



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, October 22, 2024 8:00 AM**

A G E N D A

I. Call to Order

II. Roll Call of Commission Members

III. Public Comment

This time is reserved for anyone from the public to speak about items not on the agenda. The Planning Commission is not prepared to decide on matters brought up during this time, but if warranted, will place them on a future agenda.

IV. Conflict of Interest

V. Consent Agenda:

- a. Minutes – October 8, 2024
- b. Minor Site Plan - Riverwalk at Winter Park - Lot 18 – 135 Après Way (PLN24-048)

VI. General Business:

- a. PUBLIC HEARING: Special Use Permit – 33 Parsenn Road – Mary’s Mountain Cookies (PLN24-081)

VII. Director’s Report:

This time is reserved for specific items from staff requiring Commission direction and for relaying important information to the Commission.

- a. November 12 meeting – Presentation on Agre-Friendly Planning
- b. November 26 meeting – Commissioner attendance. Thanksgiving is November 28.
- c. December 24 meeting – Canceled.

VIII. Planning Commission Items of Discussion

This time is reserved for Commission discussion items that are not listed on the agenda.

Online Meeting Login Instructions – See next page

Computer Login Instructions

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81725744995?pwd=RnVOb2hpVmN1SXBydzFBZEc3NGhGZz09>

Passcode: 113389

Phone Login Instructions

Dial In Numbers (for higher quality, dial a number based on your current location):

- +1 719 359 4580 US
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- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
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- +1 386 347 5053 US
- +1 507 473 4847 US

Webinar ID: 817 2574 4995

Passcode: 113389

International numbers available: <https://us02web.zoom.us/j/kdr9la1HH0>

You can log into the Zoom meeting through the link above to view what is projected on the screen. You can use either your computer audio or the number above. Everyone will be muted upon entry into the meeting to ensure that we have manageable background noise and limited interruptions.

Public Hearing Process

If you would like to participate in the public hearing, please follow these instructions so we can make sure everyone that wants to speak has the opportunity. When you log into Zoom you will be automatically muted to limit background noise. When the public hearing is opened for public comment, please use the “raise your hand” feature and staff will unmute citizens in the order they were received. To enable “raise your hand” feature, click on the “Participants” button the bottom of the screen.



**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, October 10, 2024, 8:00 AM**

MINUTES

DATE: Tuesday, October 8, 2024

MEETING: Winter Park Planning Commission

PLACE: Town Hall Council Chambers and Zoom Meeting Call

PRESENT: Chair Dave Barker, Commissioners Doug Robbins, Dale McCaw(via Zoom), Eric Mowrey, Shawn Cullingford, Thomas McDonald Angela McDonough are present. Also present are Senior Planner Brian Kelly, Planning Consultant Sheila Booth and Town Attorney Mr. Kunal Parikh.

OTHERS

PRESENT: None.

I. Call to Order

Chair Barker calls the meeting to order at 8:12 a.m.

II. Roll Call of Commission Members

Community Development Director, James Shockey is absent today.

III. Public Comment

No one comes forward.

IV. Conflict of Interest

No one comes forward.

V. Consent Agenda:

- a. Minutes – September 10, 2024
- b. ~~Minor Site Plan – Riverwalk at Winter Park – Lot 18 – 135 Après Way (PLN24-048)~~
- c. Minor Site Plan - Riverwalk at Winter Park - Lot 13 – 118 Après Way (PLN24-072)
- d. Minor Site Plan - Riverwalk at Winter Park - Lot 31 – 21 Après Way (PLN24-082)
- e. Minor Site Plan - Riverwalk at Winter Park - Lot 21 – 113 Après Way (PLN24-083)

Commissioner McDonough would like to remove item (b) - Minor Site Plan - Riverwalk at Winter Park - Lot 18 – 135 Après Way (PLN24-048) from the Consent Agenda for further discussion. Chair Barker explains to new members the process of removing items from Consent Agenda, then requests a motion to accept remaining Consent items.

Commissioner Robbins moves, and Commissioner McDonough seconds the motion approving the consent agenda with removing item (b) - Minor Site Plan - Riverwalk at Winter Park - Lot 18 – 135 Après Way (PLN24-048) for further discussion regarding list of conditions. Motion carries 7,0.

VI. General Business:

- a. Minor Site Plan - Riverwalk at Winter Park - Lot 18 – 135 Après Way (PLN24-048) from the Consent Agenda

Commissioner McDonough would like to clarify some items that are highlighted in green. Planning Consultant Sheila Booth replies that most of the previous conditions of concern has been addressed. However, some minor calculations be addressed and further clarifications to the remaining conditions be completed, “mostly addressed”. Commissioner Robbins seeking greater understanding, asks what remains to be clarified. Consultant Booth explained what calculations were needing to match the plans such as height and building coverage, meeting setbacks as well, further explaining that plan drawings and table calculations needed to match or what methodology applicant was using in determining. Chair Barker asks about item 10 (Staging and Parking) in the condition list, “Is there a letter?” from adjacent owner approving. Sheila Booth identifies this condition as not being met.

Senior Planner Kelly adds that the applicant has met the majority of the items and emphasizes that the applicant will need to meet conditions before receiving a Building Permit, all the items will have to be completely addressed. Commissioner McDonough asks for what items can be removed from list, Consultant Booth highlights those items.

Commissioner Cullingford comments on wanting to be more comfortable before voting, if the Commission sees the updated report/plans before approving adds comfort. Ms. Booth says that updated plans are doubled checked against the conditions and will provide an updated Staff Report for Town staff to review.

The Commission considers that the list of pending items is long considering that this is a new development. The Commission wants to consider again in two weeks (10/22) after the applicant has time to address the remaining items. Commissioner Cullingford appreciates Staff’s expertise but wants greater comfort in knowing bigger development projects get proper/extensive review to meet Town UDC.

Commissioner McDonough curious as to why this application seems to be more problematic? Ms. Booth explains that as a first application, understanding and getting the requirements right takes more time but will benefit applicant and Town in future reviews. Sr. Planner Kelly reiterates the importance of better documentation to make future project reviews easier.

Commissioner Cullingford makes a motion to continue item a) Minor Site Plan - Riverwalk at Winter Park - Lot 18 – 135 Après Way (PLN24-048) in the agenda. Commissioner McDonough seconds. Motion to continue for next Planning Commission on October 22nd, 2024, carries 7, 0.

VII. Director’s Report:

Senior Planner, Brian Kelly informs that there are no items to discuss.

VIII. Planning Commission Items of Discussion

Chair Barker makes a comment about how the General Business items were handled in the past. The Commission and Senior Planner Kelly have a conversation about how to make more efficient the discussion of the items on the agenda when the items are closely related to each other. The objective is to make the best-informed decisions possible for the upcoming projects.

There being no further business to discuss, Commissioner Robbins makes motion to adjourn, Angela McDonough seconds motion, by unanimous “aye”, the meeting is adjourned at 8:33 a.m.

The next scheduled meeting of the Planning Commission will be Tuesday, October 22nd, 2024, at 8:00 a.m.



MEMO

TO Planning Commission
FROM James Shockey, Community Development Director
DATE October 22, 2024
RE Riverwalk at Winter Park, Lot 18 (PLN24-048)

Property Owner: Riverwalk, LLC

Applicant: Adam Casias, Studio 1

Location: West side of Apres Way, north of Ski Idlewild Road.

Legal Description: Lot 18, Riverwalk at Winter Park

Architects: Adam Casias, Studio 1

Zoning: R-2 (Multiple Family, Residential) (Riverwalk Final Development Plan (FDP))

Authority:

Pursuant to § 5-B-3 of the Winter Park Unified Development Code (the "UDC"), the Director considers building configurations, colors, materials and general compatibility of proposed structures and outdoor advertising within the Town of Winter Park and Minor Site Plan approval is required before building permit issuance.

Variances:

No Board of Adjustment (BOA) or administrative variance requests were requested with this application.

Architecture:

Satisfactory. One (1) new single-family detached dwelling unit (DU) is proposed on vacant unimproved land. The building utilizes a contemporary, pitched roof form with deep eaves with timber architectural features, and the building shape clearly identifies the entrance. The building has a V-shaped footprint with a two-car garage underneath a second-floor porch. Patios are located along each façade. The architecture is consistent with Mountain Town character seen throughout Winter Park. The proposed single family dwelling complies with Winter Park Design Guidelines.

Title Commitment:

Satisfactory. A title commitment dated September 6, 2024, was submitted.

Homeowner's Association Review:

Satisfactory. The applicant provided a letter from the HOA with blanket approval of all residential lots and improvements. The Roam Design Review Committee has provided a letter stating its approval of all elements of Riverwalk.

Material and Color:

Satisfactory. The material palette shows a stone veneer base, a combination of gabled standing seam metal roofing, and cedar lap siding visually dividing the stories. The roof has timber snow guards. The design primarily utilizes stone and natural wood colors with the exception of black metal features on the roof, roof caps, and patio metal railings. Use of materials is balanced and matches architectural character of the Town. Black metal-lined windows appear inset to visually strengthen the wall. The proposed design complies with Winter Park Design Guidelines.

Outdoor Lighting:

Satisfactory. One (1) type of exterior fixture is proposed with a total of 13 fixtures throughout the site. The fixture is a product that is approved by the International Dark Sky Association (IDA) (UDC, § 3-K-3(A)(1)). Spec sheet from the manufacturer states it is Dark Sky compliant and shows the fixture on the IDA website. but does not have the IDA stamp nor does the fixture appear on the IDA website. The applicant states the total lumens per fixture is 370 per fixture and there are 13 fixtures. According to sec. 3-K-5(A), the maximum lumen for a single-family property is 5,100. Based on the provided lumen values, the proposed lighting does not exceed the code requirement by 4,810 total lumens.

	Fixture Name	Proposed # of Fixtures	Proposed Lumens per Fixture	Proposed CCT
Lot 18	Hampton Bay Black barn light scone	13	370 per fixture	3000

Accessory Dwelling Unit (ADU):

N/A not proposed. One ADU is permitted on each lot, according to the FDP.

Site Plan:

Partially Satisfactory. Overall, the Site Plan for Lot 18 provides all the information required for staff review. The building coverage does not exceed the maximum amount, 40% of the lot. The Limit of Construction does not extend into adjacent wetlands. A perimeter fence is required per the Riverwalk Final Development Plan. The applicant has proposed that the construction of the fence will begin within 3 years of the issuance of the first building permit. Staff is recommending the fence be tied to issuance of fifteen Certificates of Occupancy. S

- The Town shall not issue more than a maximum of 15 COs within the Riverwalk Filing 1 plat area until the perimeter fence required by the FDP is installed by the property owner and/or developer.

Floorplans:

Satisfactory. There are three floors total. Floor plans indicate the square footage for individual rooms or entire floor. A roof plan is included in the submittal.

Building Elevations:

Satisfactory. The Elevation plan includes all materials required for review. As previously noted, the proposed building is compliant with the Winter Park Design Guidelines. Elevation markers provide enough information for staff to properly measure height. The proposed height is the maximum height, 35-feet.

Setbacks:

Satisfactory. Some architectural features encroach into setback requirements, such as columns and roof, but the FDP permits these items to extend up to 24-inches into required setback. Otherwise, the proposed building is compliant with all required setbacks.

Building Coverage:

Satisfactory. The maximum building coverage is 40 percent (40%) as required by the R-2 zoning district and the approved FDP. The proposed dwelling has a building coverage of 39 percent (39%).

Building Height:

Satisfactory. The elevation plans accurately state the maximum height of 35-feet, per the Riverwalk FDP but the height appears to be measured from "concrete". As previously noted, the Elevation plan shall be updated so that building height may be accurately reviewed for compliance.

Parking:

Unsatisfactory. All on-site parking as designed is permissible. The site includes a two-car garage and a driveway. All parking shall be located on-site in accordance with the requirements of the FDP.

Landscaping:

Partially Satisfactory. The FDP states that lots in Riverwalk are required to follow the Town of Winter Park Landscape Design Regulations and Guidelines. Tree Removal and Protection plans are not required for single family minor site plans. According to the FDP, a Residential LTZ (B) is located along the northern property line and the overall buffer yard provided was approved with the FDP. It is approximately 15-foot wide and provides 7 evergreen trees, 7 deciduous trees, and 31 shrubs. A minimum of 34 shrubs are required based on the length of the property line, so the applicant shall add three shrubs to the landscaping plan. The applicant shall update the Landscape Plan in compliance with the UDC and FDP. The size and types of landscaping are compliant with the landscaping requirements.

- The applicant shall add three shrubs to the LTZ (B) on the landscaping plan. A minimum of 34 shrubs are required based on the length of the property line.

Snow Storage:

Not Satisfactory. The FDP has an approved Snow Storage Plan and includes site specific snow storage locations. According to the approved snow storage plan, snow storage is located on the subject property. Sec.3-H-5 states that 25% of the paved area shall be provided as snow storage, the proposed snow storage plan does not include all paved areas on site and only includes the driveway.

- The applicant shall update the snow storage table to include the sidewalk area, annotated as 0.16, and driveway in the snow storage calculation. The size of the proposed snow storage shall be increased on the site plan.

Erosion Control / Drainage Plan / Drainage Report / Grading / Engineer Review:

Satisfactory. The overall grading and drainage plan and drainage report were approved with the FDP and the submitted plan has been stamped by professional engineer.

Driveway:

Satisfactory. The proposed driveway slope is 2.1 percent (2.1%) which is an acceptable slope. At midpoint the driveway is approximately 19.5 feet in length. The driveway at its shortest is 17.5-ft and at its longest

is 24-ft. The minimum length of a driveway allowed is 12-feet, according to the Winter Park Standards and Specification for Design and Construction.

Utility Review:

N/A, the overall utility plan was approved with the FDP. Applicant has submitted a utility plan which shows sanitary sewer and water mains abutting the subject property. Utility easements are shown along eastern and northern property lines.

Inspection:

Building Division staff have not performed a Pre-Disturbance inspection of the property.

- No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.

Staff Recommendation:

Staff approves the Administrative Site Plan with the following conditions:

1. The Town shall not issue more than a maximum of 15 COs within the Riverwalk Filing 1 plat area until the perimeter fence required by the FDP is installed by the property owner and/or developer.
2. The applicant shall add three shrubs to the LTZ on the landscaping plan. A minimum of 34 shrubs are required based on the length of the property line.
3. The applicant shall update the snow storage table to include the sidewalk area, annotated as 0.16, and driveway in the snow storage calculation. The size of the proposed snow storage shall be increased on the site plan.
4. General Note: No site clearing shall be permitted until the Building Division has verified the Pre-Disturbance Checklist has been implemented on the site.

