



**STEAMBOAT SPRINGS PLANNING COMMISSION
MEETING AGENDA
Citizens' Meeting Room, Centennial Hall;
124 10th Street, Steamboat Springs, CO
Thursday, June 07, 2018 at 5:00 PM**

Please note that the order of the agenda may change without notice.

ROLL CALL (5:00 PM)

PUBLIC COMMENTS:

PUBLIC HEARINGS:

AGENDA ITEM #1.

Project:	FDP-17-08, Riverview Subzone C, Final Development Plan
Location:	446 Yampa, Riverview lots C1, C2, C3, C4, C5, and C6
Applicant:	Riverview-Yampa Development, LLC c/o Mark Scully
Type of Application:	Final Development Plan
General Description:	Final Development Plan proposal for construction of 6 duplexes
Project Planner:	Rebecca Bessey, AICP
CC Date:	June 18, 2018

APPROVAL OF MINUTES:

AGENDA ITEM #2.

Minutes from the Planning Commission Public Hearing on May 24, 2018 will be reviewed for approval.

ADJOURNMENT

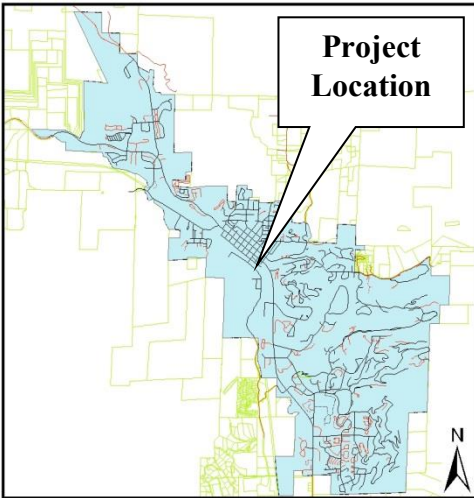
This application is available for review during regular business hours at the Department of Planning & Community Development. (124 10th Street, Centennial Hall, Steamboat Springs, CO) Or online at: www.steamboatsprings.net/currentprojects.

Three or more City Council members may attend this event and may discuss public business, to include information of public policy. For more information please contact Julie Franklin, City Clerk 970 879-2060

AGENDA ITEM #1.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PLANNING COMMISSION AGENDA ITEM	
Project Name:	Riverview Lots C1-C6, FDP-17-08
Prepared By:	Rebecca Bessey, AICP, Principal Planner
Through:	Tyler Gibbs, AIA, Planning & Community Development Director
Date:	May 30, 2018
Planning Commission:	June 7, 2018
City Council:	June 18, 2018
Zoning:	Planned Unit Development (PUD) (Riverview PUD Subzone C)
Applicant:	Riverview-Yampa Development, LLC c/o Mark Scully
Request:	Final Development Plan to construct six duplexes.



Riverview Lots C1-C6

Development Standards Overview		
PUD Subzone C	Required	Proposed
Lot Coverage	50% max. 35% min.	34%-36% (35% overall)
Floor Area Ratio	1.25 max. 0.75 min.	0.82-0.91
Front Setback		
Principal Structure <14'	22' min.	22' min.
Principal Structure >14'	27' min.	27' min.
Garage	32' min.	32' min.
Side Setback	0' min.	1' min.
Rear Setback		
Principal Structure <24'	30' min.	30' min.
Principal Structure >24'	55' min.	55' min.
Decks and Porches	10' min.	10' min.
Overall Height	36' max.	36' max.

Public Notice Requirements	
Notice Type	Date Accomplished
Newspaper	05/27/2018
Mailing	05/24/2018
Posting	05/24/2018
Mineral	n/a

I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

CDC - SECTION 26-66(D): NO FINAL DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE PLANNING COMMISSION AND CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:

Subsection		Consistent			Notes
		Yes	No	NA	
1)	Consistency with Surrounding Uses	<input checked="" type="checkbox"/>			
2)	Conformity with Building Standards	<input checked="" type="checkbox"/>			
3)	Minimize Adverse Impacts	<input checked="" type="checkbox"/>			
4)	Access	<input checked="" type="checkbox"/>			
5)	Minimize Environmental Impacts	<input checked="" type="checkbox"/>			
6)	Phasing			<input checked="" type="checkbox"/>	
7)	Compliance With Other Standards	<input checked="" type="checkbox"/>			

Staff Finding: Staff finds that the Final Development Plan for Riverview Lots C1-C6 #FDP-17-08 is CONSISTENT with the Criteria for Approval of a Final Development Plan.

.... (Detailed policy analysis is located in Section VI; Staff Findings are in Section VII)

II. PROJECT LOCATION



III. BACKGROUND

The Riverview PUD zone district was approved on June 6, 2018 and established five subzones, specified permitted uses and dimensional standards, and modified development, design, and subdivision standards. A Major Amendment to the PUD is scheduled for second reading by the City Council on June 18, 2018. The Major Amendment includes one proposed change to the applicable dimensional standards for Subzone C: elimination of the average plate height standard. The review of this Final Development Plan is based on the proposed Major Amendment; approval of this FDP will need to be subject to final approval of the PUD Major Amendment.

Duplexes are a Use by Right under the original PUD zoning, as well as under the proposed amendment.

IV. PROJECT DESCRIPTION

The proposed project includes the construction of six duplexes, one per lot in Riverview PUD Subzone C. The applicant is requesting an extended vesting period of 10 years. Per Section 26-66(e)(2), any extending vesting beyond the standard three year term of approval shall require a Development Agreement between the applicant and the City.

V. PRINCIPAL DISCUSSION ITEM

Extended Vesting

The Applicant has requested an extended vesting period of ten years. Per the CDC, the standard term of approval for a Final Development Plan is three years, with the potential for a two-year or three-year administrative extension. Longer vesting may be approved by City Council through a Development Agreement. If an extended vesting period is approved, the project will not be eligible for any administrative extension.

The Applicant indicates the requested extended vesting period is to accommodate the development of the six duplexes over time.

VI. PROJECT ANALYSIS

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to planning commission, city council, staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

Criteria for Approval

CDC - Section 26-66(d): No final development plan shall be approved unless the planning commission and city council find that the plan meets all the following criteria:

1. Consistency with Surrounding Uses:

The proposed development shall be consistent with the character of the immediate vicinity of the parcel proposed for development, or shall enhance or complement the mixture of uses, structures and activities present in the immediate vicinity.

Staff Analysis: **Consistent.** The subject site is part of the Riverview PUD. Subzone C is intended primarily for lower density residential development as a transition from the Yampa River to the higher density residential and mixed use portions of the PUD. The proposed Final Development Plan is consistent with the intent of the approved PUD.

2. Conformity with the Building and Architectural Standards:

The proposed development complies with the building and architectural design standards of the CDC.

Staff Analysis: **Consistent.** The proposed Final Development Plan complies with the applicable building and architectural design standards of the Community Development Code and Planned Unit Development.

3. Minimize Adverse Impacts:

The design and operating characteristics of the proposed development shall minimize any adverse impacts on surrounding uses and shall not cause a nuisance, considering factors such as proposed setbacks, planned hours of operation, and the potential for odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts from the proposed development.

Staff Analysis: **Consistent.** The operating characteristics of the proposed residential use and development should not have any adverse impacts on surrounding uses. There should be no excessive odors, noise, or other impacts from the proposed residential use that would in any way affect adjoining uses.

4. Access:

Access to the site shall be adequate for the proposed development, considering the width, grades, and capacities of adjacent streets and intersections and the entrance to the site. The adequacy of the facilities provided for any necessary service delivery, parking and loading, and trash removal shall also be considered. When appropriate, public transportation or other public or private transportation services and appropriate pedestrian facilities shall be made available to serve the use.

Staff Analysis: **Consistent.** The proposed development will be served by individual driveways off of the Riverview loop street. Access to the lots was evaluated through the Preliminary Plat process. Each dwelling unit is served by a 2-car garage. Additional parking is also provided in the individual driveways. Parking within the overall Riverview PUD is to be accommodated by both on-street and off-street parking.

5. Minimize Environmental Impacts:

The proposed development shall minimize its adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

Staff Analysis: **Consistent.** The proposed use should not create any adverse impacts on the natural environment.

6. Phasing:

If the proposed development is proposed to be developed in phases, then each phase shall contain the required streets, utilities, landscaping, and other improvements that are necessary and desirable for residents of the project for that phase. Each phase of the phasing plan shall meet the requirements of the CDC on its own unless a variation is granted. If the development incorporates amenities for the benefit of the city, such as trail connections, these shall be constructed in the first phase of the project, or, if this is not practical, then as early in the project as is reasonable.

Staff Analysis: **Not applicable.**

7. Compliance with other Standards:

The final development plan is in substantial conformance with the requirements of the CDC as modified by any approved variance, development plan, or PUD, for the property, and any applicable terms and conditions imposed by the city on any such prior approval granted to the property have been satisfied.

Staff Analysis: **Consistent.** The proposed plan, with the suggested conditions of approval, complies with all applicable development standards for Subzone C of the Riverview PUD.

VII. STAFF FINDINGS

Staff finds that the Final Development Plan for the proposed six duplexes on Riverview Lots C1-C6, FDP-17-08, is CONSISTENT with the Criteria for Approval of a Final Development Plan.

Recommended Motion

The Planning Commission recommends approval of FDP-17-08, a Final Development Plan for the proposed six duplexes on Riverview Lots C1-C6 per the plans dated revised April 13, 018 and May 30, 2018, subject to the following conditions of approval:

1. Approval of FDP-17-08 is contingent upon and subject to approval of the Riverview PUD Major Amendment PUD-17-03 and Preliminary Plat PP-17-08.
2. Approval of FDP-17-08 shall be vested for a period of _____ years. The Owner shall enter into a Development Agreement with the City for the extended vesting period, and the Development Agreement shall be recorded prior to Building Permit approval for Lots C1-C6.
3. A Final Plat for Lots C1-C6 shall be recorded prior to Building Permit approval for Lots C1-C6.
4. An approved Floodplain Development Permit is required prior to Building Permit approval for Lots C1-C6.
5. All improvements shown as the “Initial Phase” on Preliminary Plat PP-17-10 Sheet C.300 are considered critical infrastructure and shall be constructed by the Owner and approved by the City prior to issuance of a Certificate of Occupancy for development on Lots C1-C6.

6. Civil construction plans, prepared by a licensed Colorado civil engineer, for all improvements shown on the Sub-Area Phasing Plan of Preliminary Plat PP-17-10 Sheet C.301 applicable to Lots C5 and C6 shall be approved prior to Building Permit approval for Lot C5 or Lot C6.
7. Prior to issuance of a Certificate of Occupancy for Lot C5 or Lot C6, all Sub-Area Phasing improvements applicable to Lots C5 and C6 shall be constructed by the Owner and approved by the City, or the Owner shall enter into an Improvements Agreement with the City to provide surety.
8. Development of Lot C5 shall comply with the minimum 35% lot coverage requirement of the Riverview PUD Subzone C.

VIII. ATTACHMENTS

1. Plan Set
2. Building Elevations

FINAL DEVELOPMENT PLAN FOR RIVERVIEW SUBDIVISION ZONE C STEAMBOAT SPRINGS, COLORADO

CONTACT INFORMATION

PROJECT TEAM:

OWNERS
RIVERVIEW-YAMPA DEVELOPMENT, LLC
751 YAMPA AVE.
STEAMBOAT SPRINGS, CO 80487
(970) 761.2385
ATTN: MARK SCULLY

OWNERS
THIRD AND LINCOLN DEVELOPMENT, LLC
751 YAMPA AVE.
STEAMBOAT SPRINGS, CO 80487
(970) 761.2385
ATTN: MARK SCULLY

OWNERS
ANCHOR STEAMBOAT, LLC
751 YAMPA AVE.
STEAMBOAT SPRINGS, CO 80487
(970) 761.2385
ATTN: MARK SCULLY

ARCHITECT
4240 ARCHITECTURE, INC.
3507 RINGSBY COURT, SUITE 117
DENVER, CO 80216
(303) 292-3388
ATTN: LOUIS BIEKER

LANDSCAPE ARCHITECT
WENK ASSOCIATES, INC.
1335 ELATI STREET
DENVER, CO 80204
(303) 628-0003
ATTN: GREG DOROLEK

CIVIL ENGINEER
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: RYAN SPAUSTAT, P.E.

BASE MAPPING SURVEYOR
LANDMARK CONSULTANTS, INC.
141 9TH STREET
STEAMBOAT SPRINGS, CO 80487
(970) 871-9494
ATTN: JEFF GUSTAFSON, P.L.S.

UTILITY CONTACT LIST:

UTILITY COMPANY	CONTACT	PHONE NUMBER
CITY PUBLIC WORKS	BEN BEALL, P.E.	(970) 871.8293
CITY UTILITIES	AMBER GREGORY, P.E.	(970) 871.8207
YAMPA VALLEY ELECTRIC ASSOC.	LARRY BALL	(970) 871.2282
ATMOS ENERGY	DON CRANE	(970) 879.2424
CENTURY LINK	KELLY McCLEARNON	(970) 328.8288
COMCAST	TONY HILDRETH	(970) 401.2782
UTILITY NOTIFICATION CTR. OF CO	N/A	(800) 922.1987

THIS LIST IS PROVIDED AS A COURTESY REFERENCE ONLY. LANDMARK CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS LIST. IN NO WAY SHALL THIS LIST RELINQUISH THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. PLEASE CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811 FOR ADDITIONAL INFORMATION.

PROJECT SUMMARY TABLE			
GROSS FLOOR AREA	48,780 SF		
UNIT SIZE (GROSS)	8,230 SF (A UNIT)	8,070 SF (A UNIT)	8,010 (B UNIT)
NUMBER OF UNITS	3 (A UNITS)	1 (ALT A UNIT)	2 (B UNITS)
ZONING (PROPOSED)	PUD SUB ZONE C		
USE BREAKDOWN	SQUARE FOOTAGE		# OF UNITS
PRINCIPAL USE	RESIDENTIAL	48,780 SF	12
ACCESSORY USE	N/A	-	-
STANDARDS	ZONE DISTRICT REQUIREMENTS	PROPOSED*	VARIANCE? (Y/N)
LOT AREA	81,000 SF MAX. 3,000 SF MIN	-	N
LOT COVERAGE	50% MAX. 35% MIN	-	N
FLOOR AREA RATIO	1.25 MAX. 0.75 MIN	-	N
BUILDING HEIGHT	36' MAX.	36'	N
FRONTAGE AREA HEIGHT	N/A	-	N
FRONT SETBACK	VARIES*	VARIES*	N
SIDE SETBACK	VARIES*	VARIES*	N
UPPER STORY SETBACK	VARIES*	VARIES*	N
REAR SETBACK	VARIES*	VARIES*	N
PARKING	1 SPACE/UNIT	2 CAR GARAGE/UNIT	N
UPPER STORY SETBACK	N/A	-	N

* SEE LOT TABLE

LOT	AREA	BUILDING TYPE	GROUND FLOOR AREA	LOT COVERAGE	UNIT SIZE	FAR
LOT C1	9,940 SF	A	3,490	35%	8,230 SF (A UNIT)	0.83
LOT C2	8,831 SF	B	3,170	36%	8,010 (B UNIT)	0.91
LOT C3	9,984 SF	A	3,490	35%	8,230 SF (A UNIT)	0.82
LOT C4	9,805 SF	A-ALT	3,490	35%	8,070 SF (A-ALT)	0.82
LOT C5	9,229 SF	B	3,170	34%	8,010 (B UNIT)	0.87
LOT C6	10,068 SF	A	3,490	35%	8,230 SF (A UNIT)	0.82

SHEET INDEX

- 1 COVER SHEET
- 2.1 SITE PLAN
- 2.2 CIVIL SITE PLAN
- 2.3 SITE PLAN - LEVEL 1
- 2.4 SITE PLAN - LEVEL 2
- 2.5 SITE PLAN - LEVEL 3
- BUILDING ELEVATIONS
- 3.1 C1, C3, C6
- 3.2 C4
- 3.3 C2, C5
- 3.4 ELEVATIONS
- 4.0 LANDSCAPING
- 4.1 OVERALL SITE & INDEX SHEET
- 4.2 LAYOUT & MATERIALS PLAN C1, C2
- 4.3 LAYOUT & MATERIALS PLAN C3, C4
- 4.4 LAYOUT & MATERIALS PLAN C5, C6
- 4.5 PLANTING PLANS C1, C2
- 4.6 PLANTING PLANS C3, C4
- 4.7 PLANTING PLANS C5, C6
- 4.8 LANDSCAPE DETAILS
- 4.9 LANDSCAPE DETAILS
- 4.10 LANDSCAPE DETAILS
- CIVILS
- 6 EXISTING CONDITIONS EXHIBIT
- 7 UTILITY PLAN
- 8 GRADING PLAN
- SHADOW PLANS
- 9.1 SHADOW PLANS
- FLOOR PLANS
- 10.1 C1, C3, C6
- 10.2 C4
- 10.3 C2, C5
- BUILDING SECTIONS
- 11.1 BUILDING SECTIONS
- RENDERINGS
- 18.1 PERSPECTIVE SKETCH
- BUILDING CODE ANALYSIS
- 22.1 FIRE WALLS - A UNIT
- 22.2 FIRE WALLS - ALT A UNIT
- 22.3 FIRE WALLS - B UNIT



PROJECT LOCATION



4240



FIELD SURVEY BY:

LANDMARK CONSULTANTS, INC.
PROJECT NO. 1522-009
DATE: OCTOBER 16, 2017

CONDITIONS OF APPROVAL

CONDITION NUMBER	DESCRIPTION	DEPARTMENT PLACING CONDITION

THE ATTACHED PRELIMINARY PLAT & PUD FOR RIVERVIEW SUBDIVISION WAS APPROVED ON _____ 2017 BY _____ & EXPIRES ON _____

PROPERTY OWNER/DEVELOPER
NAME: THIRD AND LINCOLN DEVELOPMENT, LLC
ATTN: MARK SCULLY
ADDRESS: 751 YAMPA AVE.
ADDRESS: STEAMBOAT SPRINGS, COLORADO 80487

SIGNATURE _____ DATE _____

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
NAME: MR. TYLER GIBBS, AICP
TITLE: DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT
ADDRESS: P.O. BOX 775088
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE _____ DATE _____

PROPERTY OWNER/DEVELOPER
NAME: ANCHOR STEAMBOAT, LLC
ATTN: MARK SCULLY
ADDRESS: 751 YAMPA AVE.
ADDRESS: STEAMBOAT SPRINGS, COLORADO 80487

SIGNATURE _____ DATE _____

PREPARER OF PRELIMINARY PLAT
NAME: LANDMARK CONSULTANTS, INC., (ET AL)
ATTN: MR. RYAN SPAUSTAT, P.E.
ADDRESS: P.O. BOX 774943
ADDRESS: STEAMBOAT SPRINGS, CO 80477

SIGNATURE _____ DATE _____

PROPERTY OWNER/DEVELOPER
NAME: RIVERVIEW-YAMPA DEVELOPMENT, LLC
ATTN: MARK SCULLY
ADDRESS: 751 YAMPA AVE.
ADDRESS: STEAMBOAT SPRINGS, COLORADO 80487

SIGNATURE _____ DATE _____



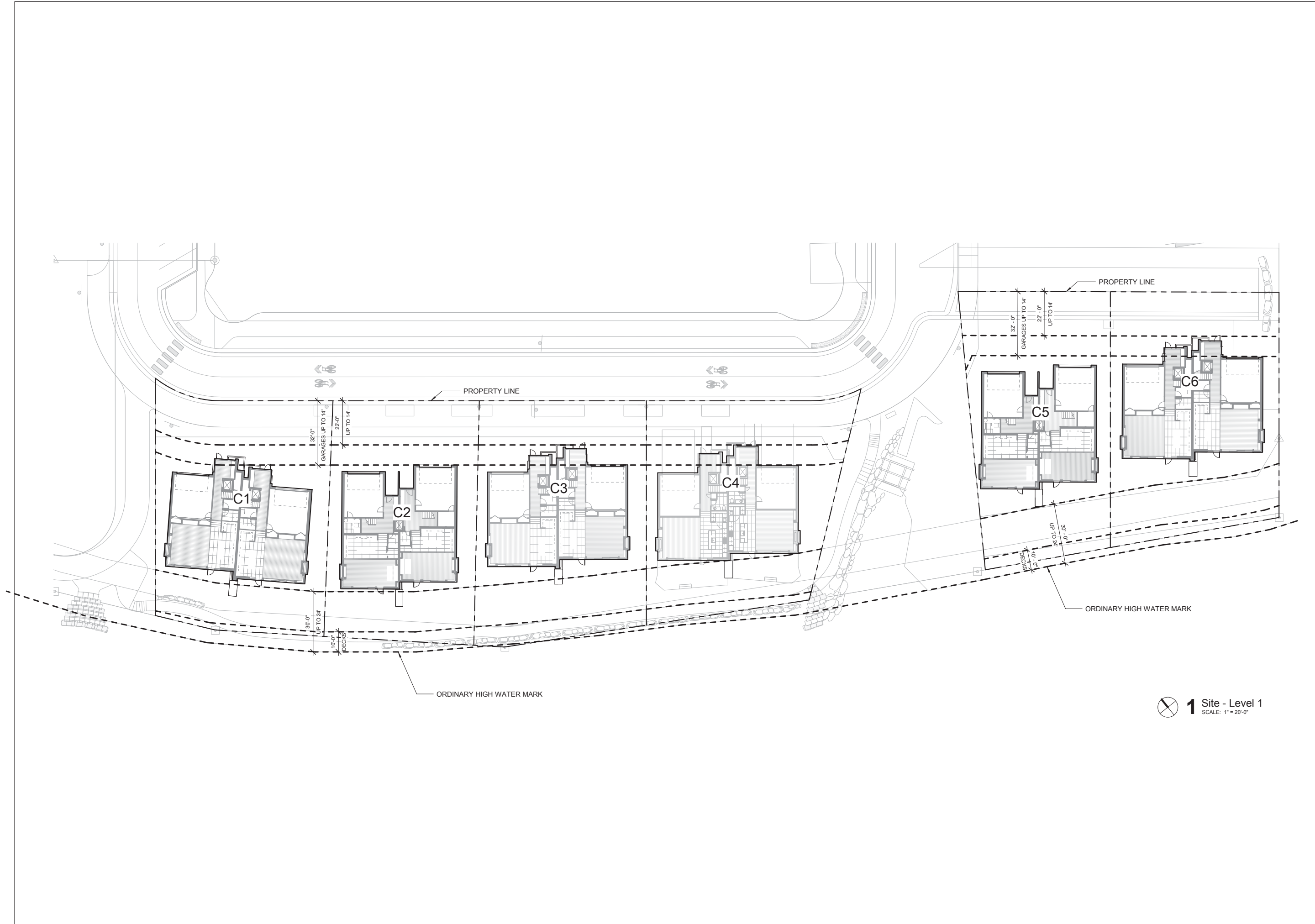
CIVIL ENGINEERS | SURVEYORS
141 9th Street - P.O. Box 774943
Steamboat Springs, Colorado 80477
(970) 871-9494
www.LANDMARK-CC.com



These drawings are provided by Landmark Consultants, Inc. and are not to be used for any type of construction without the Professional Engineer in the State of Colorado. CONSULTANTS, INC.

NO.	DATE:	BY:	DESCRIPTION:
1	4/13/18	RS	TAC COMMENTS

PROJECT:	DATE:	DRAWN BY:	CHECKED BY:
1522-010	12/16/2017	MG	RS



3507 RINGSBY COURT SUITE 117
DENVER COLORADO 80216
4240ARCHITECTURE.COM

4240 Architecture Inc

These drawings are provided by the Consultant, Inc. and are not to be used for construction or contracting unless signed and sealed by the Consultant, Inc.

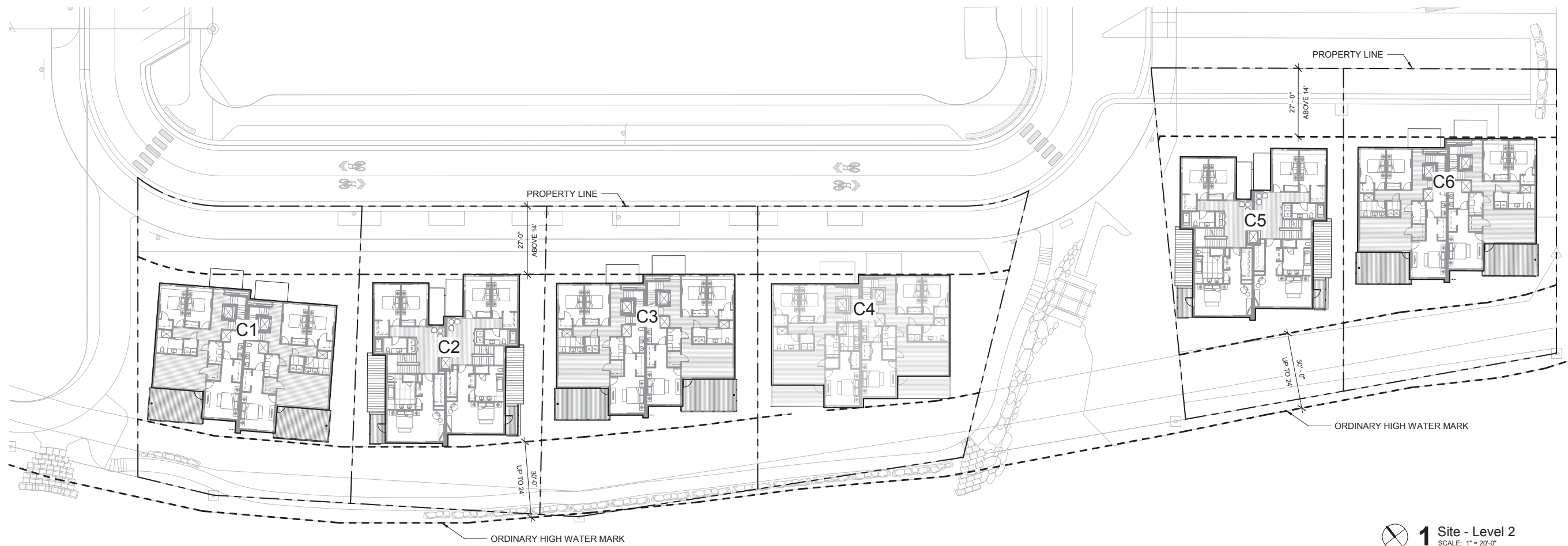
NO.	DATE	BY	DESCRIPTION
1	4/13/18	KR	TAC COMMENTS

Final Development Plan RiverView Zone C
Site Plan

SHEET
2.31.9

PROJECT:	1822010
DATE:	12/15/2017
DRAWN BY:	KR
CHECKED BY:	TC

1 Site - Level 1
SCALE: 1" = 20'-0"



 **1** Site - Level 2
SCALE: 1" = 20'-0"

Final Development Plan RiverView Zone C

Site Plan

SHEET
2.4.10

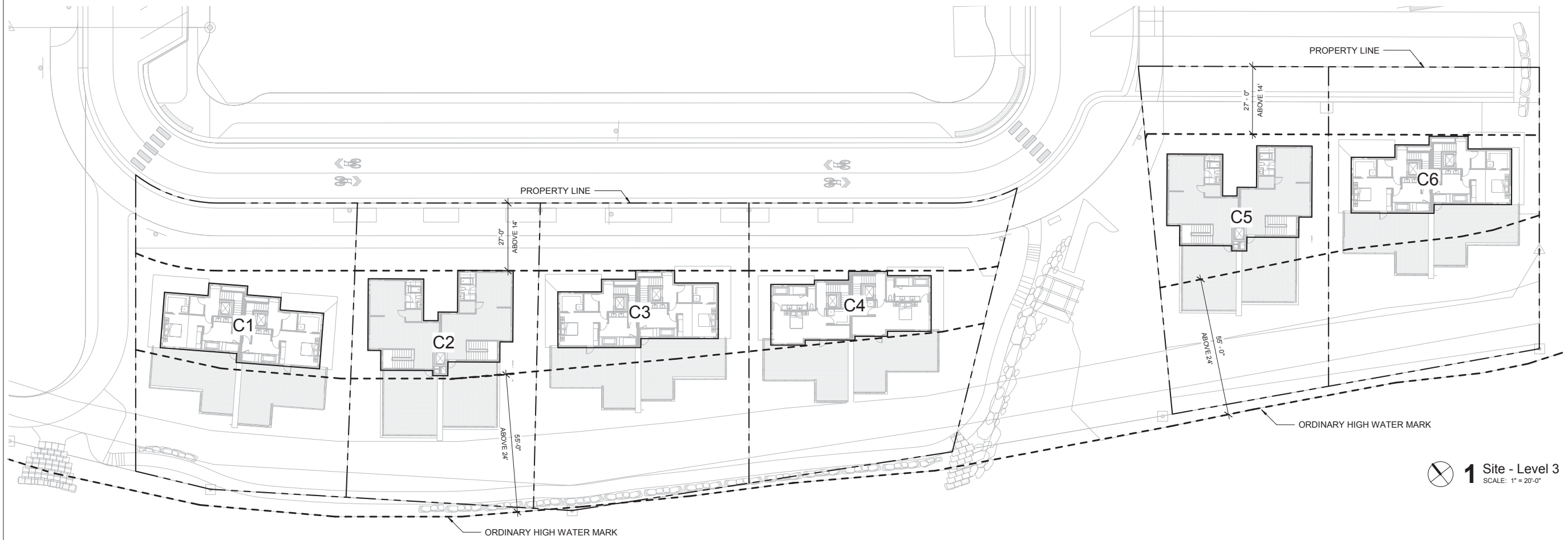
PROJECT:	1522010
DATE:	12/15/2017
DRAWN BY:	KR
CHECKED BY:	TC

NO.	DATE:	BY:	TAC COMMENTS	DESCRIPTION:
1	4/13/18	KR		

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4240 Architecture Inc

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DENVER COLORADO 80216
4240ARCHITECTURE.COM




1 Site - Level 3
 SCALE: 1" = 20'-0"

Final Development Plan RiverView Zone C

Site Plan

SHEET
2.6.11

PROJECT:	1822010
DATE:	12/15/2017
DRAWN BY:	KR
CHECKED BY:	TC

NO.	DATE:	BY:	DESCRIPTION:
1	4/13/18	KR	TAC COMMENTS

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4240 Architecture Inc
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 DENVER COLORADO 80216
 4240ARCHITECTURE.COM

These drawings are
instruments of service
prepared by
4240 Architecture, Inc. and are not
to be used for any type of
project unless signed and sealed by
a Professional Engineer or
Professional Landscape
Architect.

NO.	DATE	BY	DESCRIPTION
1	4/13/18	MR	TAC COMMENTS

PROJECT	DATE	DRAWN BY	CHECKED BY
1525-010	12/15/2017	MR	TC



4 EAST ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"

NOTE:
REFER TO SHEET 3.4 FOR SITE SPECIFIC
SETBACKS, HEIGHT LIMITS, AND GRADING.
REFER TO SECTION 4 FOR SITE SPECIFIC
LANDSCAPE ELEMENTS.



2 SOUTH ELEVATION - C4
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - C4
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - C4
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION - C4
SCALE: 1/8" = 1'-0"

NOTE:
REFER TO SHEET 3.4 FOR SITE SPECIFIC SETBACKS, HEIGHT LIMITS, AND GRADING.
REFER TO SECTION 4 FOR SITE SPECIFIC LANDSCAPE ELEMENTS.

