

Cordillera Valley Club

Design Review Board Application Form

Submit to Mauriello Planning Group
Via email: Allison@mpgvail.com
Via mail: PO Box 4777, Eagle, CO 81631
Ph. 970.390.8530

APPLICATION TYPE:

- | | |
|--|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Modification to Approved Plans |
| <input type="checkbox"/> Addition of Livable Space | <input type="checkbox"/> Wildfire Mitigation |
| <input type="checkbox"/> Modification without Addition of Space
(ie. Deck Addition, Hot Tub Addition, etc.) | <input type="checkbox"/> Minor Modification
(ie. Landscape, Color Change, Rec Equipment, etc.) |
| <input type="checkbox"/> Improvements Outside of Building Envelope | <input type="checkbox"/> Extension of Final Approval (1-year) |
| <input type="checkbox"/> Building Envelope Adjustment | |

Name of Project: 1611 Beard Creek Trail

General Description of the Project: New Residence; 2 Story, 7300+/- square foot

Updates to Approved plans with conditons addressed and modifications clouded on submitted drawings.

LOCATION

Lot: 14 Filing: 2 Street Address: 1611 Beard Creek Trail

CONTACT INFORMATION

Owner Name: Joe & Pepette Mongrain

Mailing Address: 2047 Westcreek Lane Houston TX 77027 " Unit 707 "

Phone: 281-235-9962

Email: jhmongrain@yahoo.com

Owner Signature:  Date: 11/6/2023

I acknowledge that I am aware and will comply with the rules and regulations as set forth in the CVC Design Guidelines, CVC Covenants, and CVC PUD. I authorize the representative below to act on my behalf and recognize that failure to abide by the rules and regulations by either my representative or myself may result in fines.

Applicant/Representative Name: See Architect

Mailing Address: _____

Phone: _____

Email: _____

Architect Name: Adam Harrison SRI Architects, Principle

License#: 400685

Mailing Address: PO Box 840 Edwards, Co. 81632

Phone: 970-949-3302

Email: adam@sriarchitect.com

Landscape Architect Name: Devin Gardner, Piñon Sage Landscape Architects

Mailing Address: 700 Redstone Ave, Carbondale, Co.

Phone: 970-379-0816

Email: devin@pinonsage.com

Office Use Only:

Pre-App Mtg:

Pre-Design Mtg:

Fee:

Date:

Sketch Mtg:

Fee:

Date:

Final Mtg:

Fee:

Date:

November 6, 2023

1611 BEARD CREEK TRAIL – MODIFICATIONS TO APPROVED PLANS
PROJECT #1943

Cordillera Valley Club
Design Review Board
Allison Kent
970.390.8530
PO Box 4777
Eagle, CO 81631

Modifications are revised on the following attached exhibits here within:

- Clouded revisions on sheet C1.0 & L3.0 submitted for DRC record.
SRI & Pinon Sage have further reviewed the driveway area required for safe and effective vehicle access in and out of the garages. The modified boulder walls with eased radius to better relate with existing site conditions, driveway slope and adjusted to better follow the building envelop east/southeast edge of driveway. The modification reduces the elements previously extending into steeper existing slopes that required more excess fill which is not desired. We feel these modifications will allow owners to safely navigate the driveway.

