

**RESOLUTION OF THE TOWN OF MOUNTAIN VILLAGE, COLORADO TOWN COUNCIL  
APPROVING A REVOCABLE ENCROACHMENT AGREEMENT INTO THE SAN JOAQUIN  
ROAD RIGHT-OF-WAY FOR THE PLANTING OF TREES FOR THE LORIAN LOT 154**

**RESOLUTION NO. 2016-0519-06**

**RECITALS:**

- A. The Town of Mountain Village (“Town”) is the owner of record of real property described as the San Joaquin Road Right-of-Way; and,
- B. Lorian HOA, Harold Skripsky President (“Owner”) is the owner of record of real property described as Lot 154, Town of Mountain Village, CO;
- C. Right-of-way encroachments are a discretionary allowance of the Town Council; and
- D. The proposed revocable encroachment is needed to allow for the new landscape plantings; and,
- E. The Town Council conducted a public meeting on May 19, 2016.

**Now, Therefore, Be It Resolved** that the Town Council hereby approves a revocable encroachment in the San Joaquin Road Right-of-Way as set forth in Exhibit A with a condition that the Planning Division staff prepares a revocable encroachment agreement for execution by the Town Manager and the Owner.

**Section 1. Resolution Effect**

- A. This Resolution 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and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the resolutions repealed or amended as herein provided and the same shall be construed and concluded under such prior resolutions.
- B. All resolutions, of the Town, or parts thereof, inconsistent or in conflict with this Resolution, are hereby repealed, replaced and superseded to the extent only of such inconsistency or conflict.

**Section 2. Severability**

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

**Section 3. Effective Date**

This Resolution shall become effective on May 19, 2016 (the “Effective Date”) as herein referenced throughout this Resolution.

**Section 4. Public Meeting**

A public meeting on this Resolution was held on the 19<sup>th</sup> day of May, 2016 in the Town Council Chambers, Town Hall, 455 Mountain Village Blvd, Mountain Village, Colorado 81435.

**Approved** by the Mountain Village Town Council at a public meeting on May 19, 2015.



**Town of Mountain Village, Town Council**

By: *Daniel J Jansen*  
Dan Jansen, Mayor

**Attest:**

By: *Jackie Kenefick*  
Jackie Kenefick, Town Clerk

**Approved as to form:**

By: *[Signature]*  
James Mahoney, Assistant Town Attorney

# LANDSCAPE IMPROVEMENTS TO THE ROAD FRONTAGE LANDSCAPE AT THE LORIAN CONDOS LOT 154 111 SAN JOAQUIN ROAD, TELLURIDE MTN VILLAGE, 81435

REVISIONS	BY

Julie Welton  
Landscape Architect

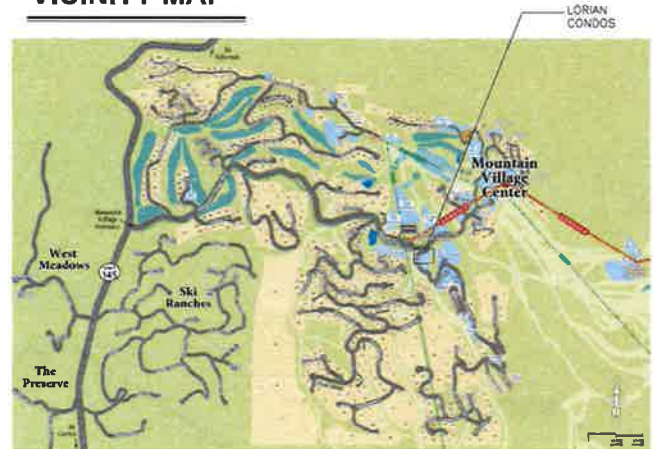


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**Lorian Condos, Lot 154 - Landscape & Site Upgrades  
Telluride Mountain Village, Colorado**

