

**TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD REGULAR MEETING  
THURSDAY MAY 7, 2015, 10:00 AM  
2nd FLOOR CONFERENCE ROOM, MOUNTAIN VILLAGE TOWN HALL  
455 MOUNTAIN VILLAGE BLVD, MOUNTAIN VILLAGE, COLORADO  
AGENDA  
REVISION 2**

	<b>Time</b>	<b>Min.</b>	<b>Presenter</b>	<b>Type</b>	<b>Description</b>
<b>1.</b>	10:00	45	Hawkins	Site Visit	DRB will start a site visit at Hotel Madeline, 568 Mountain Village Blvd., meeting at the Reflection Plaza Ice Rink Area to Review Current Unit Configurations for the Major PUD Amendment Request to Be Heard Under Agenda Item No. 4
<b>2.</b>	10:45				Call to Order
<b>3.</b>	10:45	5	Hawkins	Action	Reading and Approval of Summary of Motions of the April 2, 2015 meeting of the Town Council & Design Review Board
<b>4.</b>	10:50	45	Hawkins	Action	Major PUD amendment to allow for: (A) the combination of a maximum of nine (9) lodge units to be rezoned into five (5) condominiums; (B) five (5) hotel condominiums to be rezoned as lodge units; (C) the combination of seven (7) condominium units into three (3) condominium units; and (D) a density transfer as needed to accomplish the foregoing.
<b>5.</b>	11:35	15	Bangert	Action	Consideration of a Minor Revisions Application for Lot 355 Requesting a General Easement Encroachment
<b>6.</b>	11:50	30			Lunch
<b>7.</b>	12:20	15	Bangert	Action	Consideration of a Design Review Process Development Application for Lot 204 Requesting a General Easement Encroachment
<b>8.</b>	12:35	15	Jameson	Action	Consideration of a Design Review Process Development Application for Lot 1001 and Tract OS-1R1 Roof and Fence Variation
<b>9.</b>	12:50	30	Jameson	Worksession	Conceptual Worksession Regarding Synthetic Roofing Material in the Mountain Village
<b>10.</b>	1:20	30	Hawkins	Action	Major PUD amendment to extend the length of validity and vested property rights for a site specific development plan for Lot 109R from December 8, 2015 to December 8, 2020

**DESIGN REVIEW BOARD MEETING  
AGENDA MAY 7, 2015**

<b>11.</b>	1:50	45	Hawkins	Worksession	Conceptual Worksession to Discuss a Proposed Rezoning, Density Transfer and Replat for Lots 376R and Lot 387R
<b>12.</b>	2:35				Adjourn



**SUMMARY OF MOTIONS  
TOWN OF MOUNTAIN VILLAGE  
DESIGN REVIEW BOARD/TOWN COUNCIL JOINT MEETING  
THURSDAY, APRIL 2, 2015**

**Agenda item # 3**

**Call to Order**

Mayor, Dan Jansen, called the joint meeting to order at 10:00 a.m. on Thursday, April 2, 2015, in the Conference Room at 455 Mountain Village Boulevard, Mountain Village, Colorado, 81435.

**Attendance**

**The following Board/Alternate/Council members were present and acting:**

Dan Jansen	Cath Jett
Bill Hoins	Dave Eckman
Greer Garner	Phil Evans
Keith Brown	Luke Trujillo
David Craige	Jean Vatter
Banks Brown	

**The following Board members were absent:**

**Town Staff in attendance:**

Chris Hawkins, Director of Community Development  
Savannah Jameson, Planner II  
Dave Bangert, Town Forester  
Jim Mahoney, Attorney

**Public in attendance:**

Dan Garner	PJ Bauser
Jackie Kennefick	Gordon Richard
Andy Drissell	Erick Goodfriend
Penelope Gleason	Brian Eaton
Brian Kanaga	Michael McAllister
Randy Pudolsky	David Ballode
Mike McCreedy	Travis Parsons
Stephanie Solomon	Tom Conyers

**Presentation of the Town Hall Subarea Task Force Recommendation and Conceptual Work Session with the Design Review Board for New Medical Center in the Town Hall Subarea.**

Banks Brown joined the meeting at 10:46 a.m.

Town Council Adjourn at 11:00 a.m.

**Reading and Approval of Summary of Motions of the March 5, 2015 Design Review Board Meeting**

On a **Motion** made by Phil Evans and seconded by Greer Garner, the DRB voted 7-0 to approve the Summary of Motions from the March 5, 2015 meeting with the addition of Jonathan Augello attending the meeting and Michael Balser and Ronald Alvarez not attending.

### **Design Review Board Annual Election of Chair, Vice-Chair and Temporary Chair**

On a **Motion** made by Phil Evans and seconded by Banks Brown, the DRB voted 7-0 to keep Bill Hoins as Chair and Dave Eckman as Vice-Chair.

### **Consideration of a Design Review Process Application for a New Single-family Residence on Lot 364R**

Bill Hoins left the meeting at 11:06 a.m. David Craige recused himself due to a conflict of interest for this agenda item.

Town Forester/Planner Dave Bangert, presented for the Design Review Process application. Owner's representative and applicant, Tom Conyers, presented for the application.

Upon review and discussions, on a **Motion** by Banks Brown and seconded by Keith Brown the DRB voted 7-0, to approve a Resolution approving a Design Review Process application for Lot 364R.

Community Development Director Chris Hawkins requested the Design Review Board consider hearing item number 9 – Amendments to Community Development Code (CDC) next, thereby moving item number 8 Conditional Use Permit and Variance for 100' Tower to be heard after lunch.

### **Consideration of a Recommendation to the Town Council for Amendments to the Community Development Code (CDC) at (A) 17.3.4(F)(4) to Allow for the Resubdivision and Rezoning of Single-Family Lots Subject to Modified Criteria; and (B) 17.6.3 to Revise the Condominium-Hotel Regulations.**

Director of Community Development, Chris Hawkins, requested consideration of a recommendation to the Town Council for amendments to the Community Development Code (CDC).

Upon review and discussions, on a **Motion** made by Greer Garner and seconded by Banks Brown, the DRB voted 7-0 approve the recommendation to the Town Council for amendments to the Community Development Code (CDC) with the amendments as read into the record by staff.

### **Lunch 12 pm - 12:30 pm**

### **Consideration of a Conditional Use Permit and Variance for 100'-tall Telecommunication Tower Located Next to Existing Tower on OSP49**

Upon review and discussions on a **Motion** made by Greer Garner and seconded by Phil Evans, the DRB voted 7-0 to approve the recommendation to Town Council for a conditional use permit and variance with findings as stated in the staff memo of record dated March 26, 2015 and the following conditions:

1. The tower shall not include a light beacon or be brightly painted to stand out to aircraft.
2. The tower shall implement the following visual mitigation plan: The towers and antennas shall be painted to match the surrounding tree color.
3. The new tower shall be designed to handle as much colocation as possible.
4. The current and proposed towers shall be made available for colocation of new telecommunication equipment so long as: a) there is enough room on the tower for the new equipment (given the vertical & horizontal separation requirements of the current users), b) there is enough structural capacity for the new equipment, and c) the new equipment will not cause interference to the current users.
5. Prior to issuing a building permit, the applicant shall submit long-term easements from The Ridge, TSG and any other intervening property owner for (1) the access road to the

- tower site; (2) the tower site; and (3) utility routes for existing and new utilities to the site.
6. Prior to issuing a building permit, the applicant shall submit a composite utility plan to show the planned routes for power and fiber to the site.
  7. The applicant shall show collocated antennas on the proposed plans.
  8. The applicant shall be required to provide replacement trees for any trees removed.
  9. Dimensions of antennas shall be shown on all plans.

**Public Comment:**

Stephanie Soloman addressed the Board regarding the existing tower and its ownership.

**Other Business:**

With no other business on a Motion made by Keith Brown and seconded Luke Trujillo, the DRB voted 7-0 to adjourn the April 2, 2015 meeting of the Mountain Village Design Review Board at 2:10 p.m.

Respectfully Submitted,

Savannah Jameson  
Planner II



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Design Review Board  
**FROM:** Chris Hawkins, Director of Community Development  
**FOR:** Meeting of May 7, 2015  
**DATE:** April 30, 2015

**RE:** Major PUD amendment to allow for: (A) the combination of a maximum of nine (9) lodge units to be rezoned into five (5) condominiums; (B) five (5) hotel condominiums to be rezoned as lodge units; (C) the combination of seven (7) condominium units into three (3) condominium units; and (D) a density transfer as needed to accomplish the foregoing.

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**PROJECT GEOGRAPHY**

**Legal Description:** Lot 38-50-51R and OS-1-MVB, Mountain Village Filing No. 1

**Address:** 568 Mountain Village Blvd.

**Applicant/Agent:** Dylan Henderson

**Owner:** Madeline Property Owner, LLC, dba Northview Hotel Group

**Zoning:** Village Center Zone District

**Existing Use:** Mixed Use Development

**Proposed Use:** Outlined in Memo

**Adjacent Land Uses:**

- **North:** Franz Klammer Lodge
- **South:** Meadows Ski Run & Granita
- **East:** Plaza Condos and Columbia Condos
- **West:** Courcheval & Heritage Parking Garage Entry

**Lot Size:**

- OS-1-MVB: 0.092 acre (3,996 sq. ft.)
- Lot 38-50-51R: 1.892 acres

**ATTACHMENTS**

1. Exhibit A. Applicant Narrative and Plans

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- Design Review Application as maintained by the Community Development Department.

**BACKGROUND**

The applicant is proposing a PUD amendment to allow for the combination of units as follows:

Building	Combined Units	Existing Designation	Proposed Designation
38 Building	1403 & 1404	Lodge	Condominium
38 Building	1405 & 1406	Lodge	Condominium
38 Building	1407 & 1408	Lodge	Condominium
38 Building	1502, 1505 & 1508	Lodge & Efficiency Lodge	Condominium & Lodge
38 Building	1503 & 1504	Lodge & Condominium	Condominium & Lodge

The proposed combination has the following overall density change:

Existing Unit Number	Existing Designation	Existing Person Equivalent Density	Proposed Unit Number	Proposed Designation	Proposed Person Equivalent Density
1403	Lodge	0.75	1404	Condominium	3
1404	Lodge	0.75			
1405	Lodge	0.75	1405	Condominium	3
1406	Lodge	0.75			
1407	Lodge	0.75	1407	Condominium	3
1408	Lodge	0.75			
1502	Lodge	0.75	1502	Condominium	3
1503	Condominium	3	1503	Condominium	3
1504	Lodge	0.75	1504	Condominium	3
1505	Lodge	0.75	1505	Lodge	0.75
1508	Eff. Lodge	0.5			
HC 329, 419, 519, 520 & 525	Eff. Lodge	2.5	No change	Lodge	3.75
<b>Total Density</b>		<b>12.75</b>			<b>22.5</b>
<b>Density to Transfer</b>		<b>9.75</b>			
<b>Total Units</b>	<b>11</b>			<b>7</b>	

The proposal is to convert 11 units as outlined above into 6 condominium units and one lodge unit. The applicant is seeking these unit combinations due to poor architectural design and due to the fact that two and three bedroom units have an approximate 10% higher occupancy rate than one-bedroom units. The DRB should refer to the applicant's narrative for further background on the reasons for the request.

The applicant is also seeking to clean up a situation where five efficiency lodge units were designed and constructed as two room spaces, which is a lodge unit per the following definitions of the Community Development Code (CDC):

**Efficiency Lodge:** A zoning designation that allows for a habitable, one-room space with separate bath and limited kitchen facilities used primarily for short-term accommodations. Limited kitchen facilities may include a sink, microwave, two-element

burner, and six (6) cubic foot (maximum) refrigerator. These units may be in a condominium community.

**Lodge:** A zoning designation that allows for a two (2) room space plus a mezzanine with up to two separate baths and a full kitchen. These units may be in a condominium community.

The proposed unit combinations results in the need to transfer 9.75 person equivalents of density. The applicant is proposing that the density be transferred from either (1) an allowance to combine units on the top floor of the 50-51 Building; or (2) a density transfer from the density bank. Staff is supportive of this approach since it provides the Madeline Hotel with flexibility and options, with the revised PUD agreement requiring a minor amendment to reflect the final density transfer and any on-site unit combinations.

The PUD amendment is also seeking to vary the following CDC limitation in Section 17.4.9(E)(7)(f):

“Lodge, efficiency lodge, hotel and hotel efficiency zoning designations may not be rezoned to condominium zoning designations.”

Staff believes this CDC provision was established to prevent the loss of hotbed units over time. The PUD Regulations allow for the creation of unique policies for a site to allow for creativity and flexibility in development. Staff is supportive of this change since it appears that most of the proposed condominium units will be placed in the Madeline Hotel’s rental pool, with several of the non-hotel deed restricted units that have been purchased within the property placed into the rental program even though there is no legal requirement. Moreover, several of the units are poorly designed and would create a negative guest experience if they are not allowed to combine the units. Last, the unit combinations allow the applicant to create attractive, functional units that can be better marketed and sold.

**CRITERIA FOR DECISION**

The criteria for decision for a PUD amendment are the same as for the creation of a PUD:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;
2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
5. The PUD meets the PUD general standards;
6. The PUD provides adequate community benefits;
7. Adequate public facilities and services are or will be available to serve the intended land uses;
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

## **MAJOR PUD AMENDMENT ANALYSIS**

Staff believes that the proposed PUD amendment meets the major PUD amendment criteria for decision as outlined in the findings set forth below the proposed motion.

## **RECOMMENDATION**

Staff recommends the DRB vote to recommend Town Council approve the major PUD amendment with the following motion:

*"I move to recommend Town Council the major PUD amendment with the findings and conditions contained in the staff memo of record dated April 30, 2015.*

### Findings:

1. The proposed PUD is in general conformity with the policies, principles and standards set forth in the Comprehensive Plan;
2. The proposed PUD is consistent with the underlying zone district and zoning designations on the site or to be applied to the site unless the PUD is proposing a variation to such standards;
3. The development proposed for the PUD represents a creative approach to the development, use of land and related facilities to produce a better development than would otherwise be possible and will provide amenities for residents of the PUD and the public in general;
4. The proposed PUD is consistent with and furthers the PUD purposes and intent;
5. The PUD meets the PUD general standards;
6. The PUD provides adequate community benefits;
7. Adequate public facilities and services are or will be available to serve the intended land uses;
8. The proposed PUD shall not create vehicular or pedestrian circulation hazards or cause parking, trash or service delivery congestion; and
9. The proposed PUD meets all applicable Town regulations and standards unless a PUD is proposing a variation to such standards.

### Conditions:

1. The PUD agreement will be amended to require density to be transferred from either within the property or from the density bank, with minor PUD amendment development applications in the future to account for unit combinations and density transfers.
2. The PUD agreement will allow for the conversion of lodge and efficiency lodge units only in the Lot 38 Building to condominium units in order to create attractive, functional and higher occupancy units.
3. The PUD agreement will allow for the combination of only the condominium units only on the top floor of the Lot 50-51 Building.
4. The PUD agreement will require the Town to be notified of a proposed unit combination and the associated, required density transfer prior to or concurrent with the required building permits.
5. Unit combinations shall require an amendment to the condo map and declaration prior to the issuance of a certificate of completion for such combinations.

April 1, 2015

Town of Mountain Village Town Council and Design Review Board Members,

Affiliates of Northview Hotel Group (“Northview”), in partnership with a fund (the “Partnership”) managed by an affiliate of Apollo Global Management, LLC (NYSE:APO) purchased Madeline Hotel and Residences (the “Property”), on August 22, 2014. Northview is operating the Property on behalf of the Partnership, and overseeing multiple capital improvements projects totaling approximately \$15mm, and the sale of 60 Residences and 11 Hotel Condominiums.

The Partnership and Mountain Village have much to gain from the successful (i) sale of the Property’s Residences (the Property’s bed base will more than double), and (ii) implementation of improvement projects, which will grow the value of the Residences as well as allow the Property to compete globally for high-end business.

The Property was intended to be Town of Mountain Village’s premier, luxury resort property. The Partnership would like to ensure this becomes our new reality, collectively. While the Property is Virtuoso®-preferred, a member of The Leading Hotels of The World®, and AAA four-diamond rated, the Property has considerable flaws and falls short of its full potential.

#### **MADELINE BUILDING 38 RESIDENCE RECONFIGURATIONS**

One of the considerable flaws is the design of certain Residences in the 38 Building. Due to the roof lines, certain Residences are severely compromised.



The image to the left is of the living/dining room in Residence 1403, a one-bedroom Residence. As you can see, the roof line terribly compromises the Residence, from an ownership and guest enjoyment standpoint. This is a Residence that would need to sell for a very low price, yet in the end, filling it with guests that assume they are staying in Telluride’s finest hotel would be a disaster. If Residence 1403 were combined with the adjacent

Residence 1404, MPO could create a very nice three-bedroom Residence, with great high-ceiling living room and mountain views, and 75% of the space in the photo above would be converted into a kids’ media/bunk room.

The attached floor plates depict the changes MPO would like to make to ten Residences in the 38 Building.

**Residences 1403 and 1404.** These two one-bedroom Residences would be combined into one three-bedroom Residence. The combination solves the challenge of the roof line which destroys Residence 1403. A draft Residence reconfiguration plan is included with the floor plates and these drawings will be more detailed and included in the final PUD Amendment Application ASAP. To achieve this design, MPO would combine two



lodge units (0.75 persons of density each) into one condominium unit (3.0 persons of density required), requiring an additional 1.5 persons of density.

**Residences 1405 and 1406.** These two one-bedroom Residences are a mirror image of Residences 1403/1404, and the same scope is proposed. To achieve this design, MPO would combine two lodge units (0.75 persons of density each) into one condominium unit (3.0 persons of density required), requiring an additional 1.5 persons of density.

**Residences 1407 and 1408.** As shown in the floor plates, Residence 1407 is severely impacted by the roof line. These two one-bedroom Residences would be combined into one two-bedroom Residence. To achieve this design, MPO would combine two lodge units (0.75 persons of density each) into one condominium unit (3.0 persons of density required), requiring an additional 1.5 persons of density.

**Residences 1502 and 1505/1508.** As shown in the floor plates, the living/dining space in Residence 1502 is significantly larger than in Residence 1505/08, yet Residence 1502 is a one-bedroom Residence and 1505/1508 is a one-bedroom Residence with a very large loft space above. MPO is proposing Residence 1502 assume the upstairs loft space of Residence 1505/08 to make a great two-bedroom Residence. To achieve this design, MPO would rezone one lodge unit (0.75 persons of density each) into one condominium unit (3.0 persons of density required), requiring an additional 2.25 persons of density.

**Residences 1503 and 1504.** As shown in the floor plates, the living spaces of these Residences are identical, yet Residence 1503 is a three-bedroom Residences and Residence 1504 is a one-bedroom Residence. MPO is proposing Residence 1504 assume the third bedroom of Residence 1503 to make two great two-bedroom Residences. To achieve this design, MPO would rezone one lodge unit (0.75 persons of density each) into one condominium unit (3.0 persons of density required), requiring an additional 2.25 persons of density.

**MPO is requesting the option to perform these Residence reconfigurations in the future, provided it has the necessary density.** In total, MPO would need 9.0 persons of density to achieve these designs, it would be adding two bedrooms in total, and it would be converting (the attached table includes more detail):

1. On the fourth floor, six one-bedroom lodge units into three condominium units.
2. On the fifth floor, two one-bedroom lodge units into two condominium units.

All of the reconfigurations are proposed in order to make the Residences sellable, as well as to ensure the enjoyment by the guests of Telluride's finest hotel.

**LODGE UNIT VS RESIDENCE DEMAND**

Madeline Hotel and Residences has been operating a residence rental management program for at least two years, including approximately 20 of the 60 residences. The table below highlights the 2013 performance:

	AVAILABLE	OCCUPANCY	AVG DAILY RATE
One-Bedroom Residence	4	34%	\$347
Two-Bedroom Residence	7	44%	\$443
Three-Bedroom Residence	8	44%	\$567
Four-Bedroom Residence	1	38%	\$900

Even with double the available inventory of two- and three-bedroom Residences vs. one-bedroom Residences, the occupancy of the two- and three-bedroom Residences is 30% higher than the one-bedroom Residences. This is a trend MPO has experienced throughout the industry – larger accommodations are in higher and higher demand each year, given the growing size of the guest party, including multiple generations.

By combining these one-bedroom Residences into two- and three-bedroom Residences, MPO firmly believes overnight transient demand will increase, not decrease. Moreover, with these reconfigurations, the guest experience and loyalty will increase significantly.

#### **MADLINE HOTEL CONDOMINIUM SUITES**

One of the other flaws in the project is the zoning of the larger hotel condominium units, including HC 329, HC 419, HC 519, HC 520 and HC 525. For reference, the average size of these larger hotel condominium units is 1,182 square feet; the average size of a Madeline one-bedroom Residence (zoned Condominium units) is 990 square feet. The floorplans of these hotel condominiums are attached and show that these units include a two (2) room space, yet they are zoned Efficiency Lodge units.

Per the CDC, Efficiency Lodge is “a zoning designation that allows for a habitable, one-room space with separate bath.” Per the CDC Table 3-2, Efficiency Lodge units are 0.5 persons of density.

Per the CDC, Lodge is “a zoning designation that allows for a two (2) room space plus a mezzanine with up to two (2) separate baths.” Per the CDC Table 3-2, Lodge units are 0.75 persons of density.

MPO plans to sell these hotel condominium to individual purchasers, yet this inaccuracy has been causing significant hurdles for potential purchasers. To clear up the confusion, **MPO is requesting that these five hotel condominiums be rezoned as Lodge units, which would require 1.25 persons of density in total. This request is not intended to change the Hotel Deed Restriction or Unit Reconfiguration Restrictions associated with these hotel condominiums.**

#### **DENSITY REQUIREMENTS**

As proposed, 10.25 persons of density would be required to achieve the proposed reconfigurations and rezonings. MPO is proposing two options to obtain the necessary density.

The first is MPO would combine seven Residences (condominium units) on the seventh floor of the 50/50 Building, to create three Penthouse Residences (condominium units). This would make available 12.0 persons of density. MPO will be testing the market feasibility of this option this summer. The second is MPO would purchase the necessary density.

If the necessary density was not obtained, MPO would not have the ability to move forward with the proposed reconfigurations or rezonings.

It is time the Property achieve its potential, and I truly appreciate you your time and consideration.

Sincerely,

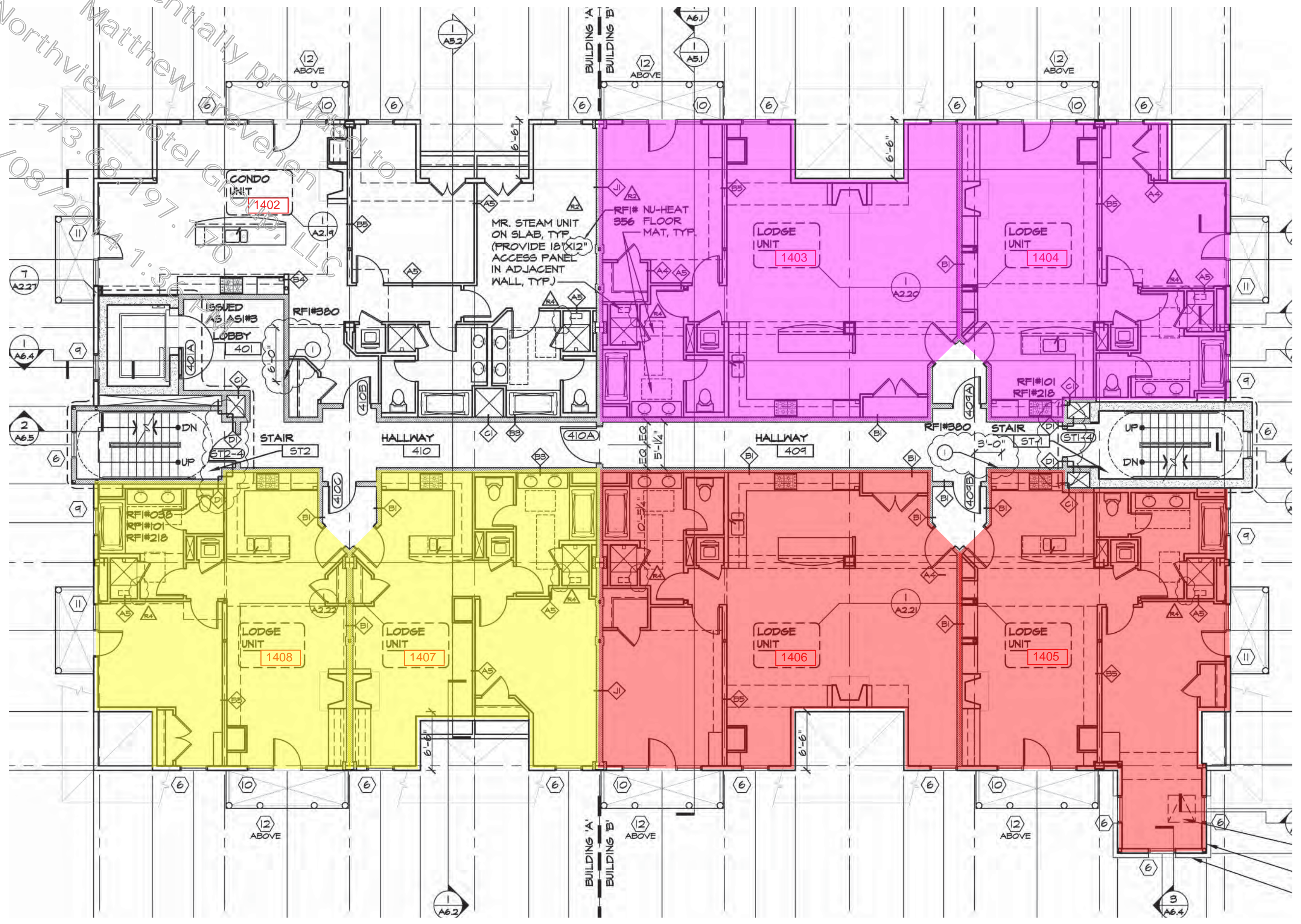


Brent P. McLean  
Senior Vice President – Real Estate  
Northview Hotel Group



RESORT VIEW

Confidentially provided to  
Matthew Greven  
Northview Hotel Greven LLC  
173.68.197.3  
06/08/2014 1:33



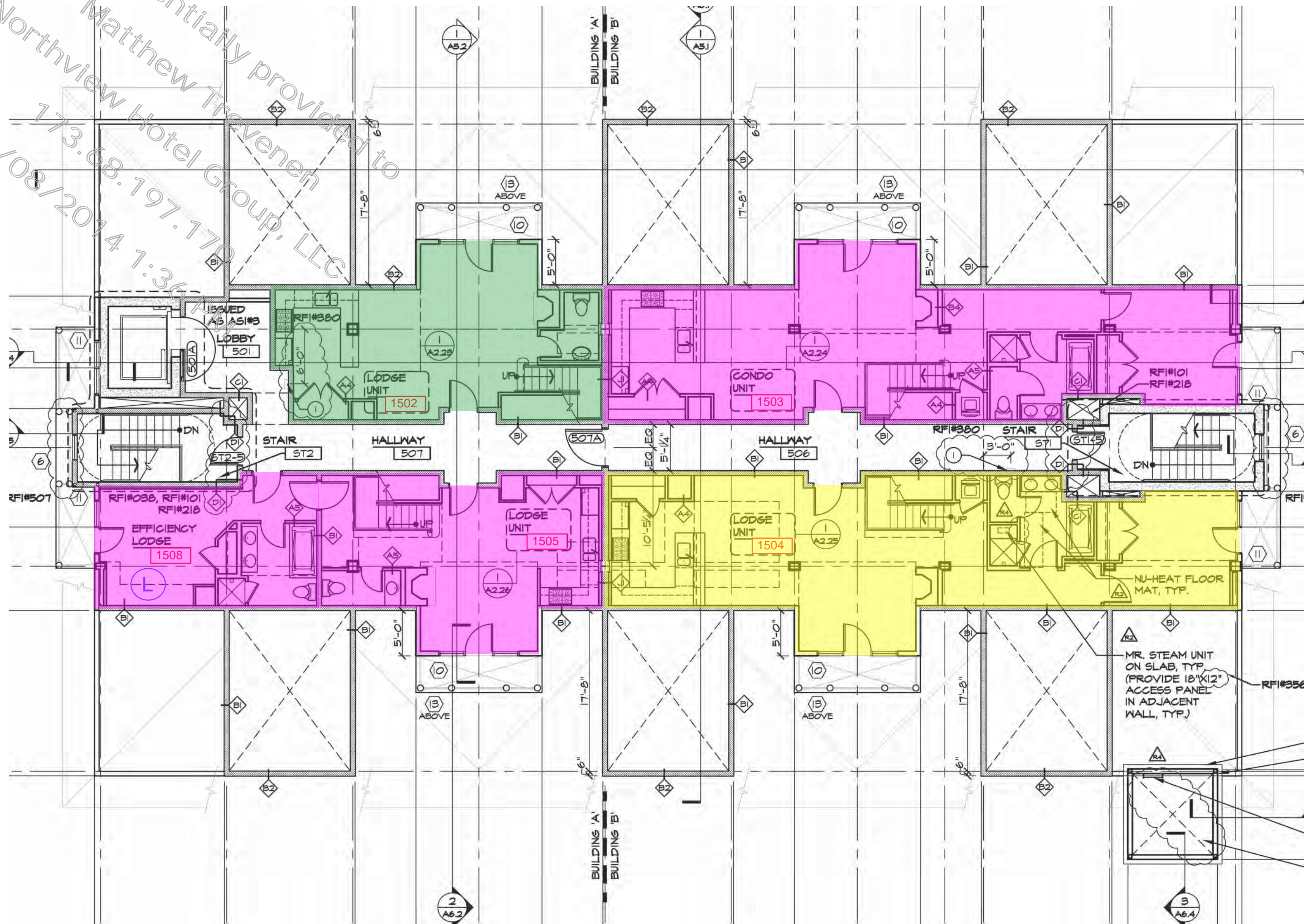
CHONDOLA

HOTEL MADELINE TELLURIDE  
38 BLDG - FORTH FLOOR PLAN



RESORT VIEW

Confidentially provided to  
Matthew Trevenen  
Northview Hotel Group, LLC  
173.68.197.170  
06/08/2014 1:36



