

CONCEPTUAL DEVELOPMENT PLAN NOTES

STRUCTURES

- 1** SINGLE FAMILY - (3 BED)
- 2** DUPLEX - (3 BED)
- 3** TRIPLEX - TWO STORIES - TWO TOWNHOUSES - (3 BED) w/ ONE FLAT - (1 BED) - OVER ENCLOSED GARAGES
- 4** APARTMENTS - TWO STORIES - EIGHT WALKUP FLATS - (2 BED)
- 5** APARTMENTS - TWO STORIES - FOURTEEN WALKUP FLATS - (2 BED)
- 6** ALLEY FLAT - TWO STORIES - (1 BED) - OVER ENCLOSED GARAGE
- 7** LIVE/WORK TOWNHOUSE - TWO STORIES - THREE UNITS (3 BED) - w/ CLOSED GARAGE
- 8** TRIPLEX - TWO STORIES - THREE TOWNHOUSES - (2 BED)
- 9** APARTMENTS - TWO STORIES - TWENTY UNITS - (1 BED, 2 BED)
- 10** APARTMENTS - THREE STORIES - THIRTY-THREE UNITS - (1 BED, 2 BED)
- 11** APARTMENTS - TWO STORIES - FOURTEEN UNITS - (1 BED, 2 BED)
- 12** APARTMENTS - TWO/THREE STORIES - THIRTY SIX UNITS - (1 BED, 2 BED, 3 BED)

AMENITIES

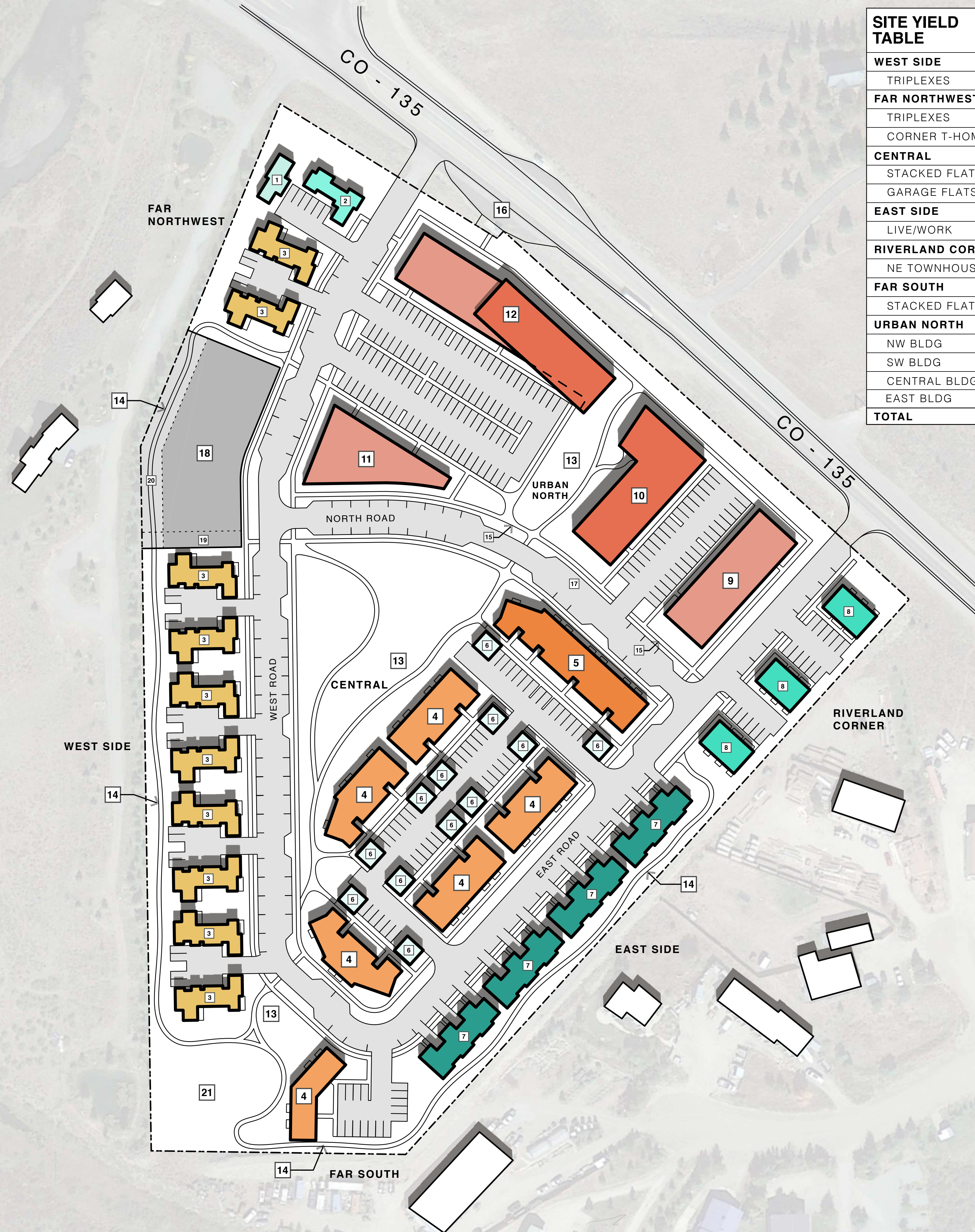
- 13** CENTRAL GREENWAY/PARK
- 14** BOUNDARY TRAIL
- 15** BOUNDARY LINK