Required Permits:

- ✓ Building Permit
- ✓ Driveway Permit
- ✓ SFD/Duplex Deposit Agreement



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Riverwalk, LLC

Company: NASSAR DELVOPMENT, Phone #: 3037758522, Email Address: ZACH@NASSARDEVELOPMENT.COM

Mailing Address: 3000 Airport Drive, Suite 203, City: ERIE, State: CO, Zip: 80516

Billing Contact (where invoices should be directed)

Laurie Hurd

Company: NASSAR DELVOPMENT, Phone #: 3037758522, Email Address: accounting@nassardevelopment.com

Mailing Address: 3000 Airport Drive, Suite 203, City: ERIE, State: CO, Zip: 80516

Representative (i.e., the point of contact)

ADAM CASIAS

Company: STUDIO 1, Phone #: 9709489836, Email Address: ADAM@STUDIO1.COMPANY

Mailing Address: 255 SAINT PAUL STREET, City: DENVER, State: CO, Zip: 80206

Site Description

Site Address

137 Apres Way

Parcel Identification Number(s) (PIN)

Existing Zone Classification

Site Area (acres and sq. ft.)

10579 SF

Project Description

Project Name

LOT 18

Brief description of the proposed project

SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

ADAM CASIAS

Date

2024.06.04

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

DAVID NASSAR

Date

2024.06.04

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input checked="" type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Lighting by Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Street Renaming
<input type="checkbox"/> Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input type="checkbox"/> Minor Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Final Plat*	
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	



River Walk by Nassar Development LLC
River Walk Owners Association (ROA)
3000 Airport Drive
Unit 203
Erie, CO 80516
303-775-5502
roa@riverwalkwp.com

Narrative – pln24-048 137 Apres Way – Lot 18

- A. Project Name – Lot 18
- B. Street Address – 137 Apres Way
- C. Name - River Walk by Nassar Development LLC
Address – 3000 Airport Drive, Unit 203 Erie, Colorado 80516
email and telephone number - david@nassardevelopment.com , 303-775-5502
applicant - River Walk by Nassar Development LLC
HOA - River Walk Owners Association (ROA)
project manager – Zach Nassar
architecture – ADAM CASIAS, Studio 1
engineer – David Mitchell, Front Range Structural Engineering
surveyor - CORE CONSULTANTS, LLC
and land planner - River Walk by Nassar Development LLC
- D. Legal description - A REPLAT OF TRACT F-1, IDLEWILD MINOR SUBDIVISION A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M.TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO
- E. Zoning district - R-2 (MULTIPLE FAMILY RESIDENTIAL)
- F. Lot size – 10579 SF
- G. All proposed uses – single family residence
- H. Number of dwelling units - 1
- I. Number of bedrooms per dwelling unit - 5
- J. Size of residential space – 7352 sf
- K. Number of proposed off-street parking spaces - 2
- L. Construction schedule indicating major milestones for project – Start Construction 09.01.2024

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
0.02	TRANSFORMER
0.03	PROPOSED DRIVEWAY, COMPLIANT WITH APPROVED FDP
0.09	SNOW STORAGE
0.10	STORAGE AREAS FOR SOIL, CONSTRUCTION EQUIPMENT, AND OTHER MATERIALS
0.16	SIDEWALK
1.01	GAS METER
1.03	ELECTRICAL METER
1.15	CONSTRUCTION PARKING



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303.775.8522

ERIE wes@nassardevelopment.com
303.775.5523

Consultant

Issue/Revisions Date No.

Project Information

Sheet Information

Sheet Title: **SITE PLAN**

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

A1.0

Nassar Project: 2024.037

- GENERAL SITE PLAN NOTES:**
- ALL DIMENSIONS TO FACE OF FOUNDATION WALL OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
 - VERIFY ALL SITE PARAMETERS: PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND TO ARRANGE PROPER DISCONTINUANCE AND/OR RELOCATION PRIOR TO DEMOLITION.
 - PROVIDE TREE AND SHRUB PROTECTION FOR EXISTING LANDSCAPING, ESPECIALLY FOR MATURE TREES MARKED TO BE SAVED.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER; 10% MINIMUM SLOPE FOR FIRST 10'. IT IS ESSENTIAL THAT SITE GRADING BE PROVIDED TO PREVENT INFILTRATION OF SURFACE WATER INTO THE FOUNDATION SYSTEM. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
 - REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE, EXTERIOR LANDSCAPE LIGHTING AND IRRIGATION PLANS.
 - MECHANICALLY COMPACT ALL FILL AROUND THE BUILDING, INCLUDING THE BACKFILL. IMPROPER BACKFILL COMPACTION CAN CAUSE SETTLEMENT OF EXTERIOR SLABS SUCH AS WALKS, PATIOS AND DRIVEWAYS.
 - DISCHARGE ROOF DOWN SPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS MINIMUM 5' BEYOND PERIMETER OF STRUCTURE. RE: CIVIL DRAWINGS FOR HARD-PIPED DRAINS. NO IRRIGATION WITHIN 5' OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS.
 - PHOTOVOLTAIC SOLAR PANELS TO BE REVIEWED AND APPROVED UNDER SEPERATE PERMIT.
 - SITE WALLS UNDER SEPERATE PERMIT.

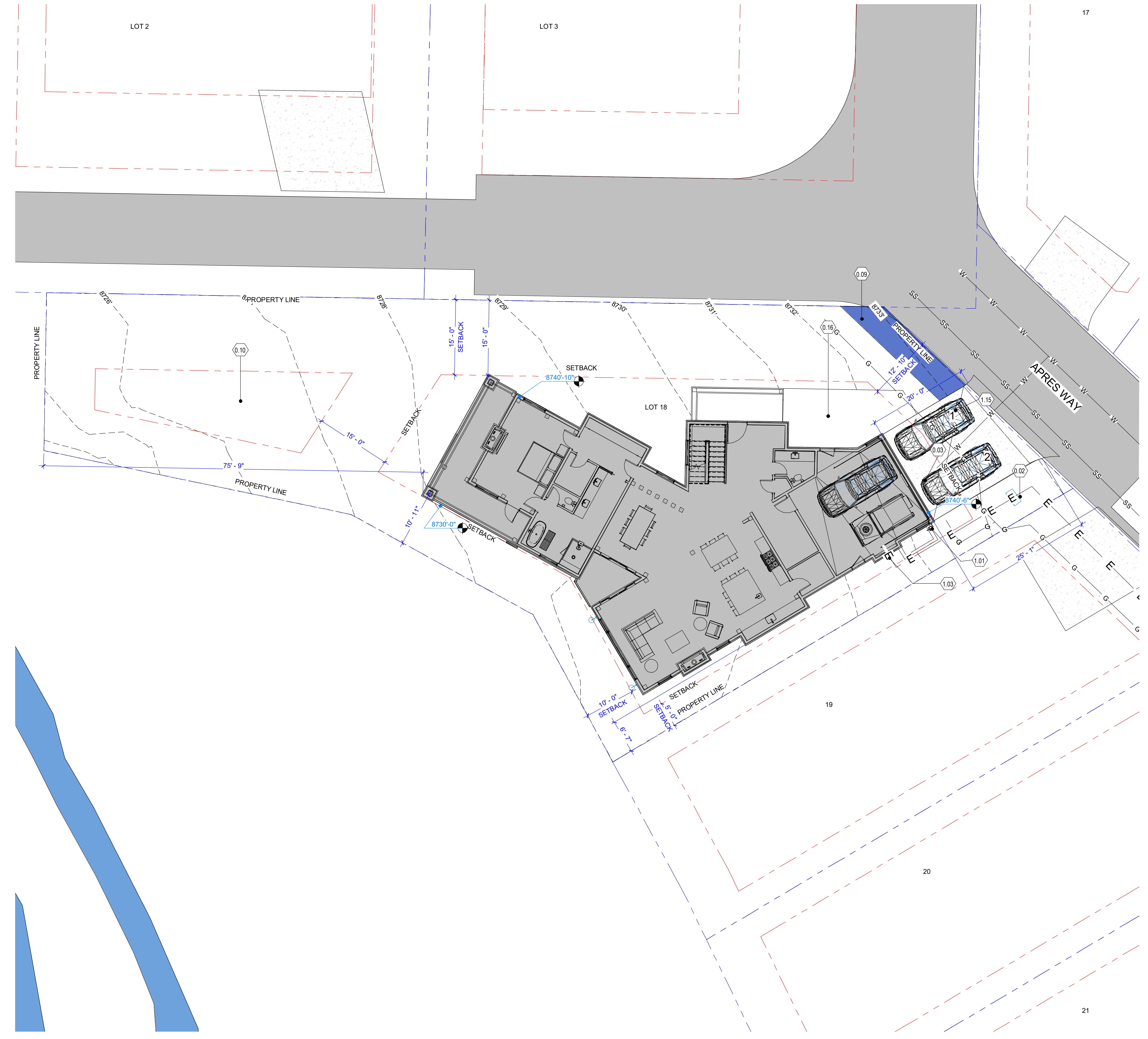


2 LOT COVERAGE PLAN
1" = 30'-0"

LOT COVERAGE	
BUILDING COVERAGE	4138 SF
TOTAL LOT AREA	10579 SF
TOTAL LOT COVERAGE	4138 / 10579 = 39%

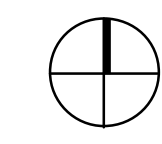
SNOW STORAGE TABLE				
LOT	LANDSCAPE DRIVEWAY AREA	CONCRETE DRIVEWAY AREA	SNOW STORAGE AREA REQUIRED	SNOW STORAGE PROVIDED
LOT 18 - 10579 SF	6507 SF	450 SF	113 SF	115 SF

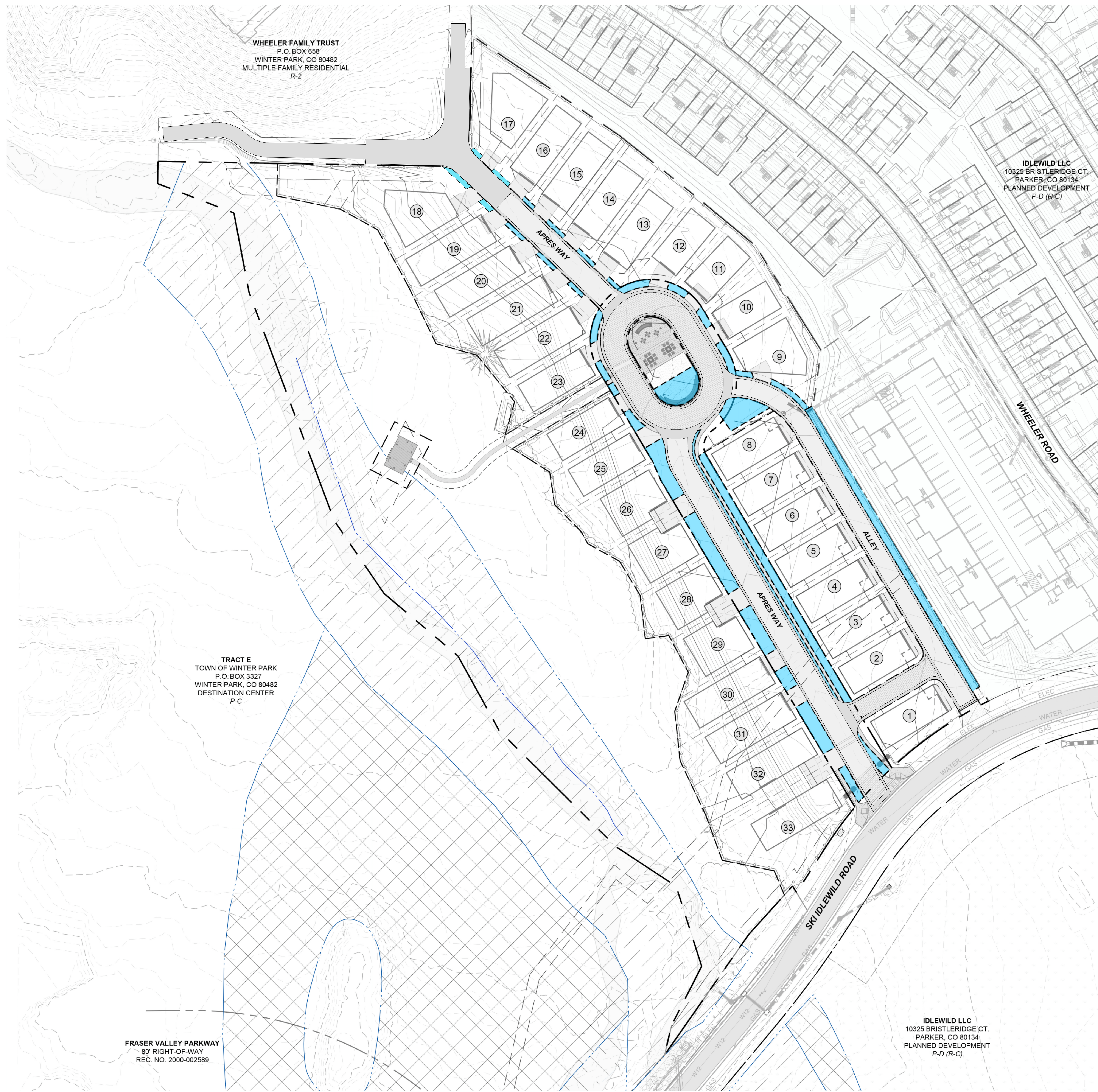
- GENERAL PROTECTION NOTES:**
- NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN ON THIS PLAN.
 - THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4) TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.
 - THERE IS NO TREE REMOVAL ON ENTIRE SITE. NO PROTECTION PLAN IS NEEDED.
 - THE PROPOSED FENCE APPROVED WITH THE FDP WILL BE CONSTRUCTION WITHIN 3 YEARS OF FIRST PERMIT ISSUANCE.



1 SITE PLAN
1" = 10'-0"

SCALE: 1" = 10'-0"





SNOW STORAGE LEGEND

- LIMIT OF WORK
- PROPERTY LINE / RIGHT-OF-WAY
- EASEMENT LINE
- LOT SETBACK LINE
- SNOW STORAGE AREA

SNOW STORAGE NOTES

1. SNOW STORAGE AREAS SHALL BE LOCATED AT LOGICAL POINTS FOR SNOW PLOW OPERATIONS. USE LANDFORMS AND PLANT MATERIALS TO CREATE AN ATTRACTIVE APPEARANCE DURING THE SUMMER.
2. A PERIPHERY AREA EQUAL TO AT LEAST 25 PERCENT OF THE PARKING LOT AND DRIVES SHALL BE DESIGNED FOR SNOW STORAGE.