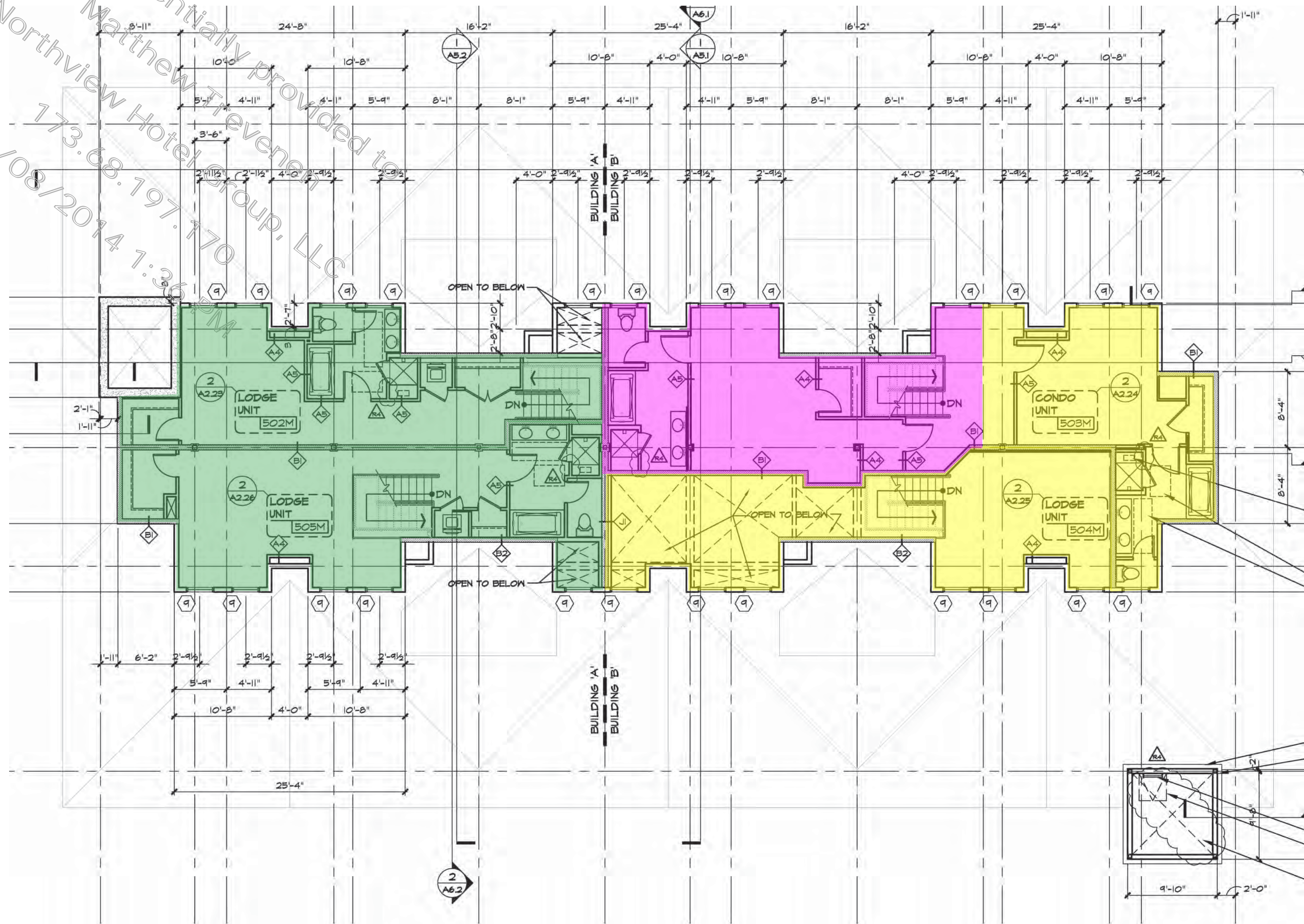
CHONDOLA

HOTEL MADELINE TELLURIDE  
38 BLDG - FIFTH FLOOR PLAN



RESORT VIEW

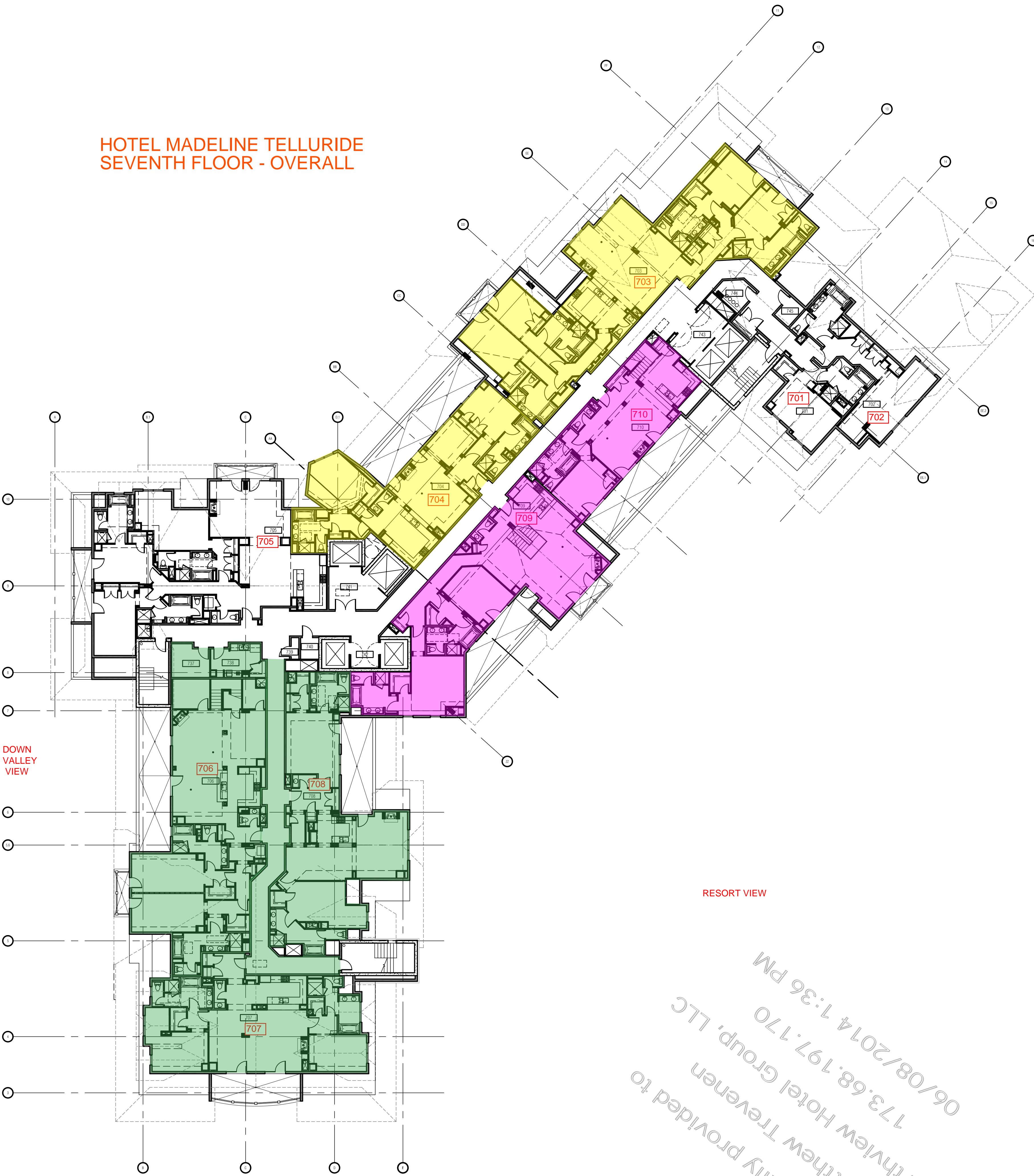
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PEAKS VIEW

HOTEL MADELINE TELLURIDE  
SEVENTH FLOOR - OVERALL



DOWN  
VALLEY  
VIEW

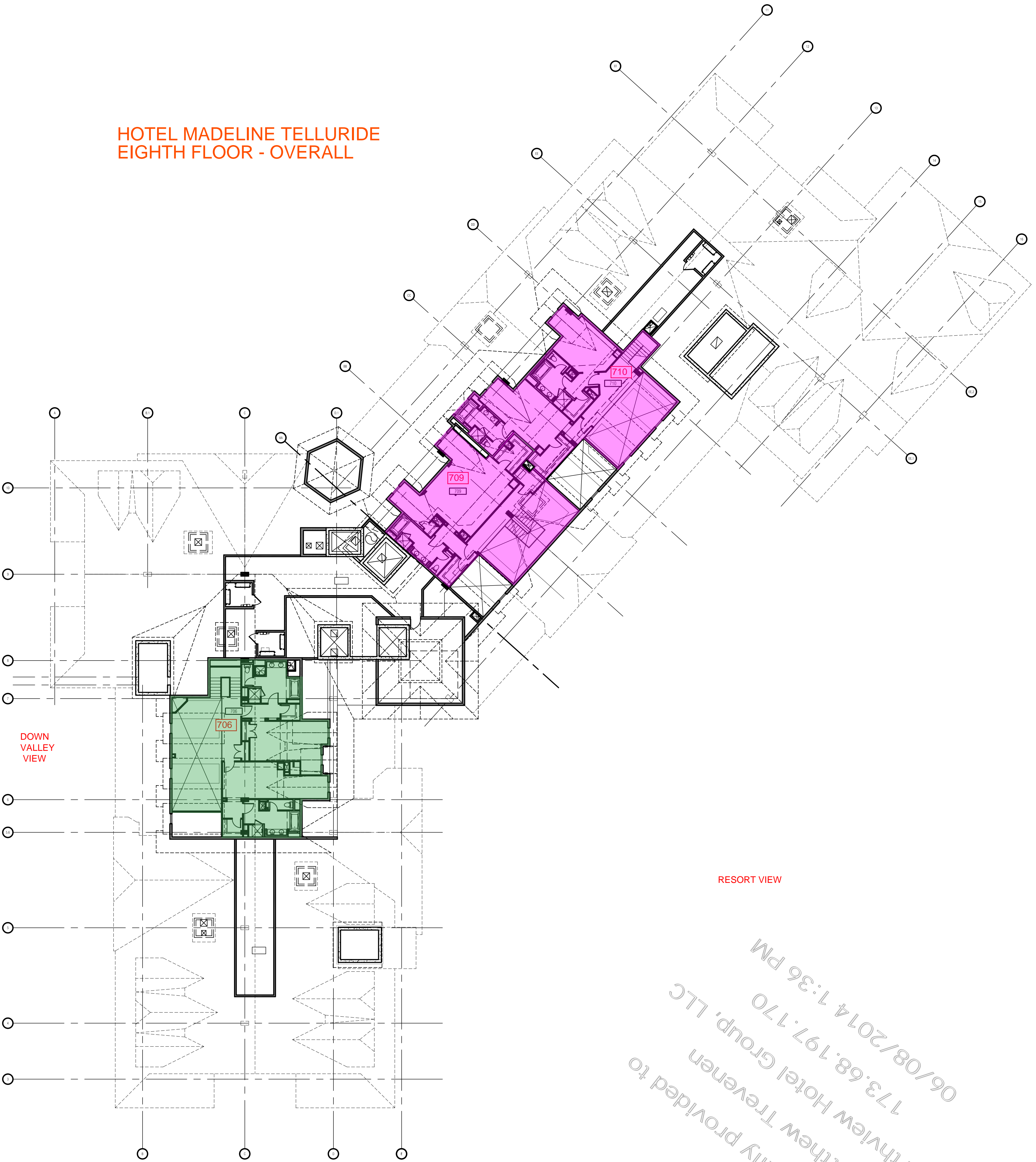
RESORT VIEW

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PEAKS VIEW

HOTEL MADELINE TELLURIDE  
EIGHTH FLOOR - OVERALL



DOWN  
VALLEY  
VIEW

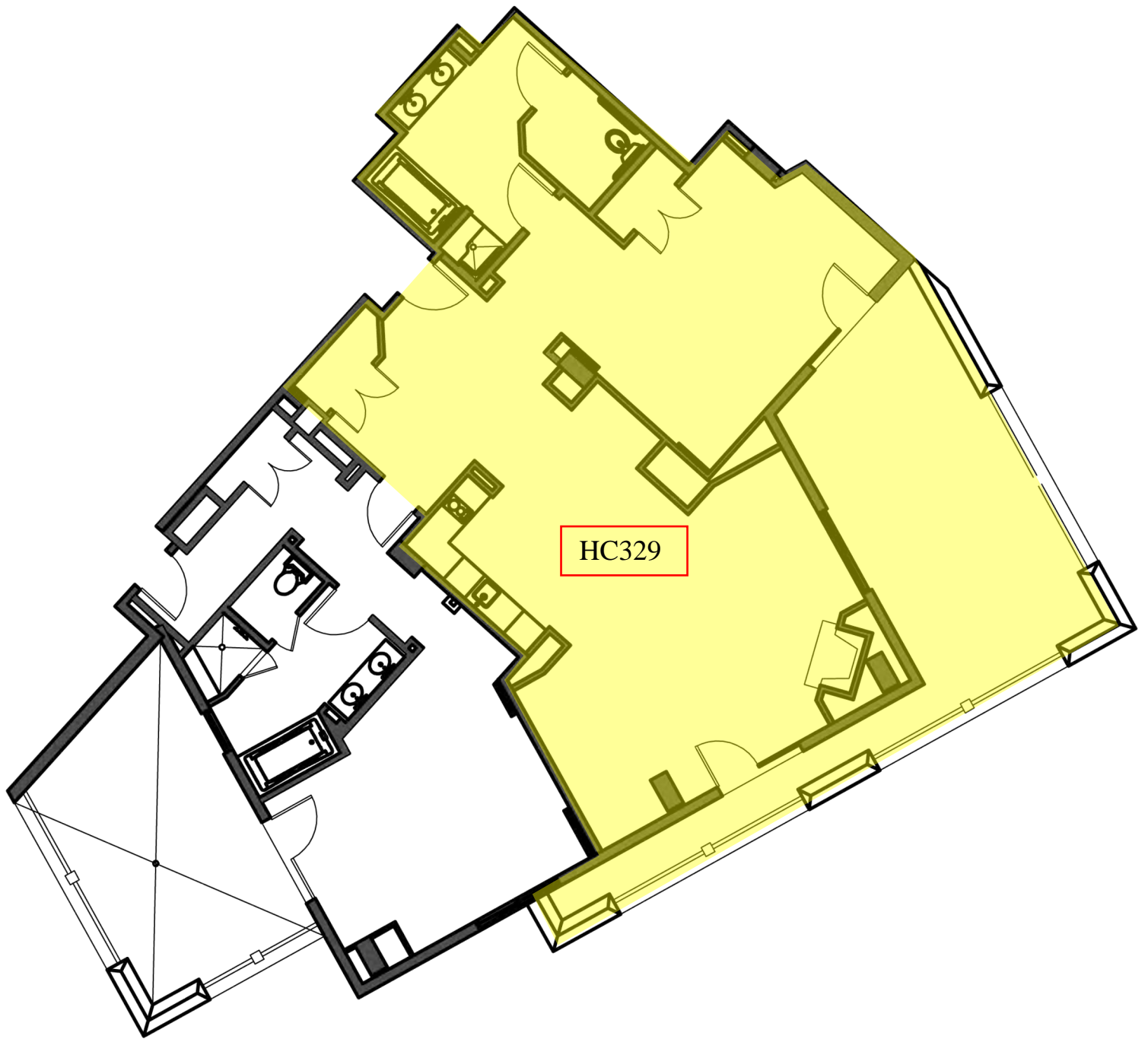
RESORT VIEW

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Northview Hotel Group, LLC  
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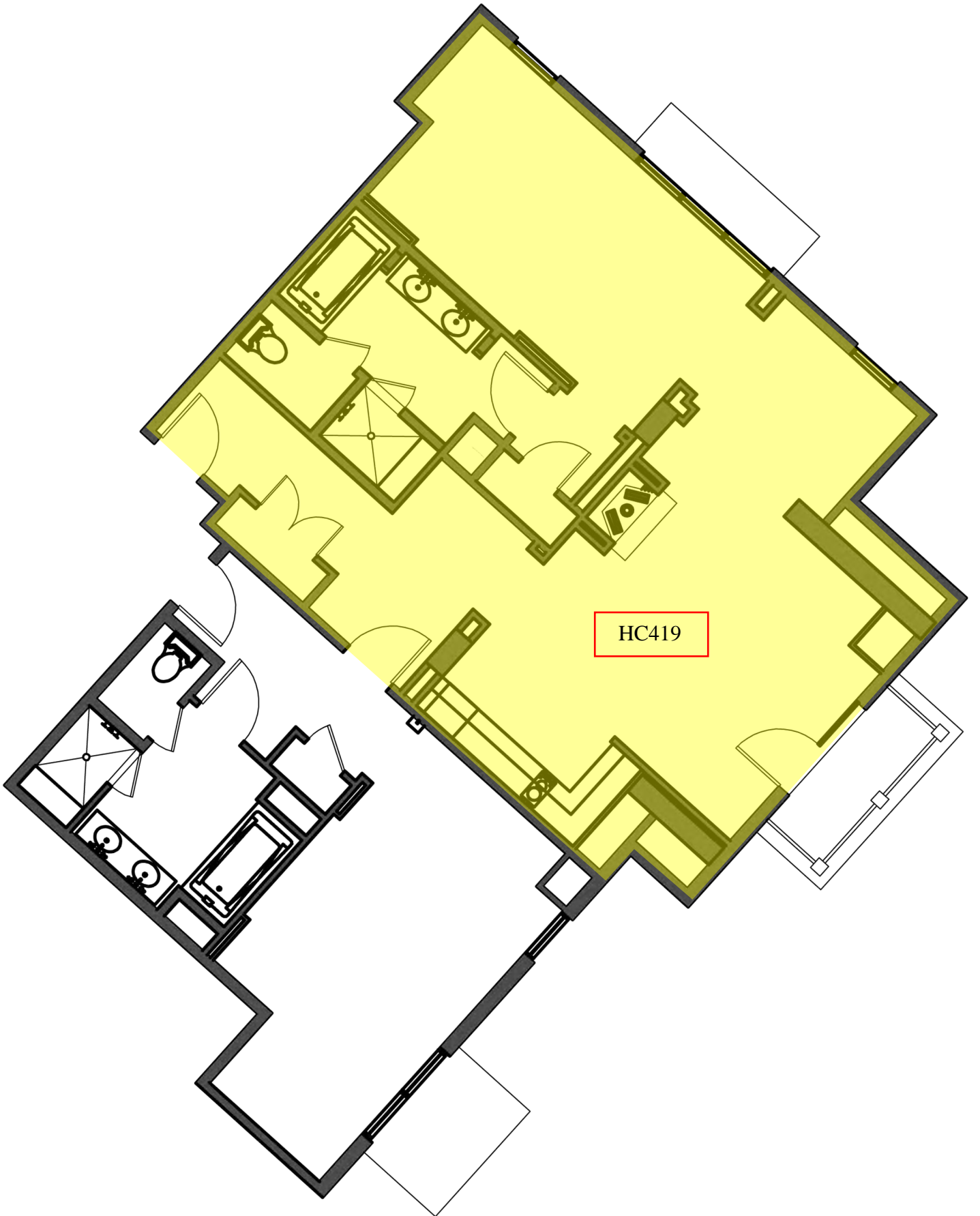


## MADELINE PROPOSED RESIDENCE RECONFIGURATIONS

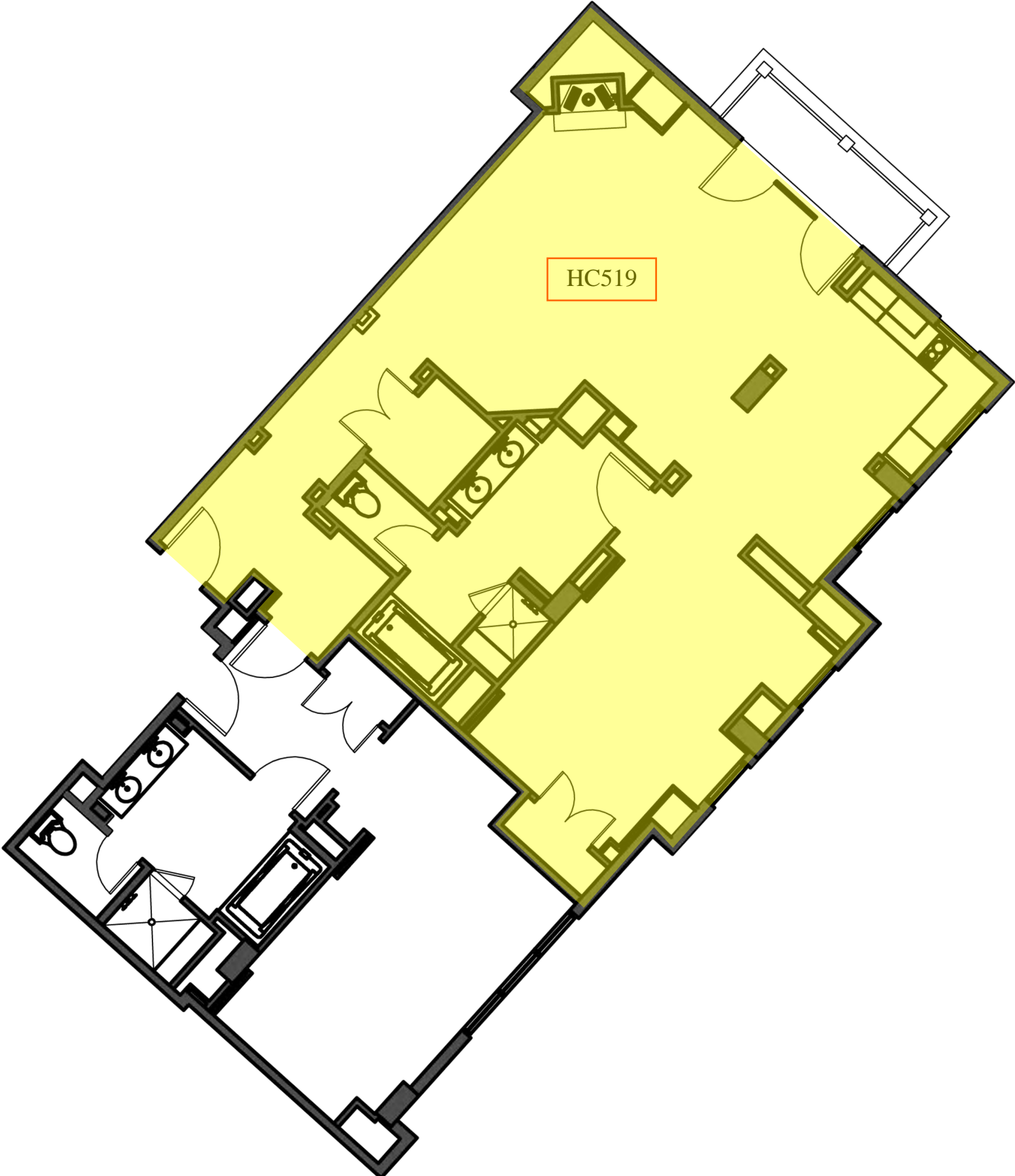
Hotel Unit	Condo Map Unit	Bldg	Zoning	Persons of Density	Net Density	Beds	Baths	SF	Deck SF	Note
1403	RC-403	38	Lodge	0.75		1	1	1,151	99	<i>Very dark residence due to roof lines</i>
1404	RC-404	38	Lodge	0.75		1	1	820	98	
Sub-Total				1.5		2	2	1,971	197	
<b>1403/1404 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>(1.50)</b>	<b>3</b>	<b>2.5</b>	<b>1,971</b>	<b>197</b>	
<i>Variance</i>										
1405	RC-405	38	Lodge	0.75		1	1	929	98	<i>Very dark residence due to roof lines</i>
1406	RC-406	38	Lodge	0.75		1	1	1,150	57	
Sub-Total				1.5		2	2	2,079	155	
<b>1405/1406 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>(1.50)</b>	<b>3</b>	<b>2.5</b>	<b>2,079</b>	<b>155</b>	<i>An offer is in for these units, with the buyer looking to complete the work</i>
<i>Variance</i>										
1407	RC-407	38	Lodge	0.75		1	1	771	0	<i>Very dark residence due to roof lines</i>
1408	RC-408	38	Lodge	0.75		1	1	789	98	
Sub-Total				1.5		2	2	1,560	98	
<b>1407/1408 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>(1.50)</b>	<b>2</b>	<b>2.0</b>	<b>1,560</b>	<b>98</b>	<i>Lowest priced two-bedroom residence in the project</i>
<i>Variance</i>										
1502	RC-502	38	Lodge	0.75		1	1.5	980	56	<i>Takes over 1505 upper loft as second bedroom This is an estimate of the SF</i>
<b>1502 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>(2.25)</b>	<b>2</b>	<b>2.5</b>	<b>1,480</b>	<b>56</b>	
<i>Variance</i>										
1503	RC-503	38	Condo	3		3	3	2,022	93	<i>Gives up third bedroom to 1504 This is an estimate of the SF</i>
<b>1503 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>0.00</b>	<b>2</b>	<b>2</b>	<b>1,517</b>	<b>93</b>	
<i>Variance</i>										
1504	RC-504	38	Lodge	0.75		1	1	1,280	93	<i>Takes over 1503 third bedroom to become two bedroom + loft residence This is an estimate of the SF</i>
<b>1504 Reconfigured</b>			<b>Condo</b>	<b>3</b>	<b>(2.25)</b>	<b>2</b>	<b>2</b>	<b>1,786</b>	<b>93</b>	
<i>Variance</i>										
1505	RC-505	38	Lodge	0.75		1	1.5	1,038	56	<i>Gives up loft space to 1502 No change - will be sold with 1505</i>
1508	RC-506	38	E Lodge	0.5		0	0	312	39	
Sub-Total				1.25		2	2	1,350	95	
<b>1505/1508 Reconfigured</b>			<b>No Change</b>	<b>1.25</b>	<b>0.00</b>	<b>1</b>	<b>1.5</b>	<b>850</b>	<b>95</b>	<i>This is an estimate of the SF</i>
<i>Variance</i>										
<b>Total</b>					<b>(9.00)</b>					



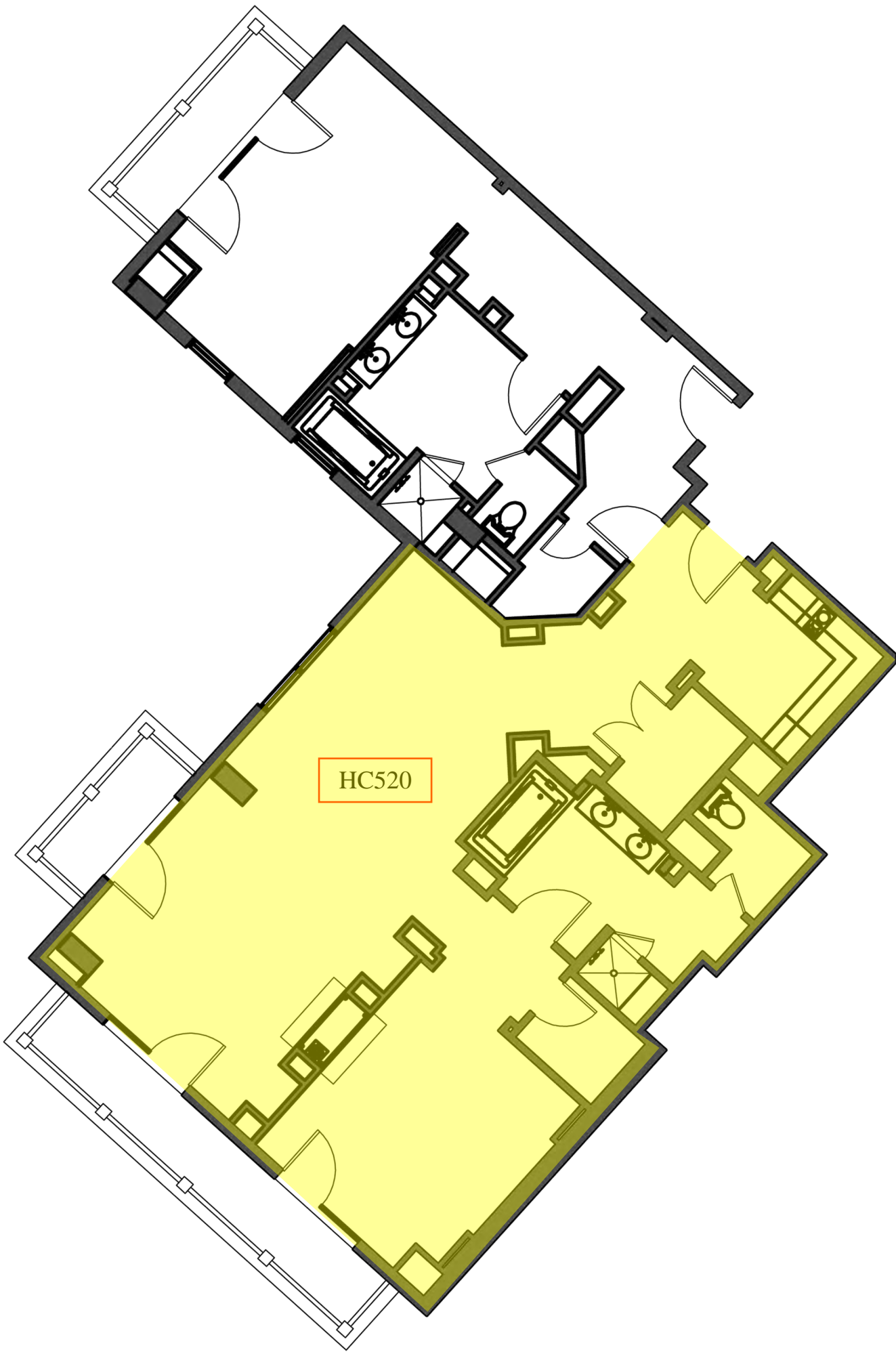
HC329



HC419

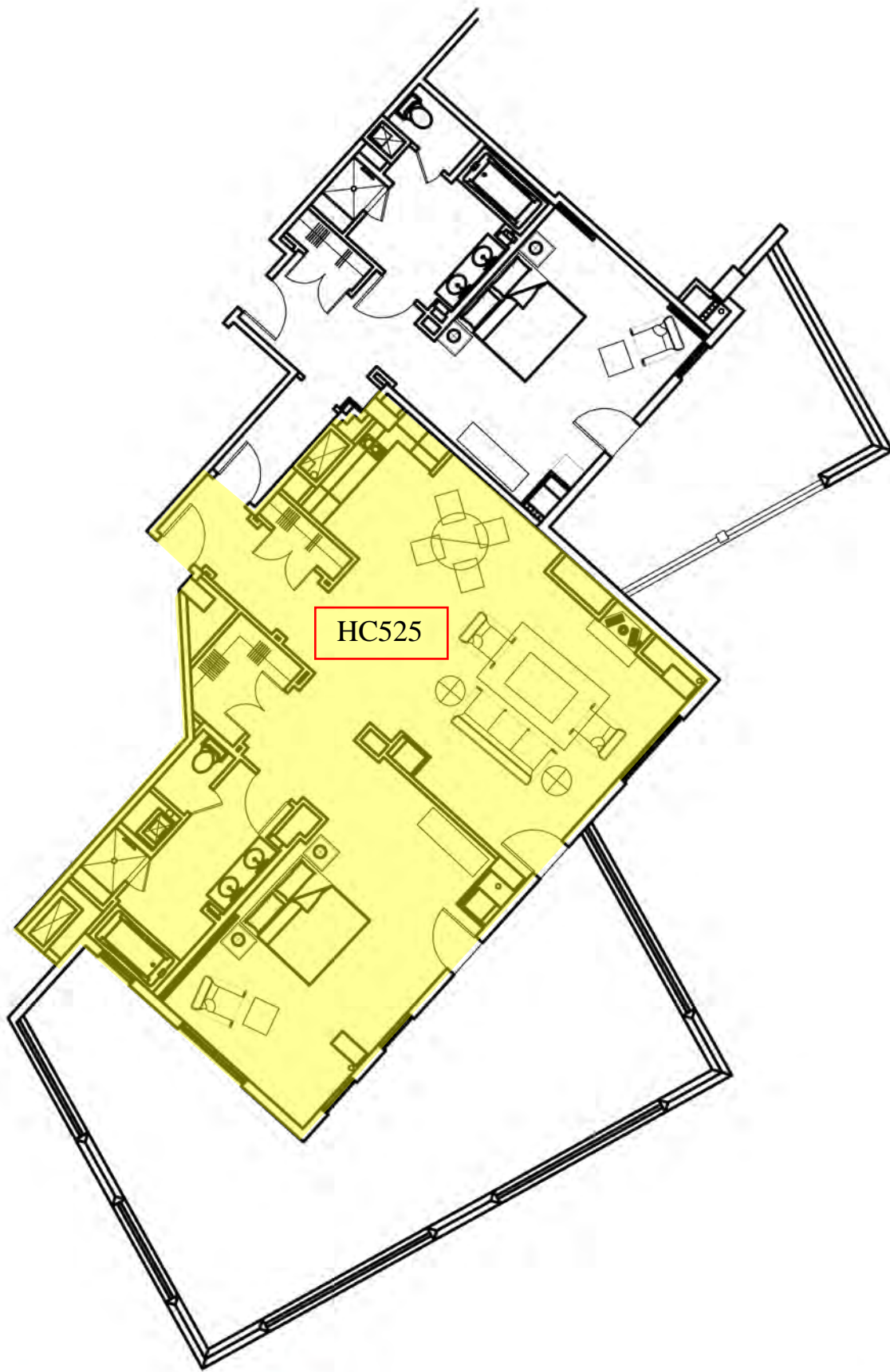


HC519

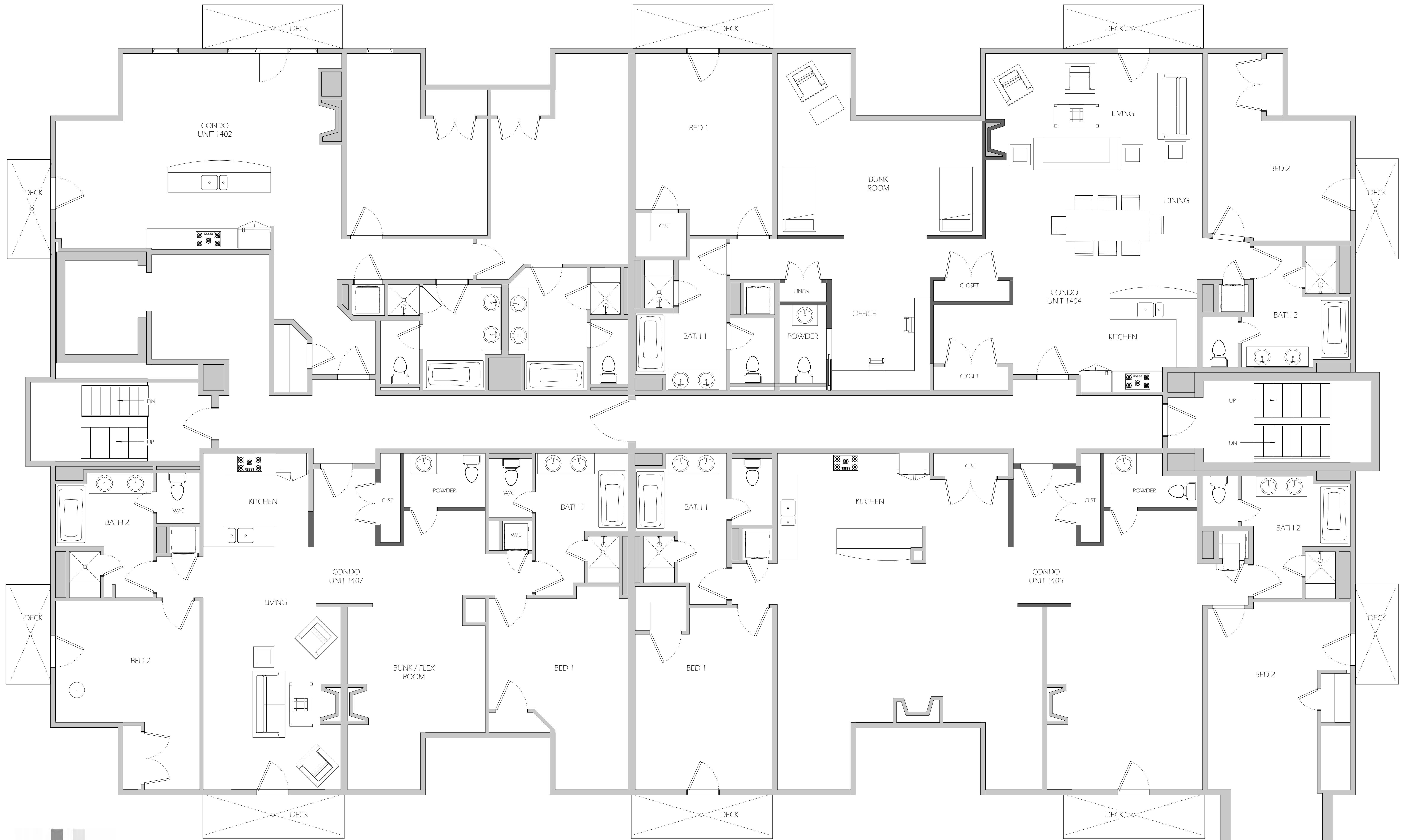


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HC525



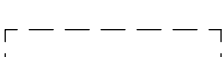



Dylan Henderson  
 P.O. Box 2486 - Telluride, CO 81435  
 Phone: 970-708-4795  
 e-mail: dylanh12@hotmail.com

