TOWN OF MOUNTAIN VILLAGE
DESIGN REVIEW BOARD SPECIAL MEETING
THURSDAY SEPTEMBER 15, 2016 10:00 AM
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO
REVISED AGENDA

	Time	Min.	Presenter	Type	Description
1.	10:00	5			Call to Order
2.	10:05	45	Van Nimwegen	Conceptual Work Session	Conceptual Work Session for the Review of a Principal Residence and an Accessory Dwelling Unit for Proposed Lot 387R1 (44.45 Acres) located at 127 Rocky Road.
3.	10:50	5			Adjourn
4.	10:55	65	Van Nimwegen	Work Session	Reconvene the DRB Conceptual Work Session at Lot 376R, the Site of the Proposed Principal Residence and Accessory Dwelling Unit, located at 127 Rocky Road.
5.	12:00				Adjourn

Agenda Item #2

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
455 Mountain Village Blvd.
Mountain Village, CO 81435
(970) 728-1392

TO: Design Review Board

FROM: Glen Van Nimwegen, Director

FOR: Special Meeting of September 15, 2016

DATE: September 9, 2016

RE: Conceptual Work Session for Review of a Principal Residence and Accessory Dwelling Unit for Proposed Lot 387R1

PROJECT GEOGRAPHY

Application Overview: The purpose of this agenda item is to allow the Design Review Board to provide initial direction to the applicant regarding the proposed development.

Legal Description: Lot 387R1 (plat approved, but not recorded)
Address: 127 Rocky Road
Applicant/Agent: Ryan Deppen; Fortenberry & Ricks, LLC
Architect: Mark Ferguson; Ferguson & Shamamiam Architects, LLP
Owner: Yellow Brick Road, CO LLC
Zoning: Single-Family
Existing Use: Vacant Lot
Proposed Use: Single-Family and Accessory Dwelling Unit
Lot Size: 44.45 Acres
Adjacent Land Uses:

- **North:** Vacant (Lot 376RA1, plat approved but not recorded) 15 Acres
- **South:** Open Space (US Forest Service)
- **East:** Active Open Space (Telluride Ski and Golf)
- **West:** Single-family subdivision (Telluride Ski Ranches)

ATTACHMENTS

- Exhibit A: Development Narrative
- Exhibit B: Landscape Narrative

PROJECT SUMMARY

Principal Residence

CDC Provision	Requirement	Proposed
Maximum Building Height	35 feet + 5 feet = 40 feet	40 feet; 45 feet to chimney
Maximum Avg Building Height	30 feet	29 feet 8 inches
Maximum Lot Coverage	40% maximum	0.09%

CDC Provision	Requirement	Proposed
Easement / Setbacks		
North	16 foot setback from lot line	Approximately 255 feet
South	16 foot General Easement	Approximately 165 feet
East	16 foot General Easement	Approximately 360 feet
West	615 foot "No Build Easement"	Approximately 1,065 feet
Roof Pitch		
Primary	6:12 to 12:12	10:12
Secondary	4:12 unless specific approval	10:12
Exterior Material		
Stone	35%	28%
Wood	25% (No requirement)	51%
Windows/Doors	40% maximum for windows	20%
Metal Accents	Specific Approval	0
Parking	2 enclosed and 2 non-tandem	Exceeds requirement

Accessory Dwelling

CDC Provision	Requirement	Proposed
Maximum Building Height	35 feet + 5 feet = 40 feet	32 feet; 36 feet to cupola
Maximum Avg Building Height	30 feet	23 feet 4 inches
Maximum Lot Coverage	40% maximum	0.09%
Easement / Setbacks		
North	16 foot setback from lot line	Approximately 56 feet
South	16 foot General Easement	Approximately 960 feet
East	16 foot General Easement	Approximately 108 feet
West	16 foot setback from lot line	Approximately 240 feet
Roof Pitch		
Primary	6:12 to 12:12	10:12
Secondary	4:12 unless specific approval	10:12
Exterior Material		
Stone	35%	15%
Wood	25% (No requirement)	69%
Windows/Doors	40% maximum for windows	16%
Metal Accents	Specific Approval	0
Parking	2 enclosed and 2 non-tandem	Exceeds requirement

BACKGROUND

The applicant has submitted an application in accordance with the provisions of Section 17.4.6 of the Community Development Code (CDC) for a conceptual work session with the Design Review Board. The proposed project consists of a 18,133 square foot livable principal residence and 1,499 square foot accessory dwelling unit for the 44.45 acre lot. The applicant recently received approval to re-subdivide the existing lots to allow the largest lot to have frontage at the entrance to the parcel. A 15 acre lot is also part of the project.

The purpose of the work session is to allow the applicant and DRB to have an informal, non-binding review and discussion about the project, potential issues and possible solutions. Staff has conducted a cursory review of the project in relation to the intent and standards of the Design Regulations of the CDC.

CURSORY ANALYSIS

Site
As mentioned above, the applicant has reconfigured the lots so the largest lot has frontage at the entrance to the site. The accessory dwelling unit will act as a caretaker's residence and will be barely under the 1,500 gross floor area requirement. The accessory dwelling will have an expansive below grade garage which will extend below the entrance roadway. The CDC does not include garage area in the gross floor area requirement.

The principal residence is 18,133 square feet and also includes an expansive garage area. The home sets upon a knoll located on the site. Section 17.5.5 (A) of the CDC sets goals for siting of buildings to blend with the topography. The proposed siting of the main home may be in conflict with this section; however the home is sited to maximize views, solar access and water runoff as required by paragraph (B). Regardless, the home will not be visible from any public views.

Roof Forms and Pitches
The roofs forms have one primary form which is a gable at a 10:12 pitch. The principal residence does have secondary gable roof forms, and dormers, all at the 10:12 pitch. The roof is penetrated by six chimneys that are approximately five feet above the ridge of the roofs. The accessory dwelling unit is one gable with a 10:12 pitch and a central cupola.

Windows
The total fenestration for the proposed structures is 16 to 20%; well below the 40% allowance.

Materials
Both structures appear to be below the 35% requirement of stone required by the CDC. The principal residence is at 28%, but staff is unsure if this includes the stone site walls. The accessory structure is calling for only 15% stone, though the building is flanked by two stone retaining walls and steps. The applicant is trying to evoke the architecture of frontier structures from the area that did not feature a heavy grounded base as called for in the CDC.

The other wall materials are vertical board and batten wood siding and horizontal board siding. The roof of the principal residence will be either concrete, clay or slate tiles. The caretaker accessory dwelling will have a rusted steel standing seam roof.

Proposed Variations and/or Special Approvals
- A survey shall be provided to verify structure height is within the requirements for the principal structure.
- Only 15-28% of the exterior of the structures is stone where 35% is required.
- The principal residence does not blend with the topography; however other site planning goals are achieved through the plan.

RECOMMENDATION
Work sessions provide an opportunity for the DRB to informally review a proposed application. As such, the DRB can only provide general comments and direction, with no formal decision. It should also be noted that staff conducts only a high level, cursory review, with the more detailed and thorough review left to the formal process. Therefore, the DRB and staff review and comments will evolve as the project moves through the DRB process.

FERGUSON &
SHAMAMIAN
ARCHITECTS, LLP

Town of Mountain Village, CO
July 14th, 2016: Design Review Board- Staff Level Meeting
September 15th, 2016: Design Review Board – Work Session (Changes in bold)

Development Narrative

The project encompasses one house (Main House) and one accessory (Gatehouse) connected by one driveway.

Lot 387R1: Gatehouse Residence

17.3.4 Specific Zone District Requirements (COMPLIANT)

17.3.12 Building Height Limits (COMPLIANT)

17.3.13 Maximum Lot Coverage (COMPLIANT)

17.3.14 General Easement Setbacks (COMPLIANT, WITH QUALIFICATIONS)

17.4.11 Town Design Theme (COMPLIANT)

1. The residence can be viewed from the street at a distance. It is minimally visible from the ski run. The woodland buffer between the house and ski-run will be thickened. The house is readily visible and accessible from the driveway upon entering the property and crossing the bridge. The house, basement garage and second floor terrace are embedded in a steep, south facing, slope. The garage is on two levels, concealed below the second floor terrace and driveway.
2. The residence has the appearance of an historic barn. It is a two story building with a basement. The basement floor area exceeds the floor area of the first floor footprint. The total gross floor area of the first and second floors is 7709 sq. ft. The total net floor area of the habitable portion of the building is 1500 sq. ft. The small footprint, flanking landscape stairs, and second floor terrace moderate the transition between the building and sloping terrain.
3. The foundation walls of the building are clad in fieldstone masonry, the above ground walls are clad in unpainted wood board and batten siding, and the roof is clad in unpainted steel.

17.5.5.A Building Siting Design, Design to Fit the Landscape

1. The building and driveway blend into the natural topography and avoid excessive disturbance to vegetation, streams and wetlands.
2. The existing wetland is preserved and setbacks are respected.
3. Snow will be restrained from shedding in areas occupied by pedestrians and vehicles.

17.5.5.B Building Siting Design, Residential Building

1. Existing mature trees, new understory planting and shadows cast by the trees substantially conceal the building from the street and from the ski run. Views from the building are of the immediate area. No long views are desired.

17.5.6 Building Design

1. The defining features of the building are drawn from historic barns and other utilitarian buildings in the region. It has a sturdy, practical, and simple appearance.
2. The roof pitch is 10:12. The eaves extend 1'-6". Gutters are unpainted metal. The roof is unpainted steel. Snow guards are unpainted steel. The board and batten siding is unpainted wood 12" boards with 1"x 3" battens. **Walls are fieldstone.** Windows are unpainted wood with divided lights **and shutters**. Doors are unpainted wood plank construction.
3. **Garage door glazing has been omitted and second floor fenestration window pattern has been changed. Exterior stairs has been replaced with landscape steps.**

<u>Lot 387R1: Main Residence</u>

17.3.4 Specific Zone District Requirements (COMPLIANT)

17.3.12 Building Height Limits (COMPLIANT)

17.3.13 Maximum Lot Coverage (COMPLIANT)

17.3.14 General Easement Setbacks (COMLIANT WITH QUALIFICATIONS)

17.4.11 Town Design Theme

1. The house is sited to gain access to views, sunlight, and to minimize the area of disturbance. It is not visible from adjacent properties and minimally visible from afar.
2. The house is modeled on the simple solid appearance of local historic barns and other utilitarian buildings. The house is broken down into an assembly of buildings organized around a courtyard to create a sun-filled outdoor place of arrival.
3. To convey a solid durable appearance the foundation walls of the house are clad in fieldstone, the walls are clad in unpainted wood siding, both vertical and horizontal, and the roof is clad in stone or cement shingles.

17.5.5.A Building Siting Design, Design to Fit the Landscape

1. The house is sited at the top of a sloping site in a mature forest. The driveway ascends the site, circling the west flank of the building, entering the courtyard from the east. The basement garage is accessible from the driveway via an underground passage.
2. Streams and wetlands on this Lot were placed in "No Build" areas on the recently approved lot line adjustment plat and will not be disturbed by the project.

3. Shedding snow is restrained or deflected from pedestrians and vehicles around the house with snow guards.

17.5.5.B Building Siting Design, Residential Building

1. A level site will be created on a small knoll with panoramic exposures. The area of disturbance is contained to the area immediately around the house. The knoll top offers the greatest opportunity for admitting sunlight to the house and creating view corridors from it with the least disturbance to the forest of any area on the property.

17.5.6 Building Design

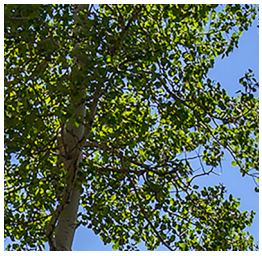
1. The building draws its defining features from historic barns and other utilitarian buildings in the region. It has a sturdy, practical, and simple appearance. It conveys a residential character through the use of features designed and scaled for people, e.g. porches, windows, doorways, and dormers.
2. The roof pitch is 10:12. The eaves extend 1'-6" typically and 3'-0" at the main block of the North side of the building. Gutters are unpainted metal. The roof is stone or cement shingles. Snow guards are unpainted metal. Chimneys are fieldstone masonry. The board and batten siding is unpainted wood 12" boards with 1"x 3" battens. Windows are unpainted wood with divided lights. Shutters are unpainted solid wood planks and operable. Doors are unpainted wood plank construction.
3. The principle view is the ridge due north of the site and Wilson Peak due southwest of the site. The north elevations of the house are dominated by significant windows, anticipating views created by the selective removal of trees, consistent with CDC guidelines and good forest management.
4. **The East wing has been enlarged to the south. A South elevation balcony, North elevation sleeping porch and West elevation pergola have been added. Bay windows have been added to the North and South elevations of the West wings.**

Landscape Narrative

Lot 387R1

The Owner and Project Team are grateful to the Town of Mountain Village and the National Forest Service for their collaboration in the forest management and ecological preservation efforts on this site. The site enhances the natural ecosystem of the area, creates wildlife habitat, and provides aesthetic beauty to our community. The site is located between National Forest Service land to the south and west, and the Telluride Ski Area to the east. With the recognition of the site's significance comes great responsibility to be good stewards of this important ecosystem. We look forward to our continued collaboration in the preservation and management of this land.

Stewardship Plan



Healthy forests have many benefits. If managed properly healthy forests reduce the risk of wildfire, enhance the overall forest ecosystem, and protect the visual aesthetics that make this area so special. According to the Mountain Village Forest Management Plan, "Forest health has deteriorated regionally due to a combination of problems such as bark beetles attacking Douglas fir, sub-alpine fir and spruce, Sudden Aspen Decline and continuing drought .... Without intervention, stand resilience and overall forest health is likely to continue to deteriorate and our area's natural beauty will be severely impacted. Maintaining a diversity of tree species and age classes can help encourage stand stability, thereby improving forest health. Age class diversity is one way to assure future stability of a forest ecosystem to a threat such as bark beetles (5)".

During the past two years, the contractor, Fortenberry Ricks, has been collaborating with Town of Mountain Village Senior Planner, David Bangert, and the National Forest Service to develop and implement a forest management plan for this site. Together they have been implementing landscape-level strategies to protect healthy trees and remove diseased / dying trees. The purpose of these treatments is to maintain healthy forest cover, and where the forest is in decline, to expedite forest regeneration following Sudden Aspen Decline, sub alpine fir mortality and spruce bark beetles.

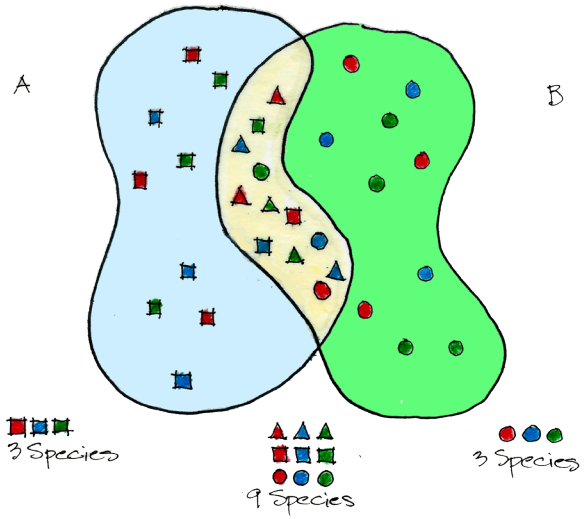
To date the team has have been clearing dead trees and thinning the forest to encourage next generation understory growth and improve the overall health of the ecosystem. Also as a part of this continued forest management plan, areas disturbed during construction or in need of restoration will be replanted with like species but different age classes to emulate succession and assure future stability of the ecosystem. The existing abandoned utility corridor crossing the site will be re-graded and restored to blend with the surrounding landscape.

A designated wetland exists on site near the entrance bridge. It is healthy and shall remain undisturbed during construction. Procedures to protect the wetland during construction are in place.

Design Approach

A design approach for the landscape has been developed to support and further develop the intentions set forth in the Stewardship Plan. This approach is based on the following principles.

- Protect and enhance existing ecosystems.
- Increase biodiversity.
- Create wildfire-defensible space around buildings and infrastructure.
- Design the transition between the forest edge and clearing using the ecological concept known as the “edge effect”. The “edge effect” is the region where two ecosystems overlap resulting in a third more diverse interface. This ecotone (the region where the edges of two ecosystems overlap) creates beneficial microclimates and increased availability of light to plants along the edges allowing more plants to be supported. This interface or ecotone will vary in the thickness and be lobed to maximize its length.



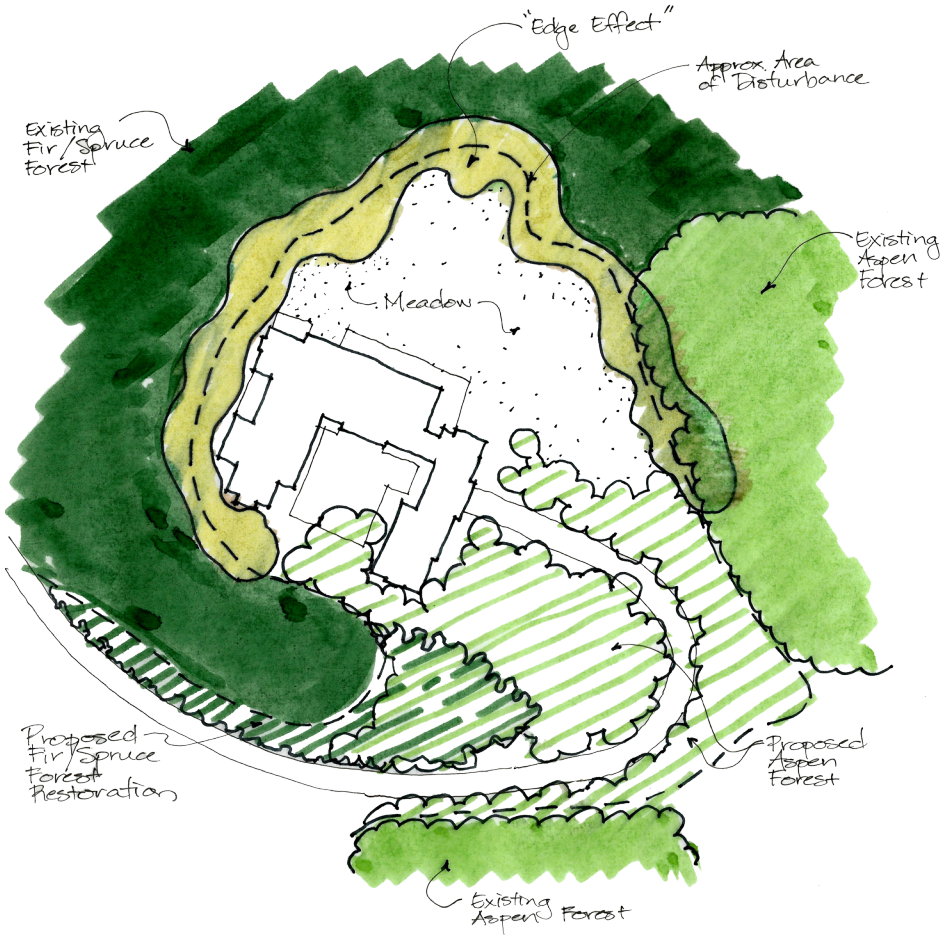
Edge Effect Diagram

- Expedite forest regeneration by creating a multi-tiered structure with plants of differing age class.
- Keep manicured landscapes adjacent to the buildings and primarily of native species that thrive at an elevation of 10,000 feet.

Main Residence

The landscape approach for the main residence applies the six design principles to create a spatial experience that is an extension of existing landscape patterns.

The existing spruce / fir forest southwest of the house will be restored and extended along the drive by planting additional Engelmann spruce and Douglas Fir of varying age class. Large coniferous trees will be harvested from the site and transplanted to help to create the multi-tiered forest extension in this area.



