding Blue Grouse Trail and Sherwood. There is also the condition in which the Platted Rd at the end of Blue River Rd (96 Sub) sits on National Forest land rather than the Lots it was platted on. I have also attached these plats for your reference. Sorry, I do not have access to any survey in Sherwood.

I would welcome the opportunity to comb thru surveys on any past project we have on file, but there isn't time or need to accomplish that for our upcoming work session. I know the town has some surveys from road work, and we could reference many from development site plans submitted.

I've attached a rudimentary .jpeg sketch I created that P&Z used during our initial discussion on 2/3/26. I would create one in AutoCad if we decide it's necessary.

And finally, I've attached a revision from our last discussion where we attempted to tackle the topic of Private drveways vs private R-O-W's. I think it best that we get your opinion on how to tackle this. I think it could be as simple as providing clear definition to delineate a private driveway accessing more than one home, and private R-O-W. But, I'll look for your expertise to guide us.

I really think the Town should focus on creating an inventory of the roads and have each subdivision surveyed. But that might be more than the Trustees want to tackle.

I am sorry to send this late on a Friday, and have no expectation that you'll see this before next week. I know better than to drop a big email so late, but had no earlier opportunity. Please feel free to call or text with any questions, comments or concerns.

Thank you,

Dan
970.389.4988

From: Robert Widner <rwidner@lawwj.com>
Sent: Friday, March 20, 2026 3:35 PM
To: Dan Cleary <dcleary@townofblueriver.org>
Subject: Re: Follow-up from 3/17/26 Trustees Mtg, Re: Setback Work Session

Dan
I am working on clearing a late afternoon meeting on the P&Z meeting date so I can travel up.
Also, I am working up some illustrations that I want to send to you and have you mark the location where the building would be setback under your proposed change. I think that will aid in my understanding of how this would work to add Private Road Easement into the equation.
Also, in your judgement (I do not know) what is the average width edge of gravel surface to edge of gravel surface for the Town Road (prescriptive) Easement? That would be where the cars drive or can drive and not fall off the road? You mentioned that the Private Road Easement is platted at 30 feet (is that typical?) Is the Town easement approximately the same?

I need to pull the original plat maps for as many subdivisions I can find to look at how the Private Road Easement was mapped.
Also, do you have a sense of how “off” the Town Road Easement is typically from the Private Road Eastman? What would you think is the most egregious deviation between a Private Road Easement, and the Town Road Easement?

Bob Widner, Widner Juran LLP Attorneys at Law
Sorry for any typos - Sent from iPhone.

> On Mar 19, 2026, at 9:40 AM, Dan Cleary <dcleary@townofblueriver.org> wrote:
>
> Chad et al,
>
> Just following up to see if we intend to schedule a work session with Attorney Widner & P&Z to clean up the setback language? I believe we left the Trustees' meeting with approval to take this to the next step and bring in legal expertise to assist.
>
> I have copied Tim here to see if he thought this was something we could tackle during April's P&Z meeting. Also not sure if Attorney Widner and Town Manager are available and could be ready to put this on the April agenda.
>
> Let me know availability. If not April's meeting, is there an alternate date we should target?
>
> Respectfully,
>
> Dan Cleary
> 970.389.4988

THE '96 SUBDIVISION
BLUE RIVER ESTATES INC.

COMMISSIONERS APPROVAL

THE FOREGOING PLAT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMMIT COUNTY, COLORADO THIS 3rd DAY OF June A.D. 1963.

Paul W. Conquest Jr.
CHAIRMAN

COUNTY CLERK AND RECORDER'S ACCEPTANCE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF SUMMIT COUNTY COLORADO THIS 3rd DAY OF June A.D. 1963.

RECEPTION NUMBER 97124 TIME 25 P. M

Freda C. Ashlock
COUNTY CLERK AND RECORDER

DEPUTY COUNTY CLERK

ENGINEER'S CERTIFICATE

I, HOWARD P. BUNGER JR. A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE PLAT AND SURVEY OF "THE '96 SUBDIVISION - BLUE RIVER ESTATES INC." WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE.