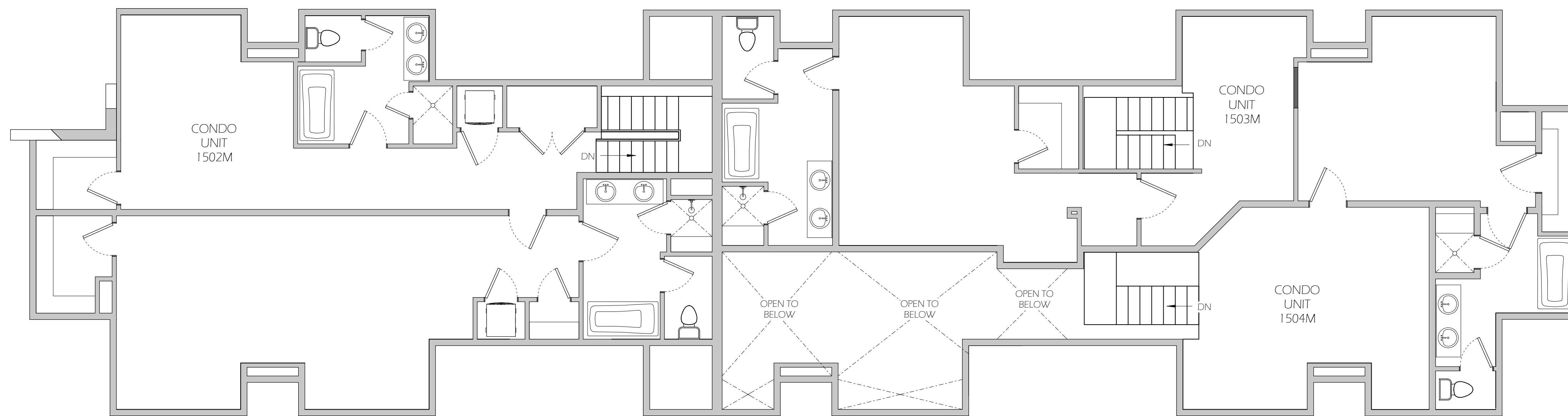
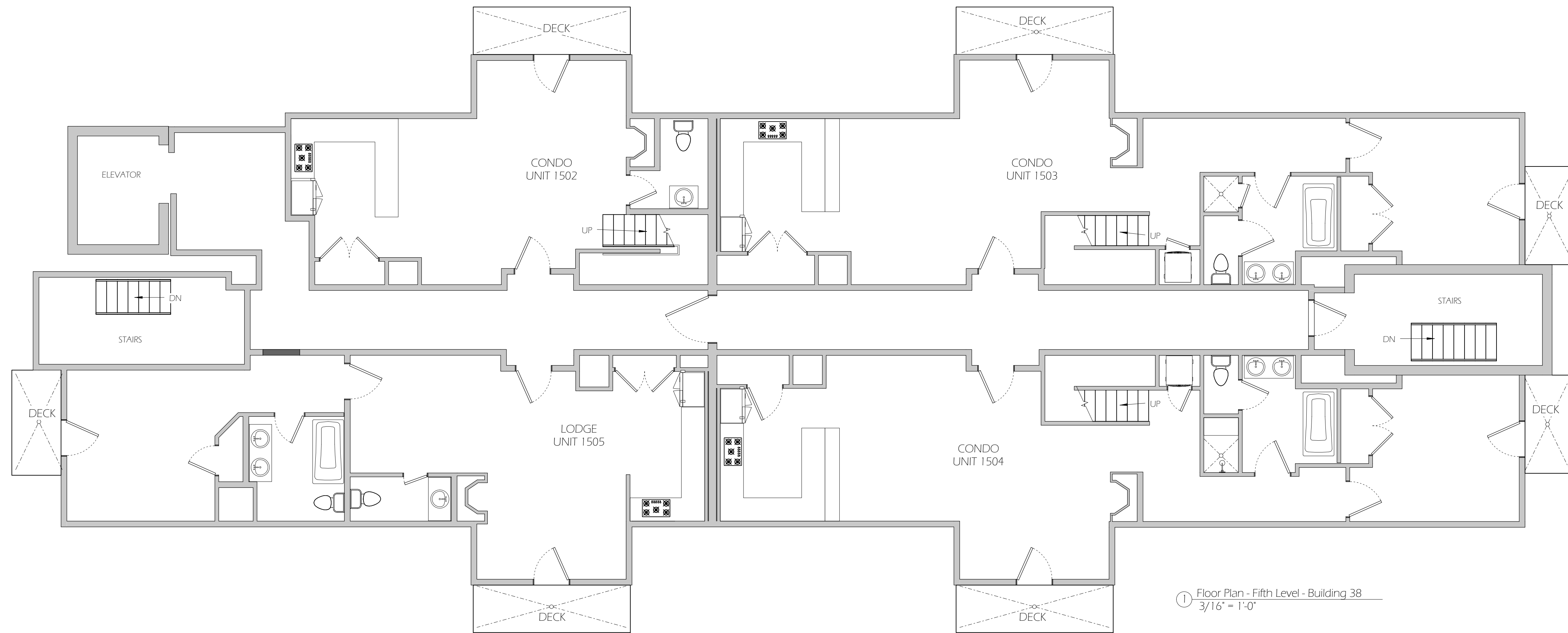
# Hotel Madeline

Phase 1 Remodel  
 Building 38 - Fourth Level Floor Plans

Sheet: A.P. 2.4.1

-  NEW WALL
-  EXISTING WALL TO REMAIN
-  DEMOLISHED WALL
-  Wall Type Legend  
3/8" = 1'-0"

① Floor Plan - Fourth Level  
 1/4" = 1'-0"



Hotel Madeline  
 Phase 1 Remodel  
 Building 38 - Fifth & Sixth Level  
 Floor Plans  
 Sheet: A.P. 2.4.2



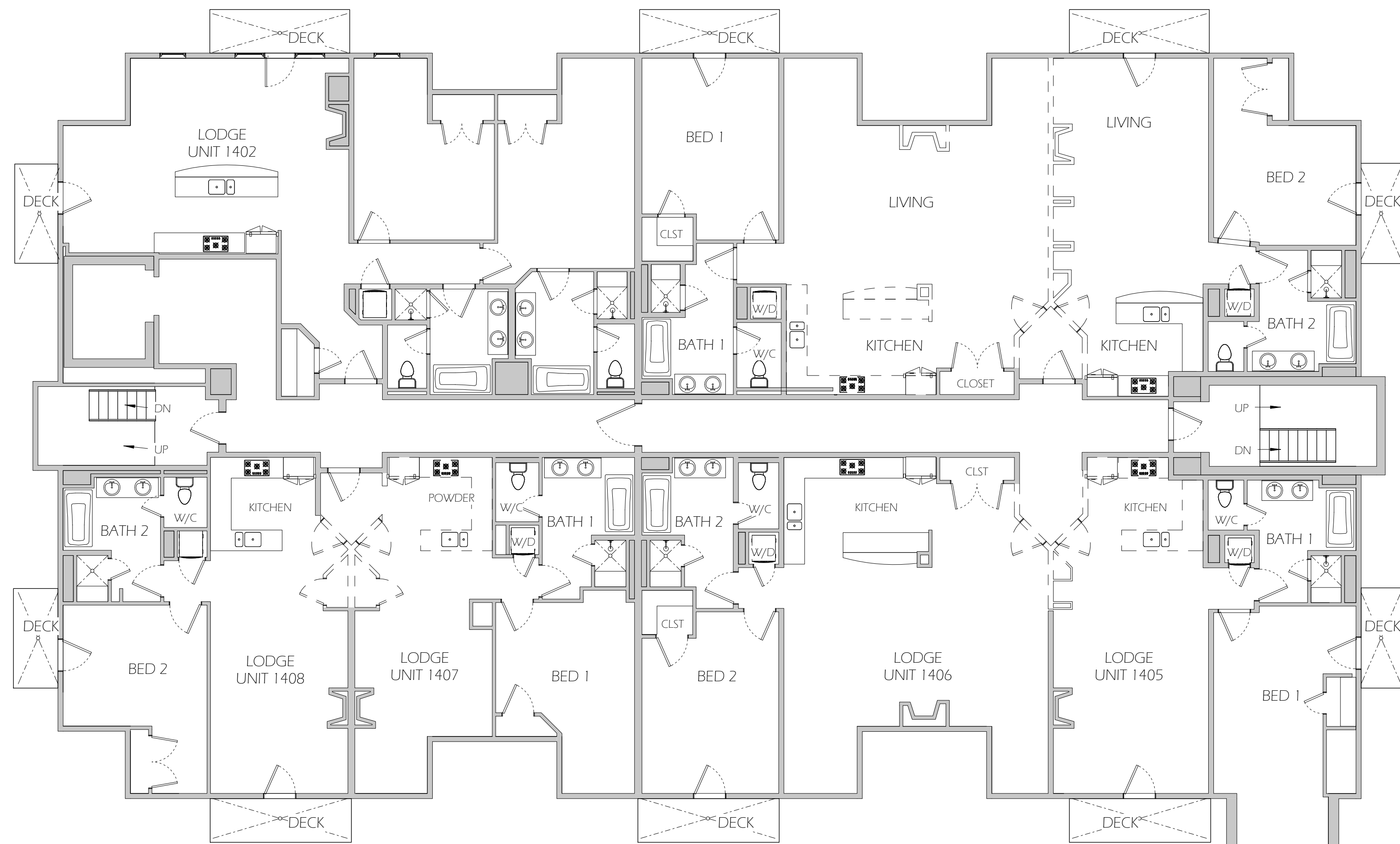
04/20/15

Dylan Henderson  
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 Phone: 970-708-4795  
 e-mail: dylanh12@hotmail.com

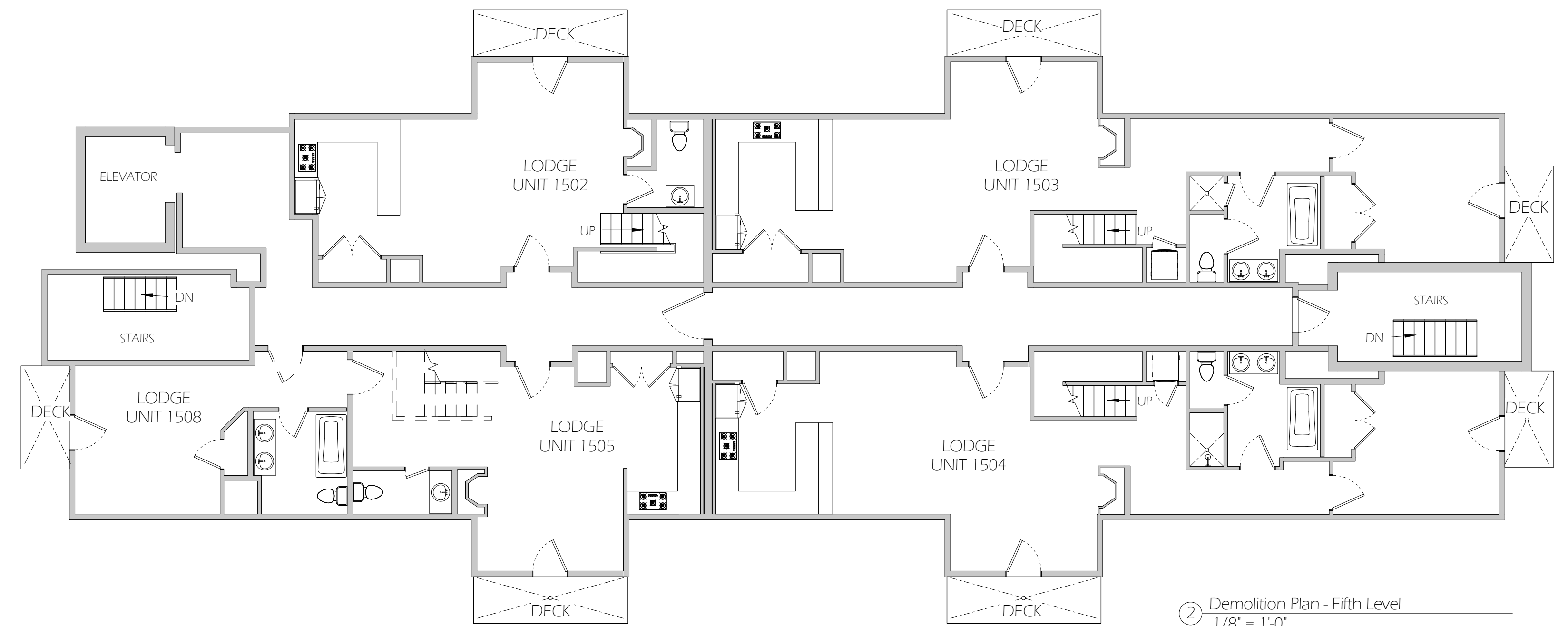
COPYRIGHT 2014 4/30/2015 11:14:34 AM

MODELING BY: FLATLEY DESIGNS LLC

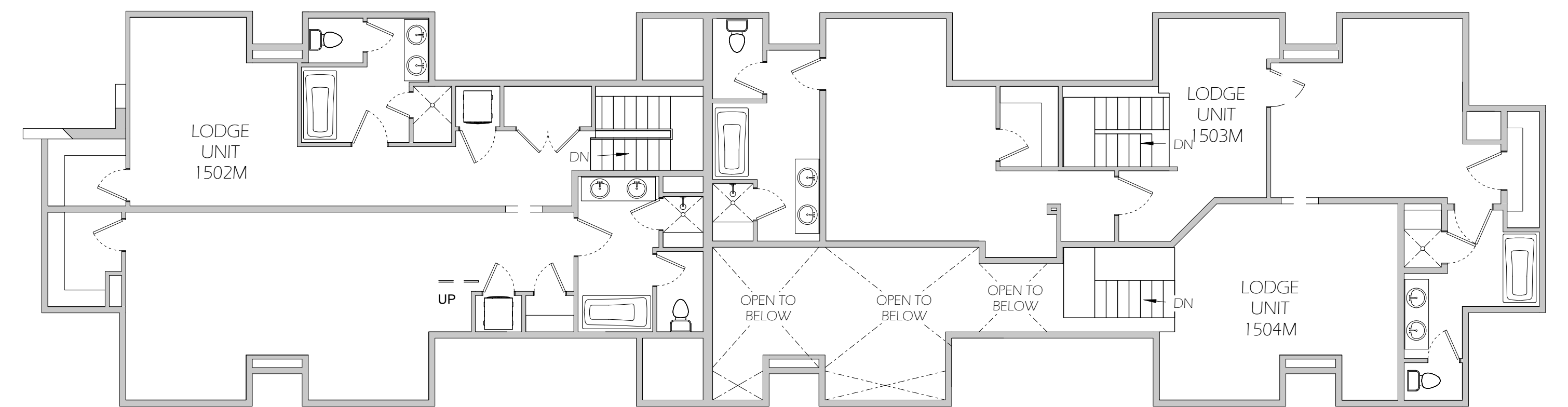




1 Demolition Plan - Fourth Level  
1/8" = 1'-0"



2 Demolition Plan - Fifth Level  
1/8" = 1'-0"



3 Demolition Plan - Sixth / Mezzanine Level  
1/8" = 1'-0"

# Hotel Madeline

Phase 1 Remodel

Building 38 - Fourth, Fifth, & Sixth Level Demolition Plans

Sheet: A.P. 2.4.3



Dylan Henderson  
P.O. Box 2486 - Telluride, CO 81435  
Phone: 970-708-4795  
e-mail: dylanh12@hotmail.com



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

---

**TO:** Design Review Board  
**FROM:** Dave Bangert, Town Forester  
**FOR:** DRB Public Hearing on May 7, 2015  
**DATE:** April 15, 2015  
**RE:** Consideration of a Minor Revisions application to allow for a landscape berm to be constructed in the northern General Easement on Lot 355

---

**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and act upon a Minor Revisions application to allow for the construction of a landscape berm in the northern General Easement located on Lot 355.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 355, Telluride Mountain Village, Filing 26  
**Address:** 129 Rocky Road, Mountain Village, Colorado  
**Applicant/Agent:** Tommy Hein Architects  
**Owner:** Joel & Marie Purdom  
**Zoning:** Single Family Residential  
**Existing Use:** Vacant, Single Family Residential  
**Proposed Use:** Single Family Residential  
**Lot Area:** 1.35 acres

**Adjacent Land Uses:**

- **North:** Single Family Residential
- **South:** Single Family Residential
- **East:** Single Family Residential
- **West:** Active Open Space, Marmot Ski Trail

**ATTACHMENTS**

- Exhibit A: Applicant's Site plan and Civil drawings
- Exhibit B: Applicants narrative

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Minor Revisions Application as maintained by the Community Development Department.

**BACKGROUND**

As part of a Minor Revisions application the applicant is proposing to construct a landscape berm to the north side of the lot to reduce the visual impact of the North Façade from the road. This berm is proposed in the northern General Easement and will require specific approval from the Design Review Board.

**CRITERIA FOR DECISION**

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

**ANALYSIS**

**17.3.14. E General Easement Setback**

**E.** The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access,

and the area can be used for staging until the approved improvement is constructed; and

7. Other uses as provided for in the definition of general easement.
- F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:
1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
  2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
  3. No unreasonable negative impacts result to the surrounding properties;
  4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
  5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
  6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
  7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

The applicant is proposing a berm be added to the north side of the lot to create a buffer to the road. This will shield occupants in the home from the users of the road as well as shield the road from any off site glare from within the residence. The berm grading will be minimized on site to save to save trees and reduce additional clearing.

Staff is in support of this application and has met on site with the architect, engineer and the Director of Public Works to work out the positioning of this berm. Public Works is in favor of this design. Staff will have a condition that the owners of Lot 355 enter into a Revocable General Easement encroachment agreement with the Town for this landscape berm in the General Easement.

## **RECOMMENDATION**

Staff recommends the DRB approve the Minor Revisions application with the following motion:

*"I move to approve a Minor Revisions application for a landscape berm in the northern General Easement on Lot 355, with the findings and conditions contained in the staff memo of record."*

### **Findings:**

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed grading in the general easement meets the criteria contained in CDC Section 17.3.14 as follows:

- a. The proposed landscaping berm cannot be constructed to provide the needed buffering without disturbance in the general easement.
  - b. No unreasonable negative impacts result to the surrounding properties;
  - c. The general easement setback or other setback will be revegetated and landscaped in a natural state;
  - d. The Public Works Department has approved the permanent above-grade and below-grade improvements.
  - e. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town.
  - f. The landscaped berrn is mitigating visual impacts.
4. The disturbance in the general easement is due to the cul-du-sac turnaround adjacent to the property.
  5. The proposed development complies with the road and driveway standards;
  6. The proposed development is in compliance with the other applicable regulations of this CDC;
  7. The development application complies with any previous plans approved for the site still in effect;
  8. The development application complies with any conditions imposed on development of the site through previous approvals; and
  9. The proposed development meets all applicable Town regulations and standards.

**Condition:**

1. The owners of Lot 355 shall enter into a Revocable General Easement encroachment agreement with the Town for the landscape berm in the General Easement prior to the issuance of a certificate of occupancy.





### PLANT SCHEDULE

#### NEW TREES TO BE PLANTED

BOTANICAL NAME	COMMON NAME	SIZE	QTY
PICEA PUMILANS	COLORADO SPRUCE	15'-20'	418
POPULUS TREMULOIDES	QUAKING ASPEN	15'-20'	430
POPULUS TREMULOIDES	QUAKING ASPEN	10'-12'	424
FRUIT TREE		9'-6'	413

TREE PLANTING OPTION - REMOVE AND STORE SELECTED TREES FOR REPLANTING.

NOTE: SEE SHEET A1.2 FOR TREE PROTECTION DURING CONSTRUCTION

#### REVEGETATION NOTES

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON-FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND THOUSAND SQUARE FEET AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE FEET.
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED WITHIN TEN DAYS TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- SEED SHALL BE APPLIED AT A RATE OF 15 TONS PER ACRE FOR STRAW, CRIMP IN.
- RATE OF 1.5 TONS PER ACRE FOR HAY AND 2 TONS PER ACRE FOR STRAW.
- APPLIED IN PLACE OF STRAW MULCH AND PINNED.
- ALL UTILTY COUS SHALL BE REVEGETATED WITHIN TWO WEERS AFTER CONSTRUCTION 2 / BID 3.
- SEED ALL AREAS LABELLED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE:

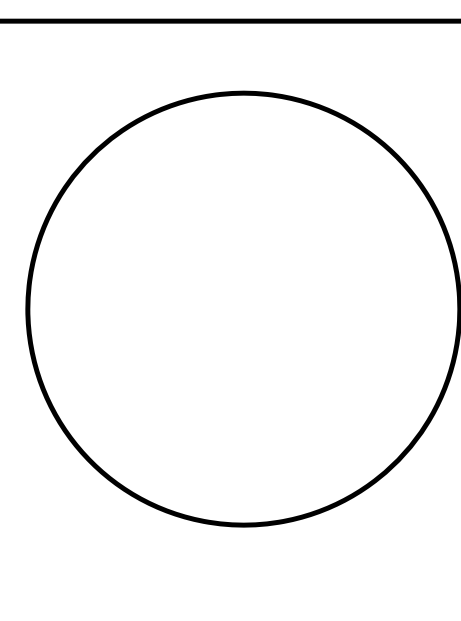
#### LANDSCAPE GENERAL NOTES

- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY PROJECT ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC MIXTURE. TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GAYED WITH 12 GAUGE GALVANIZED WIRE AND POLYPROPYLENE TREE FACE STRAPS.
- PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC FERTILIZER AT A 2:1 RATIO.
- SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES, SOUTHWEST IMPORTERS: SHREDDED CEDAR BARK.
- ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-MOXIOUS SPECIES AS SPECIFIED WITHIN THE SAN MICHAEL COUNTY NURSERY WEED LIST. LANDSCAPING THE DESIGN REGULATIONS REGARDING MOXIOUS WEEDS.
- PROPERTY OWNERS ARE REQUIRED TO PROVIDE THE DRB W/ A 2 YR. PLANT GUARANTEE ON ALL PLANT MATERIALS PLANTED AS PART OF THE LANDSCAPE PLAN.
- NO TREES TO BE REMOVED OUTSIDE OF THE BUILDING ENVELOPE.

#### LANDSCAPE/IRRIGATION PLAN

SCALE: 1/8" = 1'-0"

**Tommy Hein**  
ARCHITECTS  
805 S. OAK ST. PENTHOUSE  
TELLURIDE, COLORADO 81435 970.728.1220  
WWW.TOMMYHEIN.COM  
BOX 3327  
TELLURIDE, COLORADO 81435 970.728.1220  
FAX 728.1294



#### SUBMISSIONS:

SD PROGRESS REVIEW /	07.27.12
DRB SKETCH	09.20.12
DRB SKETCH	10.03.12
CLIENT MEETING	10.03.12
DRB SKETCH UPDATED	10.11.12
DRB FINAL	01.24.13
DRB FINAL UPDATED	02.28.13
DRB COMMENTS	03.01.13
APPRAISAL/PRICING	05.06.13
CONSTRUCTION 1 /	06.30.13
BID 2 / PERMIT	
CONSTRUCTION 2 / BID 3	08.31.13
MINOR REVISIONS	09.30.13
STRUCT. COORDINATION	02.18.14
INTERIOR DESIGN	03.07.14
COORDINATION/ CONSTRUCTION 3	
INTERIORS / LIGHTING /	04.08.14
CONSTRUCTION 4 / BID 4	07.02.14
CONSTRUCTION 5 / BID 5	02.18.14
MINOR REVISIONS-2	12.05.14
DRB LANDSCAPING	05.07.15

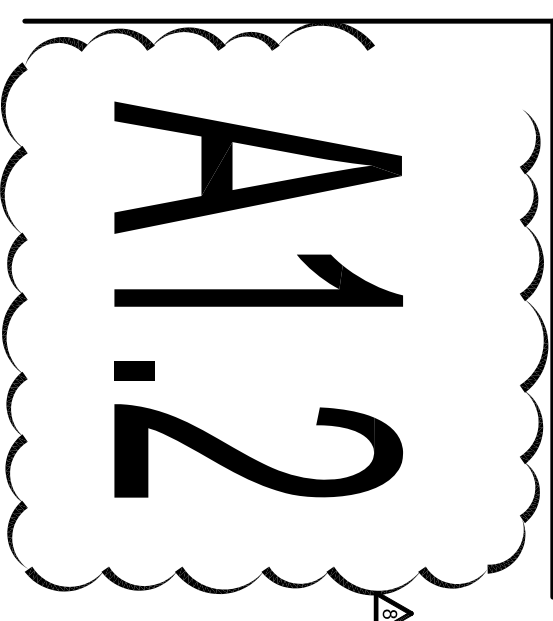
CONTRACTOR TO REVIEW AND COMPARE ALL CHANGES AND INTERDEPENDENT DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DOCUMENTS TO BE DONE IN ACCORDANCE WITH ALL DOCUMENT ADMIN

### PURDOM

LOT 355

Mountain Village  
Colorado

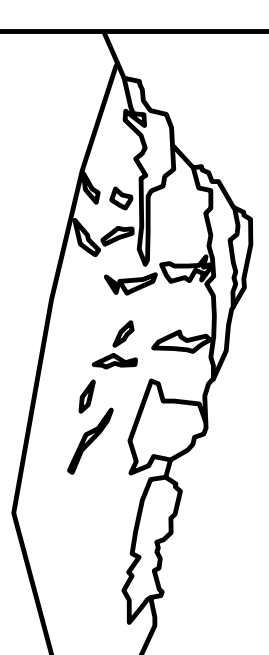
### LANDSCAPE/IRRIGATION PLAN











**Uncompahgre  
Engineering, LLC**

P.O. Box 3945  
Telluride, CO 81435  
970-729-0683

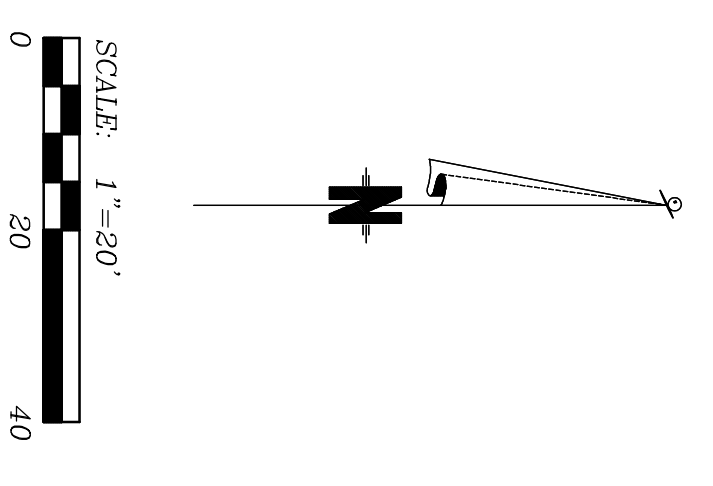
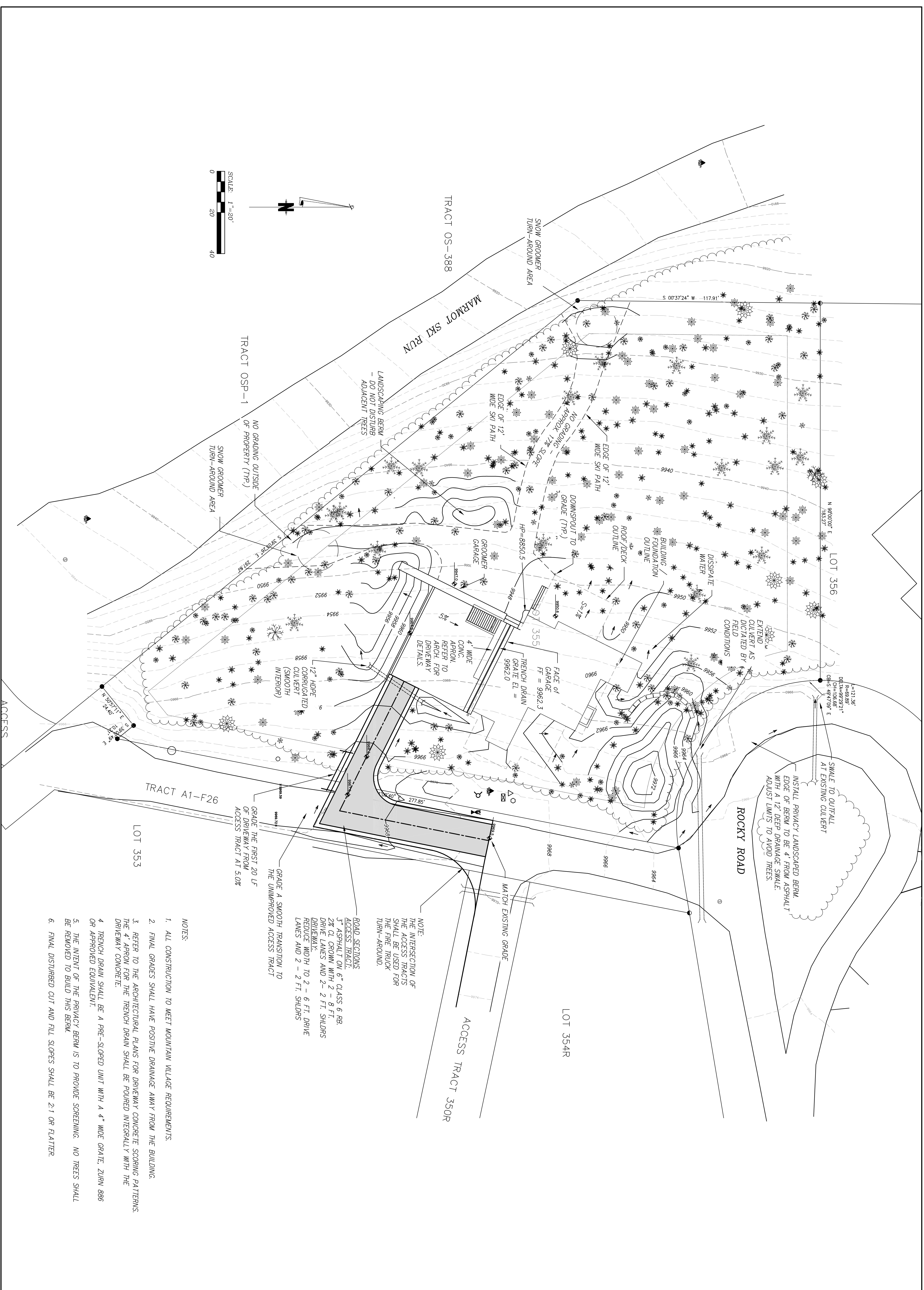
**SUBMISSIONS:**

DRB SKETCH	02-13-13
APPRAISAL/PRICING & DRB	05-05-13
CONDITIONS	06-18-13
GRADE AT SIL REVISIONS	06-30-13
CONSTRUCTION 1/RBD 2/PERMIT	08-08-13
CONSTRUCTION 2/RBD 3	08-08-13
9 FT MOVE TO THE WEST	09-05-13

**LOT 355**

Mountain Village, CO

- NOTES:**
1. ALL CONSTRUCTION TO MEET MOUNTAIN VILLAGE REQUIREMENTS.
  2. FINAL GRADES SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
  3. REFER TO THE ARCHITECTURAL PLANS FOR DRIVEWAY CONCRETE SCORING PATTERNS. THE 4" APRON FOR THE TRENCH DRAIN SHALL BE POURED INTERALLY WITH THE DRIVEWAY CONCRETE.
  4. TRENCH DRAIN SHALL BE A PRE-SLOPED UNIT WITH A 4" WIDE GRADE. TURN 886 OR APPROVED EQUIVALENT.
  5. THE INTENT OF THE PRIVACY BERM IS TO PROVIDE SCREENING. NO TREES SHALL BE REMOVED TO BUILD THIS BERM.
  6. FINAL DISTURBED CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.