A proposed aspen grove along the upper curve of the drive connects the existing aspen forests to the south and to the east. This aspen grove overlaps with the spruce / fir forest and extends north to the residence. The drive leading to the residence passes through the aspen grove creating filtered views of the residence as part of the arrival sequence.

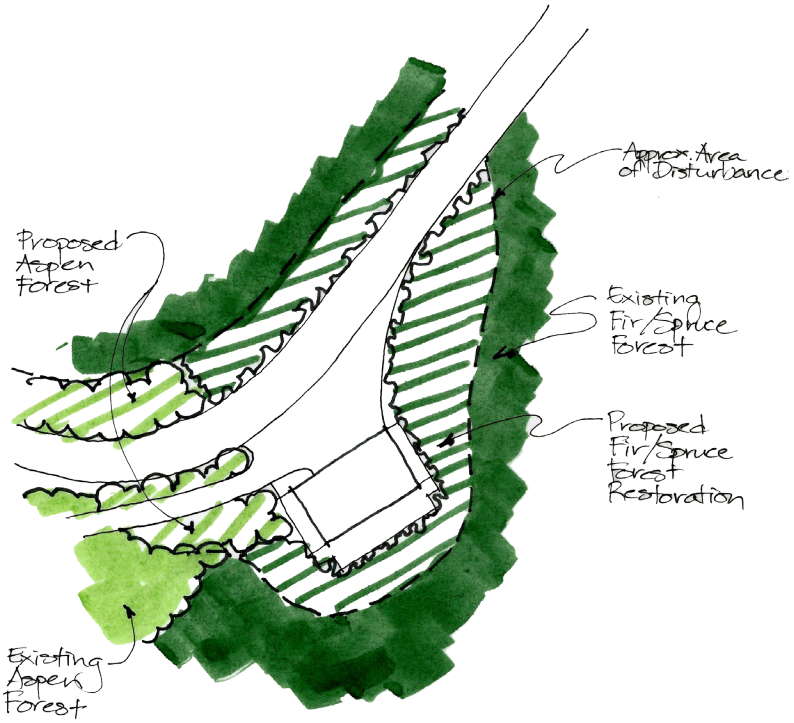
The sledding hill / meadow north of the house creates the opportunity for increasing biodiversity by adding additional plant communities and creating more varied habitat. The meadow will be composed of mixed grasses and wildflowers. The contours on the north side form a gentle slope that compliments the site topography. This slope is designed as a sledding hill for children from around the world who are sponsored to travel to Telluride for a winter mountain experience.

The principle of “edge effect” occurs where the meadow and existing forest meet. This zone of overlap will vary in thickness and support species from both ecosystems plus other species that are only found in the overlapping area. This is not just a transition; it is an area of increased availability of sunlight which creates a favorable microclimate that supports increased diversity of plant, animal and insect species.

The landscape adjacent to the house and in the associated outdoor patios will be more manicured. The plantings in these areas will include primarily native species and pots with seasonal color that thrive at this elevation.

GATEHOUSE

The existing landscape around the gatehouse consists of primarily spruce / fir forest with an area of aspens to the west. The landscape approach at this location is to nestle the building into the hillside and forest so it appears to have existed in this environment for a long time. To accomplish this goal of accelerating forest succession in areas that are disturbed by the construction of the building and road, Engelmann spruce, Douglas fir, aspen and associated understory shrubs will be planted. This will create a multi-tiered structure and encourage forest regeneration. Manicured landscape plantings will be limited to the entry court and rear patio.



Architectural Facade Downlight_AFD-1

VINTAGE FRENCH FARMHOUSE SCONCE

Restoration Hardware

Barn Light_ BL-1

Shown in bronze.

VINTAGE BARN SCONCE - BRONZE
Restoration Hardware

A reproduction of an enamel pendant that's been a fixture – literally – in barns across the country for the last century, this design classic deserves to be brought indoors. We preserved the functional design, and gave it a new look in a variety of finishes.

- Made of steel and aluminum
- Bronze shade has antique brass cap
- Reflector finished with glossy antiqued white enamel to intensify the light
- 10" and 14" use one 60 max. bulb (not included)
- 18" uses one 75W max. bulb (not included)
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire

DIMENSIONS

10" Sconce: 14¼"L x 10"W x 10"H
14" Sconce: 21½"L x 14"W x 13½"H
18" Sconce: 25"L x 18"W x 17¾"H

ECO HALOGEN EDISON FROST BULB

BEVOLO
– established 1945 –

London Street on Hanging Chain

Standard Lantern Sizes

Height	Width	Depth
25"	12.5"	12.5"
28"	14.5"	14.5"
35"	18"	18"

Downlight_DL-1

BEGA

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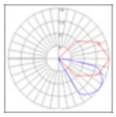
Search by product #

Back to Recessed Luminaires



Polar Curve

Technical Information
- Specification Sheet
- Installation Instructions
- Revit BIM Model
- Catalog Spread
- FAQ

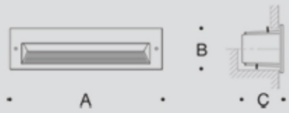
Submittal Drawings
- Download PDF
- Download DXF

Photometry
- Photometric Summary
- Download IES File

Application Photos

Estimated Lead Time

View Product Family



Recessed wall with slotted faceplate

Designed for low mounting heights for the illumination of steps, stairs, ramps, aisles, and other interior and exterior locations.

Recessed luminaires with slotted die-cast aluminum faceplate. Flush machined, clear tempered glass diffuser.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

			Lamp	ß	T°C	A	B	C
22 382	***EXPRESS***	ADA	5.6WLED			6 5/8	2 3/4	3 1/4

Options
Amber LED - Non-dimming
FRO - Frosted lens
SLL - Solite lens

Path Light_ PL-1

SPECIFICATIONS

DESCRIPTION:
Slim LED pathway bollard. Available in 4 standard heights. Suitable for wet/damp/dry location installations.

MATERIAL:
Standard overall material is 6061 aluminum.

FINISH:
AA - Anodized Satin Aluminum
AP - Powder Coat Aluminum
BK - Powder Coat Black
BZ - Powder Coat Bronze
WT - Powder Coat White

VERIFY

LED OPTIONS:
Integral high output LED, warm white (3000K CCT) standard, others available.
3LED - 3W LED
8LED - 8W LED

OPTICS:
OP - Standard opaque non-glare lens.
CL - Clear lens.

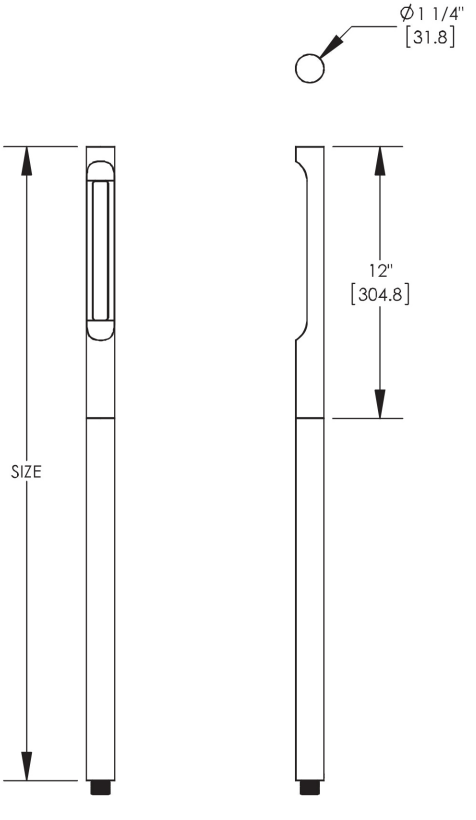
VOLTAGE:
12 - 12 VAC output transformer required, not included.

MOUNTING:
Mounts to standard Hevi Lite ground mounts with 1/2-NPS thread.
GM-1 - Composit mounting spike
GM-2 - Cast mounting spike.
GM-3 - Stainless steel triple prong spike.
GM-4 - Stainless steel triple prong spike w/j-box
GM-5 - ABS mounting spike w/ wiring compartment
GM-6 - Cast mounting spike with wiring box
GM-7 - Cork screw style mounting spike
GM-8 - Cast in grade j-box
GM-9 - Landscape power post
Also available with concrete pour flange.

SIZES:
Standard fixture heights.
12 - 12"
18 - 18"
24 - 24"
30 - 30"

RATING:
Wet/damp/dry location.

MADE IN THE USA



ORDER SPECIFICATION: _____ (Fixture) - _____ (Finish) - _____ (Lamping) - _____ (Voltage) - _____ (Options/Access.)

PROJECT:

APPROVED:

NOTE:

TYPE:

HEVI LITE, INC.
9714 Variel Ave, Chatsworth, CA 91311
Tel., (818) 341-8091 - Fax (818) 998-1986
Web Site http://www.hevilite.com

CATALOG NUMBER:
HL-6001

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LOT 387R1

A NEW RESIDENCE IN THE
TOWN OF MOUNTAIN VILLAGE, COLORADO

ARCHITECT:

FERGUSON & SHAMAMIAN ARCHITECTS, L.L.P.

270 LAFAYETTE STREET, SUITE 300
NEW YORK, NEW YORK 10012
TELEPHONE: (212) 941-8088

CIVIL ENGINEER:

UNCOMPAHGRE ENGINEERING

113 LOST CREEK LANE BLUE MESA - BLDG SUITE D
MOUNTAIN VILLAGE, COLORADO 81435
TELEPHONE: (970) 729-0683

LANDSCAPE ARCHITECT:

SHANNON MURPHY LANDSCAPE ARCHITECTS

231 MIDLAND AVENUE, SUITE 206
BASALT, COLORADO 81621
TELEPHONE: (970) 927-2889

LAND SURVEYOR:

FOLEY ASSOCIATES, INC.

125 WEST PACIFIC AVENUE, SUITE B-1
TELLURIDE, COLORADO 81435
TELEPHONE: (970) 728-6153

GENERAL CONTRACTOR:

FORTENBERRY & RICKS

52 PILOT KNOB LANE / PO BOX 338
TELLURIDE, COLORADO 81435
TELEPHONE: (970) 728-4321

RE-ISSUED FOR DESIGN REVIEW BOARD WORK SESSION

SEPTEMBER 08, 2016

LOT 387R1 DRAWING INDEX

00 Cover
A1.0 Index of Drawings / Vicinity Map

Existing Conditions Survey of Lot 387R1
Minor Subdivision to Adjust Lot Lines Between Lot 387R and Lot 376RA
Existing Conditions Survey of Lot 376RA1

C1 Main House Grading and Drainage Plan
C2 Main House Utilities
C3 Gate House Grading and Drainage Plan
C4 Gate House Utilities
C5 Over-All Site Utilities

MH LP1.0 Perspective View of North Facade, Tree Groves, Meadow
MH LP1.1 Perspective View of East Facade, Aspen Grove, Drive
MH L1.0 Site Landscape Plan
MH L1.1 Landscape Plan
MH L1.2 Forest Management Plan
MH L8.0 Exterior Lighting Plan

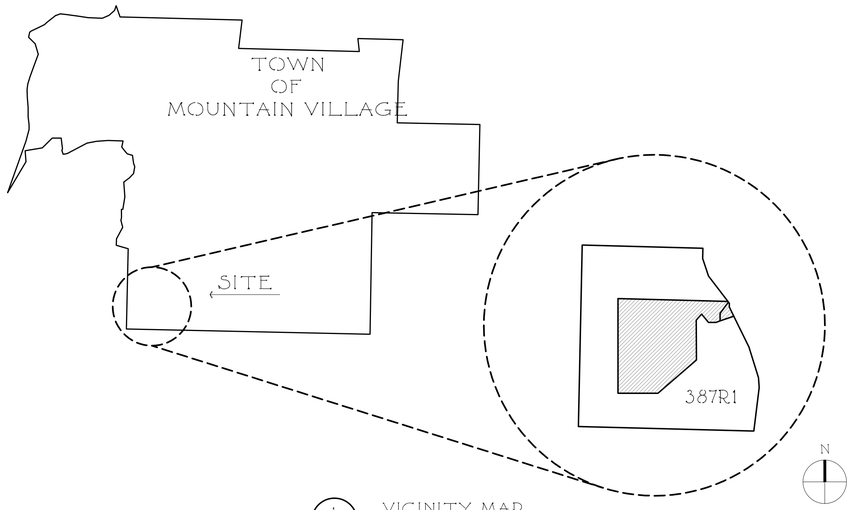
MH A1.1 Main House First Floor Plan
MH A1.2 Main House Second Floor Plan
MH A1.3 Main House Roof Plan
MH 2.0 Main House Material Reference Images
MH A2.1 Main House North & East Elevations
MH A2.2 Main House South & West Elevations
MH A2.3 Main House Courtyard Elevations
MH A2.4 Building Height Analysis
MH A2.5 Existing Topography Analysis
MH A2.6 Existing Topography Analysis

MH CM1.0 Construction Mitigation Plan

GH LP1.0 Perspective View of North Facade
GH L1.0 Landscape Plan
GH L8.0 Exterior Lighting Plan

GH A1.1 Gate House Floor Plans
GH A2.0 Gate House Material Reference Images
GH A2.1 Gate House Exterior Elevations
GH A2.2 Gate House Building Height Analysis

GH CM1.0 Construction Mitigation Plan



1 A1.0 VICINITY MAP
NTS

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC.401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:

VICINITY MAP
SHEET INDEX

DATE: 6/1/2016

SCALE: AS NOTED

DRAWN BY: BS

SHEET NUMBER: A1.0

THE OFFICE OF
FERGUSON & SHAMAMIAN
ARCHITECTS, LLP
270 LAFAYETTE STREET, NEW YORK, NEW YORK 10012
TELEPHONE: 212-941-8088
TELEFAX: 212-941-8089

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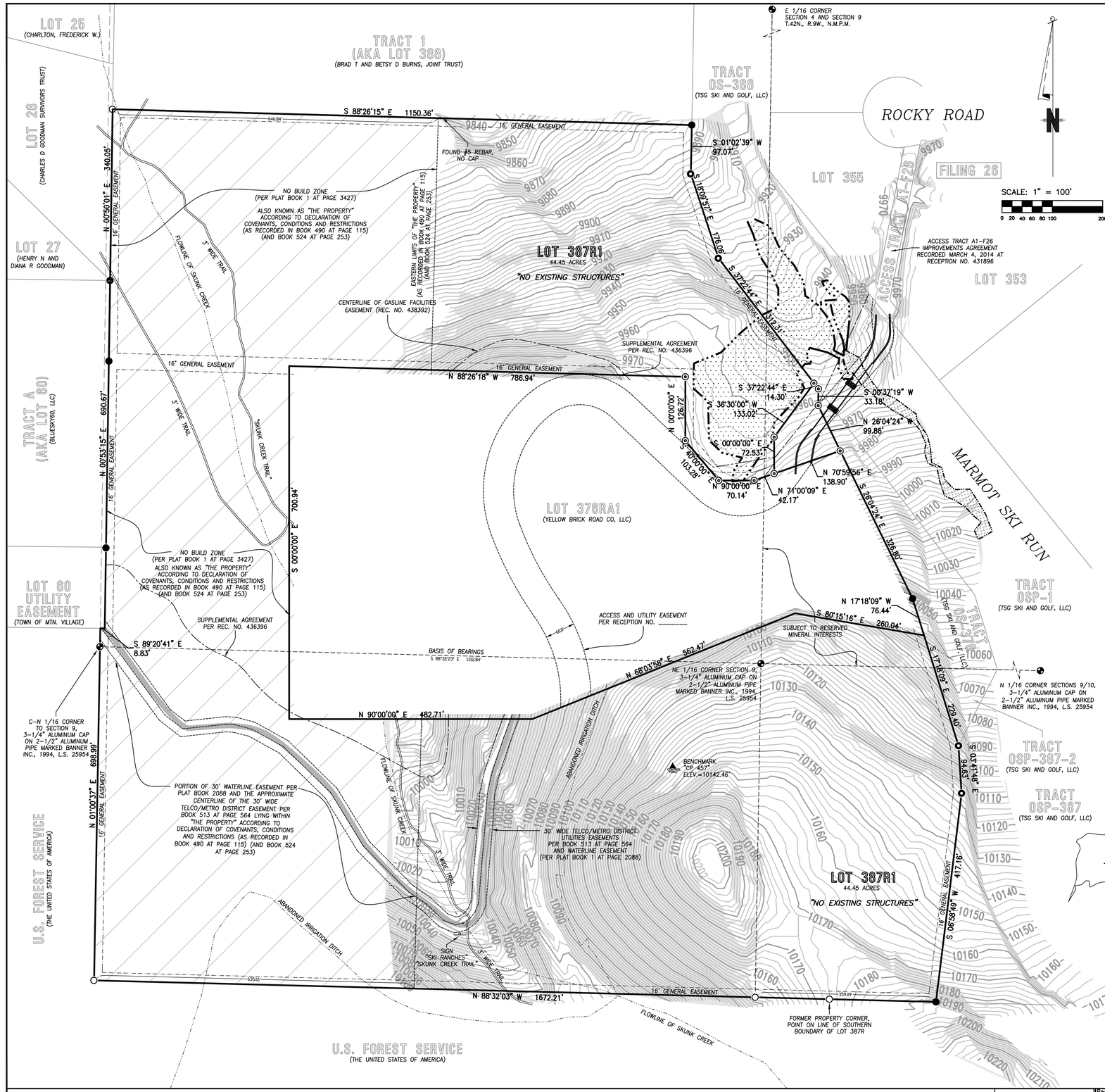


SURVEYOR'S STATEMENT:

This Existing Conditions/Improvement Survey of Lot 376RA1, Town of Mountain Village was field surveyed between May of 2013 and June of 2016 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor, in compliance with CRS 38-51-106.

