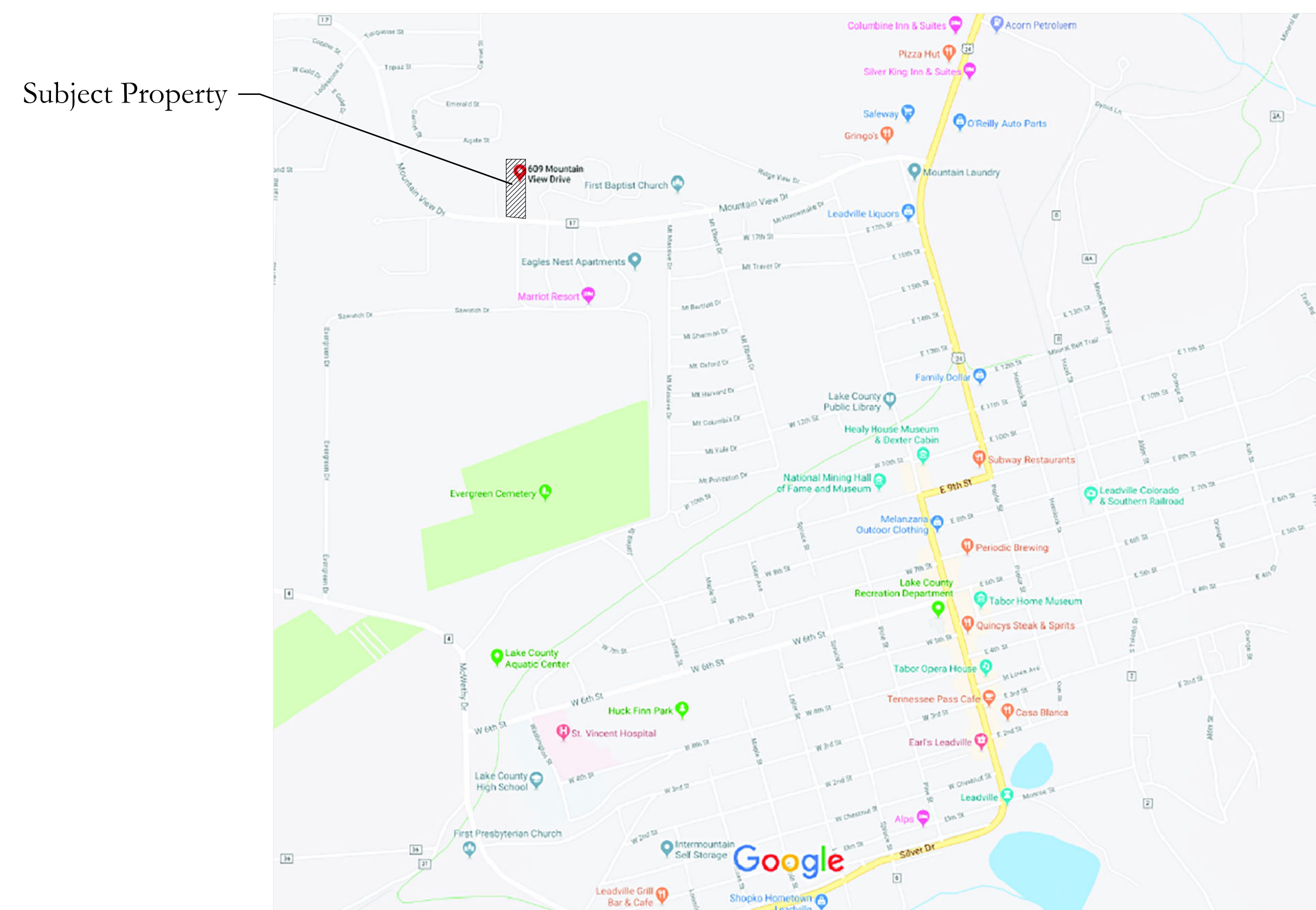


LEADVILLE TOWNHOMES

609 MOUNTAIN VIEW DRIVE

LEADVILLE, COLORADO

SKETCH PLAN



Vicinity Map

Consultants

Planner: DP Land & Home Services LLC
Damian Peduto
dpplandhomeservice@gmail.com
(970) 749-2486

Civil Engineer: Boundaries Unlimited, Inc.
Phil Harris
Phil@bu-inc.com
(970) 945 5252

Landscape Arch: Resort Concepts
Jeff Townsend
Jtownsend@resortconceptsco.com
(970) 390 3738

March 25, 2019

Sheet Index

C:	Cover Sheet
L1:	Site Plan
L2:	Landscape Plan
L3:	Landscape Details, Notes and Plant Palette
L4:	Landscape Enlargement
C1:	Grading and Drainage Concept Plan
C2:	Utility Concept Plan