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4240ARCHITECTURE.COM

4240 Architecture Inc

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NO.	DATE	BY	DESCRIPTION
1	4/13/18	MR	TAC COMMENTS

PROJECT: 1522-010
DATE: 12/15/2017
DRAWN BY: MR
CHECKED BY: TC

Final Development Plan RiverView Zone C
Elevations

SHEET
3213

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NO.	DESCRIPTION	DATE	BY	TAC COMMENTS
1		4/13/18	NR	

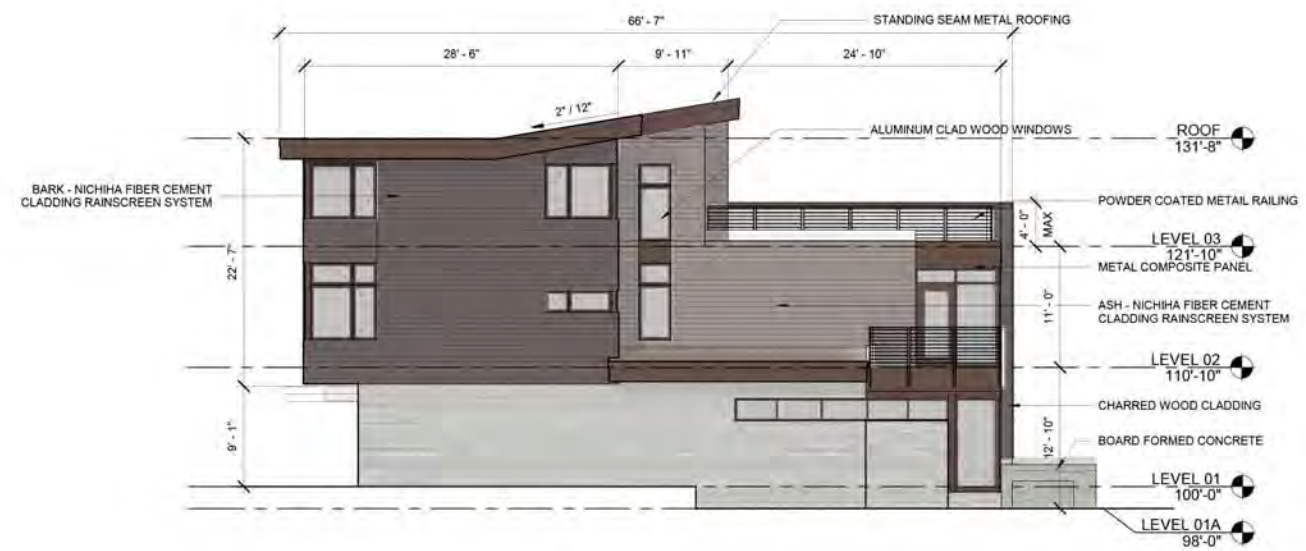
PROJECT	NO.	DATE	DRAWN BY	CHECKED BY
1522-010	1	12/15/2017	NR	TC



4 EAST ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

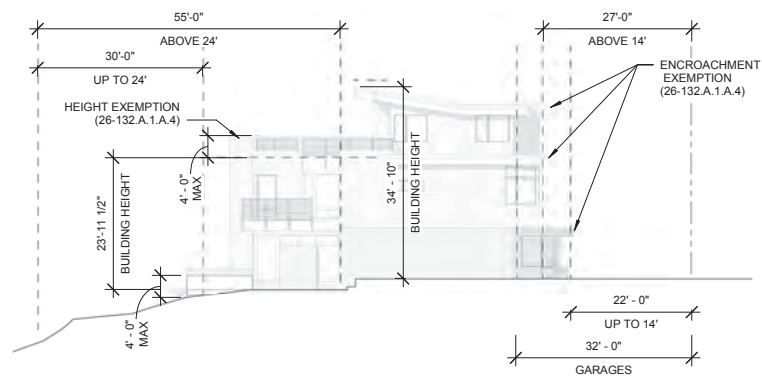


3 WEST ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

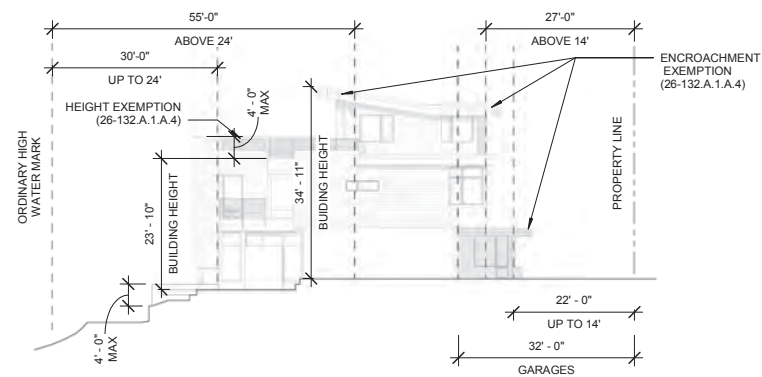


1 NORTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

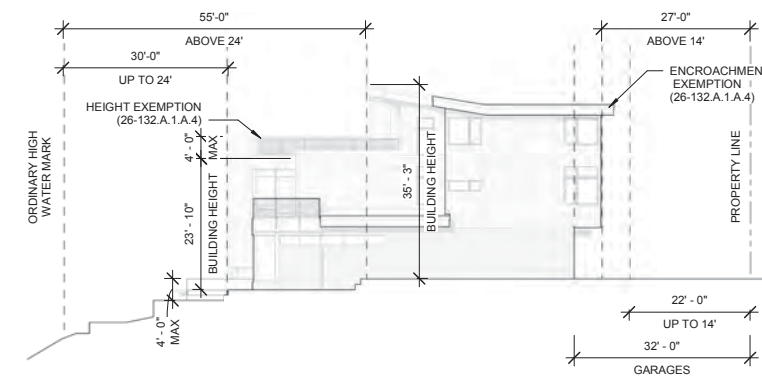
NOTE:
REFER TO SHEET 3.4 FOR SITE SPECIFIC SETBACKS, HEIGHT LIMITS, AND GRADING.
REFER TO SECTION 4 FOR SITE SPECIFIC LANDSCAPE ELEMENTS.



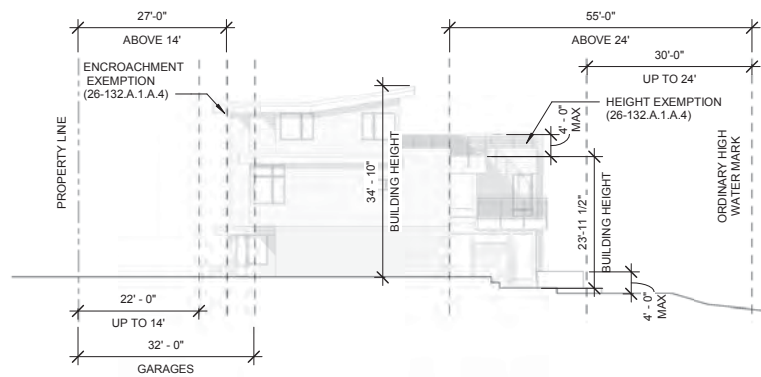
12 DUPLEX C6 - EAST
SCALE: 1/16" = 1'-0"



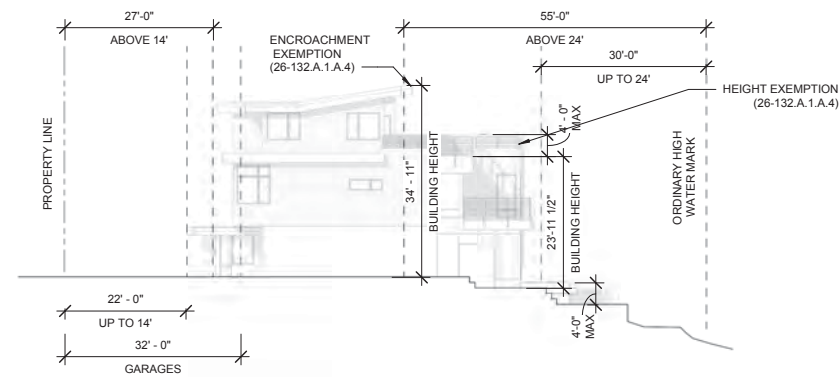
8 DUPLEX C4 - EAST
SCALE: 1/16" = 1'-0"



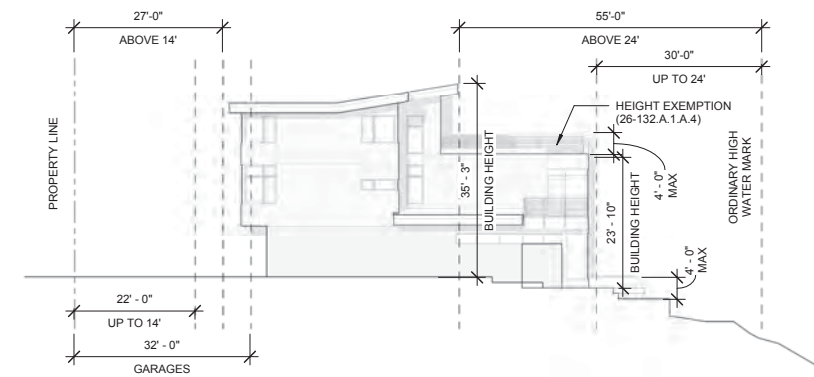
4 DUPLEX C2 - EAST
SCALE: 1/16" = 1'-0"



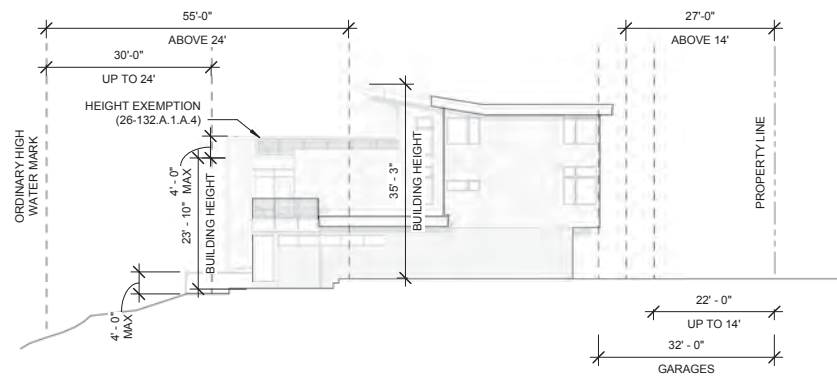
11 DUPLEX C6 - WEST
SCALE: 1/16" = 1'-0"



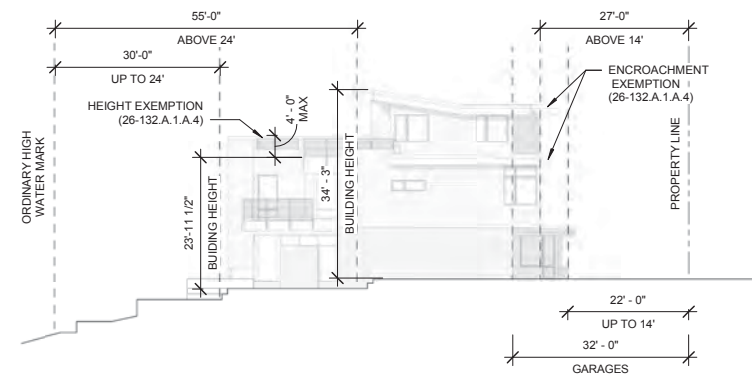
7 DUPLEX C4 - WEST
SCALE: 1/16" = 1'-0"



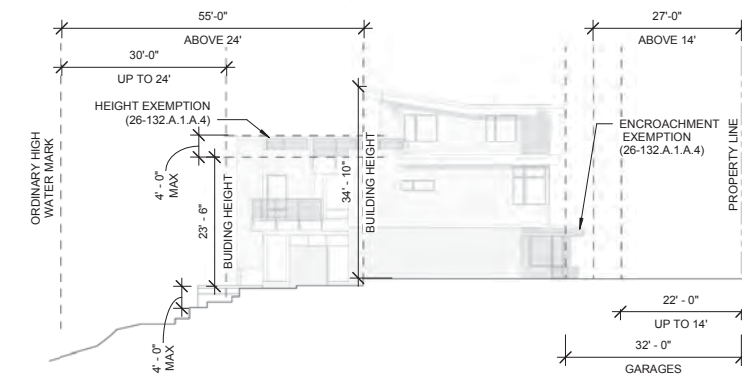
3 DUPLEX C2 - WEST
SCALE: 1/16" = 1'-0"



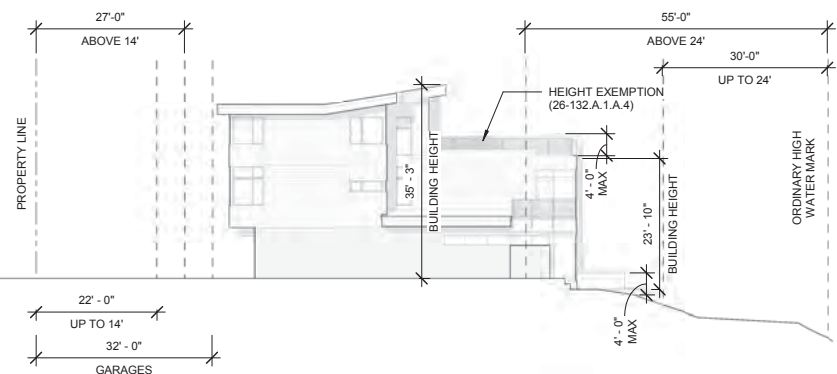
10 DUPLEX C5 - EAST
SCALE: 1/16" = 1'-0"



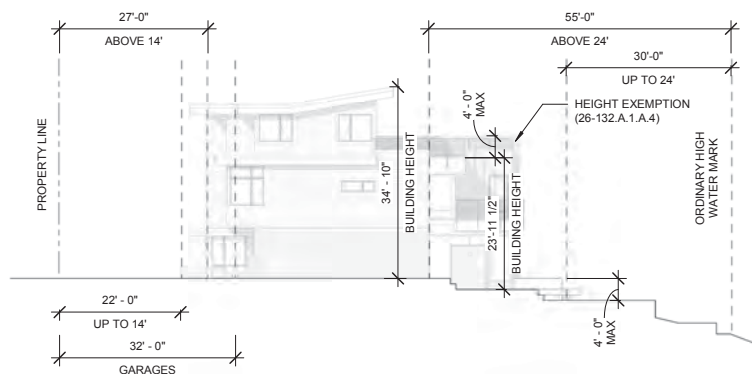
6 DUPLEX C3 - EAST
SCALE: 1/16" = 1'-0"



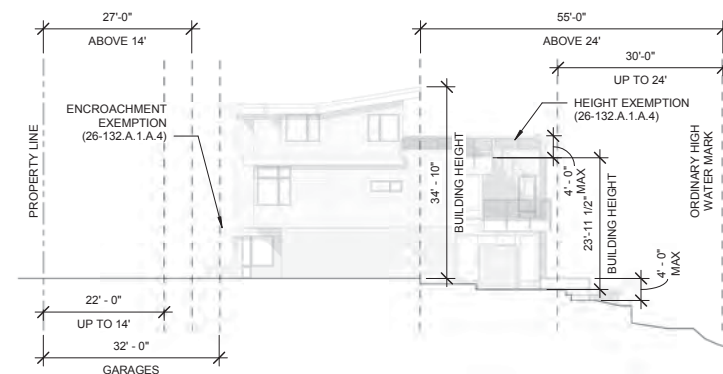
2 DUPLEX C1 - WEST
SCALE: 1/16" = 1'-0"



9 DUPLEX C5 - WEST
SCALE: 1/16" = 1'-0"



5 DUPLEX C3 - WEST
SCALE: 1/16" = 1'-0"



1 DUPLEX C1 - EAST
SCALE: 1/16" = 1'-0"

NOTE: REFER TO SHEETS 2.3, 2.4, AND 2.5 FOR ADDITIONAL INFORMATION RELATED TO FLOOR PLANS AND CONFORMANCE TO SETBACKS

4240 Architecture Inc
3507 RINGSBY COURT SUITE 117
DENVER COLORADO 80216
4240ARCHITECTURE.COM

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NO.	DATE	BY	DESCRIPTION
1	4/13/18	KR	TAC COMMENTS

PROJECT:	DATE:	DRAWN BY:	CHECKED BY:
1522010	12/15/2017	KR	TC

Final Development Plan RiverView Zone C
Elevations

SHEET
3.4.15

GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE PLANS.
- CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO START OF ANY CONSTRUCTION IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF REASON FOR SUSPENSION AND ESTIMATED TIME OF SUSPENSION. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO RESTART OF CONSTRUCTION.
- THESE DRAWINGS REPRESENT ONLY THE APPROXIMATE LOCATION OF UTILITIES AND ARE INCLUDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, PIPES AND STRUCTURES.
CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (800) 922-1987 TO LOCATE UNDERGROUND FACILITIES.
CONTACT ATMOS ENERGY FOR ADDITIONAL LOCATES (970) 879-3223.
CONTACT CITY OF STEAMBOAT SPRINGS.
CONTACT YAMPA VALLEY ELECTRIC FOR ADDITIONAL LOCATES (970) 871-2282.
CONTACT QWEST FOR ADDITIONAL LOCATES (970) 879-3661.
UTILITY LOCATES TO BE PERFORMED AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL INSURE THAT WORK PERFORMED IN PROXIMITY TO UTILITIES SHALL BE ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
IT IS THE PLANS' INTENT TO SHOW ALL EXISTING UTILITIES, HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED, BOTH HORIZONTALLY AND VERTICALLY.
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY EXISTING UTILITIES WHICH MAY INTERFERE WITH THE PROPOSED WORK PRIOR TO CONSTRUCTION.
THE CONTRACTOR SHALL IMMEDIATELY REPAIR ALL EXISTING UTILITIES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE METHOD OF HANDLING TRAFFIC AND THE TRAFFIC CONTROL PLAN TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION FOR ALL WORK. THE CONTRACTOR SHALL PROVIDE LIGHTS, SIGNS, BARRICADES, TEMPORARY WALKWAYS AND RAMPS, ADEQUATE FLAG PERSONS, AND OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY, CUSTOMER ACCESS, AND SAFE TRAFFIC IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO REMOVAL OF ANY OBSTRUCTION INTERFERING WITH PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED BY CONTRACTOR DURING CONSTRUCTION WITHIN LIMITS OF CONSTRUCTION OR IN THE VICINITY OF THE LIMITS OF CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT PREVIOUSLY UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR DECISION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS AND REPAIRS DUE TO FAILURE TO GIVE SUCH NOTIFICATION AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL FURNISH ELECTRONIC AND HARD COPY REPRODUCIBLE AS-BUILT RECORD DRAWINGS SHOWING HORIZONTAL AND VERTICAL LOCATIONS, AND OTHER PERTINENT DATA REGARDING UTILITIES AND RELATED FACILITIES AS CONSTRUCTED. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL MAINTAIN EXISTING SLOPES AND GRADES AS INDICATED IN THE PLANS AND/OR AS DIRECTED BY

- THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING SLOPES AND GRADE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL ENSURE THAT IMPROVEMENTS ARE SURVEYED, STAKED, AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. CONTRACTOR SHALL BRING ANY DISCREPANCIES OF THE BASE INFORMATION TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR A DECISION PRIOR TO COMMENCING THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 48 HOURS IN ADVANCE.
 - CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 1 WEEK IN ADVANCE OF SIGNIFICANT ACTIVITY THAT MAY IMPACT SURROUNDING FACILITIES OR CIRCULATION ROUTES. AT THESE POINTS, THE CONTRACTOR SHALL PROVIDE A PROJECT LIAISON RESPONSIBLE FOR COORDINATING COMMUNICATION WITH THE BUSINESS COMMUNITY AND PUBLIC-AT-LARGE. CONTRACTOR PROJECT LIAISON SHALL BE AVAILABLE AT ALL TIMES, DAY & NIGHT, FOR EMERGENCIES AND ATTEND ROUTINE MEETINGS WITH REPRESENTATIVES FROM THE ADJACENT AREAS IMPACTED BY CONSTRUCTION.
 - PROJECT LIMITS INCLUDE REMOVAL AND CONSTRUCTION UP TO EXISTING BUILDINGS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND ANY AND ALL REPAIRS AT CONSTRUCTION INTERFACES, INCLUDING STRUCTURES AND ARCHITECTURAL FINISHES ON EXISTING BUILDINGS, AT NO ADDITIONAL COST TO OWNER.
 - CONTRACTOR SHALL MAINTAIN AND PRESERVE EXISTING MONUMENTS, BENCHMARKS, AND CONTROL POINTS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE FOR AND MAINTAIN ADEQUATE DRAINAGE WITHIN & THROUGH THE SITE DURING CONSTRUCTION. GRADES SHALL BE MAINTAINED IN SUCH CONDITION THAT THE SITE IS ADEQUATELY DRAINED AT ALL TIMES WITHOUT IMPACT TO ADJACENT PROPERTY.
 - THESE NOTES ARE INTENDED TO BE GENERAL IN NATURE. REFERENCE SPECIFICATIONS FOR FURTHER REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE IF ANY CONFLICTS WITH THE PLANS & GRADING ARE DETERMINED AFTER DEMOLITION. THE DOCUMENTS MAY SPECIFY DIMENSIONS, ELEVATIONS, & CONSTRUCTION CONDITIONS TO BE FIELD VERIFIED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL SPECIFIED CONDITIONS PRIOR TO PROCEEDING WITH THE CONSTRUCTION OR FABRICATION OF ANY COMPONENTS RELATED TO SUCH CONDITIONS. THIS FIELD VERIFICATION SHALL BE MADE IN A TIMELY MANNER SO AS TO CAUSE NO DELAYS IN EXECUTION OF THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH PROMENADE CONTRACTOR. WEEKLY SCHEDULES & MILESTONES SHALL BE PREPARED & AVAILABLE TO OWNER'S REPRESENTATIVE. COORDINATION ITEMS SHALL INCLUDE AT A MINIMUM:
 - UTILITY CONNECTIONS/CONFLICTS
 - FINISH GRADES AT ADJACENT LIMITS OF WORK.

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN. SHOULD ANY DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN IN THE PLANT LIST AND THOSE SHOWN IN THE DRAWINGS, THE DRAWINGS SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- CONTRACTOR SHALL FURNISH PLANT MATERIALS FREE OF PESTS OR PLANT DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO WARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- CONTRACTOR SHALL RECEIVE APPROVAL OF GRADING FROM OWNER'S REPRESENTATIVE PRIOR TO COMMENCING SOIL PREP, PLANTING & SEEDING OPERATION.
- ARRANGE PLANT MATERIAL PLUMB AND ORIENTED FOR BEST APPEARANCE.

LAYOUT AND MATERIALS NOTES:

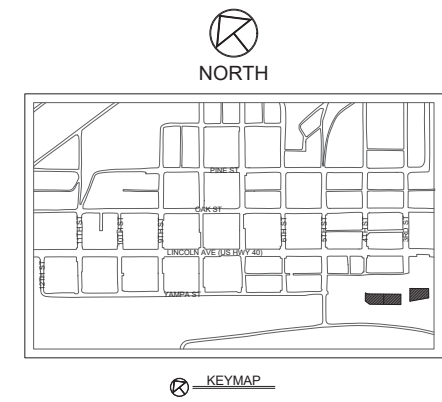
- DO NOT SCALE THE PLANS. DIMENSIONS SUPERSEDE DRAWING SCALES. VERIFY LAYOUT PRIOR TO EXCAVATION.
- DIMENSIONS ARE DRAWN TO FACE OF CURB, WALL, AND EDGE UNLESS OTHERWISE SPECIFIED.
- IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE SPECIFICATIONS WILL SUPERSEDE PLANS.
- CONTRACTOR TO CLEARLY STAKE ALL CORNERS OF PAVED AREAS FOR OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO SETTING EDGES OR FORMS.
- OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR ALL FORM WORK AT LEAST 24 HOURS PRIOR TO PLACING CURBS, FOUNDATIONS, OR PAVEMENTS.
- CONTRACTOR TO PROVIDE EXPANSION JOINT AND SCORE JOINT LAYOUT PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT/PROJECT MANAGER PRIOR TO CONSTRUCTION.

FDP SUBMITTAL NOTES:

- EXISTING CONDITIONS AND SITE LAYOUT PLAN PROVIDED BY WENK ASSOCIATES AND LANDMARK CONSULTANTS.
- THIS PLAN IS INTENDED ONLY AS A CITY OF STEAMBOAT SPRINGS PLANNING DOCUMENT. IT DOES NOT CONTAIN THE NECESSARY INFORMATION TO BE USED FOR CONSTRUCTION.
- REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION ON ALL BUILDING DESIGN.
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITES, THE CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATING COMPANY FOR LOCATION OF ALL EXISTING UTILITIES.
- OWNER AGREES TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO ALL PROPOSED PLANTING AND SOD.
- OWNER AGREES TO MAINTAIN ALL LANDSCAPE AREAS TO RECOGNIZED INDUSTRY STANDARDS.

ABBREVIATIONS

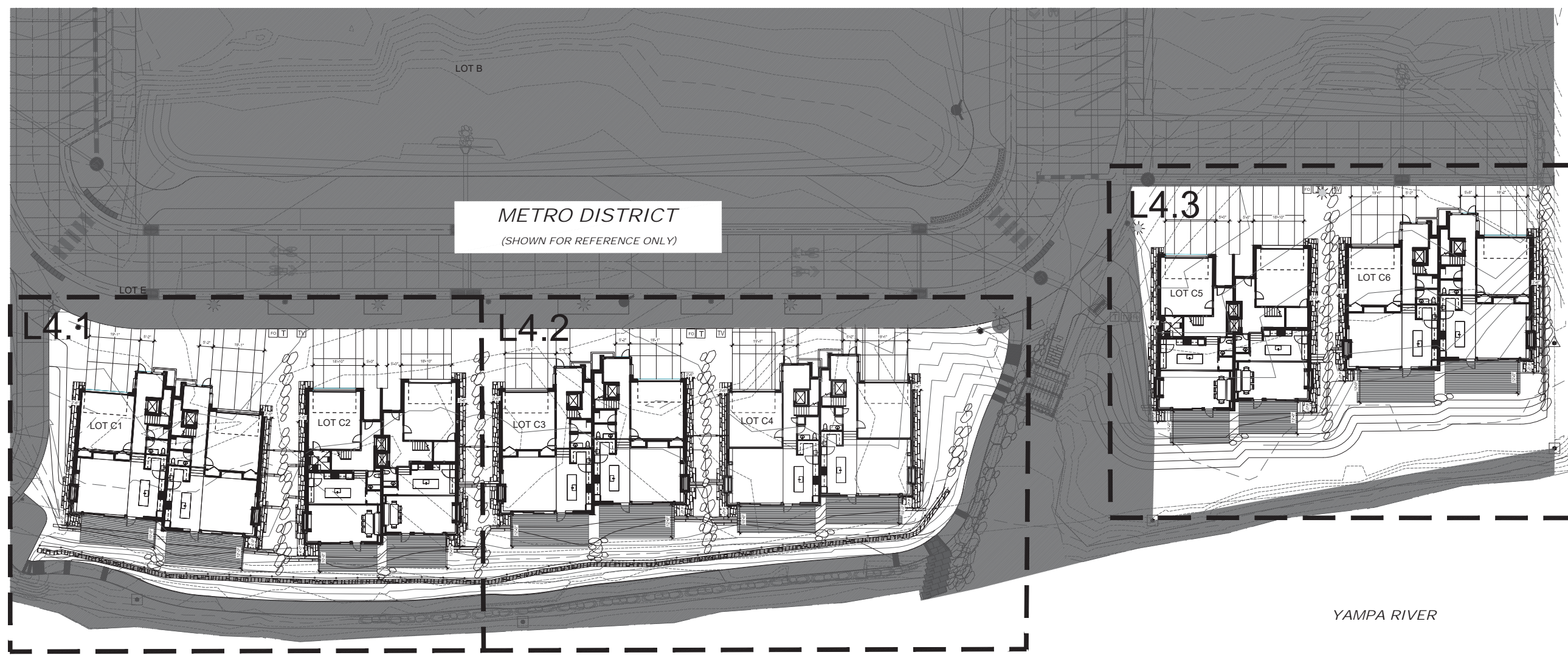
- @ AT
- N.T.S. NOT TO SCALE
- N/A NOT APPLICABLE
- PA PLANTING AREA
- RE REFERENCE
- SPECS SPECIFICATIONS
- SHWM ORDINARY HIGH WATER MARK



W e n k

**ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS**

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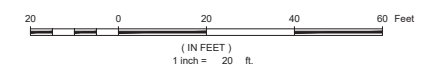


NO.	DATE	BY	DESCRIPTION
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2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	1022-009
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD

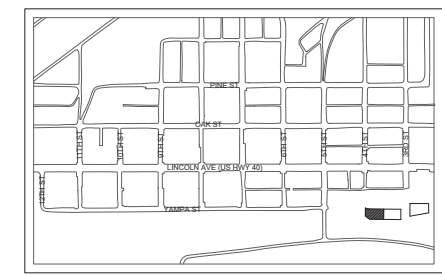
Final Development Plan Riverview Zone C
Overall Site & Sheet Index

SHEET
L.4.06



12/13/2017 1:55:44 PM

00 OVERALL SITE & SHEET INDEX
1"=30'-0"



KEYMAP

SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SHT
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SHT
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

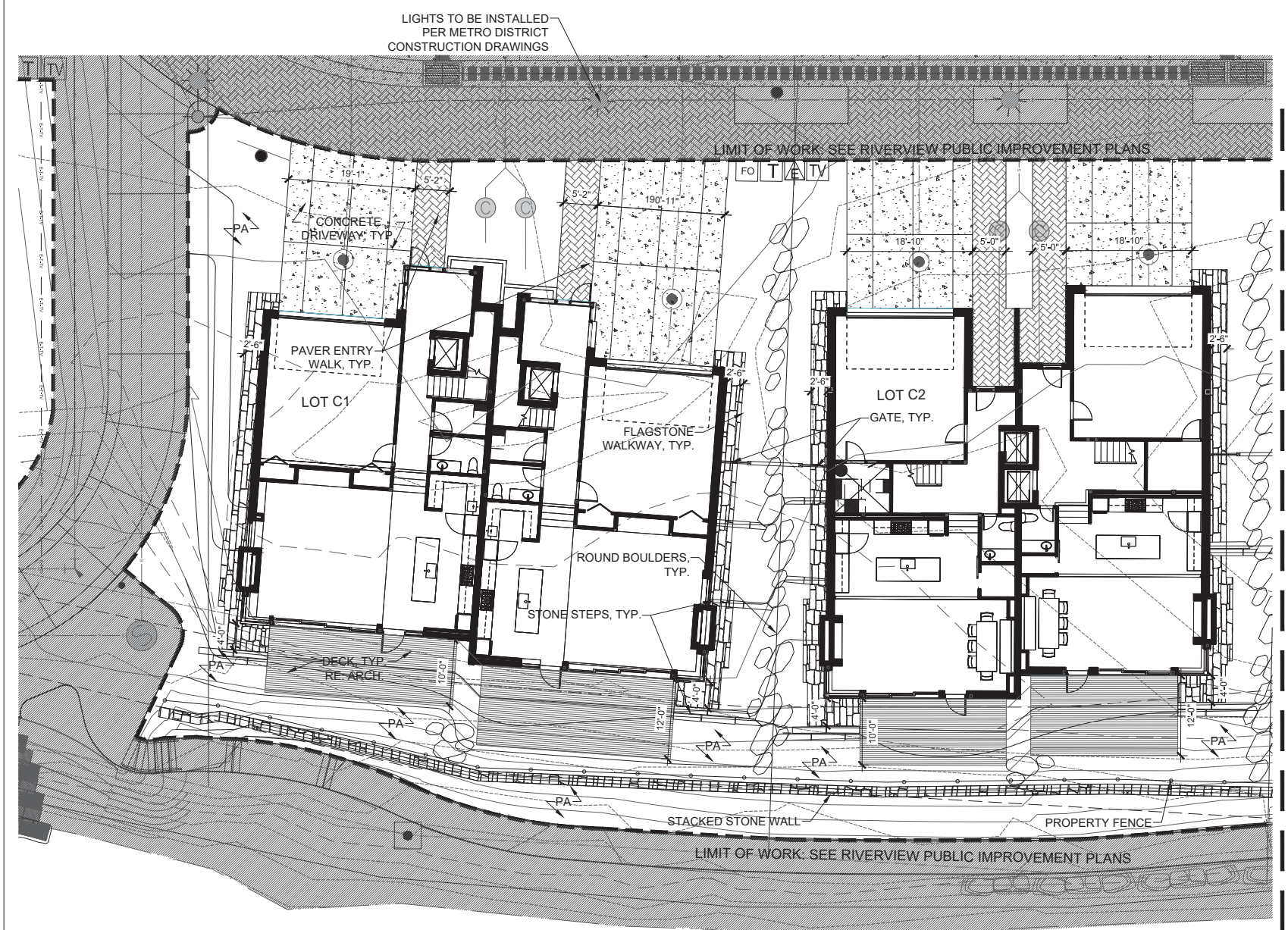
PLANTING	DTL/SHT
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10

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NO.	DATE	BY	DESCRIPTION
1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUBMITTAL
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	1522-009
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD

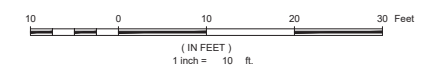
Final Development Plan Riverview Zone C
Layout & Materials Plans

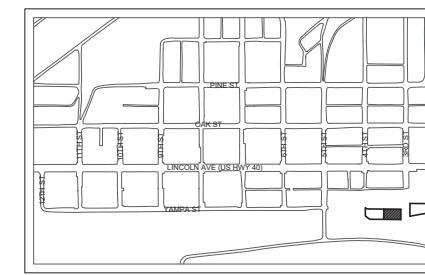


01 LAYOUT & MATERIALS PLAN: LOT C1 & C2
 1"=10'-0"

LAYOUT & MATERIALS PLAN LEGEND

	CONCRETE PAVING - STANDARD		MATCHLINE
	CONCRETE PAVING - SPECIAL		LIMIT OF WORK
	CONCRETE PAVERS		LIGHT FIXTURES
	CRUSHER FINES PATH		HANDRAIL
	STONE STEP		CABLE RAIL
	STACKED BOULDER		RIVER WATER LEVELS





KEYMAP

SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SHT
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SHT
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