**C1**



## **355**

129 Rocky Road, Mountain Village

### **MINOR REVISIONS TO DRB FINAL**

May 15, 2015

On March 14, 2013 DRB voted to grant final approval for the design of the 355 residence with conditions. This was followed by a building permit granted on July 16, 2013.

#### **BERM AT NORTH SIDE OF SITE**

A berm has been added to the north side of the lot in order to create a buffer from an otherwise open vista to the road. This will aid, not only in shielding occupants from the users of the road, but will also work to shield the road from light flooding from within the residence. The berm grading will be minimized on site to save significant trees, and to reduce additional clearing to a minimum.

Best\_

Tommy Hein Architects

Skyler Bonser – Project Architect



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Design Review Board  
**FROM:** Dave Bangert, Town Forester  
**FOR:** DRB Public Hearing on May 7, 2015  
**DATE:** April 21, 2015  
**RE:** Consideration of a Design Review Process application to allow an encroachment into the General Easement for a monument on the southern side of the driveway that matches the existing address monument and assorted landscaping on both sides of the drive that will extend into the RROW on Lot 204.

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**APPLICATION OVERVIEW:**

The purpose and intent of this memo is to have the Design Review Board review and act upon a Design Review Process application to allow for an encroachment into the General Easement for a monument on the southern side of the driveway that matches the existing address monument and assorted landscaping on both sides of the drive that will extend into the RROW located on Lot 204.

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 204, Telluride Mountain Village, Filing 6  
**Address:** 108 Stevens Drive, Mountain Village, Colorado  
**Applicant/Agent:** Bruce Derrick  
**Owner:** Bruce Derrick  
**Zoning:** Single Family Residential  
**Existing Use:** Single Family Residential  
**Proposed Use:** Single Family Residential  
**Lot Area:** 0.841 acres

**Adjacent Land Uses:**

- **North:** Single Family Residential
- **South:** Single Family Residential
- **East:** Single Family Residential
- **West:** Active Open Space

**ATTACHMENTS**

- Exhibit A: Applicant's Site plan and photos
- Exhibit B: Applicants narrative

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Process Application as maintained by the Community Development Department.

**BACKGROUND**

As part of a Design Review Process application the applicant is proposing to construct a monument on the southern side of the driveway that matches the existing address monument and assorted landscaping on both sides of the drive that will extend into the RROW on Lot 204. This monument and landscaping is proposed in the southern General Easement and will require specific approval from the Design Review Board. The proposed Road Right of Way encroachment will have to be approved by the Mountain Village Town Council.

**CRITERIA FOR DECISION**

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

**ANALYSIS**

**17.3.14. E General Easement Setback**

E. The following development activities are permitted in the general easement setback or other setbacks subject to the applicable review process and Design Regulations:

1. Review authority approved accessways for direct access, including driveways, walkways, and ski trails and ski lifts for ski area access.
  - a. Accessway impacts to the general easement shall be minimized to the extent practical, such as a perpendicular crossing of the easement setback area.
  - b. Accessways shall not exceed the minimum Town standards for construction, such as the minimum width.
2. Utilities;
  - a. To the extent practical, all utilities shall follow a driveway alignment.
3. Address monuments;
4. Natural landscaping without any man-made materials or hardscape;
5. Fire mitigation and forestry management without substantial earthwork;
6. Construction staging provided:
  - a. The area proposed for such staging is devoid of naturally occurring trees or other naturally occurring vegetation; or
  - b. The DRB is approving disturbance in the general easement for another proposed improvement such as a driveway, utility cut, or skier access, and the area can be used for staging until the approved improvement is constructed; and

7. Other uses as provided for in the definition of general easement.

F. The DRB may waive the general easement setback or other setbacks and allow for prohibited activities provided:

1. The applicant has demonstrated that avoiding grading and disturbance in the general easement setback would create a hardship, and there is not a practicable alternative that allows for reasonable use of the lot;
2. The disturbance in the general easement setback is due to natural features of the site, such as steep slopes, wetlands and streams;
3. No unreasonable negative impacts result to the surrounding properties;
4. The general easement setback or other setback will be revegetated and landscaped in a natural state;
5. The Public Works Department has approved the permanent above-grade and below-grade improvements;
6. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town; and
7. Encroachments into the general easement setback or other setbacks are mitigated by appropriate landscaping, buffering and other measures directly related to mitigating the encroachment impacts.

The applicant's narrative states that the proposed encroachments and new monument will provide visually appealing symmetry to the drive entrance and mirror the existing boulder wall on the north side of the drive. The applicant believes the proposed encroachment will not impose on his neighbors to the south as the new monument will not be visible from their property. The Director of Public Works has no issues with the proposed encroachments into the General Easement and RROW.

Staff is in support of this application and has met on site with the owner to go over the layout and design of the project. Staff recommends that any DRB approval include a condition that the owners of Lot 204 enter into a Revocable General Easement encroachment agreement with the Town for this new monument and landscaping in the General Easement.

**RECOMMENDATION**

Staff recommends the DRB approve this Design Review Process application with the following motion:

*"I move to approve a Design Review Process application for a monument and landscaping in the southern General Easement on Lot 204, with the findings and conditions contained in the staff memo of record."*

**Findings:**

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed grading in the general easement meets the criteria contained in CDC Section 17.3.14 as follows:

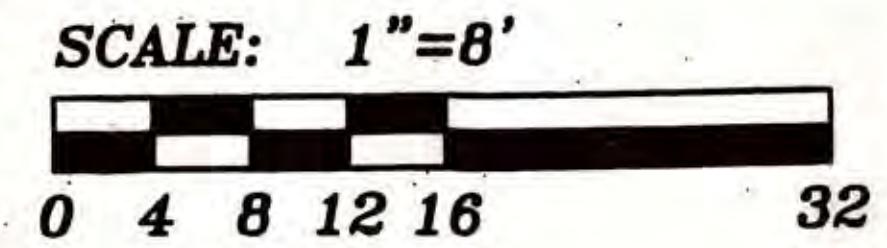
- a. The proposed landscaping and monument cannot be constructed to provide the needed buffering without disturbance in the general easement.
  - b. No unreasonable negative impacts result to the surrounding properties;
  - c. The general easement setback or other setback will be revegetated and landscaped in a natural state;
  - d. The Public Works Department has approved the permanent above-grade and below-grade improvements.
  - e. The applicant will enter into an encroachment agreement with the Town with the form and substance prescribed by the Town.
4. The proposed development complies with the road and driveway standards;
  5. The proposed development is in compliance with the other applicable regulations of this CDC;
  6. The development application complies with any previous plans approved for the site still in effect;
  7. The development application complies with any conditions imposed on development of the site through previous approvals; and
  8. The proposed development meets all applicable Town regulations and standards.

**Conditions:**

1. The owners of Lot 204 will seek approval from the Mountain Village Town Council for the RROW encroachment at the May 21, 2015 meeting
2. The owners of Lot 204 shall enter into a Revocable General Easement/RROW encroachment agreement with the Town for the landscaping in the General Easement prior to the issuance of a certificate of occupancy.



# PROPOSED DEVELOPMENT PLAN



- LEGEND:**
- (Existing Evergreens to Remain)
  - (Existing Aspens to Remain)
  - Colorado Blue Spruce 9-12 Ft.
  - Quaking Aspens Min. 2-1/2" Caliper
  - Deciduous Shrubs Min. 5 Gal
  - Evergreen Shrubs Min. 5 Gal
  - Reseeded with Native Grasses
  - Canadian Blue Grass Sod
  - Perennials' Bed

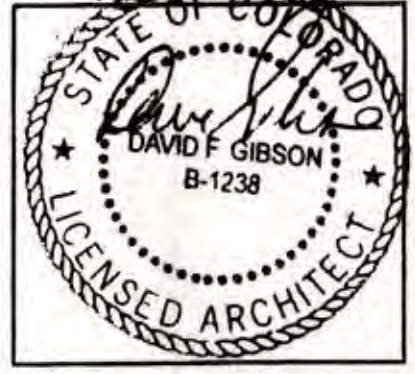
- GENERAL NOTES:**
- All Disturbed Areas To Be Revegetated.
  - All Grass & Perennials To Be Spray-Irrigated.
  - All Trees & Shrubs To Be Drip-Irrigated.

- Entry/Address Monument 3' x 3' x 5'
- Landscape Lights (8)

**REVISIONS**

08/11/00	PRG. SET
8/30/00	FNLDRB
9/06/00	FNLDRB
1/09/04	

JOB #  
DRAWN: L.S.S.  
DATE: 07/20/00  
CHECKED: DAVID F. GIBSON  
SCALE: 1/8" = 1'-0"



**MYERSON RESIDENCE  
LOT 204 MOUNTAIN VILLAGE  
TELLURIDE COLORADO**

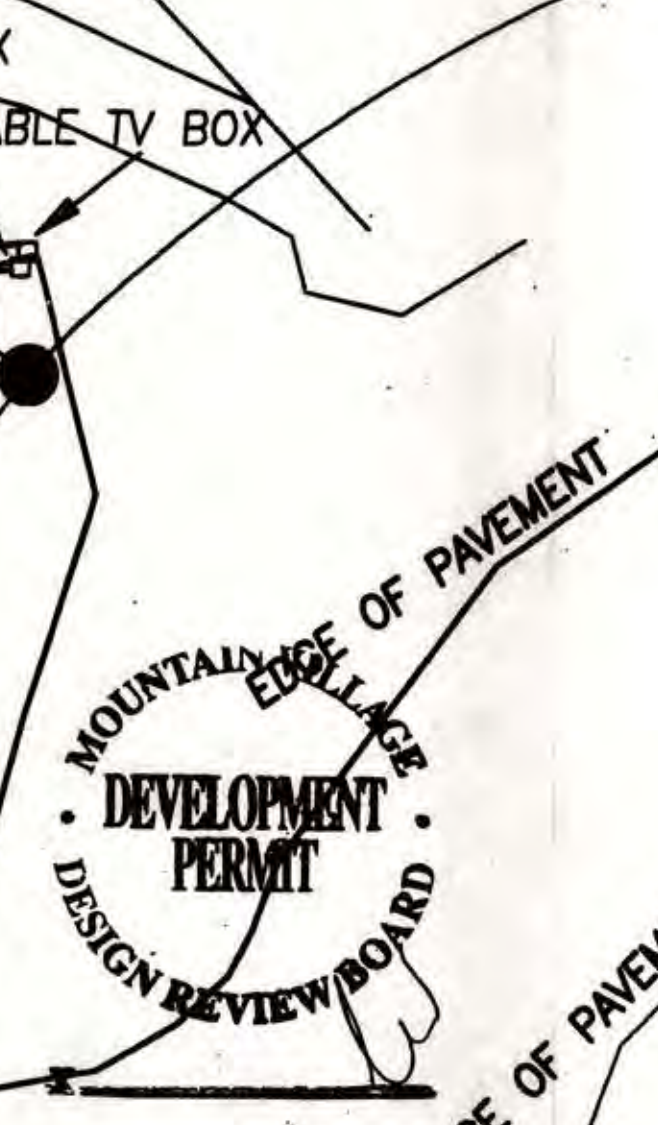
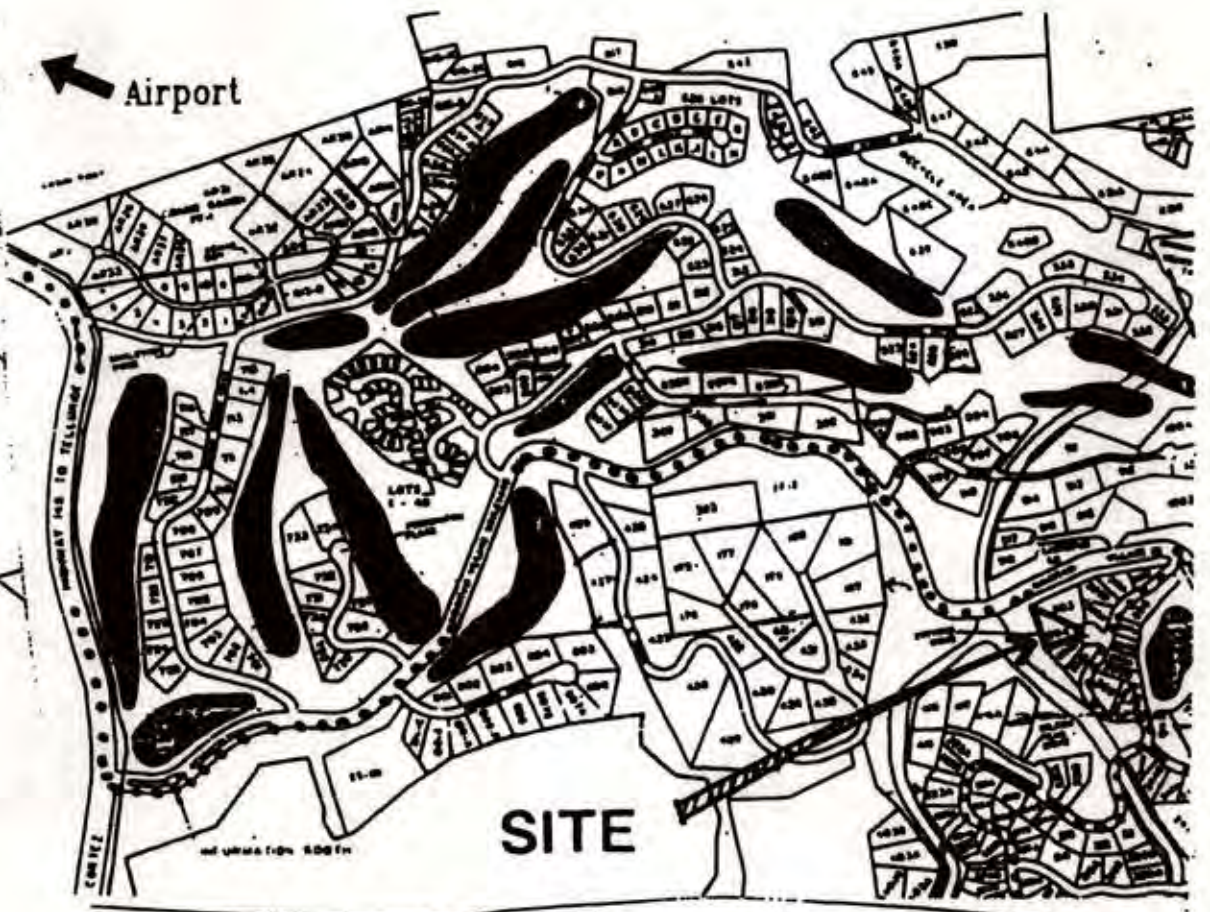
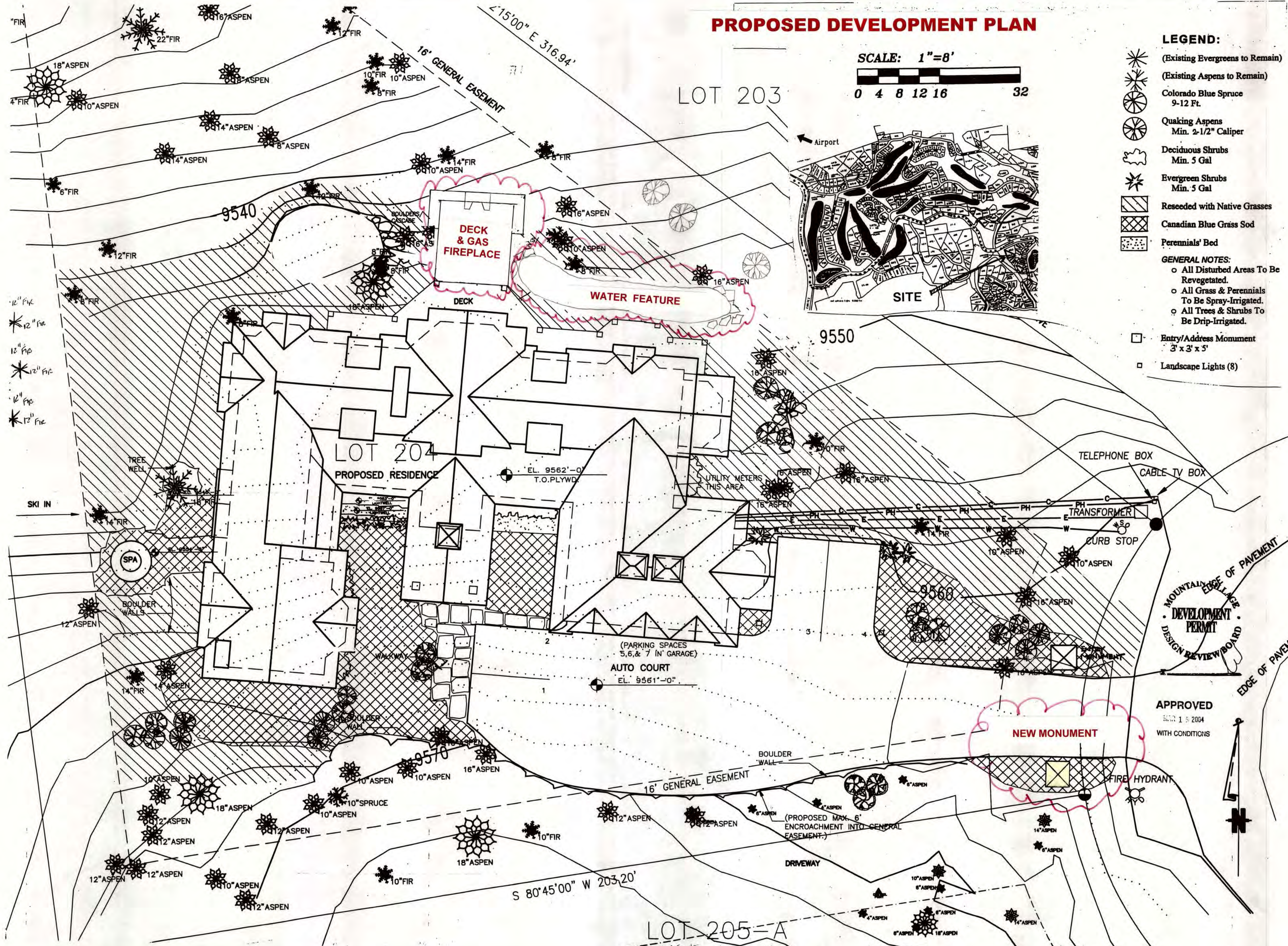
**GIBSON**

ARCHITECTS, LLC

ASPEN OFFICE  
201 N. HILL ST.  
960-13  
ASPEN, COLORADO 81611  
970-920-9007  
FACSIMILE  
907-920-9005  
E-MAIL  
david@gibsonarch.com

TELLURIDE OFFICE  
700 BOX 275  
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NO. 504  
TELLURIDE, CO. 81733  
970-725-6601  
FACSIMILE  
970-725-6698  
E-MAIL  
david@gibsonarch.com

SHEET NO.  
**L1**



APPROVED  
MAY 15 2004  
WITH CONDITIONS







**NEW ADDRESS  
MONUMENT**





April 24, 2015

Mr. Dave Bangert  
Associate Planner/Forrester  
Town of Mountain Village  
455 Mountain Village Blvd, Suite A  
Mountain Village, CO 81435

**Re: DRP Application for 108 Stevens Drive**

Dear Dave:

In connection with the above application I have submitted, I am writing to offer a few thoughts on my request for the additional address monument.

While the placement of the address monument will involve a minor encroachment into the General Easement and the RROW, I feel strongly it is warranted for several reasons:

-Though I would really prefer gates, TMV does not allow those. Aesthetically, as evidenced by the photo super-imposing the monument, the new monument will provide visually appealing symmetry to the drive entrance.

-It will also allow me to mirror the existing boulder wall (on the north side of the drive) which will further beautify the drive entrance.

-Further, I believe this will not impose on my neighbors to the south (the Perez's – 112), since the berm along our common P/L and GE is so high this monument will not be visible from their property.

Regards,

A handwritten signature in blue ink, appearing to read 'Bruce W. Derrick', written in a cursive style.

Bruce W. Derrick

Cc: file





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

**TO:** Design Review Board

**FROM:** Savannah Jameson, Planner II

**FOR:** DRB Public Hearing on May 7, 2015

**DATE:** April 17, 2015

**RE:** Consideration of a Design Review Process Development Application for Lot 1001 and Tract OS-1R1 Roof and Fence Variation

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 1001 and Tract OS-1R1 Mountain Village Filing No. 1

**Address:** 455 Mountain Village Blvd (Village Court Apartments)

**Applicant/Agent:** Steven Spencer

**Owner:** Town of Mountain Village

**Zoning:** Multi-Family, Ski Resort Active Open Space

**Existing Use:** Multi-Family Use/Community Garden, Dog Park and Recreation Area

**Proposed Use:** No change in use

**Adjacent Land Uses:**

- **North:** Open Space
- **South:** Open Space and Civic
- **East:** Open Space
- **West:** Open Space

**Lot Size:** 8.394

**PROJECT SUMMARY**

<b>CDC Provision</b>	<b>Requirement</b>	<b>Proposed</b>
Maximum Building Height	40' maximum (35'+5' for gable roof)	15.6"
General Easement Setbacks		
North	16'	23'
South	16'	19'
East	16'	22'
West	16'	145'
Roof Pitch		
Primary	6:12 to 12:12	3:12
Exterior Material		
Hardy Board Panel	Specific Approval	75%
Rusted Corrugated Metal	Specific Approval	25%
Fencing Material	Variance	

**ATTACHMENTS**

- Exhibit A: Applicant Narrative
- Exhibit B: Design Review Plans

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

**BACKGROUND**

The proposal is for the construction of a community building/clubhouse, for use as an amenity and recreation area at Village Court Apartments (VCA). The property is located on parcel 1001 zoned Multi-Family and Tract OS-1R1, Ski Resort Active Open Space. A conditional use permit for a community garden, dog park, and recreation area on Tract OS-1R1 was approved by Town Council at a public meeting on February 20, 2014. In accordance with the Town of Mountain Village Design Regulations, the Towns' applicant, Steven Spencer, has applied for a Variance to Mountain Village Design Regulations ("Design Regulations") Section 17.5.9(D)(2)(d) Fence Materials and Section 17.5.6(2)(a).Roof Pitch).

As part of a plan to improve safety and offset maintenance costs, the applicant is requesting to construct a composite fence. Composite fencing is designed to mirror the look and feel of natural wood grain without splintering, which is an important consideration for a recreation area. Plus composite fencing is an extremely strong, attractive and environmentally friendly choice for fencing that offers long-term durability and low maintenance benefits. Mountain Munchkins had a composite fence approved and constructed in 2010. This fence would match in style the Mountain Munchkins fence.

The proposed roof pitch at 3:12 is compatible with and emulates the adjacent storage building roof. The low pitch is appropriate for this small ancillary building.

**CRITERIA FOR DECISION**

1. The proposed development meets the Design Regulations;
2. The proposed development is in compliance with the Zoning and Land Use Regulations;
3. The proposed development complies with the road and driveway standards;
4. The proposed development is in compliance with the other applicable regulations of this CDC;
5. The development application complies with any previous plans approved for the site still in effect;
6. The development application complies with any conditions imposed on development of the site through previous approvals; and
7. The proposed development meets all applicable Town regulations and standards.

**ANALYSIS**

The proposed addition complies with the Design Regulations and the Design Review Process as outlined in the findings set forth in the attached resolution. The following are the outstanding matters that have to be corrected or addressed:

**Design Variations**

The applicant is seeking the following two design variations pursuant to CDC Section 17.4.16:

1. Use of composite fencing material in lieu of Stone, stucco, metal or wood as outlined in CDC Section 17.5.9(D)(2)(d); and
2. A roof pitch of 3:12 in lieu of 6:12-12:12 as outlined in CDC Section 17.5.6(2)(a).

Section 17.4.16(D) states that the following criteria shall be met for the review authority to approve a design variation development:

1. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design.
2. The design variation is consistent with the town design theme;
3. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
4. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
5. The design variation is consistent with purpose and intent of the Design Regulations;
6. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
7. The proposed design variation meets all applicable Town regulations and standards.

Cost or inconvenience alone shall not be sufficient grounds to grant a design variation.

#### **Other CDC Considerations**

CDC Section 17.5.9(D)(2)(d) Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme, and shall require the specific approval of the review authority. While wood is a common fencing material, the composite fencing emulates the look and feel of wood, which is consistent to the intent of the Design Regulations. The composite fencing will be compatible with the Mountain Munchkins fence.

CDC Section 17.5.6(2)(a) Primary roof pitches shall be 6:12 to 12:12 except for: Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB. The proposed roof at 3:12 is compatible with and emulates the adjacent storage building roof. The low pitch is appropriate for this small ancillary building.

#### **Exterior Wall Materials**

The north, south, and west facades proposes the exterior materials to be 75% 4" hardy board and 25% rusted corrugated metal; sustainable building materials which require specific DRB approval. Staff is recommending approval of the sustainable building materials

#### **RECOMMENDATION**

Staff recommends the DRB approve the Design Review Process development application with the following motion:

*"I move to approve a resolution for a Design Review Process development application for the construction of the clubhouse on Lot 1001 and Tract OS-1R1, with the findings and conditions as set forth in the resolution."*

**RESOLUTION OF THE DESIGN REVIEW BOARD  
OF MOUNTAIN VILLAGE, COLORADO, AUTHORIZING AND APPROVING THE  
DESIGN REVIEW PROCESS DEVELOPMENT APPLICATION FOR A ROOF AND FENCE  
VARIATION ON LOT 1001 AND TRACT OS-1R1**

**Resolution No. 2015-0507-06**

**RECITALS:**

- A. The Town of Mountain Village and TSG Ski and Golf, LLC (“Owner”) are the owners of certain real property described as Lot 1001 and Tract OS-1R1, Mountain Village Filing No. 1.
- B. The Town of Mountain Village has submitted a Class 2 Design Review Process application requesting approval for a roof and fence variation on Lot 1001 and Tract OS-1R1. (“Application”).
- C. The Design Review Board (DRB) considered this application, along with evidence and testimony, at a public meeting held on May 7, 2015. Upon concluding their review, the DRB voted\_\_\_\_\_to approve the Application.
- D. The DRB considered the Application submittal materials, all other relevant materials, public letters and public testimony, and approved the Application with conditions as set forth in this Resolution.
- E. The Owners have addressed, or agreed to address, all conditions of approval of the Application imposed by the DRB.
- F. DRB based their approval of this Application on the following findings, as stated required by section CDC Section 17.4.11(D):
  - 1. With compliance of the conditions set forth below, the proposed development meets the Design Regulations because, without limitation, the development is compliant with the Town design theme, building siting design requirements, building design requirements,
  - 2. The DRB finds that the variations to use composite fencing material in lieu of stone, stucco, metal or wood as outlined in CDC Section 17.5.9(D)(2)(d) and a roof with a 3:12 pitch in lieu of 6:12-12:12 as outline in CDC Section 17.5.6(2)(a) meet the criteria for approving variations as set forth Section 17.4.16(D).
    - a. The design variation is compatible with the design context of the surrounding area, and provides for a strong mountain vernacular design;
    - b. The design variation is consistent with the town design theme;
    - c. The strict development application of the Design Regulations(s) would prevent the applicant or owner from achieving its intended design objectives for a project;
    - d. The design variation is the minimum necessary to allow for the achievement of the intended design objectives;
    - e. The design variation is consistent with purpose and intent of the Design Regulations;
    - f. The design variation does not have an unreasonable negative impact on the surrounding neighborhood; and
    - g. The proposed design variation meets all applicable Town regulations and standards.

**Now, Therefore, Be It Resolved** that the DRB hereby approves the Application and authorizes the DRB Chairman to sign the Resolution subject to the conditions in Section 1.

**Section 1. Development Application Conditions**

1. The development shall comply with the following required surveys and inspections as set forth in CDC Section 17.5.5(J):
  - A. The Planning Division shall conduct site inspections to ensure the development is proceeding in accordance with the approved plans.
  - B. Prior to the issuance of either a certificate of occupancy or a temporary certificate of occupancy, the Planning Division shall inspect the site to ensure the development is constructed in accordance with the approved plans, including but not limited to all exterior materials, windows, exterior lighting, landscaping, drainage and massing.
2. All representations of the applicant, whether within the submittal or at the DRB hearing, are conditions of this approval.

**Section 2. Effective Date and Length of Validity**

1. This approval shall be effective seven (7) calendar days from the date of the DRB approval, on May 14, 2015 unless an appeal is filed in accordance with the CDC appeal procedures. If an appeal is filed pursuant to the appeal procedures, building permits or other development permits shall not be issued until the appeal is heard by the Town Council and it takes action to uphold or modify the approval.
2. This approval shall be valid for eighteen (18) months from the effective date of approval and shall lapse on November 7, 2016 unless a Renewal Process development application is approved by the Town pursuant to the CDC.