TRANSIT / MULTI-MODAL

- 16** BUS STOP
- 17** SCHOOL BUS PICKUP/DROP OFF

OTHER

- 18** GERS PARCEL
- 19** CONNECTION TO COLVIN PROPERTY
- 20** BOUNDARY TRAIL EASEMENT
- 21** STORM WATER DETENTION



SITE YIELD TABLE	ONE BED	TWO BED	THREE BED	TOTAL UNITS
WEST SIDE				
TRIPLEXES	8		16	24
FAR NORTHWEST				
TRIPLEXES	2		4	6
CORNER T-HOME			3	3
CENTRAL				
STACKED FLATS		54		54
GARAGE FLATS	12			12
EAST SIDE				
LIVE/WORK		12		12
RIVERLAND CORNER				
NE TOWNHOUSES		9		9
FAR SOUTH				
STACKED FLATS		8		8
URBAN NORTH				
NW BLDG	7	26	3	36
SW BLDG	6	8		14
CENTRAL BLDG	15	18		33
EAST BLDG	8	12		20
TOTAL	58	147	26	231



ivD LLC
1910 7th Street, Third Floor
Boulder, Colorado 80302
720.301.0500
jv@ivdesousa.com

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WHETSTONE

WHETSTONE
TBD, CO - 135
Crested Butte, Colorado 80305

issue date:
Sketch Plan Site Diagrams
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CONCEPTUAL
DEVELOPMENT
PLAN







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MAP 1

OPEN SPACE PLAN NOTES

PRIMARY SPACES

	1	CENTRAL GREENWAY / PARK	65,000 sf
	2	BOUNDARY TRAIL / BUFFER	59,000 sf
	3	BOUNDARY LINK	18,800 sf
	4	LANDSCAPE GARDENS	95,000 sf
	5	STREET PARKWAY	32,000 sf
	6	CO - 135 BUFFER ZONE NATURAL PLANTING	20,500 sf

AREA BREAKDOWN

BUILDING COVERAGE **133,000 sf**

IMPERVIOUS SURFACES

PARKING AND ROADS 187,000 sf

PAVED SIDEWALKS 46,500 sf

TOTAL **233,500 sf**

PERVIOUS SURFACES

LANDSCAPE AREAS 168,000 sf

NATIVE AREAS 111,500 sf

SOFT SURFACE TRAILS 10,800 sf

TOTAL **290,300 sf**



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**OPEN SPACE
PLAN**

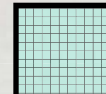



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MAP 2

PARKING AND SNOW NOTES

DIAGRAM KEY

-  SNOW STORAGE
-  5' WIDE PAVED SIDEWALK
-  SOFT SURFACE TRAIL
-  NUMBER OF PARKING SPACES

PARKING SUMMARY

TOTAL NUMBER OF UNITS	231
TOTAL NUMBER OF BEDROOMS	430
TOTAL NUMBER OF PARKING SPACES	423
SURFACE PARKING	357
COVERED PARKING	24
GARAGE PARKING	42
 % OF PARKING TO POTENTIAL TENANTS	 98%