PLANTING	DTL/SHT
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10



ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS

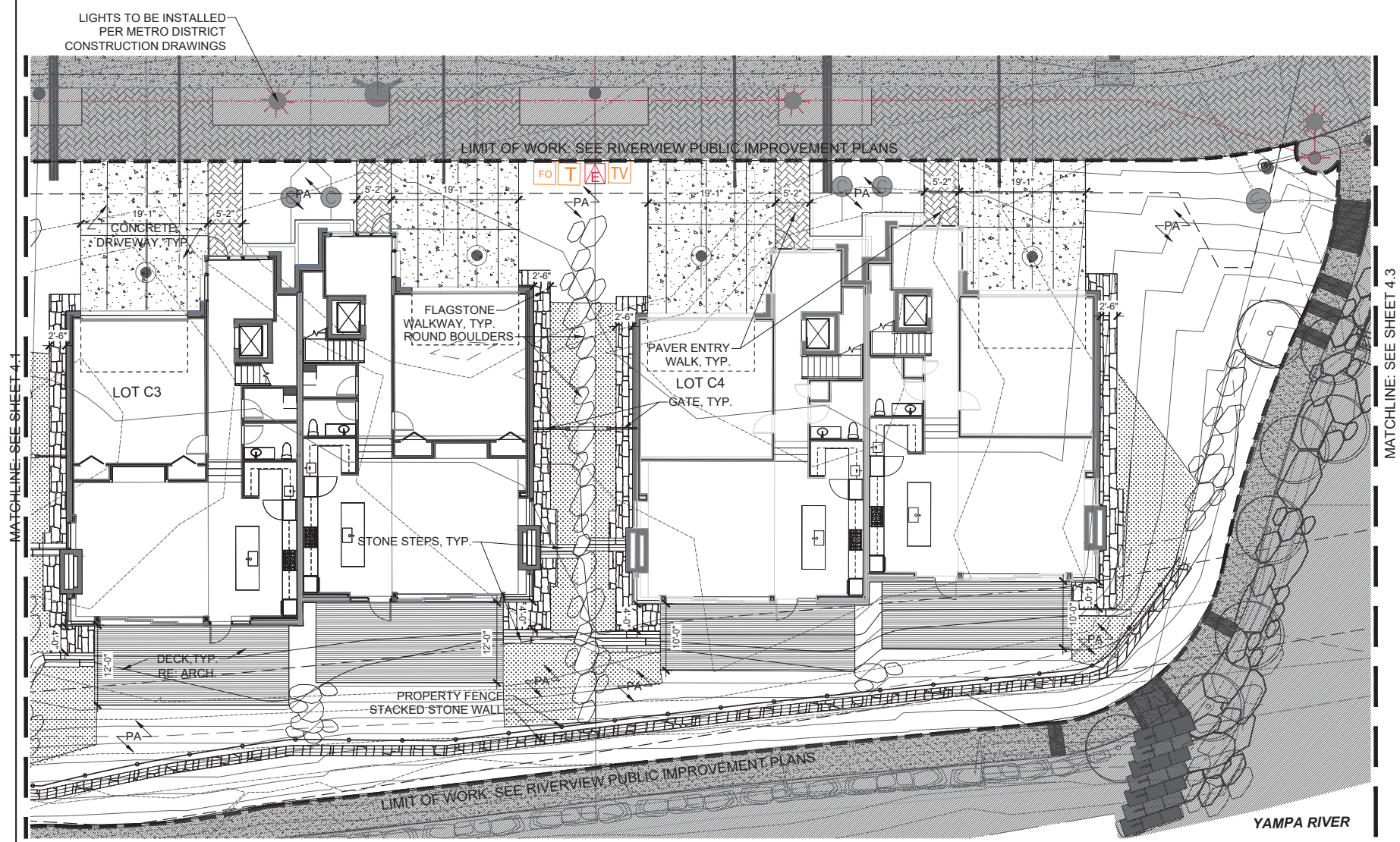
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NO.	DATE	BY	DESCRIPTION
1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUB
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	102-009
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD

Final Development Plan Riverview Zone C
Layout & Materials Plans

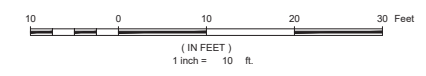
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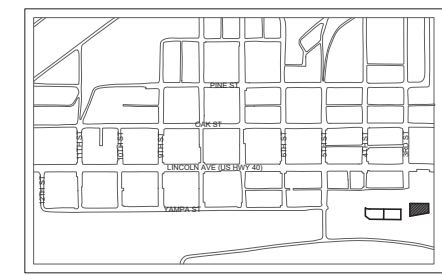


02 LAYOUT & MATERIALS PLAN: LOT C3 & C4
1"=10'-0"

LAYOUT & MATERIALS PLAN LEGEND

	CONCRETE PAVING - STANDARD		MATCHLINE
	CONCRETE PAVING - SPECIAL		LIMIT OF WORK
	CONCRETE PAVERS		LIGHT FIXTURES
	CRUSHER FINES PATH		HANDRAIL
	STONE STEP		CABLE RAIL
	STACKED BOULDER		RIVER WATER LEVELS





KEYMAP

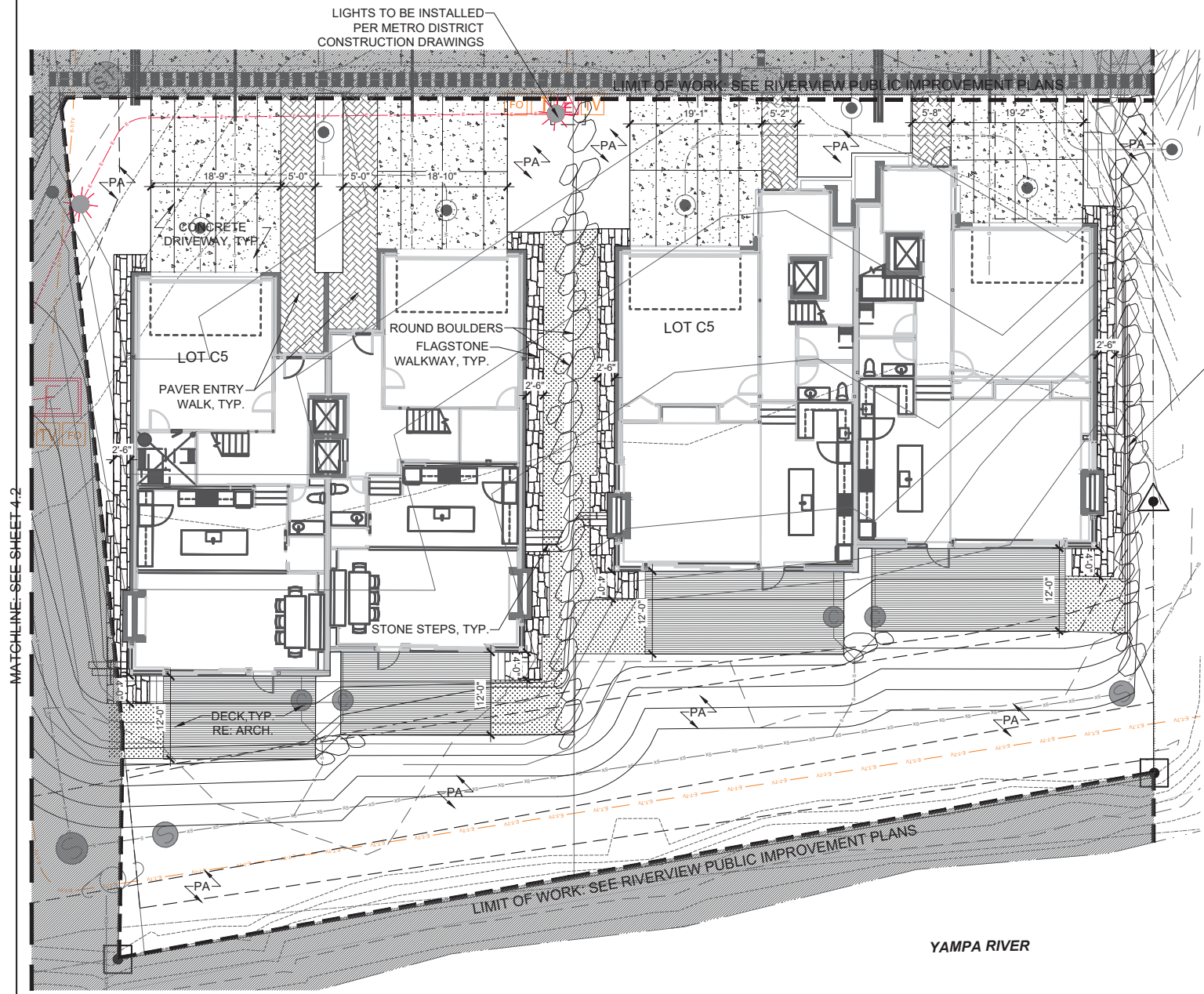
SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SHT
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SHT
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

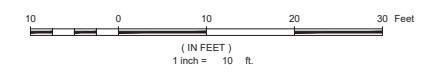
PLANTING	DTL/SHT
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10



03 LAYOUT & MATERIALS PLAN: LOT C5 & C6
 1"=10'-0"

LAYOUT & MATERIALS PLAN LEGEND

	CONCRETE PAVING - STANDARD		MATCHLINE
	CONCRETE PAVING - SPECIAL		LIMIT OF WORK
	CONCRETE PAVERS		LIGHT FIXTURES
	CRUSHER FINES PATH		HANDRAIL
	STONE STEP		CABLE RAIL
	STACKED BOULDER		RIVER WATER LEVELS



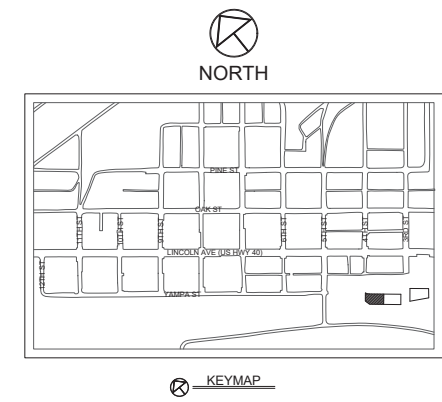
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NO.	DATE	BY	DESCRIPTION
1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUB
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	102-009
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD

Final Development Plan Riverview Zone C
Layout & Materials Plans

NATIVE SEED MIX		
BOTANICAL NAME	COMMON NAME	LBS/ACRE (PLS)
CAREX PELLITA	WOOLY SEDGE	0.2300
CAREX NEBRASCENSIS	NEBRASKA SEDGE	0.1400
DISTICHLIS SPICATA	INLAND SALT GRASS	0.2800
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	0.1200
ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS	3.9000
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	8.3000
KOELERIA MACRANTHA	SWITCHGRASS	2.3500
NASELLA VIRIDULA	GREEN NEEDLEGRASS	7.0800
SPARTINA PECTINATA	PRAIRIE CORDGRASS	1.5000
ACHILLEA MILLEFOLIUM	YARROW	0.0100
JUNCUS ARTICUSS SPP. LITTORALIS	MOUNTAIN RUSH	0.0100
SPOROBULUS AIROIDES	ALKALI SACATON	0.1600
MONDRA FISTULOSA	WILD BERGAMOT	0.0500
VERBENA HASTATA	SWAMP VERBENA	0.8000



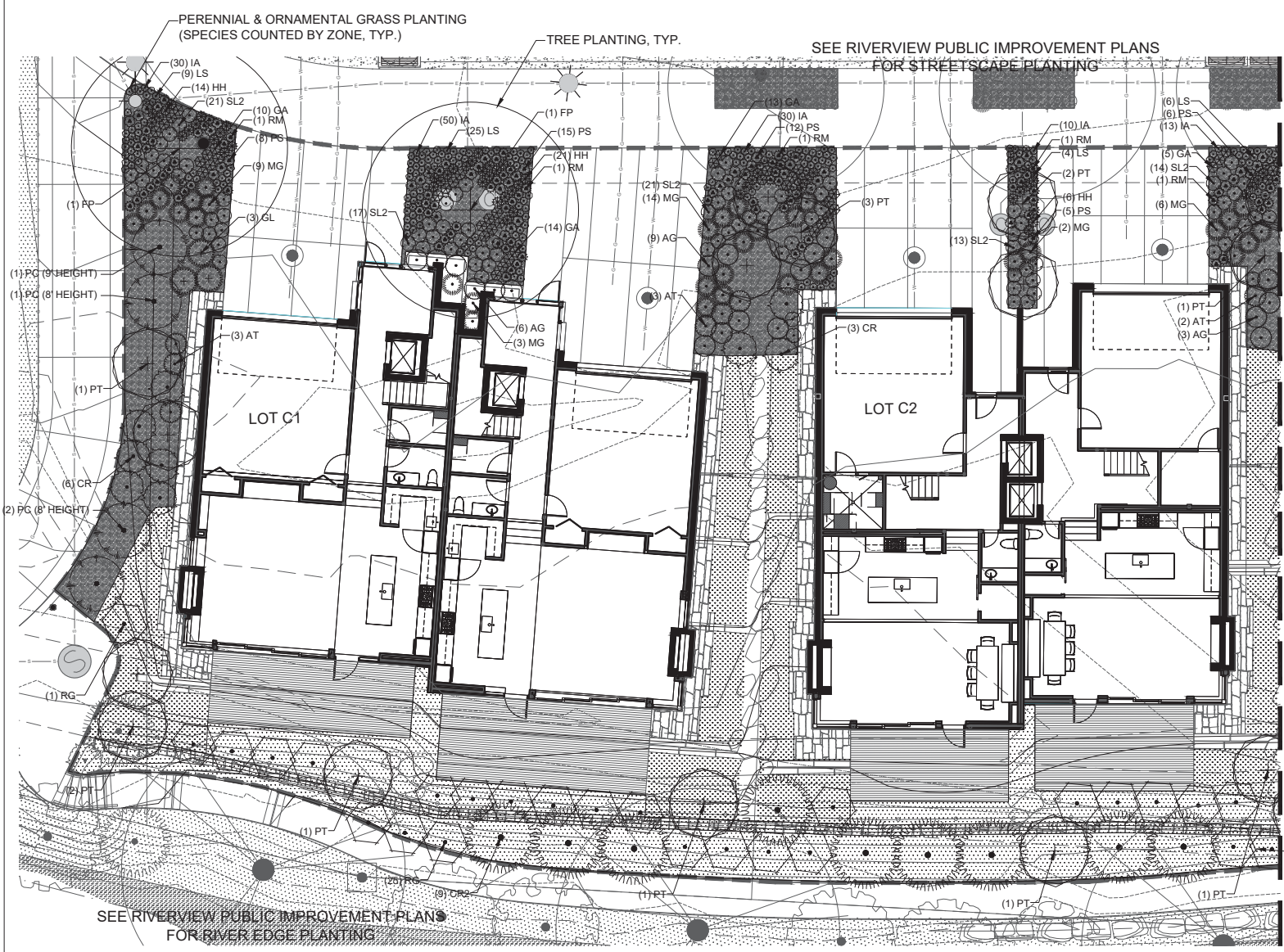
SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SHT
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SHT
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

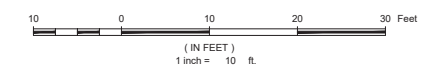
PLANTING	DTL/SHT
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10



04 PLANTING PLAN: LOT C1 & C2
1"=10'-0"

PLANTING PLAN LEGEND

	NATIVE MEADOW SEED MIX
	SEED BELOW OHWM
	MULCH
	MATCHLINE
	LIMIT OF WORK



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
	FP	FRAXINUS PENNSYLVANICA / 'PATMORE' / 'PATMORE' ASH
	PC	PICEA PUNGENS / COLORADO SPRUCE
	PT	POPULUS TREMULOIDES / QUAKING ASPEN
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
	AG	ANDROPOGON GERARDII / BIG BLUE STEM
	AT	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH
	CR	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH
	CR2	CORNUS SERICEA / RED TWIG DOGWOOD
	GA	GAILLARDIA ARISTATA / COMMON GAILLARDIA
	GL	GENISTA LYDIA / BROOM
	HH	HELENIUM HOOPESII / OWL'S-CLAWS
	IA	IPOMOPSIS AGGREGATTA / SCARLET GILIA
	LS	LUPINUS ARGENTEUS 'SILVER' / LUPINE
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
	PS	PENSTEMON STRICTUS / MANCOS PENSTEMON
	RM	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRE CONEFLOWER
	RG	RIBES ALPINUM / ALPINE CURRANT
	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS

W e n k

ASSOCIATES
PLANNERS &
LANDSCAPE
ARCHITECTS

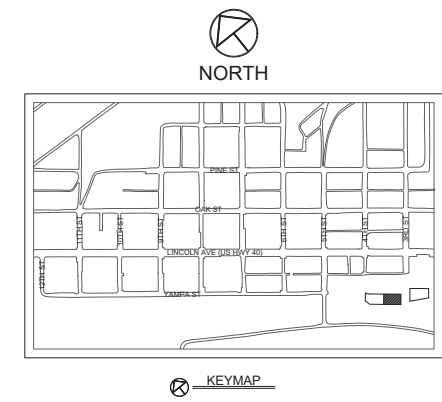
These drawings are instruments of service prepared by WENK Associates, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Landmark Construction, Inc.

PROJECT:	DESCRIPTION:
102-009	RIVERVIEW TOWNHOMES BID SET / FDP SUB
DATE:	DATE:
04/13/2018	04/13/2018
DRAWN BY:	CHECKED BY:
DB	GD

Final Development Plan Riverview Zone C
Planting Plans

SHEET
L.4.40

BOTANICAL NAME	COMMON NAME	LBS/ACRE (PLS)
CAREX PELLITA	WOOLY SEDGE	0.2300
CAREX NEBRASCENSIS	NEBRASKA SEDGE	0.1400
DISTICHLIS SPICATA	INLAND SALT GRASS	0.2800
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	0.1200
ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS	3.9000
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	8.3000
KOELERIA MACRANTHA	SWITCHGRASS	2.3500
NASELLA VIRIDULA	GREEN NEEDLEGRASS	7.0800
SPARTINA PECTINATA	PRAIRIE CORDGRASS	1.5000
ACHILLEA MILLEFOLIUM	YARROW	0.0100
JUNCUS ARTICUSS SPP. LITTORALIS	MOUNTAIN RUSH	0.0100
SPOROBULUS AIROIDES	ALKALI SACATON	0.1600
MONDRA FISTULOSA	WILD BERGAMOT	0.0500
VERBENA HASTATA	SWAMP VERBENA	0.8000



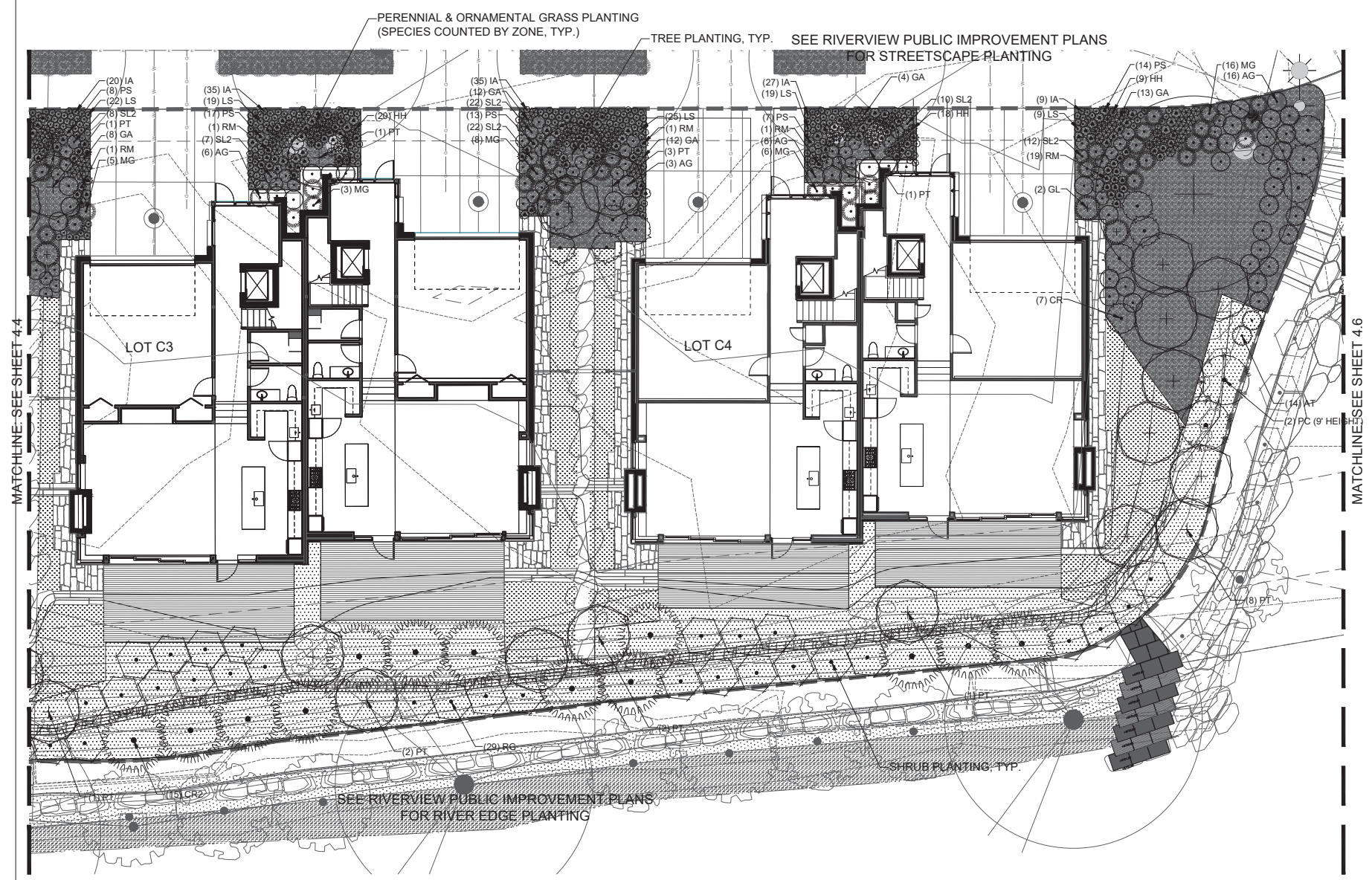
SITE DETAIL KEYNOTES

PAVING	DTL/SH
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SH
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SH
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

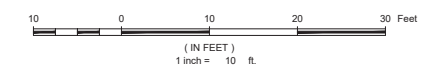
PLANTING	DTL/SH
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10



05 PLANTING PLAN: LOT C3 & C4
1"=10'-0"

PLANTING PLAN LEGEND

[Pattern]	NATIVE MEADOW SEED MIX
[Pattern]	SEED BELOW OHWM
[Pattern]	MULCH
[Line]	MATCHLINE
[Line]	LIMIT OF WORK



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
[Symbol]	FP	FRAXINUS PENNSYLVANICA 'PATMORE' / 'PATMORE' ASH
[Symbol]	PC	PICEA PUNGENS / COLORADO SPRUCE
[Symbol]	PT	POPULUS TREMULOIDES / QUAKING ASPEN
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
[Symbol]	AG	ANDROPOGON GERARDII / BIG BLUE STEM
[Symbol]	AT	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH
[Symbol]	CR	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH
[Symbol]	CR2	CORNUS SERICEA / RED TWIG DOGWOOD
[Symbol]	GA	GAILLARDIA ARISTATA / COMMON GAILLARDIA
[Symbol]	GL	GENISTA LYDIA / BROOM
[Symbol]	HH	HELENIUM HOOPESII / OWL'S-CLAWS
[Symbol]	IA	IPOMOPSIS AGGREGATTA / SCARLET GILIA
[Symbol]	LS	LUPINUS ARGENTEUS 'SILVER' / LUPINE
[Symbol]	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
[Symbol]	PS	PENSTEMON STRICTUS / MANCOS PENSTEMON
[Symbol]	RM	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER
[Symbol]	RG	RIBES ALPINUM / ALPINE CURRANT
[Symbol]	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS

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ASSOCIATES
PLANNERS &
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ARCHITECTS

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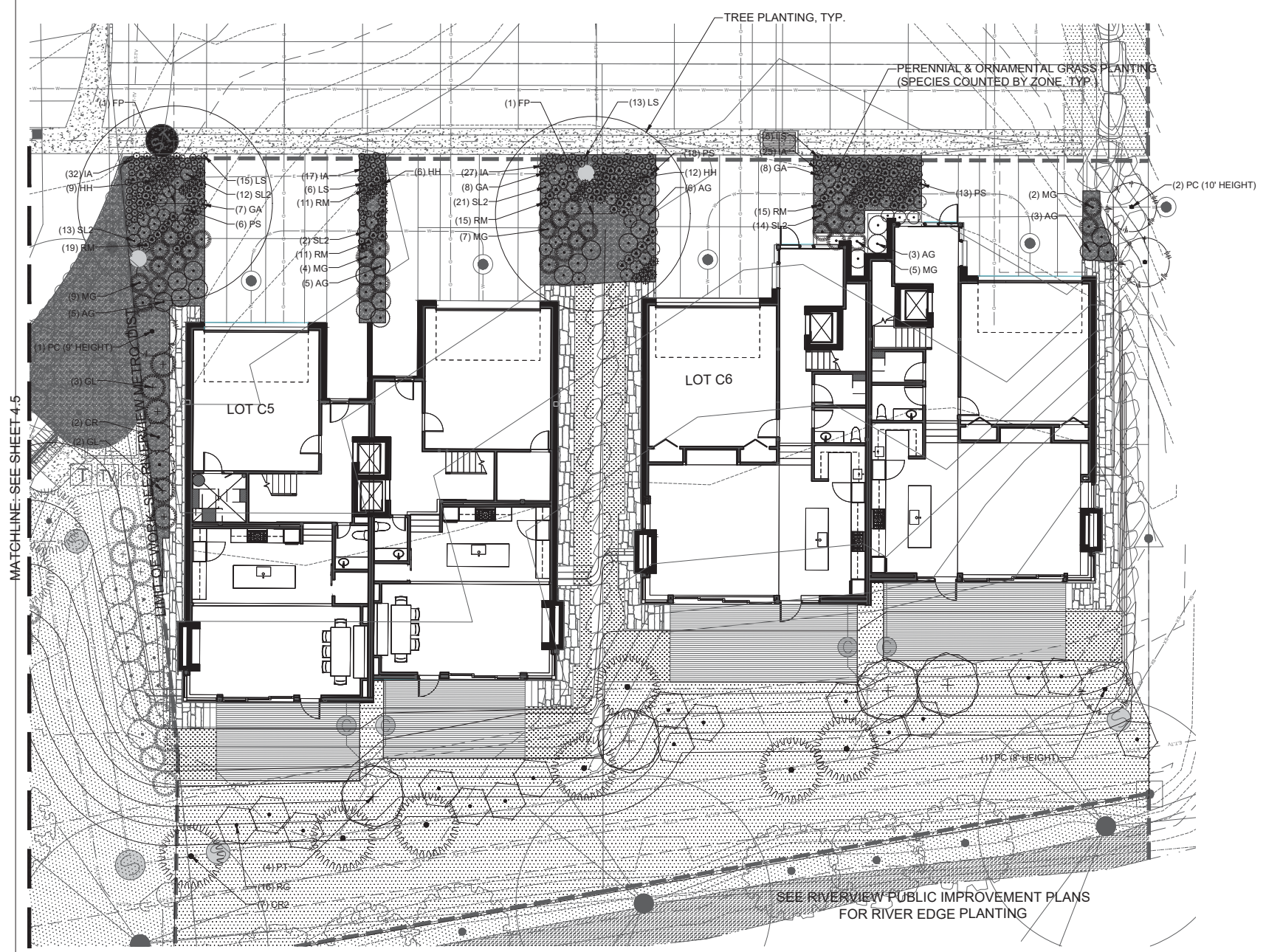
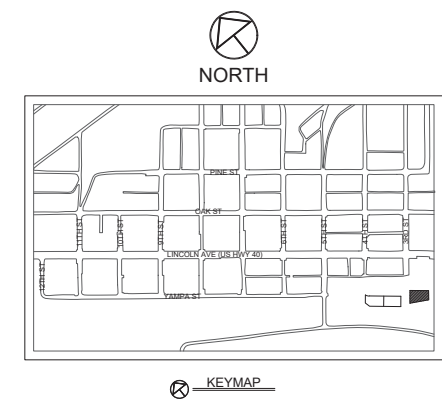
NO.	DATE	BY	DESCRIPTION
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2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT: 1522-00P
DATE: 04/13/2018
DRAWN BY: DB
CHECKED BY: GD

Final Development Plan Riverview Zone C
Planting Plans

SHEET
L.4.31

BOTANICAL NAME	COMMON NAME	LBS/ACRE (PLS)
CAREX PELLITA	WOOLY SEDGE	0.2300
CAREX NEBRASCENSIS	NEBRASKA SEDGE	0.1400
DISTICHLIS SPICATA	INLAND SALT GRASS	0.2800
ELEOCHARIS PALUSTRIS	CREEPING SPIKERUSH	0.1200
ELYMUS LANCEOLATUS	STREAMBANK WHEATGRASS	3.9000
ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS	8.3000
KOELERIA MACRANTHA	SWITCHGRASS	2.3500
NASELLA VIRIDULA	GREEN NEEDLEGRASS	7.0800
SPARTINA PECTINATA	PRAIRIE CORDGRASS	1.5000
ACHILLEA MILLEFOLIUM	YARROW	0.0100
JUNCUS ARTICUSS SPP. LITTORALIS	MOUNTAIN RUSH	0.0100
SPOROBULUS AIROIDES	ALKALI SACATON	0.1600
MONDRA FISTULOSA	WILD BERGAMOT	0.0500
VERBENA HASTATA	SWAMP VERBENA	0.8000



SITE DETAIL KEYNOTES

PAVING	DTL/SHT
CRUSHER FINES PAVING	01/L.4.7
CONCRETE UNIT PAVERS	02/L.4.7
PAVER EDGE RESTRAINT	03/L.4.7
FLAGSTONE PAVING	04/L.4.7
STONE STEPS	05/L.4.7

SITE STONE & WALLS	DTL/SHT
ROUND BOULDER - SINGLE	01/L.4.8
ROUND BOULDER - STACKED	02/L.4.8
STACKED STONE WALL	03/L.4.8
STACKED STONE WALL UNDERDRAIN	04/L.4.8

STRUCTURES	DTL/SHT
PROPERTY FENCE	01/L.4.9
GATE	02/L.4.9

PLANTING	DTL/SHT
TREE PLANTING	01/L.4.10
TREE PLANTING ON SLOPE	02/L.4.10
SHRUB PLANTING	03/L.4.10
SHRUB PLANTING ON SLOPE	04/L.4.10
PERENNIALS & ORNAMENTAL GRASS PLANTING	05/L.4.10

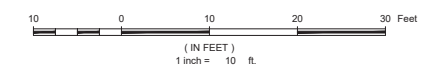
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
(+)	FP	FRAXINUS PENNSYLVANICA 'PATMORE' / 'PATMORE' ASH
(•)	PC	PICEA PUNGENS / COLORADO SPRUCE
(+)	PT	POPULUS TREMULOIDES / QUAKING ASPEN
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
(•)	AG	ANDROPOGON GERARDII / BIG BLUE STEM
(•)	AT	ARTEMISIA TRIDENTATA / BIG SAGEBRUSH
(•)	CR	CHRYSOTHAMNUS NAUSEOSUS / RUBBER RABBITBRUSH
(•)	CR2	CORNUS SERICEA / RED TWIG DOGWOOD
(•)	GA	GAILLARDIA ARISTATA / COMMON GAILLARDIA
(+)	GL	GENISTA LYDIA / BROOM
(•)	HH	HELENIUM HOOPESII / OWL'S-CLAWS
(•)	IA	IPOMOPSIS AGGREGATTA / SCARLET GILIA
(•)	LS	LUPINUS ARGENTEUS 'SILVER' / LUPINE
(•)	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / MAIDEN GRASS
(•)	PS	PENSTEMON STRICTUS / MANCOS PENSTEMON
(•)	RM	RATIBIDA COLUMNIFERA 'MEXICAN HAT' / PRAIRIE CONEFLOWER
(•)	RG	RIBES ALPINUM / ALPINE CURRANT
(•)	SL2	SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM GRASS

06 PLANTING PLAN: LOT C5 & C6
1"=10'-0"

PLANTING PLAN LEGEND

(Pattern)	NATIVE MEADOW SEED MIX
(Pattern)	SEED BELOW OHWM
(Pattern)	MULCH
(Line)	MATCHLINE
(Line)	LIMIT OF WORK

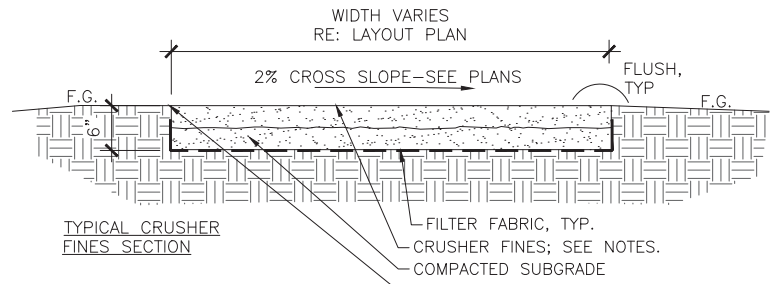


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PROJECT:	DESCRIPTION:
102-009	RIVERVIEW TOWNHOMES BID SET / FDP SUB
DATE:	DATE:
04/13/2018	04/13/2018
DRAWN BY:	CHECKED BY:
DB	GD

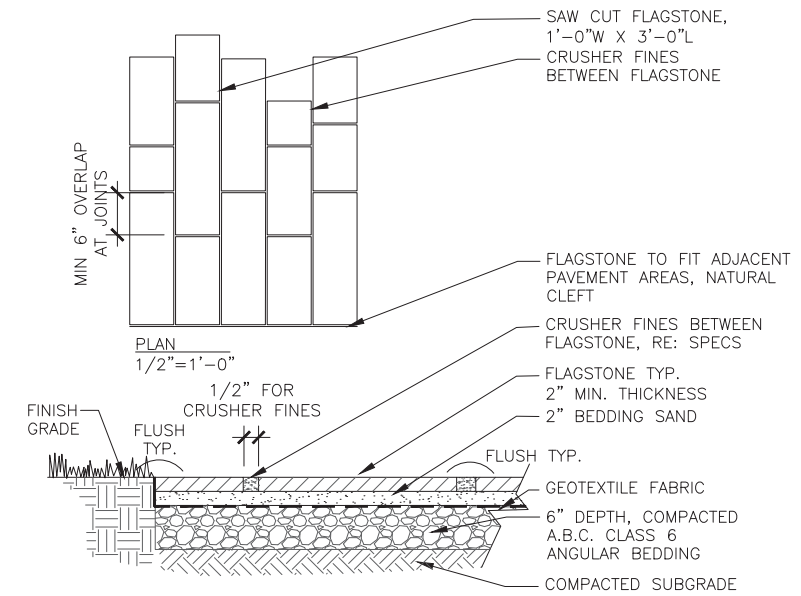
NO.	DESCRIPTION
1	RIVERVIEW TOWNHOMES BID SET / FDP SUBMITTAL
2	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	182-008
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD



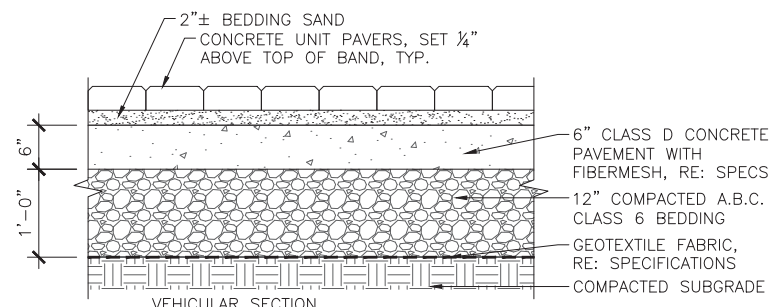
- NOTES:**
1. CRUSHER FINES PAVING SHALL BE PLACED IN (2) 3" LIFTS MIN.
 2. REFER TO PLANS & SPECIFICATIONS FOR FINISHES.
 3. INSTALL CRUSHER FINES PAVING FLUSH WITH ADJACENT HARDSCAPE, TYP.
 4. IN AREAS ADJACENT TO TURF, INSTALL CRUSHER FINES PAVING 1/2" HIGHER THAN FINISH GRADE, TYP. WITH SHARP, STRAIGHT EDGE.
 5. REFER TO SPECS FOR MORE INFORMATION.
 6. CRUSHER FINES IN AREAS STEEPER THAN 3% SHALL BE STABILIZED. REFER TO SPECIFICATIONS FOR MORE INFO.

