



October 6, 2020

Bob Christiansen
Chaffee County Administrator
104 Crestone Ave
Salida, Colorado 81201

RE: Administrative Review Decision – 104 Crestone Avenue Rear Drive Lane & Landscape Plan

Dear Bob,

The intent of this letter is to notify you of the administrative review decision regarding the proposed rear drive lane and landscape plan for 104 Crestone Avenue/Chaffee County Administration Building. After reviewing your application, all necessary materials have been submitted for this to be a complete application. The requirement for administrative review is per the conditions of approval for requested variances reviewed and approved on July 27th, 2020 as stated and discussed below:

1. Prior to construction of the drive lane, the applicant shall submit construction plans to City staff for administrative review.

Construction plans have been submitted and are included in the file. This condition is met.

2. Prior to submittal, the applicant shall investigate alternatives to paving the drive lane, such as heavy-duty porous pavers, “grass-crete,” or other materials such as asphalt that will blend in with the surrounding green space.

The applicant notes in a supplemental memo dated 10/6/2020 (included in the file) that they intend to use geotextile fabric as a base to help protect the two trees at the drive lane entrance. They also describe the choice to use asphalt over other permeable options due to cost, availability, maintenance attributes, and load dispersal, among other rationale. This condition is met.

3. The access drive lane shall not be for use by the general public, nor shall it be used for the storage of vehicles. The applicant shall sign the drive with “No Parking.”

The applicant notes that they will install signs that say no public access and no parking. This condition is met.

4. The applicant shall make a good-faith effort to protect other nearby trees by installing root zone protection fencing as part of the access lane construction process.

The landscape plans indicate that root zone protection fencing will be installed around all trees in the vicinity of construction, per the requirement. This condition is met.

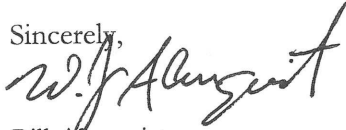
5. The applicant shall plant and maintain, within the green space, two new trees for every tree that needs to be removed as part of the proposed development and related tree assessment report. A landscape plan for the site, prepared by a certified landscape architect shall accompany the plans submitted to City staff for review.

The landscape plan, prepared by Evan W. Brady, PLA/ASLA with Mountain Aspect Landscape Architecture, LLC indicates that three trees will be purposefully removed as part of the project. The plan prescribes the planting of a total of seven new minimum 2-inch deciduous trees within the green space of the subject property. This condition is met.

The application demonstrates that the proposed rear drive lane and landscape plan will satisfy the above conditions, and therefore the administrator has **APPROVED** your application.

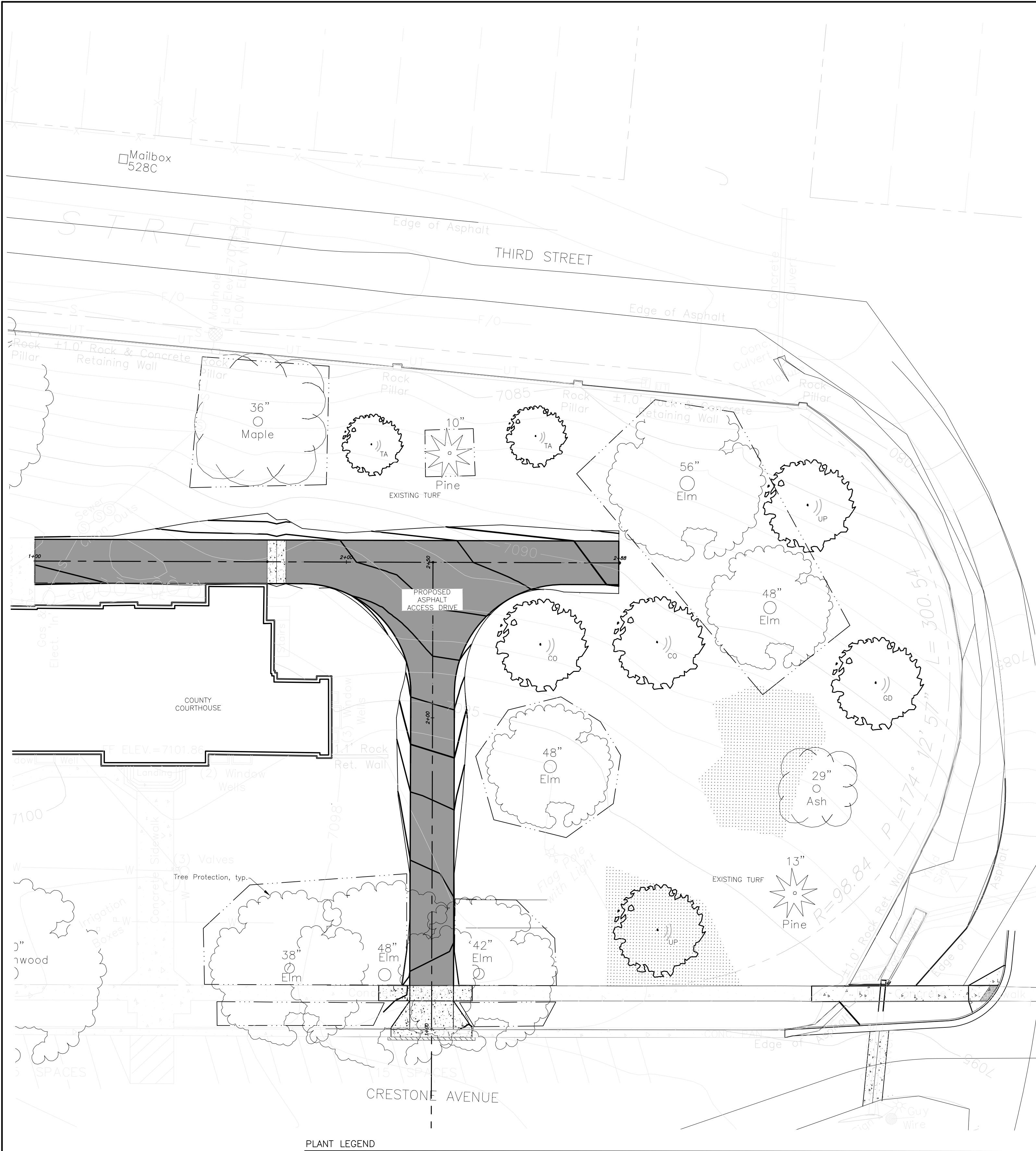
The applicant is reminded that any work within City right-of-way will require a street cut permit and is encouraged to contact Public Works at 719-539-6257. Please do not hesitate to contact me regarding any additional questions: (719) 530-2634 or bill.almquist@cityofsalida.com.

