




EXHIBIT A -  
DEVELOPMENT POTENTIAL

RADIUS = 262.00'  
DELTA = 19° 00'36"  
ARC = 86.93'  
TANGENT = 43.87'  
CHORD = 86.53'  
BRG = S73° 01'02"E

SEWER MANHOLE MH 0540  
RIM ELEV. = 8000.0'  
(ASSUMED ELEVATION)  
15' EASEMENT FOR ROADWAY STRUCTURES,  
PARKING, PUBLIC & PRIVATE UTILITIES



**MARTIN MANLEY**  
ARCHITECTS

970.328.5151 OFFICE  
PO Box 1587, Eagle, CO 81631  
www.martinmanleyarchitects.com

REVISIONS	
No.	Description


**2930 Snowberry Drive**

2930 SNOWBERRY DRIVE  
Vail InterMountain Block 9, Lot 20  
VARIANCE EXHIBITS


Date	7-17-19
Project number	xxxx
SITE PLAN ALL	
A1.1	





LOT 20A - EAST

LOT AREA = 21,603.5 S.F.

SITE COVERAGE = 2,670 S.F. (12%)

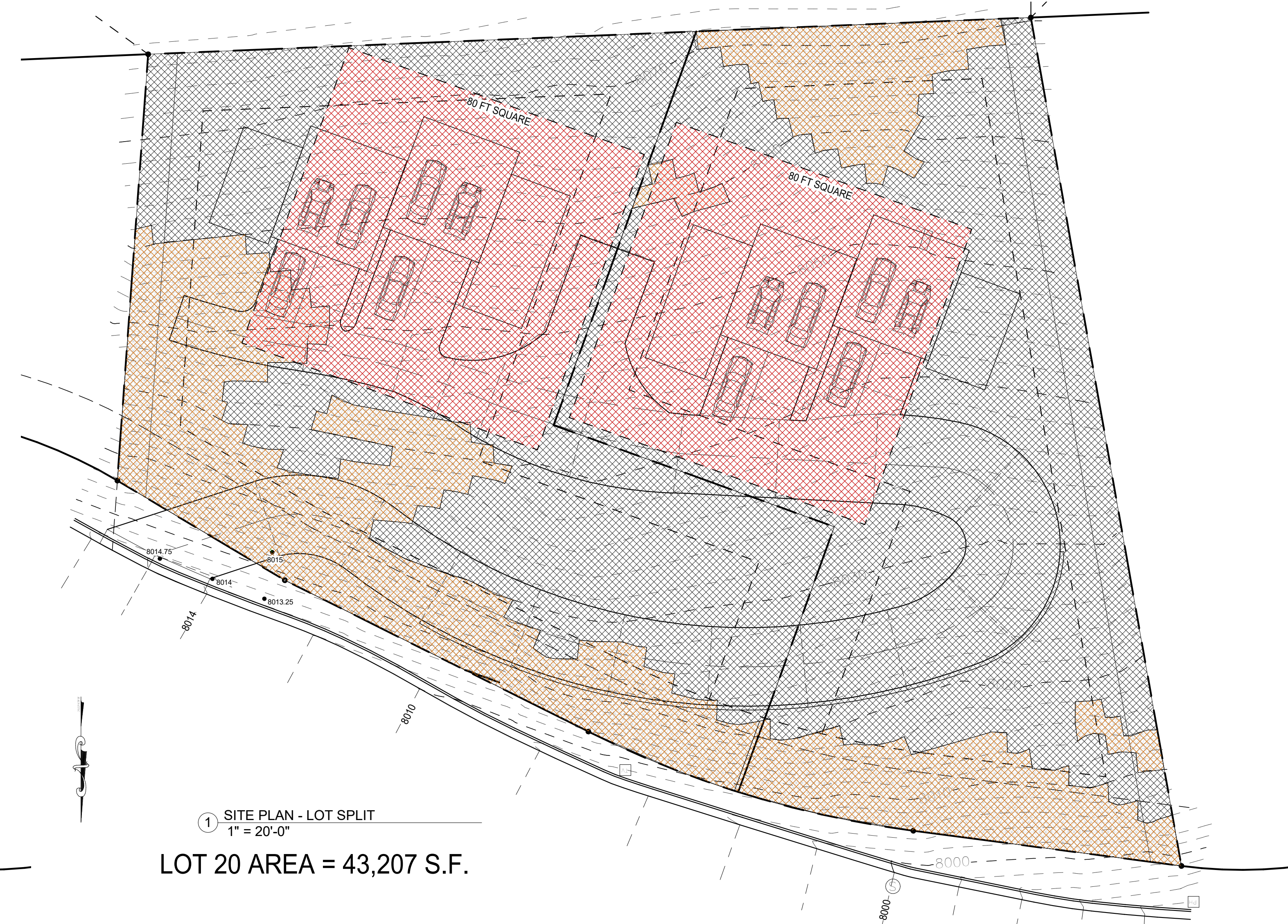
LANDSCAPE AREA = 13,113 S.F. (60%)  
(EXCLUDE DRIVEWAY & SITE COVERAGE)

