STONE CONCEPTS WAREHOUSE

85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

MINOR DEVELOPMENT PERMIT SUBMITTAL MAY 29, 2023

CODE SUMMARY

JURISDICTION:	TOWN OF EAGLE, COLORADO
BUILDING CODES:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE STATE MANADATED NATIONAL ELECTRIC CODE TOWN OF EAGLE AMENDMENTS
CONSTRUCTION TYPE:	TYPE VB, NON-SPRINKLERED
OCCUPANCY TYPE:	MIXED: B, BUSINESS & F-2, FACTORY, LOW HAZARD
AREA: F-2:	ALLOWABLE: 13,000 SF ACTUAL: 10,976 SF
B:	ALLOWABLE: 9,000 SF ACTUAL: 1,076 SF
OCCUPANCY SEPARATION:	NONE, NONSEPARATED OCCUPANCIES, ACCESSORY LESS THAN 10% PRIMARY PER 508.2.3

OWNER
STONE CONCEPTS
1210 CHAMBERS AVENUE
EAGLE, COLORADO 81631
(970) 328-3800

ARCHITECT
EGGERS ARCHITECTURE, INC
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

CIVIL ENGINEER
LKP ENGINEERING, INC.
PO BOX 724
EAGLE, COLORADO 81631
(970) 390-0307

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 676
CONIFER, COLORADO 80433
(303) 838-2222

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

MEP ENGINEER
BIGHORN CONSULTING ENGINEERS, INC
386 INDIAN ROAD
GRAND JUNCTION, COLORADO 81501
(970) 241-8709

GEOTECHNICAL ENGINEER
KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-7988

VICINITY MAP

DRAWING SCHEDULE

C	COVER
	TOPO SURVEY
C1	SITE GRADING & DRAINAGE PLAN
C2	CIVIL DETAILS AND SPECIFICATIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & SCHEDULES
A1.1	MAIN LEVEL PLAN
A1.3	MEZZANINE LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS

EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

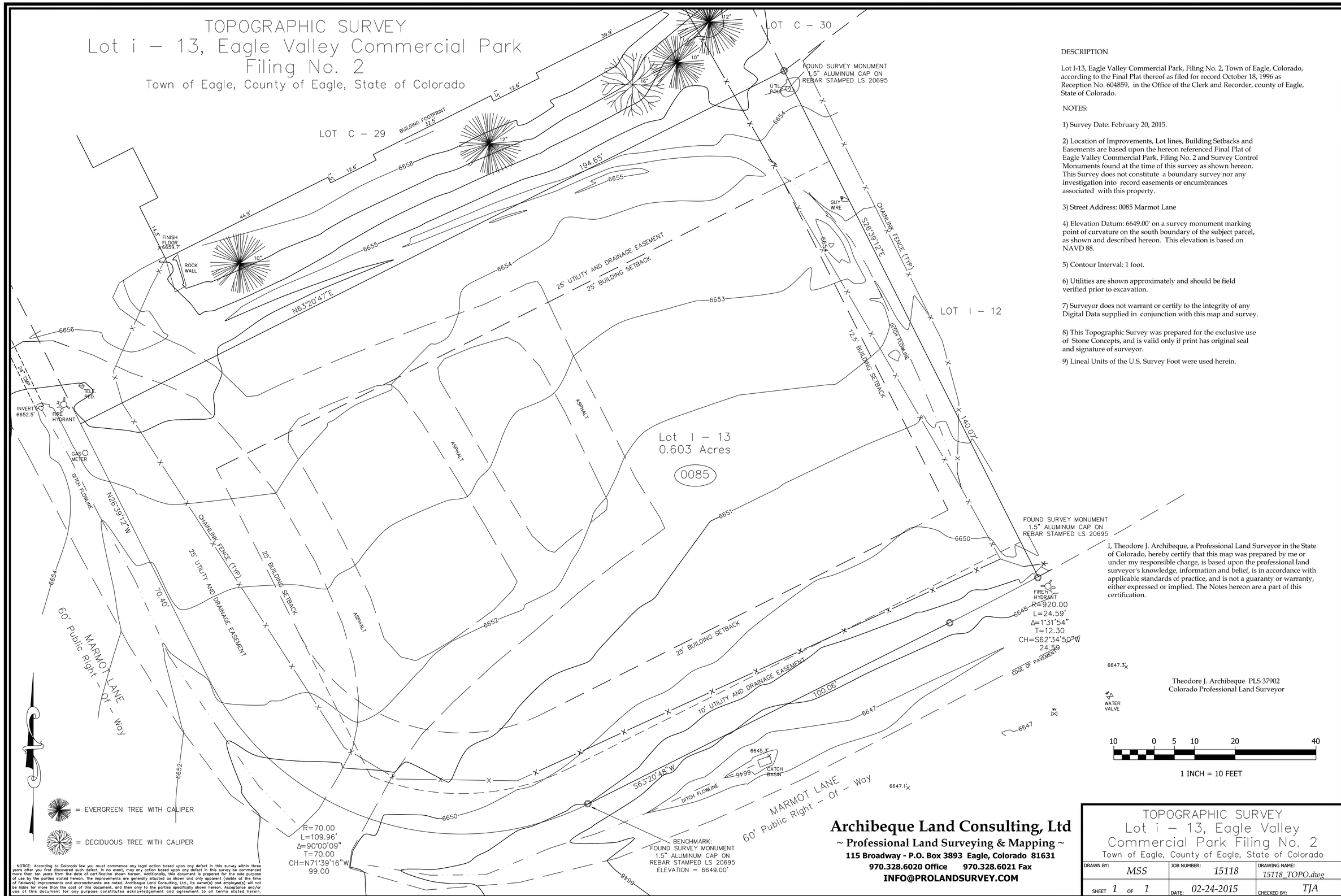
PROJECT NO: 2505-23

ISSUED

NUMBER	DATE	BY	COMMENTS
1	5-29-23	DUE	MINOR DEVELOPMENT PERMIT SUBMITTAL

C

TOPOGRAPHIC SURVEY
Lot i – 13, Eagle Valley Commercial Park Filing No. 2
Town of Eagle, County of Eagle, State of Colorado



DESCRIPTION

Lot I-13, Eagle Valley Commercial Park, Filing No. 2, Town of Eagle, Colorado, according to the Final Plat thereof as filed for record October 18, 1996 as Reception No. 604859, in the Office of the Clerk and Recorder, county of Eagle, State of Colorado.

NOTES:

1) Survey Date: February 20, 2015.

2) Location of Improvements, Lot lines, Building Setbacks and Easements are based upon the hereon referenced Final Plat of Eagle Valley Commercial Park, Filing No. 2 and Survey Control Monuments found at the time of this survey as shown hereon. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.

3) Street Address: 0085 Marmot Lane

4) Elevation Datum: 6649.00' on a survey monument marking point of curvature on the south boundary of the subject parcel, as shown and described hereon. This elevation is based on NAVD 88.

5) Contour Interval: 1 foot.

6) Utilities are shown approximately and should be field verified prior to excavation.

7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.

8) This Topographic Survey was prepared for the exclusive use of Stone Concepts, and is valid only if print has original seal and signature of surveyor.