David R. Bulson *L.S. 37662*

PROPERTY DESCRIPTION:

Lot 387R1, Town of Mountain Village
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Ownership research from Land Title Guarantee Company, Order Number TLR8600473-3, dated January 14, 2016 at 05:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287, dated September 30, 1992, a portion of these parcels is within Zone X; Areas determined to be outside 500-year flood plain.*
3. *Bearings for this survey based on the bearing from the CN 1/16 Corner S9, T42N, R9W, NMPM to the NE 1/16 Corner S9, T42N, R9W, NMPM assumed to bear S 88°32'23" E according to the Plat filed in at Plat Book 1 page 2088.*
4. *Benchmark: CP 457, being an 8" spike driven flush with the ground having an assummed elevation of 10142.46'.*
5. *Contour Interval is two feet.*
6. *Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.*
7. *This survey is valid only if a print or electronic copy has a seal and signature of the surveyor noted within the statement above.*
8. *The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.*
9. *All utilities shown hereon are approximate. Verify all underground utilities prior to excavation.*

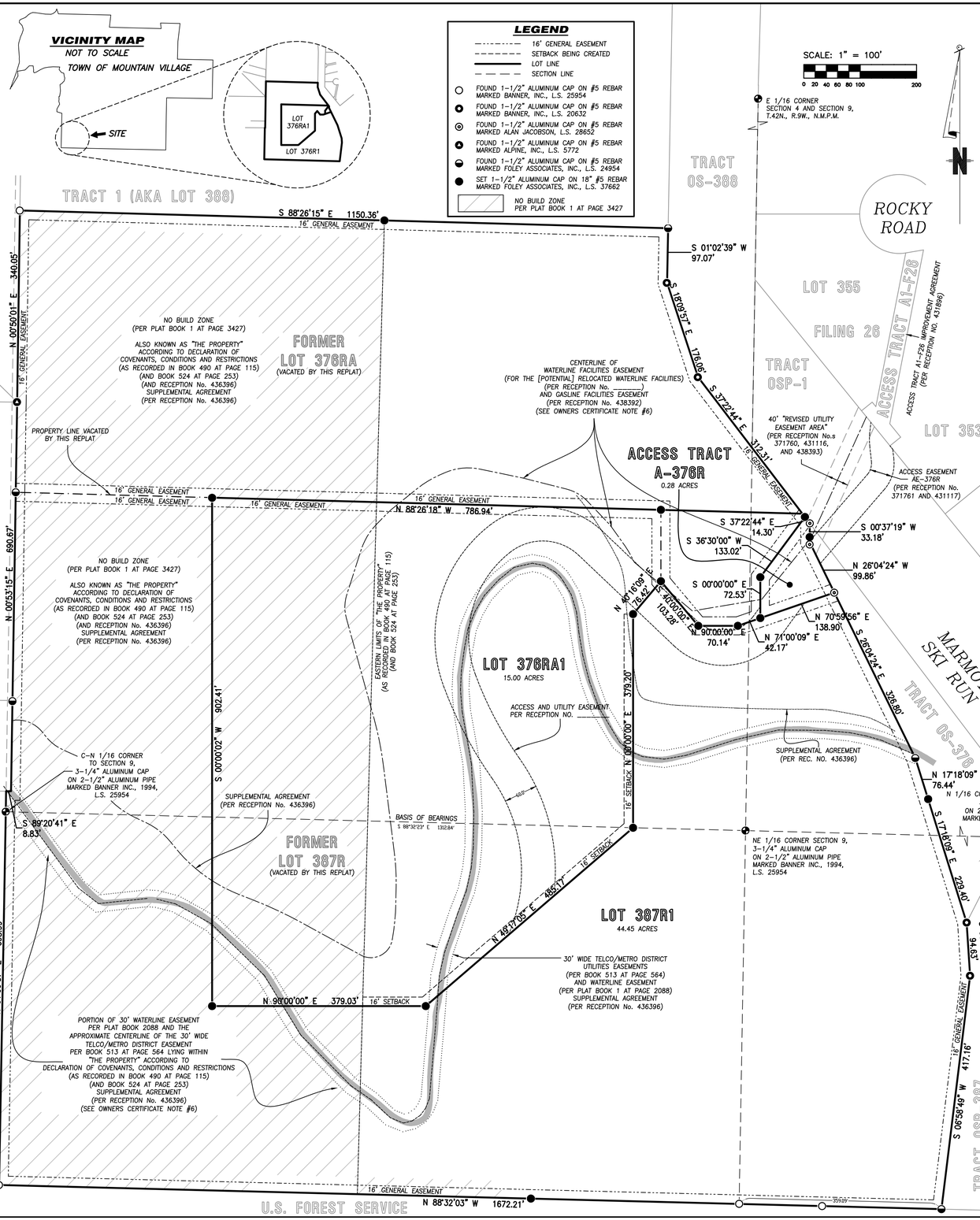
EXISTING CONDITIONS SURVEY OF LOT 387R1, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Project Mgr:	DB
Technician:	FO
Technician:	
Checked by:	
Start date:	07/06/2016

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Existing Conditions\Existing Conditions 07-6-16.dwg | Sheet1 of 1 | Project #: 95155



OWNERS CERTIFICATE:

*1. Yellow Brick Road CO LLC, a Colorado limited liability company (**"Owner"**) is the current fee simple owner of the following described real property located in the Town of Mountain Village, San Miguel County, Colorado (**"Property "**):*

Lots 376RA, 387R, Access Tract A-376R, according to the Lot Line Adjustment Plat of Lots 376R, 387, Access Easement AE-376 and Access Tract A-376, The Town of Mountain Village, recorded January 14, 2005 in Plat Book 1 at page 3427, County of San Miguel, State of Colorado and as amended by the Correction Plat of Lots 376RA, 387R, Access Tract A-376R, Town of Mountain Village, recorded March 4, 2014 in Plat Book 1 at page 4634, County of San Miguel, State of Colorado.

*2. The Owner does hereby make and approve the within plat, entitled LOT LINE ADJUSTMENT PLAT OF LOT 387R, LOT 376RA, AND ACCESS TRACT A-376R, TOWN OF MOUNTAIN VILLAGE (**"Lot Line Adjustment Plat "**).*

3. The purpose of this Lot Line Adjustment Plat is to modify the lot boundary lines of Lot 376RA and Lot 387R as shown and depicted herein. This Lot Line Adjustment Plat does not change the boundary lines of Access Easement AE-376 and Access Tract A-376R nor does it change the General Easements previously created on the Property.

*4. Development of the Property is subject to the terms of this Lot Line Adjustment Plat and all applicable provisions of codes and ordinances duly adopted by the Town, including, the Town Community Development Code (**"CDC "**).*

5. The Lot Line Adjustment Plat depicts the areas of certain agreements or easements affecting portions of the Property, including (a) a certain "Waterline Easement" recorded in Reception No. 285725 (accommodating certain waterlines), which has been modified by instrument recorded in Reception No. _____, which allows the Owner to relocate the Waterline and related Waterline Easement to a different location on the Property, (b) a certain "Goodman/Ski Ranches Agreement" recorded in Reception No. 0276066, as amended by the instrument recorded in Reception No. 290080 (accommodating certain recreational trails for Goodman and Ski Ranches), which was supplemented by instrument recorded in Reception No. 436396, which allows the Owner to relocate the Goodman and Ski Ranches Trail and related Trail Easements under the Goodman/Ski Ranches Agreement to a different location on the Property, (c) a certain "Gasline Easement" recorded in Reception No. 438392; and (d) a certain "Lot 387R1 Access and Utility Easement" recorded in Reception No. _____. At such time as the Owner has completed the relocation of the Waterline and the Waterline Easement and the Goodman and Ski Ranches Trail and related Trail Easements as provided for by the agreements of record, the Owner shall record a separate document of record noting such relocations, which shall reference this Lot Line Adjustment Plat to note and confirm that the Owner need not record a further Lot Line Adjustment Plat of the Property to reflect the relocation of such facilities and easements. Furthermore, in the event that any of the foregoing easements are proposed for termination, modification, relocation or amendment, the execution and recordation of a separate instrument will be sufficient to effect the intended change and no amendment to this Lot Line Adjustment Plat is required to achieve such termination, modification, relocation or amendment.

6. The Owner does hereby make and approve the following notes and certifications:

a. Wetlands, steep slopes, and other geologic impediments to development may exist on the Property. The Owner agrees that any site specific development applications for individual improvements on the Property submitted to the Town as required by the CDC shall include an updated existing conditions plan indicating the location of any steep slopes, geologic hazards, wetlands, ponds, streams and drainages on the lot or parcel that development is proposed. The impacts of any site specific development as it relates to any steep slopes, geologic hazards, wetlands, ponds, streams and drainages shall be reviewed and evaluated by the Town at the time of its review of the site specific development application.

b. At the time of the submission of any site specific development applications for individual improvements on the Property as required by the CDC, Owner shall submit a utility plan depicting utility services to the proposed development. The Owner will be required to record utility easements serving the residential lots and open space parcels (as appropriate) at such time as the utilities have been installed and prior to the issuance of a certificate of occupancy for the improvement requiring the utility services. The easement shall be reviewed by the Town. Lots may not be sold to third parties unless and until utility easements have been recorded to the satisfaction of the Town. In the event that any of the foregoing easements are proposed for termination, modification, relocation or amendment, the execution and recordation of a separate instrument will be sufficient to effect the intended change and no amendment to this Lot Line Adjustment Plat is required to achieve such termination, modification, relocation or amendment.

OWNERS CERTIFICATE (cont.):

c. The Owner agrees that with respect to the portion of Lot 387R1 and Lot 376RA1 located within the "No Build Zone" as designated and depicted hereon: it shall not develop any primary residence or accessory dwelling unit within the "No Build Zone".

THE FOREGOING IS HEREBY ACKNOWLEDGED AND AGREED TO BY THE UNDERSIGNED AS OF _____, 2016.

Yellow Brick Road CO LLC,
a Colorado limited liability company

By: Bob Greene Enterprises Inc.,
Its Manager

By: _____ Date: _____
Thomas G. Kennedy, Authorized Agent

STATE OF _____)
) ss.
COUNTY OF _____)

The within Lot Line Adjustment Plat and Owner Certificate was acknowledged before me this _____ day of _____, 2016 by Thomas G. Kennedy, Authorized Agent, as the Authorized Agent of Yellow Brick Road CO LLC.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

TOWN OF MOUNTAIN VILLAGE APPROVAL CERTIFICATES:

MAYOR'S CERTIFICATE:

I, Dan Jansen, as Mayor of the Town of Mountain Village, Colorado, do hereby certify that this Lot Line Adjustment Plat has been approved by the Town Council in the same resolution that has authorized and directed me to execute this document.

Town of Mountain Village:

By: _____ Date: _____
Dan Jansen, as Mayor

By: _____ Date: _____
Glen Van Nimwegen, Director, Community Development Department

STATE OF _____)
) ss.
COUNTY OF _____)

The approval of this Lot Line Adjustment Plat was acknowledged before me this _____ day of _____, 2016 by Dan Jansen, as the Mayor of the Town of Mountain Village, Colorado.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

The approval of this Lot Line Adjustment Plat was acknowledged before me this _____ day of _____, 2016 by Glen Van Nimwegen, as the Director of the Community Development Department of the Town of Mountain Village, Colorado.

My commission expires: _____
Witness my hand and official seal.

_____
Notary Public

TITLE INSURANCE COMPANY CERTIFICATE:

Land Title Guarantee Company does hereby certify that we have examined the ownership to the Property as shown on this Lot Line Adjustment Plat and that the ownership to the Property is in the name of Yellow Brick Road CO LLC, a Colorado limited liability company and is free of all liens and taxes except as follows:

_____
Title Insurance Company Representative

SURVEYOR'S CERTIFICATE:

I, David R. Bulson of Foley Associates, Inc., a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that the Lot Line Adjustment Plat shown hereon has been prepared under my direct responsibility and checking and accurately represents a survey conducted under my direct supervision. This survey complies with applicable provisions of Title 38, Article 51, C.R.S. to the best of my knowledge and belief. I further certify that all monuments and markers were set as required by the Town of Mountain Village Community Development Code Articles 50 and 51 of Title 38, C.R.S.

IN WITNESS HEREOF, I here unto affix my hand and official seal this _____ day of _____, A.D. 2016.

_____
P.L.S. No. 37662 Date

NOTES:

1. Ownership research from Land Title Guarantee Company, Order Number TLR8600473-3, dated January 14, 2016 at 05:00 P.M.

2. Standard Notes:

a) BASIS OF BEARINGS. The bearing from the CN 1/16 Corner S9, T42N, R9W, NMPM to the NE 1/16 Corner S9, T42N, R9W, NMPM assumed to bear S 88°32'23" E according to the Plat filed in at Plat Book 1 page 2088.

b) UNITS OF MEASURE. Lineal units represented hereon are shown in U.S. Survey Feet or a decimal portion thereof.

3. NOTES OF CLARIFICATION:

a. The following boundary lines of the following lots, tracts, and right-of-way have been modified by this Lot Line Adjustment Plat:

Lot 387R and Lot 376RA

b. The following lots/parcels have been created by this Lot Line Adjustment Plat:

Lot 387R1 and Lot 376RA1

c. The following lots/parcels have been deleted by this Lot Line Adjustment Plat:

Lot 387R and Lot 376RA

4. NOTICE: According to Colorado law, you must commence any legal action based upon defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

5. Setback areas shown on this Lot Line Adjustment Plat shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses. All above grade and below grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the setback area, provided, however, that reasonable site disturbance can occur and improvements placed and undertaken within setback areas as may be necessary for driveways and walkways (along with associated structural elements and retaining walls), utilities, address monuments, natural landscaping, drainage/stormwater management, fire mitigation, forestry management and related clearing and grading. The Town may authorize other activities within the setback areas in areas that may be devoid of naturally occurring trees or other naturally occurring vegetation.

COUNTY TREASURER'S CERTIFICATE:

I certify that according to the records in the San Miguel County Treasurer's office, there are no liens against the Property, or any part thereof, for unpaid State, county or municipal ad valorem taxes or special assessments certified to the County Treasurer for collection that are due and payable.

_____
County Treasurer Date

RECORDER'S CERTIFICATE:

This Lot Line Adjustment Plat was filed for record in the office of the San Miguel County Clerk and Recorder on this _____ day of _____, 2016, at Plat Book _____, Page _____, Reception No. _____, Time _____.

_____
San Miguel County Clerk

Minor Subdivision To Adjust Lot Lines Between Lot 387R and Lot 376RA, Town of Mountain Village, situated within the NE1/4 of Section 9, T.42N., R.9W., N.M.P.M., County of San Miguel, State of Colorado.

Project Mgr:	DB
Technician:	MC / FO
Technician:	
Checked by:	
Start date:	03/23/2016

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Replat 4-15\REPLAT 04-16.dwg | Sheet1 of 1 | Project #: 95155

LOT 387R1
(YELLOW BRICK ROAD CO, LLC)

TRACT OSP-1
(TSG SKI AND GOLF, LLC)

LOT 376RA
(YELLOW BRICK ROAD CO, LLC)

MARMOT SKI RUN

N 88°26'18" W 786.94'

16' GENERAL EASEMENT

CENTERLINE OF GASLINE FACILITIES EASEMENT (REC. NO. 438392)

NO BUILD ZONE
(PER PLAT BOOK 1 AT PAGE 3427)
ALSO KNOWN AS "THE PROPERTY"
ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (AS RECORDED IN BOOK 490 AT PAGE 115)
(AND BOOK 524 AT PAGE 253)

S 00°00'00" E 700.94'

"SKUNK CREEK TRAIL"

EASTERN LIMITS OF "THE PROPERTY" (AS RECORDED IN BOOK 490 AT PAGE 115) (AND BOOK 524 AT PAGE 253)

N 00°00'00" E 126.72'

S 45°00'00" E 103.28'

N 90°00'00" E 70.14'

N 71°00'09" E 42.17'

N 10°59'56" E 135.90'

RETAINING WALL

S 26°04'24" E 326.60'

16' GENERAL EASEMENT

SUPPLEMENTAL AGREEMENT PER REC. NO. 436396

30' WIDE TELCO/METRO DISTRICT UTILITIES EASEMENTS PER BOOK 513 AT PAGE 564 AND WATERLINE EASEMENT (PER PLAT BOOK 1 AT PAGE 2088)

LOT 376RA1
15.00 ACRES
"NO EXISTING STRUCTURES"

60.0'

ABANDONED IRRIGATION DITCH

N 17°18'09" W 76.44'

S 80°15'16" E 260.04'

SUBJECT TO RESERVED MINERAL INTERESTS

TRACT OSP-376 (TSG SKI AND GOLF, LLC)

TRACT OSP-1
(TSG SKI AND GOLF, LLC)

BASIS OF BEARINGS
S 88°32'23" E 1312.84'

3' WIDE TRAIL

FLOWLINE OF SKUNK CREEK

N 68°03'58" E 562.47'

NE 1/16 CORNER SECTION 9, 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM PIPE MARKED BANNER INC., 1994, L.S. 25954

N 1/16 CORNER SECTIONS 9/10, 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM PIPE MARKED BANNER INC., 1994, L.S. 25954

TRACT OSP-387-2
(TSG SKI AND GOLF, LLC)

TRACT OSP-387
(TSG SKI AND GOLF, LLC)

SUPPLEMENTAL AGREEMENT PER REC. NO. 436396

LOT 387R1
(YELLOW BRICK ROAD CO, LLC)

N

SCALE: 1" = 50'
0 10 20 30 40 50 100

VICINITY MAP
NOT TO SCALE
TOWN OF MOUNTAIN VILLAGE
SITE
LOT 387R
LOT 376RA

BENCHMARK
"CP 457"
ELEV.=10142.46'

LEGEND

- SECTION LINE
- EASEMENT
- LOTLINE
- FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED ALAN JACOBSON, 28652
- FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED ALPINE INC., 5772
- FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP MARKED FOLEY L.S. 24954
- (R) RECORD BEARING AND DISTANCE ACCORDING TO PLAT BOOK 1 AT PAGES 3427-3429
  MEASURED BEARING AND DISTANCE ACCORDING TO THIS SURVEY
- WETLAND AREA AS FLAGGED BY CHRIS HAZEN IN 2013.
- WETLAND AREA AS FLAGGED BY WRIGHT WATER IN 2005.
- PORTION OF LOTS 387R AND 376RA OVER 30% SLOPE

SURVEYOR'S STATEMENT:

This Existing Conditions/Improvement Survey of Lot 376RA1, Town of Mountain Village was field surveyed between May of 2013 and June of 2016 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor, in compliance with CRS 38-51-106.

David R. Bulson *L.S. 37662*

PROPERTY DESCRIPTION:

Lot 376RA1, Town of Mountain Village
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

NOTES:

1. *Ownership research from Land Title Guarantee Company, Order Number TLR8600473-3, dated January 14, 2016 at 05:00 P.M.*
2. *According to FEMA Flood Insurance Rate Map 08113C0287-D, Panel Number 0287, dated September 30, 1992, a portion of these parcels is within Zone X; Areas determined to be outside 500-year flood plain.*
3. *Bearings for this survey based on the bearing from the CN 1/16 Corner S9, T42N, R9W, NMPM to the NE 1/16 Corner S9, T42N, R9W, NMPM assumed to bear S 88°32'23" E according to the Plat filed in at Plat Book 1 page 2088.*
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8. *The word certify as used hereon means an expression of professional opinion regarding the facts of this survey and does not constitute a warranty or guarantee, expressed or implied.*
9. *All utilities shown hereon are approximate. Verify all underground utilities prior to excavation.*

EXISTING CONDITIONS SURVEY OF LOT 376RA1, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Project Mgr:	DB
Technician:	FO
Technician:	
Checked by:	
Start date:	01/22/2016

Rev.	description	date	by

FOLEY ASSOCIATES, INC.
ENGINEERING · PLANNING · SURVEYING
970-728-6153 970-728-6050 fax
P.O. BOX 1385
125 W. PACIFIC, SUITE B-1
TELLURIDE, COLORADO 81435

Drawing path: dwg\Existing Conditions\Existing Conditions 01-27-16.dwg | Sheet 1 of 1 | Project #: 95155

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CONTROL POINT

NO GRADING IN THESE AREAS IN ORDER TO SAVE SPECIFIC TREES

NOTES:

1. REFER TO THE LANDSCAPING PLANS FOR EXISTING TREE LOCATIONS.
2. REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DETAILS.

DIRECTION OF SURFACE FLOW

REFER TO THE LANDSCAPE PLANS FOR EXTERIOR STEPS

CONFORM TO EXISTING GRADES

REINFORCED CONCRETE WALL

CONFORM TO EXISTING GRADES

MOTORCOURT 10180.0

BUILDING OUTLINE

FINISHED GRADES

ALL ROAD GEOMETRY, STRUCTURAL SECTION AND SURFACING SHALL MEET TOWN OF MOUNTAIN VILLAGE STANDARDS

EXISTING GRADES IN THIS AREA ARE 2:1

GARAGE ACCESS

FINAL GRADES FOR DISTURBED SOIL SHALL BE 2:1 OR FLATTER

ENGINEERED RETAINING WALL

RETAINING WALL < 4' h

RETAINING WALL < 4' h

MAIN DRIVEWAY UP TO THIS LIMIT HAS BEEN APPROVED UNDER SEPARATE PERMIT AND IS NOT INCLUDED IN THIS SUBMITTAL

GENERAL EASEMENT

PT: 26+72.64

PC: 27+02.57

PT: 31+29.64

PT: 29+32.07

Scale: 1" = 20'

0 20 40

Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08

Lot 387R1

Mtn. Village, CO

COLORADO REGISTERED DAVID BALLODE 29845 PROFESSIONAL ENGINEER 8-1-16

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Main House

Grading and Drainage Plan

C1

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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NOTE:

ALL UTILITIES ARE IN PRELIMINARY DEISGN STAGE AND ARE SHOWN FOR CONCEPTUAL APPROVAL. DESIGN LOADS SHALL BE PROVIDED BY THE MECHANICAL ENGINEER.