LOT 20B - WEST

LOT AREA = 21,603.5 S.F.

SITE COVERAGE = 2,670 S.F. (12%)

LANDSCAPE AREA = 14,183 S.F. (65%)  
(EXCLUDE DRIVEWAY & SITE COVERAGE)



LOT 20A - EAST

LOT AREA = 21,603.5 S.F.

40% SLOPE AREA = 6,415 S.F.

BUILDABLE AREA = 15,130 S.F.

FRONTAGE LENGTH GREATER THAN 30 FT. CONFORMING

LOT 20B - WEST

LOT AREA = 21,603.5 S.F.

40% SLOPE AREA = 4,158 S.F.

BUILDABLE AREA = 17,504 S.F.

FRONTAGE LENGTH GREATER THAN 30 FT. CONFORMING

EXHIBIT C - LOT SPLIT 60% LANDSCAPE AREA

EXHIBIT B - LOT SPLIT BUILDABLE AREAS

LOT 20A - ZONING SUMMARY

TOWN OF VAIL ZONING DISTRICT: Two-Family Primary Secondary Residential (PS)	PRIMARY / SECONDARY GRFA SPLIT:	
	A-HOUSE (PRIMARY 60%)	
SEE SHEET A0.2 AREAS & HEIGHTS FOR ALL AREA PLANS AND AREA SUMMARIES	A-HOUSE GRFA ALLOWED	= 4,415 S.F.
	A-HOUSE GRFA PROPOSED	= ?
SITE AREA = .4959 ACRES x 43,560 SQ. FT. = 21,603.5 S.F.	B-HOUSE (SECONDARY 40%)	
	B-HOUSE GRFA ALLOWED	= 2,943 S.F.
SITE COVERAGE SUMMARY: SITE COVERAGE - ALLOWED (20% LOT) = 4,320.7 S.F.	B-HOUSE GRFA PROPOSED	= 2,900 S.F.
SITE COVERAGE - PROPOSED = 2,670 S.F. (12%) CONFORMING	LANDSCAPE AREA:	ALLOWED = 12,962 S.F. (60% MIN.) PROPOSED = 13,113 S.F. (60%) CONFORMING
	HEIGHT:	ALLOWED = 33'-0" PROPOSED = 33'-0"
GRFA ALLOWED: 46% LOT AREA < 10,000 S.F. = 4,600 S.F. 38% LOT AREA < 15,000 S.F. = 1,900 S.F. 13% LOT AREA (6,603.5 S.F.) = 858 S.F. TOTAL GRFA ALLOWED = 7,358 S.F.	PARKING:	REQUIRED = 6 SPACES (3 SPACES EACH UNIT) PROPOSED = 6 SPACES (4 COVERED)
	GRFA - TOTAL PROPOSED = 7,358 S.F. CONFORMING	