9) Lineal Units of the U.S. Survey Foot were used herein.

I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared by me or under my responsible charge, is based upon the professional land surveyor's knowledge, information and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. The Notes hereon are a part of this certification.

Theodore J. Archibeque PLS 37902
Colorado Professional Land Surveyor

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

TOPOGRAPHIC SURVEY
Lot i – 13, Eagle Valley Commercial Park Filing No. 2
Town of Eagle, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 15118	DRAWING NAME: 15118_TOPO.dwg
SHEET 1 OF 1	DATE: 02-24-2015	CHECKED BY: TJA

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

LOT C-29
35 MARMOT LANE

LOT I-12

LOT I-13
0.603 ACRES
0085

MARMOT LANE
60' PUBLIC RIGHT-OF-WAY

FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP ON
REBAR STAMPED LS 20695

RELOCATE OR REMOVE
THE EXISTING
DRAINAGE STRUCTURE

6" PVC
INVERT OUT
UNKNOWN IN
6653.8'

MATCH EXISTING
GRADE

6" PVC
INVERT IN
UNKNOWN OUT
6653.4'

SLOPE AWAY FROM THE
BUILDING PER SOIL'S REPORT
RECOMMENDATIONS

CONCRETE PAD
CONCRETE DRIVE

25' UTILITY AND
DRAINAGE EASEMENT

25' BUILDING SETBACK

GRASS DRAINAGE
SWALE AT 2% SLOPE

CHAINLINK FENCE (TYP)

HALT DRIVE
DER SNOW

CLEAN AND REPAIR
EXISTING CULVERT OUTLET
FOR UNOBSTRUCTED FLOW

4-IN DIAMETER HDPE
DISCHARGE PIPE TO DAYLIGHT

20-FOOT TRENCH DRAIN, ACO KLASSIK DRAIN
K100, 4-INCH, PRE-SLOPED, WITH CLASS C
TRENCH GRATE TYPE LONGITUDINAL,
DUCTILE IRON, GRATE 476D LOAD CLASS C,
SAFE FOR ADA, BICYCLE, AND HIGH HEEL

FINISH
FLOOR
6659.7'

FIRE
HYDRANT

GAS
METER

TELE.
PED.

WATER
SERVICE LINE

STAIRCASE BY ARCHITECT

PARKING STAIRCASE
BY ARCHITECT

CATCH BASIN WITH 2X2 INLET
GRATE AND WITH 6-INCH
CONCRETE APRON TO DIRECT
THE FLOW IN THE CATCH BASIN
RIM EL=6646.5'
INVout=6643.5'
WITH 1' SUMP

R=920.00
L=24.59'
Δ=1°31'54"
T=12.30
CH=S62°34'50"W
24.59

WATER
VALVE

WATER VALVE
WITH STUB

EDGE OF EXISTING
PAVEMENT

12-INCH DIAMETER HDPE
DISCHARGE PIPE WITH SMOOTH
INNER SURFACE AT 1% SLOPE

INVout=47.3'

WHEEL STOP
(TYPICAL)

60 FEET, 18-INCH DIAMETER, HDPE
CULVERT WITH SMOOTH INNER
SURFACE AT 1% SLOPE WITH
FLARED END SECTIONS
INVin=6650.7' INVout=6650.10'

TW=53'
BW=52'

BOULDER WALL
TW=53'
BW=51'

EDGE OF EXISTING
PAVEMENT

R=70.00
L=109.96'
Δ=90°00'09"
T=70.00
CH=N71°39'16"W
99.00

REMOVE EXISTING, BURIED
CULVERT (NOT SHOWN ON
SURVEY) & GRAVEL DRIVE AND
RE-GRADE PER PLAN

MH-7.81 (TOWN OF EAGLE
AS-BUILT)
RIM EL=6650.36
INVinN=6634.31
INVoutS=6634.21
PROPOSED INVin=6646.03'

SEWER MANHOLE
RIM = 6650.42'

61 FEET OF 4-IN
DIAMETER,
SDR35 PVC

ALL NEWLY GRADED AND
DISTURBED AREAS TO BE
RE-VEGETATED ACCORDING TO THE
LANDSCAPING PLAN (TYPICAL)

24 FEET, 18-INCH DIAMETER, HDPE CULVERT
WITH SMOOTH INNER SURFACE AT 1% WITH
SLOPE WITH FLARED END SECTIONS
INVin=6645.8' INVout=6645.58'

BENCHMARK:
FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP ON
REBAR STAMPED LS 20695
ELEVATION = 6649.00'

24" CMP
INVERTout
6642.6'

INVout=
6642.78'

EXISTING
CATCH BASIN

EXISTING
DISCHARGE TO
DAYLIGHT

ONE WAY

DITCH FLOWLINE

ASPHALT

WARCHUSE

BUILDING
TRACK

BREAKROOM

TOOLS

OFFICE

ELEC

GUY
WIRE

S26°39'12"E

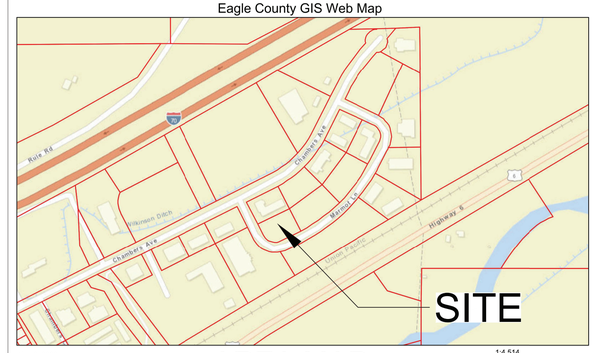
N63°20'47"E

S63°20'48"W

N26°39'12"W

52.48'L.P.
52.54'
6652.7'
48.2'LP
6648.5'
6647.1'

Eagle County GIS Web Map



May 6, 2023
Parcels

AREA MAP
~1"=400'

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

County of Eagle, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Eagle County GIS Viewer

SITE COVERAGE:

SITE	0.603AC	26,267SF	
FOOTPRINT		11,924SF	45%
PARKING & WALKWAYS		7,623SF	26%

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

LEGEND

S	S	SEWER SERVICE
W	W	WATER SERVICE
E	E	ELECTRIC SERVICE
GAS	GAS	GAS SERVICE

NO.	DATE	DESCRIPTION	BY
1.	7/26/23	ADD SERVICE UTILITIES	L.P.