THIS 28th DAY OF May A.D. 1963. Howard P. Bunger Jr.
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NUMBER 2788

ATTORNEY'S OPINION

I, ROBERT A. THEOBALD, BEING AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE COURTS OF RECORDS OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLES OF ALL LANDS HEREIN DEDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAY AND THAT TITLE TO SUCH LANDS IS IN THE DEDICATORS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

THIS 31st DAY OF May A.D. 1963. Robert A. Theobald
ATTORNEY AT LAW

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED, OWNERS OF THE FOLLOWING DESCRIBED PROPERTY BEING A PORTION OF THE ROYAL PLACER MINERAL SURVEY NO. 13638 AND A PORTION OF THE LEAP YEAR PLACER MINERAL SURVEY NO. 13358 ALL IN THE POLLOCK MINING DISTRICT, SUMMIT COUNTY, COLORADO, LYING IN THE NORTH 1/2 OF SECTION 19 AND THE SOUTH 1/2 OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH PRINCIPAL MERIDIAN AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POST IDENTIFIED AS CORNER NO. 1 "ROYAL PLACER", THENCE S. 66°35'40"E., 150.47 FEET ALONG THE LINE OF SAID PLACER; THENCE S. 31°44'W., 271.80 FEET; THENCE S. 7°16'E., 104.00 FEET; THENCE S. 76°26'W., 92.27 FEET TO A POINT ON "THE ROYAL SUBDIVISION", THENCE N. 53°35'W., 66.67 FEET; THENCE S. 2°29'E., 67.80 FEET; THENCE S. 26°58'W., 130.60 FEET; THENCE S. 77°25'W., 100.01 FEET; THENCE S. 48°28'W. 141.56 FEET; THENCE S. 17°04'W., 107.35 FEET; THENCE S. 20°23'W., 120.00 FEET; THENCE S. 76° 01'W., 141.38 FEET; THENCE S. 44°53'W., 115.55 FEET; THENCE S. 3°53'W., 37.82 FEET ALL ALONG "THE ROYAL SUBDIVISION"; THENCE S. 86°19'W., 60.49 FEET; THENCE N. 33°40'W., 191.78 FEET; THENCE N. 35°56'E., 59.25 FEET; THENCE N. 57°54'E., 95.00 FEET; THENCE N. 57° 54'E., 70.00 FEET; THENCE N. 52°13'E., 25.60 FEET; THENCE N. 52°13'E., 53.00 FEET; THENCE N. 29°13'E., 58.00 FEET; THENCE N. 29° 12'E., 85.38 FEET; THENCE N. 60°12'E., 33.10 FEET; THENCE N. 10°15'E., 68.00 FEET; THENCE N. 10°15'E., 50.05 FEET; THENCE N. 47°47'W., 77.35 FEET; THENCE N. 26°41'E., 120.55 FEET; THENCE S. 89°21'E., 104.01 FEET; THENCE N. 9°40'E., 144.31 FEET; THENCE N. 15°52'W., 61.95 FEET; THENCE N. 8°08'E., 41.17 FEET; THENCE N. 13°52'W., 125.37 FEET; THENCE N. 22°08'E., 100.12 FEET; THENCE N. 24°41'E., 114.60 FEET; THENCE N. 39°43'E. 100.00 FEET; THENCE N. 12°41'E., 115.00 FEET; THENCE N. 9°11'E., 129.99 FEET; THENCE N. 0°11'E., 120.66 FEET; THENCE N. 12°11'E., 139.74 FEET; THENCE N. 12°11'E., 112.57 FEET; THENCE N. 26°11'E., 125.24 FEET; THENCE N. 10°11'E., 125.64 FEET; THENCE N. 2°09'E., 43.31 FEET; THENCE N. 11°14'E., 187.41 FEET; THENCE N. 19° 26'W., 125.20 FEET; THENCE N. 27°34'E., 125.00 FEET; THENCE N. 10°07'E., 125.72 FEET; THENCE N. 16° 38'E., 228.08 FEET; THENCE S. 88°43'E., 30.00 FEET TO THE EAST LINE OF SAID "ROYAL PLACER"; THENCE S. 2°17'W., 1995.83 FEET MORE OR LESS ALONG SAID EAST LINE TO THE POINT OF BEGINNING; CONTAINING 17.697 ACRES MORE OR LESS, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF "THE '96 SUBDIVISION - BLUE RIVER ESTATES INC." AS SHOWN HEREON AND DO BY THESE PRESENTS GRANT AND CONVEY TO THE OWNERS OF THE LOTS IN BLUE RIVER ESTATES INC. THE USE OF ALL ROAD AND PEDESTRIAN EASEMENTS AS SHOWN HEREON.