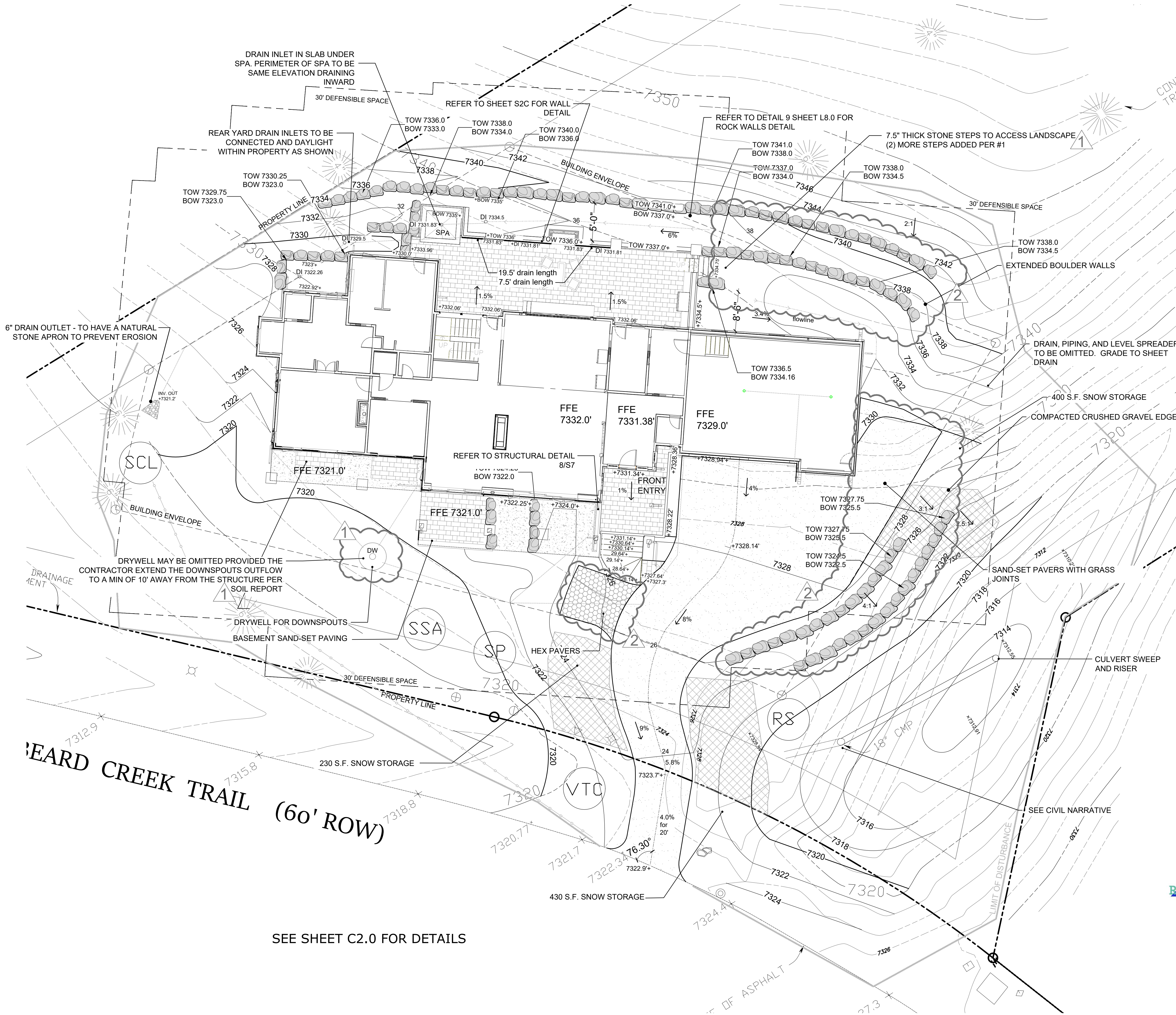
Sincerely,
By: Bert Willemse



piñon sage
landscape architects
carbondale, CO, 81623
devin@pinonsage.com
(970) 379.0816

GRADING AND DRAINAGE

1. VERIFY THE ACTUAL LOCATION AND ELEVATION OF UTILITIES IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF THE NEW FACILITIES. PROTECT EXISTING UTILITIES AND BE RESPONSIBLE FOR DAMAGE TO UTILITIES ENCOUNTERED DURING CONSTRUCTION.
2. REQUEST INSPECTION AS REQUIRED 48 HOURS IN ADVANCE OF PERFORMING ANY WORK UNLESS OTHERWISE NOTED ON THIS SHEET.
3. DEBRIS CREATED BY REMOVAL OPERATIONS BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE LEGALLY DISPOSED OF AWAY FROM THE JOB SITE.
4. NOTIFY LOCAL UNDERGROUND SERVICE COMPANIES FOR UTILITY FINDS 48 HOURS PRIOR TO ANY EXCAVATION.