ALL MAIN CAPACITIES AND SERVICE LOADS SHALL BE COORDINATED WITH THE INDIVIDUAL UTILITY PROVIDERS. THOSE ARE:

WATER, SEWER, AND CABLE TV – TOWN OF MOUNTAIN VILLAGE
GAS – BLACK HILLS GAS
POWER – SAN MIGUEL POWER ASSOCIATION
TELEPHONE – CENTURY LINK

4" SDR35 SANITARY SERVICE TO MARMOT SKI RUN

GAS SERVICE FROM MARMOT SKI RUN. METER LOCATION TBD.

4" WATER SERVICE

NEW 6" WATERLINE FROM MARMOT SKI RUN. THIS LINE'S PRESSURE IS BOOSTED IN VAULT NEAR GATE HOUSE

FIRE HYDRANT
FINAL LOCATION TO BE COORDINATED WITH THE TELLURIDE FIRE PROTECTION DISTRICT

SHALLOW UTILITIES TO BE INSTALLED WITHIN THE ROAD TEMPLATE. SIZE AND QUANTITY TBD.

SHALLOW UTILITY METER LOCATION TBD

SHALLOW UTILITY PEDESTALS (POWER, CATV, AND PHONE)

Scale: 1" = 20'

0 20 40

Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08

Lot 387R1

Mtn. Village, CO

COLORADO REGISTERED DAVID BALLODA 29645 PROFESSIONAL ENGINEER 8-1-16

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Main House

Utilities

C2

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EXISTING ABUTMENT / END OF MARMOT SKI BRIDGE

PI: 7+16.10

EXISTING WALL

WETLANDS

PI: 8+18.28

PC: 8+35.20

MOTOR-COURT

PT: 10+00.39

GARAGE FF=9986.0

PATIO 9997.7

V-PAN

ROUND THE TOP OF CUT TO PROVIDE A SMOOTH TRANSITION TO EXISTING GRADES

BACK TERRACE WALL, H < 3'

APPROX. LIMITS OF SOIL NAILING

BUILDING OUTLINE

THE TOP OF THE SHORING SHALL BE REMOVED DURING FINAL GRADING SO THAT FINAL GRADES WILL CONFORM/BLEND TO EXISTING GRADES.

INFORMAL ACCESS TO BRIDGE ABUTMENT TBD. DRIVING SURFACE SHALL BE AN ARMORED "GREEN" PRODUCT.

THE MAIN DRIVEWAY AND BRIDGE ABUTMENTS HAVE BEEN APPROVED UNDER SEPARATE PERMIT AND ARE NOT PART OF THIS SUBMITTAL

REFER TO THE LANDSCAPING PLANS FOR EXTERIOR STEPS

SKI RANCH PEDESTRIAN TRAIL ALIGNMENT. APPROVED UNDER SEPARATE PERMIT AND PRIVATE AGREEMENT.

MARMOT SKI RUN

N

Scale: 1" = 20'

0 20 40

Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08

Lot 376RA1

Mtn. Village, CO

COLORADO REGISTERED DAVID BALLODE 29845 8-1-16 PROFESSIONAL ENGINEER

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Gate House

Grading and Drainage Plan

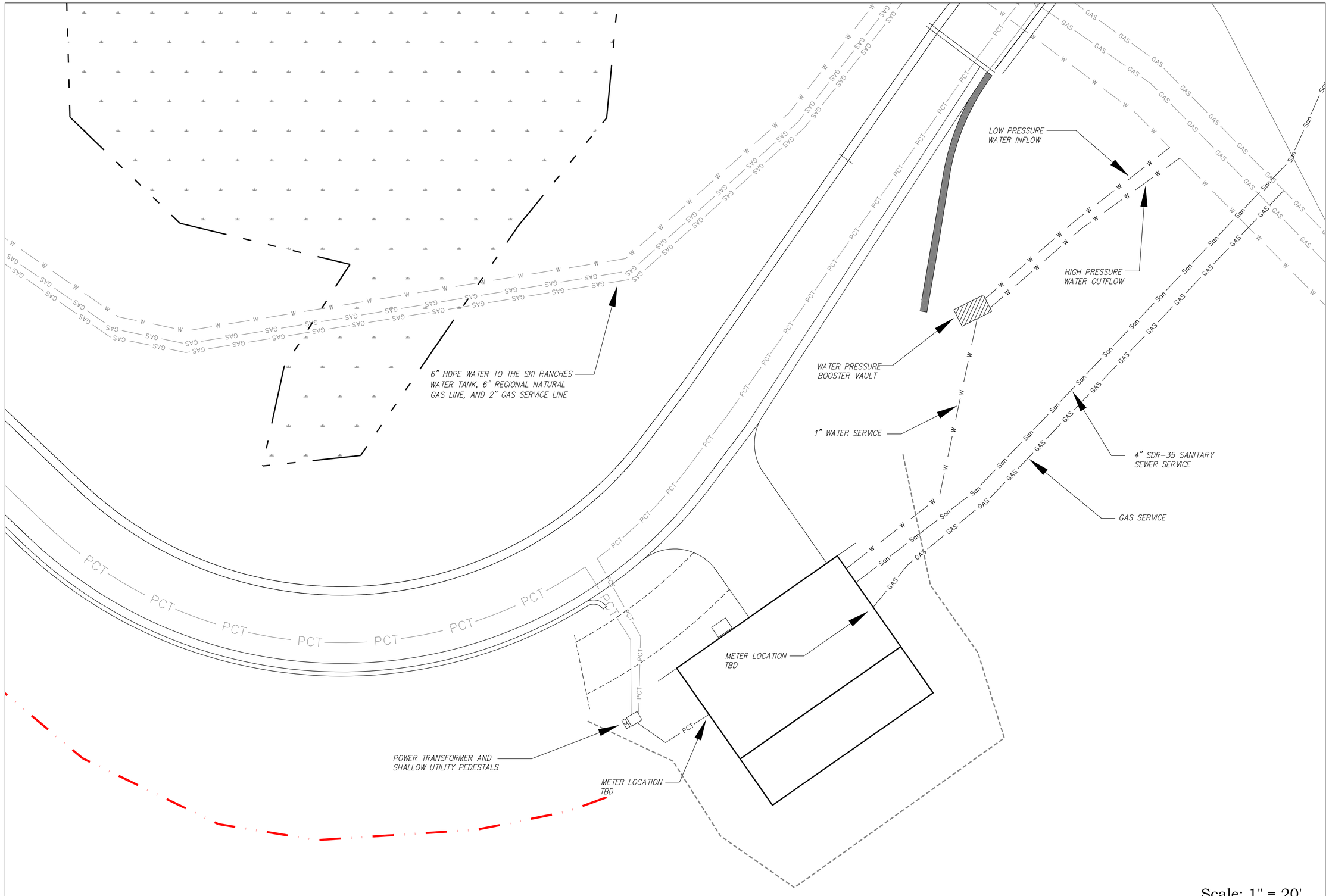
C3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Uncompahgre Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08

Lot 376RA1

Mtn. Village, CO

COLORADO REGISTERED DAVID BALLODA 29645 PROFESSIONAL ENGINEER
9-1-16

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Gate House

Utilities

C4

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LOT 26

LOT 27

TRACT A
(AKA LOT 60)

TRACT
OS-388

LOT 355
FILING 6

LOT 354R

ACCESS TRACT 350R

ACCESS TRACT A1-126

LOT 353

EXISTING 6" HDPE WATER MAIN (TO SKI RANCHES WATER TANK), 6" NATURAL GAS REGIONAL MAIN, AND 2" GAS SERVICE LINE. INSTALLED UNDER SEPARATE PERMIT AND AGREEMENT.

UTILITY MAINS TO ROCKY RD.

UTILITY MAIN TEE LOCATION

GATE HOUSE UTILITY CONNECTIONS

EXISTING SEWER MAIN

MARMOT SKI RUN

SKI RANCHES WATER TANK

SHALLOW UTILITIES WITHIN ROAD TEMPLATE

WATER PRESSURE BOOSTER VAULT

GATE HOUSE

TRACT
OSP-1

UTILITY MAINS CONTINUE TO BENCHMARK

LOT 60

TRACT
OS-376

MAIN HOUSE UTILITY CONNECTIONS WITHIN MARMOT SKI RUN

TRACT
OSP-387-2

SANITARY SERVICE

GAS SERVICE

WATER SERVICE

MAIN HOUSE

6" WATER

6" WATER

FIRE HYDRANT

U.S. FOREST SERVICE

SHALLOW UTILITY PEDESTALS

TRACT
OSP-387

Scale: 1" = 80'

0 80 160

Uncompahgre
Engineering, LLC

P.O. Box 3945
Telluride, CO 81435
970-729-0683

SUBMISSIONS:

DRB WORKSESSION	2016-08-01
RE-ISSUE FOR DRB WORKSESSION	2016-09-08

Lot 376RA1

Mtn. Village, CO

COLORADO REGISTERED
CRAIG BALLANTI
29845
8-1-16
PROFESSIONAL ENGINEER

CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Over-All Site

Utilities

C5

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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PROJECT
LOT 387R1 MAIN RESIDENCE

ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
NTS

SHEET TITLE
PERSPECTIVE VIEW OF NORTH FACADE, TREE GROVES, MEADOW

SHEET NUMBER
MH
LP1.0

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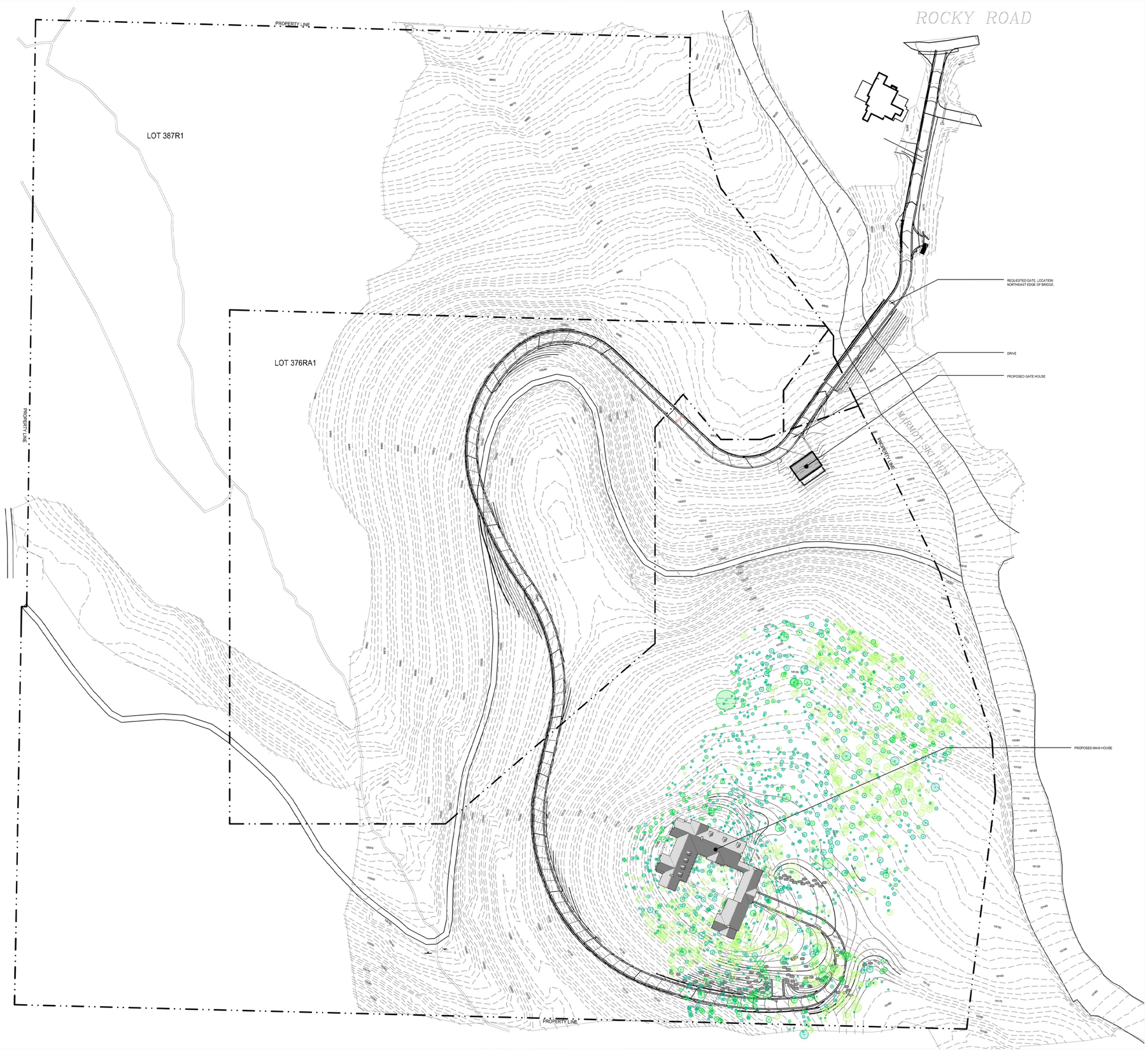
ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
NTS

SHEET TITLE
PERSPECTIVE EAST OF
FACADE, ASPEN GROVE, DRIVE

SHEET NUMBER
MH
LP1.1



LANDSCAPE NOTES

1. PLAN GRAPHICS INDICATE APPROXIMATE LOCATION OF PROPOSED TREES AND SHRUBS. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT LANDSCAPE ARCHITECT TO AVOID ROOT ZONES OF EXISTING TREES, PROVIDE SCREENING BETWEEN PUBLIC AND PRIVATE SPACES, RESPECT VIEWS AND SOLAR EXPOSURE, AND COMPLIMENT THE LAYOUT OF HARDSCAPE ELEMENTS. PLANT SCHEDULE SHALL DICTATE QUANTITIES, GRAPHIC SYMBOLS REFRESENT APPROXIMATE QUANTITIES.
2. ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. PLANTED TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 12" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 1:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH ORGANIC COMPOST MULCH. "SOIL PEP" OR LANDSCAPE ARCHITECT APPROVED EQUAL.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.5.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
9. NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE, EXCEPT AS REQUIRED FOR FIRE MITIGATION AND/OR AS DESIGNATED BY THE TOWN FORESTER.
10. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH SEEDED NATIVE GRASSES. NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:

WESTERN YARROW	5%	TALL FESCUE	10%
ARIZONA FESCUE	5%	HARD FESCUE	5%
CREEPING RED FESCUE	10%	ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%	PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%	MOUNTAIN BROME	15%

SOIL PROTECTION NOTES

1. PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
2. GOOD QUALITY TOPSOIL SHALL BE PLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION. TOPSOIL TO BE SPREAD IN FLACE AND HAND RAKED TO A SMOOTH FINISH PRIOR TO SEEDING OR PLANTING.
3. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
4. A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED..
   - 4.a. AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
   - 4.b. THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
5. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
   - 5.a. NYLON NETTING IS PROHIBITED.

EROSION CONTROL NOTES

1. TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
2. TO THE EXTENT PRACTICAL, UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
3. EROSION CONTROL PLANS SHALL BE BASED ON STANDARD BEST MANAGEMENT PRACTICES TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
4. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER AND IN DRAINAGE SWALES.
5. DRAINAGE SWALES SHALL INCLUDE RIP-RAP AS NEEDED TO REDUCE EROSION.
6. IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED)
7. NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
8. EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET C2.

IRRIGATION SYSTEM NOTES

1. SYSTEM TO BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE; SOIL TYPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND, AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
2. TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, CDC REQUIREMENTS, AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL RESULT IN AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.
3. THE SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURER'S SPECIFICATIONS, AND STATE AND LOCAL CODES.
4. THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT THE IRRIGATION SCHEDULE SHALL BE HANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
5. SYSTEM SHALL INCLUDE;
   - 5.1. A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
   - 5.2. INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
   - 5.3. HEAD-TO-HEAD OR DOUBLE COVERAGE.
   - 5.4. A MASTER CONTROL VALVE.
   - 5.5. A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
   - 5.6. SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
6. LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.
7. SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE
8. SYSTEMS SHALL BE DESIGNED TO OPERATE IN ACCORDANCE WITH TABLE 5-3 OF THE TOWNS GUIDELINES..

LEGEND

- EXISTING SPRUCE TREE
- EXISTING FIR TREE
- EXISTING ASPEN TREE

N

SCALE 0' 20' 40' 80'

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SHANNON S. MURPHY 329 REGISTERED LANDSCAPE ARCHITECT STATE OF COLORADO

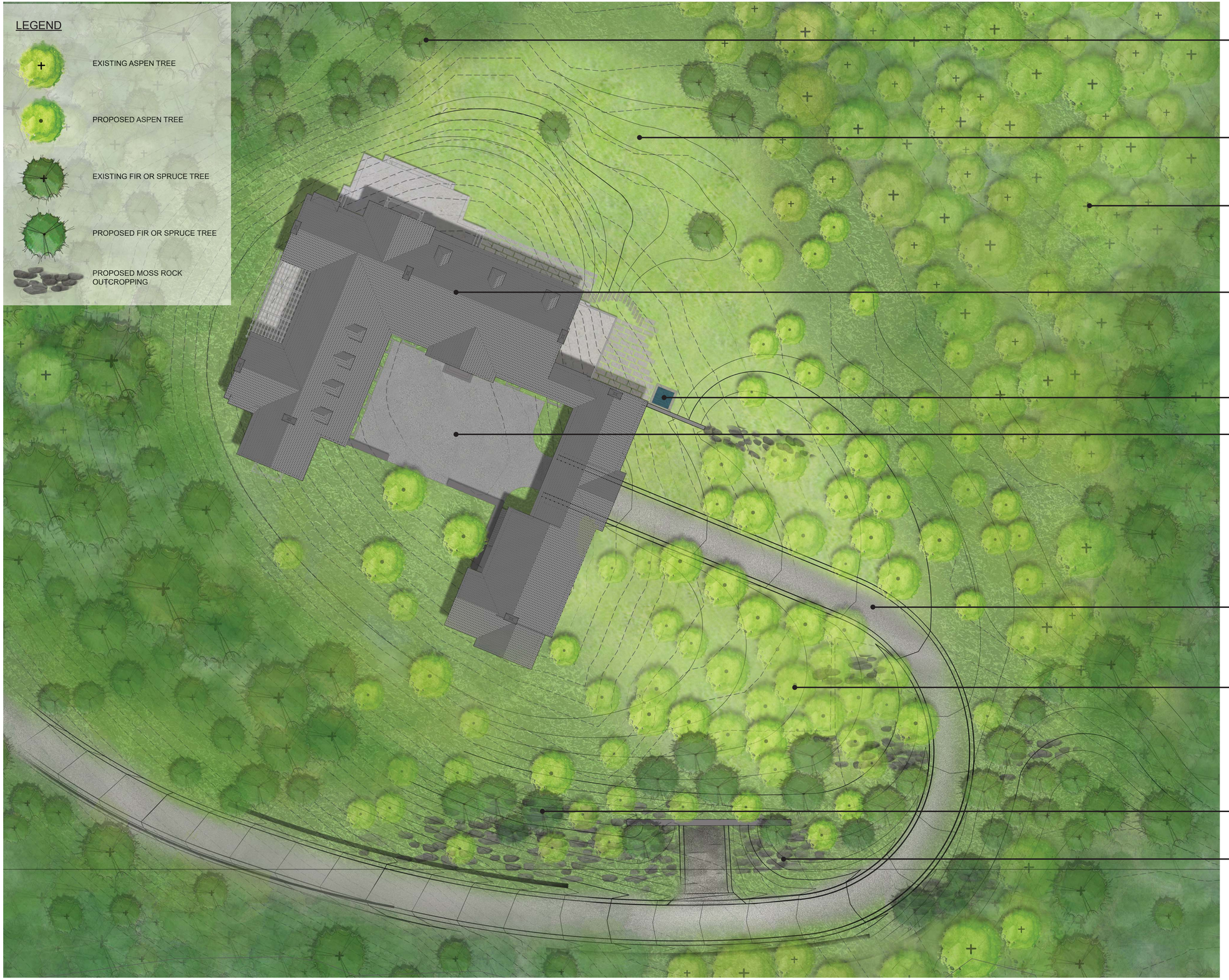
PROJECT LOT 387R1

ISSUE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE 1"=80'-0"