Sincerely,

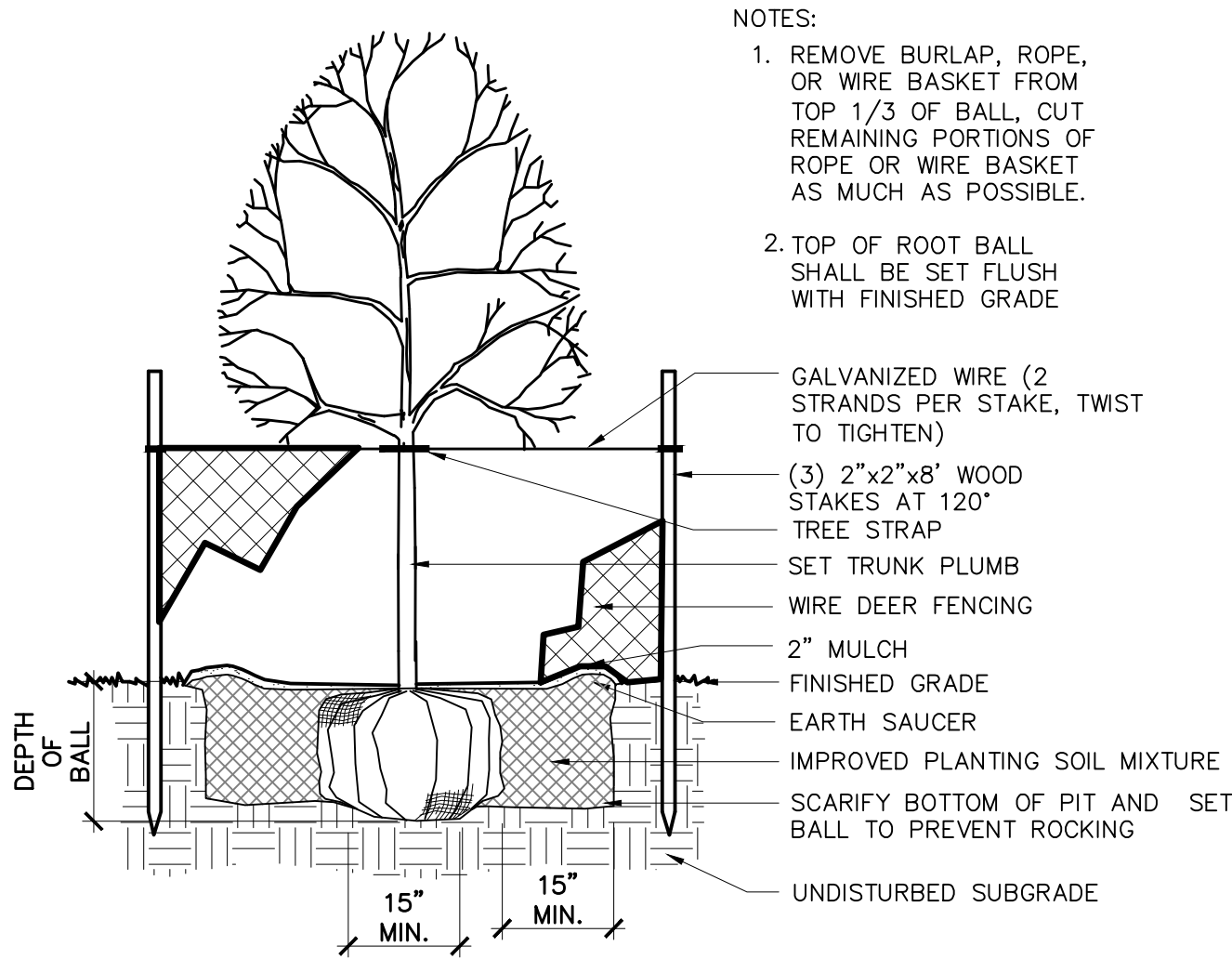
A handwritten signature in black ink, appearing to read "W. J. Almquist", written over the word "Sincerely,".