" BLUE RIVER ESTATES INC. "

Richard W. Ferguson
PRESIDENT

Lois G. Theobald
SECRETARY

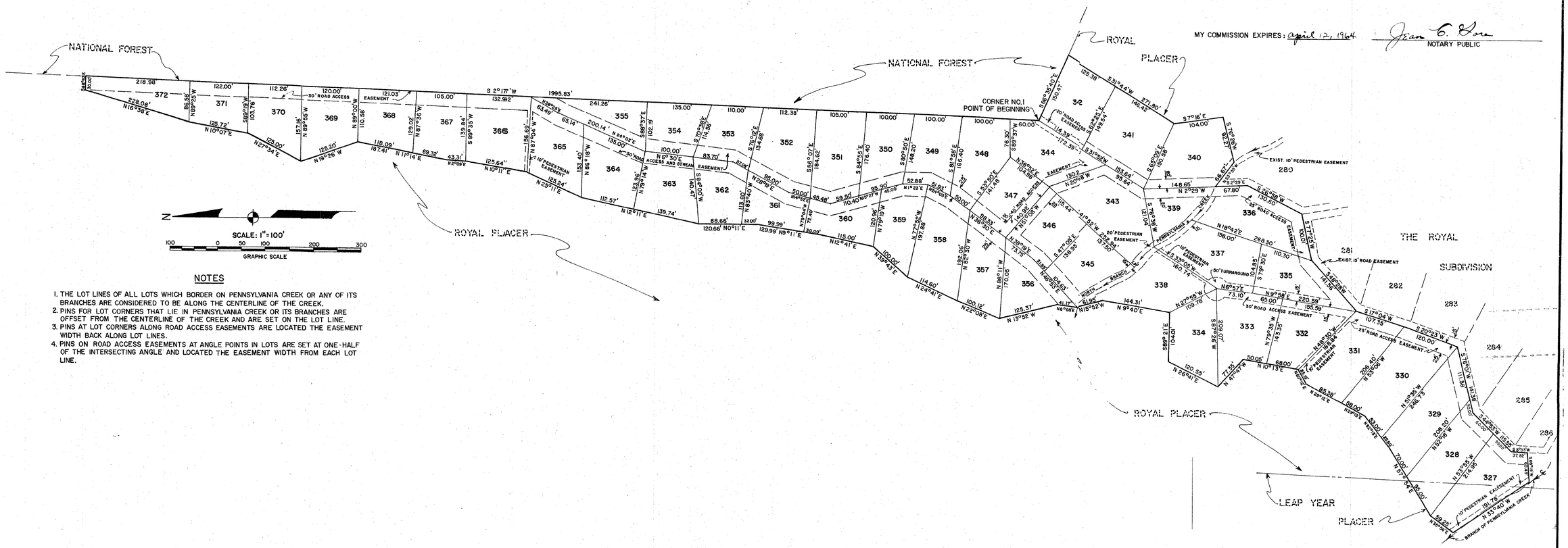
STATE OF COLORADO } S.S.
COUNTY OF SUMMIT }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF May A.D 1963 BY RICHARD W. FERGUSON AND LOIS G. THEOBALD, PRESIDENT AND SECRETARY RESPECTIVELY OF "BLUE RIVER ESTATES INC." A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: April 12, 1964

