



**PUBLIC NOTICE
TOWN OF WINTER PARK
BOARD OF ADJUSTMENT
ZONING VARIANCE REQUEST**

Applicant: Christopher Tagseth of MA Studios
Property Owner: Lei Gao dba 115 Reiling, LLC

Case Number: PLN24-027

Physical Address of Property for Which the Zoning Variance Approval is Requested: 101-128 Atlas Circle

Legal Description of Property for Which the Zoning Variance Approval is Requested: See "Exhibit A"

Description of Request: Request to deviate from landscape bufferyard requirements of "Type C" for east lot line adjacent to Kings Crossing Road.

Applicable Provision(s) of the Unified Development Code (UDC):

§ 3-1-5, BUFFERYARDS

Minimum bufferyard required for a property in the R-2 zone district on a local street with a residential land use across the street: Type C, i.e., per 100 linear feet, at least eight (8) deciduous trees, eight (8) evergreen trees, fifteen (15) shrubs, and a width of 10' shall be provided on a lot line.

A landscape bufferyard not meeting these requirements as seen in § 3-1-5 consequently requires a variance.

The Board of Adjustment will review this case and render a decision under § 5-F-3, *Variance*, of the UDC.

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

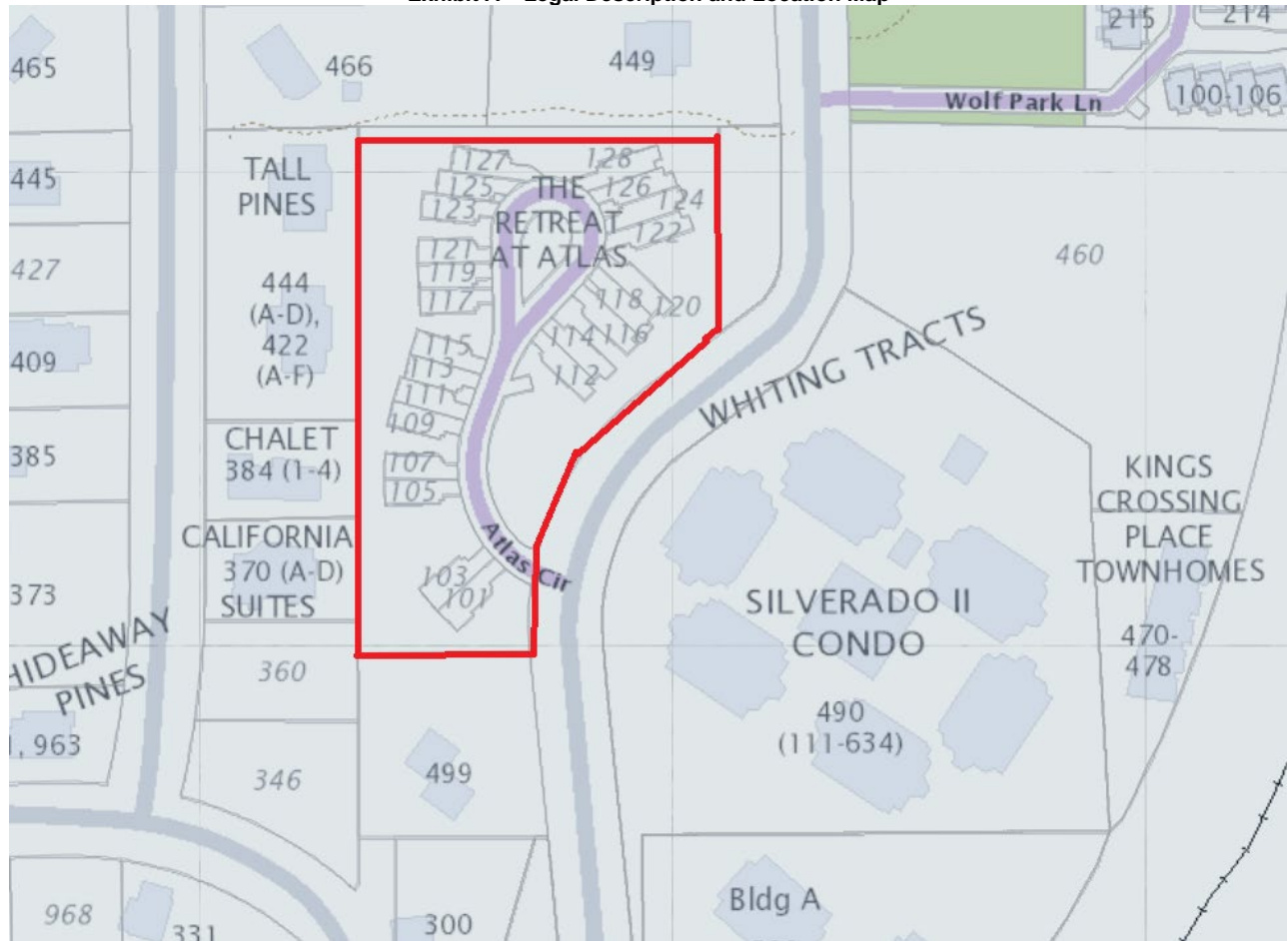
**Board of Adjustment, Tuesday, April 23, 2024 at 8:00 A.M.
immediately following the Planning Commission hearing.**

Members of the public wishing to make comment regarding the zoning variance request may do so at the scheduled meeting, or write to Hugh Bell, Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or hbelle@wpgov.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

The Zoom link will be made available in the Board of Adjustment full agenda, which will be published by end of day the Friday before the hearing at <https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map



THE RETREAT AT ATLAS FINAL PLAT, A REPLAT OF SNOW CREEK TOWNHOMES RECEPTION NUMBER 2007-013563 EXCEPT EXEMPTION No.1, SNOW CREEK TOWNHOMES RECEPTION NUMBER 2013-008466 A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

Date: 04 / 02 / 2024

Applicant Name (i.e., the Representative, i.e., the point of contact):

CHRISTOPHER TAGSETH, MA STUDIOS

Street address of property: 101-107 ATLAS CIRCLE, WINTER PARK, CO 80482

Legal description of property: SEC. 33, T1S, R75W, 6TH P.M., GRAND COUNTY, CO

Brief description of the variance requested:

A VARIANCE IS BEING REQUESTED TO REDUCE THE AMOUNT OF PLANTING IN THE TYPE C BUFFERYARD ALONG THE EASTERN PROPERTY LINE.

