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Basalt, CO 81621
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tomn@sopris.net

January 17, 2012

Suzanne Wolff
Pitkin County Community Development
130 South Galena Street
Aspen, CO 81611

**RE: AMENDMENT TO TILLMAN SITE PLAN APPLICATION
SPID# 264522400583**

Dear Suzanne:

Please accept this letter to request an amendment to the land use application submitted for the Tillman parcel, also known as Lot 15 of the Shield-O-Terrace Subdivision. This amendment is in response to the comments heard at the site visit conducted in September 2011, and consists of a re-design of the residence. Attached for your review is a revised site plan, landscape plan, house floor plans and elevations for the parcel. The comments/issues heard at the site visit are listed below with the response to them in *italics*:

- 1) A 30-foot wide easement for Shield-O Road was brought to our attention. This easement encumbers the west side of the property. The house as originally proposed encroaches on this easement.

The footprint of the house has been shifted to the east to remove it from the easement for Shield-O Road. This shift in the position of the house on the site eliminates the need to request a variance from the front yard setback; however, a variance from the 50-foot setback along Snowmass Creek Road will now be required to situate a house on the site as proposed.

- 2) The subdivision covenants prohibit parking within the road easement. Some in attendance were concerned that there wasn't sufficient parking area outside of the road easement to accommodate the proposed development.

The new site plan provides adequate parking for the house that is outside of the 30-foot easement for Shield-O Road. According to the Section 7-30-20(c) of the Land Use Code, two parking spaces are required for all dwelling units containing less than five bedrooms. Space for at least four parking spaces is provided on the site plan (two in the garage and two in the driveway outside of the easement for Shield-O Road).

- 3) Some of the people in attendance objected to the bulk and size of the structure. They suggested revising the size of the house to be more in line with other houses in the neighborhood.

After researching the size of the 11 houses in the vicinity of the parcel, the average floor area on the surrounding lots is 3,497 square feet. The bulk and size of the structure has been reduced from 4,471 square feet to 3,241 square feet (approximately 28%). 1,135 square feet has been placed below grade so that only 2,106 square feet is visible on the site. The reduction in house size was accomplished by reducing the size of all rooms within the house and reducing the amount of bedrooms from four to three.

- 4) The septic system seemed large and there was concern that the septic field was too close to the cut bank along Snowmass Creek Road.

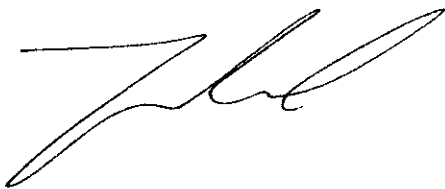
The reduction in bedrooms has reduced the size of the septic field on the property. A liner has been added to the septic design to mitigate potential impacts to the cut bank along Snowmass Creek Road. Lining the downhill side of the septic field is a method allowed by the County to address close proximity to steep hillsides.

- 5) The house as originally designed breaks the ridgeline for about 150-feet as seen from Snowmass Creek Road. The group sentiment was that the design of the home should be revised to reduce the protrusion of the roof above the ridgeline as much as possible.

Eliminating the upper floor of the dwelling unit has reduced the overall height by about 5 to 7 feet. However, due to the requirement to move the building footprint east to stay out of the Shield-O Road easement, the building will still break the ridgeline, although to a much lesser degree. The house has been reduced in height to the greatest extent possible (one story above grade, 14 to 15-feet above existing grade at the crest of the roof). Being that the size of the parcel is quite small and is immediately adjacent to Snowmass Creek Road, there is no alternative site on the property where the building would not project above the skyline.

Thank you for accepting this revision to the site plan submission. I believe that the revision addresses the concerns of the neighborhood and County to the best extent possible. Please contact me if you would like to conduct an additional site visit or if you require further information regarding this revision to the site plan application.

Sincerely,



Tom Newland, Newland Project Resources, Inc.