SHEET TITLE SITE LANDSCAPE PLAN

SHEET NUMBER MH L1.0



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SHANNON S. MURPHY
329
State of Colorado
REGISTERED
LANDSCAPE ARCHITECT

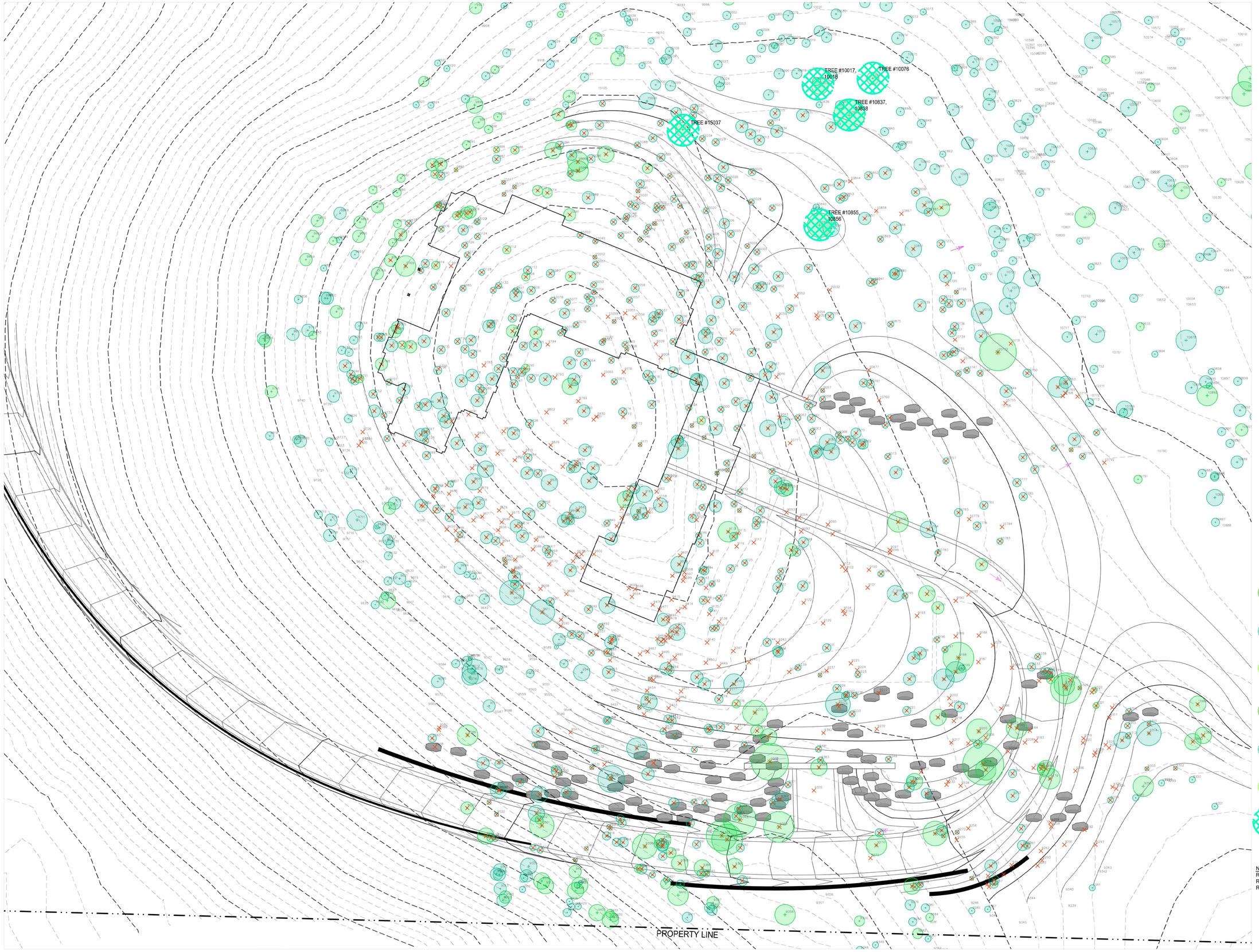
PROJECT
LOT 387R1 MAIN RESIDENCE

ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
1"=20'-0"

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
MH L1.1



LEGEND

- SPRUCE TREE TO BE REMOVED
- FIR TREE TO BE REMOVED
- ASPEN TREE TO BE REMOVED
- SPRUCE TREE TO REMAIN
- FIR TREE TO REMAIN
- ASPEN TREE TO REMAIN
- TREE TO BE SAVED. FIELD FLAGGED BY DAVE BANGERT 7.14.16 FENCE PERMITER OF TREE TO BE 10' OUT FROM DRIPLINE.

NOTES:
REFERENCE LIST FOR TREE REMOVALS AVAILABLE UPON REQUEST

N

SCALE
0' 10' 20'

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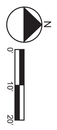
PROJECT
LOT 387R1 MAIN RESIDENCE

ISSUE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
1"=20'-0"

SHEET TITLE
FOREST MANAGEMENT PLAN

SHEET NUMBER
MH L1.2



SHEET NUMBER	SHEET TITLE	SCALE	ISSUE DATE	PROJECT	
MH L8.0	EXTERIOR LIGHTING PLAN	1"=20'-0"	07.14.16 STAFF WORK SESSION 08.01.16 DRB WORK SESSION 08.02.16 DRB WORK SESSION REVISIONS 09.08.16 RE-ISSUED FOR DRB WORK SESSION	LOT 387R1 MAIN RESIDENCE	SHANNON S. MURPHY 329 01/01/2008 Original Date of Licensure 09/18/2014 STATE OF COLORADO LICENSED LANDSCAPE ARCHITECT

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TERRACE

TERRACE

TERRACE

FRONT DOOR

MOTOR COURT

PORTE COCHERE

LOGGIA

VIEW TO WILSON PEAK

10'-2"
23'-0"
13'-8"
12'-8"
15'-0"
23'-10"
33'-0"
34'-8"
24'-0"
16'-0"
53'-8"
15'-8"

15'-10" 28'-0" 12'-0" 74'-1" 40'-8" 3'-0" 4'-0"
177'-7"

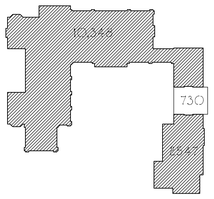
1 MH A1.1 FIRST FLOOR PLAN

N

CALCULATIONS

CONDITIONED FLOOR AREA

FIRST FLOOR AREA	=12,895 SQ.FT.
SECOND FLOOR AREA	= 5921 SQ.FT.
TOTAL CONDITIONED	=18,816 SQ.FT.



STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
FIRST FLOOR
PLAN

DATE: 3/10/2016
SCALE: 1/8" = 1'-0"
DRAWN BY: SR/RM/BS
SHEET NUMBER: MH A1.1

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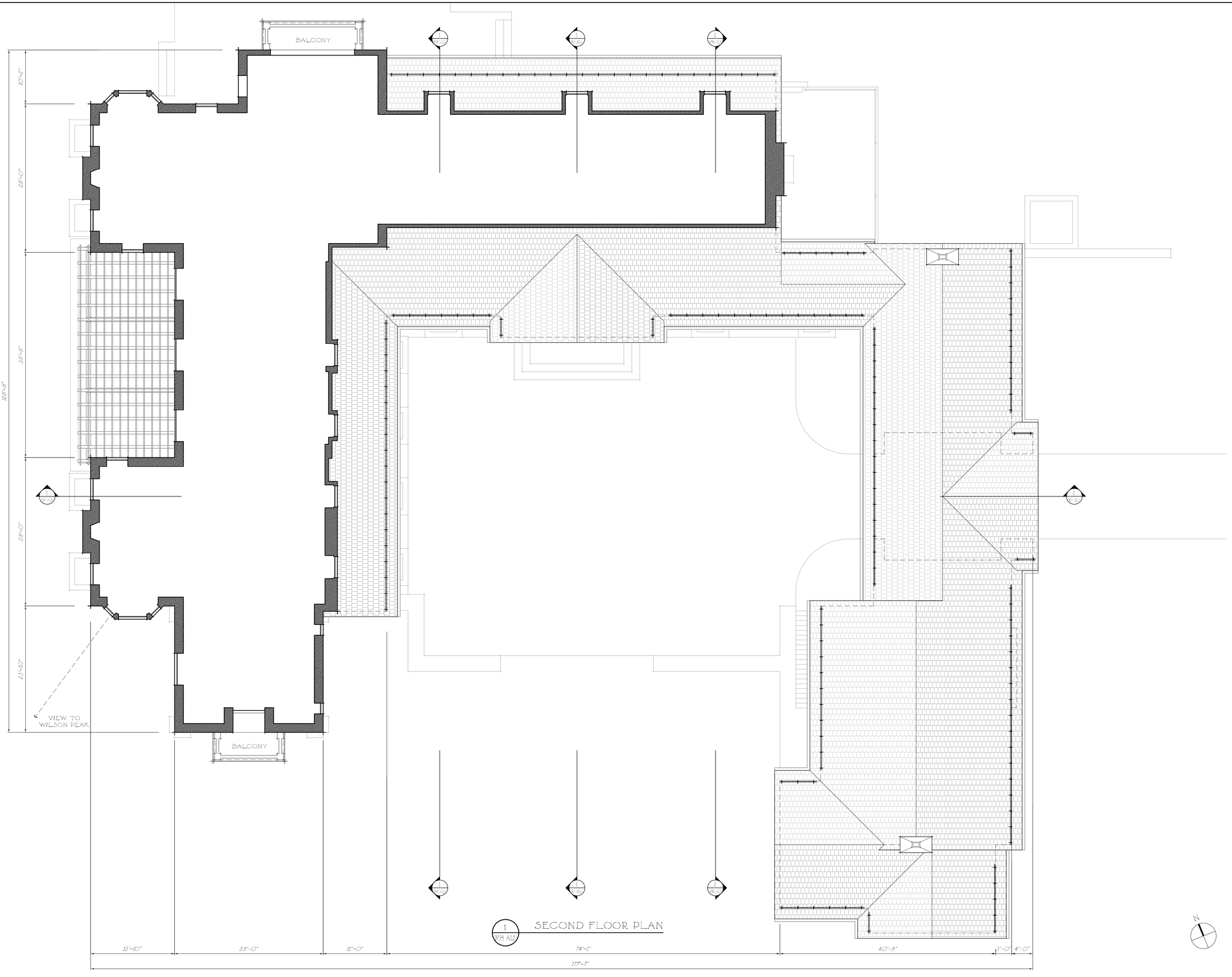
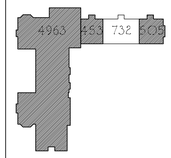


1 SECOND FLOOR PLAN
MH A1.2

CALCULATIONS

CONDITIONED FLOOR AREA

FIRST FLOOR AREA	=12,895 SQ.FT.
SECOND FLOOR AREA	= 5921 SQ.FT.
TOTAL CONDITIONED	=18,816 SQ.FT.



STATE OF COLORADO
MARK ANDREW FERGUSON
ARC.401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
SECOND FLOOR
PLAN

DATE: 3/10/2016

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

DRAWN BY: SR/RM/BS

SHEET NUMBER: MH A1.2

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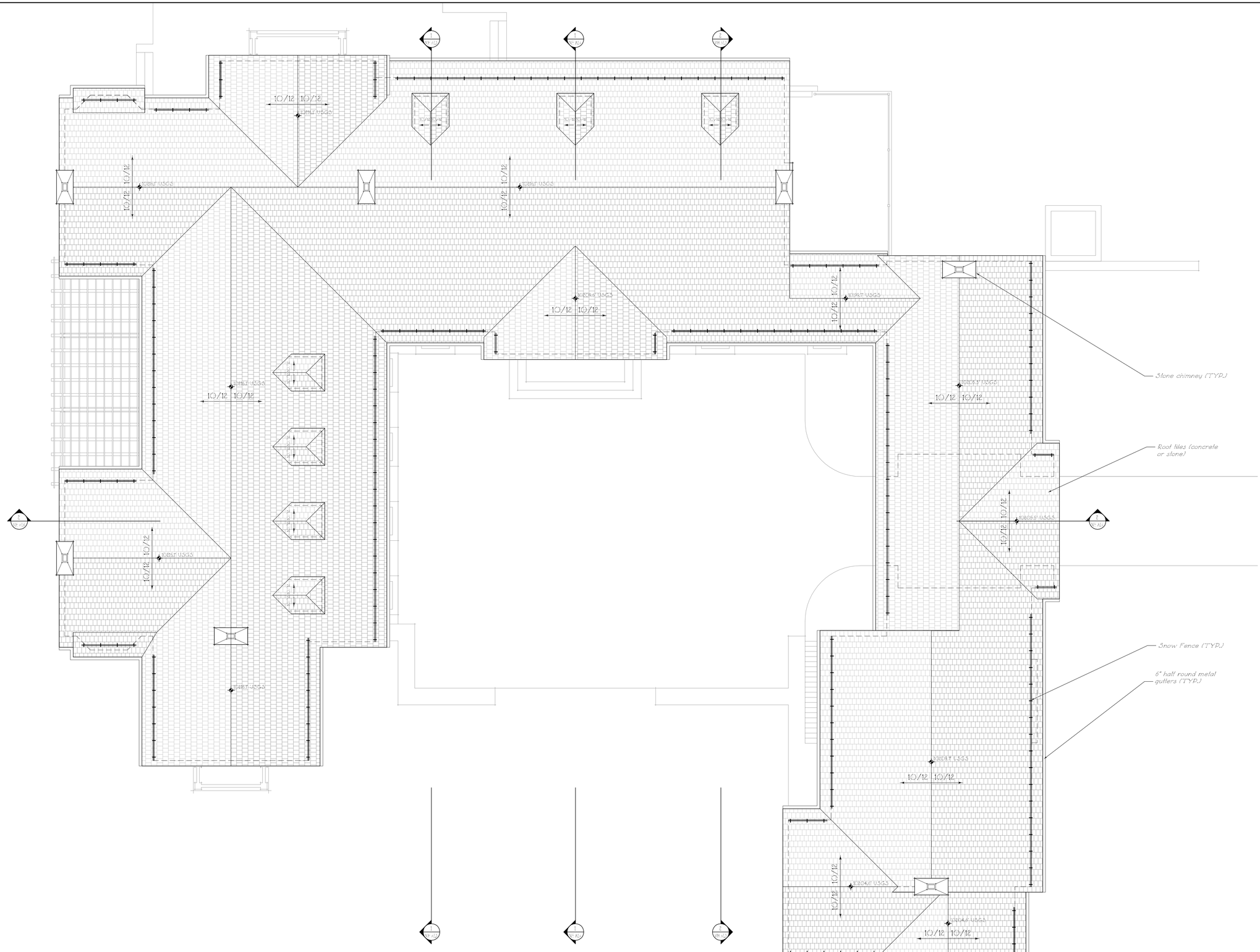

1 ROOF PLAN
MH A1.3

CALCULATIONS

CONDITIONED FLOOR AREA

FIRST FLOOR AREA	=12,895 SQ.FT.
SECOND FLOOR AREA	= 5921 SQ.FT.
TOTAL CONDITIONED	=18,816 SQ.FT.

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
ROOF PLAN

DATE: 5/31/2016
SCALE: 1/8" = 1'-0"
DRAWN BY: SR/BS
SHEET NUMBER: MH A1.3

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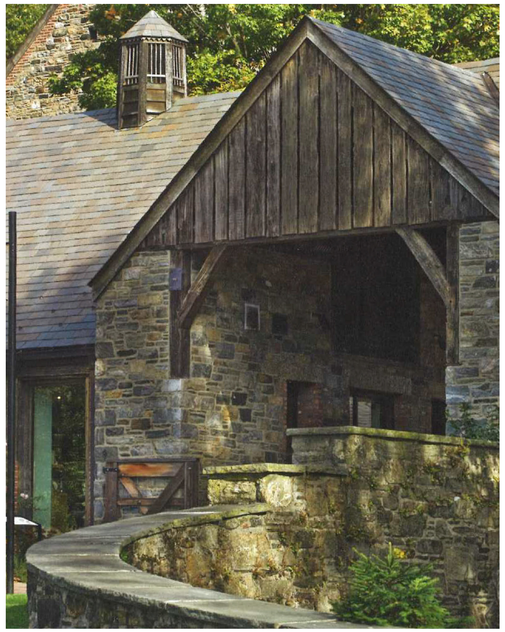
Horizontal Wood Siding



Fieldston w/ Vertical Wood Siding

Board and Batton

Dormer

Roof Shingles & Fieldstone Chimneys

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
MATERIAL REFERENCE
IMAGES

DATE: 6/1/2016

SHEET NUMBER: MH A2.0

SCALE: AS NOTED

DRAWN BY: BS

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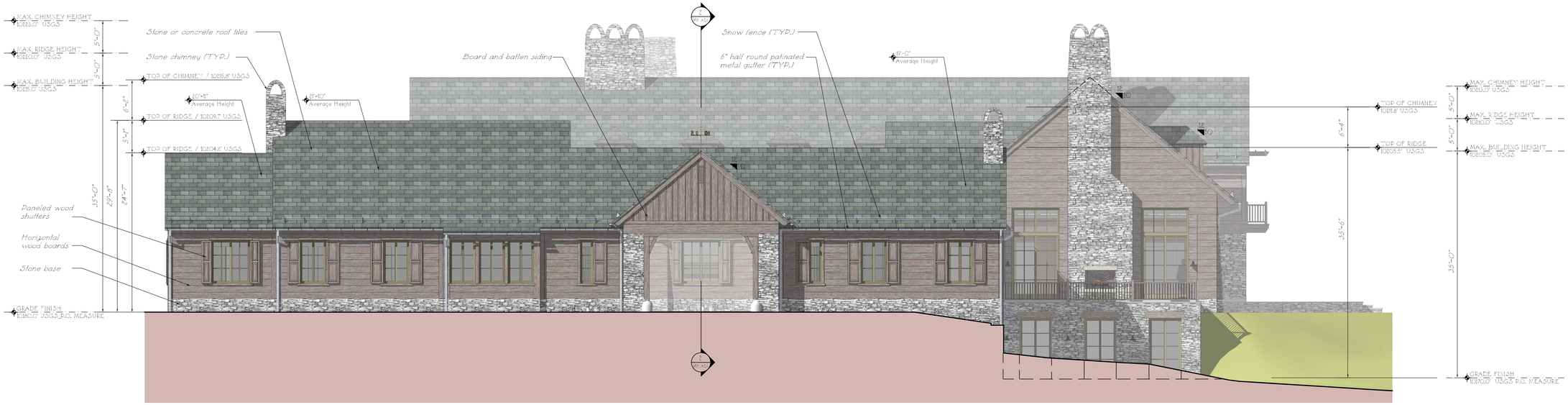

2 / MH A2.1 EAST ELEVATION

1 / MH A2.1 NORTH ELEVATION

CALCULATIONS

BUILDING HEIGHT LIMITS
Per CDC Section17.3.12 Table 3.3

MAX. BUILDING HEIGHT	=35'-0"
MAX. RIDGE HEIGHT (Fn #1)	=40'-0"
MAX. CHIMNEY HEIGHT (Fn #2)	=45'-0"
MAX. AVG. BLDG HEIGHT	=30'-0"
MAX. AVG. RIDGE HEIGHT (Fn#1)	=35'-0"
MAX. AVG. CHIMNEY HEIGHT(Fn#2)	=40'-0"