Jean E. Doe
NOTARY PUBLIC



NOTES

1. THE LOT LINES OF ALL LOTS WHICH BORDER ON PENNSYLVANIA CREEK OR ANY OF ITS BRANCHES ARE CONSIDERED TO BE ALONG THE CENTERLINE OF THE CREEK.
2. PINS FOR LOT CORNERS THAT LIE IN PENNSYLVANIA CREEK OR ITS BRANCHES ARE OFFSET FROM THE CENTERLINE OF THE CREEK AND ARE SET ON THE LOT LINE.
3. PINS AT LOT CORNERS ALONG ROAD ACCESS EASEMENTS ARE LOCATED THE EASEMENT WIDTH BACK ALONG LOT LINES.
4. PINS ON ROAD ACCESS EASEMENTS AT ANGLE POINTS IN LOTS ARE SET AT ONE-HALF OF THE INTERSECTING ANGLE AND LOCATED THE EASEMENT WIDTH FROM EACH LOT LINE.

RICHARDS-CHAMBERS-BUNGER-HUFFSTUTLER ENGINEERS INC. 9485 W. COLFAX A... DENVER 15, COLO.

97124

BLUE RIVER ESTATES INC

BLUE ROCK SPRINGS SUBDIVISION

BOOK ____ PAGE ____

COMMISSIONERS APPROVAL

The foregoing plat is approved by the Board Of County Commissioners of Summit County Colorado this 7th day of Aug A.D. 1961.

Carl C. Engvall Jr. Chairman

COUNTY CLERK'S AND RECORDER'S ACCEPTANCE

Accepted for filing in the office of the Clerk and Recorder of Summit County, Colorado this 7th day of August A.D. 1961.

Reception Number 93729 Time 3:45 P M.

Velda C Babcock
County Clerk And Recorder

Deputy County Clerk

ENGINEER'S CERTIFICATE

I, Howard P. Bunger Jr. a registered Professional Engineer and Land Surveyor in the State Of Colorado do hereby certify that the plat and Survey of BLUE RIVER ESTATES INC, BLUE ROCK SPRINGS SUBDN was made by me and under my supervision and that both are accurate to the best of my knowledge.

Dated this 4th day of August A.D. 1961.

Howard P Bunger Jr.
Registered Professional Engineer
and Land Surveyor Number 2788

ATTORNEY'S OPINION

I, Robert A. Theobald, being an Attorney-at-Law licensed to practice before courts of records of Colorado, do hereby certify that I have examined the titles of all lands herein dedicated and shown upon the within plat as a public way and that title to such lands is in the dedicators free and clear of all liens and encumbrances.

Dated this 5th day of August A.D. 1961.

Robert A. Theobald
Attorney-at-Law

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That we the undersigned, owners of the following described property, being a portion of the "Leap Year Placer," Mineral Survey No. 13358 in Pollock Mining District, Summit County, Colorado, lying in portions of Sections 18 and 19, Township 7 South, Range 77 West of the Sixth Principal Meridian and more particularly described as follows:

Commencing at a stone identified as Corner No. 2, "Leap Year Placer"; thence South 71°36'E east, 477.10 feet to the true point of beginning, which point lies 75.00 feet East of Centerline Station 222+33 of the proposed alignment of State Highway No. 9 and on the East right-of-way of said Highway No. 9; thence South 14°58'East along said East right-of-way line 721.60 feet; thence 887.82 feet to the left along the arc of a 2226.60 foot radius curve, said arc subtending a central angle of 22°51'; thence South T°53' East, 36.30 feet; thence 650.67 feet to the right along the arc of a 2789.61 foot radius curve, said arc subtending a central angle of 13°22'; thence South 5°29'West, 49.35 feet to a point; all above points lie on the East right-of-way of the proposed alignment of State Highway No. 9; thence South 87°23' East, 687.04 feet to the East line of the "Leap Year Placer"; thence North 2°37' East, 2600 feet more or less along said East line to Corner No. 8, "Leap Year Placer"; thence North 87°31' East, 400.00 feet along the South Line of said Placer; thence North 2°29' West, 618.20 feet; thence South 87°31' West, 201.70 feet; thence South 80°47' West, 195.72 feet; thence South 66°34' West, 331.80 feet; thence South 63°50' West, 126.40 feet more or less to the point of beginning, containing 49.660 acres more or less, have laid out, subdivided and platted the same into lots under the name and style of BLUE RIVER ESTATES, INC, BLUE ROCK SPRINGS SUBDN, as shown hereon and do by these presents grant and convey to the owners of the lots thereon the uses of all river easements and road easements as shown thereon.

BLUE RIVER ESTATES, INC.

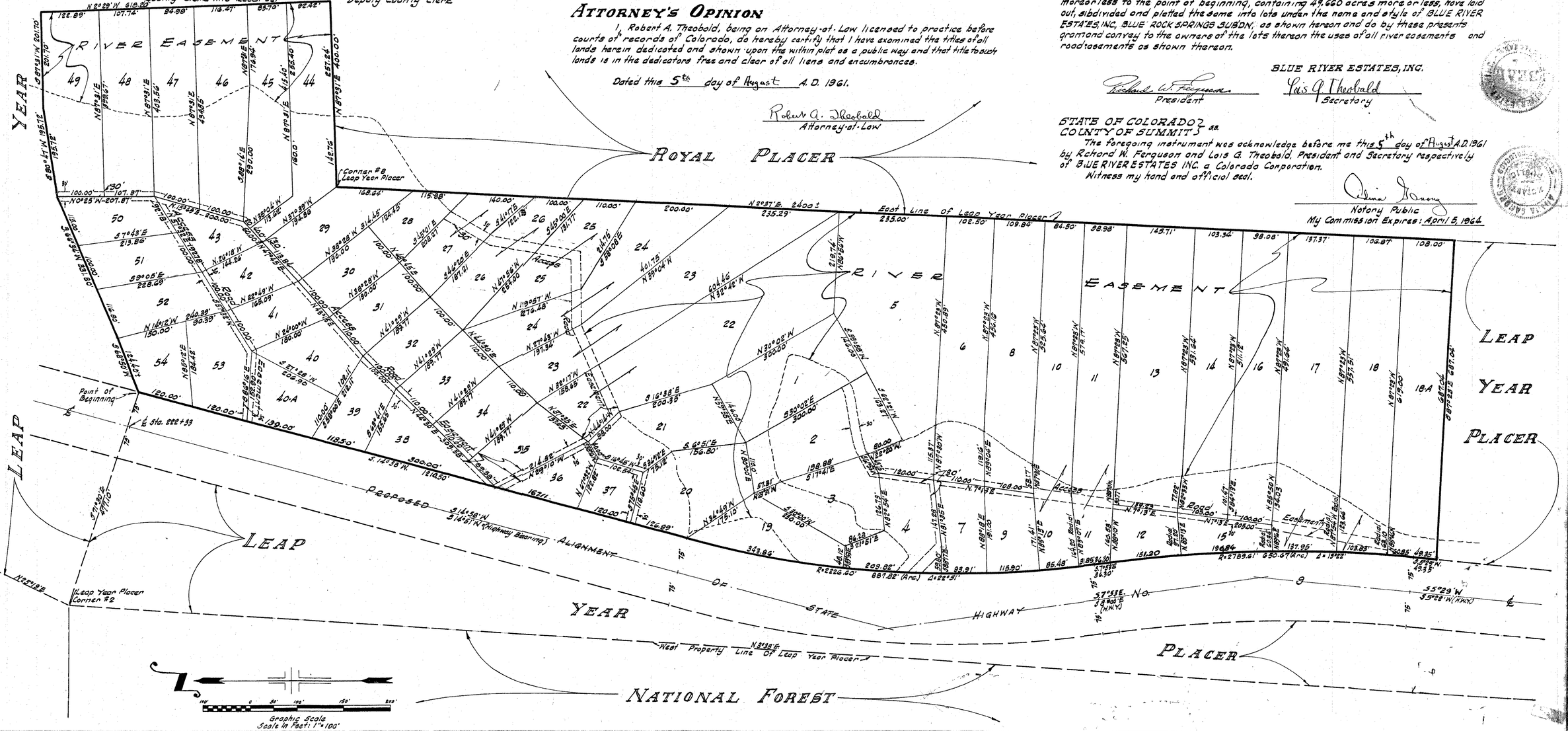
Richard W. Ferguson, President — Lois G. Theobald, Secretary