**Section 3. Void Approval**

A resolution or subsequent approval issued by the Town in error or which does not comply with the provisions of this CDC or Town-adopted codes, ordinances and regulations is null and void. A permit, certificate or license issued in reliance upon any materially false statement in the development application, supporting documents or oral statements made on the record shall be null and void.

**Be It Further Resolved** that the Application may be developed as submitted in accordance with Resolution No. 2015-0507-06

**Approved** by the Design Review Board at a public meeting May 7, 2015.

**Town of Mountain Village, Design Review Board**

By: \_\_\_\_\_  
Bill Hoins, Chairman

**Attest:**

By: \_\_\_\_\_  
Chris Hawkins, Director of Community Development



# DESIGN REVIEW PROCESS APPLICATION

Community Development Department  
Planning Division  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

## DESIGN REVIEW PROCESS APPLICATION

### APPLICANT INFORMATION

<b>Name:</b>		<b>E-mail Address:</b>	
<b>Mailing Address:</b>		<b>Phone:</b>	
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>	
<b>Mountain Village Business License Number:</b>			

### PROPERTY INFORMATION

<b>Physical Address:</b>		<b>Acreage:</b>
<b>Zone District:</b>	<b>Zoning Designations:</b>	<b>Density Assigned to the Lot or Site:</b>
<b>Legal Description:</b>		
<b>Existing Land Uses:</b>		
<b>Proposed Land Uses:</b>		

### OWNER INFORMATION

<b>Property Owner:</b>		<b>E-mail Address:</b>	
<b>Mailing Address:</b>		<b>Phone:</b>	
<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>	

### DESCRIPTION OF REQUEST

## DEVELOPMENT NARRATIVE

**Project Location:**                    **Lot 1001 and Lot OS-1R1, Village Court Apartments, Town of Mountain Village**

**Project Narrative:**

The proposal is for the construction of a clubhouse, for use as a recreation area at Village Court Apartments (VCA). The property is located on parcel 1001 zoned Multi-Family and Tract OS-1R1, Ski Resort Active Open Space. A conditional use permit for a community garden, dog park, and recreation area on Tract OS-1R1 was approved by Town Council at a public meeting on February 20, 2014.

The clubhouse will be a one story 500 square foot building with a 20'X25' deck. The exterior materials will be 75% Hardy Board and 25% Rusted Corrugate Metal. A composite fence 3' in height will be located along the adjacent sidewalk, allowing for a recreational area to be located at the back of the clubhouse.

In accordance with the Town of Mountain Village Design Regulations, the Towns' applicant, Steven Spencer, has applied for two variances to Mountain Village Design Regulations; Section 17.5.9.D.2(d)(Fence Materials) and Section 17.5.6.A.2(a)(Roof Pitch).

**Criteria for Decision**

17.5.9.D.2(d) Walls, fences and gates shall be constructed from stone, stucco, metal or wood to meet the town design theme, and shall require the specific approval of the review authority.

*While wood is a common fencing material, the composite fencing emulates the look and feel of wood, which is consistent to the intent of the Design Regulations. The composite fencing will be compatible with the Mountain Munchkins fence.*

17.5.6.A.2(a) Primary roof pitches shall be 6:12 to 12:12 except for: Town shops, recreational facilities, community facilities, public works buildings or buildings with an industrial zoning designation on the site may have lesser slopes approved as a specific approval of the DRB.

*The proposed roof at 3:12 is compatible with and emulates the adjacent storage building roof. The low pitch is appropriate for this small ancillary building.*

**END**



# #6



DRAWN BY:	RBC
DESIGNED BY:	DD
CHECKED BY:	

REVISION	DATE	DESCRIPTION	BY	CHKD



Town of Mountain Village  
Geographical Information System  
& CAD Design Office  
411 Mountain Village Blvd, Mountain Village, CO 81435  
Ph. 970-728-5946 Fax 970-728-6027

## Clubhouse Site Plan

SCALE:	JOB NO:	DATE:
1" = 10'		3-17-15
SHEET NO:	1 of 1	

Street Layout



# #6

## Lot 1001

STORAGE BUILDING

Basketball Court

20'x15' Deck

OS-1R1

VISITOR'S PARKING

24' MIN.

6' SIDEWALK

6' SIDEWALK

3 ft. PICKET FENCE  
SPACED 3.5"-4" APART AS  
PER CODE.

8 to 10' Gate

4' Gate

15' Gate

6' High Fence  
326' perimeter

SHED

10' Vehicle Access Corridor

Street Layout

<b>DRAWN BY:</b> RBC	<small>Disclaimer: This information is a product of the Mountain Village Geographic Information Systems (GIS) Department and is intended for the display of relative positions and locations only. Users of this information hereby recognize, acknowledge and agree that it is not a guarantee of accurate, legal or surveyed representation of land. Users assume all risk and responsibility for any and all direct and indirect damages, including consequential damages, that may flow from the use of this information. Users further recognize, acknowledge and agree that the Mountain Village GIS Department has not made any representations, warranties, or guarantees of any kind that this information is survey accurate or fit to be used or relied upon for any particular purpose.</small>
<b>DESIGNED BY:</b> DD	
<b>CHECKED BY:</b>	

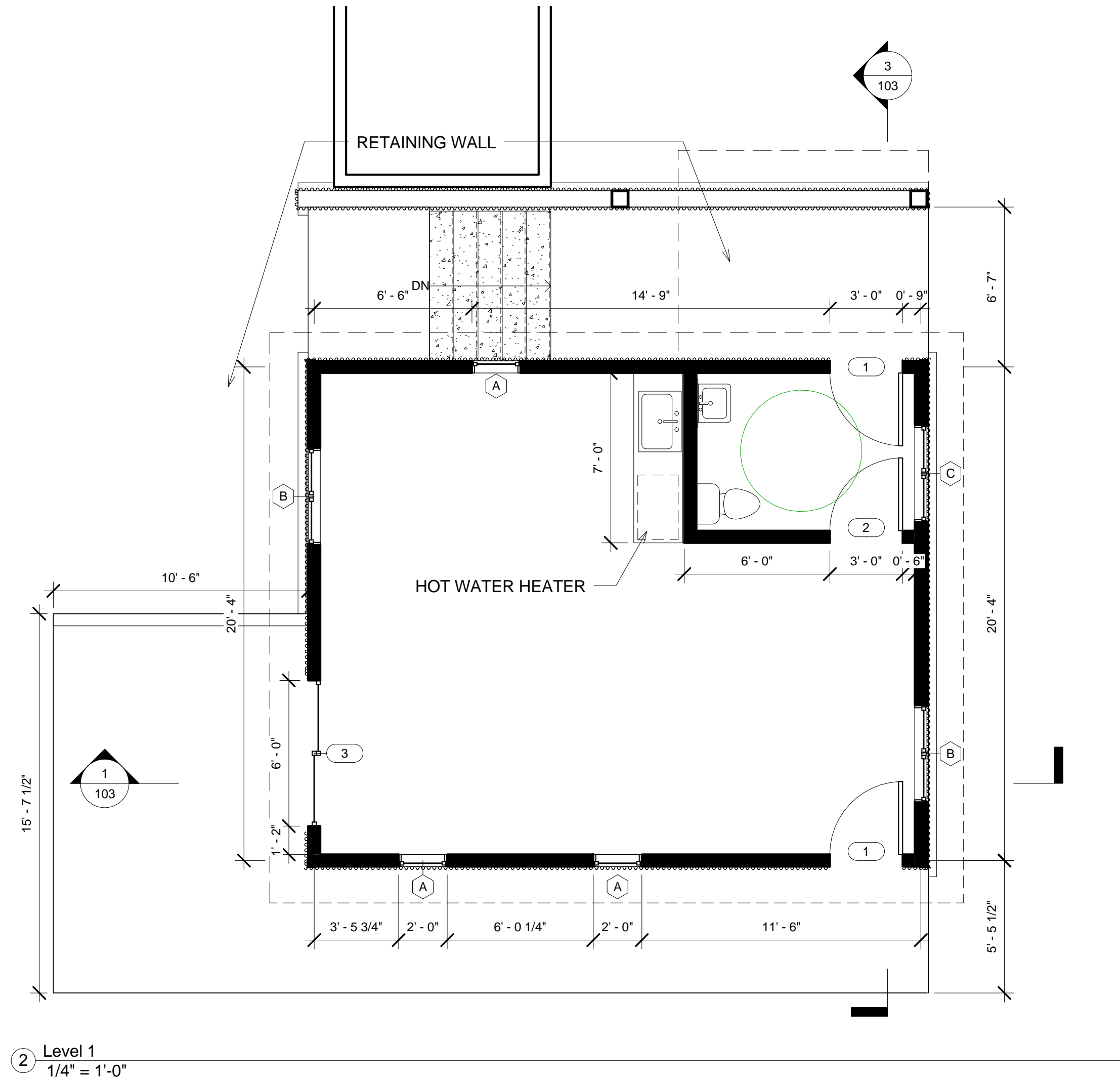
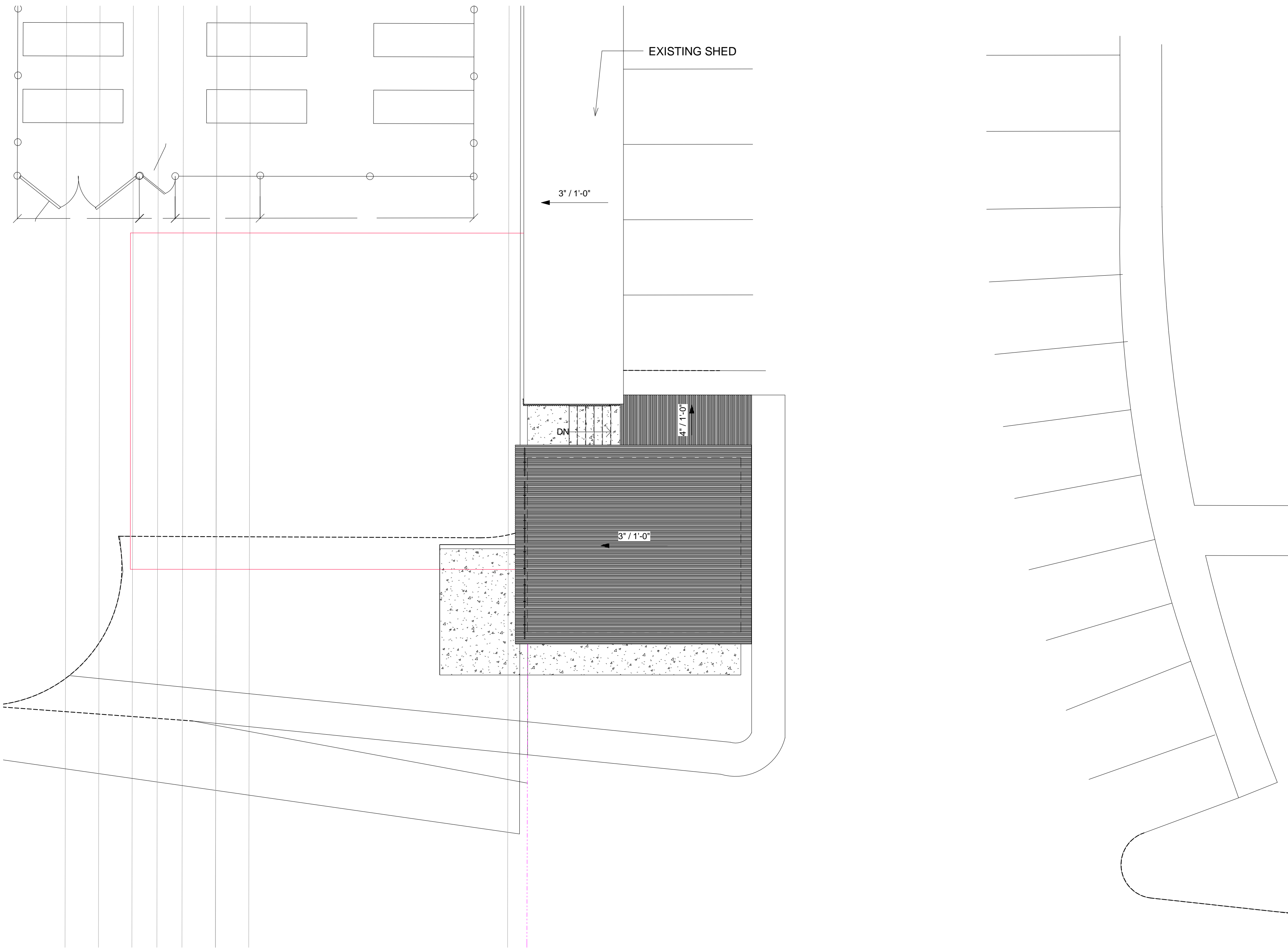
REVISION	DATE	DESCRIPTION	BY	CH'D



Town of Mountain Village  
Geographical Information System  
& CAD Design Office  
411 Mountain Village Blvd, Mountain Village, CO 81435  
Ph. 970-728-5946 Fax 970-728-6027

### Clubhouse Site Plan

<b>SCALE:</b> 1 = 10'	<b>JOB NO.:</b>	<b>DATE:</b> 3-17-15
<b>SHEET NO.:</b>	1 of 1	



② Level 1  
1/4" = 1'-0"

① Roof & SITE  
1/8" = 1'-0"

Door Schedule								
Type Mark	Count	Manufacturer	Model	Width	Height	Comments	Description	Family
1	1			3' - 0"	6' - 8"			Single-Glass 3
2	1			3' - 0"	6' - 8"			Single-Flush
1	1			3' - 0"	6' - 8"			Single-Glass 3
6	1			6' - 0"	7' - 0"			Sliding-2 panel

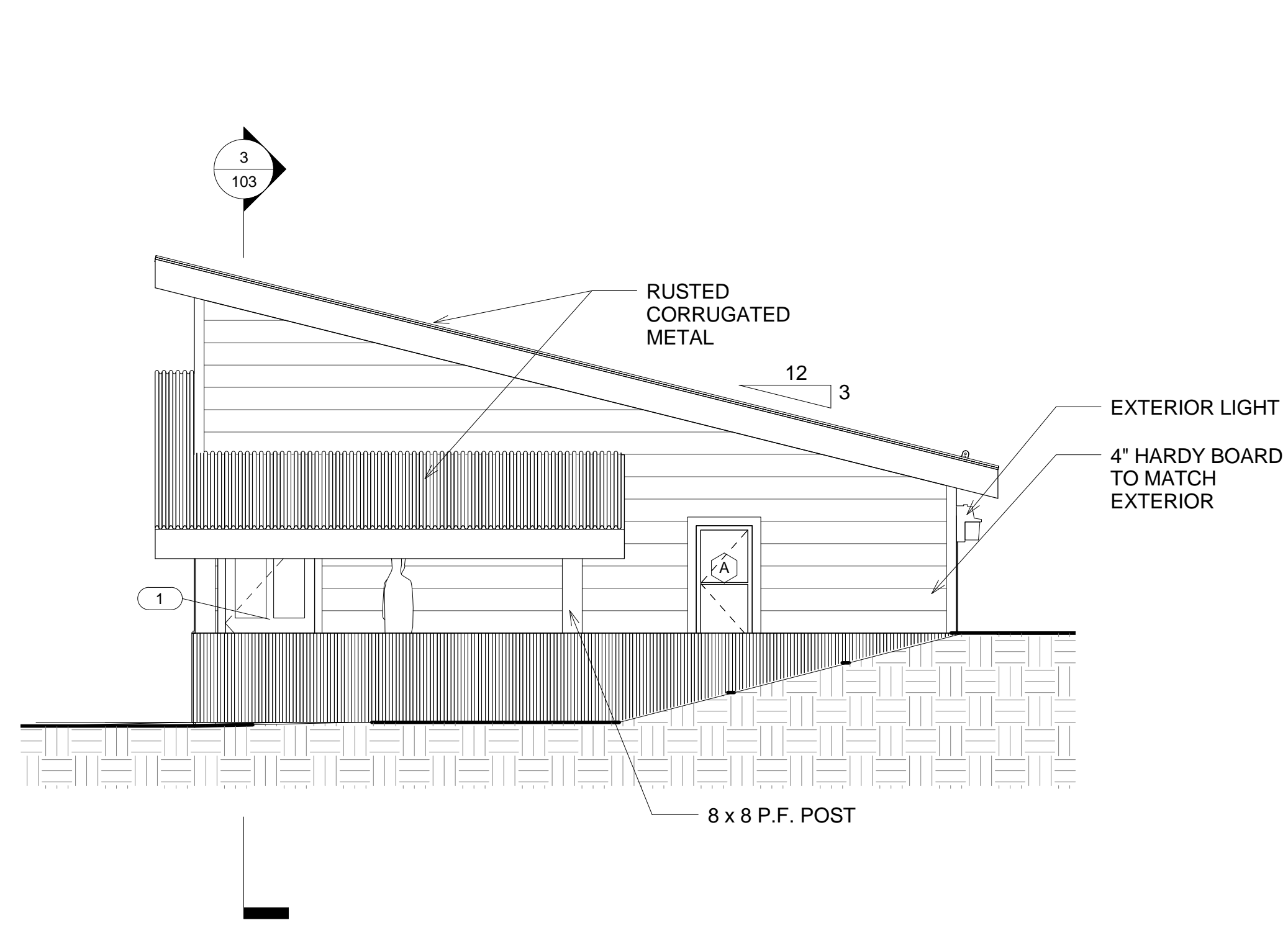
Window Schedule								
Type Mark	Count	Family	Description	Manufacturer	Model	Height	Width	Comments
A	1	Casement 2 Divided with Trim.0001				4' - 0"	2' - 0"	
A	1	Casement 2 Divided with Trim.0001				4' - 0"	2' - 0"	
B	1	Casement Dbl with Trim				4' - 0"	4' - 0"	
A	1	Casement 2 Divided with Trim.0001				4' - 0"	2' - 0"	
B	1	Casement Dbl with Trim				4' - 0"	4' - 0"	
C	1	Fixed with Trim				5' - 6"	4' - 0"	
C	1	Casement Dbl with Trim				4' - 0"	4' - 0"	

VCA Shed

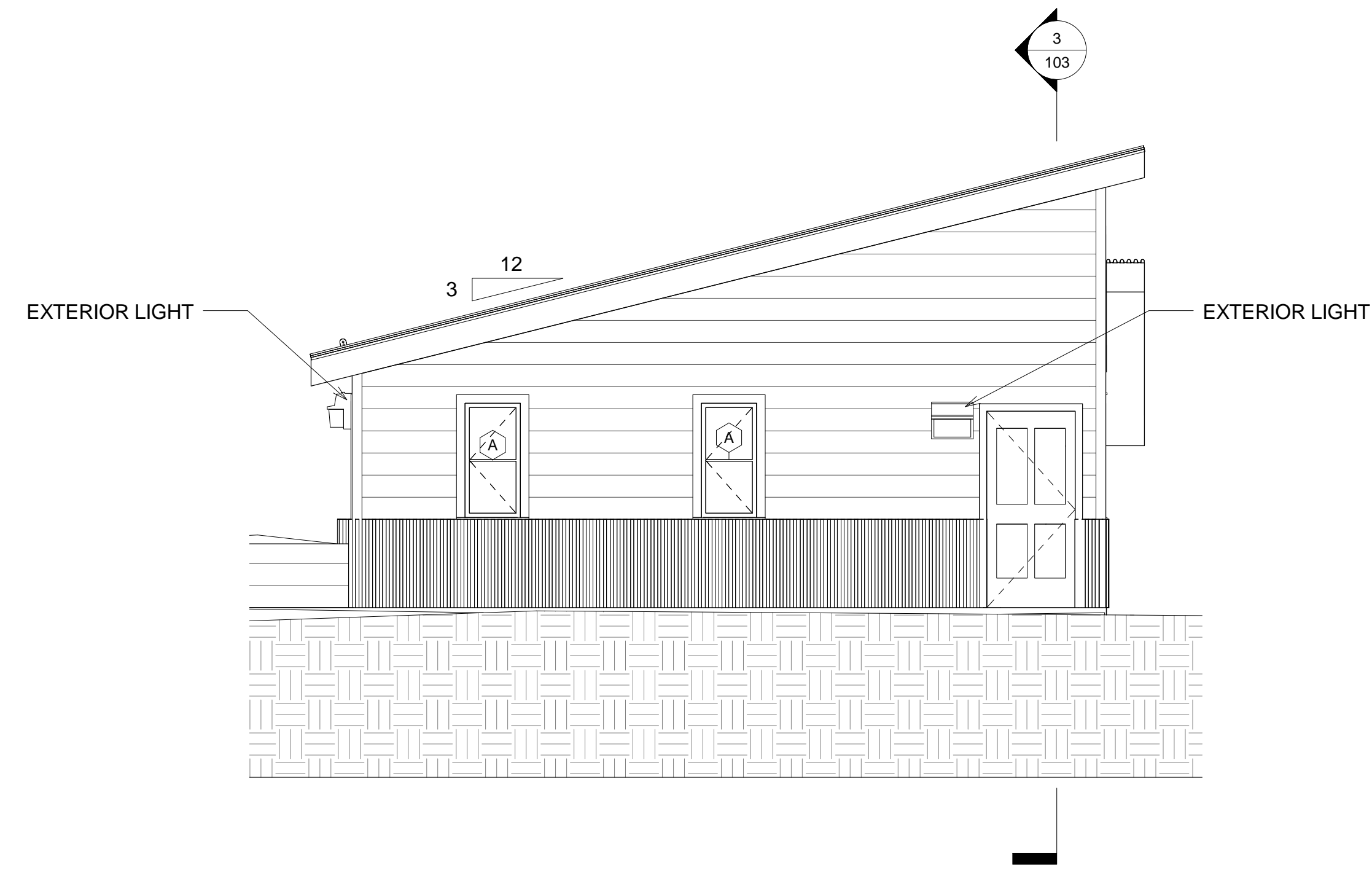
Enter address here  
Project Number

SITE PLAN

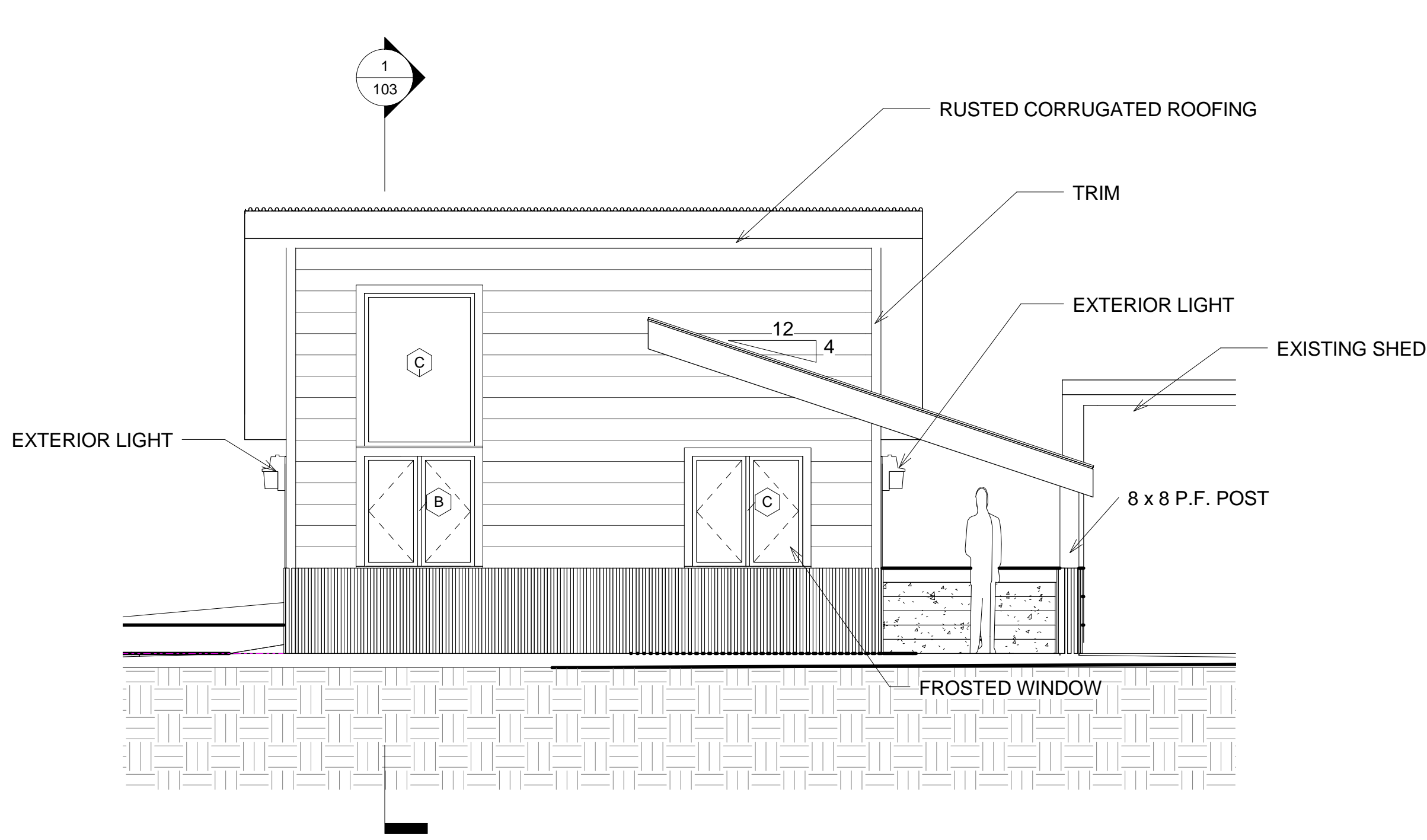
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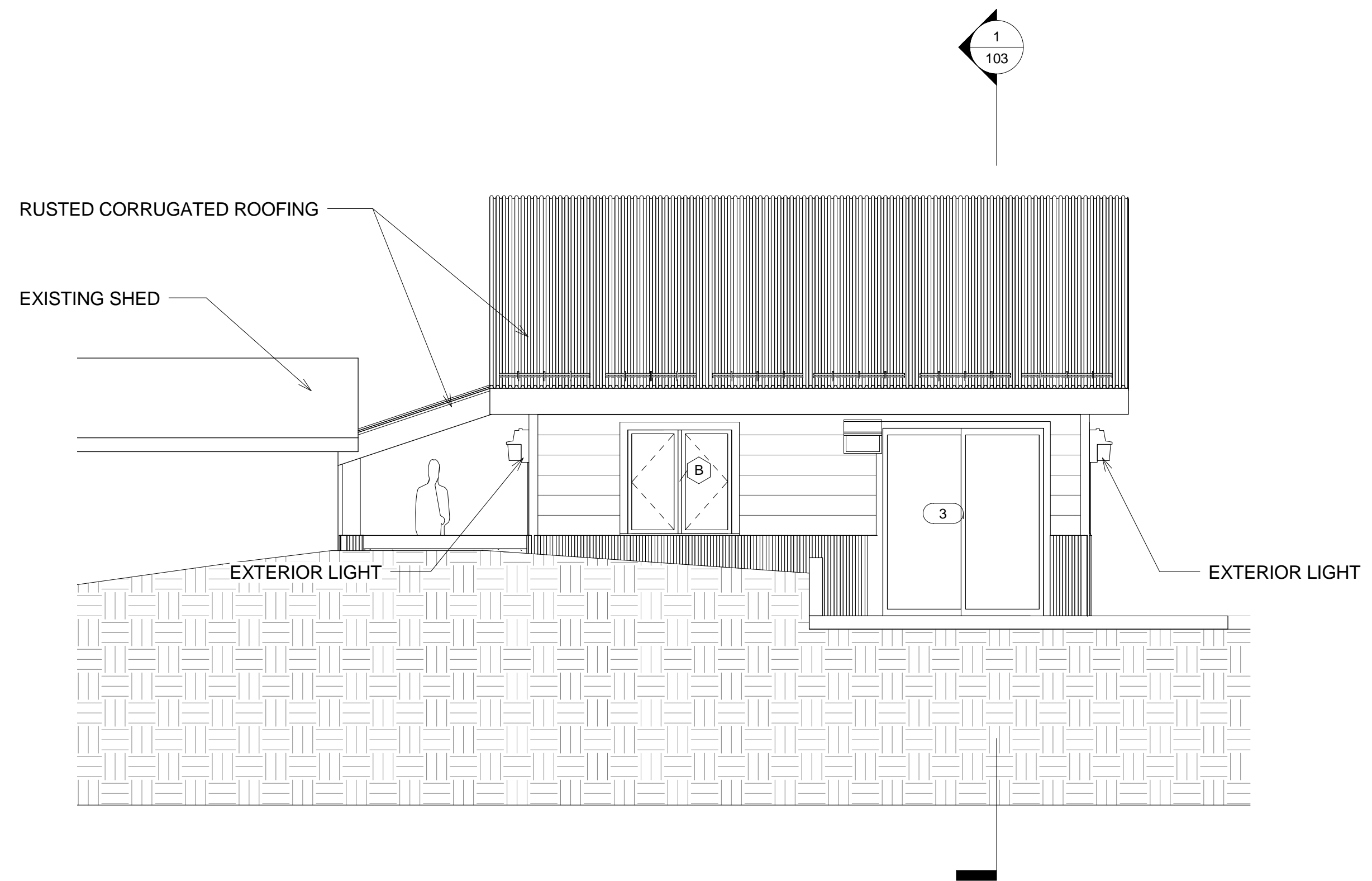
① North  
 1/4" = 1'-0"



② South  
 1/4" = 1'-0"