SEE SHEET C2.0 FOR DETAILS



2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.



MONGRAIN RESIDENCE
1611 BEARD CREEK TRAIL
EDWARDS, COLORADO
BUILDING PERMIT



Know what's below.
Call before you dig.

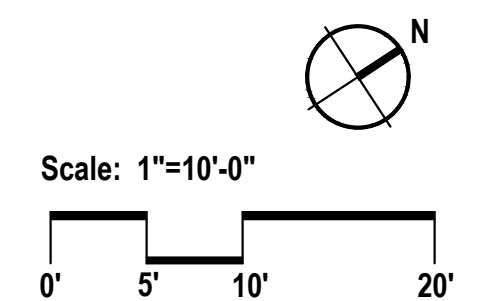
ISSUE DATE - 04/22/22

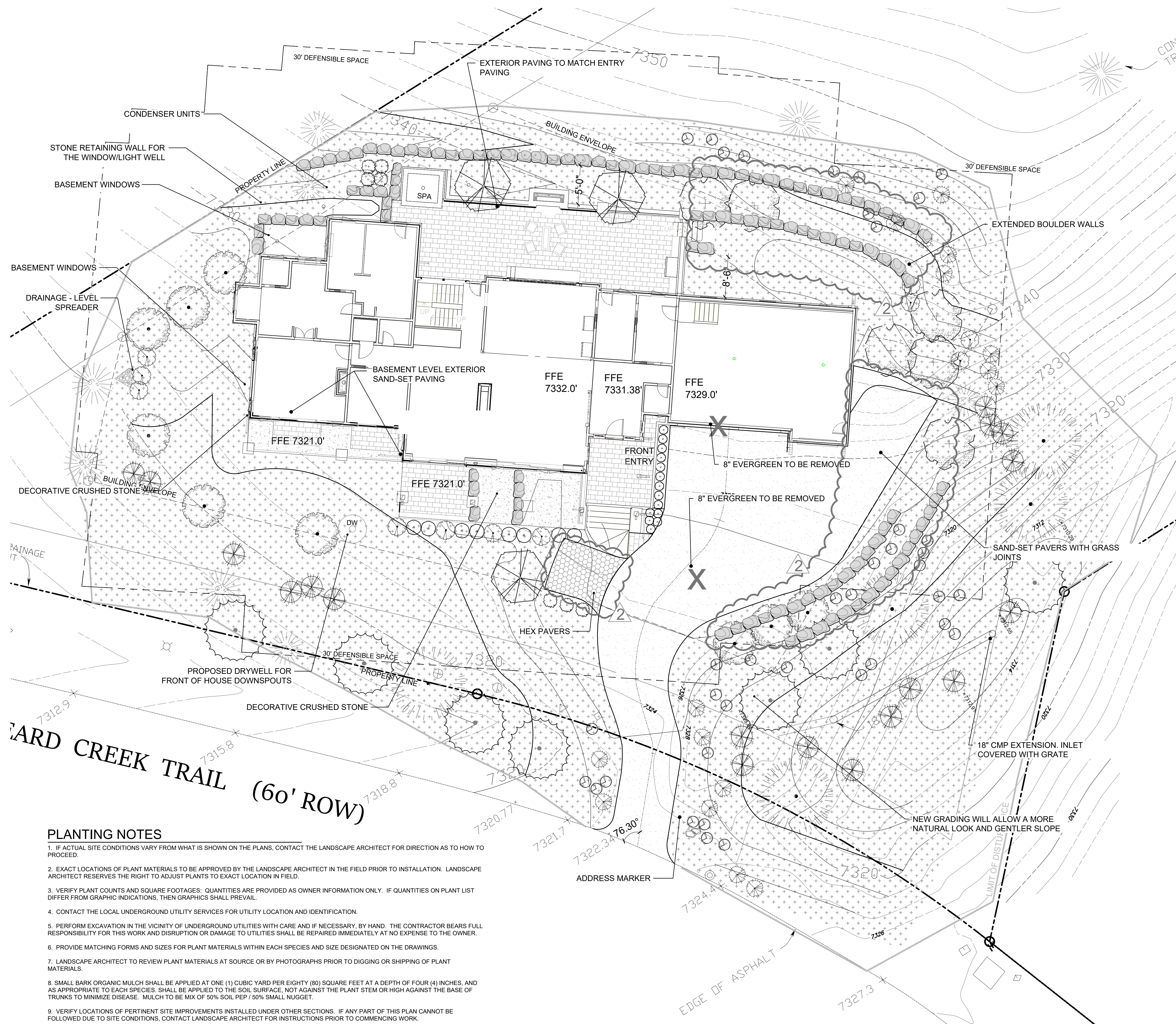
#	date	description
# 10/24/22		For Construction
# 9/12/23		Landscape Revisions