DATE	03-30-16
SHEET TITLE	COVER SHEET
SHEET No.	L-0

## VICINITY MAP

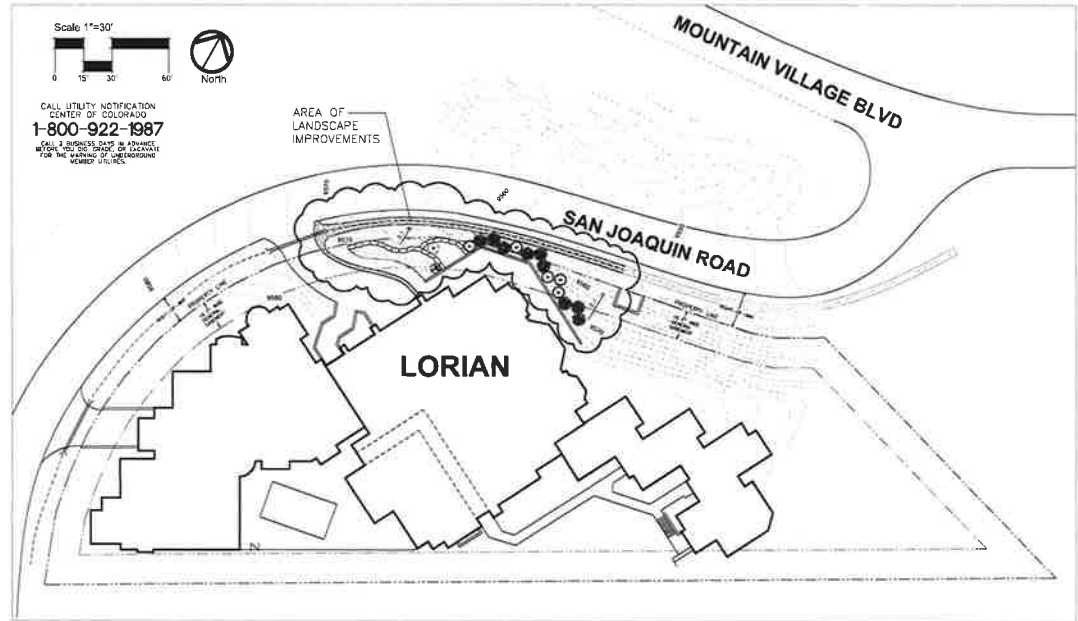


SHEET NO.	DESCRIPTION
L-0	COVER SHEET
L-1	PLANTING PLAN & LEGEND
L-2	DETAILS & NOTES

**DESCRIPTION OF LANDSCAPE IMPROVEMENTS:**  
THE MINOR IMPROVEMENTS AT THE LORIAN CONDOS LOT 154 INCLUDE UPGRADING APPROXIMATELY 3,000 SF OF THE EXISTING LANDSCAPE AREA BETWEEN THE ENTRY DRIVEWAY AND SAN JOAQUIN ROAD. THE IMPROVEMENTS INCLUDE THE FOLLOWING:

1. ADDING A 2 FT. WIDE COBBLE SHOULDER ALONG THE EAST SIDE OF THE ENTRY DRIVEWAY, AND A 6 FT. WIDE AREA OF COBBLE ALONG SAN JOAQUIN ROAD DRAINAGE SWALE FROM THE DRIVEWAY EAST TO THE EXISTING UTILITY STRUCTURE.
2. EXPANDING THE TURF GRASS ABOUT 2,000 SF IN AREA IN FRONT OF THE TERRACED RETAINING BOULDER WALL PLANTERS.
3. DENSELY PLANTING THE RETAINING BOULDER WALL PLANTERS WITH FLOWERING ALPINE PERENNIALS TO HIGHLIGHT THE WALL SIGN AND ENTRY FEATURE.
4. ADDING NATURAL CLUSTERS OF BLUE SPRUCE, GREEN SPRUCE, AND ASPEN TREES ALONG THE FACE OF THE TALL ENTRY RETAINING WALL AND DRAINAGE SWALE ALONG SAN JOAQUIN ROAD.
5. SOME OF THESE LANDSCAPE IMPROVEMENTS OCCUR IN THE PROPERTY RIGHT-OF-WAY AREA.

