

Proposed Meadows Improvement Plan Conceptual Drawings and Cost Estimates

Town of Mountain Village

October 23, 2014



Prepared By:
Russell Engineering
934 Main Avenue, Unit C
Durango, CO 81301
Phone: 970.385.4546

TABLE OF CONTENTS

SECTION 1

Description: Proposed 6-foot sidewalk from existing Meadows Trail to Coyote Court

DHM EXHIBIT	SECTION 1 SUMMARY SHEET
EX-1	SECTION 1 SITE PLAN
EX-2	SECTION 1 CROSS SECTIONS
TABLE 1	SECTION 1 COST ESTIMATE: EXISTING MEADOWS TRAIL TO COYOTE COURT
DHM EXHIBIT	SECTION 1 PLAN AND SECTION VIEWS
DHM TABLE	SECTION 1 ESTIMATE OF PROBABLE COSTS

SECTION 2

Description: Trail options from Coyote Court to Boulders Way

DHM EXHIBIT	SECTION 2A SUMMARY SHEET
DHM EXHIBIT	SECTION 2B SUMMARY SHEET
EX-3	SECTION 2 SITE PLAN
EX-4	SECTION 2 – OPTION 1 CROSS SECTIONS
EX-5	SECTION 2 – OPTION 2 CROSS SECTIONS
EX-6	SECTION 2 – OPTION 3 CROSS SECTIONS
EX-7	SECTION 2 – OPTION 4 CROSS SECTIONS
EX-8	SECTION 2 – OPTION 5 CROSS SECTIONS
TABLE 2	SECTION 2 COST ESTIMATE: COYOTE COURT TO BOULDERS WAY
DHM EXHIBIT	SECTION 2A PLAN AND SECTION VIEWS
DHM EXHIBIT	SECTION 2B PLAN AND SECTION VIEWS
DHM TABLE	SECTION 2 ESTIMATE OF PROBABLE COSTS

SECTION 3

Description: Trail options from Boulders Way to Big Billies Intersection AND Boulders Way Intersection

DHM EXHIBIT	SECTION 3A SUMMARY SHEET
DHM EXHIBIT	SECTION 3B SUMMARY SHEET
DHM EXHIBIT	BOULDER WAY INTERSECTION CONCEPT SUMMARY SHEET
EX-9	SECTION 3 SITE PLAN
EX-10	SECTION 3 – OPTION 1 CROSS SECTIONS
EX-11	SECTION 3 – OPTION 2 CROSS SECTIONS
EX-12	SECTION 3 – OPTION 3 CROSS SECTIONS
EX-13	SECTION 3 – OPTION 4 CROSS SECTIONS
EX-14	SECTION 3 – OPTION 5 CROSS SECTIONS
EX-15	SECTION 3 PROPOSED CULVERTS
TABLE 3-A	SECTION 3 COST ESTIMATE: TRAIL OPTIONS BOULDERS WAY TO BIG BILLIES INTERSECTION
TABLE 3-B	SECTION 3 COST ESTIMATE: BOULDERS WAY INTERSECTION
DHM EXHIBIT	SECTION 3A PLAN AND SECTION VIEWS
DHM EXHIBIT	SECTION 3B PLAN AND SECTION VIEWS
DHM TABLE	SECTION 3 ESTIMATE OF PROBABLE COSTS
DHM EXHIBIT	BOULDERS WAY INTERSECTION SKETCH
DHM TABLE	BOULDERS WAY INTERSECTION ESTIMATE OF PROBABLE COSTS

SECTION 4

Description: Conceptual options at Big Billies Intersection AND Expansion of Parking Lot at Big Billies

DHM EXHIBIT	ROUNDAABOUT CONCEPT
EX-16	SECTION 4 – OPTION 1 ROUNDAABOUT
DHM EXHIBIT	INTERSECTION OPTION 2 CONCEPT
EX-17	SECTION 4 – OPTION 2
TABLE 4-A	SECTION 4 COST ESTIMATE: OPTION 1 ROUNDAABOUT
TABLE 4-B	SECTION 4 COST ESTIMATE: OPTION 2
TABLE 4-C	SECTION 4 COST ESTIMATE: EXPAND PARKING LOT TO NORTH
DHM TABLE	ROUNDAABOUT ESTIMATE OF PROBABLE COSTS
DHM TABLE	INTERSECTION OPTION 2 ESTIMATE OF PROBABLE COSTS

SECTION 5

Description: Proposed six-foot sidewalk from Big Billies Intersection to Fairway Four (Section 5-A and 5-B). Also includes sidewalk section to the bridge trail (Section 5-C).

EX-18	SECTIONS 5-A AND 5-B SITE PLANS
EX-19	SECTION 5-A AND 5-B CROSS SECTIONS
EX-20	SECTION 5-C SITE PLAN AND CROSS SECTIONS
TABLE 5-A	SECTION 5-A COST ESTIMATE: PARKING LOT TO INTERSECTION AT PARKING LOT
TABLE 5-B	SECTION 5-B COST ESTIMATE: INTERSECTION AT PARKING LOT TO BIG BILLIES INTERSECTION
TABLE 5-C	SECTION 5-C COST ESTIMATE: INTERSECTION AT PARKING LOT TO BRIDGE TRAIL

SECTION 6

Description: Proposed trail alignment at Prospect Creek Bridge

DHM EXHIBIT	ADA ACCESS AT BRIDGE
EX-21	SECTION 6 – PLAN AND PROFILE
TABLE 6	SECTION 6 COST ESTIMATE: PROPOSED TRAIL ALIGNMENT AT PROSPECT CREEK BRIDGE

SECTION 7

Description: Trail Options at Big Billies

DHM EXHIBIT	BIG BILLIES OPTION 1
EX-22	SECTION 7 – OPTION 1 PLAN AND PROFILE
EX-23	SECTION 7 – OPTION 1 CROSS SECTIONS
DHM EXHIBIT	BIG BILLIES OPTION 2
EX-24	SECTION 7 – OPTION 2 PLAN AND PROFILE
EX-25	SECTION 7 – OPTION 2 CROSS SECTIONS
TABLE 7	SECTION 7 COST ESTIMATE: BIG BILLIES TRAIL OPTIONS

SECTION 8

Description: DHM Park Options

SUMMARY	MEADOWS PARK OPTION DESCRIPTIONS
DHM EXHIBIT	MEADOWS PARKING LOT OPTION 1
DHM TABLE	MEADOWS PARKING LOT OPTION 1 ESTIMATE OF PROBABLE COSTS
DHM EXHIBIT	MEADOWS PARKING LOT OPTION 2
DHM TABLE	MEADOWS PARKING LOT OPTION 2 ESTIMATE OF PROBABLE COSTS
DHM EXHIBIT	CONCEPTUAL POCKET PARK DESIGN
DHM TABLE	CONCEPTUAL POCKET PARK DESIGN ESTIMATE OF PROBABLE COSTS
SUMMARY	COMPILED QUESTIONNAIRE RESULTS

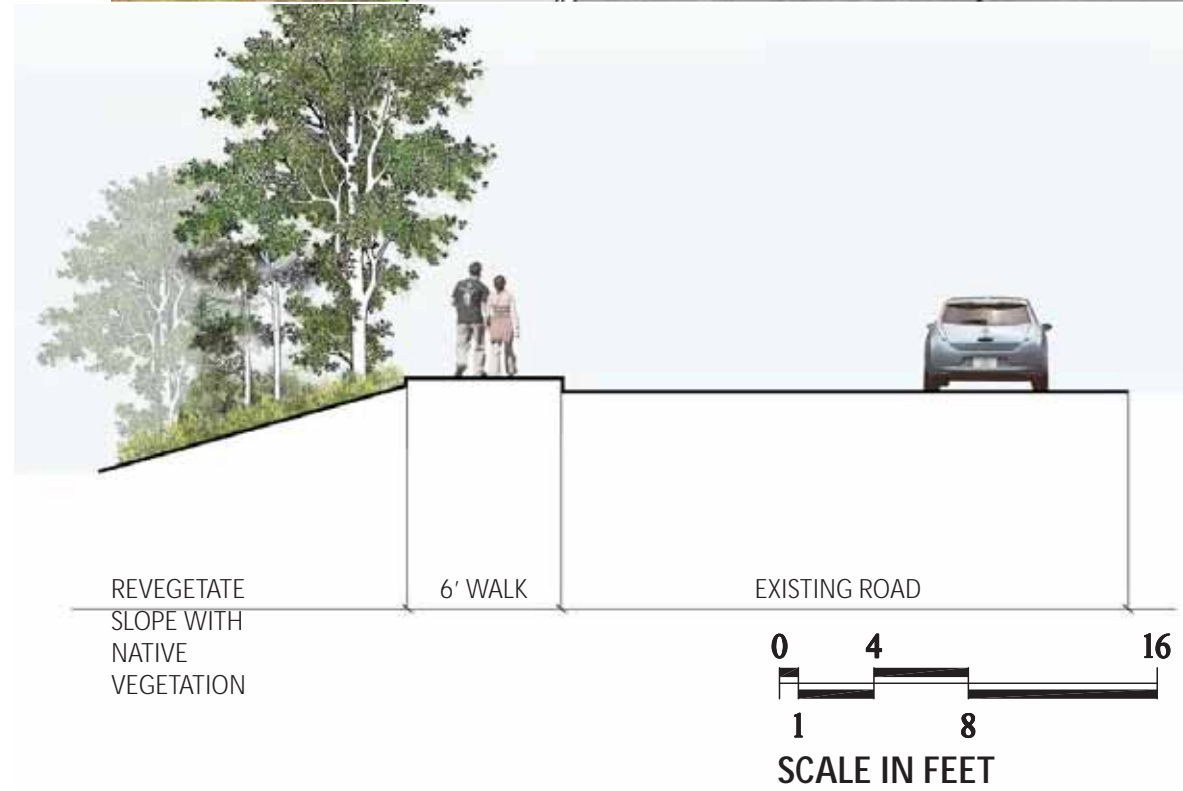
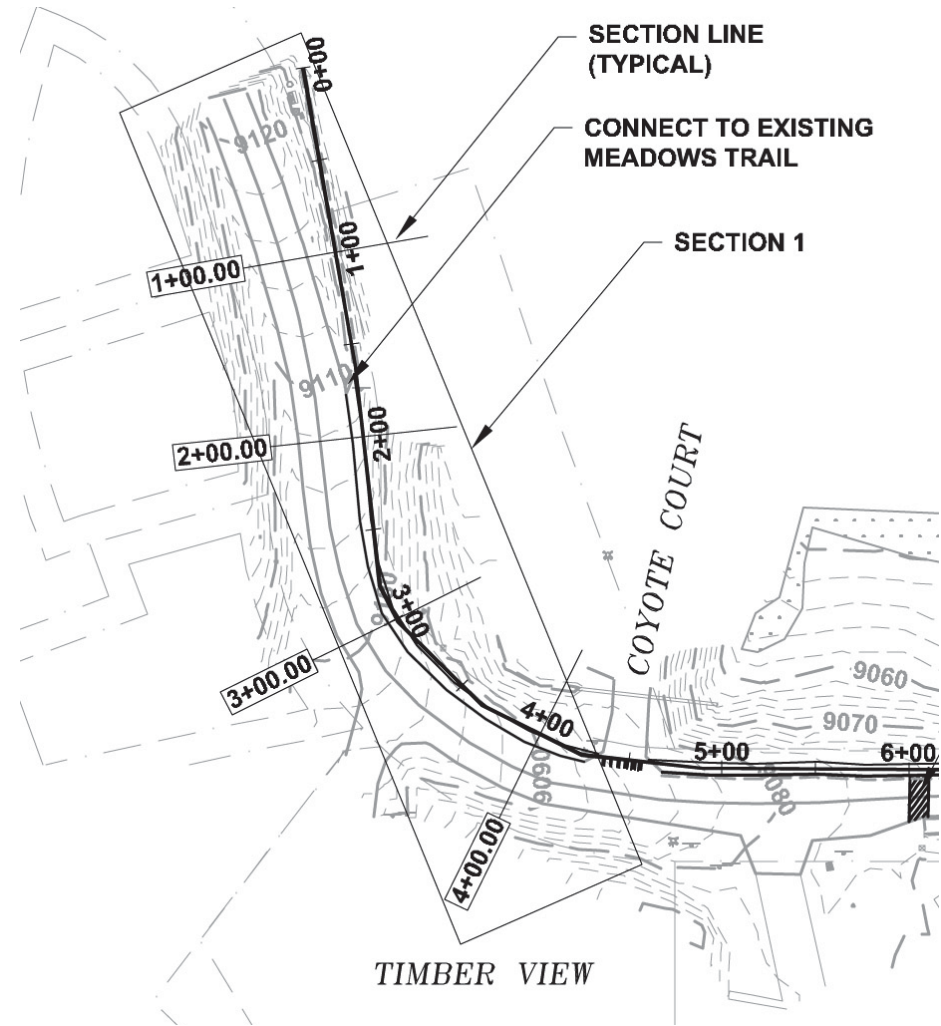
SECTION 9

Description: Traffic Calming Options

EX-26	SECTION 9 – TRAFFIC CALMING OPTIONS
EX-27	SECTION 9 – TRAFFIC CALMING OPTIONS
DHM EXHIBIT	TRAFFIC CALMING OPTIONS

SECTION 1

PROPOSED 6-FOOT SIDEWALK FROM
EXISTING MEADOWS TRAIL TO
COYOTE COURT

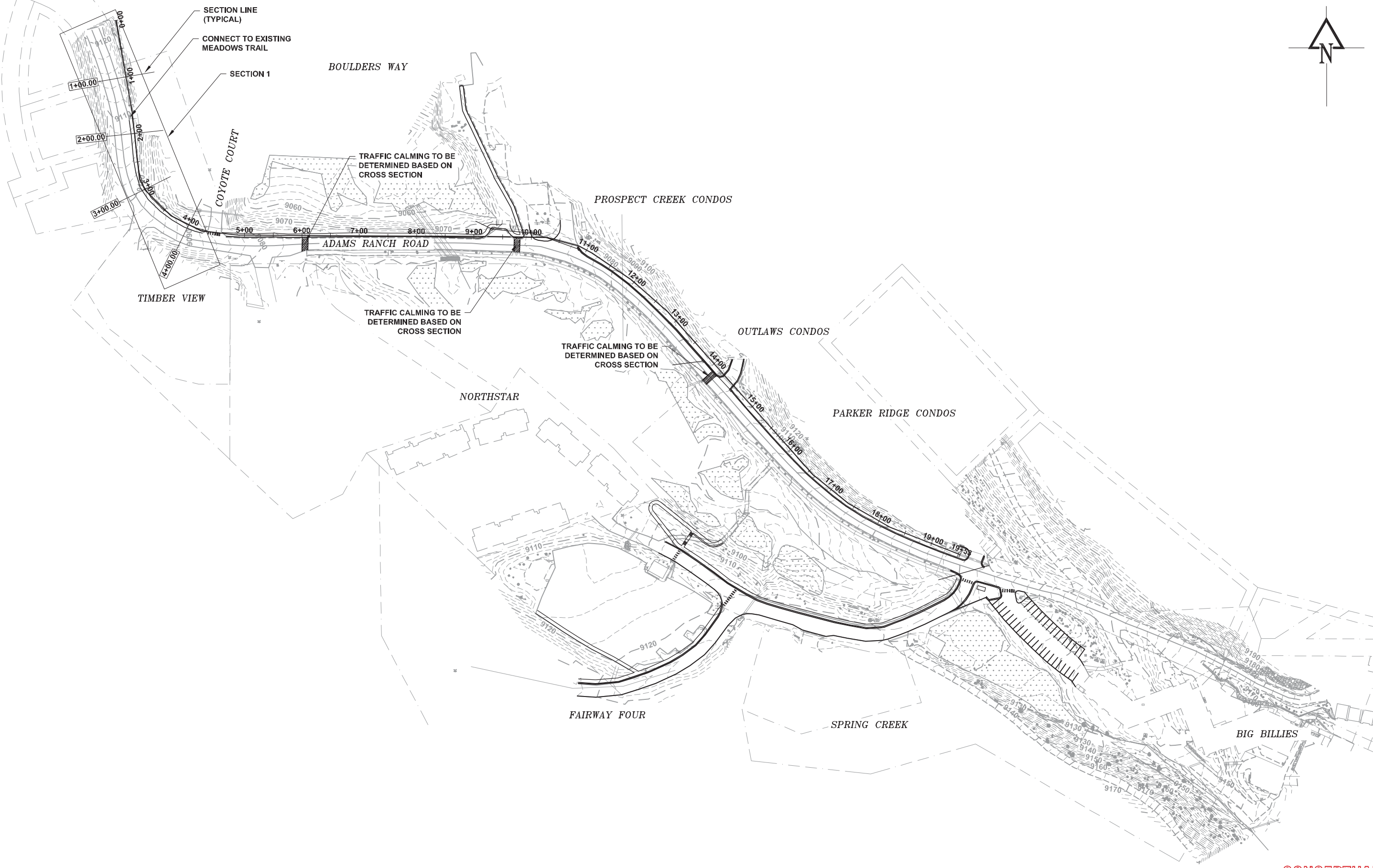
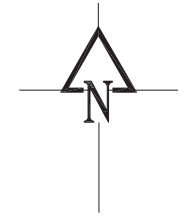


September 2014



DHM DESIGN LANDSCAPE ARCHITECTURE
 LAND PLANNING
 URBAN DESIGN
 1109 F 3RD AVE, ROOM 23
 DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
 Section 1: Proposed 6-foot Sidewalk from Existing Meadows Trail to Coyote Court



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 1 SITE PLAN

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

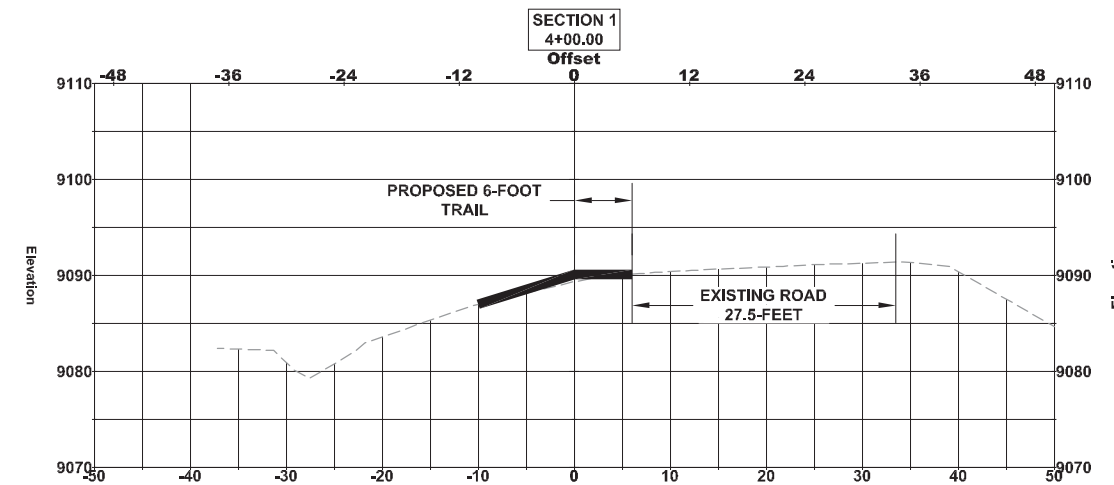
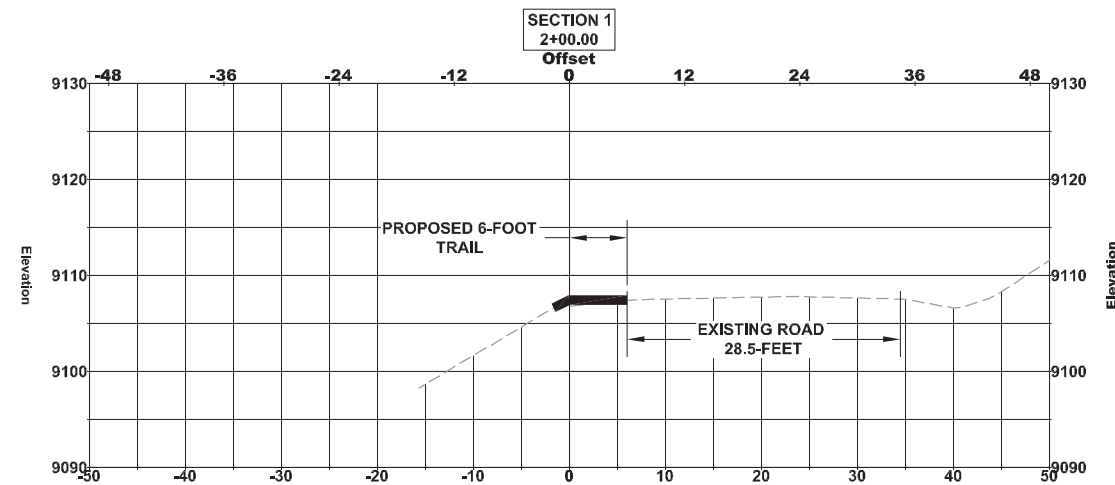
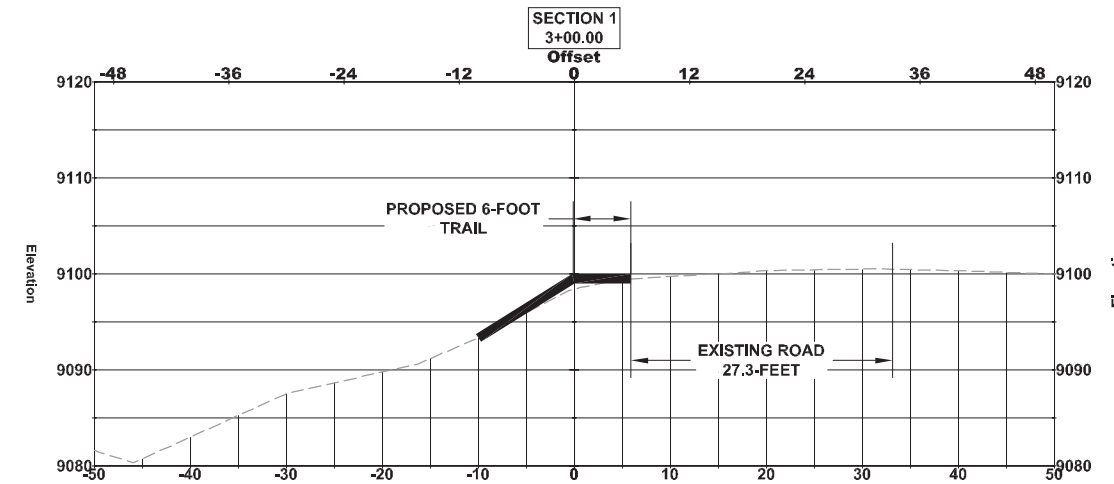
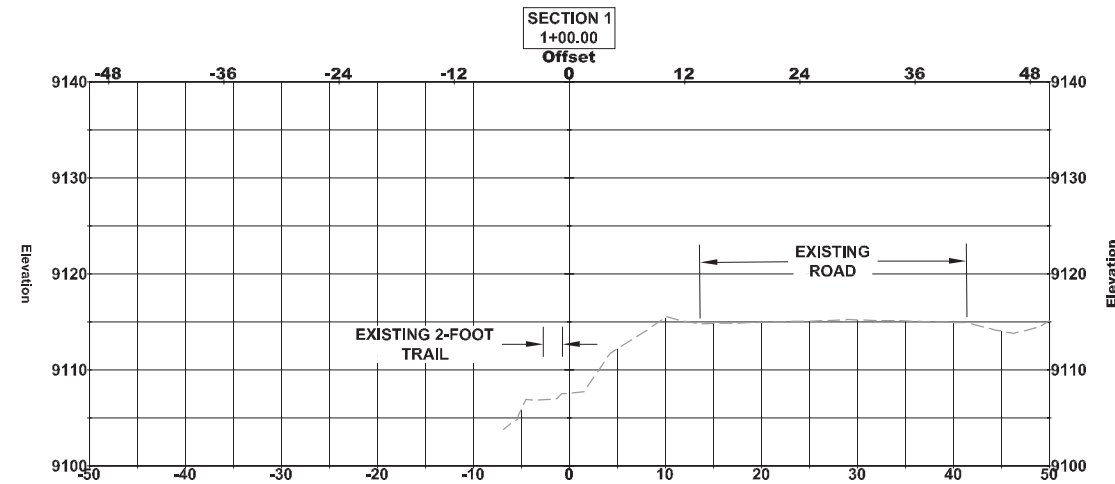
Date of Submittal
08/21/2014

EX-1

CONCEPTUAL

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



REVISIONS:

**MT VILLAGE MEADOW IMPROVEMENT PLAN
 TOWN OF MOUNTAIN VILLAGE, CO
 SECTION 1 CROSS SECTIONS**

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-2

TABLE 1
MOUNTAIN VILLAGE BASE AREA
SECTION 1 COST ESTIMATE: EXISTING MEADOWS TRAIL TO COYOTE COURT

6-FOOT SIDEWALK EAST OF ADAMS RANCH ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	185	\$18,500	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	50	\$3,000	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
GUARDRAIL	LF	\$40	275	\$11,000	CDOT
CURB AND GUTTER	LF	\$30	275	\$8,250	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	40	\$800	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$831	1	\$831	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$831	1	\$831	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$831	1	\$831	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$2,078	1	\$2,078	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$4,155	1	\$4,155	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$10,055	1	\$10,055	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$60,331	

Note: Costs for landscaping, lighting, and engineering not included.

SECTION 1: PROPOSED 6-FOOT SIDEWALK FROM EXISTING MEADOWS TRAIL TO COYOTE COURT



Town of Mountain Village: Proposed Meadows Improvement Plan

Section 1: Proposed 6-foot sidewalk from existing Meadows Trail to Coyote Court

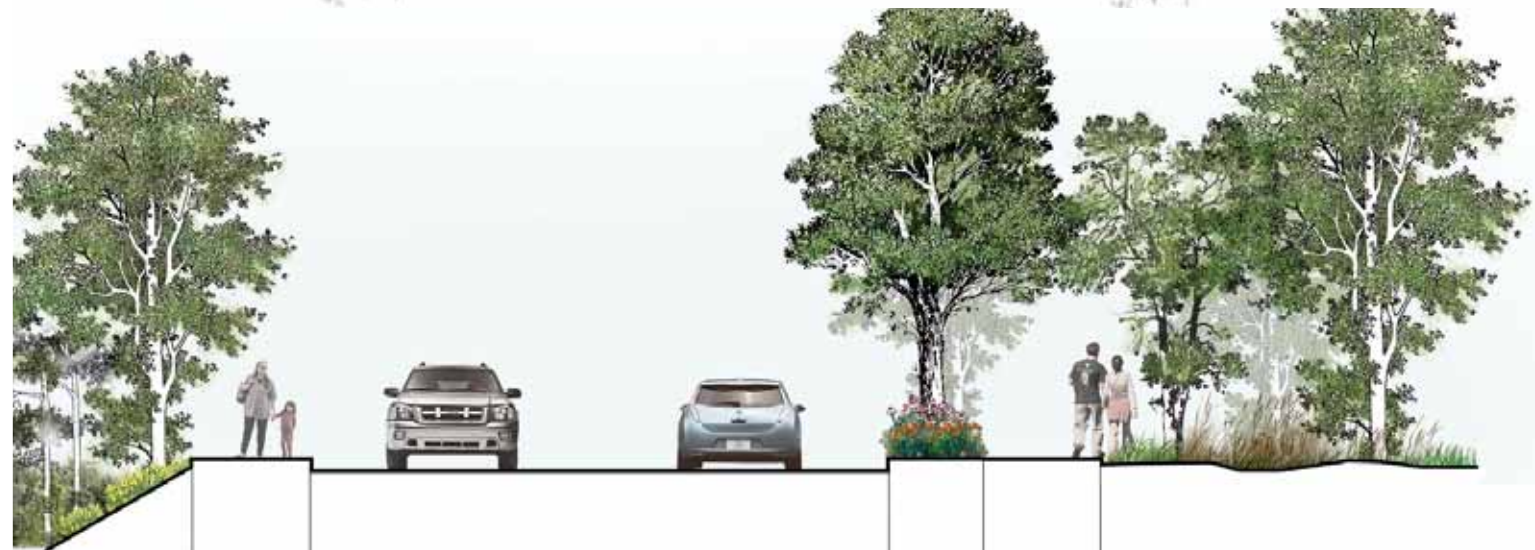
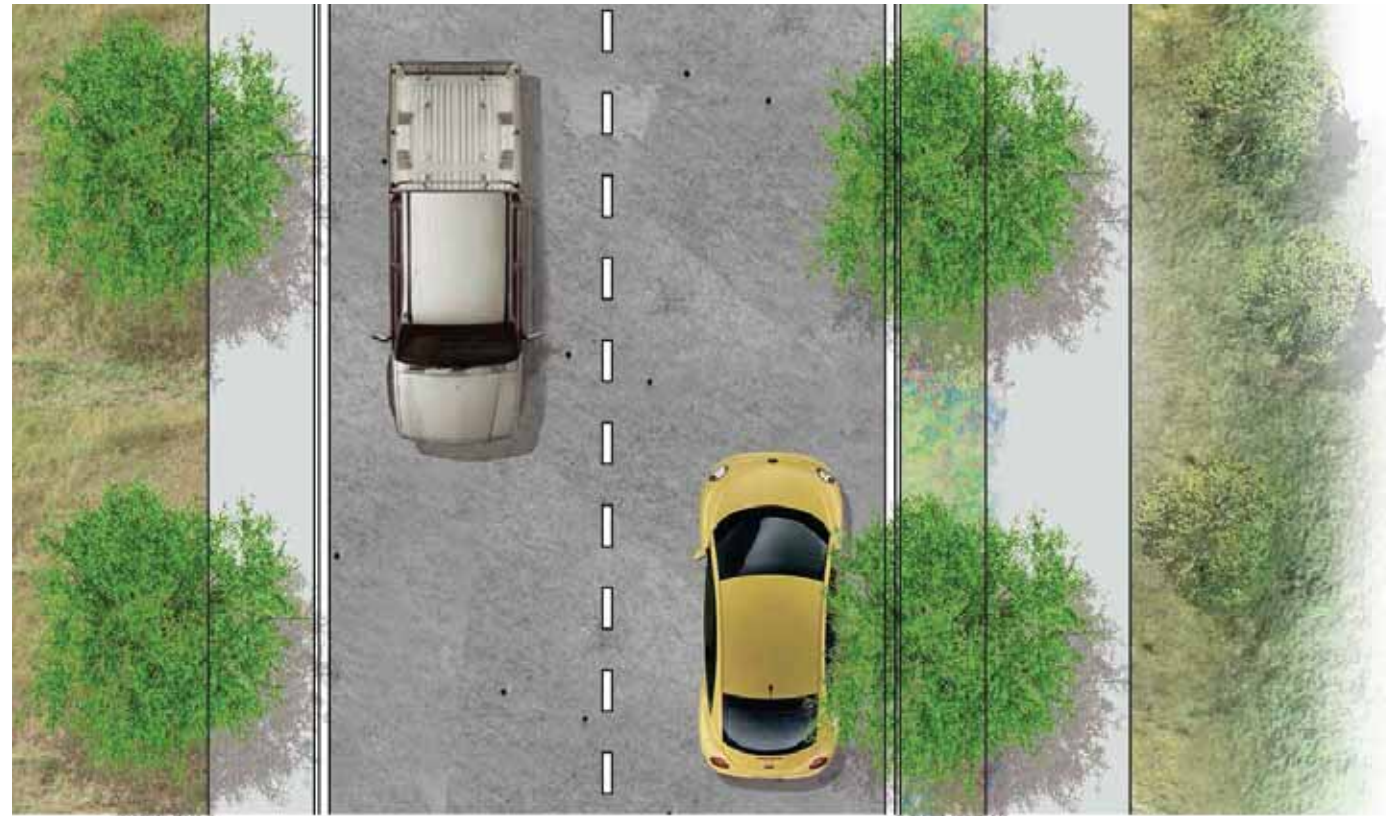
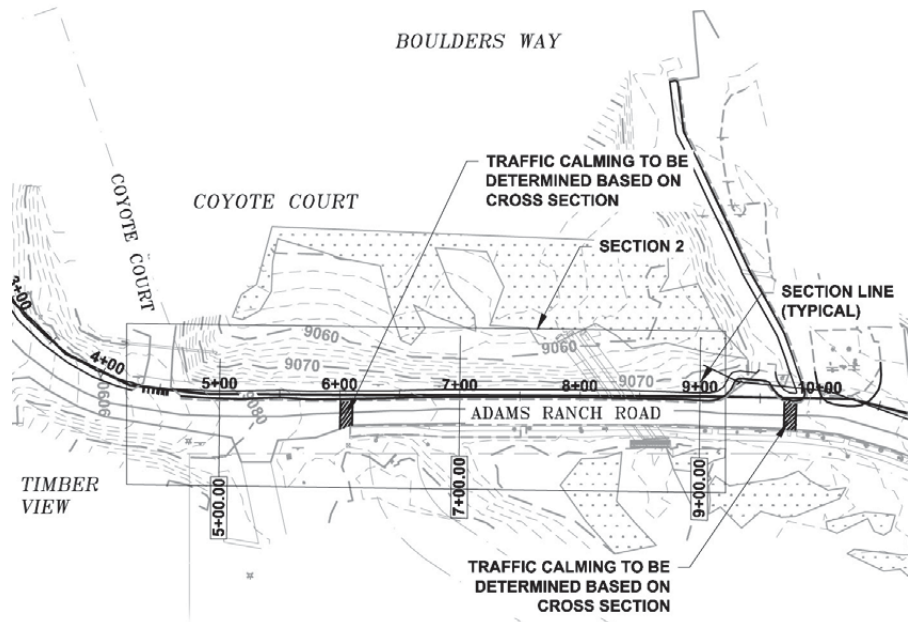
7/10/2014

Estimate of Probable Costs

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	STRIP AND STOCKPILE TOPSOIL	CY	48	\$ 15.00	\$ 720.00
	SEEDING NATIVE	SF	3865	\$ 0.20	\$ 773.00
	MULCHING (CEDAR BARK MULCH)	CY	5	\$ 125.00	\$ 625.00
	MULCHING (HYDRAULIC)	SF	3865	\$ 0.10	\$ 386.50
	DECIDUOUS TREE (2 INCH CALIPER)	EA	8	\$ 450.00	\$ 3,600.00
	TREE ROOT BARRIER	LF	160	\$ 10.00	\$ 1,600.00
	IRRIGATION	LS	1	\$ 3,000.00	\$ 3,000.00
				SUBTOTAL	\$ 10,704.50
				contingency 20%	\$ 2,140.90
				TOTAL	\$ 12,845.40