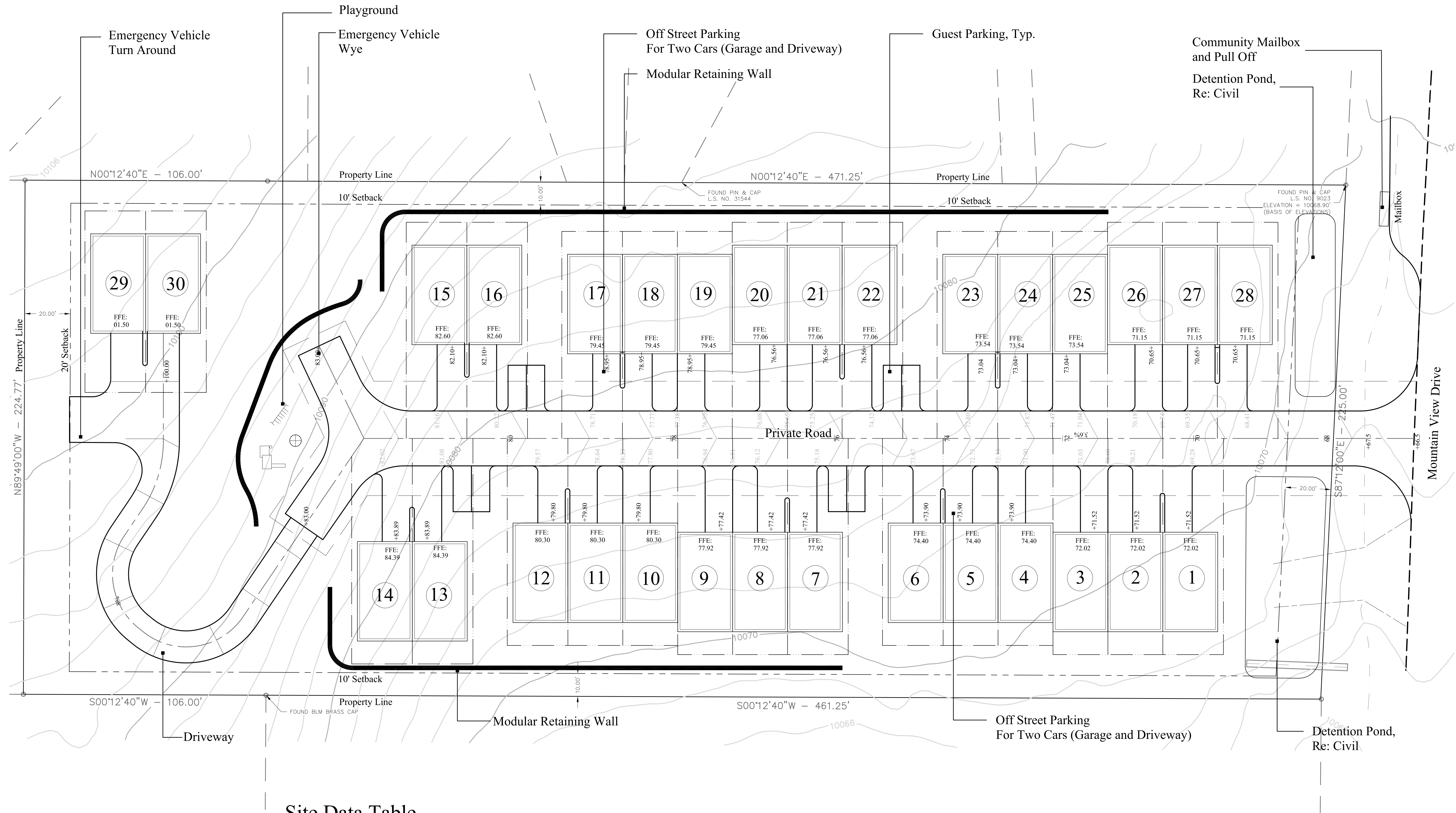
LEADVILLE TOWNHOMES
609 MOUNTAIN VIEW DRIVE
LEADVILLE, COLORADO

DESIGNED: JT
DRAWN: JT
CHECKED: JT
DATE: 03/25/2019
REVISIONS:

SKETCH PLAN
SUBMITTAL
SHEET TITLE:
SITE PLAN

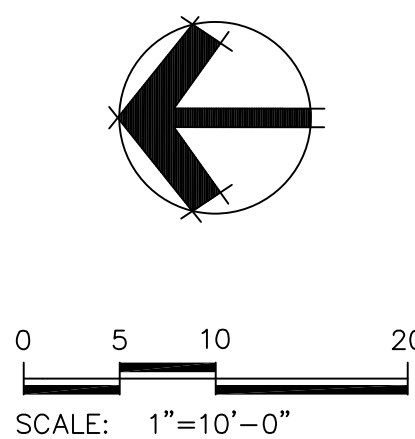
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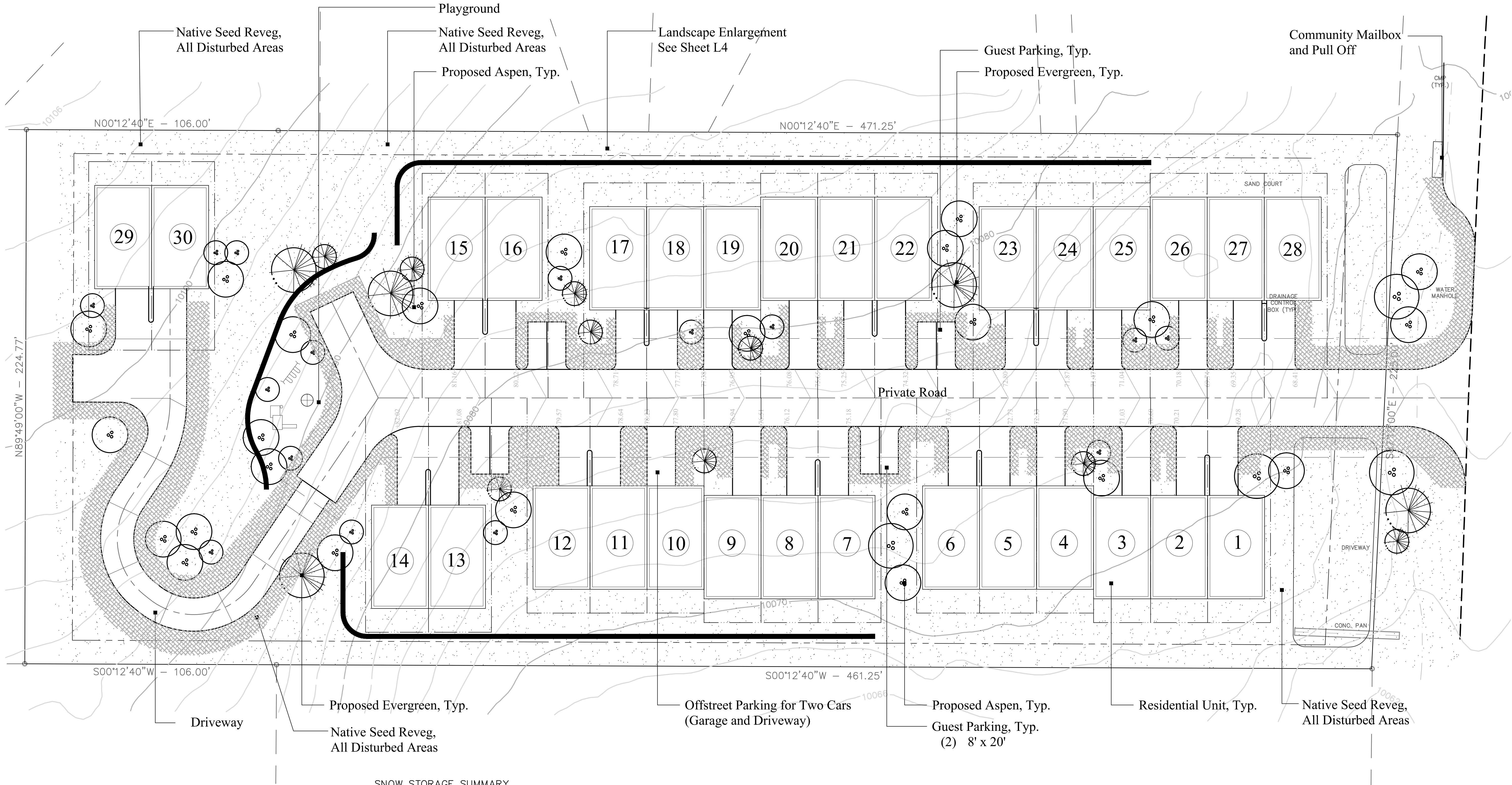
L1



Site Data Table

Land Use Classification:	Residential Infill
Zoning District:	Urban Residential/Proposed PUD
Setbacks:	Front = 20', Sides = 10', Rear = 20'
Total Lot Area:	2.952 Acres or 128,589 SF
Lot Coverage, Structural:	31,320 SF or 24%
Open Space (Gross Lot SF - Lot Coverage (Structural)):	97,269 SF or 76%
Required Parking:	60 spaces
Provided Parking:	68 spaces
Maximum Building Ht:	40'





SNOW STORAGE SUMMARY

PROPOSED SNOW STORAGE

Total Paved Area Inclusive of Roads, Pathways and Driveways: 29,302 SF
Total Snow Storage Area Required (25%): 7,325 SF
Total Snow Storage Area Provided: 12,277 SF (41.8%)

LEGEND

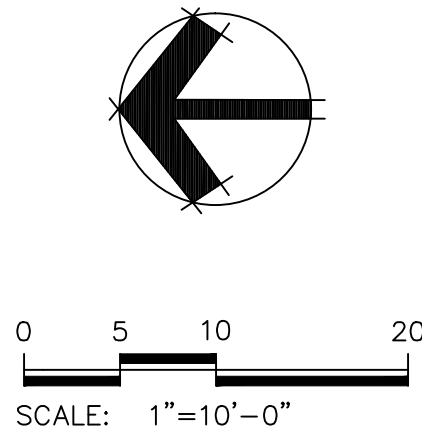
- PROPOSED NATIVE SEED
- PROPOSED SNOW STORAGE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE

Temporary Irrigation	
Temporary Spray Irrigation For Establishment of Native Seed	62,838 SF

- NOTE:
- See Civil Engineering sheets for final grading and drainage.

IRRIGATION NOTES:

- Design Criteria: Design automatic underground irrigation system to uniformly irrigate all planting areas. Zone irrigated turf grass and shrub planting areas separately. Provide drip irrigation for shrub beds. Provide minimum 12 inch pop-up spray heads in annual, perennial, and groundcover beds. Design rotors for turf grass areas more than 40' wide, pop-up spray heads for areas less than 40' wide.
- All Trees to be drip irrigated



LEADVILLE TOWNHOMES
609 MOUNTAIN VIEW DRIVE
LEADVILLE, COLORADO

RESORT CONCEPTS
REDEFINING THE RESORT EXPERIENCE
PO BOX 5127
EDWARDS, CO 81632
P. 303.390.3738
JTOWNSEND@RESORTCONCEPTSCO.COM

DESIGNED: JT
DRAWN: JT
CHECKED: JT
DATE: 03/25/2019
REVISIONS:

SKETCH PLAN
SUBMITTAL
SHEET TITLE:
LANDSCAPE PLAN
SCALE: 1" = 10'
SHEET NUMBER:
L2

PROPOSED PLANT MATERIAL LIST:

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
EVERGREEN TREES				
X	Colorado Blue Spruce <i>Picea pungens</i>	2	10' ht.	Specimen quality B&B, staked
X	Colorado Blue Spruce <i>Picea pungens</i>	2	12' ht.	Specimen quality B&B, staked
X	Colorado Blue Spruce <i>Picea pungens</i>	2	14' ht.	Specimen quality B&B, staked
X	Limber Pine <i>Pinus flexilis</i>	2	10' ht.	Specimen quality B&B, staked
DECIDUOUS TREES				
X	Amur Maple <i>Acer ginnala</i> 'Flame'	1 & 2	2.5" cal.	Specimen quality B&B, guyed
X	Quaking Aspen <i>Populus tremuloides</i>	1 & 2	2.5" cal.	Specimen quality B&B, guyed
X	Quaking Aspen <i>Populus tremuloides</i>	1 & 2	3" cal.	Specimen quality B&B, guyed

NATIVE SEED REVEGETATION MIX
(ROADWAY MIX):

Scientific Name	Variety	Percent
Bluebunch Wheatgrass <i>Agropyron spicatum</i>	Secar	9.77
Slender Wheatgrass <i>Agropyron trachycaulum</i>	Revenue	28.28
Western Wheatgrass <i>Agropyron smithii</i>	Arriba	47.58
Sheep Fescue <i>Festuca ovina</i>	MX-86	10.08
Seeding Rate: 25 PLS Pounds/Acre		

NATIVE SEED REVEGETATION MIX
(NON-ROADWAY MIX):

Scientific Name	Variety	Percent
Bluebunch Wheatgrass <i>Agropyron spicatum</i>	Secar	26.26
Slender Wheatgrass <i>Agropyron trachycaulum</i>	Revenue	26.14
Western Wheatgrass <i>Agropyron smithii</i>	Arriba	14.03
Sheep Fescue <i>Festuca ovina</i>	MX-86	9.94
Arizona Fescue <i>Festuca arizonica</i>	Redondo	8.09
Canby Bluegrass <i>Poa canbyi</i>		5.44
Bottlebrush Squirreltail <i>Elymus elymoides</i>		4.25
Prairie Junegrass <i>Koeleria macrantha</i>		1.81
Seeding Rate: 20 PLS Pounds/Acre		

General Notes and Specifications:

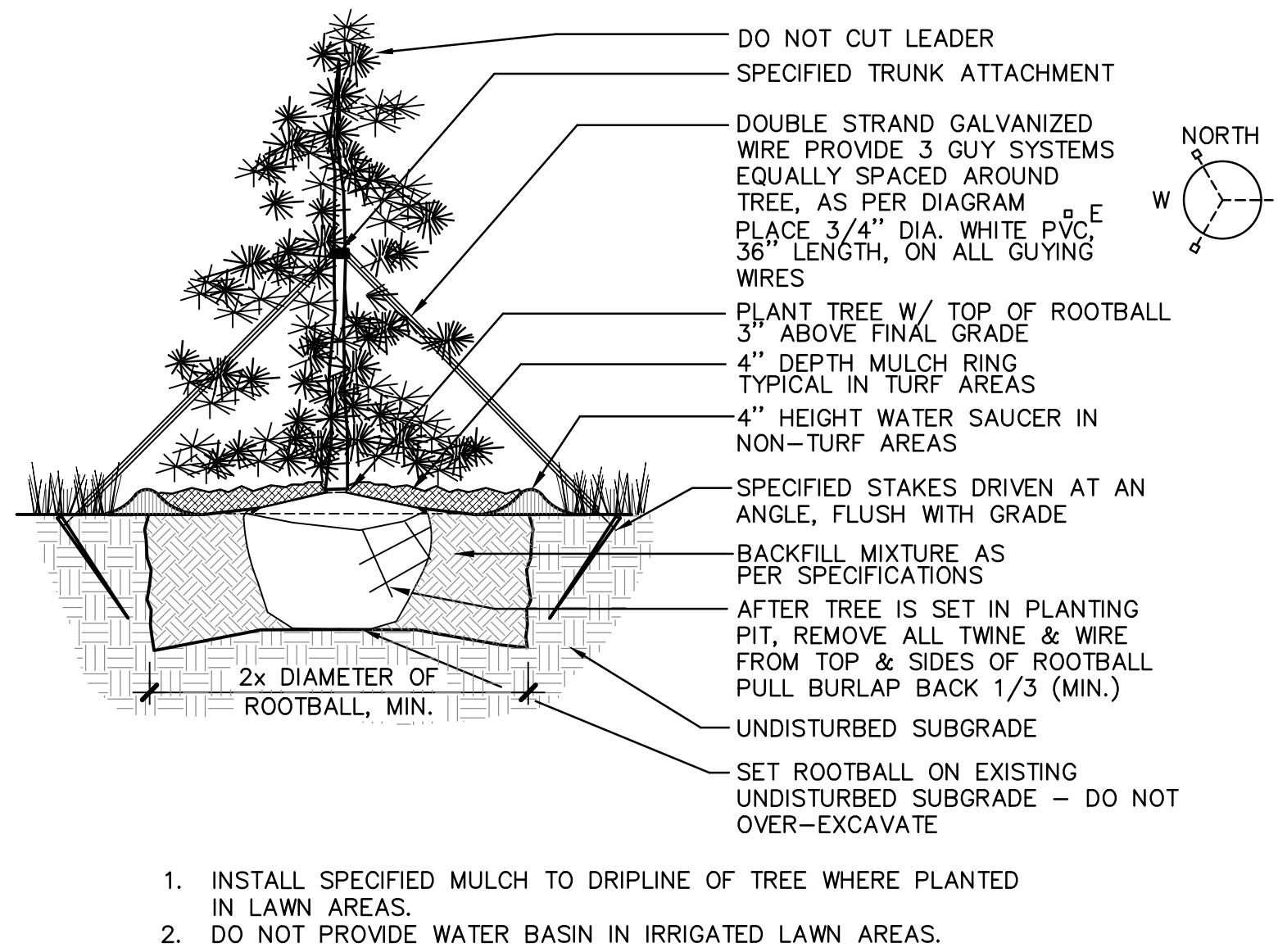
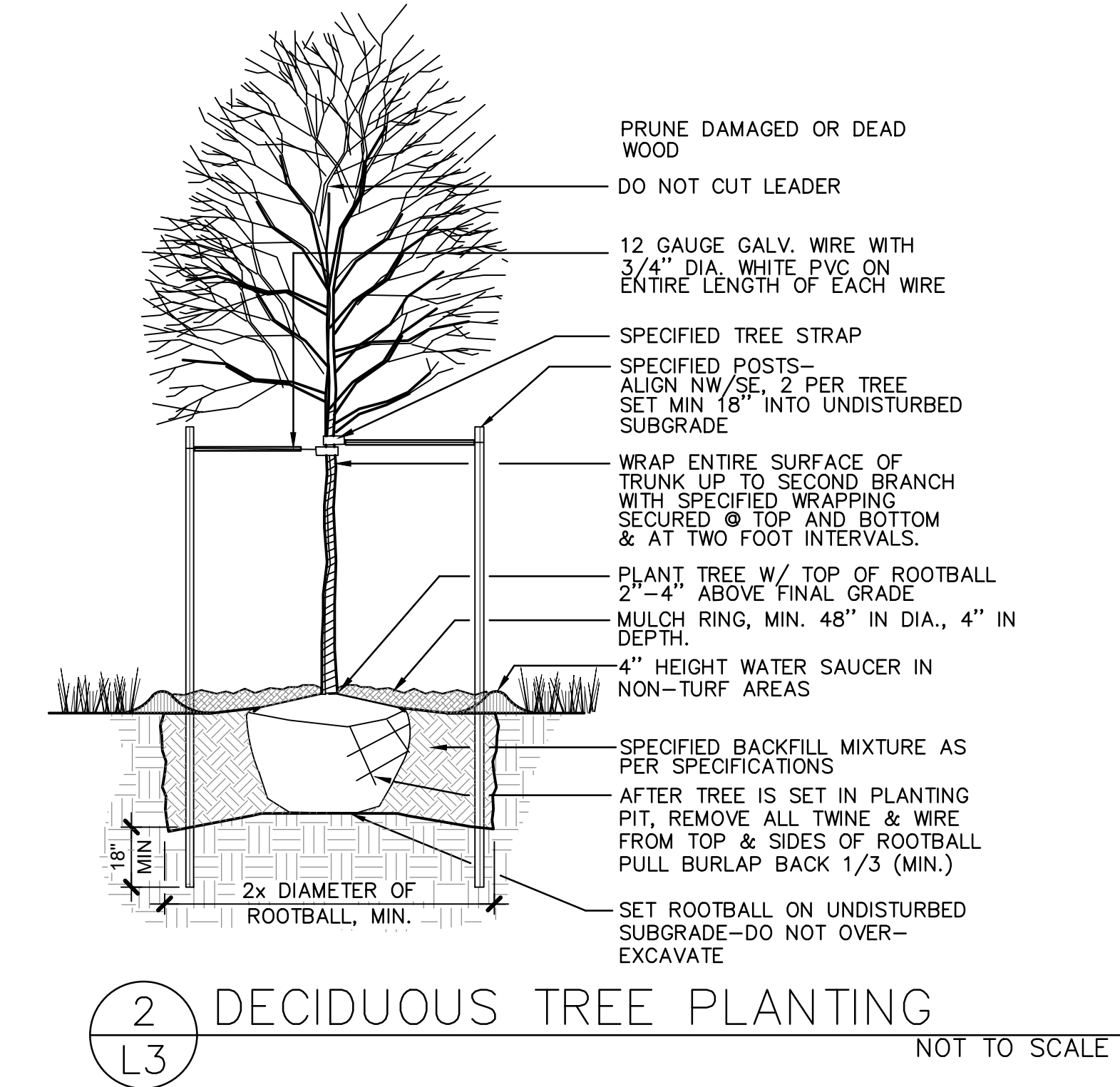
- All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
- The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
- See Civil Engineering sheets for final grading and drainage.
- Snow Storage area shall be a min. of 25% of all driveway and parking areas.