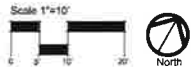
## OVERALL SITE



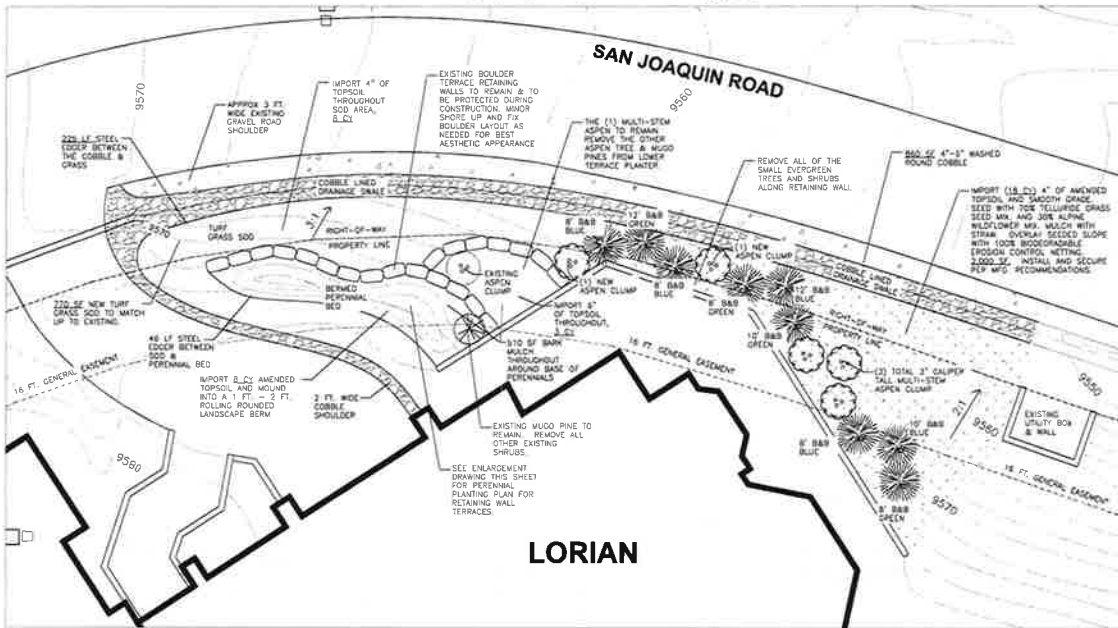
### GENERAL CONSTRUCTION NOTES

1. The contractor shall have all existing utilities located. Actual locations and depths may vary and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
2. All satisfactory excess excavation from the construction shall be spread uniformly across the area to be seeded. All unsatisfactory or waste material including vegetation, roots, concrete, rocks, or other debris, shall be hauled from the project by the Contractor. No separate pay.
3. Contractor shall give 48 hours notice to all authorized inspectors, superintendents, or person(s) in charge of public and private utilities affected by his operations PRIOR to commencement of work. Contractor shall assure himself that all construction permits have been obtained prior to commencement of work. All permits obtainable by the Contractor shall be obtained at the Contractor's expense.
4. Contractor shall confine his construction operations to the right-of-way, and designated staging area as approved by the H.O.A. president, Harald Skripsky (480-247-9372. Any damage to private facilities outside these limits shall be repaired by the Contractor at no expense to the Owner.
5. All construction, and related work, all materials, performance and quality of work, shall conform to the requirements of Town of Telluride Mountain Village Standard Requirements.

# LANDSCAPE PLAN & LEGEND



CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**811**  
BEFORE ANY EXCAVATION  
WORK. THE NUMBER 811 IS A SERVICE  
FOR THE LOCATION OF UNDERGROUND  
UTILITY LINES.