SNOW STORAGE REQUIREMENT			
AREA OF PAVED ROAD	% OF AREA REQ'D	REQ'D AREA	PRV'D AREA
44,074 SF	25%	11,019 SF	14,350 SF



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303.775.8522

ERIE wes@nassardevelopment.com
303.775.5523

Consultant

Issue/Revisions Date No.

Project Information

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

Sheet Information

Sheet Title:
SNOW STORAGE PLAN

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

SN-1

Nassar Project: 2024.037

SCALE: 1" = 40'-0"
0' 20' 40' 80' 160'

1 SNOW STORAGE PLAN
1" = 40'-0"

1 2 3 4 5 6

E
D
C
B
A

E
D
C
B
A

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
0.01	PROPOSED SINGLE FAMILY RESIDENCE
0.03	PROPOSED DRIVEWAY, COMPLIANT WITH APPROVED FDP
0.09	SNOW STORAGE
0.16	SIDEWALK
1.44	ENTRY PORCH STONE WALL - 3'-0" AFF



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Consultant

Issue/Revisions Date No.

Project Information

Sheet Information

Sheet Title:
LANDSCAPE PLAN

MINOR SITE
PLAN
APPLICATION 2024.10.14
Sheet Number:

L-1
Nassar Project: 2024.037

- GENERAL SITE PLAN NOTES:**
- ALL DIMENSIONS TO FACE OF FOUNDATION WALL OR STRUCTURAL STRATA, UNLESS NOTED OTHERWISE.
 - VERIFY ALL SITE PARAMETERS: PROPERTY BOUNDARIES, EASEMENTS AND SETBACKS) PRIOR TO STAKING TO DEMOLITION AND CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND TO ARRANGE PROPER DISCONTINUANCE AND/OR RELOCATION PRIOR TO DEMOLITION.
 - PROVIDE TREE AND SHRUB PROTECTION FOR EXISTING LANDSCAPING, ESPECIALLY FOR MATURE TREES MARKED TO BE SAVED.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PERIMETER; 10% MINIMUM SLOPE FOR FIRST 10'. IT IS ESSENTIAL THAT SITE GRADING BE PROVIDED TO PREVENT INFILTRATION OF SURFACE WATER INTO THE FOUNDATION SYSTEM. REFER TO CIVIL DRAWINGS FOR GRADING AND DRAINAGE.
 - REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE, EXTERIOR LANDSCAPE LIGHTING AND IRRIGATION PLANS.
 - MECHANICALLY COMPACT ALL FILL AROUND THE BUILDING, INCLUDING THE BACKFILL. IMPROPER BACKFILL COMPACTION CAN CAUSE SETTLEMENT OF EXTERIOR SLABS SUCH AS WALKS, PATIOS AND DRIVEWAYS.
 - DISCHARGE ROOF DOWN SPOUTS AND ALL OTHER WATER COLLECTION SYSTEMS MINIMUM 5' BEYOND PERIMETER OF STRUCTURE. RE: CIVIL DRAWINGS FOR HARD-PIPED DRAINS. NO IRRIGATION WITHIN 5' OF THE FOUNDATION. AVOID HEAVY WATERING OF ANY FOUNDATION PLANTINGS.
 - PHOTOVOLTAIC SOLAR PANELS TO BE REVIEWED AND APPROVED UNDER SEPERATE PERMIT.
 - SITE WALLS UNDER SEPERATE PERMIT.

LEGEND	
CONCRETE	
LAWN - 4" POP-UP SPRAY IRRIGATION	
HIGH ALTITUDE SHORT GRASSES	
45% POA ALPINA (ALPINE BLUEGRASS)	
45% FESTUCA SAXIMONTANA (ROCKY MT FESCUE)	
5% KOELERIA MACRANTHA (JUNEGRASS)	
5% TRisetum SPICATUM (MARMOTGRASS)	
REDOSIER DOGWOOD - CORNUS SERICEA - 31 SHRUBS	
80% OF SHRUBS SHALL HAVE A MINIMUM 5-GALLON ROOT BASE	
ASPEN - DISAMBIGUATION - 7 TREES	
DECIDUOUS TREES SHALL BE AN OVERALL AVERAGE OF 2" CALIPER	
COLORADO BLUE SPRUCE - 7 TREES	
EVERGREEN TREES SHALL BE A MINIMUM OF 4-FEET, AVERAGE 6-FEET OVERALL	

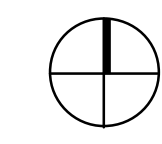
- GENERAL PROTECTION NOTES:**
- NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN ON THIS PLAN.
 - THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4') TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.
 - THERE IS NO TREE REMOVAL ON ENTIRE SITE. NO PROTECTION PLAN IS NEEDED.
 - THE PROPOSED FENCE APPROVED WITH THE FDP WILL BE CONSTRUCTION WITHIN 3 YEARS OF FIRST PERMIT ISSUANCE.



SCALE: 1" = 10'-0"

40'
20'
10'
5'
0'

1 LANDSCAPE PLAN
1" = 10'-0"



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Specifications
Dimensions: H 11 in, W 9 in, D 12 in

	Sconce Type Barn See Similar Items	Number of Lights 1 Light See Similar Items	Power Source Hardwired See Similar Items
	Fixture Material Metal See Similar Items	Light Direction Down See Similar Items	Durability Rust Resistant Weather Resistant
	Style Casual Farmhouse		

Dimensions

Mounting Plate Height (in.)	5
Mounting Plate Width (in.)	5
Product Depth (in.)	12 in
Product Height (in.)	11 in
Product Width (in.)	9 in

Details

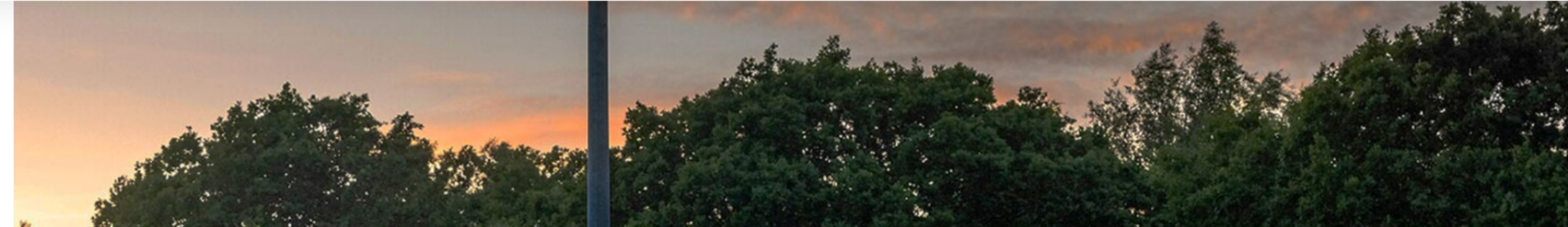
Compatible Bulb Type	Eco-Incandescent, Incandescent, LED
Damp/Wet Rating	Damp Rated
Durability	Rust Resistant, Weather Resistant
Exterior Lighting Product Type	Sconce
Fixture Color/Finish	Black
Fixture Material	Metal
Included	Hardware Included
Indoor/Outdoor	Indoor, Outdoor
Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included
Light Direction	Down
Halogen GU10: A 50 watt halogen GU10 bulb	370 lumens
Number of Lights	1 Light
Outdoor Lighting Features	Dimmable
Package Quantity	1
Power Source	Hardwired
Product Size	Medium
Product Weight (lb.)	1.74 lb
Recommended Light Bulb Shape Code	A19
Returnable	90-Day
Sconce Type	Barn
Shade Material	Metal
Shape	Bowl
Style	Casual, Farmhouse
Voltage Type	Line Voltage

Warranty / Certifications

Certifications and Listings	ETL Listed
Manufacturer Warranty	1-Year Limited Warranty

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Lodging

Black Barn Light Outdoor Wall Mount Sconce

Store / Residential / Wall Mount
SKU 01023

Product Details
Product Website:
<https://www.homedepot.com/p/Hampton-Bay-Black-Barn-Light-Outdoor-Wall-Mount-Sconce-EW10139BK/302598235>

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<https://darksky.org/what-we-do/darksky-approved/products-companies/#!/Black-Barn-Light-Outdoor-Wall-Mount-Sconce/p/205378487/category=12541418>

1 0.04 - EXTERIOR LIGHT FIXTURE SPECIFICATION-DARK SKY COMPLIANT
Not To Scale



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Consultant

Issue/Revisions Date No.

Project Information

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

Sheet Information

Sheet Title:
EXTERIOR LIGHTING FIXTURE

MINOR SITE
PLAN
APPLICATION 2024.09.11
Sheet Number:

A10.2

Nassar Project: 2024.037

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1

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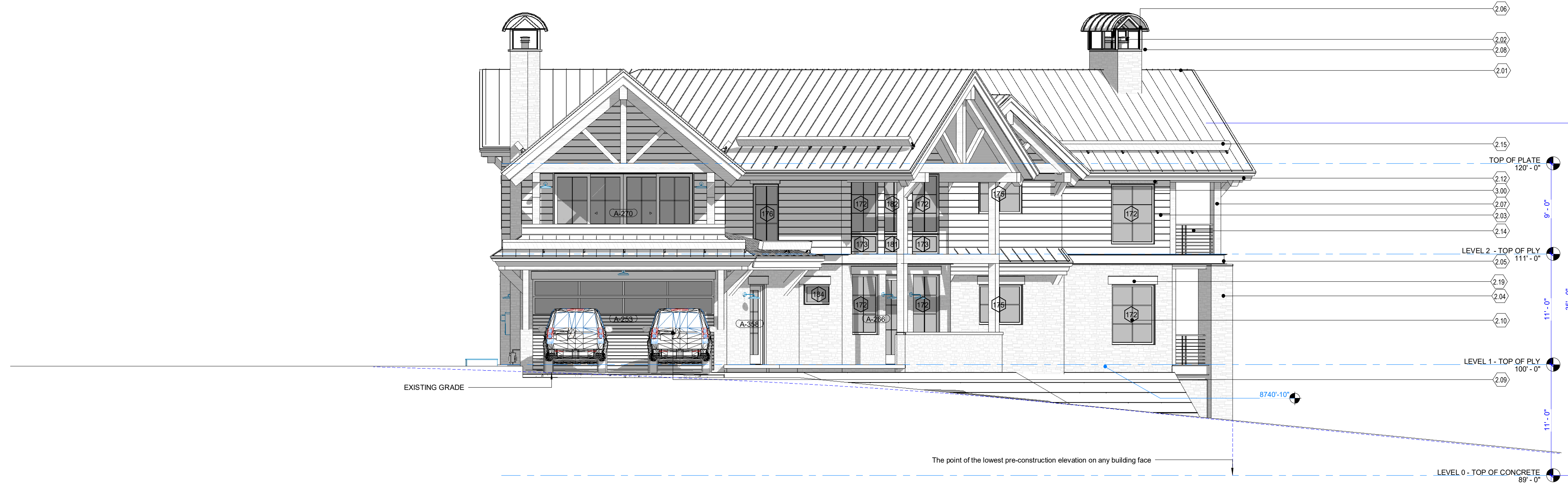
4

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2 EAST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

KEY VALUE	KEYNOTE TEXT
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER - TEE-PANEL, CLASS A ROOF ASSEMBLY
2.02	UL LISTED - SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 USA STANDARD GAUGE WIRE (0.1046 INCH) (2.66 MM) HAVING OPENINGS NOT EXCEEDING 1/4 INCH (12.7 MM). THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
2.03	6" HORIZONTAL CEDAR WOOD SIDING - SEMI TRANSPARENT STAIN - CHARCOAL DARK GREY/TONE
2.04	THIN DEPTH NATURAL STONE VENEER - TELLURIDE GOLD BLEND
2.05	EXPOSED STEEL - MC CHANNEL WALL CAP - PAINTED BLACK COLOR
2.06	DECORATIVE CHIMNEY SHROUD - STEEL PAINTED BLACK COLOR
2.07	S4S WOOD HEAVY TIMBER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE
2.08	SHEET METAL FLASHING DRIP EDGE - PATINA COPPER
2.09	ALUMINUM CLAD / RECLAIMED WOOD-OVERHEAD GARAGE DOOR, BLACK COLOR
2.10	ALUMINUM CLAD WINDOWS AND DOORS, BLACK COLOR
2.12	CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE
2.14	ARCHITECTURAL STEEL RAILING - PAINTED BLACK
2.15	HEAVY TIMBER - SNOW GUARDS
2.19	MC CHANNEL HEADER - PAINTED BLACK PATINA
3.00	HEAVY TIMBER HEADER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE

KEY VALUE	KEYNOTE TEXT
0.04	EXTERIOR LIGHT FIXTURE, DARK SKY COMPLIANT AND ENGINEERED TO MINIMIZE LIGHT GLARE UPWARD INTO THE NIGHT SKY
0.13	2X6 CEDAR WOOD SOFFIT - SEMI TRANSPARENT STAIN
1.09	CONCRETE PAN DECKING - CONCRETE
2.05	MC CHANNEL
1.16	NATURAL STONE CAP
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER
2.03	6" LAP SIDING
2.04	STONE VENEER - TELLURIDE GOLD BLEND
2.07	S4S HEAVY TIMBER - GREY SEMI-TRANSPARENT STAIN
2.10	METAL CLAD WINDOWS/DOORS-METAL CLAD BLACK DUAL GLAZING U-0.28, SHGC-0.30 CLAD WOOD CASING CONTINUOUS FOAM WEATHER STRIP ON FRAME
2.12	CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN
2.14	ARCHITECTURAL STEEL RAILING-PAINTED BLACK
2.15	HEAVY TIMBER - SNOW GUARDS
2.19	STEEL HEADER
3.00	HEAVY TIMBER HEADER



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Issue/Revisions Date No.