01 CRUSHER FINES PAVING
1"=1'-0"



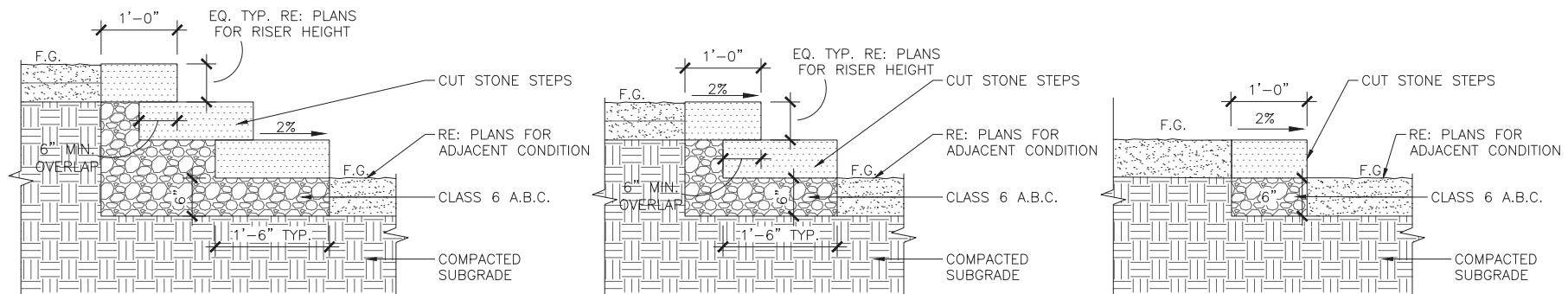
- NOTE:**
1. REFERENCE SPECIFICATIONS FOR COLOR, AND TYPE OF FLAGSTONE. CONTRACTOR SHALL PROVIDE SAMPLE FOR APPROVAL BY OWNER'S REP. PRIOR TO CONSTRUCTION.
 2. FLAGSTONE PAVING SHALL BE FLUSH WITH SURROUNDING GRADE.
 3. SLOPE ALL FLAGSTONE PAVING TO DRAIN.
 4. FIELD VERIFY LOCATION OF ALL FLAGSTONE PAVING LIMITS AND LOCATIONS WITH OWNER'S REP. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXPECT MINOR FIELD MODIFICATIONS TO LAYOUT BY OWNER'S REP.

04 FLAGSTONE PAVING
1/2"=1'-0"



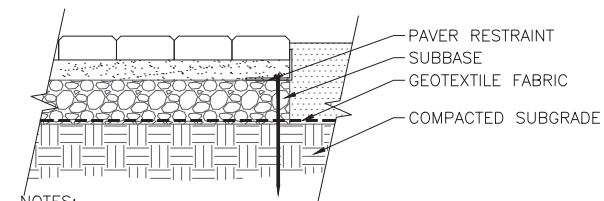
- NOTES:**
1. REFERENCE PAVEMENT LEGEND ON LAYOUT PLANS FOR LOCATIONS OF CONCRETE UNIT PAVERS.
 2. REFERENCE SPECIFICATIONS FOR MANUFACTURER, STYLE, AND COLOR OF PAVERS.
 3. CONTRACTOR SHALL FIELD VERIFY PAVEMENT CONDITIONS AND PATTERN LAYOUT WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. REFERENCE LAYOUT PLANS FOR PAVING PATTERNS
 5. CONCRETE UNIT PAVERS SHALL BE FLUSH WITH SURROUNDING GRADE UNLESS OTHERWISE NOTED.
 6. CONCRETE UNIT PAVERS SHALL BE LAID FROM BANDS IN HALVES OR WHOLE WHENEVER POSSIBLE AND CUT TO FIT AT EXISTING BUILDINGS.
 7. FINISH GRADE OF CONCRETE UNIT PAVERS SHALL MATCH EXISTING GRADE AT BUILDINGS UNLESS OTHERWISE NOTED.
 8. FINISH ELEVATIONS OF PAVERS SHALL NOT DEVIATE MORE THAN 1/8"
 9. CONTRACTOR SHALL USE A MIN. SIZE OF 1/2 A UNIT PAVER WHEN TRANSITIONING OR TERMINATING PAVEMENT. CONTRACTOR SHALL CUT AND SET PAVERS ACCORDINGLY OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

02 CONCRETE UNIT PAVERS
1"=1'-0"



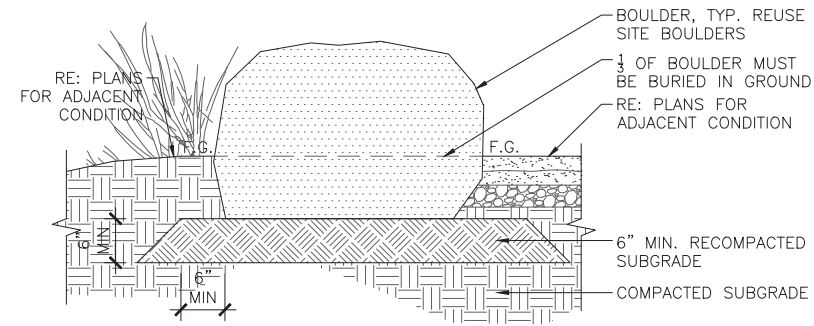
- NOTES:**
1. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REMOVE ANY ORGANIC MATERIAL PRIOR TO PLACING ROCK STEPS.
 3. EACH STONE SHALL BE CENTERED ON STAYLOK PATH AND BE 1'-0" MINIMUM WIDER THAN THE STAYLOK PATH.
 4. STONE SHALL BE SOUND, DURABLE AND FREE OF VISIBLE DEFECTS, WHICH WILL IMPAIR THE STRENGTH, DURABILITY OR APPEARANCE; OR CONCENTRATIONS OF MATERIAL THAT WILL CAUSE OBJECTIONABLE STAINING OR WEAKENING UNDER NORMAL ENVIRONMENTS OF USE.
 5. ALL STONE SHALL BE SELECTED OR APPROVED BY THE LANDSCAPE ARCHITECT AND OBTAINED FROM A SINGLE QUARRY HAVING ADEQUATE CAPACITY AND FACILITIES TO MEET THE REQUIREMENTS.
 6. PRIOR TO PLACEMENT OF STONE MATERIAL CONTRACTOR SHALL MEET ON SITE WITH THE LANDSCAPE ARCHITECT TO REVIEW PLACEMENT AND AESTHETIC APPROACHES FOR THE SLAB PLACEMENT. THE CONTRACTOR SHALL INSTALL A MOCKUP OF MATERIAL, WHICH MAY REMAIN PART OF THE WORK IF APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHOULD ANTICIPATE RE-HANDLING OF SLABS TO ACHIEVE DESIRED DESIGN INTENT.
 7. STONE MAY BE SAWN TO DIMENSIONS SHOWN IN THE DRAWINGS.

05 STONE STEPS
1"=1'-0"

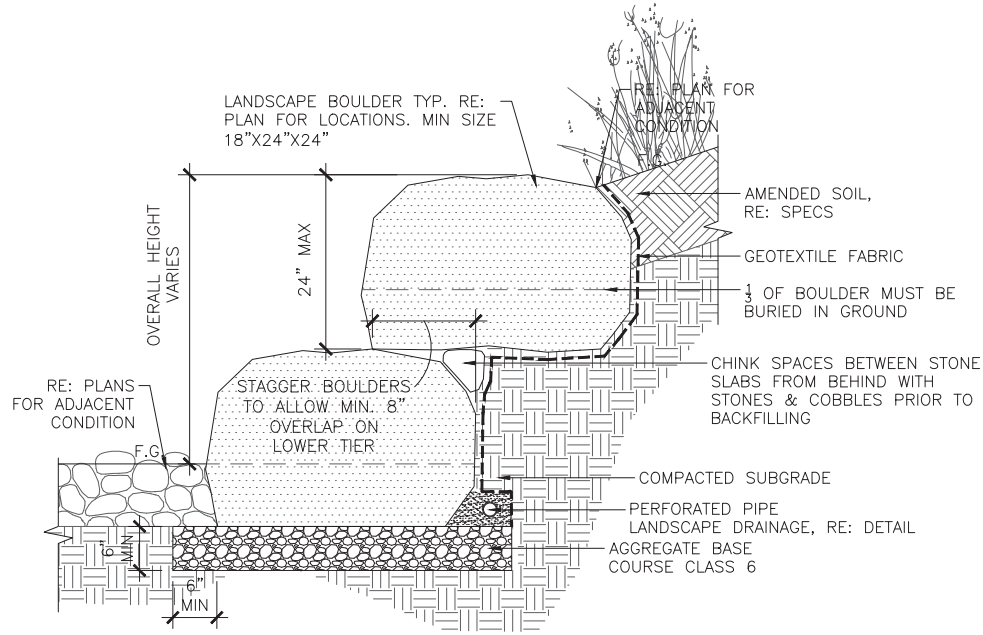


- NOTES:**
1. REFERENCE SPECIFICATIONS FOR PAVER RESTRAINT INFORMATION.

03 PAVER EDGE RESTRAINT
1"=1'-0"

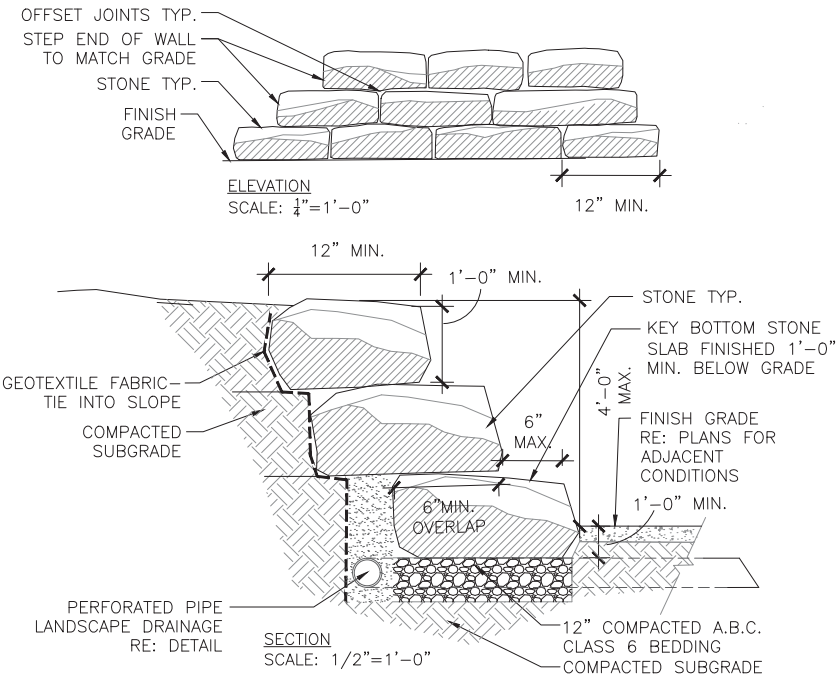


01 ROUND BOULDER - SINGLE
1"=1'-0"



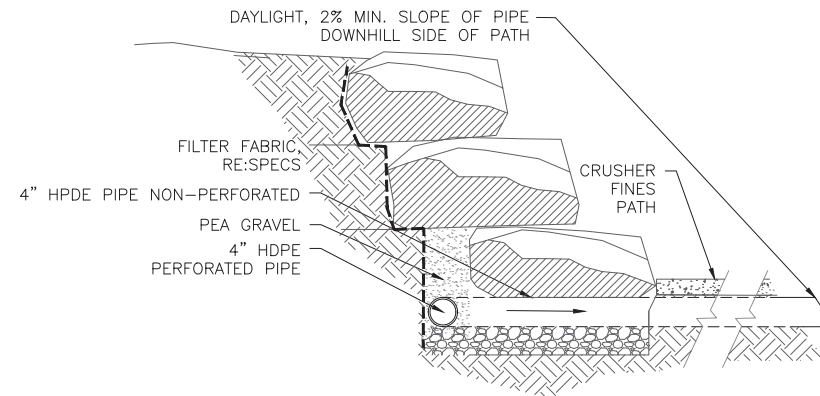
- NOTES:
1. COORDINATE BOULDER LOCATIONS IN THE FIELD WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE
 2. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS.
 3. REFER LAYOUT PLANS FOR LAYOUT OF WALLS.
 4. CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 5. REMOVE ANY ORGANIC MATERIAL PRIOR TO PLACING ROCK WALL.
 6. STONE PLACEMENT: PRIOR TO PLACEMENT OF STONE MATERIAL CONTRACTOR SHALL MEET ON SITE WITH THE LANDSCAPE ARCHITECT TO REVIEW PLACEMENT AND AESTHETIC APPROACHES FOR THE STONE PLACEMENT.
 7. THE CONTRACTOR SHOULD ANTICIPATE RE-HANDLING OF STONE BOULDERS TO ACHIEVE DESIRED DESIGN INTENT.
 8. CONTRACTOR SHALL FIELD FIT STONE BOULDERS AS REQUIRED TO MEET DESIRED LINES, LAYOUT, AND GRADES
 9. GAPS GREATER THAN 3" BETWEEN STONES SHOULD BE FILLED WITH CHINKING STONES AND SOIL.

02 ROUND BOULDER - STACKED
1"=1'-0"



- NOTES:
1. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REFERENCE GRADING PLAN FOR TOP OF WALL ELEVATIONS. CONTRACTOR SHALL VERIFY WALL ELEVATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 3. REMOVE ANY ORGANIC MATERIAL PRIOR TO PLACING ROCK WALL.

03 STACKED STONE WALL
1"=1'-0"



- NOTES:
1. CONTRACTOR SHALL PROVIDE ALL FITTINGS AS NEEDED TO MAKE CONNECTIONS.
 2. COORDINATE ELEVATIONS IN FIELD TO MEET WITH LANDSCAPE EXISTING STORM DRAIN.
 3. SLOPE PIPE TO DRAIN AT 1% MIN. SLOPE.

04 STONE WALL UNDERDRAIN
1"=1'-0"

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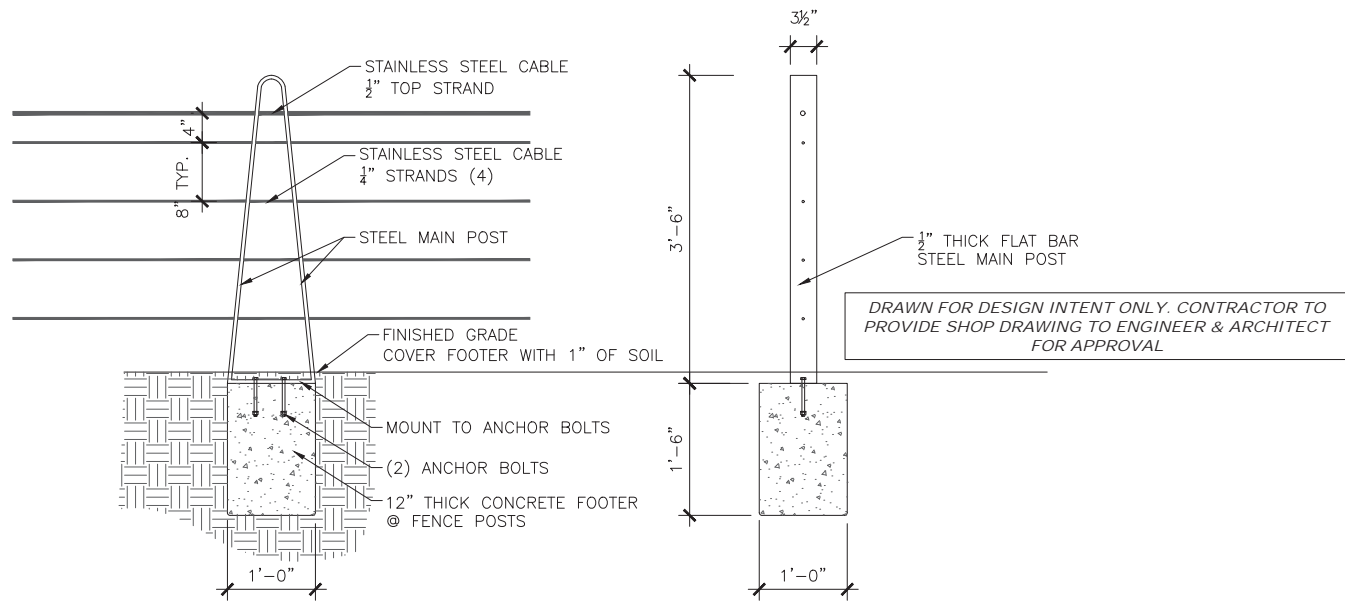
NO.	DATE	BY	DESCRIPTION
1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUBMITTAL
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT:	192-009
DATE:	04/13/2018
DRAWN BY:	DB
CHECKED BY:	GD

Final Development Plan Riverview Zone C
Landscape Details

NO.	DATE	BY	DESCRIPTION
1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUBMITTAL
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT	DATE	DRAWN BY	CHECKED BY
192-009	04/13/2018	DB	GD

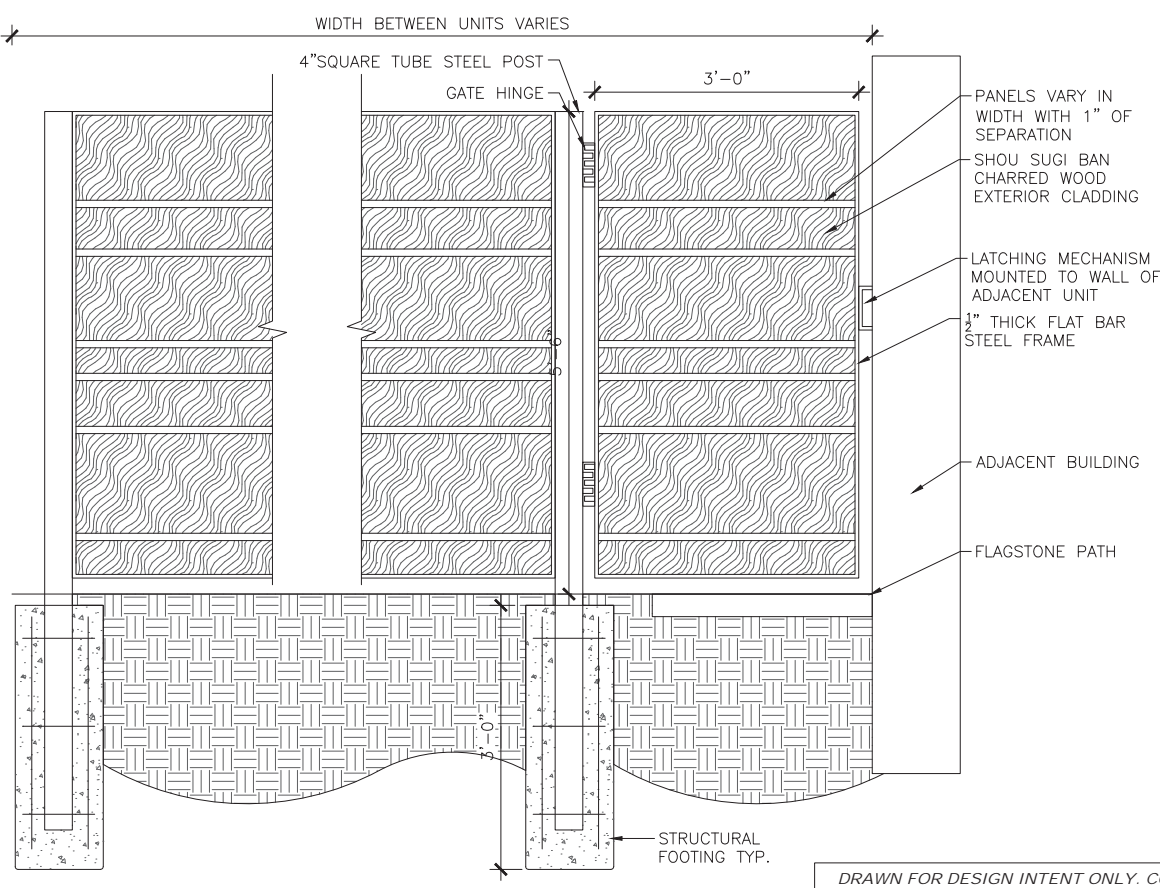


PROPERTY FENCE ELEVATION
SCALE: 1"=1'-0"

MAIN POST SECTION
SCALE: 1"=1'-0"

- NOTES:
1. PLAN AND DRAWINGS REFLECT DESIGN INTENT ONLY, SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF FENCE COMPONENTS (INCLUDING BUT NOT LIMITED TO) POSTS, CABLES, FASTENERS, HARDWARE, AND FOOTINGS.
 3. CONTRACTOR SHALL PROVIDE SAMPLE OF PRODUCT AND TECHNICAL DATA FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. UNLESS OTHERWISE NOTED ALL STEEL - STEEL WELDS SHALL BE 3/16" FILLET, ALL AROUND. TOUCH UP WITH ZRC AFTER WELD IS COMPLETE
 5. DRAWINGS ARE FOR DESIGN INTENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL TO OWNER'S REP PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO INCLUDE A REVIEW AND STAMP BY COLORADO LICENSED STRUCTURAL ENGINEER.
 6. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON STAINLESS STEEL CABLE RAIL..

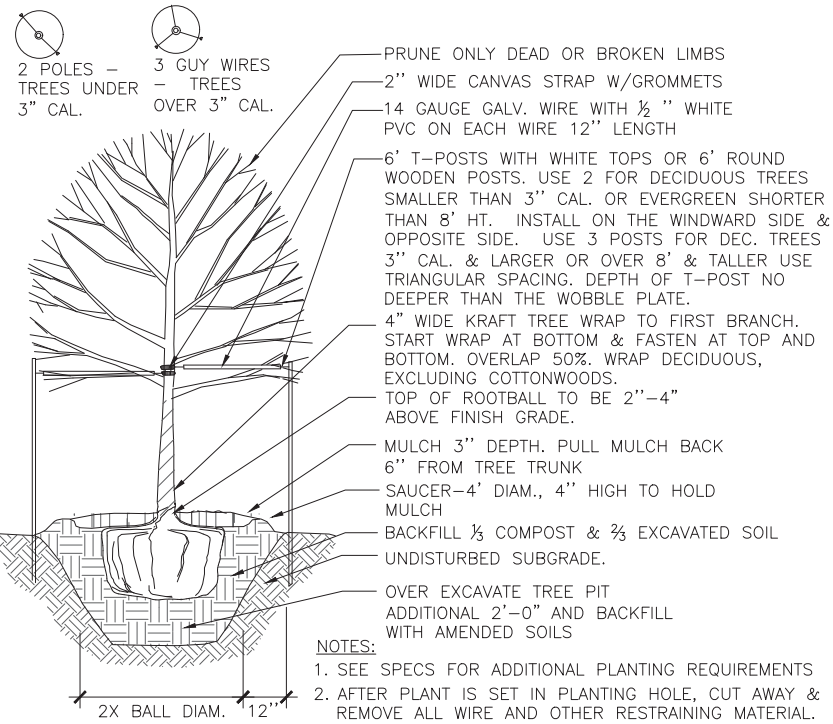
DRAWN FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER & ARCHITECT FOR APPROVAL



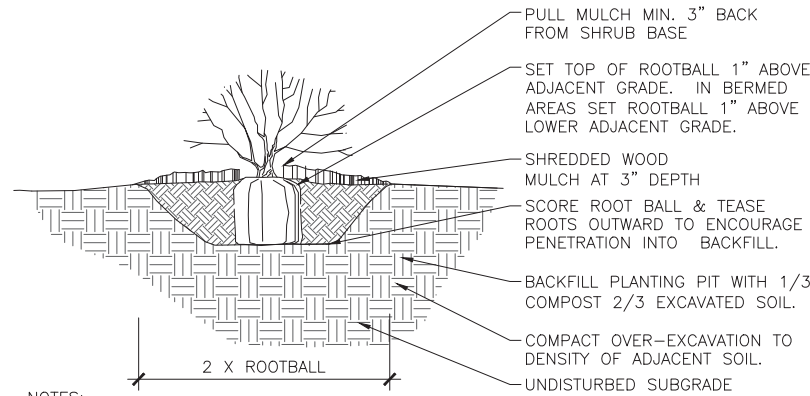
PROPERTY FENCE ELEVATION
SCALE: 1"=1'-0"

DRAWN FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWING TO ENGINEER & ARCHITECT FOR APPROVAL

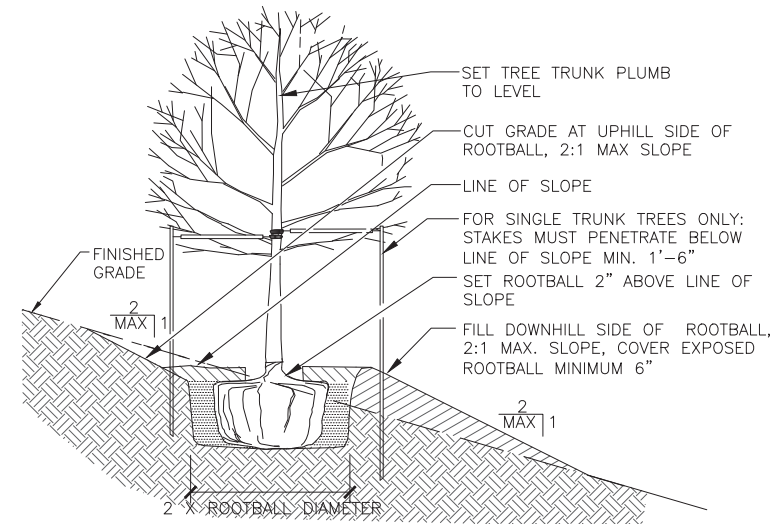
- NOTES:
1. PLAN AND DRAWINGS REFLECT DESIGN INTENT ONLY, SHOP DRAWINGS TO BE PROVIDED BY CONTRACTOR FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 2. CONTRACTOR IS RESPONSIBLE FOR STRUCTURAL INTEGRITY OF GATE COMPONENTS (INCLUDING BUT NOT LIMITED TO) POSTS, CABLES, FASTENERS, HARDWARE, AND FOOTINGS.
 3. CONTRACTOR SHALL PROVIDE SAMPLE OF PRODUCT AND TECHNICAL DATA FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 4. UNLESS OTHERWISE NOTED ALL STEEL - STEEL WELDS SHALL BE 3/16" FILLET, ALL AROUND. TOUCH UP WITH ZRC AFTER WELD IS COMPLETE
 5. DRAWINGS ARE FOR DESIGN INTENT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL TO OWNER'S REP PRIOR TO CONSTRUCTION. SHOP DRAWINGS TO INCLUDE A REVIEW AND STAMP BY COLORADO LICENSED STRUCTURAL ENGINEER.
 6. REFERENCE SPECIFICATIONS FOR ADDITIONAL INFORMATION ON STAINLESS STEEL CABLE RAIL..



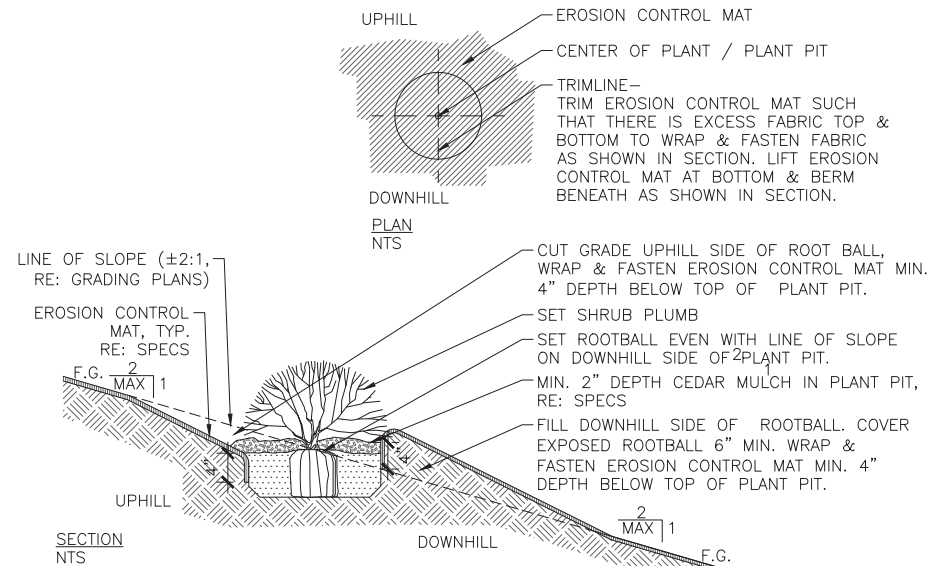
01 TREE PLANTING
1"=1'-0"



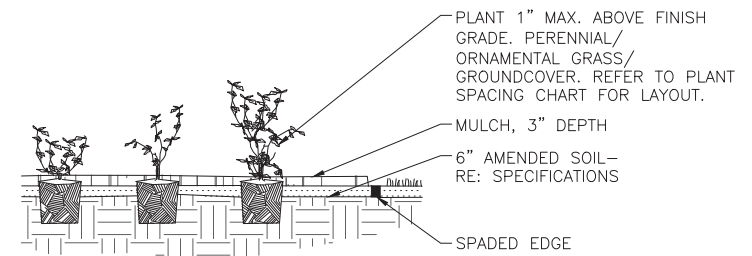
03 SHRUB PLANTING
1"=1'-0"



02 TREE PLANTING ON SLOPE
1"=1'-0"



04 SHRUB PLANTING ON SLOPE
1"=1'-0"



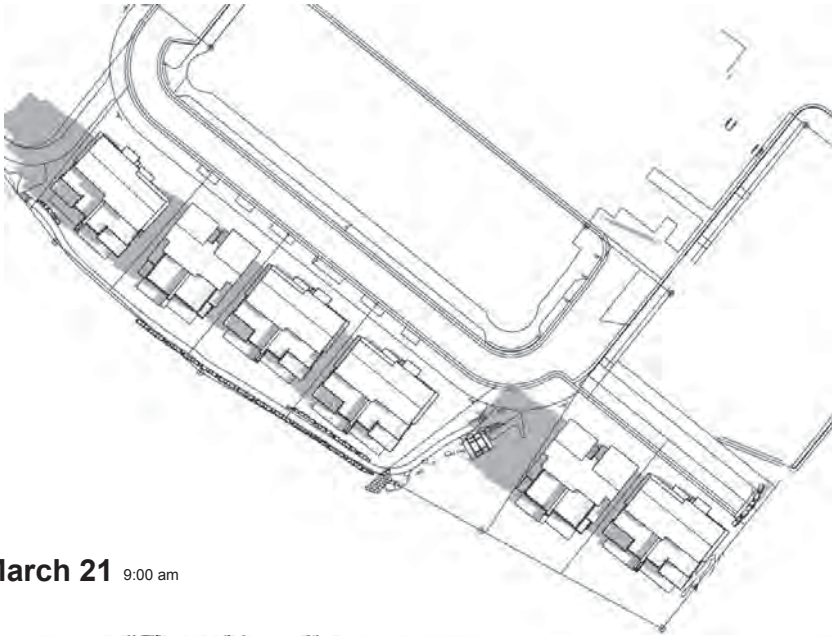
05 PERENNIAL & ORNAMENTAL GRASS PLANTING
1"=1'-0"