SECTION 2

TRAIL OPTIONS FROM COYOTE COURT
TO BOULDERS WAY



REVEGETATE SLOPE WITH NATIVE VEGETATION

6' WALK

EXISTING ROAD

6' WALK

ENHANCE EXISTING RIPARIAN VEGETATION

PLANTING STRIP WITH COTTONWOODS & WILDFLOWERS



September 2014

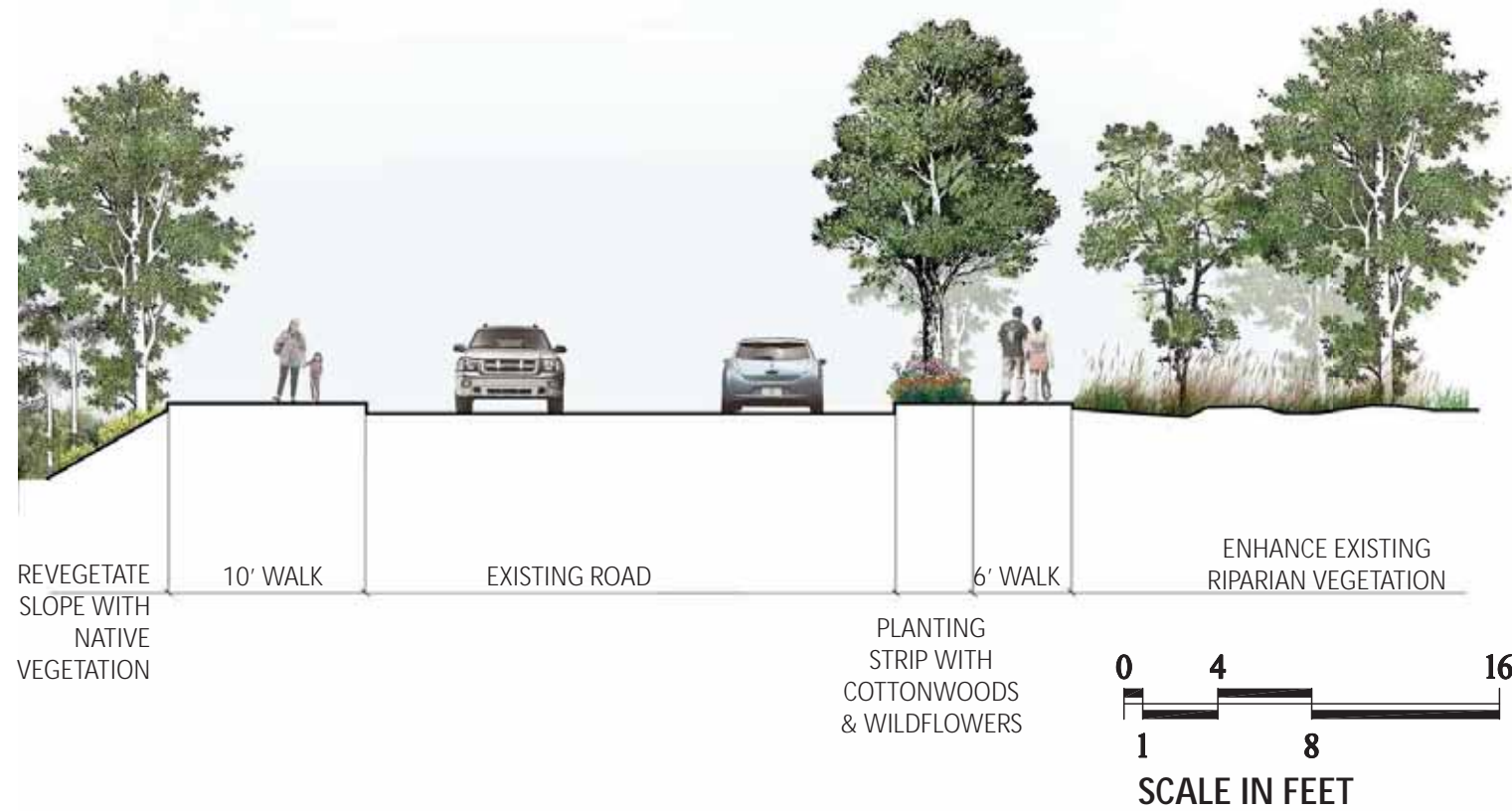
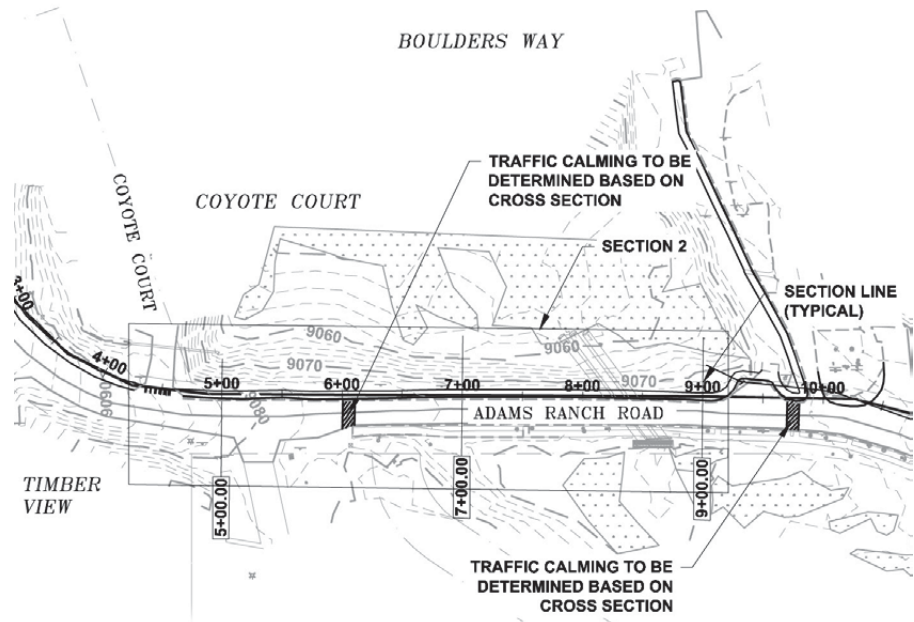


DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1309 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

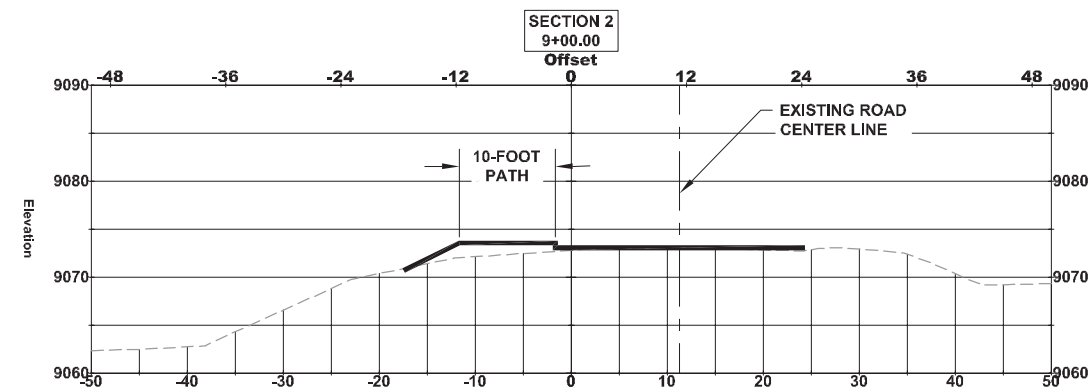
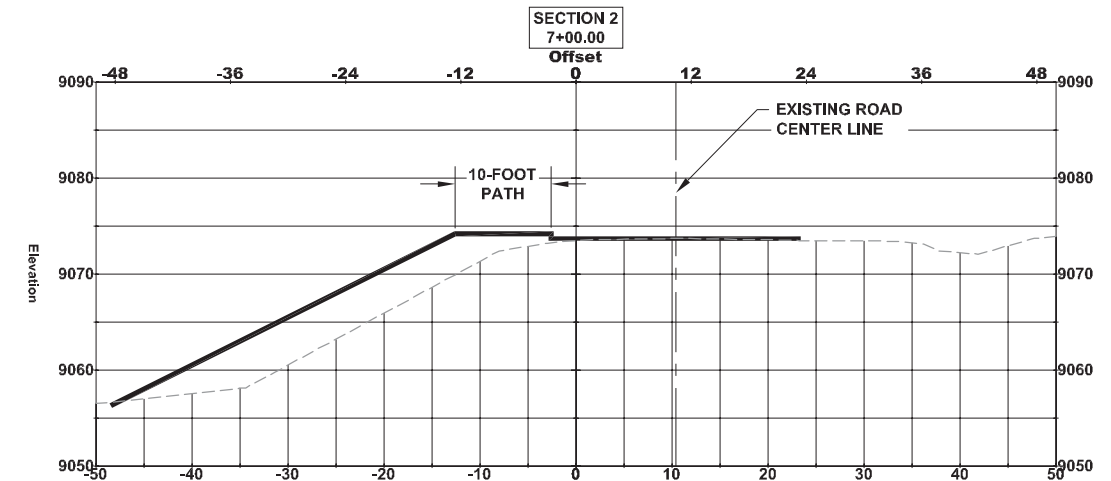
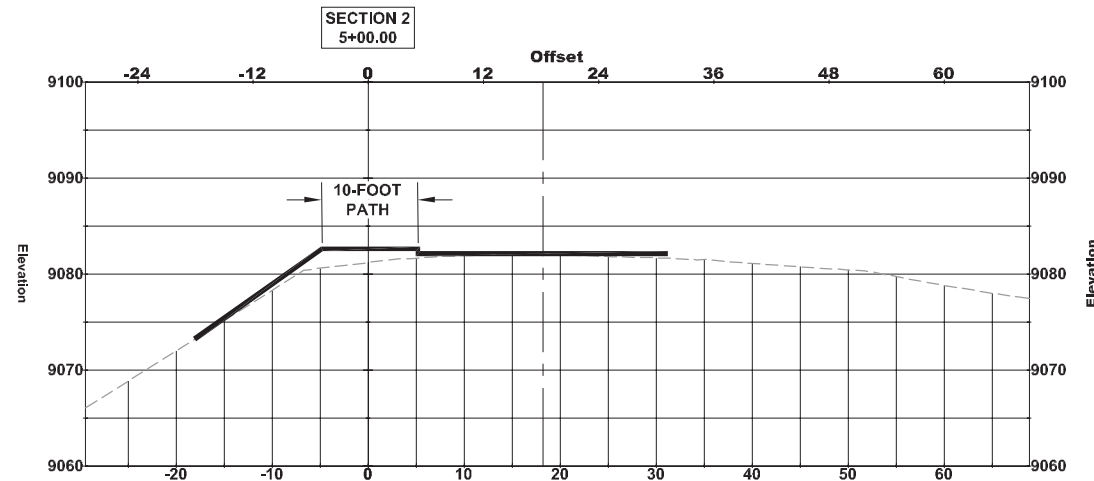
Town of Mountain Village | Meadows Improvement Plan
Section 2A: Trail Option From Coyote to Boulders Way



September 2014

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 1
 10-FOOT PATH ON NORTH SIDE OF ROAD (ENTIRE LENGTH FROM COYOTE COURT TO ENTRANCE OF PROSPECT CREEK CONDOS - 550 FEET)
 ADD CURB AND GUTTER ON NORTH SIDE - 550 FEET
 NO SIDEWALK DEMOLITION
 2H : 1V CUT/FILL SLOPES (WHERE POSSIBLE)

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 1,500 CY FILL

ORDER OF MAGNITUDE COST
 \$250,000

CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 2 - OPTION 1 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



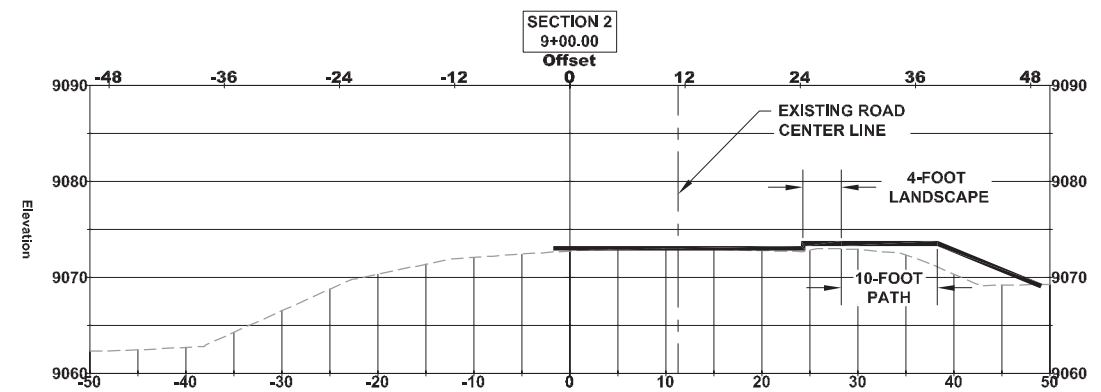
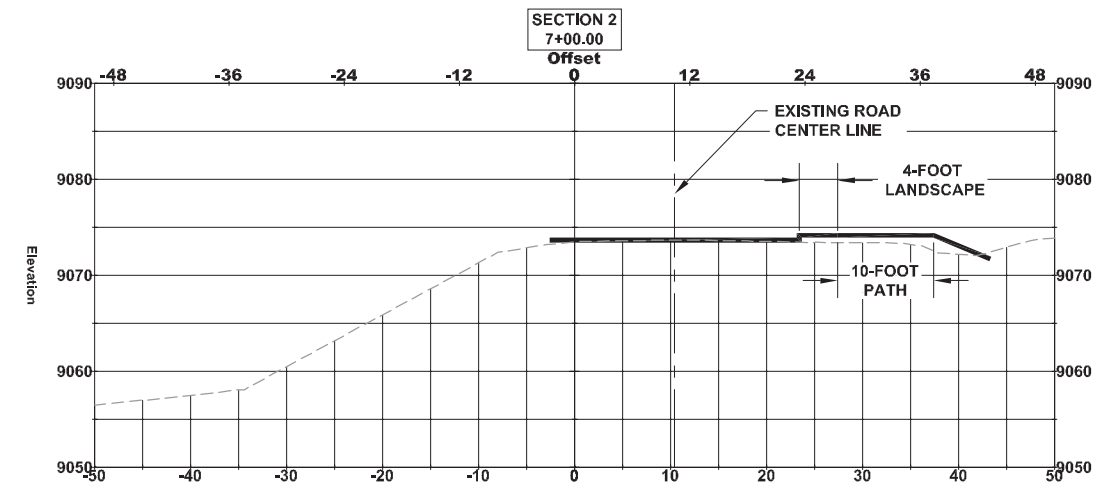
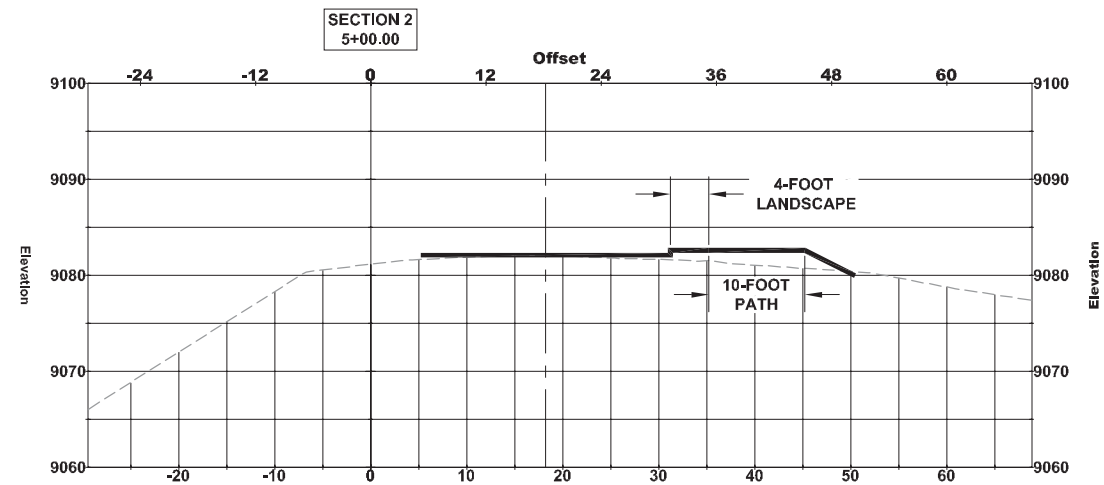
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-4

SECTIONS

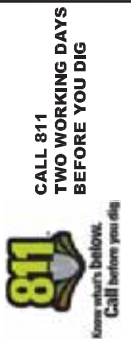
SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 2
 10-FOOT PATH ON SOUTH SIDE OF ROAD (FROM EXISTING ENTRANCE OF LOT 640A TO ENTRANCE OF PROSPECT CREEK CONDOS - 415 FEET)
 DEMOLISH AND REBUILD SIDEWALK TO EXISTING ENTRANCE TO LOT 640A - 415 FEET
 NO CURB AND GUTTER ALTERATION
 2H : 1V CUT/FILL SLOPES

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 500 CY FILL
 DEMOLISH SIDEWALK: 6 FEET X 415 FEET PROJECT LENGTH

ORDER OF MAGNITUDE COST
 \$115,000



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 2 - OPTION 2 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



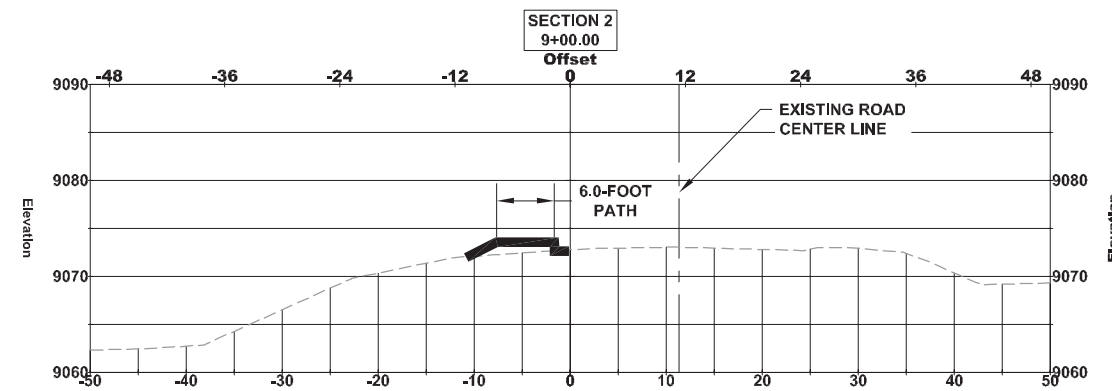
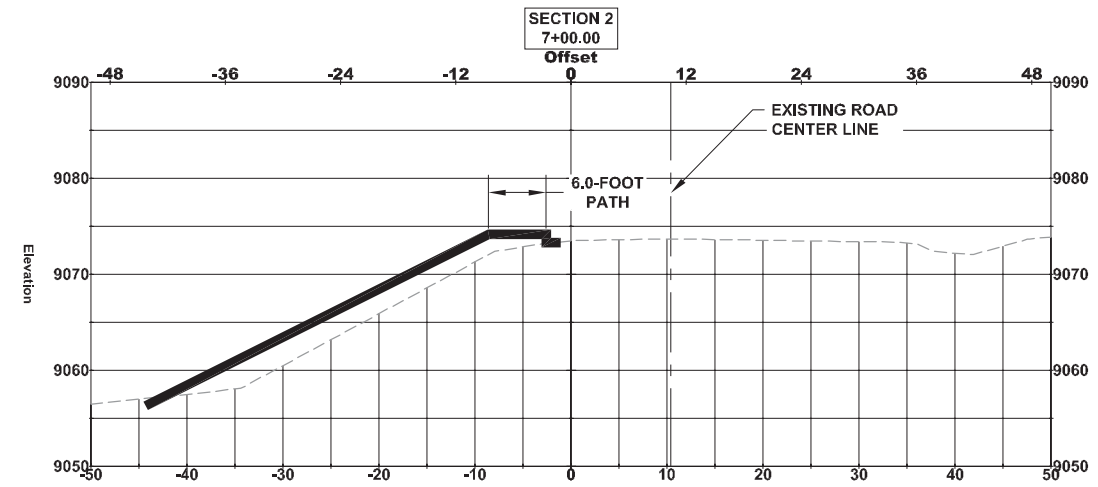
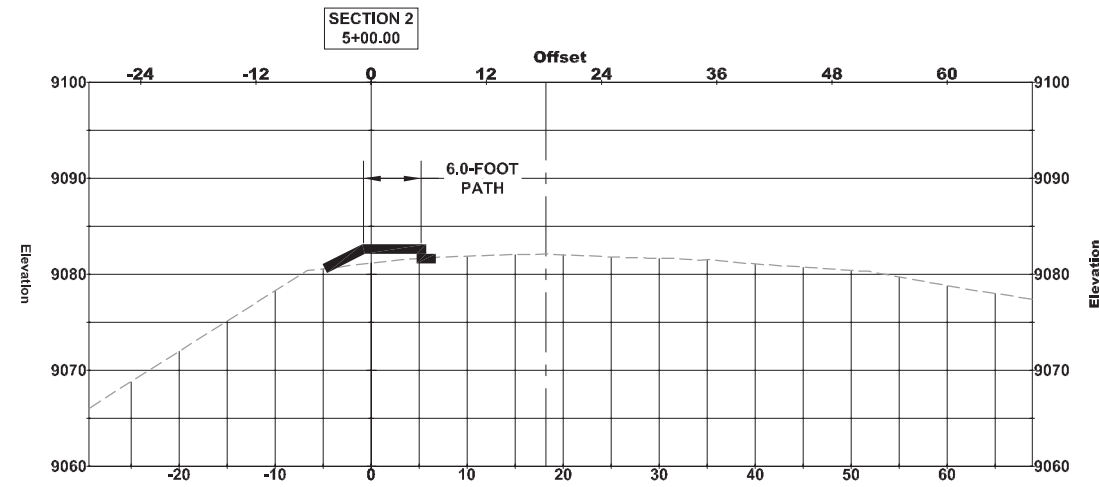
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-5

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 3
 6-FOOT PATH ON NORTH SIDE OF ROAD (550 FEET)
 ADD CURB AND GUTTER ON NORTH SIDE (550 FEET)
 2H : 1V CUT/FILL SLOPES

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 1,250 CY FILL

ORDER OF MAGNITUDE COST
 \$250,000

CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 2 - OPTION 3 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

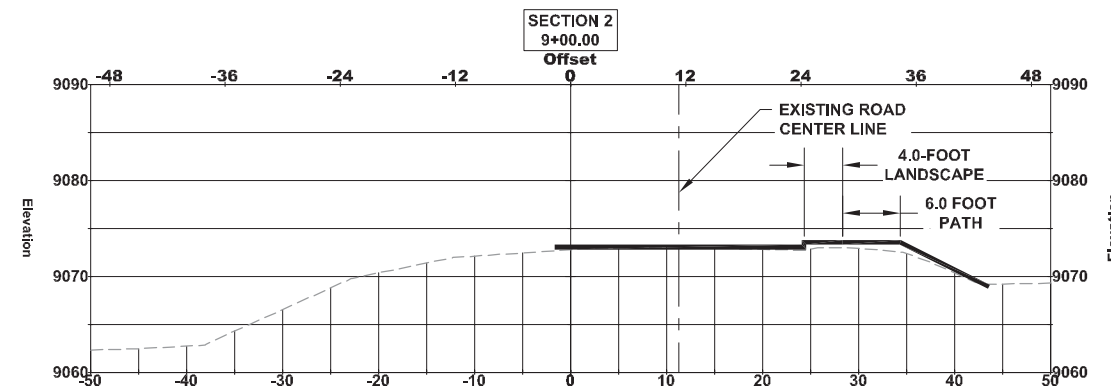
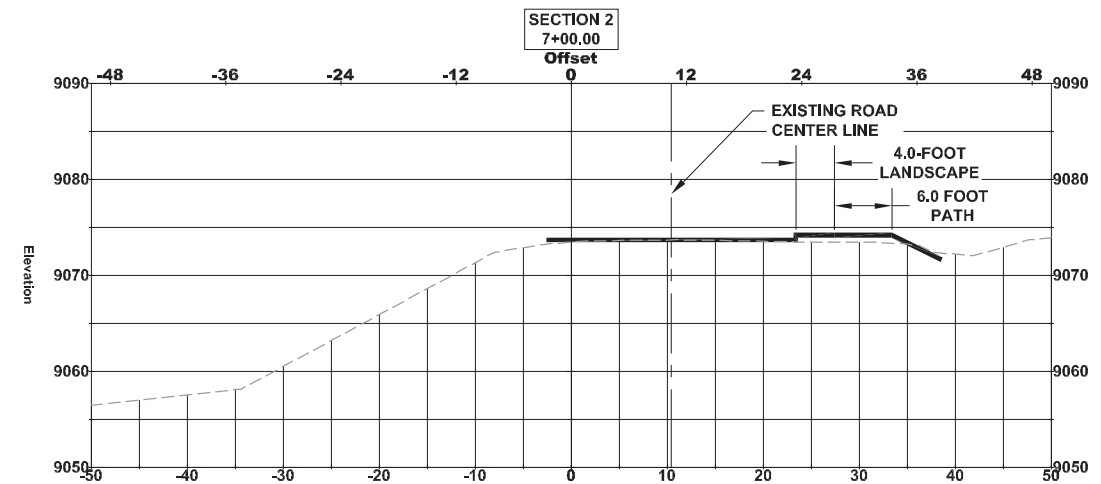
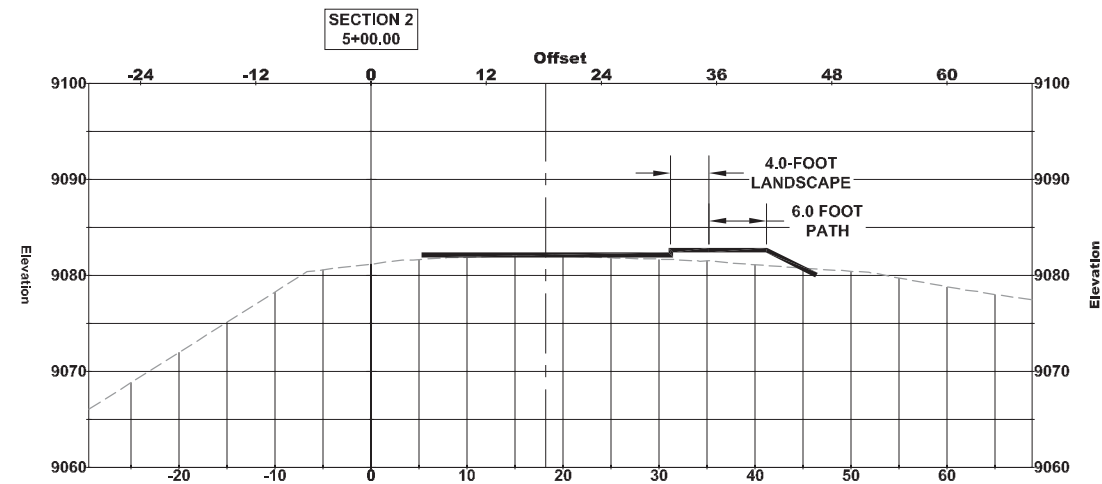
Date of Submittal
08/21/2014

EX-6

CONCEPTUAL

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)

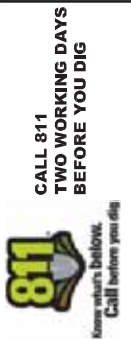


OPTION 4

DEMOLISH EXISTING 5-FOOT SIDEWALK (415 FEET)
 INSTALL 6-FOOT CONCRETE PATH ON SOUTH SIDE OF ROAD (415 FEET)
 2H : 1V CUT/FILL SLOPES

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 300 CY FILL

ORDER OF MAGNITUDE COST:
 \$75,000



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
 TOWN OF MOUNTAIN VILLAGE, CO
 SECTION 2 - OPTION 4 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



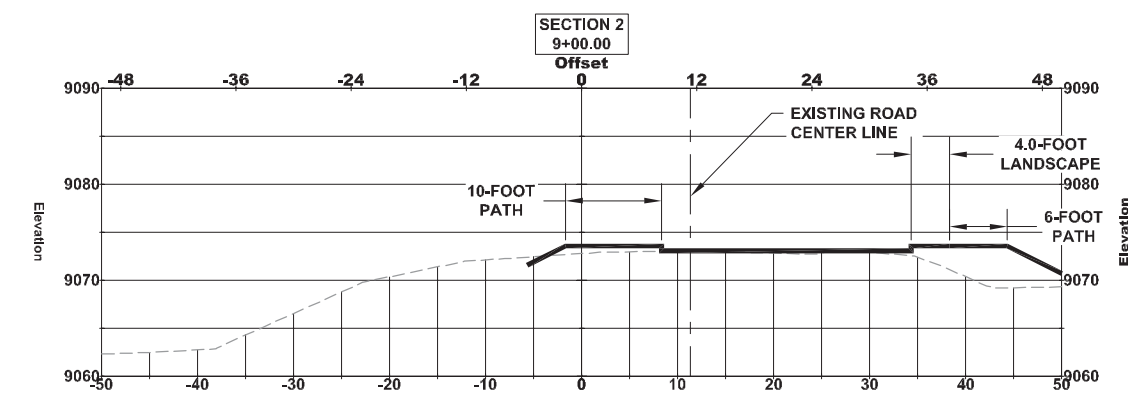
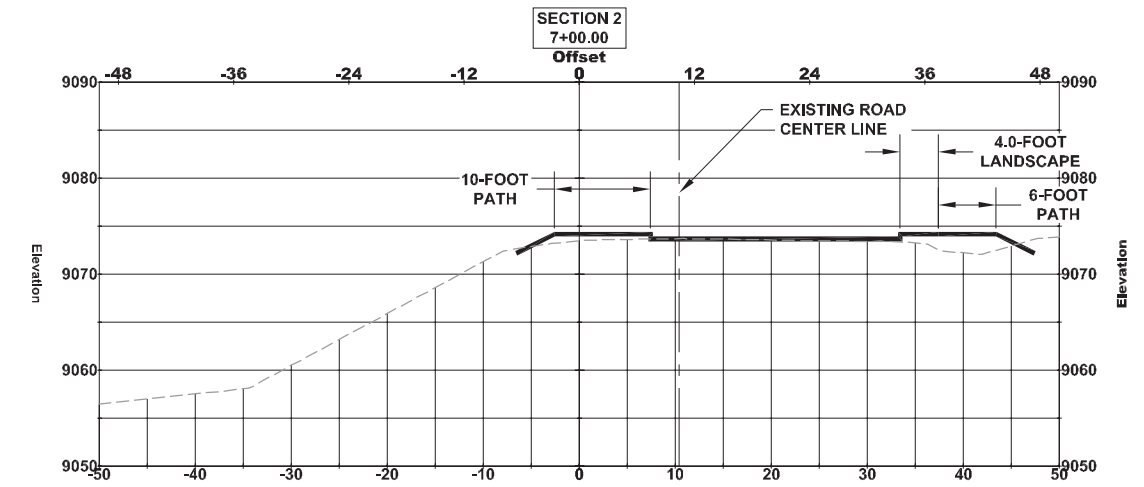
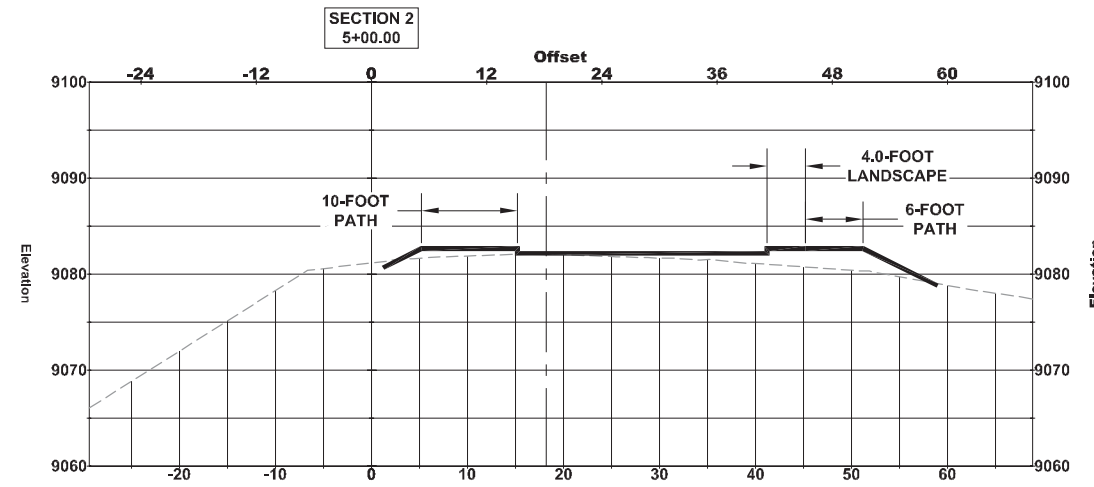
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL **EX-7**

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 5

SHIFT ADAMS RANCH ROAD 10-FEET SOUTH
 REBUILD 6-FOOT PATH AND LANDSCAPE STRIP (415 FEET)
 REBUILD CURB AND GUTTER, BOTH SIDES OF ROAD (550 FEET)
 ADD 10-FOOT BIKE PATH ON NORTH SIDE (550 FEET)

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 800 CY FILL
 PAVING: APPROX 550 FEET FROM COYOTE COURT TO PROSPECT CREEK ENTRANCE

ORDER OF MAGNITUDE COST
 \$350,000

CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 2 - OPTION 5 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

EX-8

CONCEPTUAL

**TABLE 2
MOUNTAIN VILLAGE BASE AREA
SECTION 2 COST ESTIMATE - COYOTE COURT TO BOULDERS WAY**

OPTION 1: 10-FOOT PATH NORTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	0	\$0	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 10-FEET WIDE	SY	\$100	611	\$61,111	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	1,432	\$85,900	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
GUARDRAIL	LF	\$40	550	\$22,000	CDOT
CURB AND GUTTER	LF	\$30	550	\$16,500	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	102	\$2,037	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
SURVEYING	LUMP SUM	\$3,751	1	\$3,751	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$3,751	1	\$3,751	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$3,751	1	\$3,751	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$9,377	1	\$9,377	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$18,755	1	\$18,755	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$45,387	1	\$45,387	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$272,320	

OPTION 2: 10-FOOT PATH SOUTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	231	\$1,655	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 10-FEET WIDE	SY	\$100	461	\$46,111	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	489	\$29,344	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
CURB AND GUTTER	LF	\$30	0	\$0	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	38	\$769	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
SURVEYING	LUMP SUM	\$1,558	1	\$1,558	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,558	1	\$1,558	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,558	1	\$1,558	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$3,894	1	\$3,894	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$7,788	1	\$7,788	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$18,847	1	\$18,847	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$113,081	

OPTION 3: 6-FOOT PATH NORTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	0	\$0	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 6 FT WIDE	SY	\$100	367	\$36,667	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	1,250	\$75,000	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
GUARDRAIL	LF	\$40	550	\$22,000	CDOT
CURB AND GUTTER	LF	\$30	550	\$16,500	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	65	\$1,300	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
SURVEYING	LUMP SUM	\$3,029	1	\$3,029	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$3,029	1	\$3,029	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$3,029	1	\$3,029	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$7,573	1	\$7,573	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$15,147	1	\$15,147	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$36,655	1	\$36,655	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$219,930	

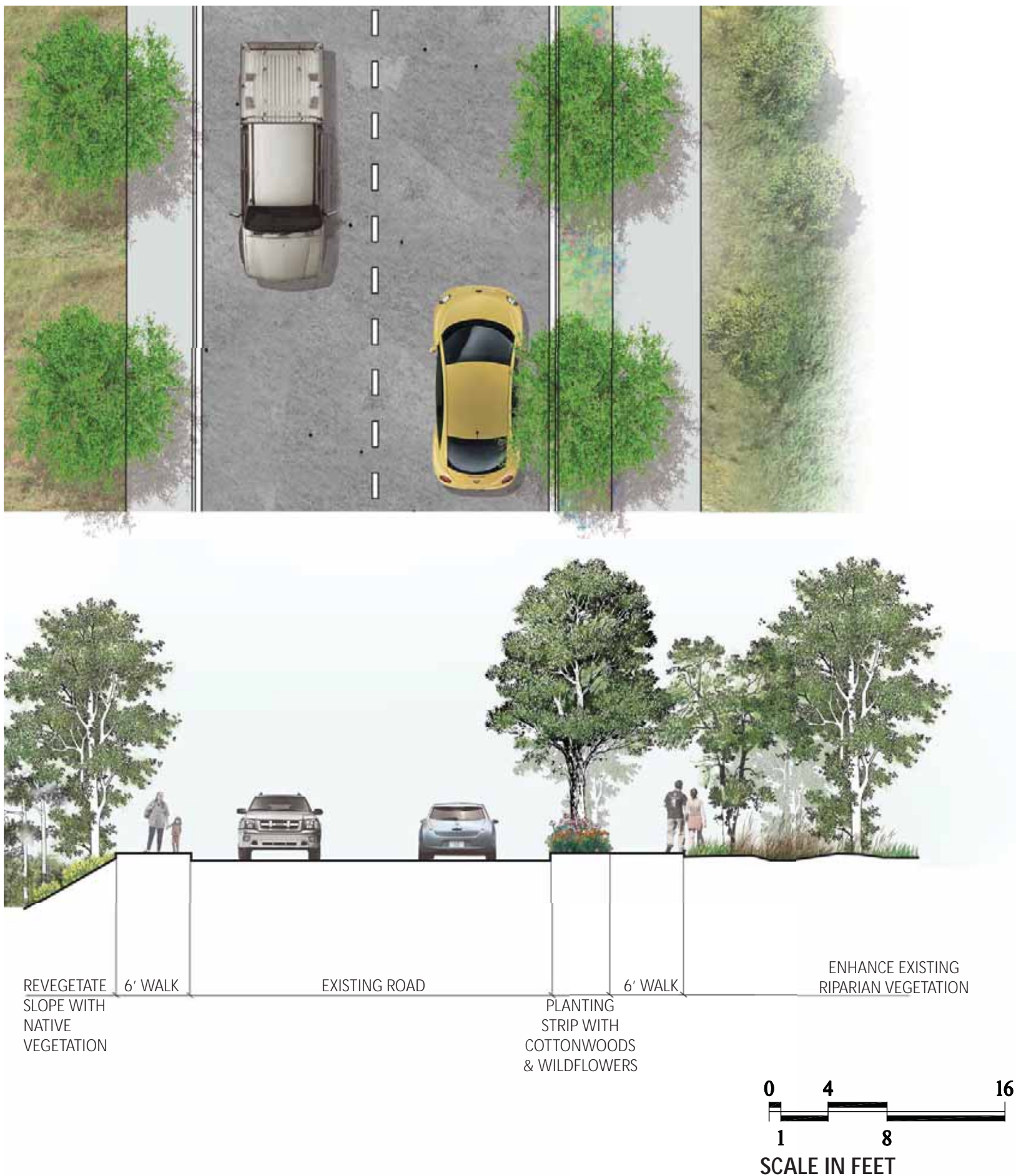
OPTION 4: DEMOLISH EXISTING SIDEWALK AND REPLACE WITH 6-FOOT SIDEWALK SOUTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	231	\$1,655	CDOT
INSTALL 6-IN SW, 6-FEET WIDE CONCRETE	SY	\$100	277	\$27,667	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	284	\$17,033	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
CURB AND GUTTER	LF	\$30	0	\$0	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	8	\$154	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
SURVEYING	LUMP SUM	\$930	1	\$930	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$930	1	\$930	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$930	1	\$930	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$2,325	1	\$2,325	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$4,651	1	\$4,651	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$11,255	1	\$11,255	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$67,531	