SNOW STORAGE SUMMARY

SNOW STORAGE AREA	53,000 sf
STREET AND PARKING AREA	187,000 sf
 % OF SNOW STORAGE AREA TO STREET AND PARKING AREA	 28.3%



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**PARKING &
SNOW STORAGE
PLAN**

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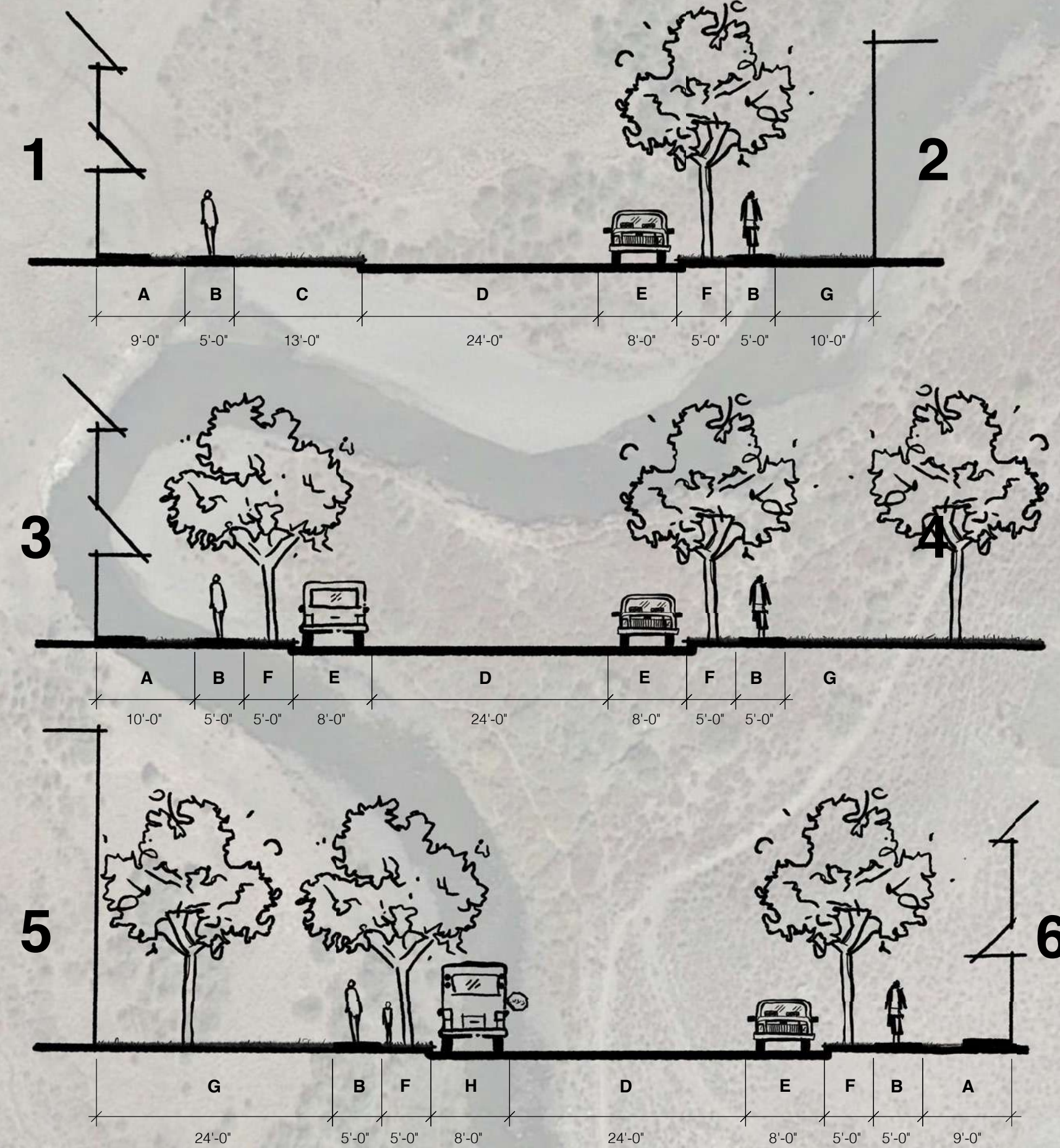
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MAP 3

