



DESIGN REVIEW PROCESS APPLICATION

PLANNING & DEVELOPMENT SERVICES

455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
970-728-1392
970-728-4342 Fax
cd@mtnvillage.org

Required Submittal (RS*) for Initial Architecture and Site Review = ☐ Required Submittal (RS*) for Final Review = ☒

Submitted (Office Use)	RS*	Item No	Submittal Requirements
	<input checked="" type="checkbox"/>	1.	Application Form and Fee Acknowledgement Form. Forms Completed Signed (Attached).
	<input type="checkbox"/> *	2.	Fees. <ul style="list-style-type: none"> A. Class 1: \$250 for 2 hours; hourly rate thereafter B. Class 2: \$500 for 4 hours; hourly rate thereafter C. Class 3: \$3,500 plus per unit fee with credit card <p>The applicant and property owner are responsible for paying all Town fees as set forth in the fee resolution, and are also required by the CDC to pay for Town Legal fees, the cost of special studies, and other fees as set forth in the CDC. Such fees are considered a condition precedent to having a complete development application, and shall be paid prior to the Town issuing the final approval</p>
	<input type="checkbox"/> *	3.	Proof of Ownership. Copy of current deed or title report on the effected property.
	<input type="checkbox"/> *	4.	Agency Letter. If application is not submitted by the owner of the property, a letter of agency, signed by the property owner giving permission to a firm or person to submit the requested land use application (Attached).
	<input type="checkbox"/> NA	5.	HOA Letter. For development on property that is owned in common by a homeowners association, the development application shall include: <ul style="list-style-type: none"> A. A letter from the Homeowner's Association (HOA) board giving permission for the application (Attached), and where a vote is required by the HOA governing documents, a copy of the proof of the vote and outcome of such vote. B. A copy of the HOA governing documents, including bylaws and declaration.
	<input type="checkbox"/> *	6.	Title Report. Copy of current title report for the property listing all encumbrances.
	<input checked="" type="checkbox"/> ◆	7.	Development Narrative. A written narrative of the development application that outlines the request. The narrative should include a summary of how the application meets the key requirements of the CDC, such as the applicable criteria for decision
	<input type="checkbox"/> * ◆	8.	Existing Condition Plan. A stamped, monumented land survey prepared by a Colorado registered land surveyor showing existing site and surrounding access (driveway or roadway route, utility route, etc.) conditions drawn at a scale of 1" = 10' to a maximum of 1" = 30' showing the following information:
	<input type="checkbox"/> * ◆		A. Lot Size. Lot size needs to be shown.
	<input type="checkbox"/> ◆ *		B. Existing Lot Lines. Existing platted lot lines need to be shown with distances, bearings and a basis of bearing. Existing property pins or monuments found and the relationship to the established corner also need to be shown.
	<input type="checkbox"/> ◆ *		C. Existing Topography. Existing topography needs to be shown with two foot contour intervals, including spot elevations at the edge of asphalt along any roadway or driveway frontage for the intended access-way at 25 foot intervals.
	<input type="checkbox"/> * ◆		D. Steep Slopes. Any slopes that are 30% or greater shall be mapped with a shaded or hatch pattern.
	<input type="checkbox"/> * ◆		E. Wetlands, Ponds, Streams or Drainages (if any). Wetland, ponds, streams and drainages need to be shown. Recent wetland delineation by qualified consultant must be surveyed and shown on proposed site plan for United States Army Corps of Engineers approval. If

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see original submission



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	*		wetland are located adjacent to the development site, such wetland area also needs to be shown (17.6.1 B)
	<input type="checkbox"/> * ◆		F. Easements. Indicate all easements shown on the governing plats and recorded against the property.
	<input type="checkbox"/> * ◆		G. Utilities. All underground and above ground utilities and pedestals or transformers need to be shown.
	<input checked="" type="checkbox"/> * ◆		H. Existing Improvements. Any existing site improvements need to be shown, such as buildings (including drip lines), drainage systems, trails (if part of official Town trails system as shown in the Comprehensive Plan), sidewalks, roadways, driveways, lite poles and fences.
	<input type="checkbox"/> * ◆		I. Fire Mitigation/Forestry Management. A Tree survey of all trees with a diameter at breast height of four inches (4") or greater shall be shown to ensure compliance with the fire mitigation and forestry management requirements (17.6.1 A)
	<input type="checkbox"/> * ◆	9.	Proposed Development Plan. The following information needs to be submitted:
	<input type="checkbox"/> * ◆		A. Site Plan. A site plan showing all proposed development improvements with an engineered scale of 1"=10' to a maximum of 1" =30' showing: <ul style="list-style-type: none"> i. Existing topography, existing utility pedestals and transformers, proposed grading, wetlands, trees with a bdh of 4" or greater, ponds, streams, drainages, setbacks and easements. NA ii. Proposed buildings, with roof drip lines clearly shown. NA iii. Composite utility plan including but not limited to proposed gas and electric meter locations and any new transformer locations. X iv. Proposed parking areas and spaces, required signage (adaptable parking spaces, loading/unloading area, no parking etc.), address monuments, sidewalks, lighting, trash/recycling enclosures, amenity area, patios, decks and other proposed improvements clearly shown. NA v. Proposed landscaping. NA vi. Project summary that lists project data, including but not limited to lot size, zoning designations on the lot or site, building height, average building height, required parking and maximum lot coverage.
	<input type="checkbox"/> * ◆		B. Grading Plan. An access and grading plan prepared by a Colorado registered professional engineer showing how the project can meet the CDC roadway and driveway standards (17.6.6), grading and drainage design requirements (17.5.5 and 17.5.7) and pedestrian connections, as applicable, with existing grading in a dashed line, propose degrading shown with a solid line and spot elevations as needed.
	<input type="checkbox"/> * ◆ NA		C. Building Elevations and floor Plans. Architectural plans prepared by a Colorado licensed architect designed in accordance with the applicable regulations of the CDEC (Design Regulations, Zoning Regulation, etc.) including but not limited to building elevations and floor plans with a scale of 1/4" = 1' to 1/16"= 1' for larger scale projects. <ul style="list-style-type: none"> i. Floor plans labeled, dimensions and drawn in sufficient detail ii. All elevations of proposed buildings with all exterior wall materials clearly labeled and