OPTION 5: REBUILD ADAMS RANCH ROAD SHIFTED 10 FEET SOUTH					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
6-INCH CONCRETE SIDEWALK, 6 FEET WIDE SOUTH, 10-FEET WIDE NORTH	SY	\$100	888	\$88,778	2014 CIVIL IMPROVEMENT PROJECT
SIDEWALK BASE ROCK - 6 INCHES	CY	\$20	148	\$2,959	2014 CIVIL IMPROVEMENT PROJECT
6-INCHES CLASS 2 ABC	TONS	\$25	483	\$12,066	2014 CIVIL IMPROVEMENT PROJECT
6-INCHES CLASS 6 ABC	TONS	\$30	483	\$14,479	2014 CIVIL IMPROVEMENT PROJECT
3-INCHES ASPHALT	TONS	\$130	259	\$33,694	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	1,100	\$33,000	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	791	\$47,456	ESTIMATE
SURVEYING	LUMP SUM	\$4,649	1	\$4,649	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$4,649	1	\$4,649	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$4,649	1	\$4,648.63	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$11,622	1	\$11,621.57	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$23,243	1	\$23,243.13	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$56,248	1	\$56,248.38	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$337,490	

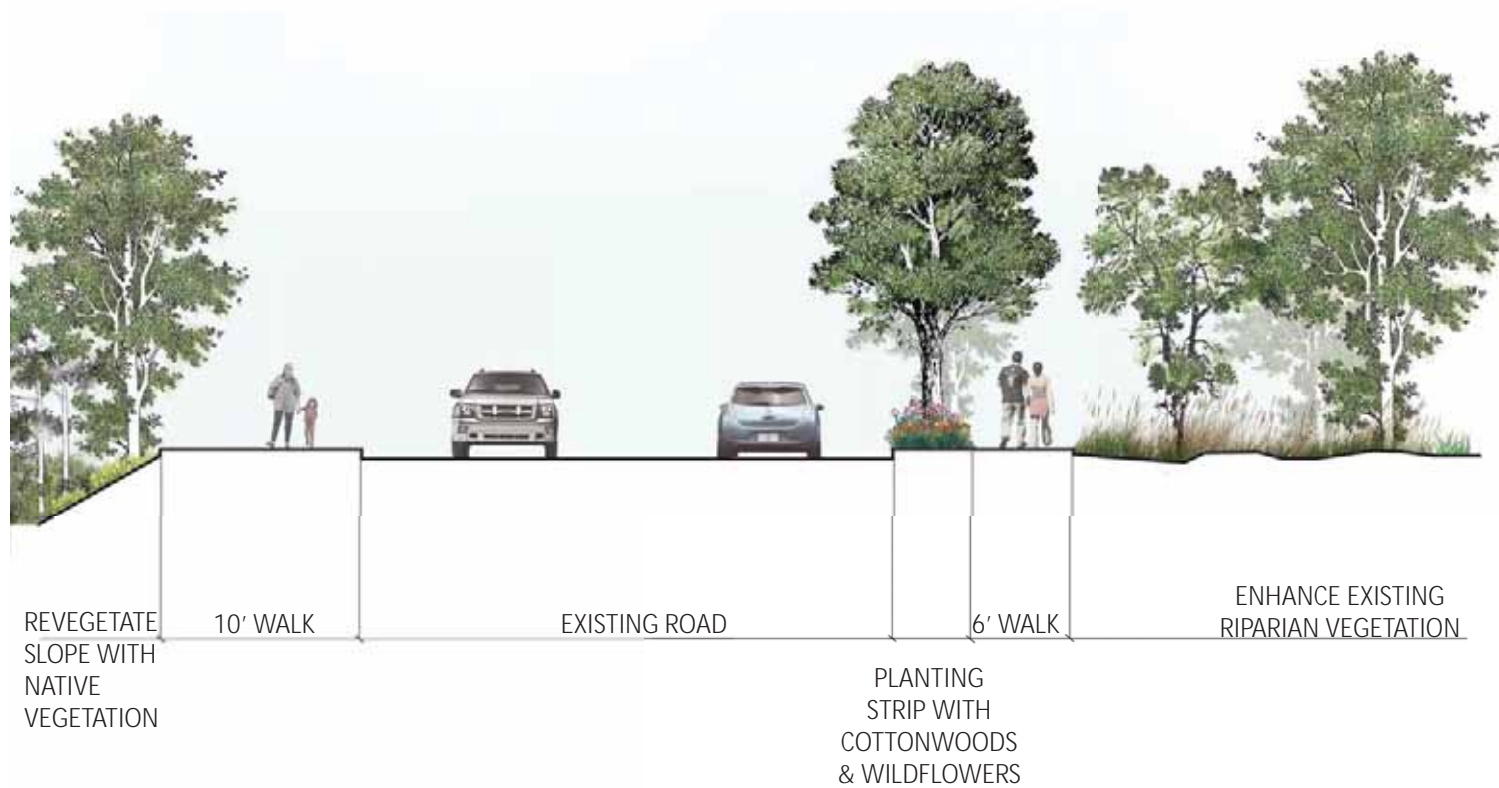
ADAM'S RANCH ROAD DEMOLITION					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
CLEARING AND GRUBBING	ACRES	\$3,000	0.1	\$360	2014 CIVIL IMPROVEMENT PROJECT
CONCRETE DEMO, REMOVAL AND DISPOSAL (SW AND C&G)	SY	\$12.00	415	\$4,980	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT GRINDING AND STOCKPILING	SY	\$2	1,589	\$3,178	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$170	1	\$170	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$170	1	\$170	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$170	1	\$170	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$426	1	\$426	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$852	1	\$852	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$2,061	1	\$2,061	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$12,368	

Note: Costs for landscaping, lighting, and engineering not included.

SECTION 2A: TRAIL OPTION FROM COYOTE TO BOULDERS WAY



SECTION 2B: TRAIL OPTION FROM COYOTE TO BOULDERS WAY



Town of Mountain Village: Proposed Meadows Improvement Plan

Section 2: Trail options from Coyote Court to Boulder Way

7/10/2014

Estimate of Probable Costs

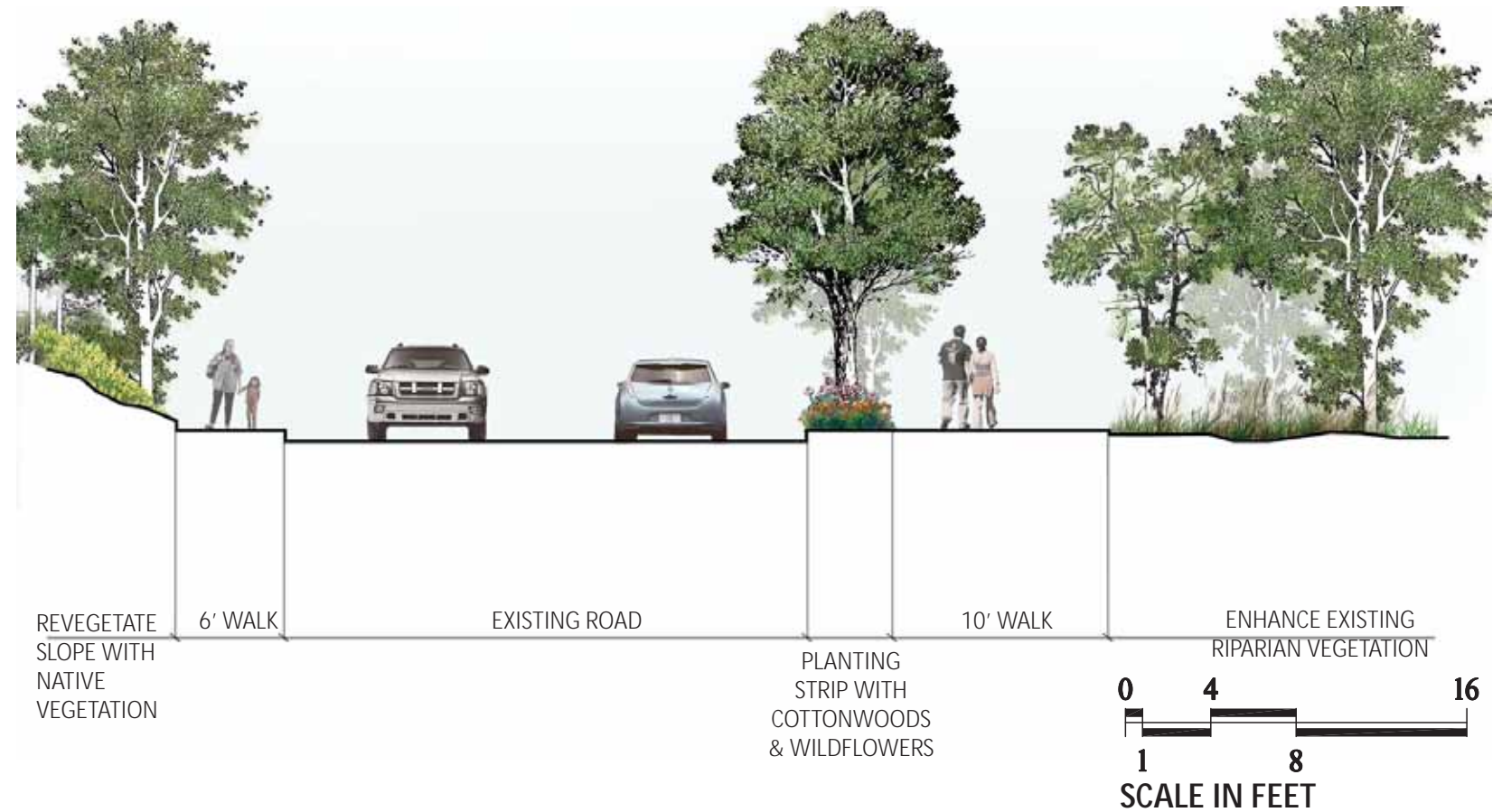
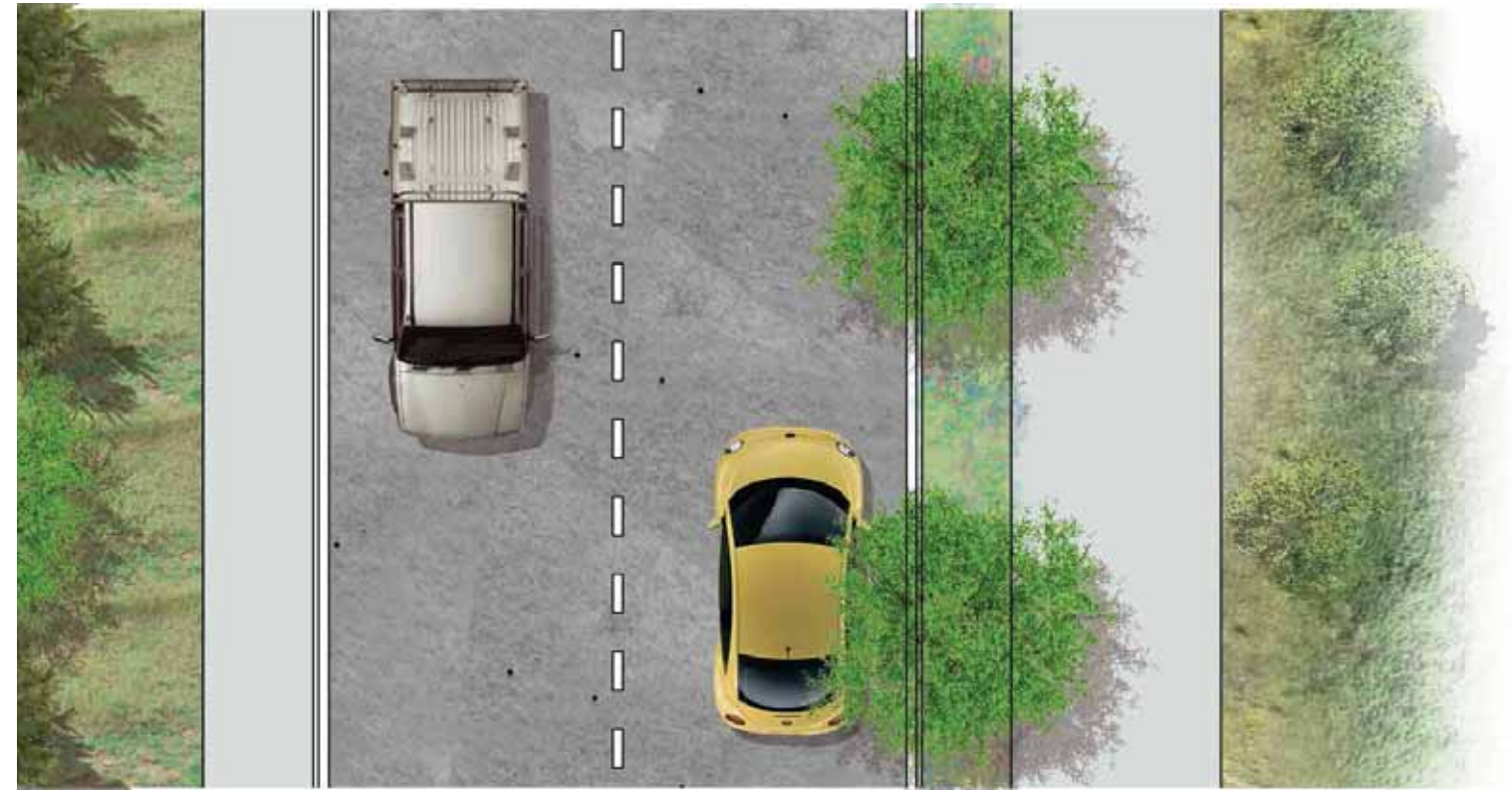
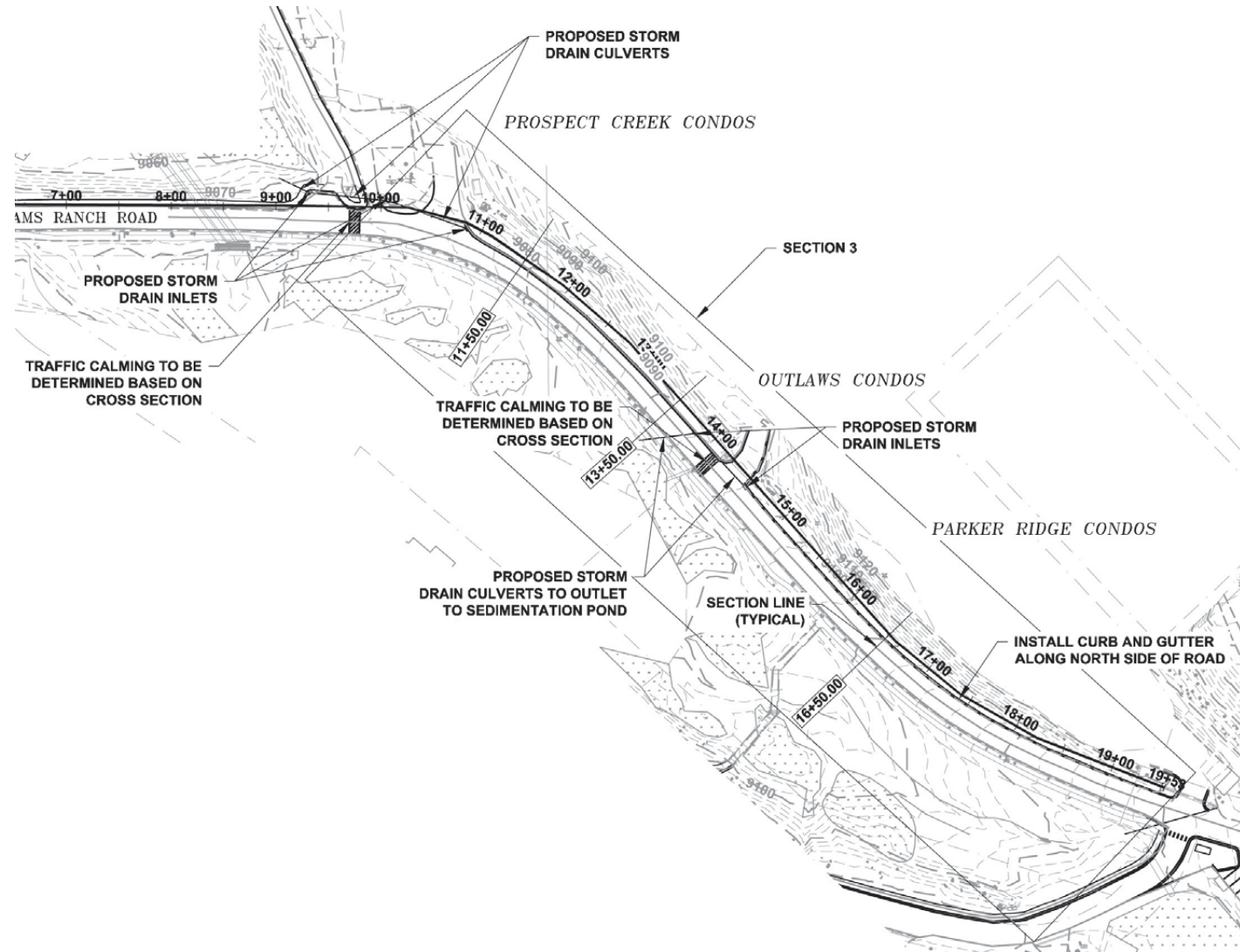
ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	STRIP AND STOCKPILE TOPSOIL	CY	160	\$ 15.00	\$ 2,400.00
	SEEDING NATIVE	SF	7470	\$ 0.20	\$ 1,494.00
	SEEDING RIPARIAN	SF	5580	\$ 0.25	\$ 1,395.00
	MULCHING (CEDAR BARK MULCH)	CY	10	\$ 125.00	\$ 1,250.00
	MULCHING (HYDRAULIC)	SF	13050	\$ 0.10	\$ 1,305.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	23	\$ 450.00	\$ 10,350.00
	PERENNIALS (1 GAL)	EA	350	\$ 15.00	\$ 5,250.00
	WILLOW STAKES	EA	50	\$ 5.00	\$ 250.00
	COTTONWOOD POLES	EA	10	\$ 10.00	\$ 100.00
	TREE ROOT BARRIER (SOUTH SIDE-CURB AND SIDEWALK SIDE)	LF	520	\$ 10.00	\$ 5,200.00
	IRRIGATION	LS	1	\$ 6,000.00	\$ 6,000.00
				SUBTOTAL	\$ 34,994.00
				contingency 20%	\$ 6,998.80
				TOTAL	\$ 41,992.80

SECTION 3

TRAIL OPTIONS FROM BOULDERS WAY
TO BIG BILLIES INTERSECTION

AND

BOULDERS WAY INTERSECTION



September 2014

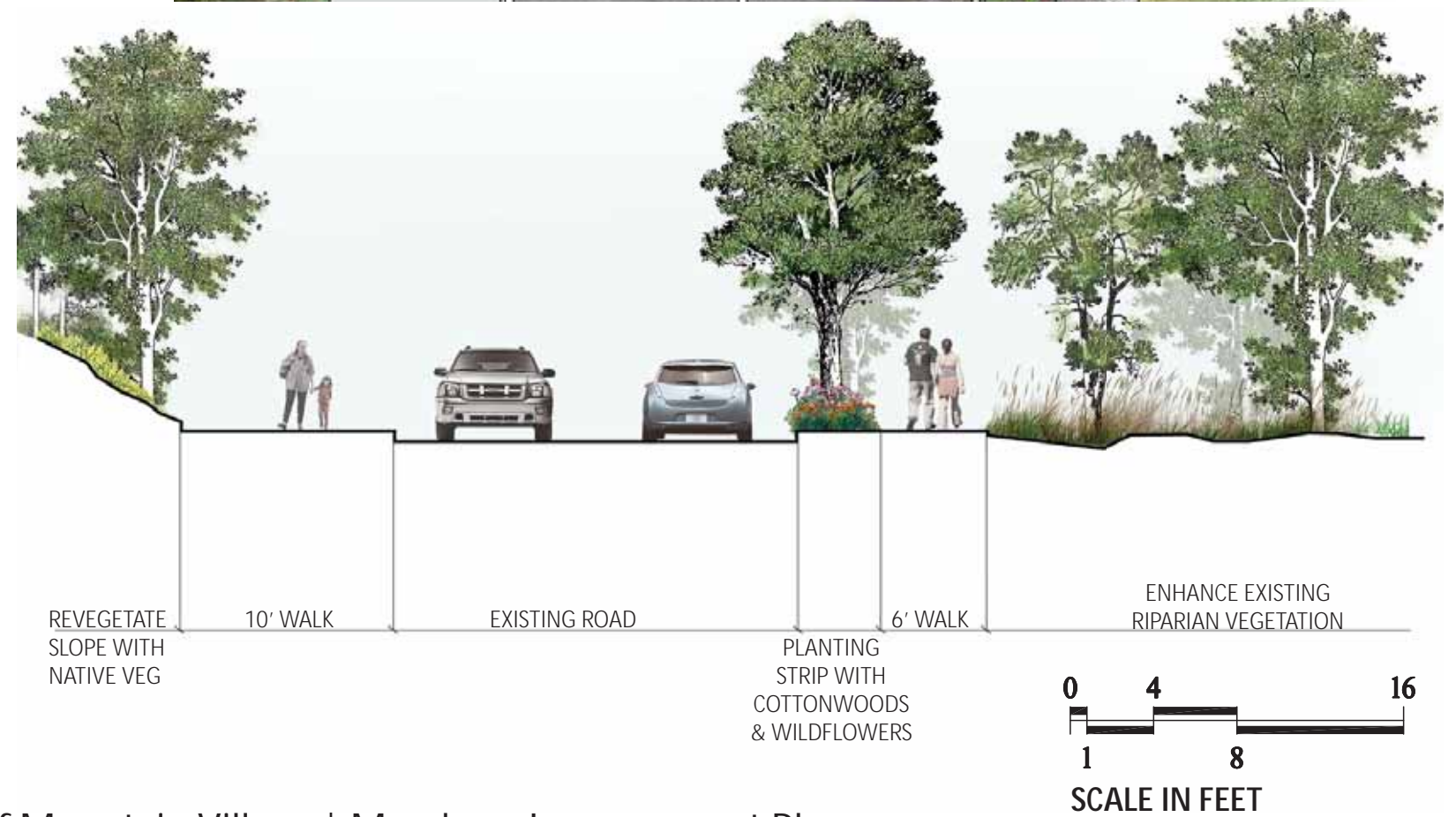
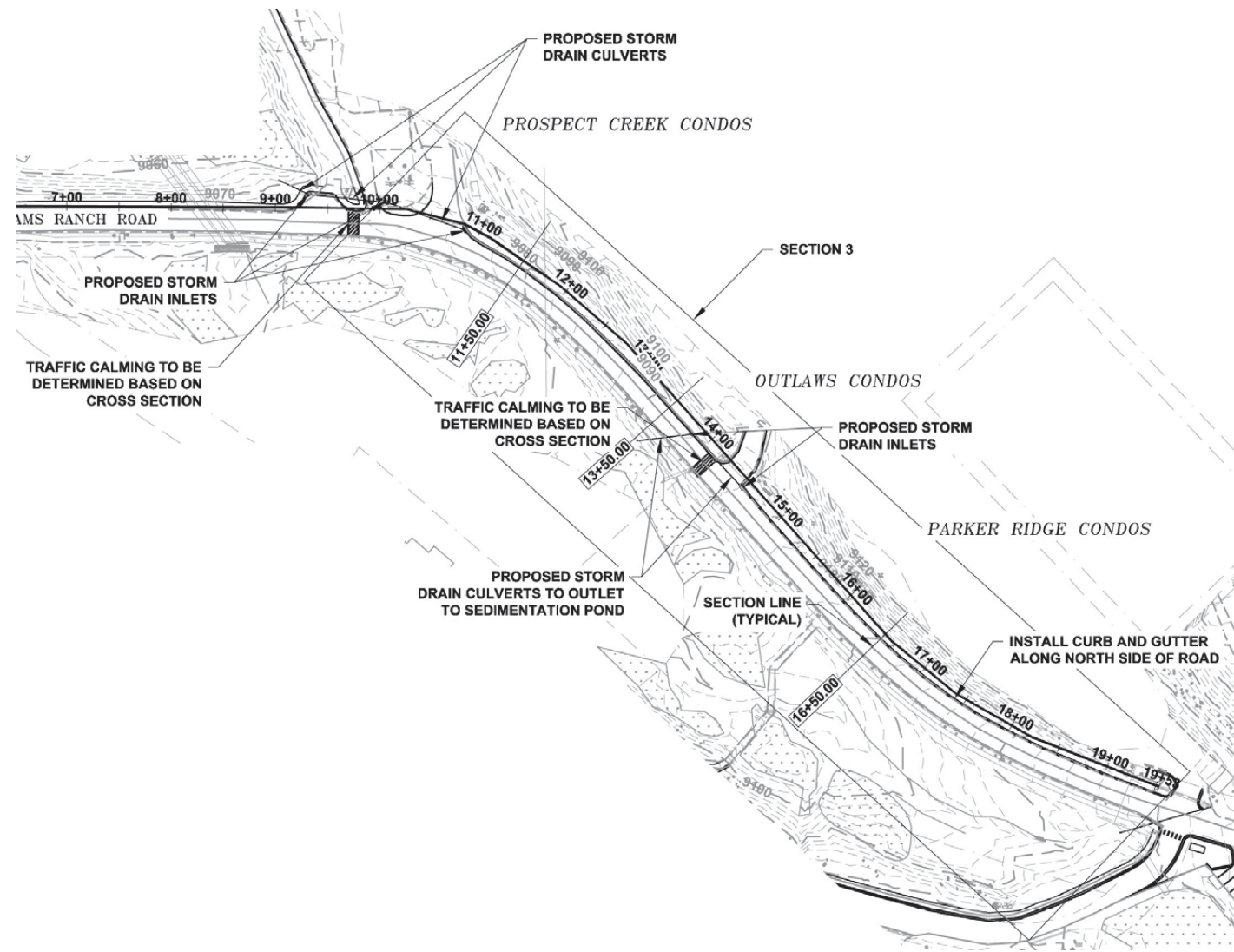


DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Section 3A: Trail Option From Boulders Way to Big Billies Intersection



September 2014



DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Section 3B: Trail Option From Boulders
Way to Big Billies Intersection



September 2014

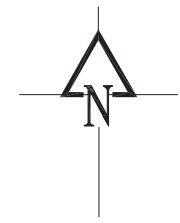
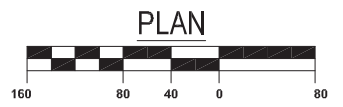
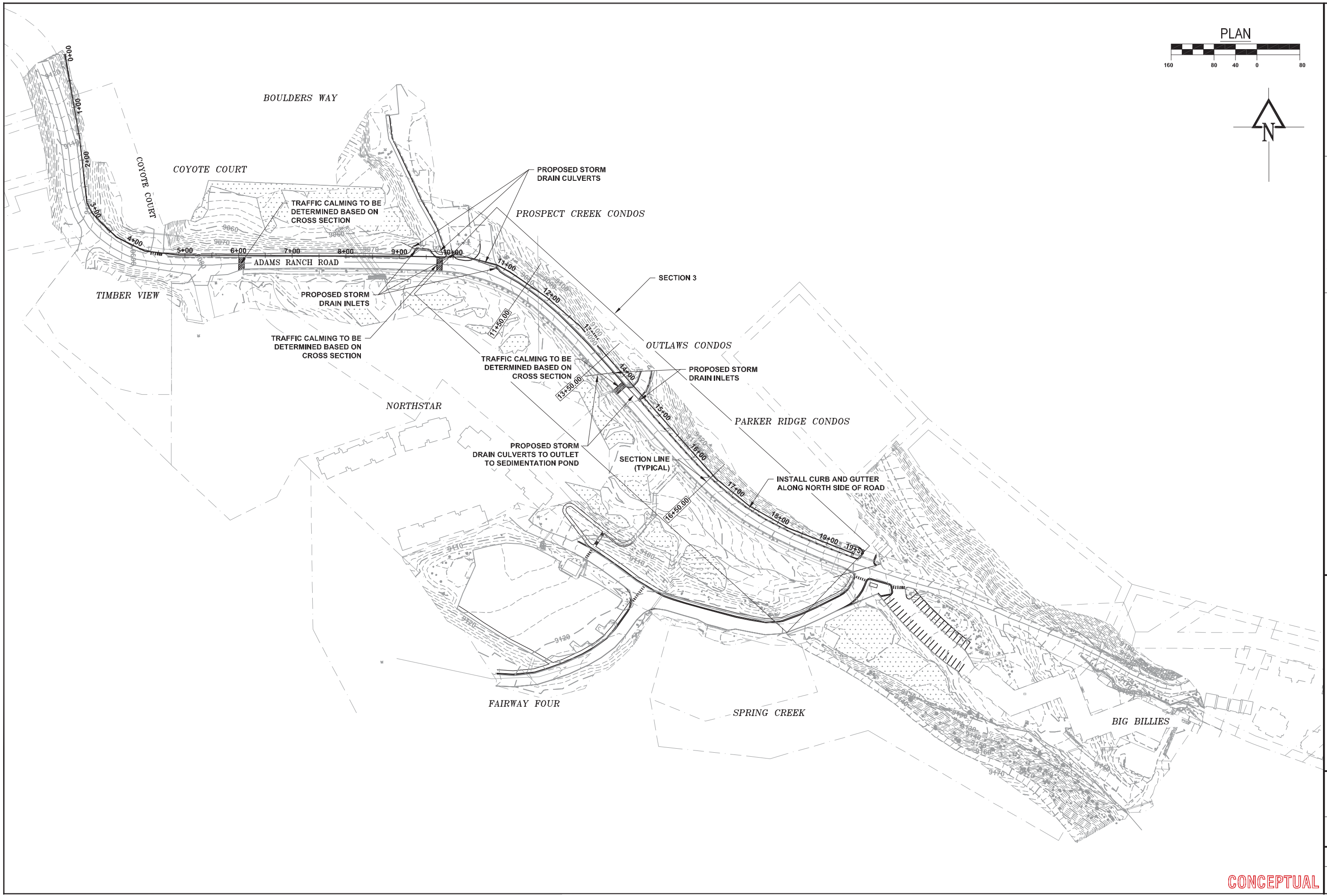


DHM DESIGN


LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1309 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Boulder Way Intersection Concept



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 SITE PLAN

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



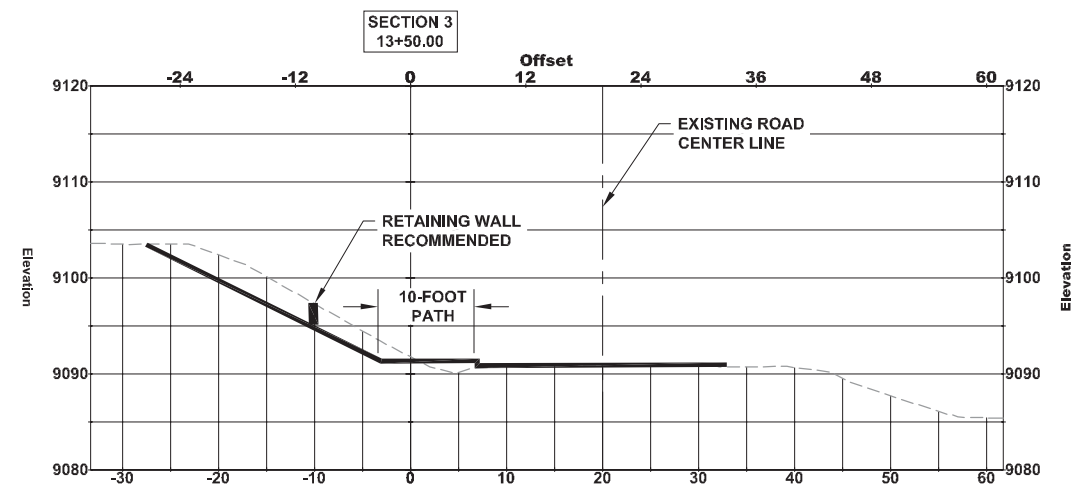
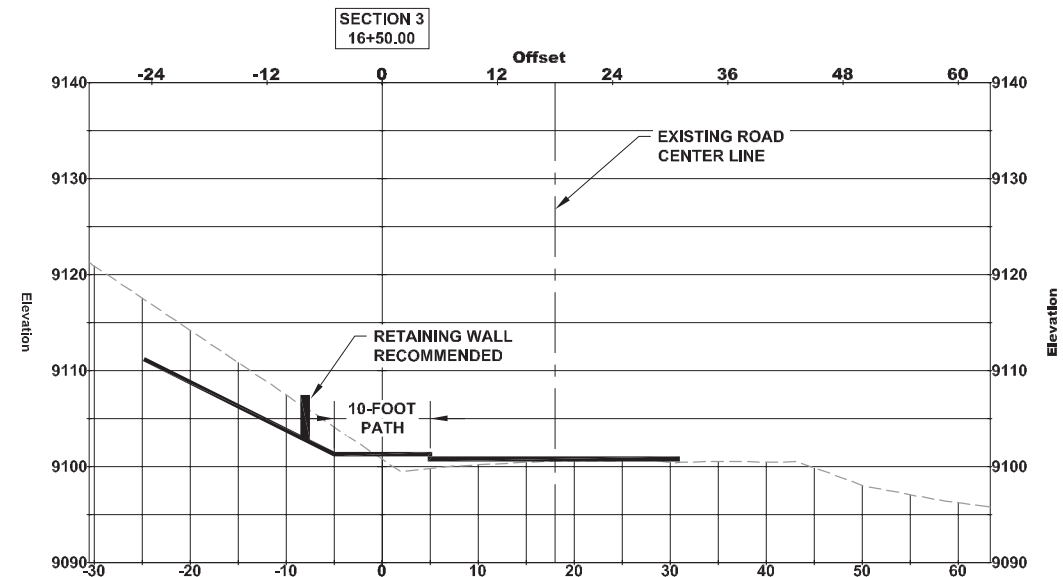
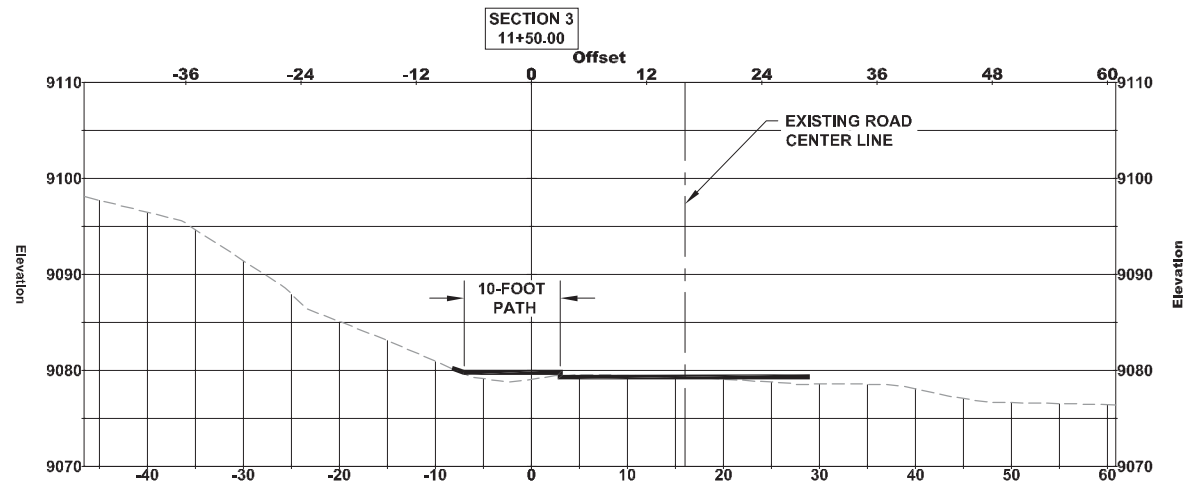
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-9

