

**TOWN OF MOUNTAIN VILLAGE  
REGULAR DESIGN REVIEW BOARD MEETING  
THURSDAY NOVEMBER 1, 2018 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA**

	Time	Min.	Presenter	Type	
1.	10:00		Chair		Call to Order
2.	10:00	5	Starr	Action	Reading and Approval of Summary of Motions for the October 4, 2018 Design Review Board Meeting.
3.	10:05	60	Starr	Public Hearing, Quasi-Judicial Action	Consideration of a Final Design Review application for a new single-family home on Lot 649R-8, 8 Boulders Way.
4.	11:05	45	Miller	Public Hearing, Legislative Action	Review and recommendation to the Town Council regarding amendments to Chapters 17.3 <u>Zoning and Land Use Regulations</u> , 17.4 <u>Development Review Procedures</u> , and 17.6 <u>Supplementary Regulations</u> of the Community Development Code.
5.	11:50	30			LUNCH
6.	12:20	45	Haynes	Public Hearing, Quasi-Judicial Action	Consideration of a minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive (Continued from October 4, 2018)
7.	1:05	5	Haynes	Discussion	Other Business
8.	1:10				Adjourn

Please note that this Agenda is subject to change. (Times are approximate and subject to change)  
455 Mountain Village Blvd., Suite A, Mountain Village, Colorado 81435  
Phone: (970) 369-8242 Fax: (970) 728-4342

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Town Hall at the above numbers or email: [cd@mtnvillage.org](mailto:cd@mtnvillage.org). We would appreciate it if you would contact us at least 48 hours in advance of the scheduled event so arrangements can be made to locate requested auxiliary aid(s).

**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD MEETING  
THURSDAY, OCTOBER 4, 2018**

**Call to Order**

Chairman Banks Brown called the meeting of the Design Review Board of the Town of Mountain Village to order at 10:01 a.m. on Thursday, October 4, 2018 in the Palmyra Conference Room at 415 Mountain Village Boulevard Mountain Village, CO 81435.

**Attendance**

**The following Board members were present and acting:**

Banks Brown  
Keith Brown  
David Craige  
Dave Eckman  
Phil Evans  
Jean Vatter (Alternate)

**The following Board members were absent:**

Liz Caton (Alternate)  
Greer Garner  
Luke Trujillo

**Town Staff in attendance:**

Michelle Haynes, Planning & Development Services Director  
John Miller, Senior Planner  
Sam Starr, Planner

**Public in attendance:**

Matt Steen	<a href="mailto:mh44steen@gmail.com">mh44steen@gmail.com</a>
Robert Stenhammer	<a href="mailto:rstenhammer@telski.com">rstenhammer@telski.com</a>
Heidi Lauterbach	<a href="mailto:lauterbach.heidi@gmail.com">lauterbach.heidi@gmail.com</a>
Michael Lauterbach	Not Provided
Bill De Alva	<a href="mailto:bill@dealva.net">bill@dealva.net</a>
Jolana Vanek	<a href="mailto:jolanavanek@yahoo.com">jolanavanek@yahoo.com</a>
Richard Thorpe	<a href="mailto:rthypno@yahoo.com">rthypno@yahoo.com</a>
Kris Perpar	<a href="mailto:Kristine@Shift-Architects.com">Kristine@Shift-Architects.com</a>
Anton Benitez	<a href="mailto:anton@tmvoa.org">anton@tmvoa.org</a>

**Reading and Approval of Summaries of Motions for the September 6, 2018 Design Review Board Meeting.**

On a **Motion** made by Evans and seconded by K. Brown, the DRB voted 5-0 to approve the September 6<sup>th</sup>, 2018 Summary of Motions.

**Consideration of a Final Review application for a new single-family home on Lot AR-49, 116 Adams Way.**

Planner Sam Starr presented the consideration of a Final Review application for a new single-family home on lot AR-49, 116 Adams Way. Michael and Heidi Lauterbach represented themselves in this matter.

No public comment was provided.

On a **Motion** made by Craige and seconded by Evans, the DRB voted 5-0 to approve the consideration of a Final Review application for a new single-family home on Lot AR-49, 116 Adams Way with the following conditions:

- 1) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *The owners of Lot AR-49 will enter in to a General Easement Encroachment Agreement with the Town of Mountain Village for the address monument and portions of driveway in the northern portion of the General Easement.*
- 4) *Reseed per CDC requirements to its natural state the portion of the general easement used for construction staging.*
- 5) *Electricity be brought to the address monument, and the monument shall be lowered to comply with the Community Development Code regulations.*
- 6) *Garage door shall be constructed from the metal option presented in the Design Review Board deliberation.*
- 7) *All upper deck lighting shall be recessed.*

**Consideration of a minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive.**

Director of Planning and Development Services Michelle Haynes presented the consideration of minor revisions application to a landscape plan for Lot 1151, 132 High Country Drive. Bill De Alva presented on behalf of the applicant.

No public comment was provided.

On a **Motion** made by Craige and seconded by Vatter, the DRB voted 5-0 to **CONTINUE** the minor revisions application to the November 1, 2018 DRB meeting with the following condition:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.
- 2)

**Consideration of an Initial Architecture and Site Review application for a new single-family home on Lot 649R-8, 8 Boulders Way.**

Planner Sam Starr presented the consideration of an Initial Architecture and Site Review application for a new single-family home on lot 649R-8, 8 Boulders Way. Kris Perpar of Shift Architects presented on behalf of the owner.

Board member Keith Brown left at 12:30. Alternate Jean Vatter was allowed to vote on this matter.

Public comment was provided by Jolana Vanek, Anton Benitez, and Richard Thorpe.

On a **Motion** made by Evans and seconded by Eckman, the DRB voted 5-0 to approve the consideration of an Initial Architecture and Site Review application for a new single-family home on Lot 689R-8, 8 Boulders Way with the following conditions:

- 1) *A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 2) *A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no additional encroachments into the GE. This condition shall be carried over to any Final Review Approval as it is a construction condition.*
- 3) *Applicant revise the home design prior to Final Review in a manner that removes any encroachments into the setbacks*
- 4) *Applicant revise the construction mitigation plan to include a detailed parking schedule for additional contractors and workers*
- 5) *Applicant provide a full scale, updated rendering that shows the appropriate materials to the accuracy of the submitted plans.*

#### **Other Business**

Planner Sam Starr discussed potential sites worth visiting during the October 22 work-session and Mountain Village tour.

#### **Adjourn**

On a unanimous **Motion**, the Design Review Board voted 5-0 to adjourn the October 4th, 2018 meeting of the Mountain Village Design Review Board at 1:13 p.m.

Prepared and Submitted by,

Sam Starr  
Planner  
Town of Mountain Village



**PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PLANNING DIVISION**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Design Review Board  
**FROM:** Sam Starr, Planner  
**FOR:** Meeting of November 1, 2018  
**DATE:** October 26, 2018  
**RE:** Consideration of a Final Review application for a new single-family dwelling on Lot 649R Unit 8, 8 Boulders Way

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 649R-8  
**Address:** 8 Boulders Way  
**Applicant/Agent:** Shift Architects  
**Owner:** Adam and Nancy Miller  
**Zoning:** Multi-Family Zone District  
**Existing Use:** Vacant Lot  
**Proposed Use:** Single-Family  
**Lot Size:** 0.075 Acres  
**Adjacent Land Uses:**

- **North:** Multi-Family
- **South:** Multi-Family
- **East:** Multi-Family
- **West:** Open Space

**ATTACHMENTS**

- Exhibit A: Applicant Narrative
- Exhibit B: Revised Plan Set

**BACKGROUND**

In accordance with 17.4.3 of the Community Development Code (CDC), the applicant has applied for a Class 3 Final Review for the development of a single-family residence. The proposed dwelling unit is located on Boulders Way and consists of 2,524 livable square feet with an 897 square foot garage. The site area consists of 0.075 acres and is a flat lot that matches most other lots in the Boulders development. There was a previous submittal for this property in 2004 but the project was never constructed. Applicants will be constructing a deed-restricted unit at this location. This project received Initial Architecture and Site Review approval at the October 4<sup>th</sup>, 2018 DRB meeting.

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	35 + 5' (if gable form) maximum	38' 6.5"
Maximum Avg Building Height	30' + 5' (if gable form) maximum	33' 4.25"
Maximum Lot Coverage	65%	41%
<b>General Easement Setbacks</b>		
North	5' Setback	4' 8"
South	5' Setback	4' 4.5"
East	10' Setback	10' 4"
West	5' Setback	5' 1"
<b>Roof Pitch</b>		
Primary		8:12
Secondary		3:12
<b>Exterior Material</b>		
Stone	35%	38.75%
Wood	No requirement	52.38%
Windows/Doors	40% maximum for windows	8.87%
Metal Accents	No requirement	N/A
Parking	2 spaces per unit	1 enclosed 1 exterior

**17.3.12.C BUILDING HEIGHT LIMITS**

The average height for the proposed design is code compliant at 33' 4.25". The proposed maximum height is 38' 6.5", which falls within the maximum height allowed for a single family home with a gabled roof. To verify that the finished product matches the proposed plans, staff recommends that a monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.

**17.5.5 BUILDING SITING DESIGN**

Lot 649R, Unit 8 is a small, 0.075 acre lot that slopes slightly upward on the western area of the parcel. In its current state, there is no vegetation or difficult terrain that requires consideration for siting; the only constraint for the design is the lot size. Per the conditions of Initial Architecture and Site Review approval, the applicant has removed all structural elements from the setbacks. Owing to the size of the lot, staff recommends that a monumented land survey of the footers be provided prior to pouring concrete to determine the accuracy of the building placement.

**17.5.6 BUILDING DESIGN****Building Form and Exterior Wall Form**

The proposed building form and exterior wall form portray a mass that is thick and strong, with a heavy, thick grounded foundation. Moreover, the materials and form align with the character of the neighborhood.

**Roof Forms, Design and Materials**

The CDC states that the roof shall be a composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets. The primary roof form is an 8:12 offset gable roof, and the secondary roofs are 3:12 shed roofs. Applicant proposes to use a rusted standing seam for the roofing material. No chimneys were present on the submittal at the time of staff review.

**Exterior Wall Materials**

The exterior walls consist of 38.75% stone veneer, which will be a mix of a gray quartzite of varying dimensions, and 52.38% 8” vertical and horizontal wood siding with matching fascia. The white color of the horizontal wood was discussed at the October 4<sup>th</sup>, 2018 DRB meeting, and the applicant has provided updated renderings to reflect the most accurate color in the Final Review model. The remainder of the building materials will consist of fenestration.

**17.5.7 GRADING AND DRAINAGE PLAN**

The applicant has provided a grading and drainage plan prepared by Telluride Engineering, LLC for the proposed development. Positive drainage away from the structures has been provided with all disturbed areas and to have final grades which will match existing grades on the property.

**17.5.8 PARKING REGULATIONS**

The applicant shows one (1) enclosed and one (1) exterior parking space, which is consistent with the requirements for a Single Family Common Interest Community. The applicant has not indicated that there will be snowmelt on the driveway.

**17.5.9 LANDSCAPING REGULATIONS**

The applicant has submitted a landscape plan that shows 8 new Aspen and 11 new indigenous shrubs. All plantings will need to be in compliance with Table 5-4 of the CDC: Table 5-4, Minimum Plant Size Requirements

<b>Landscaping Type</b>	<b>Minimum Size</b>
Deciduous Trees –Single Stem	3 inches caliper diameter at breast height (“dbh”)
Deciduous Trees – Multi-stem	2.5 inches dbh
Evergreen Trees –Single-family lots	8 to 10 feet in height, with 30% 10 feet or larger.
Evergreen Trees – Multi-family lots	8 to 12 feet in height, with 30% 12 feet or larger.

Staff have determined that a wildfire mitigation plan is not required for this lot, given the size and location of this property.

**17.5.11 UTILITIES**

All shallow utilities are proposed to be run from the eastern portion of the lot from Boulders Way. Public Works requests that all utilities be field located by the contractor prior to construction.

**17.5.12 LIGHTING REGULATIONS**

Applicant proposes 6 exterior lights. The placement of lighting is code compliant, and the locations include: decks, exterior egress areas, and the entryway. The proposed fixture is a ARIA dark sky sconce, in buckeye bronze color. The Design Review Board will need to deliberate on the appropriateness of bulb and lighting capacity.

**17.5.13.E.4 ADDRESS IDENTIFICATION SIGNS**

The road is close enough to the home that this project does not warrant a free-standing address monument. Accordingly, the applicant has verbally committed to placing the address number below a light on the garage. As a condition of approval staff will require the applicant to submit a plan demonstrating that the number will be reflective and at least 6” in height.

### **17.7.19 CONSTRUCTION MITIGATION**

All construction staging is within the lot boundaries, and the fencing is on the setback line. Applicant has revised her original construction mitigation plan, and the final review version now reflects that all parking and staging will now be on Boulders lots 10 and 11.

### **RECOMMENDATION**

Staff recommends the DRB approve the Final Review application with the stated variations and specific approvals for Lot 649R Unit 8 with the following conditions:

1. A monumented land survey shall be prepared by a Colorado public land surveyor to establish the maximum building height and the maximum average building height.
2. A monumented land survey of the footers will be provided prior to pouring concrete to determine there are no encroachments into the GE.
3. Applicant provide staff with an updated address plan indicating the placement of the address on the garage, with a reflective number measuring at least 6" in height. This must be completed prior to issuance of a building permit.

Date: August 30, 2018  
By: Kristine Perpar, Architect

Property address:

Unit 8 Boulders  
Lot 649R  
Telluride, CO 81435

**Sent to:** MV DRB

**Re:** Development of a Single Family Residence

Dear Mountain Village Design Review Board,

The proposed home for Unit 8; Lot 649R is was designed for sensitivity of the restricted site, neighbors and the existing topography.

Unit 8 is currently vacant of structures and trees. The building site is essentially flat with a slight slope at the west end.

Exterior elevations, plans and roof are simple in form. Main roof is a gable with an 8:12 pitch with shed roofs to the north at 3:12 pitch. Exterior materials; stone, metal and wood accents were selected for their sensitivity to the environment and for durability.

The proposed landscape plan is simple. Aspen trees to be planted on the north and east side of the structure with perennial gardens around the entry.

Sincerely,



Kristine Perpar

## GENERAL NOTES

### CONTRACT DOCUMENTS:

CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, DETAIL BOOK AND DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK. THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE.

### ORGANIZATION:

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS), CIVIL DRAWINGS (C SHEETS), STRUCTURAL (S SHEETS), MECHANICAL AND PLUMBING (M SHEETS), ELECTRICAL (E SHEETS) AND LIGHTING (LTG SHEETS).

### CODE COMPLIANCE:

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES, ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS, AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP AND IN ACCORDANCE WITH AIA DOCUMENT A201-SECTION 3. THE BUILDING INSPECTOR SHALL BE NOTIFIED BY THE CONTRACTOR WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE INTERNATIONAL BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

### INTENT:

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN.

### COORDINATION:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY ACTUAL CONDITIONS AND REPORT ANY DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL AND LIGHTING DRAWINGS. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

### SUBSTITUTIONS:

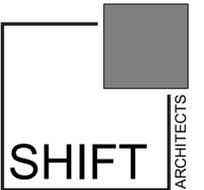
ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR THE CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT AND SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATION AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

### SHOP DRAWINGS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH "SUBSTITUTIONS" ABOVE.

### SAFETY & PROTECTION OF WORK:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION FOR COMPLIANCE WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

DATE:  
10.15.18  
DRB FINAL SUBMITTAL

## PROJECT CODE INFORMATION

ZONING	TOWN OF MOUNTAIN VILLAGE; RESIDENTIAL
BUILDING CODE	IRC 2012
DESCRIPTION	MULTI STORY SINGLE FAMILY RESIDENTIAL

## PROJECT CDC INFORMATION

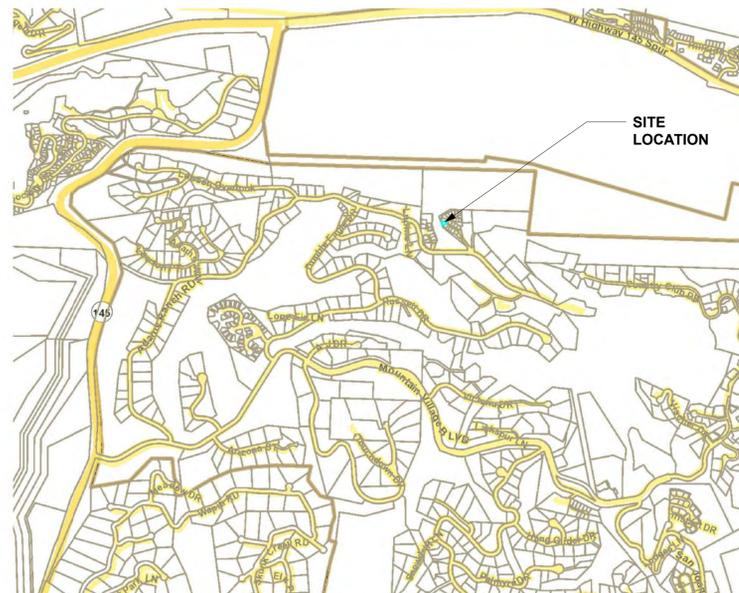
TYPE OF UNIT	SINGLE FAMILY HOME
TOTAL BUILDING GROSS AREA	3425.3 SF
LIVING	2465.1 SF (L1 - 447.2, L2 - 1195.8, L3 - 822.1)
DECK	182.2 SF (L1 - 32, L2 - 150.2)
GARAGE	778 SF
LOT SIZE	3278.7 SF
LOT COVERAGE	1336.4 SF (41% COVERED)
MAX BUILDING HEIGHT	37'-6 1/2"
AVERAGE HEIGHT	32'-4 1/4"
PARKING REQUIRED	2 SPOTS

## SHEET INDEX

### ARCHITECTURAL

A0.0	COVER SHEET
A1.0	SURVEY
A1.1	SITE PLAN
A1.2	LANDSCAPE PLAN
A1.3	CONSTRUCTION MITIGATION PLAN
A3.1	FLOOR PLANS
A3.2	FLOOR PLANS
A3.3	FLOOR PLANS
A3.4	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	ELEVATION RENDERED
A4.4	COLORIZED PERSPECTIVE
A5.1	SECTIONS
A5.2	SECTIONS
A8.1	DOOR & WINDOW SCHEDULES
C1	GRADING PLAN
C2	UTILITY PLAN
LTG1.1	LIGHTING PLANS

## VICINITY MAP



## PROJECT TEAM

### OWNER:

ADAM & NANCY MILLER  
PO BOX 2474  
TELLURIDE, CO 81435  
P. 970.389.8053

### SURVEYOR:

FOLEY ASSOCIATES INC.  
125 W PACIFIC AVE STE. B-1  
TELLURIDE, CO 81435  
P. 970.728.6153  
F. 970.728.6050

### ARCHITECT:

SHIFT ARCHITECTS  
100 WEST COLORADO STE. 211  
TELLURIDE, CO 81435  
P. 970.275.0263  
kristine@shift-architects.com

### GENERAL CONTRACTOR:

ADAM MILLER CONSTRUCTION  
PO BOX 2474  
TELLURIDE, CO 81435  
P. 970.389.8053

### STRUCTURAL:

TELLURIDE ENGINEERING  
JACK GARDNER  
PO BOX 4045  
TELLURIDE, CO 81435  
P. 970.728.5440  
jgpe@wildblue.net

MILLER RESIDENCE

BOULDERS #6, LOT 649R  
MOUNTAIN VILLAGE, CO 81435

COVER SHEET

SHEET NUMBER

A0.0



**LEGEND**

- FOUND 1-1/2" ALUMINUM CAP ON #5 REBAR, L.S. 24954

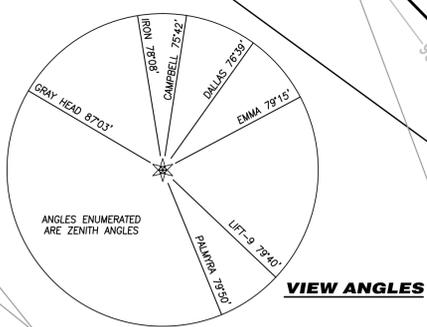
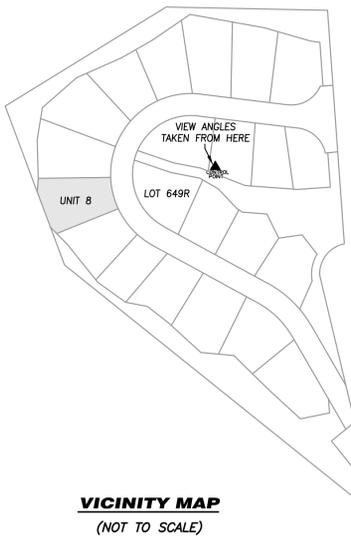
SCALE: 1"=4'

This topographic survey of Lot 8, The Boulders, was field surveyed on April 08, 2014 and updated on August 29, 2018 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey as defined by section 38-51-102 C.R.S.



P.L.S. NO. 37970 Date

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Property corner "FOUND 24954", as shown hereon, with an assumed elevation of 9083.00 feet.
  - Contour interval is one foot.
  - 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 the certification shown hereon.



**Topographic Survey**  
**Lot 8, The Boulders, Town of Mountain Village, San Miguel County, Colorado.**

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	08/18

**FOLEY ASSOCIATES, INC.**  
ENGINEERING · PLANNING · SURVEYING

970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435



**GENERAL NOTES:**

1. ALL TREES AND SHRUBS TO BE LOCATED BY PROJECT ARCHITECT / OWNER.
2. ALL TREES AND SHRUBS SHALL BE BACKED FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
3. NECESSARY TREES SHALL BE STAKED WITH 4' METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRIPS.
4. PERENNIAL PLANTING BEDS SHALL BE TILLED 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
5. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
6. MULCH ALL PERENNIAL BEDS WITH A PINE BARK SOIL CONDITIONER BY SOUTHWEST IMPORTERS; SHREDDED CEDAR BARK.
7. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
8. LANDSCAPING AND TREE REMOVAL SHALL BE IN ACCORDANCE WITH CDC 17.5.9 LANDSCAPING REGULATIONS AND CDC 17.6.1 ENVIRONMENTAL REGULATIONS.

**NOXIOUS WEEDS:**

1. ALL PLANTED MATERIALS INCLUDING SEEDS, SHALL BE NON NOXIOUS SPECIES AS SPECIFIED IN THE NOXIOUS WEED CDC TABLE 5-5 OR SUBSEQUENTLY DESIGNATED AS A NOXIOUS WEED BY THE STATE OF COLORADO, OR THE TOWN.

**LANDSCAPE MAINTENANCE NOTES:**

1. TURF SHALL BE AERATED 2 TO 3 TIMES PER YEAR TO INCREASE THE WATER ABSORPTION RATE. NECESSARY ORGANIC FERTILIZATION AND AMENDMENT SHALL BE INCORPORATED AT THE SAME TIME.
2. NECESSARY ORGANIC FERTILIZERS AND AMENDMENT SHALL BE ADDED TO PERENNIAL BEDS SEASONALLY ALONG WITH MULCH.
3. ALL SHRUBS IN SNOW SHED AREAS TO BE CUT BACK IN FALL TO 12"-18" IN HEIGHT.
4. IRRIGATION SYSTEM TO BE BLOWN OUT BY OCTOBER 31ST EACH FALL AND TURNED ON BY JUNE 1ST EACH SPRING.

**REVEGETATION NOTES:**

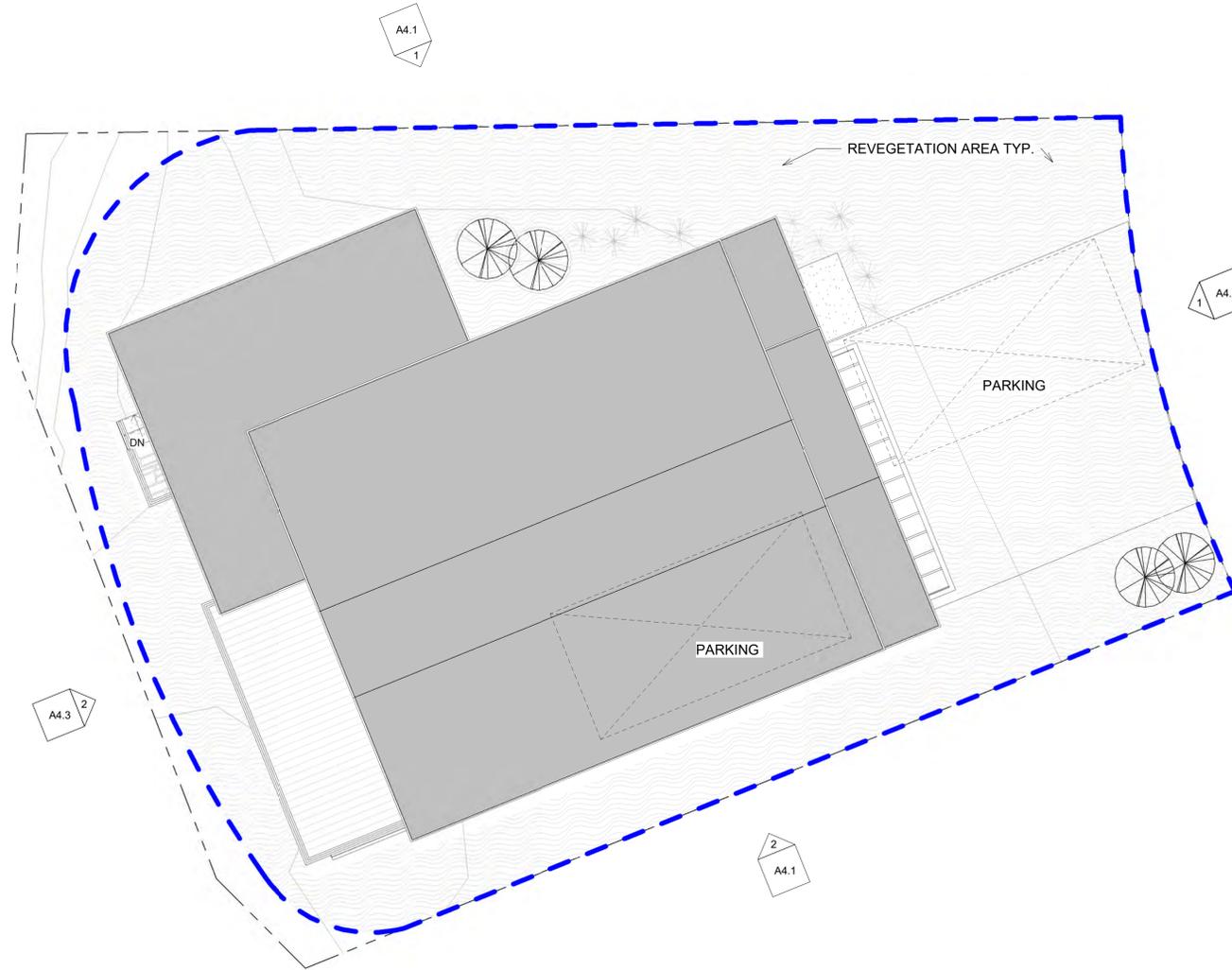
1. SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
2. TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REEMITTED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
3. BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN 10 DAYS) TO MINIMIZE EROSION AND WEEDS.
4. AREAS WHICH HAVE BEEN COMPACTED OR ARE RELATIVELY UNDISTURBED NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
5. BROADCASTING WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING, STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW, CRIMP IN.
6. ON SLOPES GREATER THAN 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND PINNED.
7. ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION.
8. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 LBS. PER ACRE.

SPECIES	PURE LIVE SEED PER ACRE
WESTERN YARROW	5%
TALL FESCUE	10%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREEPING RED FESCUE	10%
ALPINE BLUEGRASS	15%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	15%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	15%

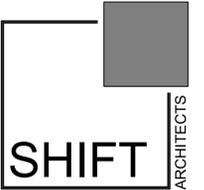
**LANDSCAPE LEGEND**

	CONCRETE PAVERS		INDIGENOUS SHRUBS
	FENCE		PROPOSED ASPEN TREE
	FENCE; WOOD		EXISTING ASPEN TREE TO BE REMOVED
	METAL GATE TO MATCH FENCE		EXISTING EVERGREEN TREE TO REMAIN
	METAL PLANTING BED WALL		EXISTING EVERGREEN TREE TO BE REMOVED
	REVEGETATE W/ NATIVE GRASS		
	DISTURBED AREAS		
	MULCH LANDSCAPE BEDDING		
	PERENNIAL BEDDING		
	FLAGSTONE		
	STONE PAVER		
	SNOW MELT AREAS		

**NOTE:**  
ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



**1 LANDSCAPE PLAN**  
3/16" = 1'-0"



P.O. Box 3206  
100 W. Colorado Suite 211  
Telluride, Colorado 81435  
p 970-728-8145  
kristine@shift-architects.com  
www.shift-architects.com

DATE:  
10.15.18  
DRB FINAL SUBMITTAL

MILLER RESIDENCE

BOULDERS #6, LOT 648R

LANDSCAPE PLAN

©shift architects

SHEET NUMBER



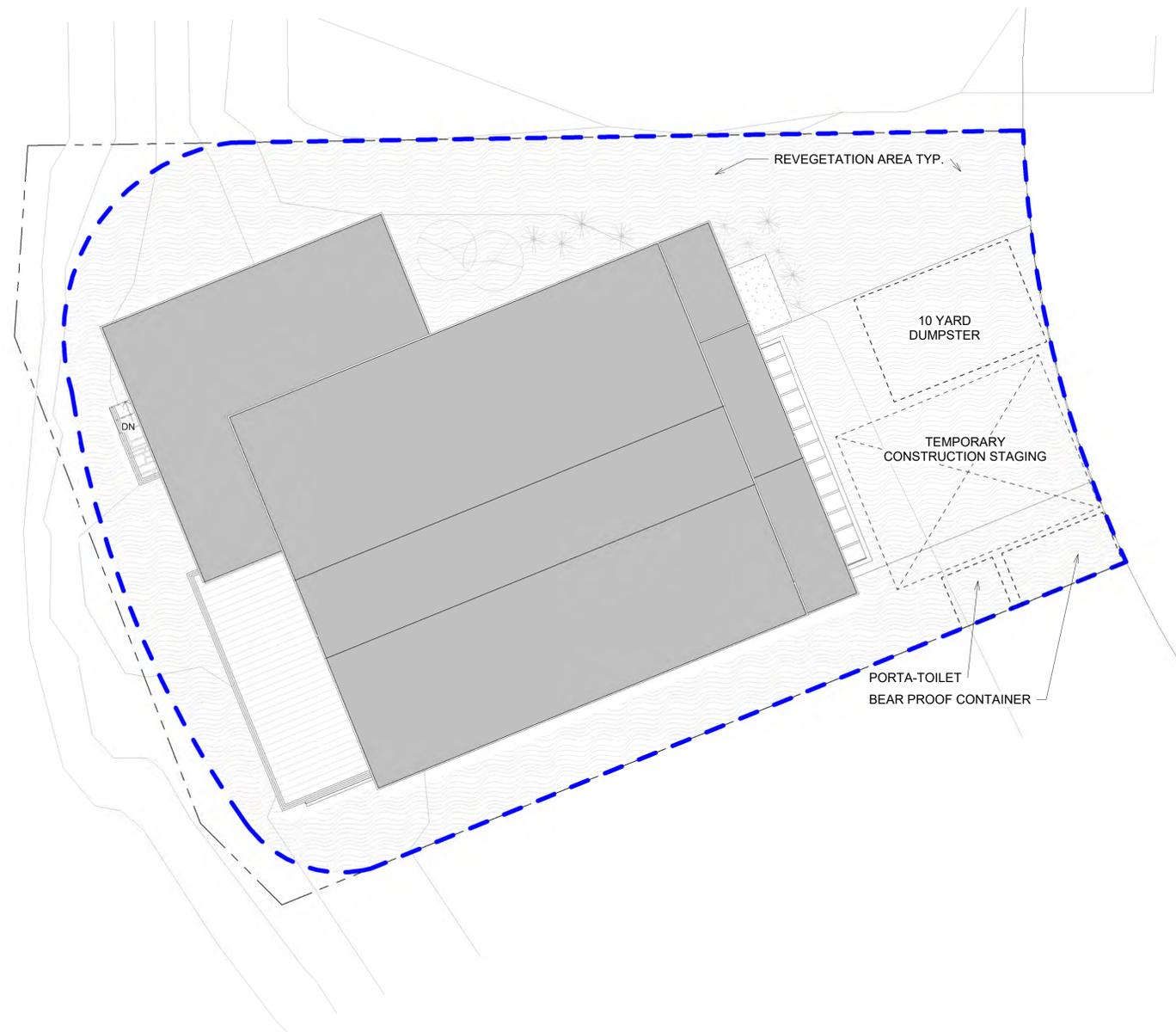
10/15/2018 2:02:29 PM

A1.2

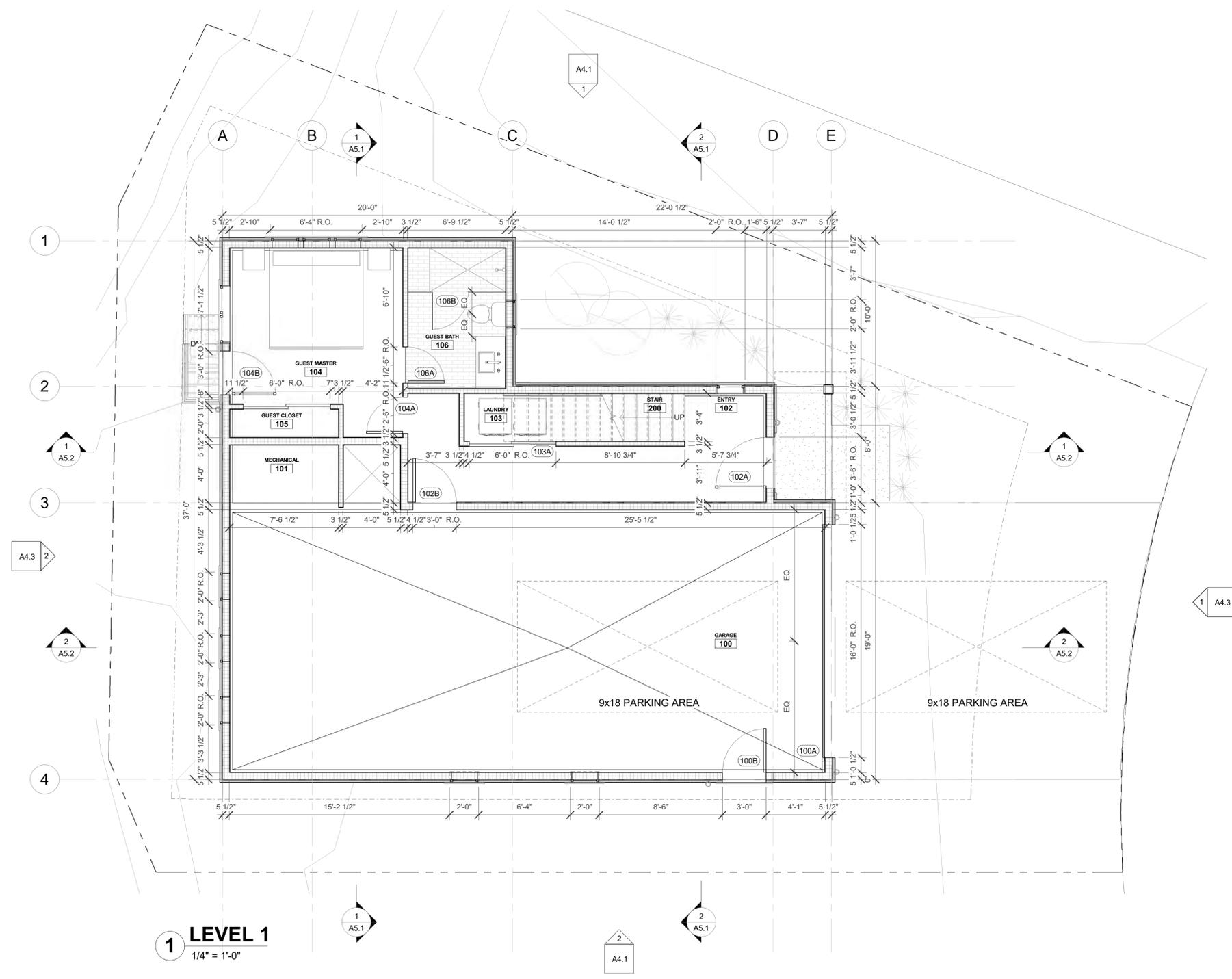
### CONSTRUCTION MITIGATION LEGEND

	LIMITS OF CONSTRUCTION		EXISTING ASPEN TREE TO REMAIN
	TEMPORARY PARKING		EXISTING EVERGREEN TREE TO REMAIN
	REVEGETATION AREAS		
	CONSTRUCTION FENCING		
	UTILITY / SEWAGE TRENCH		
	DRAINAGE PATH		

1. ALL DEVELOPMENT SHALL COMPLY WITH CDC CONSTRUCTION MITIGATION REGULATIONS.
2. COORDINATE LOCATION OF PORTA TOILET, TRASH, RECYCLE, MATERIAL STORAGE AND PARKING WITH THE TOWN OF MOUNTAIN VILLAGE.
3. ALL EXISTING TREES TO BE PROTECTED THROUGHOUT CONSTRUCTION.



**NOTE:**  
 STAGING AND PARKING  
 TO BE ON LOT 10 & 11



**GENERAL FLOOR PLAN NOTES:**

All window and door location in the existing historical house to be revisited upon removal of drywall.

**Dimensions:**  
 All dimensions are to structure (stud, concrete, etc).  
 Any discrepancies revealed upon demolition are to be brought to the attention of the architect.