GRADING & DRAINAGE PLAN

LOT I-13, EAGLE VALLEY COMMERCIAL PARK FILING 2
95 MARMOT LANE
TOWN OF EAGLE
EAGLE COUNTY, COLORADO

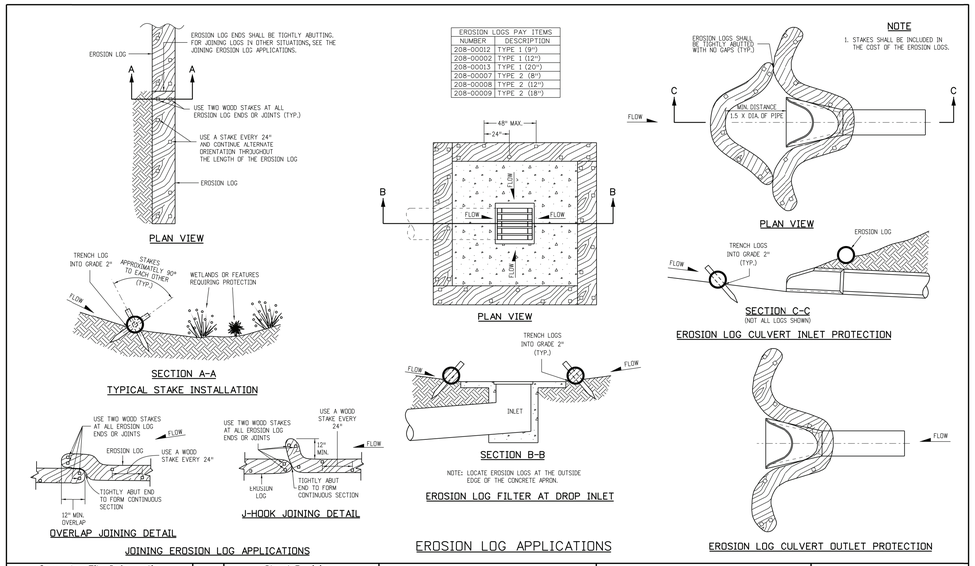
STONE CONCEPTS II LLC

CIVIL/GEOTECHNICAL
LKP Engineering, Inc.
P.O. Box 724 Eagle, CO 81631
Tel (970) 390-0307 www.LKPEngineering.com

GRADING/DRAINAGE

COLORADO REGISTERED PROFESSIONAL ENGINEER
7/26/2023
29526

DRAWN BY:	L.P.
CHECKED BY:	L.P.
PROJECT NO.:	23-3665
SEE REVISIONS BOX DATE:	MAY 8, 2023
DRAWING NO.:	23-3665CIVIL.DWG
SHEET	C-1



EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9")
208-00002	TYPE 1 (12")
208-00013	TYPE 1 (20")
208-00007	TYPE 2 (8")
208-00008	TYPE 2 (12")
208-00009	TYPE 2 (18")

NOTE

1. STAKES SHALL BE INCLUDED IN THE COST OF THE EROSION LOGS.

Computer File Information		
Creation Date: 07/04/12	Initials: JBK	
Last Modification Date: 08/10/17	Initials: LTA	REV
FullPath: www.coloradodot.info/business/designsupport		REV
Drawing File Name: 208010201.dgn		REV
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		REV

Sheet Revisions	
Date	Comments
03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.

Colorado Department of Transportation
4201 East Arkansas Avenue
CDOT HQ, 4th Floor
Denver, CO 80222
Phone: 303-757-9021 FAX: 303-757-9868
Division of Project Support JBK/LTA

TEMPORARY EROSION CONTROL

Issued By: Project Development Branch on July 4, 2012

STANDARD PLAN NO.
M-208-1
Sheet No. 2 of 11

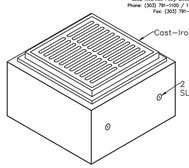
GENERAL NOTES

1. BEFORE DIGGING NOTIFY ALL APPLICABLE UTILITY COMPANIES.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF CONSTRUCTION.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
4. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
5. CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
6. ALL FINISH GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.

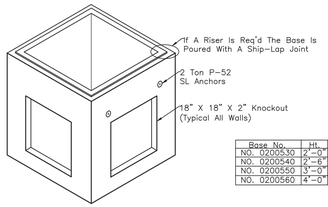
TEMPORARY EROSION CONTROL

1. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES.
2. NEW AND EXISTING INLETS MUST BE PROTECTED FROM SEDIMENT LADEN RUNOFF.
3. HAY BALES (OR SEDIMENT WATTLES) WILL BE INSTALLED AT CATCH BASIN INLETS, PRIOR TO EXCAVATION, AND MAINTAINED AND KEPT IN PLACE UNTIL THE PROJECT IS COMPLETED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT WITH THE RUNOFF FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES AT THE REQUEST OF THE APPROPRIATE BUILDING OFFICIALS.

Oldcastle Precast
AMCOR Precast Division
8392 Riverview Pkwy, Littleton, CO 80125
Phone: (303) 791-1100 / 1-800-742-4538
Fax: (303) 791-1120



NUMBER	HT.	WT.
NO. 0200702	0'-2"	77
NO. 0200704	0'-4"	155
NO. 0200706	0'-6"	233
NO. 0200710	1'-0"	467
NO. 0200720	1'-6"	700
NO. 0200730	2'-0"	933
NO. 0200740	2'-6"	1,167
NO. 0200750	3'-0"	1,400
NO. 0200760	4'-0"	1,867



Base No.	Ht.	Wt.
NO. 0200530	2'-0"	1,065
NO. 0200540	2'-6"	1,298
NO. 0200550	3'-0"	1,532
NO. 0200560	4'-0"	1,998

Iso View
For Reference Only

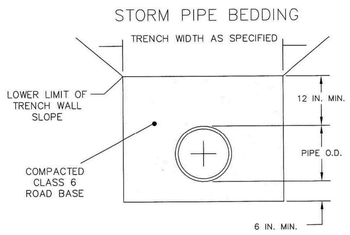
H-20 PRECAST COVER 356 lbs. – 533 lbs. NO. 0200130 (6") NO. 0200120 (4")

H-20 PRECAST COVER 356 lbs. – 533 lbs. NO. 0200130 (6") NO. 0200120 (4")

GALVANIZED UV – 3030 COVER PLATE AND FRAME 100 lbs. NO. 7403030

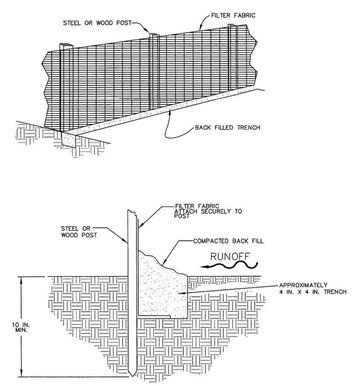
CAST IRON 24" x 24" INLET GRATE AND FRAME 280 lbs. NO. 7202410

SITE PLAN BY:
DON EGGERS
EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459



Title: Detail Bedding
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Drainage.dwg
Date: 1/18/2018

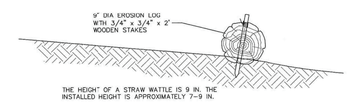
D3



GENERAL NOTES:
1. THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF FENCE.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.

Title: Detail Silt Fence
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Drainage.dwg
Date: 1/18/208

D4



EROSION LOG WATTLE DETAIL
N.T.S.

This sediment barrier is designed for low surface flows not to exceed 1 cfs for small areas, slope flatter than 3:1 or short slopes, and where silt fences are not practicable. Straw Wattles can also be installed on contour on steeper slopes to reduce surface, spread water flow and capture sediment. The following is a brief description of the Straw Wattles, their uses and installation.

1. The height of a Straw Wattle is 9 in. The installed height is approximately 5 –7 in. The standard length of Straw Wattles is 25 ft., however other lengths will be made upon request.