Indicate which conditions listed below relate to the property for which variance is requested. The variance request shall meet all four (4) following criteria for approval:

- Hardship.** The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship that would deprive the Applicant of privileges enjoyed by the owners of other properties in the same zone district;
- Health, Safety, and Welfare.** That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
- Unusual Circumstances.** The plight of the owner is due to unusual circumstances at the property of the variance that do not generally apply to other properties in the same zone district; and
- Character.** That the granting of the variance will not alter the essential character of the locality.

For each condition checked above, Applicant must provide adequate supporting evidence with this application.

Applicant Signature: _____





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Phone: 970-887-9366
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E-mail: christopher@maarchitectural.com

Project Name: The Retreat at Atlas, Winter Park
Project Address: Sec. 33, T1S, R75W, 6th P.M., Grand County, CO

VARIANCE NARRATIVE

CONTEXT

The Retreat at Atlas Winter Park project has gone through multiple iterations since 2007. Previous project attempts have been proposed to, reviewed, and considered by the Town of Winter Park. The most recent attempt in 2021 went through the final plat process and received approval before being shelved indefinitely.

Infrastructure to serve future development was installed on-site prior to the current proposed project. This infrastructure exists as the result of previous Town approvals and is a constraint which significantly impacted the current proposed design. Building locations on the site, as currently shown, were determined with the existing infrastructure in mind.

Town of Winter Park code requirements have changed since the project was last proposed in 2021, and the current design has been revised to comply with new standards. Unfortunately, the proposed development cannot meet current bufferyard standards on the east side of the site. A variance is being requested to reduce the amount of required planting in the Type C bufferyard along the eastern property line.

HARDSHIP

Strict enforcement of Town of Winter Park code provisions applying to the Retreat at Atlas Winter Park project bufferyards would result in undue hardship. The proposed landscape plan meets or exceeds bufferyard planting requirements on three sides of the project site (north, west, and south). Type C planting requirements along the east side of the property – which runs adjacent to a public right-of-way (Kings Crossing Road) – cannot be met due to the existing detention pond and proposed private road (Atlas Circle) curb cuts being located within the eastern bufferyard.

Type C bufferyard requirements per the Unified Development Code (UDC) exceed the amount of available space in the eastern bufferyard. Per the Tabulation on sheet L1.00, Landscape Schedule and Notes, the east bufferyard requires an additional (17) evergreen and (25) deciduous trees. Per sheet L2.00, Overall Landscape Plan, the east bufferyard is saturated with trees. There is no additional space available to accommodate more trees than what is being proposed.

HEALTH, SAFETY, & WELFARE

Public health, safety, and welfare would be improved with approval of the variance request as providing the required number of trees per the UDC would encourage fire to spread more quickly between structures. A dense tree canopy could pose a fire risk for the site, blocking defensible space around buildings. It is important to minimize flammable vegetation away from the proposed buildings.

The risk of fire hazard would be increased if a variance to allow a reduction of required planting is not approved. Granting of the variance would not be detrimental to public health, safety, or welfare, and would not increase risk of damage to other properties or improvements in the vicinity.

A public access trail located in the northern bufferyard was dedicated by the developer as part of a previous filing with the intention of improving public health and welfare.

UNUSUAL CIRCUMSTANCES

The project site is irregularly shaped, and contains existing infrastructure completed as part of previous iterations of the project. The infrastructure was reviewed and approved by the Town of Winter Park prior to installation. Proposed development on the site has been designed with existing infrastructure and site shape in mind.

Incorporating the required Type C bufferyard planting would necessitate significant demolition of existing infrastructure and incur additional design/project costs. The irregular shape of the site and existing infrastructure both constitute unusual circumstances that don't apply to other properties in the vicinity.

CHARACTER

The proposed architectural design meets Town of Winter Park guidelines and is in keeping with the surrounding vernacular. The proposed landscape plan has been designed to maintain and enhance the existing character of the area by incorporating both evergreen and deciduous trees in the bufferyards. The intent of the design is to emphasize the existing character of the locality by creating a similar dense evergreen "forest."

Planting as proposed would be more than sufficient to screen proposed structures from the public right-of-way, especially considering the existing trees in the Town R.O.W. (see provided pictures). Allowing a reduction of planting requirements wouldn't alter the essential character of the project or surrounding area but would ensure that proposed structures on the site are better protected from potential hazards.

SOUTHERN PROPERTY LINE LOOKING
WEST FROM KINGS CROSSING ROAD



LOOKING WEST FROM KINGS CROSSING
ROAD AT THE APPROXIMATE LOCATION OF
CURB CUTS FOR PRIVATE ACCESS ROAD



LOOKING NORTH/NORTHWEST FROM
KINGS CROSSING ROAD AT THE
APPROXIMATE LOCATION OF CURB CUTS
FOR PRIVATE ACCESS ROAD



LOOKING SOUTH/SOUTHWEST FROM
KINGS CROSSING ROAD AT
EXISTING TREES LOCATED IN TOWN
R.O.W.



LOOKING WEST FROM KINGS
CROSSING ROAD AT EXISTING
TREES LOCATED IN TOWN R.O.W.