ATTACHMENTS	
A.	Revised Building Floor Plans and Elevations
B.	Revised Site Plan
C.	Revised Landscape Plan

000004

SHIELD O. TERRACE ROAD

MAIN LEVEL 2106 S.F.
LOWER LEVEL 1135
TOTAL 3241 S.F.

line of easement

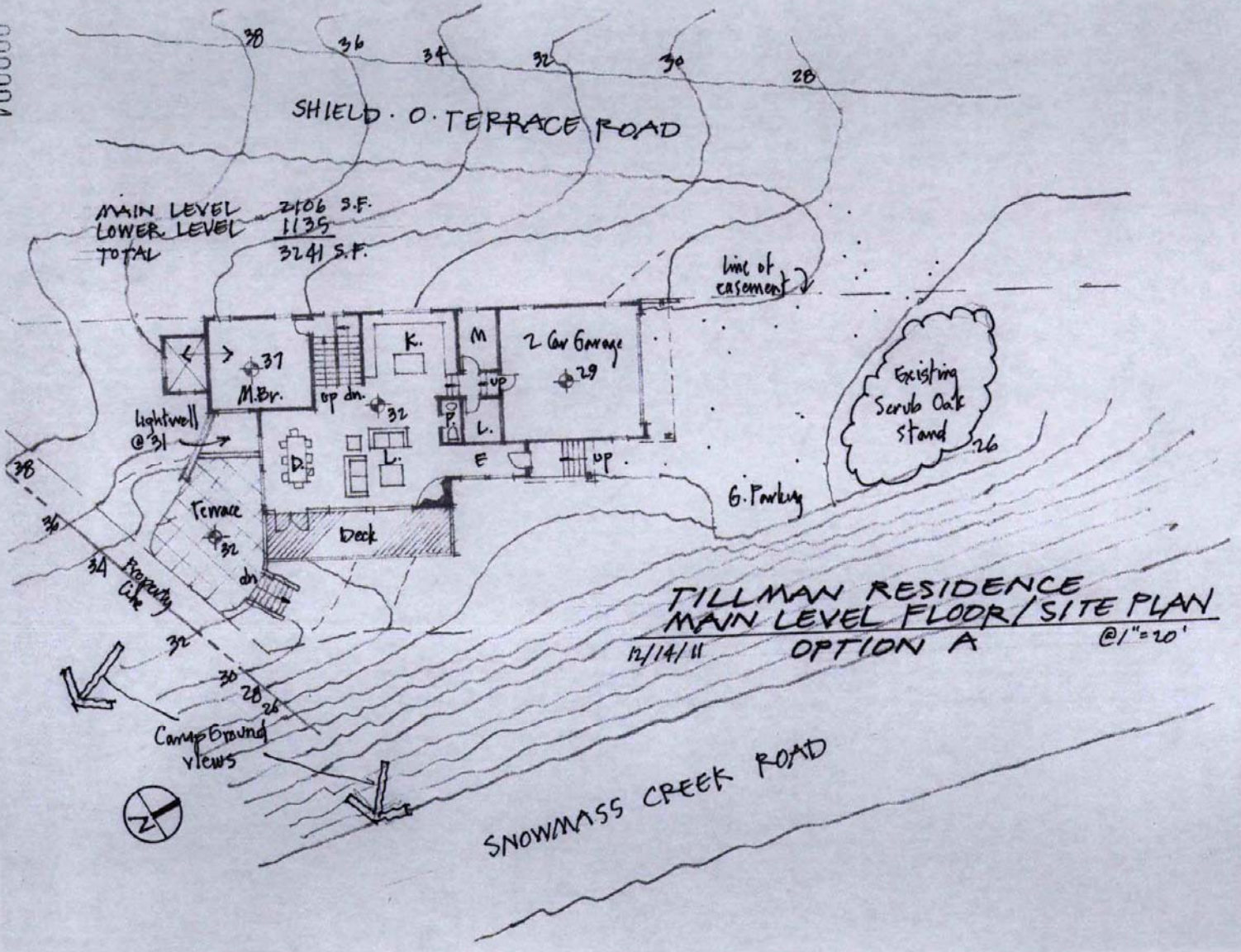
Existing Scrub Oak stand 26

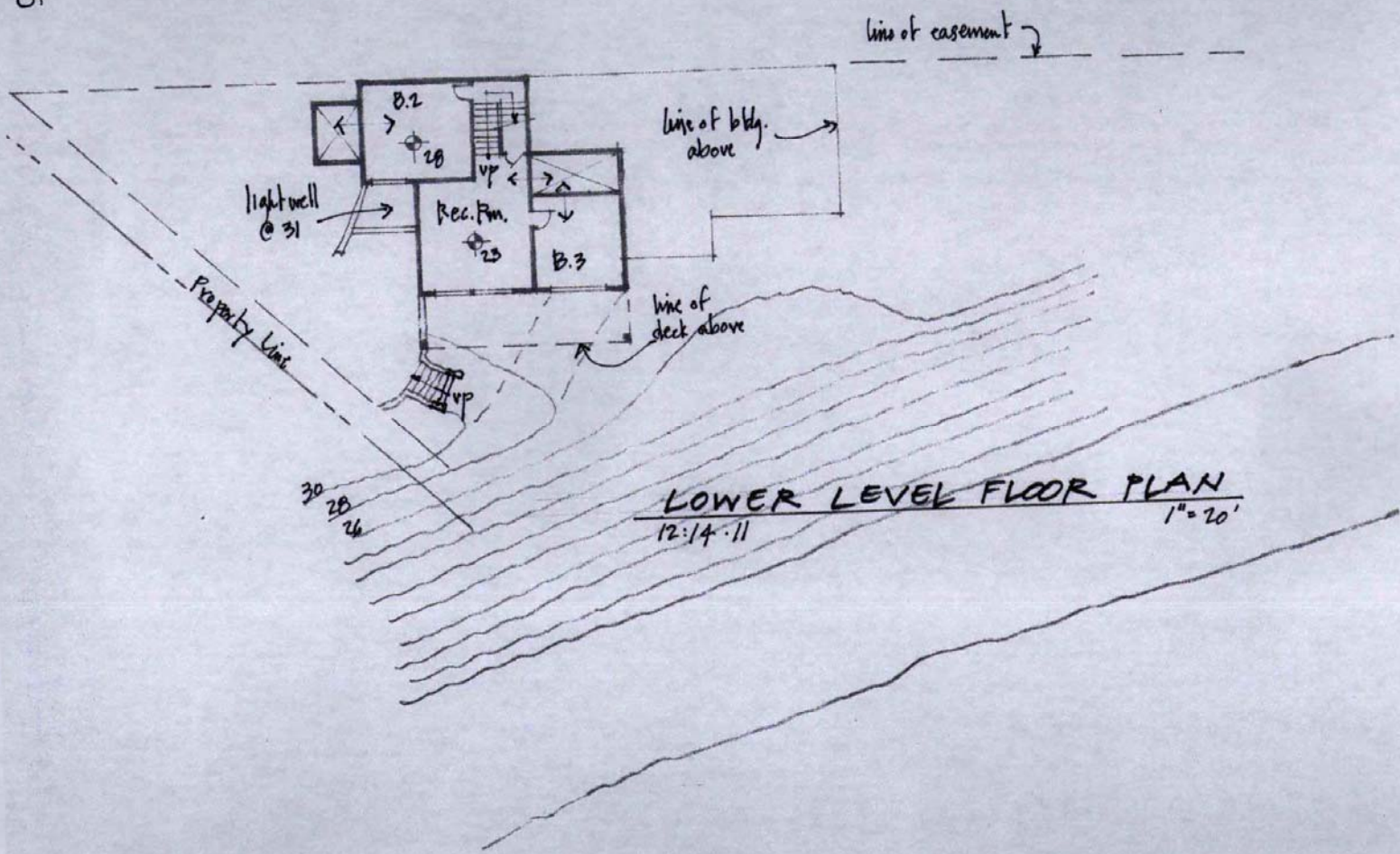
G. Parking

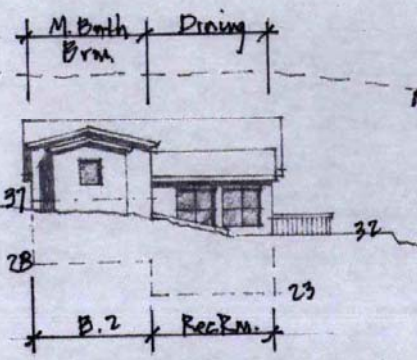
TILLMAN RESIDENCE
MAIN LEVEL FLOOR/SITE PLAN
12/14/11 OPTION A @1"=20'