## PLANT LEGEND: TREES

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE & CHARACTERISTICS
(S)	EXISTING ASPEN TO REMAIN	EXISTING TO REMAIN	EXISTING	1 EXIST	40' TALL, 8' SPREAD, YELLOW FALL COLOR
(P)	PICEA PUNGENS	GREEN SPRUCE	8 FT., 10 FT., 12 FT.	2 EACH 1 EACH	40' TALL, 8' SPREAD, GREEN EVERGREEN
(P)	PICEA PUNGENS GLAUCA	BLUE SPRUCE	8 FT., 10 FT., 12 FT.	2 EACH 1 EACH	40' TALL, 12' SPREAD, BLUE EVERGREEN
(S)	POPULUS TREMULOIDES	MULTI-STEM ASPEN TREE	3" CALIPER	3 EACH	40' TALL, 8' SPREAD, YELLOW FALL COLOR
(S)	PNUS MUSSO	EXISTING MUGO PINE	EXISTING	1 EXIST	5' TALL, 2' SPREAD, EVERGREEN SHRUB

## PLANT LEGEND: 1 GALLON PERENNIALS

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE SIZE & CHARACTERISTICS
(A)	ACHILLEA MOONSHINE	MOONSHINE YARROW	1 GALLON	8 TOTAL	2' TALL, 2' SPREAD, YELLOW FLOWERS
(A)	ARTEMESIA POWIS CASTLE	POWIS CASTLE SAGE	1 GALLON	5 TOTAL	18" TALL, 18" SPREAD, SILVER FOLIAGE
(A)	CENTRANTHUS RUBER	JURTER'S BEARD	1 GALLON	6	2' TALL, 2' SPREAD, RED FLOWERS
(A)	GERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	1 GALLON	11 TOTAL	4' TALL, 1' SPREAD, WHITE FLOWERS
(A)	DIANTHUS 'BRILLIANT'	BRILLIANT PINKS	1 GALLON	12 TOTAL	4' TALL, 1' SPREAD, PINK FLOWERS
(A)	DICENTRA SPECTABILIS	BLEEDING HEART	1 GALLON	7 TOTAL	2' TALL, 2' SPREAD, PINK FLOWERS
(A)	GERANIUM 'JOHNSON'S BLUE'	JOHNSON'S BLUE GERANIUM	1 GALLON	4 TOTAL	2' TALL, 2' SPREAD, BLUE FLOWERS
(A)	HOSTA X UNCOLATA 'MIDORI ARIZAKATA'	VAREGATED HOSTA	1 GALLON	9 TOTAL	1' TALL, 1' SPREAD, VAREGATED FOLIAGE
(A)	CAMPANULA CARPATICA 'WHITE CHIPS'	WHITE HAREBELL	1 GALLON	8 TOTAL	6" TALL, 12" SPREAD, WHITE FLOWERS
(A)	IRIS GERMANICA	GERMAN PURPLE IRIS	1 GALLON	5 TOTAL	3' TALL, 12" SPREAD, PURPLE FLOWERS
(A)	LUPINUS 'RUSSELL'S HYBRID'	LUPINE	1 GALLON	11 TOTAL	2' TALL, 12" SPREAD, VARIOUS COLORS
(A)	MONARDA DIDYMA 'SCARLE'	RED BEE BALM	1 GALLON	12 TOTAL	3' TALL, 2' SPREAD, RED FLOWERS
(A)	NEPETA X FAABRENS 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GALLON	10 TOTAL	1' TALL, 2' SPREAD, PURPLE FLOWERS
(A)	ACONTIUM NARELLA	GARDEN'S MONKSHOOD	1 GALLON	8 TOTAL	2' TALL, 2' SPREAD, BLUE FLOWERS
(A)	MONARDA DIDYMA 'HOT PINK'	HOT PINK BEE BALM	1 GALLON	11 TOTAL	3' TALL, 2' SPREAD, PINK FLOWERS