LOT 20B - ZONING SUMMARY

TOWN OF VAIL ZONING DISTRICT: Two-Family Primary Secondary Residential (PS)	PRIMARY / SECONDARY GRFA SPLIT:	
	A-HOUSE (PRIMARY 60%)	
SEE SHEET A0.2 AREAS & HEIGHTS FOR ALL AREA PLANS AND AREA SUMMARIES	A-HOUSE GRFA ALLOWED	= 4,415 S.F.
	A-HOUSE GRFA PROPOSED	= ?
SITE AREA = .4959 ACRES x 43,560 SQ. FT. = 21,603.5 S.F.	B-HOUSE (SECONDARY 40%)	
	B-HOUSE GRFA ALLOWED	= 2,943 S.F.
SITE COVERAGE SUMMARY: SITE COVERAGE - ALLOWED (20% LOT) = 4,320.7 S.F.	B-HOUSE GRFA PROPOSED	= 2,900 S.F.
SITE COVERAGE - PROPOSED = 2,670 S.F. (12%) CONFORMING	LANDSCAPE AREA:	ALLOWED = 12,962 S.F. (60% MIN.) PROPOSED = 14,183 S.F. (65%) CONFORMING
	HEIGHT:	ALLOWED = 33'-0" PROPOSED = 33'-0"
GRFA ALLOWED: 46% LOT AREA < 10,000 S.F. = 4,600 S.F. 38% LOT AREA < 15,000 S.F. = 1,900 S.F. 13% LOT AREA (6,603.5 S.F.) = 858 S.F. TOTAL GRFA ALLOWED = 7,358 S.F.	PARKING:	REQUIRED = 6 SPACES (3 SPACES EACH UNIT) PROPOSED = 6 SPACES (4 COVERED)
	GRFA - TOTAL PROPOSED = 7,358 S.F. CONFORMING	

EXHIBIT D - PROPOSAL ZONING SUMMARIES

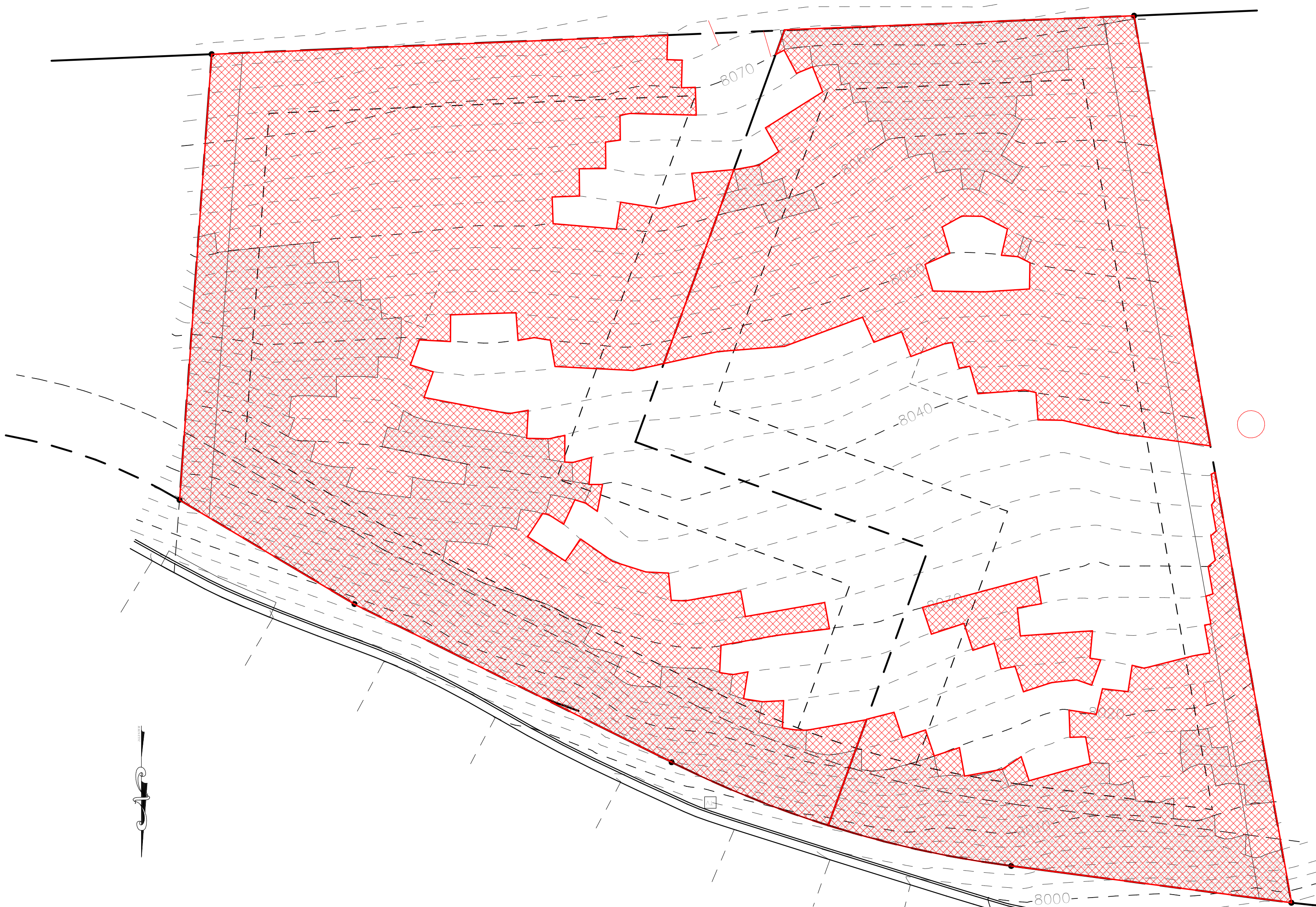
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No.	Description	Date