SNOWMASS CREEK ROAD

ATTACHMENT A

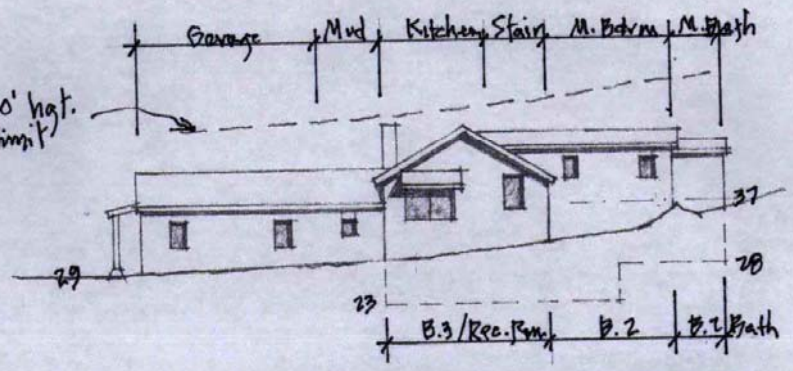






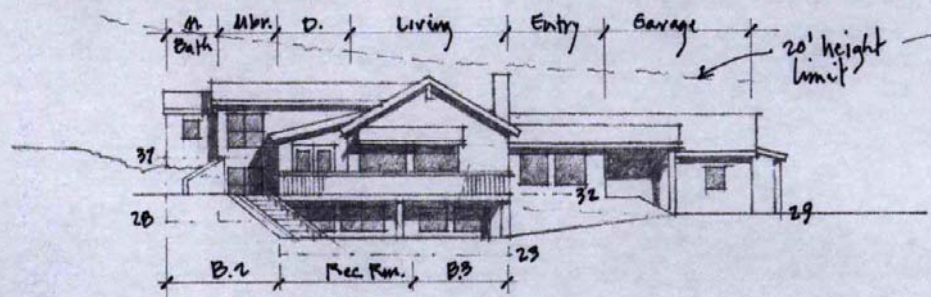
SOUTHWEST ELEV.
@ 1" = 20'

20' hgt. limit

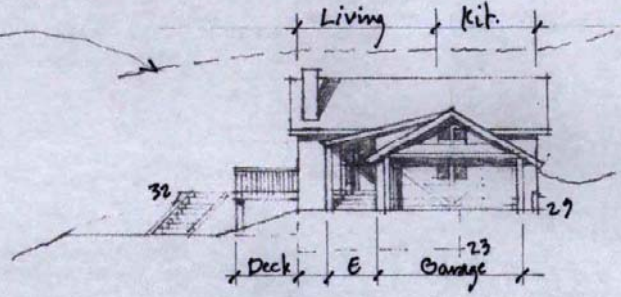


NORTHWEST ELEV.
@ 1" = 20'