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 1
 10-FOOT PATH ON NORTH SIDE OF ROAD
 ADD CURB AND GUTTER ON NORTH SIDE
 NO SIDEWALK DEMOLITION
 2H : 1V CUT/FILL SLOPES
 INSTALL STORM DRAIN SYSTEMS

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 1,400 CY CUT
 RETAINING WALL: 800 FEET LONG, 5 FEET HIGH

ORDER OF MAGNITUDE COST
 \$750,000

CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 - OPTION 1 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



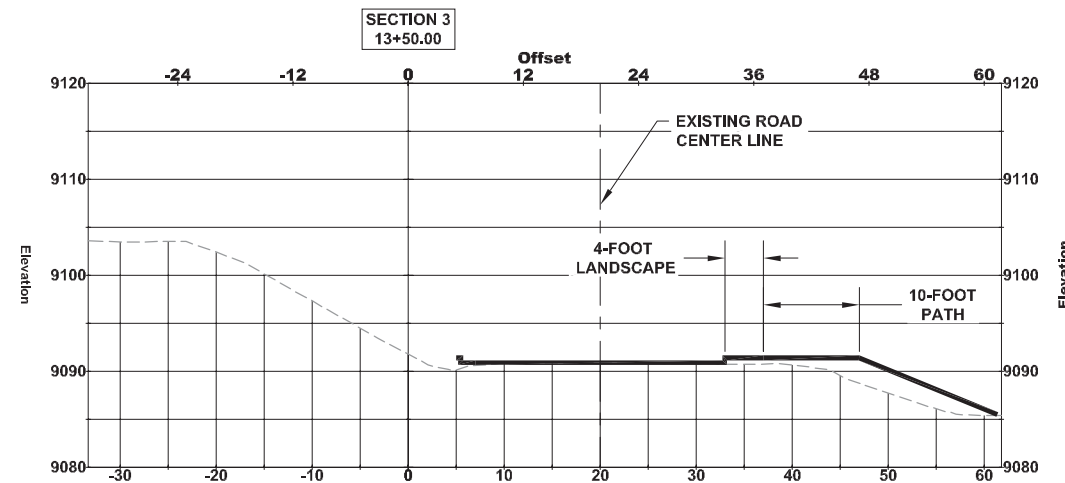
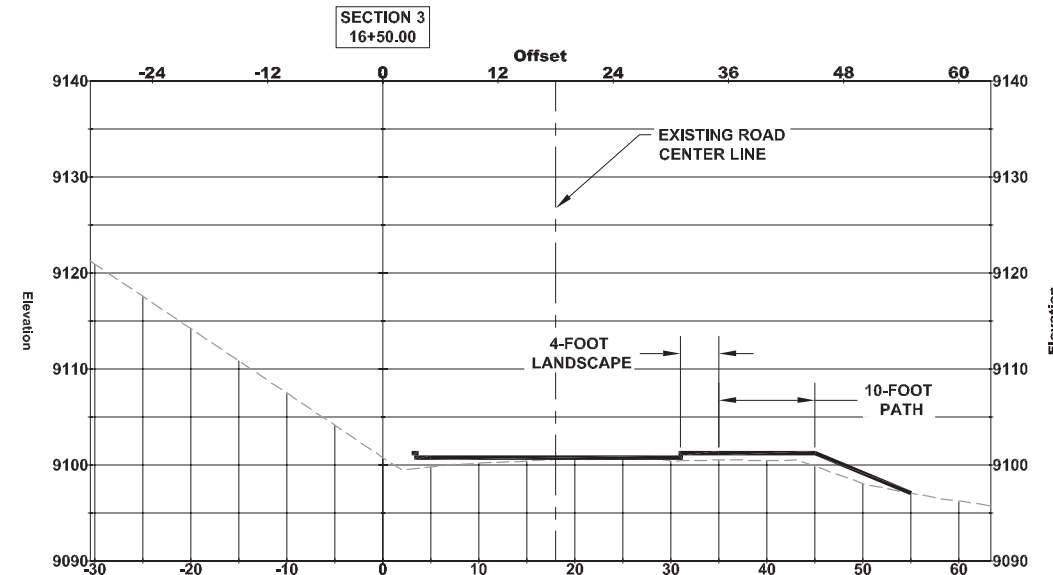
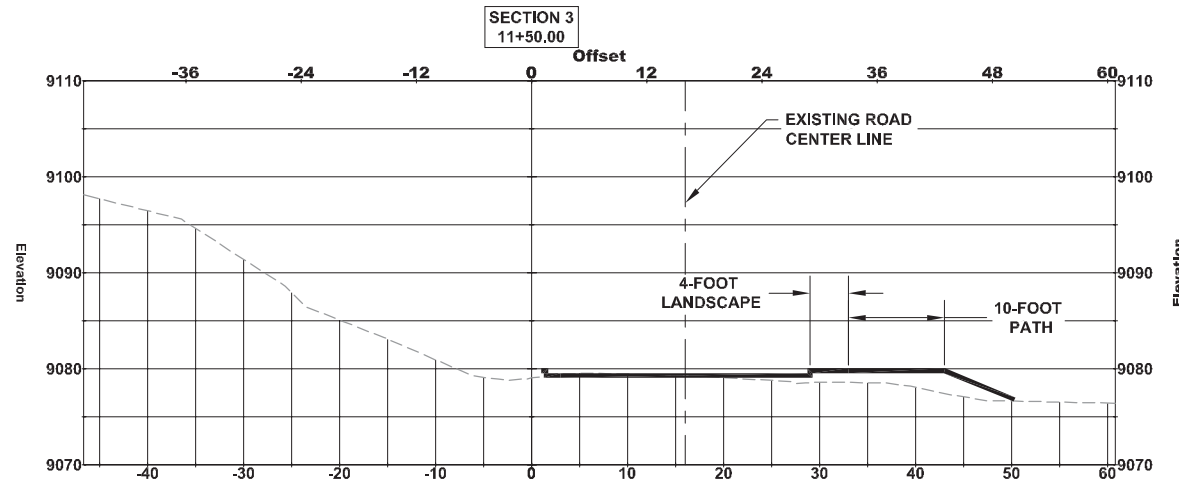
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-10

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 2
 10-FOOT PATH ON SOUTH SIDE OF ROAD
 DEMOLISH AND REBUILD SIDEWALK
 ADD CURB AND GUTTER ON NORTH SIDE
 2H : 1V CUT/FILL SLOPES
 INSTALL STORM DRAIN SYSTEMS

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 1,100 CY FILL
 DEMOLISH SIDEWALK: 5 FEET X 985 FEET PROJECT LENGTH

ORDER OF MAGNITUDE COST
 \$450,000

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 - OPTION 2 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

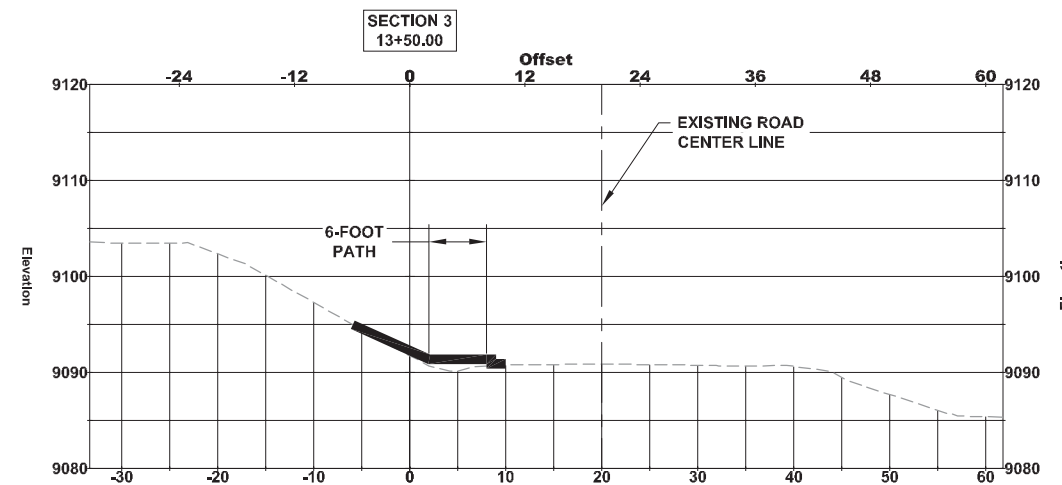
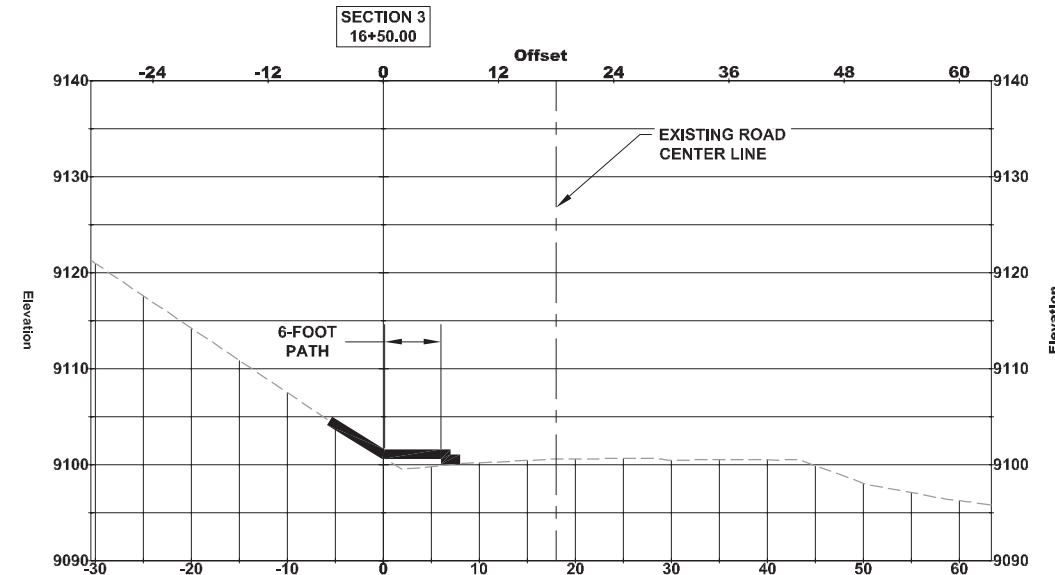
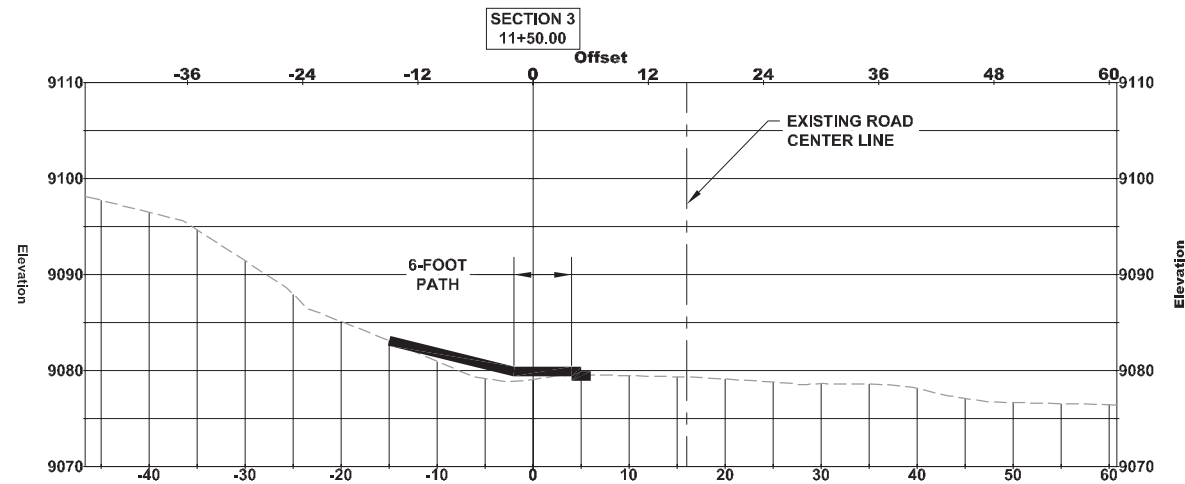
Date of Submittal
08/21/2014

CONCEPTUAL EX-11

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)

CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



OPTION 3
 6-FOOT PATH ON NORTH SIDE OF ROAD
 ADD CURB AND GUTTER ON NORTH SIDE
 REWORK DRAINAGE ON UPHILL SIDE
 2H : 1V CUT/FILL SLOPES
 INSTALL STORM DRAIN SYSTEMS

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 400 CY FILL

ORDER OF MAGNITUDE COST
 \$350,000

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 - OPTION 3 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



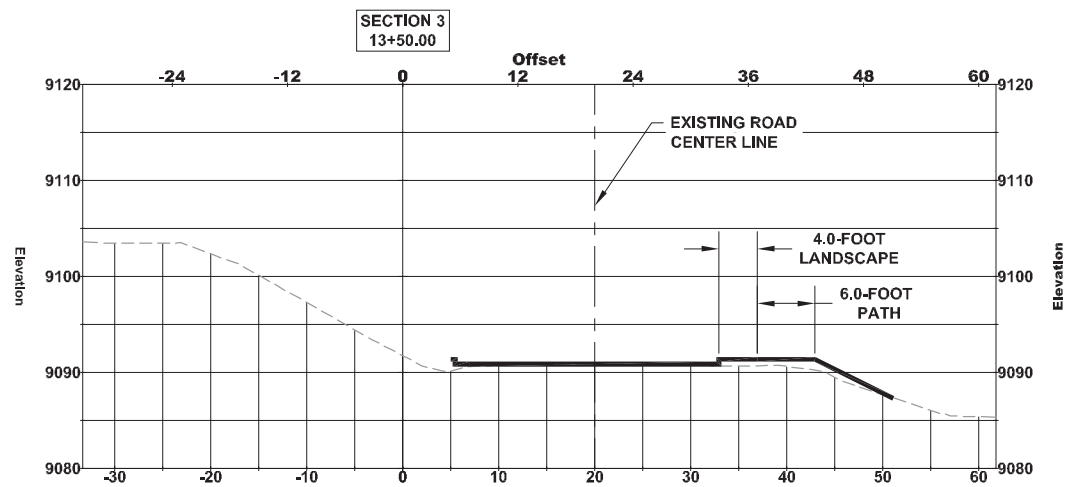
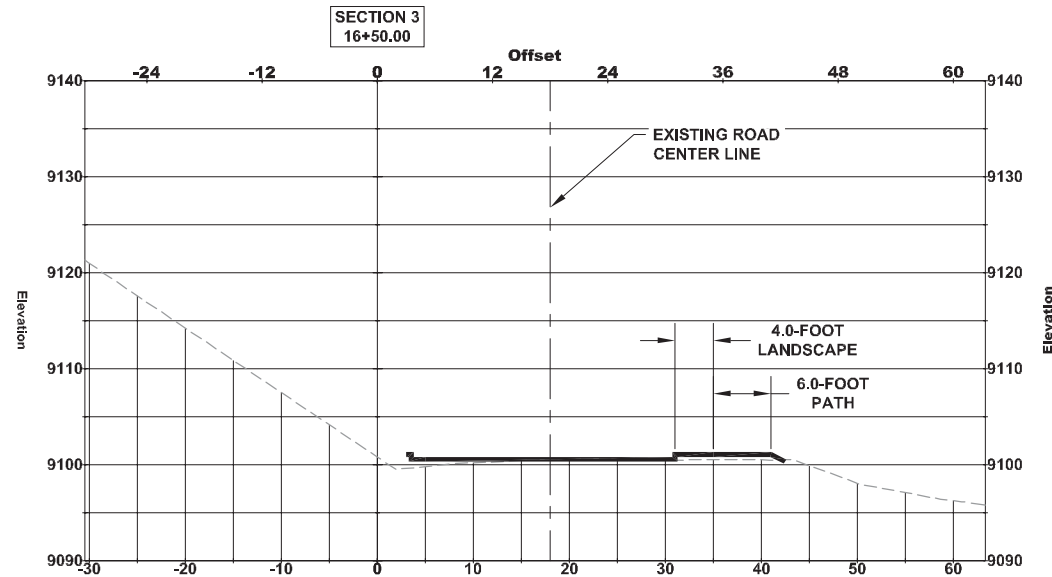
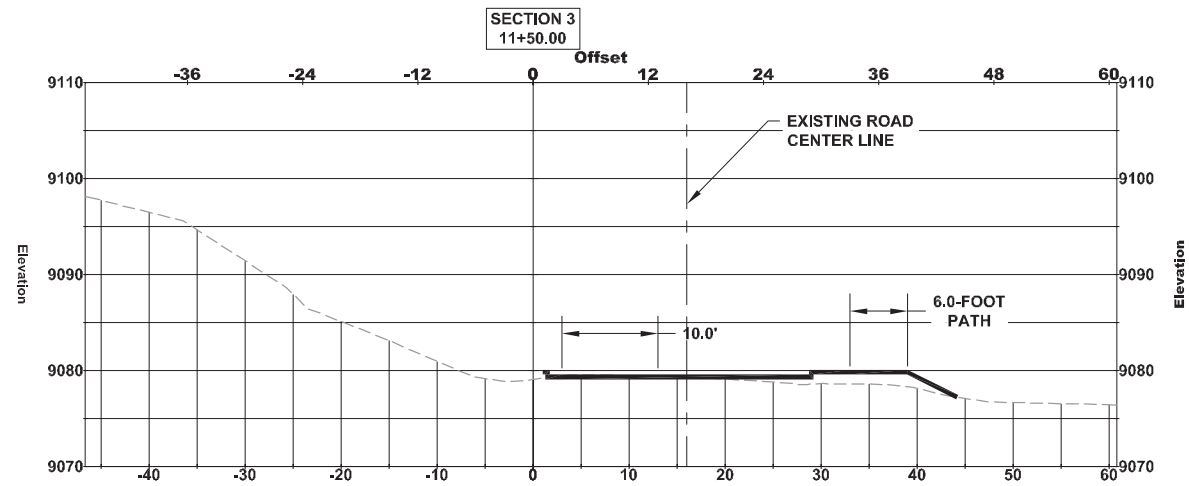
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-12

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 4
 DEMOLISH EXISTING 5-FOOT SIDEWALK
 ADD CURB AND GUTTER ON NORTH SIDE
 INSTALL 6-FOOT CONCRETE PATH ON DOWNHILL SIDE OF ROAD
 2H : 1V CUT/FILL SLOPES
 INSTALL STORM DRAIN SYSTEMS

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 450 CY FILL

ORDER OF MAGNITUDE COST
 \$300,000

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 - OPTION 4 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



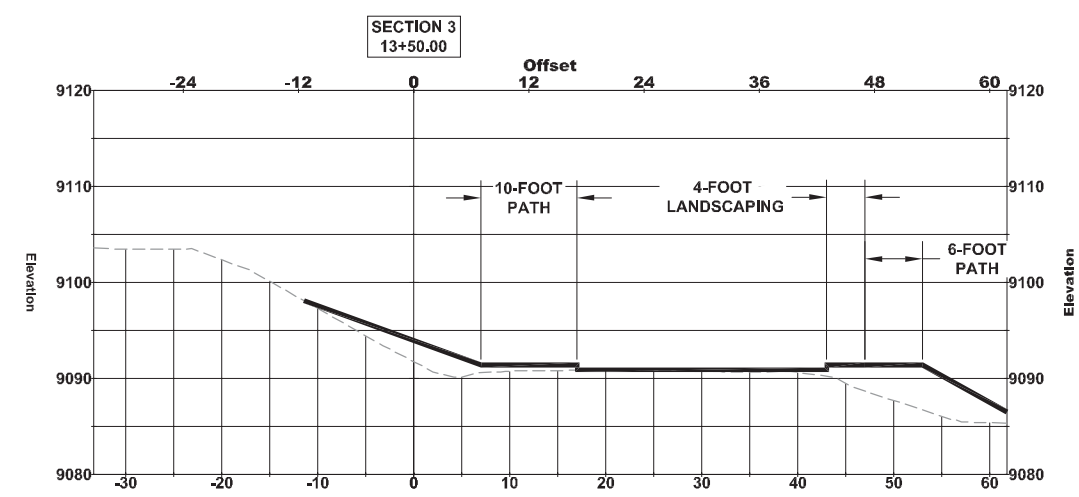
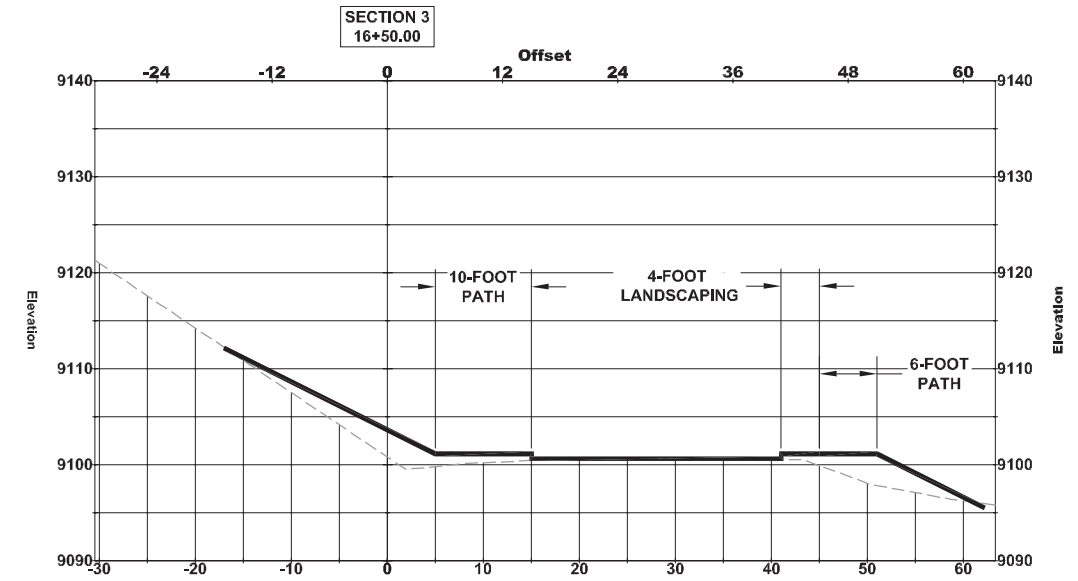
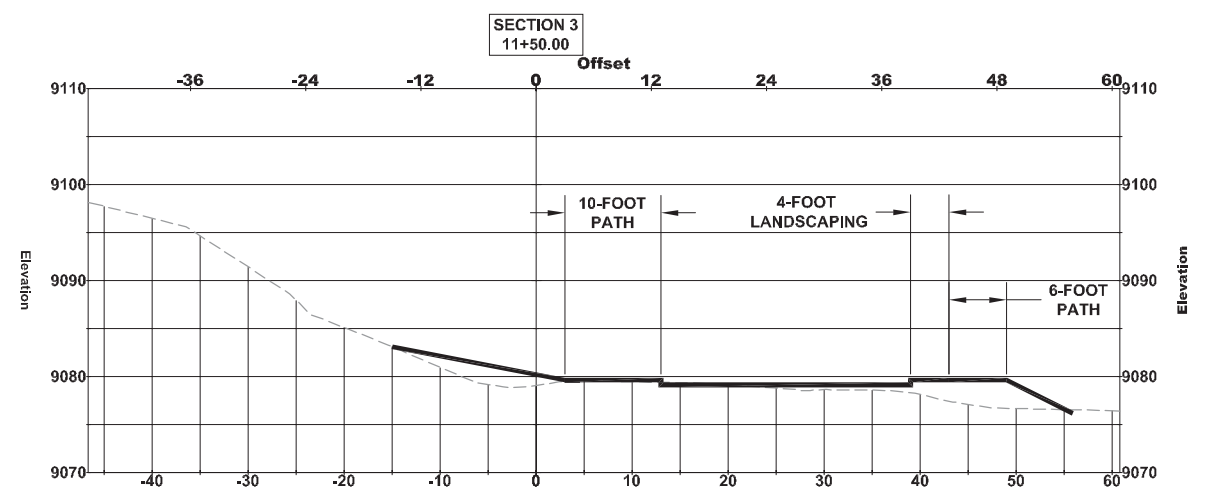
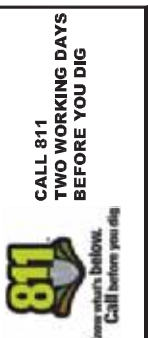
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-13

SECTIONS

SCALE: 1" = 20' H 1" = 20' V (11x17)
 SCALE: 1" = 10' H 1" = 10' V (24x36)



OPTION 5
 SHIFT ADAMS RANCH ROAD 10-FEET SOUTH
 REBUILD 6-FOOT PATH AND LANDSCAPE STRIP
 REBUILD CURB AND GUTTER, BOTH SIDES OF ROAD
 ADD 10-FOOT BIKE PATH ON NORTH SIDE
 INSTALL STORM DRAIN SYSTEMS

ORDER OF MAGNITUDE ESTIMATES:
 EARTHWORK: 2,600 CY FILL
 RETAINING WALL: 800 FEET LONG, 5 FEET HIGH
 PAVING: APPROX 985 FEET PROJECT LENGTH, STA 9+70 TO END

ORDER OF MAGNITUDE COST
 \$875,000

REVISIONS:

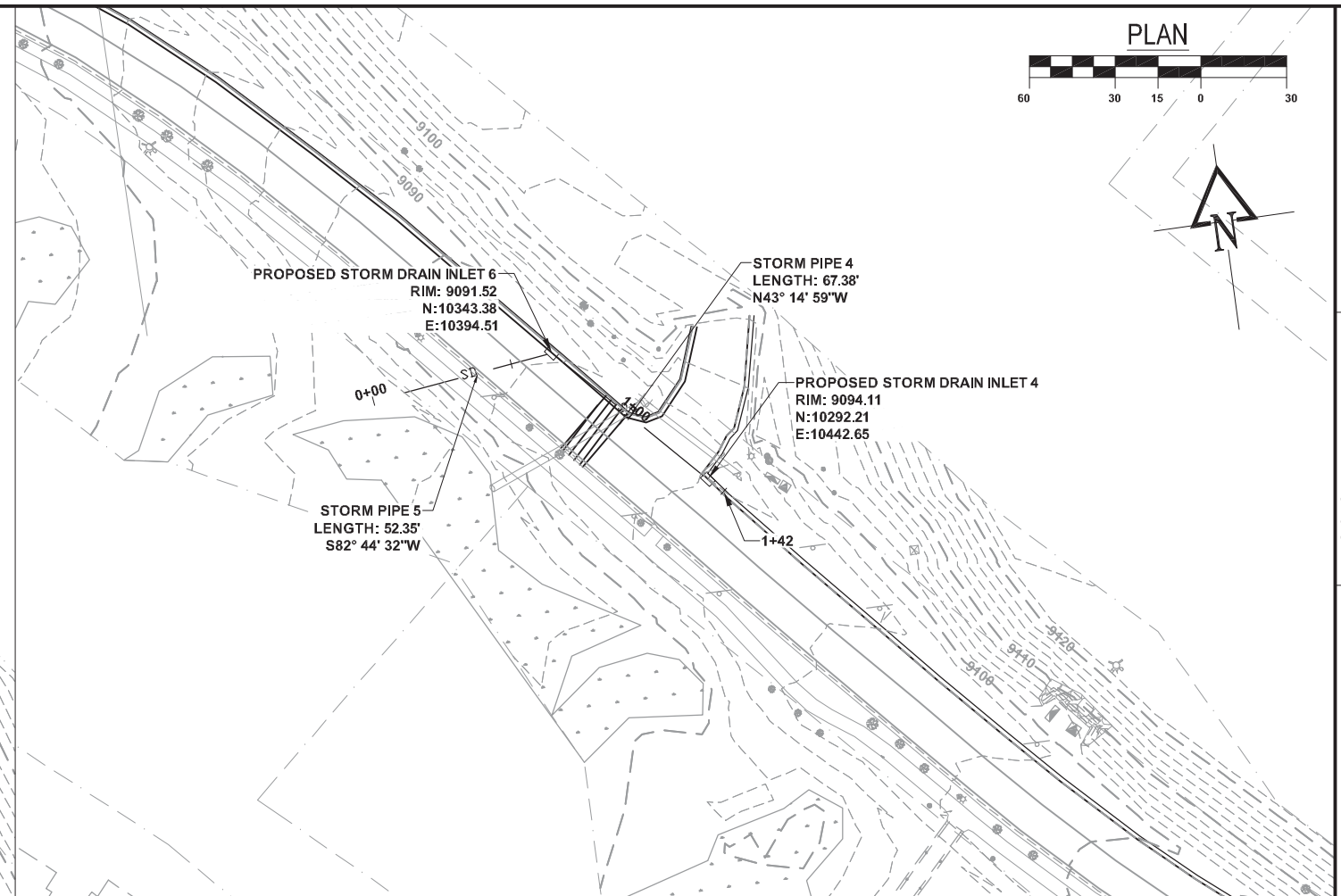
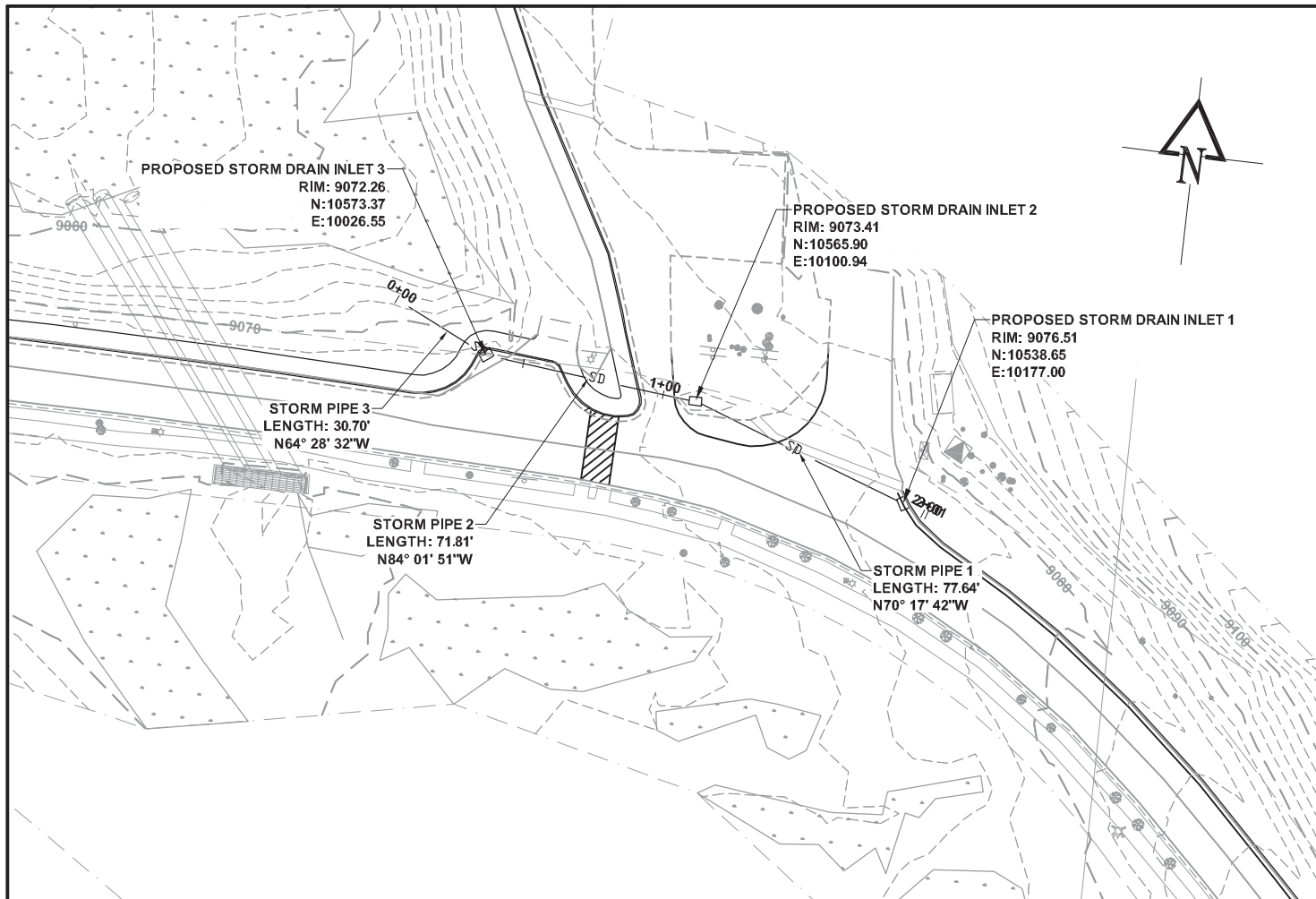
MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 - OPTION 5 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