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	*		<p>calculated in a table format to comply with section 17.5.6E and</p> <ul style="list-style-type: none"> iii. Maximum building height and maximum average height with plan submittal requirements pursuant to CDC section 17.3.11, including but not limited to a table calculating the maximum average building height. iv. Roof plan that meets the roof form Design Regulations in section 17.5.6.C, including but not limited to roof design, snow and ice shed prevention devices, pitch, eaves and fascia, drainage and material. v. Roof plan overlaid on a topographic survey with all ridgeline heights labeled in USGS elevation vi. Window and door schedule to comply with CDC section 17.5.6.G-H Details of recess of windows and doors within stucco or stone walls. vii. Address monument design and lighting to comply with CDC section 17.5.13.E(4) and 17.5.13.F.
	<input type="checkbox"/> *		D. Computer Massing Model. A computer massing model with interactive viewing capability (360-degree rotation, fly by, etc.) showing the proposed buildings, including roof forms, illustrating building mass and proportion, site contours of 2' intervals, and surrounding development to scale so the building design can be evaluated pursuant to the Design Regulations.
	<input checked="" type="checkbox"/> X		E. Landscape Plan. A Landscape plan in accordance with the Landscaping Regulations (17.5.9) shall be designed and prepared by an American Society of Landscape Architecture certified designer or a landscape professional with experience in creating and planting landscape plans in montane and subalpine life zones.
	<input checked="" type="checkbox"/> *		F. Outdoor Lighting Plan. A conceptual outdoor lighting plan in accordance with the Lighting Regulations (17.5.12) including but not limited to the need to provide full cut-off light fixtures.
	<input checked="" type="checkbox"/> *		G. Construction Mitigation Plan. Maps or plans and written narrative describing layout of the construction site to show: <ul style="list-style-type: none"> i. Limits of construction disturbance, including limits of excavation; ii. Location of cranes and crane radius (if applicable); iii. Limits of tree removal; iv. Identification of trees to remain within the limits of disturbance; v. Location of construction fencing and details of methods to protect the trees to be preserved on a site and any other vegetation; vi. Location of building materials storage areas, cut and slash storage and route of removal; vii. Construction parking (location and amount); viii. Location of port-a-toilet; ix. Location and size of construction trailer; x. Location and methods of erosion control and methods to protect ponds, streams and wetland is applicable; xi. Location and size of trash container of enclosure and route of removal; and xii. Location of bear proof container for all food waste.
	<input type="checkbox"/> *		H. Material Board. The applicant shall submit photos of proposed materials and a 2'x3'

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	<input checked="" type="checkbox"/> *		materials board with sampled of stone, siding material, colors, accent material and roofing at the time of the DRB Review for Class 3 applications. A 4'x4' stone mockup shall be constructed on site prior to commencement of stone work.
	<input type="checkbox"/> <input checked="" type="checkbox"/> *	10.	A. Engineered Infrastructure Plan. The development shall include sufficient infrastructure designed by a Colorado registered professional engineer, including but not limited to vehicular and pedestrian access, mass transit connections, parking, traffic circulation, fire access, water, sewer and other utilities. <ul style="list-style-type: none"> i. Utility Plan. A composite utility plan showing the intended routes for providing water, sewer, electric, cable and telecommunications. ii. Availability of Water, Sewage Disposal and Utilities. The applicant shall consult with the director of the Public Works Department, San Miguel Power association and Source Gas prior to the submission of a development application to include statements from such agencies in the application on the availability of utilities to serve the intended development. iii. Access Plan. An access plan providing access to and from the site of the development shall be provided, including any needed infrastructure improvements as may be required by the Subdivision Regulations and the Road and Driveway Standards.
	<input type="checkbox"/> *	11.	Practicable Alternatives Analysis: For development proposing disturbance to wetlands, the general easement or slopes greater than 30%, the Town may require an applicant prepare a practicable alternative to demonstrate why it is not practicable to avoid such areas.
	<input type="checkbox"/> <input checked="" type="checkbox"/> NA	12.	Design Variation. If a design variation is requested pursuant to the Design Variation Process in the CDC section 17.4.11.E(5), the application shall include a detailed narrative on how such variation meets the criteria in section 17.4.11.E(5)(e).
	<input checked="" type="checkbox"/> NA	13.	Public Improvements Cost Spreadsheet. For multi-family, mixed use or commercial development, or as otherwise required by the CDC or a development agreement, the developer shall submit a spreadsheet breaking down the cost of the construction of any public facilities or improvements that are necessary for the development, with such spreadsheet providing the line item total cost, unit type (EG. Lineal feet, cubic yards, sq. Ft.)
	<input type="checkbox"/> * <input checked="" type="checkbox"/>	14.	Plan Set Sheet Requirements. All plan sets as set forth in these submittal requirements shall be formatted to have a sheet size of 24" x 36", with cover sheet providing the contact information of all plan consultants, vicinity map, and sheet index; and all sheets showing date of original plan preparation and all revision dates, sheet labels and numbers, borders, title blocks, project name, lot number, address legends. <ul style="list-style-type: none"> A. All plans submitted by a Colorado licensed architect. Surveyor, geologist or interior designer shall be electronically stamped and signed without a locked signature to allow for commenting on the plan sets.
	<input checked="" type="checkbox"/> X <input checked="" type="checkbox"/>	15.	Licensed Architect Required. All development applications for a structure or building to be constructed, altered or modified within the town are required to be stamped by a Colorado licensed architect. If allowed by the CRS 12-25-301 et seq, the Director of Community Development may exempt a remodeling development application for this requirement, if he/she determines that such remodeling is minor in nature and without any modification to a building's mass, or for a remodeling that is simply proposing the replacement of exterior materials and associated minor alterations.

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	<input checked="" type="checkbox"/> ◆	16.	ePlan Submittal. All development applications shall be submitted pursuant to the ePlans submittal process as outlined in the following publication: https://townofmountainvillage.com/media/ePlans-Electronic-Submittal-and-Review.pdf

Questions and/or comments on ePlans Process can be directed to cd@mtnvillage.org or call 970-728-1392.



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TOWN OF MOUNTAIN VILLAGE FEE REQUIREMENTS ACKNOWLEDGEMENT

The Town of Mountain Village requires specific fees to be paid with a development application including legal and attorney fees associated with processing land development applications, inquiries and review. Please read and acknowledge the below fee requirement which are found at Community Development Code Section 17.4.4. General Provisions Applicable to All Development Application Classes, Section L. Fees.

L. Fees

1. Fee Schedule. The Town Council shall, from time to time, adopt a fee resolution setting forth all development application fees and associated permit fees. Fees for submittals not listed in the fee schedule resolution shall be determined by the Director of Community Development on a case-by-case basis determined by the similarity between the submittal and the development applications listed on the fee schedule together with the estimated number of hours of staff time the review of the submittal will require. No development application shall be processed, nor any development or building permits shall be issued until all outstanding fees or moneys owed by the applicant, lot owner, developer or related entity, as defined by the Municipal Code, to the Town, in any amount for any purpose, including but not limited to any fees, delinquent taxes, required Town licenses, permit fees, court fines, costs, judgments, surcharges, assessments, parking fines or attorney's fees are paid to the Town.