PROPOSED BUILDING HEIGHTS

MAX. RIDGE HEIGHT	=36'-4"
MAX. CHIMNEY HEIGHT	=44'-7"
MAX. AVG RIDGE HEIGHT	=34'-3"
MAX. AVG CHIMNEY HEIGHT	=43'-8"

BUILDING MATERIAL PERCENTAGES
(Roofs not included)

DOORS AND WINDOWS	4502 SQ.FT.	20 %
STONE	6386 SQ.FT.	28 %
WOOD	11989 SQ.FT.	52 %

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
NORTH & EAST
ELEVATIONS

DATE: 3/10/2016
SCALE: 1/8" = 1'-0"
DRAWN BY: SR/RM/BS/ED/NL
SHEET NUMBER: MH A2.1

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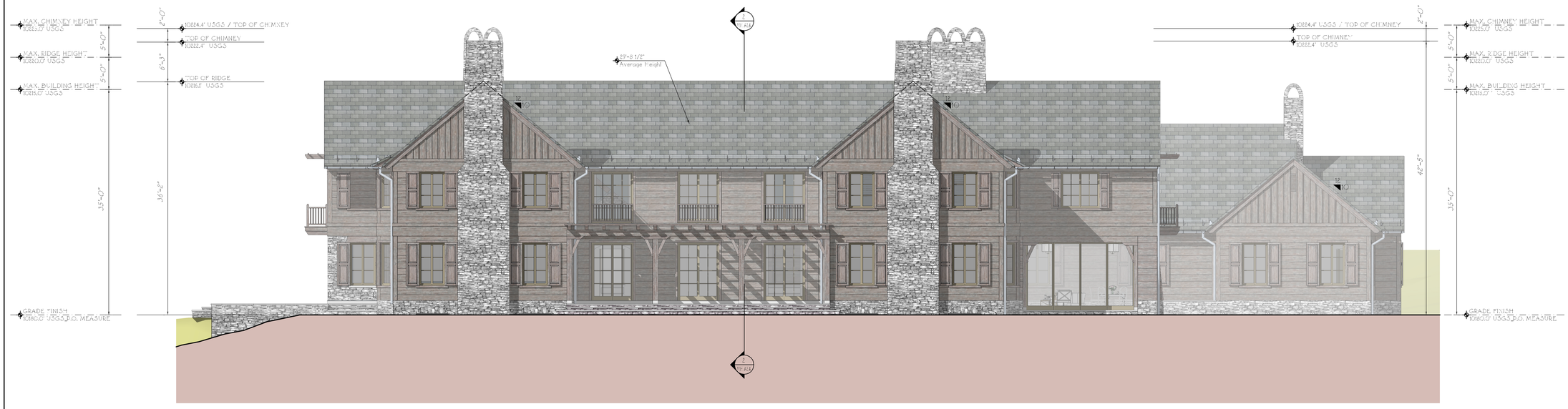
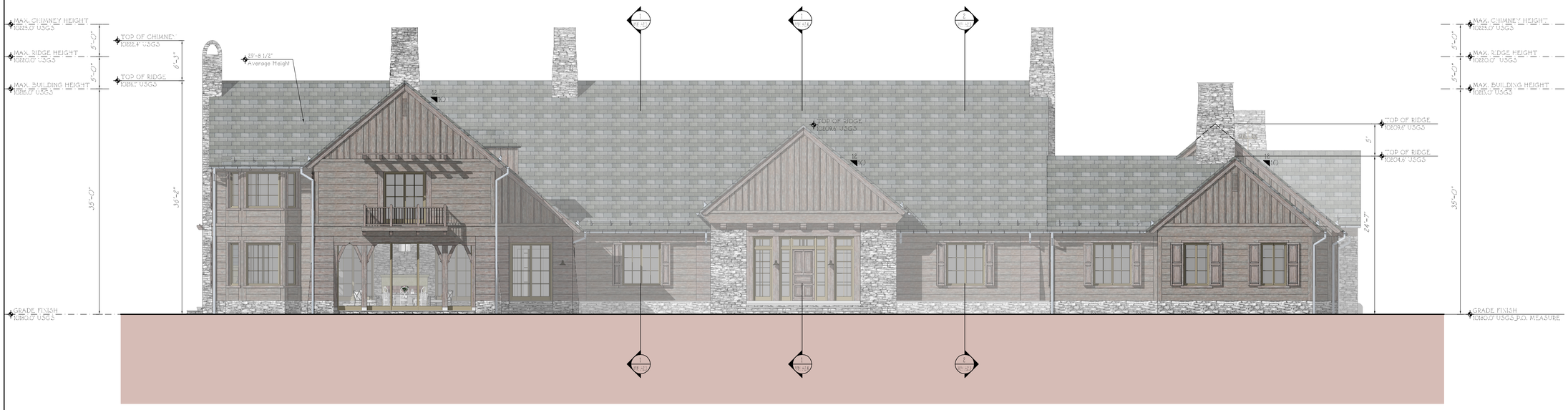


2 MH A2.2 WEST ELEVATION



1 MH A2.2 SOUTH ELEVATION

CALCULATIONS

BUILDING HEIGHT LIMITS
Per CDC Section17.3.12 Table 3.3

MAX. BUILDING HEIGHT	=35'-0"
MAX. RIDGE HEIGHT (Fn #1)	=40'-0"
MAX. CHIMNEY HEIGHT (Fn #2)	=45'-0"
MAX. AVG. BLDG HEIGHT	=30'-0"
MAX. AVG. RIDGE HEIGHT (Fn#1)	=35'-0"
MAX. AVG. CHIMNEY HEIGHT(Fn#2)	=40'-0"

PROPOSED BUILDING HEIGHTS

MAX. RIDGE HEIGHT	=36'-4"
MAX. CHIMNEY HEIGHT	=44'-7"
MAX. AVG RIDGE HEIGHT	=34'-3"
MAX. AVG CHIMNEY HEIGHT	=43'-2"

BUILDING MATERIAL PERCENTAGES
(Roofs not included)

DOORS AND WINDOWS	4502 SQ.FT.	20 %
STONE	6386 SQ.FT.	28 %
WOOD	11989 SQ.FT.	52 %

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
SOUTH & WEST
ELEVATIONS

DATE: 3/10/2016

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

DRAWN BY: SR/RM/BS/ED/NL

SHEET NUMBER: MH A2.2

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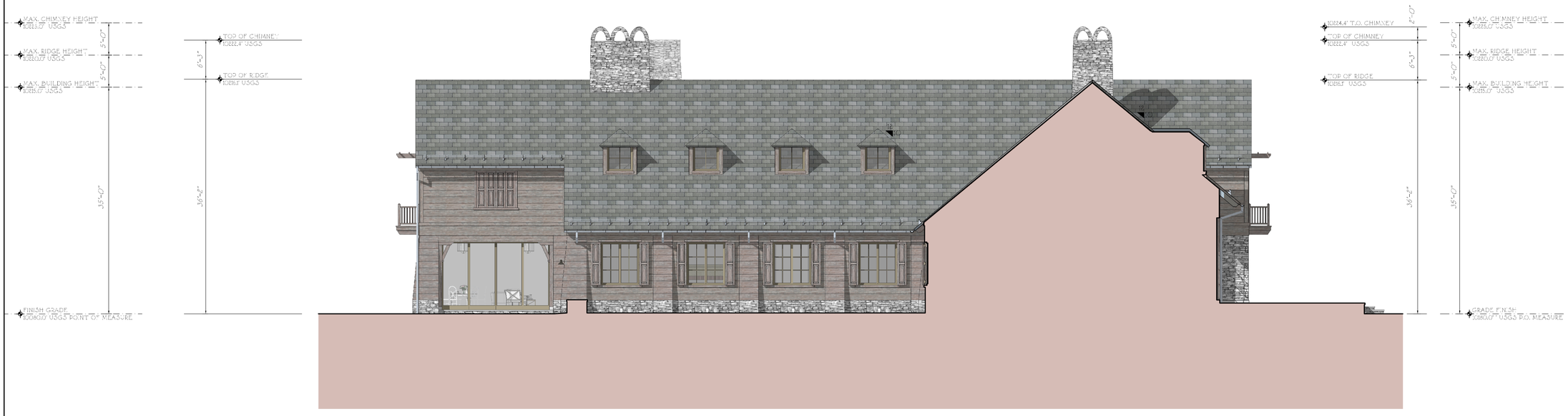
2 MH A2.3

WEST ELEVATION @ COURTYARD

1/8" = 1'- 0"



1 MH A2.3

EAST ELEVATION @ COURTYARD

1/8" = 1'- 0"

CALCULATIONS

BUILDING HEIGHT LIMITS
Per CDC Section17.3.12 Table 3.3

MAX. BUILDING HEIGHT	=35'-0"
MAX. RIDGE HEIGHT (Fn #1)	=40'-0"
MAX. CHIMNEY HEIGHT (Fn #2)	=45'-0"
MAX. AVG. BLDG HEIGHT	=30'-0"
MAX. AVG. RIDGE HEIGHT (Fn#1)	=35'-0"
MAX. AVG. CHIMNEY HEIGHT(Fn#2)	=40'-0"

PROPOSED BUILDING HEIGHTS

MAX. RIDGE HEIGHT	=36'-4"
MAX. CHIMNEY HEIGHT	=44'-7"
MAX. AVG RIDGE HEIGHT	=34'-3"
MAX. AVG CHIMNEY HEIGHT	=43'-8"

BUILDING MATERIAL PERCENTAGES
(Roofs not included)

DOORS AND WINDOWS	4502 SQ.FT. 20 %
STONE	6386 SQ.FT. 28 %
WOOD	11989 SQ.FT. 52 %

STATE OF COLORADO
MARK ANDREW FERGUSON
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LICENSED ARCHITECT

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SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
MAIN HOUSE
COURTYARD
ELEVATIONS

DATE: 5/12/2016
SCALE: 1/8"= 1'-0"
DRAWN BY: SR/BS/ED/NL
SHEET NUMBER: MH A2.3

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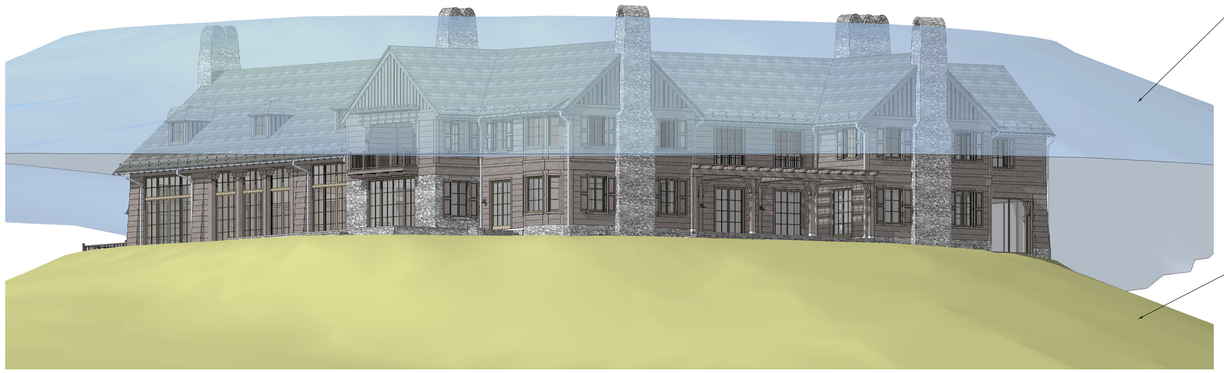

2 MH A2.4 MAXIMUM RIDGE DIAGRAM - 40' ABOVE FINISHED GRADE
N.T.S.

1 MH A2.4 MAXIMUM RIDGE DIAGRAM - 40' ABOVE FINISHED GRADE
N.T.S.

STATE OF COLORADO
MARK ANDREW FERGUSON
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SEPTEMBER 8, 2016

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AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:

BUILDING HEIGHT ANALYSIS

DATE: 6/1/2016

SCALE: AS NOTED

DRAWN BY: SR/BS

SHEET NUMBER: MH A2.4

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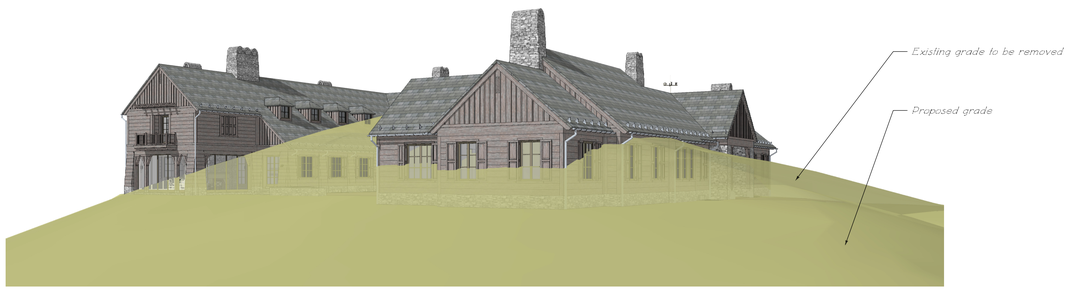


3 MH A2.5

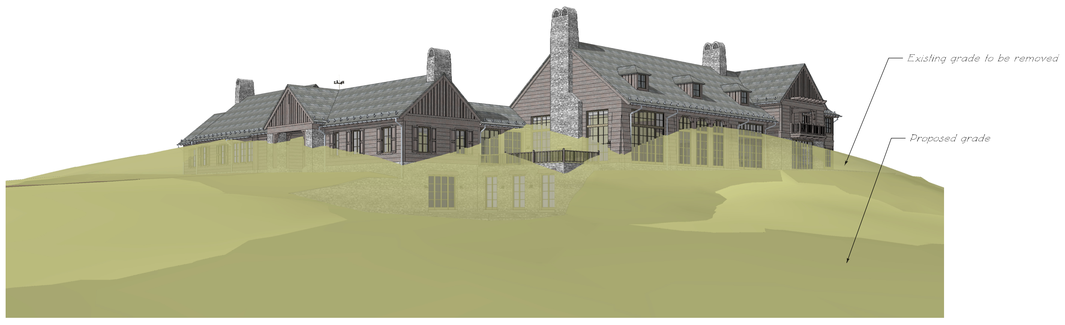
EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM SOUTHEAST

1/8"=1'-0"

4 MH A2.5

EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM SOUTHWEST

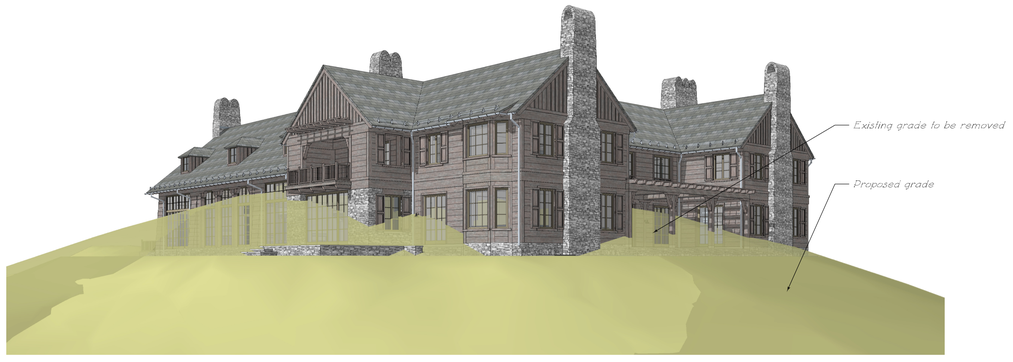
1/8"=1'-0"



2 MH A2.5

EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM NORTHEAST

1/8"=1'-0"



1 MH A2.5

EXISTING TOPOGRAPHY DIAGRAM - VIEW FROM NORTHWEST

1/8"=1'-0"

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MARK ANDREW FERGUSON
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LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
EXISTING TOPOGRAPHY ANALYSIS

DATE: 7/28/2016

SHEET NUMBER: MH A2.5

SCALE: AS NOTED

DRAWN BY: SR

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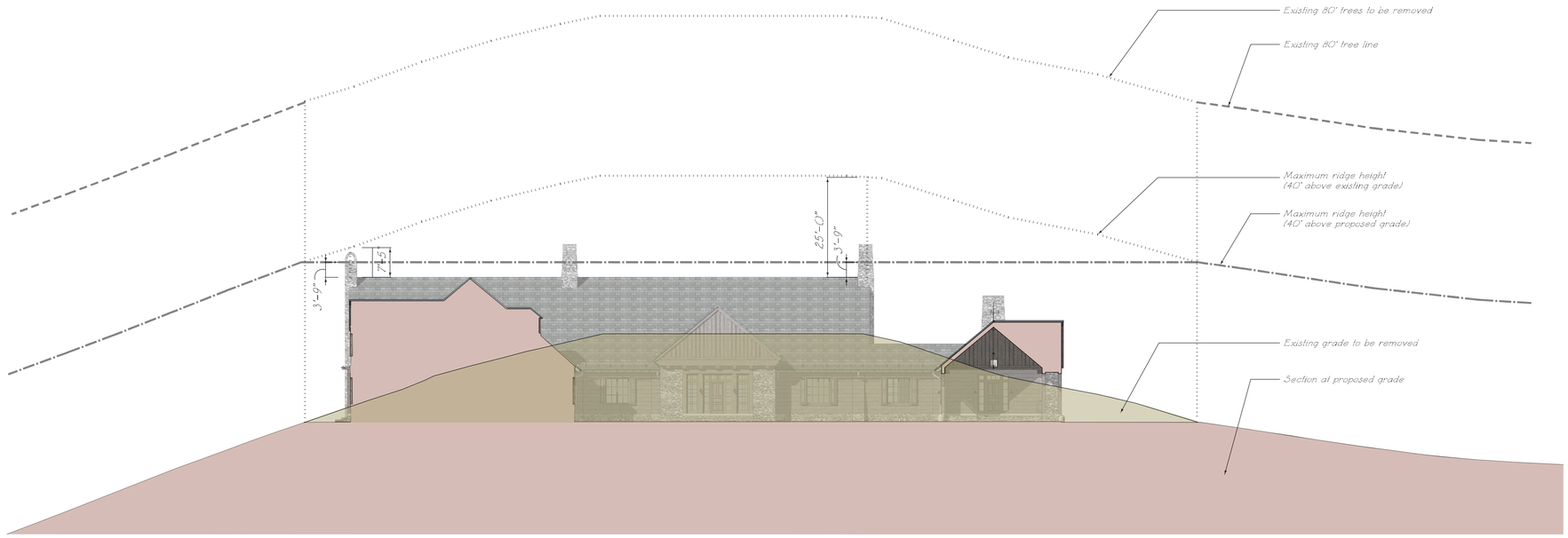
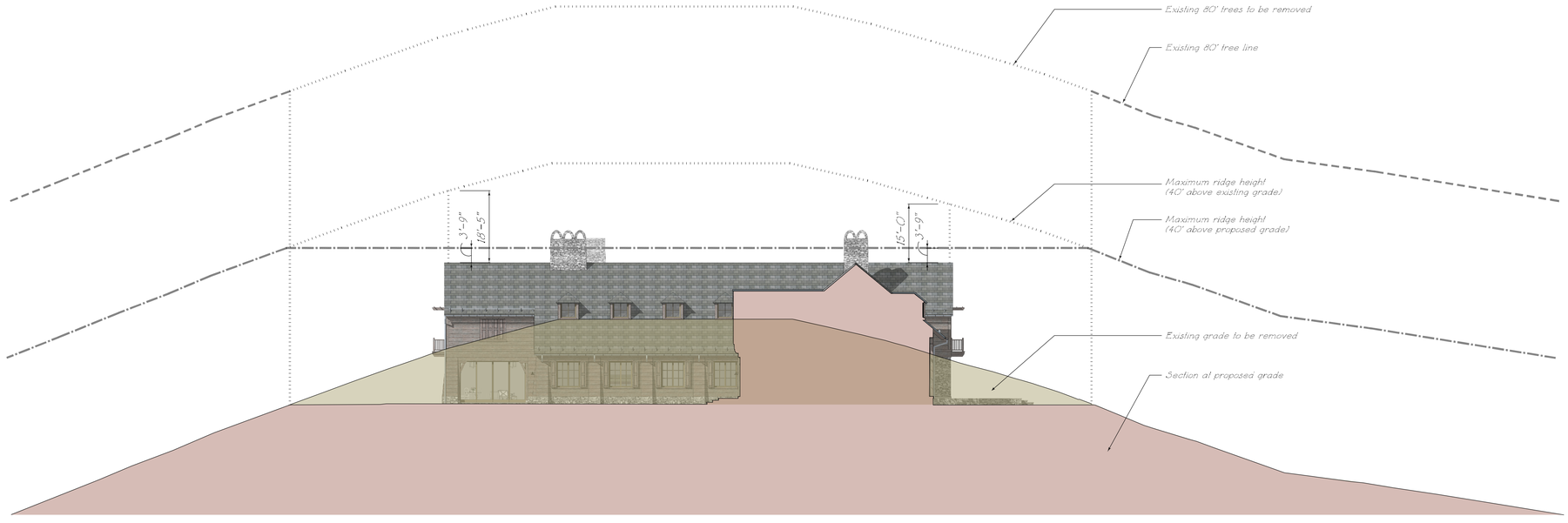