2930 Snowberry Drive  
2930 SNOWBERRY DRIVE  
Vail Intermountain Block 9, Lot 20  
VARIANCE EXHIBITS

Date	7-17-19
Project number	xxxx
SITE ZONING	A1.2





LOT 20A - EAST  
LOT AREA = 21,603.5 S.F.

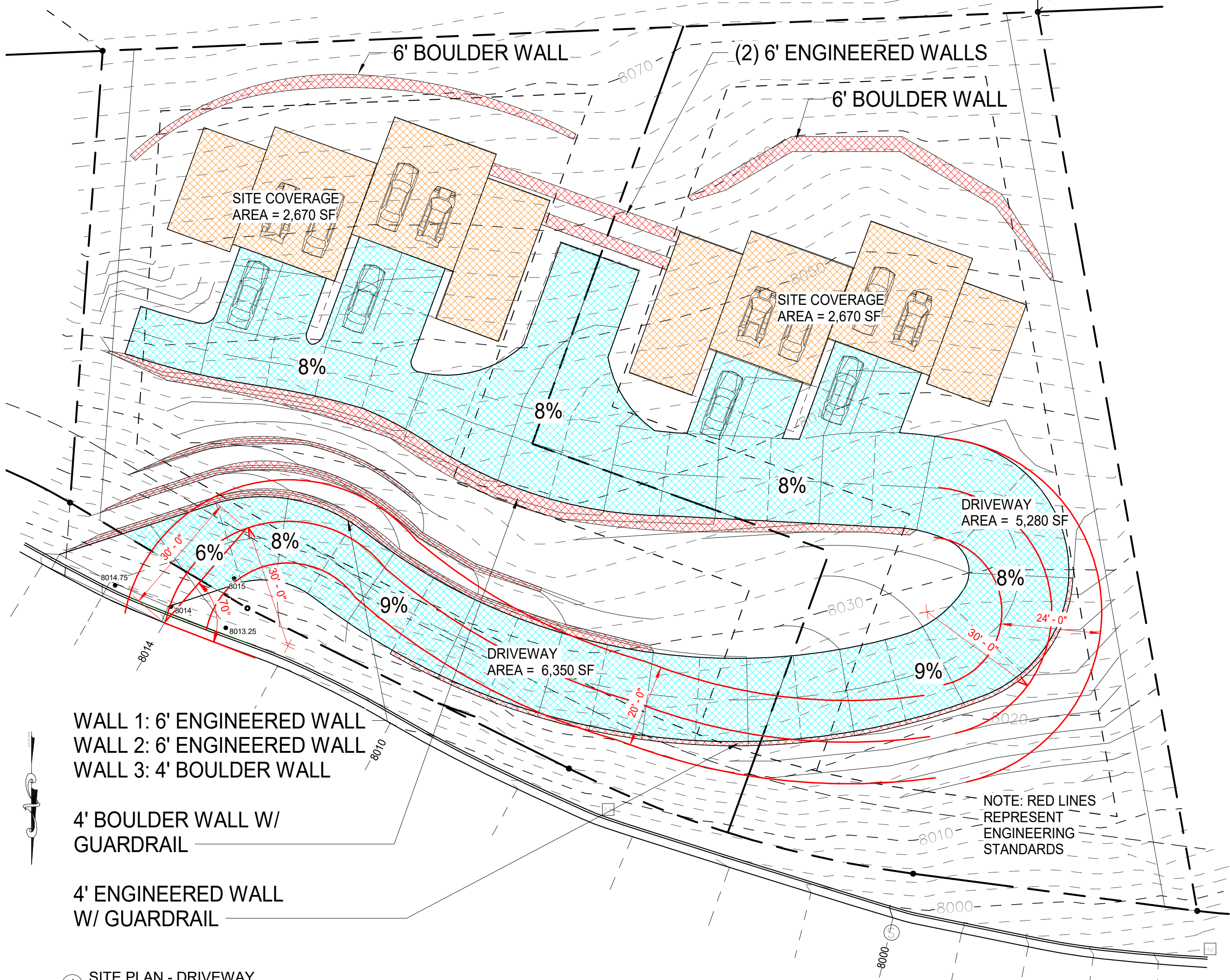
**30% SLOPES:**  
AREA OF 30% SLOPES OR GREATER  
(RED HATCH) = 16,205 S.F.  
**PERCENTAGE OF 30% SLOPES = 75%**  
  