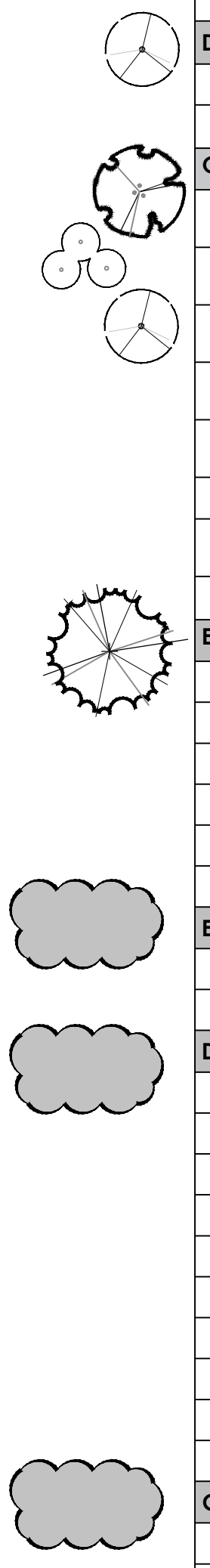
ALL DRAWINGS AND WRITTEN DOCUMENTS HEREIN CONSTITUTE THE ORIGINAL INTELLECTUAL PROPERTY OF THE ARCHITECT AND MAY NOT BE REUSED, REPRODUCED OR DISCLOSED WITHOUT THE EXPRESSED WRITTEN CONSENT OF MUNN ARCHITECTURE, LLC.

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HE AND HIS ASSOCIATES ARE WORKING FROM THE MOST CURRENT PLAN SET AT ONSET OF CONSTRUCTION. DO NOT CONSTRUCT ANY PORTION OF THE LANDSCAPE AND IRRIGATION SCOPE FROM PLANS STATING NOT FOR CONSTRUCTION. FAILURE TO ENSURE PLANS ARE CURRENT MAY RESULT IN RECONSTRUCTION MEASURES AT THE CONTRACTOR'S OWN EXPENSE.
- ALL LANDSCAPE DESIGN IS BASED ON BASE FILES PROVIDED TO TERRACINA DESIGN BY MUNN ARCHITECTURE AND CORE CONSULTANTS, INC.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO PRIOR TO DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS OR TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE REPAIRED BY THE CONTRACTOR AS HIS OWN EXPENSE.
 - PROPOSED TREE LOCATIONS SHALL BE FIELD VERIFIED TO ACCOMMODATE THE FOLLOWING:
 - SHADE TREES SHALL BE LOCATED 40 FEET CLEAR OF STREET LIGHTS.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 10 FEET CLEAR OF WATER AND SEWER MAIN LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF SIX (6) FEET CLEAR OF WATER AND SEWER SERVICE LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL GAS LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL FIBER OPTIC LINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING MATERIALS AND/OR CONDITIONS DAMAGED DURING LANDSCAPE CONSTRUCTION OPERATIONS. EXISTING CONDITIONS INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, CURB AND GUTTER, WALLS, WALKWAYS, EXISTING LANDSCAPE AND IRRIGATION AND OTHER SUCH EXISTING STRUCTURES, THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER BUT SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- A MINIMUM OF THREE-FOOT SIX-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS AND WARNING DEVICES NECESSARY FOR LANDSCAPE CONSTRUCTION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING ANY CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- ROUGH GRADE TO TWO TENTHS (0.2) OF ONE FOOT SHALL BE CONDUCTED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED OR ERODED AREAS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS. THESE AREAS MAY REQUIRE THE CONTRACTOR TO REMOVE SOIL IN ORDER TO ALLOW FOR APPROPRIATE CLEARANCES FOR SODDING, SEEDING AND MULCH INSTALLATION. THE REMOVED SOIL SHALL NOT REMAIN ON SITE BUT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSAL SHALL BE HIS RESPONSIBILITY AND SHALL NOT BE AN ADDITIONAL COST TO THE OWNER BUT SHALL BE INCLUDED WITHIN THE WORK.

LANDSCAPE NOTES

- ALL LANDSCAPE CONSTRUCTION OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY OF COMMERCE RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL ACQUIRE A SOILS ANALYSIS FOR THE SITE AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO BEGINNING SOIL PREPARATION WORK. THE SOILS TEST SHALL DETERMINE THE NECESSARY AMENDMENTS AND METHODS OF APPLICATION REQUIRED TO SUPPORT TREES, SHRUBS, GROUNDCOVERS, SEED AND SOD INSTALLATION. THESE AMENDMENTS SHALL BE IN ADDITION TO THE REQUIRED ORGANIC AMENDMENTS.
- THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE SOILS ANALYSIS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND CONCURRENCE OF REQUIRED AMENDMENTS.
- ORGANIC AMENDMENTS SHALL CONSIST OF CLASS 1, PLANT BASED, COMPOST; AND AT RATES PER THE SPECIFICATIONS.
 - PLANT PIT BACK FILL SHALL CONSIST OF ONE (1) PART ORGANIC AMENDMENT AND TWO (2) PARTS NATIVE SOIL.
- ALL SHRUB BEDS SHALL BE CONTAINED WITH BLACK 6" DEPTH, 14 GA, ROLLED TOP STEEL EDGING. EDGING IS NOT REQUIRED WHERE LANDSCAPE BEDS ARE ADJACENT TO CURBS, WALKS OR WALLS. THE CONTRACTOR SHALL SUBMIT SAMPLES OF EDGING AND STAKES TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO ORDERING OR INSTALLATION.
- ALL SHRUB BEDS SHALL CONTAIN WEED BARRIER FABRIC. WEED BARRIER FABRIC SHALL BE TYPAR 3401 4 OUNCE/SQ. YARD GEO-TEXTILE POLYPROPYLENE FABRIC OR APPROVED EQUAL. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
- ALL SHRUB BEDS SHALL BE MULCHED AS SHOWN ON THE PLANS, AT A MAXIMUM DEPTH OF FOUR (4) INCHES AND A MINIMUM DEPTH OF THREE (3) INCHES.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER INSTALLATION OF WEED BARRIER FABRIC, MULCH, SOD, AND SEED IS COMPLETE.
- CONTRACTOR SHALL SUBMIT A CUT SHEET FOR WEED BARRIER FABRIC AND A ONE (1) QUART CONTAINER OF EACH MULCH SPECIFIED TO THE OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- ABSOLUTELY NO EXPOSED WEED BARRIER FABRIC SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER INSTALLATION OF ROCK MULCH IS COMPLETE.
- ALL TREES IN SOD AND SEED AREAS SHALL HAVE A FOUR (4) FOOT DIAMETER, THREE (3) INCH DEPTH MINIMUM, SHREDDED WESTERN CEDAR (I.E. GORILLA HAIR) MULCH RING.
- ALL SEEDED SLOPES 4:1 OR GREATER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET. SEE MILE HIGH FLOOD DISTRICT DETAIL AND SPECIFICATION: EC-6.
- PLANT QUANTITIES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FINAL PLANT QUANTITIES.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS OR TAGGED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL BEFORE OR POST PLANTING INSTALLATION.
- PRIOR TO SODDING, SEEDING OR OTHER PLANTING OPERATIONS; THE CONTRACTOR SHALL APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN THE LANDSCAPE AREAS. HERBICIDE SHALL BE ACCEPTABLE UNDER THE TOWN OF WINTER PARK ENVIRONMENTAL RULES AND REGULATIONS.
- ALL INSPECTIONS OF LANDSCAPE MATERIALS, HARDSCAPE AND AMENITIES ARE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
- ALL ORNAMENTAL TREES AND SHRUBS SHALL BE WATERED BY AN AUTOMATED IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILD BY THE CONTRACTOR.