STATE OF COLORADO } ss.
COUNTY OF SUMMIT }

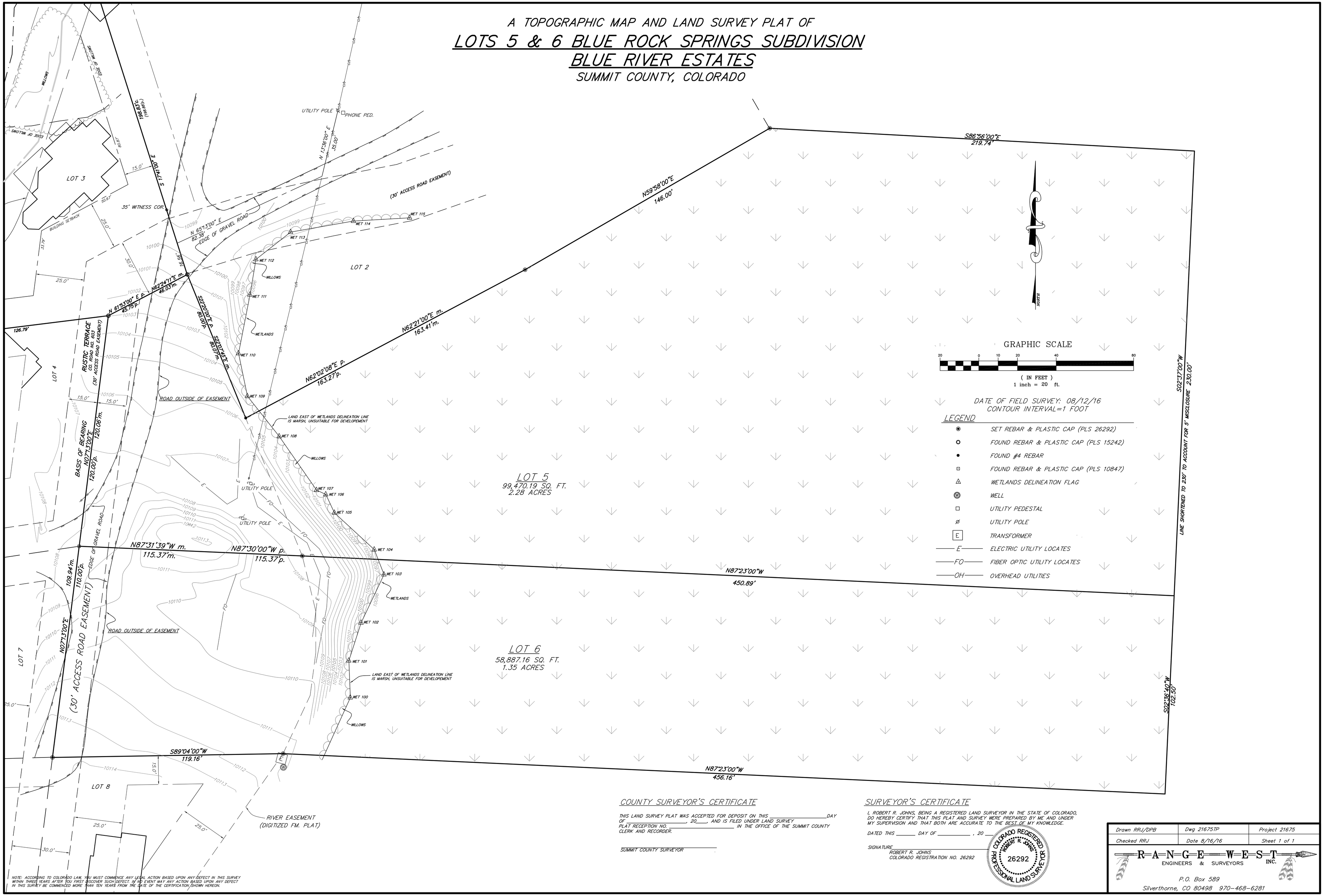
The foregoing instrument was acknowledge before me this 5th day of August A.D. 1961 by Richard W. Ferguson and Lois G. Theobald, President and Secretary respectively of BLUE RIVER ESTATES INC. a Colorado Corporation.