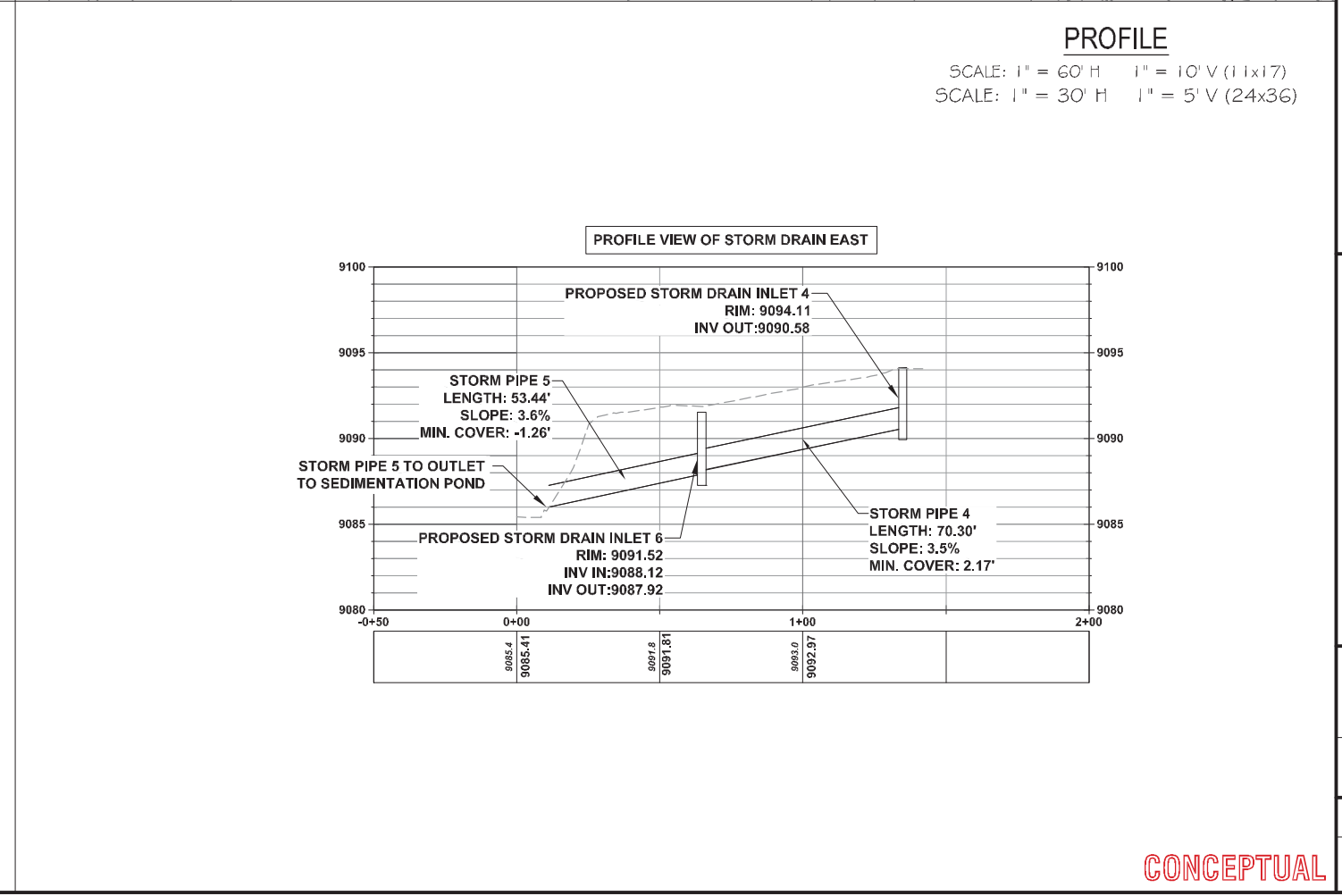
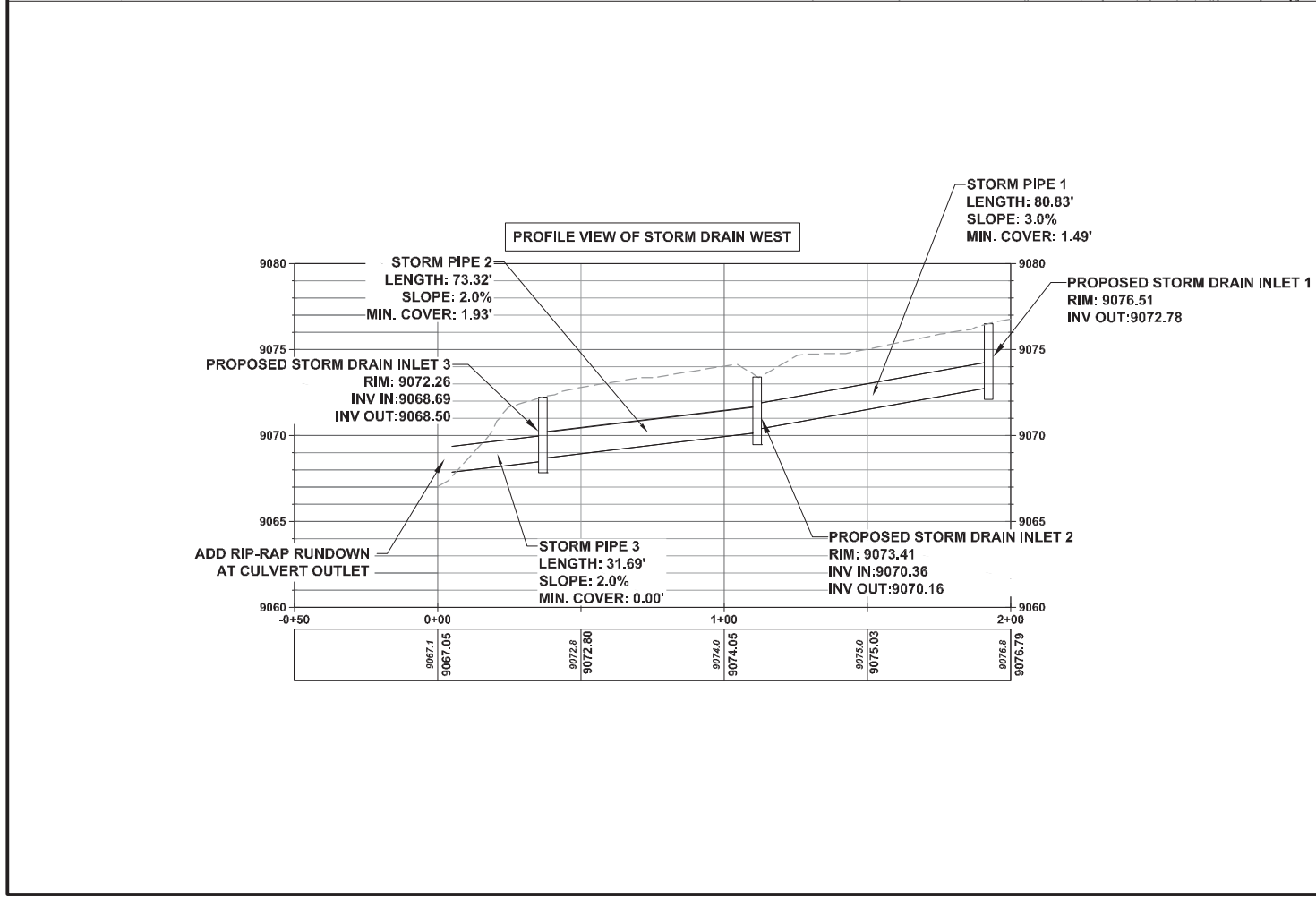


Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014



PLAN



PROFILE

SCALE: 1" = 60' H 1" = 10' V (11x17)
SCALE: 1" = 30' H 1" = 5' V (24x36)

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 3 PROPOSED CULVERTS

Russell Planning & Engineering, Inc.
Civil Engineering Services
994 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502

Drawn: **BN**
Drafted: **BN**
Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-15

File Name: R:\Current Projects\Land Projects 3\Mountain Village base area project\ACAD\Exhibits\SECTION 3 - PROSPECT TO BIG BILLIES - Plotted: 8/25/2014 4:19 PM Plot Style: HALF.STB Plotted By: BRIDGET NASH

**TABLE 3-A
MOUNTAIN VILLAGE BASE AREA
SECTION 3 COST ESTIMATE - TRAIL OPTIONS BOULDERS WAY TO BIG BILLIES INTERSECTION**

OPTION 1: 10-FOOT PATH NORTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	0	\$0	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 10-FEET WIDE	SY	\$100	1,094	\$109,444	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	0	\$0	ONLINE ESTIMATE
CUT	CY	\$60	1,359	\$81,529	ONLINE ESTIMATE
CURB AND GUTTER	LF	\$30	985	\$29,550	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	182	\$3,648	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	800	\$200,000	ONLINE/CDOT
18-INCH CULVERT	LF	\$90	315	\$28,350	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	4	\$16,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - DITCH	EACH	\$6,000	1	\$6,000	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT SAWCUT AND REMOVAL	LF	\$5.50	65	\$358	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT PATCHBACK	SF	\$12	325	\$3,900	2014 CIVIL IMPROVEMENT PROJECT
REGRAIDING NORTH DITCH TO CURB AND GUTTER	CY	\$60	365	\$21,900	ONLINE ESTIMATE
SURVEYING	LUMP SUM	\$10,014	1	\$10,014	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$10,014	1	\$10,014	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$10,014	1	\$10,014	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$25,034	1	\$25,034	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$50,068	1	\$50,068	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$121,164	1	\$121,164	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$726,987	

OPTION 2: 10-FOOT PATH SOUTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	547	\$3,929	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 10-FEET WIDE	SY	\$100	1,094	\$109,444	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	1,167	\$70,007	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
GUARDRAIL	LF	\$40	493	\$19,720	CDOT
CURB AND GUTTER	LF	\$30	985	\$29,550	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	91	\$1,824	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
18-INCH CULVERT	LF	\$90	315	\$28,350	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	4	\$16,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - DITCH	EACH	\$6,000	1	\$6,000	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT SAWCUT AND REMOVAL	LF	\$5.50	65	\$358	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT PATCHBACK	SF	\$12	325	\$3,900	2014 CIVIL IMPROVEMENT PROJECT
REGRAIDING NORTH DITCH TO CURB AND GUTTER	CY	\$60	365	\$21,900	ONLINE ESTIMATE
SURVEYING	LUMP SUM	\$6,219	1	\$6,219	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$6,219	1	\$6,219	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$6,219	1	\$6,219	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$15,548	1	\$15,548	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$31,096	1	\$31,096	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$75,253	1	\$75,253	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$451,516	

OPTION 3: 6-FOOT PATH NORTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	0	\$0	CDOT
INSTALL 6-IN CONCRETE SIDEWALK, 6 FT WIDE	SY	\$100	657	\$65,667	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	356	\$21,380	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
GUARDRAIL	LF	\$40	493	\$19,720	CDOT
CURB AND GUTTER	LF	\$30	1,970	\$59,100	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	109	\$2,189	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
18-INCH CULVERT	LF	\$90	315	\$28,350	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	4	\$16,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - DITCH	EACH	\$6,000	1	\$6,000	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT SAWCUT AND REMOVAL	LF	\$5.50	65	\$358	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT PATCHBACK	SF	\$12	325	\$3,900	2014 CIVIL IMPROVEMENT PROJECT
REGRAIDING NORTH DITCH TO CURB AND GUTTER	CY	\$60	365	\$21,900	ONLINE ESTIMATE
SURVEYING	LUMP SUM	\$4,891	1	\$4,891	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$4,891	1	\$4,891	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$4,891	1	\$4,891	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$12,228	1	\$12,228	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$24,456	1	\$24,456	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$59,184	1	\$59,184	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$355,106	

OPTION 4: DEMOLISH EXISTING SIDEWALK AND REPLACE WITH 6-FOOT SIDEWALK SOUTH OF ROAD					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
DEMO SIDEWALK	SY	\$7.18	547	\$3,929	CDOT
INSTALL 6-IN SW, 6- FEET WIDE CONCRETE	SY	\$100	657	\$65,667	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	423	\$25,373	ONLINE ESTIMATE
CUT	CY	\$60	0	\$0	ONLINE ESTIMATE
CURB AND GUTTER	LF	\$30	985	\$29,550	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	18	\$365	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL 5-FEET HIGH	LF	\$250	0	\$0	ONLINE/CDOT
18-INCH CULVERT	LF	\$90	315	\$28,350	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	4	\$16,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - DITCH	EACH	\$6,000	1	\$6,000	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT SAWCUT AND REMOVAL	LF	\$5.50	65	\$358	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT PATCHBACK	SF	\$12	325	\$3,900	2014 CIVIL IMPROVEMENT PROJECT
REGRAIDING NORTH DITCH TO CURB AND GUTTER	CY	\$60	365	\$21,900	ONLINE ESTIMATE
SURVEYING	LUMP SUM	\$4,028	1	\$4,028	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$4,028	1	\$4,028	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$4,028	1	\$4,028	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$10,070	1	\$10,070	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$20,139	1	\$20,139	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$48,737	1	\$48,737	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$292,420	

OPTION 5: REBUILD ADAMS RANCH ROAD SHIFTED 10 FEET SOUTH					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
6-INCH CONCRETE SIDEWALK	SY	\$100	1,751	\$175,111	2014 CIVIL IMPROVEMENT PROJECT
SIDEWALK BASE ROCK - 6 INCHES	CY	\$20	292	\$5,837	2014 CIVIL IMPROVEMENT PROJECT
6-INCHES CLASS 2 ABC	TONS	\$25	864	\$21,608	2014 CIVIL IMPROVEMENT PROJECT
6-INCHES CLASS 5 ABC	TONS	\$30	864	\$25,930	2014 CIVIL IMPROVEMENT PROJECT
6-INCHES ASPHALT	TONS	\$130	464	\$60,344	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	1,970	\$59,100	2014 CIVIL IMPROVEMENT PROJECT
GUARDRAIL	LF	\$40	493	\$19,700	CDOT
FILL	CY	\$60	2,632	\$157,933	ESTIMATE
18-INCH CULVERT	LF	\$90	315	\$28,350	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	4	\$16,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - DITCH	EACH	\$6,000	1	\$6,000	2014 CIVIL IMPROVEMENT PROJECT
REGRAIDING NORTH DITCH TO CURB AND GUTTER	CY	\$60	365	\$21,900	ONLINE ESTIMATE
SURVEYING	LUMP SUM	\$11,956	1	\$11,956	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$11,956	1	\$11,956	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$11,956	1	\$11,956	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$29,891	1	\$29,891	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$59,781	1	\$59,781	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$144,671	1	\$144,671	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$866,025	

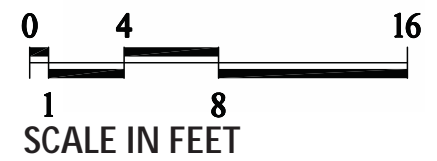
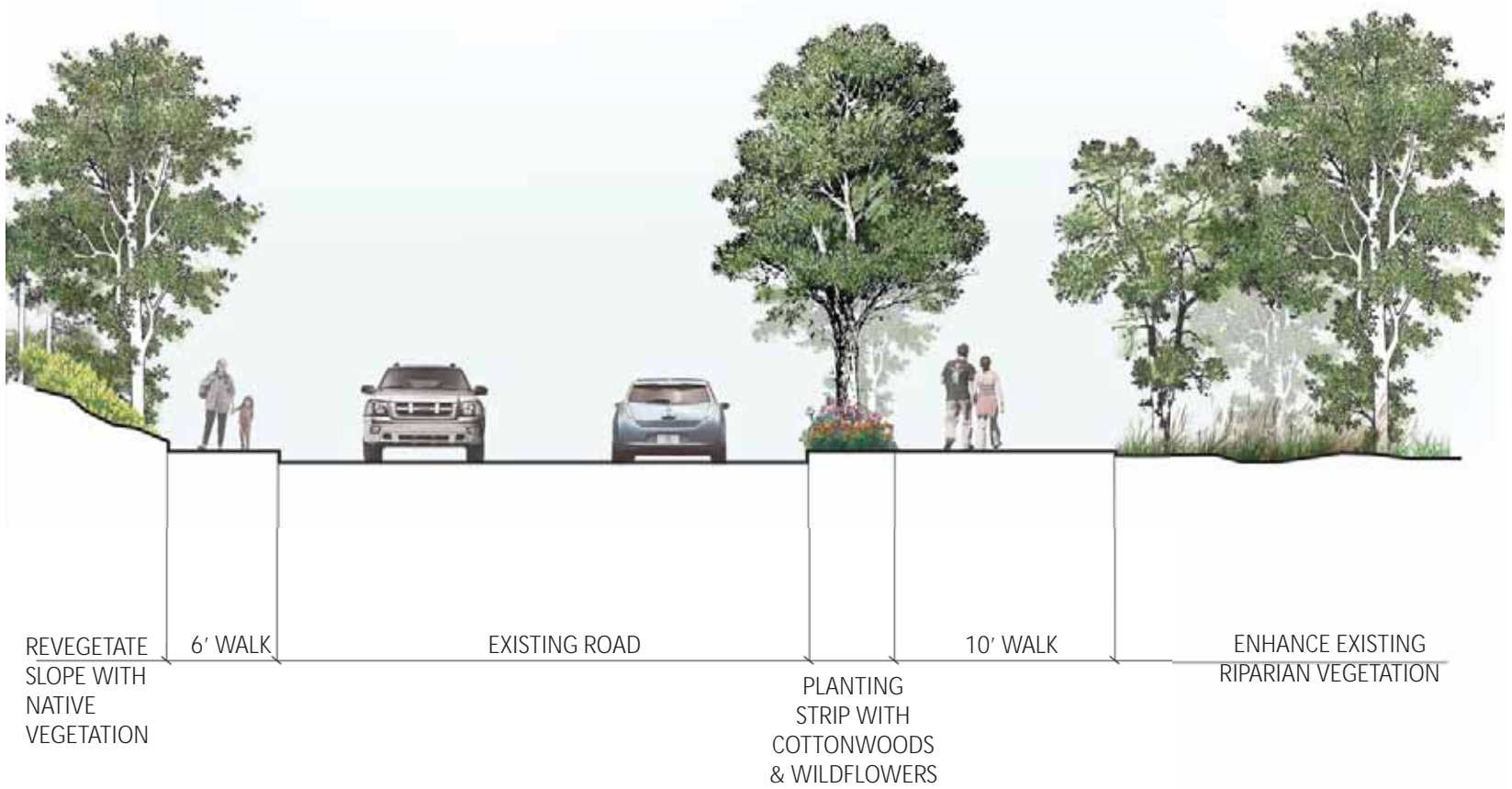
ADAM'S RANCH ROAD DEMOLITION					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
CLEARING AND GRUBBING	ACRES	\$3,000	0.2	\$600	2014 CIVIL IMPROVEMENT PROJECT
CONCRETE DEMO, REMOVAL AND DISPOSAL (SW AND C&G)	SY	\$12,000	985	\$11,820	2014 CIVIL IMPROVEMENT PROJECT
ASPHALT GRINDING AND STOCKPILING	SY	\$2	2,846	\$5,692	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$362	1	\$362	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$362	1	\$362	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$362	1	\$362	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$906	1	\$906	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$1,811	1	\$1,811	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$4,383	1	\$4,383	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$26,299	

Note: Costs for landscaping, lighting, and engineering not included.

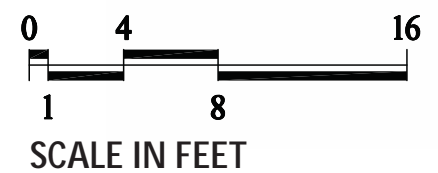
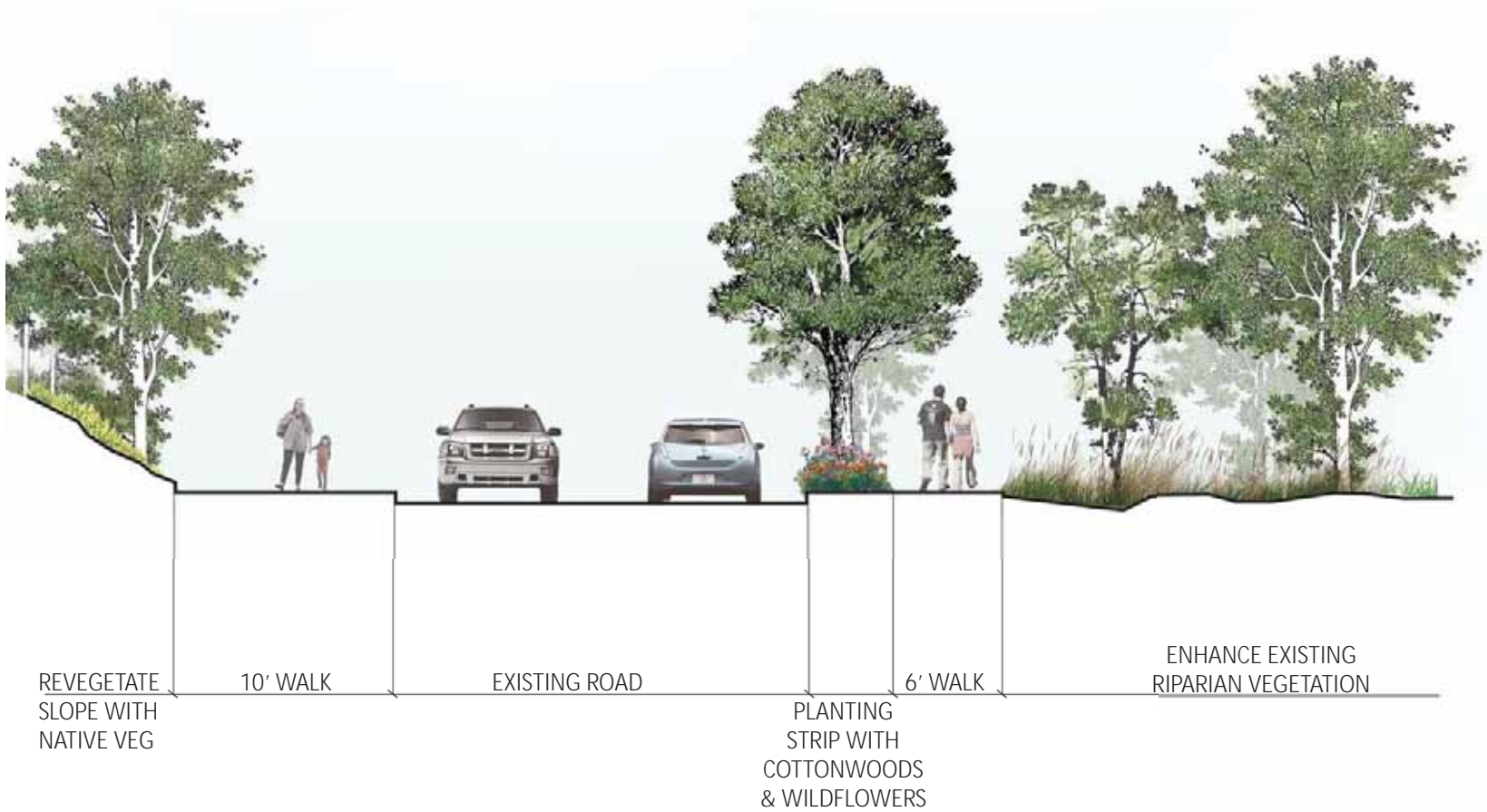
TABLE 3-B
MOUNTAIN VILLAGE BASE AREA
SECTION 3 COST ESTIMATE - BOULDERS WAY INTERSECTION

ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	253	\$25,333	2014 CIVIL IMPROVEMENT PROJECT
6-INCH CONCRETE PAD AT BUS STOP	SY	\$100	80	\$8,000	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	30	\$1,800	ONLINE ESTIMATE
CURB AND GUTTER	LF	\$30	380	\$11,400	2014 CIVIL IMPROVEMENT PROJECT
BASE ROCK	CY	\$20	45	\$900	2014 CIVIL IMPROVEMENT PROJECT
SAWCUT	LF	\$5.50	330	\$1,815	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$985	1	\$985	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$985	1	\$985	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$985	1	\$985	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$2,462	1	\$2,462	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$4,925	1	\$4,925	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$11,918	1	\$11,918	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$71,509	

SECTION 3A: TRAIL OPTION FROM BOULDERS WAY TO BIG BILLIES INTERSECTION



SECTION 3B: TRAIL OPTION FROM BOULDERS WAY TO BIG BILLIES INTERSECTION



Town of Mountain Village: Proposed Meadows Improvement Plan

Section 3: Trail options from Boulder Way to Big Billies Intersection

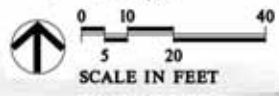
Estimate of Probable Costs

7/10/2014

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	STRIP AND STOCKPILE TOPSOIL	CY	315	\$ 15.00	\$ 4,725.00
	SEEDING NATIVE	SF	12290	\$ 0.20	\$ 2,458.00
	SEEDING RIPARIAN	SF	13545	\$ 0.25	\$ 3,386.25
	MULCHING (CEDAR BARK MULCH)	CY	30	\$ 125.00	\$ 3,750.00
	MULCHING (HYDRAULIC)	SF	25835	\$ 0.10	\$ 2,583.50
	EVERGREEN TREE (6-8' HEIGHT)	EA	18	\$ 500.00	\$ 9,000.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	31	\$ 450.00	\$ 13,950.00
	PERENNIALS (1 GAL)	EA	905	\$ 15.00	\$ 13,575.00
	WILLOW STAKES	EA	150	\$ 5.00	\$ 750.00
	COTTONWOOD POLES	EA	25	\$ 10.00	\$ 250.00
	TREE ROOT BARRIER	LF	2520	\$ 10.00	\$ 25,200.00
	IRRIGATION	LS	1	\$ 12,000.00	\$ 12,000.00
				SUBTOTAL	\$ 91,627.75
				contingency 20%	\$ 18,325.55
				TOTAL	\$ 109,953.30



Mountain Village - Meadows Improvement
 Boulder Way Intersection
 August 1, 2014 *dhurdesign*



Town of Mountain Village: Proposed Meadows Improvement Plan

Section 4a: Conceptual Design at Big Billies Intersection

7/10/2014

Estimate of Probable Costs

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	STRIP AND RESPREAD IN SEED AREAS - (4" DEPTH)	CY	53	\$ 15.00	\$ 795.00
	SEEDING NATIVE	SF	4500	\$ 0.20	\$ 900.00
	DECIDUOUS SHRUB (5 GALLON)	EA	35	\$ 50.00	\$ 1,750.00
	PERENNIALS (1 GAL)	EA	100	\$ 15.00	\$ 1,500.00
	TOPSOIL (6" DEPTH)	CY	32	\$ 70.00	\$ 2,240.00
	MULCHING (CEDAR BARK MULCH - 4" DEPTH)	CY	22	\$ 125.00	\$ 2,750.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	15	\$ 450.00	\$ 6,750.00
	IRRIGATION	LS	1	\$ 5,000.00	\$ 5,000.00
				SUBTOTAL	\$ 21,685.00
				contingency 20%	\$ 4,337.00
				TOTAL	\$ 26,022.00

SECTION 4

**CONCEPTUAL OPTIONS AT BIG BILLIES
INTERSECTION**

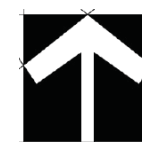
AND

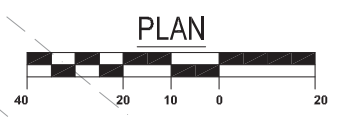
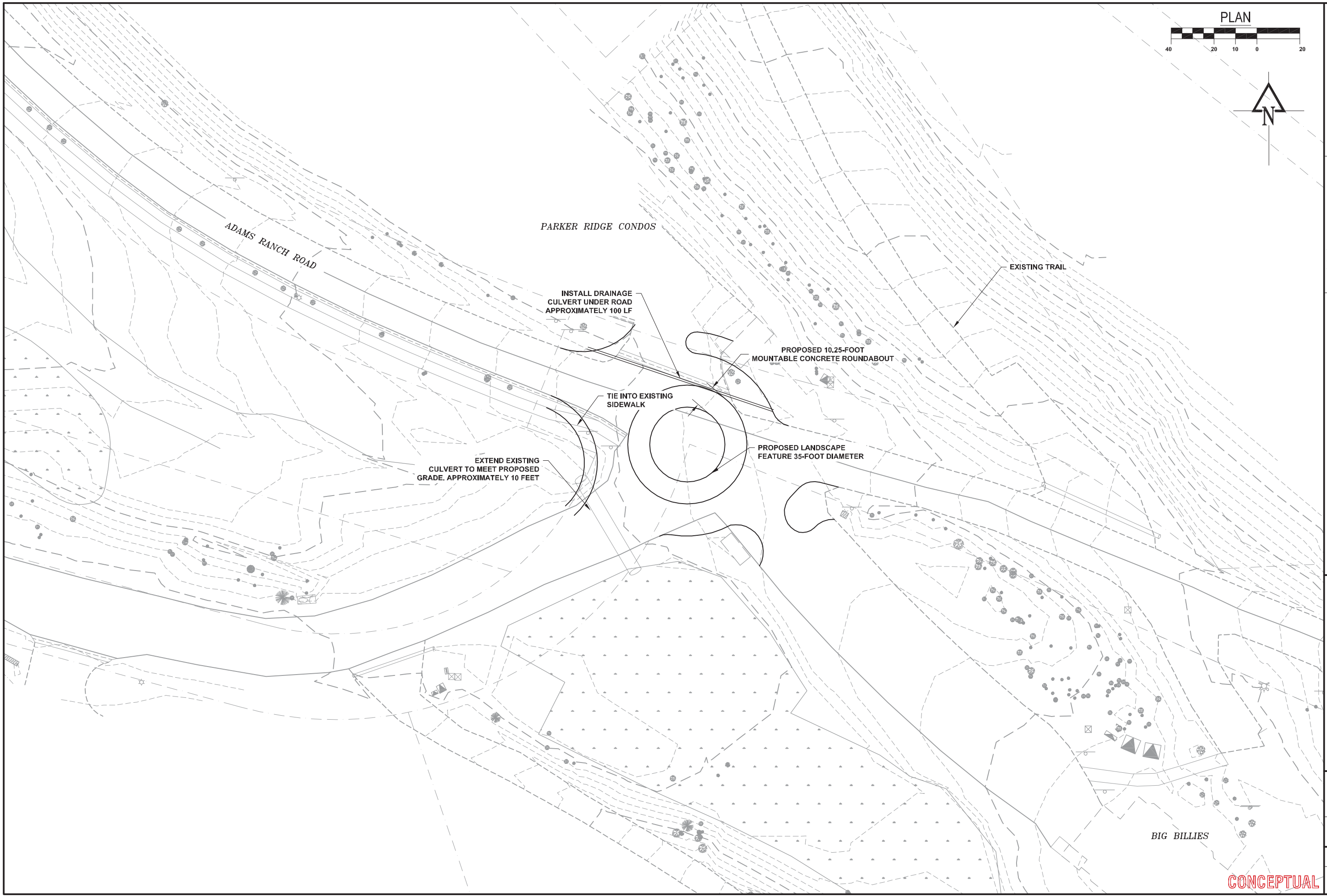
**EXPANSION OF PARKING LOT AT BIG
BILLIES**



- WILDFLOWERS, TYP.
- EVERGREEN TREE, TYP.
- DECIDUOUS SHRUBS, TYP.
- ASPENS, TYP.

CONCEPTUAL ROUNDABOUT DESIGN





CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 4 - OPTION 1 ROUNDABOUT

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

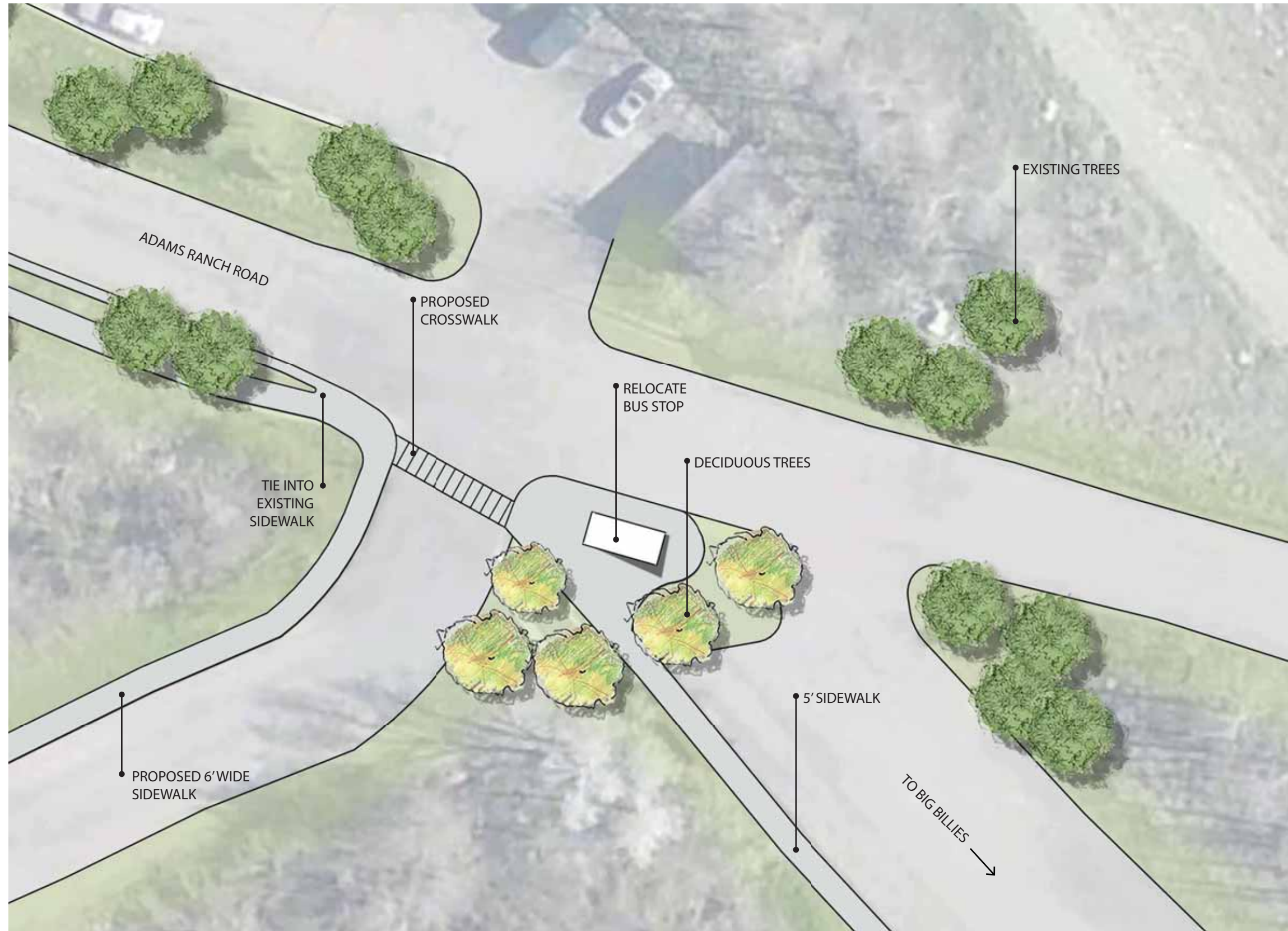


Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

EX-16

CONCEPTUAL



September 2014



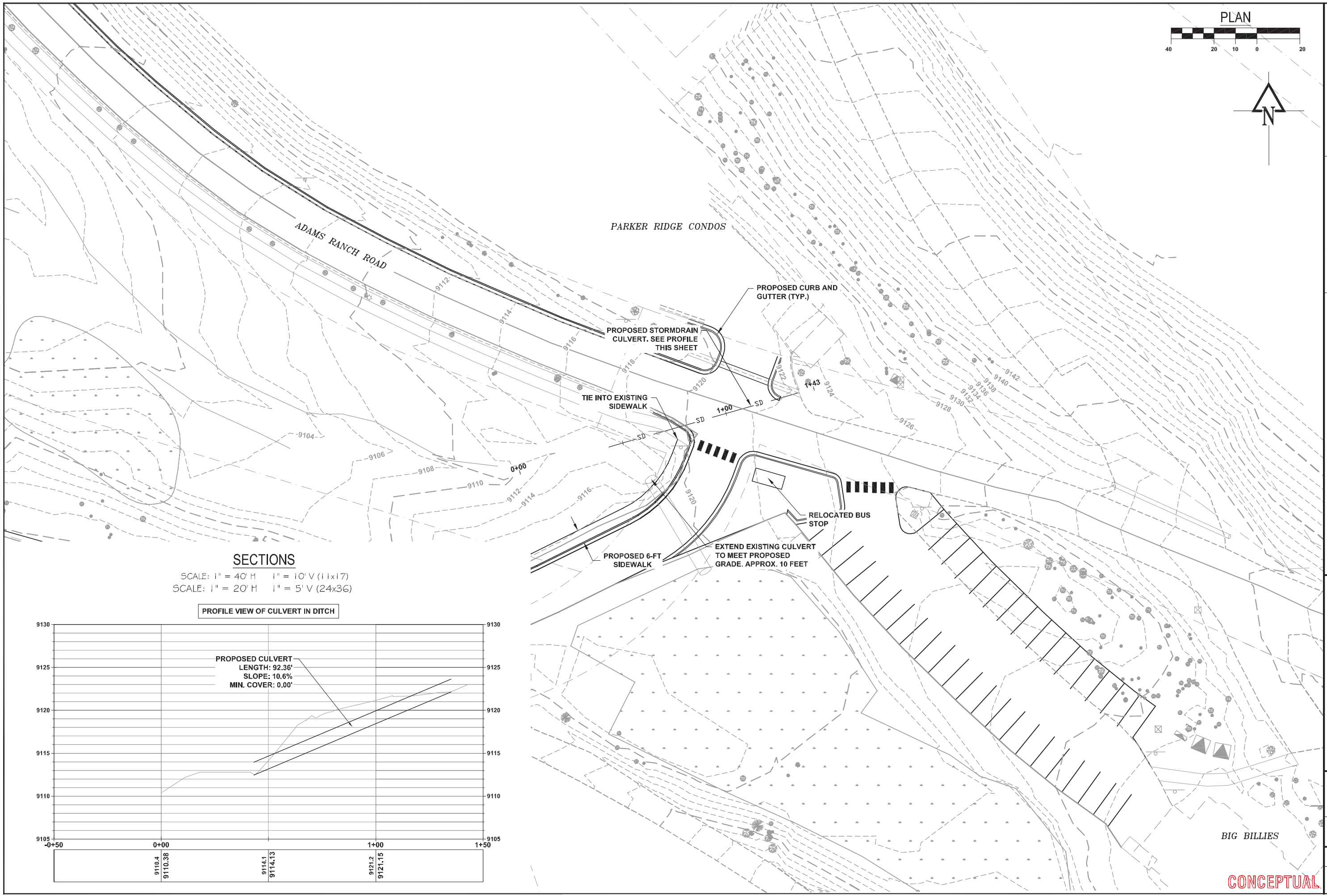
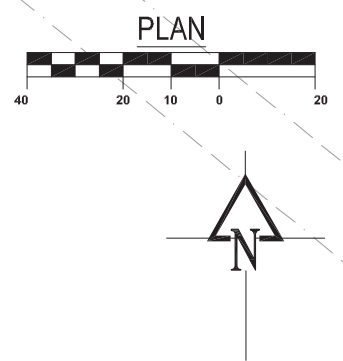
DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Conceptual Intersection Design

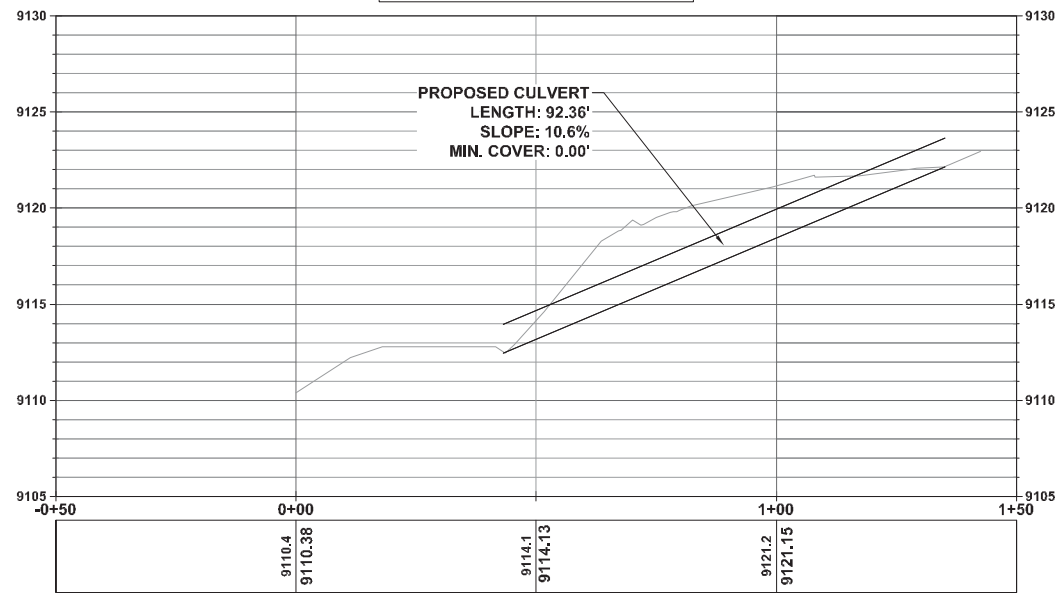




SECTIONS

SCALE: 1" = 40' H 1" = 10' V (11x17)
 SCALE: 1" = 20' H 1" = 5' V (24x36)

PROFILE VIEW OF CULVERT IN DITCH



CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 4 - OPTION 2

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502

Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

EX-17

**TABLE 4-A
MOUNTAIN VILLAGE BASE AREA
SECTION 4 COST ESTIMATE - OPTION 1 ROUNDABOUT**

ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	1,445	\$2,890	CDOT
SAWCUT	LF	\$4	300	\$1,200	2014 CIVIL IMPROVEMENT PROJECT
SHAPING AND GRADING	SY	\$4	1,445	\$5,086	2014 PARKING LOT PROJECT
6-INCHES CLASS 6 ABC	TONS	\$30	255	\$7,650	2014 CIVIL IMPROVEMENT PROJECT
3-INCHES ASPHALT	TONS	\$130	140	\$18,200	2014 CIVIL IMPROVEMENT PROJECT
24-INCH CMP STORMDRAIN	LF	\$50	110	\$5,500	2014 CIVIL IMPROVEMENT PROJECT
6-INCH CONCRETE ROUNDABOUT	SY	\$100	270	\$27,000	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	250	\$7,500	2014 CIVIL IMPROVEMENT PROJECT
6-INCH CONCRETE SIDEWALK, 4-FEET WIDE	SY	\$100	31	\$3,100	2014 CIVIL IMPROVEMENT PROJECT
RELOCATE BUILDING	LUMP SUM	\$30,000	1	\$30,000	ESTIMATE
SURVEYING	LUMP SUM	\$2,163	1	\$2,163	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$2,163	1	\$2,163	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$2,163	1	\$2,163	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$5,406	1	\$5,406	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$10,813	1	\$10,813	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$26,167	1	\$26,167	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$157,000	

Note: Costs for landscaping, lighting, and engineering not included.