Bill Almquist
Planner

CC: Joe Deluca – Crabtree Group, Inc.

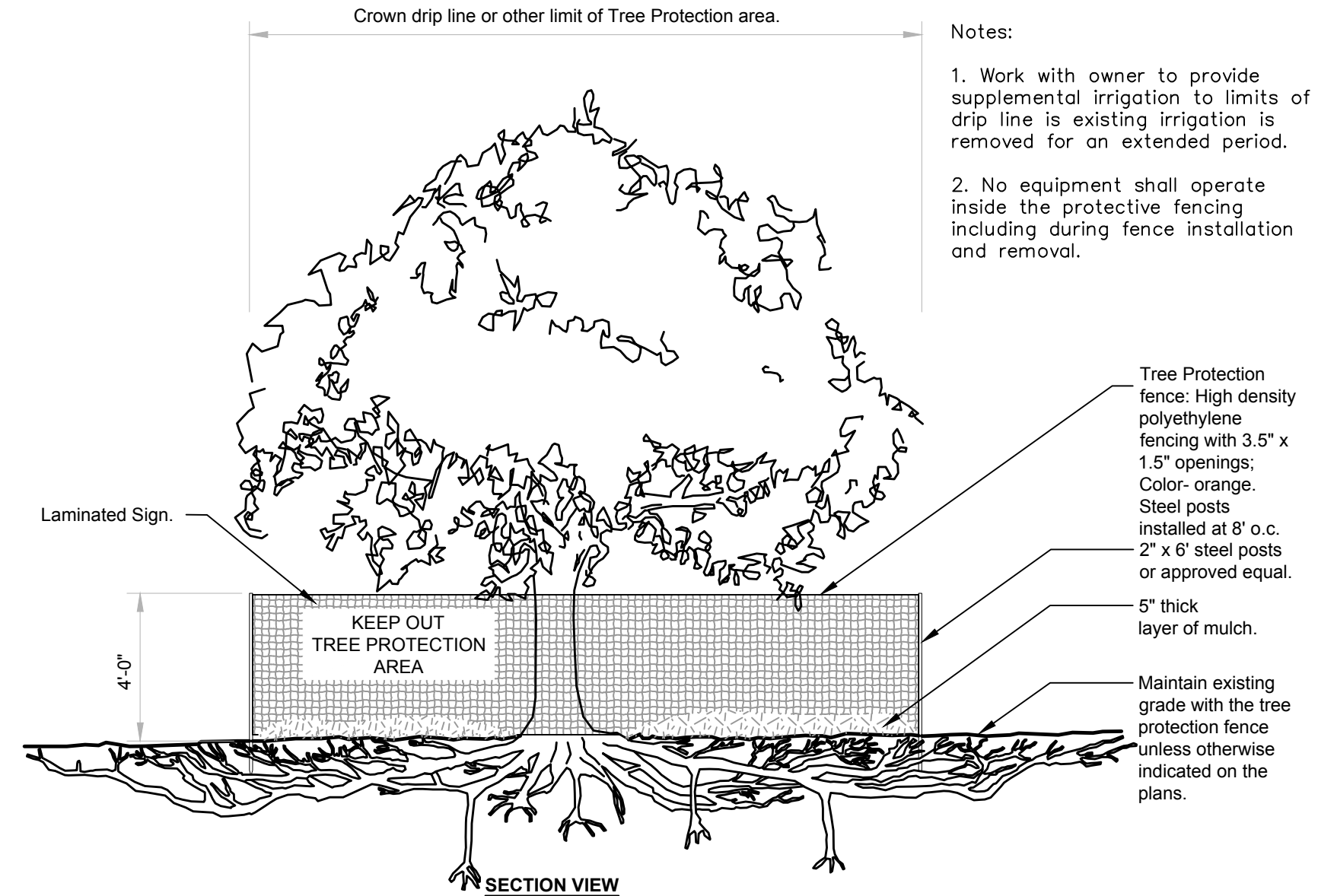


Chaffee County Courthouse Access Drive Plant Schedule							
Key	Botanical Name	Common Name	Quantity	Size	Root	Spacing	Cultivar
Deciduous Trees							
CO	Celtis occidentalis	Common Hackberry	2	2"	B&B	As Shown	
GD	Gymnocladus dioicus	Kentucky Coffeetree	1	2"	B&B	As Shown	'Espresso'
TA	Tilia americana	American Linden	2	2"	B&B	As Shown	
UP	Ulmus americana 'Princeton'	Princeton Elm	2	2"	B&B	As Shown	'Princeton'



1 DECIDUOUS TREE PLANTING

Scale: 1/2" = 1'-0" WITH VERTICAL STAKE



2 TREE PROTECTION

Scale: NTS

GENERAL NOTES:

- Base plan provided by Crabtree Group, Salida, CO. Contractor to field verify all existing conditions and measurements prior to beginning work. Any discrepancies between these contract documents and existing conditions shall be brought to the attention of the Landscape Architect immediately. Landscape Architect is not responsible for errors or omissions related to preparation or documentation of survey.
- Contractor is responsible for determining means and methods of construction. These drawings may indicate a limit of proposed improvements, limit of site demolition, etc for delineation of expected site disturbance. However, final impact shall be determined in the field. Should the limits of disturbance exceed those shown within these construction documents, the Landscape Architect should be contacted for resolution.
- Contractor is responsible for repairing all site areas disturbed by construction outside of limit lines defined on drawings to a state better than or equal to those conditions existing prior to commencement of construction at no additional cost to owner.
- Contractor is responsible for maintaining a complete, up-to-date set of drawings and specifications at the construction site at all times.

PLANTING NOTES:

- Contractor shall be responsible for becoming aware of all related existing conditions, pipes and structures, etc. prior to bidding and construction.