**1 LEVEL 1**  
 1/4" = 1'-0"

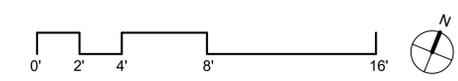
**MILLER RESIDENCE**

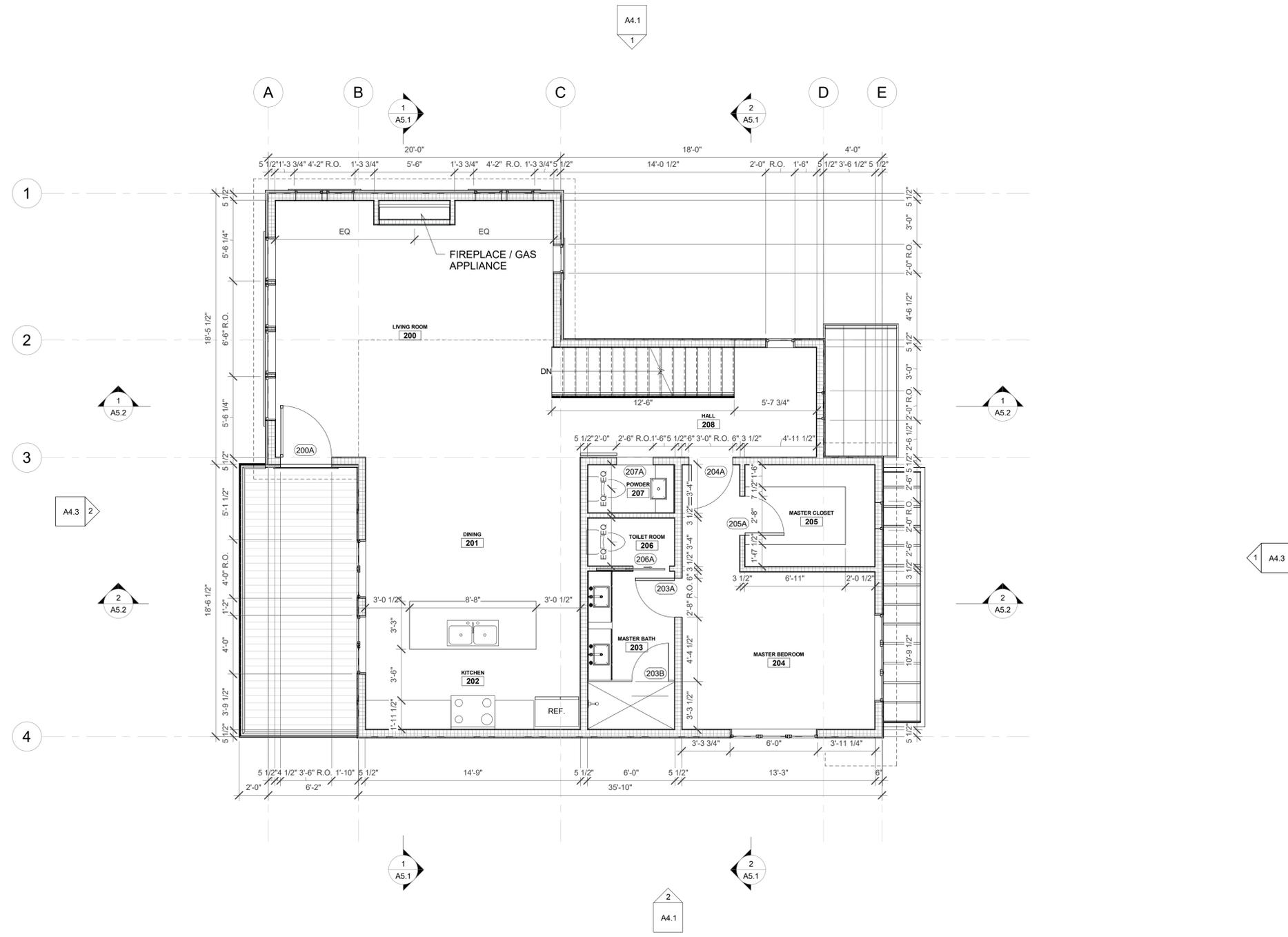
BOULDERS #6, LOT 649R

FLOOR PLANS

SHEET NUMBER

**A3.1**





**1 LEVEL 2**  
 1/4" = 1'-0"

**MILLER RESIDENCE**

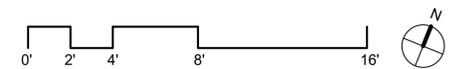
BOULDERS #6, LOT 648R

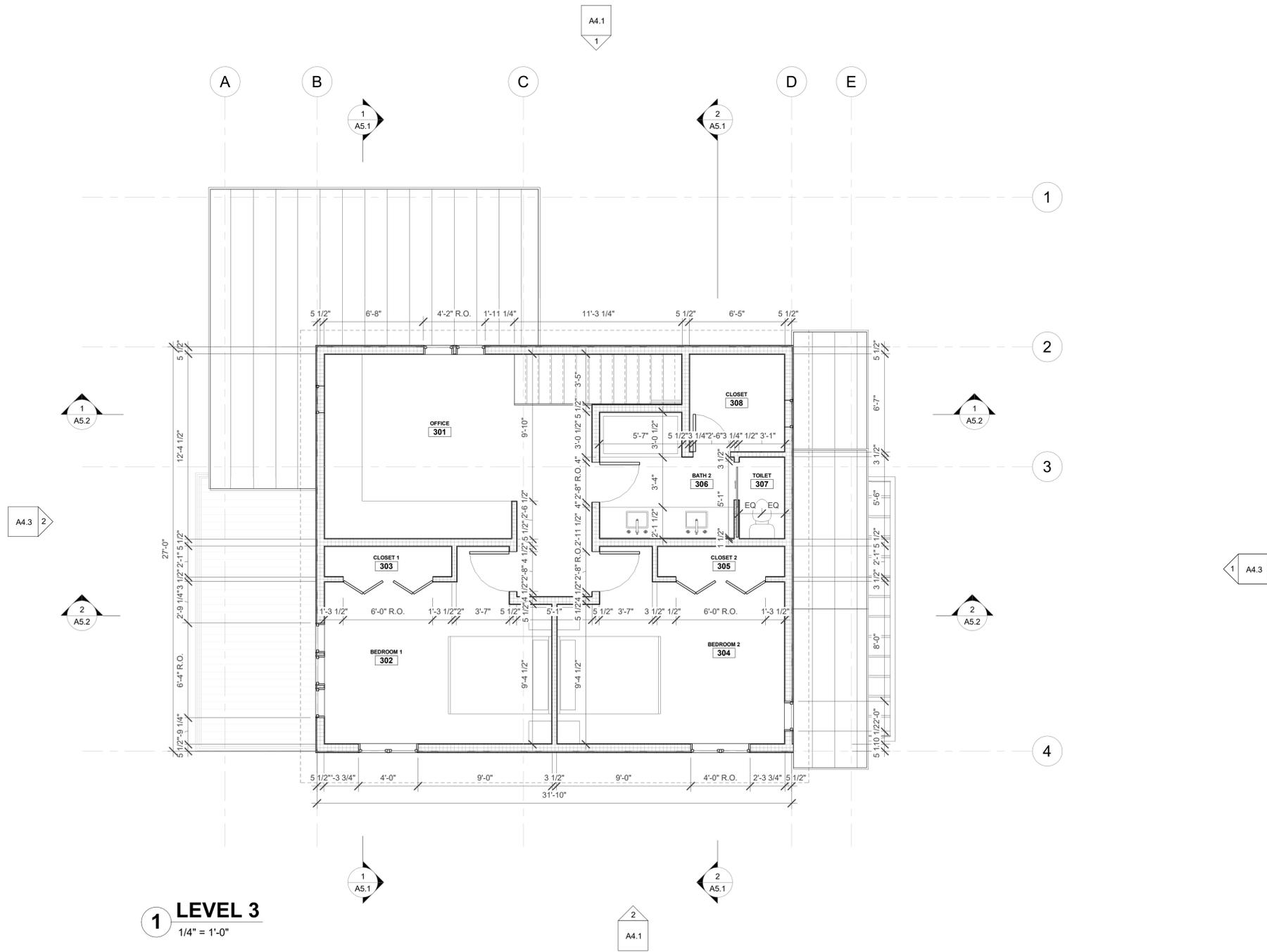
FLOOR PLANS

©shift architects

SHEET NUMBER

**A3.2**





**1 LEVEL 3**  
 1/4" = 1'-0"

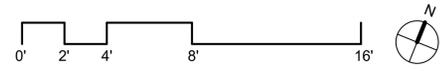
**MILLER RESIDENCE**

BOULDERS #6, LOT 649R

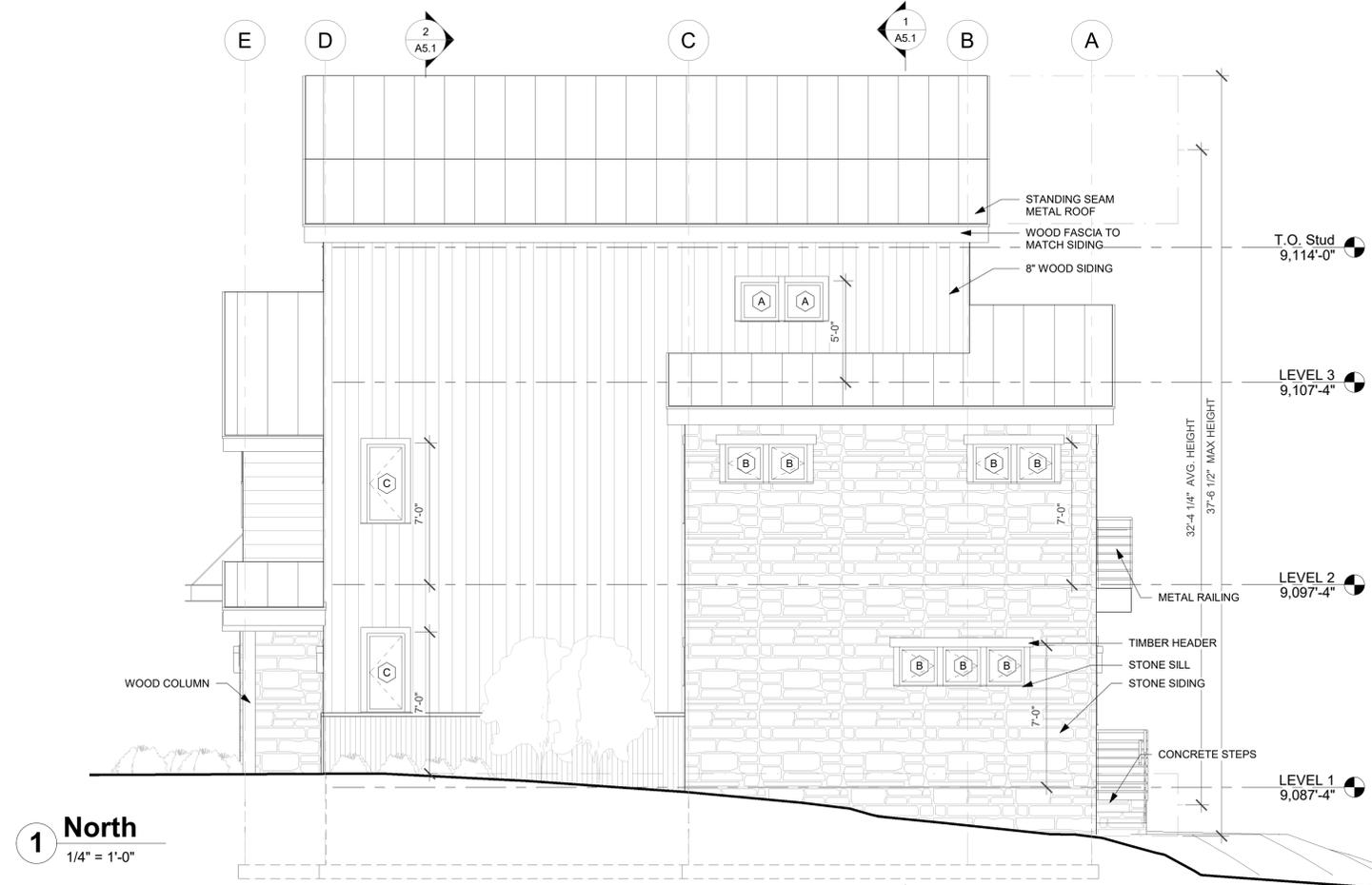
FLOOR PLANS

SHEET NUMBER

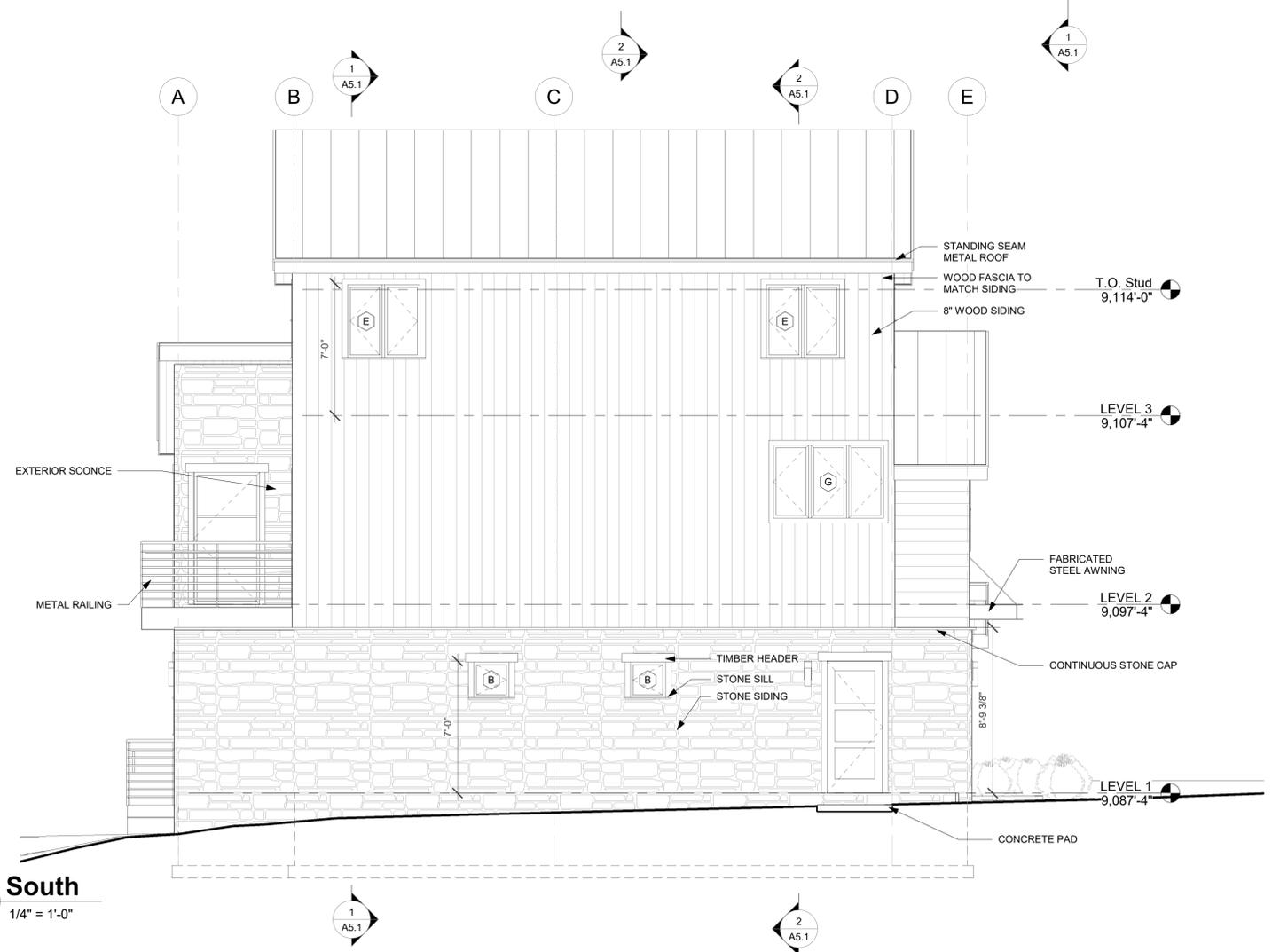
**A3.3**







**1 North**  
 1/4" = 1'-0"



**2 South**  
 1/4" = 1'-0"

**MATERIAL CALCULATIONS**

Elevation	Stone	Wood	Glass	Total
WEST	515.49	391.86	165.36	1072.71
SOUTH	444.41	602.59	73.2	1120.2
NORTH	400.7	595.97	48.91	1045.58
EAST	231.75	561.94	77.15	870.84
<b>Total</b>	<b>1592.35</b>	<b>2152.36</b>	<b>364.62</b>	<b>4109.33</b>
<b>Percentage</b>	<b>38.75%</b>	<b>52.38%</b>	<b>8.87%</b>	<b>100.00%</b>

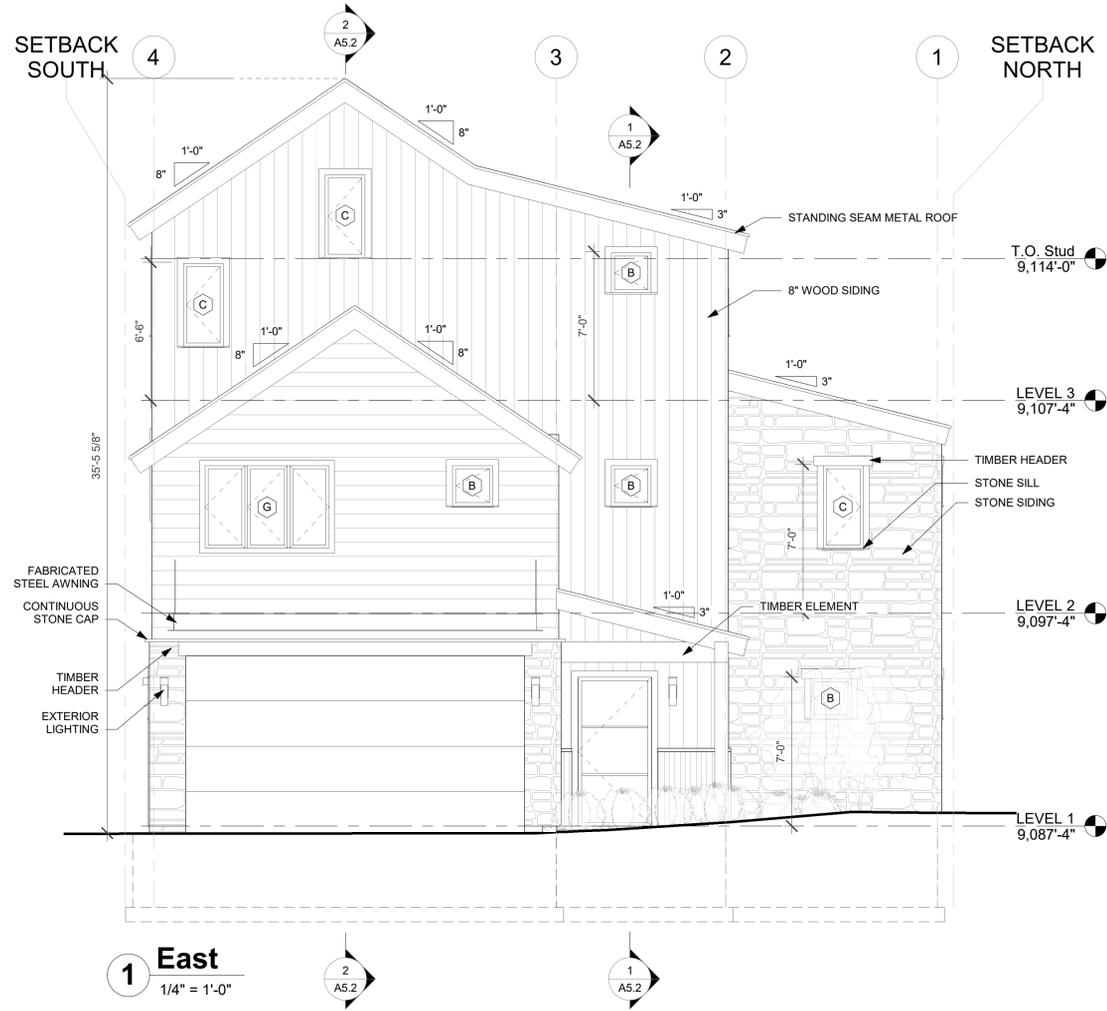
**MILLER RESIDENCE**

BOULDERS #6, LOT 649R

ELEVATIONS

SHEET NUMBER

**A4.1**



BONDERIZED CORRUGATED SIDING



NATURAL STONE SIDING



HORIZONTAL WOOD SIDING



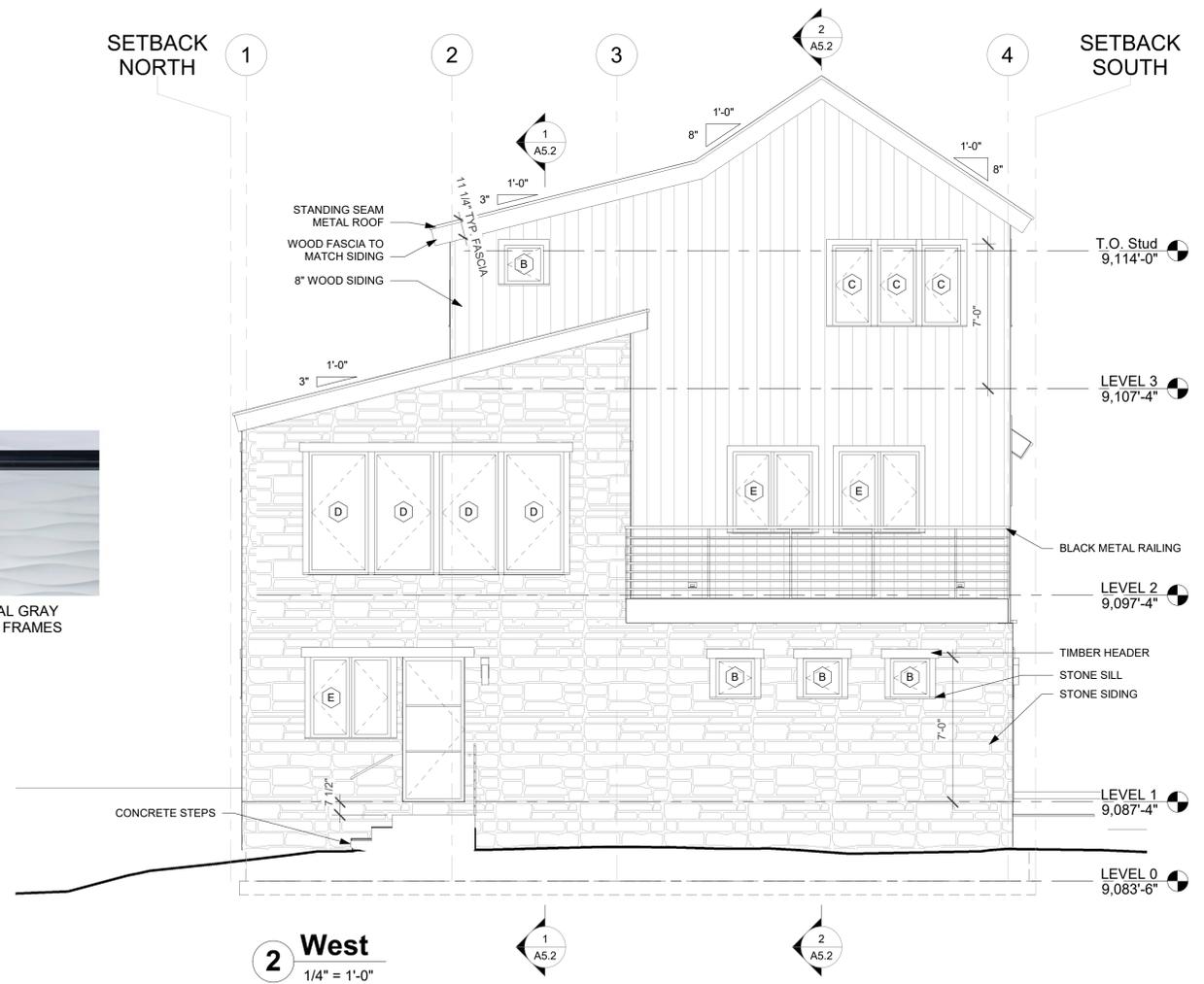
VERTICAL WOOD SIDING



STANDING SEAM METAL ROOFING



CHARCOAL GRAY WINDOW FRAMES



**MILLER RESIDENCE**

BOULDERS #6, LOT 649R

ELEVATIONS

SHEET NUMBER

**A4.2**



**1 EAST - RENDERED**  
 1/4" = 1'-0"



**2 WEST - RENDERED**  
 1/4" = 1'-0"

**MILLER RESIDENCE**

BOULDERS #6, LOT 648R

ELEVATION  
 RENDERED

©shift architects

SHEET NUMBER

**A4.3**



**1** Colorized Perspective  
 N/A

**MILLER RESIDENCE**

BOULDERS #6, LOT 649R

COLORIZED PERSPECTIVE

©shift architects

SHEET NUMBER

**A4.4**

**MILLER RESIDENCE**

BOULDERS #6, LOT 649R

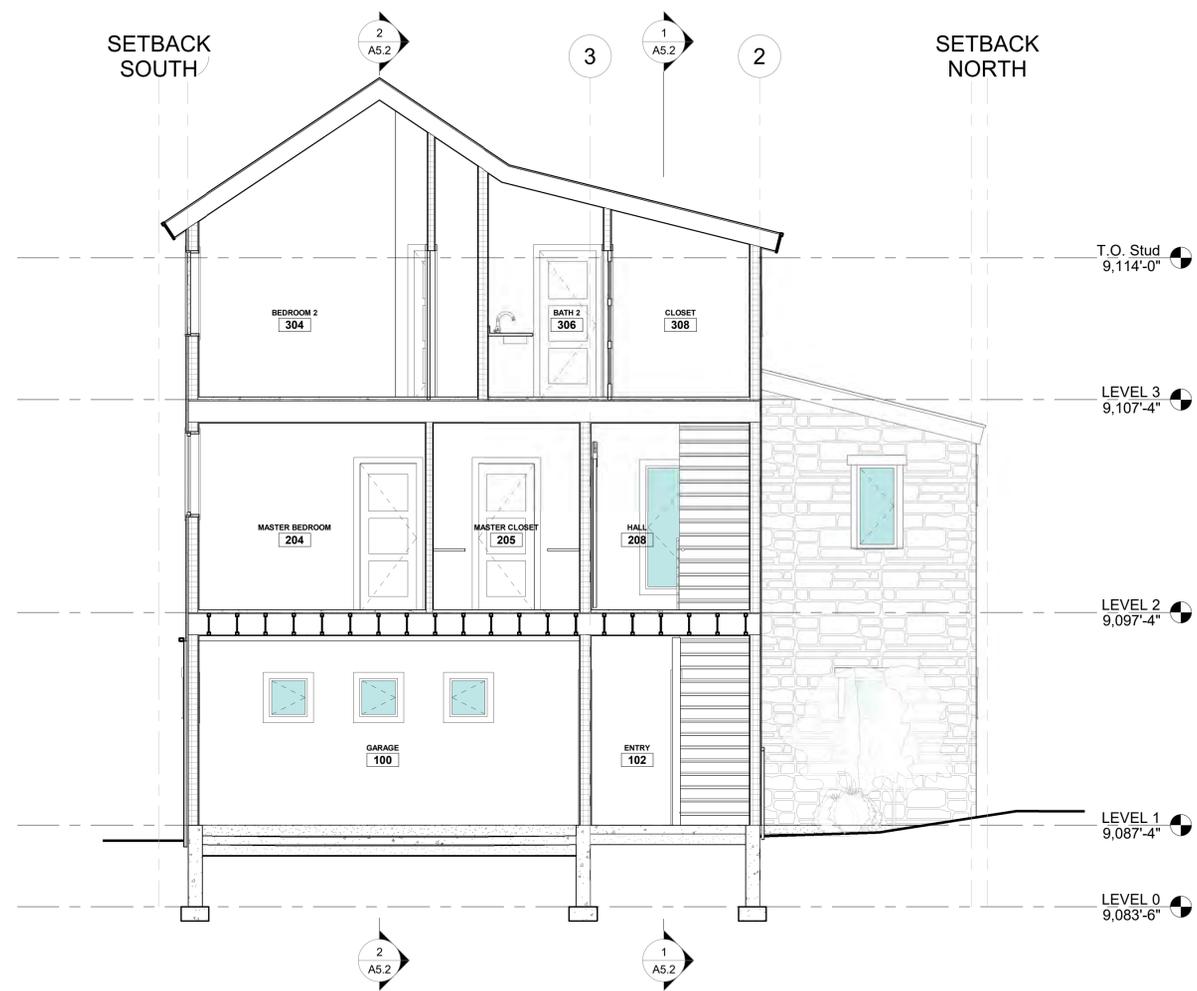
SECTIONS

SHEET NUMBER

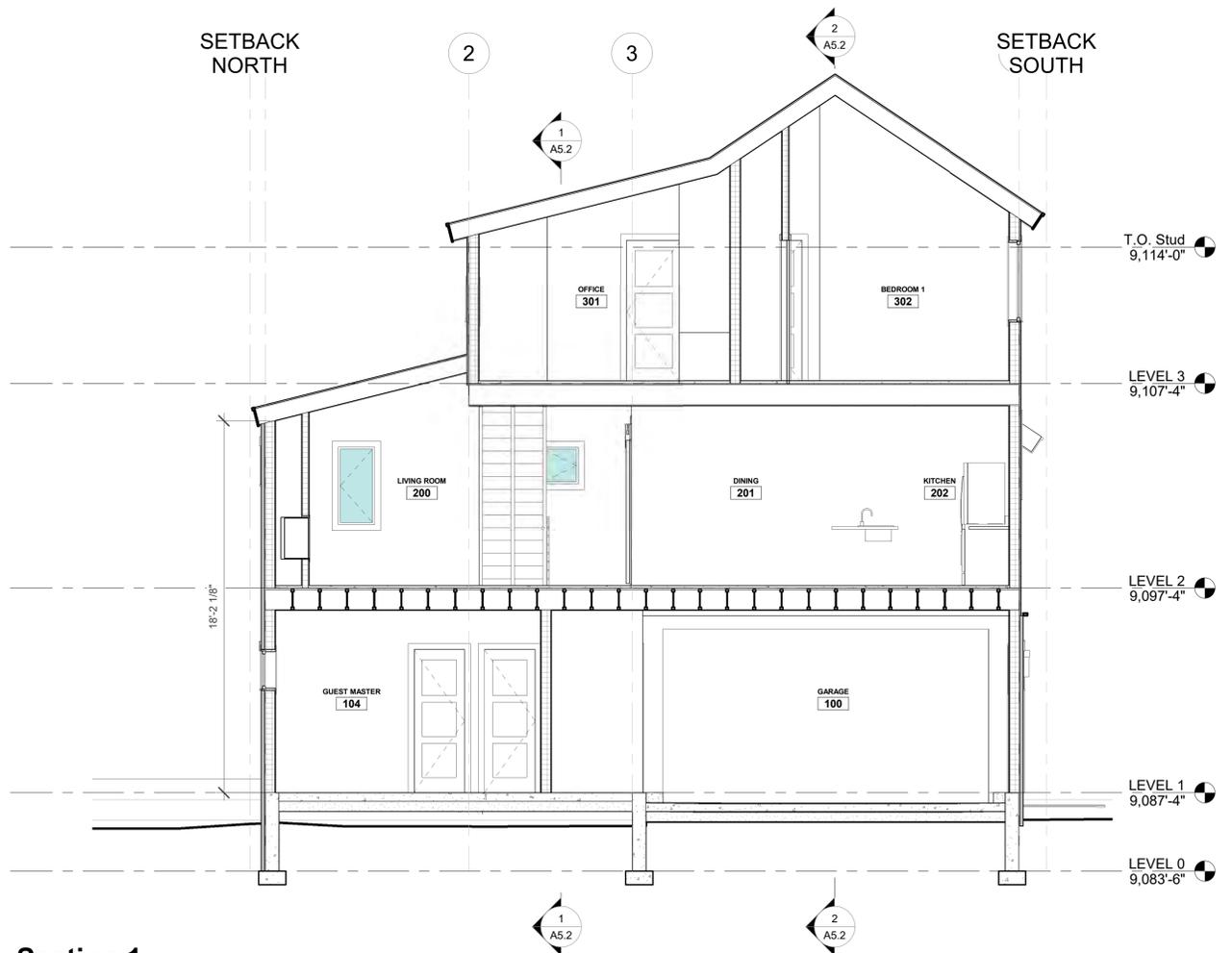
©shift architects

10/15/2018 10:35:20 AM

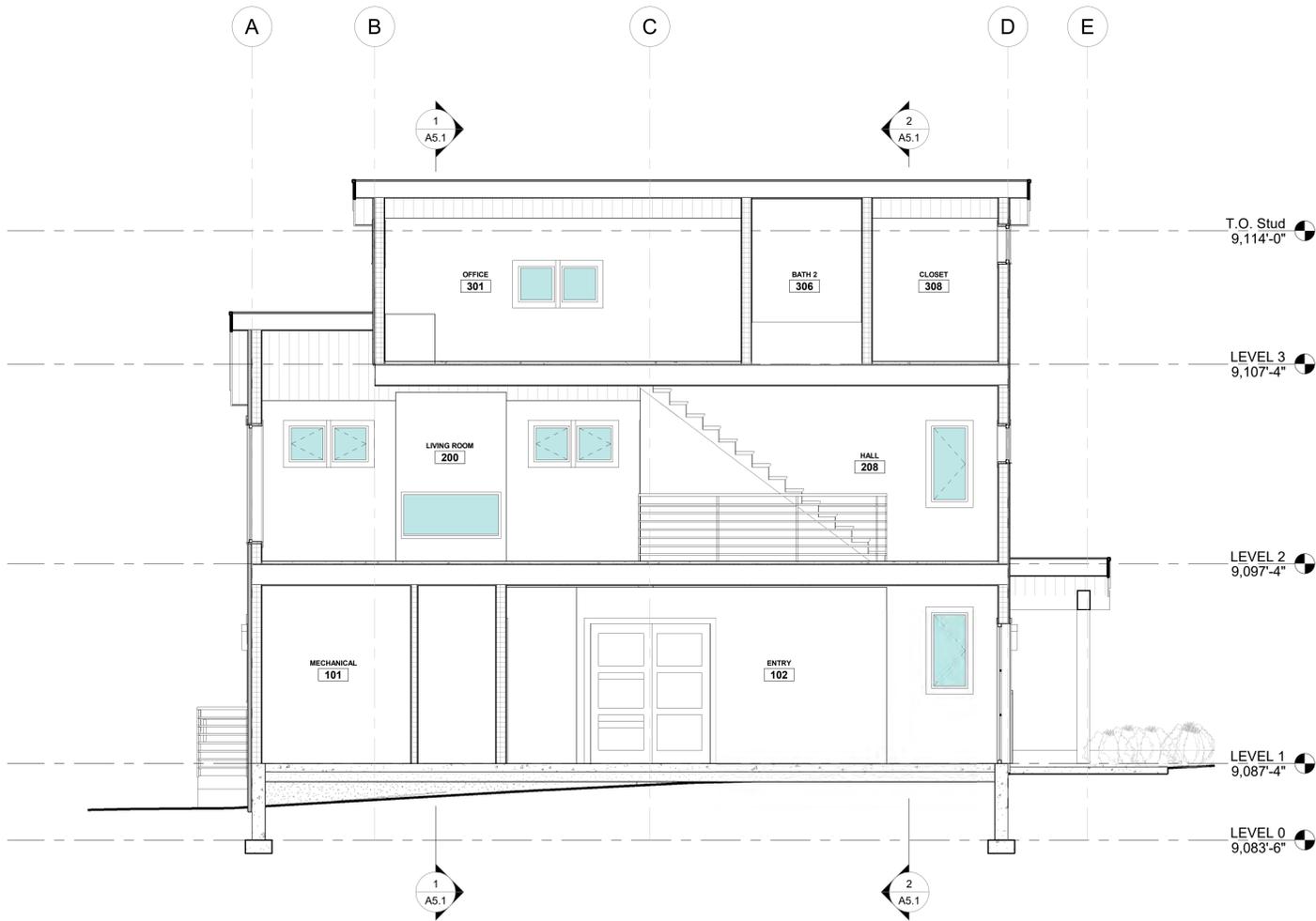
**A5.1**



**2 Section 2**  
 1/4" = 1'-0"



**1 Section 1**  
 1/4" = 1'-0"



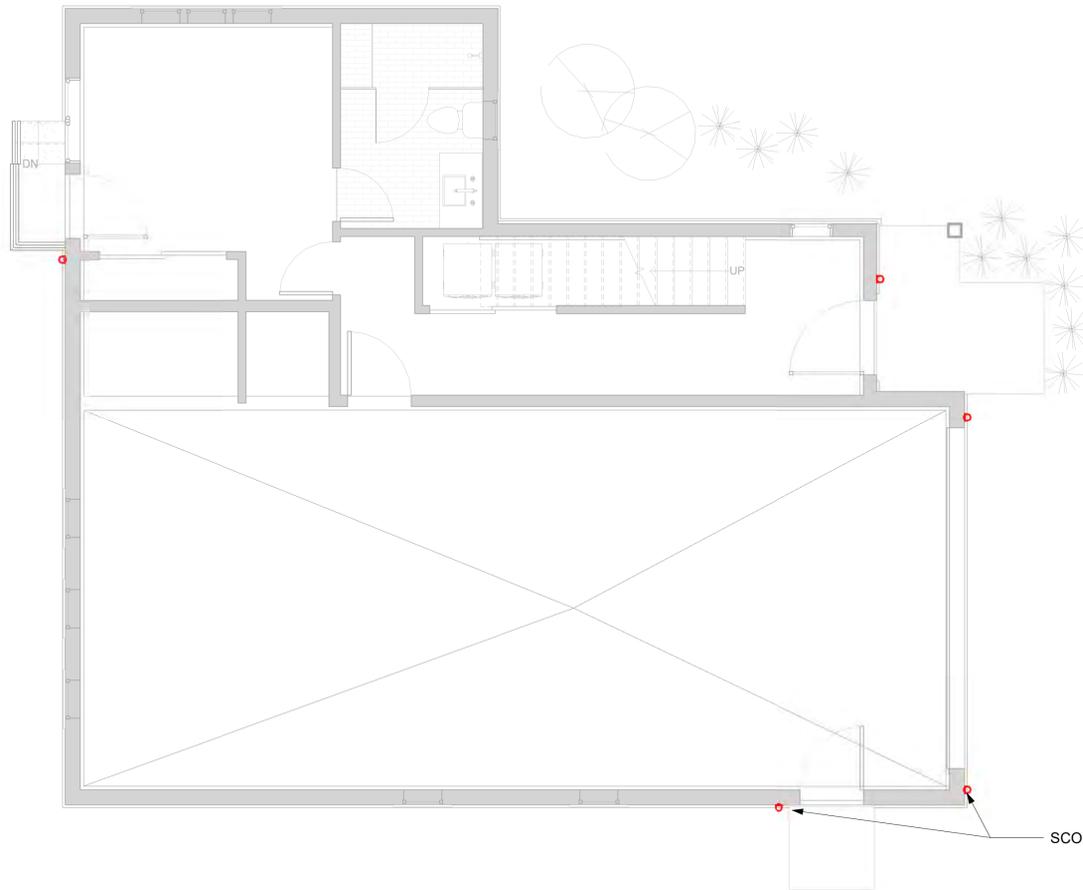
**1 Section 3**  
 1/4" = 1'-0"



**2 Section 4**  
 1/4" = 1'-0"







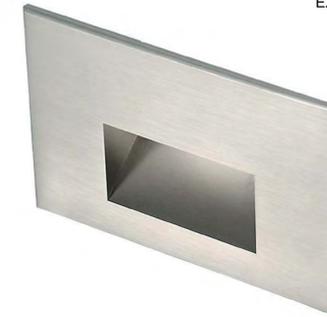
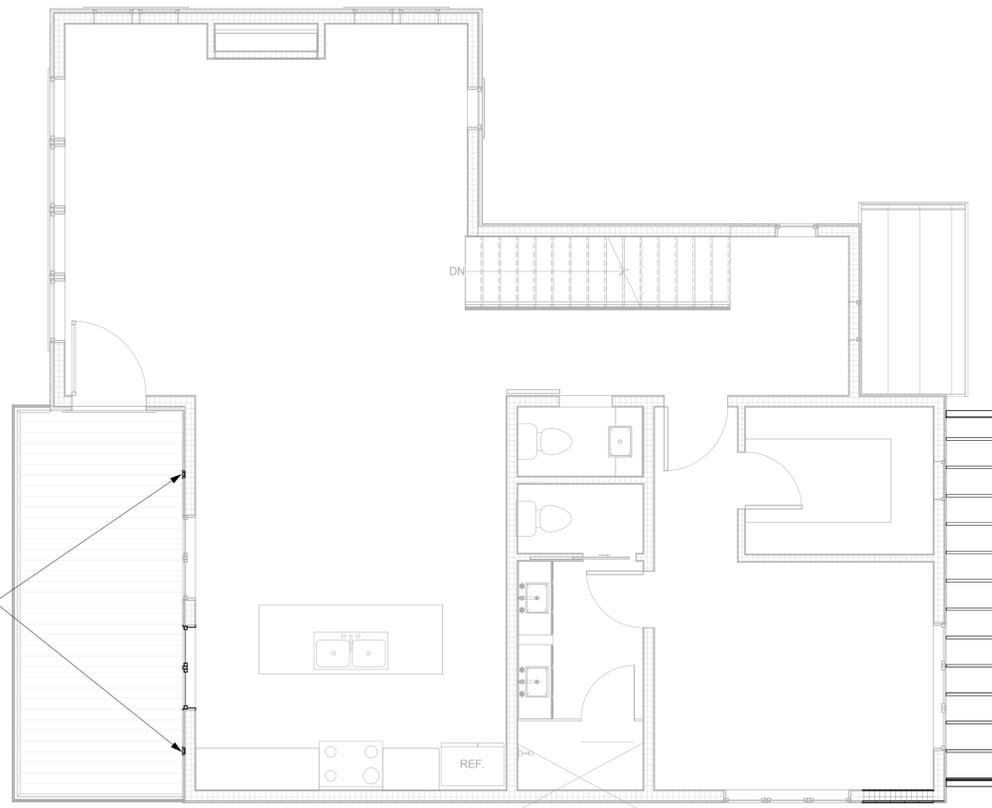
**SCONCE, FIXTURE A:**  
EXTERIOR DARK SKY SCONCE, TYPICAL

**VESSEL LED OUTDOOR WALL SCONCE**

- SLEEK, MINIMALISTIC PROFILE
- RATED LIFE: 60000 HOURS
- SHORT OPTION: MOUNTS UP OR DOWN
- DARK SKY FRIENDLY: SHORT OPTION ONLY  
DESIGNED IN 2015
- MATERIAL: DIE-CAST ALUMINUM
- SHADE MATERIAL: SILK SCREENED GLASS
- DIMMABLE WHEN USED WITH ELV DIMMER DIMMERS(NOT INCLUDED)
- DIMMER RANGE: 10%
- ADA COMPLIANT, DARK SKY COMPLIANT, TITLE 24 COMPLIANT
- ENERGY STAR QUALIFIED
- ETL LISTED WET
- WARRANTY: 5 YEARS FUNCTIONAL, 2 YEARS FINISH

SCONCE, FIXTURE A TYP.

**1 Exterior Lighting Plan Level 1**  
1/4" = 1'-0"



**STEP LIGHT, FIXTURE B:**  
EXTERIOR STEP LIGHT, TYPICAL

**LANDSCAPE LIGHTING LED HORIZONTAL STEP LIGHT**

- RATED HOURS: 60,000 HOURS
- 10%-100% DIMMING
- 50° BEAM SPREAD
- FEATURES FROSTED GLASS DIFFUSER
- SOLID DIECAST BRASS, CORROSION RESISTANT ALUMINUM ALLOY OR CAST STAINLESS STEEL CONSTRUCTION
- DESIGNED IN 2016
- SHADE MATERIAL: GLASS
- DIMMABLE WHEN USED WITH ELECTRONIC LOW VOLTAGE (ELV) DIMMER DIMMERS(NOT INCLUDED)
- TITLE 24 COMPLIANT
- UL LISTED WET
- WARRANTY: 10 YEARS FUNCTIONAL / 5 YEARS FUNCTIONAL FOR BLACK FINISH

STEP LIGHT, FIXTURE B TYP.

**2 Exterior Lighting Plan Level 2**  
1/4" = 1'-0"



TO: Design Review Board (DRB)

FROM: John Miller, Senior Planner

FOR: November 1, 2018 DRB Meeting

DATE: October 17, 2018

RE: Housekeeping CDC Amendments, a Review and Recommendation to Town Council

---

## PART I. Introduction and Background

This staff memo and accompanying ordinance is an effort to improve the Municipal Code in areas identified in the 2018 planning work program as “housekeeping amendments”. These are generally technical amendments identified by staff as needed to improve the zoning / development code administration. The proposals included in this staff report would amend *Title 17: Community Development Code (CDC)*, to increase consistency, clarify requirements, and ease certain restrictions. Each change proposed is not significant enough to be its own long range planning action and therefore have been grouped to allow efficient use of the Design Review Board and Town Council’s time.

This report addresses the following topics and includes detailed discussion of each in Part II:

1. Amend Density Limitations to correct a non-subdivideable duplex error at Table 3-2.
2. Better clarify height requirements for Single-Family Common Interest Community Zones.
3. Public notice requirements for Class 5 applications.
4. Reducing bond requirements from 150% to 125% to better align with analogous community standards.
5. Clarifying a contextual error for driveway width requirements.
6. Reducing insurance requirements for open burning from five million dollars to two million dollars.

## PART II. Text Amendment Discussion

The following discussion considers each of the proposals in detail and identifies the relevant sections of the CDC.

The following formatting styles are used for the proposed code language:

Regular Text = Existing code language to remain

Underline = Proposed new language

~~Strikethrough~~ = Language proposed for removal

(\*\*\*) = Portion of existing code removed (skipping to another code section to reduce report length)

### 1. Density Limitations for non-subdivideable duplexes

*Staff Note: This amendment works to correct what appears to have been a clerical error created during the most recent update of the CDC. Staff research has made apparent inconsistencies related to language continuity between the definition section of the CDC and Table 3-2 located in §17.3.7. This change corrects those inconsistencies by modifying Table 3-2 – and replaces the existing person-equivalent density of non-subdivideable duplex of 8 with 6.5. This change better aligns Table 3-2 with the CDC definition of density for non-subdivideable duplexes. The density standard would be amended as follows:*

#### 17.3.7: DENSITY LIMITATIONS

(\*\*\*)

- C. The person-equivalent density is calculated based on the actual unit-to-person equivalent density conversion factors listed in Table 3-2.

Zoning Designation	Actual Unit	Person-Equivalent Density
Single-family	1	4.0 person equivalents
Single-family common interest community	1	3.0 person equivalents
Non-subdivideable duplex	1	<del>8.0</del> <u>6.5</u> person equivalents
Condominium	1	3.0 person equivalents
Lodge	1	0.75 person equivalents
Efficiency lodge	1	0.50 person equivalents
Hotel	1	1.5 person equivalents
Hotel efficiency	1	2.0 person equivalents
Employee condominium	1	3.0 person equivalents
Employee apartment	1	3.0 person equivalents
Employee dorm	1	1.0 person equivalents

## 2. Height Requirement for Single-Family Common Interest Community Zones

*Staff note: This amendment works to better clarify height requirements listed under Single-Family Zone and Single Family Common Interest Community Zone also apply to any single-family dwellings platted as a condominium dwelling unit. There has been some confusion in the past related to height allowances in relation to the zone and type of structure. This project simply clarifies Table 3-3 for better interpretation by staff and the public. The height requirements would be amended as follows:*

### 17.3.12: Building Height Limits

- A. Table 3-3 establishes the maximum building height and average building height limits for each zone district and some specific lots.  
(\*\*\*)

**Table 3-3, Building Height Limits**

<b>Zone District or Lot Number</b>	<b>Maximum Building Height <u>in feet.</u> See Footnote 1 &amp; 2</b>	<b>Maximum Average Building Height <u>in feet.</u> See Footnote 1 &amp; 2</b>
Single-Family	35	30
Single-Family common interest community (See Footnote 4)	35	30
Multi-Family, maintenance public works & civic (See Footnote 5)	48 feet	48 feet
<u>Maintenance-Public Works</u>	<u>48</u>	<u>48</u>
<u>Civic</u>	<u>48</u>	<u>48</u>
Village Center	60	48
Lot 128	As built height	As built height
Ridgeline area lots (See Footnote 3)	45	30
Ridgeline Lots (See Footnote 3)	35	30

<sup>1</sup>The ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.

<sup>2</sup>Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened

telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.

<sup>3</sup>Please refer to ridgeline lot requirements in the Design Regulations, which include additional restriction on the maximum building height. See Forever is permitted a higher building height pursuant to a PUD development agreement.

<sup>4</sup>Height maximums listed under Single-Family and Single-Family Common Interest Community also apply to single-family dwellings platted as condominium dwelling units (See Single-Family Condominium Dwelling Definition.).

<sup>5</sup>Height Maximums listed under Multi-Family apply to Multi-Family Dwelling Units (see Multi-Family Dwelling Unit Definition.).

(\*\*\*)

### 3. Public Notice Requirements for Class 5 Applications

*Staff Note: This amendment modifies the public notice requirements for Class 5 applications, specifically stating that notice for Class 5 applications requires 30 day notice as typical for other Class 5 applications. This amendment also gives staff the administrative leeway to determine if Class 5 applications exempt from noticing requirements have impacts justifying public notice prior to Public Hearing. The public noticing requirements would be amended as follows:*

#### 17.4.4: GENERAL PROVISIONS APPLICABLE TO ALL DEVELOPMENT APPLICATION CLASSES

(\*\*\*)

##### I. Public Hearing Noticing Requirement

(\*\*\*)

2. Public Notice Requirements. Notice as required by this section shall be given as prescribed below prior to the initial hearing held by the review authority. Development applications shall be noticed in substantial compliance with the following provisions:

(\*\*\*)

- d. Class 5 Applications: Notice of the following development application public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundary in accordance with the public noticing requirements and the mailing notice details; at least thirty (30) days prior to the initial public hearing, 2) posted in accordance with posted notice details, and 3) listed on the review authority agenda:

- i. Outline MPUD Development applications;

- ii. Unless deemed necessary by the Code Administrator, No no legal notice is required for the following class 5 applications:
  - (a) Minor Subdivisions.
  - (b) Other class 5 applications.

#### 4. Reducing Bonding Requirements from 150% to 125%

*Staff Note: This amendment modifies the bonding requirements for infrastructure by reducing the requirements placed on private developers from 150% to 125% of the project value. It is apparent that the Town's requirement is larger than adjacent neighboring communities. The reduction of the bonding requirement will allow for reduced construction costs and a better streamlined process for developers. The bonding requirement will be amended as follows:*

##### 17.4.13: SUBDIVISION REGULATIONS

(\*\*\*)

##### L. Public Improvements Policy

(\*\*\*)

- 2. The developer shall secure the faithful and diligent performance of its obligations with a pledge of security sufficient to provide a reasonable guarantee of not less than one hundred ~~fifty percent (150%)~~ twenty-five percent (125%) of the current estimated cost of the public improvements and facilities, which estimate shall be approved by the Community Development Department staff.

#### 5. Minimum Driveway Width

*Staff Note: This amendment modifies an error that was discovered by staff during review of previous versions of the Community Development Code. In the past, all driveways were to be constructed to a minimum of 12 feet. During the last code revision, "minimum" was replaced with "maximum" by what appears to be an error. This change would simply revert the provision to standards in place prior to adoption of the CDC and overall staff believes that the change will allow for better fire protection and access throughout the Town. The driveway requirements would be amended as follows:*

##### 17.6.6: ROAD AND DRIVEWAY STANDARDS

(\*\*\*)

##### B. Driveway Standards

(\*\*\*)

##### 2. Driveway Width

- a. For driveways that service three (3) or fewer single-family dwellings, the ~~maximum~~ minimum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family

dwelling shall have a minimum paved surface of sixteen feet (16').

Shoulders may be required by the Fire Code.

## 6. Insurance Requirements for Open Burning

*Staff Note: This amendment modifies insurance requirements for projects requiring open burning permits – reducing commercial liability insurance requirements from five million dollars to two million dollars. Staff recognizes that increasing drier summer months will increase fire danger within the Town and maintains the right to refuse burn permits if environmental conditions are not favorable. The open burning insurance requirement will be amended as follows:*

### 17.6.9 OPEN BURNING REGULATIONS

(\*\*\*)

C: An applicant for open burning shall submit the following:

(\*\*\*)

A certificate of general commercial liability insurance in a form satisfactory to the Town, in the amount of not less than ~~five million dollars (\$5,000,000)~~ two million dollars (\$2,000,000) per occurrence, naming the Town as an additional insured. The amount and type of insurance required by this section may be increased by a resolution of the Town Council.

## PART III. Findings and Recommended Motion

### **Findings:**

These amendments are necessary to clarify and conform the CDC and were initiated by the Planning and Development Services Director consistent with CDC Section 17.1.7

### **Proposed Motion:**

Staff recommends the DRB provide a recommendation of approval to the Town Council with the following proposed motion:

*I move to recommend approval to the Town Council regarding an amendment to CDC Chapters 17.3 Zoning and Land Use Regulations, 17.4 Development Review Procedures, and 17.6 Supplementary Regulations of the Community Development Code.*

*This motion is based on the evidence and testimony provided at a public hearing held on November 1, 2018, with notice of such hearing as required by the Community Development Code.*

**ORDINANCE NO. 2018-\_\_**

**AN ORDINANCE OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO, ADOPTING MINOR REVISIONS AND CORRECTIONS TO SECTION 17 OF THE COMMUNITY DEVELOPMENT CODE (CDC); APPROVING HOUSEKEEPING AMENDMENTS.**

**RECITALS**

- A. The Town of Mountain Village (the “Town”) is a legally created, established, organized and existing Colorado municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado (the “Constitution”) and the Home Rule Charter of the Town (the “Charter”).
- B. Pursuant to the Constitution, the Charter, the Colorado Revised Statutes and the common law, the Town has the authority to regulate the use and development of land and to adopt ordinances and regulations in furtherance thereof.
- C. The Town Council may amend the CDC from time to time due to changing circumstances or for general housekeeping purposes. Such an update of the CDC has become necessary for technical corrections, clarifications and consistency.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO AS FOLLOWS:**

(Language ~~stricken~~ is deleted; underlined language is new.)

**Section 1. CDC § 17.3.7 (C), Table 3-2 is amended as follows:**

17.3.7: DENSITY LIMITATIONS

(\*\*\*)

- C. The person-equivalent density is calculated based on the actual unit-to-person equivalent density conversion factors listed in Table 3-2.