**TABLE 4-B
MOUNTAIN VILLAGE BASE AREA
SECTION 4 COST ESTIMATE - OPTION 2**

ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	1,445	\$2,890	CDOT
SAWCUT	LF	\$4	300	\$1,200	2014 CIVIL IMPROVEMENT PROJECT
SHAPING AND GRADING	SY	\$4	1,445	\$5,086	2014 PARKING LOT PROJECT
6-INCHES CLASS 6 ABC	TONS	\$30	255	\$7,650	2014 CIVIL IMPROVEMENT PROJECT
3-INCHES ASPHALT	TONS	\$130	140	\$18,200	2014 CIVIL IMPROVEMENT PROJECT
CMP STORMDRAIN	LF	\$50	100	\$5,000	2014 CIVIL IMPROVEMENT PROJECT
STORMDRAIN INLET - CURB AND GUTTER	EACH	\$4,000	0	\$0	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	320	\$9,600	2014 CIVIL IMPROVEMENT PROJECT
RELOCATED BUS STOP	LUMP SUM	\$30,000	1	\$30,000	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,593	1	\$1,593	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,593	1	\$1,593	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,593	1	\$1,593	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$3,981	1	\$3,981	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$7,963	1	\$7,963	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$19,270	1	\$19,270	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$115,618	

Note: Costs for landscaping, lighting, and engineering not included.

**TABLE 4-C
MOUNTAIN VILLAGE BASE AREA
SECTION 4 COST ESTIMATE - EXPAND PARKING LOT TO NORTH**

ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	950	\$1,900	CDOT
SAWCUT	LF	\$4	225	\$900	2014 CIVIL IMPROVEMENT PROJECT
SHAPING AND GRADING	SY	\$4	950	\$3,344	2014 PARKING LOT PROJECT
6-INCHES CLASS 6 ABC	TONS	\$30	390	\$11,700	2014 CIVIL IMPROVEMENT PROJECT
3-INCHES ASPHALT	TONS	\$130	210	\$27,300	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	265	\$7,950	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,062	1	\$1,062	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,062	1	\$1,062	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,062	1	\$1,062	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$2,655	1	\$2,655	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$5,309	1	\$5,309	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$12,849	1	\$12,849	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$77,092	

Note: Costs for landscaping, lighting, and engineering not included.

Town of Mountain Village: Proposed Meadows Improvement Plan
 Section 4a: Conceptual Roundabout Design at Big Billies Intersection
 Estimate of Probable Costs

7/10/2014

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	GRADING	CY	50	\$ 7.00	\$ 350.00
	TOPSOIL (6" DEPTH)	CY	18	\$ 70.00	\$ 1,260.00
	MULCHING (CEDAR BARK MULCH - 4" DEPTH)	CY	12	\$ 125.00	\$ 1,500.00
	RELOCATE LANDSCAPE BOULDER	EA	5	\$ 250.00	\$ 1,250.00
	EVERGREEN TREE (6-8' HEIGHT)	EA	1	\$ 500.00	\$ 500.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	2	\$ 450.00	\$ 900.00
	DECIDUOUS SHRUB (5 GALLON)	EA	25	\$ 50.00	\$ 1,250.00
	PERENNIALS (1 GAL)	EA	75	\$ 15.00	\$ 1,125.00
	IRRIGATION	LS	1	\$ 3,000.00	\$ 3,000.00
				SUBTOTAL	\$ 11,135.00
				contingency 20%	\$ 2,227.00
				TOTAL	\$ 13,362.00

1. Assumes tying into existing irrigation system.

Town of Mountain Village: Proposed Meadows Improvement Plan

Section 4a: Conceptual Design at Big Billies Intersection

7/10/2014

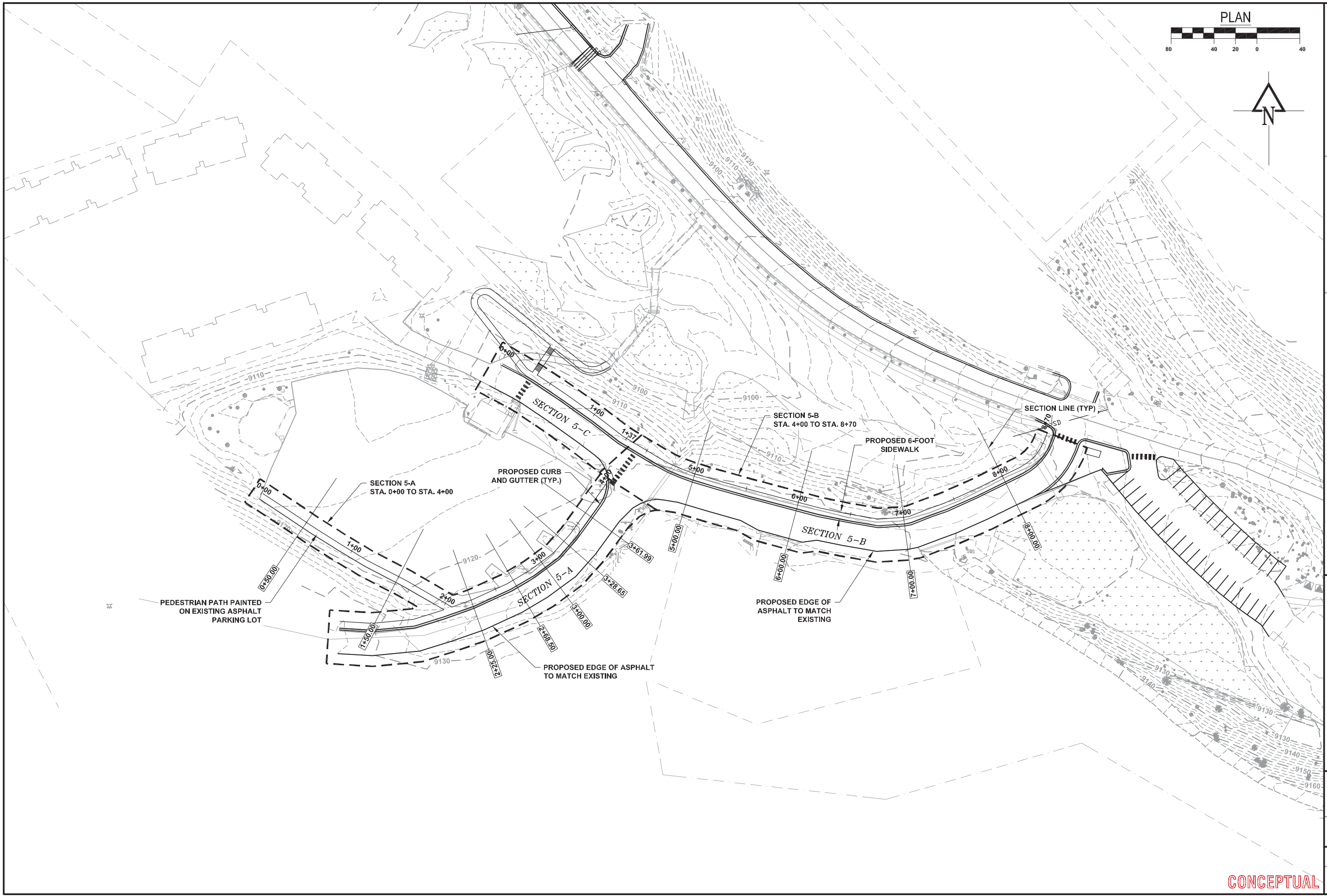
Estimate of Probable Costs

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	GRADING	CY	50	\$ 7.00	\$ 350.00
	TOPSOIL (6" DEPTH)	CY	18	\$ 70.00	\$ 1,260.00
	MULCHING (CEDAR BARK MULCH - 4" DEPTH)	CY	12	\$ 125.00	\$ 1,500.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	5	\$ 450.00	\$ 2,250.00
	IRRIGATION	LS	1	\$ 1,500.00	\$ 1,500.00
				SUBTOTAL	\$ 6,860.00
				contingency 20%	\$ 1,372.00
				TOTAL	\$ 8,232.00

1. Assumes tying into existing irrigation system.

SECTION 5

PROPOSED SIX-FOOT SIDEWALK FROM
BIG BILLIES INTERSECTION TO
FAIRWAY FOUR (SECTIONS 5-A AND 5-
B). ALSO INCLUDES SIDEWALK
SECTION TO THE BRIDGE TRAIL
(SECTION 5-C)



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTIONS 5-A AND 5-B SITE PLANS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



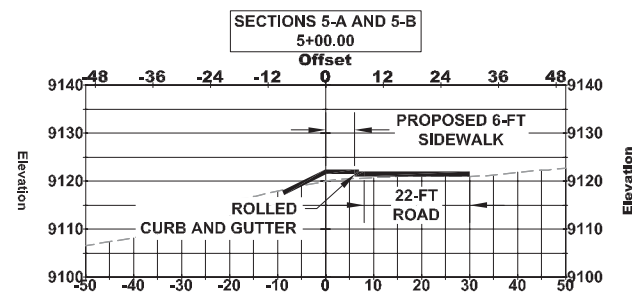
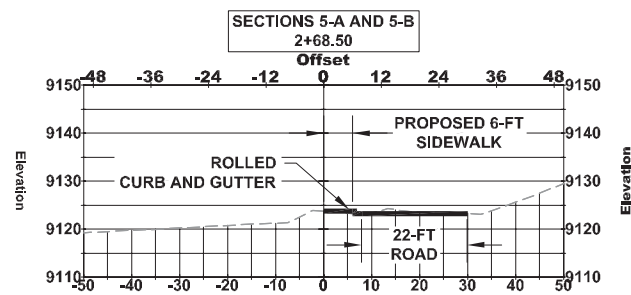
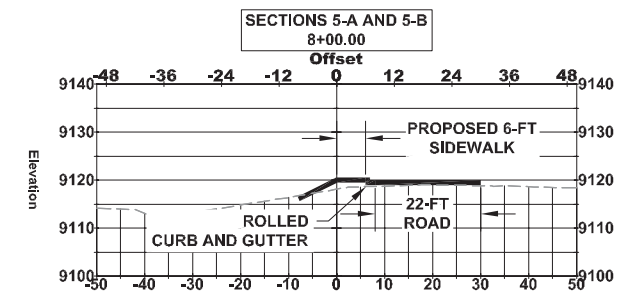
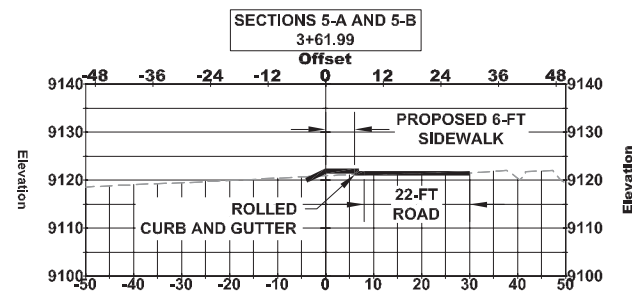
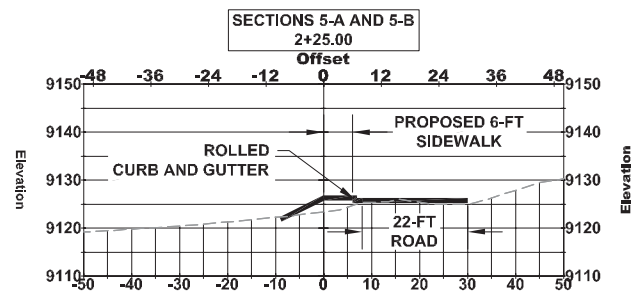
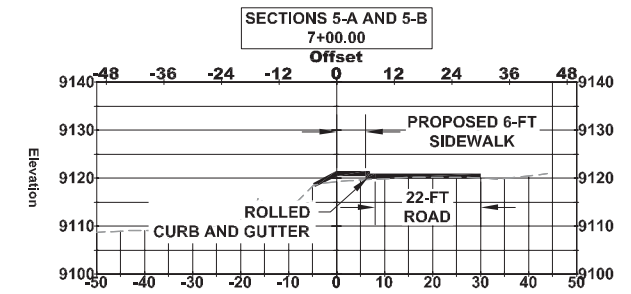
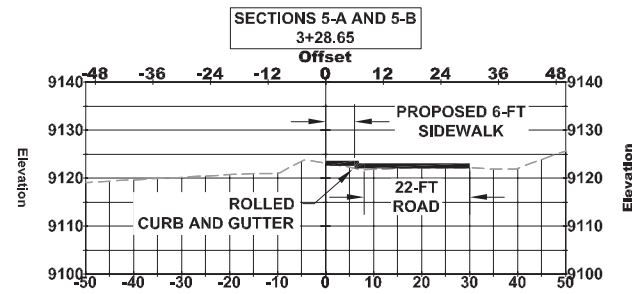
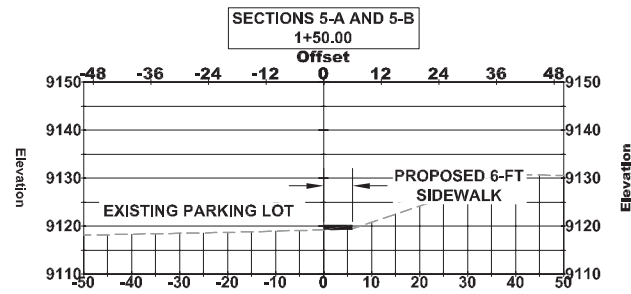
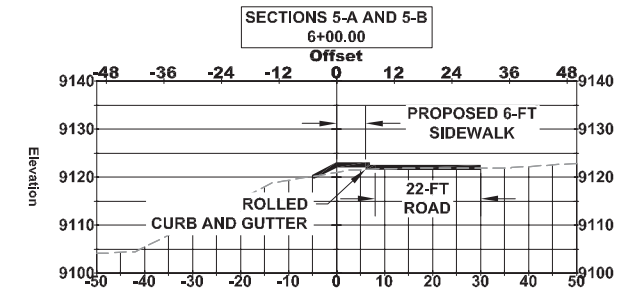
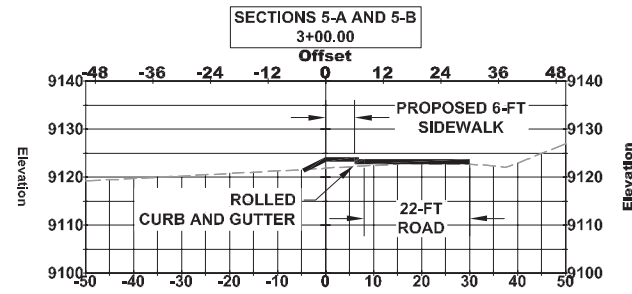
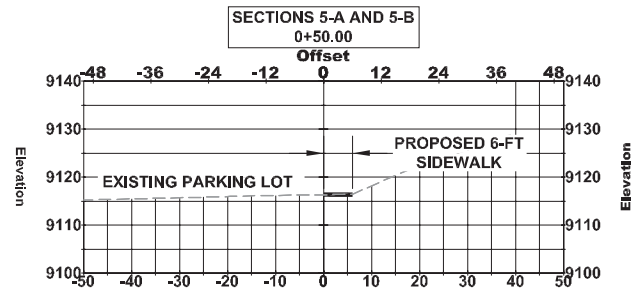
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-18

SECTIONS

SCALE: 1" = 40' H 1" = 40' V (1:1) (1:1)
 SCALE: 1" = 20' H 1" = 20' V (24x36)



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTIONS 5-A AND 5-B CROSS SECTIONS

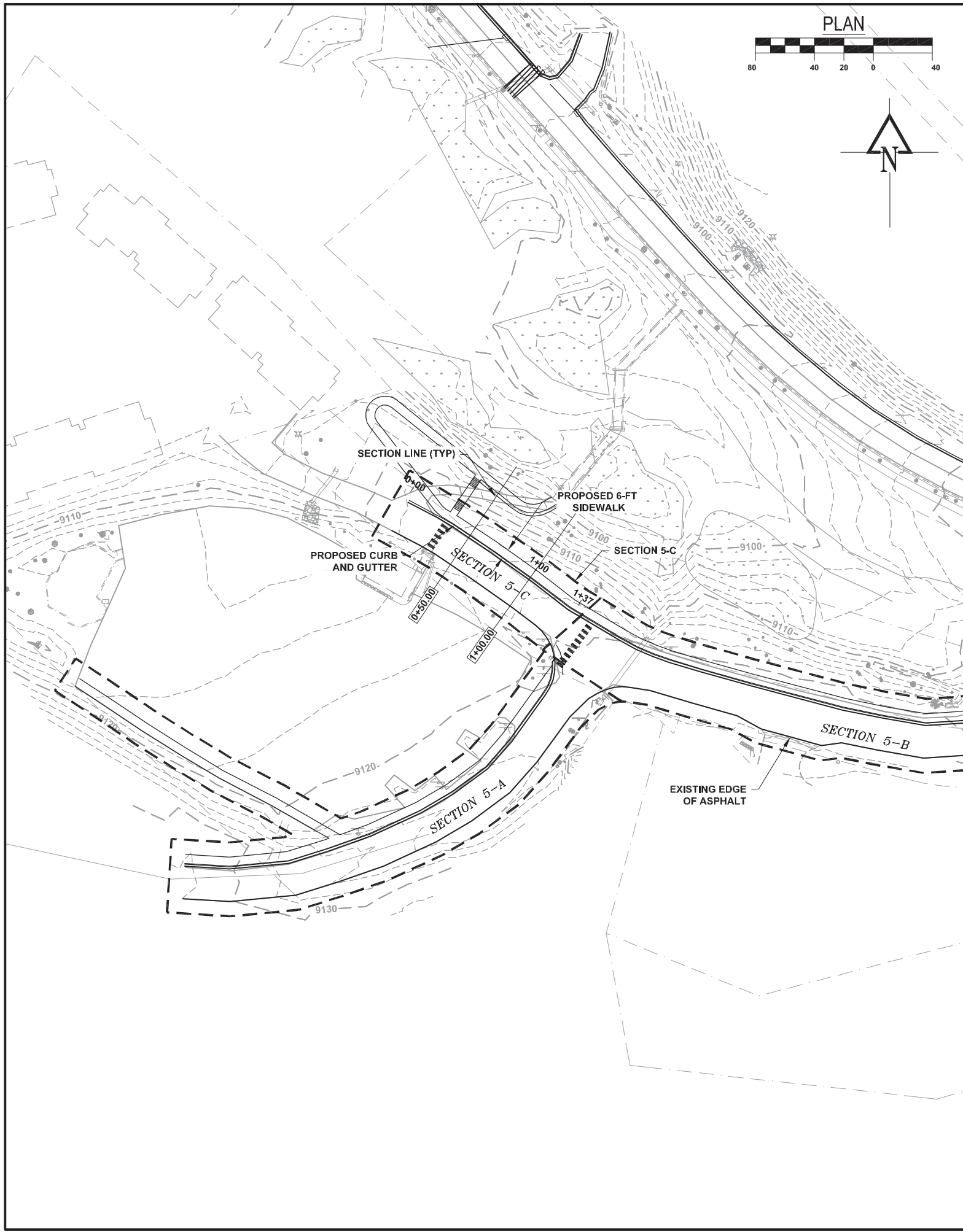
Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



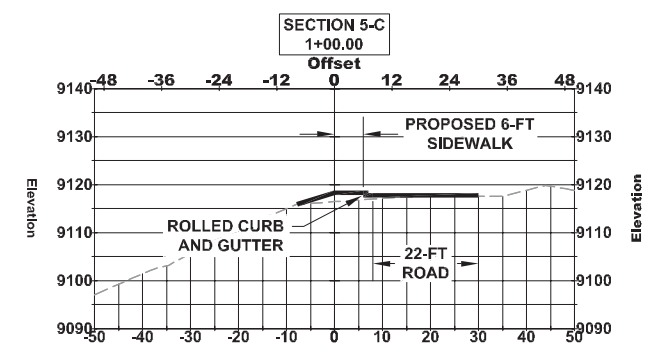
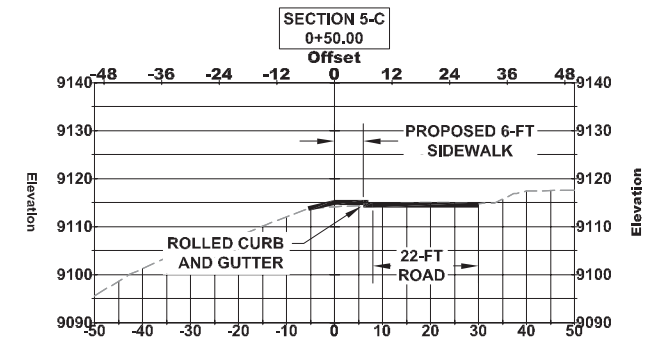
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-19



SECTIONS
 SCALE: 1" = 40' H 1" = 40' V (11x17)
 SCALE: 1" = 20' H 1" = 20' V (24x36)



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 5-C SITE PLAN AND CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL EX-20



**TABLE 5-A
MOUNTAIN VILLAGE BASE AREA
SECTION 5-A COST ESTIMATE: PARKING LOT TO INTERSECTION AT PARKING LOT**

OPTION 1 - SAWCUT EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
SAWCUT	LF	\$4	315	\$1,260	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	100	\$6,000	ONLINE ESTIMATE
BASE ROCK	CY	\$20	35	\$700	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	315	\$9,450	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	210	\$21,000	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$768	1	\$768	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$768	1	\$768	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$768	1	\$768	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$1,921	1	\$1,921	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$3,841	1	\$3,841	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$9,295	1	\$9,295	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$55,771	

OPTION 2 - REMOVE AND REPLACE EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	1,015	\$2,030	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	100	\$6,000	ONLINE ESTIMATE
BASE ROCK	CY	\$20	205	\$4,100	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	315	\$9,450	2014 CIVIL IMPROVEMENT PROJECT
3-INCH ASPHALT	TONS	\$130	170	\$22,100	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	210	\$21,000	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,294	1	\$1,294	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,294	1	\$1,294	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,294	1	\$1,294	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$3,234	1	\$3,234	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$6,468	1	\$6,468	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$15,653	1	\$15,653	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$93,915	

Note: Costs for landscaping, lighting, and engineering not included.

**TABLE 5-B
MOUNTAIN VILLAGE BASE AREA
SECTION 5-B COST ESTIMATE: INTERSECTION AT PARKING LOT TO BIG BILLIES INTERSECTION**

OPTION 1 - SAWCUT EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
SAWCUT	LF	\$4	425	\$1,700	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	260	\$15,600	ONLINE ESTIMATE
BASE ROCK	CY	\$20	47	\$944	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	425	\$12,750	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	283	\$28,333	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,187	1	\$1,187	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,187	1	\$1,187	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,187	1	\$1,187	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$2,966	1	\$2,966	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$5,933	1	\$5,933	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$14,357	1	\$14,357	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$86,144	

OPTION 2 - REMOVE AND REPLACE EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	1,300	\$2,600	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	260	\$15,600	ONLINE ESTIMATE
BASE ROCK	CY	\$20	253	\$5,260	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	425	\$12,750	2014 CIVIL IMPROVEMENT PROJECT
3-INCH ASPHALT	TONS	\$130	215	\$27,950	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	283	\$28,333	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,850	1	\$1,850	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,850	1	\$1,850	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,850	1	\$1,850	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$4,625	1	\$4,625	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$9,249	1	\$9,249	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$22,383	1	\$22,383	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$134,300	

Note: Costs for landscaping, lighting, and engineering not included.

**TABLE 5-C
MOUNTAIN VILLAGE BASE AREA
SECTION 5-C COST ESTIMATE: INTERSECTION AT PARKING LOT TO BRIDGE TRAIL**

OPTION 1 - SAWCUT EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
SAWCUT	LF	\$4	150	\$600	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	150	\$9,000	ONLINE ESTIMATE
BASE ROCK	CY	\$20	17	\$333	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	150	\$4,500	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	100	\$10,000	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$489	1	\$489	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$489	1	\$489	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$489	1	\$489	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$1,222	1	\$1,222	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$2,443	1	\$2,443	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$5,913	1	\$5,913	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$35,477	

OPTION 2 - REMOVE AND REPLACE EXISTING ASPHALT AND INSTALL CURB AND GUTTER AND SIDEWALK					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
ASPHALT GRINDING AND STOCKPILING	SY	\$2	345	\$690	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	150	\$9,000	ONLINE ESTIMATE
BASE ROCK	CY	\$20	80	\$1,600	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	150	\$4,500	2014 CIVIL IMPROVEMENT PROJECT
3-INCH ASPHALT	TONS	\$130	65	\$8,450	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	100	\$10,000	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$685	1	\$685	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$685	1	\$685	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$685	1	\$685	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$1,712	1	\$1,712	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$3,424	1	\$3,424	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$8,286	1	\$8,286	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$49,716	

Note: Costs for landscaping, lighting, and engineering not included.

SECTION 6

PROPOSED TRAIL ALIGNMENT AT
PROSPECT CREEK BRIDGE



September 2014



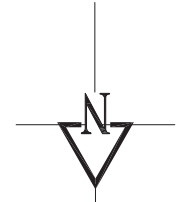
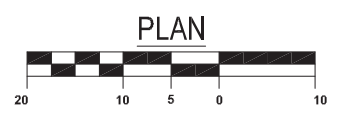
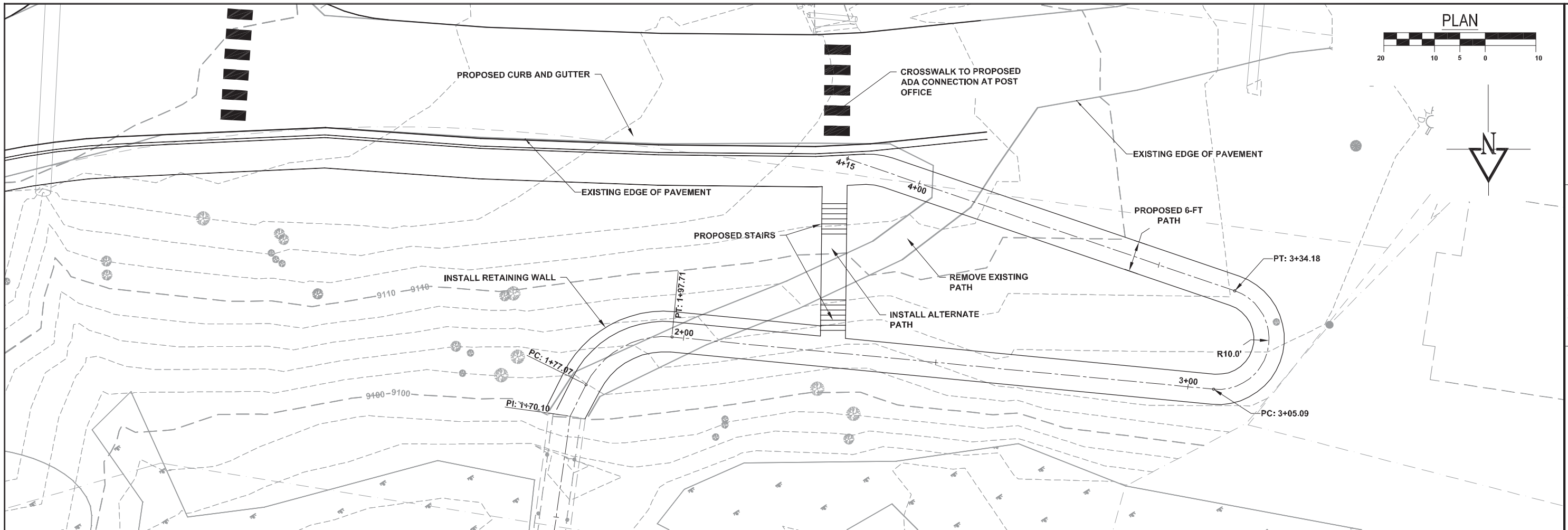
DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan

ADA Access at Bridge





CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 6 - PLAN AND PROFILE

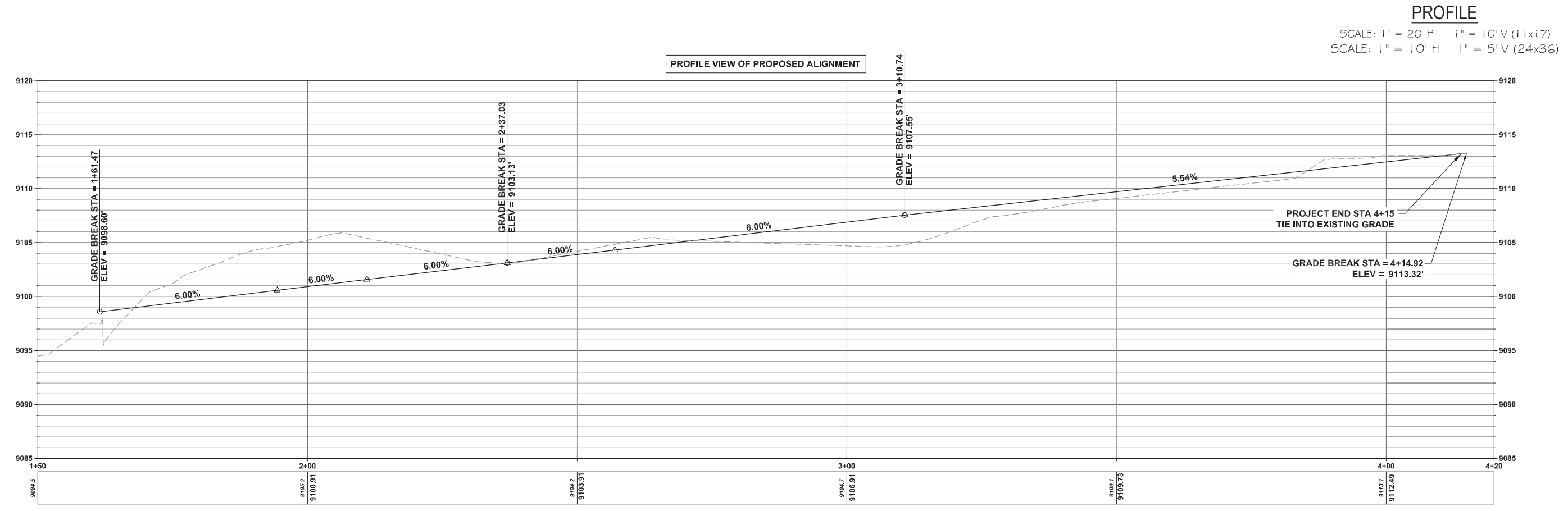
Russell Planning & Engineering, Inc.
 Civil Engineering Services
 934 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

EX-21



CONCEPTUAL

TABLE 6
MOUNTAIN VILLAGE BASE AREA
SECTION 6 COST ESTIMATE: PROPOSED TRAIL ALIGNMENT AT PROSPECT CREEK BRIDGE

OPTION 1 - REGRADE TRAIL TO MEET ADA					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
CLEARING AND GRUBBING	ACRES	\$2,800	0.10	\$280	2014 CIVIL IMPROVEMENT PROJECT
DEMO EXISTING TRAIL	SY	\$7	65	\$467	2014 CIVIL IMPROVEMENT PROJECT
CUT	CY	\$60	150	\$9,000	ONLINE ESTIMATE
BASE ROCK	CY	\$20	30	\$600	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FT WIDE	SF	\$12	2,650	\$31,800	2014 CIVIL IMPROVEMENT PROJECT
STAIRS	LUMP SUM	\$3,500	2	\$7,000	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL	LF	\$250	65	\$16,250	2014 CIVIL IMPROVEMENT PROJECT
RAILING	LF	\$25	340	\$8,500	2014 CIVIL IMPROVEMENT PROJECT
SURVEYING	LUMP SUM	\$1,478	1	\$1,478	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,478	1	\$1,478	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,478	1	\$1,478	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$3,695	1	\$3,695	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$7,390	1	\$7,390	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$17,883	1	\$17,883	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$107,298	

Note: Costs for landscaping, lighting, and engineering not included.