Project Information

Sheet Information

Sheet Title:
EXTERIOR ELEVATIONS

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

A3.1

Nassar Project: 2024.037

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

SCALE: 3/16" = 1'-0"
21'-4"
12"
6"
0' 2"

5/10/2024 3:48:00 PM

1 2 3 4 5 6

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2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

KEY VALUE	KEYNOTE TEXT
0.02	TRANSFORMER
1.01	GAS METER
1.03	ELECTRICAL METER
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER - TEE-PANEL, CLASS A ROOF ASSEMBLY
2.02	UL LISTED - SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 USA STANDARD GAUGE WIRE (0.1046 INCH/2.66 MM) HAVING OPENINGS NOT EXCEEDING 1/4 INCH (12.7 MM). THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
2.03	6" HORIZONTAL CEDAR WOOD SIDING - SEMI TRANSPARENT STAIN - CHARCOAL DARK GREY/TONE
2.04	THIN DEPTH NATURAL STONE VENEER - TELLURIDE GOLD BLEND
2.05	EXPOSED STEEL - MC CHANNEL WALL CAP - PAINTED BLACK COLOR
2.07	S4S WOOD HEAVY TIMBER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE
2.08	SHEET METAL FLASHING DRIP EDGE - PATINA COPPER
2.10	ALUMINUM CLAD WINDOWS AND DOORS, BLACK COLOR
2.12	CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE
2.14	ARCHITECTURAL STEEL RAILING - PAINTED BLACK
2.15	HEAVY TIMBER - SNOW GUARDS
2.19	MC CHANNEL HEADER - PAINTED BLACK PATINA
3.00	HEAVY TIMBER HEADER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE



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Issue/Revisions Date No.

Project Information


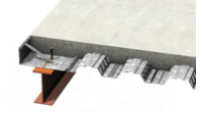
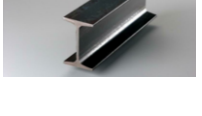


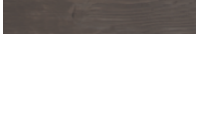






Sheet Information

Sheet Title:
EXTERIOR ELEVATIONS

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

A3.2

Nassar Project: 2024.037

-  0.04 - EXTERIOR LIGHT FIXTURE, DARK SKY COMPLIANT AND ENGINEERED TO MINIMIZE LIGHT GLARE UPWARD INTO THE NIGHT SKY
-  0.13 - 2X6 CEDAR WOOD SOFFIT - SEMI TRANSPARENT STAIN
-  1.09 - CONCRETE PAN DECKING - CONCRETE
-  2.05 - MC CHANNEL
-  1.16 - NATURAL STONE CAP
-  2.01 - STANDING SEAM METAL ROOFING - PATINA COPPER
-  2.03 - 6" LAP SIDING
-  2.04 - STONE VENEER - TELLURIDE GOLD BLEND
-  2.07 - S4S HEAVY TIMBER - GREY SEMI-TRANSPARENT STAIN
-  2.10 - METAL CLAD WINDOWS/DOORS - METAL CLAD BLACK
-  2.10 - DUAL GLAZING U-0.28, SHGC-0.30
CLAD WOOD CASING
CONTINUOUS FOAM WEATHER STRIP ON FRAME
-  2.12 - CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN
-  2.14 - ARCHITECTURAL STEEL RAILING-PAINTED BLACK
-  2.15 - HEAVY TIMBER - SNOW GUARDS
-  2.19 - STEEL HEADER
-  3.00 - HEAVY TIMBER HEADER

MATERIAL LEGEND

SCALE: 3/16" = 1'-0"
21'-4"
12"
6"
0' 2"

50/10/2023 10:11 PM

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2 NORTH ELEVATION - PARTIAL
3/16" = 1'-0"



1 EAST ELEVATION - PARTIAL
3/16" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER - TEE-PANEL CLASS A ROOF ASSEMBLY
2.02	UL LISTED - SPARK ARRESTERS SHALL BE CONSTRUCTED OF WOVEN OR WELDED WIRE SCREENING OF 12 USA STANDARD GAUGE WIRE (0.1048 INCH (2.66 MM) HAVING OPENINGS NOT EXCEEDING 1/8 INCH (3.18 MM). THE NET FREE AREA OF THE SPARK ARRESTER SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY.
2.03	6" HORIZONTAL CEDAR WOOD SIDING - SEMI TRANSPARENT STAIN - CHARCOAL DARK GREY TONE
2.04	THIN DEPTH NATURAL STONE VENEER - TELLURIDE GOLD BLEND
2.05	EXPOSED STEEL - MC CHANNEL WALL CAP - PAINTED BLACK COLOR
2.06	DECORATIVE CHIMNEY SHROUD - STEEL PAINTED BLACK COLOR
2.07	S4S WOOD HEAVY TIMBER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY TONE
2.08	SHEET METAL FLASHING DRIP EDGE - PATINA COPPER
2.10	ALUMINUM CLAD WINDOWS AND DOORS - BLACK COLOR
2.12	CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY TONE
2.14	ARCHITECTURAL STEEL RAILING - PAINTED BLACK
2.15	HEAVY TIMBER - SNOW GUARDS
2.19	MC CHANNEL HEADER - PAINTED BLACK PATINA
3.00	HEAVY TIMBER HEADER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY TONE

Issue/Revisions	Date	No.
0.04 - EXTERIOR LIGHT FIXTURE, DARK SKY COMPLIANT AND ENGINEERED TO MINIMIZE LIGHT GLARE UPWARD INTO THE NIGHT SKY		
0.13 - 2X6 CEDAR WOOD SOFFIT - SEMI TRANSPARENT STAIN		
1.09 - CONCRETE PAN DECKING - CONCRETE		
2.05 - MC CHANNEL		
1.16 - NATURAL STONE CAP		
2.01 - STANDING SEAM METAL ROOFING - PATINA COPPER		
2.03 - 6" LAP SIDING		
2.04 - STONE VENEER - TELLURIDE GOLD BLEND		
2.07 - S4S HEAVY TIMBER - GREY SEMI-TRANSPARENT STAIN		
2.10 - METAL CLAD WINDOWS/DOORS- METAL CLAD BLACK DUAL GLAZING U-0.28, SHGC-0.30 CLAD WOOD CASING CONTINUOUS FOAM WEATHER STRIP ON FRAME		
2.12 - CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN		
2.14 - ARCHITECTURAL STEEL RAILING-PAINTED BLACK		
2.15 - HEAVY TIMBER - SNOW GUARDS		
2.19 - STEEL HEADER		
3.00 - HEAVY TIMBER HEADER		

MATERIAL LEGEND



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Issue/Revisions Date No.

Project Information

Sheet Information

Sheet Title:
EXTERIOR ELEVATIONS

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

A3.3

Nassar Project: 2024.037

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

SCALE: 3/16" = 1'-0"
21'-4"
12'
6'
0' 2'

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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER - TEE-PANEL, CLASS A ROOF ASSEMBLY
2.04	THIN DEPTH NATURAL STONE VENEER - TELLURIDE GOLD BLEND
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2.15	HEAVY TIMBER - SNOW GUARDS
2.19	MC CHANNEL HEADER - PAINTED BLACK PATINA
3.00	HEAVY TIMBER HEADER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE



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Issue/Revisions Date No.

Project Information

Sheet Information

Sheet Title:
EXTERIOR ELEVATIONS

MINOR SITE PLAN APPLICATION 2024.10.14
Sheet Number:

A3.4

Nassar Project: 2024.037

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

	0.04 - EXTERIOR LIGHT FIXTURE, DARK SKY COMPLIANT AND ENGINEERED TO MINIMIZE LIGHT GLARE UPWARD INTO THE NIGHT SKY
	0.13 - 2X6 CEDAR WOOD SOFFIT - SEMI TRANSPARENT STAIN
	1.09 - CONCRETE PAN DECKING - CONCRETE
	2.05 - MC CHANNEL
	1.16 - NATURAL STONE CAP
	2.01 - STANDING SEAM METAL ROOFING - PATINA COPPER
	2.03 - 6" LAP SIDING
	2.04 - STONE VENEER - TELLURIDE GOLD BLEND
	2.07 - S4S HEAVY TIMBER - GREY SEMI-TRANSPARENT STAIN
	2.10 - METAL CLAD WINDOWS/DOORS- METAL CLAD BLACK DUAL GLAZING U-0.28, SHGC-0.30 CLAD WOOD CASING CONTINUOUS FOAM WEATHER STRIP ON FRAME
	2.12 - CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN
	2.14 - ARCHITECTURAL STEEL RAILING-PAINTED BLACK
	2.15 - HEAVY TIMBER - SNOW GUARDS
	2.19 - STEEL HEADER
	3.00 - HEAVY TIMBER HEADER

MATERIAL LEGEND



1 WEST ELEVATION - PARTIAL
3/16" = 1'-0"

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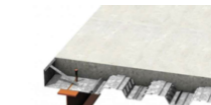
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
2.01	STANDING SEAM METAL ROOFING - PATINA COPPER - TEE-PANEL, CLASS A ROOF ASSEMBLY
2.03	6" HORIZONTAL CEDAR WOOD SIDING - SEMI TRANSPARENT STAIN - CHARCOAL DARK GREY/TONE
2.04	THIN DEPTH NATURAL STONE VENEER - TELLURIDE GOLD BLEND
2.05	EXPOSED STEEL - MC CHANNEL WALL CAP - PAINTED BLACK COLOR
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2.14	ARCHITECTURAL STEEL RAILING - PAINTED BLACK
2.15	HEAVY TIMBER - SNOW GUARDS
2.19	MC CHANNEL HEADER - PAINTED BLACK PATINA
3.00	HEAVY TIMBER HEADER - SEMI TRANSPARENT STAIN - LIGHT CHARCOAL GREY/TONE



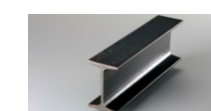
0.04 - EXTERIOR LIGHT FIXTURE, DARK SKY COMPLIANT AND ENGINEERED TO MINIMIZE LIGHT GLARE UPWARD INTO THE NIGHT SKY



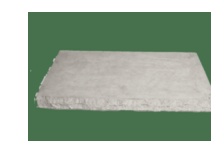
0.13 - 2X6 CEDAR WOOD SOFFIT - SEMI TRANSPARENT STAIN



1.09 - CONCRETE PAN DECKING - CONCRETE



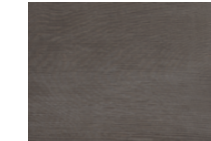
2.05 - MC CHANNEL



1.16 - NATURAL STONE CAP



2.01 - STANDING SEAM METAL ROOFING - PATINA COPPER



2.03 - 6" LAP SIDING



2.04 - STONE VENEER - TELLURIDE GOLD BLEND



2.07 - S4S HEAVY TIMBER - GREY SEMI-TRANSPARENT STAIN



2.10 - METAL CLAD WINDOWS/DOORS - METAL CLAD BLACK DUAL GLAZING U=0.28, SHGC=0.30 CLAD WOOD CASING CONTINUOUS FOAM WEATHER STRIP ON FRAME



2.12 - CEDAR WOOD FASCIA - SEMI TRANSPARENT STAIN



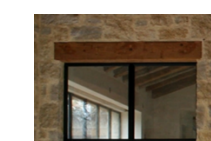
2.14 - ARCHITECTURAL STEEL RAILING-PAINTED BLACK



2.15 - HEAVY TIMBER - SNOW GUARDS



2.19 - STEEL HEADER



3.00 - HEAVY TIMBER HEADER

1 MATERIAL VIEW
1/4" = 1'-0"

MATERIAL LEGEND

Consultant

Issue/Revisions Date No.

Project Information

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482

Sheet Information

Sheet Title:
**GRADING,
DRAINAGE AND
EROSION
CONTROL PLAN**

MINOR SITE
PLAN
APPLICATION 2024.09.11
Sheet Number:

C-101

Nassar Project: 2024.037

siteworks
creativity for
the built environment



LEGEND

- 25 — PROPOSED CONTOUR
ADD 5500 TO ALL CONTOURS
- - - 5525 - - - EXISTING CONTOUR
- POINT WHERE PROPOSED GRADE
MEETS EXISTING GRADE
- x 25.8 PROPOSED SPOT ELEVATION
ADD 5500 TO ALL SPOT ELEVATIONS
- x 25.8 EXISTING SPOT ELEVATION
- HISTORIC SHEET FLOW
- PROPOSED FLOW DIRECTION
- - - SF - - - SILT FENCE (SF)
- - - LOC - - - LIMIT OF CONSTRUCTION
- [Pattern] VEHICLE TRACKING CONTROL (VTC)
- [Pattern] CONCRETE WASHOUT AREA (CWA)
- [Pattern] SEDIMENT CONTROL LOG (SCL)

GRADING NOTES

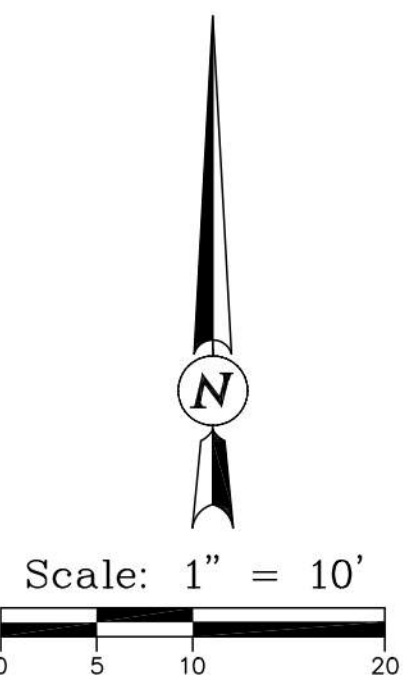
- GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
- TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
- THE FEMA FLOOD INSURANCE RATE MAP, PANEL 080490991C, DATED JANUARY 01, 2008, INDICATES THAT THE PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
- THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE CONSTRUCTION PLANS BY THE CIVIL AND STRUCTURAL ENGINEERING, ON 01/08/2024. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID PLANS AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SITEWORKS, LLC, IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SITEWORKS, LLC, RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- BENCHMARK INFORMATION: NOT PROVIDED.