2. Straw Wattles can be installed on contour of slope, with a slight downslope angle at the end of each row to allow for slow drainage during heavy precipitation. They can also be used at the top of slopes to prevent sheeting over the edge, and they can be used at the toe of slopes. Straw Wattles can also be used along sidewalks and curbs and around storm drains and inlets to prevent sediment pollution.

3. Straw Wattles can be used to replace silt fences, straw bale dikes and sand bag barriers. They can also be placed in drainage swales to slow flows and capture sediment: they can be used as level spreaders to prevent concentrated flow, and in place of earthen berms or dikes.

4. Straw Wattles should be installed on surface.

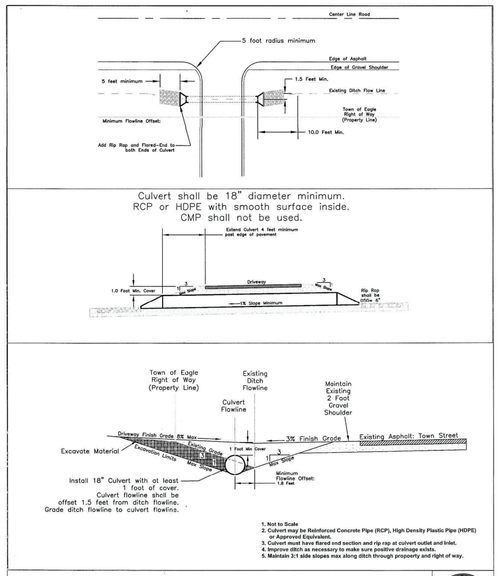
5. Lay the Wattle in the trench and stake with 3/4" X 3/4" X 18" or 24" wood stakes at each end and 4-foot on center. When installing running lengths, Straw Wattle ends should be buttoned firmly together to prevent leakage, and securely staked together but overlapping in acceptable.

6. When used on slopes, Straw Wattles do not require removal and can be abandoned in place. However, when used for temporary purposes such as along sidewalks on curbs, or around storm drains, they can be removed and reused.

7. Wattles installed on slopes that are steeper than 2:1 shall be spaced at 10' intervals rather than 20' intervals.

Title: Erosion Log
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Erosion Log.dwg
Date: 1/18/2018

D5



Title: DETAIL – Driveway Culvert
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Driveway Culvert.dwg
Date: 1/19/2018

E10

NO.	DATE	DESCRIPTION	BY

GRADING & DRAINAGE PLAN
NOTES AND DETAILS

LOT 1-13, EAGLE VALLEY COMMERCIAL PARK FILING 2
95 MARMOT LANE
TOWN OF EAGLE
EAGLE COUNTY, COLORADO

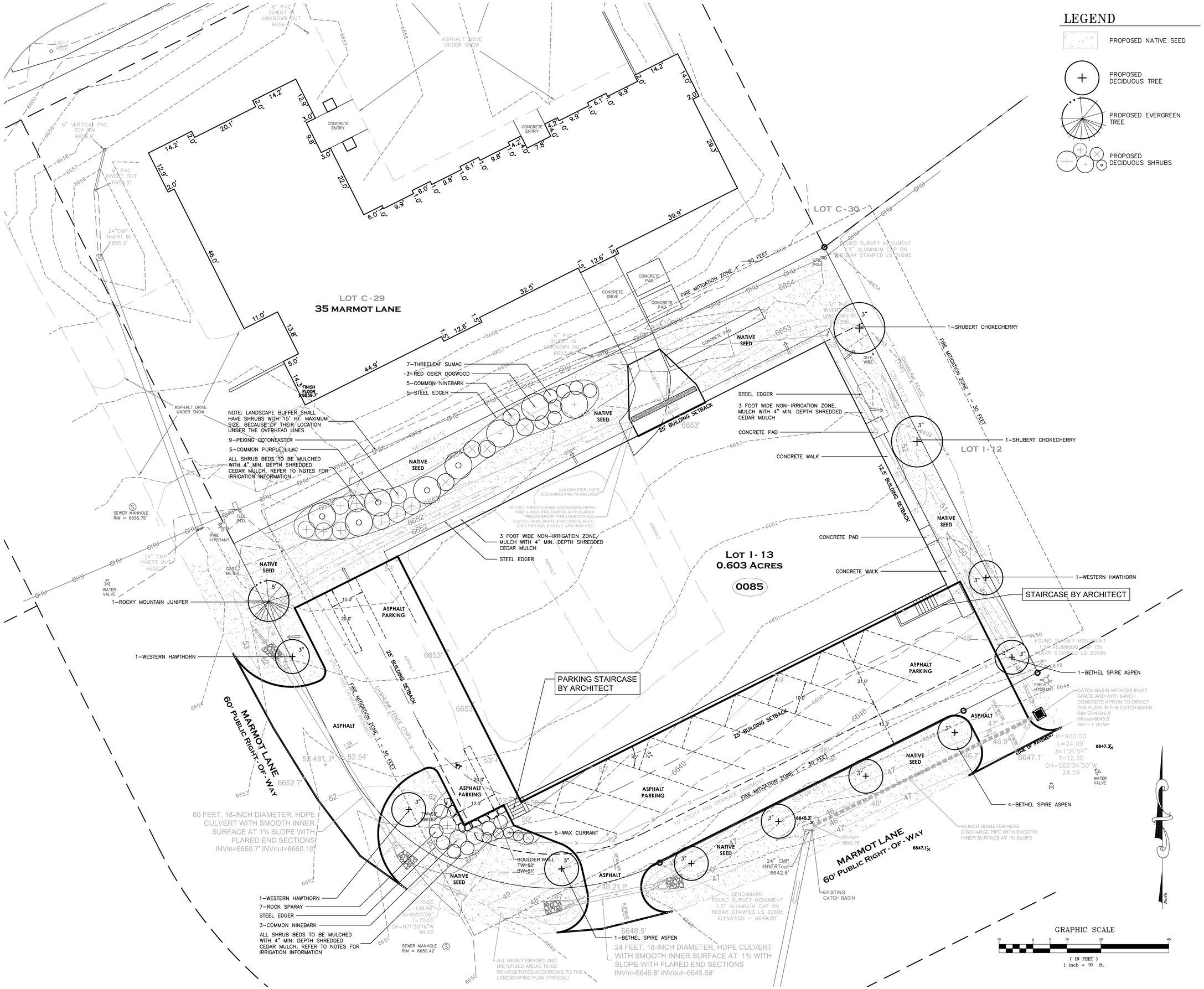
STONE CONCEPTS II LLC

CIVIL/GEOTECHNICAL
LKP Engineering, Inc.
P.O. Box 724 Eagle, CO 81631
Tel (970) 390-0307 www.LKPEngineering.com

DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER
5/08/2023
29526
PHILIP S. LOBITZER

DRAWN BY: L.P.
CHECKED BY: L.P.
PROJECT NO.: 23-3665
SEE REVISIONS BOX
DATE: MAY 8, 2023
DRAWING NO.: 23-3665CIVIL.DWG
SHEET C-2



LEGEND

- PROPOSED NATIVE SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS

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

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

STONE CONCEPTS II LLC

85 MARMOT LANE, LOT I-13, FILING 2
EAGLE VALLEY COMMERCIAL PARK
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: DE/TT
DATE: May 15, 2023
REVISIONS:

MINOR DEVELOPMENT PERMIT
SHEET TITLE:
PROPOSED LANDSCAPE PLAN

SCALE: VARIES

SHEET NUMBER:
L1

General Notes and Specifications:

1. All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
4. 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.
5. All proposed juniper to be limbed to 10'-0" above grade per Eagle County Wildfire Regulations.
6. Quantity and location of "natural" shrub plantings within Wildfire Mitigation Zone 2 shall be subject to field review by Eagle County Wildfire Mitigation Officer.
7. See Civil Engineering sheets for final grading and drainage.
8. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Celluose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Notes:

1. Zone 1 (15' from building and integral planting): no flammable plants shall be planted within 15' of the sturcture or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown seperation must be maintained for all conifers and shrubs orver 4'. A 4' crown seperation must be maintained for shrubs under 4'.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ⅓ of their total height, but no more than 10'.
5. Dead limbs shall be removed from all existing Serviceberrys within Zone 1 or Zone 2.
6. Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Eagle County Wildfire Mitigation and landscape installer on a unit by unit basis prior to construction.