OPTION 2 - REBUILD BRIDGE AND REGRADE TRAIL					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
REGRADE TRAIL SOUTH OF BRIDGE	LUMP SUM	\$40,000	1.00	\$40,000	SEE OPTION 1
DEMO 60-FT OF BRIDGE	HOURL	\$50	32	\$1,600	ESTIMATE
ADJUST 10 PIERS TO CHANGE GRADE (IF FEASIBLE)	HOURL	\$50	32	\$1,600	ESTIMATE
MATERIALS TO RETROFIT PIERS	LUMP SUM	\$1,000	1	\$1,000	ESTIMATE
REBUILD PEDESTRIAN BRIDGE 60 FEET	LF	\$1,500	60	\$90,000	ESTIMATE - QUESTA ENGINEERING PUBLICATION
SURVEYING	LUMP SUM	\$2,684	1	\$2,684	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$2,684	1	\$2,684	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$6,710	1	\$6,710	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$13,420	1	\$13,420	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$31,940	1	\$31,940	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$191,638	

Note: Costs for landscaping, lighting, and engineering not included.

SECTION 7

TRAIL OPTIONS AT BIG BILLIES



September 2014

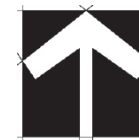


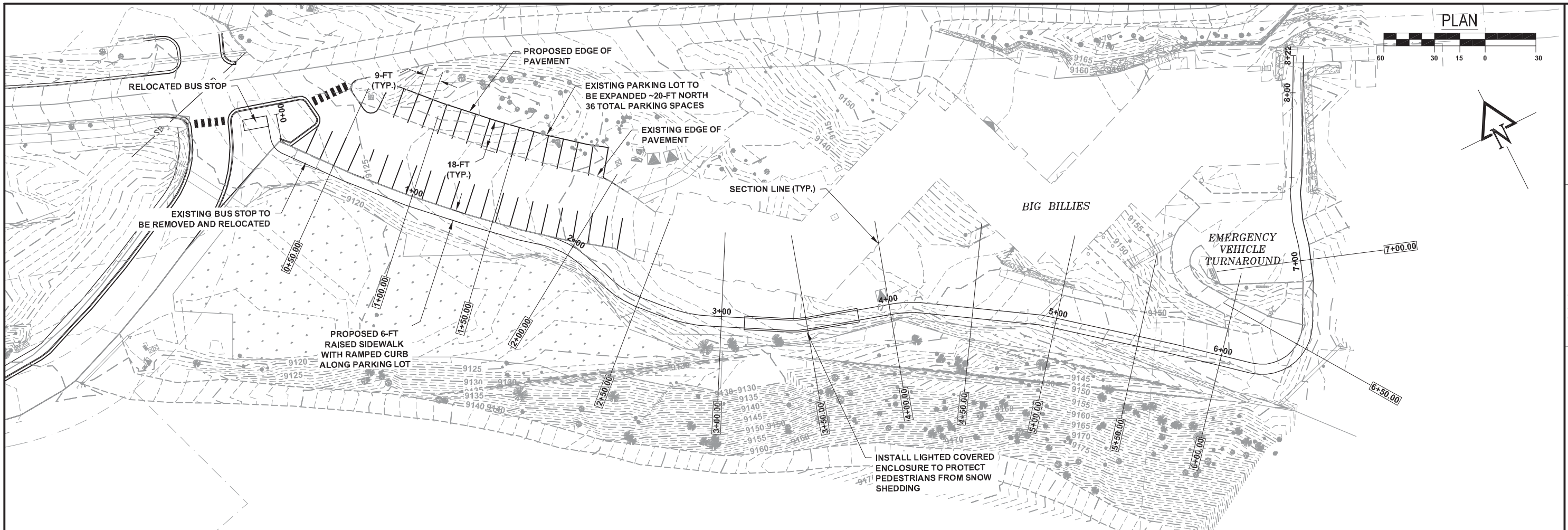
DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

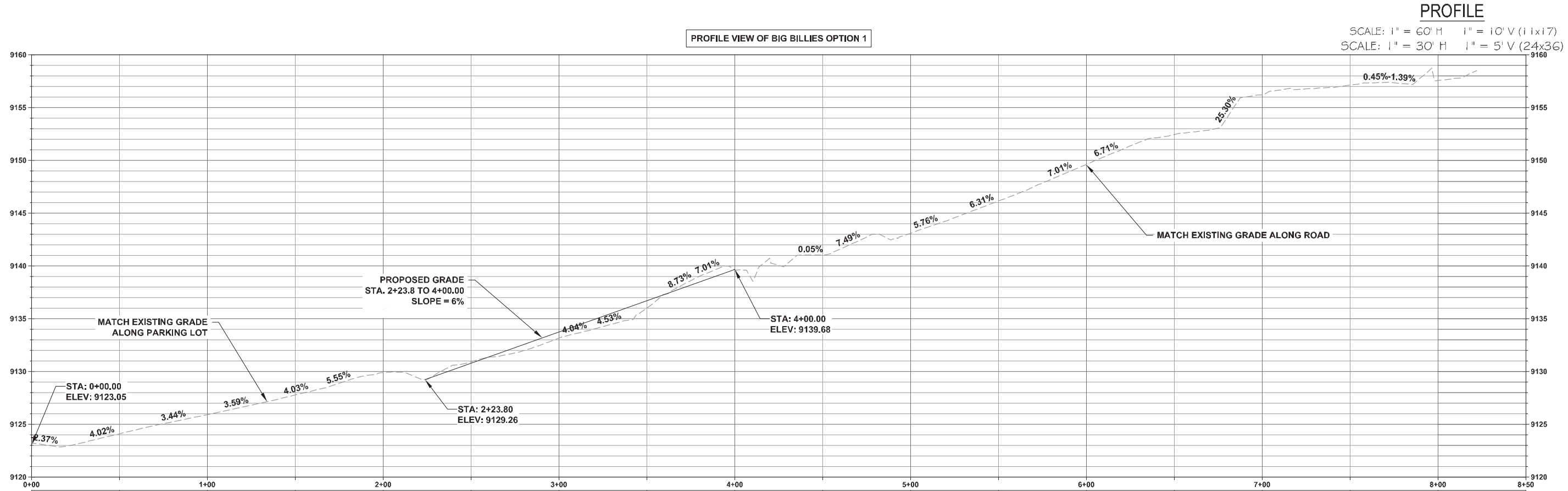
Town of Mountain Village | Meadows Improvement Plan

Big Billies | Option 1





PROFILE VIEW OF BIG BILLIES OPTION 1



CONCEPTUAL

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
 TOWN OF MOUNTAIN VILLAGE, CO
 SECTION 7 - OPTION 1 PLAN AND PROFILE

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



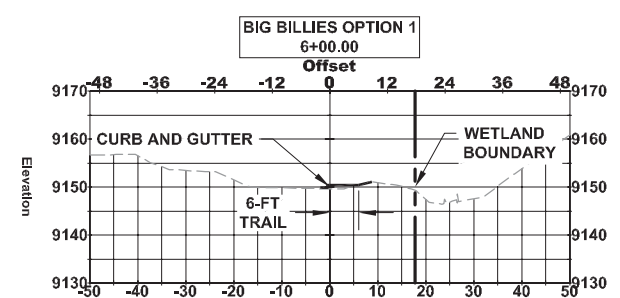
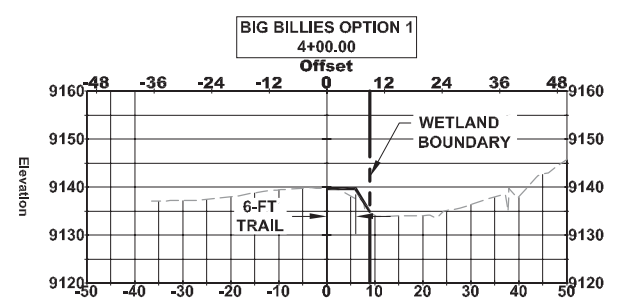
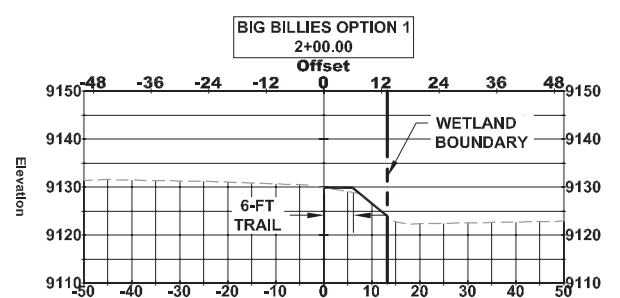
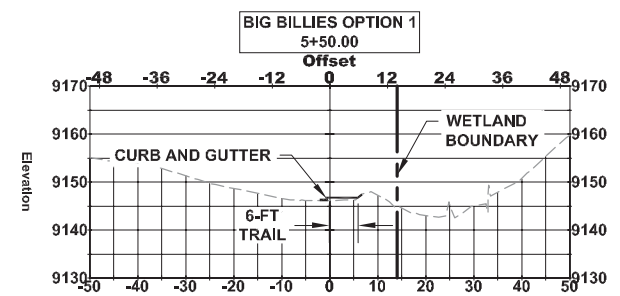
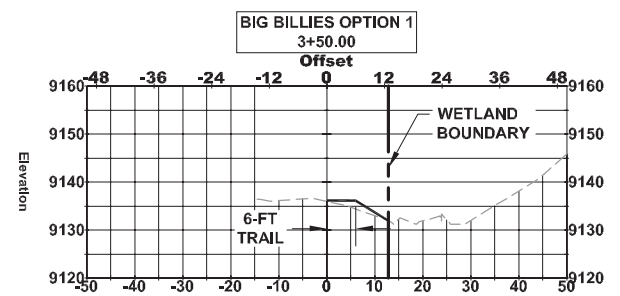
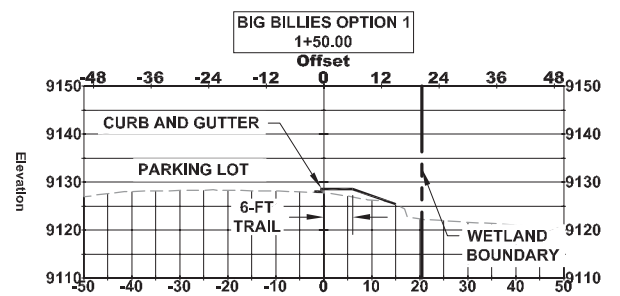
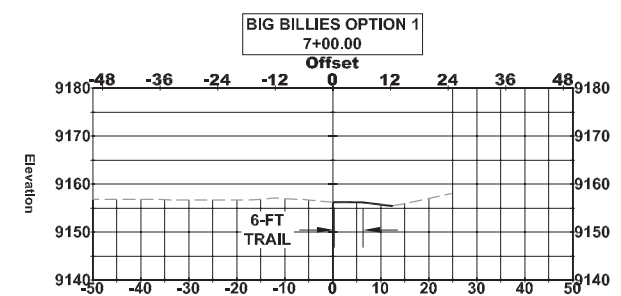
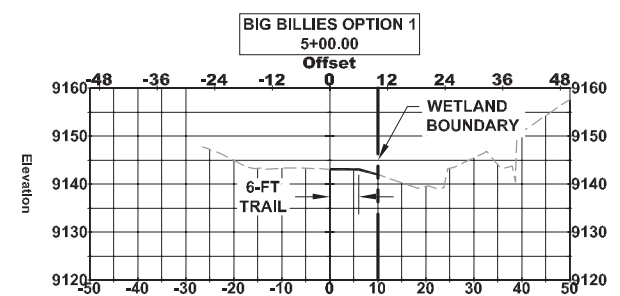
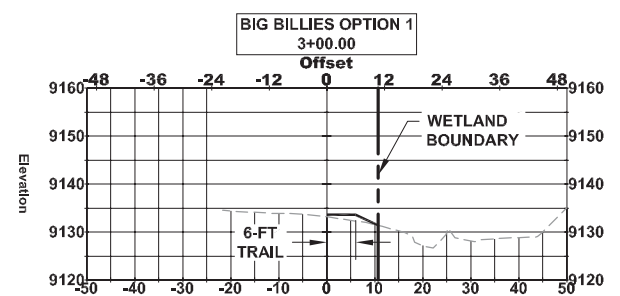
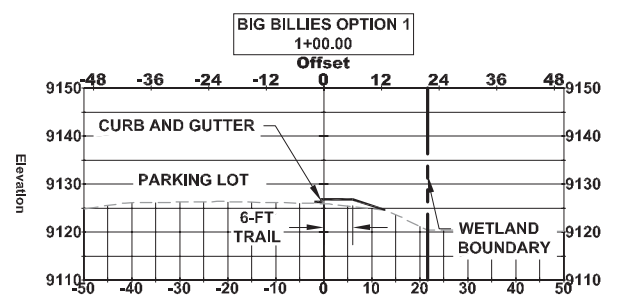
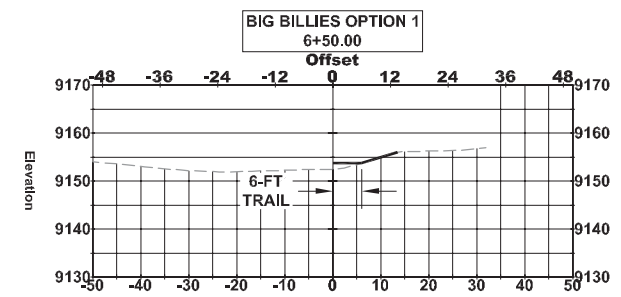
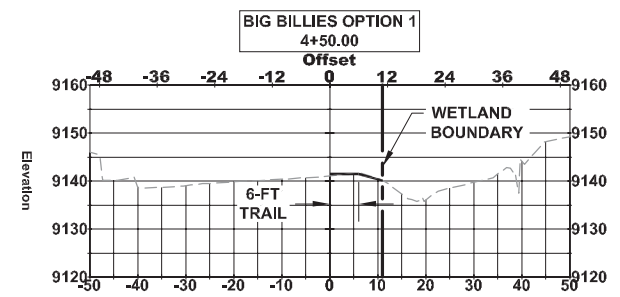
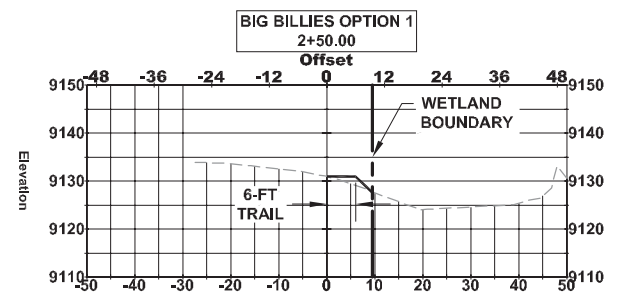
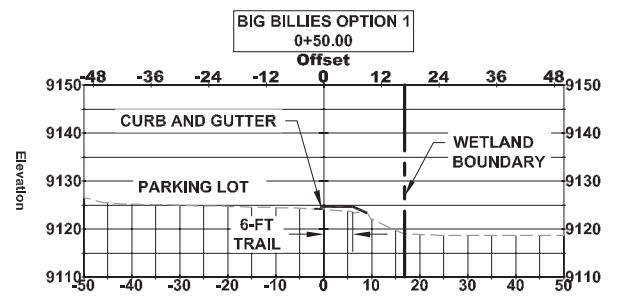
Drawn: BF
 Drafted: BN
 Checked: BF

Date of Submittal
 08/21/2014

EX-22

SECTIONS

SCALE: 1" = 40' H 1" = 40' V (11x17)
 SCALE: 1" = 20' H 1" = 20' V (24x36)



CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN TOWN OF MOUNTAIN VILLAGE, CO SECTION 7 - OPTION 1 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/21/2014

CONCEPTUAL **EX-23**



September 2014



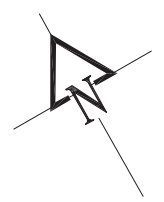
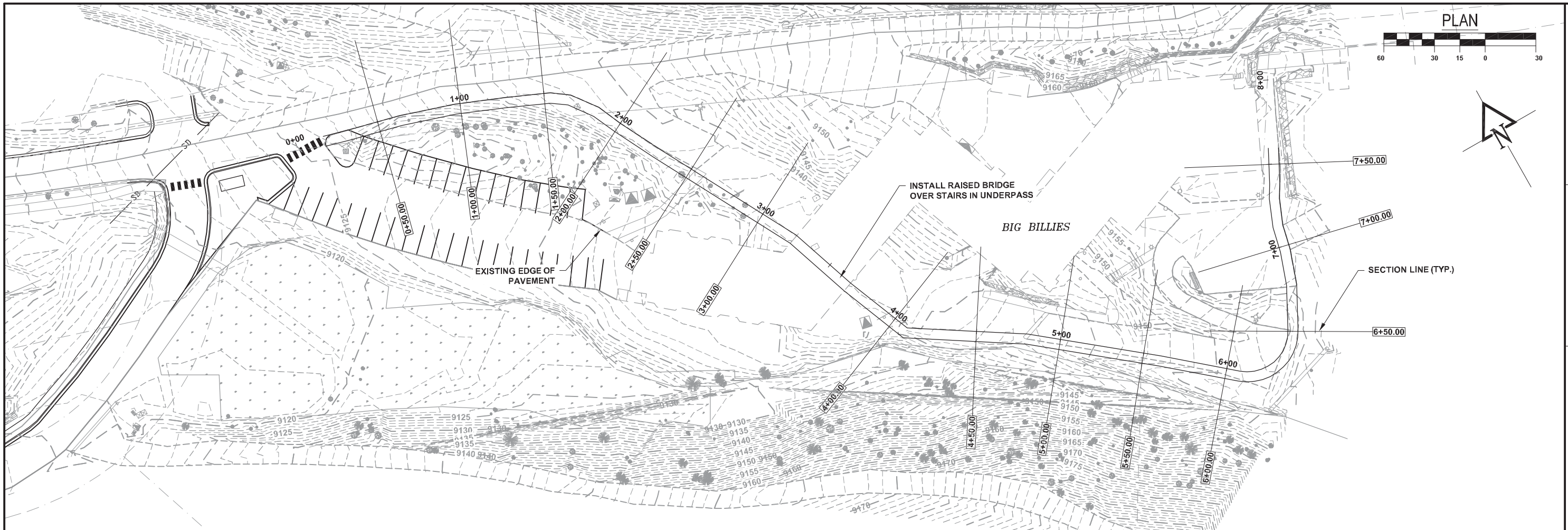
DHM DESIGN

LANDSCAPE ARCHITECTURE
 LAND PLANNING
 URBAN DESIGN
 1109 E 3RD AVE, ROOM 23
 DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan

Big Billies | Option 2





CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 7 - OPTION 2 PLAN AND PROFILE

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



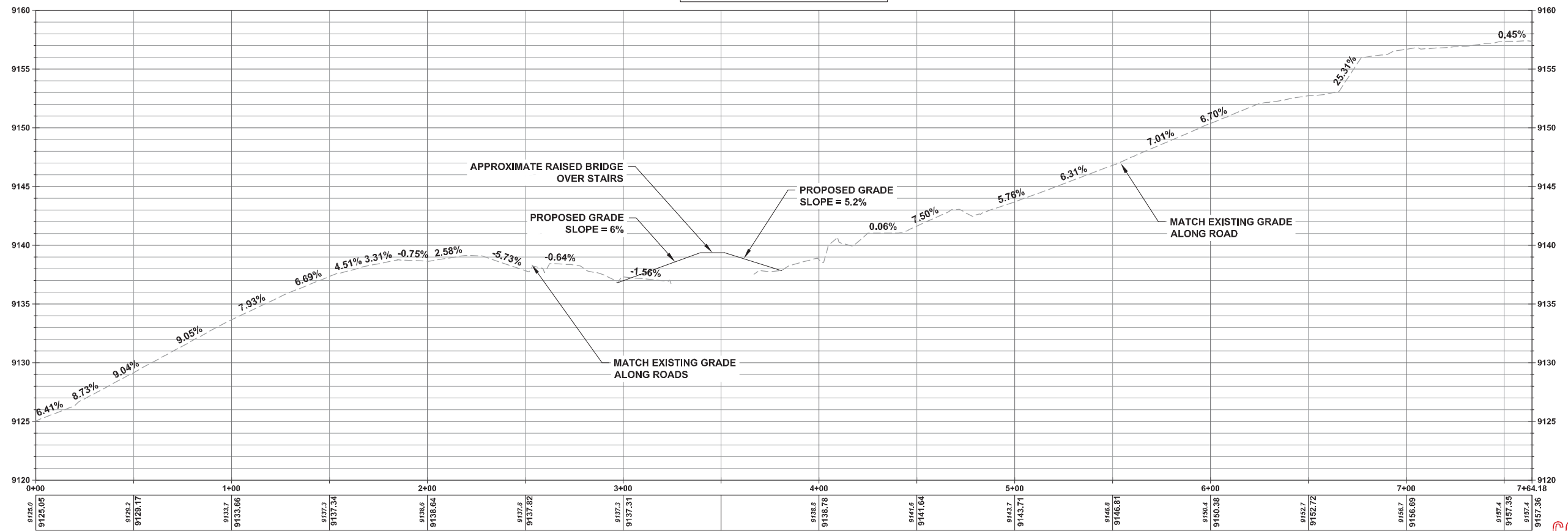
Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/26/2014

EX-24

PROFILE VIEW OF BIG BILLIES OPTION 2

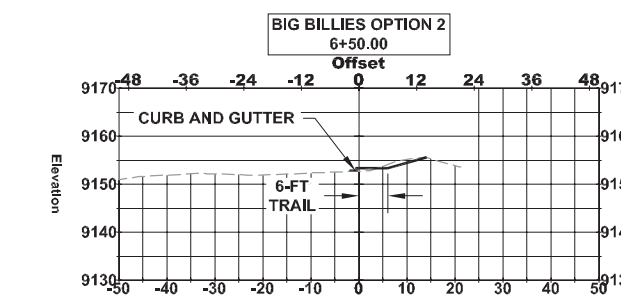
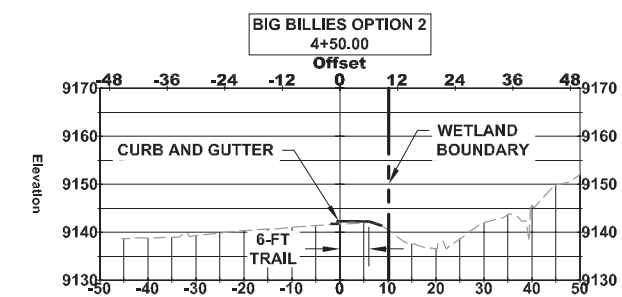
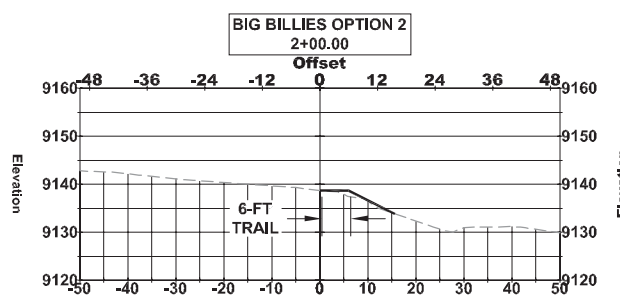
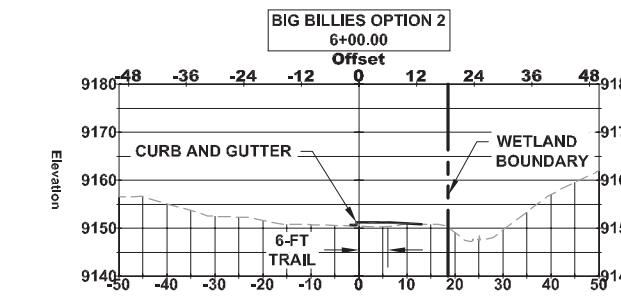
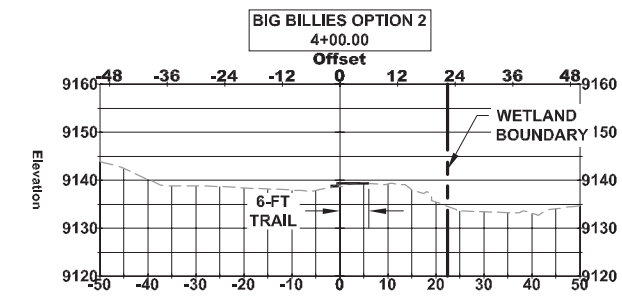
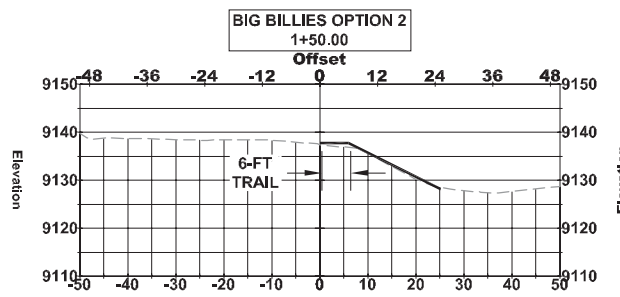
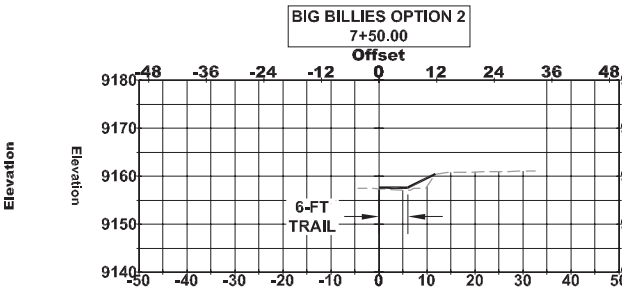
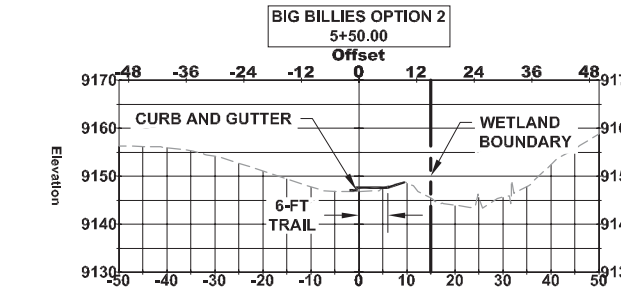
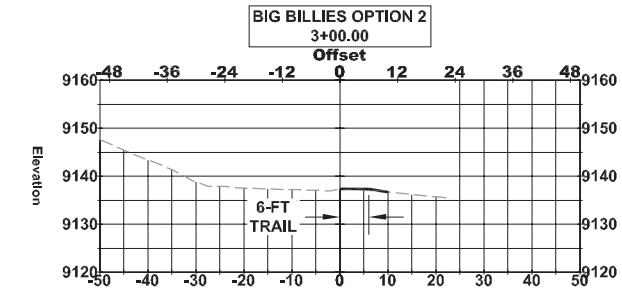
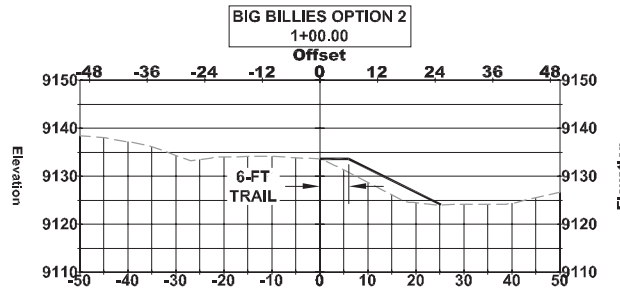
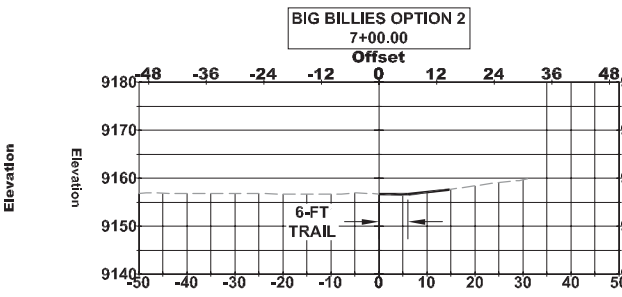
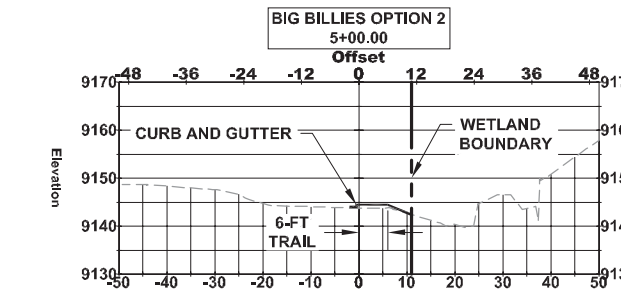
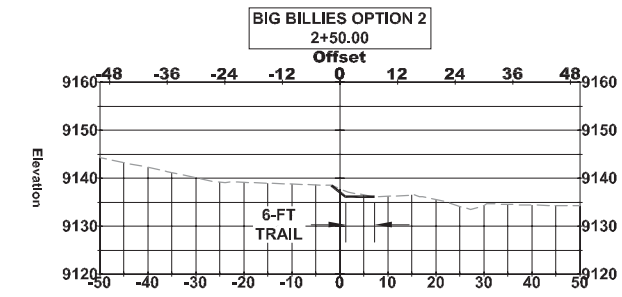
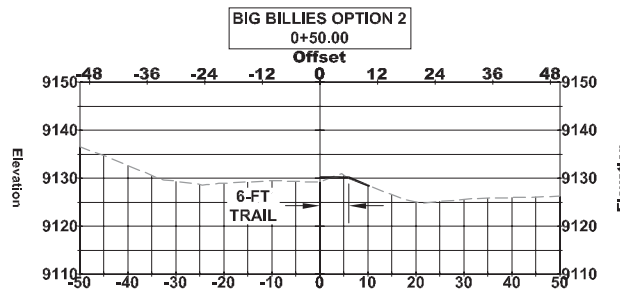
PROFILE
 SCALE: 1" = 60' H 1" = 10' V (11x17)
 SCALE: 1" = 30' H 1" = 5' V (24x36)



CONCEPTUAL

SECTIONS

SCALE: 1" = 40' H 1" = 40' V (11x17)
 SCALE: 1" = 20' H 1" = 20' V (24x36)



CALL 811
 TWO WORKING DAYS
 BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
 TOWN OF MOUNTAIN VILLAGE, CO
 SECTION 7 - OPTION 2 CROSS SECTIONS

Russell Planning & Engineering, Inc.
 Civil Engineering Services
 994 Main Avenue, Unit C
 Durango, Colorado 81301
 Phone: (970) 385-4546
 Fax: (970) 385-4502



Drawn: **BF**
 Drafted: **BN**
 Checked: **BF**

Date of Submittal
08/26/2014

CONCEPTUAL **EX-25**

**TABLE 7
MOUNTAIN VILLAGE BASE AREA
SECTION 7 COST ESTIMATE: BIG BILLIES TRAIL OPTIONS**

OPTION 1					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
CLEARING AND GRUBBING	ACRES	\$3,000	0.10	\$300	ONLINE ESTIMATE
FILL	CY	\$60	175	\$10,500	ONLINE ESTIMATE
BASE ROCK	CY	\$20	92	\$1,833	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	550	\$55,000	2014 CIVIL IMPROVEMENT PROJECT
CURB AND GUTTER	LF	\$30	225	\$6,750	ONLINE ESTIMATE
LIGHTED COVERED ENCLOSURE	LUMP SUM	\$15,000	1	\$15,000	2014 CIVIL IMPROVEMENT PROJECT
RAILING	LF	\$25	400	\$10,000	CDOT
SURVEYING	LUMP SUM	\$1,988	1	\$1,988	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$1,988	1	\$1,988	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$1,988	1	\$1,988	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$4,969	1	\$4,969	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$9,938	1	\$9,938	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$24,051	1	\$24,051	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$131,671	

Note: Costs for landscaping, lighting, and engineering not included.

OPTION 2					
ITEM	UNIT	UNIT PRICE	QUANTITY	TOTAL	UNIT PRICE SOURCE
CLEARING AND GRUBBING	ACRES	\$3,000	0.10	\$300	2014 CIVIL IMPROVEMENT PROJECT
FILL	CY	\$60	270	\$16,200	ONLINE ESTIMATE
BASE ROCK	CY	\$20	89	\$1,778	2014 CIVIL IMPROVEMENT PROJECT
INSTALL 6-IN CONCRETE SIDEWALK, 6-FEET WIDE	SY	\$100	533	\$53,333	2014 CIVIL IMPROVEMENT PROJECT
GUARDRAIL	LF	\$40	100	\$4,000	2014 CIVIL IMPROVEMENT PROJECT
RETAINING WALL	LF	\$250	100	\$25,000	2014 CIVIL IMPROVEMENT PROJECT
RAISED BRIDGE	LF	\$1,500	80	\$120,000	CDOT
RAILING	LF	\$25	200	\$5,000	CDOT
SURVEYING	LUMP SUM	\$4,512	1	\$4,512	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
EROSION CONTROL	LUMP SUM	\$4,512	1	\$4,512	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
TRAFFIC CONTROL	LUMP SUM	\$4,512	1	\$4,512	2014 CIVIL IMPROVEMENT PROJECT (2% OF TOTAL)
MOBILIZATION	LUMP SUM	\$11,281	1	\$11,281	2014 CIVIL IMPROVEMENT PROJECT (5% OF TOTAL)
LOCALITY ADJUSTMENT FOR MT VILLAGE	LUMP SUM	\$22,561	1	\$22,561	2014 CIVIL IMPROVEMENT PROJECT (10% OF TOTAL)
CONTINGENCY	LUMP SUM	\$54,598	1	\$54,598	2014 CIVIL IMPROVEMENT PROJECT (20% OF TOTAL)
TOTAL				\$327,587	

Note: Costs for landscaping, lighting, and engineering not included.

SECTION 8

MEADOWS PARK OPTIONS DESCRIPTIONS

MEADOWS PARK OPTIONS

COMPILED QUESTIONNAIRE RESULTS

Meadows Park – Option 1

Option 1 for the Meadow Park keeps the existing playground and adds a concrete edger around to clean it up. We are adding some terraced boulder walls to expand the green space, creating a 75' x 40' open lawn. There will be a new shade structure as well as two benches surrounding the playground. Two perennial beds will also be adding creating some color around the Park. We added some trees to buffer the view of the parking lot from the condos. We also added an ADA connection to the Post Office.

Meadow Park – Option 2

Option 2 expand the parking into the parking lot approximately 10', about 9 parking spaces would be lost. By expanding the park we are able to create a larger open lawn (90' x 100') which would allow someone to kick a soccer ball or play Frisbee. In this option, we replace the playground and relocate it slightly to the north. We also have a new picnic shelter as well as a few benches around the perimeter of the playground. A perennial bed will also be adding creating some color around the Park. We added some trees to buffer the view of the parking lot from the condos. We also added an ADA connection to the Post Office.

Pocket Park

The new pocket park creates a plaza adjacent to the sidewalk. It would have a picnic shelter with 2 picnic tables, 4 benches, and bike racks. We also designed a stone stepped access to the Creek. This would allow people to access and enjoy the Creek.

Lot 644

DHM Design took a look at the Feasibility of Lot 644 becoming a Park with a soccer field. There are a few constraints that would be an issue. The slope of the hillside is approximately 3:1 and to create a 60' x 90' open lawn, two 10'-12' walls on the downhill and uphill sides of the field would need to be constructed. The walls would be 100'+ in length. The cost of the walls and grading alone would be fairly expensive. Currently, the road is approximately 11% accessing the area. Parking would also need to be included which would expand the flat area adding more walls. DHM would recommend looking at the Park as more of a Mountain Park with a mountain bike course and trails or potentially for the development of housing in the future.