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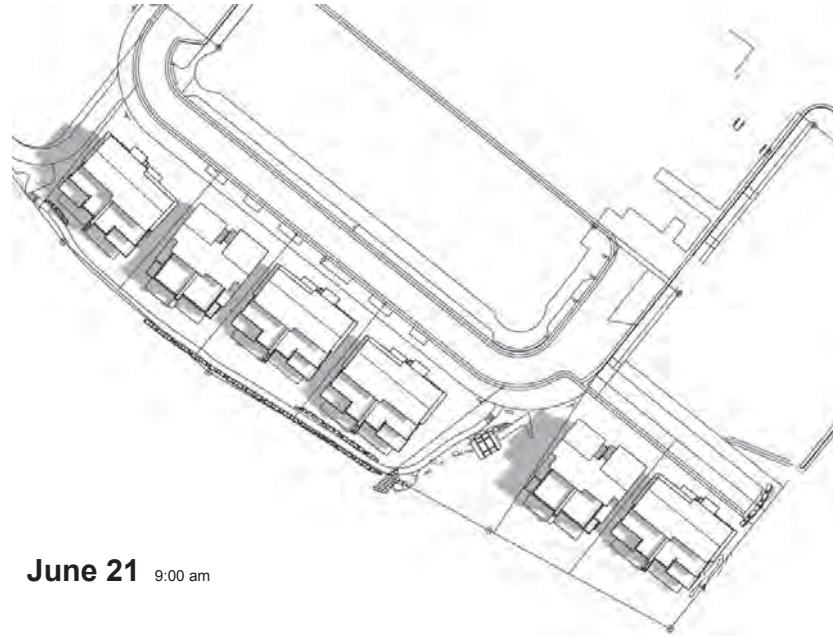
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1	12/15/2017	DB	RIVERVIEW TOWNHOMES BID SET / FDP SUBMITTAL
2	04/13/2018	DB	RIVERVIEW TOWNHOMES FDP SUBMITTAL

PROJECT	DATE	DRAWN BY	CHECKED BY
192-009	04/13/2018	DB	GD

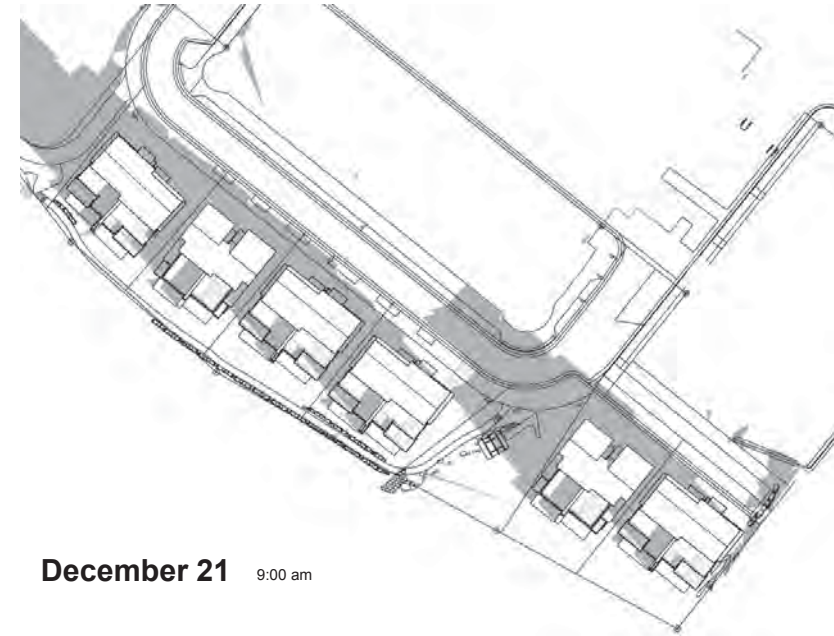
Final Development Plan Riverview Zone C
Landscape Details



March 21 9:00 am



June 21 9:00 am



December 21 9:00 am



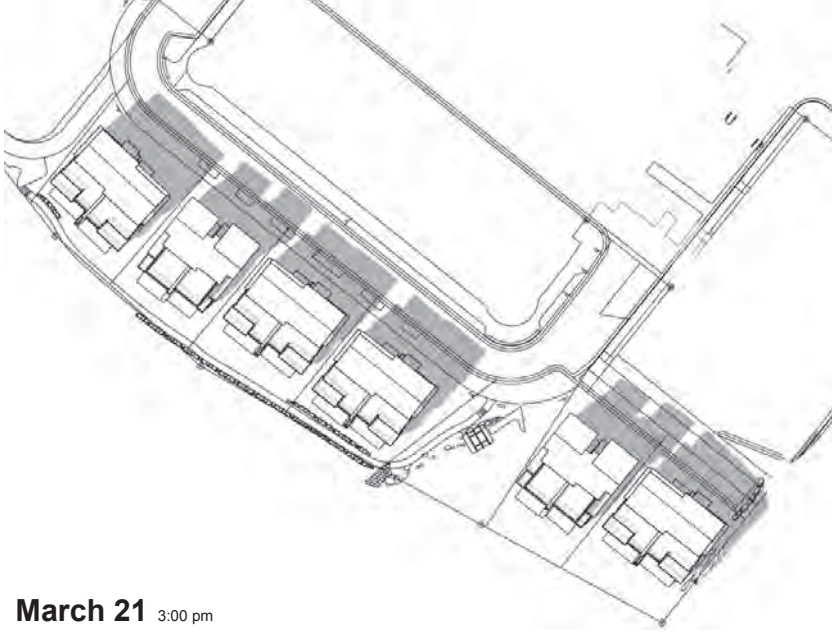
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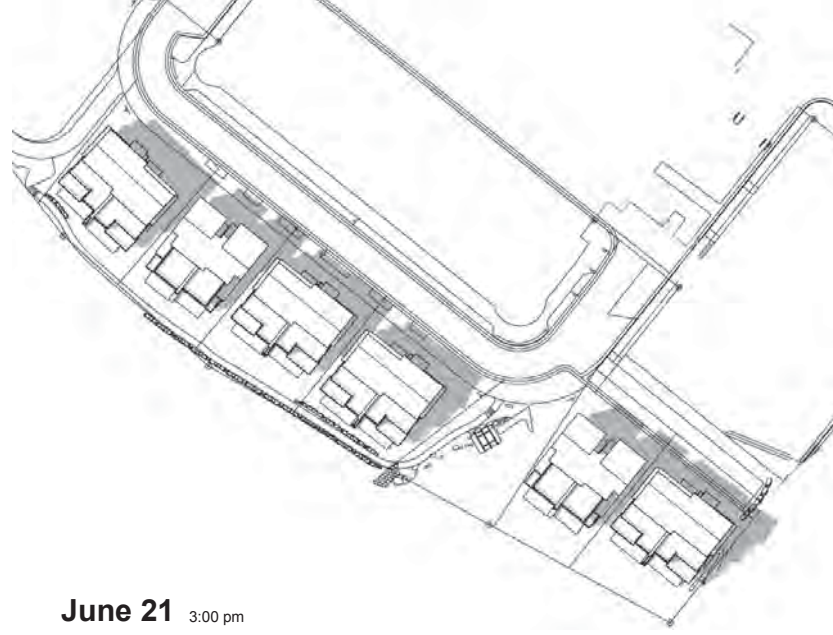
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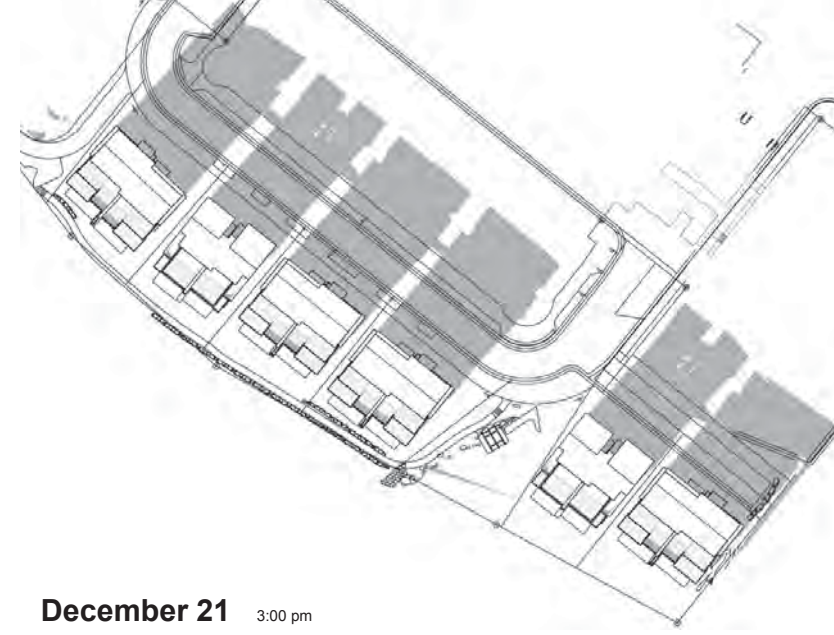
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March 21 3:00 pm



June 21 3:00 pm



December 21 3:00 pm

3507 RINGSBY COURT SUITE 117
DENVER COLORADO 80216
4240ARCHITECTURE.COM

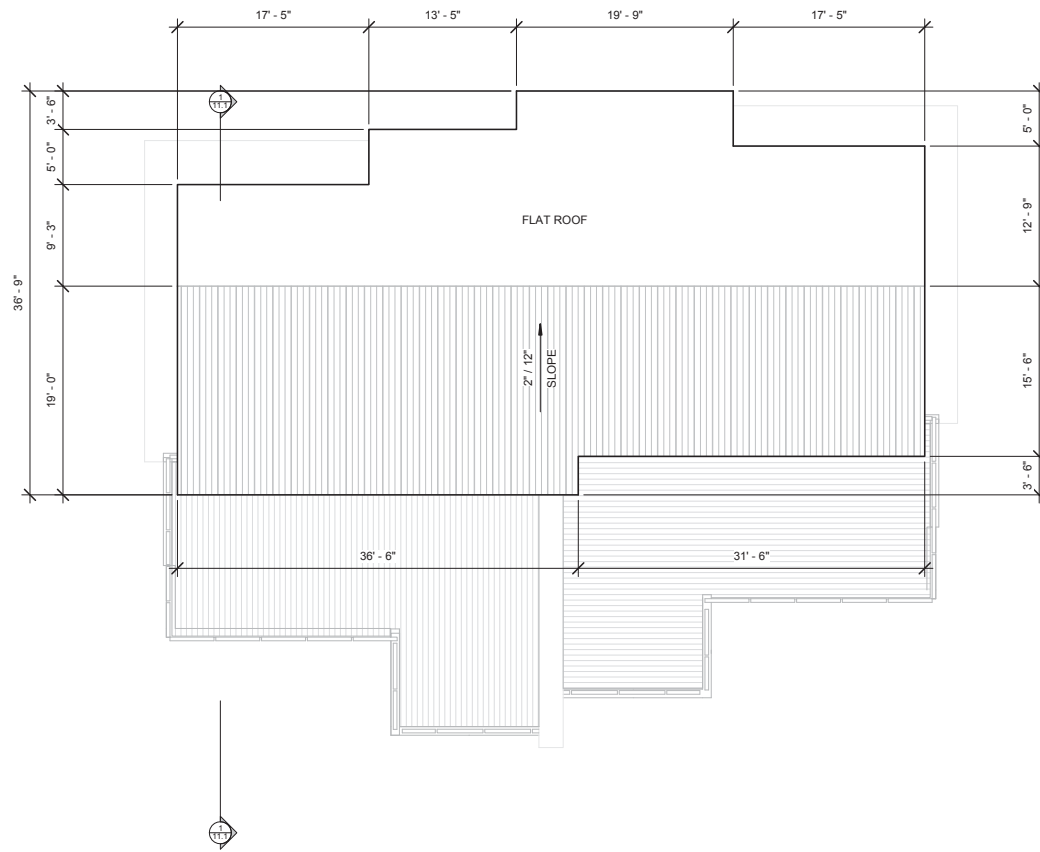
4240 Architecture Inc

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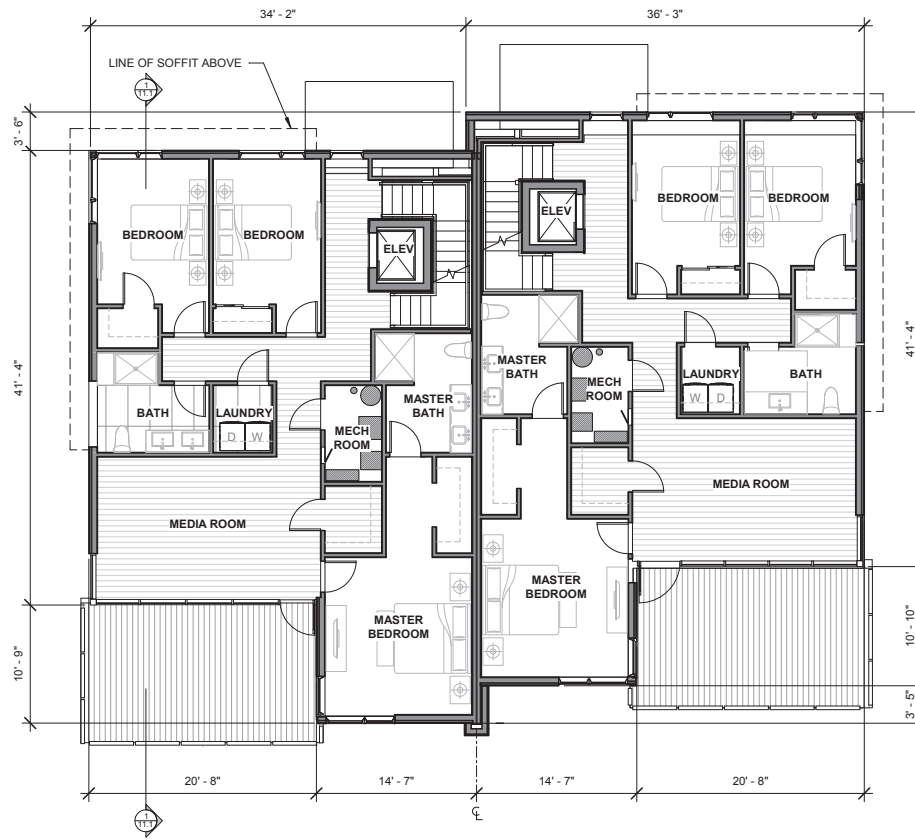
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DATE:				
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DRAWN BY:				
KR				
CHECKED BY:				
TC				

Final Development Plan RiverView Zone C
Shadow Plans

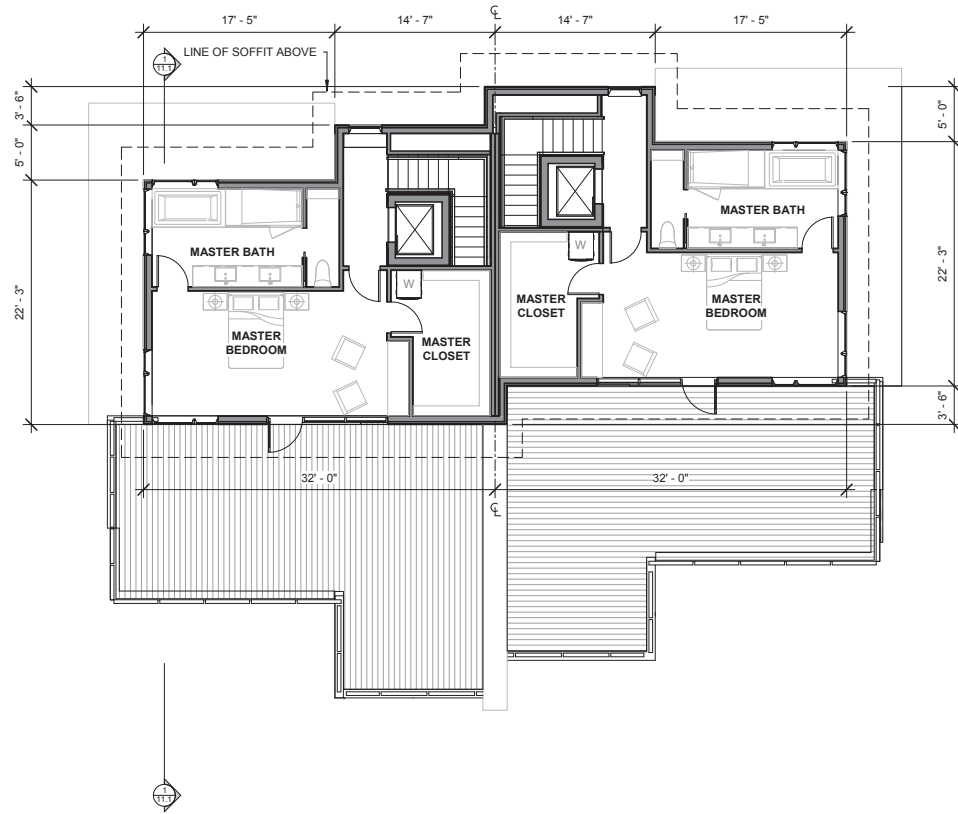
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91.30



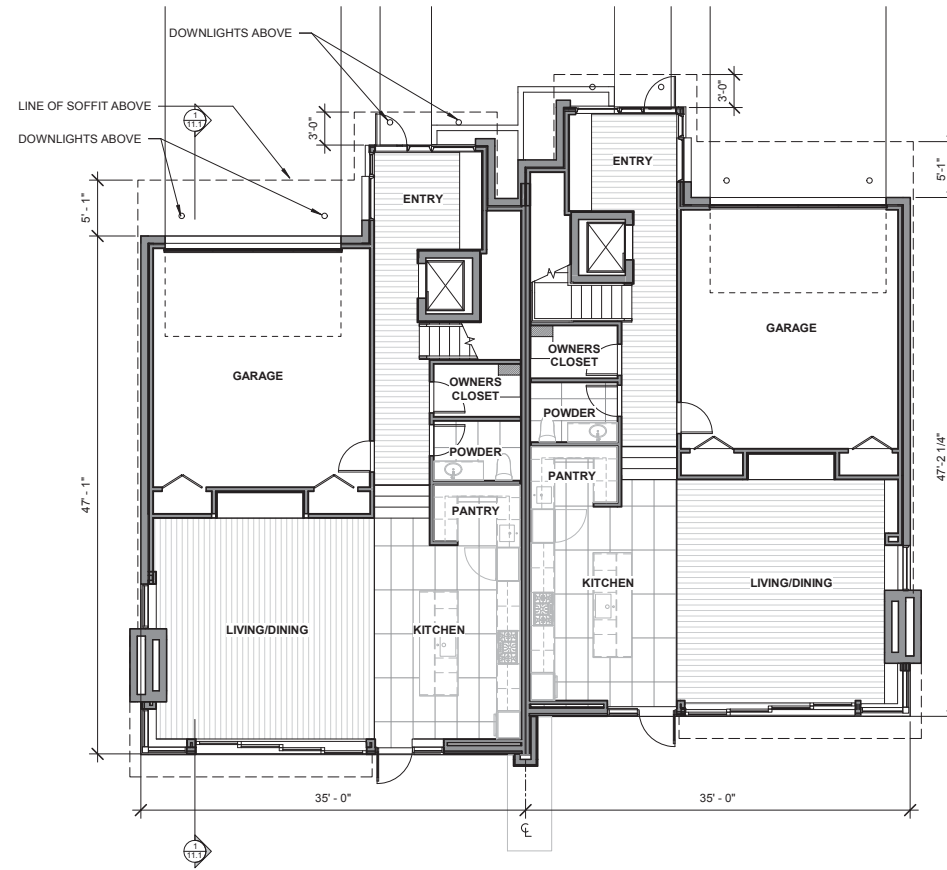
4 ROOF PLAN - C1, C3, C6
SCALE: 1/8" = 1'-0"



2 LEVEL 02 PLAN - C1, C3, C6
SCALE: 1/8" = 1'-0"



3 LEVEL 03 PLAN - C1, C3, C6
SCALE: 1/8" = 1'-0"



1 LEVEL 01 PLAN - C1, C3, C6
SCALE: 1/8" = 1'-0"

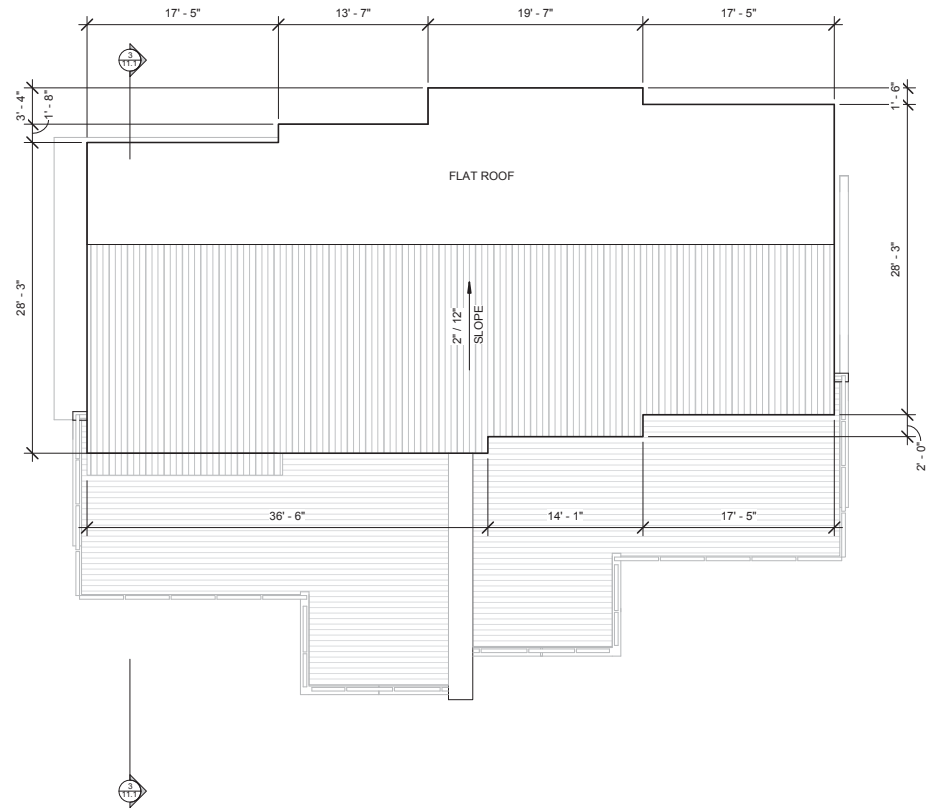
Final Development Plan RiverView Zone C
Floor Plans

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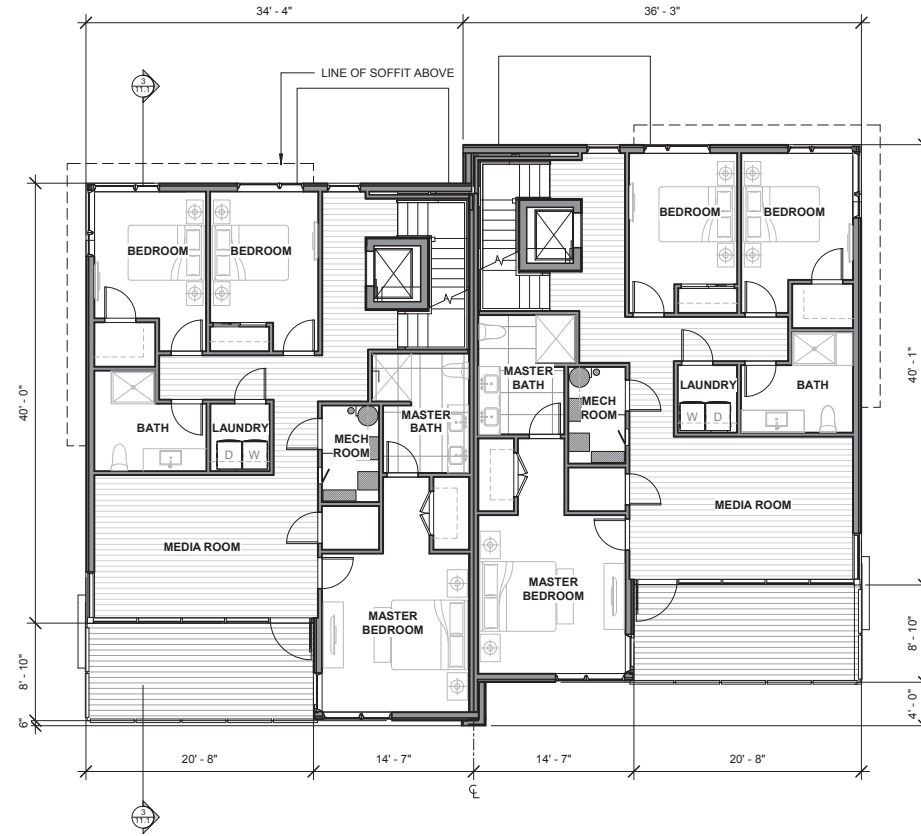
4240 Architecture Inc
3507 RINGSBY COURT SUITE 117
DENVER COLORADO 80216
4240ARCHITECTURE.COM

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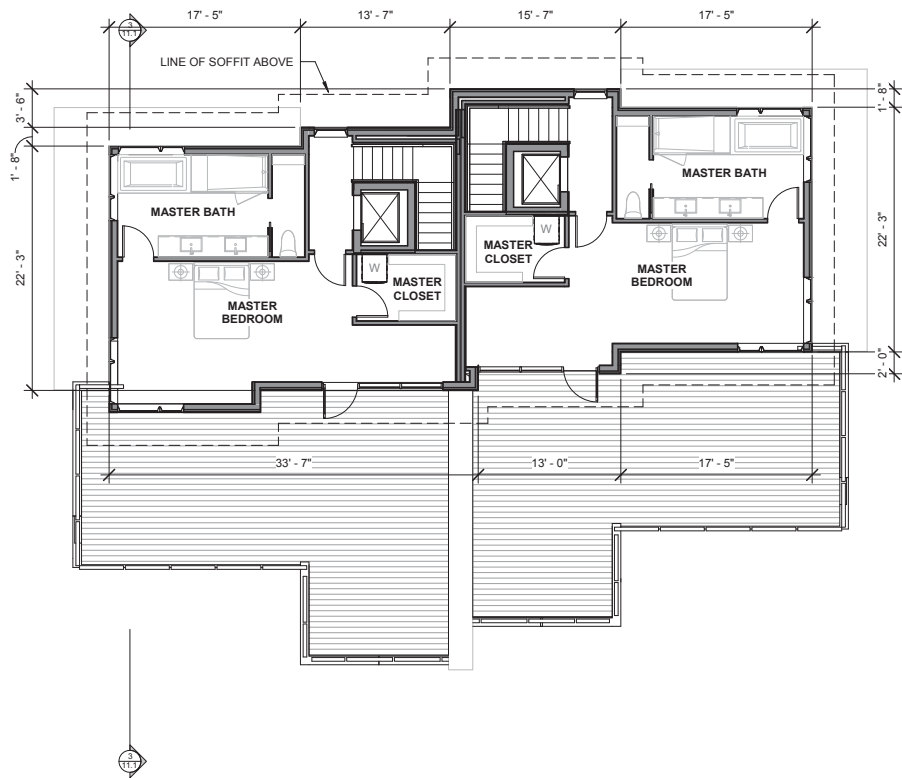
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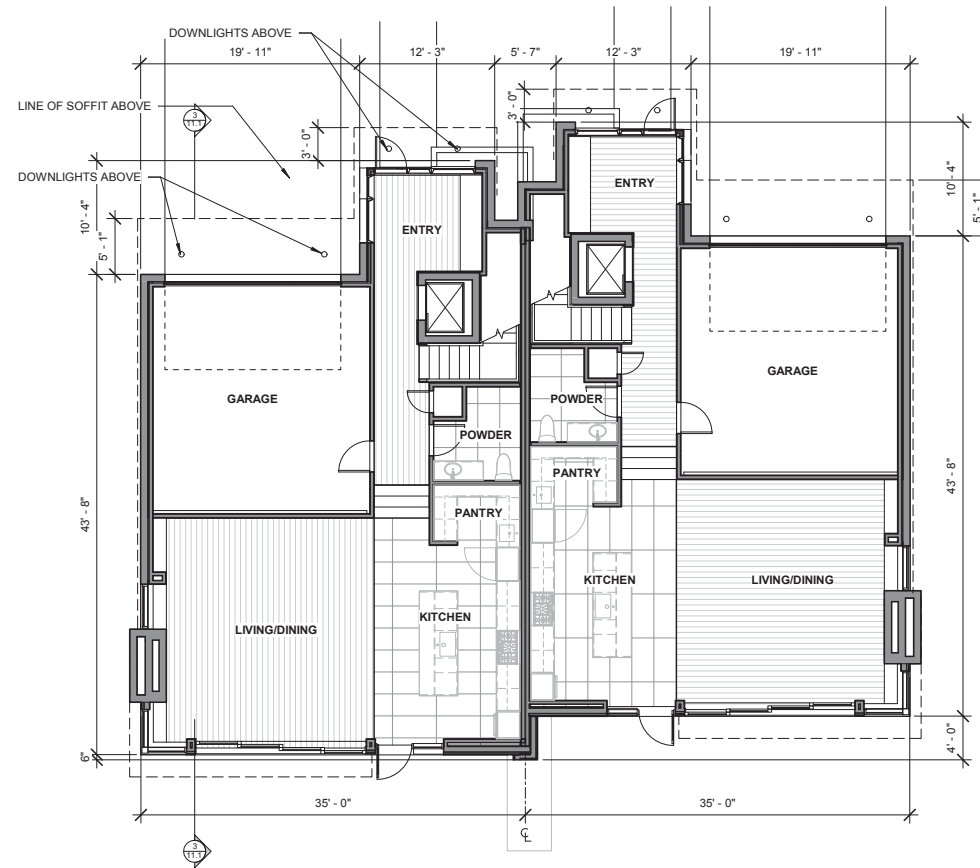
4 ROOF PLAN - C4
SCALE: 1/8" = 1'-0"



2 LEVEL 02 PLAN - C4
SCALE: 1/8" = 1'-0"



3 LEVEL 03 PLAN - C4
SCALE: 1/8" = 1'-0"



1 LEVEL 01 PLAN - C4
SCALE: 1/8" = 1'-0"

3507 RINGSBY COURT SUITE 117
DENVER COLORADO 80216
4240ARCHITECTURE.COM

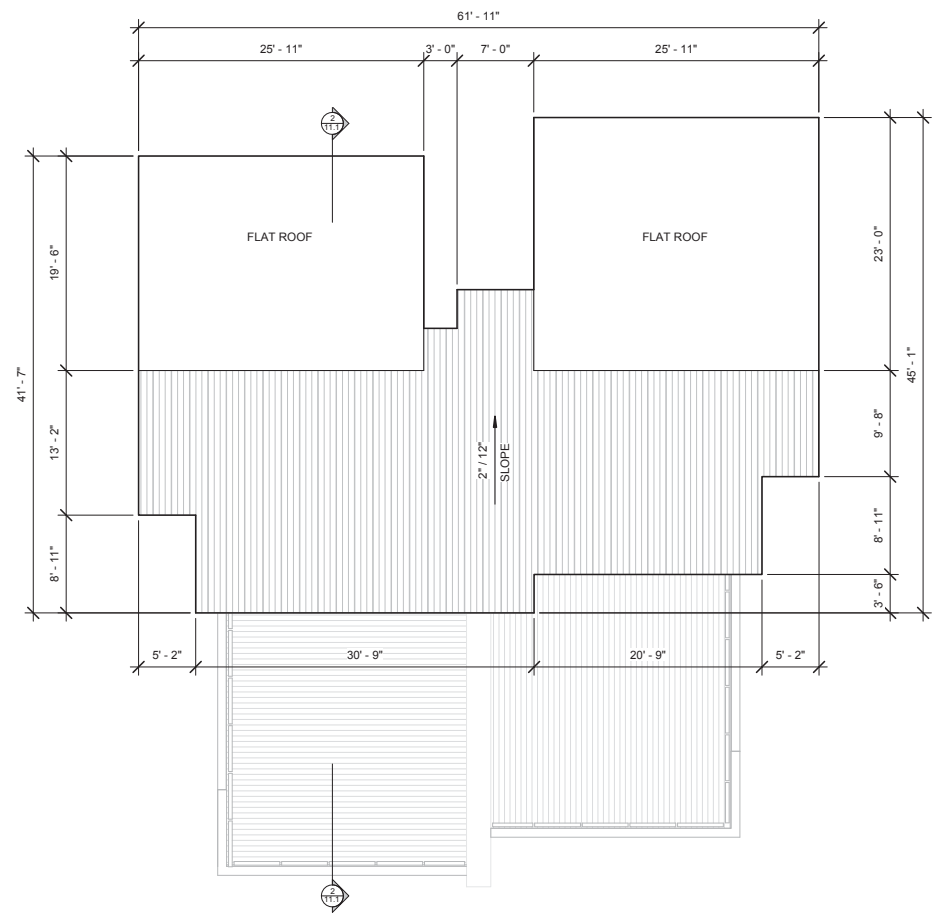
4240 Architecture Inc

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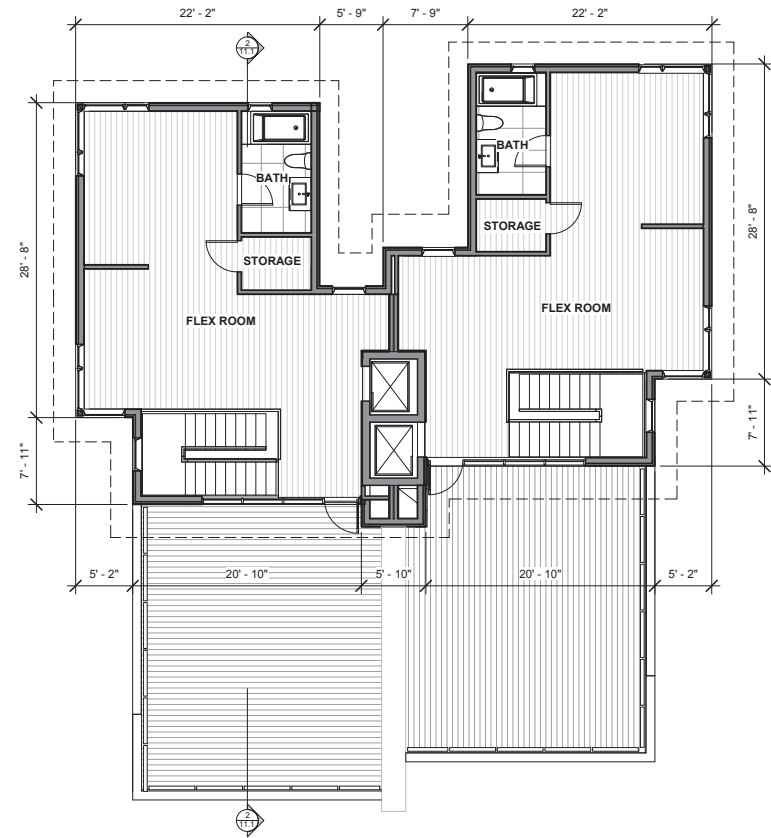
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DATE:				
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DRAWN BY:				
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CHECKED BY:				
TC				