Legend & Irrigation Calculations		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Irrigation For Native Seed	8,400 SF
	Permanent Drip Irrigation For B&B Trees	14 TREES x 4.5 SF = 63 SF
	Permanent Drip Irrigation For 5 gal. Shrubs	44 SHRUBS x 3 SF = 132 SF

NOTE:

1. See Civil Engineering sheets for final grading and drainage.

IRRIGATION NOTES:

1. 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.
2. All Trees, shrubs and annual/perennial beds to be drip irrigated

PROPOSED PLANT MATERIAL LIST:

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
	DECIDUOUS TREES			
6	Bethel Spire Aspen Populus tremuloides 'Bethel Spire'	1 & 2	3" cal.	Specimen quality B&B, guyed
3	Western Hawthorn Crataegus succulenta	1 & 2	3" cal.	Specimen quality B&B, guyed
2	Shubert Chokecherry Prunus virginiana 'Shubert'	1 & 2	3" cal.	Specimen quality B&B, guyed
	EVERGREEN SHRUBS			
1	Rocky Mountain Juniper Juniperus scopulorum	2	5' ht.	Specimen quality B&B, staked
	DECIDUOUS SHRUBS			
9	Peking Cotoneaster Cotoneaster lucidus	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
7	Rock Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
8	Common Ninebark Physocarpus opulifolius	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Red Osier Dogwood Cornus sericea	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
7	Threeleaf Sumac Rhus trilobata	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
5	Wax Currant Ribes cereum	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.

NATIVE SEED REVEGETATION MIX (ROADWAY MIX):

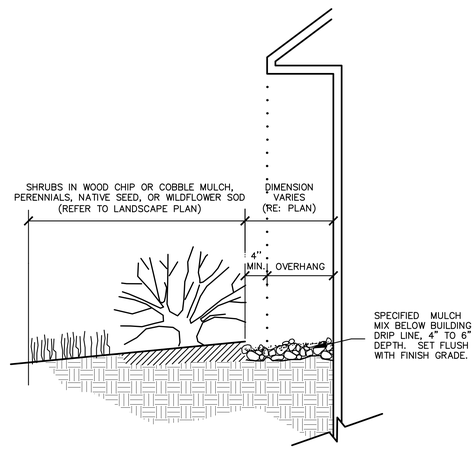
Scientific Name	Variety	Percent
Bluebunch Wheatgrass Agropyron spicatum	Secar	9.77
Slender Wheatgrass Agropyron trachycaulum	Revenue	28.28
Western Wheatgrass Agropyron smithii	Arriba	47.58
Sheep Fescue Festuca ovina	MX–86	10.08

Seeding Rate: 25 PLS Pounds/Acre

NATIVE SEED REVEGETATION MIX (NON-ROADWAY MIX):

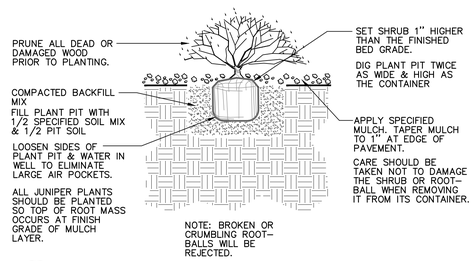
Scientific Name	Variety	Percent
Bluebunch Wheatgrass Agropyron spicatum	Secar	26.26
Slender Wheatgrass Agropyron trachycaulum	Revenue	26.14
Western Wheatgrass Agropyron smithii	Arriba	14.03
Sheep Fescue Festuca ovina	MX–86	9.94
Arizona Fescue Festuca arizonica	Redondo	8.09
Canby Bluegrass Poa canbyi		5.44
Bottlebrush Squirreltail Elymus elymoides		4.25
Prairie Junegrass Koeleria macrantha		1.81

Seeding Rate: 20 PLS Pounds/Acre



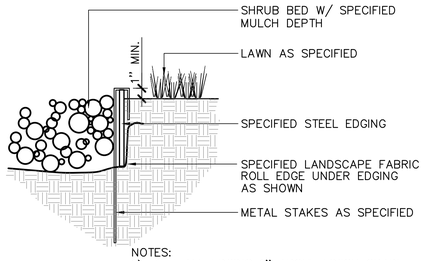
1 / L2 ARMORED DRIP LINE & NON–IRRIGATED ZONE

NOT TO SCALE



2 / L2 SHRUB PLANTING

NOT TO SCALE



NOTES:
1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.

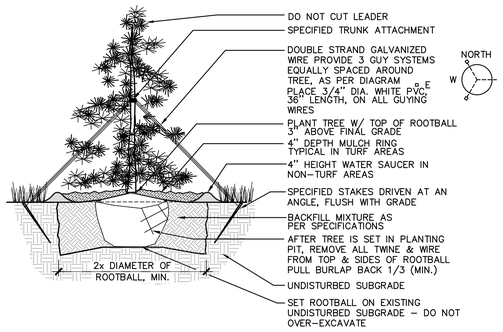
2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.

3) ALL JOINTS TO BE SECURELY STAKED.

4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

3 / L2 STEEL EDGER

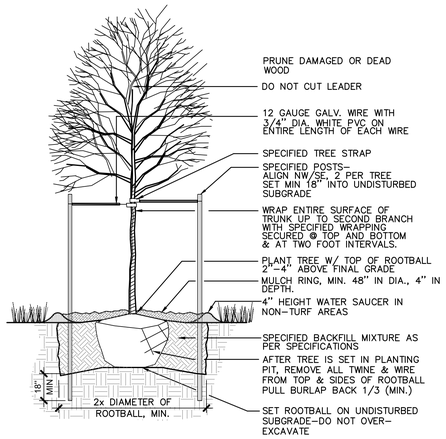
NOT TO SCALE



1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN LAWN AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

4 / L2 EVERGREEN TREE PLANTING

NOT TO SCALE



5 / L2 DECIDUOUS TREE PLANTING

NOT TO SCALE

Know what's below. Call before you dig.