2. Town Attorney Fees. The applicant shall be responsible for all legal fees incurred by the Town in the processing and review of any development application or other submittal, including but not limited to any Town Attorney fees and expenses incurred by the Town in the legal review of a development application together with the legal review of any associated legal documents or issues. Legal expenses so incurred shall be paid for by the applicant prior to the issuance of any permits.

3. Property or Development Inquiries. The Town requires that Town Attorney legal fees and expenses be paid for all development or property inquiries where a legal review is deemed necessary by the Town. The developer or person making the inquiry, whichever the case may be, shall be informed of this obligation and execute a written agreement to pay such legal expenses prior to the Town Attorney conducting any legal review. A deposit may be required by the Director of Community Development prior to the commencement of the legal review.

4. Other Fees. The applicant shall be responsible for all other fees associated with the review of a development application or other submittal conducted by any outside professional consultant, engineer, agency or organization and which are deemed necessary by the Town for a proper review.

5. Recordation Fees. The Community Development Department will record all final plats, development agreements and other legal instruments. The applicant shall be responsible for the fees associated with the recording of all legal instruments.

I have read and acknowledge the fee requirements associated with my application.

(signature required)

(date)



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APPLICANT INFORMATION			
Name: Shannon Murphy Landscape Architects (SMLA)		E-mail Address: shannon@shannonmurphy.net	
Mailing Address: 231 Midland Ave Suite 206		Phone: (970)927-2889	
City: Basalt	State: CO	Zip Code: 81621	
Mountain Village Business License Number: 007206			
PROPERTY INFORMATION			
Physical Address: 127 Rocky Rd		Acreage: 60 acres	
Zone District: Residential	Zoning Designations: SFR	Density Assigned to the Lot or Site: 2 units of single family	
Legal Description: Lots 376RA and Access Tract A-376R. Plat book 1, page 3427 and correction Plat book 1, pg 4634			
Existing Land Uses: vacant land			
Proposed Land Uses: single family residence and accessory dwelling unit			
OWNER INFORMATION			
Property Owner: Yellow Brick Road, CO LLC		E-mail Address: c/o Tom@tklaw.net	
Mailing Address: Box 3081		Phone: 970.728.2424	
City: Telluride	State: CO	Zip Code: 81435	
DESCRIPTION OF REQUEST			



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SEE ORIGINAL
APPLICATION. THIS
IS A SUPPLEMENT
TO ORIGINAL
APPLICATION

OWNER/APPLICANT ACKNOWLEDGEMENT OF RESPONSIBILITIES

I, _____, the owner of Lot _____ (the "Property") hereby certify that the statements made by myself and my agents on this application are true and correct. I acknowledge that any misrepresentation of any information on the application submittal may be grounds for denial of the development application or the imposition of penalties and/or fines pursuant to the Community Development Code. We have familiarized ourselves with the rules, regulations and procedures with respect to preparing and filing the development application. We agree to allow access to the proposed development site at all times by members of Town staff, DRB and Town Council. We agree that if this request is approved, it is issued on the representations made in the development application submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. By signing this acknowledgement, I understand and agree that I am responsible for the completion of all required on-site and off-site improvements as shown and approved on the final plan(s) (including but not limited to: landscaping, paving, lighting, etc.). We further understand that I (we) are responsible for paying Town legal fees and other fees as set forth in the Community Development Code.

Signature of Owner

Date

Shannon S Murphy

Digitally signed by Shannon S Murphy
9/24/2019

Signature of Applicant/Agent

Date

OFFICE USE ONLY

Fee Paid:

By:

Planner:



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OWNER AGENT AUTHORIZATION FORM

I have reviewed the application and hereby authorize (agent *name*) _____
of (agent's business name) _____ to be and to act as my designated
representative and represent the development application through all aspects of the development review
process with the Town of Mountain Village.

SEE ORIGINAL
APPLICATION. THIS
IS A SUPPLEMENT
TO ORIGINAL
APPLICATION

(Signature)

(Date)

(Printed name)

Shannon MurphyLandscape Architects

231 Midland Ave., Suite 206

Basalt, Colorado 81621

970.927.2889

To: TOMV Planning Department and Design Review Board

Re: Lot 387R1 Application for Permanent Gate

Date: 9.24.2019

From: Shannon Murphy

Thank you for reviewing this request for a permanent gate at the property entrance. Following is a description of the design intent:

1. The property is located at the top of Rocky Road, on a short dead-end spur extending about 400 meters past the top of the cul-de-sac.
2. It is difficult for passersby to distinguish the private driveway from the public spur road because the alignment of the spur road flows directly into the private drive and onto the single lane bridge over Marmot Ski Run. The first opportunity to turn around and leave (if a person has accidentally entered the property) is in the private entry courtyard of the accessory dwelling. This is not desirable for either party. If one continues past the accessory dwelling, they arrive at the private entry courtyard of the residence. This is even less desirable.
3. A construction gate on the eastern edge of the bridge was approved and constructed in 2018 to discourage private traffic from driving over the single lane bridge and to improve safety / security during project construction.
4. This application requests your consideration in allowing the construction gate to be retained to function as a permanent safety / security gate after the project is built and the owners are living in their house.
5. The gate is composed of 3 horizontal steel bars, matching the material, size, spacing, height, and patinated finish of the bridge railing.
6. The gate blends with the existing bridge railing so well, it is hard to see until you are within 30-40 feet of the gate.
7. The stone guardwalls leading to the bridge are under construction. The curved form of the stone walls further obscures the view of the gate from the public road.
8. The gate hinges are mounted to the existing steel bridge columns on the eastern edge of the bridge. When in the open position, each side of the gate slides into a cubby hole in the railing to maintain the approved bridge width for emergency vehicles.
9. Fire truck / emergency vehicle access is provided with a lock box at the keypad.
10. All safety features required by Code are installed with the construction gate and will remain with the permanent gate.
11. Meter reading will be accommodated with remote access.
12. The gate is designed to be consistent with the Town Design Theme defined in the Community Development Code¹. The gate is constructed so as not to be obtrusive, and the character and appropriate material of patinated steel for the gate are natural and sustainable. ² The color of the gate blends with nature.³ The material for the gate evokes alpine mountain design.⁴ The patinated metal of the gate has been treated to produce rusting and to harmonize with the natural landscape and surrounding town such that the color is natural, warm and subtle.⁵

Thanks in advance for your time in reviewing this request.

Warm Regards,

Shannon S. Murphy

¹ C.D.C.p.149 D. General Landscaping and Design Requirements 2. Walls, Fences and Gates d. Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme..."

² C.D.C. p.117 17.5.4/F.5, "Materials that are natural and sustainable in stone, wood, and metal."

³ C.D.C. p.117 17.5.4/F.6, "Colors that blend with nature."