KEYED NOTES ①

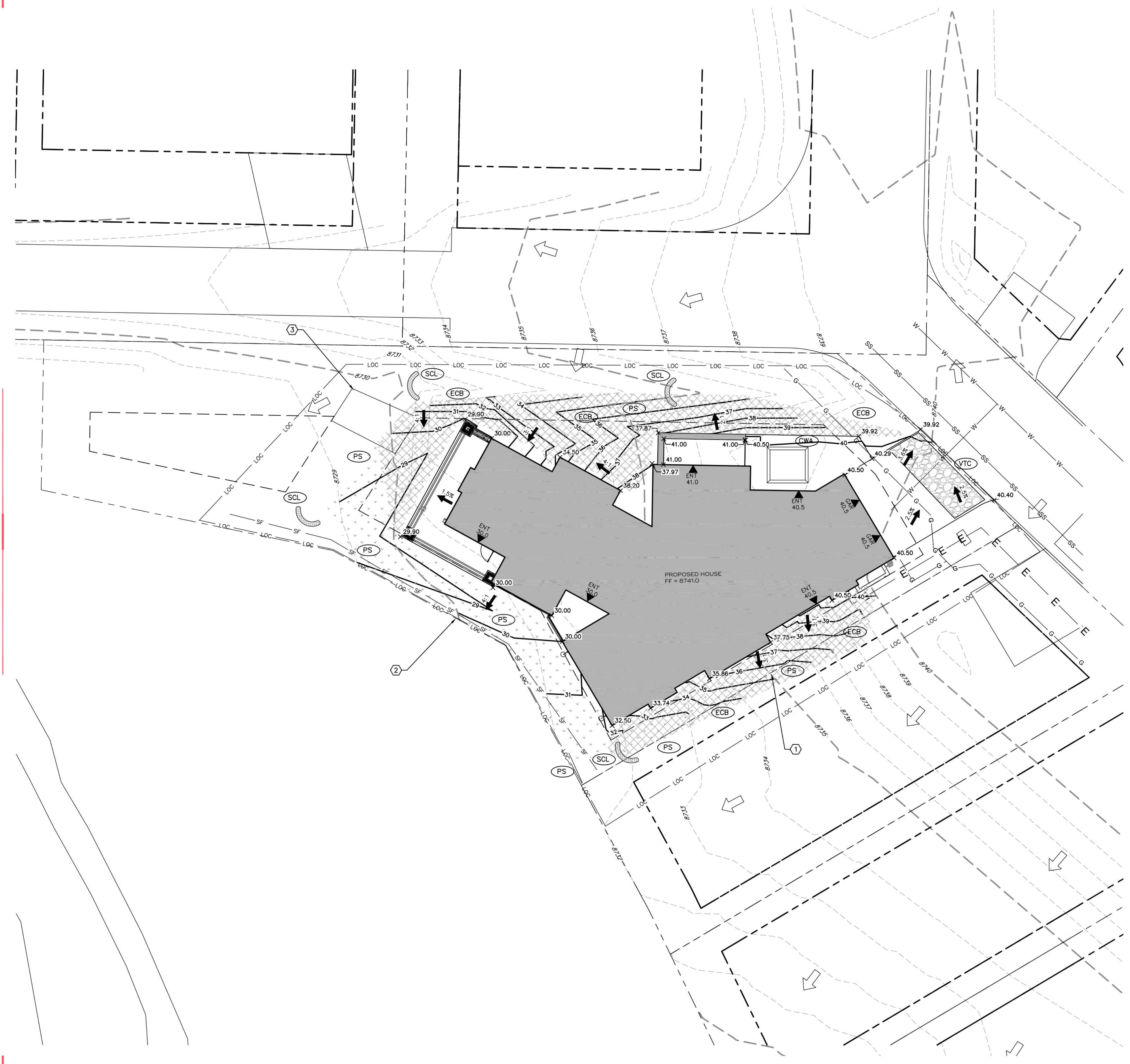
- PROPOSED LIMITS OF CONSTRUCTION AND GRADING EXTENDS PAST PROPERTY LINE ONTO ADJACENT PROPERTY WITH SHARED OWNERSHIP TO FACILITATE POSITIVE DRAINAGE.
- PROPOSED LIMITS OF CONSTRUCTION TO BE LIMITED TO PROPERTY LINE AND NOT EXTEND TO THE ADJACENT WETLANDS.
- PROPOSED SNOW STORAGE AREA.

Z:\SiteWorks\Projects - Documents\2022\Projects\22206 RiverWalk - Winter Park\07-Drawings\07.0103 - Lot Plans\Lot 18\22206C-1 Lot 18.dwg

SCALE: 1" = 10'-0"
0' 5' 10' 20' 40'



① GRADING AND DRAINAGE PLAN - SITE
1" = 10'-0"





137 Apres Way
Winter Park, Co

#	Date	Description
1	09/17/24	Grading Plan

Project No: 22206C
By: DRS/DPA
File: 22206C-1 Lot 18.dwg

Civil Details

Sheet

C-201

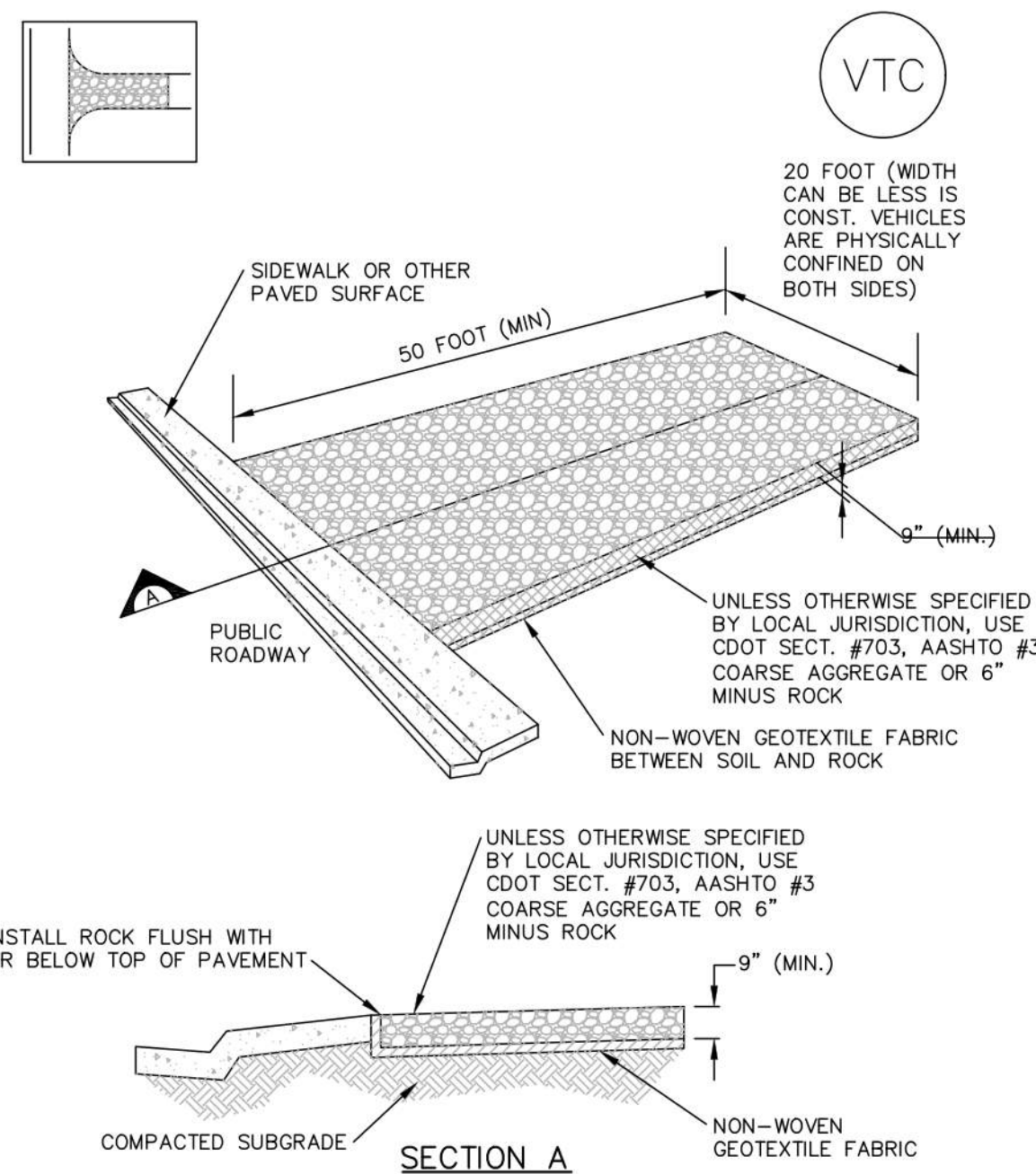
Sheet Information

Sheet Title:
CIVIL DETAILS

MINOR SITE
PLAN
APPLICATION 2024.09.11
Sheet Number:

C-201

Nassar Project: 2024.037



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

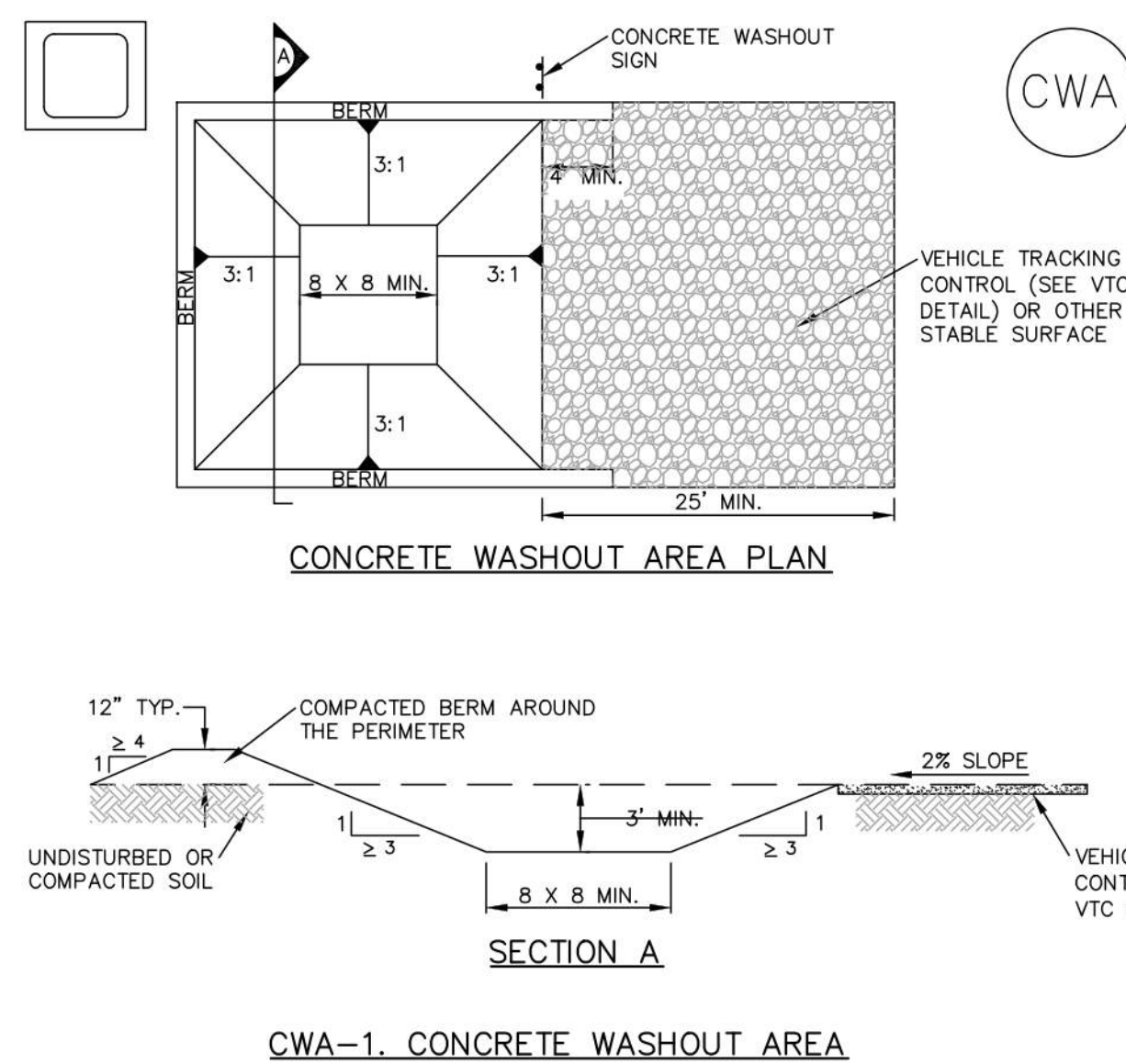
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

CWA INSTALLATION NOTES

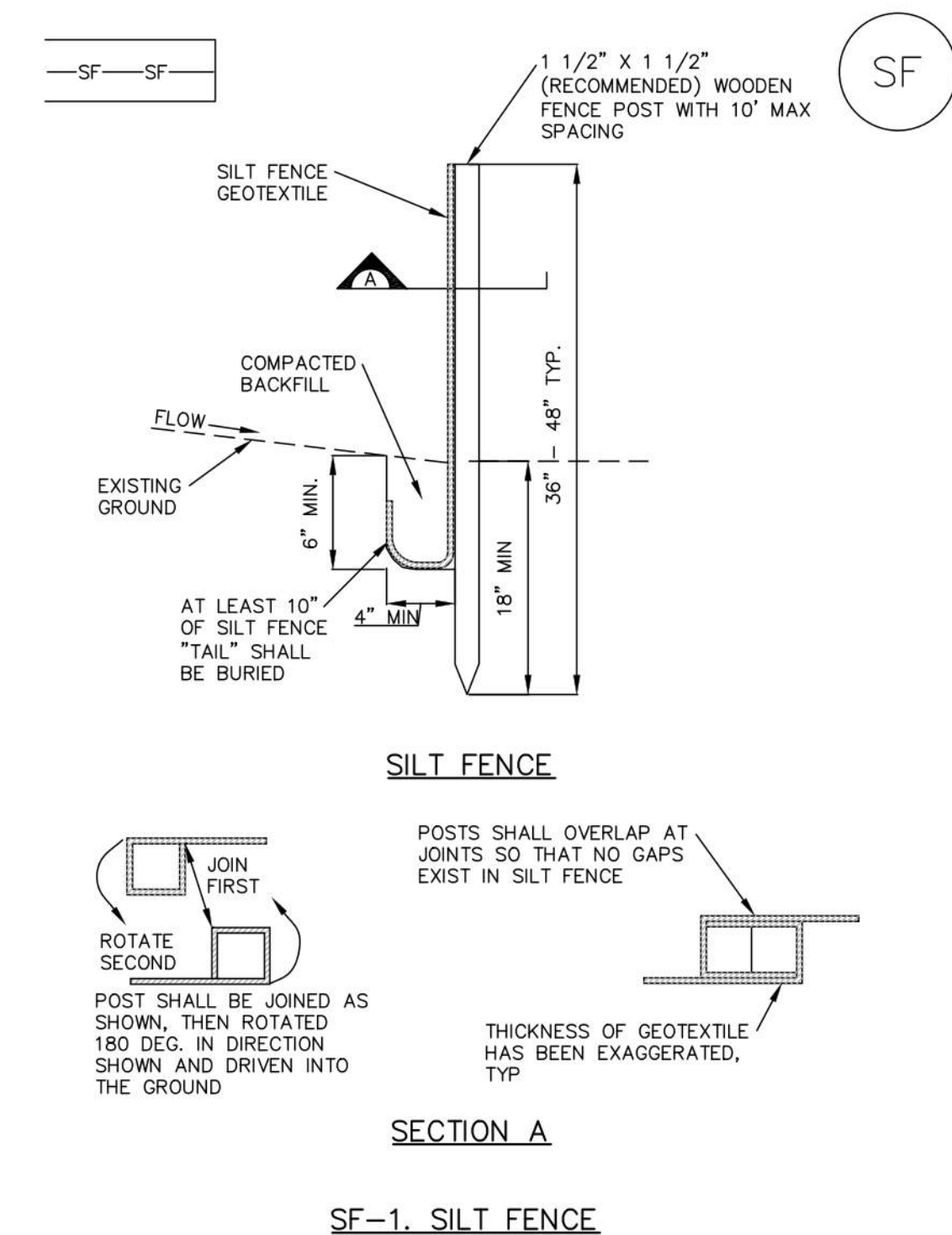
- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRIS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