<b>Zoning Designation</b>	<b>Actual Unit</b>	<b>Person-Equivalent Density</b>
Single-family	1	4.0 person equivalents
Single-family common interest community	1	3.0 person equivalents
Non-subdivideable duplex	1	<del>8.0</del> <u>6.5</u> person equivalents
Condominium	1	3.0 person equivalents
Lodge	1	0.75 person equivalents
Efficiency lodge	1	0.50 person equivalents
Hotel	1	1.5 person equivalents
Hotel efficiency	1	2.0 person equivalents
Employee condominium	1	3.0 person equivalents
Employee apartment	1	3.0 person equivalents
Employee dorm	1	1.0 person equivalents

**Section 2. CDC § 17.3.12 (A)(Table 3-3) is amended as follows:**

17.3.12: Building Height Limits

- A. Table 3-3 establishes the maximum building height and average building height limits for each zone district and some specific lots.

(\*\*\*)

**Table 3-3, Building Height Limits**

<b>Zone District or Lot Number</b>	<b>Maximum Building Height <u>in feet.</u> See Footnote 1 &amp; 2</b>	<b>Maximum Average Building Height <u>in feet.</u> See Footnote 1 &amp; 2</b>
Single- <del>F</del> family	35	30
Single- <del>F</del> family common interest community <u>(See Footnote 4)</u>	35	30
Multi-Family, <del>maintenance-public-works &amp; civic</del> <u>(See Footnote 5)</u>	48 feet	48 feet
<u>Maintenance-Public Works</u>	<u>48</u>	<u>48</u>
<u>Civic</u>	<u>48</u>	<u>48</u>
Village Center	60	48
Lot 128	As built height	As built height
Ridgeline area lots (See Footnote 3)	45	30
Ridgeline Lots (See Footnote 3)	35	30

<sup>1</sup>The ridge of a gable, hip, gambrel or similar pitched roof may extend the maximum building height up to five (5) feet above the specified maximum height limit, except on ridgeline lots.

<sup>2</sup>Chimneys, flues, vents or similar structures may extend up to five (5) feet above the specified maximum height excluding unscreened telecommunications antenna with the height of such structures set forth in the telecommunications antenna regulations.

<sup>3</sup>Please refer to ridgeline lot requirements in the Design Regulations, which include additional restriction on the maximum building height. See Forever is permitted a higher building height pursuant to a PUD development agreement.

<sup>4</sup>Height maximums listed under Single-Family and Single-Family Common Interest Community also apply to single-family dwellings platted as condominium dwelling units (See Single-Family Condominium Dwelling definition.).

<sup>5</sup>Height Maximums listed under Multi-Family apply to Multi-Family Dwelling Units (see Multi-Family Dwelling Unit Definition.).

(\*\*\*)

**Section 3. CDC § 17.4.4 (I)(2)(d) is amended as follows:**

17.4.4: GENERAL PROVISIONS APPLICABLE TO ALL DEVELOPMENT APPLICATION CLASSES

(\*\*\*)

- I. Public Hearing Noticing Requirement

(\*\*\*)

2. Public Notice Requirements. Notice as required by this section shall be given as prescribed below prior to the initial hearing held by the review authority. Development applications shall be noticed in substantial compliance with the following provisions:

(\*\*\*)

d. Class 5 Applications: Notice of the following development application public hearing(s) shall be: 1) sent to all property owners within 400 feet of the property boundary in accordance with the public noticing requirements and the mailing notice details; at least thirty (30) days prior to the initial public hearing. 2) posted in accordance with posted notice details, and 3) listed on the review authority agenda:

- i. Outline MPUD Development applications;
- ii. Unless deemed necessary by the Code Administrator. ~~No~~ no legal notice is required for the following class 5 applications:
  - (a) Minor Subdivisions.
  - (b) Other class 5 applications.

**Section 4. CDC § 17.4.13 (L)(2) is amended as follows:**

17.4.13: SUBDIVISION REGULATIONS

(\*\*\*)

L. Public Improvements Policy

(\*\*\*)

2. The developer shall secure the faithful and diligent performance of its obligations with a pledge of security sufficient to provide a reasonable guarantee of not less than one hundred ~~fifty percent (150%)~~ twenty-five percent (125%) of the current estimated cost of the public improvements and facilities, which estimate shall be approved by the Community Development Department staff.

**Section 5. CDC § 17.6.6 (B)(2) is amended as follows:**

17.6.6: ROAD AND DRIVEWAY STANDARDS

(\*\*\*)

B. Driveway Standards

(\*\*\*)

2. Driveway Width

- a. For driveways that service three (3) or fewer single-family dwellings, the ~~maximum~~ minimum paved drive surface width shall be twelve feet (12') for driveway lengths less than 150 feet. Driveway lengths exceeding 150 feet which service three (3) or fewer single-family dwellings shall have a minimum paved surface of sixteen feet (16'). Shoulders may be required by the Fire Code.

**Section 6. CDC § 17.6.9 (C)(7) is amended as follows:**

17.6.9 OPEN BURNING REGULATIONS

(\*\*\*)

C: An applicant for open burning shall submit the following:

(\*\*\*)

7. A certificate of general commercial liability insurance in a form satisfactory to the Town, in the amount of not less than ~~five million dollars (\$5,000,000)~~ two million dollars (\$2,000,000) per occurrence, naming the Town as an additional insured. The amount and type of insurance required by this section may be increased by a resolution of the Town Council.

**Section 7. Ordinance Effect**

- A. This Ordinance shall have no effect on pending litigation, if any, and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided and the same shall be construed and concluded under such prior ordinances.
- B. All ordinances, of the Town, or parts thereof, inconsistent or in conflict with this Ordinance, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 8. Severability**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of this Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of this Ordinance.

**Section 9. Effective Date**

This Ordinance shall become effective on \_\_\_\_\_, 2018.

**Section 10. Public Hearing**

A public hearing on this Ordinance was held on the XX<sup>th</sup> day of \_\_\_\_\_, 2018 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**INTRODUCED, READ AND REFERRED to public hearing before the Town Council of the Town of Mountain Village, Colorado on the XX<sup>th</sup> day of \_\_\_\_\_, 2018**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

ATTEST:

By: \_\_\_\_\_  
Laila Benitez, Mayor

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

**HEARD AND FINALLY ADOPTED by the Town Council of the Town of Mountain Village, Colorado this XX<sup>th</sup> day of \_\_\_\_\_, 2018.**

**TOWN OF MOUNTAIN VILLAGE:**

**TOWN OF MOUNTAIN VILLAGE,  
COLORADO, A HOME-RULE  
MUNICIPALITY**

By: \_\_\_\_\_  
Laila Benitez, Mayor

ATTEST:

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

Approved As To Form:

\_\_\_\_\_  
Jim Mahoney, Assistant Town Attorney

I, Jackie Kennefick, the duly qualified and acting Town Clerk of the Town of Mountain Village, Colorado ("Town") do hereby certify that:

1. The attached copy of Ordinance No. \_\_\_\_\_ ("Ordinance") is a true, correct and complete copy thereof.

2. The Ordinance was introduced, read by title, approved on first reading with minor amendments and referred to public hearing by the Town Council the Town ("Council") at a regular meeting held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on \_\_\_\_\_, 2018, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

3. After the Council's approval of the first reading of the Ordinance, notice of the public hearing, containing the date, time and location of the public hearing and a description of the subject matter of the proposed Ordinance was posted and published in the Telluride Daily Planet, a newspaper of general circulation in the Town, on \_\_\_\_\_, 2018 in accordance with Section 5.2b of the Town of Mountain Village Home Rule.

4. A public hearing on the Ordinance was held by the Town Council at a regular meeting of the Town Council held at Town Hall, 455 Mountain Village Blvd., Mountain Village, Colorado, on June 14, 2018. At the public hearing, the Ordinance was considered, read by title, and approved without amendment by the Town Council, by the affirmative vote of a quorum of the Town Council as follows:

Council Member Name	"Yes"	"No"	Absent	Abstain
Laila Benitez, Mayor				
Dan Caton, Mayor Pro-Tem				
Dan Jansen				
Bruce MacIntire				
Patrick Berry				
Natalie Binder				
Jack Gilbride				

5. The Ordinance has been signed by the Mayor, sealed with the Town seal, attested by me as Town Clerk, and duly numbered and recorded in the official records of the Town.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of the Town this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Jackie Kennefick, Town Clerk

(SEAL)



**PLANNING & DEVELOPMENT SERVICES**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

---

**TO:** Design Review Board

**FROM:** Michelle Haynes, Planning and Development Services Director

**FOR:** DRB Meeting on November 1, 2018 (continued from the October 4, 2018, regular DRB Meeting)

**DATE:** October 22, 2018

**RE:** Consideration of a Minor Revisions application to an approved landscape plan at Lot 1151, 132 High Country Drive

---

**APPLICATION OVERVIEW:**

The town and owner entered into a Compliance Plan Agreement (Compliance Plan) on August 20, 2018 so that the owners will bring the improvements to the property absent town approvals, into compliance with the Community Development Code (CDC). This application is one of the Compliance Plan requirements. The landscape plan approved on September 7, 2017 by the DRB had been modified and the owners must seek DRB approval through this application to the revised landscape plan, including additional general easement encroachments. The Design Review Board heard this application at their October 4, 2018 regular meeting and continued the hearing with conditions to November 1, 2018.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 1151, Telluride Mountain Village  
**Address:** 132 High Country Drive  
**Applicant/Agent:** John and Liz Raese  
**Owner:** John and Liz Raese  
**Zoning:** Single Family  
**Existing Use:** Single Family  
**Lot Area:** 0.513 acres

**Adjacent Land Uses:**

- **North:** Single Family
- **South:** Single Family
- **East:** Single Family
- **West:** Open Space

**ATTACHMENTS**

- Exhibit A: Vicinity Map
- Exhibit B: Narrative revised and dated 10/18/18
- Exhibit C: Drainage Letter and exhibits (2) dated 10/9/18 Uncompahgre Engineering
- Exhibit D: Revised landscape plan and drainage plan dated 10/18/18
- Exhibit E: DRB Approved Landscape plan packet dated September 7, 2017
- Exhibit F: General Easement Encroachment Agreement Reception No. 335644
- Exhibit G: General Easement Encroachment Agreement Reception No. 364727

- Exhibit H: General Easement Encroachment Agreement Reception No. 454123
- Exhibit I: Topographic Survey Dated 7.17.17 (with patio application)
- Exhibit J: Improvement Location Certificate (ILC) dated 8.23.18

**DRB CONTINUANCE MOTION FROM OCTOBER 4, 2018**

Craig made a motion to continue the minor revisions landscape plan to the November, 1, 2018 meeting with the following condition:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.

Seconded by Vatter

VOTE 5-0

Staff also noted the following comments and concerns expressed by the DRB:

- Question regarding the flagstone patio edge profile to assure there were no subterranean structural improvements.
- Questions regarding approved and unapproved installed exterior lighting.
- Question regarding the approved general easement encroachments and unapproved encroachments.

**LANDSCAPE PLAN REVISIONS**

The applicant provided a drainage plan prepared by Uncompahgre Engineering (exhibit C) which is integrated into the revised landscape plan pursuant to the DRB condition of continuance. Generally, the drainage plan notes the following proposed changes:

- Reduce the width of the proposed cobble swale to the north from 4 feet to 2 feet.
- Extend the cobble swale to the north and west to tie in with existing cobble swale.
- Regrade a portion of the flagstone patio to provide positive drainage.
- Reduce the width of the cobble by approximately 40" in the east general easement.
- Remove cobble to the south (south of front walkway) and landscape.

Staff observed that all cobble south of the stone walkway and including around the bristlecone pines and adjacent to the new address monument, has been removed from the front of the property.

Other notes per narrative (exhibit B):

Remove cobble from the bar ditch on town property within the unimproved right of way along High Country Drive. This will be revegetated with seed and straw per discussion with the public works director and deferred from a deadline of September 30, 2018 to immediately after the landscape improvements per DRB approval are completed, likely either this fall or next spring.

**Exterior Lighting**

- The applicant has indicated that the approved lighting along the walkway was relocated from the south of the walkway to the north, closer to the house.
- The applicant noted that three additional lighting fixtures were placed on the west portion of the flagstone patio and included the specifications with the submittal materials.

- The applicant also noted the ILC incorrectly showed an exterior fixture where there is none present at the corner of the southwest patio.
- 

### General Easements

In 2000 a general easement encroachment agreement was executed with the prior owner for full landscaping, retaining walls for existing spruce and stone walkway. This agreement extends from a portion of the western general easement and the full southern general easement (reception no. 335644 and exhibit F).

In 2004, another general easement encroachment agreement was executed with a different owner for landscaping shown within a portion of the southern general easement and a majority of the eastern general easement (reception no. 364727 and exhibit G).

In 2017, the current owner received approval for a general easement encroachment for a flagstone patio and one course of boulders retaining wall to the south of the patio (reception no. 454123 and exhibit H.). Executing the general easement encroachment agreement occurred in July of 2018 and part of the original voluntary compliance plan. The exhibit shows the unapproved retaining wall to the north rather than the intended approved one course of boulders retaining wall to the south (shown on the ILC exhibit J). Although an error missed by all parties, review of the second, unapproved retaining wall to the north of the flagstone patio is under consideration today by the DRB and the general easement agreement needs to be amended to reflect the correct DRB approved retaining wall.

A general easement encroachment agreement will be needed for the following improvements if approved by the DRB. Items bolded are new easement encroachment requests:

- **Portion of a driveway, a drainage pipe and cobble** in the east general easement
- Include specific reference to the stone walkway, **landscaping, tree planting and lighting** in the south general easement.
- **Cobble, one course of boulder retaining wall** (previously approved but not shown in the 2018 executed general easement agreement), patio, **light fixtures** and **additional retaining wall** in the west general easement.

Staff recommends the GE encroachment agreements expressly state the improvements approved by the DRB and be amended, revoked or executed accordingly as a condition of approval.

### Tree Removal and Tree Planting

The amount of tree removal and tree planting is significant on this property and varies from the 2017 DRB approved landscape plan. The DRB did not indicate any significant issues with the tree removal nor plantings of the stands of bristlecone pine less than 8', a CDC required minimum height at the DRB hearing in October. The applicants request to plant four additional bristlecone pines on the southwest portion of the property to further screen the property from the access road to the ski run. If the DRB would like to review specifically tree removal and plantings, you could request a tree survey and it could be compared to the original topo survey provided as part of the 2017 application dated 7/17/2017 (exhibit E & I). Staff does not otherwise have a tree survey to better evaluate the tree removals and plantings since the 2017 DRB landscape plan approval. Some of the landscaping can be discerned on the drone imagery, although not tree height or diameter.

**Drainage Swale Treatment**

Staff has provided the original 2017 DRB packet material (exhibit E) which includes swale treatment and patio profile for your benefit and to compare to the recommended changes and existing treatments. Treatment of the swales were different than what is currently proposed with cobble.

**LANDSCAPE STANDARDS AND REGULATIONS**

**17.5.9 LANDSCAPING REGULATIONS**

**A. Purpose and Intent.** The Landscaping Regulations are intended to:

1. Provide adequate and appropriate plant materials on a project site to enhance the relationship of the project to its site and context;
2. Preserve existing significant trees and existing vegetation on a site to the extent practicable;
3. Conserve water by requiring landscaping plans to be based on a “permaculture” concept with a holistic approach to landscape design integrating the local geography and site ecology with the design and installation of landscaping;
4. Utilize native species in landscape design so that native species continue to dominate the town’s high alpine environment; and
5. Mitigate the impacts of site development with landscape designs that will buffer the development from abutting properties and from the public way to the extent practical.

**Practical Lawn and Planting Bed Areas.** Formal lawn and planting bed areas consume more water than the natural landscape since such areas often have non-native plant species. Therefore, formal lawn and planting bed areas shall be proportional to the home and the lot.

- a. All disturbed areas shall be replanted with a native grass seed mix.
- b. Undisturbed areas shall be left and maintained in a natural state.
- c. All areas to be revegetated with native grass seed mix may be irrigated until the grass is established, but no more than one (1) full growing season with any such extra irrigation installed on a separate zone that will be permanently shut off after successful revegetation.

**Native Grass Seed Mix.** The CDC prescribes the reseed mix required for reseed on a property. See conditions of approval below for the specific seed mix.

**CONSISTENCY WITH THE REGULATIONS**

Primary walkways adjacent to buildings shall be constructed of surface materials that are rich and interesting, using materials such as flagstone, sandstone, granite cobbles, brick or concrete pavers.

Staff Comment: The revised landscape plan is consistent with the above regulation.

**Diversity of Tree Plantings.** At least forty (40) percent of the trees on a landscaping plan shall be trees not typically found in landscaping in the town, such as lodgepole pine, limber pine, white bark pine, ponderosa pine, bristlecone pine and pinyon pine provided such trees fit within the life zone and a site’s micro climate.

Staff Comment: The primary tree planted is bristlecone pine. The only variation requested is to the existing grouping of bristlecone pine which are less than 8' high and used for screening. The requested new bristlecone pines have been revised to meet the CDC requirement of a minimum of 8 feet in height.

Trees shall be planted in large natural groupings or groves.

Staff Comment. This was done for the purposes of screening the property from the adjacent TSG access road to the ski run. The applicant is requesting to plant 4 additional 8' minimum bristlecone pines. Staff has observed that a few of the bristlecone pines are in decline. The owner will have an obligation to replace these trees or remove them when dead. Assuring the trees have drip irrigation and the cobble does not otherwise negatively impact the growth of the trees is important for this application.

**STAFF ANALYSIS**

The applicant is addressing the most visible portions of the landscape plan which is from the street by removing cobble south of the stone walkway and replacing portions of existing cobble with sheep fescue lawn and irrigation. This will soften and improve the existing landscape plan from the street. The landscape plan recommends sheep fescue because it is heat and drought tolerant along with standing up to harsh conditions. Although cobble is shown to remain adjacent to the house and to the south which is the entrance, the applicants also indicate softening the area with 1-gallon perennials.

The applicants have increased the amount of outdoor living space with approval and intends to create more patio and flagstone areas with this plan which also serve to facilitate drainage away from the building.

Understanding that the irrigation was removed from the property, irrigation and controls will be reinstalled in the front yard of the building. The reseed requirement in the rear of the building can have intermittent irrigation but otherwise once established will not need irrigation and is not intended to be irrigated. The CDC otherwise requires an owner to understand the obligation to maintain approved landscaping including the replacement of any dead or damaged landscaping in the meantime.

The applicant can better explain the need for cobble on each side of the property which is atypical from the prior landscape plan. Cobble is also shown to the south (front) of the property with spot 1-gallon perennials to soften. Removal of cobble on the front of the property has already improved the aesthetic from High Country Drive.

The DRB should determine whether the additional general easement encroachments listed on page 2 are approved and staff will work with the applicant to amend the general easement agreements accordingly. Those general easement encroachments are the following:

- A retaining wall in the west general easement
- riprap and cobble improvements affecting each general easement
- A request to plant bristlecone pines in the southern general easement
- Asphalt and a drain pipe in the east general easement

The DRB also must evaluate the exterior lighting changes. The lighting along the stone walkway approved to the south and moved to the inside of the walkway and three additional lights on the flagstone patio to the west.

Staff finally recommends the DRB discuss timing to execute a revised landscape plan with the applicant. As we are heading into November, staff recommends a condition of approval if any improvement cannot practically be completed yet this fall the Compliance Plan can be amended to consider additional and specific timing to complete. A bond could also be placed to assure completion of the landscaping by next spring.

**DRB Decisions To Be Integrated Into a Motion:**

- General Easement Encroachments
- Exterior Lighting

**STAFF RECOMMENDATION**

*I move to approve the minor revisions application to the DRB approved landscape plan dated 9.7.17 at 132 High Country Drive (Lot 1151) with the following variations, conditions and findings stated in the staff memo of record dated October 22, 2018:*

***Variations:***

*Bristlecone Pine, already planted, less than 8' minimum height.*

***Conditions:***

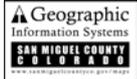
- 1. ~~Consistent with the compliance plan, a drainage professional must certify the drainage improvements were engineered, will not adversely affect town property and adequately address the drainage issues occurring onsite. Consistent with 17.5.7. Grading and Drainage Design.~~*
- 2. Consolidate, revoke and/or amend general easement encroachment agreements to include specific approvals for landscape, drainage and/or driveway improvements to the satisfaction of the town attorney. The specific GE encroachment approvals include:  
[insert here]  
  
And do not include: [insert here]*
- 3. [Exterior lighting condition here] as needed.*
- 4. Direct staff to amend the existing Compliance Plan to allow for successful execution of the revised landscape plan with achievable and specific timeframes for full completion if the site work cannot occur yet this season.*
- 5. Irrigation requirements shall be met consistent with Table 5-3, Irrigation System Design in the CDC.*
- 6. The PW director approved that road base and seed and straw requirements on town property adjacent to 132 High County noted in the Compliance Plan will be completed after the DRB approved landscape plan site work is completed. Amend the Compliance Plan accordingly.*
- 7. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.*

8. *The owner or owner's successors in interest shall be responsible for maintaining the Town-approved landscaping plan and for the replacement of any dead or damaged landscaping unless a subsequent, modified landscaping plan is submitted by the owner for review and action by the review authority in accordance with the requirements of the CDC.*
  
9. *Reseed mix shall be as follows and straw used to mulch new plantings*  
***Native Grass Seed Mix (General Revegetation)***  
*Western Yarrow 5%*  
*Tall Fescue 10%*  
*Arizona Fescue 5%*  
*Hard Fescue 5%*  
*Creeping Red Fescue 10%*  
*Alpine Bluegrass 15%*  
*Canada Bluegrass 10%*  
*Perennial Ryegrass 15%*  
*Slender Wheatgrass 10%*  
*Mountain Brome 15%*

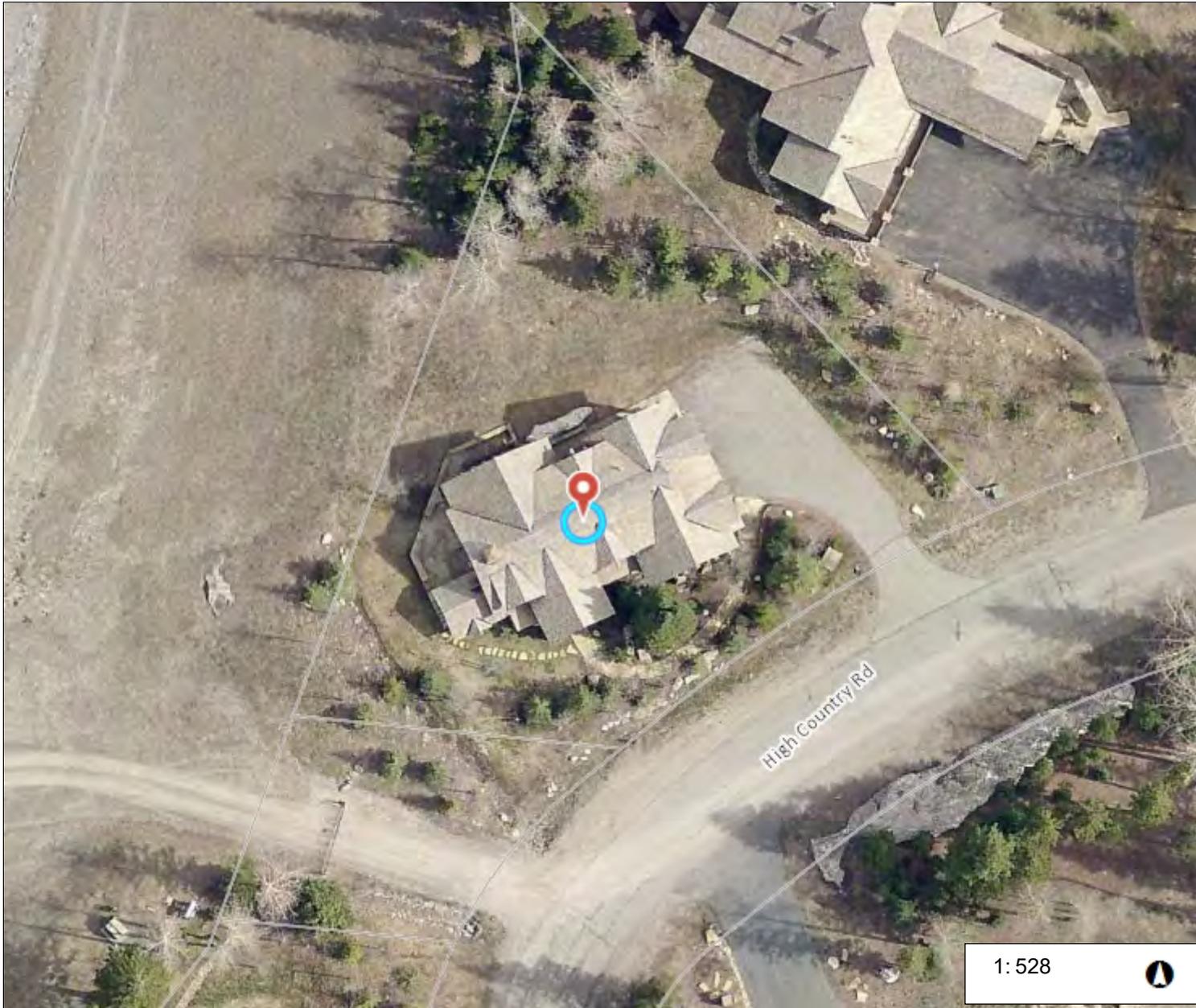
*Findings:*

*The applicant submitted a drainage evaluation integrated with a proposed landscape plan to address the existing drainage on the property.*

*This motion is based upon evidence and testimony provided at a public hearing on November 1, 2018.*



webMap  
San Miguel County, Colorado



**Legend**

-  Parcel Boundaries
-  Roads
-  County Boundaries

Map Generated  
10/23/18 3:47 PM

**Notes**

1: 528 



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**  
www.sanmiguelcountyco.gov

Lot 1151 Minor Revision, Landscape Plan  
Date: 10/18/18

## Narrative for Lot 1151 Landscape Revisions

The owners of lot 1151 would like the Board to consider the attached application for an updated Landscape plan. This revised application is in response to the motion and comments received at the October 4, 2018 DRB meeting.

---

### **October 4, 2018 DRB Motion and Direction:**

#### **MOTION from 10.4.18 hearing**

Craig made a motion to continue the minor revisions landscape plan to the November 1, 2018 meeting with the following conditions:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.

Seconded by Vatter

**Additional Comments:** Eckman would like an edge profile on sandstone patio there could be subterranean structural improvements, I would like to see that there is no rat slab or concrete structural improvements – that does not need to be added to the motion.

#### **Staff Notes:**

1. Patio plan and profile were provided at the 9.7.17 hearing. The profiles could be verified in the field against the design.
2. Exterior lighting fixtures are not required to be shown on an ILC, but some were shown and not others which raised questions by the DRB.
3. The minor revisions submittal's intent is to address all modifications. In review of the prior approved DRB plan 7 pathlights were indicated along the south walkway with the lighting specification provided. The ILC shows four new exterior fixtures on the patio. Please address with your November 1 hearing submittal. Please specify the light fixture and lumen levels with your November submittal. I will need to address this now that it has been identified.

---

### *Applicant responses to 10/4/18 DRB motion and staff comments:*

Revised landscape and drainage plan are attached. Changes in the landscape plan since the submittal for the 10/4/18 meeting are noted below.

**Reductions in cobbled areas:** Remaining cobbled areas are intended to mitigate erosion and facilitate infiltration in drainage swales. Additionally, the owners wish to retain cobble in the area between the south building façade and the curved entry path.

1. Cobble has been removed from the bar ditch along High Country Road.
2. Cobble in the drainage swale on the east side of the drive has been reduced approximately 50%.

3. Cobbled swale around the north side of the house has been reduced by approximately 75%. Wider existing swale between the patio and the berm on the west side of the house will not taper down to a minimal width once reaching the lower pitch slope on the north side of the house. This narrow portion of this swale will be nearly identical in appearance to a cobbled swale on the neighboring property (photo below right).
4. Cobbled area between the curved walkway and the house will be seeded with Sheep Fescue to soften the appearance.



**West Patio:** Construction of the flagstone patio in the General Easement is confirmed to be consistent with the [edge and section profile](#) shown in the 2017 approved plan. [The 18" high boulder retaining wall capped by flagstones](#) was added at the north edge of the patio to mitigate the steep slope along that edge of the patio. The added boulder retaining wall is shown in the General Easement Agreement approved in 2018.



**Trees:** Availability of minimum 8' tall Bristlecone Pines has been confirmed for next spring so the added trees in the GE at the SW corner of the property are now proposed at CDC compliant minimum heights.

**Landscape Lighting:** The path lights shown in the 2017 approved landscape plan were installed on the opposite side of the path from the locations shown in the 2017 landscape plan. The correct locations are shown in the attached Revised Landscape Plan.

The ILC submitted with the Oct. 4, 2018 application incorrectly shows an added fixture at the SW corner of the SW patio. [That fixture does not exist.](#)

The ILC and Revised Landscape Plan show three new bollard light fixtures (see attached specifications for RAB BLEDR12 fixtures). The three bollard fixtures are located at the edge of the west patio just west of the outdoor kitchen. The fixtures are not visible from adjacent properties. Illumination is downwards from the top of the 42" tall fixtures rated at 1,310 lumens.





No light fixture (as indicated in ILC) at corner of SW Patio



No concrete structure beneath the sand-set flagstone patio in the GE



Boulder retaining at the north end of patio was added to mitigate steep slope





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.4 lbs

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	74 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	Lumens:	1310
Input Watts:	12W	Efficacy:	109 LPW
Efficiency:	N/A		

## Technical Specifications

### Listings

#### UL Listing:

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

#### DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: PNL9UQ8Q

#### IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

### LED Characteristics

#### LEDs:

Long-life, high-efficiency, surface mount LEDs

#### Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Color Consistency:

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

#### Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

#### Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

### Electrical

#### Driver:

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 120V: 0.13A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

#### THD:

12.9% at 120V, 22.5% at 277V

#### Power Factor:

98.3% at 120V, 88.1% at 277V

### Optical

#### BUG Rating:

B1 U3 G1

### Construction

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

#### Housing:

Die-cast aluminum with extruded aluminum post

#### Lens:

Frosted vandal resistant polycarbonate

#### Reflector:

Vacuum metalized polycarbonate

#### Mounting:

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

#### Gaskets:

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

#### Anchor Bolt:

Anchor Bolt Dimension is available .

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

#### Green Technology:

Mercury and UV-free. RoHS compliant components.

### Other

#### Patents:

The design of BLEDR is protected by patents in US, Canada & China

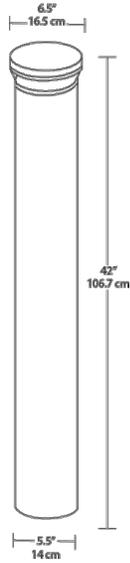
#### Replacement:

Replaces up to 50W Metal Halide

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

**Dimensions**



**Features**

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

**Ordering Matrix**

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	12	^	^	^	^	^	^
	12 = 12W	<b>Blank</b> = 5000K (Cool)	<b>Blank</b> = Bronze	<b>Blank</b> = Standard	<b>Blank</b> = No Option (120-277V)	<b>Blank</b> = None (Standard)	<b>Blank</b> = No Battery Backup
	18 = 18W	<b>N</b> = 4000K (Neutral)	<b>W</b> = White	<b>180</b> = 180 degrees (12W only)	<b>/480</b> = 480V (24W only)	<b>/D10</b> = 0-10V Dimming	<b>/E</b> = Battery Backup (24W only)
	24 = 24W	<b>Y</b> = 3000K (Warm)					<b>/EC</b> = Battery Backup Cold Weather (24W only)

**Uncompahgre Engineering, LLC**  
**P.O. Box 3945**  
**Telluride, CO 81435**  
**PH: 970-729-0683 e-mail: dballode@msn.com**

---

October 9, 2018

Bill DeAlva  
Owner's Rep for the Raese Residence, 132 Highlands Way, Town of Mtn. Village

RE: Drainage Improvements

Dear Bill:

I am in receipt of your e-mail from the Mountain Village Planning Department that explains the items that they are requiring for a sign-off on the existing drainage improvements. Those are:

- 1. Consistent with the compliance plan, a drainage professional must certify the drainage improvements were engineered, will not adversely affect town property and adequately address the drainage issues occurring onsite, consistent with 17.5.7. Grading and Drainage Design.*
- 2. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.*

As part of that sign-off, I am attaching two exhibits: 1) The ILC Overlay which is an aerial overlay on the surveyed ILC (Improvement Location Certificate) and 2) Landscape Revisions which is the proposed plan that the Owner is to comply with.

The ILC Overlay represents the current condition of the site. I have performed a site walk and the pdf appears to be accurate. There are two culverts that exist running longitudinally with the road shoulder - one crossing under the access to the ski run and one crossing under the driveway. Both of these are 18" and, therefore, meet the requirements of the Village. They are large enough to handle the flows that reach them. However, both culverts need to be cleaned. The outfalls are approximately half full of sediment.

The drainage around the house appears to generally meet Village requirements with the exception of the patio just SW of the front door. Runoff from the roof in this location has eroded the sand between and around the sand-set flagstone and has cause some settling. The attached Landscape Revisions plan indicates flagstone in this areas is to be reset with polymeric sand with a minimum slope of 1/4" per foot away from the house. The proposed scope should mitigate drainage in this area.

Referring to the ILC Overlay, the cobbled swale to the west of the house has a high point at approx. the hot tub (near the 31.31 call-out). The high point of this cobble swale is very flat, but does fall both to the north and south. Since this cobble doesn't have any dirt in it, the actual flowline for the water is below what I can observe at the surface. I suspect that the actual flowline is steeper than the surface cobble - the swale may be filled with a varying depth of gravel. It does appear that this is draining (I was out there while it was raining) and I did not observe any ponding. This area is also protected by a berm on the west and elevated patio to the east. The western berm diverts ski-run water away from this area and from the residence. A flat ditch encourages infiltration and cobble lining is essential to keeping flatter ditches mud free.

Going north from the hot tub, we have the same condition as described above. However, according to the Landscape Revision Plan, the cobbled drainage swale is to extend all the way to the cobble to the east of the garage. Cobble lining this existing swale will mitigate erosion that currently exists. Prior to lining, the flow line of the swale should be graded for better definition to contain the water. I recommend that the flow line be kept as far to the north (away from the house) as practical and an approx. 8"-12" deep swale.

The area north of the north patio was observed to have a 4" drain pipe installed through the patio wall and extending to the cobble swale at the motorcourt, turning and extending to daylight in the bar ditch at the SE corner of the property of the property. It is my understanding the owner replaced this 4" drain last summer with Schedule 40 PVC because the original drain was found to be crushed and/or plugged. As a replacement pipe, this rigid PVC is a much better choice.

Reaching the cobble swale to the east of the motorcourt, we have a situation similar to the cobbled swale on to the west side of the house. The swale is very flat with little drop from north to south (20.18' to 19.44'). Again, this surface cobble may be independent of the actual dirt below. Given the minimal drop in the swale, water will likely infiltrate to ground before flowing all the way to the bar ditch along the road. The grade to the north is distinctly higher and the bar ditch distinctly lower so water that any water that doesn't infiltrate will certainly find its way to the bar ditch. I did not observe any ponding during the rain on the day of my site visit.

In conclusion, the drainage design appears to be adequate and meets the Village requirements with the exceptions that I've listed. Adequate mitigation of these exceptions are listed in the Revised Landscape Plan.

Please let me know if you need anything further.

Sincerely,

David Ballode, P.E.





**LEGEND**

- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ CURB STOP
- ⊕ SEWER TAP
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE-TV PEDESTAL
- ⊕ PATIO LIGHT
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632

**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date August 23, 2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Jeffrey C. Haskell P.L.S. 37970

**LEGAL DESCRIPTION:**

LOT 1151, TELLURIDE MOUNTAIN VILLAGE, FILING 30, ACCORDING TO THE PLAT OF FILING 30, SAN JOAQUIN VILLAGE, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 23, 1993 IN PLAT BOOK 1 AT PAGE 1463, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86008344, dated August 09, 2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.

**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 the certification shown hereon.

**ENCROACHMENTS LEGEND**

- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)
- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 364727)

**Improvement Location Certificate**  
 Lot 1151, Town of Mountain Village,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	08/23/2018

**FOLEY ASSOCIATES, INC.**  
 ENGINEERING - PLANNING - SURVEYING  
 Drawing path: dwg\98091 ILC 08-18.dwg

970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435  
 Sheet 1 of 1 Project #: 98091

GENERAL NOTES

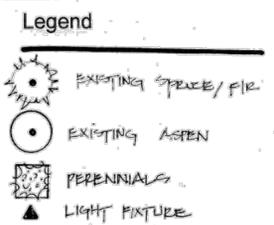
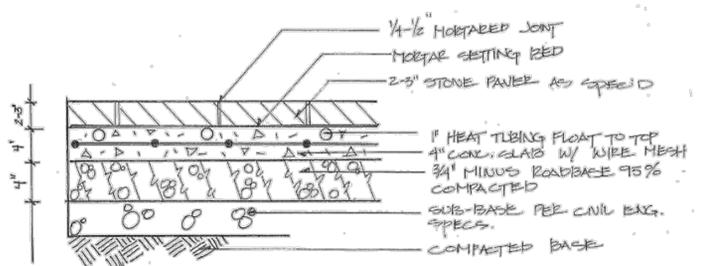
- All trees and shrubs shall be field located by project Landscape architect.
- All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
- Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race straps.
- Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
- See planting details for all deciduous and evergreen trees.
- Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
- All plant material to meet the American Standard for Nursery Stock.
- All plant material shall be non-toxic species as specified within the San Miguel County Noxious Weed List.

REVEGETATION NOTES

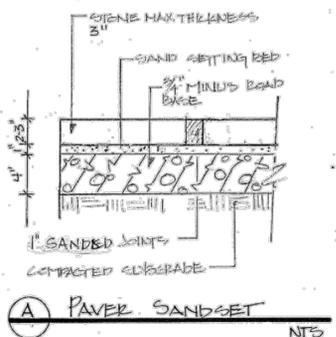
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
- Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. Per acre.

Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard fescue	5%
Creeping red fescue	10%
Alpine bluegrass	15%
Canada bluegrass	10%
Perennial ryegrass	15%
Slender wheatgrass	10%
Mountain brome	15%
Mountain brome (Bromar)	10%

Species	pure live seed per acre
Sequoia	5%
Indian Paintbrush	5%
Rocket harkspur	5%
Shooting star	5%
Scarlet gilia	5%
Silvery lupine	5%
Rocky mt. Penstemon	5%
Bishop's flower	5%
Cosmos	5%
Indian blanket	5%
Mountain Phlox	5%



Caribou Design Associates  
Landscape Architecture and Planning  
P.O. Box 3855  
Telluride, Colorado 81435 (970) 738-1232  
CaribouDesignAssociates.com

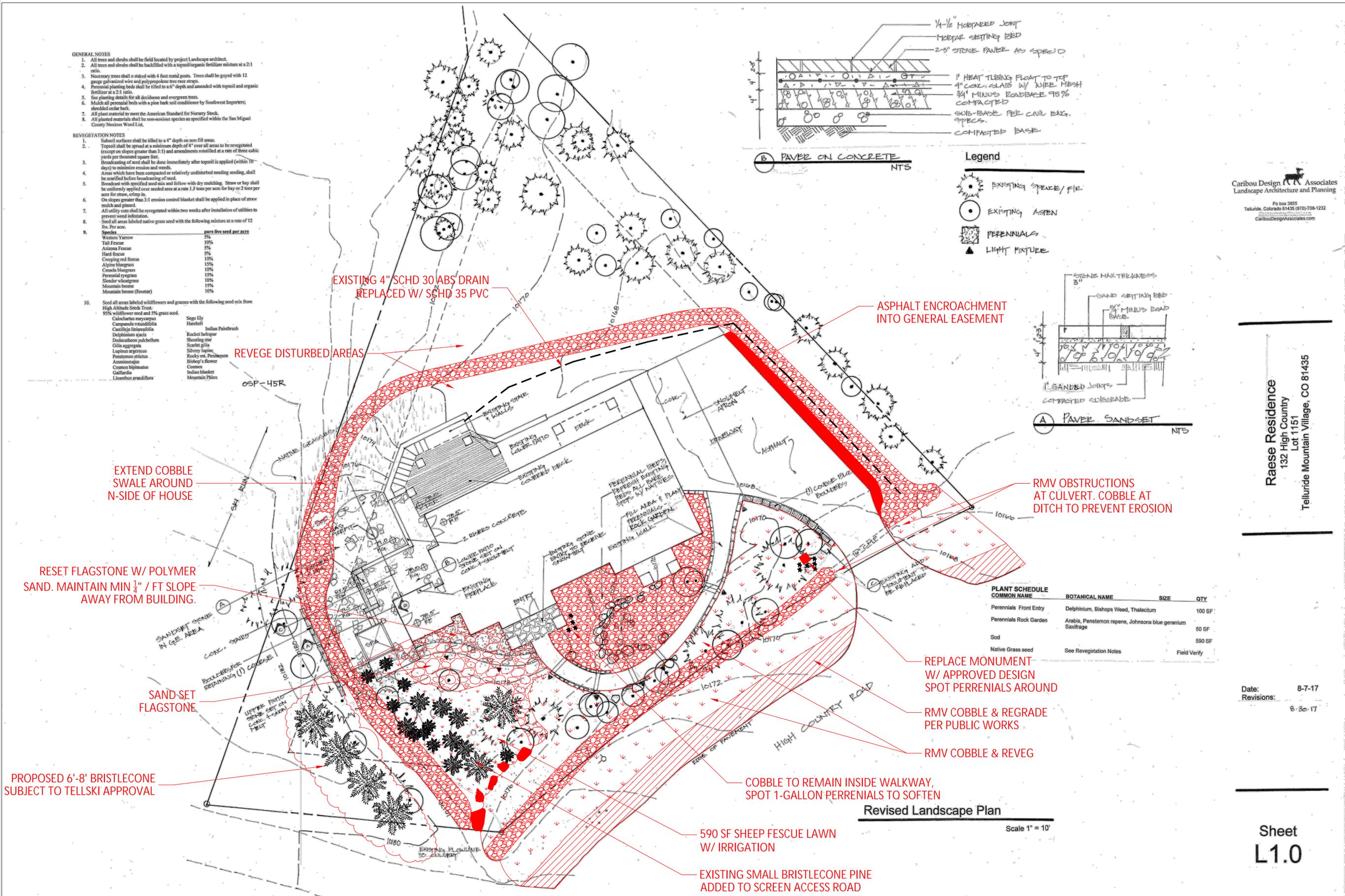


Raese Residence  
132 High Country  
Lot 1151  
Telluride Mountain Village, CO 81435

132 HIGH COUNTRY ROAD  
Landscapes by Lance

PLANT SCHEDULE	COMMON NAME	BOTANICAL NAME	SIZE	QTY
Perennials	Front Entry	Delphinium, Bishop's Weed, Thalictrum		100 SF
Perennials	Rock Garden	Arabis, Penstemon repens, Johnsons blue geranium		50 SF
Sod		Saxifrage		590 SF
Native Grass seed		See Revegetation Notes		Field Verify

Date: 8-7-17  
Revisions: 8-20-17



Revised Landscape Plan  
Scale 1" = 10'

Sheet  
L1.0

REVISED LANDSCAPE  
AVLAED, LLC  
Bill de Alva (970) 728-3670

SCALE: 1" = 10'

DATE:  
9-21-18

REVISED:  
10-18-18

132 HIGH COUNTRY ROAD  
Landscapes by Lance

REVISED LANDSCAPE  
AVLAED, LLC  
Bill de Alva (970) 728-3670

SCALE:  
1" = 10'

1

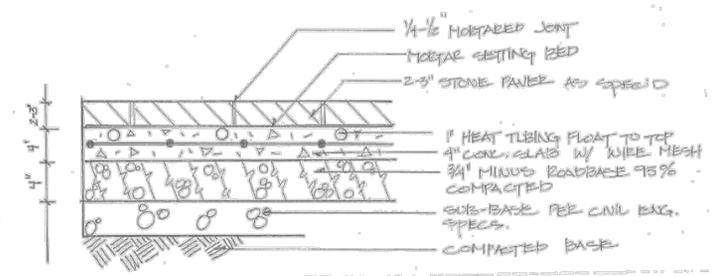
- GENERAL NOTES**
- All trees and shrubs shall be field located by project landscape architect.
  - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
  - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 12 gauge galvanized wire and polypropylene tree rice straps.
  - Perennial planting beds shall be tilled to a 4" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
  - See planting details for all deciduous and evergreen trees.
  - Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
  - All plant material to meet the American Standard for Nursery Stock.
  - All plant material shall be non-toxic species as specified within the San Miguel County Noxious Weed List.

- REVEGETATION NOTES**
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
  - Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments retolled at a rate of three cubic yards per thousand square feet.
  - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
  - Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
  - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, spring in.
  - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
  - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
  - Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. per acre.

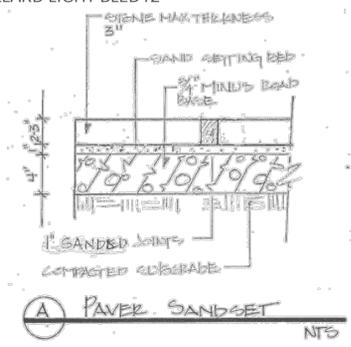
Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard fescue	5%
Creeping red fescue	10%
Alpine bluegrass	15%
Canada bluegrass	10%
Perennial ryegrass	10%
Slender wheatgrass	10%
Mountain brome	15%
Mountain brome (Bromar)	10%

- Seed all areas labeled wildflowers and grasses with the following seed mix from High Altitude Seeds Trust:  
95% wildflower seed and 5% grass seed.