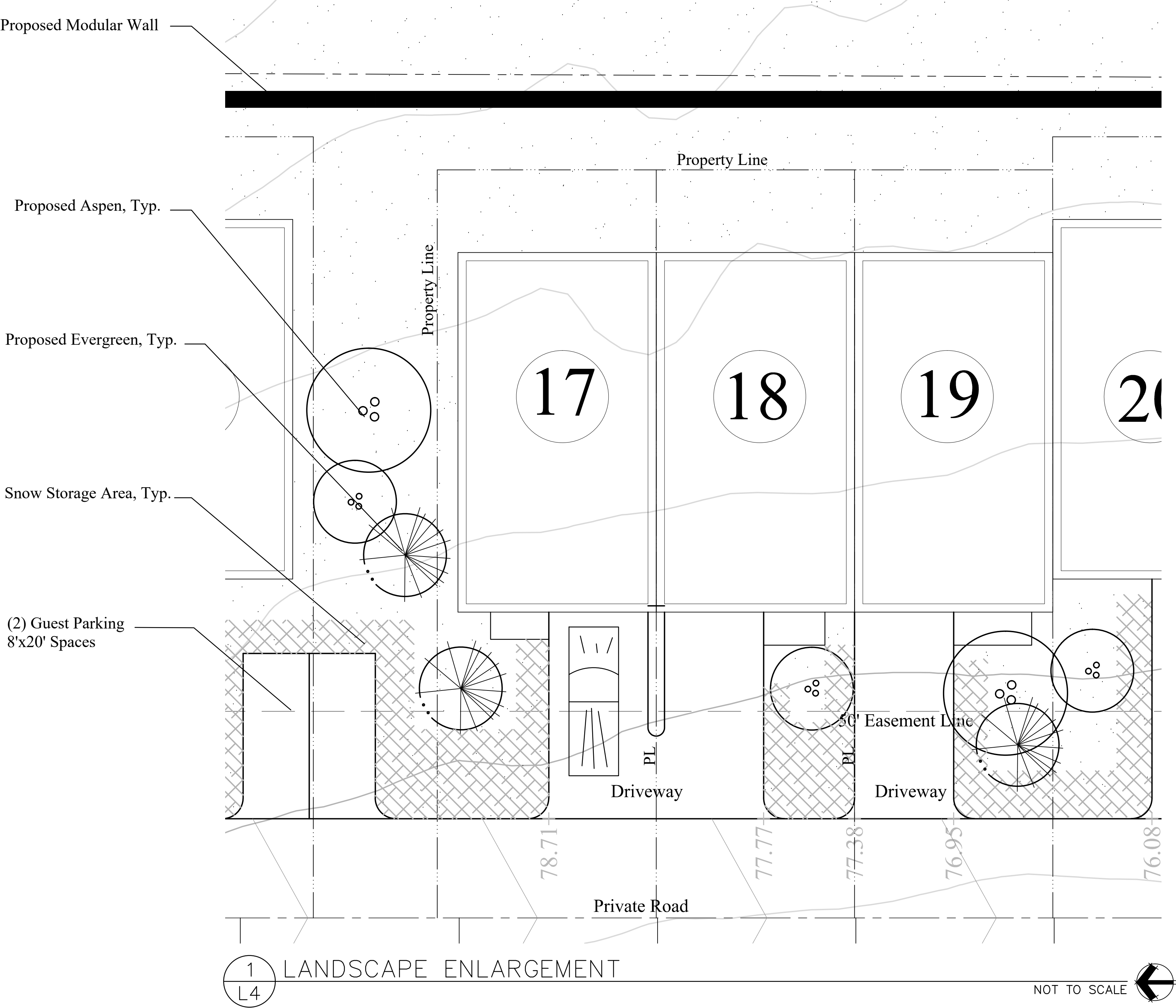
Revegetation Notes:

- Seed shall be broadcast and raked to ¼" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.

Fire Mitigation Notes:

- Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- Dead limbs shall be removed from all existing Serviceberries within Zone 1 or Zone 2.
- Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site.





General Notes and Specifications:

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- The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
- See Civil Engineering sheets for final grading and drainage.
- Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

- Seed shall be broadcast and raked to 1/4" depth.
- Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.

Fire Mitigation Notes:

- Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- Dead limbs shall be removed from all existing Serviceberries within Zone 1 or Zone 2.
- Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site.