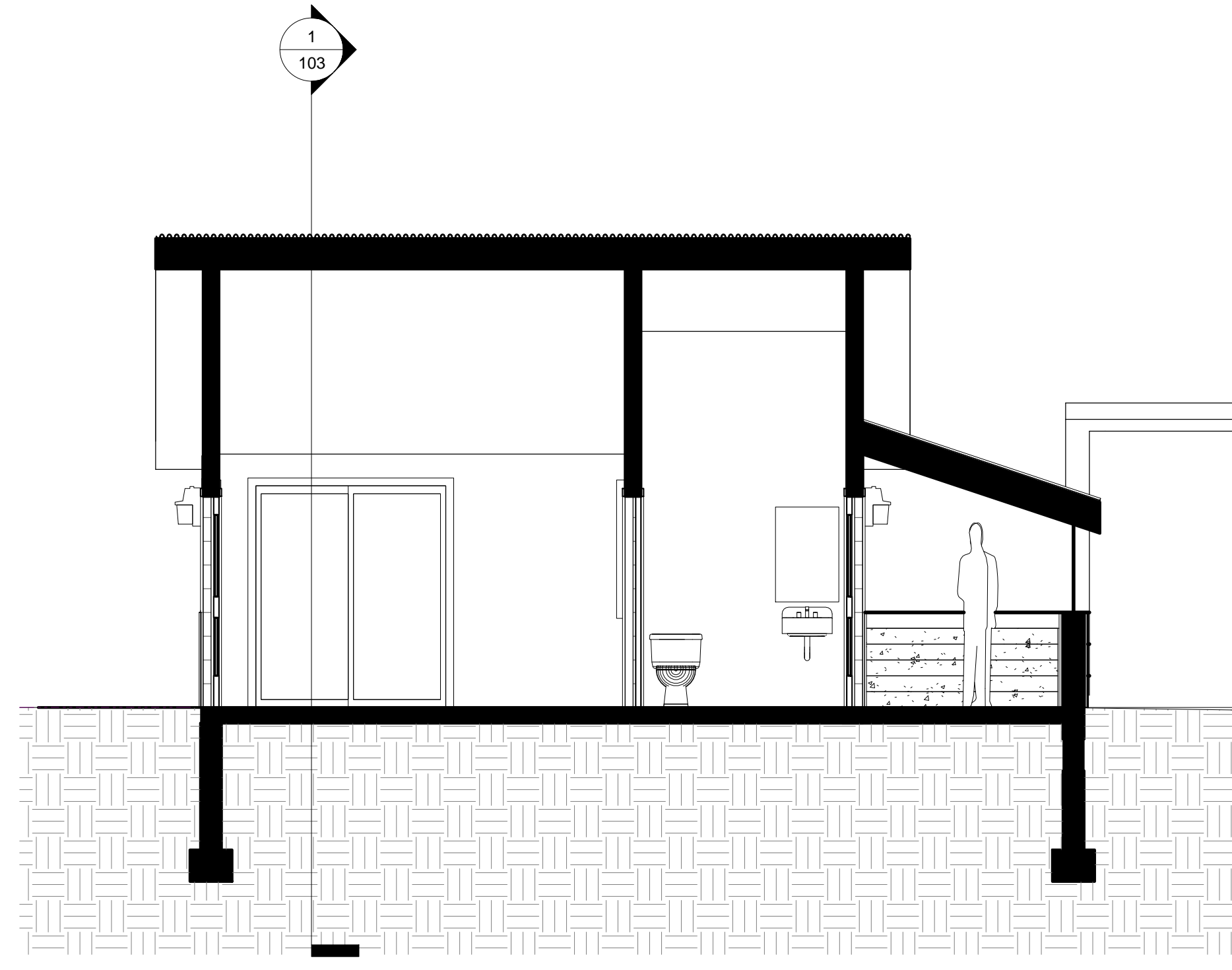


③ East  
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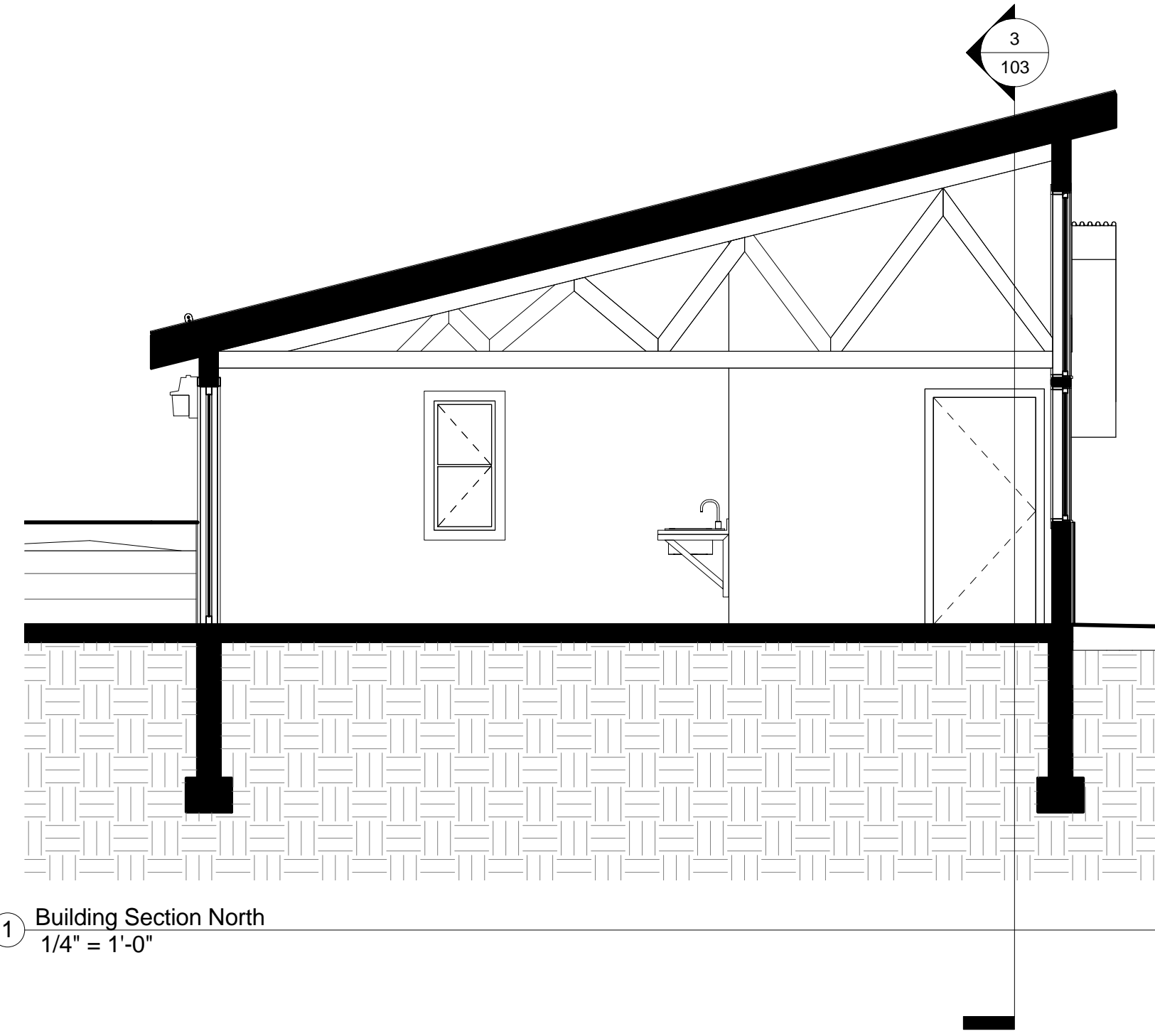


④ West  
 1/4" = 1'-0"

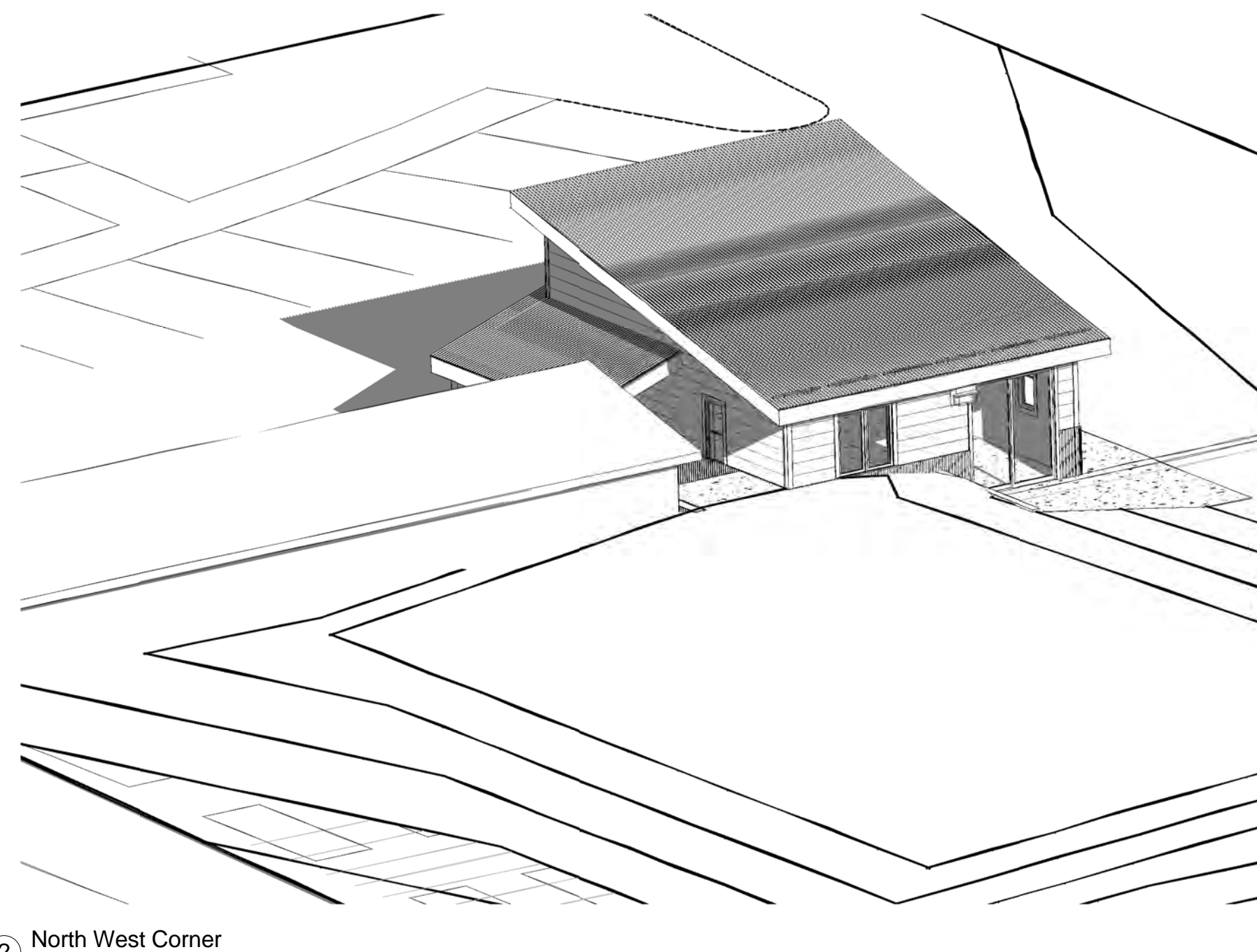




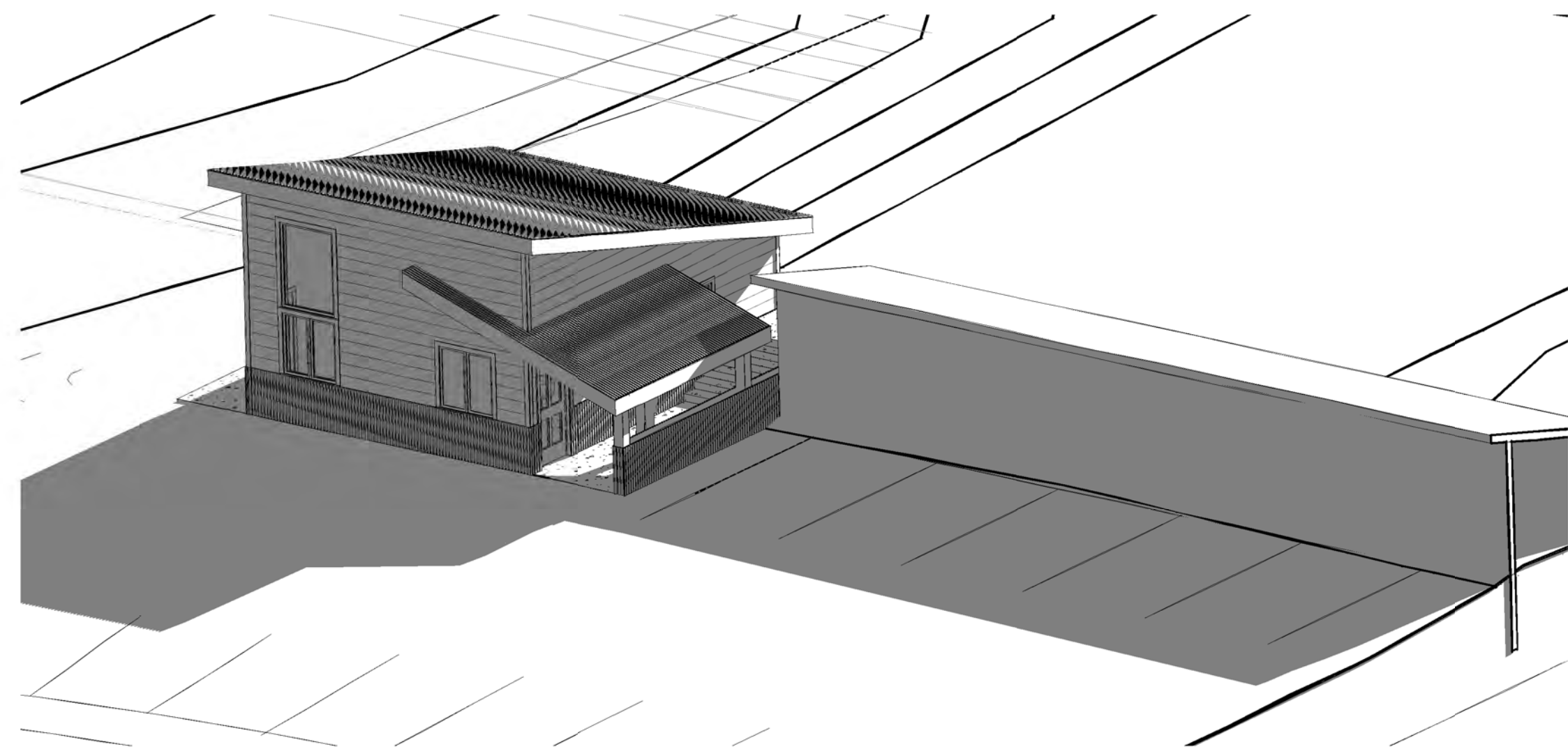
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 1/4" = 1'-0"



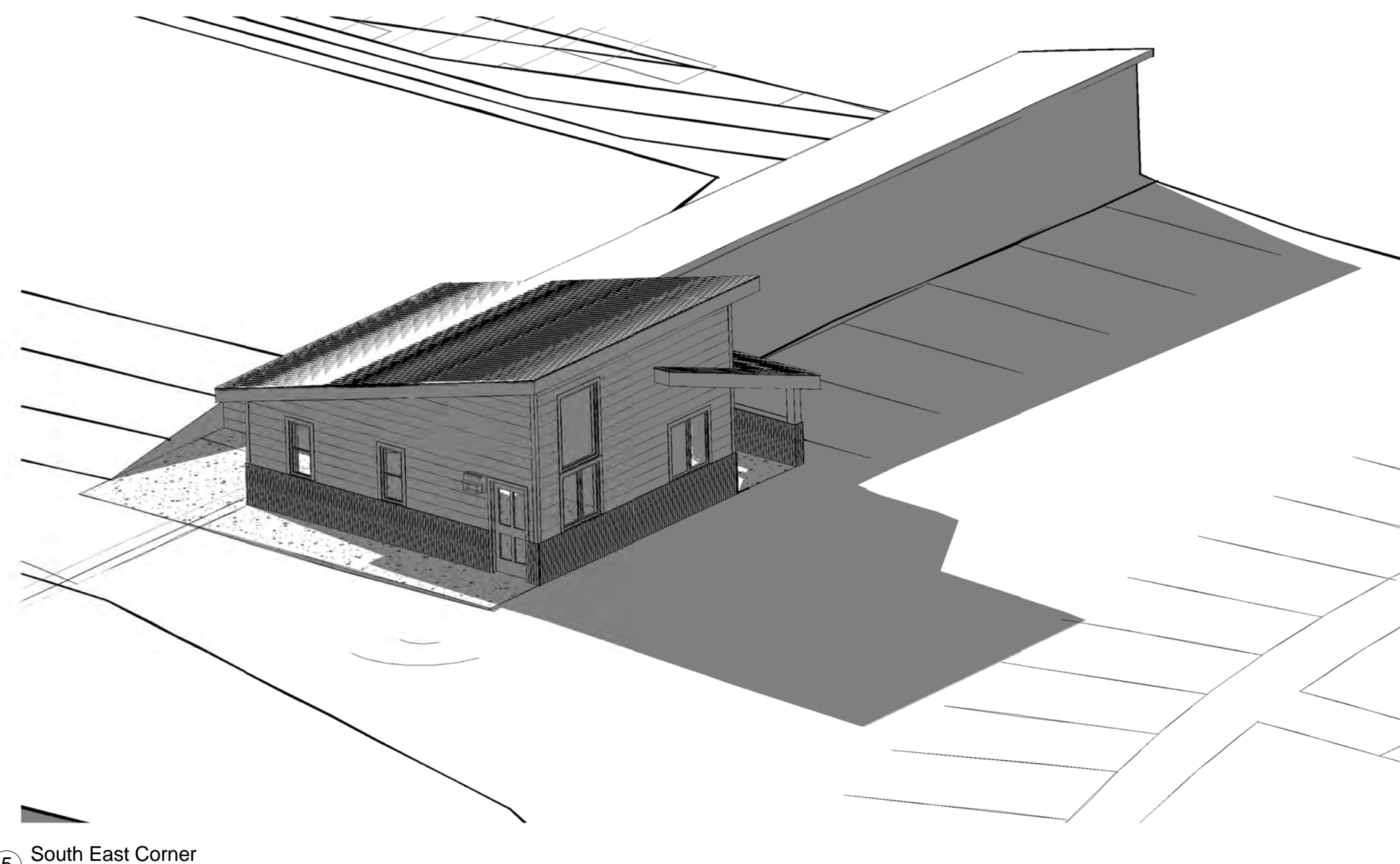
① Building Section North  
 1/4" = 1'-0"



② North West Corner



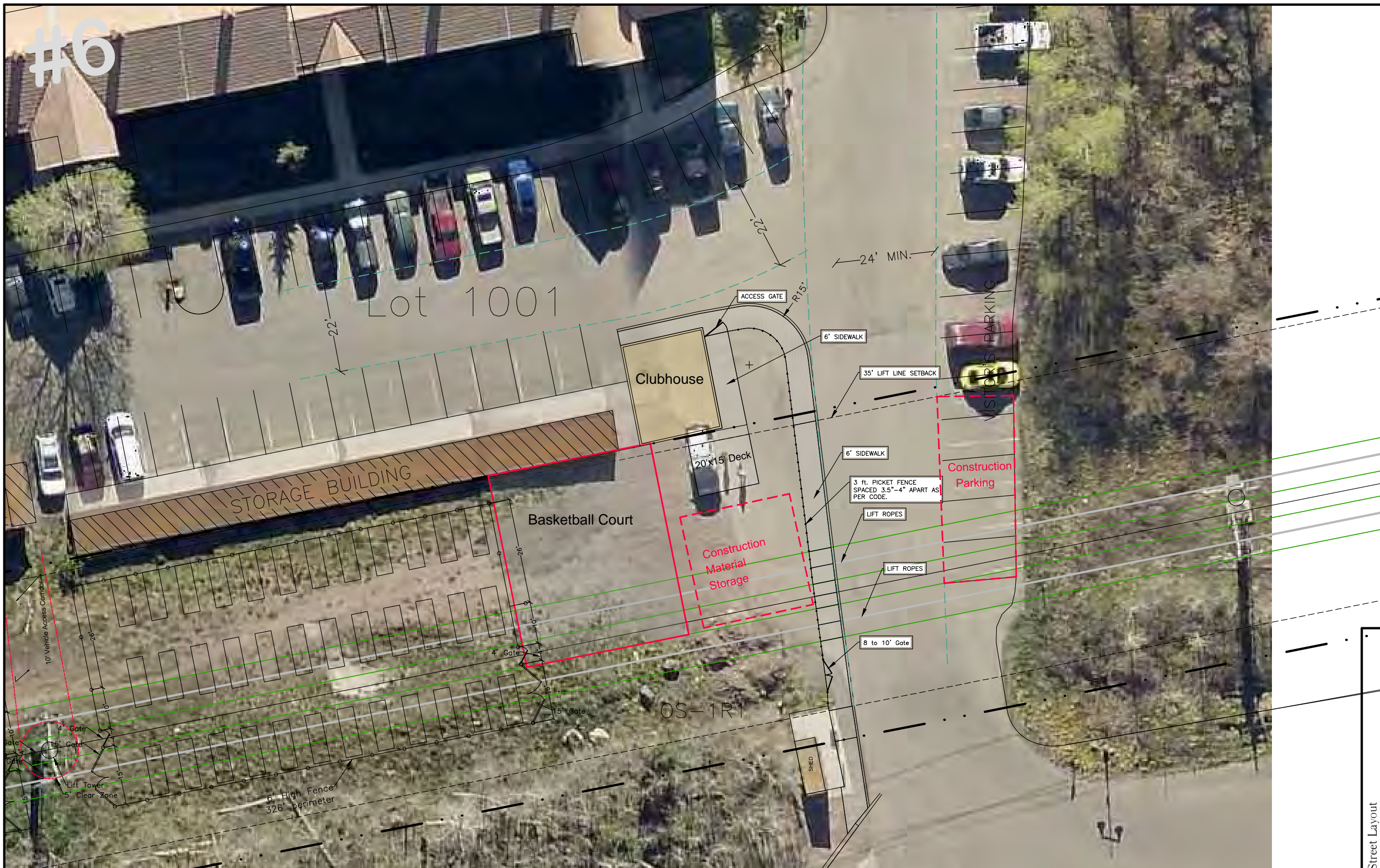
④ North East Corner



⑤ South East Corner



# #6



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DESIGNED BY: DD	
CHECKED BY:	

REVISION	DATE	DESCRIPTION	BY	CHD



Town of Mountain Village  
 Geographical Information System  
 & CAD Design Office  
 411 Mountain Village Blvd, Mountain Village, CO 81435  
 Ph. 970-728-5946 Fax 970-728-6027

## Clubhouse Site Plan

SCALE: 1" = 10'	JOB NO:	DATE: 3-17-15
SHEET NO:	1 of 1	

Street Layout





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392**

---

**DATE:** May 7, 2015  
**TO:** Design Review Board  
**FROM:** Savannah Jameson, Planner II  
**FOR:** DRB Work Session Agenda Item #10  
**RE:** Conceptual Work Session Regarding Synthetic Roofing Material in the Mountain Village

---

**PROJECT GEOGRAPHY**

**Legal Description:** Mountain Village  
**Address:** Various  
**Applicant/Agent:** Town of Mountain Village  
**Owner:** Various  
**Zoning:** Village Center  
**Existing Use:** Village Center

**ATTACHMENTS**

- Exhibit A: Proposed synthetic roofing tiles

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code as amended (CDC)
- Town of Mountain Village Home Rule Charter as amended
- Design Review Application as maintained by the Community Development Department

**BACKGROUND**

Synthetic roofing materials are evolving over time and staff feels that it is very important for the DRB to review new products streaming into the market over time. Several issues are also driving the need for property owners to consider synthetic roofing material. These include but are not limited to Westile going out of business so there is no replacement roofing in the Village Center and the Town prohibiting shake shingles. We continue to see more requests for synthetic slate roofing. Since roofs are a big part of the design of a building they can collectively impact the character of the Town and an area. Staff therefore believes it is a good idea for the DRB to periodically revisit appropriate roofing materials.

In 2014 staff was contacted by Pro Services, a roofing contractor that routinely does roofing work in the Village Center, and was informed that the roofing tile manufacturer, Westile has gone out of business and the concrete tiles are no longer available. DRB approved a Design Review Process application with a variation to allow for staff review for the use of synthetic roofing tiles for repair work in the Village Center at their meeting on July 3, 2014. However, this was a site specific approval for the Village Center specific to one applicant and not all roofing

contractors. Moreover, the applicant never moved forward with using synthetic tiles to repair roofs.

**RELEVANT CODE SECTIONS**

**17.5.6.C.5. Roof Material**

- a. All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
- b. The review authority may require Class A roofing materials as a fire mitigation measure.
- c. Permitted roof material outside the Village Center include:
  - i. Rusted standing seam metal;
  - ii. Zinc;
  - iii. Minimum 1/2" slate; and
  - iv. 18 - 22 gauge black or rusted corrugated metal.
- d. Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.
- e. The following roofing materials may be approved by the DRB as a specific approval that is processed as a class 3 development application if the DRB finds the roofing material is consistent with the town design theme and the applicable Design Regulations:
  - i. Copper;
    - (a) Copper shall only be considered when it is proposed with a brown or verde patina finish where visible except for the Village Center where a verde patina finish is required.
    - (i.) The copper finish shall be completed prior to issuing a certificate of occupancy.
  - ii. Galvanized corrugated or standing seam metal (not rusted);
  - iii. Standing seam;
  - iv. Synthetic roofing material that accurately emulates wood shake, concrete and slate tile or any other roofing material permitted or existing in Mountain Village.
    - (a) Synthetic roofing material shall be:
      - (i.) Durable
      - (ii.) High strength, both material and shape;
      - (iii.) Low absorption or permeability;
      - (iv.) High freeze/thaw damage resistance;
      - (v.) Color throughout the tile (not surface applied); and
      - (vi.) High-quality design that fits within the architectural context of the building and the architectural context of the surrounding area.
- f. The following requirements are applicable to all roofing:
  - i. Metal roofing surface shall not reflect an excessive amount of light when viewed against direct sunlight.
  - ii. Unless the DRB grants a specific approval for a non-rusted metal roof, corrugated and standing seam roofing materials shall be pre-treated to produce rusting prior to placement on the roof, and prior to the issuance of a certificate of occupancy.
- g. The installation or re-installation of wood shakes, glazed tile and asphalt shingles is prohibited, except for the repair or replacement of wood shake areas that are 25% or less of the total roof surface area.



h. Roof flashing, Gutters Downspouts and Similar Hardware:

i. In the Village Center, all exposed metal flashing, gutters, and downspouts and other roof hardware shall be copper except when either structural requirements dictate the use of stronger materials such as for snow fences.

ii. In all other areas, other metal guttering besides copper may be approved by the review authority to allow it to match roofing material, such as the use of rusty steel guttering on a rusty metal roof.

iii. When steel or iron are used, they shall be either rusted to match the roof or finished with a baked on enamel paint or, subject to the prior approval of the review authority, a silicon modified alloy or special epoxy paint system of a color approved by the review authority.

**Staff Recommendation**

Staff has included with the memo a spreadsheet of various roofing products and will present several synthetic roofs and photos of recent projects at the DRB meeting to facilitate a discussion. The end goal of the worksession is to provide general non-binding direction on synthetic roof materials. Issues for the DRB to consider include:

1. How natural does a synthetic product look?
2. How durable are synthetic roof material in high alpine conditions where snow, ice and ultraviolet light can cause impacts?
3. Do synthetic roofs in the Village Center cause the need for more snow retention and protection since they will shed snow and ice very rapidly?
4. Should Double Roman roof tile replacements with a synthetic material come before the DRB or should the CDC be amended to allow for staff review up to a certain percentage of roof area?

<b>Concrete</b>	<b>Warranty</b>	<b>Fire Rating</b>	<b>Hail Rating</b>	<b>Weight</b>	<b>Stock</b>	<b>Colors</b>	<b>Tiles/sqft*</b>	<b>Color-throughout</b>
Boral Villa 900 Impact	Limited Lifetime, Fully Transferable, Non-Prorated	Class A	Class 4	970lb/100 sq ft	Denver	2 colors	87	Yes
Boral Villa 900	Limited Lifetime, Fully Transferable, Non-Prorated	Class A	Class 3	900 lb/100sqft	Denver	7 colors	85	Yes
Hanson Hacienda	Limited Lifetime, Fully Transferable	Class A	Class 3	920 lb/100sqft	California	5 colors	86	Yes
Crown Tuscany	Limited Lifetime, Fully Transferable	Class A	Class 3	910 lb/100 sqft	Florida	7 colors	86	Yes
<b>Synthetic Concrete Tiles</b>								
Distinctions Synthetic Tile	50 Year Limited Warranty	Class A	Class 4	240lb/ 100sqft	British Columbia	6 Colors		
Titan Double Roman Tile	50 Year Limited Warranty	Class A	Class 4	198lb/100sqft	Wisconsin	10 colors	90	Yes
Quarrix Composite Roof Tile	50 Year Limited Warranty	Class C	Class 4	N/A	Denver	6 colors	92	Yes
<b>Synthetic Cedar Tiles</b>								
CE DUR	Limited Lifetime, Fully Transferable	Class A	Class 4	170lb/100sqft	Denver	5 colors	N/A	Yes
<b>Cost</b>								
Concrete Tiles	\$4.50 - \$9.00 a square foot*							
Synthetic Tiles	\$7.00 - \$9.00 a square foot*							

\*Unusually steep slopes, skylights, and multiple dormers may add anywhere from \$1 to \$5 per square foot





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**  
455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Design Review Board

**FROM:** Chris Hawkins, Director of Community Development

**FOR:** Public Hearing on May 7, 2015

**DATE:** April 30, 2015

**RE:** Major PUD Amendment to Extend the Length of Validity and Vested Property Rights for a Site Specific Development Plan for Lot 109R from December 8, 2015 to December 8, 2020

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**PROJECT GEOGRAPHY**

**Legal Description:** Lot 109R  
**Address:** 632-642 Mountain Village Blvd.  
**Owner/Applicant:** MV Colorado Development Partners, LLC  
**Agent:** Law Offices of Thomas G Kennedy  
**Zoning:** Village Center Zone District  
**Existing Use:** Vacant; North Village Center Parking Lot  
**Approved Use Pursuant to PUD Development Agreement:** 66 efficiency lodge units; 38 lodge units, 20 condominium units, 1 employee apartment and 20,164 sq. ft. of commercial  
**Site Area:** .825 acres

**Adjacent Land Uses:**

- **North:** Vacant 89 Lots
- **South:** Shirana Condos
- **East:** Westermere & Palmyra Condos
- **West:** See Forever & The Peaks

**ATTACHMENTS**

1. Applicant Narrative
2. Approved PUD Plan Set

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as amended)
- Town of Mountain Village Home Rule Charter (as amended)
- Design Review Application as maintained by the Community Development Department.

**BACKGROUND**

The Town Council approved the final PUD development application on December 8, 2010 Resolution Number 2010-1208-31 as recorded at Reception Number 415339. The PUD development agreement was recorded on March 18, 2011 at Reception Number 416997 (PUD Agreement). The PUD Agreement established the length of validity until December 8, 2015. The applicant is requesting an extension for five years in order to allow the owner to continue monitoring the market conditions and complete the project when appropriate.

**ANALYSIS**

The only requested amendment to the PUD Agreement is the extension of the approved final PUD plan and the associated vested property rights. Section 12.16 of the PUD Agreement allows the developer to seek an extension to the PUD. The Community Development Code does not have a PUD extension process with the major PUD amendment process the only avenue for seeking an extension.

The creation of the Mountain Village Hotel PUD included the creation of Lot 109R that is now a platted lot, with the density assigned to this lot via the Town's approval of the final PUD plan and the associated PUD Agreement. The Town received Lot 644 in The Meadows in exchange for land it conveyed to the developer that is now a part of Lot 109R. The density assigned by the PUD is also assigned to the site. Thus, the developer and the Town have received benefits that cannot be reversed, with Lot 109R platted to fit the density and development allowed by the PUD Agreement. Staff would also note that it took several years, numerous public hearings and lots of resources to create the PUD and the associated site specific development plan. So staff believes that extending the PUD is warranted, especially since it will help further the goals and actions in the Mountain Village Comprehensive Plan.

**STAFF RECOMMENDATION**

Staff recommends that the DRB approve the requested PUD amendment with the following motion:

*"I move to recommend the Town Council approve a major PUD amendment for Lot 109R to extend the PUD Agreement and the associated vested property rights a period of five years."*



Addendum to PUD Extension/Amendment

April 1, 2015

MV Colorado Development Partners, LLC, a Texas limited liability company or its successor in interest (“**Owner**”) secured certain approvals (“**Town Approvals**”) by the Town of Mountain Village (“**Town**”), authorizing the Owner to pursue a mixed use development project (“**Project**”) on Lot 109R, Town of Mountain Village. The documents reflect the Town Approvals include, without limitation, the following documents:

1. Town Council PUD Approval Resolution
2. Replat
3. Development Agreement
4. Final PUD Plan

Copies of the Town Approvals Documents are attached to this Application.

The Town Approvals were granted through December 8, 2015 (“**Town Approvals Expiration Date**”), at which time they would expired unless Owner has either: (a) obtained a building permit and commenced construction of the Project Condominium; or (b) applied for and obtained an approval to extend this Agreement and the Town Approvals.

The within application is being submitted by Owner to amend the Town Approvals, including the Final PUD approval for the Project, for the purpose of extending the Town Approvals Expiration Date from December 8, 2015 to December 8, 2020 and the period of extended vesting for the Project through December 8, 2020 for reasons set forth herein.

Owner secured the project at the height of the recent economic downturn. As the economy continues to recover, the Owner notes that not all sectors are recovering at the same pace. The Project includes a substantial accommodation/hotel element, which economic sector has not recovered to a level that supports the ability for Owner to secure necessary financing to insure the success of the Project.

The Owner seeks the extension of time to allow it to continue to monitor market conditions and, when appropriate, complete the Project.

Respectfully Submitted,

MV Colorado Development Partners, LLC,  
a Texas limited liability company

By: John Wagner

Printed Name: John Wagner  
Title: Vice President

## Chris Hawkins

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**From:** neal elinoff <nealelinoff@gmail.com>  
**Sent:** Wednesday, April 15, 2015 4:45 PM  
**To:** Chris Hawkins  
**Cc:** Dominic Spagnuolo; Greg Ritter; david eckley; Steve Schulz; MICHAEL VAZQUEZ; Lee Pressler  
**Subject:** regarding the PUD Amendment hearing at DRB (May 7) and council (May 21) for Lot 109R

Dear Chris,

I'm one of the homeowners whose views got destroyed when MV permitted the development of See Forever Village large apartment condos. Currently and at that time, there was a Ridge Development restriction. Indeed, that's why the original homeowners, the ones that paid a heavy price for unobstructed views, purchased on the ridge to begin with. We knew that any development could not be built high enough to be seen from the valley floor.