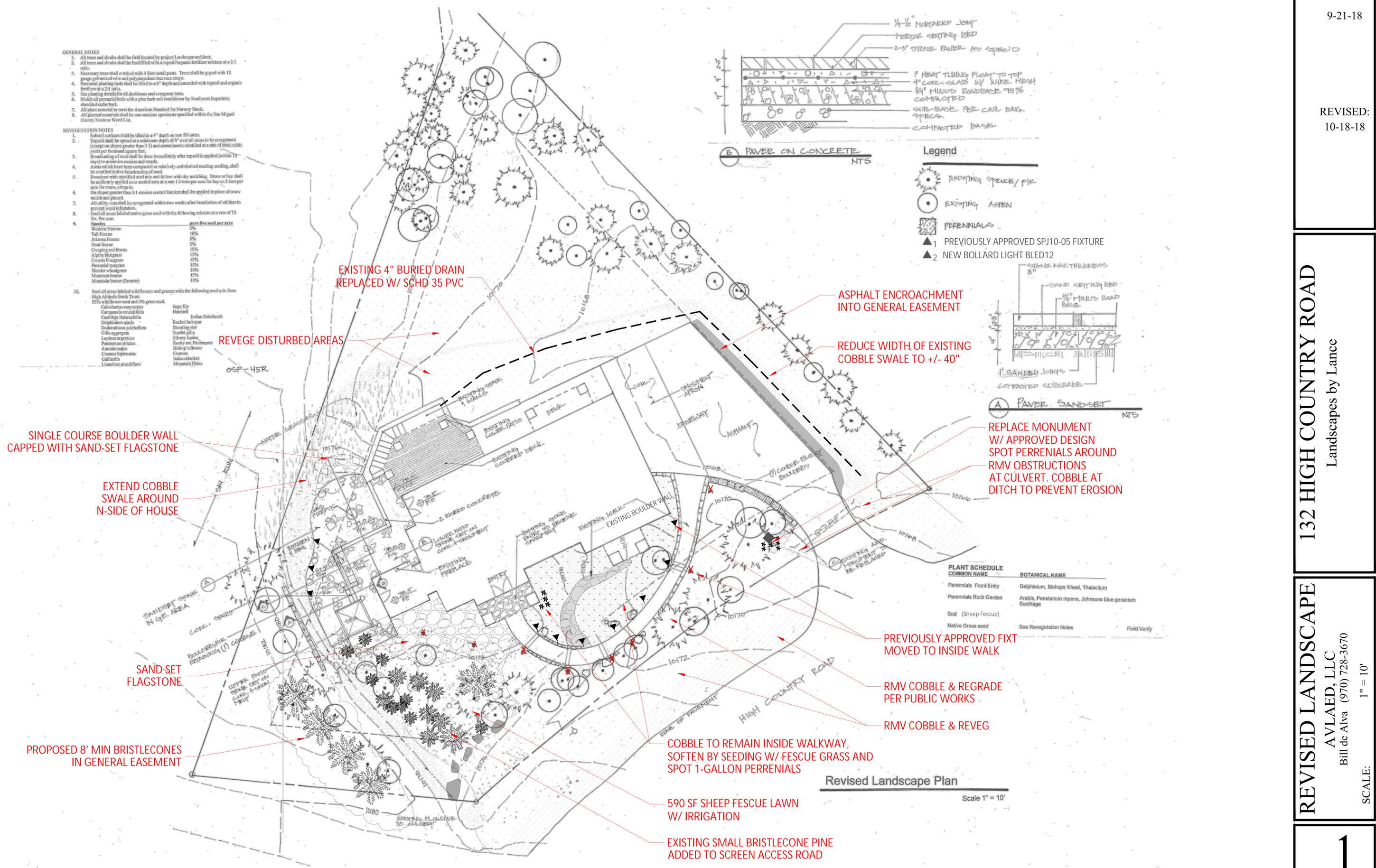
Species	pure live seed per acre
Sego lily	
Harebell	
Indian Paintbrush	
Rocket larkspur	
Shooting star	
Scarlet gilia	
Silvery lupine	
Rocky mt. Penstemon	
Bishop's flower	
Cosmos	
Indian blanket	
Mountain Phlox	



- Legend**
- EXISTING TREE / PLANT
  - EXISTING ASPEN
  - PERENNIALS
  - ▲1 PREVIOUSLY APPROVED SPJ10-05 FIXTURE
  - ▲2 NEW BOLLARD LIGHT BLED12



PLANT SCHEDULE	COMMON NAME	BOTANICAL NAME
Perennials	Front Entry	Delphinium, Bishops Weed, Thalictrum
Perennials	Rock Garden	Arabis, Penstemon repens, Johnsons blue geranium Saxifrage
Sod	(Sheep Fescue)	
Native Grass seed		See Revegetation Notes Field Verify



Revised Landscape Plan  
Scale 1" = 10'



Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2018-10-19

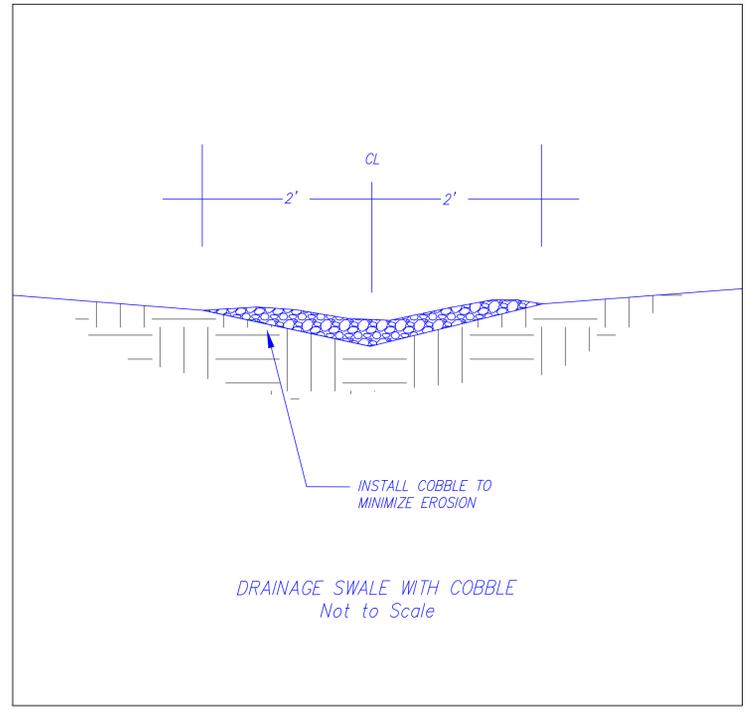
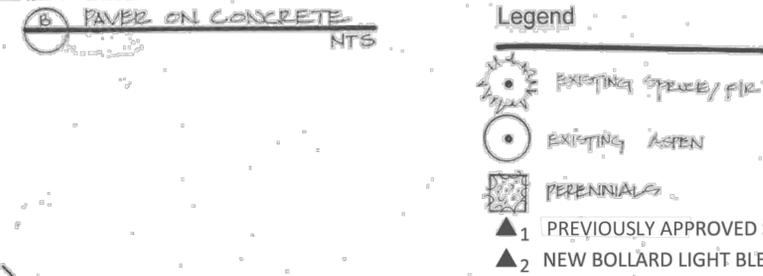
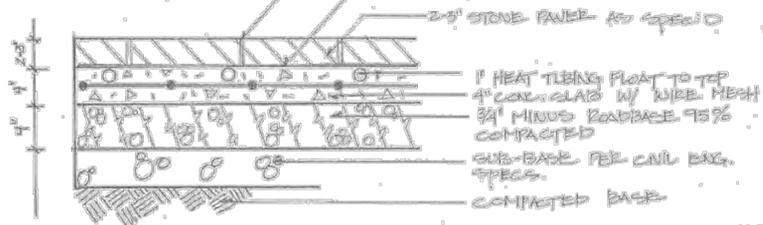
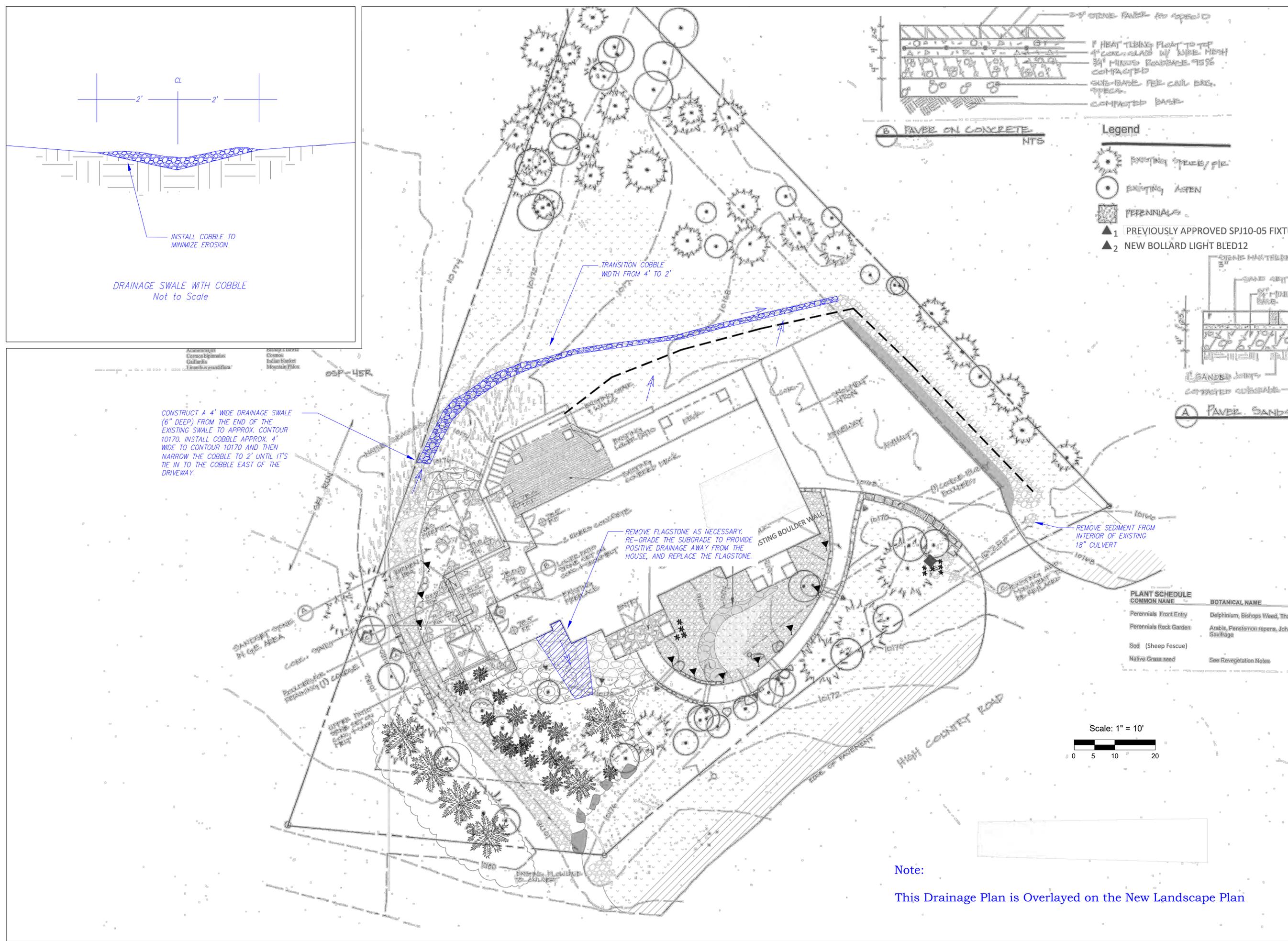
Raese Residence  
132 Highlands Way  
Mtn. Village, CO



CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Drainage Plan

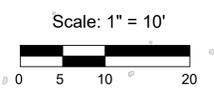
C1



- Aluminum
- Cosmos bipinnatus
- Calliandra
- Linanthus grandiflora
- Monarda
- Indian Blanket
- Mountain Phlox

CONSTRUCT A 4' WIDE DRAINAGE SWALE (6" DEEP) FROM THE END OF THE EXISTING SWALE TO APPROX. CONTOUR 10170. INSTALL COBBLE APPROX. 4' WIDE TO CONTOUR 10170 AND THEN NARROW THE COBBLE TO 2' UNTIL IT'S TIE IN TO THE COBBLE EAST OF THE DRIVEWAY.

REMOVE FLAGSTONE AS NECESSARY. RE-GRADE THE SUBGRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE, AND REPLACE THE FLAGSTONE.





**Agenda Item #3**

**PLANNING & DEVELOPMENT SERVICES**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Design Review Board

**FROM:** Dave Bangert, Senior Planner/Town Forester

**FOR:** DRB Meeting on September 7, 2017

**DATE:** August 28, 2017

**RE:** Consideration of a Design Review Application for the extension of existing patio area and retaining wall into the western General Easement, new exterior lighting of walkway, new address monument, new walkway from front entrance to new patio area on Lot 1151.

**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new patio area and retaining wall extending into the General Easement (GE) on Lot 1151.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 1151, Telluride Mountain Village  
**Address:** 132 High Country  
**Applicant/Agent:** Beth Bailis/Caribou Design  
**Owner:** John and Liz Raese  
**Zoning:** Single Family  
**Existing Use:** Single Family  
**Lot Area:** 0.513 acres

**Adjacent Land Uses:**

- **North:** Single Family
- **South:** Single Family
- **East:** Single Family
- **West:** Open Space

**ATTACHMENTS**

- **Exhibit A:** Applicant narrative
- **Exhibit B:** Topographic survey
- **Exhibit C:** Landscape plans
- **Exhibit D:** Prior General Easement agreements

**BACKGROUND**

The owner's representative, Beth Bailis, has submitted a Design Review application in accordance with the Community Development Code (CDC). The applicant is proposing the extension of an existing patio area into the western General Easement. The existing patio area is comprised of concrete slab with stone veneer which will be replaced and snow melted as part of this project. There is a proposed gas fire pit on this section of the patio that does not

encroach into the GE. The proposed new patio area will be sand set stone where it encroaches into the GE. There is a proposed boulder retaining wall in the western GE to the west of the proposed patio area. The applicant is also proposing new exterior lighting of the front entry walk way and a new address monument in the current location. There are two existing General Easement encroachments agreements for Lot 1151. These agreements allow for landscaping, fill, retaining walls and a stone walk way. Staff concludes that the proposed new encroachments are an extension of the previous approvals in the General Easements and will not adversely affect any surrounding properties as these new encroachments boarder Open Space. The Public Works Department has no issues with the additional encroachments into the GE and has no future plans to use these GE's.

### **ANALYSIS OF RELEVANT CODE SECTIONS**

#### **17.3.14 General Easement Setbacks**

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;

4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

### **STAFF ANALYSIS**

The applicant is proposing at grade encroachments that can be removed if ever needed. At grade encroachments will not cause any negative impacts to surrounding properties. The public works department found no issue with the proposed GE encroachment.

### **STAFF RECOMMENDATION**

Staff recommends approval the General Easement encroachment proposed by the applicant, Beth Bailis, on Lot 1151 with the following motion:

*"I move to approve the application by Beth Bailis to extend an existing patio area and retaining wall into the western GE with a new General Easement encroachment agreement, with a new Improvement Location Certificate, between the owner of Lot 1151 and the Town of Mountain Village".*

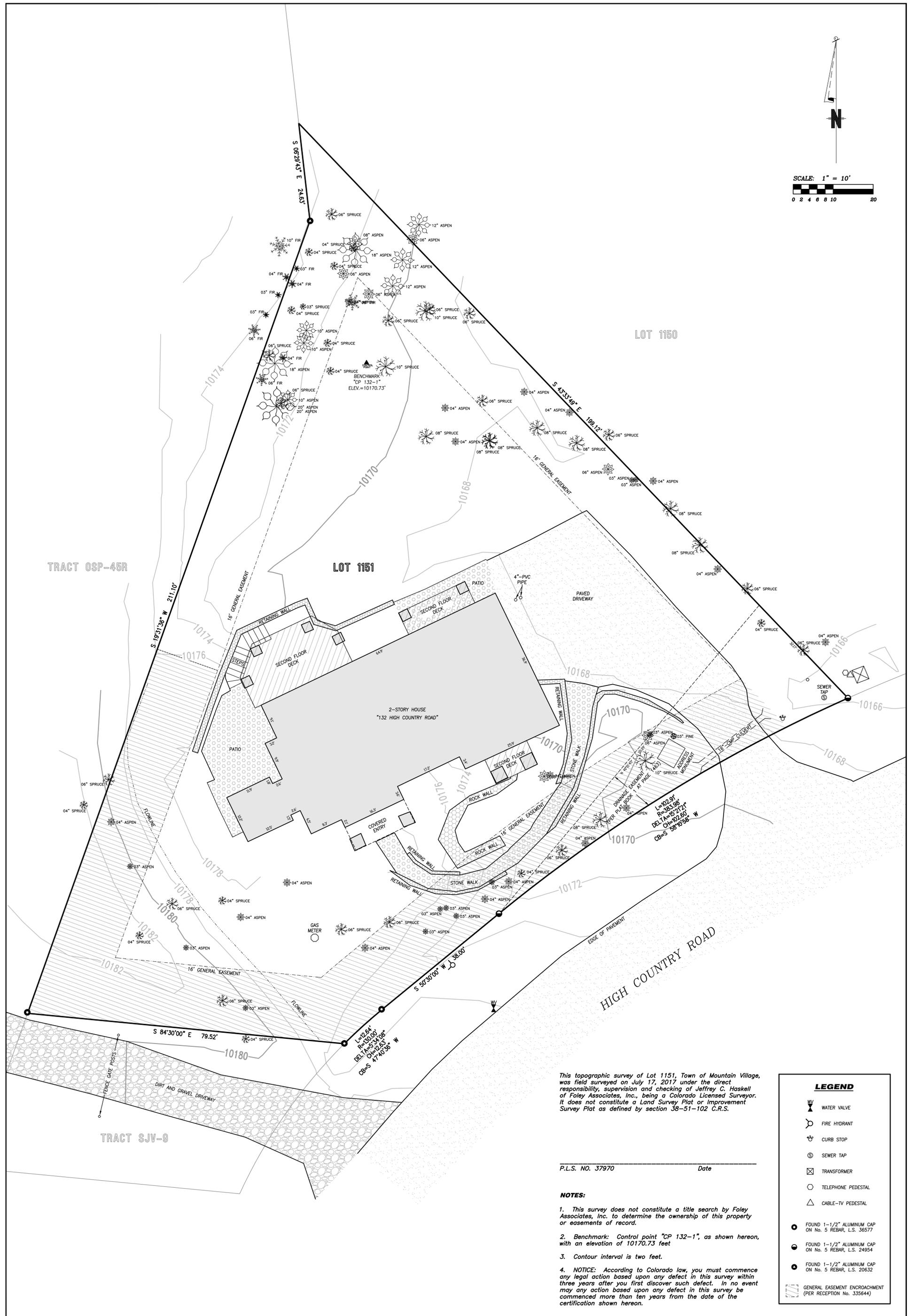
Lot 1151 Minor Revision, Landscape Plan  
Date: 8/16/17  
Narrative

The owners of lot 1151 would like the Board to consider the attached application for an updated landscape plan with the intention of creating more usable outdoor living space while improving the existing transition to the ski run. There is an existing patio on the west side of the home adjacent to the ski run. This application proposes enlarging this hardscape patio space made of stone on slab with a hot tub, fire pit, and bbq area. All of this expansion lies within the property and free of GE easement. The proposed plan raises the patio grade 2 steps (12-14") as it nears the ski run to better tie into the higher grade of the ski run. There is a smaller transitional area of patio made up of stones set on grade with no structural elements, that lies within the general easement between the structural patio and the ski run. The intention of this space is to create a better grade transition and improved walking connection to the ski run.

Thank you for your consideration.



SCALE: 1" = 10'  
0 2 4 6 8 10 20



This topographic survey of Lot 1151, Town of Mountain Village, was field surveyed on July 17, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Control point "CP 132-1", as shown hereon, with an elevation of 10170.73 feet
  - Contour interval is two feet.
  - 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 the certification shown hereon.

LEGEND	
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	SEWER TAP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)

**Topographic Survey**  
Lot 1151, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	07/17/2017

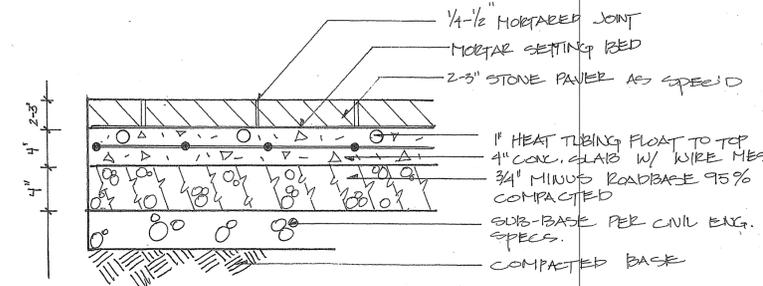


970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

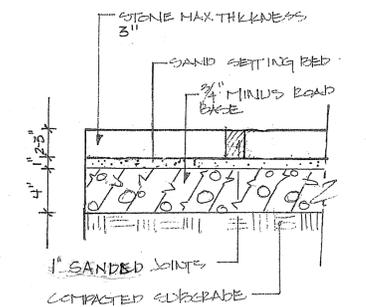
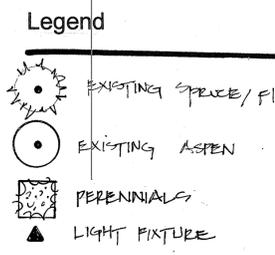
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- GENERAL NOTES**
- All trees and shrubs shall be field located by project Landscape architect.
  - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
  - Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree tree straps.
  - Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
  - See planting details for all deciduous and evergreen trees.
  - Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers; shredded cedar bark.
  - All plant material to meet the American Standard for Nursery Stock.
  - All planted materials shall be non-noxious species as specified within the San Miguel County Noxious Weed List.

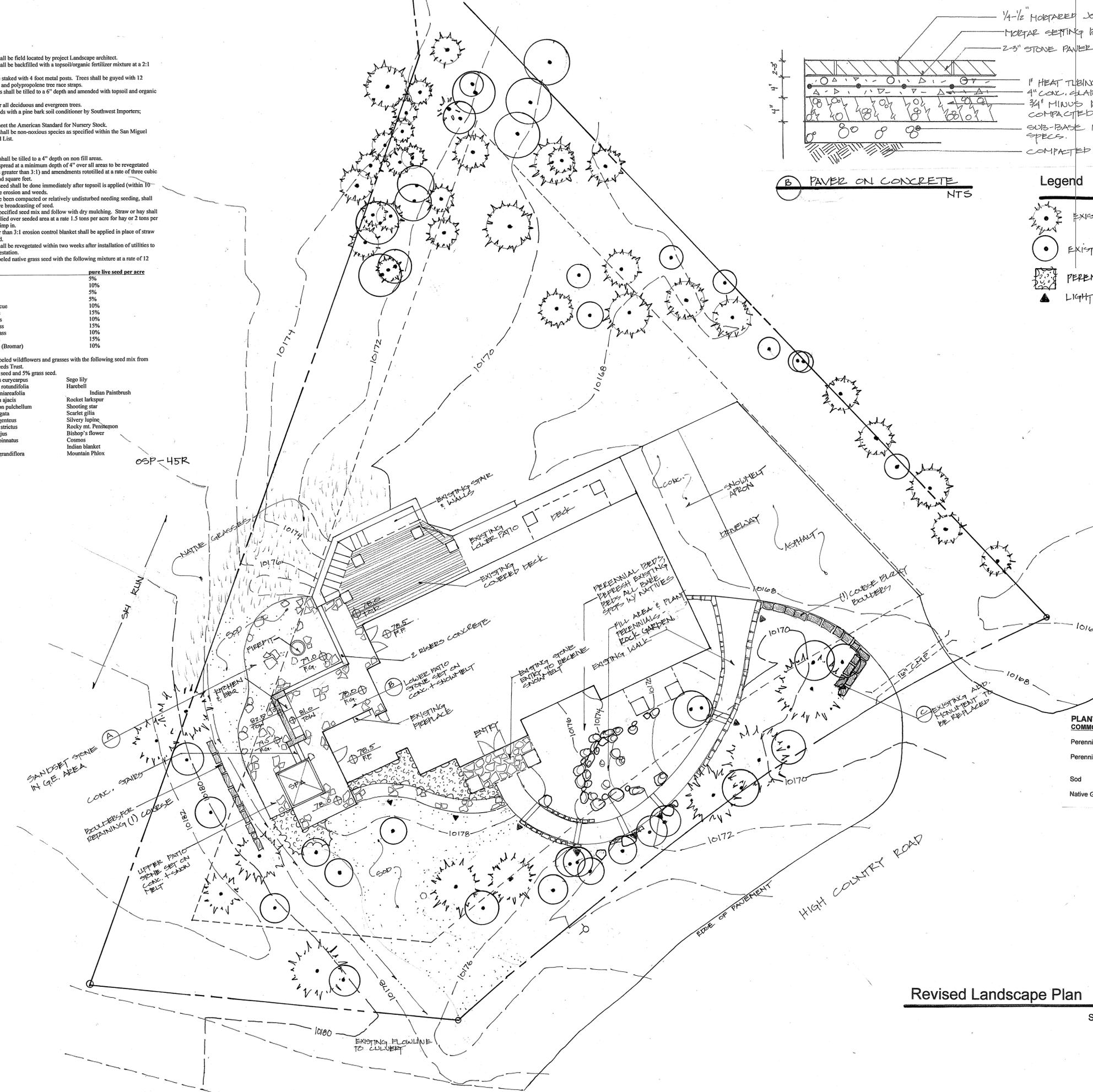
- REVEGETATION NOTES**
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
  - Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
  - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
  - Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
  - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded area at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
  - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
  - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
  - Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. Per acre.
- | Species                 | pure live seed per acre |
|-------------------------|-------------------------|
| Western Yarrow          | 5%                      |
| Tall Fescue             | 10%                     |
| Arizona Fescue          | 5%                      |
| Hard fescue             | 5%                      |
| Creeping red fescue     | 10%                     |
| Alpine bluegrass        | 15%                     |
| Canada bluegrass        | 10%                     |
| Perennial ryegrass      | 15%                     |
| Slender wheatgrass      | 10%                     |
| Mountain brome          | 15%                     |
| Mountain brome (Bromar) | 10%                     |
- Seed all areas labeled wildflowers and grasses with the following seed mix from High Altitude Seeds Trust  
95% wildflower seed and 5% grass seed.
- |                         |                     |
|-------------------------|---------------------|
| Calochortus curycarpus  | Sego lily           |
| Campanula rotundifolia  | Harebell            |
| Casilleja linariaefolia | Indian Paintbrush   |
| Delphinium ajacis       | Rocket larkspur     |
| Dodecatheon pulchellum  | Shooting star       |
| Gilia aggregata         | Scarlet gilia       |
| Lupinus argenteus       | Silvery lupine      |
| Penstemon strictus      | Rocky mt. Penstemon |
| Amminimajus             | Bishop's flower     |
| Cosmos bipinnatus       | Cosmos              |
| Callardia               | Indian blanket      |
| Limonium grandiflora    | Mountain Phlox      |



(B) PAVES ON CONCRETE  
NTS



(A) PAVES SANDSET  
NTS



**PLANT SCHEDULE**

COMMON NAME	BOTANICAL NAME	SIZE	QTY
Perennials Front Entry	Delphinium, Bishops Weed, Thalictrum		100 SF
Perennials Rock Garden	Arabis, Penstemon repens, Johnsons blue geranium, Saxifrage		50 SF
Sod			590 SF
Native Grass seed	See Revegetation Notes		Field Verify

Caribou Design Associates  
Landscape Architecture and Planning  
P.O. Box 3855  
Telluride, Colorado 81435 (970) 708-1232  
CaribouDesignAssociates.com

**Raese Residence**  
132 High Country  
Lot 1151  
Telluride Mountain Village, CO 81435

Revised Landscape Plan

Scale 1" = 10'

Date: 8-7-17  
Revisions:

Sheet  
L1.0

**CONTRACT NOTES**

1. All trees and shrubs shall be fully watered by regular watering schedule.
2. All trees and shrubs shall be fully watered by regular watering schedule.
3. All trees and shrubs shall be fully watered by regular watering schedule.
4. All trees and shrubs shall be fully watered by regular watering schedule.
5. All trees and shrubs shall be fully watered by regular watering schedule.
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17. All trees and shrubs shall be fully watered by regular watering schedule.
18. All trees and shrubs shall be fully watered by regular watering schedule.
19. All trees and shrubs shall be fully watered by regular watering schedule.
20. All trees and shrubs shall be fully watered by regular watering schedule.

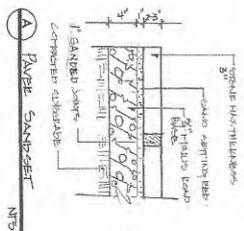
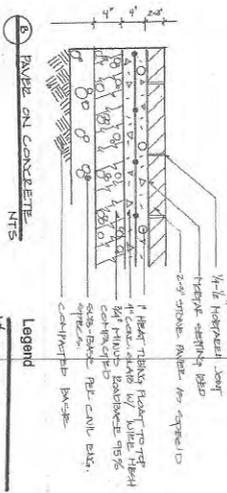


- SNOWMELT DRIVE
- SANDSET PAVER NO SNOWMELT
- CONK. W/ SNOWMELT PAVER
- CONK. NO SNOWMELT PAVER

Revised Landscape Plan

Scale 1" = 10'

Sheet  
L1.0



- Legend**
- EXISTING STRUCTURE/PILE
  - EXISTING TREE
  - PRESERVATIVE
  - LIGHT FIXTURE

**PLANT SCHEDULE**

COMMON NAME	SIZE	CITY
PERENNIAL FRONT ENTRY	100 #	100 #
PERENNIAL FRONT GARDEN	40 #	40 #
SHRUB	500 #	500 #
SMALL TREE	1 1/2" DIA	1 1/2" DIA
SMALL TREE	2" DIA	2" DIA
SMALL TREE	3" DIA	3" DIA
SMALL TREE	4" DIA	4" DIA
SMALL TREE	5" DIA	5" DIA
SMALL TREE	6" DIA	6" DIA
SMALL TREE	7" DIA	7" DIA
SMALL TREE	8" DIA	8" DIA
SMALL TREE	9" DIA	9" DIA
SMALL TREE	10" DIA	10" DIA
SMALL TREE	11" DIA	11" DIA
SMALL TREE	12" DIA	12" DIA
SMALL TREE	13" DIA	13" DIA
SMALL TREE	14" DIA	14" DIA
SMALL TREE	15" DIA	15" DIA
SMALL TREE	16" DIA	16" DIA
SMALL TREE	17" DIA	17" DIA
SMALL TREE	18" DIA	18" DIA
SMALL TREE	19" DIA	19" DIA
SMALL TREE	20" DIA	20" DIA

Raese Residence  
132 High Country  
Lot 1151  
Telluride Mountain Village, CO 81435

Carlisle Design Associates  
Landscape Architecture and Planning  
4100 28th  
Telluride, Colorado 81428  
761.875.1111  
carlisleassociates.com

Date: 8-7-17  
Revision:

1151 Minor Revision  
132 High Country

Snowmelt Summary

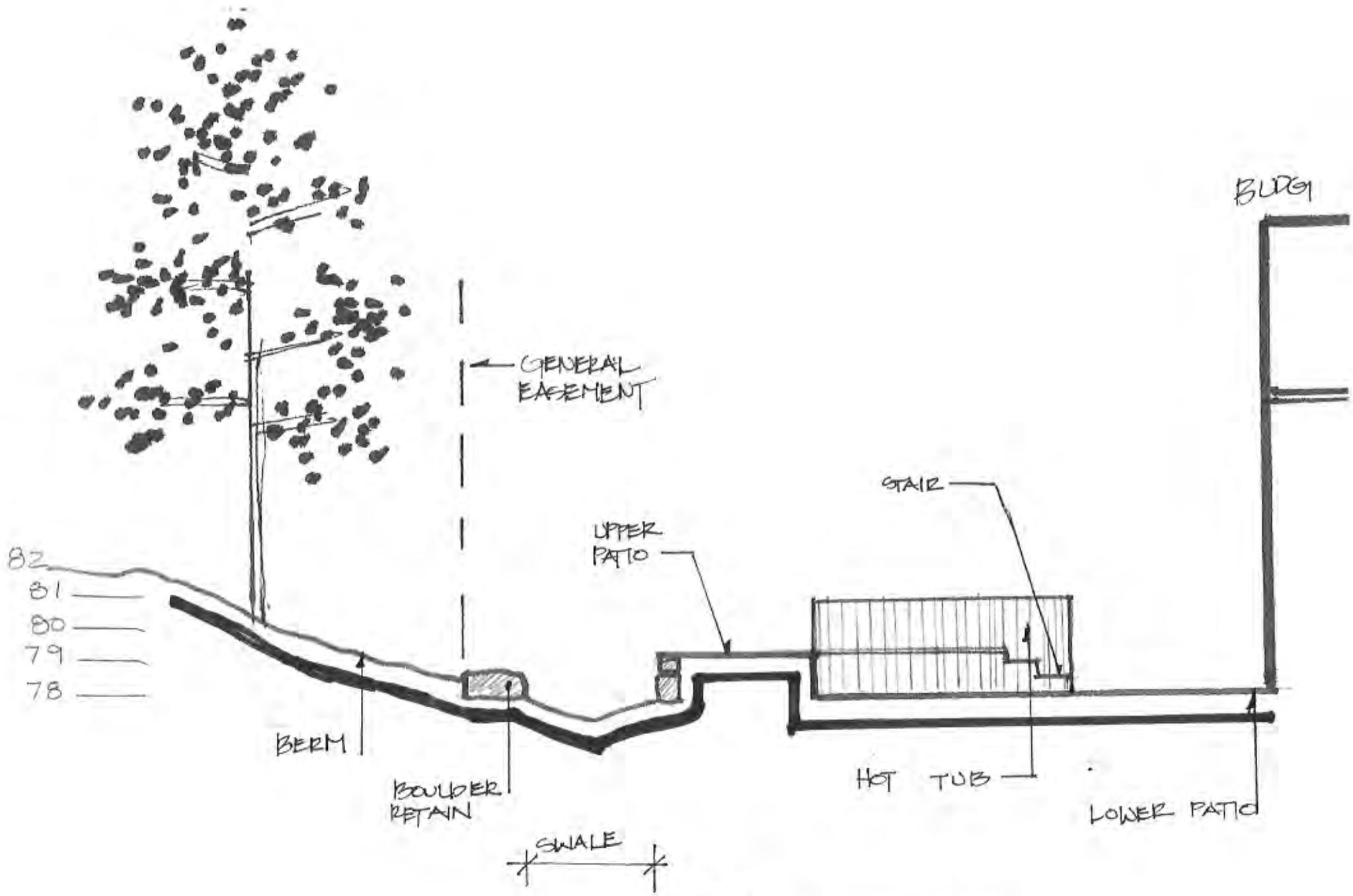
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Existing Snowmelt

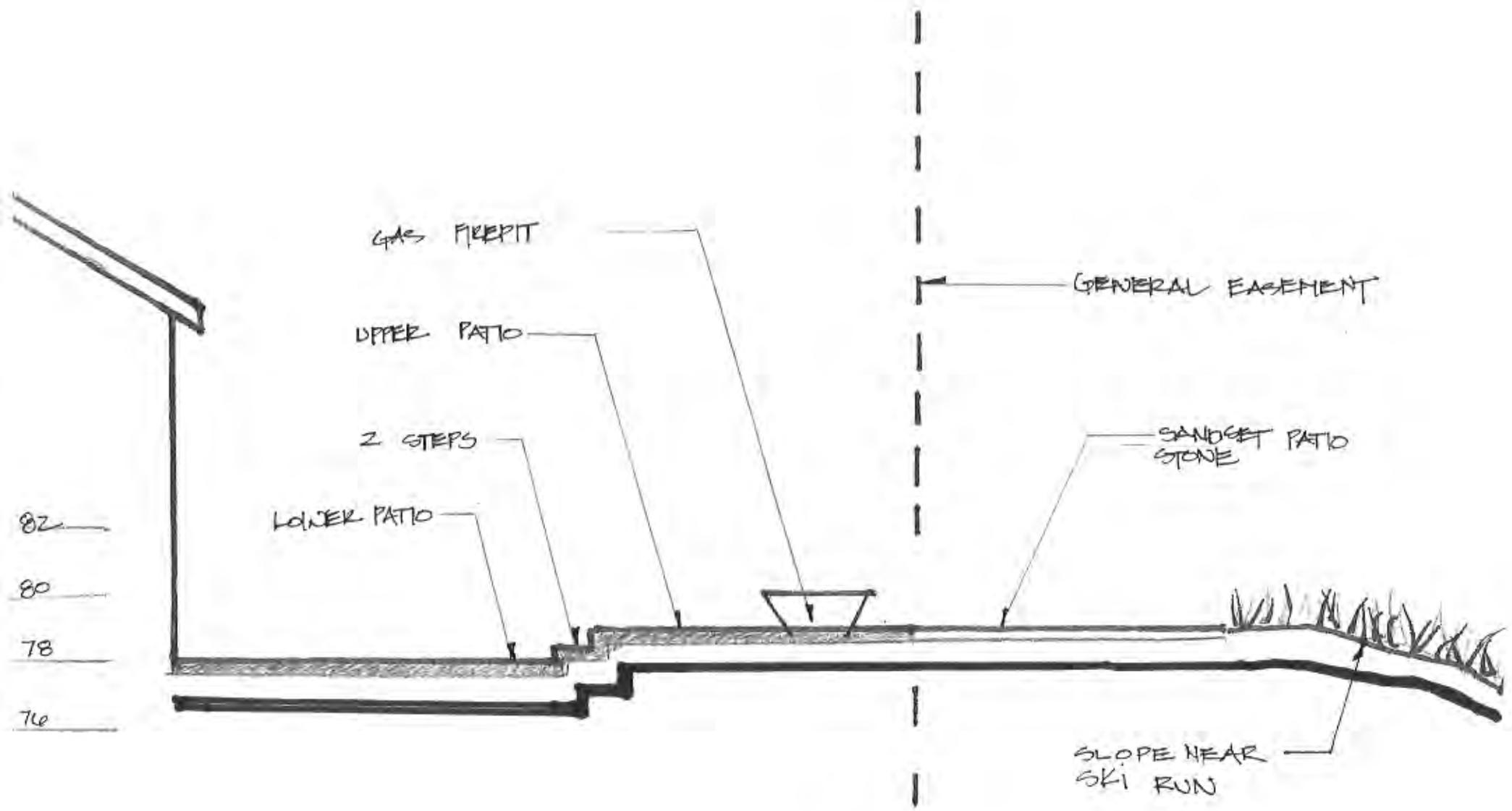
Front walkway	550 SF
North Patio	448 SF
Total	998 SF

Proposed New Snowmelt

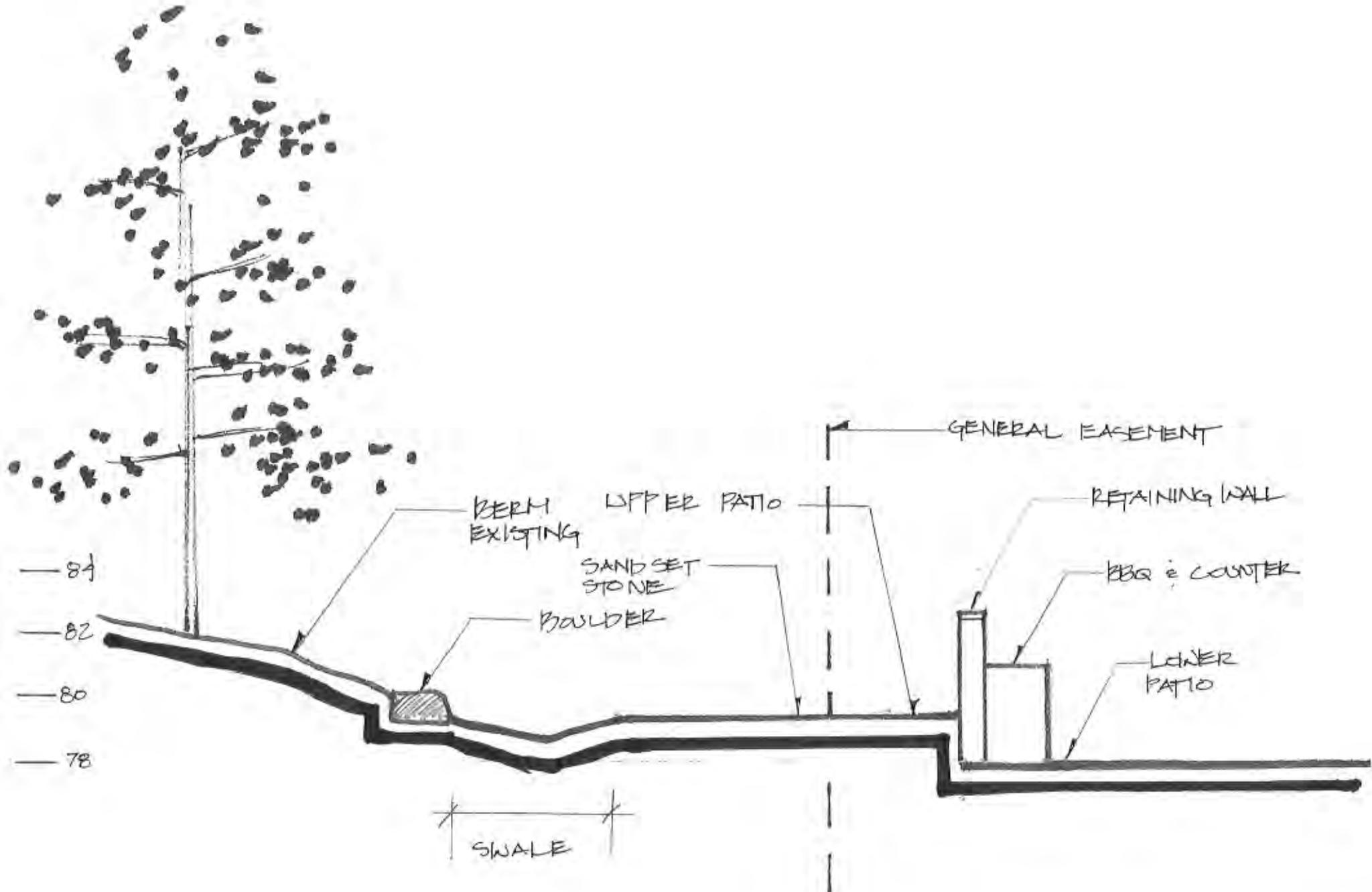
Garage Apron	504 SF	
Front Door	80 SF	
North Patio	255 SF	(703-448 existing)
Total	839 SF	



SECTION A  
 $\frac{1}{4}'' = 1'-0''$

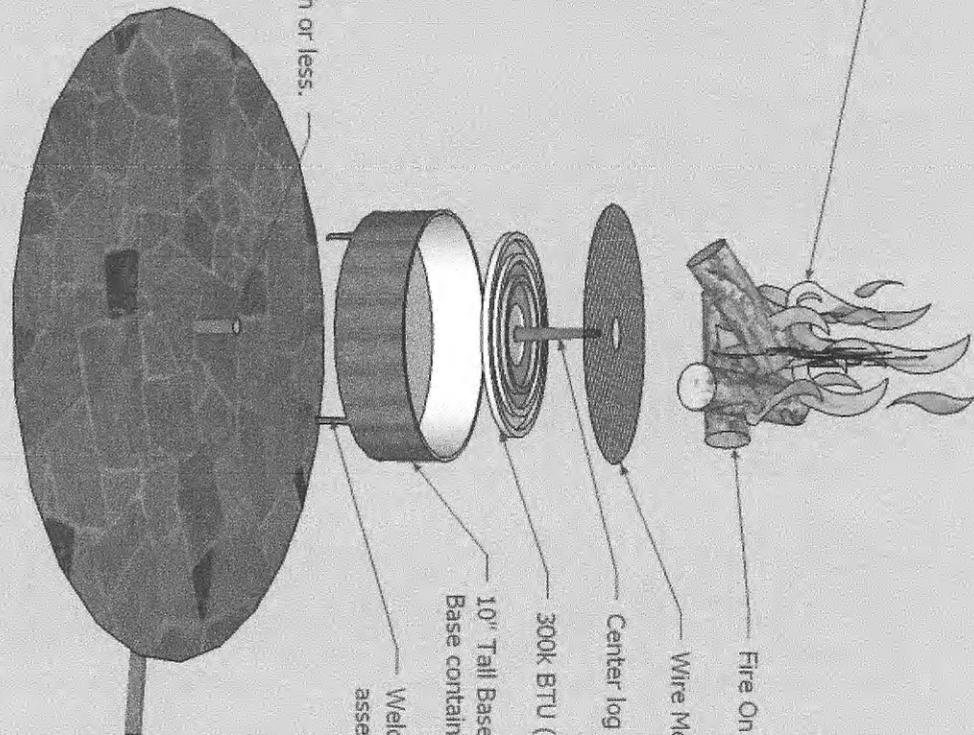


SECTION B  
 $\frac{1}{4}'' = 1'-0''$




 SECTION C  
 $\frac{1}{4}'' = 1'-0''$

\* Log Sets heights are approx. :  
~~24" diameter pit = 16" tall log set~~  
 30" diameter pit = 20" tall log set  
 36" diameter pit = 24" tall log set



3/4" Black iron gas stub should be 3" high or less.

Fire On Demand - Steel Log set

Wire Mesh

Center log burner

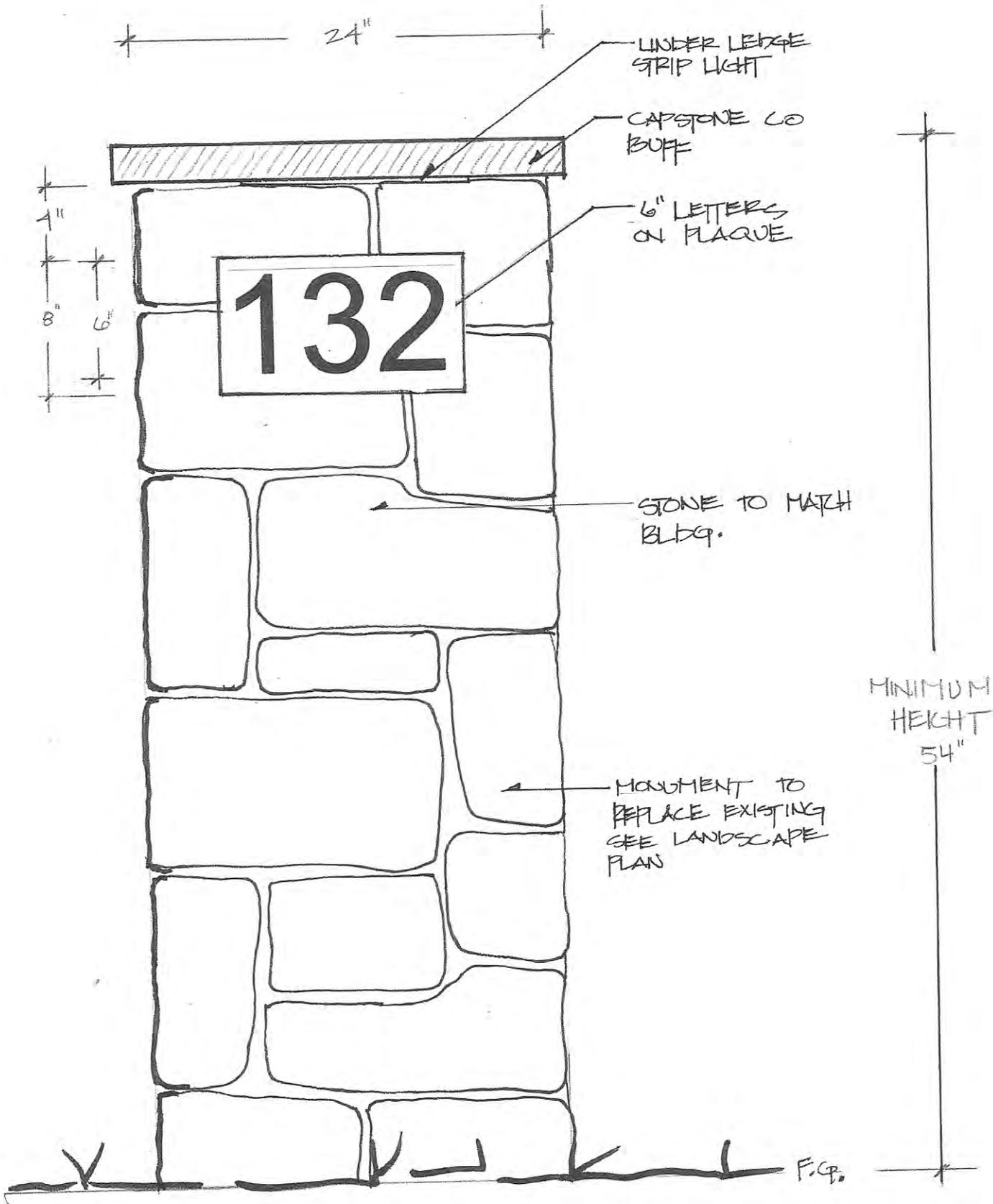
300K BTU (Max) Stainless Steel Burner

10" Tall Base Assembly Ring.  
 Base contains all welded supports

Welded steel legs to set base  
 assembly to your desired height.