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

STONE CONCEPTS II LLC

85 MARMOT LANE, LOT I-13, FILING 2
EAGLE VALLEY COMMERCIAL PARK
COUNTY OF EAGLE, STATE OF COLORADO

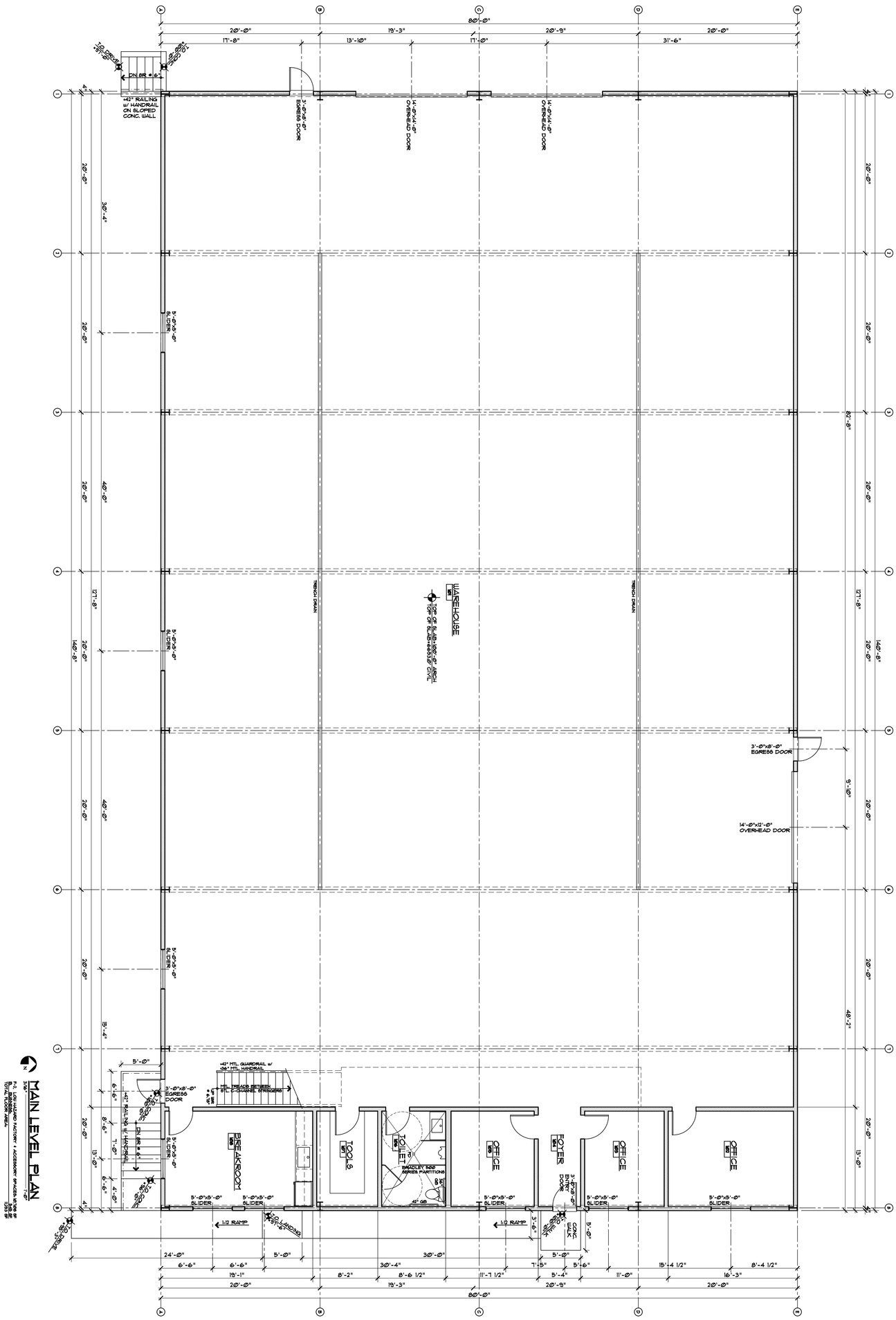
DESIGNED: TT
DRAWN: TT
CHECKED: DE/TT
DATE: May 15, 2023
REVISIONS:

MINOR DEVELOPMENT PERMIT

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

SCALE: VARIES

SHEET NUMBER:
L2



A1.1

ISSUED			
NUMBER	DATE	BY	COMMENTS
1	5-29-23	DWE	MINOR DEVELOPMENT PERMIT SUBMITTAL

PROJECT NO. 2502-23

STONE CONCEPTS WAREHOUSE

85 MARMOT LANE

LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

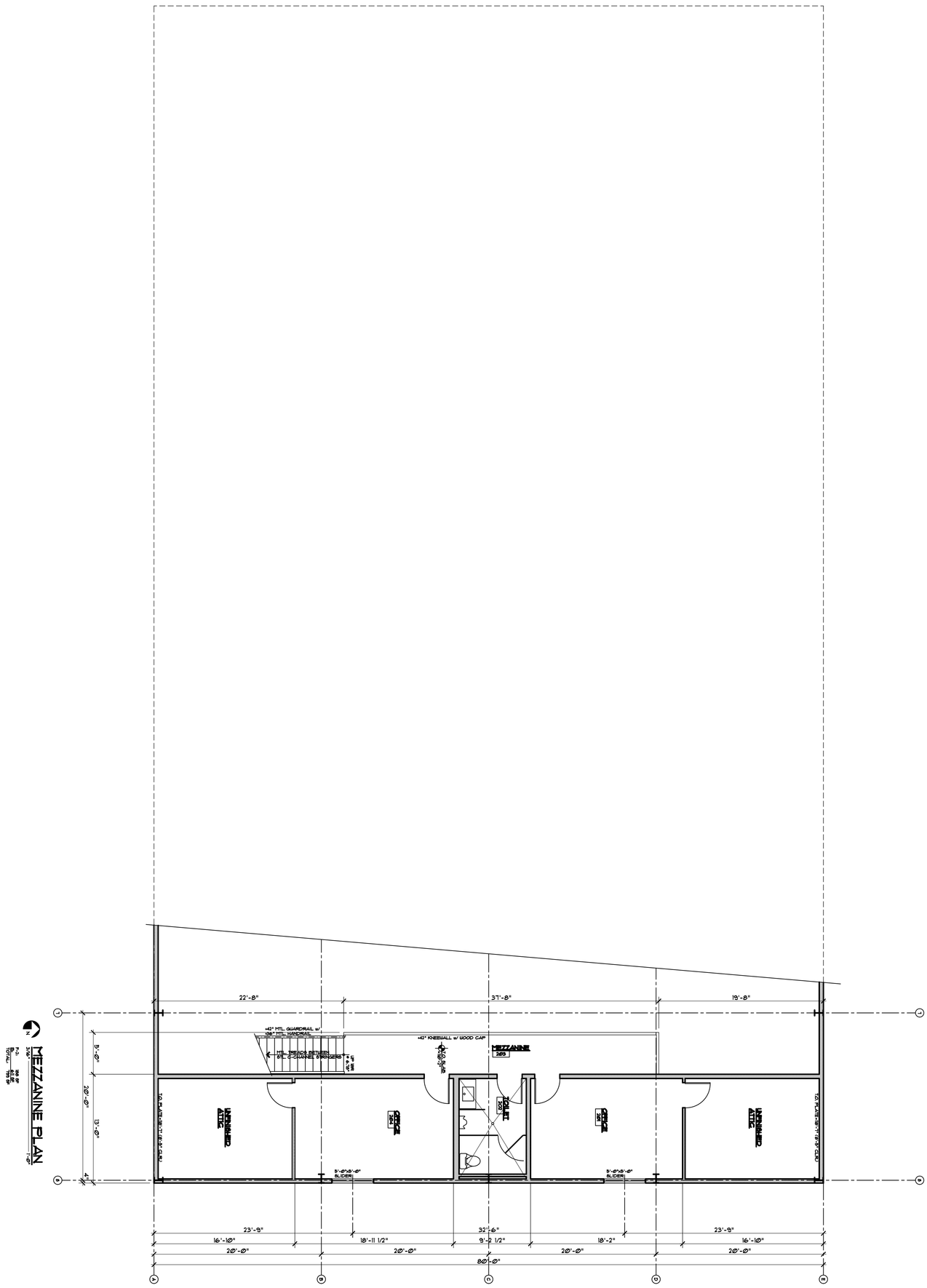
EAGLE, COLORADO

EGGERS ARCHITECTURE, INC.

PO BOX 798 KREMMLING, CO 80459

(970) 724-3411 CELL: (970) 409-9790

don.eggers@eggersarchitecture.com



A1.2

ISSUED			
NUMBER	DATE	BY	COMMENTS
1	5-29-23	DWE	MINOR DEVELOPMENT PERMIT SUBMITTAL

PROJECT NO. 2303-23

STONE CONCEPTS WAREHOUSE

85 MARMOT LANE

LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

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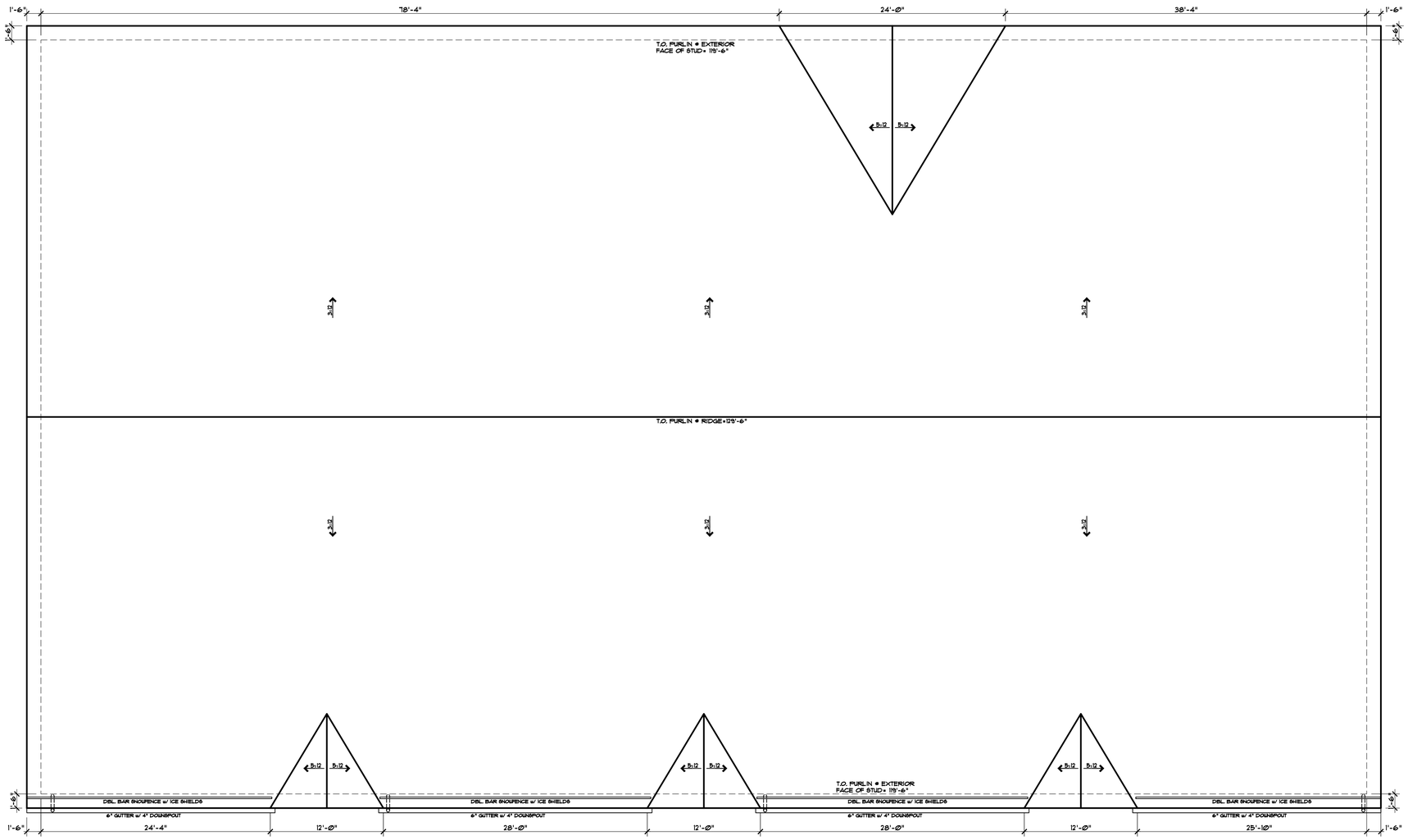

GENERAL NOTES:
1. ALL ROOFING MATERIALS ARE MECHANICALLY SEAMED STANDING SEAM METAL ROOFING.
2. DRIP EDGE, FLASHINGS & VALLEY TRIMS ARE TO MATCH ROOFING COLOR.
3. GABLE ELEMENTS ARE OVERFRAMED ABOVE MAIN ROOF STRUCTURE.
4. 6" GUTTERS WITH 4" DOWNSPOUTS ARE PRE-FINISHED METAL TO MATCH ROOF WITH HEAT TAPE TO DAYLIGHT.
5. SNOW FENCE IS DOUBLE BAR WITH BRACKETS ATTACHED TO STANDING SEAM RIBS.

N

ROOF PLAN
3/16" = 1'-0"

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STONE CONCEPTS WAREHOUSE

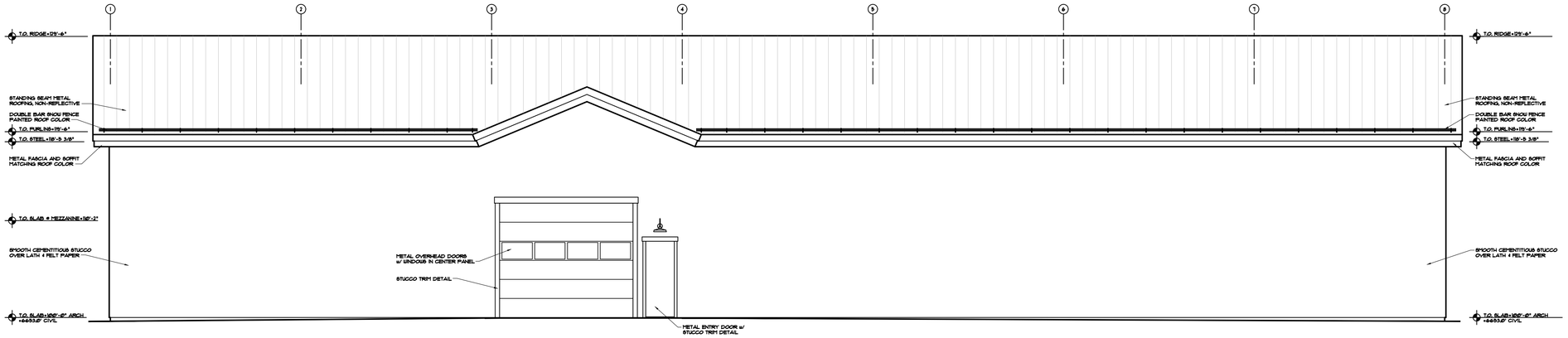
85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