CWA-1. CONCRETE WASHOUT AREA



SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDING AND MULCH OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

E
D
C
B
A

SCALE: 1" = 10'-0"
40'
20'
10'
5'

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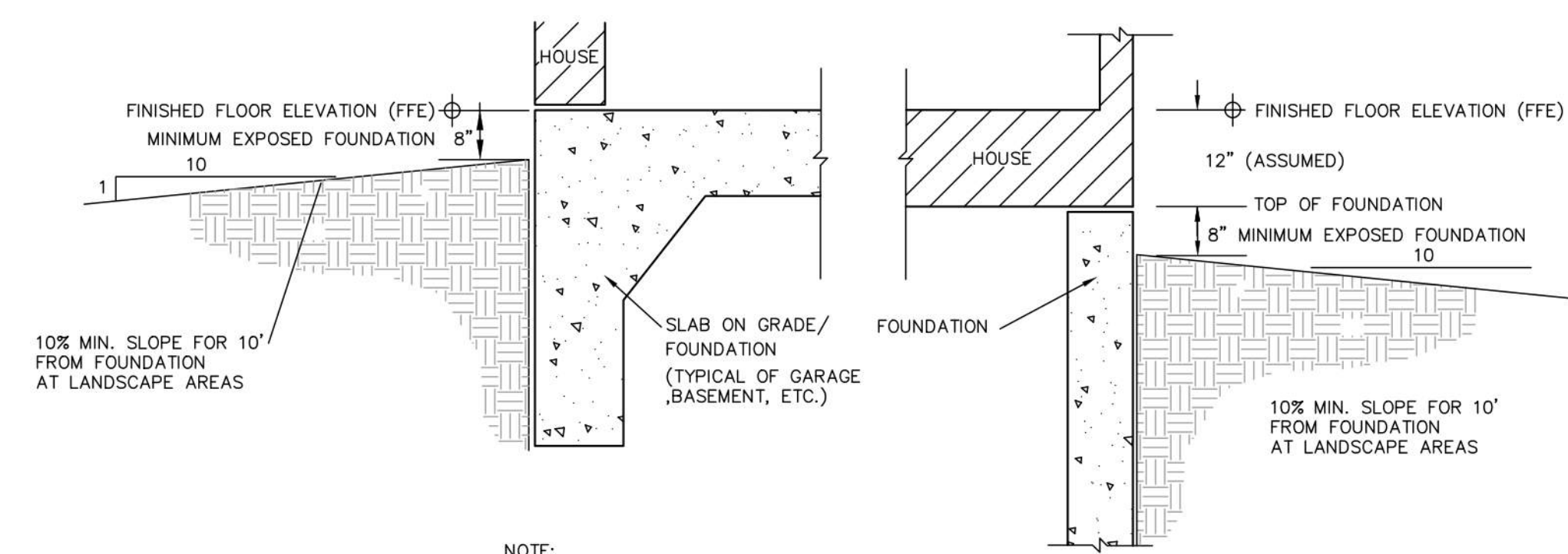


STORM WATER QUALITY NOTES

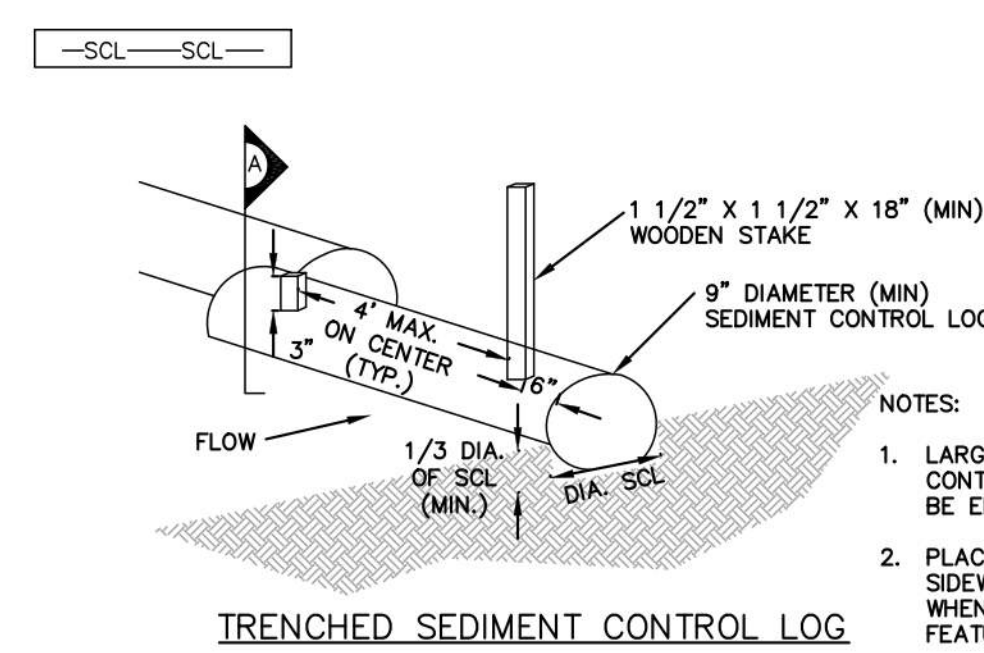
1. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR DEGRADATION OF WATERS OF THE STATE.
2. ALL TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSTALLED BEFORE ANY CONSTRUCTION ACTIVITIES TAKE PLACE.
3. READY-MIXED CONCRETE, OR ANY MATERIALS RESULTING FROM THE CLEANING OF VEHICLES OR EQUIPMENT CONTAINING SUCH MATERIALS OR USED IN TRANSPORTING OR APPLYING READY-MIXED CONCRETE, SHALL BE CONTAINED ON CONSTRUCTION SITES FOR PROPER DISPOSAL. RELEASE OF THESE MATERIALS FROM THE SITE IS PROHIBITED.
4. THE CONTRACTOR SHALL MAINTAIN THE CONSTRUCTION SITE IN ACCORDANCE WITH THE SWMP AND SHALL PERFORM SITE INSPECTIONS AT LEAST EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT. INSPECTION RECORDS SHALL BE LOGGED AND KEPT ON FILE. BASED ON THE INSPECTION RESULTS, THE STORMWATER MANAGEMENT CONTROLS SHALL BE REVISED OR MODIFIED CONSISTENT WITH THE SWMP. MODIFICATION OF CONTROL MEASURES SHALL BE IMPLEMENTED IN A TIMELY MANNER AND IN NO CASE MORE THAN 7 CALENDAR DAYS FROM THE SITE INSPECTION.
5. ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF PROPERLY. NO BUILDING MATERIALS, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. WHENEVER POSSIBLE, CONSTRUCTION MATERIALS SHALL BE RECYCLED. ALL OTHER WASTE SHOULD BE DISPOSED OF APPROPRIATELY IN ACCORDANCE WITH COLORADO STATE REGULATIONS. MEASURES SHALL BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL. CONSTRUCTION WASTE MATERIALS INCLUDE BUT ARE NOT LIMITED TO: EXCESS SOIL MATERIALS, E&S CONTROL CONSTRUCTION MATERIALS, CONCRETE WASH WATER, SANITARY WASTES (INCLUDING LITTER, TRASH, PORTABLE SEWAGE STORAGE), ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY AND ADJACENT PROPERTIES.

EROSION CONTROL NOTES

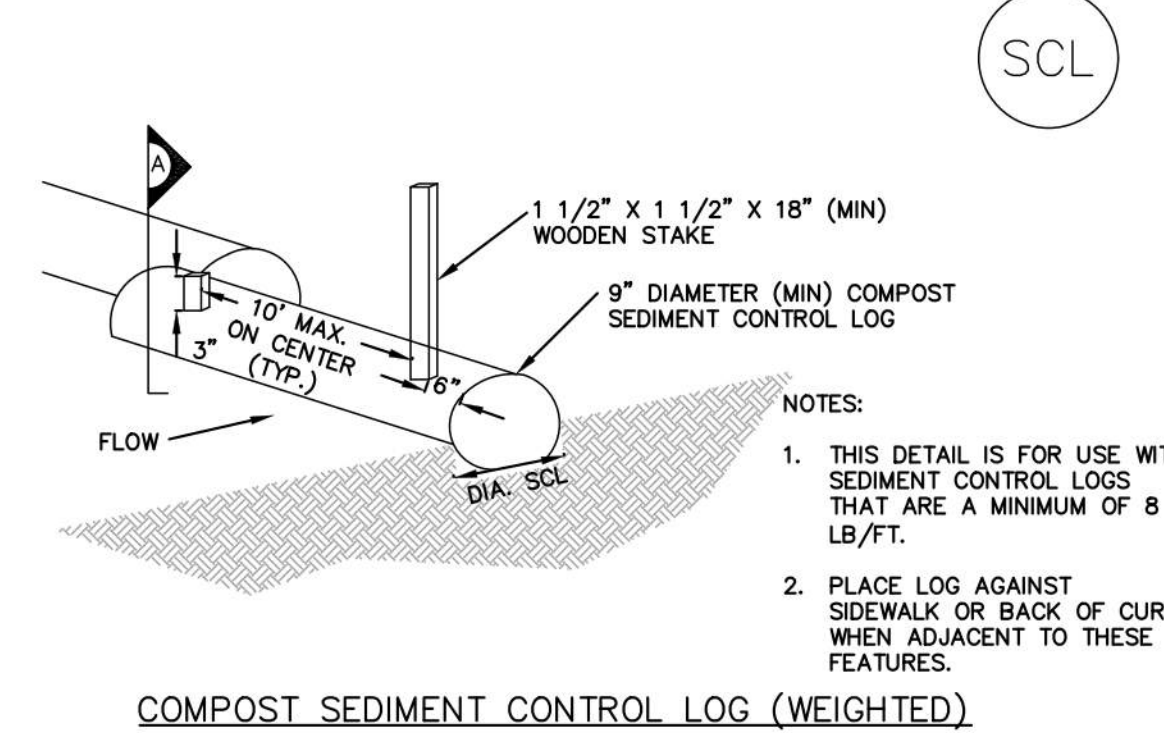
1. TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES.
2. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE. FOR AREAS WHICH WILL BE SEEDED AND PLANTED, RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION OF RECEIVING WATER.
3. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ANNUAL RYEGRASS AT 40 LBS PLS/ACRE. SEEDED AREAS SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
PERMANENT VEGETATIVE COVER SHALL CONSIST OF AN APPROVED DROUGHT TOLERANT SEED MIXTURE. THE CONTRACTOR SHALL SUBMIT SEED MIXTURE TO THE COUNTY FOR REVIEW AND APPROVAL.
4. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT VEGETATIVE COVER AS DESCRIBED ABOVE. ALL CUT OR FILL SLOPES WITH 3 TO 1 OR GREATER SLOPE SHALL BE COVERED WITH EROSION CONTROL MATTING OR HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER, OR OWNER APPROVED AGENT, AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION, INCLUDING BUT NOT LIMITED TO SILT FENCE AND POSTS, HAY BALES, AND REGRADING TEMPORARY SEDIMENT BASINS.



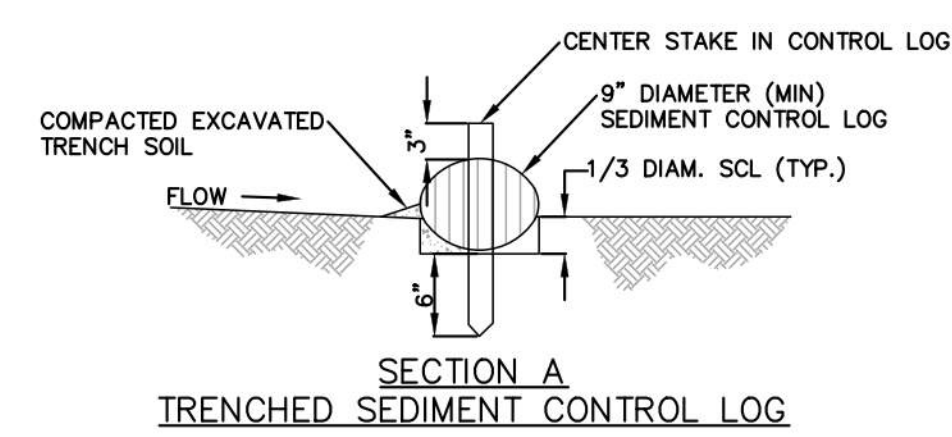
TYPICAL GRADING AT PERIMETER OF STRUCTURE
N.T.S.