drawn - DG
PS job# - 0200

GRADING and
DRAINAGE
PLAN

C1.0





LANDSCAPE KEY

- PERENNIAL PLANTS - TBD
- NATIVE COLORADO NON IRRIGATED SEED - WITH ADDITIONAL SHRUBS (RATE) 20 LBS./ACRE

SHRUB KEY

- DARK KNIGHT SPIREA
- ARCTIC FIRE DOGWOOD
- RUBBER RABBITBRUSH
- BIG SAGEBRUSH
- SASKATOON SERVICEBERRY
- GOLDEN CURRANT

TREE KEY

- QUAKING ASPEN
- AUTUMN BRILLIANCE SERVICEBERRY
- ROCKY MOUNTAIN MAPLE
- PIÑON PINE
- DOUGLAS FIR
- ONE-SEED JUNIPER

LANDSCAPE SEED MIXES

Common Name	Scientific Name	Percent of Mix
Western Wheatgrass	<i>Pascopyrum smithii</i>	25
Slender Wheatgrass	<i>Elymus trachycaulus</i>	25
Bluestem Wheatgrass ("seca" variety)	<i>Pseudoroegneria spicata</i>	10
Green Needlegrass	<i>Nassella viridula</i>	15
Blue Grama	<i>Bouteloua gracilis</i>	15
Indian Ricegrass	<i>Achnatherum hymenoides</i>	10

** NOTE - ADDITIONAL SEED MIX TO CONTAIN ADDITIONAL 5 LBS COMBINATION OF 33% RUBBER RABBITBRUSH, 33% WINTERFAT, AND 33% HOODS PHLOX FOR RECLAMATION AND HABITAT

TREE LIST

BOTANICAL NAME	COMMON NAME	PLANTING SCHEDULE	QTY.	SIZE
DECIDUOUS TREES (total # of deciduous trees 18)				
<i>Acer glabrum</i>	Rocky Mountain Maple		9	3" cal.
<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry		3	2.0" cal
<i>Populus tremuloides</i>	Quaking Aspen		6	3" cal.
EVERGREEN TREES (total # of evergreen trees 16)				
<i>Juniperus monosperma</i>	One-Seed Juniper		7	8' hgt.
<i>Pinus edulis</i>	Piñon Pine		4	8' hgt.
<i>Pseudotsuga menziesii</i>	Douglas Fir		5	10' hgt.