John Abrams got a variance and as you know, the blight of empty, "See Forever Village" apartments can be seen from the valley floor because of that variance.

Now all that we have left are partial views up the ski hill. For 8 homeowners who purchased unobstructed view homes, we currently have major view obstructions and if the project under review is built on the entirety of the land, the only views remaining will be of exterior walls with brightly lit interior walkways and stairwell lights that would double up with the new project. Indeed, we'd have no views at all. We might as well have built in a canyon instead of a ridge.

Kindly view these issues during the day and especially at night so that you can see our blighted view corridors as they currently are and as they will be impacted to a final degree if this project is built as the developer is suggesting. When you do so, you'll see the negative impacts that old and potentially new developments will blight our property with and destroy our value.

Sincerely,

**Neal Elinoff** *president*

*Elinoff & Co. Gallerists and Jewelers*

*204 West Colorado Ave.*

*PO Box 2846*

*Telluride, CO 81435*

*work: 970-728-5566; fax: 970-728-5950; cell: 970-708-0679*





**Mountain Village Hotel**  
BOKA Powell Project No. 08131.100

Supplemental Information  
**Final PUD Application**  
**Town Council Review**

Issue Date: November 18, 2010



8070 Park Lane, Suite 300, Dallas, Texas 75231  
P. 972.701.9000, F. 972.991.3008  
[www.bokapowell.com](http://www.bokapowell.com)

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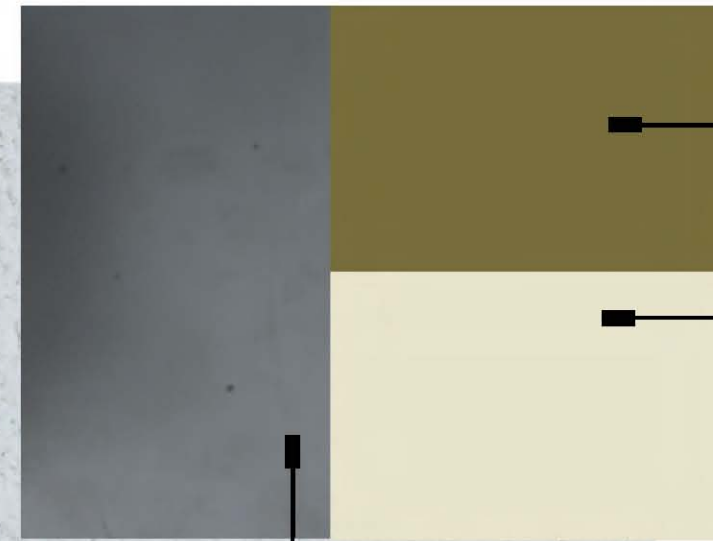
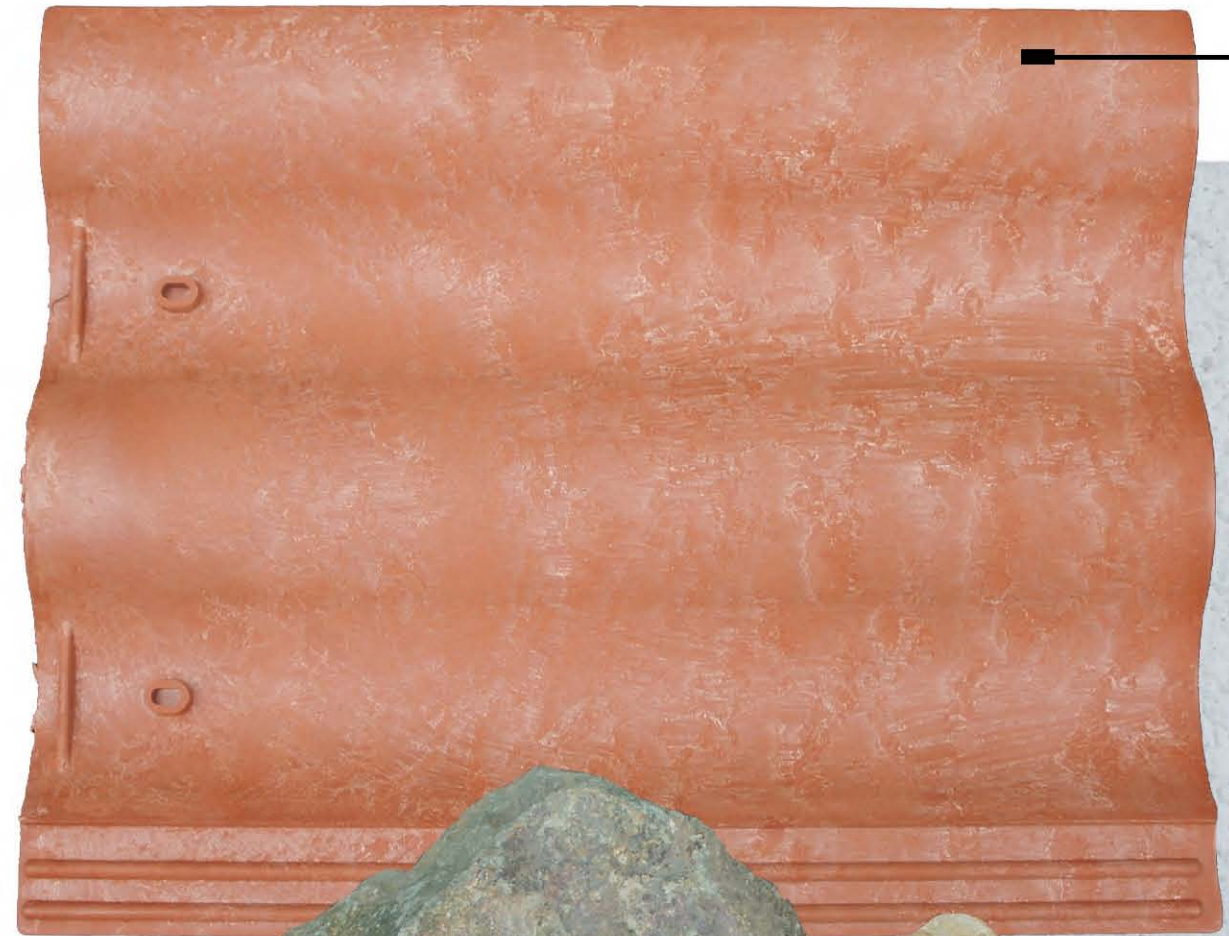
Mountain Village Hotel  
Supplemental Information  
Final Submission

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<b>Tab 1</b>	Exterior Material Information
<b>Tab 2</b>	Material Key Rendering
<b>Tab 3</b>	MEP Narrative
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EXTERIOR FINISHES



Synthetic Roof Tile  
Color to match  
existing Core tiles

Stucco Paint Color

Stucco Paint Color

Window Mullion Color

Stucco Finish

Wood

Stone "Random  
Ashlar pattern  
with thin recessed  
mortar joints"





Recycled synthetic roof  
to match town standard

Cedar Siding

Stucco 2

Painted aluminium  
clad window

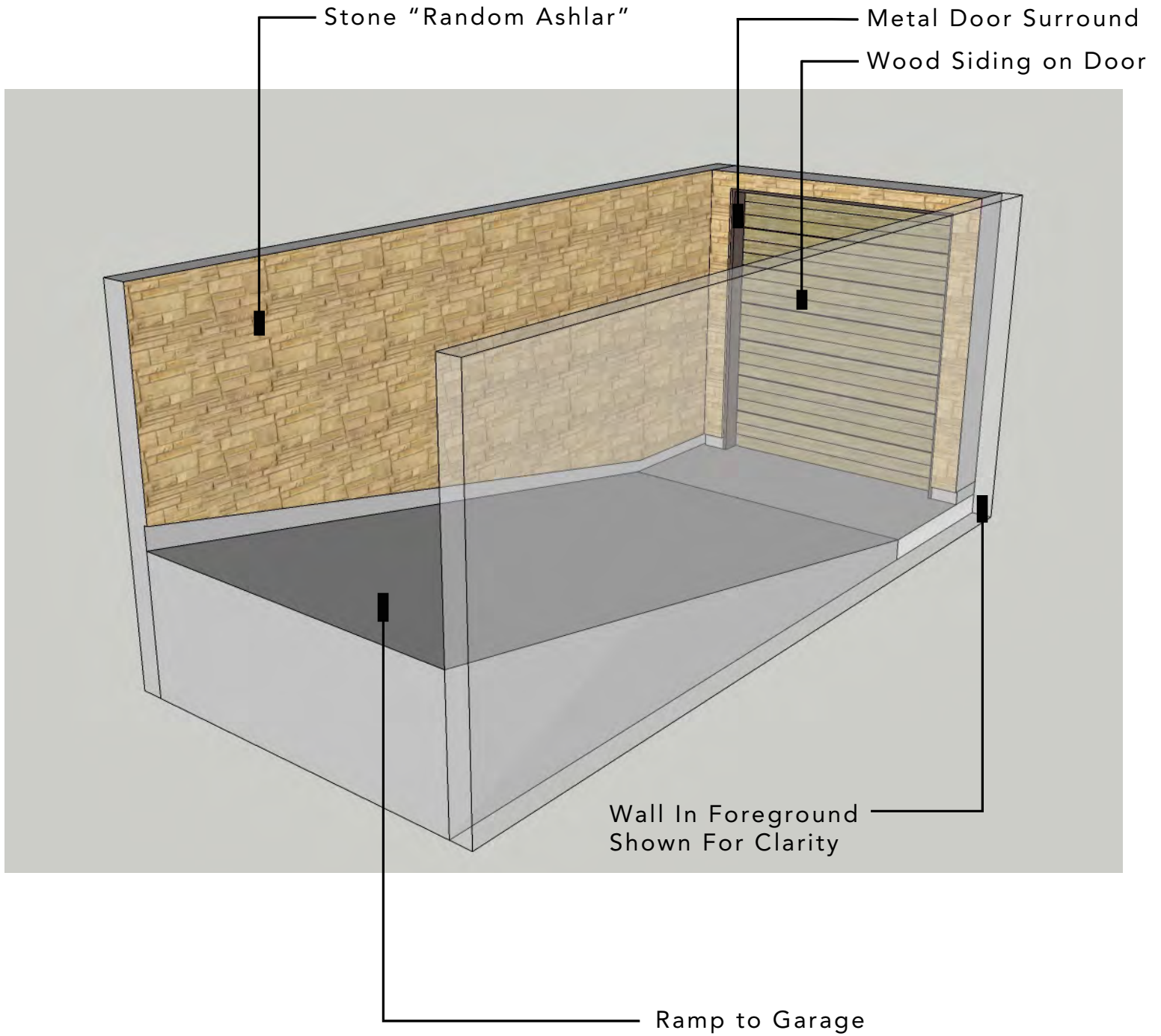
Metal handrails

Stucco1

Stone



GARAGE DOOR ISOMETRIC  
N.T.S.





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

November 18<sup>th</sup>, 2010 27

**John E. Orfield** | Principal

**BOKA Powell, LLC** Architecture+Interiors+Planning+Graphics

8070 Park Lane, Suite 300 | Dallas, Texas 75231

T 972.701.9000 | F 972.991.3008 | C 214.289.0078

[jorfield@bokapowell.com](mailto:jorfield@bokapowell.com) | [www.bokapowell.com](http://www.bokapowell.com)

Attn: John

Re: Mountain Village Hotel Mechanical, Electrical and Plumbing system narratives.

## **1. HVAC PERFORMANCE CRITERIA**

### **A. DESIGN INTENT**

The performance criteria are intended to define the level of performance of the HVAC system. The parameters used herein shall form the basis of the HVAC system design, equipment selection and system sizing.

### **B. CODES AND STANDARDS**

The engineering calculations are based on the latest recommendations of ASHRAE and good engineering practices consistent with industry practice.

The codes applicable to the design are as follows:

LEED silver (USGBC)  
International Building Code (2009)  
International Electrical Code (2008)  
International Fire Code (2009)  
International Mechanical Code (2009)  
International Plumbing Code (2009)  
International Residential Code (2009)

The standards applicable to the design are as follows:

- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) handbooks
- Sheet Metal and Air Conditioning Contractors National Association (SMACNA)
- American Society of Mechanical Engineers (ASME)





## **2. HVAC SYSTEM DESCRIPTION**

### **A. INTRODUCTION**

1. The HVAC system for the Mountain Village Hotel will consist of a centralized chilled water and boiler plant serving the guest room fan coil units and air handling units located through the hotel. The boiler plant will also provide hot water for domestic use, laundry and snow melt systems.
2. The system is based on 7 stories above grade and three garage levels below grade including utility and back-of-house spaces. The Porte Cochere entrance will incorporate two insulated, automatic doors leading to a tempered (45°F to 50°F) garage. Retail spaces, a business center, a bar and lounge, guest services, pool services, kitchen and dining, offices, spa and exercise areas will occupy the Plaza Level. The main electric room in the lower garage level. The laundry and kitchen support areas will be on the ground level as well as an entrance lobby. Mechanical equipment rooms will be primarily in the southeast corner of the two parking levels and in the north west corner of the basement level garage.

### **B. CHILLED WATER PLANT**

3. The chilled water plant will consist of (2) water cooled chillers (220 to 250 tons) with a variable primary pumping system distributing chilled water to the air handling units and guest room fan coil units. The chilled water plant will be located in the basement garage level chiller machinery room. The plant will also incorporate a water side economizer (2 150 ton cooling towers) to benefit from free cooling during low wet bulb conditions.
4. The chillers will be a water cooled electric centrifugal or screw type with a minimum full load efficiency of 0.55 kw/ton at 72°F entering condenser water temperature. The chilled water supply temperature will be 45°F and the return temperature 57°F. The condenser water supply temperature will be 72°F and the return temperature 87°F. The chillers will use R134a refrigerant (non-CFC) and the machinery room will be equipped with a refrigerant leak detection and ventilation system in compliance with ASHRAE Standard 15.
5. Chilled water will be distributed by two (2) variable flow chilled water pumps, each selected at approximately 70% of peak flow. The pumps will be vertical centrifugal type, approximately 450 GPM at 120ft TDH each, operated through dedicated variable frequency drives. Each pump will be furnished with a suction diffuser. An automatic bypass control valve shall maintain minimum flow through the chillers.
6. A free cooling cycle will provide chilled water through a plate and frame heat exchanger when the wet bulb temperature falls below 40°F. The heat exchanger will be sized to provide approximately 150 tons of free cooling.
7. The chilled water loop will have an air separator on the return water back to the chillers, a vertical bladder type expansion tank and a chemical pot feeder for corrosion control.
8. In addition to hydronic fan coils and air handling units the chiller will serve water cooled walk-in coolers and freezers, water cooled ice machines, water cooled electric, elevator





#### Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

machine, and data room fan coils. By linking all cooling systems to the chilled water loop there will be no need for unsightly air cooled condensing units on the project.

9. The cooling tower plant will consist of two open cooling towers with flume box. The fans will be centrifugal, forced draft type, with variable speed drives. Tower construction will include a stainless steel basin with galvanized steel structure and deck. The basin will not require electric basin heaters as the tower will may be used as a garage ventilation fan, located in the basement parking level. The cooling towers will be matched to provide condenser water for 50% of the chiller requirements. In this way the two cooling towers will provide 100% redundancy for the tower free cooling cycle to provide chilled water during cool weather which will peak around 150 tons (including the many back-of-house water cooled air conditioning systems).
10. Condenser water will be circulated between the cooling towers and the chillers by two (2) condenser water pumps, one operating and one standby. Each pump will be designed for approximately 240 GPM flow rate at 60 ft TDH discharge pressure. Each pump will be furnished with a suction diffuser.
11. A dedicated condenser water valve shall route condenser water through the cold side of the plate and frame heat exchanger when the outside wet bulb conditions are low enough to take advantage of free cooling.
12. A three way bypass valve will be used in conjunction with the cooling tower fan speed to control condenser water temperature.
13. A chemical treatment system consisting of a corrosion inhibitor and biocides with a conductivity sensor and control panel will be provided for the cooling tower. The chemical drums and control panel will be located in the chiller room.
14. A packaged cooling tower water sand filter located in the mechanical room adjacent to the cooling towers will filter particulate accumulated in the cooling tower basins.

### **C. BOILER PLANT**

15. The heating hot water plant will consist of three to six condensing, fully modulating, natural gas fired water tube boilers, rated for a total nominal output of approximately 8500 MBH at altitude. The boilers will be located in the upper garage level mechanical room. Sealed combustion air will be delivered through an engineered system supplying air in and flue gas out. The boilers will nominally run at 160°F supply temperature and 110°F return water temperature for maximum condensing and efficiency. The heating plant will run without glycol and pump through a set of space heating heat exchangers as well as a set of domestic hot water generating heat exchangers. The space heating fluid shall be a solution of 50% polypropylene glycol.
16. The hot water plant will use a primary – secondary pumping scheme with constant speed primary hot water pumps serving each boiler, constant volume secondary hot water pumps serving the domestic hot water generators and variable speed secondary hot water pumps serving the space heating piping distribution system.





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

17. The primary hot water pumps will each be vertical centrifugal type and will be manifolded into a common header. The primary loop will be decoupled from the secondary loop.
18. Two (2) secondary vertical centrifugal hot water pumps will be manifolded into a common header to distribute hot water to the space heating coils in the central station air handling units, reheat coils, unit heaters; and the snow melt heat exchanger. These two pumps shall be sized for 70% of full load and will run in tandem on a variable speed pumping loop for maximum operating efficiency. The domestic hot water heat exchangers serving the kitchen, the laundry, and the guest rooms shall each have their own pair of constant volume circulators dedicated to their respective loads with 100% installed redundancy (one pump is stand-by out of each of the three pairs).
19. The heating hot water loop will have an air separator on the supply water from the boilers, a vertical bladder type expansion tank and a chemical pot feeder for corrosion control. The loop will be controlled through a three-way valve to reset the system water temperature from 85°F to 125°F as the outside air temperature falls from 55°F to 0°F. Public area fan coils and make-up air units that need higher temperature heating water will be boosted by one of two or three strategically located instantaneous sealed combustion hot water heaters.

#### **D. COMMON AREAS**

20. Central make-up air units strategically located throughout the building will provide fresh air to common areas and retail spaces. Individual spaces will be served by hydronic fan coils (two or four pipe, depending on whether radiant floors are incorporated into the design).
21. Central make-up air may be ducted or delivered through a tunnel ceiling construction to each guest room for superior comfort and indoor air quality. Should continuous ventilation be included in the final design, toilet exhaust systems will likely be routed through air-to-air heat recovery heat exchangers for maximum energy efficiency.
22. The Dining area will be served by a central station air handling unit. The HVAC system shall be as follows:
  - (a) One (1) variable air volume central unit with a capacity of approximately 10,000 cfm supply air.
  - (b) The unit shall consist of a supply fan with VFD, chilled water cooling coil, hot water heating coil, 85% efficient filters, 100% outside air section with dampers, exhaust/relief fan with VFD and 100% exhaust air section with dampers.
  - (c) The exhaust/relief fan shall be sized to match the supply fan capacity for use in smoke control. The unit fans will be connected to the emergency power system.
  - (d) The unit will supply six to ten VAV boxes with hot water reheat coils where needed for zone control. The air distribution will be through various ceiling diffusers.
23. The Lobby, Bar and Public restroom areas will be served by a central station air handling unit. The HVAC system shall be as follows:
  - (a) One (1) variable air volume central unit with a capacity of approximately 7,000 cfm supply air.





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

- (b) The unit shall consist of a supply fan with VFD, chilled water cooling coil, hot water heating coil, 85% efficient filters, 100% outside air section with dampers, exhaust/relief fan with VFD and 100% exhaust air section with dampers.
  - (c) The exhaust/relief fan shall be sized to match the supply fan capacity for use in smoke control. The unit fans will be connected to the emergency power system.
  - (d) The unit will supply five to ten VAV boxes with hot water reheat coils for zone control. The air distribution will be through various ceiling diffusers.
24. The Spa and fitness center will be served by multiple fan coil units. 100% fresh air and exhaust will be provided for the locker, shower and exercise areas.

**E. GUEST LODGE, EFFICIENCY LODGE AND CONDOMINIUMS**

- 25. The guest rooms will be conditioned by four (4) pipe chilled water fan coil units located in the area or a (2) piped combined with in-floor radiant heat. It is assumed that outside air for ventilation (65 cfm) will be through a centrally ducted or tunnel ceiling delivery system in the corridors with 4" round ducts penetrating each unit through a 6" x 6" grill just in side the unit door, OR through windows 4% of floor area to met the ventilation requirements. Return air will be from the space served through a return air grille at the face of the unit enclosure. Some areas may need horizontal soffit mounted ductwork to serve more than one room with a single fan coil unit.
- 26. The guest room fan coil units will consist of horizontal soffit mounted units with integral access doors. Units will have a capacity of 350 to 600 cfm, and will include a factory supplied sound attenuation package, valve package and integrated (to the front desk) thermostat.
- 27. A networked property management system (PMS) is expected to be incorporated into the design such as Epitome by Softbrands or INNCOM's e4 Smart Digital Thermostat
- 28. Guest room kitchens shall be limited to 36" ranges with exhaust requirements of no more than 400 cfm.
- 29. Penthouse units with steam showers will receive toilet exhaust systems.
- 30. The maid and service rooms on each level appropriately will be conditioned by four (4) pipe chilled water/heating hot water fan coil units located in the area served.
- 31. The guest room bathrooms will be exhausted by common risers collected in an attic duct system leading to make-up air units pre-conditioned with air-to-air heat exchangers recovering heat (or cooling) from the exhaust airstreams. Each bathroom will be supplied with a wall mounted exhaust grille leading to a sub duct. The exhaust quantity will be 35 cfm at each bathroom. Should ventilation in the Guest Rooms be based on operable windows only, the restroom exhaust fans will need to be individually switched and may lead to looking at individual 4" duct runs up and out through some roof detail, or worst case, out the sidewalls.
- 32. The guest corridors will be conditioned by make-up air units mounted on the roof or buried in the building in mechanical rooms. The make up air unit shall consist of a supply fan, an





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

exhaust fan, a heat recovery coil or coils, hot water heating coil, chilled water cooling coil, filters and intake section. A central supply air duct will distribute air in the corridor at each level. Fire/smoke dampers shall be provided at each supply grille at each level.

33. The telephone and electrical rooms at each floor will be supplied with two pipe cooling only fan coils.
34. The passenger elevator machine room and the freight elevator machine room on the Tower roof will each be conditioned using a wall mounted packaged water cooled heat pump.

## F. KITCHEN

35. The kitchen is assumed to have three (3) cooking areas, two (2) dish washing areas, walk in coolers and freezers and office space.
36. Each cooking area will have a kitchen hood with a dedicated exhaust fan and make-up air unit. The exhaust fan will be a roof mounted centrifugal exhauster with ventilated curb sized for 5000 cfm. The make-up air unit will be a factory packaged supply fan, gas furnace heating section and filter sized for 5000 cfm and designed to maintain a minimum of 60 °F supply air temperature. The exhaust fan will be ducted to the kitchen hood using welded carbon steel ductwork with clean outs per code. The make-up air from the unit will also be ducted to the kitchen hood with galvanized sheet metal ductwork. The balance of the make-up air to the kitchen hood will come from the surrounding areas.
37. The kitchen exhaust fans will have extended stacks with a 30" x 20" chases through the building to terminate at the roof.
38. Each dishwasher area will have a ventilation hood with a dedicated exhaust fan. The fans will be roof mounted centrifugal utility sets sized for 1000 cfm each. The exhaust fan will be ducted to the dishwasher hood using stainless steel ductwork.
39. The kitchen work area and support spaces will be conditioned using a four pipe fan coils coils at each zone for temperature control. Gas fired, heating only make-up air units will be paired with each kitchen hood.
40. Miscellaneous spaces. The basement back of house and mechanical spaces will ventilated by mechanical exhaust and heated using hot water unit heaters located in the spaces served. The areas will include the following:
  - (a) Mechanical rooms.
  - (b) Maintenance shop.
  - (c) Receiving dock
  - (d) Compactor room.
  - (e) Pool equipment room.
41. The main electrical room in the lower garage level will be conditioned by a dedicated heat pump. The unit will be located immediately adjacent to the electrical room.



## Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

42. The chiller machinery room in the basement will be ventilated by a dedicated exhaust fan controlled through a refrigerant leak detection control panel and sensors designed to shut down the chiller plant and ventilate the room upon the detection of refrigerant over set point. Make up air will be provided to the chiller room through a unit serving the kitchen and dining area as well
43. The hot water boiler room in the basement will be utilize sealed combustion intakes and flues negating the need for large combustion air louvers into this room.
44. The laundry room in the basement will be supplied with conditioned air from the central make up air unit serving kitchen and dining areas. The laundry room will be exhausted through the ironer exhaust fan and the laundry dryer exhaust fans, both located in the laundry room and ducted through a dedicated shaft to vents on the roof.
45. The main telephone room will be conditioned using a heat pump. The unit will operate 24 hours per day and will be connected to the emergency power system.
46. Electric cabinet unit heaters will be provided at entrance vestibules and at the bottom of each exit stairwell.
47. Hot tub areas will be ventilated, dehumidified and heated using a factory packaged dehumidification unit with air cooled condenser. The unit will be mounted in the pool house mechanical room and will be sized for 5000 cfm. The ductwork serving hot tub areas will be PVC coated sheet or aluminum metal duct. Air from the adjacent spa will be transferred to the indoor pool to maintain a negative air flow to the pool area.

### **G. FIRE AND LIFE SAFETY**

48. No smoke control systems are anticipated at this time.

### **H. SNOWMELT**

49. The areas indicated on the snow melt plan will be furnished with a snow melt system.
50. The system will use embedded PEX tubing and will be sized to cover an area of approximately 25,000 square feet. The snowmelt system will simply be an extension of the radiant floor piping system, using the same pumps, heat exchangers, and temperature resetting mixing valve to deliver 85°F to 125°F fluid. The heat transfer fluid will be 50% propylene glycol. The snowmelt system will provide automatic snow/ice detection and will maintain an idling temperature in the snow-melting slab during very cold weather.

### **I. CONTROLS**

51. A DDC BAS system will be installed with equipment provided by Alerton, JCI, Invensys, or equal.
52. This system will control and monitor the following:
  - (a) Central chilled water plant and cooling towers.





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

- (b) Central hot water boiler plant.
  - (c) Common area central station and make-up air handling units and zone VAV boxes.
  - (d) Back of house fan coil units.
  - (e) Snowmelt systems.
  - (f) Lighting controls
53. A separate system will monitor CO levels in the van parking area and control the exhaust fan serving this space.
54. Guest room fan coil units and exhaust fans, cabinet heaters, unit heaters and miscellaneous exhaust systems will have stand alone controls or will run on a 24/7 basis. These systems are not included in the DDC/BAS system.
55. The packaged heat pump systems serving the elevator machine rooms, tele data room and the AV room will have network thermostats.

### **3. PLUMBING SYSTEM DESCRIPTION**

#### **A. INTRODUCTION**

1. The natural gas, domestic water, and sanitary systems for the building will be provided within and up to a point 5 ft from the building. All site piping will be by others.

#### **B. DOMESTIC WATER**

2. A 3" or 4" domestic cold water service will be brought in from 5 ft. outside the building near the loading dock. A backflow preventer will be provided on the service where it enters the building.
3. The domestic water will be distributed to the first floor plumbing fixtures directly from the main service.
4. Domestic Hot Water for the guest rooms and common areas will be generated using heat exchangers located in the basement boiler room. The hot water generators will each be sized to handle 100% of the load. An in-line pump will be installed to circulate water through the heat exchanger and the tanks to ensure that hot water will always be available for use. The exchangers will use heating water from the main gas fired hot water boilers. The domestic hot water skid will include (2) heat exchangers each with a recovery capacity of approximately 1400 GPH and two (2) 1200 gallon storage tanks. The water will be generated and stored at 140°F.
5. Domestic Hot Water for the kitchen will be generated using double wall heat exchangers located in the basement boiler room. The hot water generators will each be sized to handle



#### Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

100% of the load. An in-line pump will be installed to circulate water through the heat exchanger and the tanks to ensure that hot water will always be available for use. The exchangers will use heating water from the main gas fired hot water boilers. The kitchen domestic hot water skid will include (2) heat exchangers each with a recovery capacity of 35 GPM and one (1) 1000 gallon storage tank. The water will be generated and stored at 140°F.

6. The majority of the laundry services will be outsourcers. The reminding laundry requirements will be accomplished with washer hot water being generated by a gas fired hot water heater located in the basement boiler room. The hot water heater will each be sized to handle 100% of the reminding laundry requirement load (taking inlet water from the 140 °F house supply). An in-line pump will be installed to circulate water through the heat exchanger and the tank to ensure that hot water will always be available for use. The water will be generated at 165F unless an ozone based cleansing system is installed.
7. The pipe material shall be Type 'L' copper, or Charlotte CPVC, or Uponor AquaPEX insulated with 3/4" fiberglass for all hot water and hot water circulating lines.
8. The water quality is assumed to be less than 7 grains per gallon hardness. No water softeners are planned at this time.

#### **C. SANITARY SEWER**

9. A sanitary sewer connection will be made into the building from 5 ft. outside the footprint of the building.
10. Sanitary sewer piping system for the guest rooms and for the public spaces will be a mix of combination waste and vent and conventional waste and vent systems.
11. The sanitary sewer fixtures in the basement will be routed to a sewage ejector located in the maintenance area. The ejector will be a duplex pump with fiberglass basin and the discharge will connect to the main sanitary lateral at grade level.
12. One (1) 3000 gallon restaurant grease interceptor will be located on the north side of the building adjacent to the kitchen or at the lower level loading dock area.
13. Condensate drains will be collected from the fan coil units at the base of each riser and routed to a floor sink or approved waste receptor connected to the sanitary sewer system. Condensate from air handling units and fan coil units will be routed to the nearest floor sinks or approved waste receptor connected to the sanitary sewer system.

#### **D. NATURAL GAS**

14. Natural gas piping will be routed from the meter near the loading dock to each point of use for the following equipment:
  1. Hot water boilers.
  2. Make up air unit gas furnaces.





Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

3. Kitchen equipment.
4. Laundry equipment.
15. The piping above grade shall be black iron, schedule 40 steel, Gas-Tite, Trac Pipe, or copper. A main gas meter (by the utility) will be provided at the building entrance.
16. The natural gas will be distributed at a pressure of 2 psig to the equipment.

**E. FUEL OIL**

17. The emergency generator is assumed to be supplied with an integral diesel fuel oil storage tank. An external fuel oil tank with pumps will be needed if extended operating capabilities longer than a few hours are desired.
18. The hot water boilers are assumed to be natural gas fired only. No back up fuel system is provided.

**F. PLUMBING FIXTURES**

Penthouse units expected to have steam showers.

**4. ELECTRICAL**

**A. DESIGN INTENT**

This document is intended to define the parameters for the overall electrical service, the electrical distribution thru-out the building(s) and lighting, exterior, interior and controls.

**B. CODES AND STANDARDS**

The codes applicable to the design are as follows:

- 2008 National Electrical Code (NEC)
- 2006 International Energy Conservation Code (IECC)
- LEED certified or LEED Silver certified.
- Local building code amendments

**C. MAIN ELECTRICAL SERVICE**

A new 120/208V, 3 phase 4000 amp electrical service from San Miguel Power Association with an exterior pad-mounted transformer and possibly a utility connection cabinet to be located with coordination with landscape design. This service will be sized to provide adequate power for the entire facility with a 10% to 20% spare capacity based on owner input and cost effectiveness.



Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

There will be one utility central meter for the entire hotel with separate utility meters for each of the retail spaces.

**D. ELECTRICAL ROOMS**

The main electrical room in the parking garage to be 1 hour fire rated and a minimum of 12' x 30' with two exit doors at opposite ends. To be located as close to the utility transformer and the generator.

Plaza level to be fed from main electrical room in parking garage and panel boards place for convenience and cost restraints.