Final Development Plan RiverView Zone C
Floor Plans

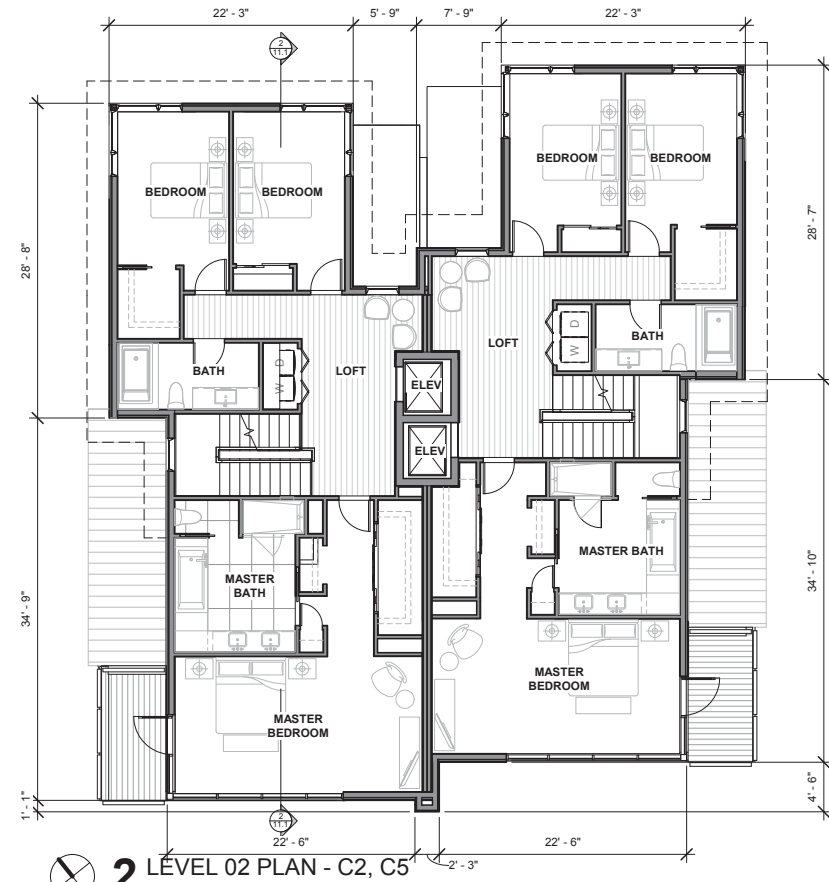
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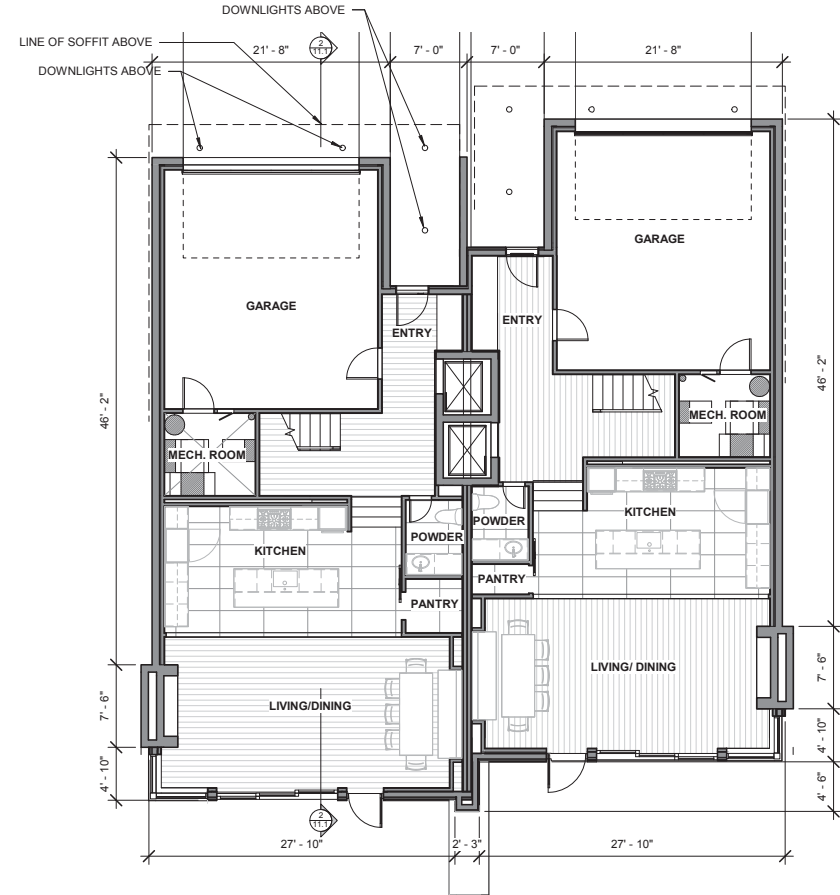
4 ROOF PLAN - C2, C5
SCALE: 1/8" = 1'-0"



3 LEVEL 03 PLAN - C2, C5
SCALE: 1/8" = 1'-0"



2 LEVEL 02 PLAN - C2, C5
SCALE: 1/8" = 1'-0"



1 LEVEL 01 PLAN - C2, C5
SCALE: 1/8" = 1'-0"

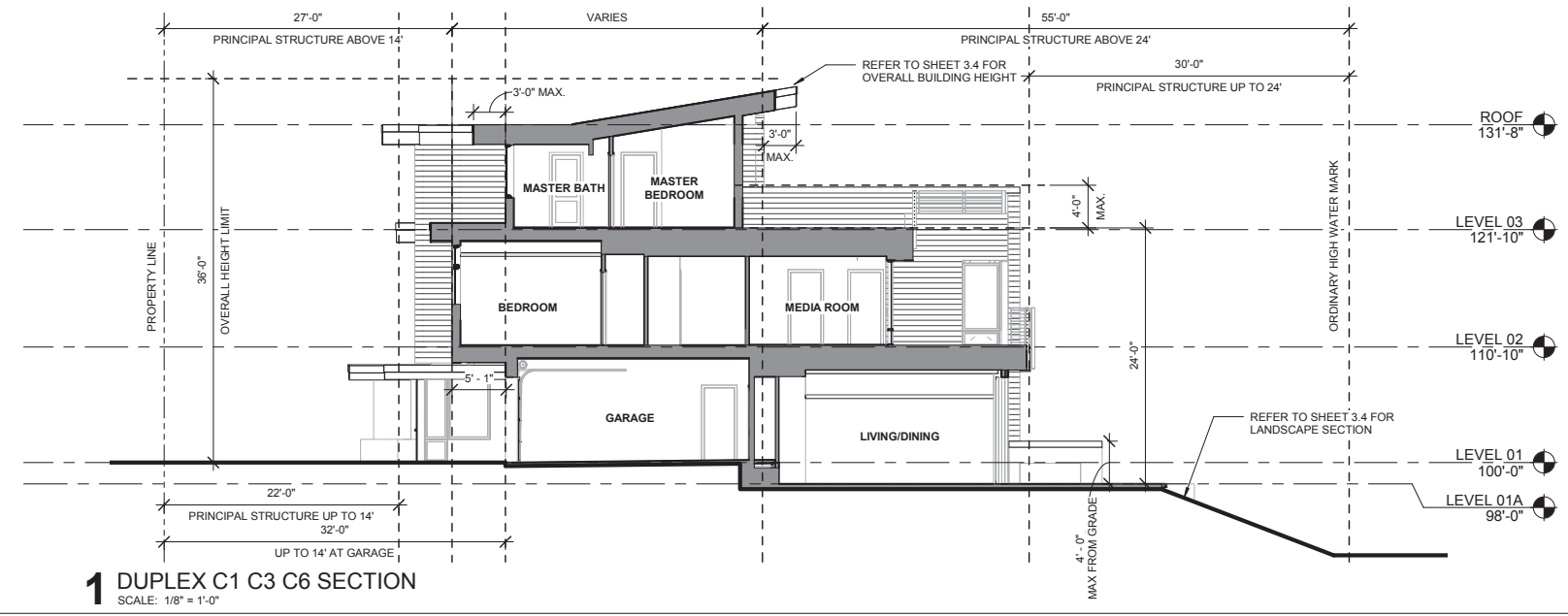
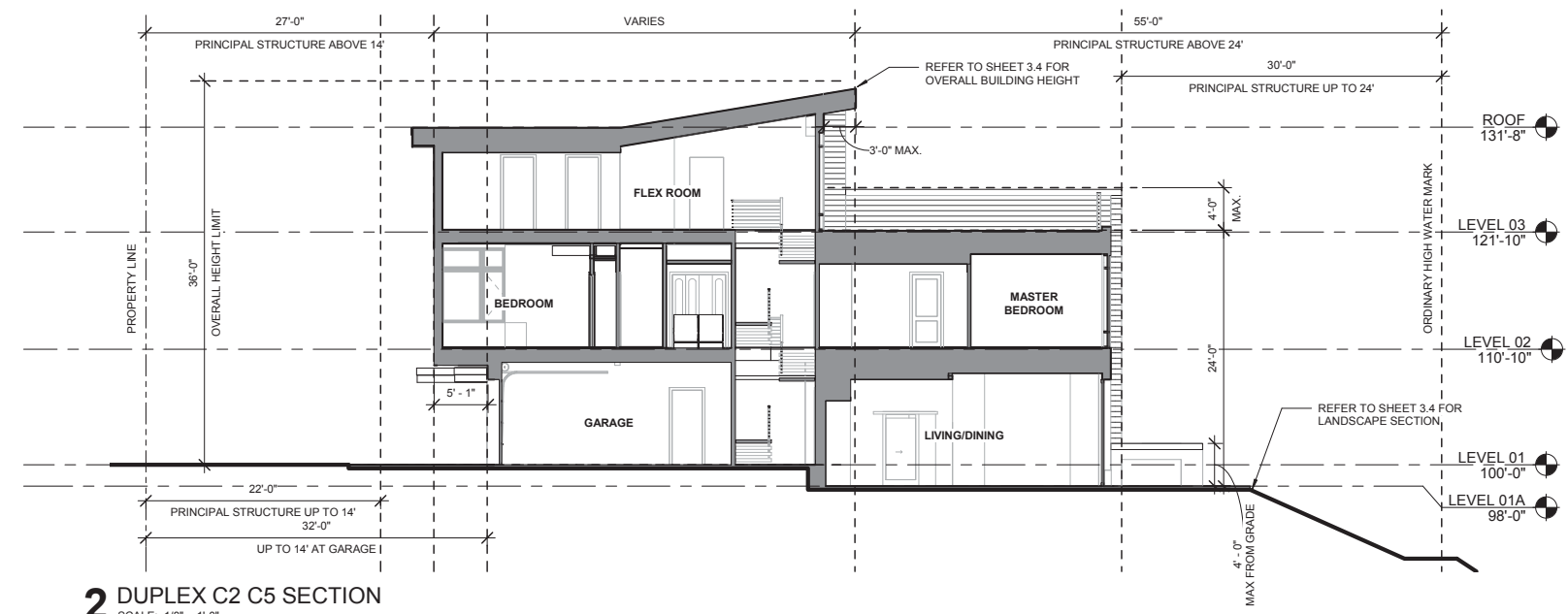
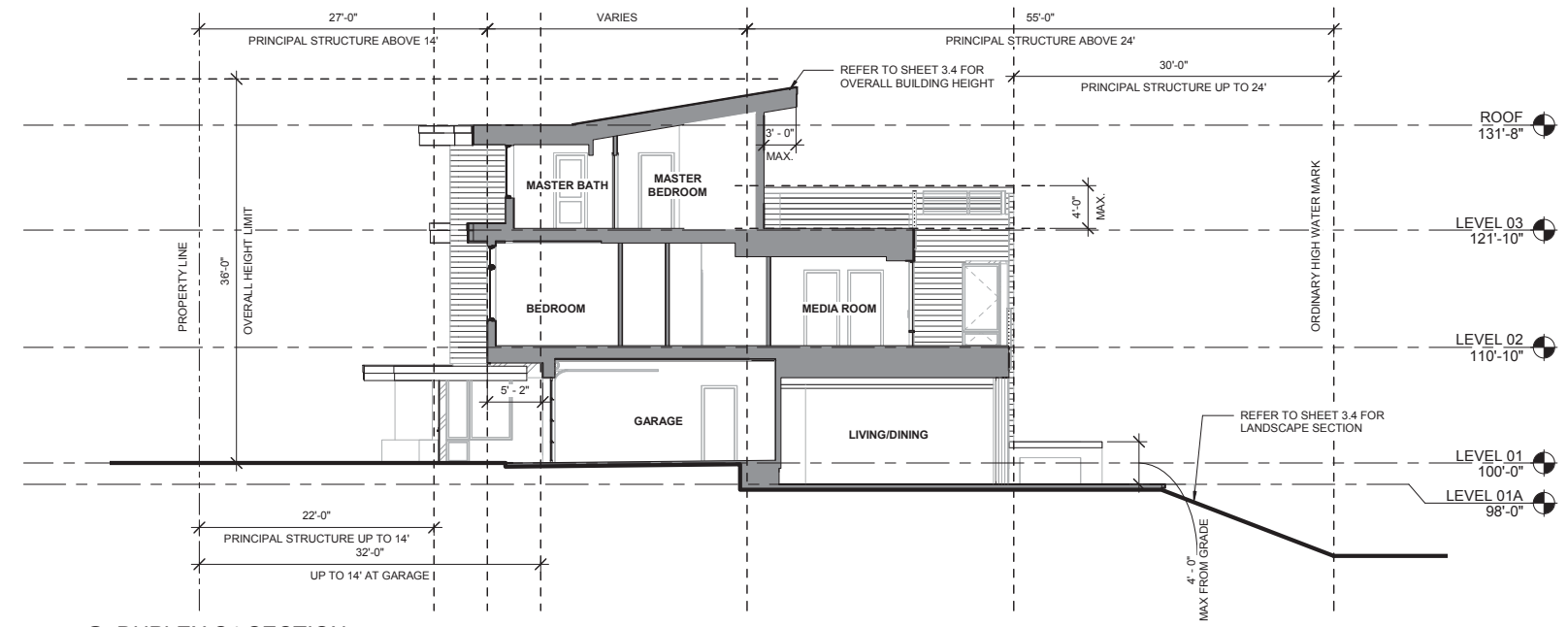
Final Development Plan RiverView Zone C
Floor Plans

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DATE:	12/15/2017	BY:	KR	TAC COMMENTS:	
DRAWN BY:	KR	DATE:	4/13/18	BY:	KR
CHECKED BY:	TC	NO.:	1	DESCRIPTION:	

SHEET
101333

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PROJECT:	NO.	DATE:	BY:	DESCRIPTION:
1522010	1	4/13/18	KR	TAC COMMENTS
DATE:				
12/15/2017				
DRAWN BY:				
KR				
CHECKED BY:				
TC				



NOTE:
REFER TO SHEET 3.4 FOR SITE SPECIFIC SETBACKS, HEIGHT LIMITS, AND GRADING.
REFER TO SECTION 4 FOR SITE SPECIFIC LANDSCAPE ELEMENTS.



Looking North East



Looking North West



Looking South West



Looking South East

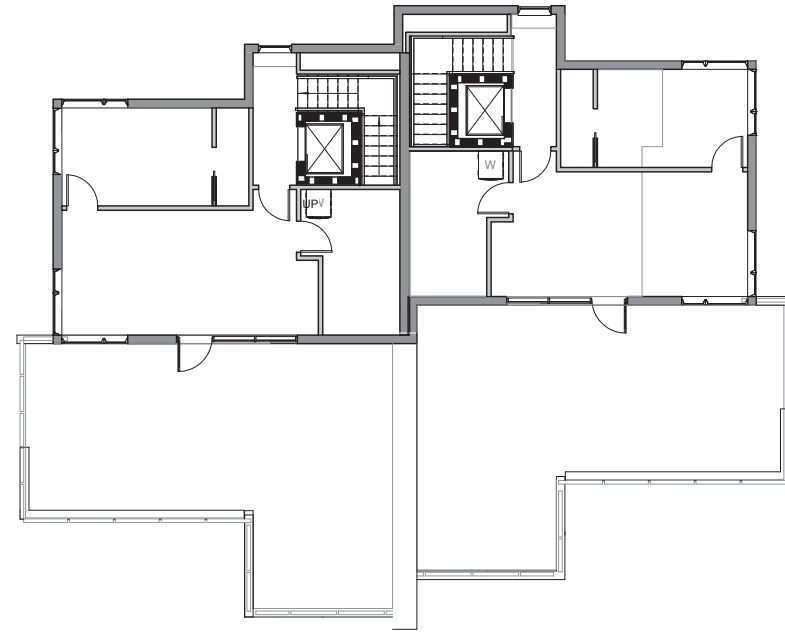
Final Development Plan RiverView Zone C
 Perspective Sketch

PROJECT:	1822010	NO.	1	DATE:	4/13/18	BY:	KR	TAC COMMENTS:		DESCRIPTION:	
DATE:	12/15/2017										
DRAWN BY:	KR										
CHECKED BY:	TC										

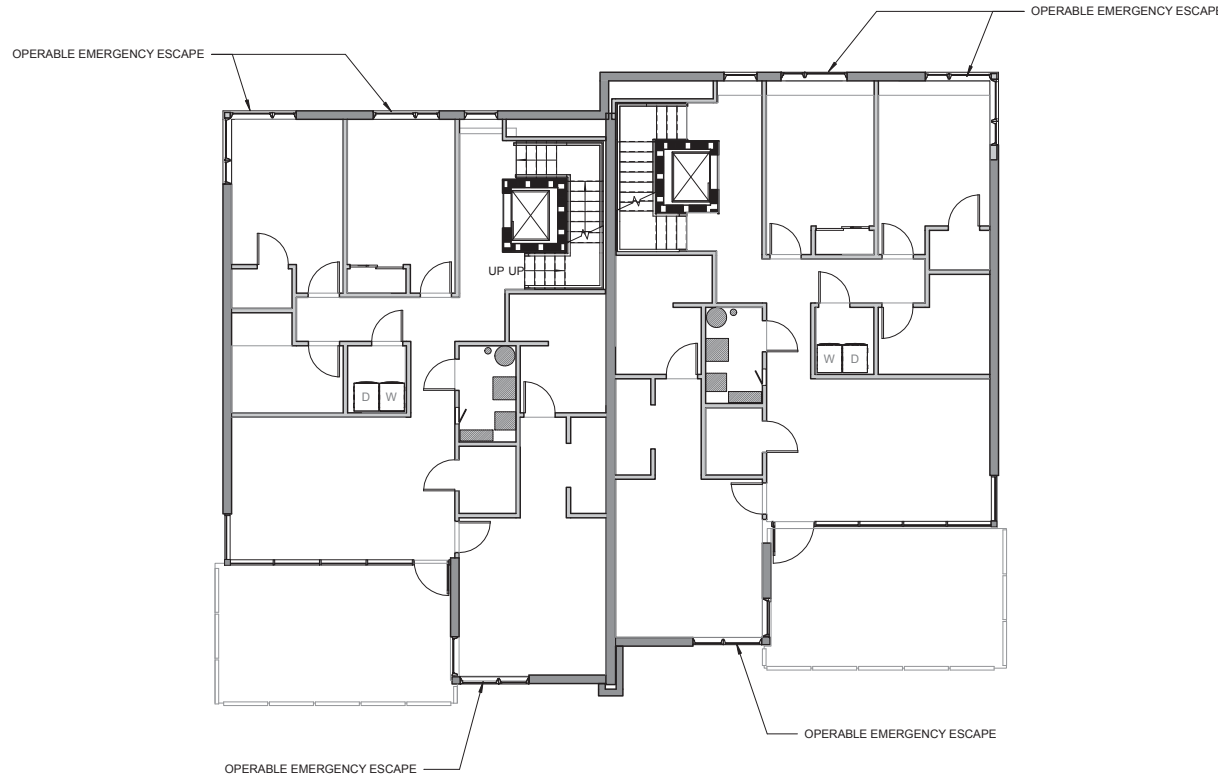
4240 Architecture Inc
 3507 RINGSBY COURT SUITE 117
 DENVER COLORADO 80216
 4240ARCHITECTURE.COM

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SHEET
 18.11.35



3 LEVEL 03 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"



2 LEVEL 02 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"

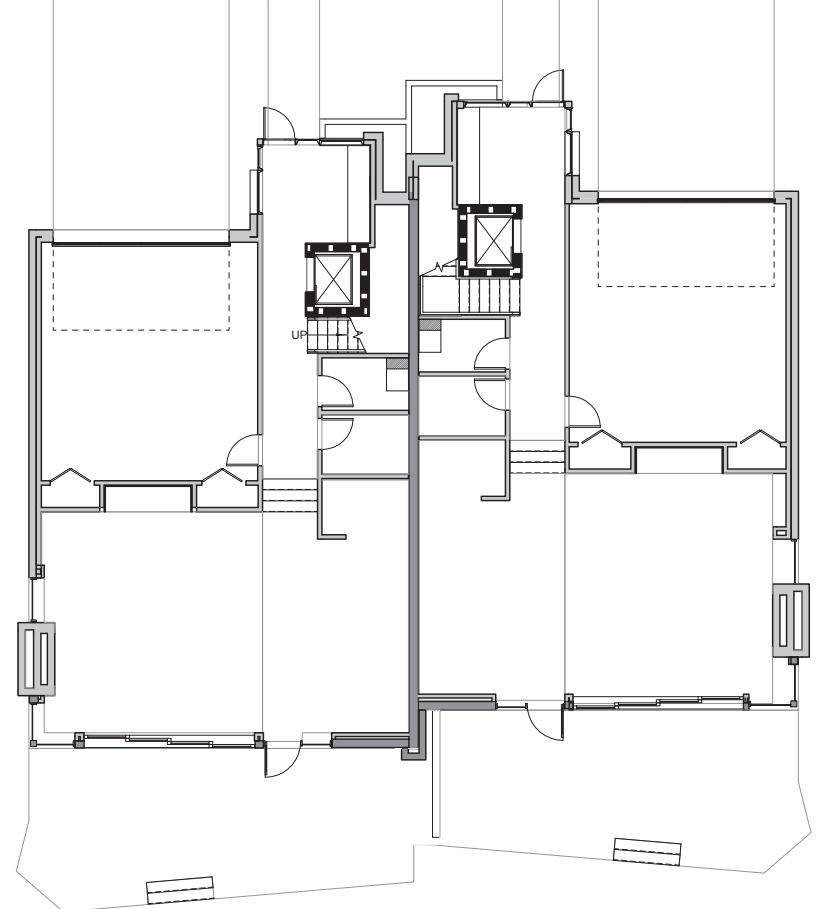
FIRE RATED WALL LEGEND						
WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING (1)	FIRE DAMPER RATING (2)	SMOKE DAMPER RATING (3)	FIRE DOOR / SHUTTER RATING (4)
	FIRE BARRIER	WALLS SEPARATING DWELLING UNITS OR ELEVATOR SHAFT ENCLOSURES	1 HR	1 HR	NOT REQUIRED	3/4 HR

NOTES:

- THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
- SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
- SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
- SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
- NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

PROJECT OVERVIEW / CODE SUMMARY

- GOVERNING CODES:**
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2015 INTERNATIONAL FIRE CODE (IFC)
 - 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
 - 2015 INTERNATIONAL PLUMBING CODE (IPC)
 - 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2011 NATIONAL ELECTRIC CODE (NEC)
- STRUCTURAL DESIGN CRITERIA:**
- WIND SPEED:
 - MINIMUM FROST DEPTH:
 - SEISMIC ZONE:
 - SNOW LOADS:
- SITE CLASS TO BE DETERMINED BY SOILS REPORT**
- THERMAL CLIMATE ZONE: 7**
- MINIMUM INSULATION & FENESTRATION REQUIREMENTS (R402.1.2):**
- FENESTRATION U-FACTOR: 0.32
 - SKYLIGHT U-FACTOR: 0.55
 - CEILING R-VALUE: R-49
 - WOOD FRAME WALL R-VALUE: R-20+5 or 13+10
 - MASS WALL R-VALUE: R-19/21
 - FLOOR R-VALUE: R-38
 - SLAB R-VALUE & DEPTH: R-10, 4" DEEP
- FIRE SEPARATION DISTANCE: >5'**
- MINIMUM FIRE RESISTANCE RATINGS:**
- WALLS < 5': 1 HR ASTM E 119 OR UL 263
 - PROJECTIONS (> OR = 2' TO 5'): 1 HR UNDERSIDE
 - OPENINGS IN WALLS:
 - 3' = 25% MAX. OF WALL 0 HR
 - 5' = UNLIMITED 0 HR
 - PENETRATIONS:
 - < 3" = COMPLY W/ SECTION R302.4
 - 3" = NONE REQUIRED
- IRC SECTION R321:**
- ELEVATOR TO COMPLY WITH ASME A17.1/CSA B44



1 LEVEL 01 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"

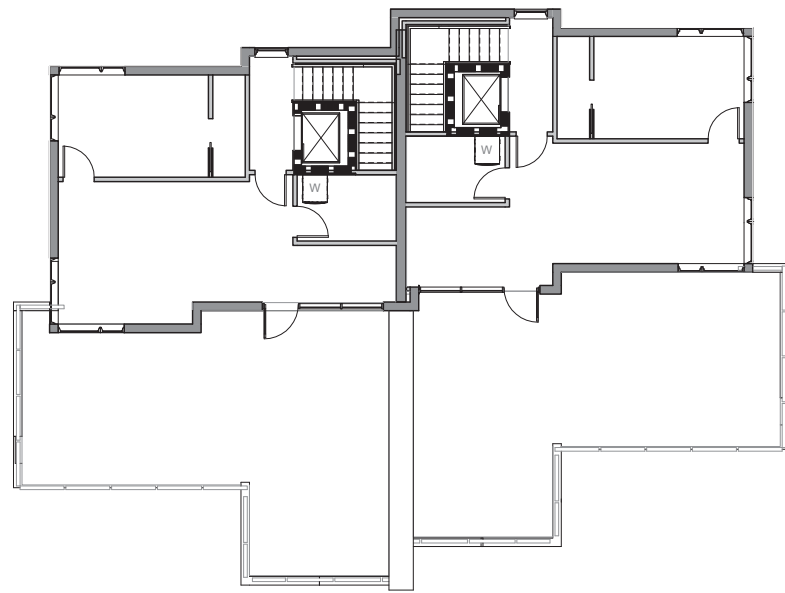
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DENVER COLORADO 80216
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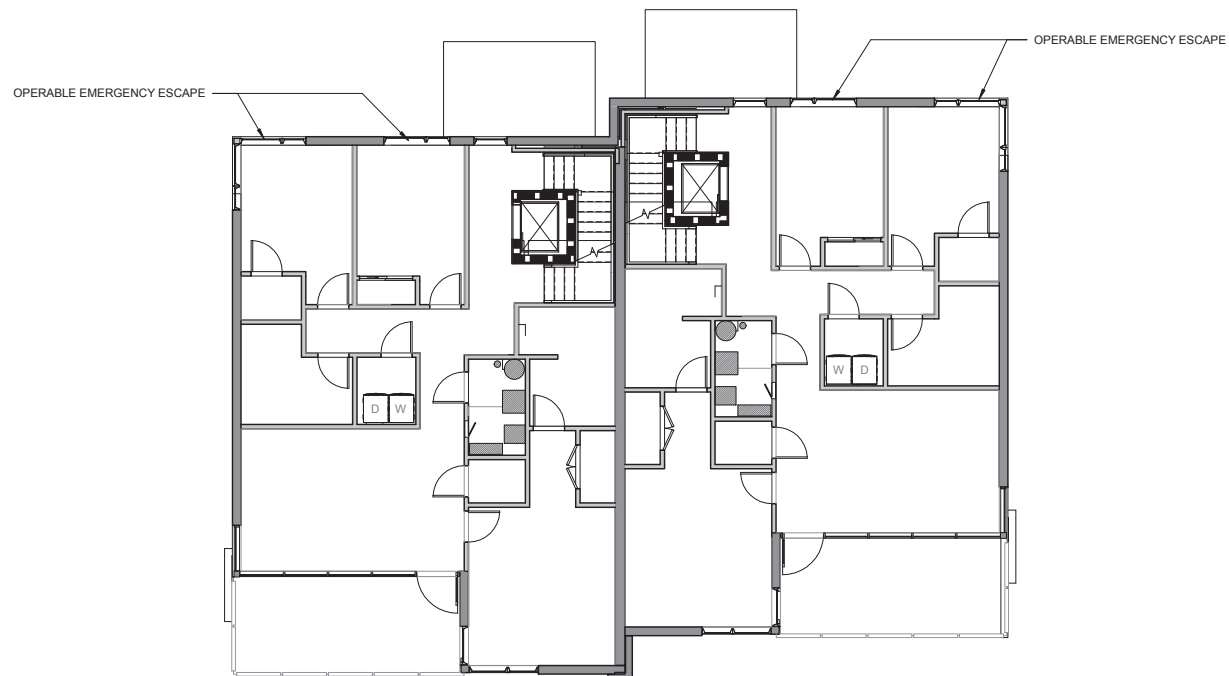
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1522010	1	4/13/18	KR	TAC COMMENTS
DATE:				
12/15/2017				
DRAWN BY:				
KR				
CHECKED BY:				
TC				

Final Development Plan RiverView Zone C
Building Code Analysis

SHEET
221136



3 LEVEL 03 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"



2 LEVEL 02 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"

FIRE RATED WALL LEGEND						
WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING (1)	FIRE DAMPER RATING (2)	SMOKE DAMPER RATING (3)	FIRE DOOR / SHUTTER RATING (4)
█	FIRE BARRIER	WALLS SEPARATING DWELLING UNITS OR ELEVATOR SHAFT ENCLOSURES	1 HR	1 HR	NOT REQUIRED	3/4 HR

NOTES:

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3. SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
4. SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
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PROJECT OVERVIEW / CODE SUMMARY

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- 2011 NATIONAL ELECTRIC CODE (NEC)

STRUCTURAL DESIGN CRITERIA:

- WIND SPEED:
- MINIMUM FROST DEPTH:
- SEISMIC ZONE:
- SNOW LOADS:

SITE CLASS TO BE DETERMINED BY SOILS REPORT

THERMAL CLIMATE ZONE: 7

MINIMUM INSULATION & FENESTRATION REQUIREMENTS (R402.1.2):

- FENESTRATION U-FACTOR: 0.32
- SKYLIGHT U-FACTOR: 0.55
- CEILING R-VALUE: R-49
- WOOD FRAME WALL R-VALUE: R-20+5 or 13+10
- MASS WALL R-VALUE: R-19/21
- FLOOR R-VALUE: R-38
- SLAB R-VALUE & DEPTH: R-10, 4' DEEP

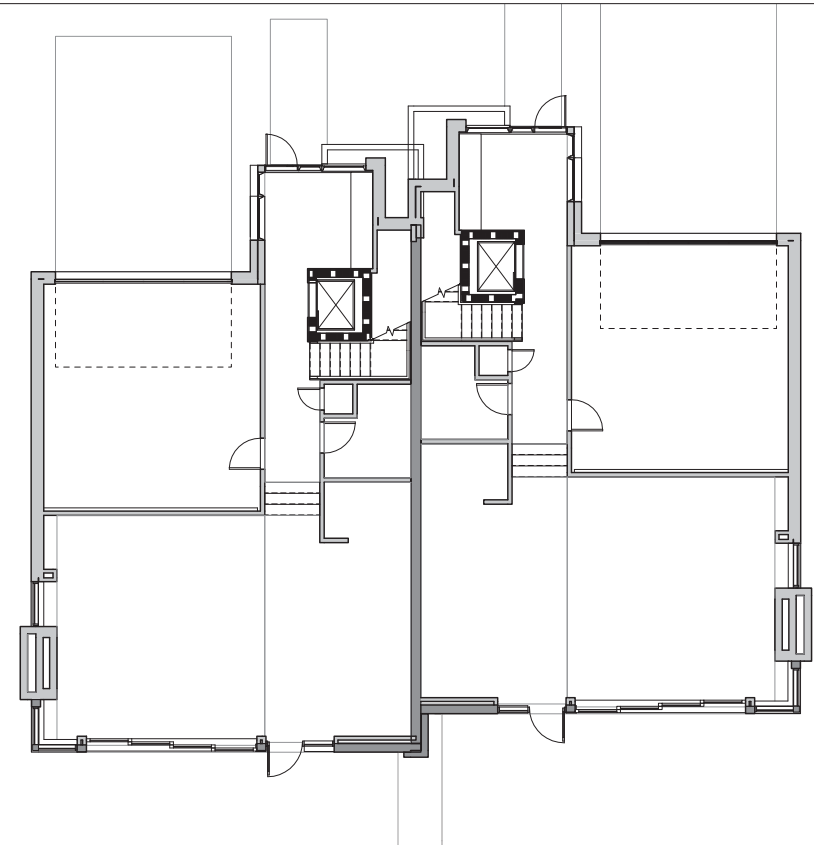
FIRE SEPARATION DISTANCE: >5'

MINIMUM FIRE RESISTANCE RATINGS:

- WALLS < 5': 1 HR ASTM E 119 OR UL 263
- PROJECTIONS (> OR =) 2' TO 5': 1 HR UNDERSIDE
- OPENINGS IN WALLS:
 - 3' = 25% MAX. OF WALL 0 HR
 - 5' = UNLIMITED 0 HR
- PENETRATIONS:
 - < 3' = COMPLY W/ SECTION R302.4
 - 3' = NONE REQUIRED

IRC SECTION R321:

- ELEVATOR TO COMPLY WITH ASME A17.1/CSA B44



1 LEVEL 01 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"

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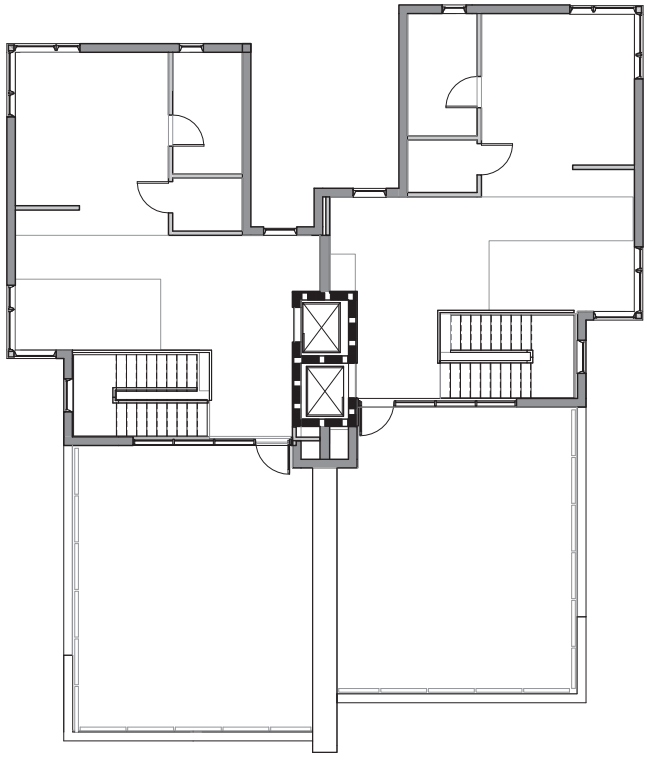
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NO.	DATE	BY	DESCRIPTION
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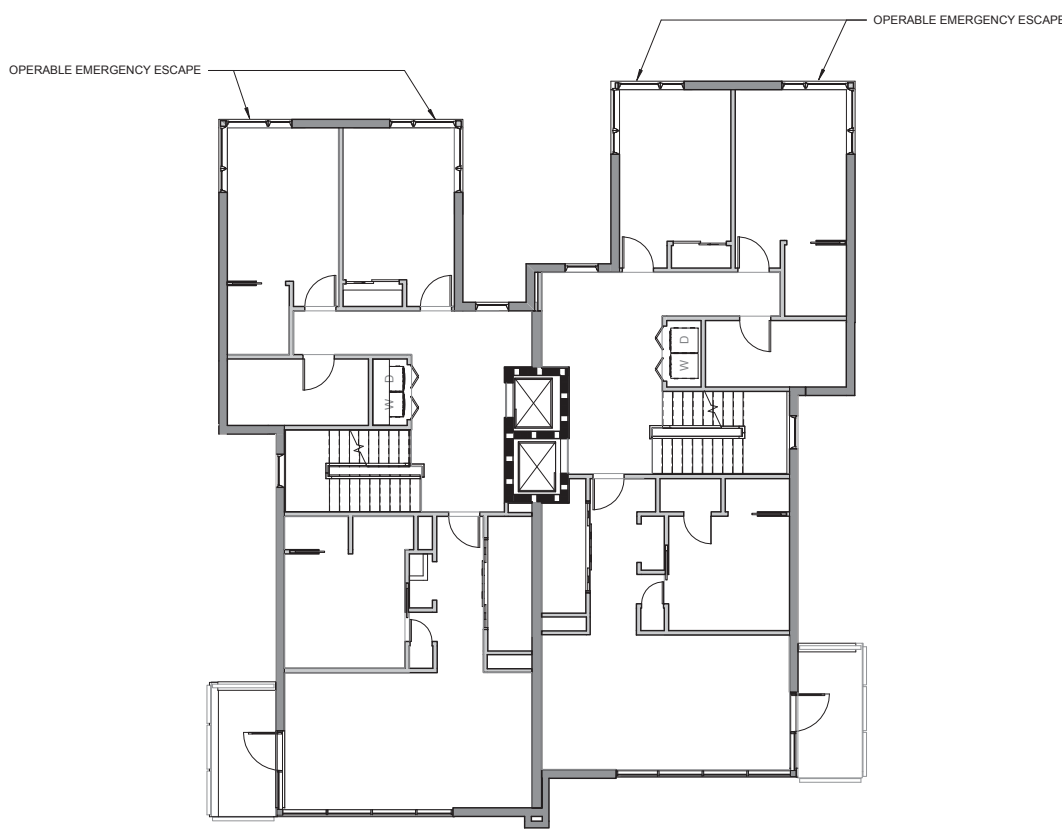
PROJECT:	DATE:	DRAWN BY:	CHECKED BY:
1822010	12/15/2017	KR	TC

Final Development Plan RiverView Zone C
 Building Code Analysis

SHEET
 221237



3 LEVEL 03 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"



2 LEVEL 02 - FIRE RATED WALLS
SCALE: 1/8" = 1'-0"

FIRE RATED WALL LEGEND						
WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING (1)	FIRE DAMPER RATING (2)	SMOKE DAMPER RATING (3)	FIRE DOOR / SHUTTER RATING (4)
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PROJECT OVERVIEW / CODE SUMMARY

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- MINIMUM FROST DEPTH:
- SEISMIC ZONE:
- SNOW LOADS:

SITE CLASS TO BE DETERMINED BY SOILS REPORT

THERMAL CLIMATE ZONE: 7

MINIMUM INSULATION & FENESTRATION REQUIREMENTS (R402.1.2):

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- SKYLIGHT U-FACTOR: 0.55
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- WOOD FRAME WALL R-VALUE: R-20+5 or 13+10
- MASS WALL R-VALUE: R-19/21
- FLOOR R-VALUE: R-38
- SLAB R-VALUE & DEPTH: R-10, 4" DEEP

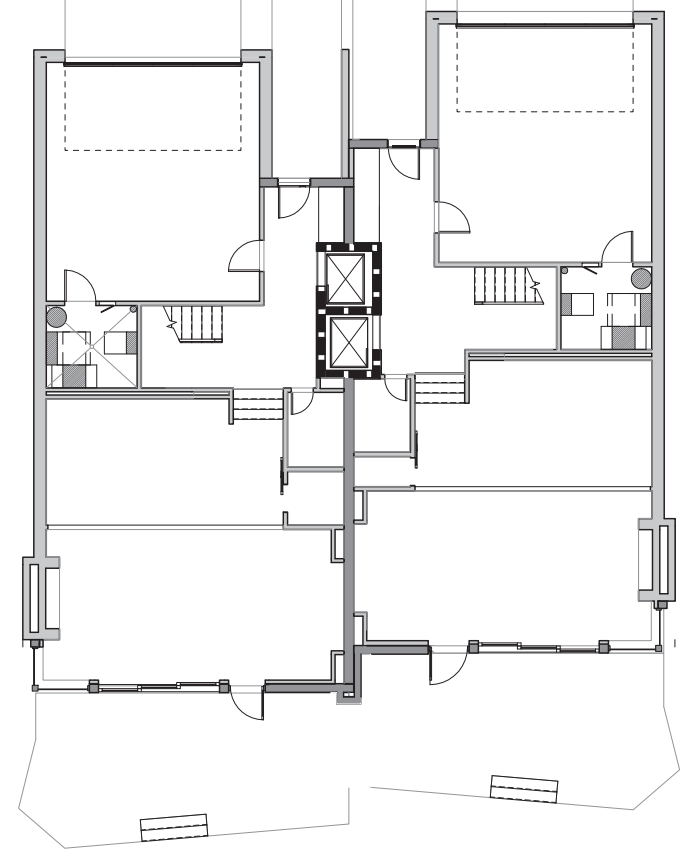
FIRE SEPARATION DISTANCE: >5'

MINIMUM FIRE RESISTANCE RATINGS:

- WALLS < 5': 1 HR ASTM E 119 OR UL 263
- PROJECTIONS (> OR =) 2' TO 5': 1 HR UNDERSIDE
- OPENINGS IN WALLS:
 - 3" = 25% MAX. OF WALL 0 HR
 - 5" = UNLIMITED 0 HR
- PENETRATIONS:
 - < 3" = COMPLY W/ SECTION R302.4
 - 3" = NONE REQUIRED

IRC SECTION R321:

- ELEVATOR TO COMPLY WITH ASME A17.1/CSA B44



1 DUPLEX B - LEVEL 01 - FIRE RATED WALLS Copy 1
SCALE: 1/8" = 1'-0"

4240 Architecture Inc
 3507 RINGSBY COURT SUITE 117
 DENVER COLORADO 80216
 4240ARCHITECTURE.COM

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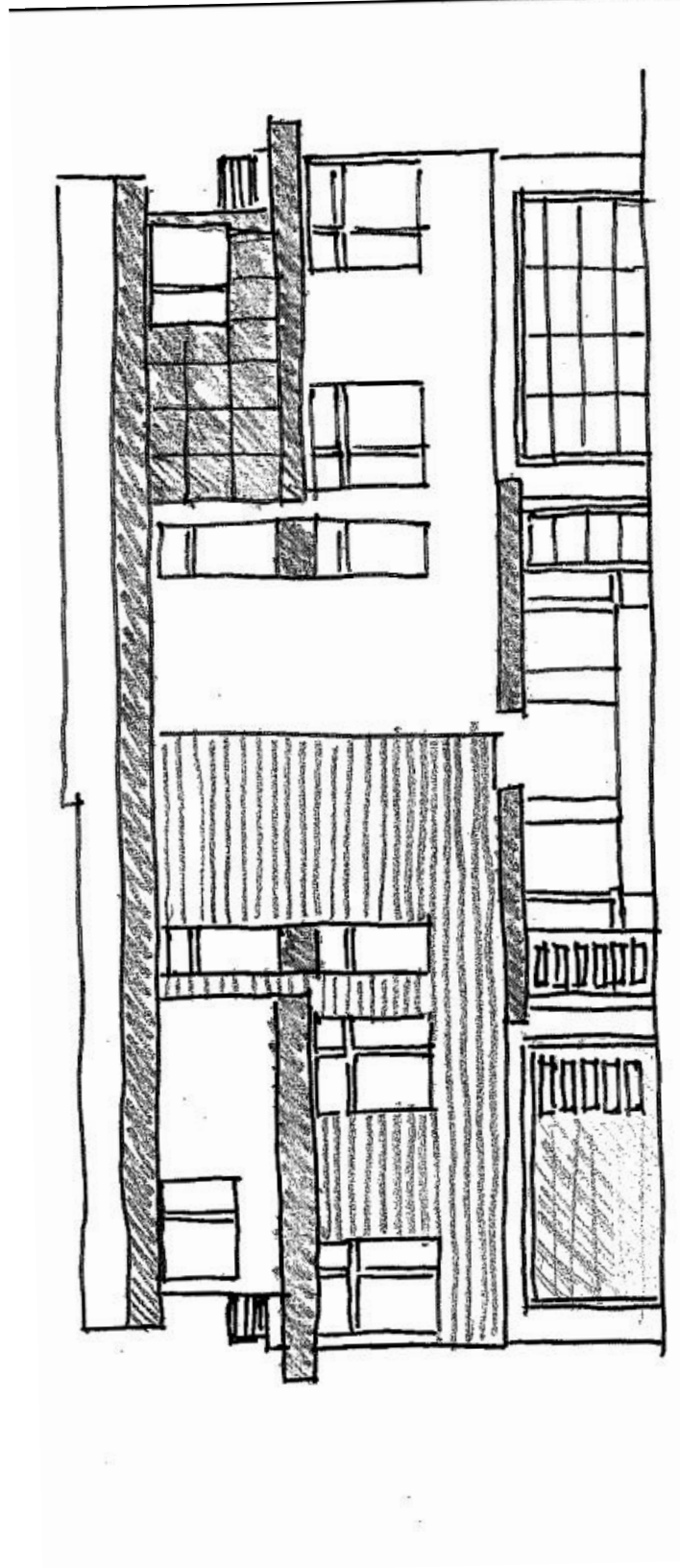
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Final Development Plan RiverView Zone C
 Building Code Analysis

SHEET
 221338

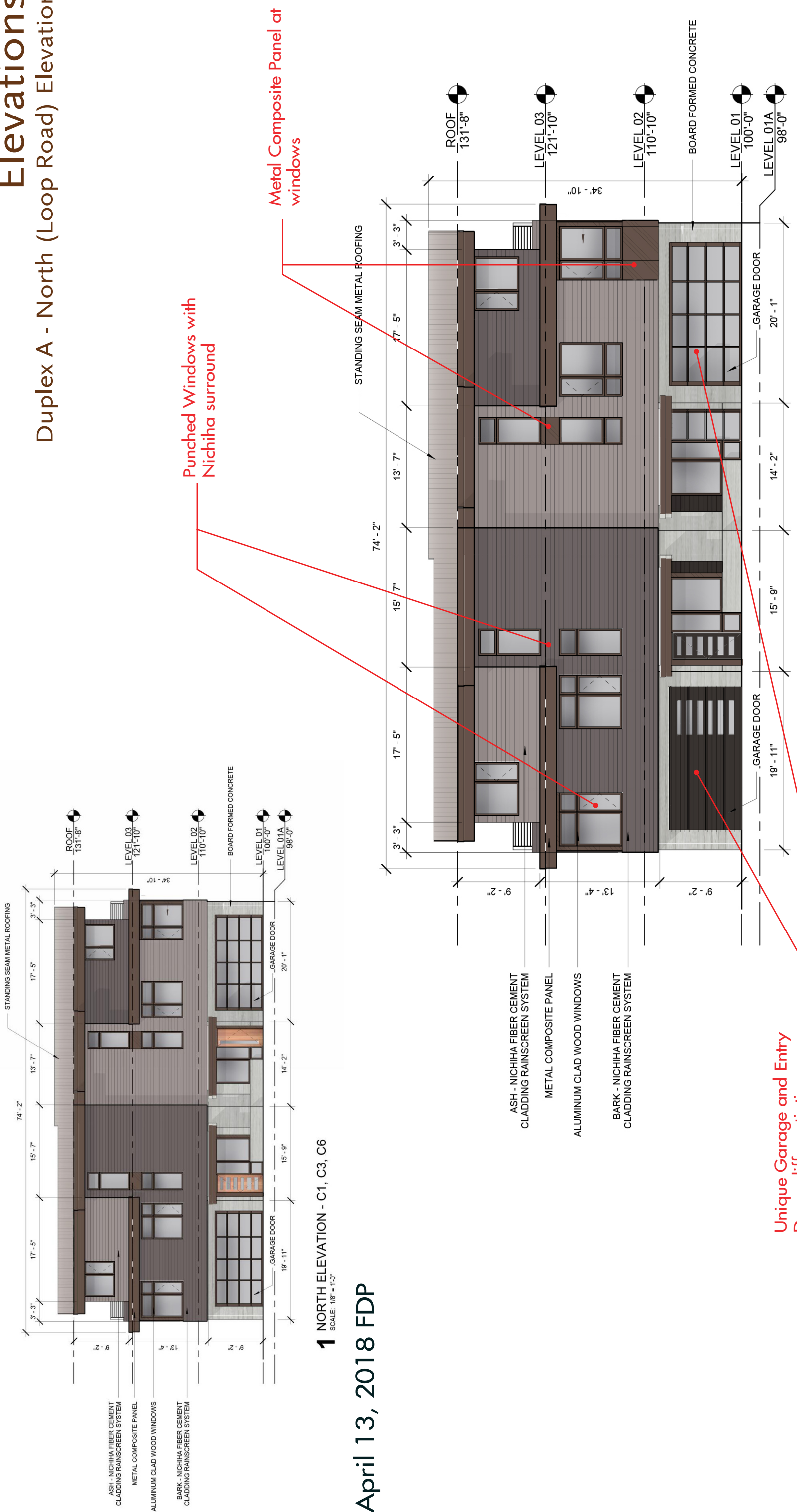
Concept Sketch Duplex A

ATTACHMENT 2



Elevations

Duplex A - North (Loop Road) Elevation



1 NORTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"

April 13, 2018 FDP

1 NORTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"

Revised May 30, 2018

Elevations

Duplex A - South (Yampa) Elevation



2 SOUTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"

April 13, 2018 FDP

Metal Composite Panel
Nichiha surround



2 SOUTH ELEVATION - C1, C3, C6
SCALE: 1/8" = 1'-0"

Revised May 30, 2018

AXON
Duplex A - View Looking South West from Loop Road



April 13, 2018 FDP

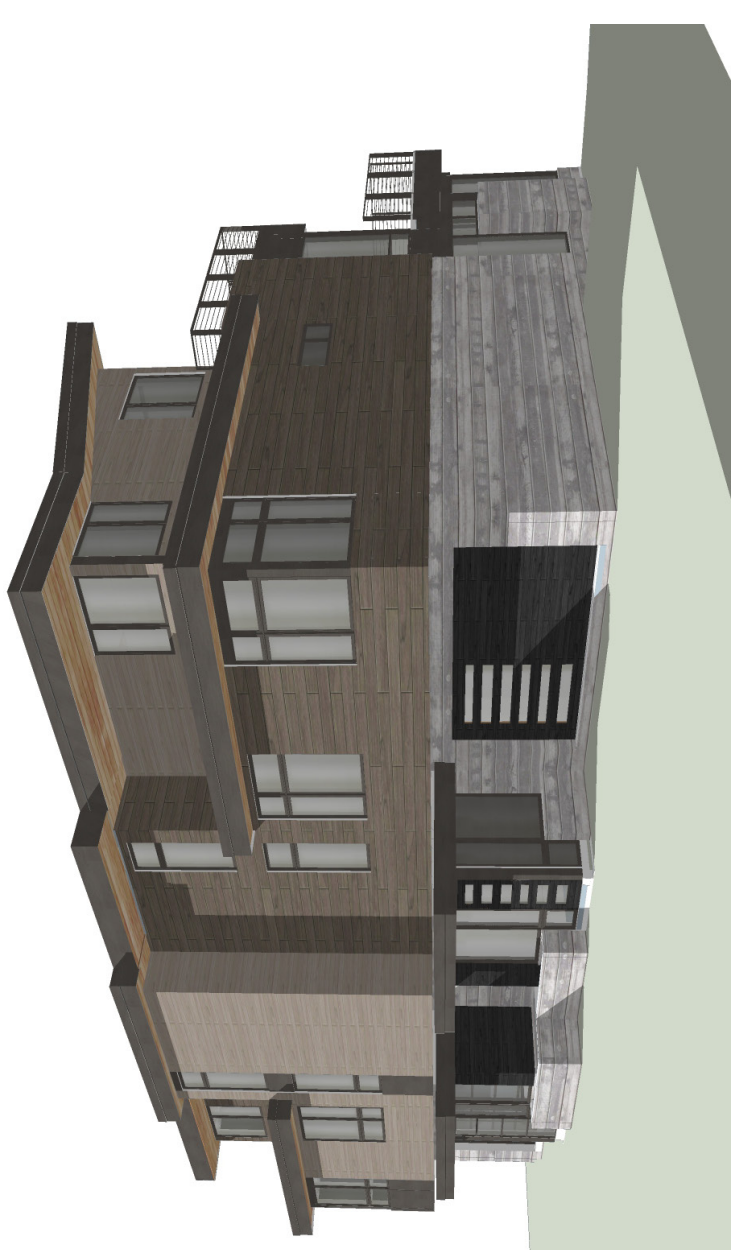


Revised May 30, 2018

AXON
Duplex A - View Looking South East from Loop Road

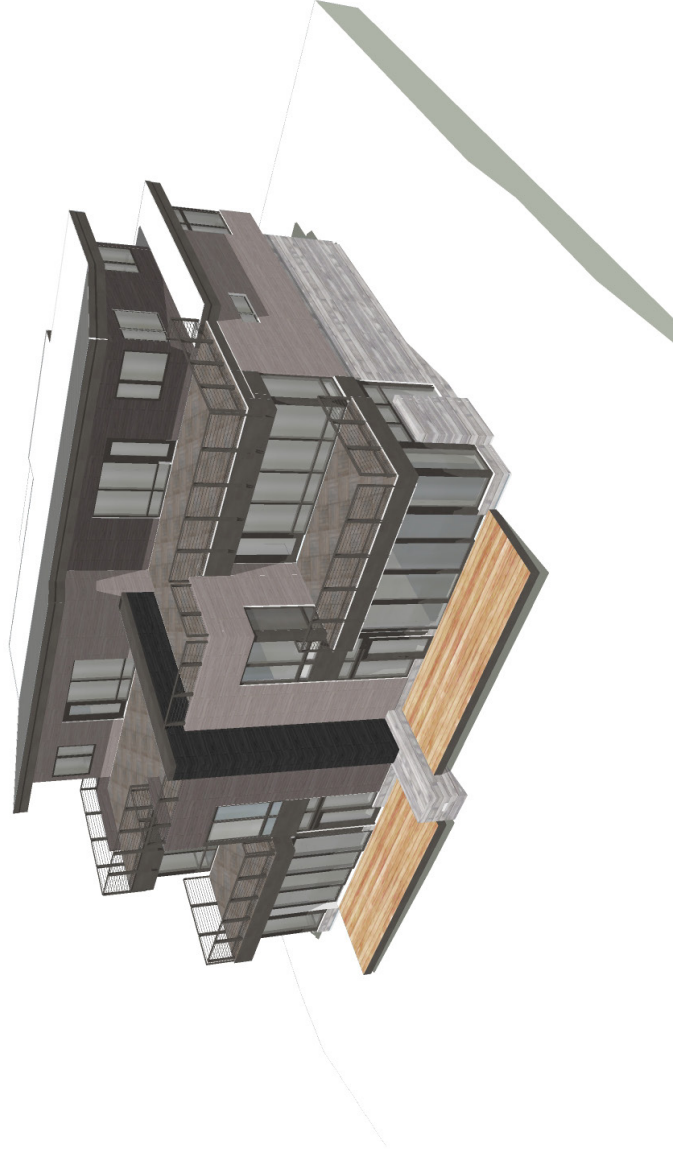


April 13, 2018 FDP



Revised May 30, 2018

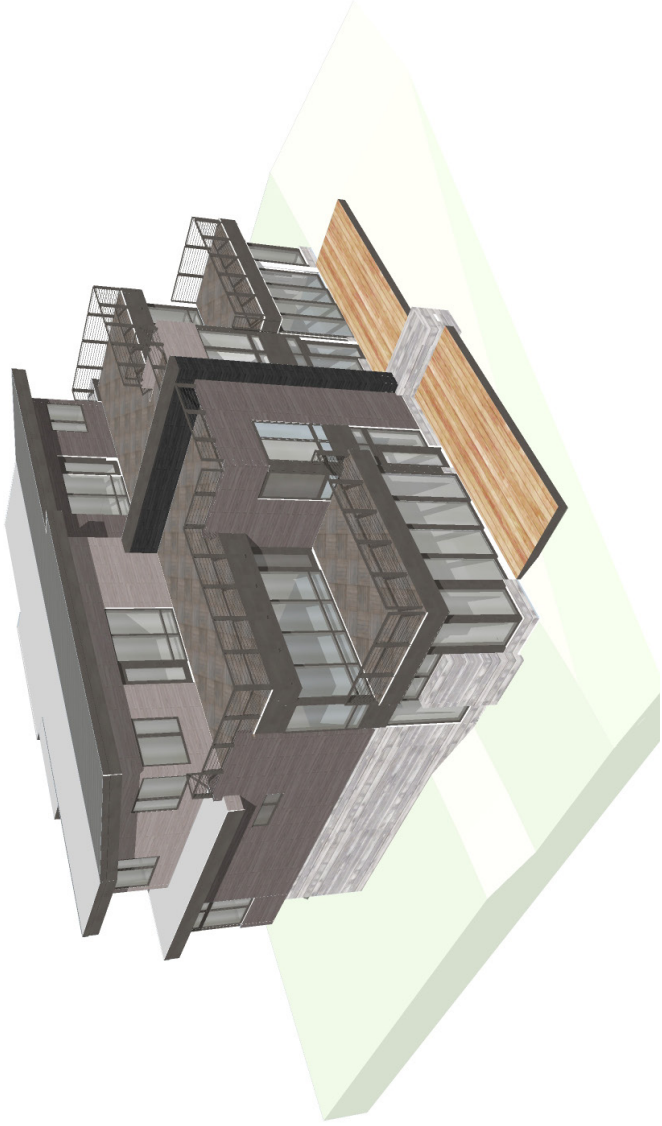
AXON
Duplex A - View Looking North West from Yampa



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Revised May 30, 2018

AXON
Duplex A - View Looking North East from Yampa

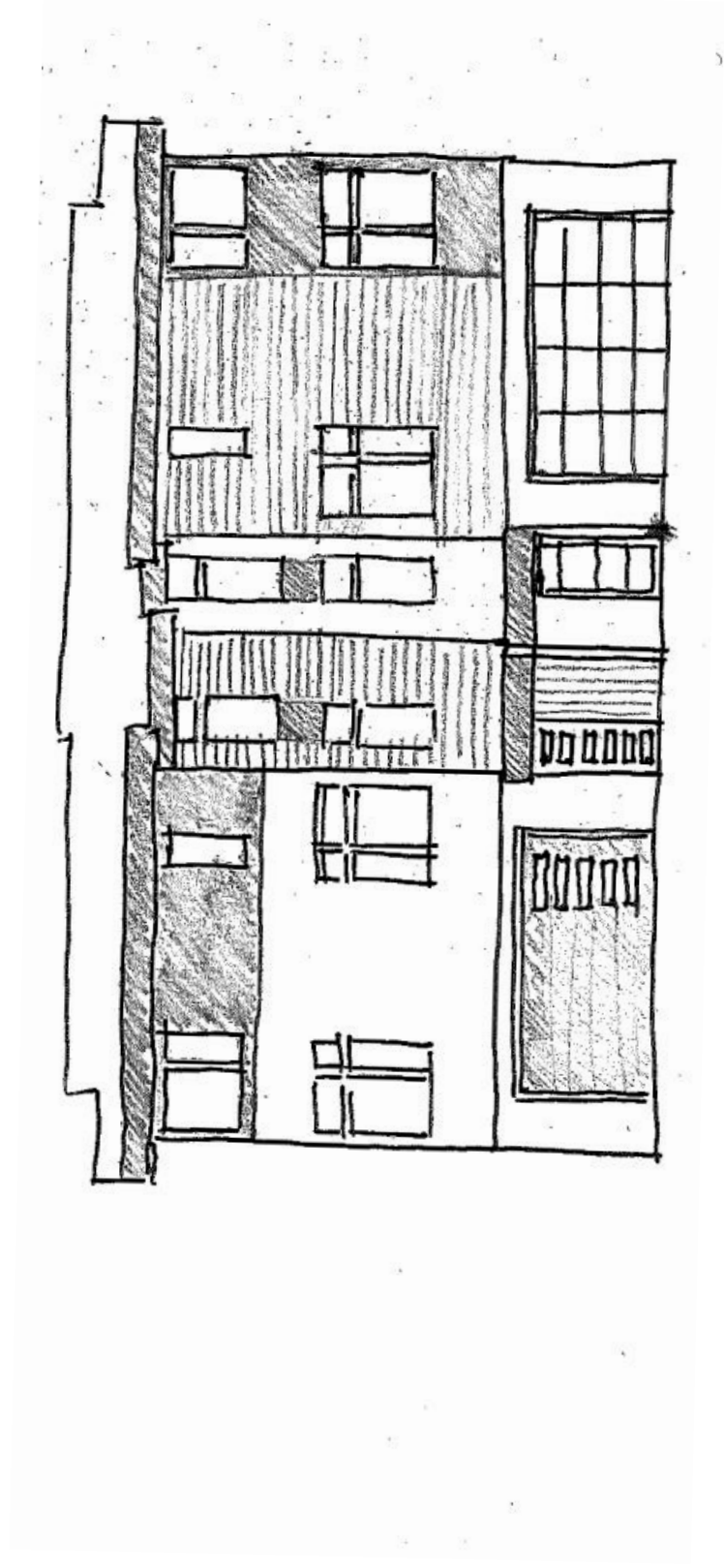


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Concept Sketch

Duplex B



Elevations

Duplex B - North (Loop Road) Elevation

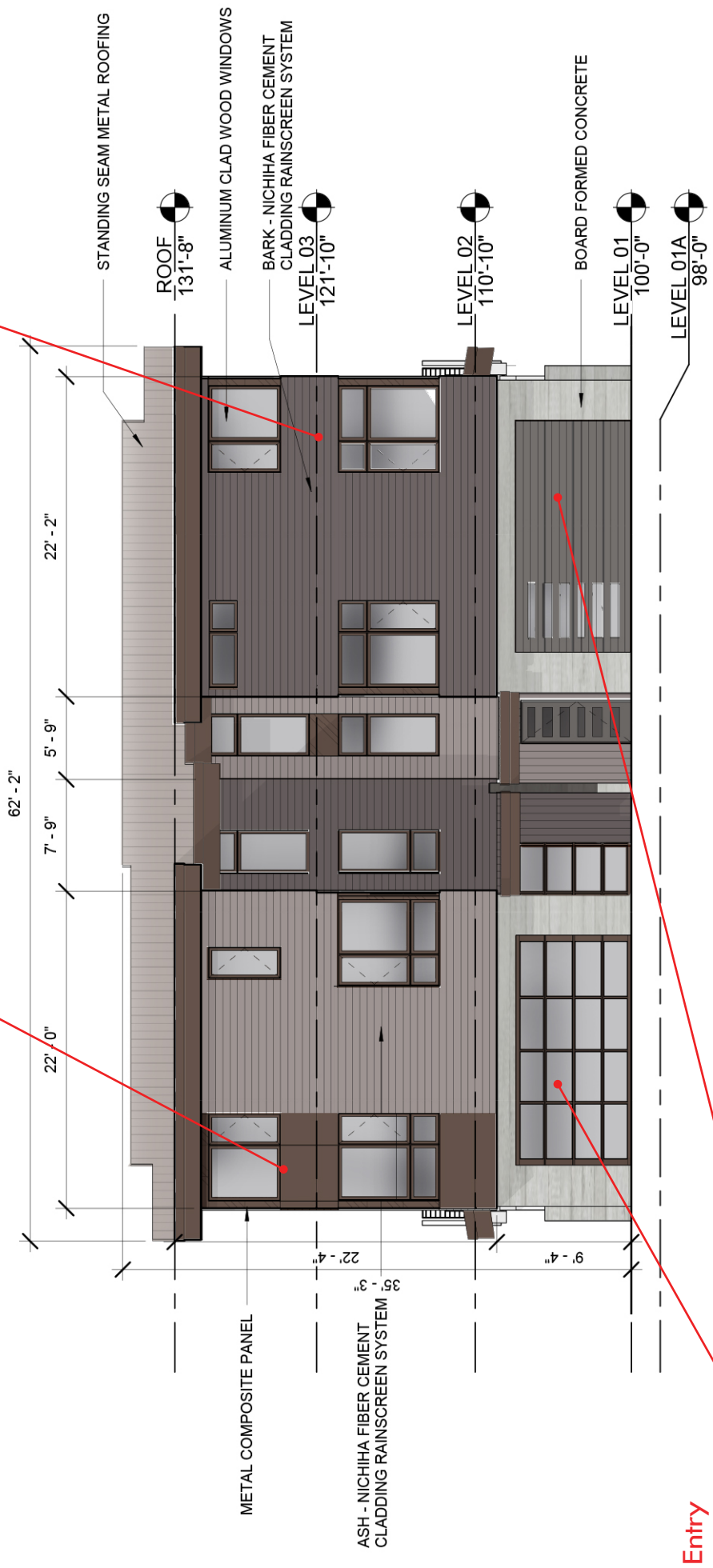


1 NORTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

April 13, 2018 FDP

Punched Windows with Nichiha surround

Metal Composite Panel at windows



Unique Garage and Entry Doors differentiating one side from the other. Opaque vs Transparent