SHRUB LIST

BOTANICAL NAME	COMMON NAME	PLANTING SCHEDULE	QTY.	SIZE
<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry		18	7 gal
<i>Artemisia tridentata</i>	Big Sagebrush		14	5 gal
<i>Caryopteris x clandonensis</i> 'Dark Knight'	Dark Knight Spirea		14	5 gal
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush		38	5 gal
<i>Cornus Stolonifera</i> 'Farrow'	Arctic Fire Dogwood		9	3" b&b
<i>Perovskia atriplicifolia</i>	Russian Sage		8	5 gal
<i>Philadelphus lewisii</i> 'Cheyenne'	Cheyenne Mockorange		9	5 gal

IRRIGATION NOTES

- AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS. AUTOMATIC 12" POP-UP SPRAY HEADS SHALL BE PROVIDED AT PERENNIAL BEDS. DRIP EMITTERS SHALL BE PROVIDED TO ALL TREES AND SHRUBS. 5 GALLON SHRUBS (1 GAL/HR EMITTER MIN) TREE (6 GAL/HR EMITTERS MIN). ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING.
- FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
- A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION; CIRCUIT CONTROL WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION; AND PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE. THE SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE WITH 20 PSI AT A 1" POINT OF CONNECTION. NOTIFY LANDSCAPE ARCHITECT IF THE REQUIRED FLOW CANNOT BE MET.
- PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
- LAYOUT OF IRRIGATION & CORRESPONDING PLANTINGS SHALL BE FIELD ADJUSTED TO AVOID INTERFERENCE W/ ROAD & PLOWING.
- MAINLINE IS TO BE BURIED 12"-18" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVE/UNDISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
- INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
- THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
 - LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
 - OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION
 - TEST AND ADJUST CONTROLS AND SAFETIES: REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.
- EXTENT OF IRRIGATION AT REVEGETATED AREAS IS TO COVER LIMITS OF DISTURBANCE. VERIFY LIMITS OF DISTURBANCE ON SITE AND ADJUST ACCORDINGLY. INFORM LANDSCAPE ARCHITECT IF ADDITIONAL IRRIGATION IS REQUIRED.

IRRIGATION CALCULATIONS

- DROUGHT TOLERANT NON-IRRIGATED SEED - 14,975 S.F.
- TEMP IRRIGATION BETWEEN RETAINING WALLS (12" ROTORS, 12" POP-UPS)
- PERENNIAL BEDS (12" POP-UP SPRAY) - 90 S.F.
- SHRUBS (110) - DRIP IRRIGATED
- DECIDUOUS TREES (18) - DRIP IRRIGATED
- SPRUCE TREES (16) - DRIP IRRIGATED

IRRIGATION TOTALS

PERENNIAL GARDENS = 90 S.F.
 TEMP IRR. FOR SEED BETWEEN ROCK WALLS = 1,345 S.F.
 SHRUBS (5 GAL) 110 TOTAL = 110 S.F.
 DECIDUOUS TREES 18 (8 sf/ea) = 162 S.F.
 EVERGREEN TREES 16 (16 sf/ea) = 256 S.F.
 TOTAL 1,958 S.F.

PLANTING NOTES

- IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
- VERIFY PLANT COUNTS AND SQUARE FOOTAGES: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL.
- CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
- PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
- SMALL BARK ORGANIC MULCH SHALL BE APPLIED AT ONE (1) CUBIC YARD PER EIGHTY (80) SQUARE FEET AT A DEPTH OF FOUR (4) INCHES, AND AS APPROPRIATE TO EACH SPECIES. SHALL BE APPLIED TO THE SOIL SURFACE, NOT AGAINST THE PLANT STEM OR HIGH AGAINST THE BASE OF TRUNKS TO MINIMIZE DISEASE. MULCH TO BE MIX OF 50% SOIL PEP / 50% SMALL NUGGET.
- VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.



MONGRAIN RESIDENCE
 1611 BEARD CREEK TRAIL
 EDWARDS, COLORADO

BUILDING PERMIT



ISSUE DATE - 05/27/22

revisions	#	date	description
	1	10/24/22	For Construction
	2	9/12/23	Landscape Revisions

drawn - DG
 PS job# - 0200

LANDSCAPE PLAN

L3.0