- See details for planting methods, requirements, materials, execution and protection.
- Plant names may be abbreviated on drawings. Refer to plant schedule and legend for symbols, common and botanical names, cultivars, sizes and other remarks.
- If provided, plant quantities are for information only. Contractor is responsible to do their own quantity takeoffs for all plant material and sizes shown on the drawings.
- Contractor is responsible to 'restore' all areas of the site and adjacent areas, where disturbed, to a condition that meets or exceeds conditions prior to disturbance.
- Contractor shall coordinate with Chaffee County Maintenance Department to identify and relocate irrigation lines impacted by construction. Ensure newly planted material receives adequate water.

PLANT PROTECTION AND REMOVAL NOTES:

- Plant symbols as indicated on drawings do not indicate actual driplines. Contractor shall verify in field prior to start of construction. Plant protection fencing shall be placed outside of edge of actual dripline or as directed by Landscape Architect in field.
- Protection fencing shall be maintained throughout construction unless otherwise directed by Landscape Architect.
- Trees indicated for removal shall be completely removed including stumps and roots and filling of depressions with suitable soil fill.

SITE LAYOUT NOTES:

- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Landscape Architect for clarification.

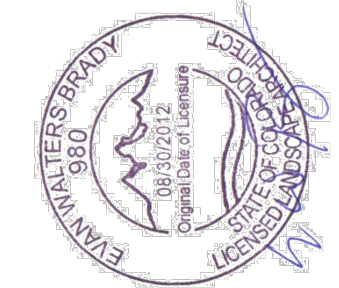
Sheet Title: Planting Plan
Scale: 1"=20'-0"
Date: 9/24/20
Drawn By: EWB
File: 20.06 L.002.dwg
Job Number: 20.06

- ☐ Preliminary Drawing - Not For Construction.
- ☒ Bid Set
- ☐ For Construction
- ☐ As Built

Revisions
Date: By:

Tree Protection and Planting Plan
Chaffee County Courthouse Access Drive
104 Crestone Avenue
Salida, CO 81201

Mountain Aspect
LANDSCAPE ARCHITECTURE
• Landscape Design
• Site Planning
Mountain Aspect Landscape Architecture, LLC
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SHEET
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