1 NORTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

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Elevations

Duplex B - South (Yampa) Elevation



2 SOUTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

April 13, 2018 FDP

Metal Composite Panel

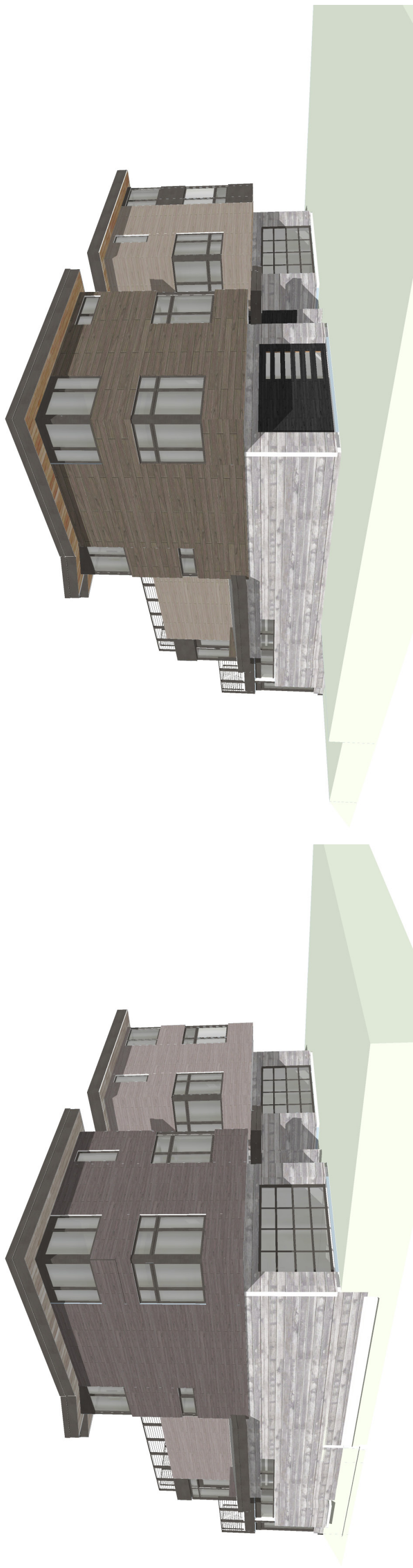
Nichiha surround



2 SOUTH ELEVATION - C2, C5
SCALE: 1/8" = 1'-0"

Revised May 30, 2018

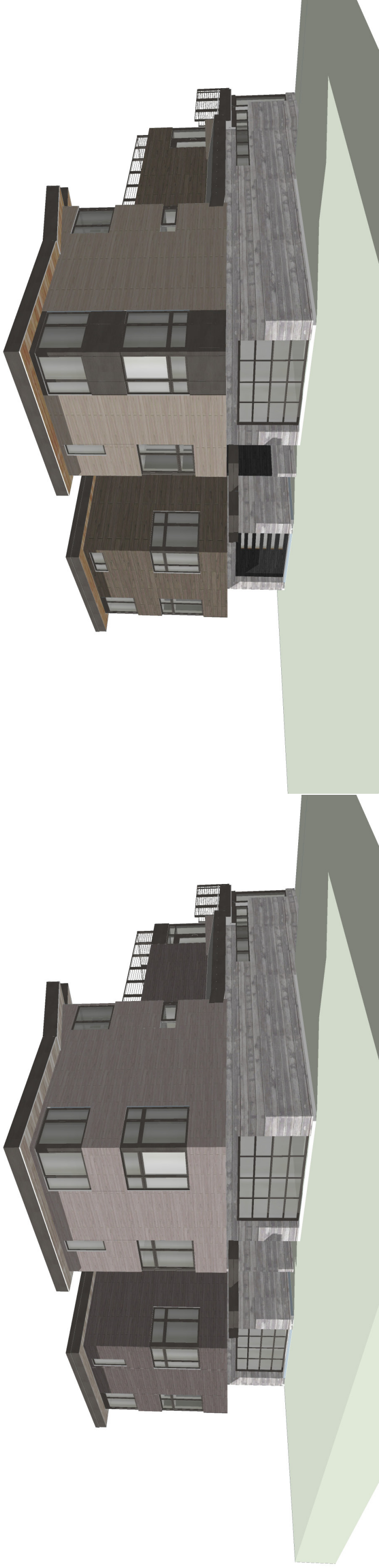
AXON
Duplex B - View Looking South West from Loop Road



April 13, 2018 FDP

Revised May 30, 2018

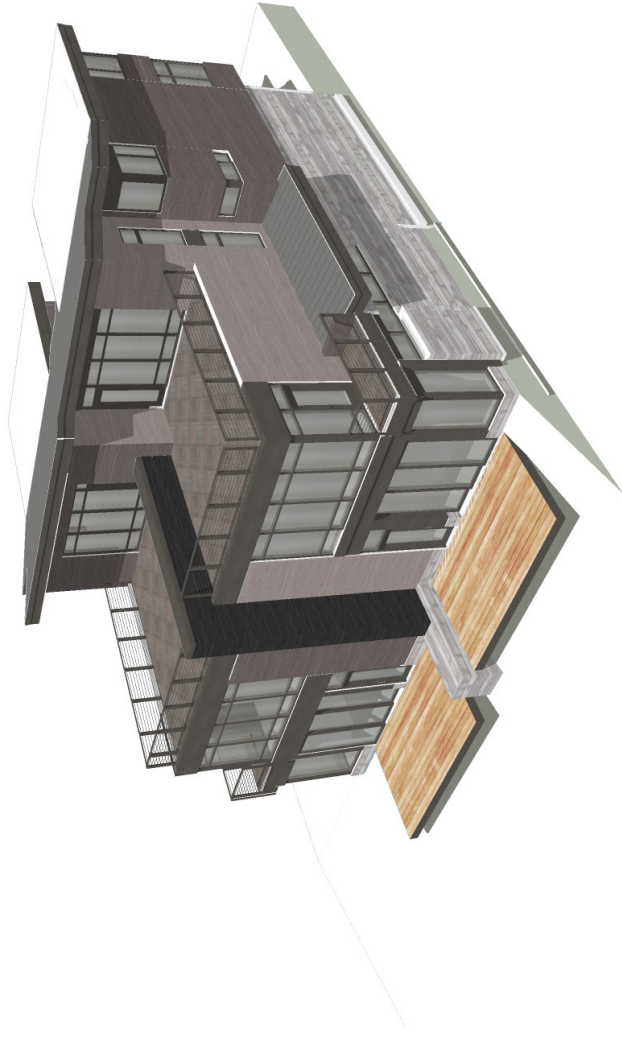
AXON
Duplex B - View Looking South East from Loop Road



April 13, 2018 FDP

Revised May 30, 2018

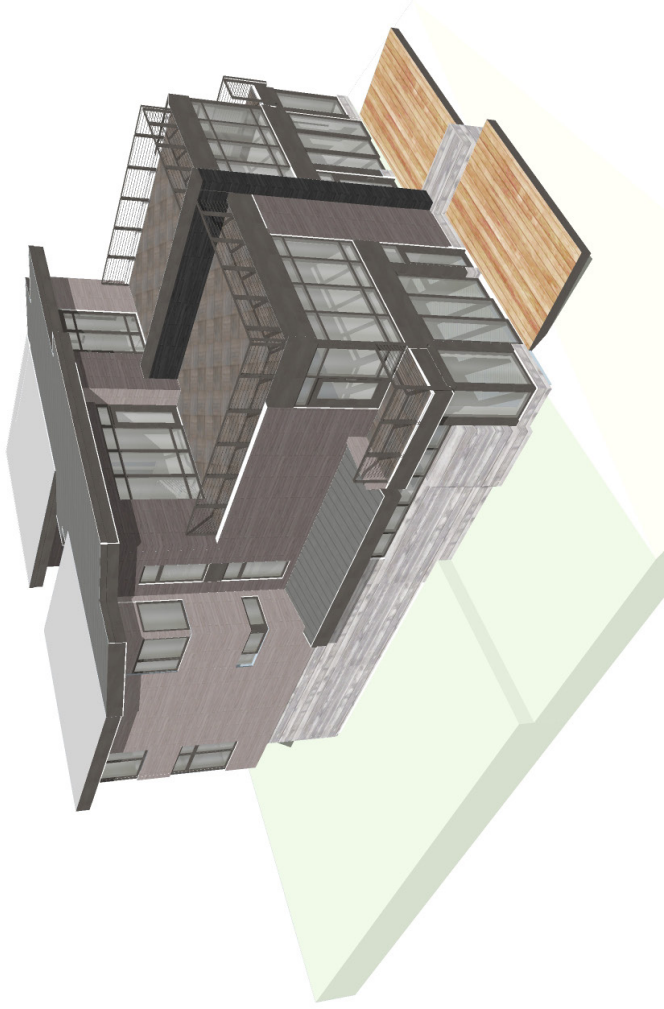
AXON
Duplex B - View Looking North West from Yampa



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Revised May 30, 2018

AXON
Duplex B - View Looking North East from Yampa



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Revised May 30, 2018

AGENDA ITEM #2.

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STEAMBOAT SPRINGS PLANNING COMMISSION PUBLIC HEARING MINUTES May 24, 2018

The regularly scheduled public hearing of the Steamboat Springs Planning Commission was called to order at approximately 5:00p.m.on Thursday, May 24, 2018, in the Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:

Chair Rich levy, Vice-Chair Brian Adams, Lee Calihan, George Eck, Michael Buccino and alternate Paul Weese.

Absent: Kingston, Ptach

Staff members present were Staff Planner Kelly Douglas, Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

#1: DPV-18-01, Ski Hill Subdivision, Lot D

STAFF PRESENTATION

Kelly Douglas:

The proposal before you tonight is a development plan with a major variance. It's at the Ski Hill Subdivision, Lot D, more commonly known as Bear River Grill. This property is zoned Open Space and Recreation, located in Gondola Square adjacent to the Sheraton and across the plaza from the gondola. They're requesting approval of a new structure and location for the BBQ building as well as a ski storage structure with seating on top.

One major variance to side setback standards has been requested with this application. No public comment has been received. Staff is recommending approval.

APPLICANT PRESENTATION

Eric Smith, Applicant Representative:

The proposal in front of you is for the portion of the upper patio that would be constructed outside of the existing Bear River expansion that we're currently working on as well as relocation of the BBQ building to the other side of the retaining wall and the removal of the Umbrella Bar.

The outside seating we're proposing would occur on the south side of the Bear River expansion. What you see under construction out there today is the 1,500 square foot expansion to Bear River, and we're proposing to build this patio on top and out from the existing retaining wall to create seating at plaza

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level with the Bear River expansion. We're trying to create ADA access to all of the outdoor seating from the existing Bear River interior space.

QUESTIONS FROM COMMISSIONERS

Commissioner Levy:

Is the BBQ now being located on the same lot as the Bear River Bar and Grill or on a separate lot?

Smith: The expansion that previously went through a minor modification was expansion to the Bear River space. That essentially is on the Sheraton property in the lower level of the Sheraton. The deck expansion we're proposing to add essentially is on Ski Corp property because the property line between Sheraton and Ski Corp runs essentially on the north edge of where we're expanding this patio seating. The Bear River Barbeque currently sits on Ski Corp property and will be relocated to Ski Corp property.

The reason for the variance is that this site is a little bit of an anomaly. The OR zoning, which is the entire ski hill, has a little thumb of property that includes the gondola building and goes back out. Why it was ever zoned that way, we don't know. The OR zone has larger setback requirements than the G2 zoning that surrounds this property. Where we're planning to locate this patio structure is essentially right up against the Sheraton so we have a continuous connection between the Bear River interior expansion and the outside patio. That's why we're here is because of that technicality with the setback.

Levy: Staff, you're saying we're allowing this as an accessory use. I'm having trouble understanding that this BBQ is an accessory use to the gondola; I certainly believe it's an accessory use to the Bear River, and that's how we're allowing this use on the OR property.

Douglas: Yes. Per the use table, there is an accessory use table. That accessory use table does not include a use that meets the description of what will be occurring here with the BBQ building. So we go by the accessory use standards, and this proposal meets those standards. It's partially the director's discretion and also meets those accessory use standards.

Levy: My question is not with the use standard but the fact that we're defining this as an accessory use to the gondola building. I find that a bit of a stretch. It's not being run by the ski area; it's being run by the Bear River Bar and Grill.

Smith: Bear River Bar and Grill is run by Ski Corp. It's a tenant that rents that space from the Sheraton. They will also run the BBQ building.

Levy: And because they're on separate lots we can't consider it an accessory use to the Bear River Bar and Grill.

Douglas: It is not. It's completely separate. There's no wait staff at this location. It could be likened more to a concession stand similar to how the rodeo functions, which is also zoned OR. They operationally function a little differently, however, they are a similar use and we feel that they meet the accessory use standards and also function in a way that is accessory to the ski area operation.

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Gibbs: The ski area operates a number of food service facilities; that's just part of the amenities provided by the ski area.

Levy: Does the BBQ operate independently? Or is all the cash and transactions through the Bear River Bar and Grill?

Douglas: I can't speak to that. I don't think that necessarily impacts how we would classify the use.

PUBLIC COMMENT

None.

COMMISSIONER DELIBERATION/MOTION

Commissioner Eck:

I think the lots and setbacks referenced here don't make conventional sense. This setback is encroaching onto the walkway up to Slopeside Grill, so I think it meets all the variance criteria.

Commissioner Eck moved to approve DPV-18-01.

Commissioner Calihan seconded the motion.

DISCUSSION ON MOTION

Commissioner Adams agreed with Commissioner Eck.

Adams: The zoning setbacks in that area are the confusing part to me. Rich, I think you asked some good questions there to make sure we understood the accessory use.

Levy: I'm a little skeptical of the interpretation of accessory use, but I'll probably support the motion; it is a minor change.

VOTE

The motion carried unanimously.

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#2: FDP-17-07, Crawford at Burgess Creek

STAFF PRESENTATION

Kelly Douglas:

This is a final development plan application for The Crawford at Burgess Creek. This property is zoned G2; it's located off Burgess Creek Road adjacent to Ski Time Square Condos; also very close to the Torian Plum. This request is for approval of a 5-unit multi-family development. The conceptual development plan for this project, known as DP-16-18, was before you and approved in February, 2017. No public comment has been received. Staff find this development to be consistent with the approved conceptual development plan, and we're recommending approval.

APPLICANT PRESENTATION

Eric Smith, Applicant Representative:

This is the existing site plan that was approved as part of the development plan. What we're proposing is essentially in the same footprint, the same circulation, alignment. The primary thing that has changed on this property is that in our original approval, we had taller elements on the ends of those five units. We've changed to lower elements on the ends to drop the stories down on the ends of the buildings, so we end up tapering the structures down to a greater extent on the ends and keeping the taller structures in the middle.

QUESTIONS FROM COMMISSIONERS

Adams: When they're found to be within substantial conformance of a conceptual development plan, why is an applicant still required to come through a full development plan public hearing process again?

Douglas: The approval of a conceptual development plan is limited to the scope that the applicant sets. So when you reviewed this proposal last year, your approval was limited to the conditional use, site access and vehicular circulation, the site plan, density of five units, the mountain modern building design (including form, height and massing,) amenities for the project. So they were asking for approval of variances and a conditional use, and that's what they got approval for. They weren't required at that time to have full construction drawings like they will be with this approval. So the final development plan is what gives the approval to move to building permit.

Adams: Right. And because a conceptual doesn't have to include everything, you still need that public process to pick up the rest of it. So we're not making them jump through unnecessary hoops.

Gibbs: The conceptual development plan is a way to test and insure that you're getting a green light on some of those variances.

Levy: Being a G2-zoned property, one of the key requirements is being integrated with the gondola area. Because there's no development below them in the old Ski Time Square area, how is that being addressed for future connections?

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Douglas: There is a walkway coming down to the rear lot line. One day, that will connect through to Ski Time Square when the property below it redevelops. This property will be prepared for that connection to be made because that walkway as well as the staircases down and through the site will be public access easements with signage letting the public know that they are allowed to use them to go down to Ski Time Square.

Levy: Are we building that lower sidewalk with this development? Or is that at a future date?

Douglas: The developer is proposing to build that with this proposal.

Levy: And how does that restrict future development below? What if the project below doesn't have a sidewalk that matches with that one? How do we ensure that the connection actually happens?

Douglas: They have a blanket easement all across the bottom of that property anticipating that we don't know exactly where the connection will be made. So there's been some flexibility built into their proposal to accommodate these future connections.

Eck: So you said you're going to be building the sidewalk now?

Smith: We would construct the sidewalk now down to the property line. We're up above that old wall a considerable amount, but with this easement across there, we'll make that connection wherever that adjoining property ends up putting a walkway if and when that develops.

Eck and Buccino wanted to make sure people would be protected from falling the 15 feet down to the undeveloped property.

Smith pointed out that the wall is on the adjoining property and hence this applicant has no control over what they do with the wall.

Smith: Getting this sidewalk built at least to the south property line was a request in terms of completing what we could complete on this site. We'd be happy to stop short, but it seemed to make sense to at least get it down to the property line. More likely than not, we think the connection is going to come somewhere over in this corner.

Smith showed why they think that is the case.

Eck: I don't think that it's necessary to build a sidewalk now as long as it's bonded. I think there are some serious safety concerns. You guys aren't going to have a fence down there or anything while the adjoining site is undeveloped?

Smith: The only thing I think we would probably do is fence the lower edge of this end of the sidewalk, because from a practical standpoint nobody is going to use that sidewalk to go anywhere until we've got a connection to the south. The lower section down towards the wall is a little flatter.

Eck: I recommend from a liability perspective that you guys consider putting a fence in there.

PUBLIC COMMENT

None.

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COMMISSIONER DELIBERATION/MOTION

Adams: I agree with staff's assessment that this project was in substantial conformance. I like the rest of the development. I do like the applicant's reduction on those sides; I think that's a terrific improvement from the conceptual plan.

Commissioner Adams moved to approve FDP-17-07 with conditions 1-11.
Commissioner Buccino seconded the motion.

DISCUSSION ON MOTION

Eck: Brian, what do you think about bonding that sidewalk and not requiring it until there's a second development so it can flow better?

Buccino: Part of it is you're going to have a staircase with a snowmelt system there, so you're going to have the second snowmelt tying in the whole thing.

Smith: I think from a practical standpoint because of access, our feeling is it would be pretty easy to make a connection here coming from the bottom side when those improvements are done. But we'd like to get this landscape completed so when we construct that portion of the sidewalk, we don't have to disturb near those units in future.

Eck: Okay.

Adams: I understand your concerns, but I think the applicant's assessment that the topography is a little bit shallower there and that you're not going to accidentally slip and immediately go off the edge makes me feel a lot better. That's an ongoing safety hazard, but it's not this applicant's doing.

Weese: I think it's going to increase foot traffic there in general. I've seen a lot of folks on Burgess Creek hiking up in ski boots. It's going to increase the number of folks who want to traverse from the gondola to their unit. That being said, I have no idea how to fix that. I don't know that it's really up to the applicant to worry about that. I think they've done a lot to mitigate slipping, and with the way-finding signs, it will really be beneficial to foot traffic. We'll probably see a natural trail created by folks who are wanting to hit that sidewalk and stairway. We'll know where that natural line of traffic is going to be by the end of this season.

VOTE

The motion carried unanimously.

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#3: CU-18-03, Dream Island Plaza

STAFF PRESENTATION

Kelly Douglas:

This is a conditional use application at Dream Island Plaza for buildings addressed 1313, 1317 and 1319 Dream Island Plaza. The property is zoned Community Commercial. It's located off Lincoln Avenue between West Lincoln Park and the Transit Center. They are proposing 30 deed-restricted workforce units. The conditional use request is attributed to modification of the use standard precluding workforce units from being within the pedestrian active building frontage. Typically, this use is a limited use in this zone district.

No public comment has been received. Staff is recommending approval.

APPLICANT PRESENTATION

Bill Rangitsch, Applicant:

I'm here representing the owner. Kelly has done a good job of explaining what it is. What precipitated this is there was one small retail space in there. It had been operated as a short-term residential project for the last almost 30 years. For us, this is just to make it all legit and get the other retail spaces the same use as the existing ones.

QUESTIONS FROM COMMISSIONERS

Adams: What are the existing conditions right now? How is that building being used?

Douglas: Currently, we have 23 residential units, 1 garage unit, 1 retail unit and 1 storage unit. These are in three buildings, and they want to make all 30 of those units into workforce units.

Adams: What's the age of the buildings?

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Rangitsch: As near as we can figure out, they were built sometime in the late 40's. Part of what we're doing right now is redoing the mechanical/electrical systems bringing the interior up to code, because nothing's been done to it since then other than some tenant modifications.

Adams: So those buildings still need a conditional use to be brought to this? What's the transition between its current state to why it needs this approval tonight?

Douglas: It's because they want to make them workforce units, and they want to deed restrict them. To do that, it's a limited use in this zone district. Because of the modification on the pedestrian frontage, they have to be processed as a conditional use. This conditional use approval would bring them into conformance; they'll be legally approved through this process. The uses that exist there, some have been permitted; we found some files that indicate that the retail space was permitted at one time. The residential use we don't have a record of it; it's nonconforming, which is not surprising given the age of the building.

Eck: What exactly are the terms of that deed restriction?

Douglas: I believe they are that the person has to live and work in Routt County.

Eck: The pedestrian active building frontage seems to be a parking lot. When you think frontage downtown, you're along the road.

Douglas: We generally consider that to mean the ground floor where a person can walk by.

Levy: You said the deed restriction is with the units, but the definition on Page 3-2 specifically says: A workforce unit is a dwelling unit that is restricted in perpetuity on the deed of the property.

I ask that since we've seen redevelopment plans for this area before. Are we only deed restricting the structure or the property?

Douglas: There's many units on this property; it's part of a much larger parcel with many dwelling units on it. I understand these deed restrictions would be limited to the workforce units.

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Levy: In my mind that doesn't meet the definition that we have for workforce unit.

Douglas: I believe it does. The name of the use is "workforce unit" so we anticipate that they will be small and not standalone structures – that they will occur in multi-family structures. I think that it talks about "restricted in perpetuity on the deed of the property." These are not for ownership is how I understand it; I believe they're for rental.

Rangitsch: They are set up for workforce rental. The company that owns it is not in the nightly rental business; they're not looking at people subletting their properties out. They have rented it as a workforce facility since they owned it. When they bought it in 1990, it was already pretty much used the way it is right now.

Levy: I understand that. I have trouble matching what the city is saying the deed restriction states and the listed definition of a workforce unit. Usually, people do workforce units to get some kind of break with the code. They're already being used that way. You could say who's going to live there without it being registered as deed-restricted with the city. You could just ask for residential units. I don't have a problem with how it's being used; I have a problem with the workforce unit designation and it actually meeting our code.

Rangitsch: They really don't want it to be residential or confused with nightly rental or anything like that because that's not the business that they're in. They just want to keep it like it is right now – for workforce housing.

Levy: Do you understand my dilemma?

Douglas: I do. However, I believe this is the correct application for that use.

Eck: So it's in perpetuity as long as that structure exists.

Douglas: Correct.

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Weese: So we have different addresses on these buildings. Would the deed restriction go with those addresses? Or is it that the entire property is deed restricted?

Douglas: I understand the deed restrictions will be based on the unit. I don't know how exactly they'll be addressed, but they will have to have a unique identifier in order for the deed restrictions to reference the units.

Weese: I understand. So let's just say it's ten years down the road and the property transfers into another company's hands, and they want to put large retail there. Is there a way for them to do that with the deed restrictions in place? Would they have to come in and tear down the buildings and wait a year?

Rebecca Bessey:

The deed restriction for workforce units will have to be reviewed and approved by the city attorney. So I think that how they're crafted and how they describe the property and the units and what they apply to – we'll take care of that in the actual document that gets recorded. Then we can consult with legal about any options for the expiration and/or termination of those deed restrictions. So I don't know that we can definitively say whether they could or couldn't do what, but I would imagine that it will be laid out in the document to be reviewed by the city attorney.

PUBLIC COMMENT

None.

COMMISSIONER DELIBERATION/MOTION

Eck: I think this is suitable for the conditional use of workforce units.

Commissioner Eck moved to approve CU-18-01 with staff's recommended conditions.

Commissioner Buccino seconded the motion.

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DISCUSSION ON MOTION

Weese: I'm going to trust Legal to take care of my questions because I've seen these properties change in other communities, and I think they'll have the foresight to care for that.

Calihan: This seems like a great redevelopment of a property, and we need more workforce housing. So I'm excited to see a property like this come through.

Levy: I would have been happy to see another way. I agree with George's question; I'm not sure this is really pedestrian active front. And I certainly wouldn't want this property to be deed restricted for workforce housing. It's zoned CC. In the redevelopment plans I've seen 5-6 years ago, it should be more of a commercial, mixed-use property to be more in line with the community vision. So I hope we're not hamstringing this property in the future. That's really my concern; not that I don't want these guys to be able to do workforce housing.

Weese agreed.

Eck: I think Council should be sure about that. My understanding is they can knock this down and do something else, and that's why I'm moving to approve. If that's not the case, I'd take another look at it.

VOTE

The motion carried unanimously.

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#4-#5: PUD-17-03, Riverview PUD Amendment; PUD-17-10, Riverview Preliminary Plat

STAFF PRESENTATION

Rebecca Bessey:

This was a planned unit development that was approved back in June of last year. That approved PUD includes five subzones as well as one tract for infrastructure and some open space.

The PUD established dimensional standards for each of the subzones as well as the uses that are permitted; it also modified some of the development standards for the entirety of the PUD.

The applicants are proposing an amendment to that approved PUD mostly focusing on subzones C and E and making some minor additions of some clarifying language with regard to the PUD amendment process.

Subzone C: They're proposing to eliminate the average plate height requirement.

Subzone E: They're proposing some changes to the front, side and rear setbacks. They're proposing to eliminate the average plate height standard, revise the lot coverage and FAR standards, and they're also proposing some additional design standards to address the ground floor that would face the river and abut the public pathway that would be on that side of Lot E.

There are some additional revisions to the exhibits. These are really for clarity purposes; they've changed some wording at our request as well as changed some illustrations to do a better job depicting the standards being proposed. They are also updating the subzone map to reflect the additional open space and infrastructure tracts that would be created with the preliminary plat.

Prior to this going before City Council, we'll be updating all of the code references to reflect the new code standards for ease of application in the future. Those are not changing the intent or standards of the PUD itself.

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We did receive one letter of public comment from Tom Sharp. He is opposing the side setback standard that would abut his property along the alley.

We have reviewed the proposed PUD changes. We feel that it's in keeping with the overall intent of the original approval. We find it to be consistent with the criteria of approval of a planned unit development.

Levy said that the applicant had asked if the PUD and preliminary plat amendments could be reviewed simultaneously.

Bessey: The applicants are proposing to make some changes to the preliminary plat that was approved last year, primarily splitting Lot C into six duplex lots; the previous plat included that all as one lot. In addition, they proposed some additional open space and infrastructure tracts. Those spaces were included on the approved plat, but they were included as easements; this would break those out into separate tracts that would be owned and maintained by the metro district.

The only other change to the plat they're proposing is to eliminate an internal access easement that crossed Lot E to provide access to Lot A. They don't feel that they need that any longer, so they are proposing to remove that from the preliminary plat.

I've provided you with some revised conditions of approval. #6 is the only one we're proposing to amend tonight. On both the PUD and the plat, the conditions before you tonight are intended to replace the previously-approved conditions in their entirety. We didn't want there to be confusion about the prior approvals and amendments that are being proposed tonight.

APPLICANT PRESENTATION

Mark Scully, Applicant:

Recapped the history of the property since 2006.

Scully: The PUD is a zoning, so we didn't plan any buildings; we did plan massing. It's lower-density residential on the river, mid-density residential on Site E, higher-density on D and B (hopefully D is a hotel,) and A is your more traditional mixed use. We're correlating this with a number of public benefits: Plaza on 5th and Yampa, 12-foot-wide multi-modal trail, dedicated

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open space, dedicated 10-foot-wide repairing buffer, dedicated 5-foot surface trail; all the things Rebecca put in her report.

We're going to clean up the riverbank. We'll have a 0.25% transfer fee on all residential sales, which will hopefully be well over \$100,000 a year to the preservation and maintenance of the river downtown. Privately funded internal loop road; view corridors at 3rd and 4th; 25 new parking spaces and \$36,000 towards Lincoln Avenue signal timing.

On the heels of those approvals, we started planning some buildings. And of course, we found some things that we needed to revisit. We'll call them minor amendments.

Scully showed the changes to Subzone E with additional setbacks encouraged by Planning staff.

Scully: The site is smaller; it went from 27 to 22; the FAR goes up partly based on math and partly based on getting rid of this alley. The height has not changed. There would be the potential to add about – gross FAR is 45 and this is 43. The changes to Site C decrease the max FAR by about 9,000 feet, so the net change of the two is about 3,000 feet. I would submit that this is a better plan.

I talked to Tom Sharp yesterday. His issue is a snow storage easement. He claims he shoveled snow on our property for a number of years, and that gives him a prescriptive easement. We will work it out, but I would submit it's a civil matter and not a planning matter. We'll have to have dealt with that by the time we come in for a building on Site E.

Ryan Spaustat, Landmark Consultants showed an image depicting the changes that Rebecca specified in her presentation.

Spaustat: There are actually two CY zone districts – a Yampa River side and a Lincoln alley side. On the Yampa River side, there's two measurements related to height: One is the overall height, which is 36 feet, and average plate height is 24 feet.

The simplest way to think of average plate height is when you have a vertical wall of a building, and where it intersects the sloped roof of a building is your average plate height. Under the current CY zoning, you can have a building that's 36 feet tall and two pitched roofs, one towards the river and one towards our internal alley. What we're proposing to do is swap those two roof pitches. How we codify this is we would eliminate the average plate height and create an overall plate height along the river of 24 feet; then we impose a 55-foot setback on the third story; right now the third story setback is 30 feet from the ordinary high watermark.

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What we feel this does is reduces the overall impact to the public, river users, people on Howelsen Parkway looking at the project from the other side. The increased massing on the internal loop road will only really impact the B building; it won't really be visible from Lincoln Avenue or anywhere outside the PUD boundaries. It also allows the building to have a flat roof, which is more urban, more consistent with the buildings you see downtown and more consistent with the other buildings that will be proposed as part of the Riverview PUD.

We think this is a minor tweak – a procedural step, we hope, for us to come forward with some actual buildings that we want to present to you in a couple weeks on the C lots.

Spaustat illustrated the FAR comparison between the approved PUD and the new proposal.

Spaustat: That's an increase of about 3,000 square feet largely due to the elimination of the secondary access road. Ultimately, we think that is duplicative of the alley; this results in a better overall project by allowing us to eliminate that duplication and provide additional setbacks along the river and minimize the impact on those sides of the buildings.

QUESTIONS FROM COMMISSIONERS

Eck: In Tom's letter, it says that in the prior filings for the change to the PUD there was a 10-foot setback for the south boundary of his parking lot. I'm trying to find the existing. Isn't it currently a 0-foot setback?

Bessey: Yes, it is a 0-foot setback. They are proposing now to retain that 0-foot setback on the side for buildings above 14 feet, so pretty much above the ground floor it would be set back 10 feet. I think what Tom is probably referring to is that there was the access easement across there which would have effectively pushed that building back from the Riverview property line. I think he still had issues with that. He submitted the same objection for the previous PUD. I would agree with the applicant that it's a civil matter and not for planning.

Eck: The snow issue is a civil matter. It makes sense now. I forgot about the access road.

Bessey: They're proposing to increase the side setbacks for the upper stories. I also believe that while they are proposing some additional floor area allowance in Subzone E, I think the

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modifications to the setback standards, as well as the addition of some design criteria for the façade facing the river, is a benefit. I think this proposal overall provides a better set of standards for Subzone E than the previous approval.

Adams: We had some conversation about that access easement when it came to the original PUD last year. I could've sworn that was a pretty key access easement that the city was requesting. Can you walk me through the reasoning on why it's okay to not have it now?

Bessey: You'll see in the conditions of approval of the PUD a condition that states that for Subzone A, no access shall come off of 5th Street for the plaza. The applicant is still confident that they can provide access to it off the alley. That's fine if that's achievable. Our concern was that we didn't want to have a need for access points to Lot A off of 5th Street.

Adams: I don't think I understood Ryan's explanation of how the new Subzone C overall height was going to work. I don't think I saw that within the packet itself. Is that codified within the packet on how the setback of this much can be 24 feet overall height and the other is 36?

Bessey: If you look at Page 4.4 of your packet, and you look at the column for Subzone C, you'll see that the rear setback is really what we're looking at. So buildings up to 24 feet, those first two stories, have a 30-foot setback; above that, which is effectively a third story, has a 55-foot setback. By eliminating the average plate height, they're not changing that setback, so you're still going to achieve that step-back of the mass of the building on the rear side facing the river.

PUBLIC COMMENT

None.

COMMISSIONER DELIBERATION/MOTION

Eck: I think this is an improvement over the first PUD. I remember on E, we were talking about how this was going to feel like you're in a canyon when you're on a bike going through between those buildings, so I'm happy that setback is going to be increased. The density maximum possible is under 3,000 square feet for a big property, so I don't think that's an issue. The plate height I think is going to make a better view from the river.

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Commissioner Eck moved to approve PUD-17-10 with staff's superseding conditions.

Commissioner Weese seconded the motion.

DISCUSSION ON MOTION

Adams: I'm excited to see that change, too. When we did the first plat, I was still a little concerned about the shape of E. So the fact that this just incrementally increases the square footage but cleans up that southeast corner, I'm excited about that change.

VOTE

The motion carried unanimously.

MOTION

Commissioner Eck moved to approve PUD-17-03 for the same reasons as elucidated regarding the above motion with staff's superseding conditions.

Commissioner Weese seconded the motion.

DISCUSSION ON MOTION

Adams: I'd agree with staff's assessment and George's explanation. This is in-kind with the original PUD approval, and I think it's well thought out.

Calihan: This seems in line with the original intent of the PUD.

Levy concurred.

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VOTE

The motion carried unanimously.

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#6: Approval of Minutes: April 9 Public Work Session

Commissioner Eck moved to approve the April 9, 2018 meeting minutes; Commissioner Adams seconded the motion.

The motion carried unanimously.

#7: Approval of Minutes: April 16 Public Policy Work Session

Due to the absence of Levy, Eck, Buccino and Weese at that meeting, there is no quorum to approve the minutes.

#8: Approval of Minutes: April 12 Public Hearing

Commissioner Eck moved to approve the April 12, 2018 meeting minutes; Commissioner Buccino seconded the motion.

The motion carried unanimously.

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Director's Report

Bessey said the drafting of the amendment to give Planning Commission increased final decision authority is ongoing and will be completed soon.

Eck: What was the recommendation from Council?

Bessey: They concurred with your recommendation with the exception of variances, I believe.

Adjournment

Commissioner Buccino moved to adjourn the meeting at 6:07 p.m.

Commissioner Weese seconded the motion.

The motion carried unanimously.