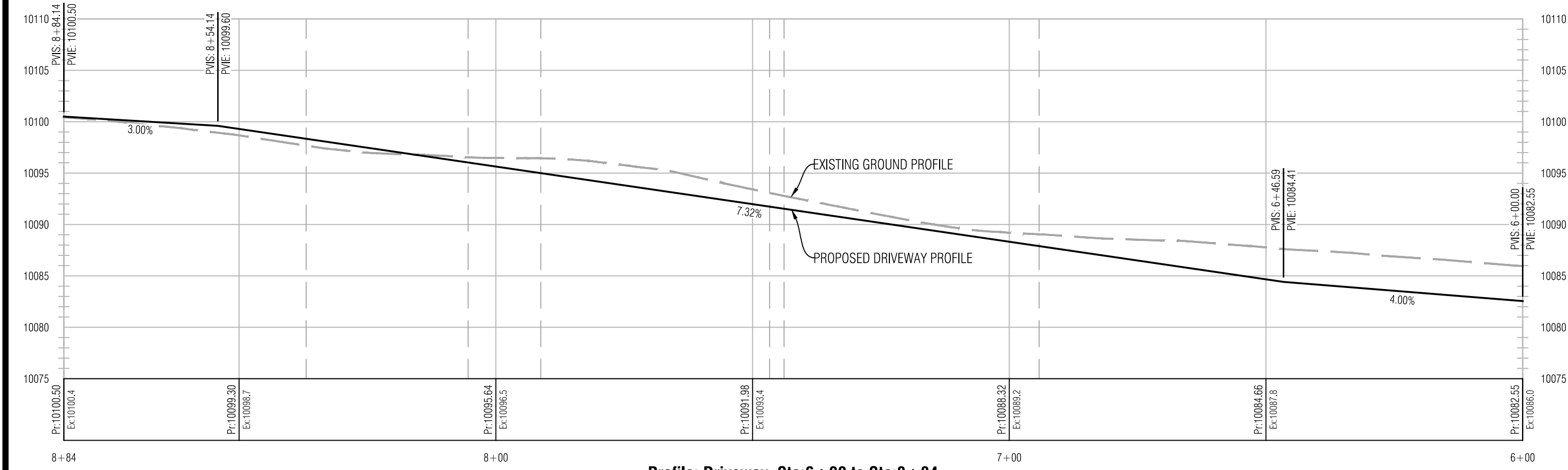
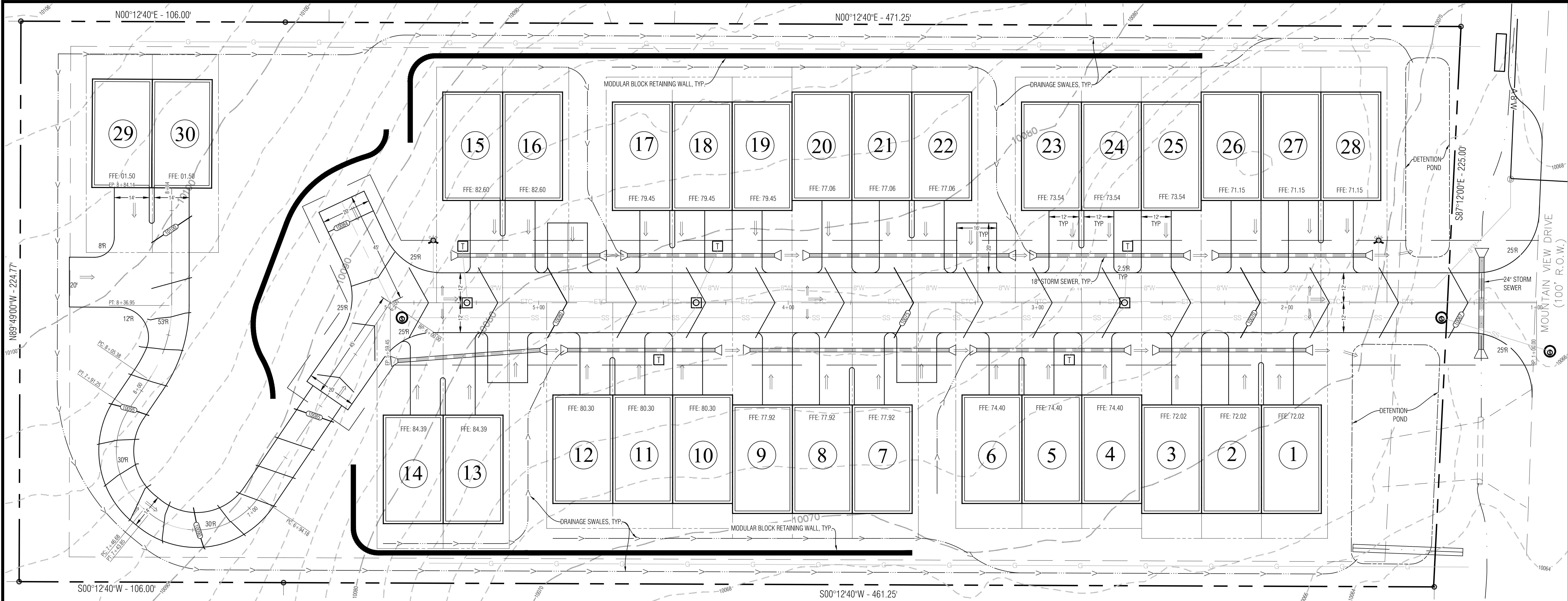
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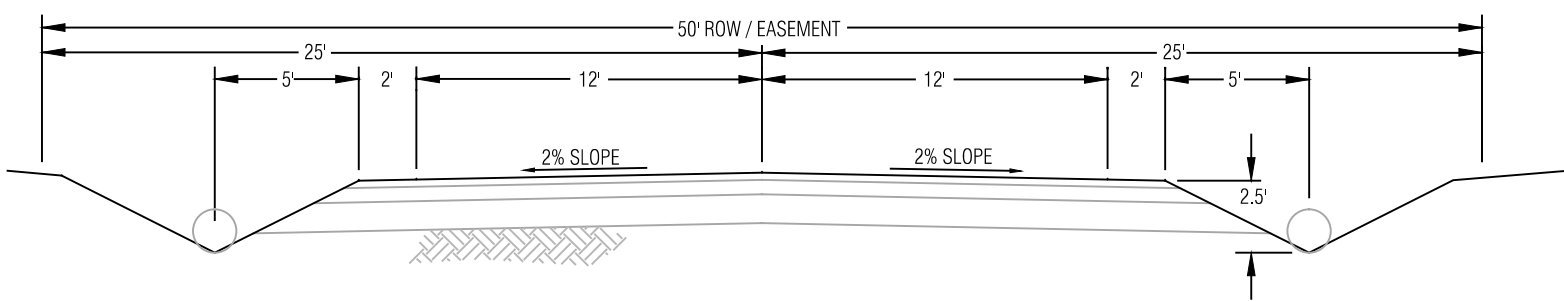
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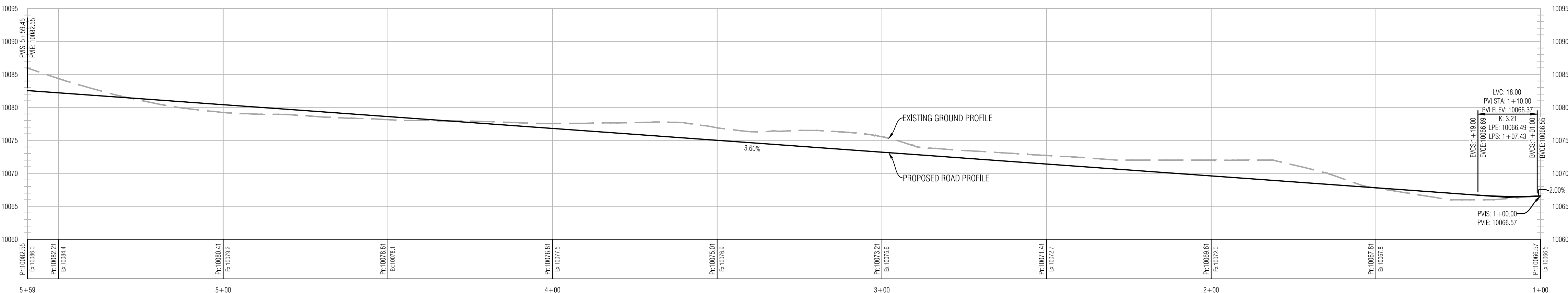
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Seeding Rate: 20 PLS Pounds/Acre		