2 MH A2.6

EXISTING TOPOGRAPHY DIAGRAM - SOUTH SECTION THROUGH PORTE COCHERE

1/16"=1'-0"



1 MH A2.6

EXISTING TOPOGRAPHY DIAGRAM - EAST SECTION THROUGH FRONT DOOR

1/16"=1'-0"

STATE OF COLORADO
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RE-ISSUED FOR DRB WORK SESSION
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ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
EXISTING
TOPOGRAPHY
ANALYSIS

DATE: 7/28/2016

SHEET NUMBER: MH A2.6

SCALE: AS NOTED

DRAWN BY: SR

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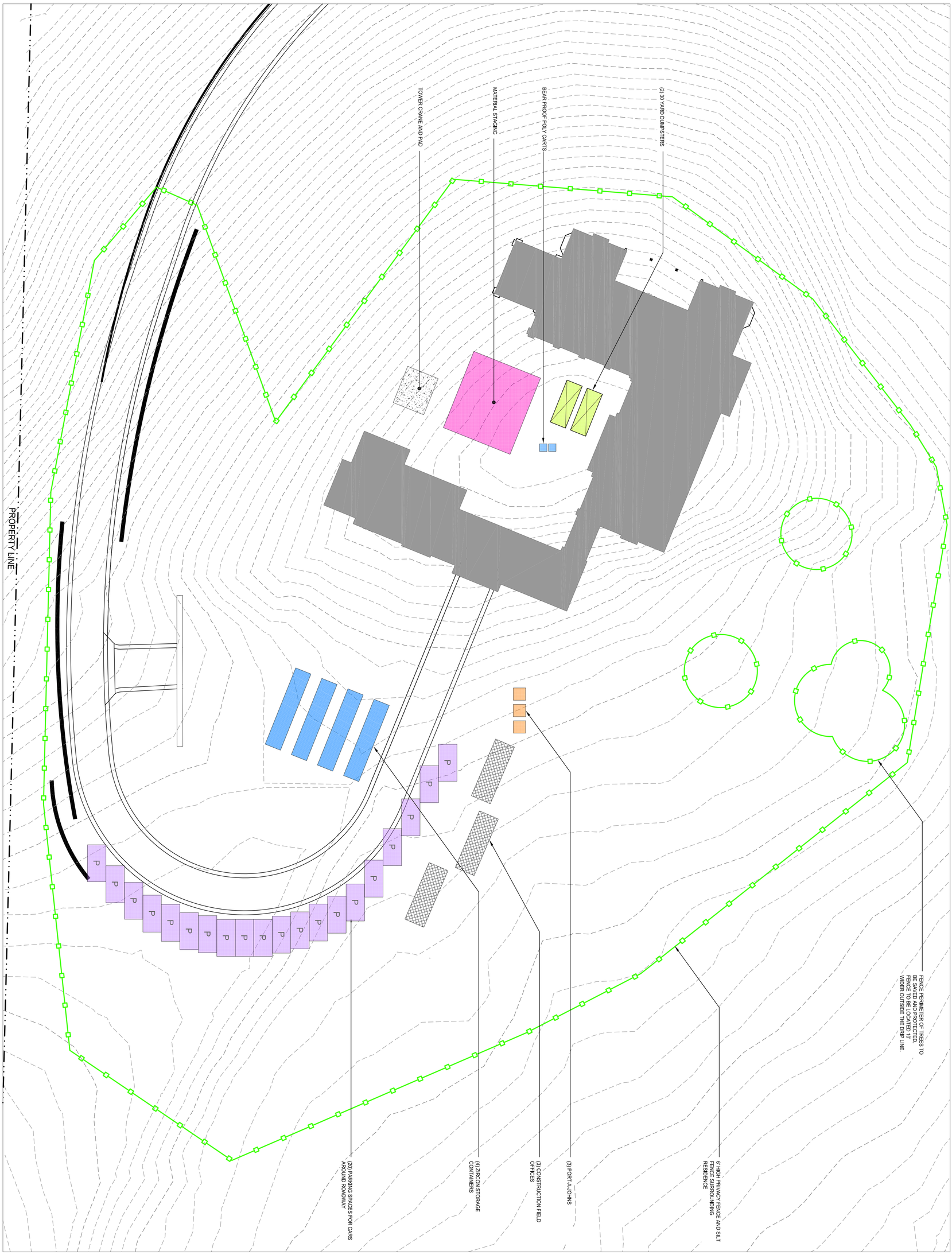

SHEET NUMBER	SHEET TITLE	SCALE	ISSUE	PROJECT
MH CM1.0	CONSTRUCTION MITIGATION PLAN	1"=20'-1"	07.14.16 STAFF WORK SESSION 08.01.16 DRB WORK SESSION 08.02.16 DRB WORK SESSION REVISIONS 09.08.16 RE-ISSUED FOR DRB WORK SESSION	LOT 387R1

Fortenberry & Ricks LLC
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(970) 728-4321

SHANNON MURPHY LANDSCAPE ARCHITECTS
231 Midland Ave
Suite 206
Basalt, Colorado
81621
970.927.2889
shannon@shannonmurphy.net

PROJECT
LOT 387R1 GATE HOUSE

ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
NTS

SHEET TITLE
PERSPECTIVE VIEW OF NORTH FACADE

SHEET NUMBER
GH
LP1.0

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shannon@shannonmurphy.net

SHANNON S. MURPHY
329
Original State of Colorado
REGISTERED LANDSCAPE ARCHITECT

PROJECT
LOT 387R1 GATE HOUSE

ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
1"=20'-0"

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
GH
L1.0

N
0' 10' 20'

SHANNON MURPHY LANDSCAPE ARCHITECTS
231 Midland Ave
Suite 206
Basalt, Colorado
81621
970.927.2889
shannon@shannonmurphy.net

PROJECT
LOT 387R1 GATE HOUSE

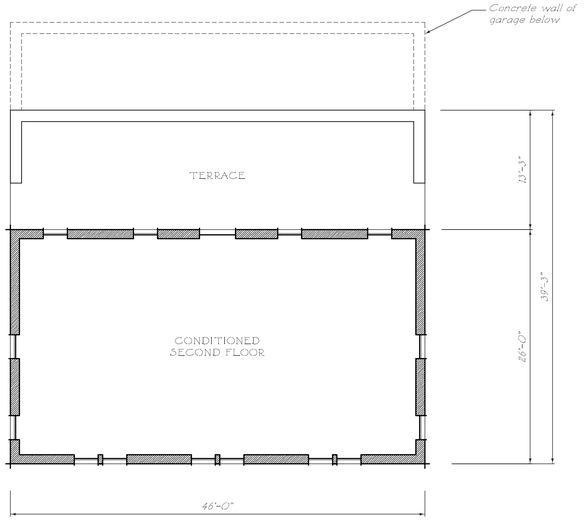
ISSUE DATE
07.14.16 STAFF WORK SESSION
08.01.16 DRB WORK SESSION
08.02.16 DRB WORK SESSION REVISIONS
09.08.16 RE-ISSUED FOR DRB WORK SESSION

SCALE
1"=20'-0"

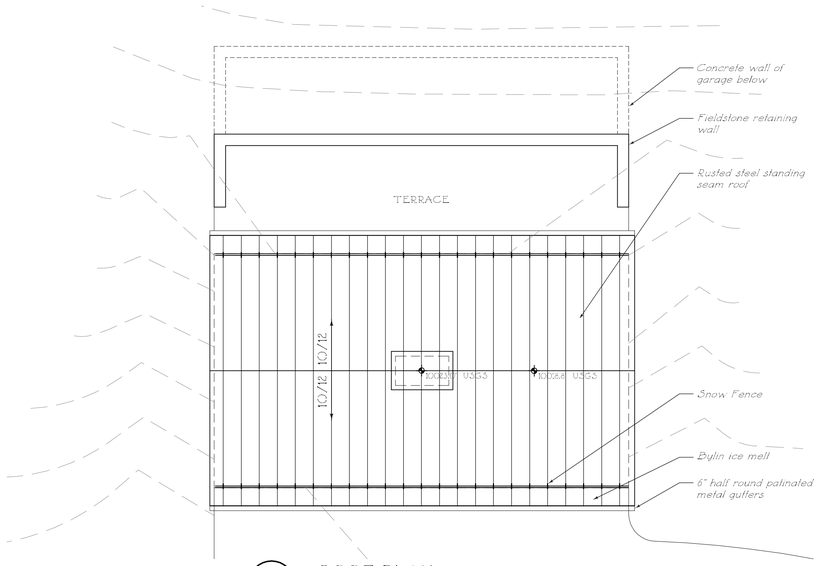
SHEET TITLE
EXTERIOR LIGHTING PLAN

SHEET NUMBER
GH L8.0

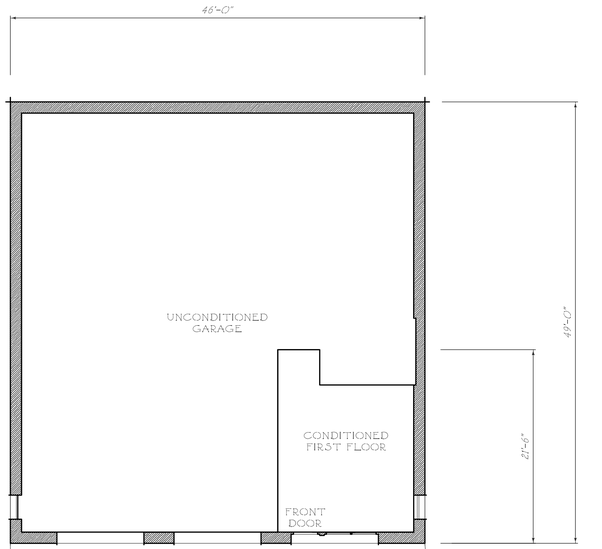
N
0' 10' 20'



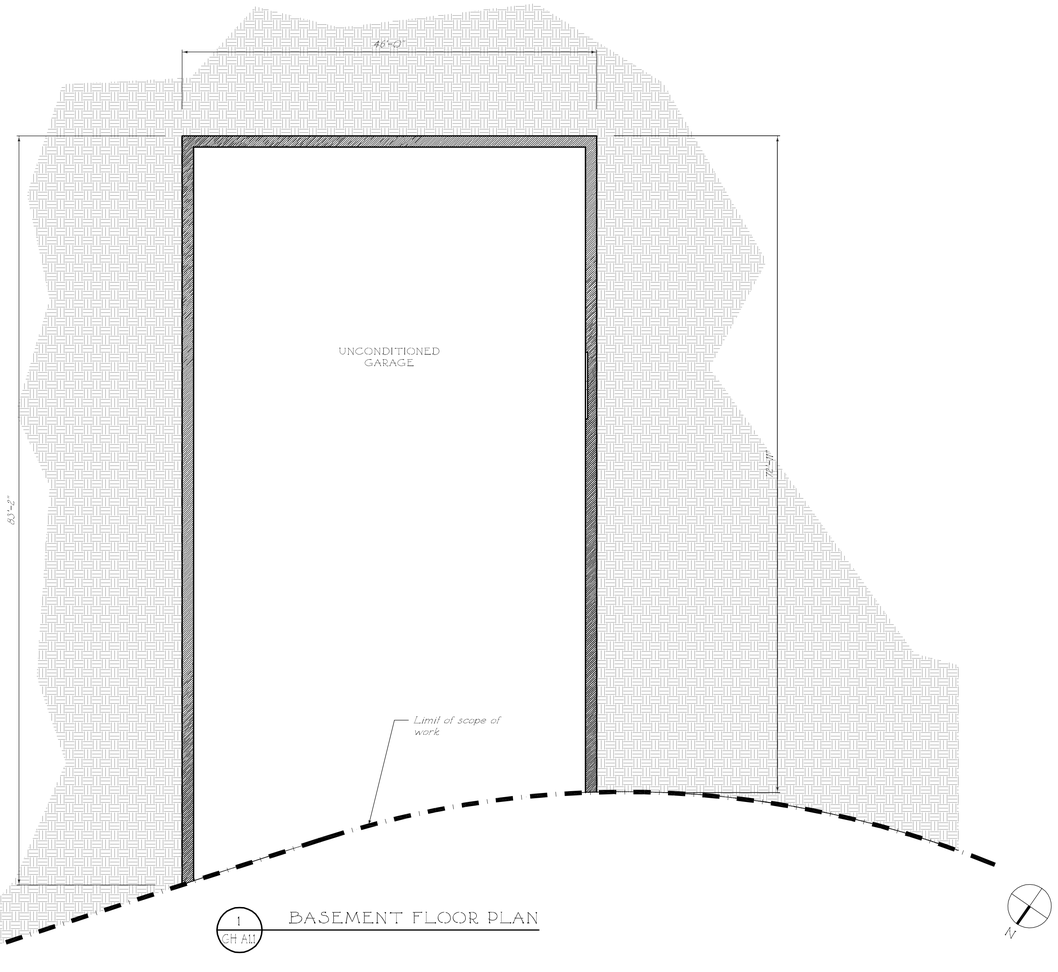
3 GH A1.1 SECOND FLOOR PLAN



4 GH A1.1 ROOF PLAN



2 GH A1.1 FIRST FLOOR PLAN



1 GH A1.1 BASEMENT FLOOR PLAN

CALCULATIONS

CONDITIONED FLOOR AREA

FIRST FLOOR AREA = 340 SQ.FT.
SECOND FLOOR AREA = 1196 SQ.FT.

TOTAL CONDITIONED = 1500 SQ.FT.

SECOND FLOOR

FIRST FLOOR

BASEMENT

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:

GATE HOUSE
FLOOR PLANS

DATE: 3/10/2016

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

DRAWN BY: SR/BS

SHEET NUMBER: GH A1.1

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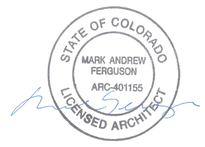
Building massing

Stone walls w/ wood gable ends

Wood window w/ divided lights

Board and batton w/ metal roof



RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:

GATE HOUSE
MATERIAL REFERENCE
IMAGES

DATE: 6/1/2016

SCALE: AS NOTED

DRAWN BY: BS

SHEET NUMBER: GH A2.0

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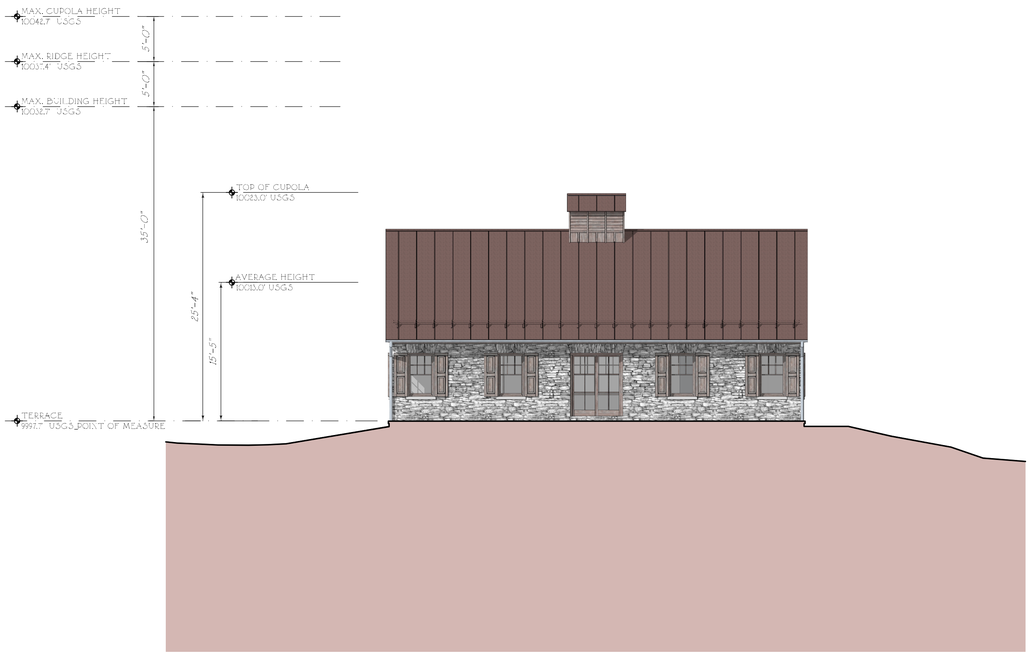
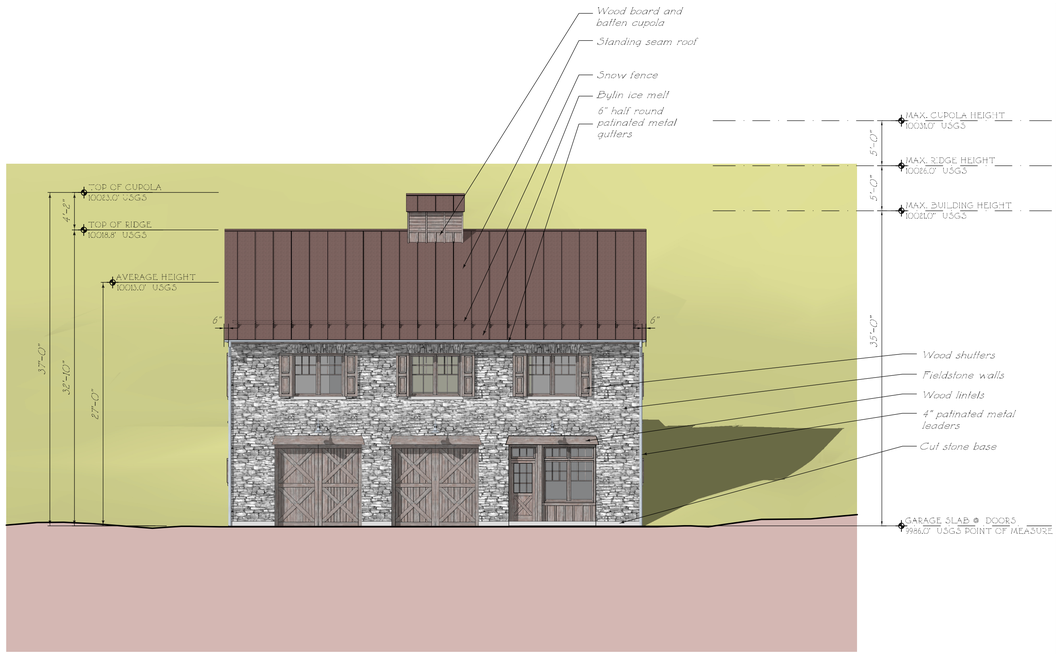
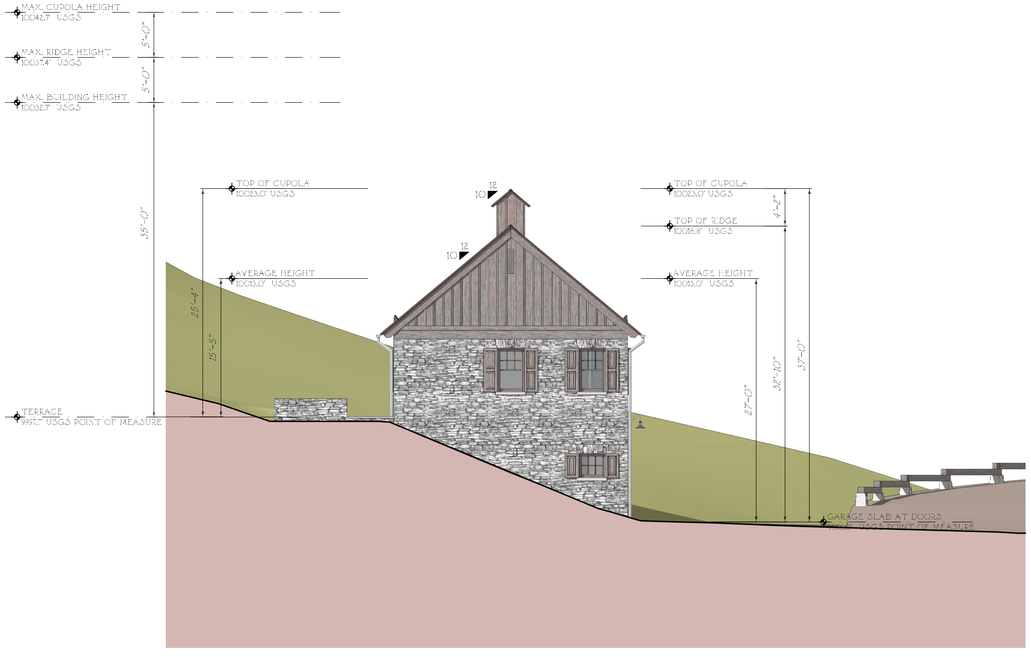