GAS FIRE PIT

NTS



ADDRESS MONUMENT

1/8" = 1"

Lot 1151 Minor Revision  
132 High Country

## Address Monument Light

Home > Products > SPJ-SC-1



## SPJ-SC-1

Model:	SPJ-SC-1
Shown:	Satin Brass
Material:	<input type="checkbox"/> Solid Brass <input type="checkbox"/> or Copper
Finish:	Specify
Electrical:	9-15V
Engine:	FB-2WREC-TA125-2700K
Lumens:	125
Color Temp:	2700K
Mounting:	Recessed
LED:	Nichia Forever Bright



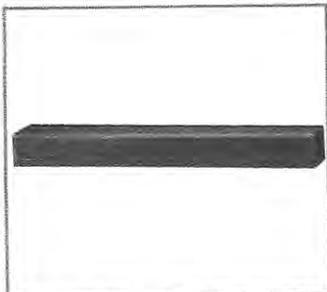
Removable Engine

12" & 18" Lengths Available



# Forever Bright

## SPECIFICATION FEATURES



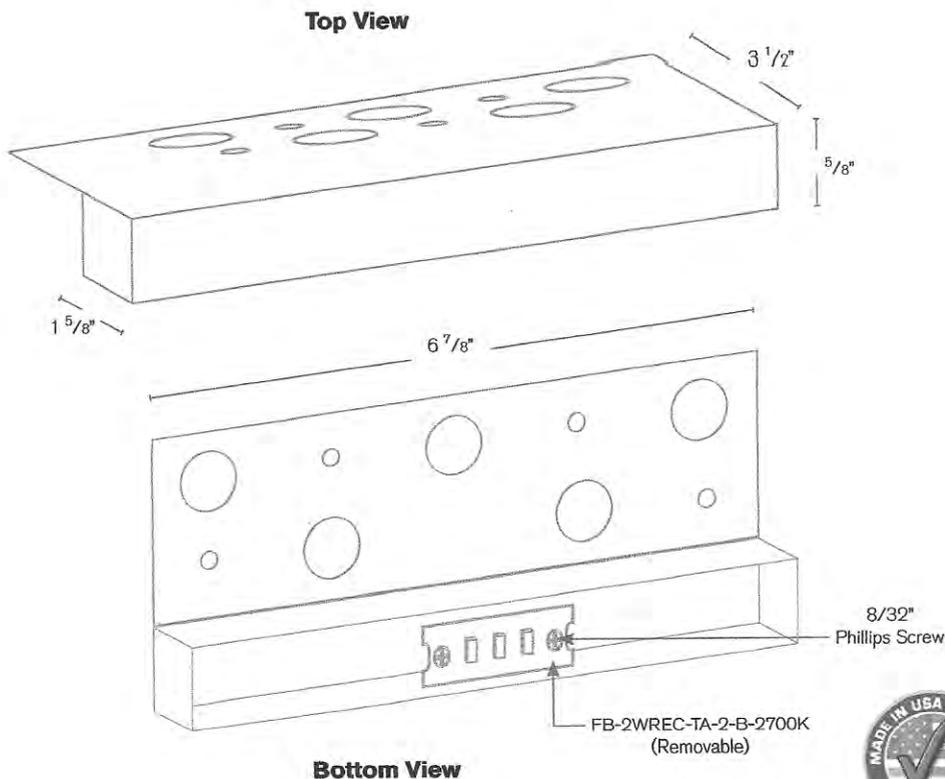
Model: **SPJ-SC-1**  
 Finish: Matte Bronze

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 9-15V
- Labels:** ETL Standard Wet Label  
C-ETL

## Recessed Step Light

### DESCRIPTION

- Model#:** SPJ-SC-1
- Engine:** FB-2WREC-TA-2-B-2700K
- Lumens:** 125
- Color Temp:** 2700K
- Electrical:** 9-15V
- Mounting:** Recessed
- LED:** Nichia



Wet Listed



### ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
<b>SPJ-SC-1</b>	<b>MBR</b>	<b>2W</b>	<b>125</b>	<b>2700K</b>	<b>9-15V</b>

- V = Verde
- M = Moss
- AG = Aged Brass
- MBR = Matte Bronze
- SB = Satin Brass
- GM = Gun Metal
- B = Black
- R = Rusty
- PVDP = PVD Polished
- PVDS = PVD Satin

# Lot 1151 Minor Revision

## Pathlight

Total # fixtures: 7  
Manufacturer SPJ lighting  
Model # SPJ10-05  
Mounting Post  
Finish Gun Metal  
Cut off shield and light fixed

[Home](#) > [Pathlights & Area Lights](#) > [SPJ10-05](#)



## SPJ10-05

Model:	SPJ10-05
Shown:	Gun Metal
Material:	Solid Brass or Copper
Finish:	<i>Specify</i>
Electrical:	8-15V
Engine:	FB-2W-Cone-TA16
Lumens:	135
Color Temp:	2700K
Mounting:	1/2" NPT. Dual Fin Spike Incl.
LED:	Nichia Forever Bright



# Forever Bright

## SPECIFICATION FEATURES



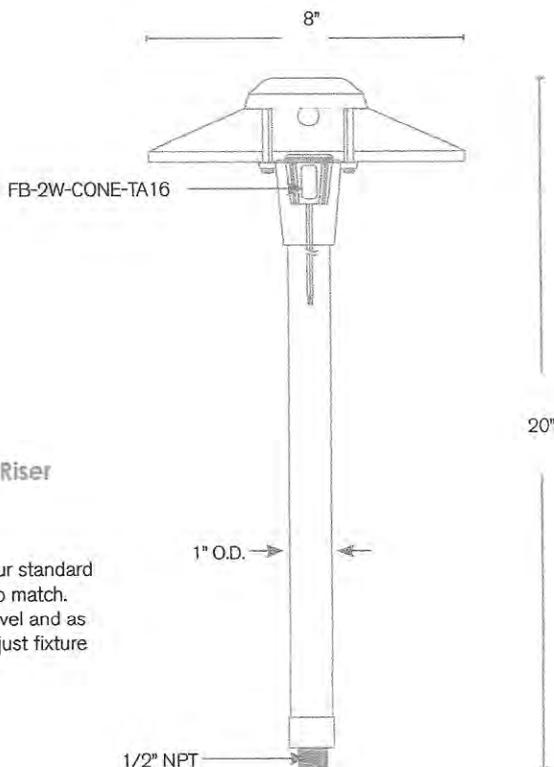
Model: **SPJ10-05**  
 Finish: Gun Metal

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 8-15V
- Labels:** ETL Standard Wet Label  
C-ETL

## Path / Area Light

### DESCRIPTION

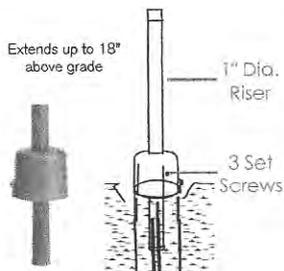
- Model#:** SPJ10-05
- Material:** Solid Brass
- Electrical:** 8-15V
- Engine:** FB-2W-Cone-TA16
- Lumens:** 135
- Color Temp:** 2700 k
- Mounting:** 1/2" NPT. Dual Fin Spike Incl.
- LED:** Nichia



### Option:

#### Adjustable Below Grade Riser

**Model:** SPJ19-03-RBBG  
**Shown:** Matte Bronze  
**Desc:** Solid brass top fits on our standard perma-post with finish to match. Install fixture at grade level and as the landscape grows adjust fixture height as needed.



Wet Listed



### ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
<b>SPJ10-05</b>	<b>GM</b>	<b>2W</b>	<b>135</b>	<b>2700K</b>	<b>8-15V</b>

- V = Verde
- M = Moss
- AG = Aged Brass
- MBR = Matte Bronze
- RC = Raw Copper
- GM = Gun Metal
- B = Black
- R = Rusty
- PVDP = PVD Polished
- PVDS = PVD Satin

Town of Mountain Village  
Mountain Village Metropolitan District

General Easement Encroachment Agreement

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner (s) Jim Fasano/Belt Investments and/or assigns permission for encroachment within the 16-foot general easement along the South and West boundary of Lot 1151 Town of Mountain Village. that allows for the development of Full Landscaping, Retaining wall for existing spruce and stone walkway shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owner's use of the easement. Any costs associated with reestablishing owner's use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 31<sup>st</sup> day of Jan, '2000

Town of Mountain Village

By:

William A. Hanley III  
William A. Hanley III, Mayor

Mountain Village Metropolitan District

By:

Kathy Mahoney  
Kathy Mahoney, General Manager

Attest:

Linda Check  
Linda Check, Town Clerk

By:

Jim Fasano 01/17/2000  
Owner Signature

# TELLURIDE

## MOUNTAIN VILLAGE METROPOLITAN DISTRICT

### General Easement Encroachment

As an authorized representative of the Mountain Village Metropolitan District, I have reviewed the Site Plan dated 12/10/99 for Lot 1151 and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the 16-foot general easement depicted in Exhibit A and hereby grant the Owner (s) and/or assigns permission for encroachment within the 16-foot general easement, as shown, that allows for the development of Fill and Landscaping associated with the single family home on said lot.

Approved by: Bill Mahoney

Bill Mahoney, Field Manager  
Mountain Village Metropolitan District

Date: 1/19/2000

(SUBMIT TO THE DEPARTMENT OF PLANNING AND DESIGN REVIEW)

P.O. BOX 11064 113 LOST CREEK LANE TELLURIDE, COLORADO 81435  
PHONE: 970-728-8000 FAX: 970-728-4342

**Exhibit "A"****Legal Description of Non-Exclusive Interest in General Easement  
Lot 1151, Town of Mountain Village**

A Portion of the 16 foot General Easement on Lot 1151, Town of Mountain Village, according to the plat of Telluride Mountain Village, Filing 30, filed in the office of the Clerk and Recorder in Plat Book 1 at page 1463, further described as follows:

Beginning at the southwestern corner of said Lot 1151;

Thence N 19°31'36" E, 97.00 feet along the westerly boundary of said Lot 1151;

Thence S 70°28'24" E, 16.00 feet to a point on said 16 foot General Easement;

Thence S 19°31'36" W, 76.51 feet along said 16 foot General Easement;

Thence S 84°30'00" E, 51.73 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a non-tangential curve, concave to the southeast, having a radius of 146.00 feet, an arc length of 6.46 feet, a delta angle of 02°32'06", a chord length of 6.46 feet and a chord bearing of N 49°11'41" E;

Thence N 50°30'00" E, 38.00 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a tangential curve, concave to the southeast, having a radius of 399.98 feet, an arc length of 84.80 feet, a delta angle of 12°08'51", a chord length of 84.64 feet and a chord bearing of N 56°34'42" E;

Thence S 43°33'49" E, 16.69 feet to a point on the southeastern boundary of said Lot 1151;

Thence along said southeastern boundary of Lot 1151 on a non-tangential curve, concave to the southeast having a radius of 383.98 feet, an arc length of 86.07 feet, a delta angle of 12°50'34", a chord length of 85.89 feet and a chord bearing of S 56°55'35" W;

Thence S 50°30'00" W, 38.00 feet along the southeastern boundary of said Lot 1151;

Thence along said southeastern boundary of Lot 1151 on a tangential curve, concave to the southeast having a radius of 130.00 feet, an arc length of 12.62 feet, a delta angle of 05°34'08", a chord length of 12.63 feet and a chord bearing of S 47°40'36" W;

Thence N 84°30'00" W, 79.52 feet along the southerly boundary of said Lot 1151 to the Point of Beginning,

County of San Miguel, State of Colorado.



J. David Foley,

P.L.S. #24954



364727

**Town of Mountain Village  
Mountain Village Metropolitan District**

**General Easement Encroachment Agreement**

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner(s) Keith & Linda Beaty and/or assigns permission for encroachment within the 16-foot general easement along the east boundary of Lot # 1151 Town of Mountain Village, that allows for the development of landscaping as shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owners use of the easement. Any costs associated with reestablishing owners use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 9<sup>th</sup> day of March, 2004

Town of Mountain Village

By: *Davis Fansler*  
Davis Fansler, Mayor

Mountain Village Metropolitan District

By: *Kathy Mahoney*  
Kathy Mahoney, General Manager

Attest:

*Linda L. Check*  
Linda Check, Town Clerk

By: *Keith D. Beaty Linda L. Beaty*  
Owners Signature

Keith D. & Linda L. Beaty  
Type or Print Owners Name

g  
1021425404  
16-

**FOLEY ASSOCIATES, INC.**  
**CIVIL ENGINEERING AND LAND SURVEYING**  
**P. O. BOX 1385**  
**TELLURIDE, CO 81435**  
**970-728-6153**

PROPERTY DESCRIPTION

A part of Lot 1151, Telluride Mountain Village, Filing 30 as recorded in the office of the Clerk and Recorder in Plat Book 1 at page 1463, County of San Miguel, State of Colorado, described as follows:

Beginning at the southeasterly corner of said Lot 1151 and the beginning of a curve to the left, of which the radius point lies S24°08'22"E, a radial distance of 383.98 feet; thence southwesterly along the southerly line of said Lot 1151 and along the arc, through a central angle of 04°28'39", a distance of 30.01 feet; thence N43°33'49"W, a distance of 16.54 feet to a point of non-tangent curvature on the northwesterly line of the 16 foot General Easement located on said Lot 1151; thence northeasterly, along said northwesterly line and along the arc of a 399.98 feet radius curve to the right, through a central angle of 01°52'48", an arc length of 13.12 feet, the chord of which bears N61°42'43"E, a distance of 13.12 feet; thence N43°33'49"W, along the southwesterly line of said General Easement, a distance of 123.06 feet; thence N46°26'11"E, a distance of 16.00 feet to a point on the northeasterly line of said Lot 1151; thence S43°33'49"E, along said northeasterly line, a distance of 145.00 feet to the POINT OF BEGINNING.

*Warren L. Ruby*  
 Warren L. Ruby, 2966 #24966





Town of Mountain Village  
Mountain Village Metropolitan District

General Easement Encroachment Agreement

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner (s) Jim Fasano/Belt Investments and/or assigns permission for encroachment within the 16-foot general easement along the South and West boundary of Lot 1151 Town of Mountain Village. that allows for the development of Full Landscaping, Retaining wall for existing spruce and stone walkway shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owner's use of the easement. Any costs associated with reestablishing owner's use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 31<sup>st</sup> day of Jan, '2000

Town of Mountain Village

By:

William A. Hanley III.  
William A. Hanley III., Mayor

Mountain Village Metropolitan District

By:

Kathy Mahoney  
Kathy Mahoney, General Manager

Attest:

Linda Check  
Linda Check, Town Clerk

By:

Jim Fasano 01/17/2000  
Owner Signature

**TELLURIDE**

## MOUNTAIN VILLAGE METROPOLITAN DISTRICT

## General Easement Encroachment

As an authorized representative of the Mountain Village Metropolitan District, I have reviewed the Site Plan dated 12/10/99 for Lot 1151 and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the 16-foot general easement depicted in Exhibit A and hereby grant the Owner (s) and/or assigns permission for encroachment within the 16-foot general easement, as shown, that allows for the development of Fill and Landscaping associated with the single family home on said lot.

Approved by: Bill MahoneyBill Mahoney, Field Manager  
Mountain Village Metropolitan DistrictDate: 1/19/2000

(SUBMIT TO THE DEPARTMENT OF PLANNING AND DESIGN REVIEW)

P.O. BOX 11064 113 LOST CREEK LANE TELLURIDE, COLORADO 81435  
PHONE: 970-728-8000 FAX: 970-728-4342

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Lot 1151, Town of Mountain Village**

A Portion of the 16 foot General Easement on Lot 1151, Town of Mountain Village, according to the plat of Telluride Mountain Village, Filing 30, filed in the office of the Clerk and Recorder in Plat Book 1 at page 1463, further described as follows:

Beginning at the southwestern corner of said Lot 1151;  
 Thence N 19°31'36" E, 97.00 feet along the westerly boundary of said Lot 1151;  
 Thence S 70°28'24" E, 16.00 feet to a point on said 16 foot General Easement;  
 Thence S 19°31'36" W, 76.51 feet along said 16 foot General Easement;  
 Thence S 84°30'00" E, 51.73 feet along said 16 foot General Easement;  
 Thence along said 16 foot General Easement on a non-tangential curve, concave to the southeast, having a radius of 146.00 feet, an arc length of 6.46 feet, a delta angle of 02°32'06", a chord length of 6.46 feet and a chord bearing of N 49°11'41" E;  
 Thence N 50°30'00" E, 38.00 feet along said 16 foot General Easement;  
 Thence along said 16 foot General Easement on a tangential curve, concave to the southeast, having a radius of 399.98 feet, an arc length of 84.80 feet, a delta angle of 12°08'51", a chord length of 84.64 feet and a chord bearing of N 56°34'42" E;  
 Thence S 43°33'49" E, 16.69 feet to a point on the southeastern boundary of said Lot 1151;  
 Thence along said southeastern boundary of Lot 1151 on a non-tangential curve, concave to the southeast having a radius of 383.98 feet, an arc length of 86.07 feet, a delta angle of 12°50'34", a chord length of 85.89 feet and a chord bearing of S 56°55'35" W;  
 Thence S 50°30'00" W, 38.00 feet along the southeastern boundary of said Lot 1151;  
 Thence along said southeastern boundary of Lot 1151 on a tangential curve, concave to the southeast having a radius of 130.00 feet, an arc length of 12.62 feet, a delta angle of 05°34'08", a chord length of 12.63 feet and a chord bearing of S 47°40'36" W;  
 Thence N 84°30'00" W, 79.52 feet along the southerly boundary of said Lot 1151 to the Point of Beginning,  
 County of San Miguel, State of Colorado.



J. David Foley,

P.L.S. #24954



**Town of Mountain Village  
Mountain Village Metropolitan District**

**General Easement Encroachment Agreement**

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner(s) Keith & Linda Beaty and/or assigns permission for encroachment within the 16-foot general easement along the east boundary of Lot # 1151 Town of Mountain Village, that allows for the development of landscaping as shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owners use of the easement. Any costs associated with reestablishing owners use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 9<sup>th</sup> day of March, 2004

Town of Mountain Village

By: *Davis Fansler*  
Davis Fansler, Mayor

Mountain Village Metropolitan District

By: *Kathy Mahoney*  
Kathy Mahoney, General Manager

Attest:

*Linda L. Check*  
Linda Check, Town Clerk

By: *Keith D. Beaty Linda L. Beaty*  
Owners Signature

Keith D. & Linda L. Beaty  
Type or Print Owners Name

g  
1021425404  
16-

**FOLEY ASSOCIATES, INC.**  
**CIVIL ENGINEERING AND LAND SURVEYING**  
**P. O. BOX 1385**  
**TELLURIDE, CO 81435**  
**970-728-6153**

PROPERTY DESCRIPTION

A part of Lot 1151, Telluride Mountain Village, Filing 30 as recorded in the office of the Clerk and Recorder in Plat Book 1 at page 1463, County of San Miguel, State of Colorado, described as follows:

Beginning at the southeasterly corner of said Lot 1151 and the beginning of a curve to the left, of which the radius point lies S24°08'22"E, a radial distance of 383.98 feet; thence southwesterly along the southerly line of said Lot 1151 and along the arc, through a central angle of 04°28'39", a distance of 30.01 feet; thence N43°33'49"W, a distance of 16.54 feet to a point of non-tangent curvature on the northwesterly line of the 16 foot General Easement located on said Lot 1151; thence northeasterly, along said northwesterly line and along the arc of a 399.98 feet radius curve to the right, through a central angle of 01°52'48", an arc length of 13.12 feet, the chord of which bears N61°42'43"E, a distance of 13.12 feet; thence N43°33'49"W, along the southwesterly line of said General Easement, a distance of 123.06 feet; thence N46°26'11"E, a distance of 16.00 feet to a point on the northeasterly line of said Lot 1151; thence S43°33'49"E, along said northeasterly line, a distance of 145.00 feet to the POINT OF BEGINNING.

*Warren L. Ruby*  
 Warren L. Ruby, 2966 #24966







455 Mountain Village Boulevard • Mountain Village, CO 81435 • Phone 970-369-8242 • Fax 970-728-4342

## GENERAL EASEMENT ENCROACHMENT AGREEMENT

The Town of Mountain Village (Town) hereby grant the Owners, John and Elizabeth Raese, encroachments into the southern and eastern General Easements for a retaining wall and a portion of a new flagstone patio that was approved by the DRB at the September 7, 2017 meeting and shown on Exhibit A on Lot 1151, located at 132 High Country in Mountain Village.

Development within the General Easement shall be performed at the Owner's sole risk and expense. Should the Town require the General Easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in Community Development Code, the Town reserves the right to interrupt Owner's use on the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owner.

Owner hereby agrees to indemnify and hold harmless the Town from any and all liability for loss, injury, damage or otherwise (including reasonable attorney's fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 16<sup>th</sup> day of July, 2018

Town of Mountain Village

By: *Laila Benitez*  
Laila Benitez, Mayor, Town of Mountain Village

Approved as to form:

*[Signature]*  
James Mahoney, Assistant Town Attorney

Attest:

*[Signature]*  
Jackie Kenefick, Town Clerk

By: *[Signature]*  
John and Elizabeth Raese, Owners

*[Signature]*  
Elizabeth Raese



## **Town of Mountain Village General Easement Encroachment Agreement**

As an authorized representative of the Town of Mountain Village, Public Works Department, I have reviewed the Site Plan for Lot 1151, 132 High Country and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the western General Easement as depicted in Exhibit A and have no objection (from a standpoint with regards to Utilities) to granting the Owner of Lot 1151, 132 High Country and/or assigns permission for encroachments into the western General Easement, as shown attached hereto, that allows for a retaining wall and a portion of a flagstone patio.

Town of Mountain Village, a municipal corporation and  
Political subdivision of the State of Colorado:

Approved by:   
Finn Kjome, Public Works Director Town of  
Mountain Village

Date: 7/3/18

TRACT OSP-45R

LOT 1151



SCALE:  
1" = 10'

S 19°31'36" W 211.10'

16' GENERAL EASEMENT

RETAINING WALL

SECOND FLOOR DECK

STEPS

RETAINING WALL

NEW FLAGSTONE PATIO

PATIO

2-STORY HOUSE  
"132 HIGH COUNTRY ROAD"

06" SPRUCE

04" SPRUCE

04" ASPEN

FLOWLINE

NEW FLAGSTONE PATIO

03" ASPEN

06" SPRUCE

**LEGEND**

☆ NEW 6" PATIO LIGHT



GENERAL EASEMENT ENCROACHMENT  
(PER RECEPTION No. 335644)

**FOLEY**  
ASSOCIATES, INC.  
ENGINEERING - PLANNING - SURVEYING  
100 N. 10th St., Suite 101  
Minneapolis, MN 55401  
612.338.1111

EXHIBIT

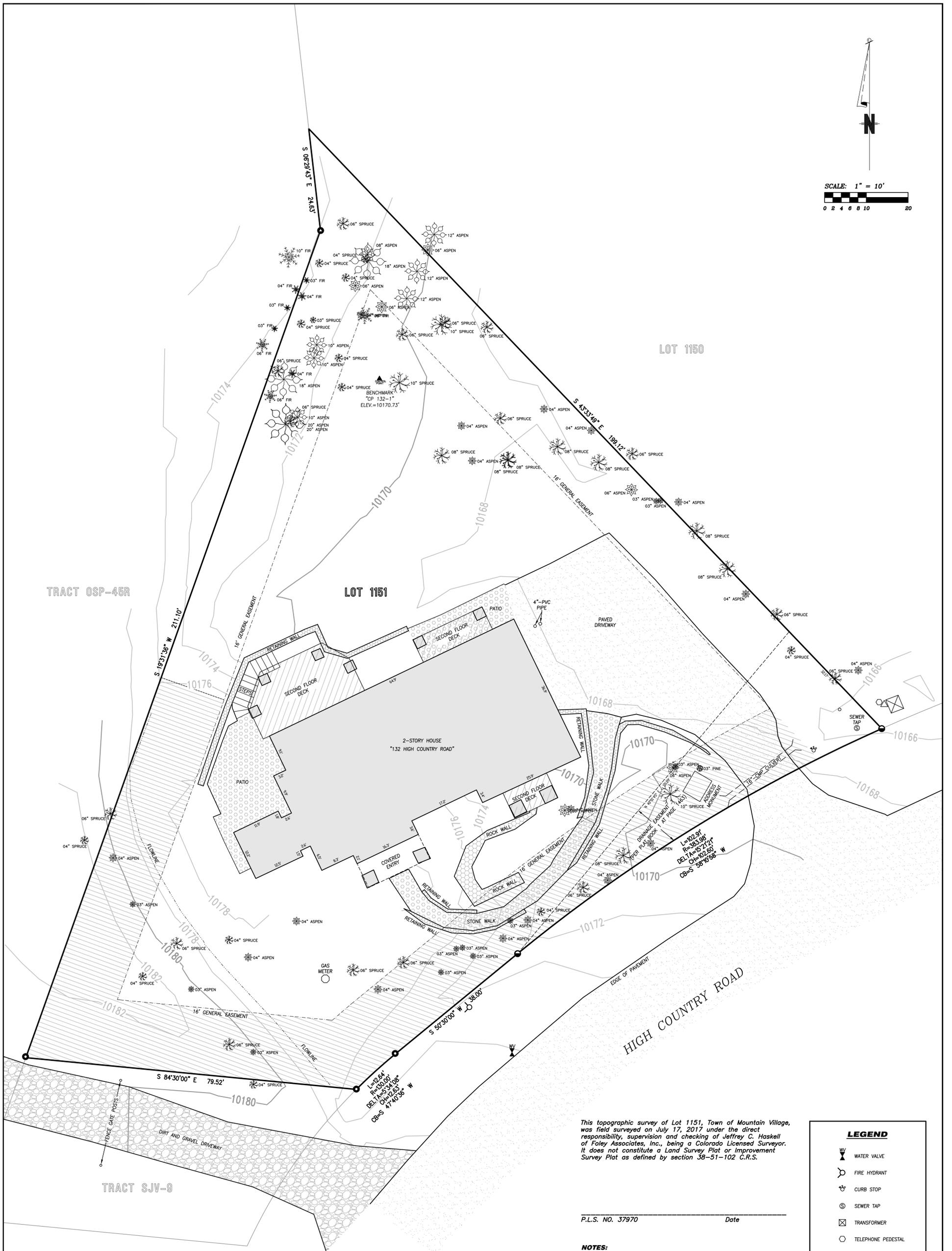
Client:

Contact:

Project No.	08
Drawn by	FD
Checked by	
Start date	
Proj. info.	10/12/08-01-18
Sheet No.	1
Project #	0001



SCALE: 1" = 10'  
 0 2 4 6 8 10 20



This topographic survey of Lot 1151, Town of Mountain Village, was field surveyed on July 17, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Control point "CP 132-1", as shown hereon, with an elevation of 10170.73 feet
  - Contour interval is two feet.
  - 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 the certification shown hereon.

LEGEND	
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	SEWER TAP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)

**Topographic Survey**  
 Lot 1151, Town of Mountain Village,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	07/17/2017



970-728-6153 970-728-6050 Fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

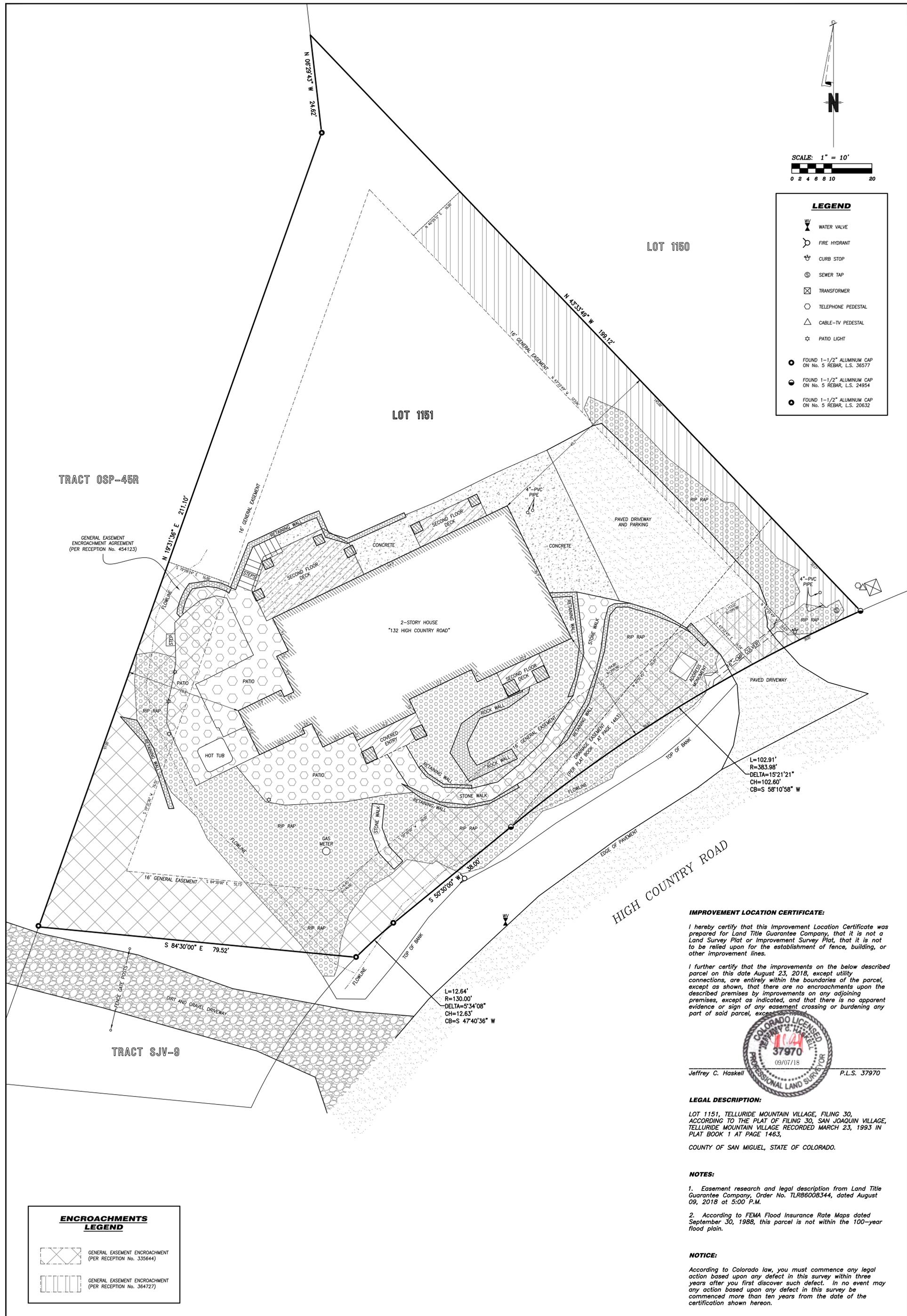
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SCALE: 1" = 10'  
0 2 4 6 8 10 20

**LEGEND**

- WATER VALVE
- FIRE HYDRANT
- CURB STOP
- SEWER TAP
- TRANSFORMER
- TELEPHONE PEDESTAL
- CABLE-TV PEDESTAL
- PATIO LIGHT
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632



**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date August 23, 2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as shown.



Jeffrey C. Haskell P.L.S. 37970

**LEGAL DESCRIPTION:**

LOT 1151, TELLURIDE MOUNTAIN VILLAGE, FILING 30, ACCORDING TO THE PLAT OF FILING 30, SAN JOAQUIN VILLAGE, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 23, 1993 IN PLAT BOOK 1 AT PAGE 1463, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86008344, dated August 09, 2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.

**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 the certification shown hereon.

**ENCROACHMENTS LEGEND**

- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)
- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 364727)

**Improvement Location Certificate**  
Lot 1151, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	08/23/2018



970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.4 lbs

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	74 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	Lumens:	1310
Input Watts:	12W	Efficacy:	109 LPW
Efficiency:	N/A		

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: PNL9UQ8Q

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**LED Characteristics**

**LEDs:**

Long-life, high-efficiency, surface mount LEDs

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Color Consistency:**

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

**Electrical**

**Driver:**

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 120V: 0.13A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

**THD:**

12.9% at 120V, 22.5% at 277V

**Power Factor:**

98.3% at 120V, 88.1% at 277V

**Optical**

**BUG Rating:**

B1 U3 G1

**Construction**

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**

Die-cast aluminum with extruded aluminum post

**Lens:**

Frosted vandal resistant polycarbonate

**Reflector:**

Vacuum metalized polycarbonate

**Mounting:**

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

**Gaskets:**

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

**Anchor Bolt:**

Anchor Bolt Dimension is available .

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

**Green Technology:**

Mercury and UV-free. RoHS compliant components.

**Other**

**Patents:**

The design of BLEDR is protected by patents in US, Canada & China

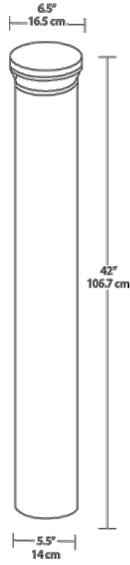
**Replacement:**

Replaces up to 50W Metal Halide

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

## Dimensions



## Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

## Ordering Matrix

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	12	^	^	^	^	^	^
	12 = 12W	<b>Blank</b> = 5000K (Cool)	<b>Blank</b> = Bronze	<b>Blank</b> = Standard	<b>Blank</b> = No Option (120-277V)	<b>Blank</b> = None (Standard)	<b>Blank</b> = No Battery Backup
	18 = 18W	<b>N</b> = 4000K (Neutral)	<b>W</b> = White	<b>180</b> = 180 degrees (12W only)	<b>/480</b> = 480V (24W only)	<b>/D10</b> = 0-10V Dimming	<b>/E</b> = Battery Backup (24W only)
	24 = 24W	<b>Y</b> = 3000K (Warm)					<b>/EC</b> = Battery Backup Cold Weather (24W only)











**PLANNING & DEVELOPMENT SERVICES**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

---

**TO:** Design Review Board

**FROM:** Michelle Haynes, Planning and Development Services Director

**FOR:** DRB Meeting on November 1, 2018 (continued from the October 4, 2018, regular DRB Meeting)

**DATE:** October 22, 2018

**RE:** Consideration of a Minor Revisions application to an approved landscape plan at Lot 1151, 132 High Country Drive

---

**APPLICATION OVERVIEW:**

The town and owner entered into a Compliance Plan Agreement (Compliance Plan) on August 20, 2018 so that the owners will bring the improvements to the property absent town approvals, into compliance with the Community Development Code (CDC). This application is one of the Compliance Plan requirements. The landscape plan approved on September 7, 2017 by the DRB had been modified and the owners must seek DRB approval through this application to the revised landscape plan, including additional general easement encroachments. The Design Review Board heard this application at their October 4, 2018 regular meeting and continued the hearing with conditions to November 1, 2018.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 1151, Telluride Mountain Village  
**Address:** 132 High Country Drive  
**Applicant/Agent:** John and Liz Raese  
**Owner:** John and Liz Raese  
**Zoning:** Single Family  
**Existing Use:** Single Family  
**Lot Area:** 0.513 acres

**Adjacent Land Uses:**

- **North:** Single Family
- **South:** Single Family
- **East:** Single Family
- **West:** Open Space

**ATTACHMENTS**

- Exhibit A: Vicinity Map
- Exhibit B: Narrative revised and dated 10/18/18
- Exhibit C: Drainage Letter and exhibits (2) dated 10/9/18 Uncompahgre Engineering
- Exhibit D: Revised landscape plan and drainage plan dated 10/18/18
- Exhibit E: DRB Approved Landscape plan packet dated September 7, 2017
- Exhibit F: General Easement Encroachment Agreement Reception No. 335644
- Exhibit G: General Easement Encroachment Agreement Reception No. 364727

- Exhibit H: General Easement Encroachment Agreement Reception No. 454123
- Exhibit I: Topographic Survey Dated 7.17.17 (with patio application)
- Exhibit J: Improvement Location Certificate (ILC) dated 8.23.18

**DRB CONTINUANCE MOTION FROM OCTOBER 4, 2018**

Craig made a motion to continue the minor revisions landscape plan to the November, 1, 2018 meeting with the following condition:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.

Seconded by Vatter

VOTE 5-0

Staff also noted the following comments and concerns expressed by the DRB:

- Question regarding the flagstone patio edge profile to assure there were no subterranean structural improvements.
- Questions regarding approved and unapproved installed exterior lighting.
- Question regarding the approved general easement encroachments and unapproved encroachments.

**LANDSCAPE PLAN REVISIONS**

The applicant provided a drainage plan prepared by Uncompahgre Engineering (exhibit C) which is integrated into the revised landscape plan pursuant to the DRB condition of continuance. Generally, the drainage plan notes the following proposed changes:

- Reduce the width of the proposed cobble swale to the north from 4 feet to 2 feet.
- Extend the cobble swale to the north and west to tie in with existing cobble swale.
- Regrade a portion of the flagstone patio to provide positive drainage.
- Reduce the width of the cobble by approximately 40" in the east general easement.
- Remove cobble to the south (south of front walkway) and landscape.

Staff observed that all cobble south of the stone walkway and including around the bristlecone pines and adjacent to the new address monument, has been removed from the front of the property.

Other notes per narrative (exhibit B):

Remove cobble from the bar ditch on town property within the unimproved right of way along High Country Drive. This will be revegetated with seed and straw per discussion with the public works director and deferred from a deadline of September 30, 2018 to immediately after the landscape improvements per DRB approval are completed, likely either this fall or next spring.

**Exterior Lighting**

- The applicant has indicated that the approved lighting along the walkway was relocated from the south of the walkway to the north, closer to the house.
- The applicant noted that three additional lighting fixtures were placed on the west portion of the flagstone patio and included the specifications with the submittal materials.

- The applicant also noted the ILC incorrectly showed an exterior fixture where there is none present at the corner of the southwest patio.
- 

### General Easements

In 2000 a general easement encroachment agreement was executed with the prior owner for full landscaping, retaining walls for existing spruce and stone walkway. This agreement extends from a portion of the western general easement and the full southern general easement (reception no. 335644 and exhibit F).

In 2004, another general easement encroachment agreement was executed with a different owner for landscaping shown within a portion of the southern general easement and a majority of the eastern general easement (reception no. 364727 and exhibit G).

In 2017, the current owner received approval for a general easement encroachment for a flagstone patio and one course of boulders retaining wall to the south of the patio (reception no. 454123 and exhibit H.). Executing the general easement encroachment agreement occurred in July of 2018 and part of the original voluntary compliance plan. The exhibit shows the unapproved retaining wall to the north rather than the intended approved one course of boulders retaining wall to the south (shown on the ILC exhibit J). Although an error missed by all parties, review of the second, unapproved retaining wall to the north of the flagstone patio is under consideration today by the DRB and the general easement agreement needs to be amended to reflect the correct DRB approved retaining wall.

A general easement encroachment agreement will be needed for the following improvements if approved by the DRB. Items bolded are new easement encroachment requests:

- **Portion of a driveway, a drainage pipe and cobble** in the east general easement
- Include specific reference to the stone walkway, **landscaping, tree planting and lighting** in the south general easement.
- **Cobble, one course of boulder retaining wall** (previously approved but not shown in the 2018 executed general easement agreement), patio, **light fixtures** and **additional retaining wall** in the west general easement.

Staff recommends the GE encroachment agreements expressly state the improvements approved by the DRB and be amended, revoked or executed accordingly as a condition of approval.

### Tree Removal and Tree Planting

The amount of tree removal and tree planting is significant on this property and varies from the 2017 DRB approved landscape plan. The DRB did not indicate any significant issues with the tree removal nor plantings of the stands of bristlecone pine less than 8', a CDC required minimum height at the DRB hearing in October. The applicants request to plant four additional bristlecone pines on the southwest portion of the property to further screen the property from the access road to the ski run. If the DRB would like to review specifically tree removal and plantings, you could request a tree survey and it could be compared to the original topo survey provided as part of the 2017 application dated 7/17/2017 (exhibit E & I). Staff does not otherwise have a tree survey to better evaluate the tree removals and plantings since the 2017 DRB landscape plan approval. Some of the landscaping can be discerned on the drone imagery, although not tree height or diameter.

**Drainage Swale Treatment**

Staff has provided the original 2017 DRB packet material (exhibit E) which includes swale treatment and patio profile for your benefit and to compare to the recommended changes and existing treatments. Treatment of the swales were different than what is currently proposed with cobble.

**LANDSCAPE STANDARDS AND REGULATIONS**

**17.5.9 LANDSCAPING REGULATIONS**

**A. Purpose and Intent.** The Landscaping Regulations are intended to:

1. Provide adequate and appropriate plant materials on a project site to enhance the relationship of the project to its site and context;
2. Preserve existing significant trees and existing vegetation on a site to the extent practicable;
3. Conserve water by requiring landscaping plans to be based on a “permaculture” concept with a holistic approach to landscape design integrating the local geography and site ecology with the design and installation of landscaping;
4. Utilize native species in landscape design so that native species continue to dominate the town’s high alpine environment; and
5. Mitigate the impacts of site development with landscape designs that will buffer the development from abutting properties and from the public way to the extent practical.

**Practical Lawn and Planting Bed Areas.** Formal lawn and planting bed areas consume more water than the natural landscape since such areas often have non-native plant species. Therefore, formal lawn and planting bed areas shall be proportional to the home and the lot.

- a. All disturbed areas shall be replanted with a native grass seed mix.
- b. Undisturbed areas shall be left and maintained in a natural state.
- c. All areas to be revegetated with native grass seed mix may be irrigated until the grass is established, but no more than one (1) full growing season with any such extra irrigation installed on a separate zone that will be permanently shut off after successful revegetation.

**Native Grass Seed Mix.** The CDC prescribes the reseed mix required for reseed on a property. See conditions of approval below for the specific seed mix.

**CONSISTENCY WITH THE REGULATIONS**

Primary walkways adjacent to buildings shall be constructed of surface materials that are rich and interesting, using materials such as flagstone, sandstone, granite cobbles, brick or concrete pavers.

Staff Comment: The revised landscape plan is consistent with the above regulation.

**Diversity of Tree Plantings.** At least forty (40) percent of the trees on a landscaping plan shall be trees not typically found in landscaping in the town, such as lodgepole pine, limber pine, white bark pine, ponderosa pine, bristlecone pine and pinyon pine provided such trees fit within the life zone and a site’s micro climate.

Staff Comment: The primary tree planted is bristlecone pine. The only variation requested is to the existing grouping of bristlecone pine which are less than 8' high and used for screening. The requested new bristlecone pines have been revised to meet the CDC requirement of a minimum of 8 feet in height.

Trees shall be planted in large natural groupings or groves.

Staff Comment. This was done for the purposes of screening the property from the adjacent TSG access road to the ski run. The applicant is requesting to plant 4 additional 8' minimum bristlecone pines. Staff has observed that a few of the bristlecone pines are in decline. The owner will have an obligation to replace these trees or remove them when dead. Assuring the trees have drip irrigation and the cobble does not otherwise negatively impact the growth of the trees is important for this application.

**STAFF ANALYSIS**

The applicant is addressing the most visible portions of the landscape plan which is from the street by removing cobble south of the stone walkway and replacing portions of existing cobble with sheep fescue lawn and irrigation. This will soften and improve the existing landscape plan from the street. The landscape plan recommends sheep fescue because it is heat and drought tolerant along with standing up to harsh conditions. Although cobble is shown to remain adjacent to the house and to the south which is the entrance, the applicants also indicate softening the area with 1-gallon perennials.

The applicants have increased the amount of outdoor living space with approval and intends to create more patio and flagstone areas with this plan which also serve to facilitate drainage away from the building.

Understanding that the irrigation was removed from the property, irrigation and controls will be reinstalled in the front yard of the building. The reseed requirement in the rear of the building can have intermittent irrigation but otherwise once established will not need irrigation and is not intended to be irrigated. The CDC otherwise requires an owner to understand the obligation to maintain approved landscaping including the replacement of any dead or damaged landscaping in the meantime.

The applicant can better explain the need for cobble on each side of the property which is atypical from the prior landscape plan. Cobble is also shown to the south (front) of the property with spot 1-gallon perennials to soften. Removal of cobble on the front of the property has already improved the aesthetic from High Country Drive.

The DRB should determine whether the additional general easement encroachments listed on page 2 are approved and staff will work with the applicant to amend the general easement agreements accordingly. Those general easement encroachments are the following:

- A retaining wall in the west general easement
- riprap and cobble improvements affecting each general easement
- A request to plant bristlecone pines in the southern general easement
- Asphalt and a drain pipe in the east general easement

The DRB also must evaluate the exterior lighting changes. The lighting along the stone walkway approved to the south and moved to the inside of the walkway and three additional lights on the flagstone patio to the west.