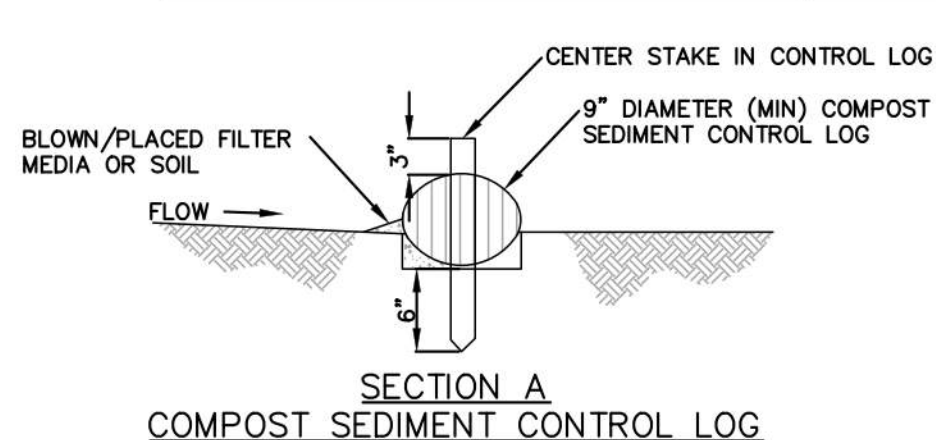
TRENCHED SEDIMENT CONTROL LOG



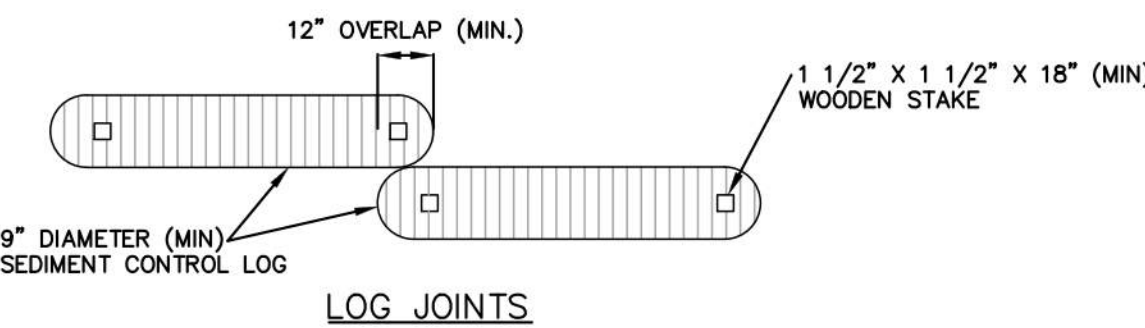
COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



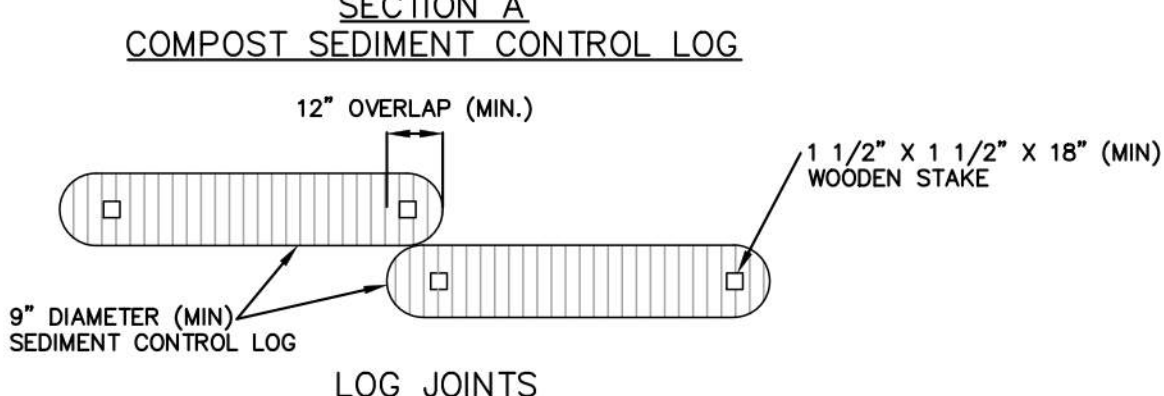
SECTION A TRENCHED SEDIMENT CONTROL LOG



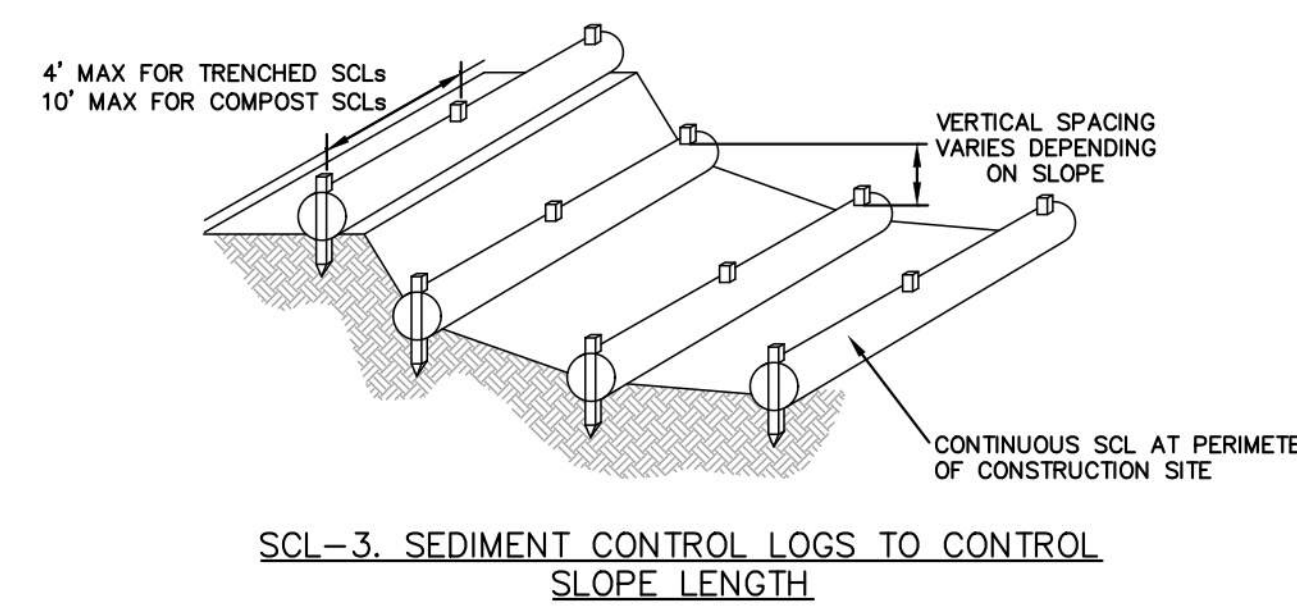
SECTION A COMPOST SEDIMENT CONTROL LOG



LOG JOINTS



LOG JOINTS



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

SEDIMENT CONTROL LOG DETAIL

SCALE: N.T.S.

SCALE: 1" = 10'-0"



CIVIL DETAILS
1" = 10'-0"

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPRADING LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY, WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

Project Information

137 Apres Way
Winter Park, Co

#	Date	Description
1	09/17/24	Grading Plan

Project No: 22206C
By: DRS/DPA
File: 22206C-1 Lot 18.dwg

Civil Details

Sheet

C-202

Sheet Information

Sheet Title:
CIVIL DETAILS

MINOR SITE
PLAN
APPLICATION 2024.09.11
Sheet Number:

C-202

Nassar Project: 2024.037

137 APRES WAY
RIVERWALK - LOT 18
WINTER PARK, COLORADO 80482



MEMO

TO Planning Commission

FROM James Shockey, AICP, Community Development Director

DATE January 2, 2024

RE PUBLIC HEARING: Resolution 2111, Special Use Permit – 33 Parsenn Road – Mary’s Mountain Cookies (PLN24-081)

Property Owner: Winter Park Recreational Association

Applicant: Skol Sweets LLC dba Mary’s Mountain Cookies

Location: 33 Parsenn Road (Balcony House)

Special Use Permit:

Request to operate a cookie cart, i.e. a mobile vending operation, at Winter Park Resort. This mobile vending operation qualifies as “long-term mobile vending” as the vending is proposed to exceed 30 consecutive days within a six (6) month period. A mobile vending permit, which must be issued for the applicant to operate, has been approved by the Community Development Director (the “Director”) with two (2) conditions (Winter Park Town Code (the “Code”), § 3-9-2). See below under “Applicable Provisions of the Town Code of Ordinances”.

Long-Term Mobile Vending Permits require an SUP under Title 7 of the Code and a mobile vending permit under Title 3 of the Code. The mobile vending permit was administratively approved by the Director on December 8, 2023, after finding that it met the applicable criteria in Title 3, with the two (2) following conditions: 1) The SUP receives approval; and 2) Approval from Grand County Public Health Department is received as this operation involves food.

Applicant’s Reasons why the Permit Should be Granted:

See applicant’s application for details.

Applicable Provisions of the Unified Development Code (UDC):

§ 2-B-3(C)(7), Mobile Vending

7. Mobile vending shall meet the requirements in Sec. 3-9 of the Town's Code of Ordinances.

§ 5-E-2(F), Approval Criteria:

An application for special use permit shall be approved if it is demonstrated that:

1. The proposed use in its proposed location will not conflict with the implementation of current adopted plans of the Town;
2. The use is compatible with surrounding land uses and the natural environment, and will not materially detract from the character of the immediate area or negatively affect the anticipated development or redevelopment plans for surrounding land uses;
3. The use can be adequately served by existing and/or proposed public services including streets, off-street parking, pedestrian facilities, water, sewer, gas, electricity, police and fire protection; and

4. The use promotes at least one of the following:
 - a. A needed community service;
 - b. A quality economic development and opportunity;
 - c. A mixed use and pedestrian-oriented environment to support a variety of land uses in close proximity to one another such as employment, housing, recreation, and retail; or
 - d. More efficient use of public infrastructure.

Applicable Provisions of the Town Code of Ordinances:

Title 3, Chapter 9, Mobile Vending

As stated above, the Director has conditionally approved issuance of a Long-Term Mobile Vending Permit for the proposed use. The Long-Term Mobile Vending Permit shall expire one (1) year from issuance and shall require a new permit for continued operation in accordance with Title 3.

§ 5-B-8 Public Notice Requirements:

This SUP application has had proper public notification pursuant to § 5-B-8 of the UDC. A Newspaper Publication (PUB) was published in the Middle Park Times on October 9, 2024, providing notification of the hearing and requesting comments. A Surrounding Property Owners Mailing (ML) was sent to property owners within 300' of the property and a Property Posting (PO) was posted on October 8, 2024.

No comments have been received.

Staff Comments:

Background

Applicant requests to operate a long-term mobile vending operation to sell cookies from a renovated gondola car. The Planning Commission is reviewing this application to determine if the SUP application meets the applicable criteria in § 3-9 of the Code.

Location

This use would occur on an existing metes and bounds lot that contains several Winter Park Resort buildings. This operation would specifically operate in front of the Balcony House (the "Property"). The Property is in the D-C (Destination Center) zone district. The operation will occur on the southwest side of the Balcony House building. The Property is bordered to the east by Winter Park Drive (D-C); to the north by Union Pacific Railroad's lot (D-C); and to the south and west by Winter Park Resort's base village (D-C, P-D (Planned Development)). Staff finds that the proposed use is compatible with the surrounding land uses and environment as the Property is surrounded by the D-C district and other retail uses.

Design

The vending location is a gondola car with a roughly 6' x 6' footprint. All baking will take place in Granby at the company's main location. Electricity is provided by the Resort and no water or sewer services are necessary.

Outdoor Lighting

N/A, existing outdoor lighting on Property will be used.

Parking

N/A, parking is not being altered by this application.

Loading

UDC Text Amendment 3 eliminated the requirement for a loading space as the structure is under 5,000 sq. ft.

Odor Control

N/A.

Operation

Tentatively between 10:00 a.m. and 6:00 p.m., roughly five to seven days a week for the ski season.

Signage

Signage will be processed administratively and is limited to 30 sq. ft. Code, § 6-2. The Property is not within the Village Center Neighborhood so is therefore not governed by their Sign Code (§ 6-2(A)).

Staff Conclusions

Staff believes the Application meets § 3-9 of the Code. Staff supports the location of this proposed use as the use is compatible with surrounding commercial land uses in the area including restaurants, retail, and hotels. The D-C zone district is the most appropriate district for this use and the relevant site has operated as retail for many years. Staff finds that any adverse impacts of the use are adequately addressed.

Staff Recommendation:

Staff finds the applicant has submitted all required materials within the timeframe required and all other materials comply with the conditions of § 3-9 of the Code and conform to all applicable policies and regulations of the UDC. Staff therefore recommends the Planning Commission recommend approval of the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies subject to the following conditions:

1. In accordance with § 5-B-13 of the UDC and § 3-9 of the Town Code, a Special Use Permit application and a Long-Term Mobile Vending Permit application shall be submitted annually.
2. Approval of this Special Use Permit is contingent upon the approval and issuance of any and all applicable State and Town licenses and/or permits.
3. The Town shall have the right to suspend the Special Use Permit at any time upon non-compliance with the conditions of the Special Use Permit.
4. The Special Use Permit is not assignable to any other person or entity.

Sample Motion for Approval:

I move to recommend approval of the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies as it was determined the application is in conformance with § 5-E-2 of the UDC with the four (4) staff conditions.

Sample Motion for Denial:

I move to recommend denial of the SUP regarding a Long-Term Mobile Vending Use for Mary's Mountain Cookies as it was determined the application is NOT in conformance with § 5-E-2 of the UDC ***[insert explanation supported by the evidence here].***

Skol Sweets LLC dba Mary's Mountain Cookies

Special Use Permit Narrative

- A. Company Information:
 - a. Skol Sweets LLC dba Mary's Mountain Cookies
 - b. Owner: Paul Klees
 - c. Mailing Address: PO Box 2832, Winter Park, CO 80482
 - d. Email: skolcapital@outlook.com
 - e. Phone: 970.519.1643
 - f. Website: mtncookies.com
- B. Project Location:
 - a. Winter Park Resort
 - i. 85 Parsenn Road, PO Box 36, Winter Park, CO 80482
 - b. Site Location: See attached Map. **EXHIBIT 1**
 - c. Zoning: D-C Destination Center
 - d. Total Space Used – 6' by 6'
 - e. Parking – No additional parking required.
- C. Agreement with Levy @ Winter Park Resort
 - a. Agreement upon request.
- D. Structure:
 - a. Mobile Gondola designed for retail. Will be an outlet of the store front located in Granby, CO
 - b. See attached photos: **EXHIBIT 2**
 - c. Gondola will be placed on the ground with electrical running to it provided by Winter Park Resort.
 - d. Timeframe – Nov through April
- E. Business:
 - a. Retail cookies. Cookies will be brought in daily from Granby location. No cooking will take place inside the unit.
 - b. Operating hours will be 5-7 days a week with tentative hours between 10am – 6pm.
 - c. Product menu can be found at www.mtncookies.com
- F. Site Preparation:
 - a. Power is already located at site.
 - b. Gondola will be placed in noted location and leveled as needed.
- G. Exterior Lighting
 - a. Provided by existing buildings and sidewalk lights.
- H. Ability to Serve Letter:
 - a. No water needed in Gondola
- I. Letter of Evidence from Developer
 - a. N/A