30% SLOPES TRIGGER RESTRICTIONS  
IN EXCESSIVE SLOPES.  
10% LIMIT ON DRIVEWAY AREAS  
60% LIMIT ON DISTURBED AREAS

LOT 20B - WEST  
LOT AREA = 21,603.5 S.F.

**30% SLOPES:**  
AREA OF 30% SLOPES OR GREATER  
(RED HATCH) = 13,443 S.F.  
**PERCENTAGE OF 30% SLOPES = 62%**  
  
30% SLOPES TRIGGER RESTRICTIONS  
IN EXCESSIVE SLOPES.  
10% LIMIT ON DRIVEWAY AREAS  
60% LIMIT ON DISTURBED AREAS

② SITE PLAN - 30% SLOPES  
1" = 20'-0"

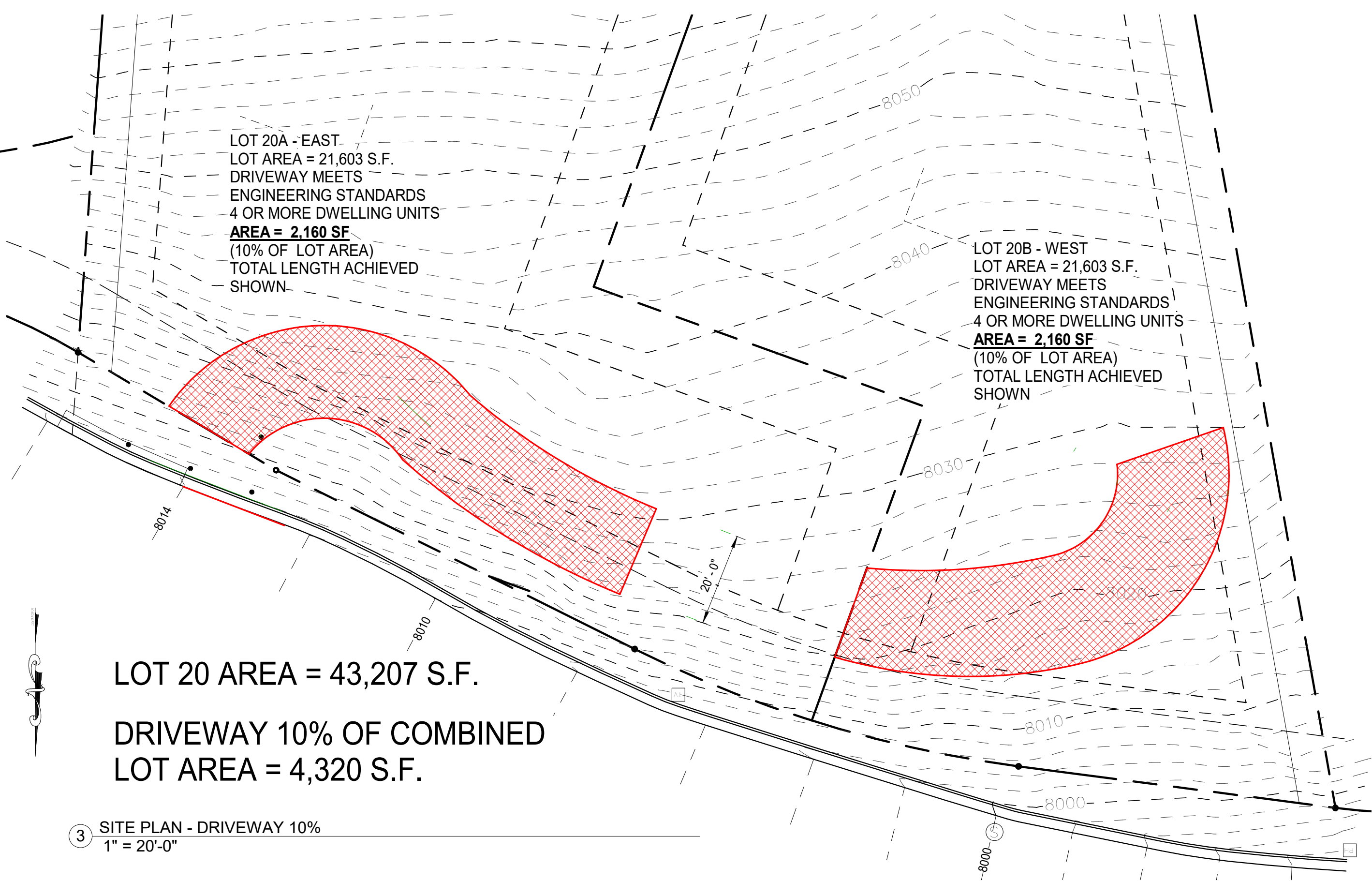