Staff finally recommends the DRB discuss timing to execute a revised landscape plan with the applicant. As we are heading into November, staff recommends a condition of approval if any improvement cannot practically be completed yet this fall the Compliance Plan can be amended to consider additional and specific timing to complete. A bond could also be placed to assure completion of the landscaping by next spring.

**DRB Decisions To Be Integrated Into a Motion:**

- General Easement Encroachments
- Exterior Lighting

**STAFF RECOMMENDATION**

*I move to approve the minor revisions application to the DRB approved landscape plan dated 9.7.17 at 132 High Country Drive (Lot 1151) with the following variations, conditions and findings stated in the staff memo of record dated October 22, 2018:*

***Variations:***

*Bristlecone Pine, already planted, less than 8' minimum height.*

***Conditions:***

- ~~1. Consistent with the compliance plan, a drainage professional must certify the drainage improvements were engineered, will not adversely affect town property and adequately address the drainage issues occurring onsite. Consistent with 17.5.7. Grading and Drainage Design.~~
2. Consolidate, revoke and/or amend general easement encroachment agreements to include specific approvals for landscape, drainage and/or driveway improvements to the satisfaction of the town attorney. The specific GE encroachment approvals include:  
[insert here]  
  
And do not include: [insert here]
3. [Exterior lighting condition here] as needed.
4. Direct staff to amend the existing Compliance Plan to allow for successful execution of the revised landscape plan with achievable and specific timeframes for full completion if the site work cannot occur yet this season.
5. Irrigation requirements shall be met consistent with Table 5-3, Irrigation System Design in the CDC.
6. The PW director approved that road base and seed and straw requirements on town property adjacent to 132 High County noted in the Compliance Plan will be completed after the DRB approved landscape plan site work is completed. Amend the Compliance Plan accordingly.
7. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.

8. *The owner or owner's successors in interest shall be responsible for maintaining the Town-approved landscaping plan and for the replacement of any dead or damaged landscaping unless a subsequent, modified landscaping plan is submitted by the owner for review and action by the review authority in accordance with the requirements of the CDC.*
  
9. *Reseed mix shall be as follows and straw used to mulch new plantings*  
***Native Grass Seed Mix (General Revegetation)***  
*Western Yarrow 5%*  
*Tall Fescue 10%*  
*Arizona Fescue 5%*  
*Hard Fescue 5%*  
*Creeping Red Fescue 10%*  
*Alpine Bluegrass 15%*  
*Canada Bluegrass 10%*  
*Perennial Ryegrass 15%*  
*Slender Wheatgrass 10%*  
*Mountain Brome 15%*

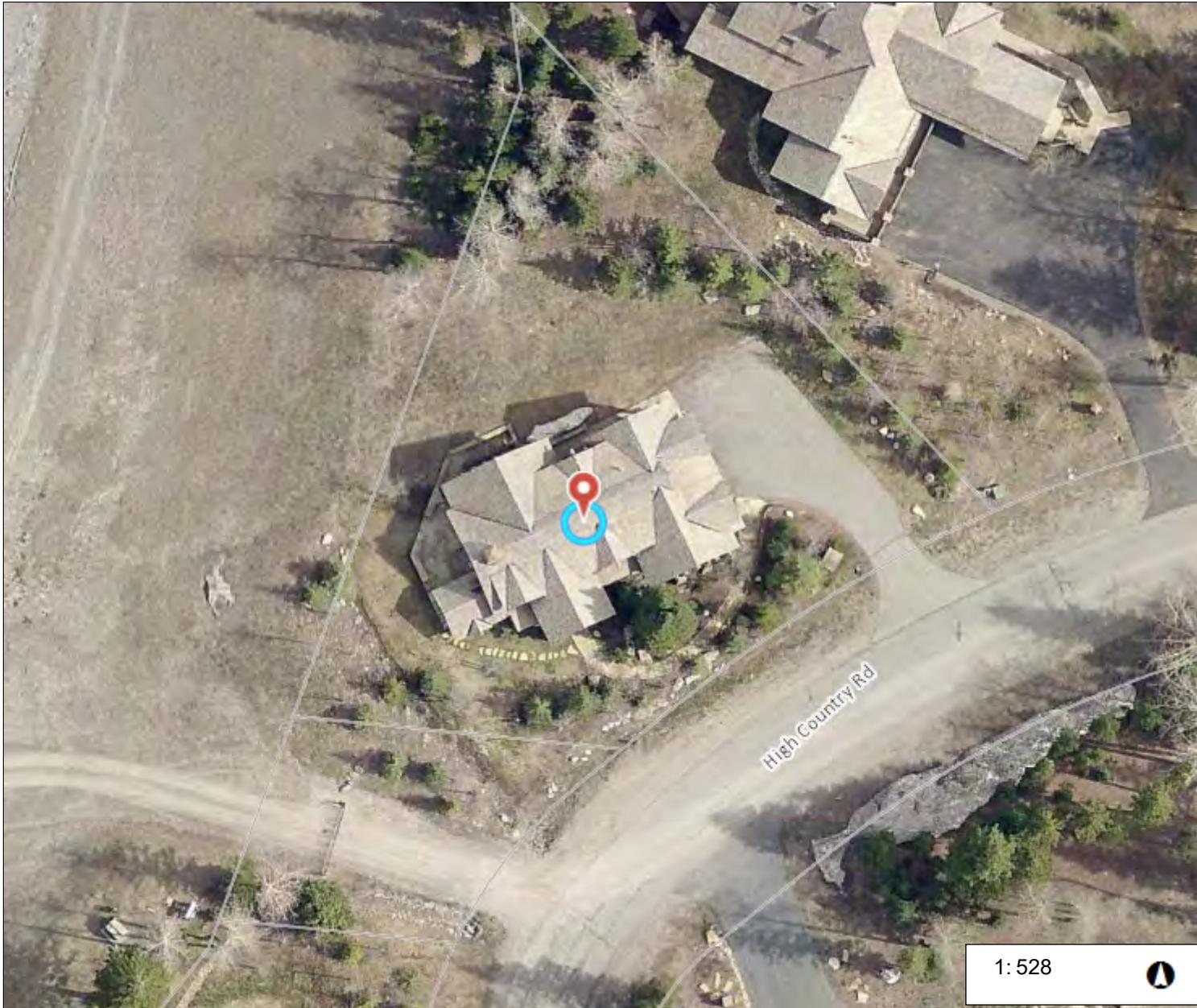
*Findings:*

*The applicant submitted a drainage evaluation integrated with a proposed landscape plan to address the existing drainage on the property.*

*This motion is based upon evidence and testimony provided at a public hearing on November 1, 2018.*



webMap  
San Miguel County, Colorado



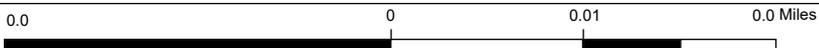
Legend

-  Parcel Boundaries
-  Roads
-  County Boundaries

Map Generated  
10/23/18 3:47 PM

Notes

1: 528



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION  
www.sanmiguelcountyco.gov

Lot 1151 Minor Revision, Landscape Plan  
Date: 10/18/18

## Narrative for Lot 1151 Landscape Revisions

The owners of lot 1151 would like the Board to consider the attached application for an updated Landscape plan. This revised application is in response to the motion and comments received at the October 4, 2018 DRB meeting.

---

### **October 4, 2018 DRB Motion and Direction:**

#### **MOTION from 10.4.18 hearing**

Craig made a motion to continue the minor revisions landscape plan to the November 1, 2018 meeting with the following conditions:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.

Seconded by Vatter

**Additional Comments:** Eckman would like an edge profile on sandstone patio there could be subterranean structural improvements, I would like to see that there is no rat slab or concrete structural improvements – that does not need to be added to the motion.

#### **Staff Notes:**

1. Patio plan and profile were provided at the 9.7.17 hearing. The profiles could be verified in the field against the design.
2. Exterior lighting fixtures are not required to be shown on an ILC, but some were shown and not others which raised questions by the DRB.
3. The minor revisions submittal's intent is to address all modifications. In review of the prior approved DRB plan 7 pathlights were indicated along the south walkway with the lighting specification provided. The ILC shows four new exterior fixtures on the patio. Please address with your November 1 hearing submittal. Please specify the light fixture and lumen levels with your November submittal. I will need to address this now that it has been identified.

---

### *Applicant responses to 10/4/18 DRB motion and staff comments:*

Revised landscape and drainage plan are attached. Changes in the landscape plan since the submittal for the 10/4/18 meeting are noted below.

**Reductions in cobbled areas:** Remaining cobbled areas are intended to mitigate erosion and facilitate infiltration in drainage swales. Additionally, the owners wish to retain cobble in the area between the south building façade and the curved entry path.

1. Cobble has been removed from the bar ditch along High Country Road.
2. Cobble in the drainage swale on the east side of the drive has been reduced approximately 50%.

3. Cobbled swale around the north side of the house has been reduced by approximately 75%. Wider existing swale between the patio and the berm on the west side of the house will not taper down to a minimal width once reaching the lower pitch slope on the north side of the house. This narrow portion of this swale will be nearly identical in appearance to a cobbled swale on the neighboring property (photo below right).
4. Cobbled area between the curved walkway and the house will be seeded with Sheep Fescue to soften the appearance.



**West Patio:** Construction of the flagstone patio in the General Easement is confirmed to be consistent with the [edge and section profile](#) shown in the 2017 approved plan. [The 18” high boulder retaining wall capped by flagstones](#) was added at the north edge of the patio to mitigate the steep slope along that edge of the patio. The added boulder retaining wall is shown in the General Easement Agreement approved in 2018.



**Trees:** Availability of minimum 8’ tall Bristlecone Pines has been confirmed for next spring so the added trees in the GE at the SW corner of the property are now proposed at CDC compliant minimum heights.

**Landscape Lighting:** The path lights shown in the 2017 approved landscape plan were installed on the opposite side of the path from the locations shown in the 2017 landscape plan. The correct locations are shown in the attached Revised Landscape Plan.

The ILC submitted with the Oct. 4, 2018 application incorrectly shows an added fixture at the SW corner of the SW patio. [That fixture does not exist.](#)

The ILC and Revised Landscape Plan show three new bollard light fixtures (see attached specifications for RAB BLEDR12 fixtures). The three bollard fixtures are located at the edge of the west patio just west of the outdoor kitchen. The fixtures are not visible from adjacent properties. Illumination is downwards from the top of the 42” tall fixtures rated at 1,310 lumens.





No light fixture (as indicated in ILC) at corner of SW Patio



No concrete structure beneath the sand-set flagstone patio in the GE



Boulder retaining at the north end of patio was added to mitigate steep slope





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.4 lbs

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	74 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	Lumens:	1310
Input Watts:	12W	Efficacy:	109 LPW
Efficiency:	N/A		

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: PNL9UQ8Q

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**LED Characteristics**

**LEDs:**

Long-life, high-efficiency, surface mount LEDs

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Color Consistency:**

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

**Electrical**

**Driver:**

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 120V: 0.13A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

**THD:**

12.9% at 120V, 22.5% at 277V

**Power Factor:**

98.3% at 120V, 88.1% at 277V

**Optical**

**BUG Rating:**

B1 U3 G1

**Construction**

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**

Die-cast aluminum with extruded aluminum post

**Lens:**

Frosted vandal resistant polycarbonate

**Reflector:**

Vacuum metalized polycarbonate

**Mounting:**

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

**Gaskets:**

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

**Anchor Bolt:**

Anchor Bolt Dimension is available .

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

**Green Technology:**

Mercury and UV-free. RoHS compliant components.

**Other**

**Patents:**

The design of BLEDR is protected by patents in US, Canada & China

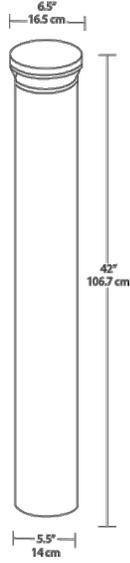
**Replacement:**

Replaces up to 50W Metal Halide

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

## Dimensions



## Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

## Ordering Matrix

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	12	^	^	^	^	^	^
	12 = 12W	<b>Blank</b> = 5000K (Cool)	<b>Blank</b> = Bronze	<b>Blank</b> = Standard	<b>Blank</b> = No Option (120-277V)	<b>Blank</b> = None (Standard)	<b>Blank</b> = No Battery Backup
	18 = 18W	<b>N</b> = 4000K (Neutral)	<b>W</b> = White	<b>180</b> = 180 degrees (12W only)	<b>/480</b> = 480V (24W only)	<b>/D10</b> = 0-10V Dimming	<b>/E</b> = Battery Backup (24W only)
	24 = 24W	<b>Y</b> = 3000K (Warm)					<b>/EC</b> = Battery Backup Cold Weather (24W only)

**Uncompahgre Engineering, LLC**  
**P.O. Box 3945**  
**Telluride, CO 81435**  
**PH: 970-729-0683 e-mail: dballode@msn.com**

---

October 9, 2018

Bill DeAlva  
Owner's Rep for the Raese Residence, 132 Highlands Way, Town of Mtn. Village

RE: Drainage Improvements

Dear Bill:

I am in receipt of your e-mail from the Mountain Village Planning Department that explains the items that they are requiring for a sign-off on the existing drainage improvements. Those are:

- 1. Consistent with the compliance plan, a drainage professional must certify the drainage improvements were engineered, will not adversely affect town property and adequately address the drainage issues occurring onsite, consistent with 17.5.7. Grading and Drainage Design.*
- 2. The drainage professional must verify with the public works director that surface drainage patterns are consistent with the existing road and drainage swale, grades and culvert crossings per 17.5.7.H.*

As part of that sign-off, I am attaching two exhibits: 1) The ILC Overlay which is an aerial overlay on the surveyed ILC (Improvement Location Certificate) and 2) Landscape Revisions which is the proposed plan that the Owner is to comply with.

The ILC Overlay represents the current condition of the site. I have performed a site walk and the pdf appears to be accurate. There are two culverts that exist running longitudinally with the road shoulder - one crossing under the access to the ski run and one crossing under the driveway. Both of these are 18" and, therefore, meet the requirements of the Village. They are large enough to handle the flows that reach them. However, both culverts need to be cleaned. The outfalls are approximately half full of sediment.

The drainage around the house appears to generally meet Village requirements with the exception of the patio just SW of the front door. Runoff from the roof in this location has eroded the sand between and around the sand-set flagstone and has cause some settling. The attached Landscape Revisions plan indicates flagstone in this areas is to be reset with polymeric sand with a minimum slope of 1/4" per foot away from the house. The proposed scope should mitigate drainage in this area.

Referring to the ILC Overlay, the cobbled swale to the west of the house has a high point at approx. the hot tub (near the 31.31 call-out). The high point of this cobble swale is very flat, but does fall both to the north and south. Since this cobble doesn't have any dirt in it, the actual flowline for the water is below what I can observe at the surface. I suspect that the actual flowline is steeper than the surface cobble - the swale may be filled with a varying depth of gravel. It does appear that this is draining (I was out there while it was raining) and I did not observe any ponding. This area is also protected by a berm on the west and elevated patio to the east. The western berm diverts ski-run water away from this area and from the residence. A flat ditch encourages infiltration and cobble lining is essential to keeping flatter ditches mud free.

Going north from the hot tub, we have the same condition as described above. However, according to the Landscape Revision Plan, the cobbled drainage swale is to extend all the way to the cobble to the east of the garage. Cobble lining this existing swale will mitigate erosion that currently exists. Prior to lining, the flow line of the swale should be graded for better definition to contain the water. I recommend that the flow line be kept as far to the north (away from the house) as practical and an approx. 8"-12" deep swale.

The area north of the north patio was observed to have a 4" drain pipe installed through the patio wall and extending to the cobble swale at the motorcourt, turning and extending to daylight in the bar ditch at the SE corner of the property of the property. It is my understanding the owner replaced this 4" drain last summer with Schedule 40 PVC because the original drain was found to be crushed and/or plugged. As a replacement pipe, this rigid PVC is a much better choice.

Reaching the cobble swale to the east of the motorcourt, we have a situation similar to the cobbled swale on to the west side of the house. The swale is very flat with little drop from north to south (20.18' to 19.44'). Again, this surface cobble may be independent of the actual dirt below. Given the minimal drop in the swale, water will likely infiltrate to ground before flowing all the way to the bar ditch along the road. The grade to the north is distinctly higher and the bar ditch distinctly lower so water that any water that doesn't infiltrate will certainly find its way to the bar ditch. I did not observe any ponding during the rain on the day of my site visit.

In conclusion, the drainage design appears to be adequate and meets the Village requirements with the exceptions that I've listed. Adequate mitigation of these exceptions are listed in the Revised Landscape Plan.

Please let me know if you need anything further.

Sincerely,

David Ballode, P.E.





**LEGEND**

- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ CURB STOP
- ⊕ SEWER TAP
- ⊕ TRANSFORMER
- ⊕ TELEPHONE PEDESTAL
- ⊕ CABLE-TV PEDESTAL
- ⊕ PATIO LIGHT
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
- FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632

**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date August 23, 2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Jeffrey C. Haskell P.L.S. 37970

**LEGAL DESCRIPTION:**

LOT 1151, TELLURIDE MOUNTAIN VILLAGE, FILING 30, ACCORDING TO THE PLAT OF FILING 30, SAN JOAQUIN VILLAGE, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 23, 1993 IN PLAT BOOK 1 AT PAGE 1463, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86008344, dated August 09, 2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.

**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 the certification shown hereon.

**ENCROACHMENTS LEGEND**

- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 339644)
- GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 364727)

**Improvement Location Certificate**  
 Lot 1151, Town of Mountain Village,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	08/23/2018

**FOLEY ASSOCIATES, INC.**  
 ENGINEERING - PLANNING - SURVEYING  
 Drawing path: dwg\98091 ILC 08-18.dwg

970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

GENERAL NOTES

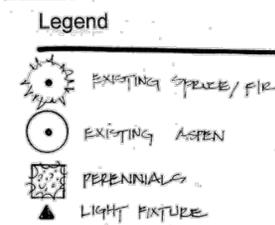
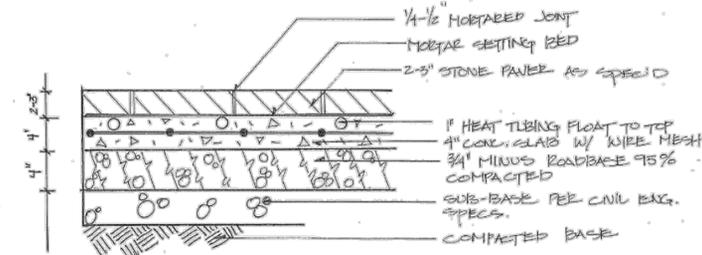
- All trees and shrubs shall be field located by project Landscape architect.
- All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
- Necessary trees shall be staked with 4 foot metal posts. Trees shall be guyed with 12 gauge galvanized wire and polypropylene tree race straps.
- Perennial planting beds shall be tilled to a 6" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
- See planting details for all deciduous and evergreen trees.
- Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
- All plant material to meet the American Standard for Nursery Stock.
- All plant material shall be non-toxic species as specified within the San Miguel County Noxious Weed List.

REVEGETATION NOTES

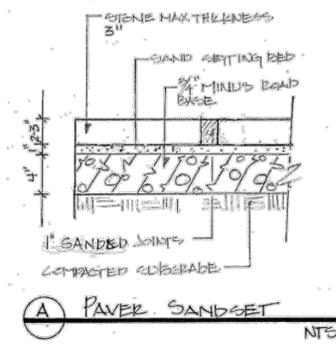
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
- Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments rototilled at a rate of three cubic yards per thousand square feet.
- Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
- Areas which have been compacted or relatively undisturbed needing seeding, shall be scarified before broadcasting of seed.
- Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
- On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
- All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
- Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. Per acre.

Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard fescue	5%
Creeping red fescue	10%
Alpine bluegrass	15%
Canada bluegrass	10%
Perennial ryegrass	15%
Slender wheatgrass	10%
Mountain brome	15%
Mountain brome (Bromar)	10%

Species	pure live seed per acre
95% wildflower seed and 5% grass seed.	
Calochortus eurycarpus	Sequo Lily
Campylosiphon rotundifolius	Harebell
Castilleja linarioides	Indian Paintbrush
Delphinium ajacis	Rocket harkspur
Dodecatheon pulchellum	Shooting star
Gilia aggregata	Scarlet gilia
Lupinus argeteus	Silvery lupine
Pensammon strictus	Rocky mt. Penstemon
Ammimogis	Bishop's flower
Cosmos bipinnatus	Cosmos
Gaillardia	Indian blanket
Linumhis grandiflor	Mountain Phlox



Caribou Design Associates  
Landscape Architecture and Planning  
P.O. Box 3855  
Telluride, Colorado 81435 (970) 738-1232  
CaribouDesignAssociates.com

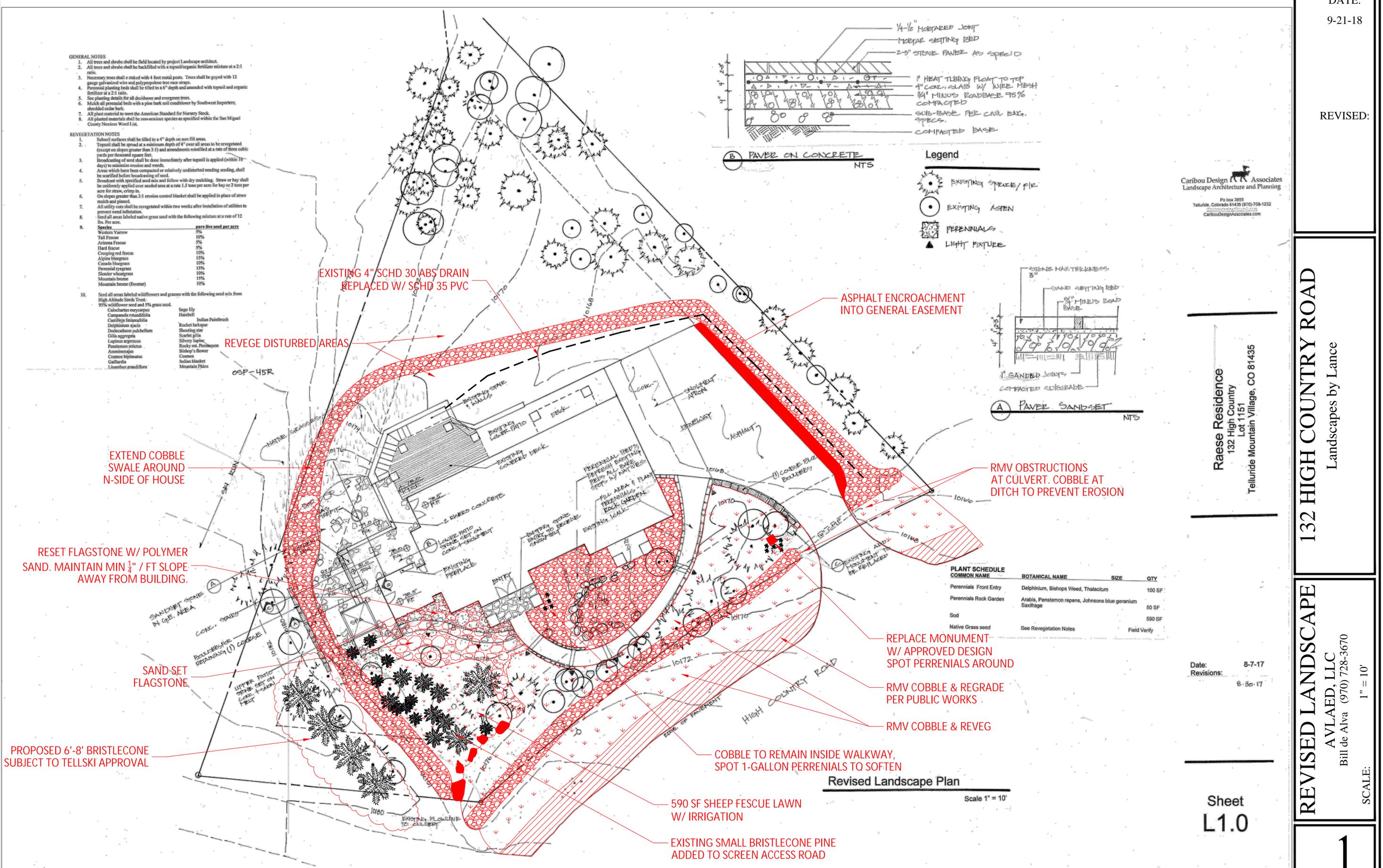


Raese Residence  
132 High Country  
Lot 1151  
Telluride Mountain Village, CO 81435

132 HIGH COUNTRY ROAD  
Landscapes by Lance

PLANT SCHEDULE	COMMON NAME	BOTANICAL NAME	SIZE	QTY
Perennials	Front Entry	Delphinium, Bishops Weed, Thalictrum		100 SF
Perennials	Rock Garden	Arabis, Penstemon repens, Johnsons blue geranium		50 SF
Sod		Saxifrage		590 SF
Native Grass seed		See Revegetation Notes		Field Verify

Date: 8-7-17  
Revisions: 8-20-17



Revised Landscape Plan  
Scale 1" = 10'

Sheet  
L1.0

REVISED LANDSCAPE  
AVLAED, LLC  
Bill de Alva (970) 728-3670

SCALE: 1" = 10'

DATE:  
9-21-18

REVISED:  
10-18-18

132 HIGH COUNTRY ROAD  
Landscapes by Lance

REVISED LANDSCAPE  
AVLAED, LLC  
Bill de Alva (970) 728-3670

SCALE:  
1" = 10'

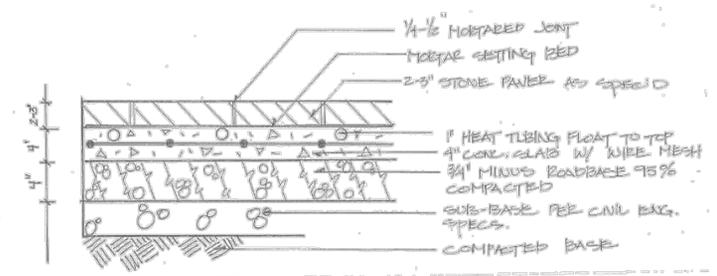
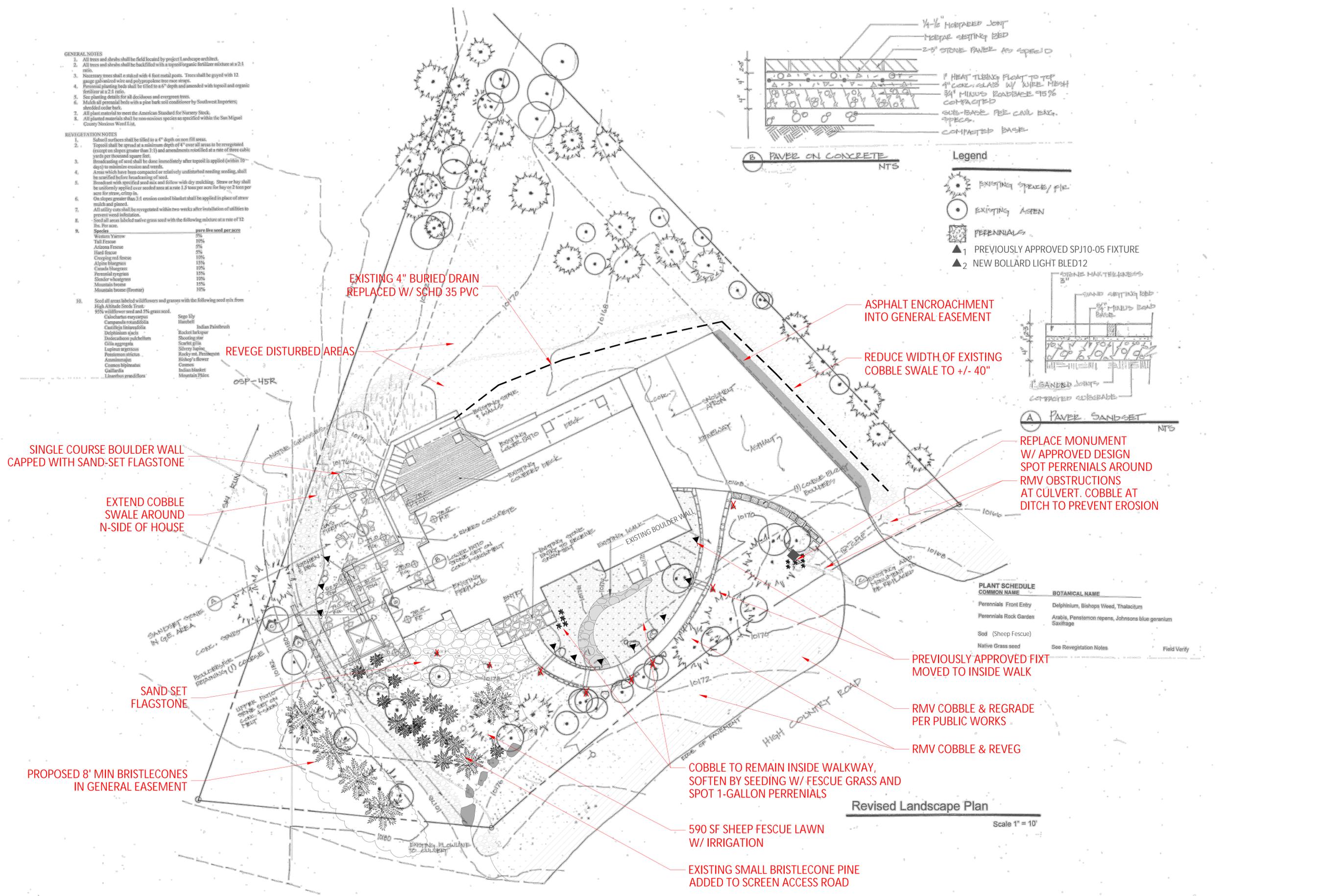
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- GENERAL NOTES**
- All trees and shrubs shall be field located by project landscape architect.
  - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
  - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 12 gauge galvanized wire and polypropylene tree rice straps.
  - Perennial planting beds shall be tilled to a 4" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
  - See planting details for all deciduous and evergreen trees.
  - Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
  - All plant material to meet the American Standard for Nursery Stock.
  - All plant material shall be non-toxic species as specified within the San Miguel County Noxious Weed List.

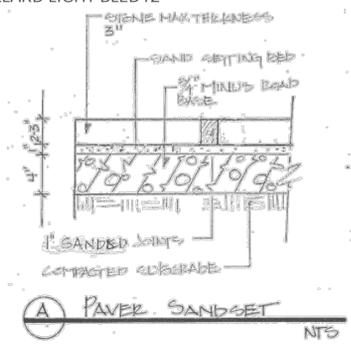
- REVEGETATION NOTES**
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
  - Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments retolled at a rate of three cubic yards per thousand square feet.
  - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
  - Areas which have been compacted or relatively undisturbed seeding, shall be scarified before broadcasting of seed.
  - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
  - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
  - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
  - Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. per acre.

Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard fescue	5%
Creeping red fescue	10%
Alpine bluegrass	15%
Canada bluegrass	10%
Perennial ryegrass	10%
Slender wheatgrass	10%
Mountain brome	15%
Mountain brome (Bromar)	10%

Species	pure live seed per acre
High Altitude Seeds Trust	95% wildflower seed and 5% grass seed.
Calochortus eurycarpus	Sego Lily
Campanula rotundifolia	Harebell
Castilleja linariaefolia	Indian Paintbrush
Delphinium ajacis	Rocket larkspur
Dodecatheon pulchellum	Shooting star
Gilia aggregata	Scarlet gilia
Lupinus argenteus	Silvery lupine
Pentstemon strictus	Rocky mt. Penstemon
Ammimolgis	Bishop's flower
Cosmos bipinnatus	Cosmos
Gaillardia	Indian blanket
Linum catharticum	Mountain Blue



- Legend**
- EXISTING SPICE / FIRE
  - EXISTING ASPEN
  - PERENNIALS
  - ▲1 PREVIOUSLY APPROVED SPJ10-05 FIXTURE
  - ▲2 NEW BOLLARD LIGHT BLED12



PLANT SCHEDULE	COMMON NAME	BOTANICAL NAME
Perennials Front Entry		Delphinium, Bishops Weed, Thalictrum
Perennials Rock Garden		Arabis, Penstemon repens, Johnsons blue geranium Saxifrage
Sod (Sheep Fescue)		
Native Grass seed		See Revegetation Notes Field Verify

Revised Landscape Plan  
Scale 1" = 10'



Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2018-10-19

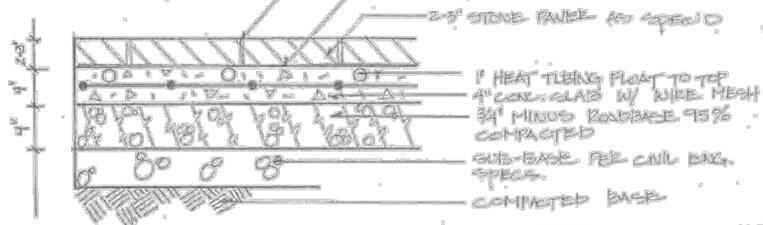
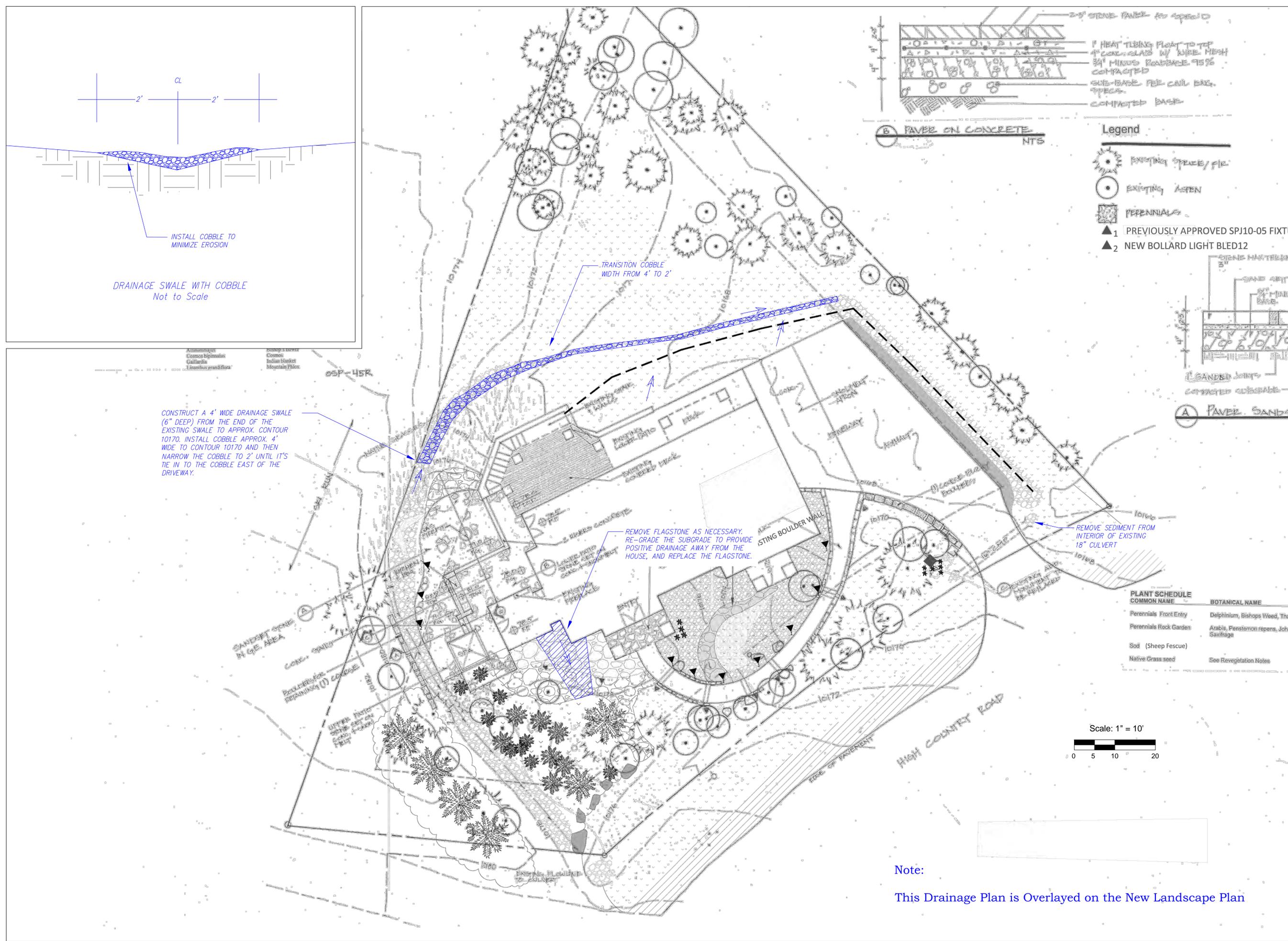
Raese Residence  
132 Highlands Way  
Mtn. Village, CO



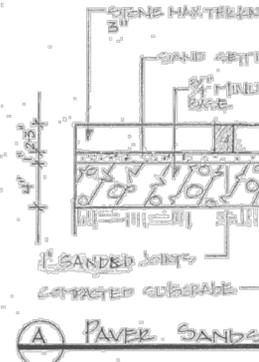
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Drainage Plan

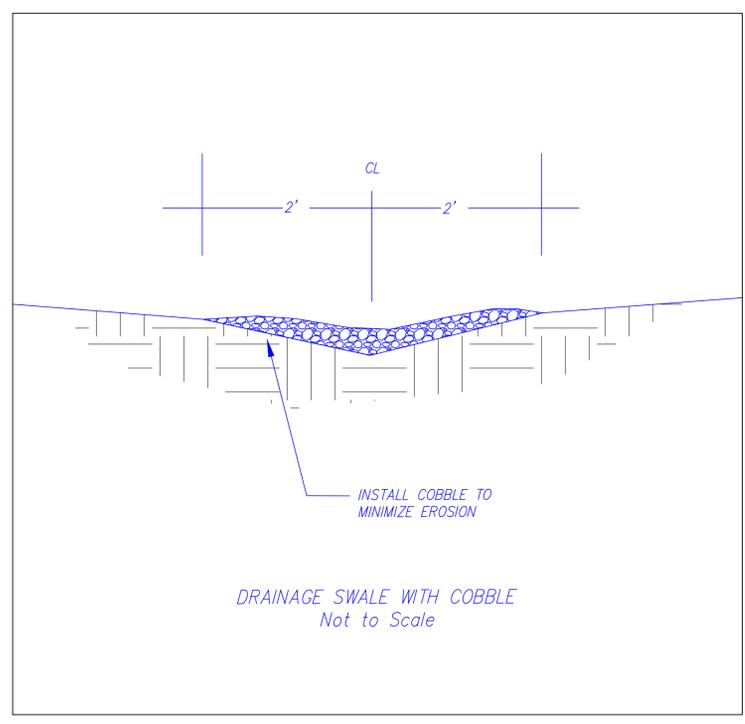
C1



**B PAVES ON CONCRETE**  
NTS



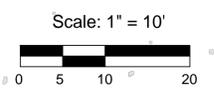
**A PAVES SANDS**



- Aluminum
- Cosmos bipinnatus
- Calliandra
- Linanthus grandiflora
- Monarda
- Indian Blanket
- Mountain Phlox

CONSTRUCT A 4' WIDE DRAINAGE SWALE (6" DEEP) FROM THE END OF THE EXISTING SWALE TO APPROX. CONTOUR 10170. INSTALL COBBLE APPROX. 4' WIDE TO CONTOUR 10170 AND THEN NARROW THE COBBLE TO 2' UNTIL IT'S TIE IN TO THE COBBLE EAST OF THE DRIVEWAY.

REMOVE FLAGSTONE AS NECESSARY. RE-GRADE THE SUBGRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE, AND REPLACE THE FLAGSTONE.





**Agenda Item #3**

**PLANNING & DEVELOPMENT SERVICES**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Design Review Board

**FROM:** Dave Bangert, Senior Planner/Town Forester

**FOR:** DRB Meeting on September 7, 2017

**DATE:** August 28, 2017

**RE:** Consideration of a Design Review Application for the extension of existing patio area and retaining wall into the western General Easement, new exterior lighting of walkway, new address monument, new walkway from front entrance to new patio area on Lot 1151.

**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and evaluate the proposed new patio area and retaining wall extending into the General Easement (GE) on Lot 1151.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 1151, Telluride Mountain Village

**Address:** 132 High Country

**Applicant/Agent:** Beth Bailis/Caribou Design

**Owner:** John and Liz Raese

**Zoning:** Single Family

**Existing Use:** Single Family

**Lot Area:** 0.513 acres

**Adjacent Land Uses:**

- **North:** Single Family
- **South:** Single Family
- **East:** Single Family
- **West:** Open Space

**ATTACHMENTS**

- Exhibit A: Applicant narrative
- Exhibit B: Topographic survey
- Exhibit C: Landscape plans
- Exhibit D: Prior General Easement agreements

**BACKGROUND**

The owner's representative, Beth Bailis, has submitted a Design Review application in accordance with the Community Development Code (CDC). The applicant is proposing the extension of an existing patio area into the western General Easement. The existing patio area is comprised of concrete slab with stone veneer which will be replaced and snow melted as part of this project. There is a proposed gas fire pit on this section of the patio that does not

encroach into the GE. The proposed new patio area will be sand set stone where it encroaches into the GE. There is a proposed boulder retaining wall in the western GE to the west of the proposed patio area. The applicant is also proposing new exterior lighting of the front entry walk way and a new address monument in the current location. There are two existing General Easement encroachments agreements for Lot 1151. These agreements allow for landscaping, fill, retaining walls and a stone walk way. Staff concludes that the proposed new encroachments are an extension of the previous approvals in the General Easements and will not adversely affect any surrounding properties as these new encroachments boarder Open Space. The Public Works Department has no issues with the additional encroachments into the GE and has no future plans to use these GE's.

### **ANALYSIS OF RELEVANT CODE SECTIONS**

#### **17.3.14 General Easement Setbacks**

C. All general easement setbacks or other setbacks shall be maintained in a natural, undisturbed state to provide buffering to surrounding land uses and to maintain the ability to conduct any of the general easement allowed uses.

D. All above- and below-grade structures or structural components (soil nailing, etc.), earth disturbance, or ground level site development such as walks, hardscape, terraces and patios shall be located outside of the general easement setback or other setbacks on each lot within the allowable building area of a lot.

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and
7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;

4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

### **STAFF ANALYSIS**

The applicant is proposing at grade encroachments that can be removed if ever needed. At grade encroachments will not cause any negative impacts to surrounding properties. The public works department found no issue with the proposed GE encroachment.

### **STAFF RECOMMENDATION**

Staff recommends approval the General Easement encroachment proposed by the applicant, Beth Bailis, on Lot 1151 with the following motion:

*“I move to approve the application by Beth Bailis to extend an existing patio area and retaining wall into the western GE with a new General Easement encroachment agreement, with a new Improvement Location Certificate, between the owner of Lot 1151 and the Town of Mountain Village”.*

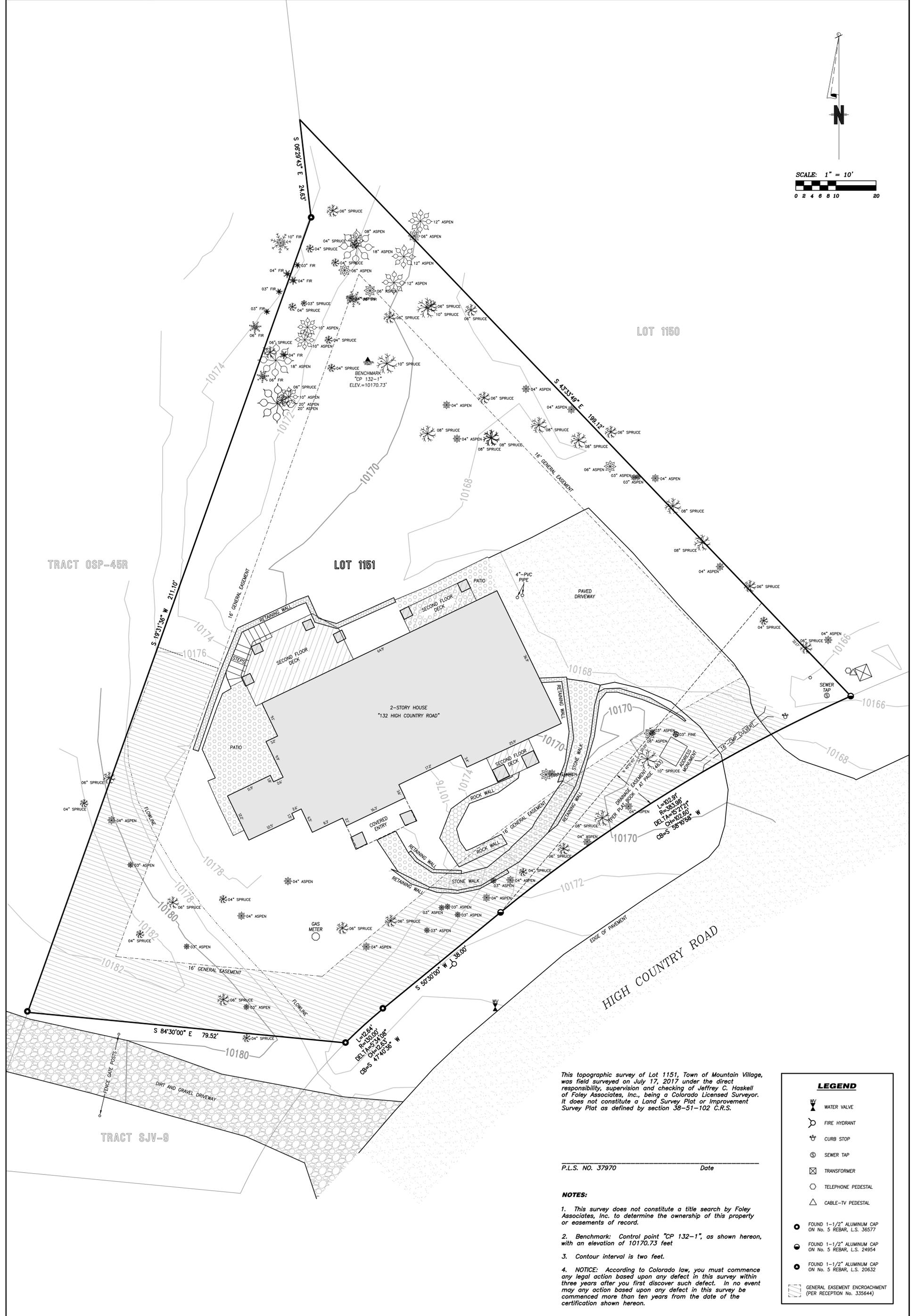
Lot 1151 Minor Revision, Landscape Plan  
Date: 8/16/17  
Narrative

The owners of lot 1151 would like the Board to consider the attached application for an updated landscape plan with the intention of creating more usable outdoor living space while improving the existing transition to the ski run. There is an existing patio on the west side of the home adjacent to the ski run. This application proposes enlarging this hardscape patio space made of stone on slab with a hot tub, fire pit, and bbq area. All of this expansion lies within the property and free of GE easement. The proposed plan raises the patio grade 2 steps (12-14") as it nears the ski run to better tie into the higher grade of the ski run. There is a smaller transitional area of patio made up of stones set on grade with no structural elements, that lies within the general easement between the structural patio and the ski run. The intention of this space is to create a better grade transition and improved walking connection to the ski run.