LANDSCAPE PLAN NOTES

STREET SECTIONS

- A** Open Space w/ Porches
- B** Pedestian Sidewalk
- C** Snow Storage Zone
- D** Street
- E** On Street Parallel Parking
- F** Street Tree Planting Zone
- G** Open Space
- H** School Bus Pickup/ Drop Off



GENERAL NOTES

Landscape design will comply with Gunnison County LUR Section 13-111.

Plantings will include native and naturalized plant materials compatible with the specific conditions encountered on the site: topography, climate and soil profile. Plantings will provide visual interest, screening, wildlife, insect and specifically pollinator habitat and an opportunity for residents to connect with the natural world. Plantings will be used to frame outdoor spaces for resident activities.

The landscape shall be developed to limit the amount of water needed for irrigation. Low water and xeric plants will be prioritized. The natural topography of the site shall be utilized to direct stormwater run off from roofs and hardscaped surfaces through a series of gardens and planted areas to maximize the benefit of natural rainfall, minimize the need for irrigation, improve water quality and restore ground water sources.

Central Greenway

The central greenway will be a maintained landscape comprised of native plant materials: shrubs, perennials and grasses, framing areas of irrigated turf grass that will be available as outdoor activity spaces for residents of the neighborhood.

Buffer Zones

Buffer zones on the east, west and north sides of the site will be planted with native trees, shrubs, grasses and ground covers. Trees will be a mix of conifers and deciduous.

The buffer zone along the west property boundary occurs at the bottom of an existing berm planted with conifers. Planting within this zone will be complementary in scale and nature to the existing planting on the berm and shall provide additional depth to the landscape zone between Whetstone and the neighboring low density property.

The buffer zone along the east side of the property will be planted at the top of the existing berm. Planting here will be scaled to soften the view of the upper floors and roofs of the new structures along this edge when viewed from Riverland but not so tall as to obstruct the view up valley.

Along HWY 135 landscape planting will be a mixture of coniferous trees with native shrubs and grasses and a limited number of deciduous trees. Planting will soften the urban character of the north end of the site and specifically screen three story structures and parking areas. Attention will be paid to the scale and character of landscaping at the northern terminus of the greenway to create a sense of arrival and entry to the site from public transportation stops along the highway.

The south end of the site will be planted with native shrubs, grasses and ground covers. This area will provide stormwater detention. Plants in this area will be moisture tolerant. Limited trees will be planted in this area to maintain views of the Slate River and Whetstone Mountain.

Parkways (streetscapes)

Planted parkways between back of curb and edge of detached sidewalks will include deciduous trees and native ground covers capable of withstanding light foot traffic. Trees will be of scale to provide shade to the sidewalk and adjacent parking areas, define the street edge and create highly walkable streets. Ground covers will require minimal maintenance.

Trees will not be planted within snow storage zones, particularly along street edges where windrows are to be created.




- Arrival Garden**
Intensively planted area of native and naturalized plants at terminus of greenway. Taller trees screening adjacent three story structures with an understory of flowering shrubs and perennials. A landscape to walk through and beneath upon arrival to the neighborhood.
- CO-135 Buffer**
A mixture of coniferous trees with native shrubs and grasses and a limited number of deciduous trees.
- Turf Grass Areas**
Irrigated and mowed turf grass maintained for outdoor activities of residents.
- Urban Forest**
A dense stand of trees with an understory of shade tolerant shrubs and perennials, boulders and other natural materials. Provides a place of shade during the summer. Creates a nature play space for children living in the neighborhood.
- Private Gardens**
Native and naturalized shrubs, perennials and ground covers each unique to the resident living alongside the space.
- West Side Buffer**
Occurs at the bottom of an existing berm planted with conifers. Planting complementary in scale and nature to the existing planting on the berm.



ivD
JVD LLC
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**LANDSCAPE
PLAN AND
STREET SECTIONS**

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MAP 4



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LANDSCAPE
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MAP 5