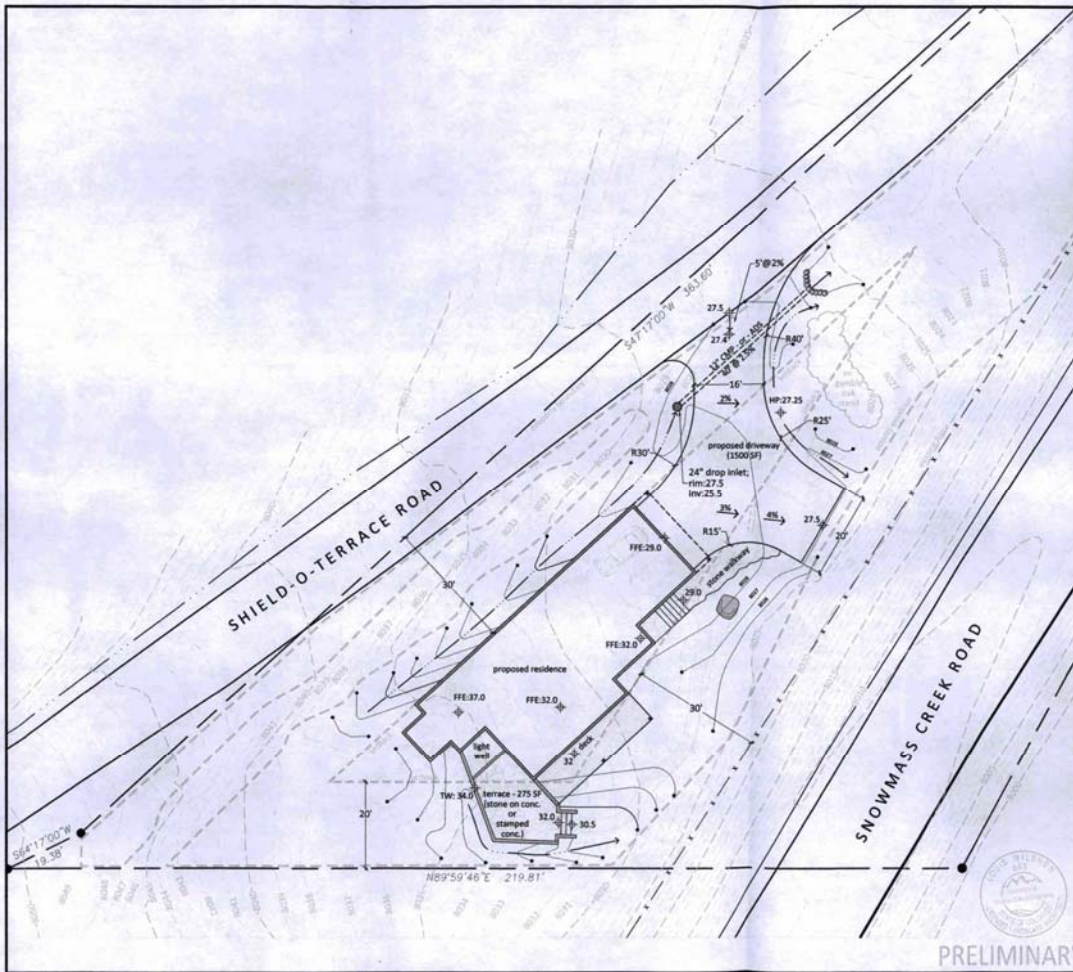
000007



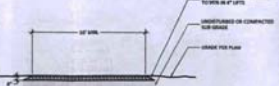
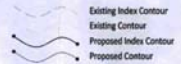
SOUTHEAST ELEVATION
@ 1" = 20'



NORTHEAST ELEV.
12.14.11 @ 1" = 20'



- GRADING NOTES:**
1. Contractor is required to notify Landscape Architect if the Soils Report contradicts proposed grading and surface drainage to ensure grading is consistent with soils report.
 2. All temporary erosion control measures as depicted on Erosion Control Plan shall be installed prior to grading and shall be maintained throughout the entire construction period.
 3. In cutfill and excavation areas, the upper 12"-18" of topsoil shall be stripped, prior to excavation, and stockpiled on-site. Contractor shall designate stockpile areas in the Construction Management Plan.
 4. Stockpiled topsoil to be kept weed-free throughout the duration of construction.
 5. Stockpiled topsoil to be redistributed on-site by landscape contractor. Topsoil shall be immediately distributed on areas where subgrade work is complete.
 6. No imported topsoil shall be allowed unless specifically approved by Landscape Architect and/or the Community Development Dept.
 7. Subgrade to be set 4" minimum below indicated finished grade. Distribute topsoil to meet final grade.
 8. Upon distribution of topsoil, landscape contractor shall apply BioSoil at a rate of 1500 lbs. per acre.
 9. Disturbed areas shall be seeded with approved revegetation seed mix within six months of disturbance, but no later than October 15th of each year (see sheet L102 for seed mix). All seeded areas shall be mulched with certified weed free material.
 10. Rocks and boulders (larger than 12" in any dimension) unearthed during excavation are to be stockpiled on site.
 11. Stockpiled rocks and boulders to be used on-site by landscape contractor.