## MULCH, SEED, EDGER, RETAINING WALL, PAVERS:

SYM.	DESCRIPTION	QUANTITY	REMARKS
(S)	NATIVE GRASS SEED & WILDFLOWER MIX (REQUIRES EROSION CONTROL NETTING)	2,600 SF	SEE THE LOCATIONS ON THIS DRAWING. SEE THE GRASS AND FLOWER SEED MIX AND SEEDING REQUIREMENTS BELOW.
(S)	TURF GRASS SOD	770 SF	IMPORT 4" OF AMENDED TOPSOIL AND ROTOTILL INTO SLOPE. INSTALL SOD PER THE SUPPLIER RECOMMENDATIONS. ROLL AND WATER IN.
(S)	SMALL BARK CHIP MULCH (THROUGHOUT PERENNIAL BED)	518 SF	PLACE 2" DEEP AROUND PERENNIALS.
(S)	4" WASHED ROUND COBBLE	860 SF	PLACE 4" DEEP THROUGHOUT AREAS AS SHOWN ON THE DRAWINGS.
(S)	EXISTING DRY STACK STONE RETAINING WALL	EXISTING	SEE EXAMPLE PHOTO ON SHEET L-2.
(S)	COMMERCIAL GRADE ROLL TOP STEEL EDGER	275 LF	SEE THE DETAIL ON SHEET L-2.
(S)	IMPORT AMENDED TOPSOIL	37 CY	THROUGHOUT PERENNIAL BEDS, AND AREAS TO BE SODDED & SEEDED AS SHOWN.

## NATIVE GRASS SEED MIX (GRASS 70%, WILDFLOWERS 30%):

ROTOTILL SOIL AMENDMENTS TO DEPTH OF 6" AND FINE GRADE AREA TO BE SEED. THERE SHALL BE NO CLODS GREATER THAN 2".

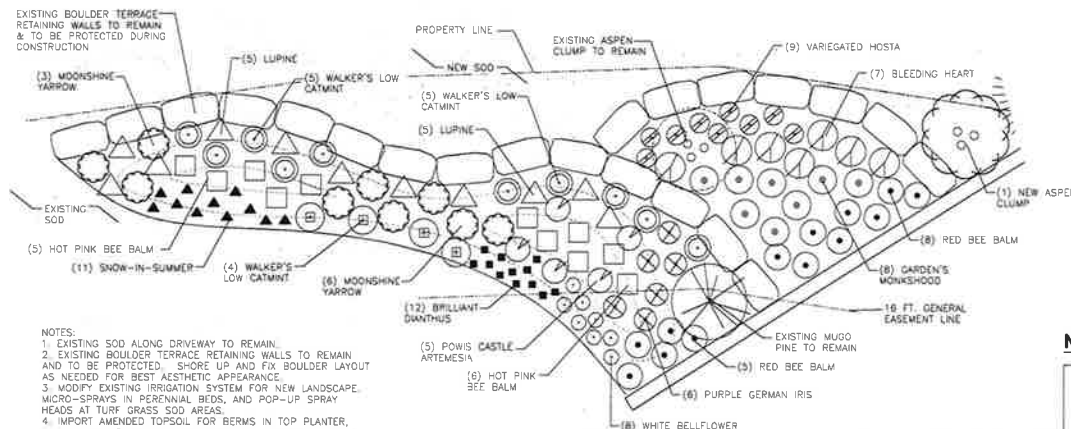
DRILL SEED USING SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY OR 2 TONS PER ACRE FOR STRAW.

TACK WITH ORGANIC TACKIFIER AT 100 POUNDS PER ACRE.

FOR STEEP SLOPES 3:1 OR GREATER, USE 100% BIODEGRADABLE EROSION CONTROL BLANKET.

SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIX AT DOUBLE THE RATE OF THAT RECOMMENDED BY THE SUPPLIER.