Thank you for your consideration.



SCALE: 1" = 10'  
0 2 4 6 8 10 20



This topographic survey of Lot 1151, Town of Mountain Village, was field surveyed on July 17, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 \_\_\_\_\_ Date \_\_\_\_\_

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: Control point "CP 132-1", as shown hereon, with an elevation of 10170.73 feet
  - Contour interval is two feet.
  - 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 the certification shown hereon.

LEGEND	
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	SEWER TAP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)

### Topographic Survey Lot 1151, Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	07/17/2017



970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

F:\014 W\Jobs\CAD\98091 TOPO trees 07-17.dwg 7/25/2017 2:21:54 PM PC3





1151 Minor Revision  
132 High Country

Snowmelt Summary

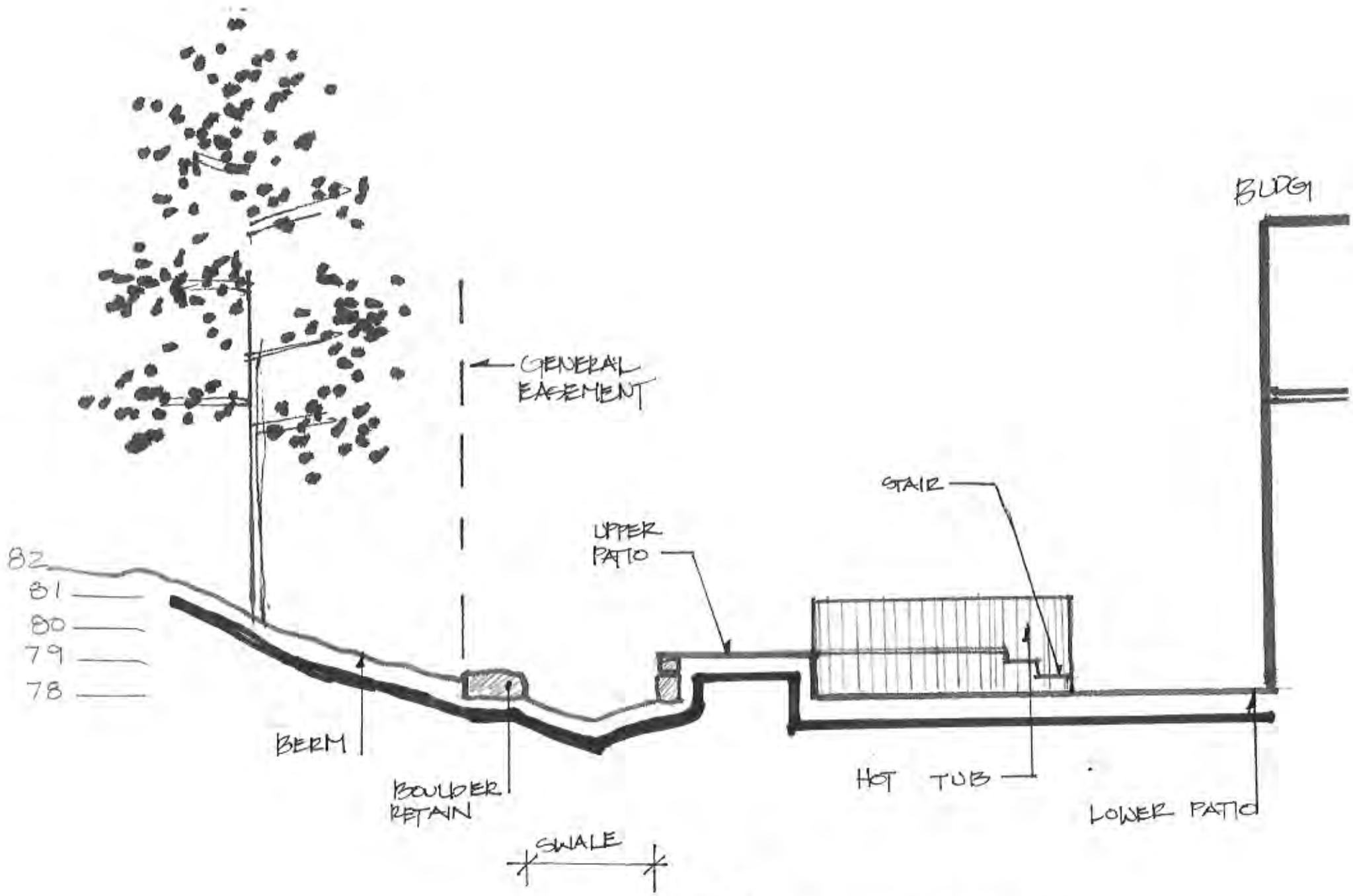
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Existing Snowmelt

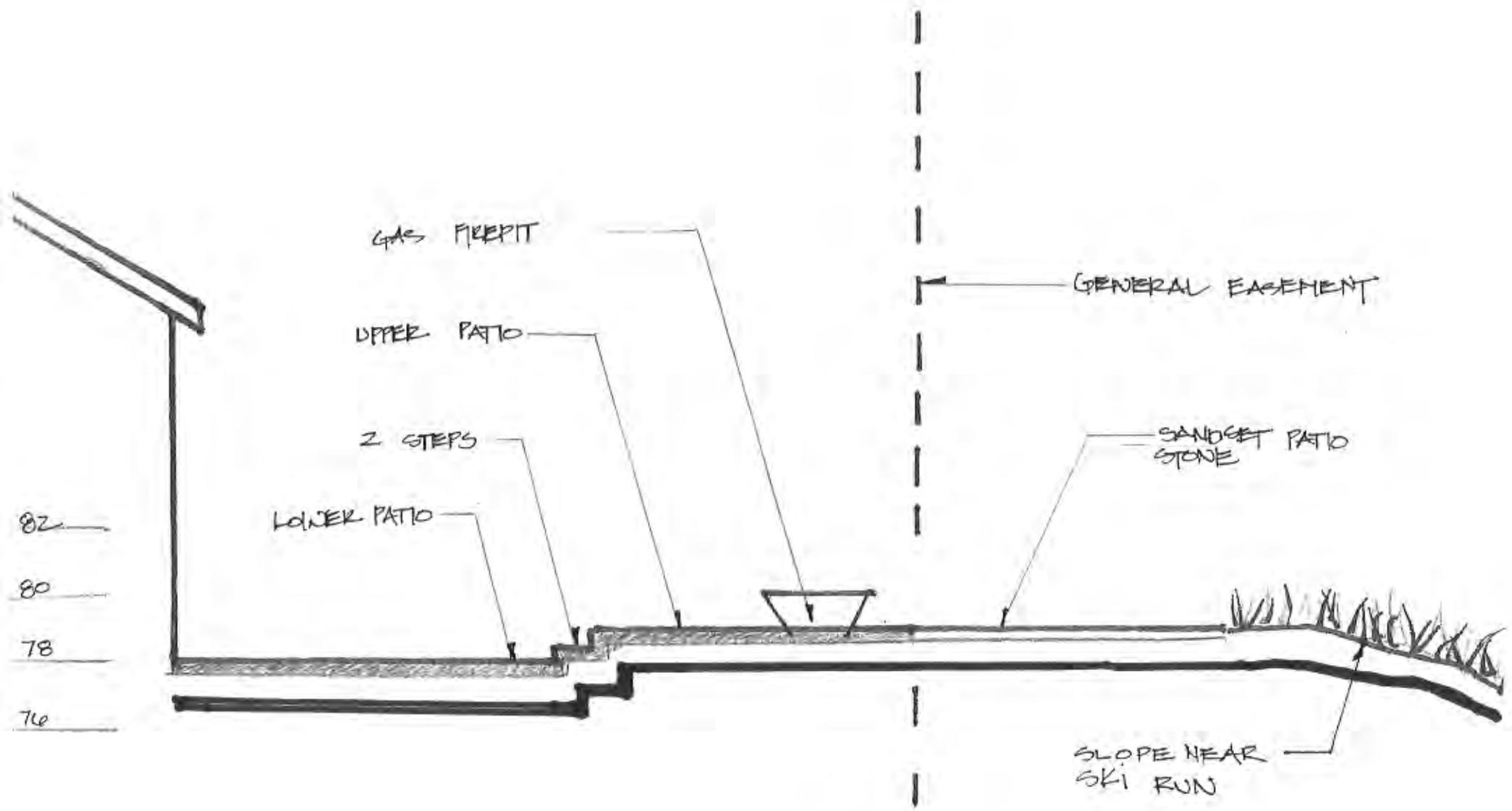
Front walkway	550 SF
North Patio	448 SF
Total	998 SF

Proposed New Snowmelt

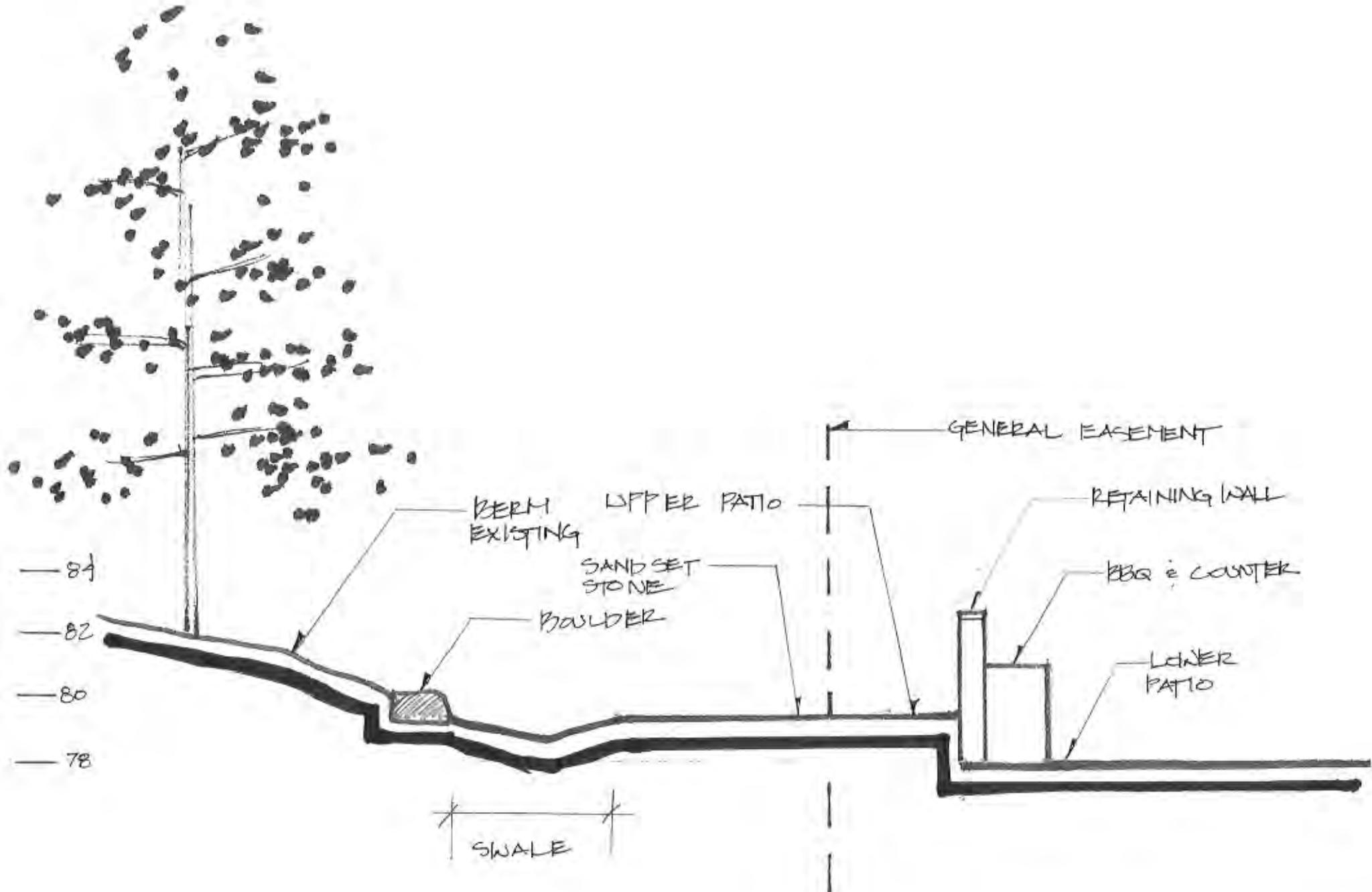
Garage Apron	504 SF	
Front Door	80 SF	
North Patio	255 SF	(703-448 existing)
Total	839 SF	



SECTION A  
 $\frac{1}{4}'' = 1'-0''$

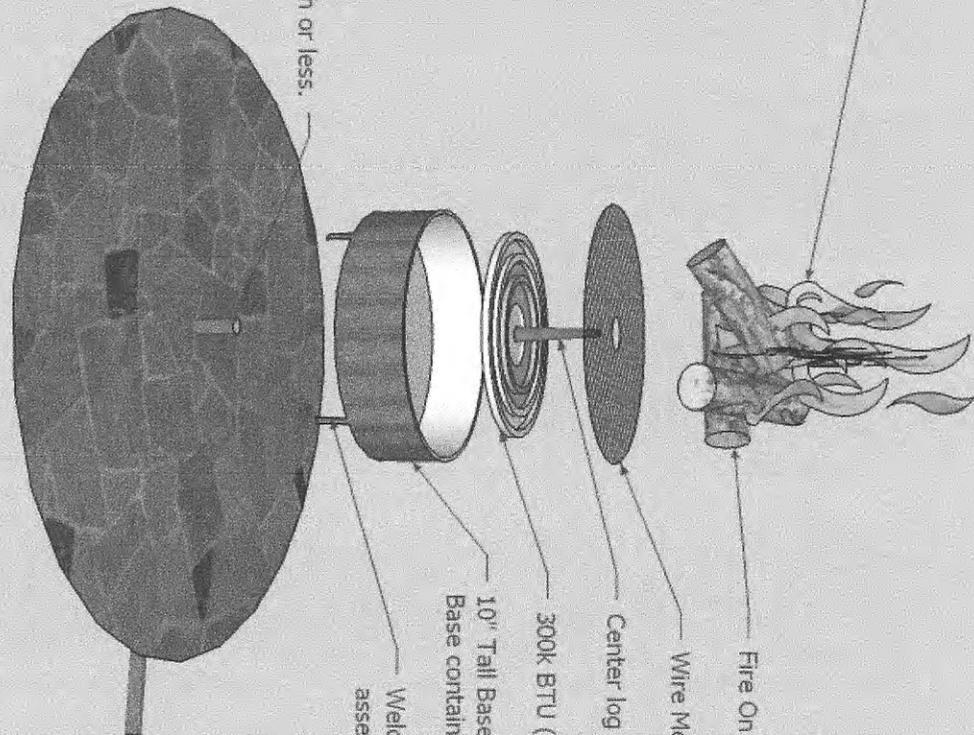


SECTION B  
 $\frac{1}{4}'' = 1'-0''$




 SECTION C  
 $\frac{1}{4}'' = 1'-0''$

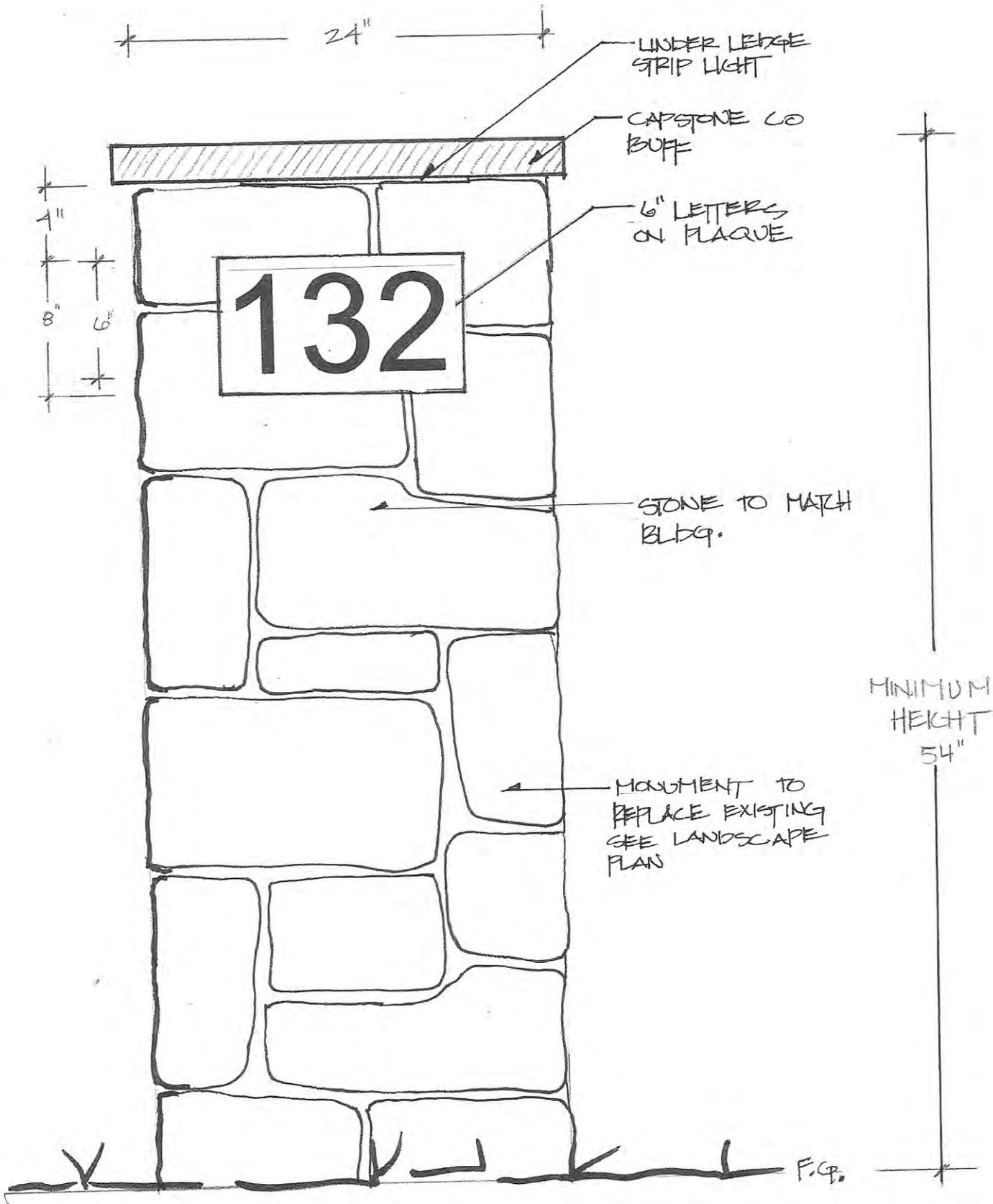
\* Log Sets heights are approx. :  
~~24" diameter pit = 16" tall log set~~  
 30" diameter pit = 20" tall log set  
 36" diameter pit = 24" tall log set



3/4" Black iron gas stub should be 3" high or less.

GAS FIRE PIT

NTS



ADDRESS MONUMENT

1/8" = 1"

Lot 1151 Minor Revision  
132 High Country

## Address Monument Light

Home > Products > SPJ-SC-1



## SPJ-SC-1

Model:	SPJ-SC-1
Shown:	Satin Brass
Material:	<input type="checkbox"/> Solid Brass <input type="checkbox"/> or Copper
Finish:	Specify
Electrical:	9-15V
Engine:	FB-2WREC-TA125-2700K
Lumens:	125
Color Temp:	2700K
Mounting:	Recessed
LED:	Nichia Forever Bright



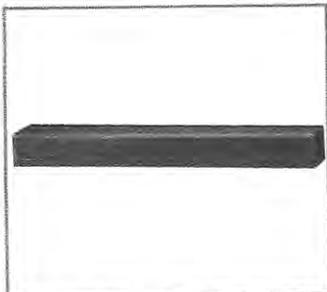
Removable Engine

12" & 18" Lengths Available



# Forever Bright

## SPECIFICATION FEATURES



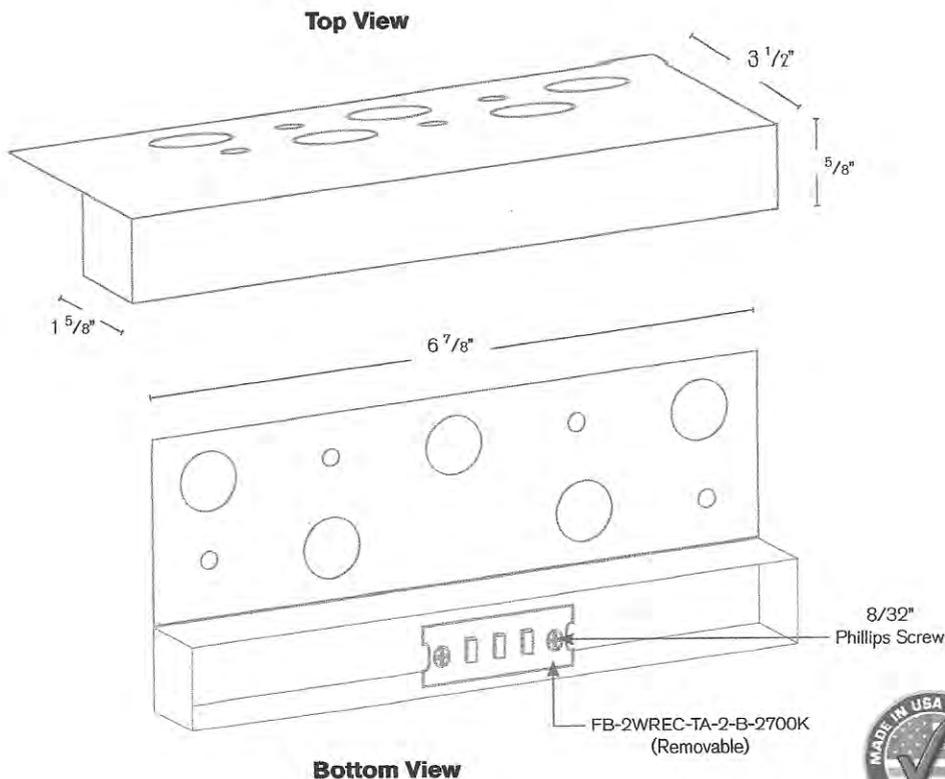
Model: **SPJ-SC-1**  
 Finish: Matte Bronze

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 9-15V
- Labels:** ETL Standard Wet Label  
C-ETL

## Recessed Step Light

### DESCRIPTION

- Model#:** SPJ-SC-1
- Engine:** FB-2WREC-TA-2-B-2700K
- Lumens:** 125
- Color Temp:** 2700K
- Electrical:** 9-15V
- Mounting:** Recessed
- LED:** Nichia



Wet Listed



### ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
<b>SPJ-SC-1</b>	<b>MBR</b>	<b>2W</b>	<b>125</b>	<b>2700K</b>	<b>9-15V</b>

- V = Verde
- M = Moss
- AG = Aged Brass
- MBR = Matte Bronze
- SB = Satin Brass
- GM = Gun Metal
- B = Black
- R = Rusty
- PVDP = PVD Polished
- PVDS = PVD Satin

# Lot 1151 Minor Revision

## Pathlight

Total # fixtures: 7  
Manufacturer SPJ lighting  
Model # SPJ10-05  
Mounting Post  
Finish Gun Metal  
Cut off shield and light fixed

[Home](#) > [Pathlights & Area Lights](#) > [SPJ10-05](#)



## SPJ10-05

Model:	SPJ10-05
Shown:	Gun Metal
Material:	Solid Brass or Copper
Finish:	<i>Specify</i>
Electrical:	8-15V
Engine:	FB-2W-Cone-TA16
Lumens:	135
Color Temp:	2700K
Mounting:	1/2" NPT. Dual Fin Spike Incl.
LED:	Nichia Forever Bright



# Forever Bright

## SPECIFICATION FEATURES



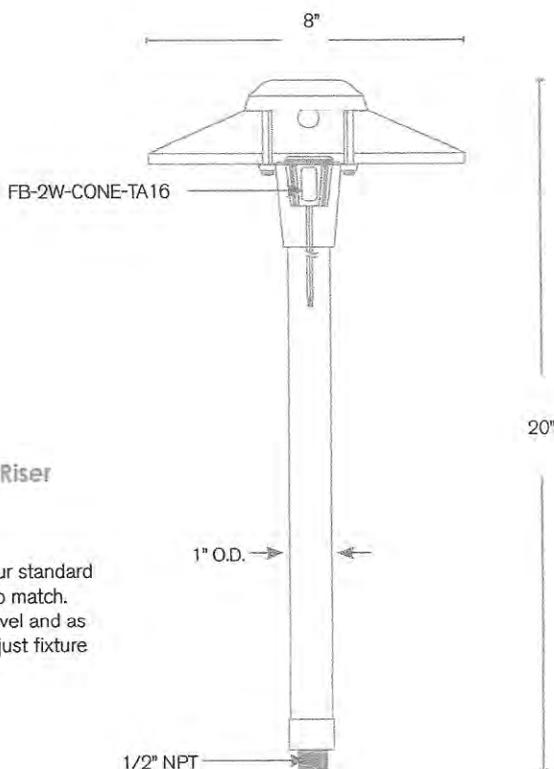
Model: **SPJ10-05**  
Finish: Gun Metal

- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 8-15V
- Labels:** ETL Standard Wet Label  
C-ETL

### Path / Area Light

#### DESCRIPTION

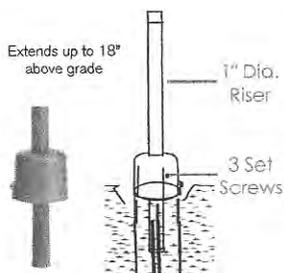
- Model#:** SPJ10-05
- Material:** Solid Brass
- Electrical:** 8-15V
- Engine:** FB-2W-Cone-TA16
- Lumens:** 135
- Color Temp:** 2700 k
- Mounting:** 1/2" NPT. Dual Fin Spike Incl.
- LED:** Nichia



#### Option:

#### Adjustable Below Grade Riser

- Model:** SPJ19-03-RBBG
- Shown:** Matte Bronze
- Desc:** Solid brass top fits on our standard perma-post with finish to match. Install fixture at grade level and as the landscape grows adjust fixture height as needed.



Wet Listed



#### ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
<b>SPJ10-05</b>	<b>GM</b>	<b>2W</b>	<b>135</b>	<b>2700K</b>	<b>8-15V</b>

- V = Verde
- M = Moss
- AG = Aged Brass
- MBR = Matte Bronze
- RC = Raw Copper
- GM = Gun Metal
- B = Black
- R = Rusty
- PVDP = PVD Polished
- PVDS = PVD Satin

Town of Mountain Village  
Mountain Village Metropolitan District

General Easement Encroachment Agreement

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner (s) Jim Fasano/Belt Investments and/or assigns permission for encroachment within the 16-foot general easement along the South and West boundary of Lot 1151 Town of Mountain Village. that allows for the development of Full Landscaping, Retaining wall for existing spruce and stone walkway shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owner's use of the easement. Any costs associated with reestablishing owner's use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 31<sup>st</sup> day of Jan, '2000

Town of Mountain Village

By:

William A. Hanley III.  
William A. Hanley III., Mayor

Mountain Village Metropolitan District

By:

Kathy Mahoney  
Kathy Mahoney, General Manager

Attest:

Linda Check  
Linda Check, Town Clerk

By:

Jim Fasano 01/17/2000  
Owner Signature

**TELLURIDE**

## MOUNTAIN VILLAGE METROPOLITAN DISTRICT

## General Easement Encroachment

As an authorized representative of the Mountain Village Metropolitan District, I have reviewed the Site Plan dated 12/10/99 for Lot 1151 and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the 16-foot general easement depicted in Exhibit A and hereby grant the Owner (s) and/or assigns permission for encroachment within the 16-foot general easement, as shown, that allows for the development of Fill and Landscaping associated with the single family home on said lot.

Approved by: Bill MahoneyBill Mahoney, Field Manager  
Mountain Village Metropolitan DistrictDate: 1/19/2000

(SUBMIT TO THE DEPARTMENT OF PLANNING AND DESIGN REVIEW)

P.O. BOX 11064 113 LOST CREEK LANE TELLURIDE, COLORADO 81435  
PHONE: 970-728-8000 FAX: 970-728-4342

**Exhibit "A"****Legal Description of Non-Exclusive Interest in General Easement  
Lot 1151, Town of Mountain Village**

A Portion of the 16 foot General Easement on Lot 1151, Town of Mountain Village, according to the plat of Telluride Mountain Village, Filing 30, filed in the office of the Clerk and Recorder in Plat Book 1 at page 1463, further described as follows:

Beginning at the southwestern corner of said Lot 1151;

Thence N 19°31'36" E, 97.00 feet along the westerly boundary of said Lot 1151;

Thence S 70°28'24" E, 16.00 feet to a point on said 16 foot General Easement;

Thence S 19°31'36" W, 76.51 feet along said 16 foot General Easement;

Thence S 84°30'00" E, 51.73 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a non-tangential curve, concave to the southeast, having a radius of 146.00 feet, an arc length of 6.46 feet, a delta angle of 02°32'06", a chord length of 6.46 feet and a chord bearing of N 49°11'41" E;

Thence N 50°30'00" E, 38.00 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a tangential curve, concave to the southeast, having a radius of 399.98 feet, an arc length of 84.80 feet, a delta angle of 12°08'51", a chord length of 84.64 feet and a chord bearing of N 56°34'42" E;

Thence S 43°33'49" E, 16.69 feet to a point on the southeastern boundary of said Lot 1151;

Thence along said southeastern boundary of Lot 1151 on a non-tangential curve, concave to the southeast having a radius of 383.98 feet, an arc length of 86.07 feet, a delta angle of 12°50'34", a chord length of 85.89 feet and a chord bearing of S 56°55'35" W;

Thence S 50°30'00" W, 38.00 feet along the southeastern boundary of said Lot 1151;

Thence along said southeastern boundary of Lot 1151 on a tangential curve, concave to the southeast having a radius of 130.00 feet, an arc length of 12.62 feet, a delta angle of 05°34'08", a chord length of 12.63 feet and a chord bearing of S 47°40'36" W;

Thence N 84°30'00" W, 79.52 feet along the southerly boundary of said Lot 1151 to the Point of Beginning,

County of San Miguel, State of Colorado.



J. David Foley,

P.L.S. #24954



364727

**Town of Mountain Village  
Mountain Village Metropolitan District**

**General Easement Encroachment Agreement**

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner(s) Keith & Linda Beaty and/or assigns permission for encroachment within the 16-foot general easement along the east boundary of Lot # 1151 Town of Mountain Village, that allows for the development of landscaping as shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owners use of the easement. Any costs associated with reestablishing owners use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 9<sup>th</sup> day of March, 2004

Town of Mountain Village

By: *Davis Fansler*  
Davis Fansler, Mayor

Mountain Village Metropolitan District

By: *Kathy Mahoney*  
Kathy Mahoney, General Manager

Attest:

*Linda L. Check*  
Linda Check, Town Clerk

By: *Keith D. Beaty Linda L. Beaty*  
Owners Signature

Keith D. & Linda L. Beaty  
Type or Print Owners Name

g  
1021425404  
16-

**FOLEY ASSOCIATES, INC.**  
**CIVIL ENGINEERING AND LAND SURVEYING**  
**P. O. BOX 1385**  
**TELLURIDE, CO 81435**  
**970-728-6153**

PROPERTY DESCRIPTION

A part of Lot 1151, Telluride Mountain Village, Filing 30 as recorded in the office of the Clerk and Recorder in Plat Book 1 at page 1463, County of San Miguel, State of Colorado, described as follows:

Beginning at the southeasterly corner of said Lot 1151 and the beginning of a curve to the left, of which the radius point lies S24°08'22"E, a radial distance of 383.98 feet; thence southwesterly along the southerly line of said Lot 1151 and along the arc, through a central angle of 04°28'39", a distance of 30.01 feet; thence N43°33'49"W, a distance of 16.54 feet to a point of non-tangent curvature on the northwesterly line of the 16 foot General Easement located on said Lot 1151; thence northeasterly, along said northwesterly line and along the arc of a 399.98 feet radius curve to the right, through a central angle of 01°52'48", an arc length of 13.12 feet, the chord of which bears N61°42'43"E, a distance of 13.12 feet; thence N43°33'49"W, along the southwesterly line of said General Easement, a distance of 123.06 feet; thence N46°26'11"E, a distance of 16.00 feet to a point on the northeasterly line of said Lot 1151; thence S43°33'49"E, along said northeasterly line, a distance of 145.00 feet to the POINT OF BEGINNING.

*Warren L. Ruby*  
 Warren L. Ruby, 2966 #24966





Town of Mountain Village  
Mountain Village Metropolitan District

General Easement Encroachment Agreement

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner (s) Jim Fasano/Belt Investments and/or assigns permission for encroachment within the 16-foot general easement along the South and West boundary of Lot 1151 Town of Mountain Village. that allows for the development of Full Landscaping, Retaining wall for existing spruce and stone walkway shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owner's use of the easement. Any costs associated with reestablishing owner's use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 31<sup>st</sup> day of Jan, '2000

Town of Mountain Village

By:

William A. Hanley III.  
William A. Hanley III., Mayor

Mountain Village Metropolitan District

By:

Kathy Mahoney  
Kathy Mahoney, General Manager

Attest:

Linda Check  
Linda Check, Town Clerk

By:

Jim Fasano 01/17/2000  
Owner Signature

**TELLURIDE**

## MOUNTAIN VILLAGE METROPOLITAN DISTRICT

## General Easement Encroachment

As an authorized representative of the Mountain Village Metropolitan District, I have reviewed the Site Plan dated 12/10/99 for Lot 1151 and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the 16-foot general easement depicted in Exhibit A and hereby grant the Owner (s) and/or assigns permission for encroachment within the 16-foot general easement, as shown, that allows for the development of Fill and Landscaping associated with the single family home on said lot.

Approved by: Bill MahoneyBill Mahoney, Field Manager  
Mountain Village Metropolitan DistrictDate: 1/19/2000

(SUBMIT TO THE DEPARTMENT OF PLANNING AND DESIGN REVIEW)

P.O. BOX 11064 113 LOST CREEK LANE TELLURIDE, COLORADO 81435  
PHONE: 970-728-8000 FAX: 970-728-4342

**Exhibit "A"****Legal Description of Non-Exclusive Interest in General Easement  
Lot 1151, Town of Mountain Village**

A Portion of the 16 foot General Easement on Lot 1151, Town of Mountain Village, according to the plat of Telluride Mountain Village, Filing 30, filed in the office of the Clerk and Recorder in Plat Book 1 at page 1463, further described as follows:

Beginning at the southwestern corner of said Lot 1151;

Thence N 19°31'36" E, 97.00 feet along the westerly boundary of said Lot 1151;

Thence S 70°28'24" E, 16.00 feet to a point on said 16 foot General Easement;

Thence S 19°31'36" W, 76.51 feet along said 16 foot General Easement;

Thence S 84°30'00" E, 51.73 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a non-tangential curve, concave to the southeast, having a radius of 146.00 feet, an arc length of 6.46 feet, a delta angle of 02°32'06", a chord length of 6.46 feet and a chord bearing of N 49°11'41" E;

Thence N 50°30'00" E, 38.00 feet along said 16 foot General Easement;

Thence along said 16 foot General Easement on a tangential curve, concave to the southeast, having a radius of 399.98 feet, an arc length of 84.80 feet, a delta angle of 12°08'51", a chord length of 84.64 feet and a chord bearing of N 56°34'42" E;

Thence S 43°33'49" E, 16.69 feet to a point on the southeastern boundary of said Lot 1151;

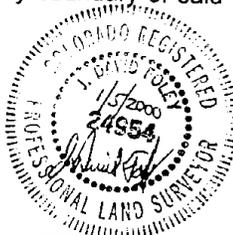
Thence along said southeastern boundary of Lot 1151 on a non-tangential curve, concave to the southeast having a radius of 383.98 feet, an arc length of 86.07 feet, a delta angle of 12°50'34", a chord length of 85.89 feet and a chord bearing of S 56°55'35" W;

Thence S 50°30'00" W, 38.00 feet along the southeastern boundary of said Lot 1151;

Thence along said southeastern boundary of Lot 1151 on a tangential curve, concave to the southeast having a radius of 130.00 feet, an arc length of 12.62 feet, a delta angle of 05°34'08", a chord length of 12.63 feet and a chord bearing of S 47°40'36" W;

Thence N 84°30'00" W, 79.52 feet along the southerly boundary of said Lot 1151 to the Point of Beginning,

County of San Miguel, State of Colorado.



J. David Foley,

P.L.S. #24954



**Town of Mountain Village  
Mountain Village Metropolitan District**

**General Easement Encroachment Agreement**

The Town of Mountain Village (Town) and the Mountain Village Metropolitan District (District) hereby grant the Owner(s) Keith & Linda Beaty and/or assigns permission for encroachment within the 16-foot general easement along the east boundary of Lot # 1151 Town of Mountain Village, that allows for the development of landscaping as shown on Exhibit A attached hereto.

Development within the easement shall be performed at the owner's sole risk and expense. Should the Town, and/or the District, require the easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in the Land Use Ordinance, the Town, and/or the District reserves the right to interrupt owners use of the easement. Any costs associated with reestablishing owners use of the easement shall be the sole responsibility of the owner.

Owner hereby agrees to indemnify and hold harmless the Town and the District from any and all liability for loss, injury, damage or otherwise (including reasonable fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 9<sup>th</sup> day of March, 2004

Town of Mountain Village

By: *Davis Fansler*  
Davis Fansler, Mayor

Mountain Village Metropolitan District

By: *Kathy Mahoney*  
Kathy Mahoney, General Manager

Attest:

*Linda L. Check*  
Linda Check, Town Clerk

By: *Keith D. Beaty Linda L. Beaty*  
Owners Signature

Keith D. & Linda L. Beaty  
Type or Print Owners Name

g  
1021425404  
16-

**FOLEY ASSOCIATES, INC.**  
**CIVIL ENGINEERING AND LAND SURVEYING**  
**P. O. BOX 1385**  
**TELLURIDE, CO 81435**  
**970-728-6153**

PROPERTY DESCRIPTION

A part of Lot 1151, Telluride Mountain Village, Filing 30 as recorded in the office of the Clerk and Recorder in Plat Book 1 at page 1463, County of San Miguel, State of Colorado, described as follows:

Beginning at the southeasterly corner of said Lot 1151 and the beginning of a curve to the left, of which the radius point lies S24°08'22"E, a radial distance of 383.98 feet; thence southwesterly along the southerly line of said Lot 1151 and along the arc, through a central angle of 04°28'39", a distance of 30.01 feet; thence N43°33'49"W, a distance of 16.54 feet to a point of non-tangent curvature on the northwesterly line of the 16 foot General Easement located on said Lot 1151; thence northeasterly, along said northwesterly line and along the arc of a 399.98 feet radius curve to the right, through a central angle of 01°52'48", an arc length of 13.12 feet, the chord of which bears N61°42'43"E, a distance of 13.12 feet; thence N43°33'49"W, along the southwesterly line of said General Easement, a distance of 123.06 feet; thence N46°26'11"E, a distance of 16.00 feet to a point on the northeasterly line of said Lot 1151; thence S43°33'49"E, along said northeasterly line, a distance of 145.00 feet to the POINT OF BEGINNING.

*Warren L. Ruby*  
 Warren L. Ruby, 2966 #24966







455 Mountain Village Boulevard • Mountain Village, CO 81435 • Phone 970-369-8242 • Fax 970-728-4342

## GENERAL EASEMENT ENCROACHMENT AGREEMENT

The Town of Mountain Village (Town) hereby grant the Owners, John and Elizabeth Raese, encroachments into the southern and eastern General Easements for a retaining wall and a portion of a new flagstone patio that was approved by the DRB at the September 7, 2017 meeting and shown on Exhibit A on Lot 1151, located at 132 High Country in Mountain Village.

Development within the General Easement shall be performed at the Owner's sole risk and expense. Should the Town require the General Easement for any purpose deemed necessary in its/their sole and absolute discretion, including but not limited to, those uses set forth in Community Development Code, the Town reserves the right to interrupt Owner's use on the General Easement. Any costs associated with reestablishing Owner's use of the General Easement shall be the sole responsibility of the Owner.

Owner hereby agrees to indemnify and hold harmless the Town from any and all liability for loss, injury, damage or otherwise (including reasonable attorney's fees) arising out of or in any way either directly or indirectly resulting from the allowed encroachment and the use associated therewith.

Executed on this 16<sup>th</sup> day of July, 2018

Town of Mountain Village

By: *Laila Benitez*  
Laila Benitez, Mayor, Town of Mountain Village

Approved as to form:

*[Signature]*  
James Mahoney, Assistant Town Attorney

Attest:

*[Signature]*  
Jackie Kenefick, Town Clerk

By: *[Signature]*  
John and Elizabeth Raese, Owners

*[Signature]*  
Elizabeth Raese



## **Town of Mountain Village General Easement Encroachment Agreement**

As an authorized representative of the Town of Mountain Village, Public Works Department, I have reviewed the Site Plan for Lot 1151, 132 High Country and have determined we do not currently use nor do we, at this time, have plans to use the affected portion of the western General Easement as depicted in Exhibit A and have no objection (from a standpoint with regards to Utilities) to granting the Owner of Lot 1151, 132 High Country and/or assigns permission for encroachments into the western General Easement, as shown attached hereto, that allows for a retaining wall and a portion of a flagstone patio.

Town of Mountain Village, a municipal corporation and  
Political subdivision of the State of Colorado:

Approved by:   
Finn Kjome, Public Works Director Town of  
Mountain Village

Date: 7/3/18

TRACT OSP-45R

LOT 1151



SCALE:  
1" = 10'

S 19°31'36" W 211.10'

16' GENERAL EASEMENT

RETAINING WALL

SECOND FLOOR DECK

STEPS

RETAINING WALL

NEW FLAGSTONE PATIO

PATIO

2-STORY HOUSE  
"132 HIGH COUNTRY ROAD"

06" SPRUCE

04" SPRUCE

04" ASPEN

FLOWLINE

NEW FLAGSTONE PATIO

03" ASPEN

06" SPRUCE

**LEGEND**

☆ NEW 6" PATIO LIGHT



GENERAL EASEMENT ENCROACHMENT  
(PER RECEPTION No. 335644)

**FOLEY ASSOCIATES, INC.**  
ENGINEERING - PLANNING - SURVEYING  
100 N. 10th St. Suite 101  
Minneapolis, MN 55401  
612.338.1111

EXHIBIT

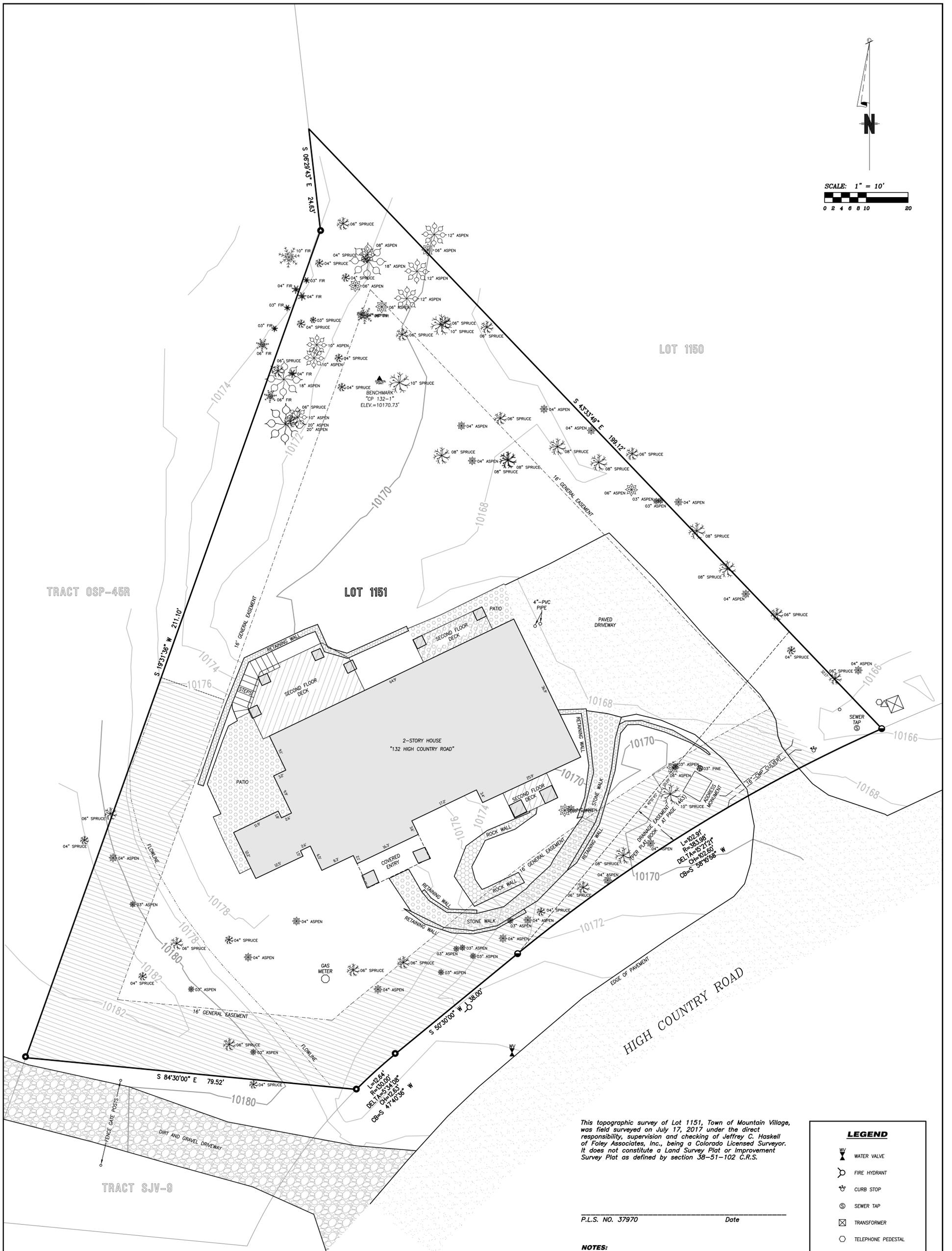
Client:

Contact:

Project No.	05
Drawn by	FD
Checked by	
Start date	
Proj. info.	10/12/05 05-01-10
Sheet No.	1
Project #	0001



SCALE: 1" = 10'  
0 2 4 6 8 10 20



This topographic survey of Lot 1151, Town of Mountain Village, was field surveyed on July 17, 2017 under the direct responsibility, supervision and checking of Jeffrey C. Haskell of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37970 \_\_\_\_\_ Date \_\_\_\_\_

**NOTES:**

1. This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
2. Benchmark: Control point "CP 132-1", as shown hereon, with an elevation of 10170.73 feet
3. Contour interval is two feet.
4. 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 the certification shown hereon.