PROJECT MANAGER	
Checked by:	LW
Checked by:	LW
Checked by:	LW

REVISION DATE	
02.17.11	
03.22.11	
06.10.11	
12.30.11	

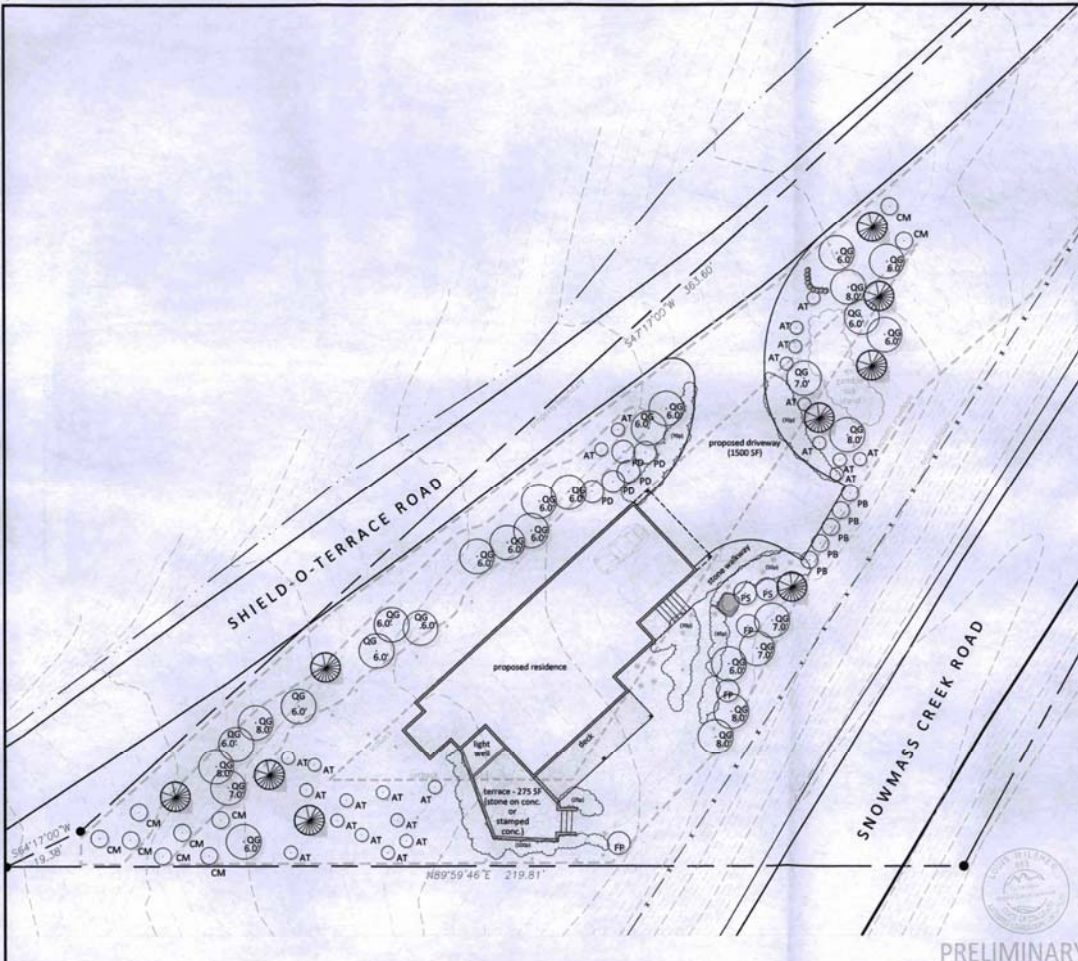
shield-o terrace lot-15
old snowmass, pitkin county, colorado
grading and surface drainage



SHEET L101
grading plan

PRELIMINARY: NOT FOR CONSTRUCTION

000008



- Juniperus scopulorum - Rocky Mtn Juniper
- Proposed Shrubs
(See Plant List below for species and sizes)
- Deschampsia cespitosa - Tufted Hair Grass
- Perennials (# of plants per grouping)
planted 18" O.C.
- Revegetation Seed Mix
- approx. 4000 SF