EXHIBIT G - 30% SLOPES



- WALL 1: 6' ENGINEERED WALL
- WALL 2: 6' ENGINEERED WALL
- WALL 3: 4' BOULDER WALL
- 4' BOULDER WALL W/ GUARDRAIL
- 4' ENGINEERED WALL W/ GUARDRAIL

① SITE PLAN - DRIVEWAY  
1" = 20'-0"

EXHIBIT E - DRIVEWAY STANDARDS

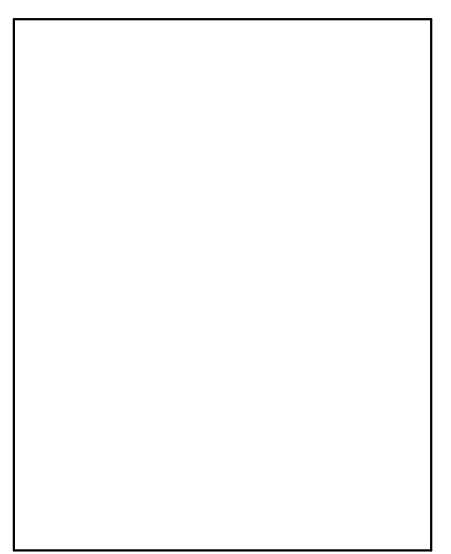


LOT 20 AREA = 43,207 S.F.  
DRIVEWAY 10% OF COMBINED  
LOT AREA = 4,320 S.F.

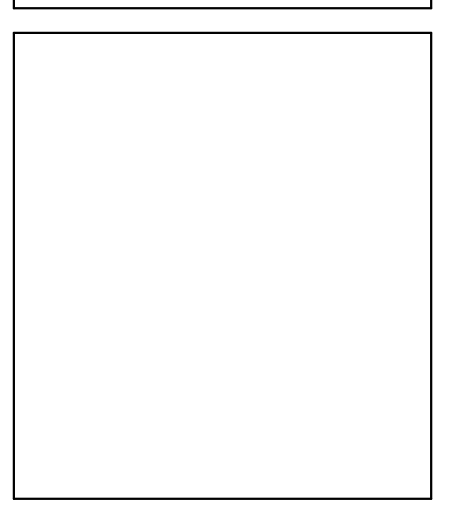
③ SITE PLAN - DRIVEWAY 10%  
1" = 20'-0"