⁴ C.D.C. p.118 17.5.6 Building Design A. Building Form 1. "The alpine mountain design shall be based on building forms that are well grounded to withstand extreme forces of wind, snow and heavy rain...Examples of materials which evoke this form are stone, metal..."

⁵ C.D.C. p.124 17.5.6 Building Design/ Exterior Wall Materials/3. Metal C. "Corrugated metal shall be treated to produce rusting prior to the issuance of a certificate of occupancy."/ F. "Exterior material color shall harmonize with the natural landscape within and surrounding town. Color shall be natural, warm and subtle."

LOT 387R1
APPLICATION FOR PERMANENT GATE
DRAWING INDEX

GENERAL CONTRACTOR
FORTENBERRY & RICKS
52 PILOT KNOB LANE/ P.O. BOX 338
TELLURIDE, CO 81435
(970)728-4321

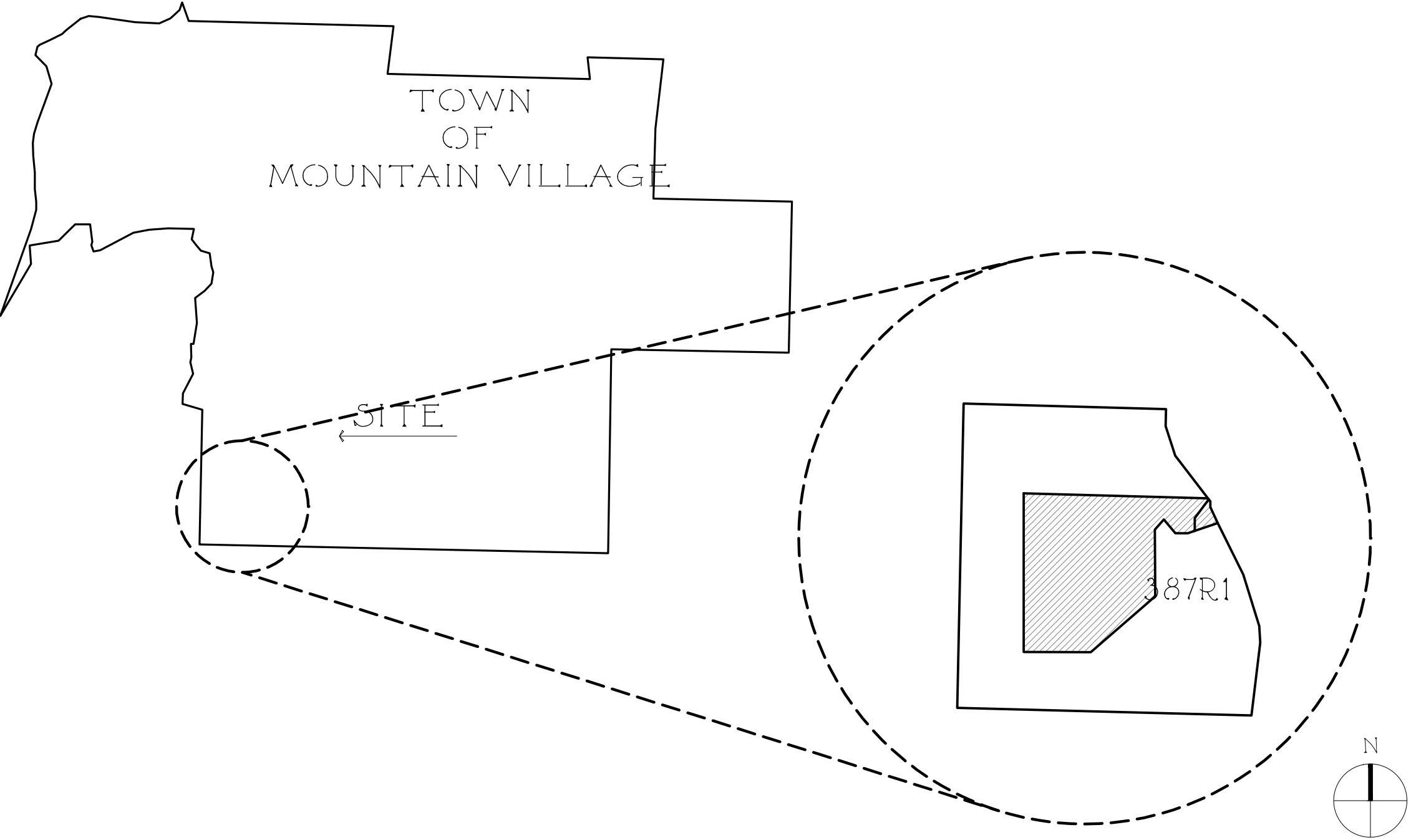
CIVIL, STRUCTURAL & GEOTECHNICAL ENGINEERS
BUCKHORN GEOTECH
222 So. PARK AVE.
MONTROSE, CO 81401
(970)249-6828
*PROVIDED ORIGINAL DRAWING 8-7-2014