NO.	SYM.	PLANT LIST	QUANTITY	NO.
1	XX	Juniperus scopulorum	10	1
2	XX	Deschampsia cespitosa	10	2
3	XX	Deschampsia cespitosa	10	3
4	XX	Deschampsia cespitosa	10	4
5	XX	Deschampsia cespitosa	10	5
6	XX	Deschampsia cespitosa	10	6
7	XX	Deschampsia cespitosa	10	7
8	XX	Deschampsia cespitosa	10	8
9	XX	Deschampsia cespitosa	10	9
10	XX	Deschampsia cespitosa	10	10
11	XX	Deschampsia cespitosa	10	11
12	XX	Deschampsia cespitosa	10	12
13	XX	Deschampsia cespitosa	10	13
14	XX	Deschampsia cespitosa	10	14
15	XX	Deschampsia cespitosa	10	15
16	XX	Deschampsia cespitosa	10	16
17	XX	Deschampsia cespitosa	10	17
18	XX	Deschampsia cespitosa	10	18
19	XX	Deschampsia cespitosa	10	19
20	XX	Deschampsia cespitosa	10	20
21	XX	Deschampsia cespitosa	10	21
22	XX	Deschampsia cespitosa	10	22
23	XX	Deschampsia cespitosa	10	23
24	XX	Deschampsia cespitosa	10	24
25	XX	Deschampsia cespitosa	10	25
26	XX	Deschampsia cespitosa	10	26
27	XX	Deschampsia cespitosa	10	27
28	XX	Deschampsia cespitosa	10	28
29	XX	Deschampsia cespitosa	10	29
30	XX	Deschampsia cespitosa	10	30
31	XX	Deschampsia cespitosa	10	31
32	XX	Deschampsia cespitosa	10	32
33	XX	Deschampsia cespitosa	10	33
34	XX	Deschampsia cespitosa	10	34
35	XX	Deschampsia cespitosa	10	35
36	XX	Deschampsia cespitosa	10	36
37	XX	Deschampsia cespitosa	10	37
38	XX	Deschampsia cespitosa	10	38
39	XX	Deschampsia cespitosa	10	39
40	XX	Deschampsia cespitosa	10	40
41	XX	Deschampsia cespitosa	10	41
42	XX	Deschampsia cespitosa	10	42
43	XX	Deschampsia cespitosa	10	43
44	XX	Deschampsia cespitosa	10	44
45	XX	Deschampsia cespitosa	10	45
46	XX	Deschampsia cespitosa	10	46
47	XX	Deschampsia cespitosa	10	47
48	XX	Deschampsia cespitosa	10	48
49	XX	Deschampsia cespitosa	10	49
50	XX	Deschampsia cespitosa	10	50

Seeding Notes:

- All disturbed areas on site shall be revegetated. Areas shown on plan are approximate; verify actual quantities in field.
- All disturbed areas shall be seeded with the below mix. All seed shall be certified weed free. Contractor shall keep blue 'certified weed free' seed bag tags and provide to County upon request.
- For disturbed areas a viable seedbed shall be prepared by either disking or hand raking.
- Unless specified otherwise, seed shall be broadcast at a rate of 1 pound pure live seed (PLS) per 1000 square feet and hand raked into prepared seedbed.
- All seed shall be mulched on slopes greater than 3:1, an erosion control blanket shall be installed. Erosion control blanket shall be 70% straw and 30% coconut fiber wrapped in natural jute fiber. On slopes less than 3:1, wood fiber hydro mulch with tackifier may be applied.

Revegetation Seed Mix:
100% County Minimum Seedbed Mix:

Common Name	Botanic Name	Percent of Total
Blue Alkali Grass	Poa polystrachia	20%
Tufted Hairgrass	Deschampsia cespitosa	20%
Stemmed Hairgrass	Stemona spicata ssp.	20%
Arctic Bulb Rush	Panicum arcticum	20%

Seed Sources:

Home Depot Seed
PO Box 100
100 20th Street, Greeley, CO 80632
800-561-0847

Greiner Seed
2007 West 2200 North
Lark, Utah 84043
801-768-0847

PROJECT MANAGER
LOUIS BILSNER
Designed: LW
Drawn: LW
Checked by:

REVISION DATE

02.17.11	
06.10.11	
12.30.11	

shield-o terrace lot-15
old snowmass, pikin county, colorado
planting and revegetation plan

LAND WEST DESIGN

100 Colorado Ave, 4000, Colorado, Colorado 80501
P.O. Box 100, 100, Colorado 80501

Phone: | Website: | Email: |

Scale: 1"=10'

SHEET
L102
planting & revegetation

PRELIMINARY: NOT FOR CONSTRUCTION

000009