PRECEDENTS



Picnic Shelter



Wood Bench



Picnic Shelter

September 2014



DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 F 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Meadows Parking Lot | Option 1



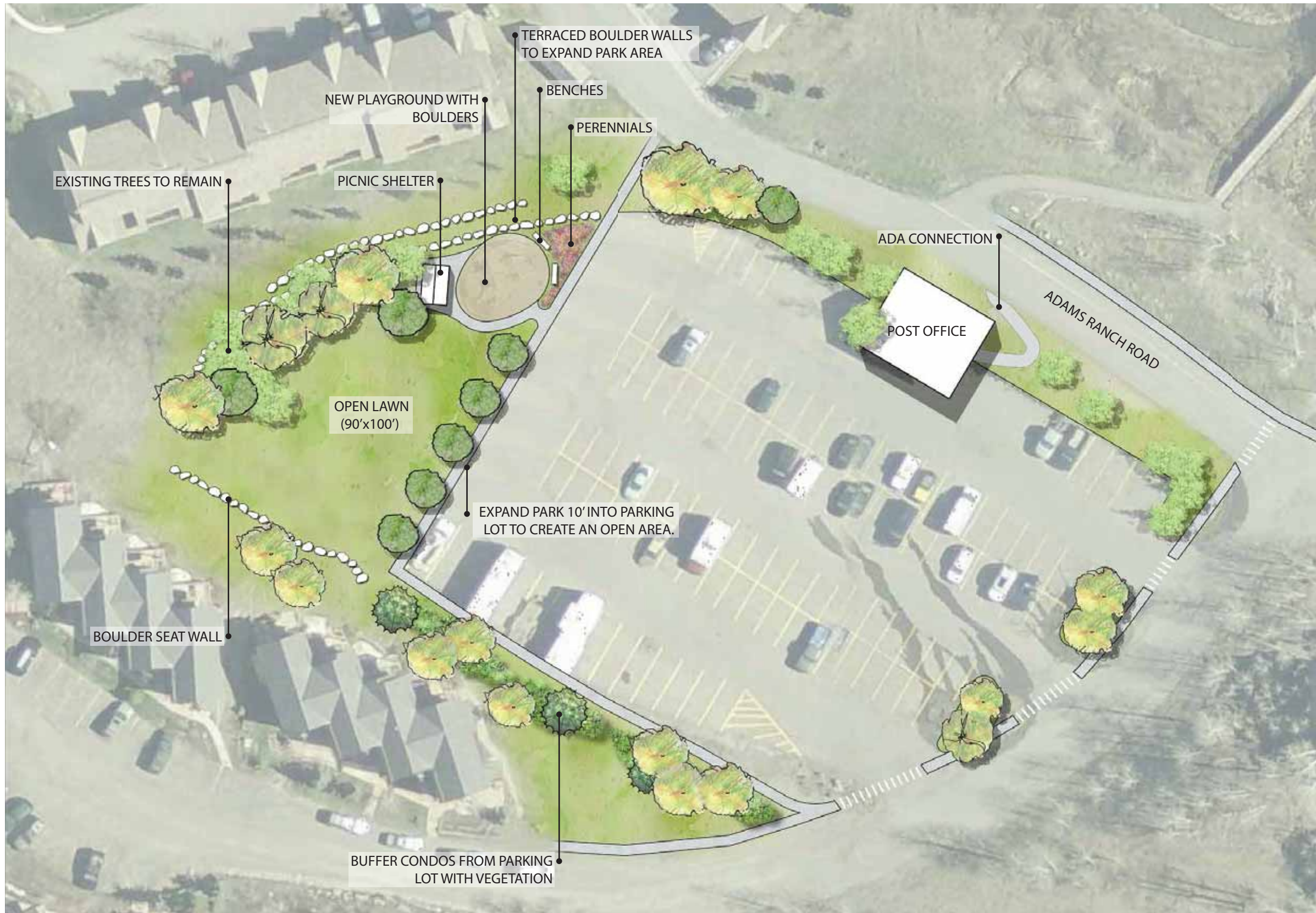
Town of Mountain Village: Proposed Meadows Improvement Plan

Meadow Park: Option 1

7/10/2014

Estimate of Probable Costs

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	GRADING	CY	210	\$ 7.00	\$ 1,470.00
	CONCRETE TRAIL	SF	1325	\$ 10.00	\$ 13,250.00
	TOPSOIL	CY	70	\$ 70.00	\$ 4,900.00
	SOD	SF	5685	\$ 2.00	\$ 11,370.00
	SEEDING NATIVE	SF	6546	\$ 0.20	\$ 1,309.20
	SOIL CONDITIONING	CY	23	\$ 65.00	\$ 1,495.00
	MULCHING (CEDAR BARK MULCH)	CY	5	\$ 125.00	\$ 625.00
	MULCHING (HYDRAULIC)	Acre	0.15	\$ 4,000.00	\$ 600.00
	EVERGREEN TREE (6-8' HEIGHT)	EA	4	\$ 500.00	\$ 2,000.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	8	\$ 450.00	\$ 3,600.00
	DECIDUOUS SHRUB (5 GALLON)	EA	25	\$ 50.00	\$ 1,250.00
	PERENNIALS (1 GALLON)	EA	70	\$ 15.00	\$ 1,050.00
	FENCING	LF	75	\$ 50.00	\$ 3,750.00
	BOULDER WALLS	SF	560	\$ 35.00	\$ 19,600.00
	CONCRETE PLAYGROUND EDGER	LF	137	\$ 10.00	\$ 1,370.00
	PICNIC SHELTER	EA	1	\$ 25,000.00	\$ 25,000.00
	BIKE RACKS	EA	5	\$ 500.00	\$ 2,500.00
	PICNIC TABLES	EA	2	\$ 2,000.00	\$ 4,000.00
	BENCHES	EA	2	\$ 1,200.00	\$ 2,400.00
	IRRIGATION	LS	1	\$ 7,500.00	\$ 7,500.00
	SUBTOTAL			\$	109,039.20
	contingency 20%			\$	21,807.84
	TOTAL			\$	130,847.04



PRECEDENTS



Shade Structure



Picnic Shelter



Boulder Playground

September 2014

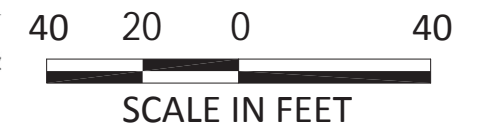


DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Meadows Parking Lot | Option 1



Town of Mountain Village: Proposed Meadows Improvement Plan

Meadow Park: Option 2

7/10/2014

Estimate of Probable Costs

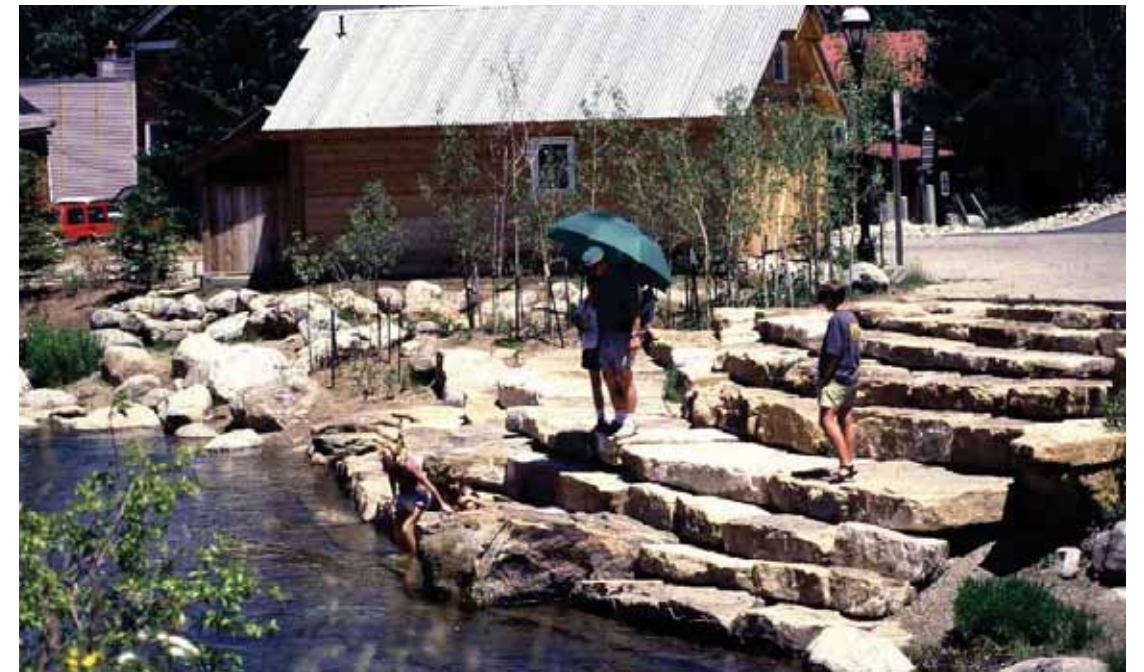
ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	DEMOLITION/SALVAGE	LS	1	\$ 15,000.00	\$ 15,000.00
	GRADING	CY	350	\$ 7.00	\$ 2,450.00
	CONCRETE TRAIL	SF	1530	\$ 10.00	\$ 15,300.00
	TOPSOIL	CY	75	\$ 70.00	\$ 5,250.00
	SOD	SF	9555	\$ 2.00	\$ 19,110.00
	SEEDING NATIVE	ACRE	6055	\$ 0.20	\$ 1,211.00
	MULCHING (CEDAR BARK MULCH)	CY	10	\$ 125.00	\$ 1,250.00
	MULCHING (HYDRAULIC)	Acre	0.15	\$ 4,000.00	\$ 600.00
	SOIL CONDITIONING	CY	38	\$ 65.00	\$ 2,470.00
	EVERGREEN TREE (6-8' HEIGHT)	EA	4	\$ 500.00	\$ 2,000.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	19	\$ 450.00	\$ 8,550.00
	DECIDUOUS SHRUB (5 GALLON)	EA	25	\$ 50.00	\$ 1,250.00
	PERENNIALS (1 GALLON)	EA	50	\$ 15.00	\$ 750.00
	BOULDER WALLS	SF	360	\$ 35.00	\$ 12,600.00
	PICNIC SHELTER	EA	1	\$ 25,000.00	\$ 25,000.00
	BIKE RACKS	EA	5	\$ 500.00	\$ 2,500.00
	BENCHES	EA	2	\$ 1,200.00	\$ 2,400.00
	PICNIC TABLES	EA	2	\$ 2,000.00	\$ 4,000.00
	CUSTOM PLAYGROUND	EA	1	\$ 40,000.00	\$ 40,000.00
	CONCRETE PLAYGROUND EDGER	LF	107	\$ 10.00	\$ 1,070.00
	IRRIGATION (UPSIZE LATERAL AT MAINLINE)	LS	1	\$ 12,000.00	\$ 12,000.00
				SUBTOTAL	\$ 174,761.00
				contingency 20%	\$ 34,952.20
				TOTAL	\$ 209,713.20



PRECEDENTS



River Access



River Access

September 2014



DHM DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN

1109 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

Town of Mountain Village | Meadows Improvement Plan
Conceptual Pocket Park Design



20 10 0 20



SCALE IN FEET

Town of Mountain Village: Proposed Meadows Improvement Plan

Pocket Park

7/10/2014

Estimate of Probable Costs

ITEM NO.	CONTRACT ITEM	UNIT	PLAN	Unit Cost	Total
	GRADING	CY	100	\$ 7.00	\$ 700.00
	CONCRETE	SF	1100	\$ 10.00	\$ 11,000.00
	STABILIZED CRUSHER FINES	SF	150	\$ 3.50	\$ 525.00
	STRIP AND STOCKPILE TOPSOIL	CY	40	\$ 15.00	\$ 600.00
	SEEDING NATIVE	SF	600	\$ 0.20	\$ 120.00
	SEEDING RIPARIAN	SF	1000	\$ 0.25	\$ 250.00
	MULCHING (CEDAR BARK MULCH)	CY	3	\$ 125.00	\$ 375.00
	MULCHING (HYDRAULIC)	SF	1600	\$ 0.10	\$ 160.00
	DECIDUOUS TREE (2 INCH CALIPER)	EA	10	\$ 450.00	\$ 4,500.00
	COTTONWOOD POLES	EA	10	\$ 10.00	\$ 100.00
	TREE ROOT BARRIER	LF	120	\$ 10.00	\$ 1,200.00
	BOULDER WALLS	SF	100	\$ 35.00	\$ 3,500.00
	STONE STEPS	LS	1	\$ 3,000.00	\$ 3,000.00
	PICNIC SHELTER	EA	1	\$ 25,000.00	\$ 25,000.00
	BIKE RACKS	EA	5	\$ 500.00	\$ 2,500.00
	BENCHES	EA	4	\$ 1,200.00	\$ 4,800.00
	PICNIC TABLES	EA	2	\$ 2,000.00	\$ 4,000.00
	IRRIGATION	LS	1	\$ 3,000.00	\$ 3,000.00
				SUBTOTAL	\$ 65,330.00
				contingency 20%	\$ 13,066.00
				TOTAL	\$ 78,396.00

Mountain Village – Meadows Landscape Improvements

Questionnaire: June 17, 2014

What improvements would you like to see made to the Park adjacent to the Meadows Parking Lot?

Kids Climbing wall

Something needs to be done with this lot in the winter with the skier parking. It is not safe, causes unsafe parking and driving in the Meadow's area.

The walk to the ski area is treacherous through Big Billies.

Can't figure out why this is a skier parking lot. At one of the meetings I attended someone was going to see if Telski still had rights to be parking skiers there. Would love to know this information!

Make it larger in size and create better safety buffers (lots of kids run around this area), eliminate the odd parking spaces on the curve where the shuttle turns left and add trees and plantings. Add another picnic table and perhaps some benches for parents who congregate during play dates.

Zero

Benches and plants

This park seems fine. If there were more room something might be able to be done like tennis courts, basketball court, etc

Do you or your family use the play equipment at the Park adjacent to the Meadows Parking Lot?

Rarely

No

Yes regularly

No

No

Yes, especially grandchildren

We used to go there all the time when my son was younger. Now that he is older we don't use as much as it is for smaller kids and he is into sports now. I do see families and kids there quite often though

What activities would you like to see in small pocket parks (areas under ¼ acre)?

I'd like trails to Village Center, Town Hall and real park, not a pocket park.

Don't any need for pocket parks

Larger park areas for Frisbee, croquet, baseball, soccer, etc.

Small seating areas (like benches) and trees/plantings

Skating, Bike tracks for kids

Activities??? Think the Town should just focus on nice, clean, well-maintained spaces for residents and visitors to gather, kids to play, and everyone to enjoy. At these locations, perhaps very nice wooden benches for people to sit would be a good idea... but no cheap aluminum or plastic benches please.

Not sure. That is a small area to work with.

Benches and plants

Do you prefer more active or passive space for neighborhood parks (larger park areas)?

Active

?

Passive park space---wide open spaces. The basketball court is a must!

Passive but we need sufficient open space to create a "ball field" for whatever ball is being hit, kicked, thrown.

Having large open (preferably flat) spaces in the community is highly desirable. Currently the only area that even comes close to this community requirement is the grassed area in front of the Telluride Apartments. In my opinion, I believe that the Town should focus providing the community with a "passive-based" open space that is a well maintained grassed area the residents, as well as visitors could either relax on or organize at for more active purposes such as soccer or football games. So recommend the Town provide for a passive space that could be used for multiple purposes.

Passive primarily. Think there is big need for people to sit and visit but also have room to play ball games so that includes both passive and active. Don't want a park that needs a lot of lighting!

Active things in the larger parks when available. But no lights. Lights would attract people to hang out later and be loud. Horse shoes, volleyball pit, tennis courts would be nice. The open flat space is very valuable since it is hard to find this. We use the space behind Northstar regularly to play soccer, baseball, etc. It's nice to have a flat green space

What do you treasure and want to preserve in the parks and trails at the Meadows?

Keep them functional for as many activities as possible

It was loudly stated at the Improvement meeting that the big park needs to be preserved. How about buying this large piece of land from the owner, Randy Edwards. He has said he would sell.. How great to use the \$500,000 Meadow's Improvement money as a down payment!

Access and space. The open space and interconnections with trails running through the Meadows are heavily used and add significant quality of experience for residents and visitors alike.

MORE TRAILS, including Beginner Trails to Core, MV Market, and Valley Floor

Well maintained open spaces and park setting is most important. Don't over-build / overdevelop in the Meadows such that it becomes crowded or diminishes the close-knit community feel. Trails should be easily accessed and well signed for both residents and visitors alike. Would recommend that another trail(s) be developed that provide easier walking access to Town Hall /Village Core. Currently the only way to get to the Core is Jurassic or Big Billies trail to Country Club Dr and then to Mtn Village Blvd. Surely a more straight-lined trail could be developed for walkers and bikers to the Core/Town Hall.

Open areas, views, wildlife wandering through, gathering spots - would love to have a big open park in Lot 640A, instead of its being all covered with buildings and asphalt as being suggested.

I think a clean and well maintained park is great. The most important thing is the green flat open space in back of Northstar. It is great to have an area like this in the meadows. Everyone goes back there.

What parks and recreation facilities do you use and for what activities?

Playing ball many types

Play equipment and trails for hiking and biking. Also enjoy spending time on the bridge over the creek (except when the bugs are biting).

Trails

If a Town Park is to be successfully developed and seen as a community asset, it would need to have at minimum one clean, well-maintained bathroom, as well as a drinking fountain. Also a drinking fountain designed for dogs would be nice... But at a different location from the human drinking fountain.

Use trails mainly. Also bird watching, especially around the bridge and around lot 640A. Like to sit outside and enjoy scenery and visit with folks.

Not sure what this one is. We just find things to do on our own in the open space.

Are there specific areas you would like to see accent plantings such as flower beds?

The beauty of Mtn Village is in the views of the mountains not in some flower beds. Flower beds are for ugly urban cities that don't have this view and native wild flowers in the open spaces.

Clean up Big Billies.

Not sure we understand the question but support planting of trees and perennials.

NO - I don't want to waste money on "adornments of suburbia"!

Next to the bus stop at Adams Ranch Road and Boulders Way, would like to see a well-maintained flower bed (bordered by native rock). This should be a slightly raised bed so as to discourage anyone from walking through it. This is a very busy bus stop, so having a well-maintained flower bed would be pleasing to bus-riders, as well as everyone driving by this critical community bus stop. Would also like to see a similar flower bed built next to the Meadows Post Office bus stop. There is a short paved walkway (on right side of Post Office building), so I believe the perfect spot for a flower bed is on the right side of this walkway (just adjacent to the small retaining wall). This would be a very pleasing slight for residents (on a daily basis) when they get their mail or wait for the bus.

Think all areas benefit from plantings of shrubs and flowers.

Not necessary. I like that the areas are kept green and natural.

Anything else you'd like to tell us?

Keep the park functional and low cost to maintain with perennials and such other low maintenance items .

Please maintain what we have; buildings, sidewalks, roads, etc.

Appreciate you asking us residents for input and feedback.

More TRAILS!!! Hiking and Biking!!!

Thanks for focusing time and attention on the Meadows. As you know, the Comprehensive Plan states that the Meadows is the very HEART of Mountain Village, as most of its full-time residents live in this community. As such, the following are a few areas that warrant some attention and budget allocation:

- Freshen up all light posts in the Meadows by just giving them a fresh coat of paint; same thing for all sign posts
- Repave roadway (Adams Ranch Road; beginning at Lupine Lane)
- Street gutters / drainage ways are in dire need of repair
- Repave Meadow parking lot; lot is in very bad shape
- Improve existing landscaped areas in the Meadows Lot; this could be easily accomplished by enclosing existed treed /grassed areas with a ~1-2 foot rockwall barrier. This will also keep all the gravel out of the vegetated area so plants/grass stays green and clean).
- Easy accessed sidewalk that goes from the Meadows lot directly to Ski area (Lift 1). Currently visitors (including kids) must carefully walk along the road in snowy and sometimes icy conditions to get to the slope. This is an accident just waiting to happen.

The stagnant pond is problematic in my view - good breeding area for mosquitos.

As I mentioned above , a great addition to this area for residents would be to have a big open park in Lot 640A, instead of its being all covered with buildings and asphalt as being suggested.

Let's do what we can to keep the open space behind Northstar the way it is or improve it a bit. If the building was knocked down and some work done it could be a tremendous park with tennis, basketball, maybe even a baseball field. It could be done cheaper by simply maintaining all the grass areas so it is nice like the patch which is currently maintained by the village.

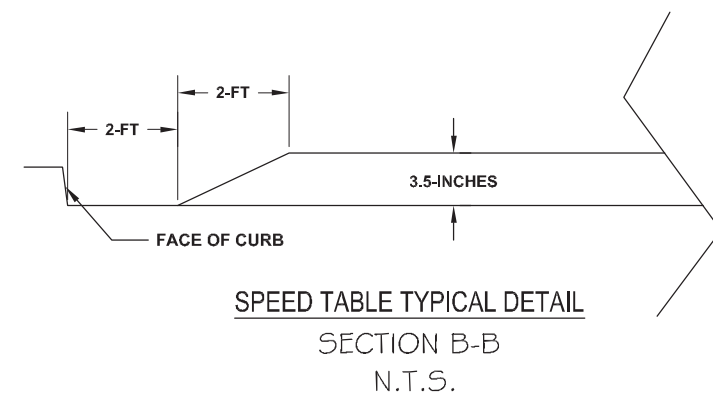
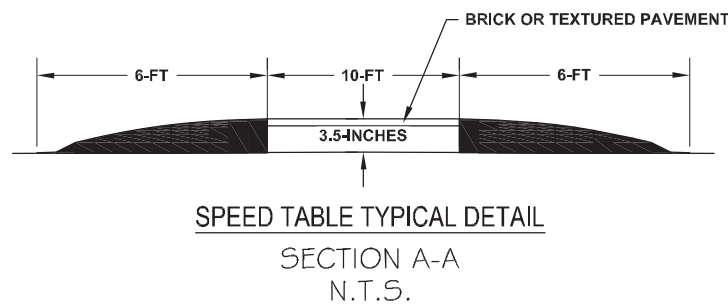
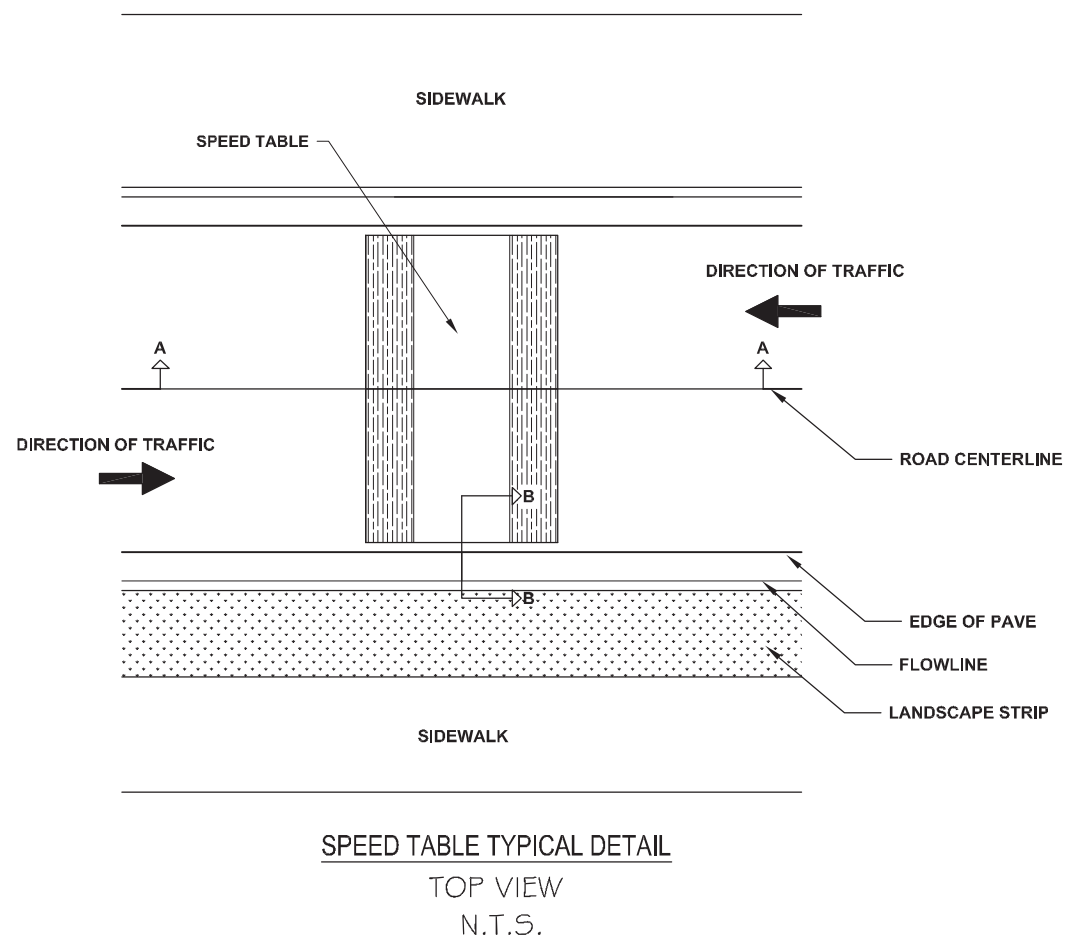
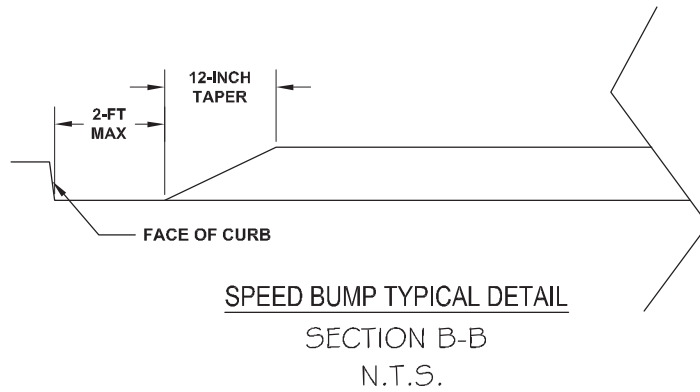
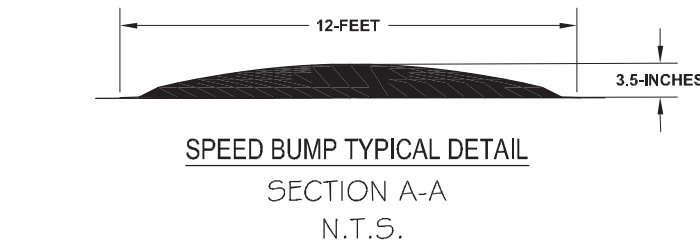
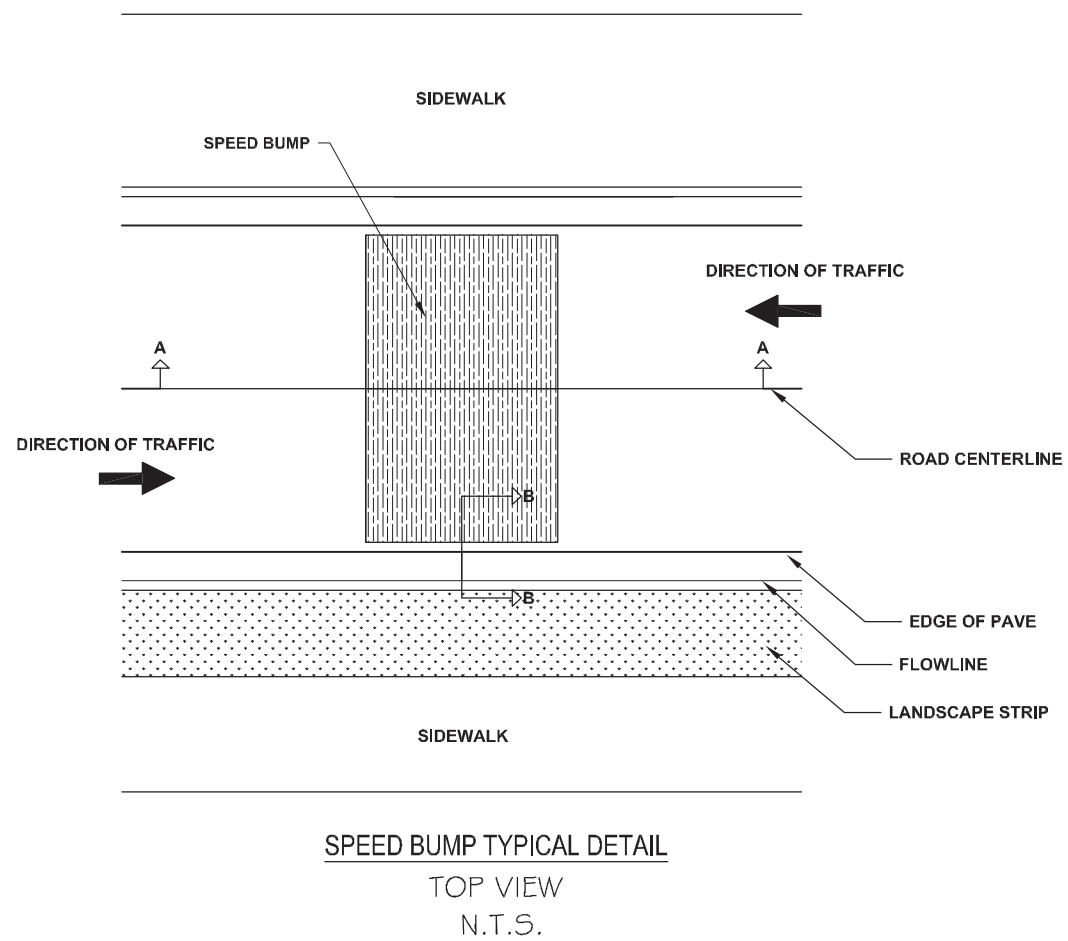
I think town should consider purchasing this property from Randy Edwards and create a park which would rival Town Park.

I have given this some thought and the village should consider purchasing this property. You might even find that there could be some willing investors in the meadows. My thought was to use the location where the building is now and create some townhomes like Northstar(Could even be a part of Northstar) Maybe 8-10 units. These could be sold in the open market to offset the cost of purchasing the property and landscaping the open area. This type of development would fit in perfectly in the meadows and keep our great community intact.

I think dense housing which understandably is needed should be placed closer to the core thereby creating a community in the core which is desperately needed to attract business there. Another thought is to create a rec center which was discussed years ago. The space is perfect for it and would even draw people from town to use it. I am not sure of the cost to build this rec center but seems like if it were there it would get used a lot. Indoor swimming, racquetball, workout room, etc. The town could even sell memberships to this. You might find that investors could be found by selling shares in the project thereby entitling the shareholders to free access or something along that lines. I think it is a great opportunity to create something all Mountain Village residents could enjoy. Dumping everyone in the meadows is not the answer. It clogs Adams ranch road and adds too many people to the meadows. We have a great community here and short term rowdy renters is not what any of us want here. A lot of us have lived here for a long time and enjoy the peace and quiet. We have the only sustainable community in the village. Other homes are set too far apart we are in close proximity and all know each other. It is enjoyable. We don't want that to change but only be improved upon. Thank you for taking the time to read this. Feel free to contact me to discuss anything further.
Dave Doemland

SECTION 9

TRAFFIC CALMING OPTIONS



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 9 - TRAFFIC CALMING OPTIONS

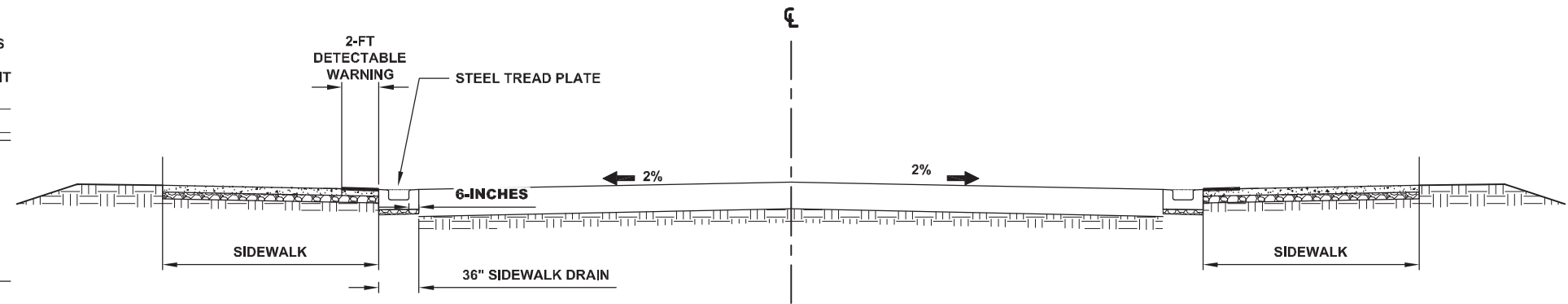
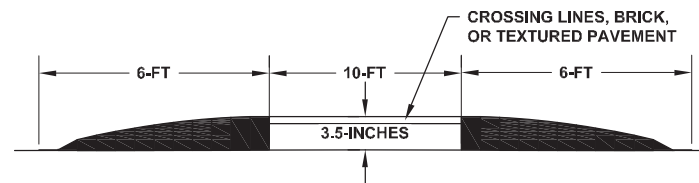
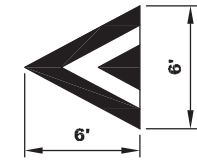
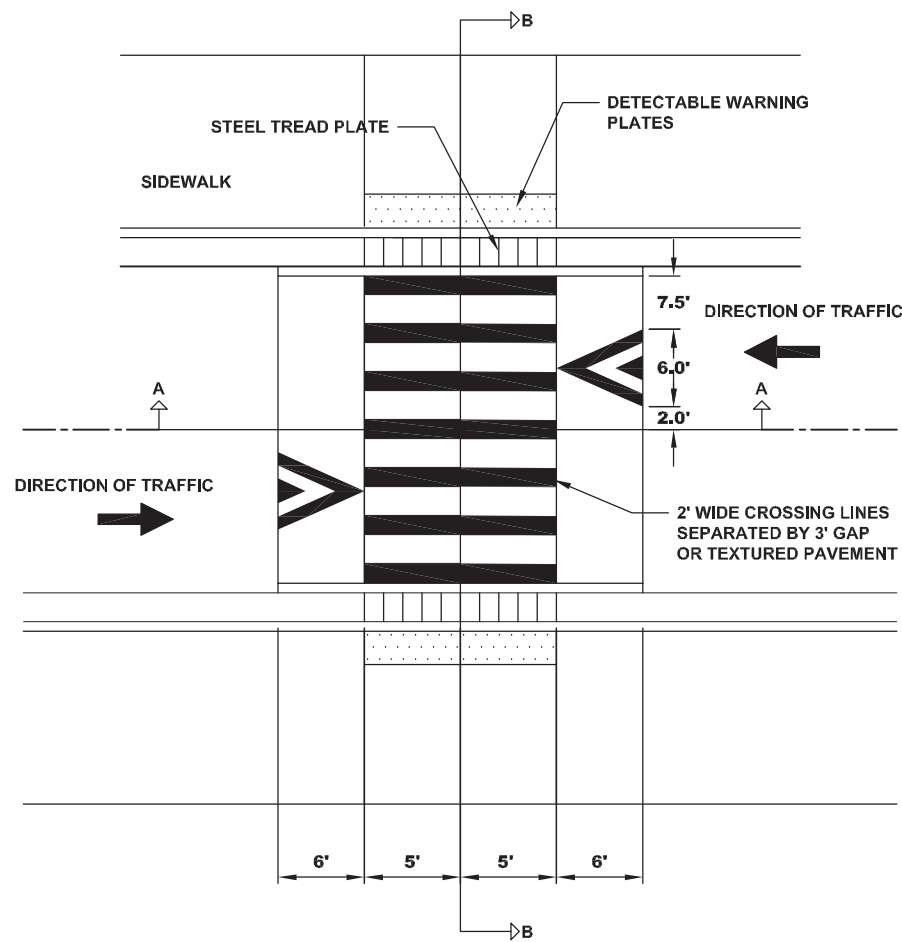
Russell Planning & Engineering, Inc.
Civil Engineering Services
994 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



Drawn: **BF**
Drafted: **BN**
Checked: **BF**

Date of Submittal
08/26/2014

CONCEPTUAL EX-26



REVISIONS:

MT VILLAGE MEADOW IMPROVEMENT PLAN
TOWN OF MOUNTAIN VILLAGE, CO
SECTION 9 - TRAFFIC CALMING OPTIONS

Russell Planning & Engineering, Inc.
Civil Engineering Services
934 Main Avenue, Unit C
Durango, Colorado 81301
Phone: (970) 385-4546
Fax: (970) 385-4502



Drawn: **BF**
Drafted: **BN**
Checked: **BN**

Date of Submittal
08/26/2014

EX-27

CONCEPTUAL



RAISED CROSSWALK WITH STAMPED CONCRETE



SMOOTH BULB-OUT



FLUSH CONCRETE BULB-OUT & CROSSWALK



RAISED CONCRETE CROSSWALK



CONCRETE CROSSWALK WITH BULB-OUTS



LANDSCAPED BULB-OUT



PEDESTRIAN REFUGE IN MEDIAN



PAINTED PATTERN IN CROSSWALK