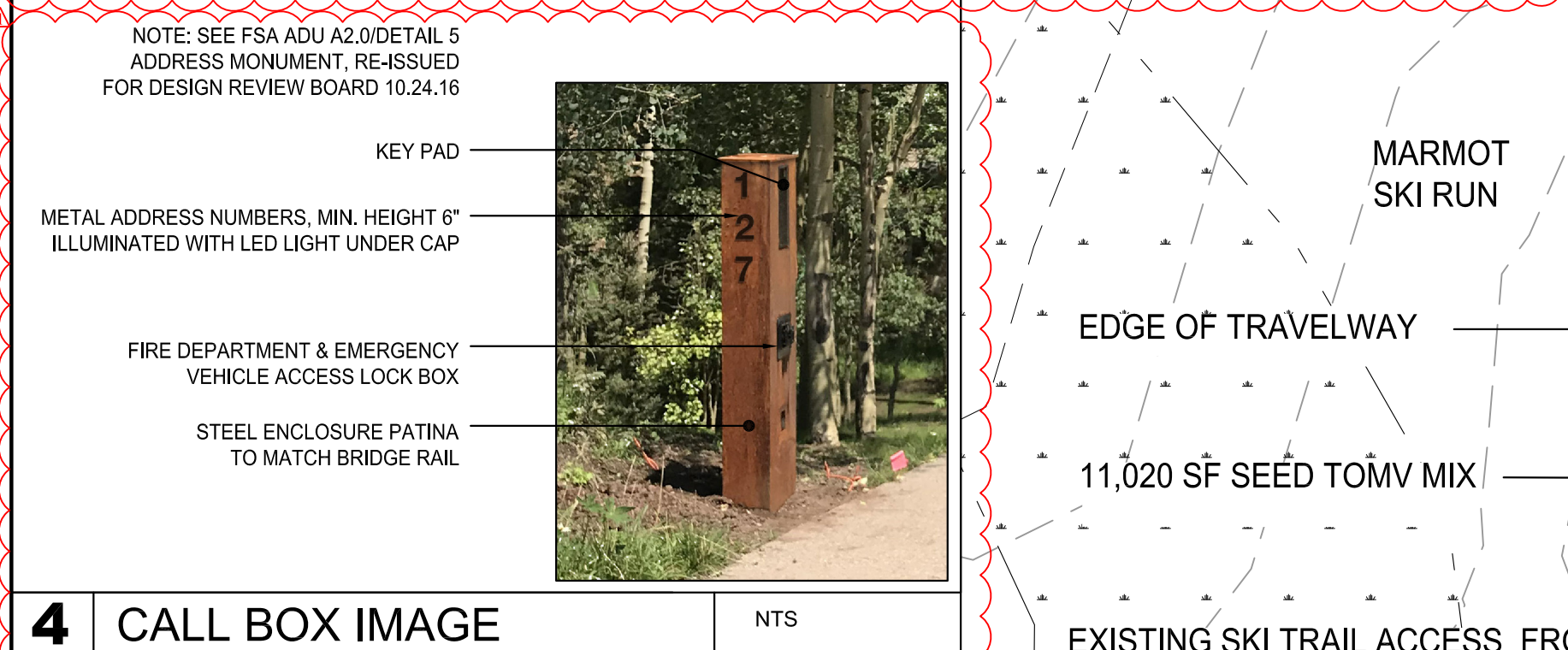
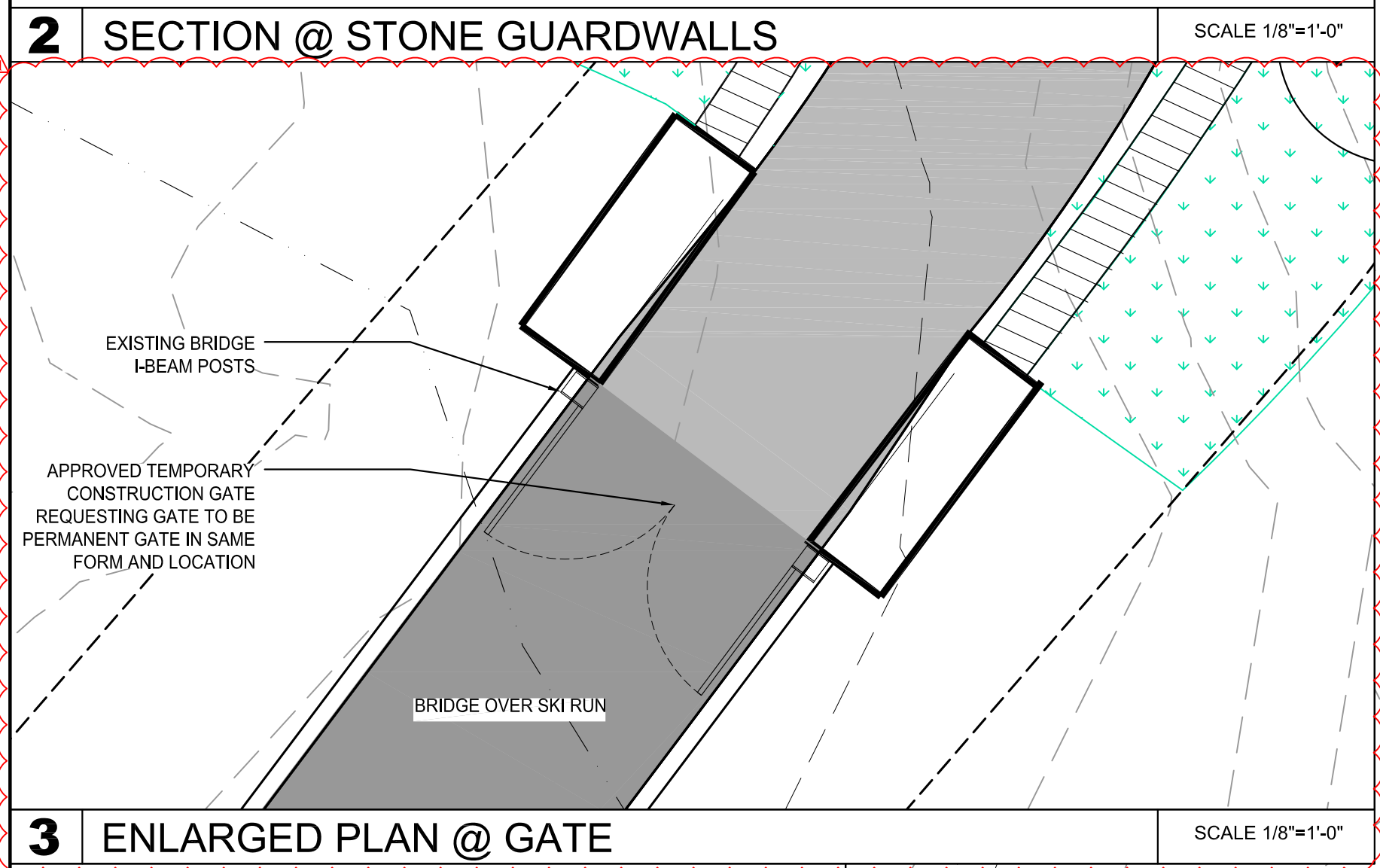
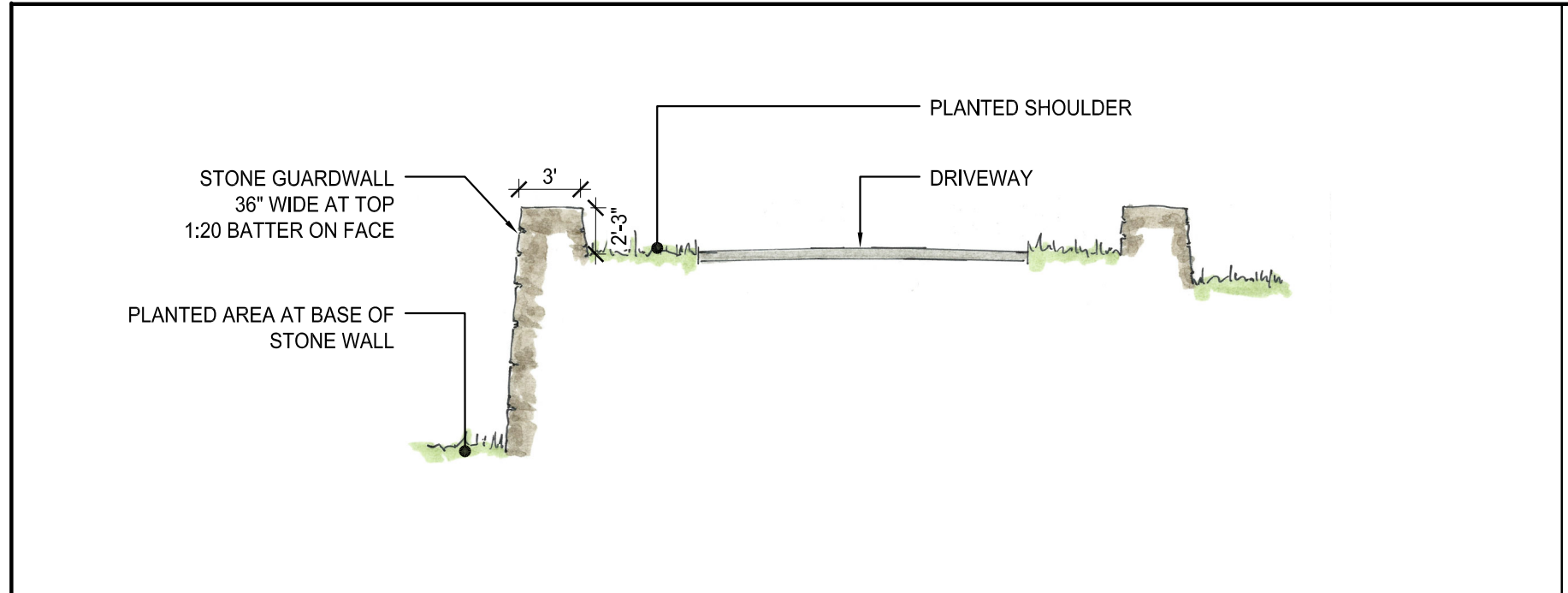