PLANT SCHEDULE						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*	
DECIDUOUS SHADE TREES						
PAC	POPULUS ANGUSTIFOLIA	COTTONWOOD, NARROW LEAF	2" CAL	B&B		
ORNAMENTAL SHADE TREES						
AAS	AMELANCHIER ANIFOLIA	SASKATOON SERVICEBERRY	8-10' MULTI-STEM	B&B		
AGR	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	8-10' MULTI-STEM	B&B		
AGF	ACER GINNALA 'FLAME'	MAPLE, FLAME GINNALA	8-10' MULTI-STEM	B&B		
ATH	ACER TARTICUM 'HOT WINGS'	MAPLE, HOT WINGS TATARIAN	8-10' MULTI-STEM	B&B		
CC	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	8-10' MULTI-STEM	B&B		
PTA	POPULUS TREMULOIDES	ASPEN, QUAKING	2" CLUMP	B&B		
PVM	PRUNUS VIRGINIANA MELANOCARPA	CHOKO CHERRY	8-10' MULTI-STEM	B&B		
EVERGREEN TREES						
PA	PINUS ARISTATA	PINE, BRISTLEcone	6' HT.	B&B	L	
PPF	PINUS FLEXILLIS	PINE, LIMBER	6' HT.	B&B	L	
PCL	PINUS CONTORTA LATIFOLIA	PINE, LODGEPOLE	6' HT.	B&B	L	
PPG	PICEA PUNGENS	SPRUCE, COLORADO	6' HT.	B&B	L	
PES	PICEA ENGELMANNII	SPRUCE, ENGELMANN	6' HT.	B&B	L	
EVERGREEN SHRUBS						
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.	L	
DECIDUOUS SHRUBS						
ATA	ALNUS TENUIFOLIA	ALDER, NATIVE THINLEAF	#5	CONT.		
RCB	RHAMNUS CATHARTICA	BUCKTHORN, COMMON	#5	CONT.		
CAC	COTONEASTER ACUTIFOLIA	COTONEASTER, PEKING	#5	CONT.		
SVL	SYRINGA VULGARIS	LILAC, COMMON	#5	CONT.		
POL	PHYSOCARPUS OPULEFOLIUS NANUS	NINEBARK, DWARF	#5	CONT.		
PFG	POTENTILLA FRUTICOSA 'GOLD STAR'	POTENTILLA, GOLD STAR	#5	CONT.		
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB	#5	CONT.		
SOS	SYMPHORICARPOS OREOPHILUS	SNOWBERRY, MOUNTAIN	#5	CONT.		
LIT	LONICERA INVOLUCRATA	TWINBERRY	#5	CONT.		
GROUND COVERS						
AUK	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	#1	CONT.	L	
MRM	MAHONIA REPENS	MAHONIA, CREEPING	#1	CONT.	L	
PPP	PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON	#1	CONT.	L	
AMR	ANTENNARIA MEDIA	ROCKY MOUNTAIN PUSSYTOES	#1	CONT.	L	
SRA	SEDUM RUPESTRE 'ANGELINA'	ANGELINA, SEDUM	#1	CONT.	L	

** WATER USE TABLE BASED OF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS. L=LOW, M=MEDIUM, H=HIGH

NATIVE GRASS MIX

% OF MIX	BOTANICAL NAME	COMMON NAME
80 %	Festuca arundinacea	(Tall Fescue)
10 %	Bromus ciliatus	(Fringed Brome)
10 %	Bouteloua gracilis	(Blue Grama)

MONTANE GRASS MIX (20"-24" max Height)
 **seeding rate: 2 lbs per 1,000 sq.ft. or 25 lbs per acre

Bufferyard Tabulation								
Tabulation of required bufferyard types per property line and list of proposed plantings proposed per property line.								
	Evergreen Trees Required	Evergreen Trees Provided	Deciduous Trees Required	Deciduous Trees Provided	Shrubs Required	Shrubs Provided	Berm Height	Deficiency (if any)
N Boundary Length: 293.53 linear feet Adjacent properties are zoned: R-1 Bufferyard Type: (A)B C D (circle one)	6	6	6	6	N/A	N/A	N/A	N/A
S Boundary Length: 139.37 linear feet Adjacent properties are zoned: R-2 Bufferyard Type: (A)B C D (circle one)	3	3	3	3	N/A	N/A	N/A	N/A
E Boundary Length: 476.06 linear feet Adjacent properties are zoned: Local Road Bufferyard Type: A B(C)D (circle one)	38	21	38	13	72	0	3'	(17) Evergreen (25) Deciduous * No Berm
W Boundary Length: 414.4 linear feet Adjacent properties are zoned: R-2 Bufferyard Type: (A)B C D (circle one)	9	9	9	9	N/A	N/A	N/A	N/A

NOTES:

- The Bufferyard Tabulation and Landscape Areas are for the entire project site, not just Phase 1.
- Landscape Area quantities require a minimum of twenty percent (20%) of both the trees and shrubs shall be evergreen.
- Any disturbed areas on the site shall be revegetated with the seed mix recommended by the Grand County Natural Resource Conservation Service, which mix composition is described in Section 7.4 of the Standards and Specifications for Design and Construction.