LEGEND	
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	SEWER TAP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)

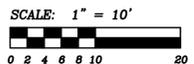
**Topographic Survey**  
Lot 1151, Town of Mountain Village,  
San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	
Start date:	07/17/2017

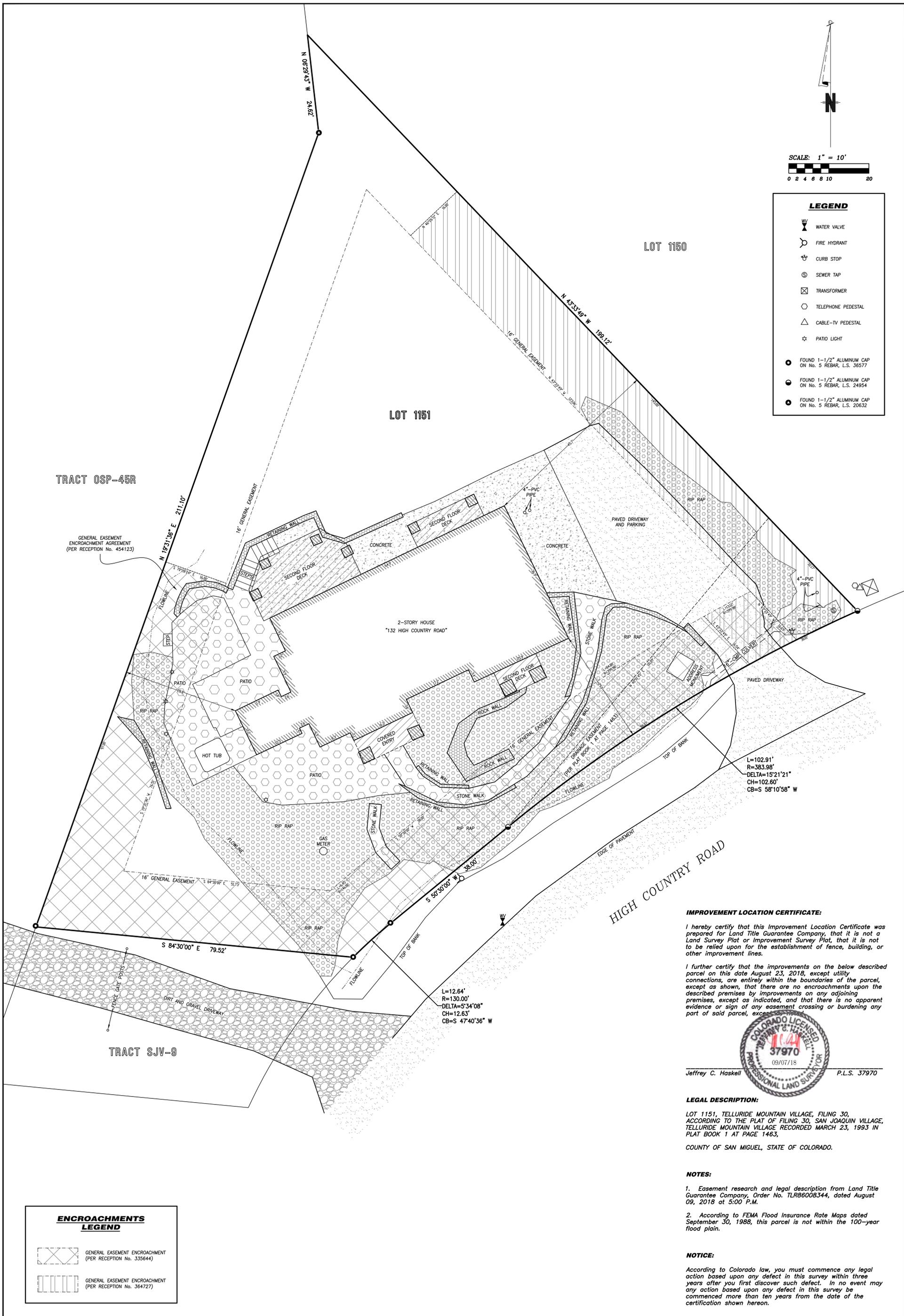


970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

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LEGEND	
	WATER VALVE
	FIRE HYDRANT
	CURB STOP
	SEWER TAP
	TRANSFORMER
	TELEPHONE PEDESTAL
	CABLE-TV PEDESTAL
	PATIO LIGHT
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 36577
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 24954
	FOUND 1-1/2" ALUMINUM CAP ON No. 5 REBAR, L.S. 20632



**IMPROVEMENT LOCATION CERTIFICATE:**

I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company, that it is not a Land Survey Plat or Improvement Survey Plat, that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the below described parcel on this date August 23, 2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as shown.



Jeffrey C. Haskell P.L.S. 37970

**LEGAL DESCRIPTION:**

LOT 1151, TELLURIDE MOUNTAIN VILLAGE, FILING 30, ACCORDING TO THE PLAT OF FILING 30, SAN JOAQUIN VILLAGE, TELLURIDE MOUNTAIN VILLAGE RECORDED MARCH 23, 1993 IN PLAT BOOK 1 AT PAGE 1463, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**NOTES:**

- Easement research and legal description from Land Title Guarantee Company, Order No. TLR86008344, dated August 09, 2018 at 5:00 P.M.
- According to FEMA Flood Insurance Rate Maps dated September 30, 1988, this parcel is not within the 100-year flood plain.

**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 the certification shown hereon.

ENCROACHMENTS LEGEND	
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 335644)
	GENERAL EASEMENT ENCROACHMENT (PER RECEPTION No. 364727)

**Improvement Location Certificate**  
 Lot 1151, Town of Mountain Village,  
 San Miguel County, Colorado.

Project Mgr:	JH
Technician:	MC
Checked by:	KV
Start date:	08/23/2018



970-728-6153 970-728-6050 Fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435

F:\014\104\085\1995\98091 ILC 08-18.dwg, 9/4/2018, 4:28:59 PM, PCS



132 HIGH COUNTRY ROAD

Landscapes by Lance

REVISED LANDSCAPE

AVLAED, LLC  
Bill de Alva (970) 728-3670

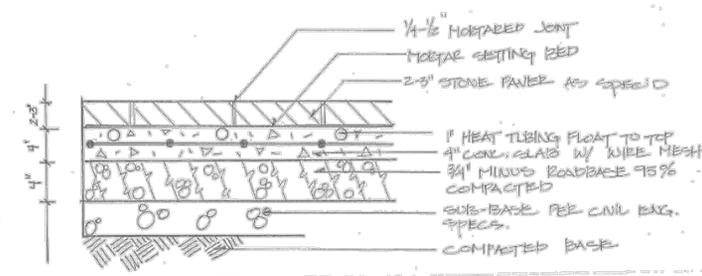
SCALE: 1" = 10'

- GENERAL NOTES**
- All trees and shrubs shall be field located by project landscape architect.
  - All trees and shrubs shall be backfilled with a topsoil/organic fertilizer mixture at a 2:1 ratio.
  - Necessary trees shall be staked with 4 foot metal posts. Trees shall be girdled with 12 gauge galvanized wire and polypropylene tree rice straps.
  - Perennial planting beds shall be tilled to a 4" depth and amended with topsoil and organic fertilizer at a 2:1 ratio.
  - See planting details for all deciduous and evergreen trees.
  - Mulch all perennial beds with a pine bark soil conditioner by Southwest Importers, shredded cedar bark.
  - All plant material to meet the American Standard for Nursery Stock.
  - All plant material shall be non-toxic species as specified within the San Miguel County Noxious Weed List.

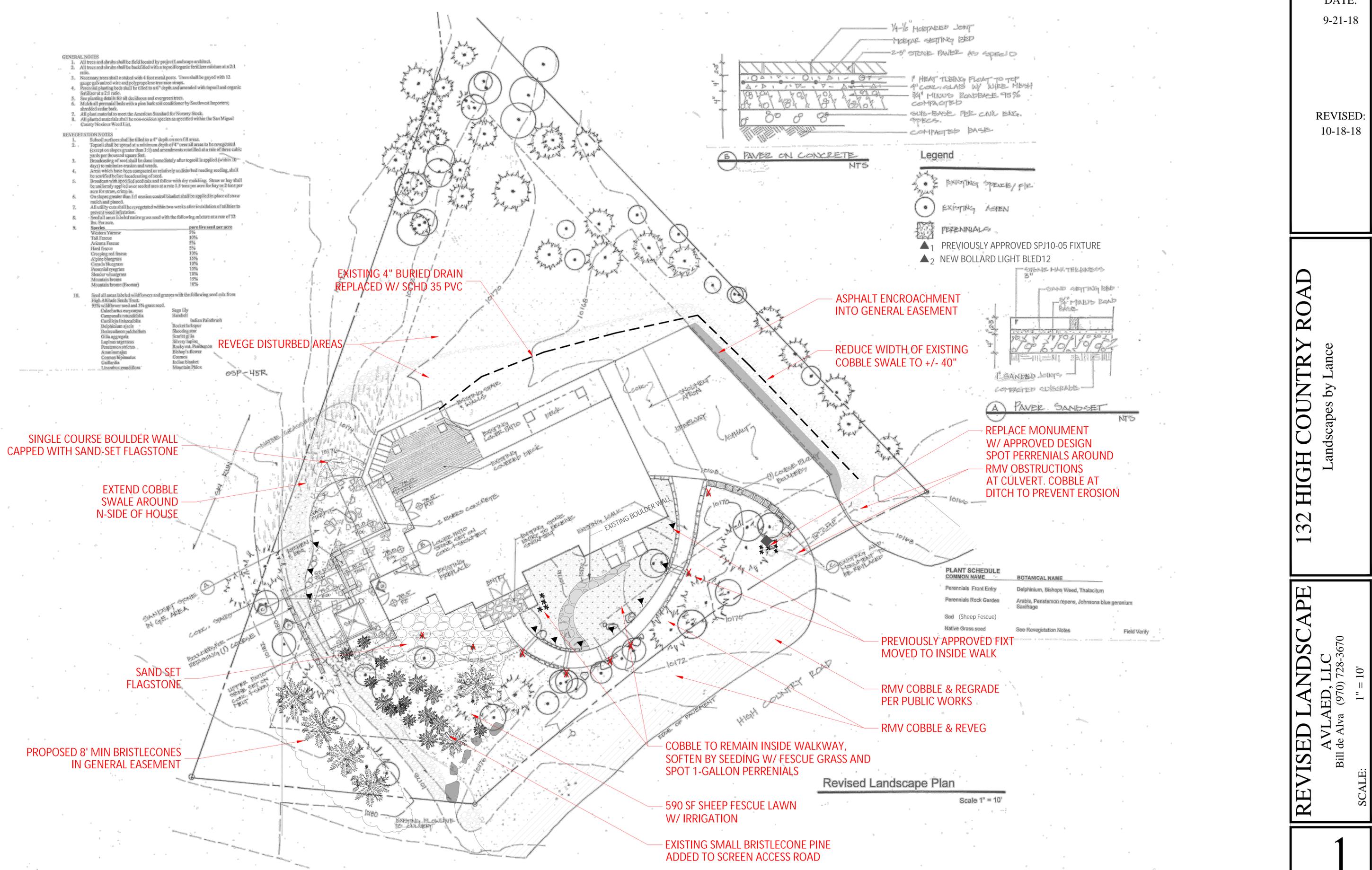
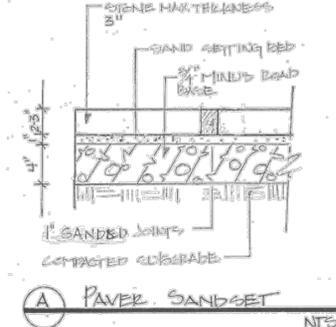
- REVEGETATION NOTES**
- Subsoil surfaces shall be tilled to a 4" depth on non fill areas.
  - Topsoil shall be spread at a minimum depth of 4" over all areas to be revegetated (except on slopes greater than 3:1) and amendments retolled at a rate of three cubic yards per thousand square feet.
  - Broadcasting of seed shall be done immediately after topsoil is applied (within 10 days) to minimize erosion and weeds.
  - Areas which have been compacted or relatively undisturbed seeding, shall be scarified before broadcasting of seed.
  - Broadcast with specified seed mix and follow with dry mulching. Straw or hay shall be uniformly applied over seeded areas at a rate 1.5 tons per acre for hay or 2 tons per acre for straw, crimp in.
  - On slopes greater than 3:1 erosion control blanket shall be applied in place of straw mulch and pinned.
  - All utility cuts shall be revegetated within two weeks after installation of utilities to prevent weed infestation.
  - Seed all areas labeled native grass seed with the following mixture at a rate of 12 lbs. per acre.

Species	pure live seed per acre
Western Yarrow	5%
Tall Fescue	10%
Arizona Fescue	5%
Hard fescue	5%
Creeping red fescue	10%
Alpine bluegrass	15%
Canada bluegrass	10%
Perennial ryegrass	10%
Slender wheatgrass	10%
Mountain brome	15%
Mountain brome (Bromar)	10%

- Seed all areas labeled wildflowers and grasses with the following seed mix from High Altitude Seeds Trust:  
95% wildflower seed and 5% grass seed.
- |                        |                     |
|------------------------|---------------------|
| Calochortus eurycarpus | Sego Lily           |
| Campanula rotundifolia | Harebell            |
| Castilleja linarioides | Indian Paintbrush   |
| Delphinium ajacis      | Rocket larkspur     |
| Dodecatheon pulchellum | Shooting star       |
| Gilia aggregata        | Scarlet gilia       |
| Lupinus argenteus      | Silvery lupine      |
| Pentstemon strictus    | Rocky mt. Penstemon |
| Ammimolgis             | Bishop's flower     |
| Cosmos bipinnatus      | Cosmos              |
| Gaillardia             | Indian blanket      |
| Linum catharticum      | Mountain Blue       |



- Legend**
- EXISTING TREE / PLANT
  - EXISTING ASPEN
  - PERENNIALS
  - ▲1 PREVIOUSLY APPROVED SPJ10-05 FIXTURE
  - ▲2 NEW BOLLARD LIGHT BLED12



**PLANT SCHEDULE**

COMMON NAME	BOTANICAL NAME
Perennials Front Entry	Delphinium, Bishops Weed, Thalictrum
Perennials Rock Garden	Arabis, Penstemon repens, Johnsons blue geranium Saxifrage
Sod (Sheep Fescue)	
Native Grass seed	See Revegetation Notes Field Verify

Revised Landscape Plan  
Scale 1" = 10'



Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2018-10-19

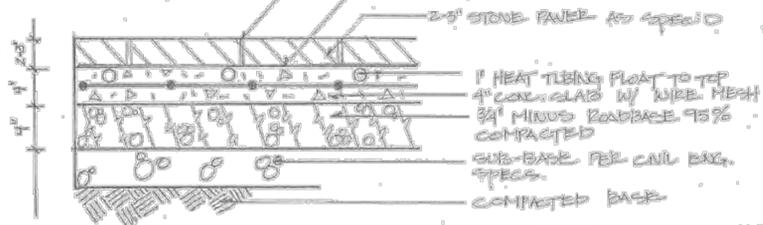
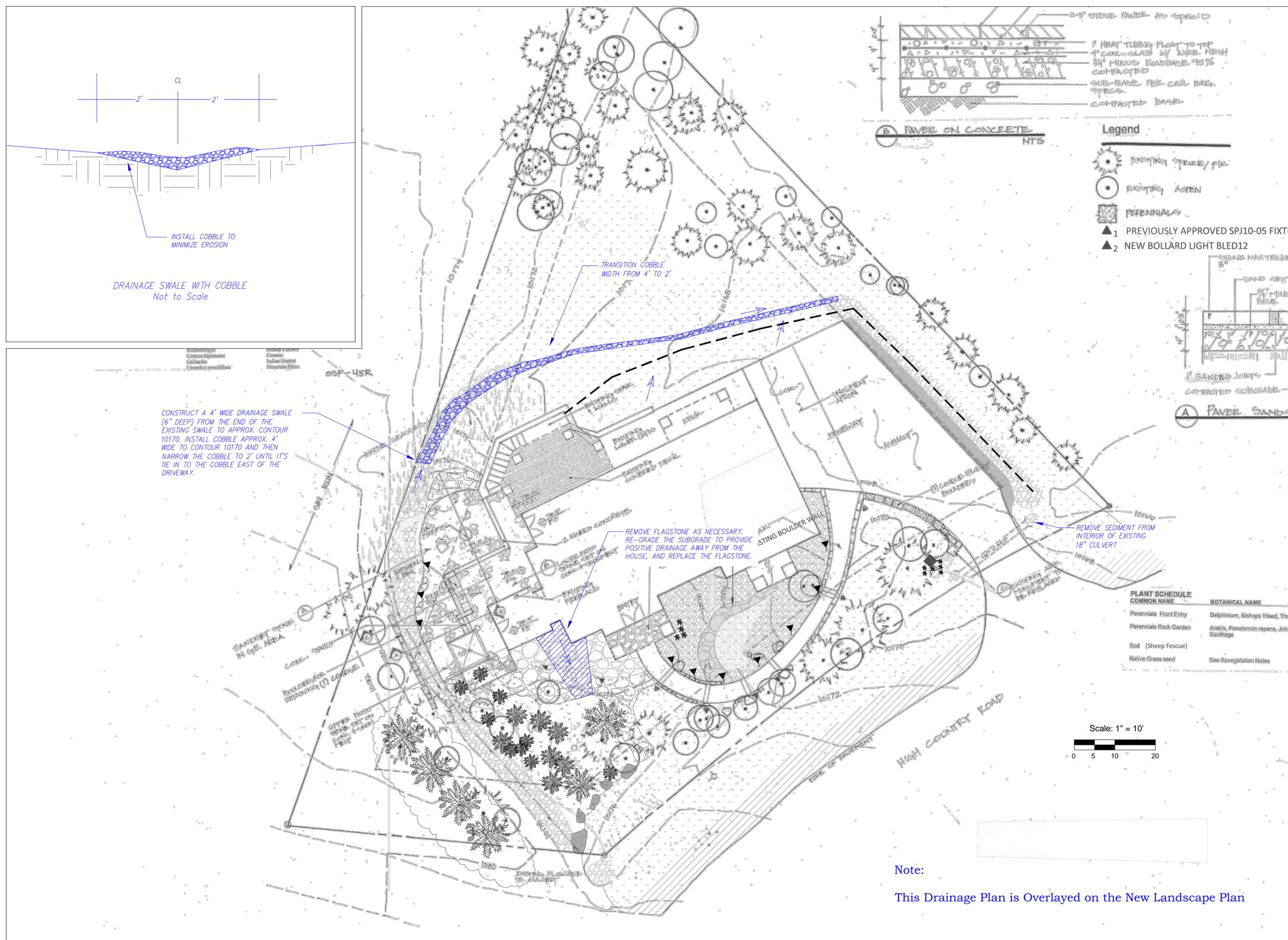
Raese Residence  
132 Highlands Way  
Mtn. Village, CO



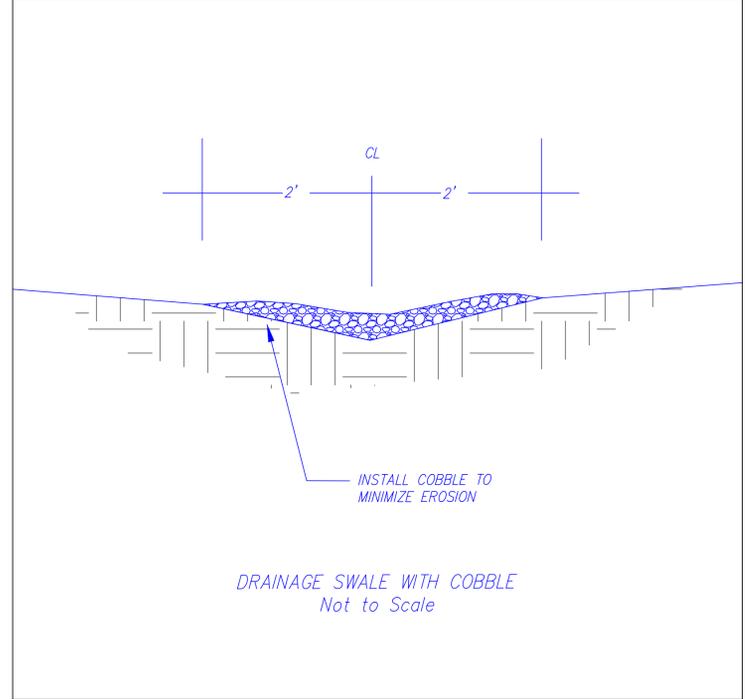
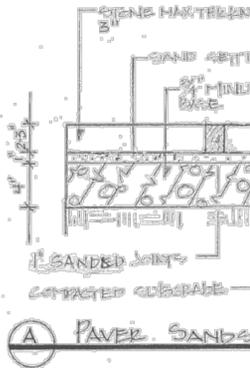
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Drainage Plan

C1



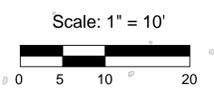
- Legend**
- EXISTING SPICE/FIR
  - EXISTING ASPEN
  - PERENNIALS
  - 1 PREVIOUSLY APPROVED SPJ10-05 FIXTURE
  - 2 NEW BOLLARD LIGHT BLED12



- Aluminum
- Cosmos bipinnatus
- Calliandra
- Linanthus grandiflorus
- Monarda
- Indian Blanket
- Mountain Phlox

CONSTRUCT A 4' WIDE DRAINAGE SWALE (6" DEEP) FROM THE END OF THE EXISTING SWALE TO APPROX. CONTOUR 10170. INSTALL COBBLE APPROX. 4' WIDE TO CONTOUR 10170 AND THEN NARROW THE COBBLE TO 2' UNTIL IT'S TIE IN TO THE COBBLE EAST OF THE DRIVEWAY.

REMOVE FLAGSTONE AS NECESSARY. RE-GRADE THE SUBGRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE, AND REPLACE THE FLAGSTONE.



Note:  
This Drainage Plan is Overlaid on the New Landscape Plan

Lot 1151 Minor Revision, Landscape Plan  
Date: 10/18/18

## Narrative for Lot 1151 Landscape Revisions

The owners of lot 1151 would like the Board to consider the attached application for an updated Landscape plan. This revised application is in response to the motion and comments received at the October 4, 2018 DRB meeting.

---

### **October 4, 2018 DRB Motion and Direction:**

#### **MOTION from 10.4.18 hearing**

Craig made a motion to continue the minor revisions landscape plan to the November 1, 2018 meeting with the following conditions:

- 1) Applicant shall supply an engineered drainage plan coordinated with a landscaping plan with direction to the asphalt encroachment and scale drainage to minimize the width of the swale and extent into the general easements.

Seconded by Vatter

**Additional Comments:** Eckman would like an edge profile on sandstone patio there could be subterranean structural improvements, I would like to see that there is no rat slab or concrete structural improvements – that does not need to be added to the motion.

#### **Staff Notes:**

1. Patio plan and profile were provided at the 9.7.17 hearing. The profiles could be verified in the field against the design.
2. Exterior lighting fixtures are not required to be shown on an ILC, but some were shown and not others which raised questions by the DRB.
3. The minor revisions submittal's intent is to address all modifications. In review of the prior approved DRB plan 7 pathlights were indicated along the south walkway with the lighting specification provided. The ILC shows four new exterior fixtures on the patio. Please address with your November 1 hearing submittal. Please specify the light fixture and lumen levels with your November submittal. I will need to address this now that it has been identified.

---

### *Applicant responses to 10/4/18 DRB motion and staff comments:*

Revised landscape and drainage plan are attached. Changes in the landscape plan since the submittal for the 10/4/18 meeting are noted below.

**Reductions in cobbled areas:** Remaining cobbled areas are intended to mitigate erosion and facilitate infiltration in drainage swales. Additionally, the owners wish to retain cobble in the area between the south building façade and the curved entry path.

1. Cobble has been removed from the bar ditch along High Country Road.
2. Cobble in the drainage swale on the east side of the drive has been reduced approximately 50%.

3. Cobbled swale around the north side of the house has been reduced by approximately 75%. Wider existing swale between the patio and the berm on the west side of the house will not taper down to a minimal width once reaching the lower pitch slope on the north side of the house. This narrow portion of this swale will be nearly identical in appearance to a cobbled swale on the neighboring property (photo below right).
4. Cobbled area between the curved walkway and the house will be seeded with Sheep Fescue to soften the appearance.



**West Patio:** Construction of the flagstone patio in the General Easement is confirmed to be consistent with the [edge and section profile](#) shown in the 2017 approved plan. [The 18” high boulder retaining wall capped by flagstones](#) was added at the north edge of the patio to mitigate the steep slope along that edge of the patio. The added boulder retaining wall is shown in the General Easement Agreement approved in 2018.



**Trees:** Availability of minimum 8’ tall Bristlecone Pines has been confirmed for next spring so the added trees in the GE at the SW corner of the property are now proposed at CDC compliant minimum heights.

**Landscape Lighting:** The path lights shown in the 2017 approved landscape plan were installed on the opposite side of the path from the locations shown in the 2017 landscape plan. The correct locations are shown in the attached Revised Landscape Plan.

The ILC submitted with the Oct. 4, 2018 application incorrectly shows an added fixture at the SW corner of the SW patio. [That fixture does not exist.](#)

The ILC and Revised Landscape Plan show three new bollard light fixtures (see attached specifications for RAB BLEDR12 fixtures). The three bollard fixtures are located at the edge of the west patio just west of the outdoor kitchen. The fixtures are not visible from adjacent properties. Illumination is downwards from the top of the 42” tall fixtures rated at 1,310 lumens.





No light fixture (as indicated in ILC) at corner of SW Patio



No concrete structure beneath the sand-set flagstone patio in the GE



Boulder retaining at the north end of patio was added to mitigate steep slope





LED bollard with architectural quality and strength at an affordable price point. Cylindrical post with round head. Available in 4 light pattern configurations including 360° (24W), 270°(18W), 180°(12W option) & 90°(12W standard).

Color: Bronze

Weight: 22.4 lbs

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

Driver Info		LED Info	
Type:	Constant Current	Watts:	12W
120V:	0.13A	Color Temp:	5100K (Cool)
208V:	0.09A	Color Accuracy:	74 CRI
240V:	0.08A	L70 Lifespan:	100,000
277V:	0.07A	Lumens:	1310
Input Watts:	12W	Efficacy:	109 LPW
Efficiency:	N/A		

**Technical Specifications**

**Listings**

**UL Listing:**

Suitable for wet locations. Suitable for mounting within 4 ft. (1.2m) of the ground.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
DLC Product Code: PNL9UQ8Q

**IESNA LM-79 & IESNA LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**LED Characteristics**

**LEDs:**

Long-life, high-efficiency, surface mount LEDs

**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

**Color Consistency:**

5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period

**Color Uniformity:**

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017

**Electrical**

**Driver:**

Constant Current, Class2, 100-277V, 50/60 Hz, 4kV Surge Protection, 700mA, 120V: 0.13A, 208V: 0.09A, 240V: 0.08A, 277V: 0.07A

**THD:**

12.9% at 120V, 22.5% at 277V

**Power Factor:**

98.3% at 120V, 88.1% at 277V

**Optical**

**BUG Rating:**

B1 U3 G1

**Construction**

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Thermal Management:**

Cast aluminum Thermal Management system for optimal heat sinking. The BLEDR is designed for cool operation, maximum efficiency and long life by minimizing LED junction temperature.

**Housing:**

Die-cast aluminum with extruded aluminum post

**Lens:**

Frosted vandal resistant polycarbonate

**Reflector:**

Vacuum metalized polycarbonate

**Mounting:**

Four (4) anchor bolts provided for concrete pad mounting. Internal base support has leveling screws.

**Gaskets:**

High-temperature silicone gaskets seal out moisture gaskets seal out moisture

**Anchor Bolt:**

Anchor Bolt Dimension is available .

**Finish:**

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

**Green Technology:**

Mercury and UV-free. RoHS compliant components.

**Other**

**Patents:**

The design of BLEDR is protected by patents in US, Canada & China

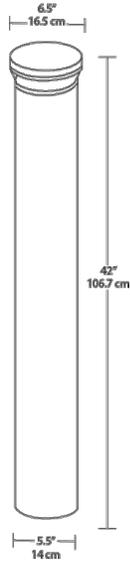
**Replacement:**

Replaces up to 50W Metal Halide

**Warranty:**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at

## Dimensions



## Features

- Patented base mount design for super sturdy installation
- Durable construction and frosted vandal-resistant polycarbonate lens
- 4 configurations to provide 360°(24W), 270°(18W), 180°(12W) or 90°(12W) lighting pattern
- Precision-engineered optics deliver maximum downward lighting without glare
- Four leveling screws provided for easy installation
- 100,000-hour LED lifespan

## Ordering Matrix

Family	Wattage	Color Temp	Finish	Distribution	Voltage	Dimming	Backup
BLEDR	12	^	^	^	^	^	^
	12 = 12W	<b>Blank</b> = 5000K (Cool)	<b>Blank</b> = Bronze	<b>Blank</b> = Standard	<b>Blank</b> = No Option (120-277V)	<b>Blank</b> = None (Standard)	<b>Blank</b> = No Battery Backup
	18 = 18W	<b>N</b> = 4000K (Neutral)	<b>W</b> = White	<b>180</b> = 180 degrees (12W only)	<b>/480</b> = 480V (24W only)	<b>/D10</b> = 0-10V Dimming	<b>/E</b> = Battery Backup (24W only)
	24 = 24W	<b>Y</b> = 3000K (Warm)					<b>/EC</b> = Battery Backup Cold Weather (24W only)







Uncompahgre Engineering, LLC

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

SUBMISSIONS:  
SUBMITTAL 2018-10-19

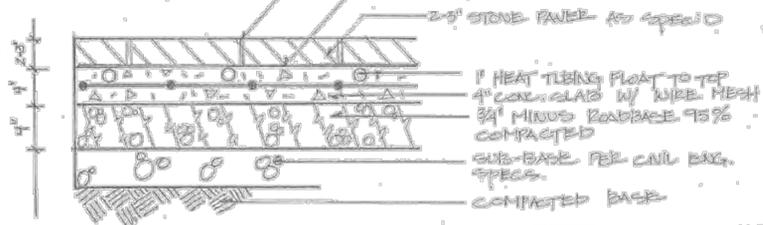
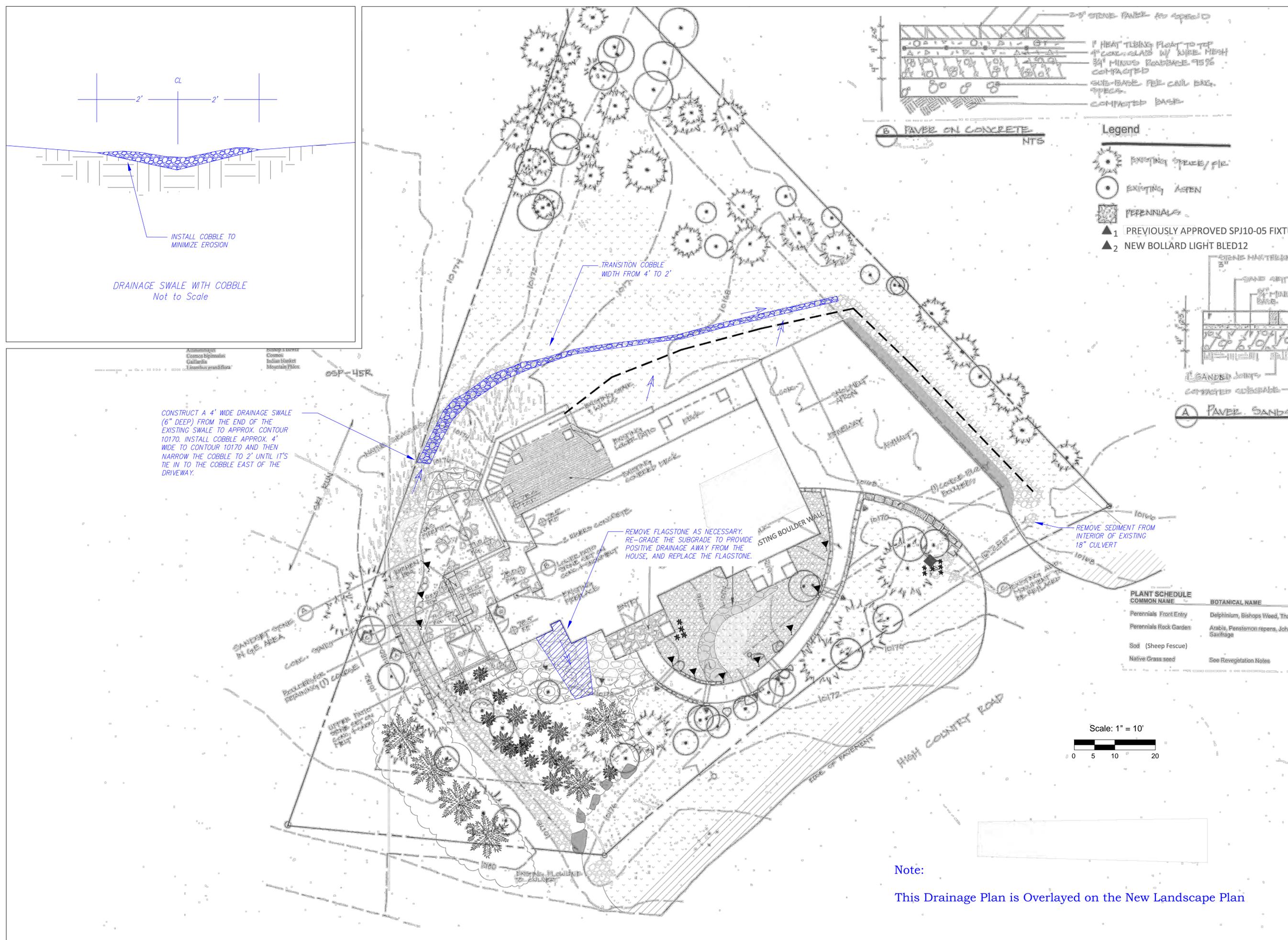
Raese Residence  
132 Highlands Way  
Mtn. Village, CO



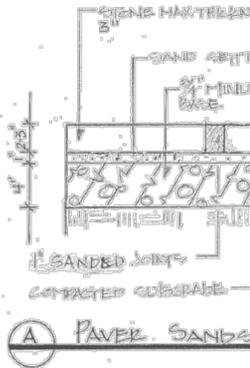
CONTRACTOR TO REVIEW AND COMPARE ALL CHAPTERS AND INTERDISCIPLINARY DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO ANY FIELD WORK BEING DONE IN ACCORDANCE WITH AIA DOCUMENT A201

Drainage Plan

C1

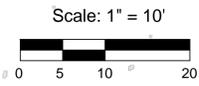


- Legend**
- EXISTING SPICE/FIR
  - EXISTING ASPEN
  - PERENNIALS
  - PREVIOUSLY APPROVED SPJ10-05 FIXTURE
  - NEW BOLLARD LIGHT BLED12



- Aluminum
- Cosmos bipinnatus
- Calluna
- Linanthus grandiflora
- Monarda
- Indian Blanket
- Mountain Phlox

PLANT SCHEDULE	COMMON NAME	BOTANICAL NAME
Perennials Front Entry		Delphinium, Bishops Weed, Thalictrum
Perennials Rock Garden		Arabis, Penstemon repens, John Saxifrage
Sod (Sheep Fescue)		
Native Grass seed		See Revegetation Notes



Note:  
This Drainage Plan is Overlaid on the New Landscape Plan

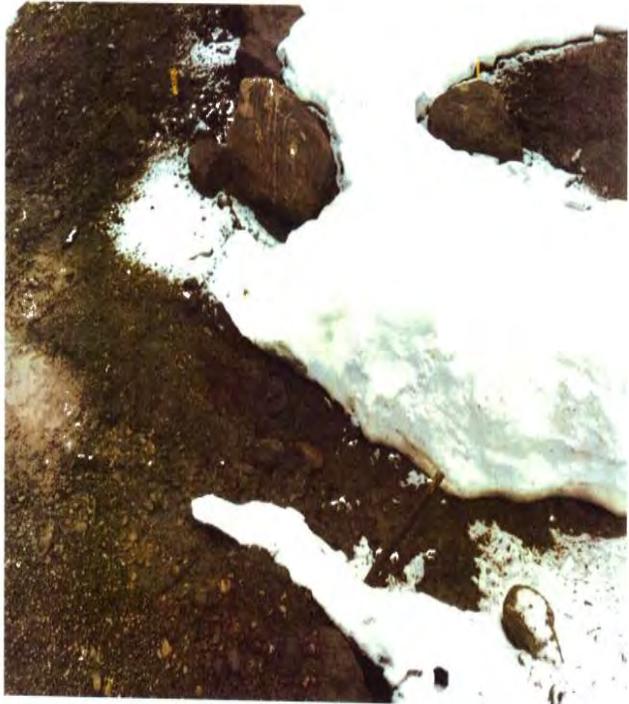
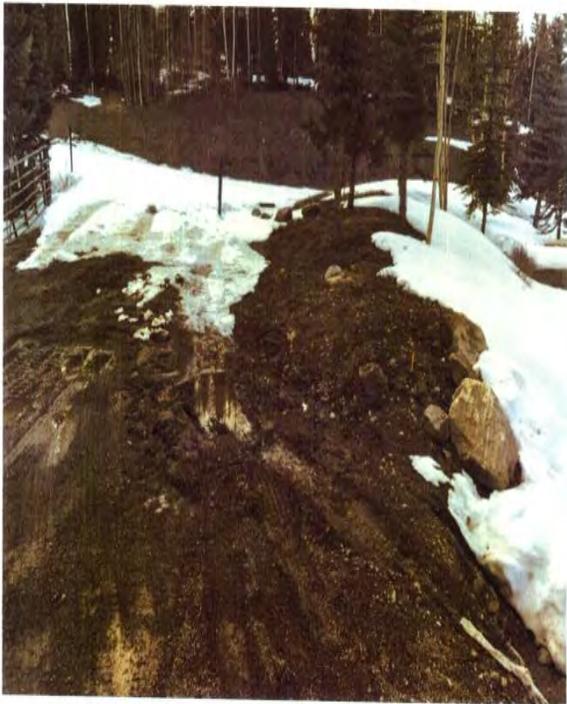
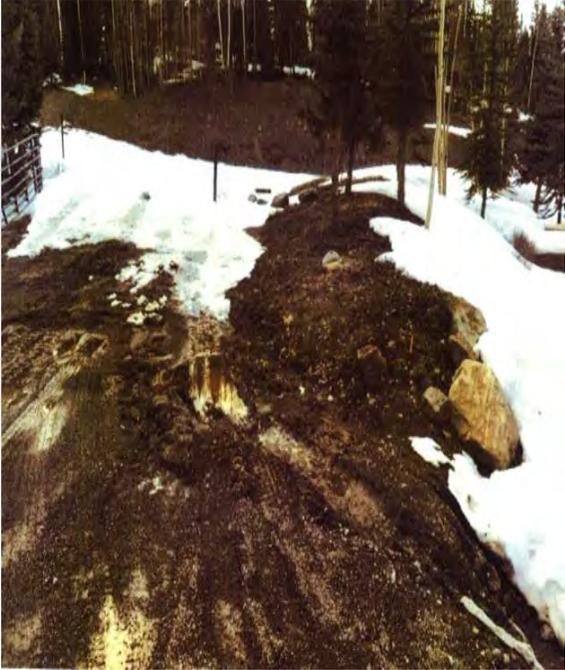
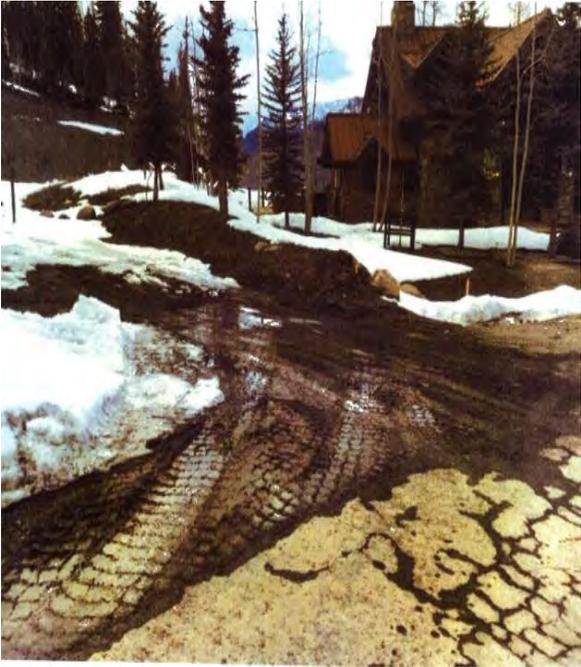




**AFTER**



**BEFORE**





























































126"

17.75"

57.5"

52.5"

3.5"

34"

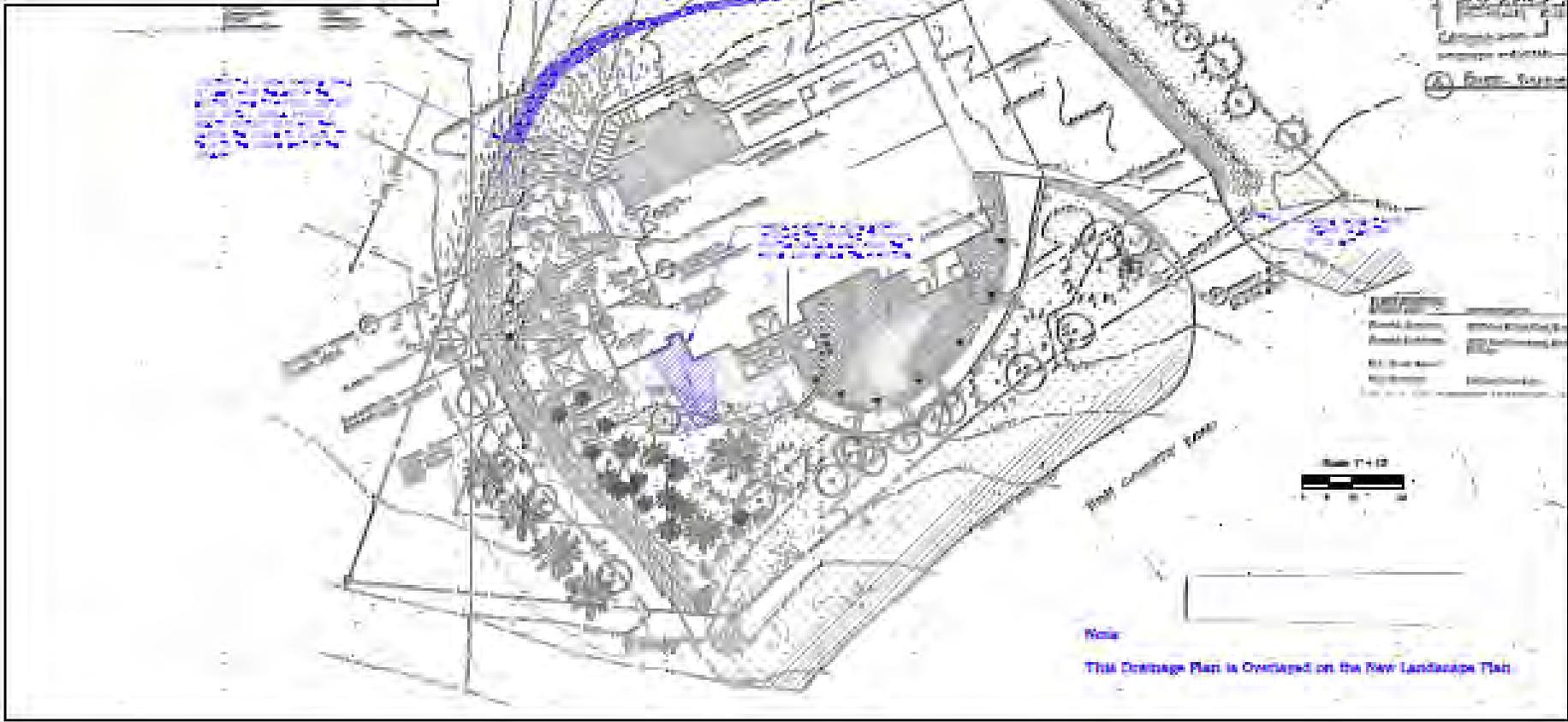
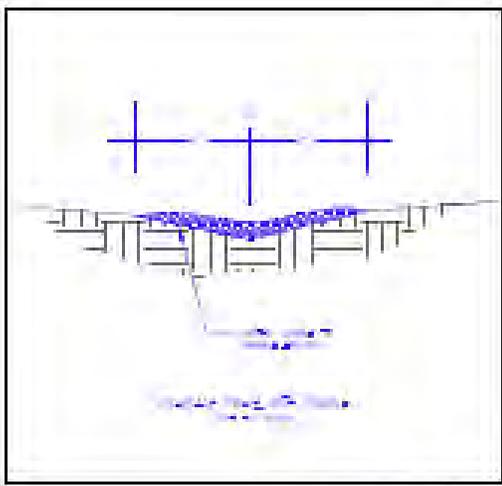
59"

26"

31.5"







Note:  
This Drainage Plan is Overlaid on the New Landscape Plan.



- Legend:
- 1. 12" x 12" x 1/2" Grate
  - 2. 12" x 12" x 1/2" Grate
  - 3. 12" x 12" x 1/2" Grate
  - 4. 12" x 12" x 1/2" Grate
  - 5. 12" x 12" x 1/2" Grate



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Engineering, LLC

P.O. Box 2645  
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Ronan Residenc  
132 Highway 149  
Mtn. Village, CO



Professional Engineer  
State of Colorado

Drainage  
Plan

C1