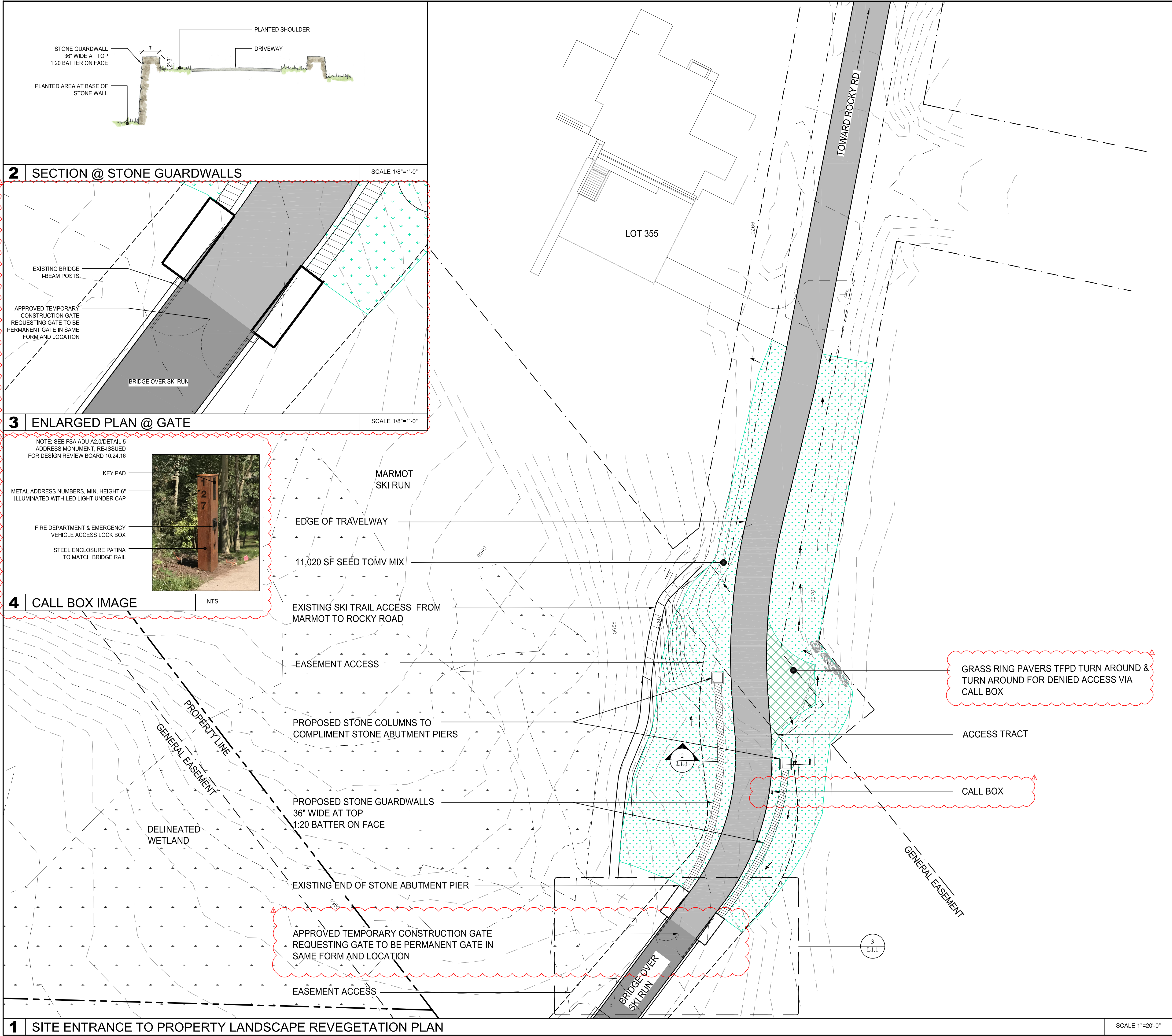
CIVIL ENGINEER
UNCOMPAHGRE ENGINEERING
113 LOST CREEK LANE BLUE MESA- BLDG SUITE D
TELLURIDE, CO 81435
(970)729-0683