LANDSCAPED AREA	TOTAL AREA (SF)	TREES REQUIRED (1 TREE / 3,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (5 SHRUB / 3,000 SF)	SHRUBS PROVIDED
DEVELOPMENT ACTIVITY NOT LOCATED WITHIN 75 FT OF BUILDINGS/LOTS/ROADS	0	N/A	N/A	N/A	N/A
LANDSCAPED AREA	TOTAL AREA (SF)	TREES REQUIRED (1 TREE / 1,500 SF)	TREES PROVIDED	SHRUBS REQUIRED (5 SHRUB / 1,500 SF)	SHRUBS PROVIDED
DEVELOPMENT ACTIVITY LOCATED WITHIN 75 FT OF BUILDINGS/LOTS/ROADS	65,371	44	48	218	220

t d terracina design
 10200 E. Girard Ave, Ste A-314
 Denver, CO 80231
 ph: 303.632.8867
 URBAN PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING



315 EAST AGATE AVENUE
 GRANBY, CO 80446
 970-887-9368
 MAARCHITECTURAL.COM

THE RETREAT AT ATLAS

PHASE 1
 101-125 SNOW CREEK CIR,
 WINTER PARK, CO 80482
 PROJECT #: 2019

ISSUANCE :	DATE :
PRICING SET	02.26.2021
1st SUBMITTAL	05.28.2021
2nd SUBMITTAL	02.27.2024
BOA VARIANCE	04.02.2024

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

04/02/2024

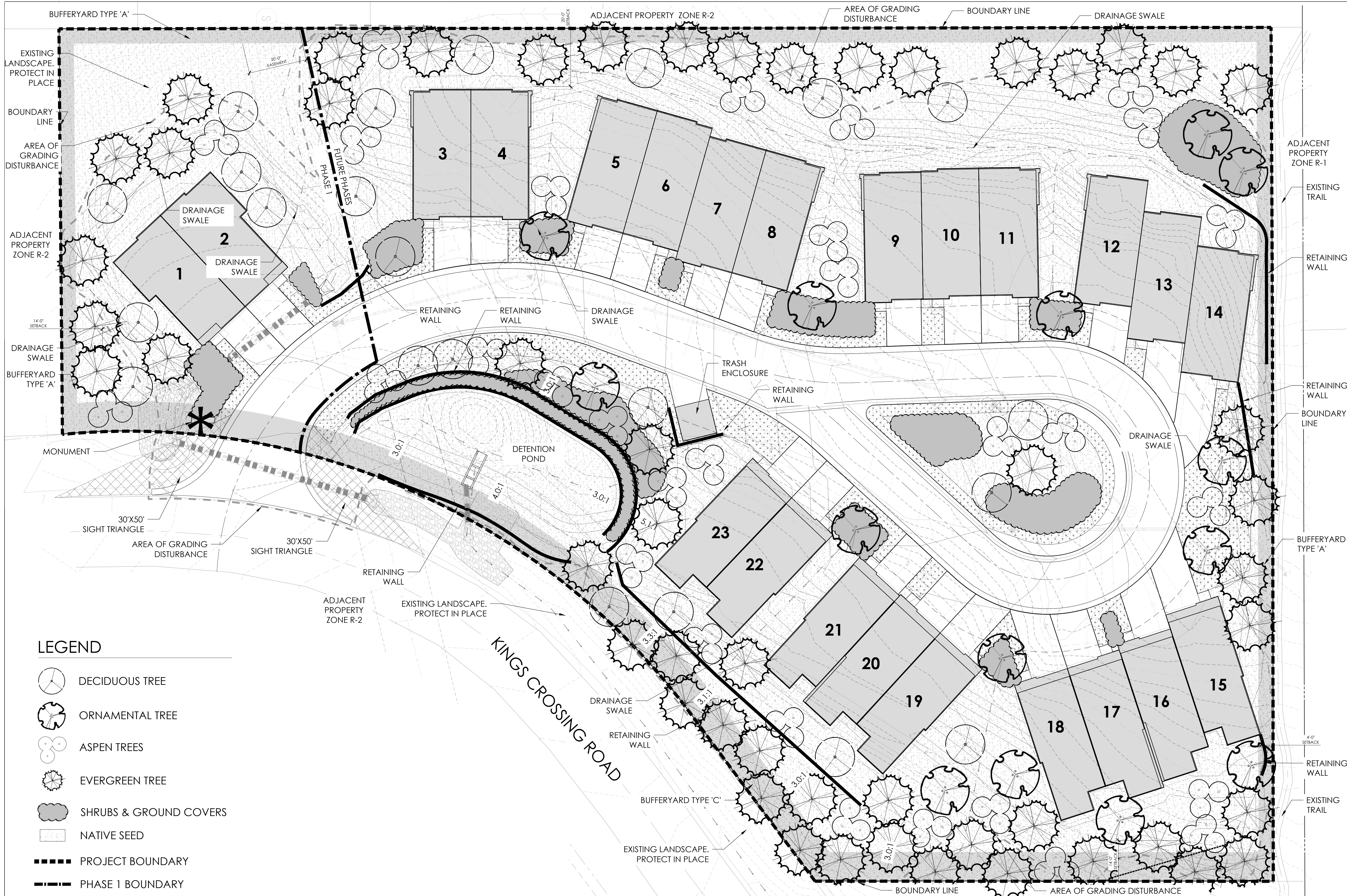
SHEET TITLE :

LANDSCAPE SCHEDULE AND NOTES

SHEET NUMBER :

L1.00

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LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- ASPEN TREES
- EVERGREEN TREE
- SHRUBS & GROUND COVERS
- NATIVE SEED
- PROJECT BOUNDARY
- PHASE 1 BOUNDARY
- CONCRETE (REFER TO CIVIL PLANS)
- RETAINING WALLS (REFER TO CIVIL PLANS)
- SNOW STORAGE
REQUIRED: 4,083 SF
PROVIDED: 5,447 SF

Scale: 1"=15'

Know what's below.
Call before you dig.

t d terracina design
10200 E. Girard Ave, Ste A-314
Denver, CO 80231
ph: 303.632.8867
URBAN PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING

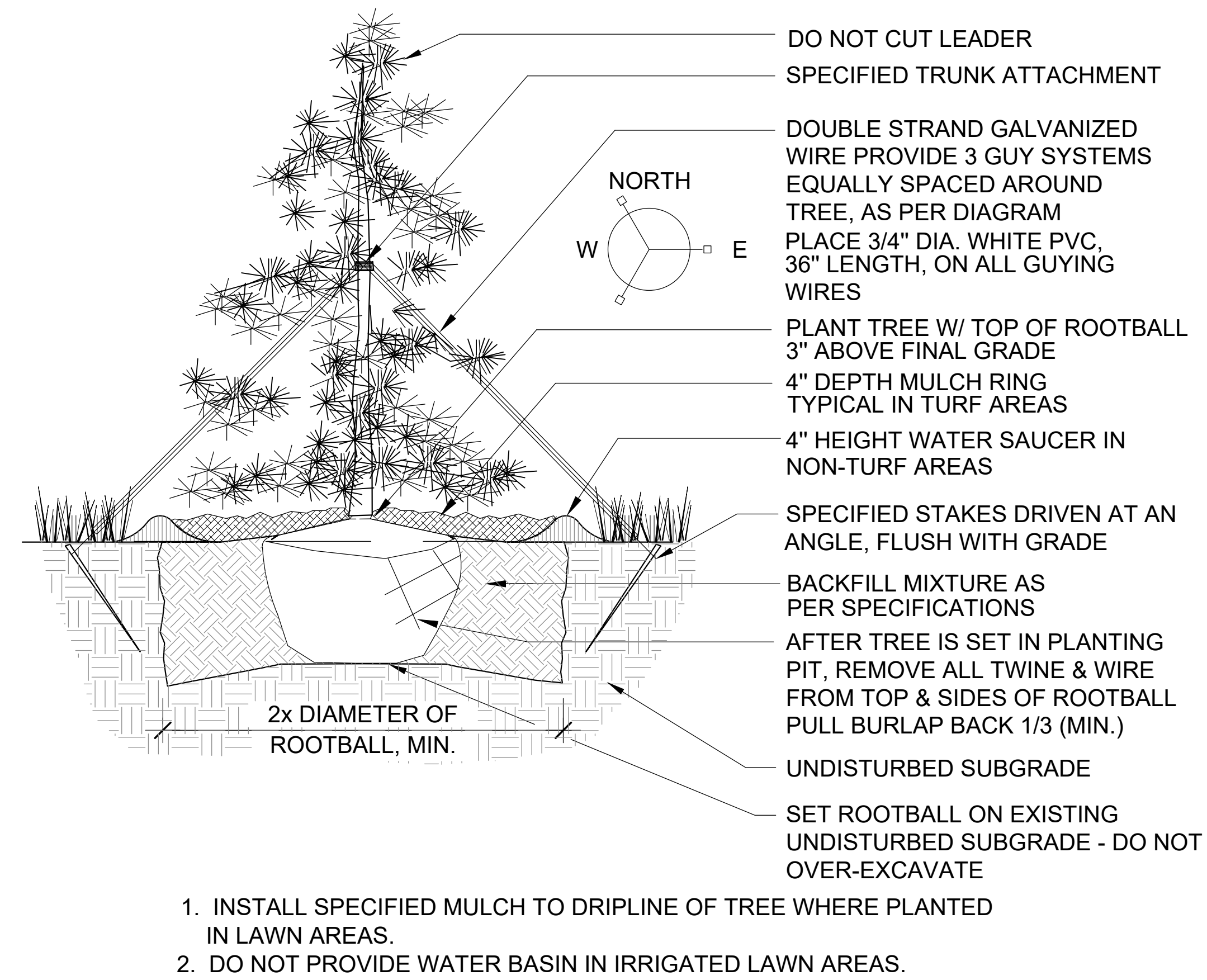
MA
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THE RETREAT AT ATLAS
PHASE 1
101-125 SNOW CREEK CIR,
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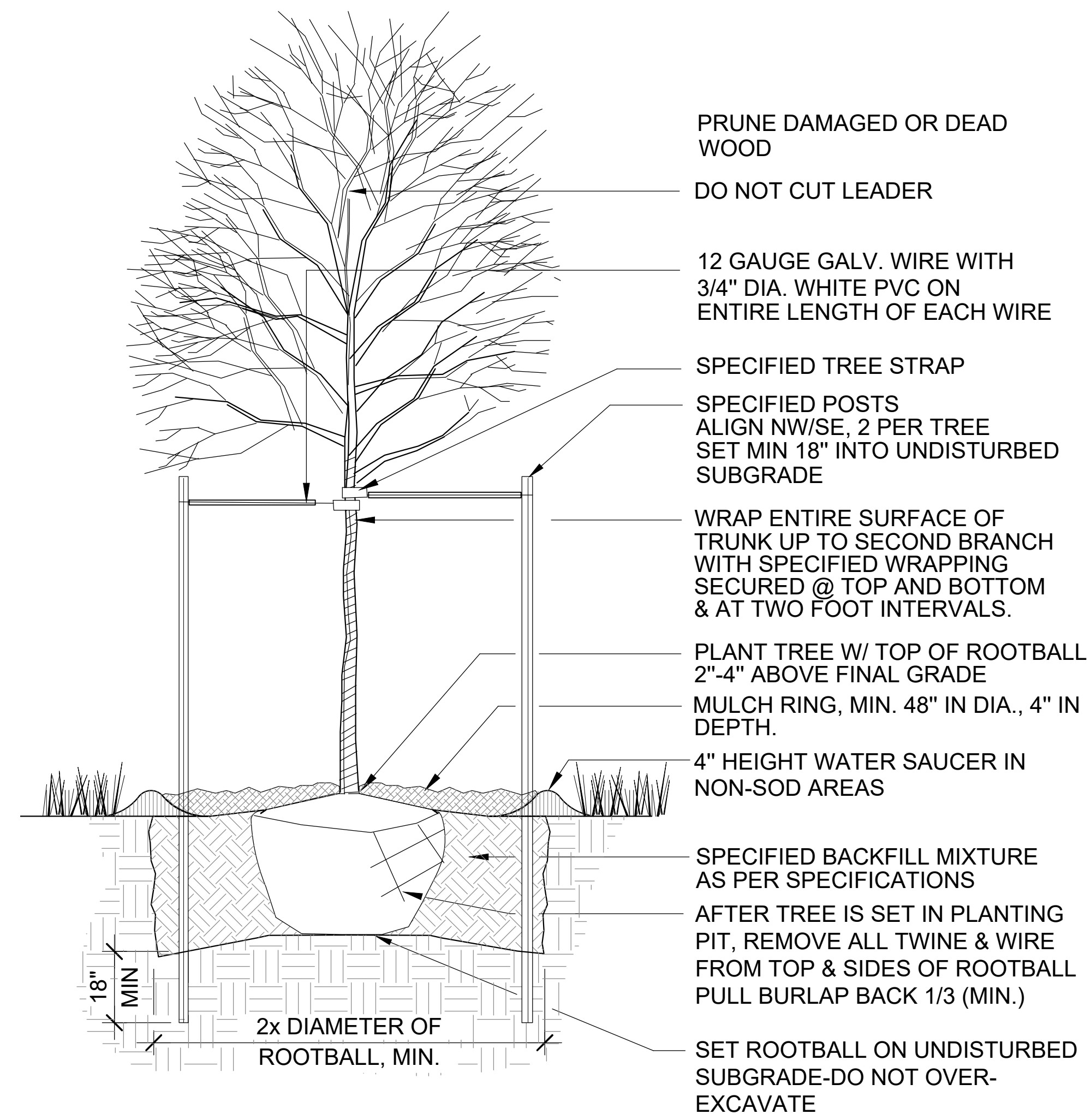
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2nd SUBMITTAL	02.27.2024
BOA VARIANCE	04.02.2024