Profile: Driveway, Sta:6+00 to Sta:8+84
Scale: Vert.=10', Horiz.=20'



PROPOSED ROAD TYP. SECTION
N.T.S. TO BE VERIFIED BY PROJECT GEOTECHNICAL ENGINEER



Profile: Main Road, Sta:1+00 to Sta:5+59
Scale: Vert.=10', Horiz.=20'

Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Avenue
Suite 201
Glenwood Springs, CO 81601
tele: 970.945.5252
fax: 970.384.2833
Engineer or Surveyor Seal

NOT FOR
PRELIM
CONSTRUCTION

Client Information:
RESORT CONCEPTS
PO BOX 5127
EDWARDS, CO 81632
970.926.1720

NORTH

0 20 40
Scale: 1" = 20'

811
Know what's below.
Call before you dig.

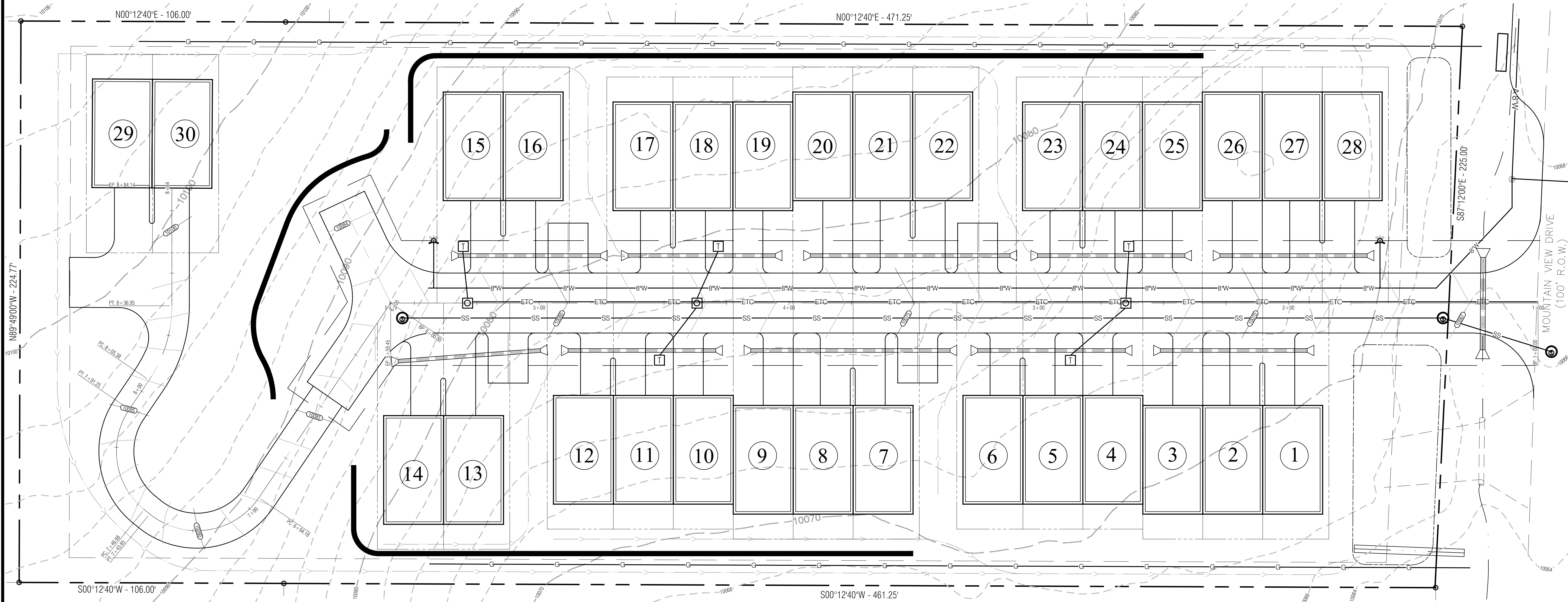
LAKE COUNTY, COLORADO
LEADVILLE TOWNHOME PROJECT
Grading And Drainage Concept
SKETCH PLAN SUBMITTAL

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

PROJECT NO.
19002
FILE NAME:
SP-01.dwg
Designer:
PAP
Date:
3/11/19

Sheet
C1

N:\PROJECTS\2019\19002-Popovich\Lake County\dwg\SP-01.dwg 3/11/2019 10:34 AM



LEGEND

- 8" W WATER LINE
- SS FIRE HYDRANT
- G SEWER LINE
- ETC SEWER MANHOLE
- G GAS LINE
- ETC ELECTRIC, TELEPHONE, CABLE TV
- T TRANSFORMER

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NORTH

0 20 40
Scale: 1" = 20'

811

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LEADVILLE TOWNHOME PROJECT
LAKE COUNTY, COLORADO
Utility Concept
SKETCH PLAN SUBMITTAL

No.	Date	Revision	By
1			
2			
3			
4			
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6			
7			
8			
9			

PROJECT NO.
19002
FILE NAME:
sp-01.dwg
Designer:
PAB
Drafter:
Date:
3/11/19

Sheet
C2