PITKIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
130 South Galena Street
Aspen, Colorado 81611
(970) 920-5526 FAX# (970) 920-5439

MEMORANDUM

To: **Suzanne Wolff**

FROM: **Susan Pearson, Planning Engineer**

Re: **BDDC Trust Site Plan and Scenic Review (PID 2735-124-57-004; Case P021-16)**

DATE: **May 9, 2016, ***Preliminary review**

After reviewing the application I have the following comments:

- **All applicants shall obtain an approved Access Permit to construct a new Access** or a **change** in access for any parcel of land. Each application shall include:
  - A current survey of the site (must be within one year of submission for building permit date)
  - An engineered Access plan with a slope analysis for the drive, with details (plan, profiles and sections) showing all dimensions and slopes – existing and proposed
  - Compliance with the current Asset Management Plan
    - 16 feet in width
    - Maximum grade of 12%
    - Approach grade of 2% for 30 feet to intersection
    - Minimum curve radius at centerline of drive is 50 feet
    - Pullouts 10' x 50' minimum every 500 feet
  - Compliance with all requirements of the Aspen Fire Department
  - Details on all pull-outs, turn arounds and parking locations
  - Details and sections demonstrating the driveway slope, ditches and any culverts, and/or drainage improvements existing and proposed (it is clear in the Land Use submittal that any and all culverts with a bldg. downhill from their location shall be culverted).
  - Details and sections (engineered workup) of Firetruck turnarounds, entrances and curves
  - If required, fire hydrants shall be included in this permit application
  - Access plans should be stamped and signed by a Professional or Civil Engineer and include sections, take offs, profile view and slope analysis
  - No driveway grade change in excess of 6 feet is allowed in any setback

- **All applicants shall apply for and obtain an Earthmoving, Clearing and Grubbing** Permit for any, earthwork, ponds, buried water tanks, docks, trails, utilities, landscaping and any water course work. The permit application shall address and include:
  - A current survey of the site (must be within one year of submission for building permit date)
  - Top soil shall be stockpiled and maintained for re- – using appropriate erosion control techniques (BMPs in compliance with the State of Colorado Stormwater specifications are required for soils storage). https://www.colorado.gov/pacific/sites/default/files/STORMWATER%20MANAGEMENT%20PLAN%20PREPARATION%20GUIDANCE.pdf
  - All re-grading, berming and landscaping shall comply with County setback requirements and shall be completed only within an activity envelope
  - Water rights should be demonstrated
  - All ponds and/or water structures must be engineered
  - It is a State requirement that all ponds existing and proposed shall have a submitted a Notice of Intent to Construct a Non-Jurisdictional Water Impoundment Structure to the Office of the State Engineer, http://water.state.co.us/DWRIPub/Documents/ds_impound.pdf/ and to notify Bill Blakeslee State Water Commissioner District 38; Bill Blakeslee@state.co.us/ of the intent to construct, enlarge or change a pond.

- **A detailed restoration and/or landscaping plan will be required.** The plan shall be reviewed and approved by Pitkin County Community Development. The plan shall speak directly to the revegetation of all disturbed areas. The revegetation plan shall be reviewed and approved by Pitkin County Community Development. The plan shall include:
  - Any removal of trees which are over 6" Diameter at Breast Height (DBH) shall be mitigated at 1 inch of replacement DBH for each DBH of tree removed. This mitigation shall take place on site.
  - No berry bearing species shall be included in the landscaping plan.
  - All plants used for landscaping and revegetation must be native plant species, this includes any riparian plant species.
  - The applicant shall also commit to a noxious weed management plan.
  - The applicant must reseed all disturbed areas prior to C of O
  - Any slopes in excess of 15% must use erosion control matting for revegetation
  - All trees shall be planted in something other than a straight line. Typically trees planted in clumps with multiple species will appear to have been grown naturally.
  - Any irrigation used for the watering of landscaping should be minimal. Please use light spray and or drip.

- **A detailed engineered (stamped and signed) Drainage and Erosion Control Plan** shall be submitted with each development permit:

    - All historic and natural drainage patterns shall remain unchanged.
    - Minimal disturbance shall take place
    - Natural vegetation shall be preserved as much as practicable
    - Mitigation measures and BMPs shall remain in place until replacement vegetation is viable
    - Biodegradable erosion control matting shall be used for revegetation on slopes
    - The drainage plan for this project must not increase runoff from this property as it exists today (undeveloped). Therefore there must be a Drainage and Erosion Control Plan and Report that shows conformance with this requirement
    - This Permit requires a Stormwater Management Plan from the State of Colorado for it is over one acre of disturbance.
    - Steep slopes on this property referred to as anomalies in the Land Use application should be improved and stabilized with grasses and plants and should use erosion control matting before, during and after construction.
    - Erosion sedimentation and stormwater must be addressed before, during, and after construction.

- **All applicants, with each development permit application shall submit a Large Scale detailed Construction Management Plan** (CMP) that addresses all phases of construction. This shall include a site plan and written methodology addressing the requirements of a large scale CMP. The application shall include:
    - Fugitive dust control
    - A revegetation plan inclusive of all disturbance for the entire site
    - A tire washing device or a vehicle track pad should be used at the egress from the site to ensure that no sediment is tracked off site
    - Top soil shall be kept alive and stored on site using adequate BMPs
    - Stormwater management techniques appropriate to the site should be utilized – no sediment or runoff should leave the site https://www.colorado.gov/pacific/sites/default/files/STORMWATER%20MANAGEMENT%20PLAN%20PREPARATION%20GUIDANCE.pdf
    - Silt fencing, straw wattles and hay bales must be used during construction to control drainage from this site until disturbed areas are adequately revegetated
    - Acquire a State Stormwater Permit if the cumulative area of the entire project disturbs in excess of 1 acre

- **The applicant shall provide a detailed outdoor lighting plan**, which should include all outdoor lighting cut sheets – this plan must comply with the requirements of PCLUC 7-20-140 and be inclusive of ALL outdoor lighting on this site. Lighting shall be installed at each egress per the National Electric Code (NEC) 210-70-b, but, remain minimal otherwise

- **Retaining walls, if over 4 feet in height shall be engineered.** Retaining walls should not be in excess of 7 feet. They should be shown on the Earthmoving Permit application
    - The 3 tiers of retaining walls with 5 feet in between the walls is approved, however, the walls MUST be engineered and landscaped between each tier.

Geotech Report from CGS

Easement agreements
Government lot
City of Aspen?
Any others?

Rockfall fence

Hydrology report – I would say that they should not increase the drainage on this property. They should use measures to ensure that the new construction will not increase the amount of drainage coming off this property. They will have to use as many drainage methods as possible to ensure this.

Mike and I site visit

Engineer reports about the cut and fill, rockfall fence, property hydrology and micro piles both before and after construction