NOT FOR CONSTRUCTION
FOR REFERENCE ONLY
04/02/2024

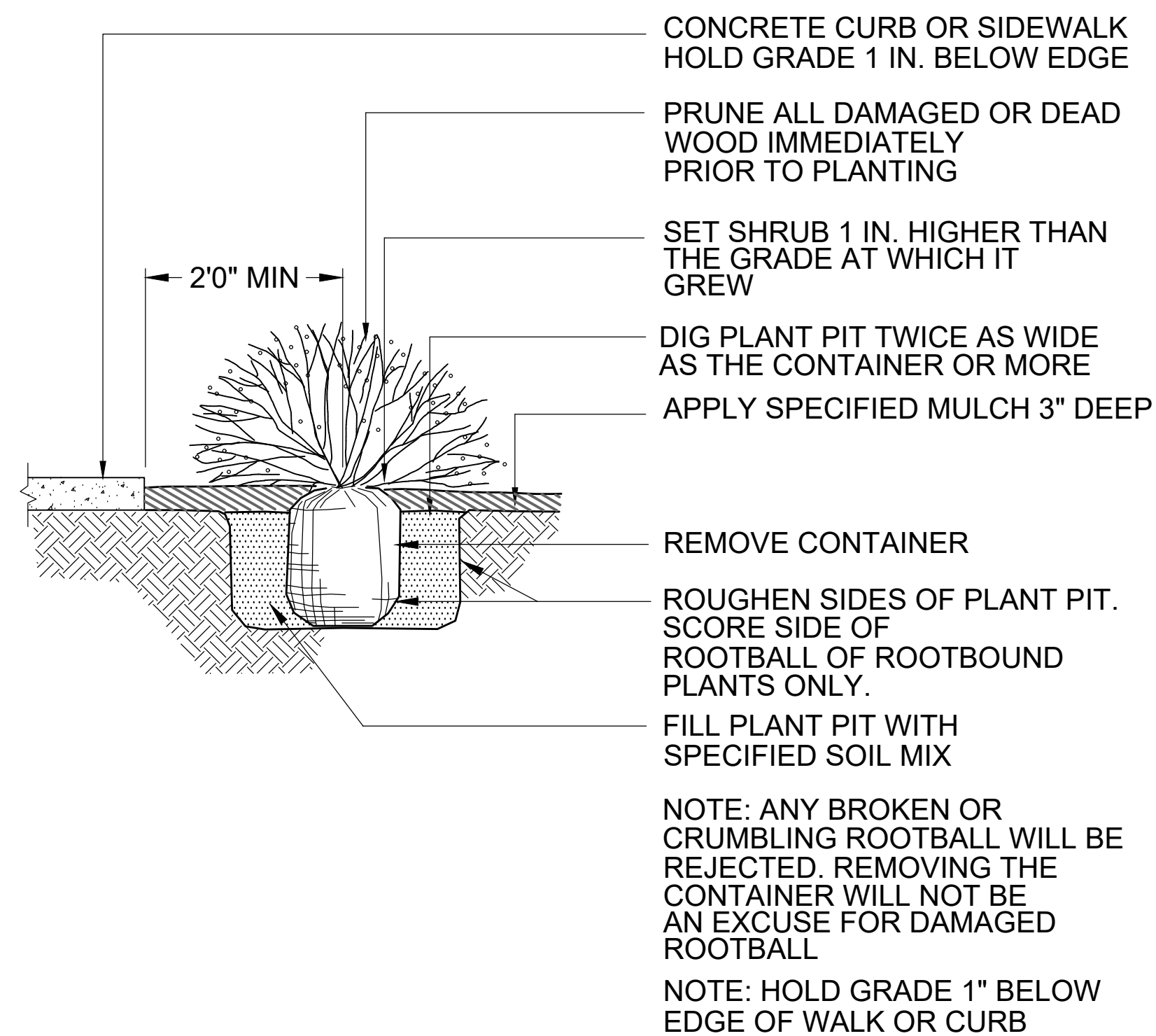
SHEET TITLE :
OVERALL LANDSCAPE PLAN
SHEET NUMBER :
L2.00