PLANT TYPE	PERCENT OF MIX
TALL FESCUE	5%
ARIZONA FESCUE	5%
HARD FESCUE	5%
CREeping RED FESCUE	5%
ALPINE BLUEGRASS	10%
CANADA BLUEGRASS	10%
PERENNIAL RYEGRASS	10%
SLENDER WHEATGRASS	10%
MOUNTAIN BROME	10%
MOUNTAIN WILDFLOWER MIX	30%
TOTAL =	100%



### NOTES:

- EXISTING SOD ALONG DRIVEWAY TO REMAIN.
- EXISTING BOULDER TERRACE RETAINING WALLS TO REMAIN AND TO BE PROTECTED. SHORE UP AND FIX BOULDER LAYOUT AS NEEDED FOR BEST AESTHETIC APPEARANCE.
- MODIFY EXISTING IRRIGATION SYSTEM FOR NEW LANDSCAPE. MICRO-SPRAYS IN PERENNIAL BEDS, AND POP-UP SPRAY HEADS AT TURF GRASS SOD AREAS.
- IMPORT AMENDED TOPSOIL FOR BERMS IN TOP PLANTER, AND IMPORT 6" NEW AMENDED TOPSOIL IN LOWER PLANTER.
- INSTALL NEW ROLLED TOP STEEL EDGER.
- FILL WITH PERENNIALS AS SHOWN. TOPDRESS WITH 2" OF BARK MULCH.
- IMPORT 4" OF AMENDED TOPSOIL TO SLOPE AND ROTOTILL INTO SUBGRADE. FINE GRADE. INSTALL SOD WHERE SHOWN PER SUPPLIER RECOMMENDATIONS.
- BROADCAST SEED GRASS AND WILDFLOWER MIX WHERE SHOWN AND RAKE INTO SOIL. INSTALL 100% BIODEGRADABLE NETTING OVER SEEDED AREA. INSTALL PER SUPPLIER RECOMMENDATIONS.

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DATE  
03-30-16  
SHEET TITLE  
LANDSCAPE  
PLAN & LEGEND

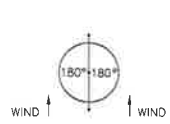
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L-1



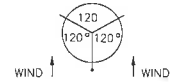
# LANDSCAPE NOTES & DETAILS

NOT TO SCALE

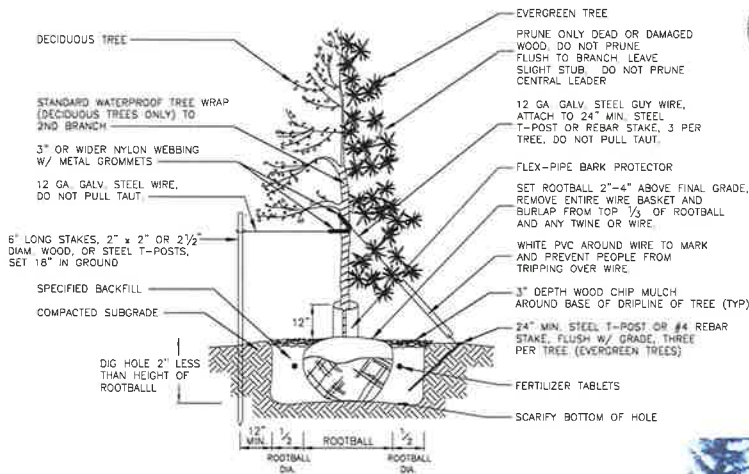
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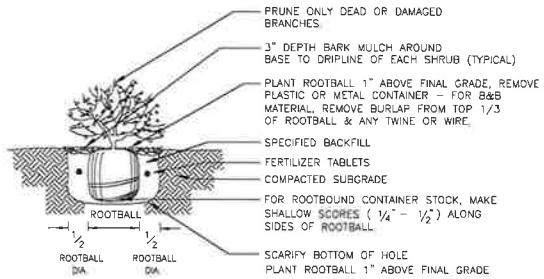
GUYING PATTERN FOR DECIDUOUS TREE PLANTING



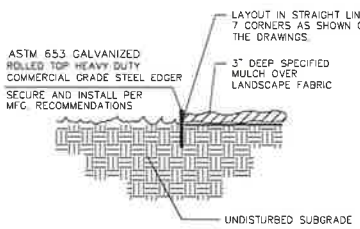
GUYING PATTERN FOR EVERGREEN TREE PLANTING