PROJECT NO: 2505-23

ISSUED

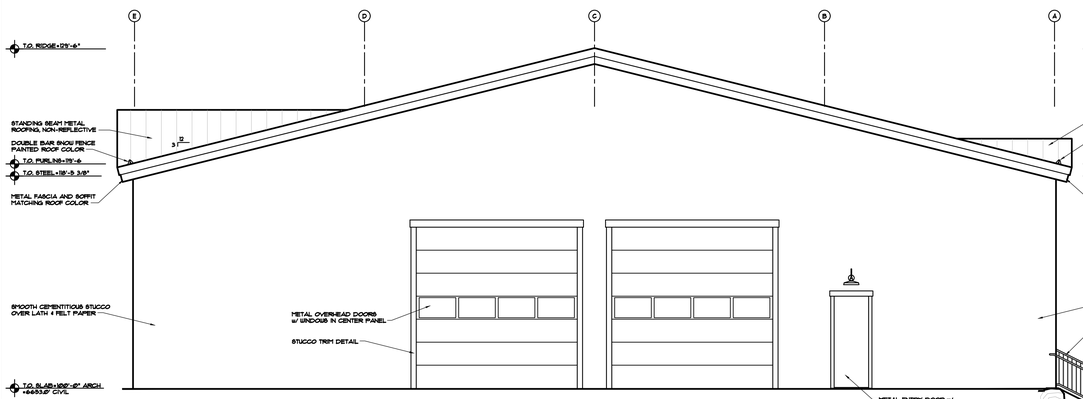
NUMBER	DATE	BY	COMMENTS
1	5-29-23	DJE	MINOR DEVELOPMENT PERMIT SUBMITTAL

A1.3



NORTH ELEVATION

3/16" — 1'-0"

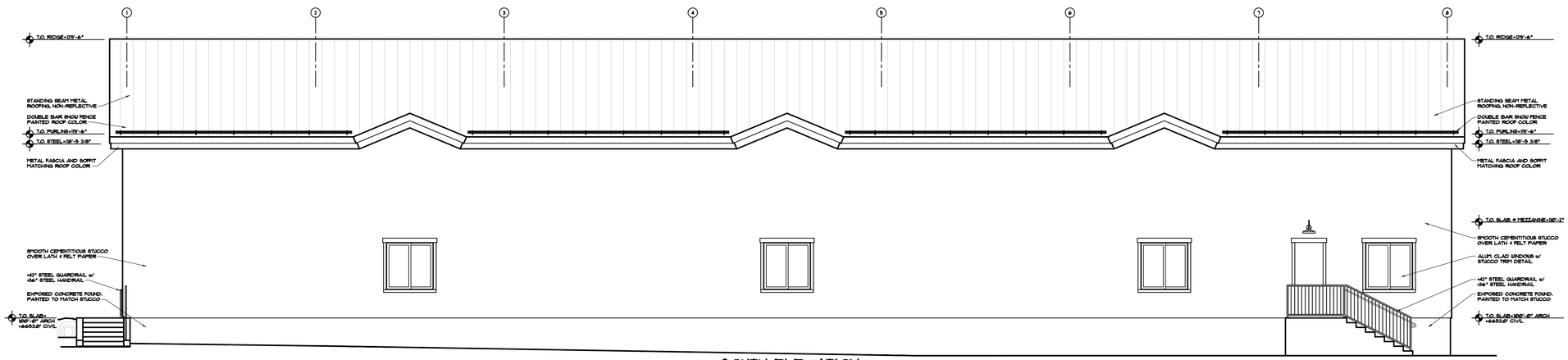


WEST ELEVATION

3/16" — 1'-0"

EAST ELEVATION

3/16" — 1'-0"



SOUTH ELEVATION

3/16" — 1'-0"

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STONE CONCEPTS WAREHOUSE

85 MARMOT LANE

LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

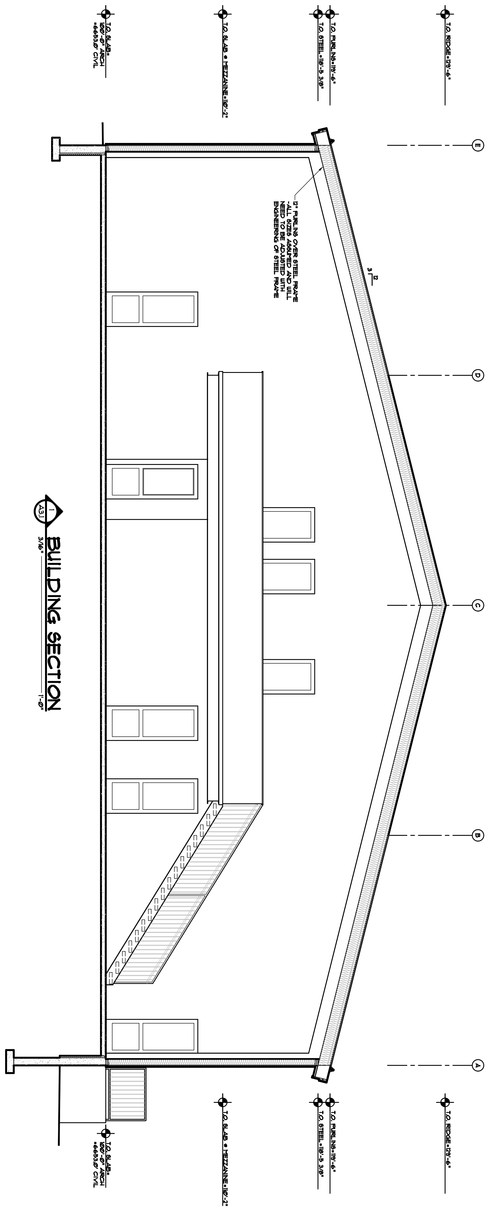
EAGLE, COLORADO

PROJECT NO: 2505-23

ISSUED

NUMBER	DATE	BY	COMMENTS
1	5-29-23	DVE	MINOR DEVELOPMENT PERMIT SUBMITTAL

A2.1



A3.1 BUILDING SECTION
3/16"=1'-0"

A3.1

ISSUED			
NUMBER	DATE	BY	COMMENTS
1	5-29-23	DWE	MINOR DEVELOPMENT PERMIT SUBMITTAL

PROJECT NO. 2305-23

STONE CONCEPTS WAREHOUSE

85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

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