LANDSCAPE ARCHITECT
SHANNON MURPHY LANDSCAPE ARCHITECTS
231 MIDLAND AVENUE, SUITE 206
BASALT, CO 81621
(970)927-2889


DRAWING INDEX

- COVER/ INDEX OF DRAWINGS/VICINITY MAP
- L.1.1 SITE ENTRANCE TO PROPERTY LANDSCAPE REVEGETATION PLAN
- L.G.1 ENTRANCE RENDERING
- L.G.2 VIEW FROM DRIVEWAY APPROXIMATELY 50' FROM GATE
- L.G.3 VIEW FROM DRIVEWAY APPROXIMATELY 25' FROM GATE
- L.G.4 VIEW OF EXISTING COLUMN AND GATE
- L.G.5 VIEW OF GATE
- L.G.6 PROGRESS PHOTOS
- L.G.7 PROGRESS PHOTOS
- L.G.8 PROGRESS PHOTOS





LEGEND

 SEED TOMV MIX

LANDSCAPE NOTES

- PLAN GRAPHICS INDICATE APPROXIMATE LOCATION OF PROPOSED TREES AND SHRUBS. ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT LANDSCAPE ARCHITECT TO AVOID ROOT ZONES OF EXISTING TREES, PROVIDE SCREENINGS BETWEEN PUBLIC AND PRIVATE SPACES, RESPECT VIEWS AND SOLAR EXPOSURE, AND COMPLIMENT THE LAYOUT OF HARDSCAPE ELEMENTS. PLANT SCHEDULE SHALL DICTATE QUANTITIES. GRAPHIC SYMBOLS REPRESENT APPROXIMATE QUANTITIES.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO.
- PLANTED 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 12" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 1:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES.
- MULCH ALL PERENNIAL BEDS WITH ORGANIC COMPOST MULCH. "SOIL PEP" OR LANDSCAPE ARCHITECT APPROVED EQUAL.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MIGUEL COUNTY NOXIOUS WEED LIST. LANDSCAPING SHOWN ON THE LANDSCAPE PLAN SHALL COMPLY WITH SECTION 17.7.9.C.8.g OF THE COMMUNITY DEVELOPMENT CODE REGARDING NOXIOUS WEEDS.
- ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH SEEDED NATIVE GRASSES. NATIVE GRASS SEED MIX SHALL BE COMPOSED OF THE FOLLOWING:

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%

SOIL PROTECTION NOTES

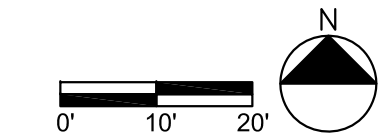
- PRIOR TO EXCAVATION, TOPSOIL SHALL BE STRIPPED AND STORED ON THE SITE OR IN A LOCATION APPROVED BY THE REVIEW AUTHORITY.
- GOOD QUALITY TOPSOIL SHALL BE PLACED IN AREAS REQUIRING LANDSCAPING OR REVEGETATION. TOPSOIL TO BE SPREAD IN PLACE AND HAND RAKED TO A SMOOTH FINISH PRIOR TO SEEDING OR PLANTING.
- TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR INCHES (4").
- A SOIL AMENDMENT, SUCH AS FULLY COMPOSTED MANURE, SHALL BE ROTOTILLED INTO ALL AREAS THAT WILL BE SODDED.
 - AMENDMENTS SHALL BE TILLED INTO THE SOIL TO A SIX TO EIGHT (6"-8") DEPTH.
 - THE RATE OF APPLICATION OF SOIL AMENDMENT SHALL BE THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF WEED FREE MULCHES. ACCEPTABLE MULCHES ARE: STRAW, HYDRO-MULCH AND, WHEN NEEDED, BIODEGRADABLE EROSION-CONTROL NETTING.
- NYLON NETTING IS PROHIBITED.

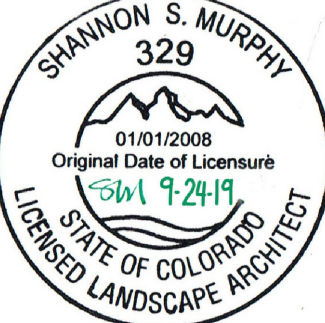
EROSION CONTROL NOTES

- TO THE EXTENT PRACTICAL, ROAD AND DRIVEWAY SHALL BE REVEGETATED WITHIN 30 DAYS OF THE DISTURBANCE TO AVOID UNSIGHTLY SCARS AND WEED INFESTATION ON THE LANDSCAPE.
- TO THE EXTENT PRACTICAL, UTILITY CUTS SHALL BE REVEGETATED IMMEDIATELY (WITHIN TWO WEEKS) AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. LANDOWNER SHALL INSURE PROPER WEED CONTROL IN IMPACTED AREAS.
- EROSION CONTROL PLANS SHALL BE BASED ON STANDARD BEST MANAGEMENT PRACTICES TO ENSURE THERE IS NO DETRIMENTAL IMPACT OR RUNOFF TO ANY PONDS, STREAMS OR WETLANDS.
- EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER AND IN DRAINAGE SWALES.
- DRAINAGE SWALES SHALL INCLUDE RIP-RAP AS NEEDED TO REDUCE EROSION.
- IN AREAS THAT ARE TO BE REVEGETATED (ESPECIALLY SEEDING LOCATIONS WHICH HAVE RECEIVED HEAVY CONSTRUCTION EQUIPMENT TRAFFIC), SOIL SHALL BE SCARIFIED BEFORE THE APPLICATION OF SEED. SLOPE SURFACES SHALL BE ROUGHENED BY RUNNING TRACKED EQUIPMENT UP AND DOWN THE FACE OF THE SLOPE. (RUNNING SUCH EQUIPMENT ACROSS THE FACE OF THE SLOPE ENCOURAGES EROSION AND IS NOT RECOMMENDED).
- NEWLY SEEDED AREAS SHALL BE PROTECTED FROM WIND AND WATER EROSION THROUGH THE USE OF MULCHES. ACCEPTABLE MULCHES ARE WOOD CHIPS, STRAW, HYDRO-MULCH AND EROSION CONTROL NETTING.
- EROSION CONTROL NETTING WILL BE REQUIRED ON SLOPES 3:1 OR STEEPER, IF ALLOWED BY VARIANCE TO SECTION 9-103-2 AND IN DRAINAGE SWALES. FOR ADDITIONAL INFORMATION SEE SHEET G2.