EXHIBIT 1: Site Location Map

Physical Address: Winter Park Resort - 85 Parsenn Road, Winter Park CO 80482

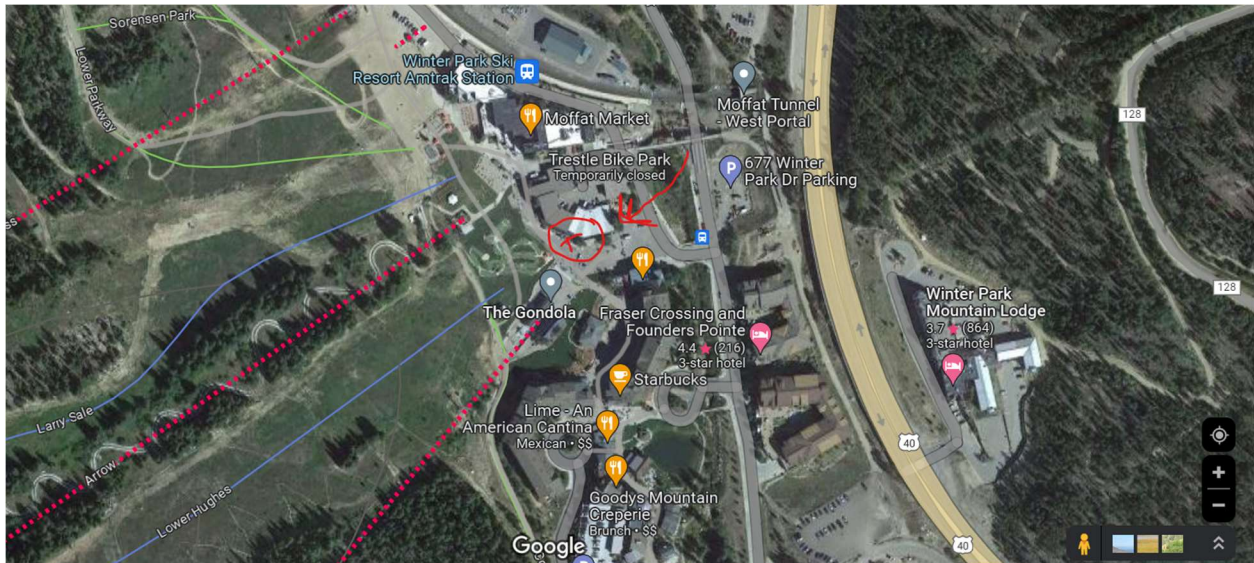
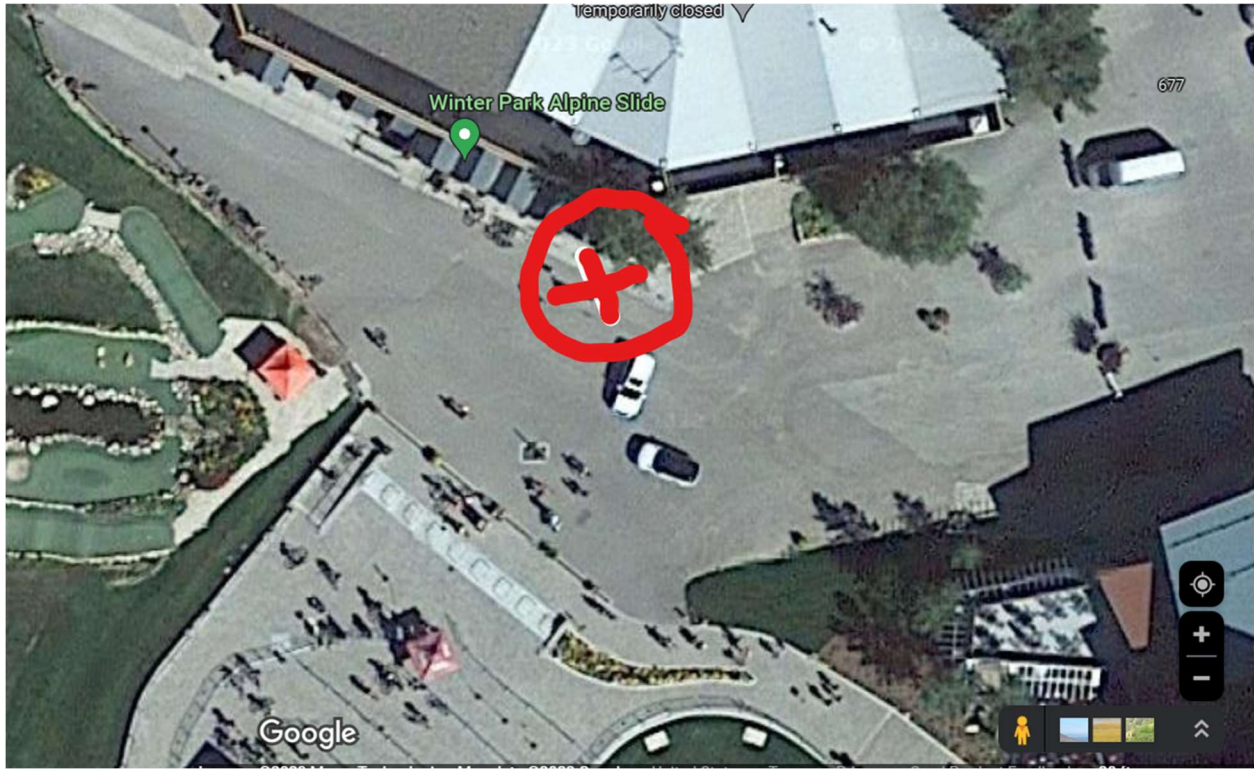


Exhibit 2: Gondola Pictures & Specs

More info @ <https://thegondolashop.com/products/coffee-bar>



DETAILS

- One color industrial paintwork (basecoat-clearcoat)
- Refurbished-modified Steamboat 8 passenger gondola from 1986
- Custom-built wood shelving
- Custom-built serving door that serves as awning once opened
 - lockable at night with inside latches
- Ceiling white LEDs
- Refurbished plexiglass windows
- 6 plug power-bar pre-installed
- Pallet jack access for easy movability
- Outside wood shelf for extra counter space (7"x36")
- Outside dimensions 78"long x 66"wide x 85"high
- Inside dimensions within shelving 3'x5'x81" high
- Approx weight 850lbs



P.O. Box 3327
50 Vasquez Road, Winter Park, CO, 80482
Phone: 970-726-8081 Fax: 970-726-8084
wpgov.com

Land Use Review Application Form

Contact Information

Property Owner

Paul Klees

Representative (i.e., the point of contact)

Paul Klees

Company

Skol Sweets, LLC dba Mary's Mountain Cookies

Company

Mary's Mountain Cookies

Phone #

970.519.1643

Email Address

skolcapital@outlook.com

Phone #

970.519.1643

Email Address

pklees42@gmail.com

Billing Contact (where invoices should be directed)

Paul Klees

Company

Mary's Mountain Cookies

Phone #

970.519.1643

Email Address

skolcapital@outlook.com

Mailing Address

PO Box 2832

City

Winter Park

State

CO

Zip

80482

Site Description

Site Address

85 Parsens Road Winter Park CO 80482

Parcel Identification Number(s) (PIN)

170510408001

Existing Zone Classification

D-C Destination Center

Site Area (acres and sq. ft.)

Gondola foot print - 6' x 6' - Roughly 36 sqft

Project Description

Project Name

Cookie Gondola @ Winter Park Resort

Brief description of the proposed project

Retail gondola at the base of winter park resort to sell gourmet cookies out of from Nov - April. Unit is portable.

Required Documents

For an application to be considered complete and for Planning Division staff to begin review and schedule any applicable public hearings, this Land Use Review Application Form must be fully completed and all required attachments included. Staff will review the application for completeness and notify the representative and/or owner whether the application has been deemed complete.

Certifications

REPRESENTATIVE CERTIFICATION

By signing this application, I attest that I am acting with the knowledge and consent of all owners of the property that is the subject of this application, and that I have been designated to act as the representative for the project described in this land use application. I further certify that all information submitted with this application is true and accurate to the best of my knowledge.

Representative

Date

Paul Klees

09/23/2024

OWNER CERTIFICATION

I hereby certify that I am the legal owner of record of the property that is the subject of this application. I authorize the representative listed on this application, if any, to communicate directly with Town officials and to submit documentation and information regarding this application on my behalf.

Owner

Date

Paul Klees

09/23/2024

In addition to the base fees the applicant is required to pay the cost of any referral agency reviews, public notices, hearings, and record keeping as outlined within § 5-B-6, Application Fees, in the UDC.

Development Improvements Dedications, Agreements, and Guarantees (Article 4.B)	Site Development and Permit Decisions (Article 5.E)
<input type="checkbox"/> Development Improvements Agreements (DIA)	<input type="checkbox"/> Major Site Plan*
<input type="checkbox"/> Public Improvement Cost-Recovery Agreement	<input type="checkbox"/> Minor Site Plan
Standardized Development Review Procedures (Article 5.B)	<input type="checkbox"/> Administrative Site Plan
<input type="checkbox"/> Pre-Application Conference	<input checked="" type="checkbox"/> Special Use Permit (Including High-Impact Short-Term Rentals)*
<input type="checkbox"/> Renewal of Approvals	<input type="checkbox"/> Limited Use Authorization
<input type="checkbox"/> Vested Rights	<input type="checkbox"/> Temporary Use Permit
Ordinance and Zoning Amendment Decisions (Article 5.C)	<input type="checkbox"/> Floodplain Development Permit
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Lighting by Special Permit
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Parking Reductions and Alternative Parking Plan Permit
Rezoning to Planned Development: <input type="checkbox"/> Preliminary Development Plan* <input type="checkbox"/> Final Development Plan* <input type="checkbox"/> Amended Final Development Plan*	<input type="checkbox"/> Street Renaming
<input type="checkbox"/> Annexation*	Appeal, Variance, and Interpretation Decisions (Article 5.F)
Subdivision and Platting Decisions (Article 5.D)	<input type="checkbox"/> Appeal
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Appeal of Administrative Decisions
<input type="checkbox"/> Minor Plat*	<input type="checkbox"/> Variance*
<input type="checkbox"/> Preliminary Plat*	<input type="checkbox"/> Written Interpretation
<input type="checkbox"/> Final Plat*	
<input type="checkbox"/> Resubdivision*	
<input type="checkbox"/> Waiver*	
<input type="checkbox"/> Vacation of Plat, Street, Right of Way, and Easement*	
<input type="checkbox"/> Condominium Plat	
Table Notes: *Pre-Application Conference required	

Instructions for Submitting the Land Use Review Application Form

Definitions

- Words in the singular include the plural and words in the plural include the singular.
- APPLICATION refers to the official submittal to the Town’s Planning Division for review of the proposed land use development identified in the Land Use Review Application Form. The application includes the form, all materials submitted for review of the project, including those documents required by the Unified Development Code (the “UDC”) and any additional information provided.
- PROJECT refers to the land use development identified on this Form and application materials.
- PROPERTY refers to the land that is being proposed for development as described in this Form and application materials.

General Notes

If information will not fit in the space provided,

A. CONTACT INFORMATION

1. Provide contact information for all owners of any property that is the subject of the application. Submit a separate sheet for the additional owners if information will not fit in space provided.
2. Provide contact information for all persons, firms or businesses that are authorized by the owners identified in Section A(1) to work on the land use application, including, but not limited to, discussing the project, submitting application materials, and attending meeting and hearings.
3. Provide contact and mailing information for the person that should receive all invoices for the project. If the Billing Contact changes at any time, contact the Planning Division immediately to update this information.

B. SITE DESCRIPTION

Parcel identification numbers (PINs) and address information may be found at the Grand County Property Viewer. Current zoning may be found on the Town of Winter Park’s website.

APPLICATION TYPE

- C. Select the land use application type that is applicable to the project. If there are multiple land use application types being submitted to run concurrently, select all that apply. The land use application types will be identified during the Pre-Application Conference (if required).

PROJECT DESCRIPTION

- D. Select a project name that will be referenced throughout the project and a description of what the project entails. If you need more space for the project description, attach a separate sheet.

REQUIRED ITEMS

- E. Required documents will be discussed during the Pre-Application Conference with the Planning Division, if required. If any documents are missing, the acceptance of the application may be delayed until the submittal is complete.

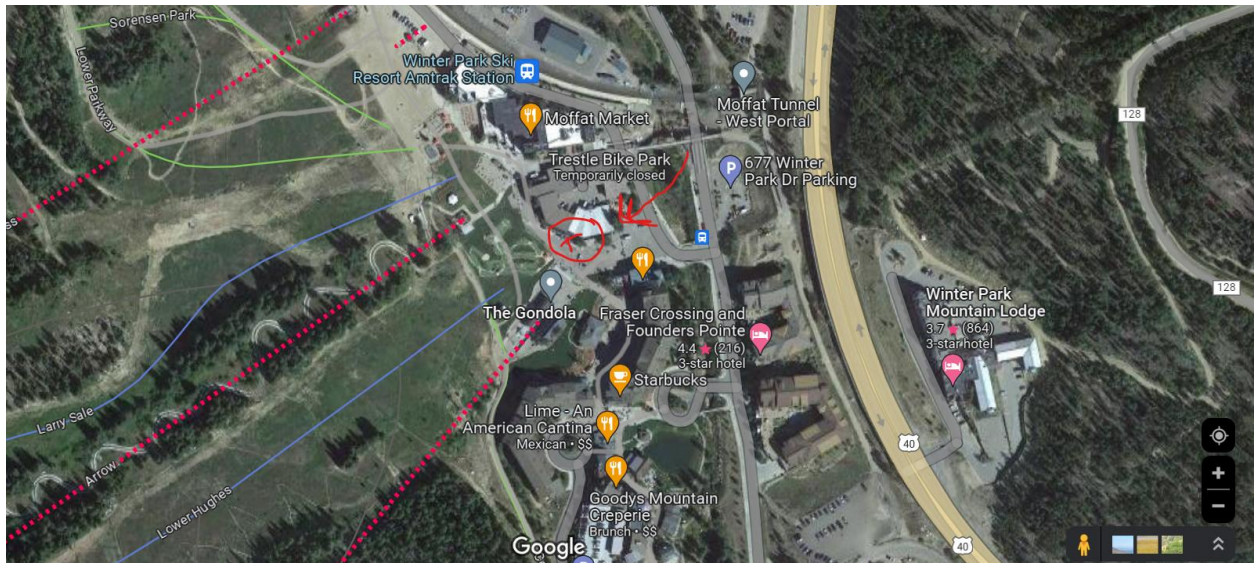
F. CERTIFICATIONS

Representative Certification. Provide the signature of all authorized representatives in this section. Owner Certification. Provide the signature of all owners of properties included in the application in this section.

For any other questions, contact the Planning Division at permits@wpgov.com

EXHIBIT 1: Site Plan

Physical Address: Winter Park Resort - 85 Parsenn Road, Winter Park CO 80482



All parking, electrical, trash receptacles, lighting, walkways, snow removal, etc will be provided by Winter Park Resort. The Gondola will be set in proposed location and leveled as needed.