Witness my hand and official seal.

Notary Public
My Commission Expires: April 5, 1964



A TOPOGRAPHIC MAP AND LAND SURVEY PLAT OF
LOTS 5 & 6 BLUE ROCK SPRINGS SUBDIVISION
BLUE RIVER ESTATES
SUMMIT COUNTY, COLORADO



DATE OF FIELD SURVEY: 08/12/16
CONTOUR INTERVAL=1 FOOT

LEGEND

- SET REBAR & PLASTIC CAP (PLS 26292)
- FOUND REBAR & PLASTIC CAP (PLS 15242)
- FOUND #4 REBAR
- FOUND REBAR & PLASTIC CAP (PLS 10847)
- WETLANDS DELINEATION FLAG
- WELL
- UTILITY PEDESTAL
- UTILITY POLE
- TRANSFORMER
- E — ELECTRIC UTILITY LOCATES
- FO — FIBER OPTIC UTILITY LOCATES
- OH — OVERHEAD UTILITIES

COUNTY SURVEYOR'S CERTIFICATE

THIS LAND SURVEY PLAT WAS ACCEPTED FOR DEPOSIT ON THIS _____ DAY OF _____, 20____, AND IS FILED UNDER LAND SURVEY PLAT RECEPTION NO. _____ IN THE OFFICE OF THE SUMMIT COUNTY CLERK AND RECORDER.

_____
SUMMIT COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, ROBERT R. JOHNS, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY WERE PREPARED BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE:

DATED THIS _____ DAY OF _____, 20__

SIGNATURE _____
ROBERT R. JOHNS
COLORADO REGISTRATION NO. 26292

COLORADO REGISTERED ROBERT R. JOHNS 26292 PROFESSIONAL LAND SURVEYOR

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

Drawn RRJ/DPB	Dwg 21675TP	Project 21675
Checked RRJ	Date 8/16/16	Sheet 1 of 1

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

R:\RRJ\P\21675\dwg\21675TP.DWG, 9/27/2016 11:24:53 AM, RRJ

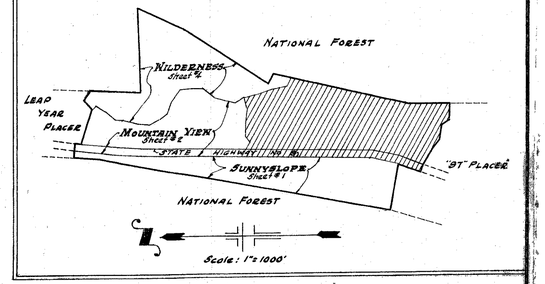
BLUE RIVER ESTATES

SHERWOOD FOREST

BOOK ____ PAGE ____

Sheet 3 of 4 Sheets
See Sheet 1 for Dedication 92845

KEY MAP



CLYDE SURVEY No. 3518

COR. NO. 8

WILDERNESS

NATIONAL FOREST

MOUNTAIN VIEW

STATE HIGHWAY No. 9

SUNNYSLOPE

RIVER

BLUE

"97" PLACER
SURVEY No. 13358

Graphic Scale
H.M.D.
Scale in Feet: 1"=100'