IRRIGATION SYSTEM NOTES

- SYSTEM TO BE DESIGNED BY A QUALIFIED LANDSCAPE PROFESSIONAL. SPECIFIC CRITERIA THAT SHALL BE CONSIDERED IN THE DESIGN INCLUDE: SOIL TYPE, ROOT DEPTH, PLANT MATERIALS, MICROCLIMATES, WEATHER CONDITIONS, WATER SOURCE, PEAK DEMAND, AND WATERING WINDOWS. TO CONSERVE AND PROTECT WATER RESOURCES, THE IRRIGATION DESIGNER SHALL SELECT APPROPRIATE EQUIPMENT COMPONENTS THAT MEET STATE AND LOCAL CODE REQUIREMENTS AND SITE REQUIREMENTS.
- TO CONSERVE AND PROTECT WATER RESOURCES, THE INSTALLED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS, CDC REQUIREMENTS, AND THE TOWN'S WATER AND SEWER REGULATIONS. THE INSTALLATION SHALL RESULT IN AN EFFICIENT AND UNIFORM DISTRIBUTION OF THE WATER.
- THE SYSTEM SHALL BE REGULARLY MAINTAINED BY A QUALIFIED PROFESSIONAL TO PRESERVE THE INTEGRITY OF THE DESIGN AND TO SUSTAIN EFFICIENT OPERATION. THE SERVICED COMPONENTS SHALL MEET THE IRRIGATION DESIGN SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS, AND STATE AND LOCAL CODES.
- THE IRRIGATION SCHEDULE SHALL BE MANAGED TO MAINTAIN A HEALTHY AND FUNCTIONAL LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER. TO CONSERVE AND PROTECT WATER RESOURCES AND THE ENVIRONMENT THE IRRIGATION SCHEDULE SHALL BE CHANGED AS REQUIRED TO PROVIDE SUPPLEMENTAL WATER TO MAINTAIN A FUNCTIONAL AND HEALTHY TURF AND LANDSCAPE WITH THE MINIMUM REQUIRED AMOUNT OF WATER.
- SYSTEM SHALL INCLUDE:
 - A BACKFLOW PREVENTER BY A COLORADO LICENSED PLUMBER THAT IS INSTALLED AFTER RECEIVING A PLUMBING PERMIT FROM THE TOWN.
 - INTERIOR AND EXTERIOR DRAIN VALVES AND AN INTERIOR DRAIN.
 - HEAD-TO-HEAD OR DOUBLE COVERAGE.
 - A MASTER CONTROL VALVE.
 - A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE IRRIGATION SYSTEM.
 - SELF-SEALING HEADS TO REDUCE RUN OUT AFTER ZONE SHUTS DOWN.
- LOW-ANGLE SPRAY HEADS TO REDUCE WIND EFFECT AND MISTING ON AREAS OF TURF AND LOW-GROWING VEGETATION.
- SYSTEMS SHALL BE DESIGNED TO IMPLEMENT LESS FREQUENT WATERING FOR A LONGER PERIOD OF TIME TO INCREASE SATURATION DEPTH AND PROMOTE DEEP ROOT GROWTH UNLESS THE TOPOGRAPHY REQUIRES A DIFFERENT PRACTICE.
- SYSTEMS SHALL BE DESIGNED TO OPERATE IN ACCORDANCE WITH TABLE 5-3 OF THE TOWN'S GUIDELINES.





SHANNON S. MURPHY
329
01/01/2008
Original Date of Licensure
03/01/2019
State of Colorado
LICENSED LANDSCAPE ARCHITECT

ISSUE:
09.24.2019 CHANGE ORDER 1 & TOMV SUBMISSION
04.02.2019 ENTRANCE GUARDWALL REFINEMENT

A RESIDENCE AT
LOT 387 R1
TELLURIDE
COLORADO, USA

SHEET TITLE:
SITE ENTRANCE TO PROPERTY
LANDSCAPE REVEGETATION
PLAN

DRAWING:
BRIDGE L1.0 ENTRY GATE
KEY PAD LOCATION
PLAN.dwg

SCALE:
20 SCALE

DRAWN BY:

SHEET NUMBER:
SITE
L1.1

SHANNON MURPHY
LANDSCAPE ARCHITECTS
231 MIDLAND AVE SUITE 208 BASALT, CO 81621
970.627.3389



APPROVED TEMPORARY
CONSTRUCTION GATE.
REQUESTING GATE TO BE
PERMANENT GATE IN SAME
FORM AND LOCATION.
-GATE IS OBSCURED FROM
VIEW BY APPROVED STONE
GUARD WALL AND CURVED
DRIVE

EXISTING BRIDGE
EXISTING STONE VENEER
COLUMN

APPROVED STONE VENEER
GUARD WALLS

PLANTED SHOULDER

DRIVEWAY

SHEET NO.
L.G.2

SHEET TITLE:
VIEW FROM DRIVEWAY APPROXIMATELY 50' FROM GATE

ISSUE DATE:
9.16.19

PROJECT:
LOT 387R APPLICATION FOR PERMANENT GATE

SCALE:
N/A

STAMP:



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81621
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APPROVED TEMPORARY
CONSTRUCTION GATE.
REQUESTING GATE TO BE
PERMANENT GATE IN SAME
FORM AND LOCATION.
-GATE IS VISIBLE
APPROXIMATELY 50' FROM
START OF BRIDGE.

EXISTING COLUMN

EXISTING SINGLE LANE
BRIDGE. PROPOSED GATE WILL
MINIMIZE TRAFFIC CONFLICTS
ON BRIDGE

APPROVED STONE VENEER
GUARD WALLS

DRIVEWAY

PLANTED SHOULDER

SHEET NO.
L.G.3

SHEET TITLE:
VIEW FROM DRIVEWAY APPROXIMATELY 25' FROM GATE

ISSUE DATE:
9.24.19

PROJECT:
LOT 387R APPLICATION FOR PERMANENT GATE

SCALE:
N/A



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IN OPEN POSITION; GATE
ALIGNs WITH BRIDGE RAILING
AND IS MINIMALLY VISIBLE.

HINGES OF GATE ARE
FASTENED TO THE EXISTING
STEEL COLUMN OF THE
BRIDGE

EXISTING STONE VENEER
COLUMN

APPROVED STONE VENEER
GUARD WALLS

PLANTED SHOULDER

DRIVEWAY

SHEET NO.
L.G.4

SHEET TITLE:
VIEW OF EXISTING COLUMN AND GATE

ISSUE DATE:
9.24.19

PROJECT:
LOT 387R APPLICATION FOR PERMANENT GATE

SCALE:
N/A

STAMP:



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IN OPEN POSITION GATE IS
RECESSED INTO EXISTING
RAILING, MAINTAINING THE
ORIGINAL CLEARANCES
BETWEEN INSIDE FACES OF
BRIDGE RAILINGS.

BRIDGE RAILING

SHEET NO. L.G.5	SHEET TITLE: VIEW OF GATE	ISSUE DATE: 9.24.19	PROJECT: LOT 387R APPLICATION FOR PERMANENT GATE	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Basalt, Colorado 81621 voice 970.927.2889 fax 970.927.2538 shannon@shannonmurphy.net
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APPROXIMATE FINISHED GRADE

DRIVEWAY

PLANTED SHOULDER

CONSTRUCTION OF GUARD WALLS COMPLETE. DRIVE & LANDSCAPE GRADING & FINISH MATERIALS IN PROCESS ON 8.23.19

SHEET NO. LG.6	SHEET TITLE: PROGRESS PHOTOS	ISSUE DATE: 9.24.19	PROJECT: LOT 387R APPLICATION FOR PERMANENT GATE	SCALE: N/A	STAMP: 	SHANNON MURPHY LANDSCAPE ARCHITECTS 231 Midland Ave Suite 206 Boulder, Colorado 80521 voice 970.927.2889 fax 970.927.2538 shannon@shannonmurphy.net
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