1 EVERGREEN TREE PLANTING DETAIL
NTS



2 DECIDUOUS TREE PLANTING DETAIL
NTS



3 SHRUB PLANTING DETAIL
NTS



4 STACKED BOULDER RETAINING WALL TYP.
NTS

ISSUANCE :	DATE :
PRICING SET	02.26.2021
1st SUBMITTAL	05.28.2021
2nd SUBMITTAL	02.27.2024
BOA VARIANCE	04.02.2024

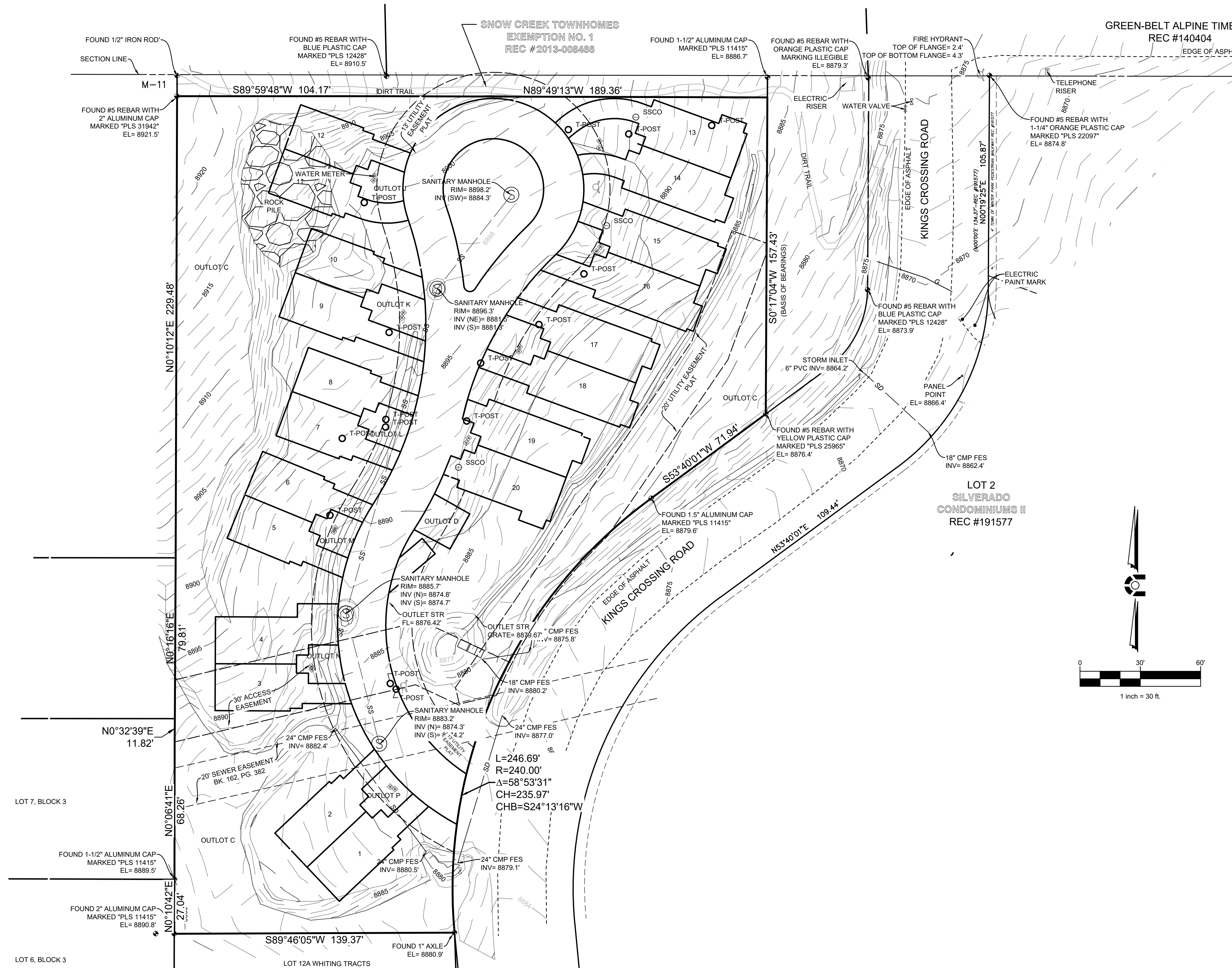
NOT FOR CONSTRUCTION
FOR REFERENCE ONLY
04/02/2024

SHEET TITLE :
LANDSCAPE DETAILS

SHEET NUMBER :
L3.00

IMPROVEMENT LOCATION CERTIFICATE / TOPOGRAPHIC MAP SNOW CREEK TOWNHOMES

A PART OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO



GENERAL NOTES

- 1.) THE BASIS OF BEARINGS SHOWN ON THIS IMPROVEMENT LOCATION CERTIFICATE ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF SNOW CREEK TOWNHOMES, BEARS S00°17'04\"/>

LEGAL DESCRIPTION

ALL OF SNOW CREEK TOWNHOMES ACCORDING TO THE RECORDED PLAT THEREOF, GRAND COUNTY, COLORADO.

ADDRESS

(NOT POSTED - LISTED HERON FROM LOT 1 TO LOT 20)
101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 128, 126,
124, 122, 120, 118, 116, 114 WINTER PARK, CO 80482

NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR

115 REILING-LLC

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 THE USE OF THE CLIENT AND CORE CONSULTANTS, INC AND DESCRIBES THE PARCELS' APPEARANCES ON OCTOBER 7, 2020. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, ON THIS DATE, 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.

MICHAEL SEAN KERVIN, CO PLS 34697
 DATE: 10-08-20
 CORE PROJ: 20-186
 FOR AND ON BEHALF OF CORE CONSULTANTS

CIVIL ENGINEERING
 DEVELOPMENT CONSULTING
 LAND SURVEYING
 NATURAL RESOURCES
 303.703.4444
 1950 W. Littleton Blvd., Ste. 109
 Littleton, CO 80120



NO.	DESCRIPTION	DATE

IMPROVEMENT LOCATION CERTIFICATE
 SEC. 33, T1S, R75W, 6TH P.M.
 GRAND COUNTY, COLORADO

RELEASE: 9-29-20
 DESIGNED: _____
 CAD: KDS
 QA/QC: MSK

JOB NO. 20-185

SHEET 1 of 1