Richards - Chambers - Bunger
Engineering Co.
Consulting Engineers
Lakewood, Colorado

lot 4

92845

OLD CODE 16-5-50 → setbacks

PG 17 of 30 ARCHITECTURAL GUIDELINES
C. SETBACKS → DISTANCE from the street

1/28/26 MATT STAIS

SETBACK ORDINANCE 2025-02 SEEMS to be AN ANSWER to (2) project mishaps → CAREY SQUIRREL & WILDERNESS

TOWN SHOULD NOT pick winners & losers

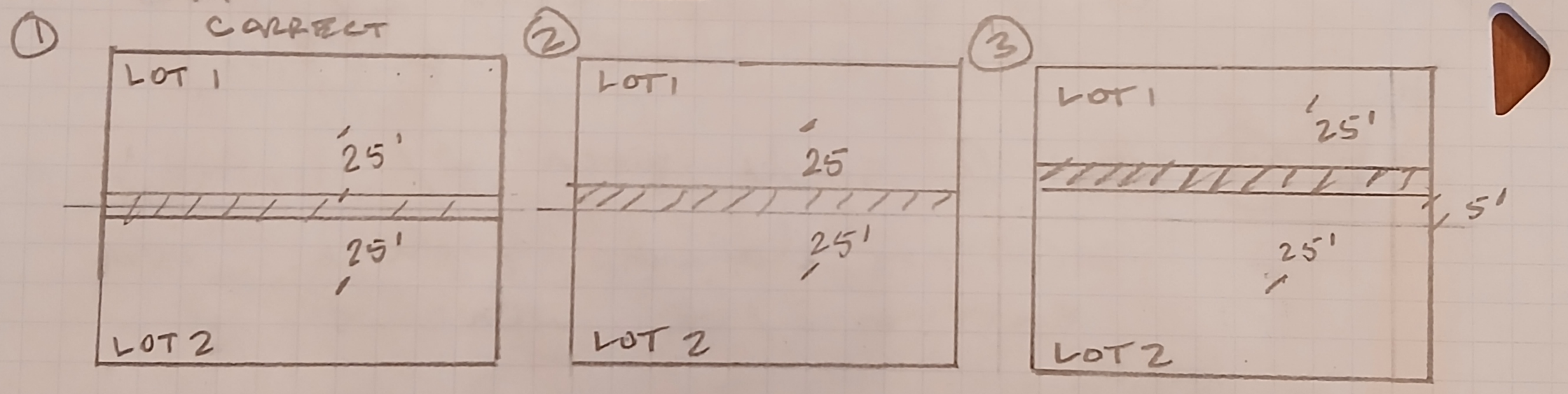
↳ WE HAVE A VARIANCE process FOR those W/ A HARD SHIP

KEY

I think what we had WAS APPROPRIATE & WOULD recommend recalling the ORDINANCE

PG 46 16-3-20 Defenition OF SETBACK
↳ CLOSEST OF THE LOT LINE OR ROAD

NOT VERBATIM



LOT 2 WINS

⊗ ASSUMING 30' WIDE ROAD

(2) LOT 1 GIVES UP 55', LOT 2 GIVES UP 25' OR GAINS 15'
remodels & NEW Construction can creep 15' closer

LOT GETS SCREWED (3) LOT 1 GIVES UP 60', LOT 2 GIVES UP 25 OR GAINS 15'
Remodels & new construction can creep 15' closer

KEY: The ROAD WIDTHS VARY & ARE SELDOM LINEAR
CONSISTENT WIDTH