EXHIBIT F - 10% DRIVEWAY AREAS

No.	Description	Date



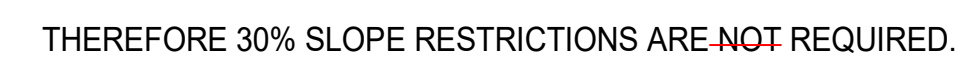
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2930 SNOWBERRY DRIVE  
Vail Intermountain Block 9, Lot 20  
VARIANCE EXHIBITS



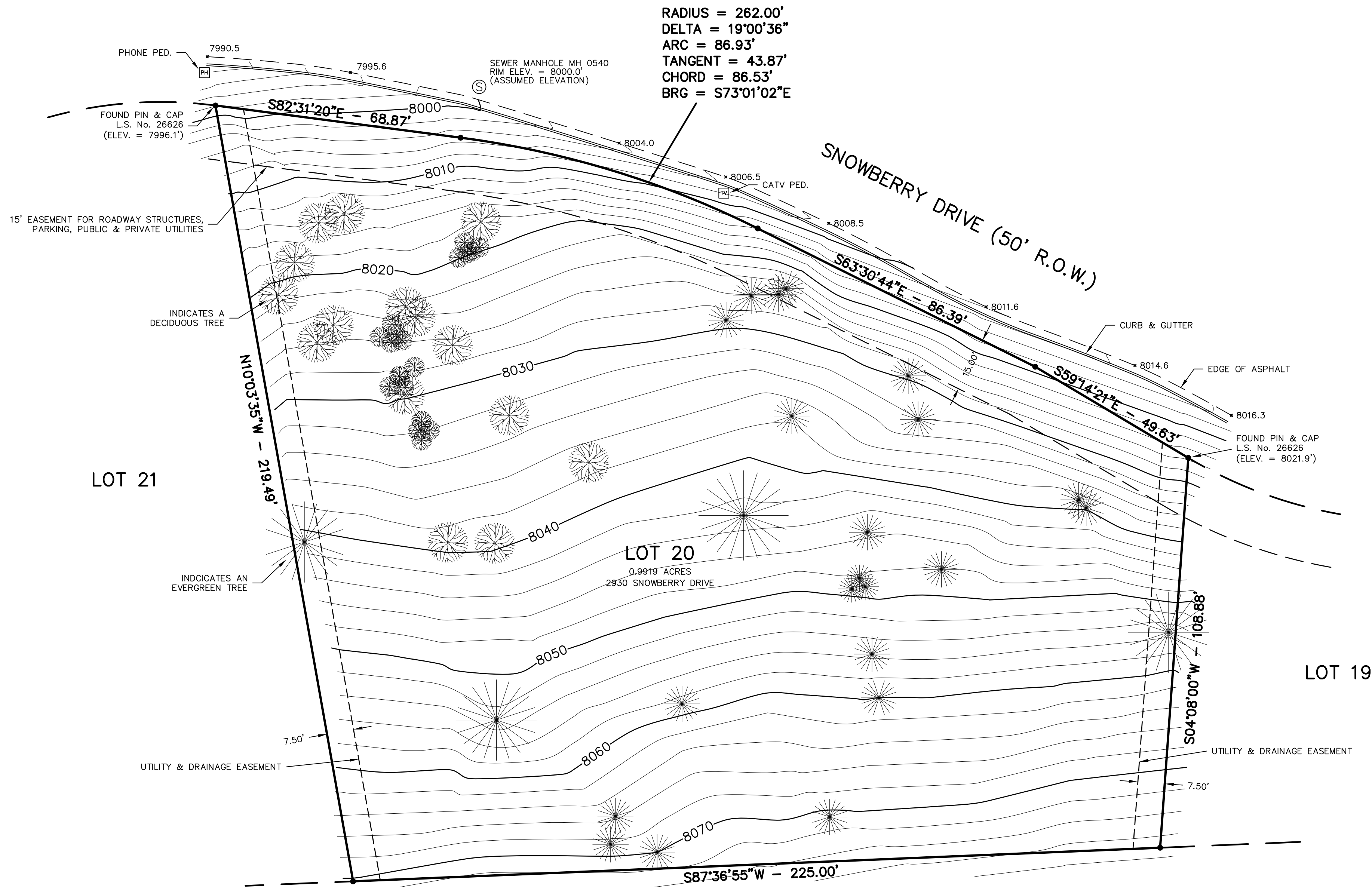
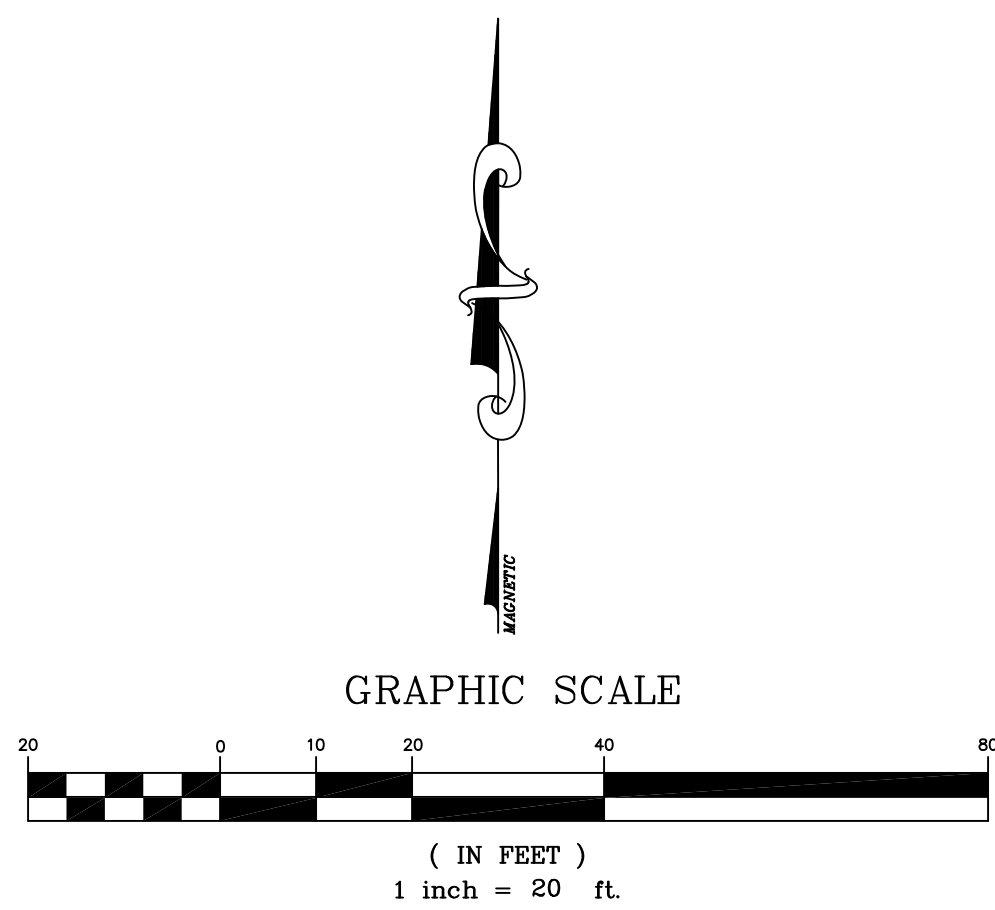












UNPLATTED (U.S.F.S.)

NOTES:

- 1) DATE OF TOPOGRAPHY: 11/12/2008
- 2) BASIS OF ELEVATIONS: SEWER MANHOLE MH0540, RIM ELEV. = 8000.0' (ASSUMED ELEVATION)
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
- 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER THE RECORD PLAT FOR THE SUBJECT PROPERTY.
- 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER  
COLORADO P.L.S. No. 30091  
FOR AND ON BEHALF OF  
GORE RANGE SURVEYING LLC



TOPOGRAPHIC MAP  
LOT 20, BLOCK 9,  
VAIL INTER MOUNTAIN DEVELOPMENT SUBDIVISION  
TOWN OF VAIL, EAGLE COUNTY, COLORADO

Gore Range  
Surveying, LLC

P.O. Box 15  
Avon, CO 81620  
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	12/1/2008
CHECKED BY:	SE	DRAWING NO.:	08-462topo
JOB NO.:	08-462	SHEET	1 OF 1