A TREE PLANTING SECTION NOT TO SCALE



B SHRUB OR PERENNIAL DETAIL NOT TO SCALE



C COMMERCIAL GRADE STEEL EDGER NOT TO SCALE



D EXISTING PHOTO MARK-UP

## LANDSCAPE NOTES:

- SOME OF THE LANDSCAPE IMPROVEMENTS ARE LOCATED IN THE RIGHT-OF-WAY. THE CONTRACTOR IS RESPONSIBLE FOR WORKER SAFETY. LINE ROAD WITH SAFETY CONES AND SIGNAGE TO ALERT DRIVERS OF CONSTRUCTION WORK. INCLUDE ADDITIONAL SAFETY PRECAUTIONS AS DEEMED NECESSARY.
- WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR BACK TO EARTH ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES.
- THE EXISTING IRRIGATION SYSTEM FOR THE EXISTING LANDSCAPE SHALL BE MODIFIED TO COVER ALL OF THE NEW LANDSCAPE AREAS AND SUPPLEMENTAL PLANTINGS. SEE CHAPTER 17.5.0 LANDSCAPE REGULATIONS OF THE MOUNTAIN VILLAGE SITE DEVELOPMENT CODE INCLUDING TABLE 5-3. THE IRRIGATION SYSTEM SHALL HAVE A BACKFLOW PREVENTER, DRAIN VALVES, HEAD-TO-HEAD COVERAGE, A MASTER CONTROL VALVE, A FLOW CONTROL DEVICE TO PREVENT WATER LOSS IN THE EVENT OF A BREAK IN THE SYSTEM, SELF-SEALING HEADS, AND AN AUTOMATIC CONTROLLER. ALL TREES SHALL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM. ALL PERENNIALS SHALL BE IRRIGATED WITH A MICRO-SPRAY SYSTEM. ALL SOD AREAS SHALL BE WATERED WITH A POP-UP SPRAY SYSTEM.
- THE LANDSCAPE SHALL COMPLY WITH TABLE 5-5 OF THE DESIGN REGULATIONS REGARDING NOXIOUS WEEDS IN CHAPTER 17.5.9 LANDSCAPE REGULATIONS OF THE MOUNTAIN VILLAGE SITE DEVELOPMENT CODE.
- CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS OR APPROVALS REQUIRED BY THE TOWN OF MOUNTAIN VILLAGE PRIOR TO CONSTRUCTION.
- NATURALIZED GRASS AND WILDFLOWER AREAS SHALL BE SEEDING WITH THE NATIVE GRASS/WILDFLOWER SEED MIX AT THE RATE DOUBLED THE RECOMMENDATION OF THE SUPPLIER. ADD A LOCALLY AVAILABLE HIGH ALTITUDE WILDFLOWER SEED MIX TO THE GRASS SEED MIX AT THE PERCENTAGE SPECIFIED. SEE THE SEED MIX TABLE, SHEET L-1.
- PLANT MATERIAL WAS CHOSEN FOR ITS HARDINESS, COLOR, SIZE, AND TOLERANCE OF ELEVATIONS AT 9,000 FT. CONTACT THE LANDSCAPE ARCHITECT FOR SUITABLE SUBSTITUTIONS.
- SEE THE DETAILS THIS SHEET FOR INSTALLATION GUIDELINES FOR TREE PLANTING, SHRUB PLANTING, BOULDER PLACEMENT, AND EXAMPLE PHOTO OF LOW DRY STACK STONE RETAINING WALL.
- LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE PROPERTY OWNER AND DRB WITH A 2-YEAR IRRIGATION AND 2-YEAR PLANT GUARANTEE ON ALL PLANT MATERIAL. ANY DEAD OR DYING TREE SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL CHARGE TO THE OWNER DURING THE 2-YEAR WARRANTY PERIOD.

REVISIONS	BY

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SHEET No. L-2