3 GH A2.1 SOUTH ELEVATION

1/8" = 1'- 0"

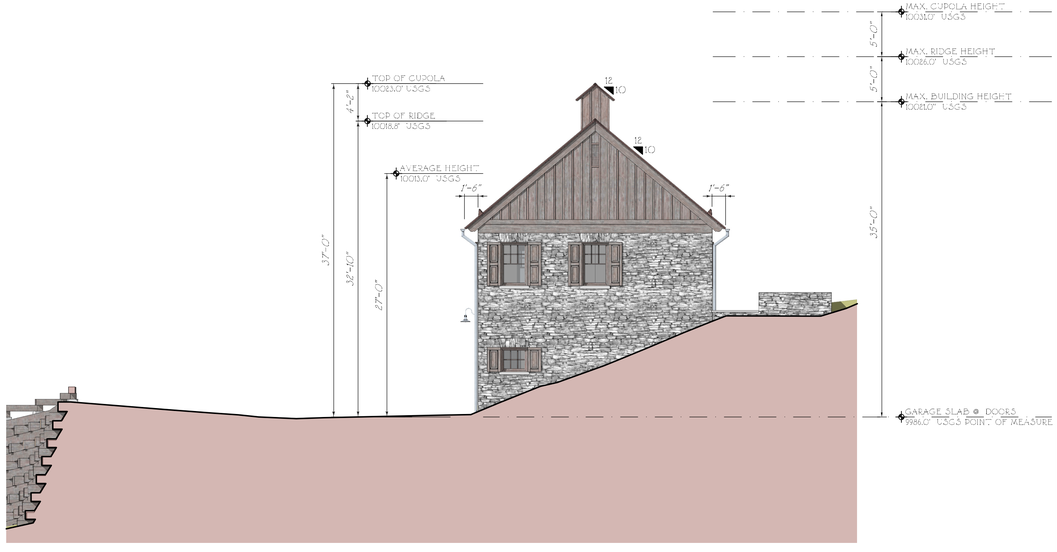


4 GH A2.1 NORTH ELEVATION



2 GH A2.1 EAST ELEVATION

1/8" = 1'- 0"



1 GH A2.1 WEST ELEVATION

CALCULATIONS

BUILDING HEIGHT LIMITS

Per CDC Section17.3.12 Table 3.3

MAX. BUILDING HEIGHT	=35'-0"
MAX. RIDGE HEIGHT (Fn #1)	=40'-0"
MAX. CUPOLA HEIGHT (Fn #2)	=45'-0"
MAX. AVG. BLDG HEIGHT	=30'-0"
MAX. AVG. RIDGE HEIGHT (Fn#1)	=35'-0"
MAX. AVG. CUPOLA HEIGHT(Fn#2)	=40'-0"

PROPOSED BUILDING HEIGHTS

MAX. RIDGE HEIGHT	=32'-10"
MAX. CUPOLA HEIGHT	=37'-0"
MAX. AVG RIDGE HEIGHT	=27'-5"
MAX. AVG CUPOLA HEIGHT	=31'-2"

BUILDING MATERIAL PERCENTAGES

(Roofs not included)

DOORS AND WINDOWS	295 SQ.FT.	12 %
STONE	1375 SQ.FT.	54 %
WOOD	873 SQ.FT.	34 %

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC-401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:

GATE HOUSE
EXTERIOR ELEVATIONS

DATE: 5/12/2016

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

DRAWN BY: SR/BS/ED

SHEET NUMBER: GH A2.1

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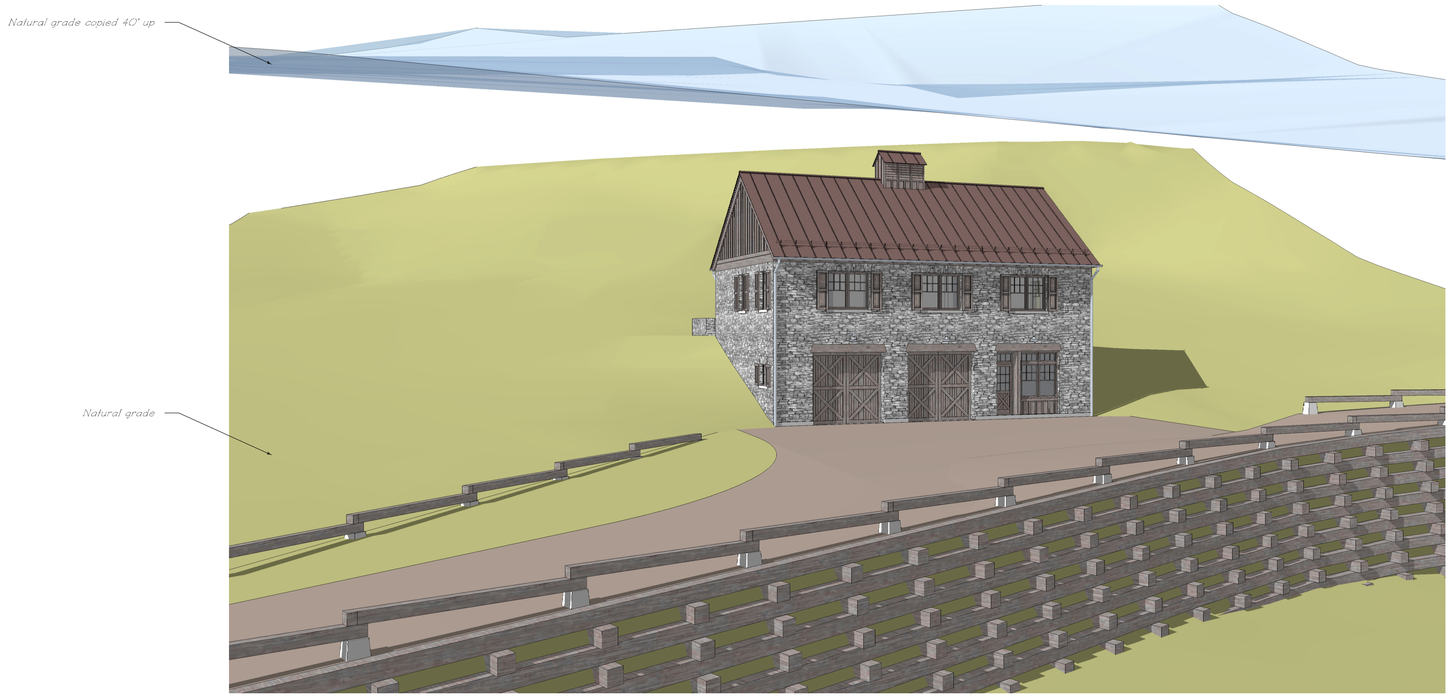
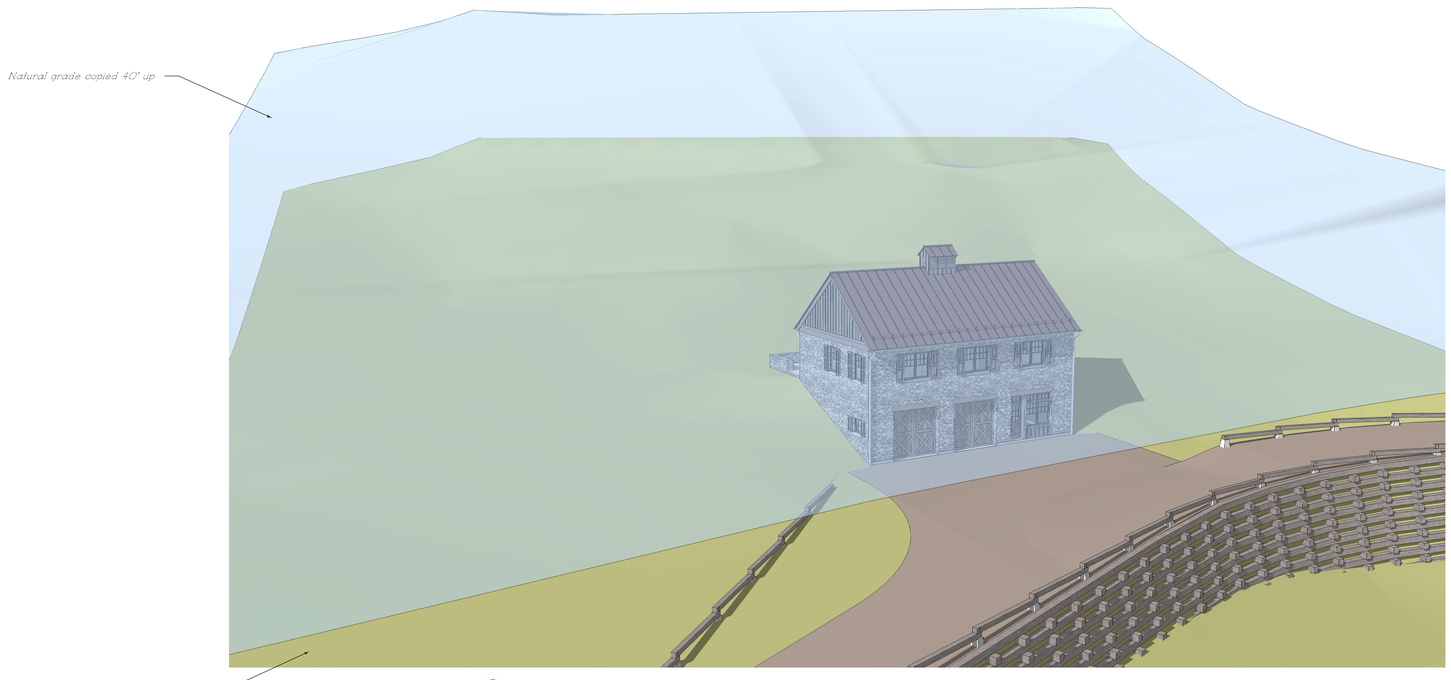


1 GH A2.2 MAXIMUM RIDGE DIAGRAM - 40' ABOVE NATURAL GRADE

N.T.S.



1 GH A2.2 MAXIMUM RIDGE DIAGRAM - 40' ABOVE NATURAL GRADE

N.T.S.

STATE OF COLORADO
MARK ANDREW FERGUSON
ARC.401155
LICENSED ARCHITECT

RE-ISSUED FOR DRB WORK SESSION
SEPTEMBER 8, 2016

ISSUED FOR DRB WORK SESSION
AUGUST 01, 2016

ISSUED FOR DRB STAFF WORK SESSION
JULY 14, 2016

A NEW RESIDENCE AT

LOT 387R1

MOUNTAIN VILLAGE
COLORADO

SHEET TITLE:
GATE HOUSE
BUILDING HEIGHT
ANALYSIS

DATE: 6/1/2016

SCALE: AS NOTED

DRAWN BY: SR

SHEET NUMBER: GH A2.2

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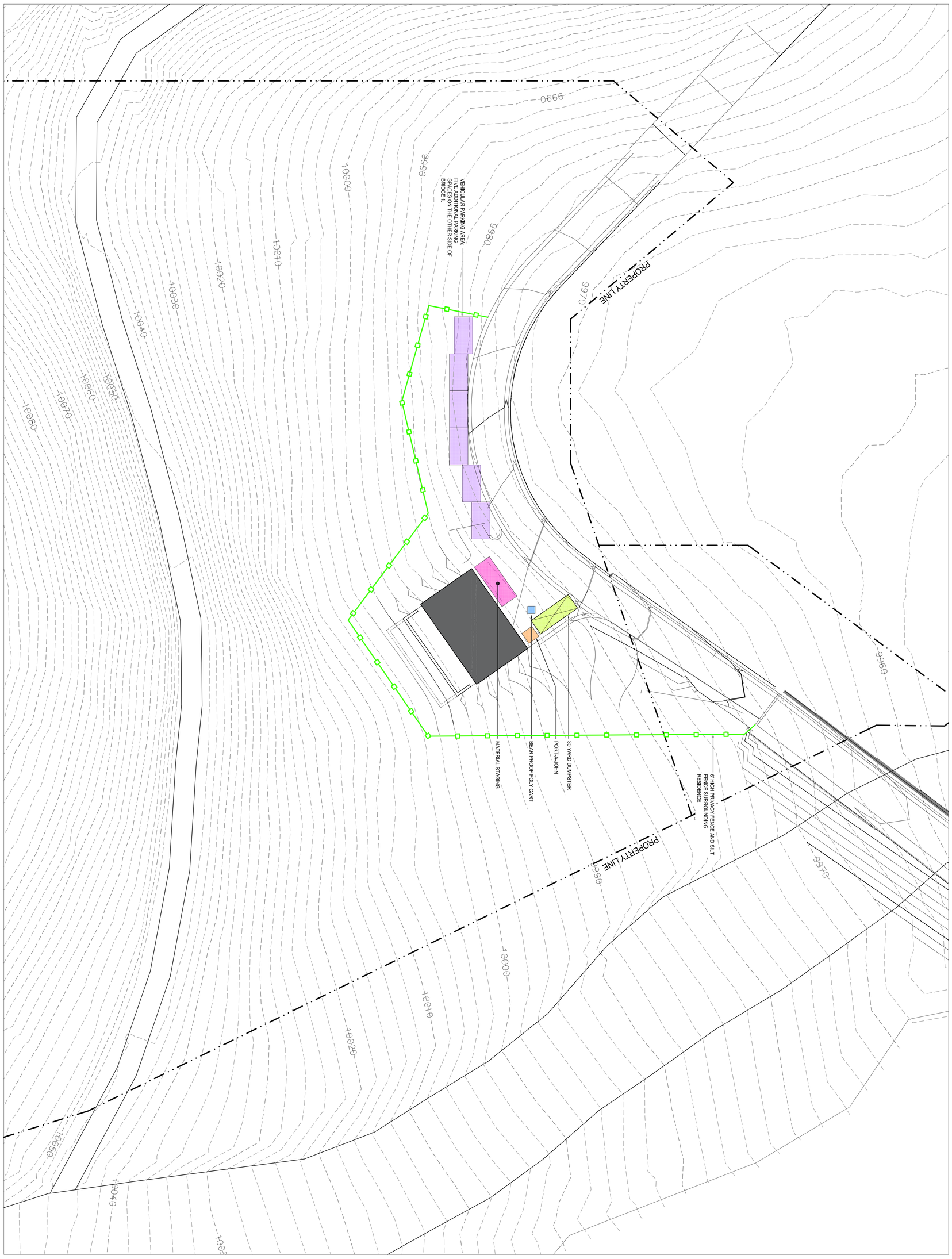

N

SCALE 0' 10' 20'

SHEET NUMBER	SHEET TITLE	SCALE	ISSUE	PROJECT
GH CM1.0	CONSTRUCTION MITIGATION PLAN	1"=20'-0"	07.14.16 STAFF WORK SESSION 08.01.16 DRB WORK SESSION 08.02.16 DRB WORK SESSION REVISIONS 09.08.16 RE-ISSUED FOR DRB WORK SESSION	LOT 376RA1

Fortenberry & Ricks LLC
52 Pilot Knob Ln,
Telluride, CO 81435
(970) 728-4321

Jane Marinoff

From: Glen Van Nimwegen
Sent: Tuesday, September 13, 2016 7:15 PM
To: shannon swyka
Cc: Jane Marinoff
Subject: Re: Yellow Brick Road Conceptual Worksession

Got it. We will forward it to the Board tomorrow. Thank you.

Sent from my iPhone

> On Sep 13, 2016, at 7:02 PM, shannon swyka <shannonswyka@sbcglobal.net> wrote:
>
> Dear Glen,
> Please forward this email to all of the DRB members prior to the worksession. Would you mind confirming your receipt of the email?
> Thank you,
> Shannon Swyka
>
>
>
> My name is Shannon Swyka. My husband and I have a home at 123 Rocky Road. Rocky Road is the street used to access the Yellow Brick Road property. We are part of the group of Mountain Village neighbors who have voiced our concerns regarding the rezoning and subdividing of lots and land usage of single-family residential lots in Mountain Village.
>
> I would like to take this opportunity to thank the DRB for their recent insight and leadership on the issue of rezoning and subdividing Mountain Village lots.
>
> The purpose of my email today is to let the DRB know, before the approval process begins, that the neighborhood is concerned about the land use of lots 376RA1 and 387R1. All the lots starting at the corner of Mountain Village Boulevard and Benchmark (until Benchmark dead ends) are zoned single-family residential. The Yellow Brick Road lots are also zoned single-family residential and are located off a small, once quiet, dead end residential road.
>
> Yellow Brick Road's initial application for rezoning and major subdivision approval following the change to the CDC regarding rezoning and subdividing lots has raised the neighborhood's sensitivity to the owner's intended use of the property. We are concerned that the intended use is something other than a single-family home and an accessory dwelling unit. Given the lack of detail and floor plans, it is not easy to understand exactly what is proposed in the 18,000 square foot home, plus basement area and the 1,499 square foot accessory dwelling unit (conditioned space), which includes a 4,200 square foot basement. Given the unusual lot configuration, it seems that to begin to understand the proposal for this lot, we also need to know what is planned for the interior lot.
>
> We understand that this is a conceptual work session. We have chosen to inform the DRB of our concerns from the beginning so that there is full disclosure and transparency in the process. We trust that the DRB and staff is ensuring that the structures proposed will be designed and used as single-family consistent with the zoning and the design regulations.
>
> Thank you for your time and service,
> Shannon Swyka

SIGN-IN SHEET

DRB Meeting
Thursday SEPTEMBER 15, 2016
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	EMAIL ADDRESS
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