The electrical rooms for floors 1 thru 5 to be vertically stacked and a minimum of 8' x 8' with a single door. Routing of conduit from main electrical room to these electrical rooms should be considered in the final design of the plaza level.

Tenant retail spaces to have their own meter in the main electrical room with a panel board sized to the relative size of the space.

**E. LIGHTING**

1. Exterior lighting: Please see attached lighting plans for the description of proposed exterior lighting.

These fixtures will be a combination of incandescent, LED and PL fluorescent lamping; compact fluorescent will need to be provided with starters rated for cold weather.

Walkway and courtyard lighting away from main plaza to be kept to a minimum needed for safety and shall comply with the same restrictions for plaza lighting.

Garage lighting is to be LED low profile fixture.

2. Interior lighting

Guest room lighting can be a combination of incandescent, LED and compact fluorescent.

Due to the restrictions of the International Energy Conservation Code, IECC 2006 the use of incandescent lighting in the common areas is severely restricted due to high wattage for light output.

It is our recommendation to replace all incandescent and compact fluorescent down lights with a LED down light. The LED down light is slightly more expensive than a commercial compact fluorescent but has the ability to be dimmed with any commercially available dimmer. The average life for the LED is 50,000 hours, with compact fluorescent at 12,000 hours, so maintenance is reduced. The light quality of the LED (92 CRI) is superior to any compact fluorescent (82 CRI).





### 3. Egress/emergency lighting

Exit signs for front of house to be an edge lit LED high quality fixture.

Exit signs for back of house to be LED lit white impact plastic generic fixture.

For egress lighting in the front of house, atrium, dining, lobby and guest room corridors is to be emergency ballasts in some of the normal light fixtures.

Egress lighting in back of house, service corridors, kitchen, covered parking and swimming pool are to be frog eye wall packs.

### 4. Lighting Controls

Guest rooms shall have local switching for all lighting and the overall control for all hard wired fixtures and switched receptacles at the unit entrance per IECC 2006. In the larger units a small lighting control would be recommended for convenience and salability.

Guest floor corridor lighting shall be on continuously.

Stairwell fixtures to have individual occupancy sensors combined with dual level lighting so the stair well runs a 50% light level until occupied.

Public spaces to maintain a minimum level of lighting at all time with extra and/or decorative lighting to be controlled through either a dimming rack or lighting control panel. This can be used to take advantage of day-lighting and can be set to automatic or controlled locally.

All back of house offices, storage, etc. to utilize dual level switching or occupancy sensors.

Garage lighting can be controlled thru a step dimming system and occupancy sensors that allows a 50% power and light reduction of each fixture until the space is occupied then the space is brought to full brightness.

## F. GENERATOR

Generator is preliminarily sized at 230 KW to provide power to run four hydraulic ram elevators and some mechanical loads as yet to be determined. If additional loads are required by owner or code to be on the generator i.e.; change to traction elevators, adding lighting or mechanical loads then the size of the generator may change

Generator to be installed in garage with a minimum clear space including generator and working clearances to be 15'L x 10'W x 7-1/2'H.

Generator package shall include a critical grade silencer, diesel belly tank with supply for two hours of operation and day tank for testing.



Mountain Village Hotel Mechanical, Electrical and Plumbing Narrative

If the run time for the generator is to exceed two hours then a separate dual walled diesel fuel tank in close proximity to the generator will be required.

Two automatic transfer switches are to be provided, one switch for the elevator load and the other switch for any additional loads, to avoid the elevator selective coordination issues.

**Joseph Gaumond, LEED AP**  
**Principal**

A handwritten signature in blue ink, appearing to read 'J. Gaumond'.

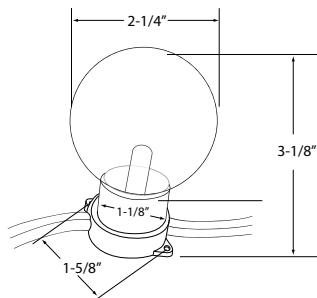
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13772 Denver West Parkway, Suite 200 Lakewood , CO 80401  
p 303-985-3260 cell 720-939-9383 f 303-987-2304



# FESTIVAL LIGHT STRING

*Festive and easy to use, low voltage Festival Light String allows runs up to 120 feet. Long life, high performance 24V xenon lamp assemblies are attached to 12-gauge wire at a preset spacing of 12" or 24". Wire, sockets, lamps and clear globes are included and optional colored globes may be purchased separately and replaced on the job site. The 24V system requires use with a magnetic transformer to maintain proper voltage.*



## FEATURES

- Durable, safe, low voltage lighting that adds a festive look
- Clear or colored polycarbonate globes provide a secure watertight seal around bulb
- Sockets firmly attached to 12-gauge wire
- Field cuttable for custom applications (24V is non-rated) – use with c/UL/us rated magnetic transformers
- Socket may be mounted to wire using a plastic, v-shaped hanger (sold separately) or surface mounted with socket bases' mounting holes
- 12" and 24" socket spacing options

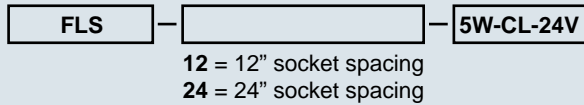
# STRING LIGHTING - FIXTURE "A"

## BILL OF MATERIALS

- Determine socket spacing (12" or 24")
- Determine quantity of light strings needed (length for 12" spacing is 60 feet; length for 24" spacing is 120 feet)
- Determine total wattage and transformer location(s)
- Order light string(s) and 24V magnetic transformer(s)
- Consider whether hangers will be needed

## ORDERING INFORMATION

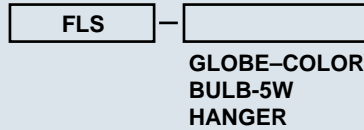
### PRODUCT







### REQUIRED

TR Series

### OPTIONAL



## ACCESSORIES

-		FLS-GLOBE-(COLOR)	Colored globes for Festival Light String, 2-1/4" diameter, PVC Specify Color: <b>BLue</b> , <b>FR</b> sted, <b>GR</b> een, <b>OR</b> ange, <b>RE</b> d, <b>YE</b> llow and <b>CL</b> ear replacement
-		FLS-HANGER	V-shaped plastic hanger that attached to socket base for hanging on cable
-		FLS-BULB-5W	Replacement lamp, 5 watts, 24V, 8,000 hours average life, wedge base
pg 120		TR Series	Magnetic transformer, enclosed 12V or 24V, dimmable, with multiple knockouts and boost tap 150 watts (one 15 amp circuit) or 300 watts (one 25 amp circuit) For runs up to 25 feet, c/UL/us

FESTIVAL STRING

## TECHNICAL SPECIFICATIONS

Voltage	24V, 60Hz AC operation
Construction	Durable PVC plastic globes mounted over durable long lasting xenon socket assemblies on 12AWG copper wire
Bulk reel	60 foot string (12" socket spacing) or 120 foot string (24" socket spacing)
Dimensions	H = 3-1/8" (socket with globe), Dia = 2-1/4", W = 1-5/8" (socket base mounting holes)
Wattage	5 watts per lamp
Maximum Run	60 feet for 12" socket spacing; 120 feet for 24" socket spacing
Packaging	Both 12" and 24" socket spacing product include wire, socket, lamps, and clear globe (colored globes must be ordered separately) pre-assembled in a box
Lamp specs	8,000 hour rated life
Dimmers	Dimmable with most standard incandescent dimmers
Diffuser	Installed clear polycarbonate globes are standard; colored globes are sold separately



H





STEP LIGHTING - FIXTURE "B"

STEP L Y T E S - L E D



RSC2 ALUMINUM



RSF2 POLYCARBONATE



RSS2 POLYCARBONATE



RSV2 ALUMINUM

**HOUSING** – Die-cast aluminum back box contains less than 0.3% copper to prevent corrosion in concrete or masonry applications.

**TRIM RING** – Die-cast aluminum trim contains less than 0.3% copper to resist corrosion. Cast bronze fixture has polycarbonate, color-impregnated, dark bronze finish (RSC2 and RSV2 only).

**FINISH** – Aluminum parts have zinc-rich primer and thermoset powdercoat for durability. Cast bronze has natural finish (RSC2 and RSV2 only).

**CAST LOUVER FACEPLATE** – Die-cast copper-free aluminum with 45° cutoff, with frosted tempered glass. Cast bronze louver is natural cast bronze with frosted tempered glass (RSC2 and RSV2 only).

**OPAL FACEPLATE** – Opal UV stabilized injection molded polycarbonate with frosted glass silked on inside for durability.

**LOUVER SCREEN FACEPLATE** – Clear UV stabilized injection molded polycarbonate with 45° louvered screen insert.

**LED** – Type 1 Luxeon® high-output LEDs powered at 350mA DC to operate for 50,000 hours.

**REFLECTOR** – Specular aluminum formed reflector.

**ELECTRICAL** – Electronic 120 volt AC to 12 volt regulated DC power supply.

**WIRING** – Supply wires connect directly to the quick connect on the integral power supply.

**ADA COMPLIANT** – Compliant when used in indoor and outdoor wall applications.

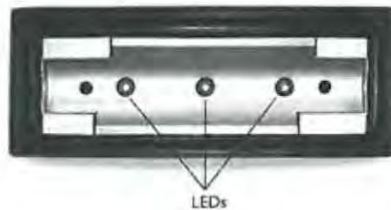
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RSC2 CAST BRONZE



RSV2 CAST BRONZE



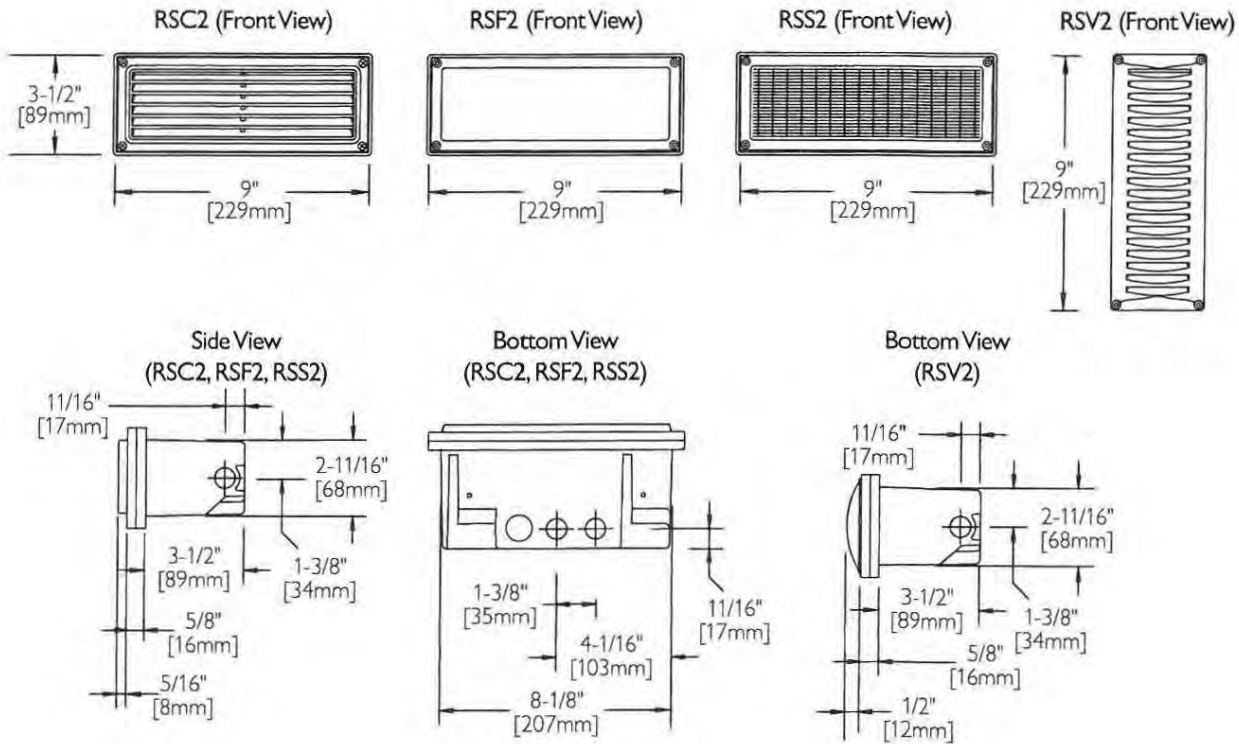
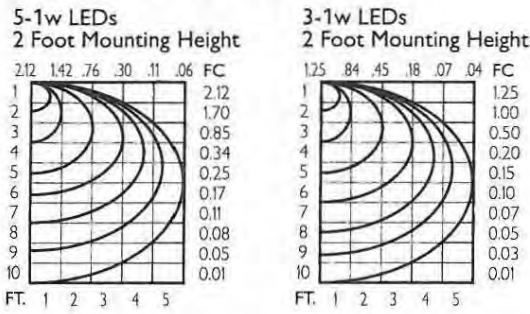
ACCESSORIES

Catalog Number	Description
MAKM	Masonry Construction Mounting Kit
MAKNS	New Stud Wall Construction Mounting Kit
MAKES	Existing Stud Wall Construction Mounting Kit

Note: All units supplied with mounting hardware for concrete pour installation. If other mounting kits are required, order accessory above.

# STRING LIGHTING - FIXTURE "B"

## PHOTOMETRIC INFORMATION



## ORDERING GUIDE

Catalog Number	Finish (A) Black (B) White (H) Bronze (N) Natural Cast Bronze	Sym Optics K5 or L5	Lamping D3 (3 1w LEDs) D5 (5 1w LEDs)	Voltage (E) 120
RSC2	(Specify)	K5	(Specify)	E
RSF2	(A,H)	L5	(Specify)	E
RSS2	(A,H)	K5	(Specify)	E
RSV2	(Specify)	K5	(Specify)	E
RS2D-AHO*	Black	Housing Only for Pre-shipment		
RS2D-BHO*	White	LED Housing Only for Pre-shipment		
RS2D-HHO*	Bronze	LED Housing Only for Pre-shipment		
RS2D-NHO*	Natural Cast Bronze	LED Housing Only for Pre-shipment		

\*When housing only is ordered for pre-shipment, add suffix "LH" (Less Housing) to complete catalog number to order fixture without housing.



# PAVER LIGHTING - FIXTURE "C"



TM and manufacture by MSL-SOLARPATH



Select product button for full information

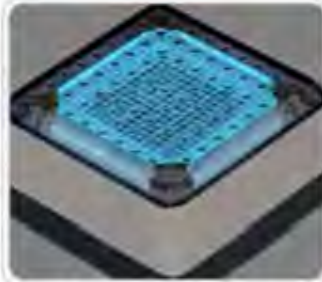
[Download Product Catalog](#)



## SolaTile II



SolaTile II is the newest generation of Solar Plus Sun Solutions light emitting tiles. It utilizes an open surface photovoltaic array laid in a recessed chamber. LED lights, driven by clean capacitor power, illuminate a full-face illuminating plate. When the plate is lit, the entire surface of the Sola Tile II glows and the recessed solar array is hidden. Through advanced laser etching, the highlighting of emblems, logos, demarcations, symbols, pictures, and lettering on the unit surface are made possible - branding and customization possibilities are unlimited.



- Landscaping
- Patios
- Pavers
- Fountains
- Stairways
- Walkways
- Biking Paths
- Boardwalks
- Pool Decks
- Pool bottoms
- Building Exteriors
- And many more...



## Technical Specifications

Technology and Operation

Solar panel type

Mono-crystalline

Illumination technology

Ultra-bright L.E.D.s

Energy storage

Ultra-capacitors

Charging time

2 (sunny day) to 8 (cloudy day) Hours

Operation at full charge

Up to 18 hours

# PAVER LIGHTING - FIXTURE "C"

## Solatile II

Colors	Red, Green, Blue, Orange, Amber, White
Operating temperature	140 °F to -13 °F / 60 °C to -25 °C
Automatic On/Off level	150 lux - 350 lux

### Lighting

Color	Luminance (Nit)	Illuminance (Lux)	Uniformity
Red	6.8	21.6	90%
Green	17.3	54.2	90%
Blue	4.7	14.8	90%
Orange	6.3	19.9	90%
Amber	3.4	10.8	90%
White	13.2	41.5	90%

### Material and Design

Case Material	UV-Treated polycarbonate (main body) ABS (bottom cover)
Available Sizes	L. Square - 8"W x 8"L x 2.54"H / W 20.32cm x L 20.32cm x H 6.45cm S. Square - 4"W x 4"L x 2.54"H / W 10.16cm x L 10.16cm x H 6.45cm Rectangular - 4"W x 8"L x 2.54"H / W 10.16cm x L 20.32cm x H 6.45cm Round - $\Phi$ 4" x 2.54"H / $\Phi$ 10.16cm x H 6.45cm
Weight	L. Square - 5.5lbs / 2.5kg S. Square - 1.3lbs / 0.6kg Rectangular - 2.2lbs / 1kg Round - 1.2lbs / 0.5kg
Modulus of rupture	21.8 N/mm <sup>2</sup> (=222 kgf/cm <sup>2</sup> )
Compressive strength	2.74 N/mm <sup>2</sup> (=28 kgf/cm <sup>2</sup> )
Breaking load	34.888 N (=3.560 kgf)
Waterproof	IP 68 - 100% (submersible)



# DOWN LIGHTING - FIXTURE "E"

me: - Fixture Type: - Model No: - Lamp Info:

## APPLICATION

Small aperture medium distribution downlight is suitable for commercial, retail and institutional applications that require an energy saving, long life LED lamp source, high lumen output and excellent color rendering characteristics.

## PRODUCT DATA

**REFLECTOR:** The parabolic reflector redirects spill light from the lamp, and eliminates high angle glare. A one half-inch overlap flange is standard. Supplied standard with Specular Clear Alzak, other reflector finishes are available in order to provide maximum flexibility to the designer.

**DECORATIVE ACCESSORY:** Round disc is fabricated from soda lime glass (ICE4) or borosilicate glass (ICE4BS) and is suspended from reflector by satin stainless hardware. Glass features a frosted center ring with center opening.

**HOUSING:** Heavy gauge galvanized steel housing provides a secure mounting-plate form for the electrical components and protects the optical assembly. Standard plaster flange allows one inch ceiling thickness with custom depth available. LED module is accessible from below.

**MOUNTING:** Universal Mounting brackets adjust vertically 5.5" and accepts C-channel or rigid bars (see optional accessories).

**ELECTRICAL:** 120 to 277 VAC, 50-60 Hz.

**JUNCTION BOX:** Heavy gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

**LED MODULE & DRIVER:** LED Module and Driver are manufactured by Philips Lighting. Remote phosphor technology insures color consistency from fixture to fixture.

**DIMMING:** Standard product is compatible with 0-10 volt dimming controls.

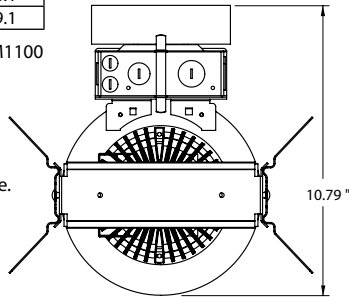
LIGHT OUTPUT (lm)	COLOR TEMP. (K)	POWER (W)	EFFICACY (lm/W)
1100	3000	17.4	63.1
1100	3500	16.7	66.1
1100	4000	15.9	69.1

Specifications based on Fortimo LED DLM1100 by Philips Lighting after 100 hours.

- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.



For Wet Location Under Covered Ceiling

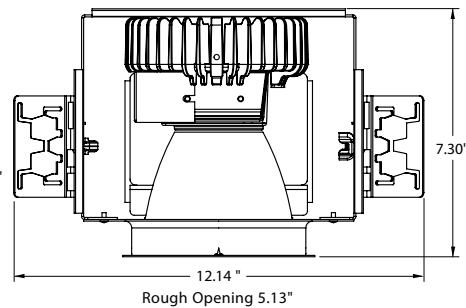


## SERIES 4VLED1100

Recessed Downlight, 1100 Lumen LED Open Reflector



Available with suspended decorative glass disc.



Series 4VLED1100 - Recessed Downlight, 1100 Lumen LED Open Reflector

Catalog Number - 4VLED \_\_\_\_\_

Example: 4VLED11004K

Fixture Series	Lumens	Input/Voltage	Options
4VLED	1100 4K (4,000K) 1100 35K (3,500K) 1100 3K (3,000K)	120/277V Standard	EM = Emergency Power Pack

/ 4VLED \_\_\_\_\_

Example: 4VLEDSCLPF

Trim	Trim Finish w/polished flange
4VLED - Downlight Reflector	
SCLPF - Soft Specular Clear Alzak	
HAZPF - Haze Alzak	
ICE4 - Decorative Glass Accessory	
<i>For white painted flange, drop "PF" from Catalog #.</i>	
<i>For other finishes, consult reflector section.</i>	

## Optional Accessories

Hanger Bars (set of 2)

#101782 = #520 Caddy Bars      #9152 = 52" C-Channel  
#9127 = 27" C-Channel      27BH = 27" Solid Bar

For Optional Reflector Finishes & Decorative elements, consult special section of catalog.

Fixture Type	Job Reference/Location
Lamp Type	Approval

Manufactured and tested to UL#1598 and CSA standards.  
Note: Suitable for damp location.  
Fixtures are not designed for direct contact with insulation.

All Pathway products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice. Alzak is a registered trademark of Alcoa.

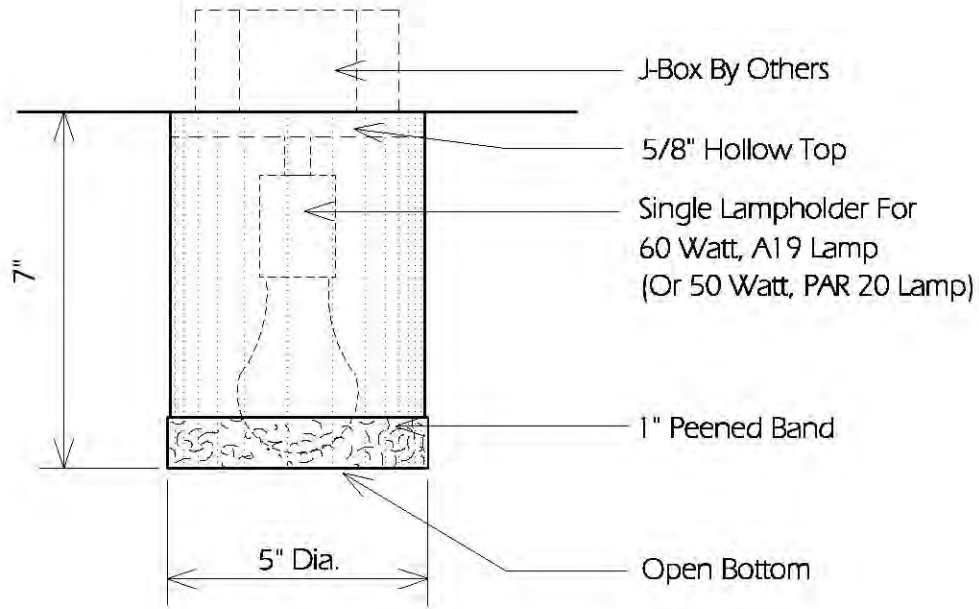




PENDANT LIGHTING - FIXTURE "F"



PENDANT LIGHTING - FIXTURE "F"



SIDE

**TWO HILLS STUDIO®**

Fine Lighting & Decorative Metal Work [www.twohillsstudio.com](http://www.twohillsstudio.com)

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**CEILING FIXTURE CF10**

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Fixture Is Appropriate For:

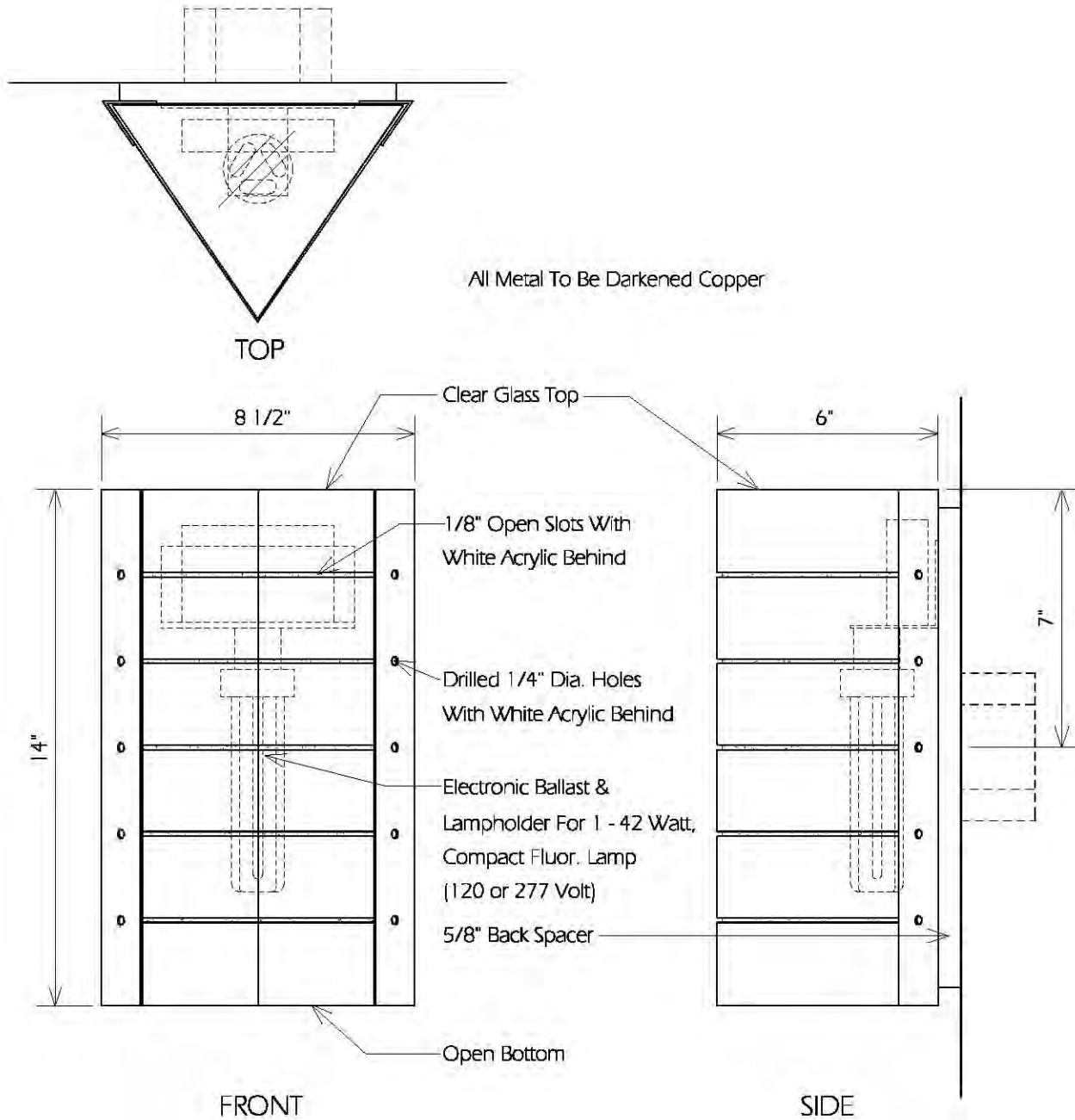
- Wet Locations As Shown
- Wet Locations With Glass Or Solid Top *A*
- Damp Locations As Shown
- Dry Locations As Shown
- U.L. Approved



WALL SCONCE - FIXTURE "G"



WALL SCONCE - FIXTURE "G"



All Metal To Be Darkened Copper

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FIXTURE TYPE 'G' 6 REQ'D.

**MOUNTAIN VILLAGE HOTEL**

**BOKA Powell Architects**

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Drawing Date: 11-3-10 Revised Date:

Fixture Is Appropriate For:

- Wet Locations As Shown
- Damp Locations As Shown
- Dry Locations As Shown
- U.L. Approved



Chris W. Barnes  
Reg. No.: 400465

Lighting Cut Sheets

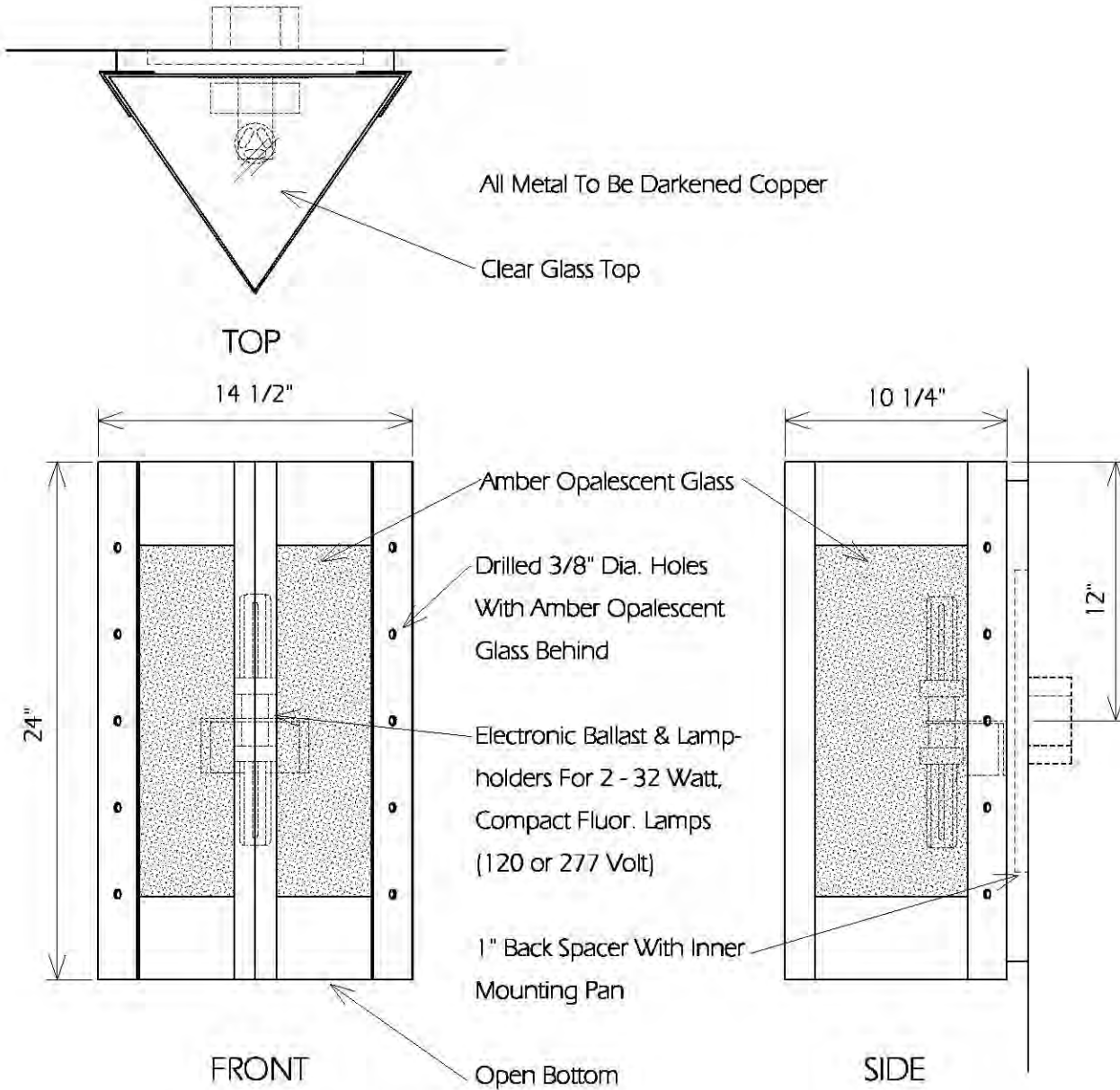
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LARGE WALL SCONCE - FIXTURE "H"



LARGE WALL SCONCE - FIXTURE "H"



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**MOUNTAIN VILLAGE HOTEL**  
**BOKA Powell Architects**

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Drawing Date: 11-3-10 Revised Date: 11-4-10

Fixture Is Appropriate For:

- Wet Locations As Shown
- Damp Locations As Shown
- Dry Locations As Shown
- U.L. Approved



Chris W. Barnes  
 Reg. No.: 400465

Lighting Cut Sheets  
 11.18.2010

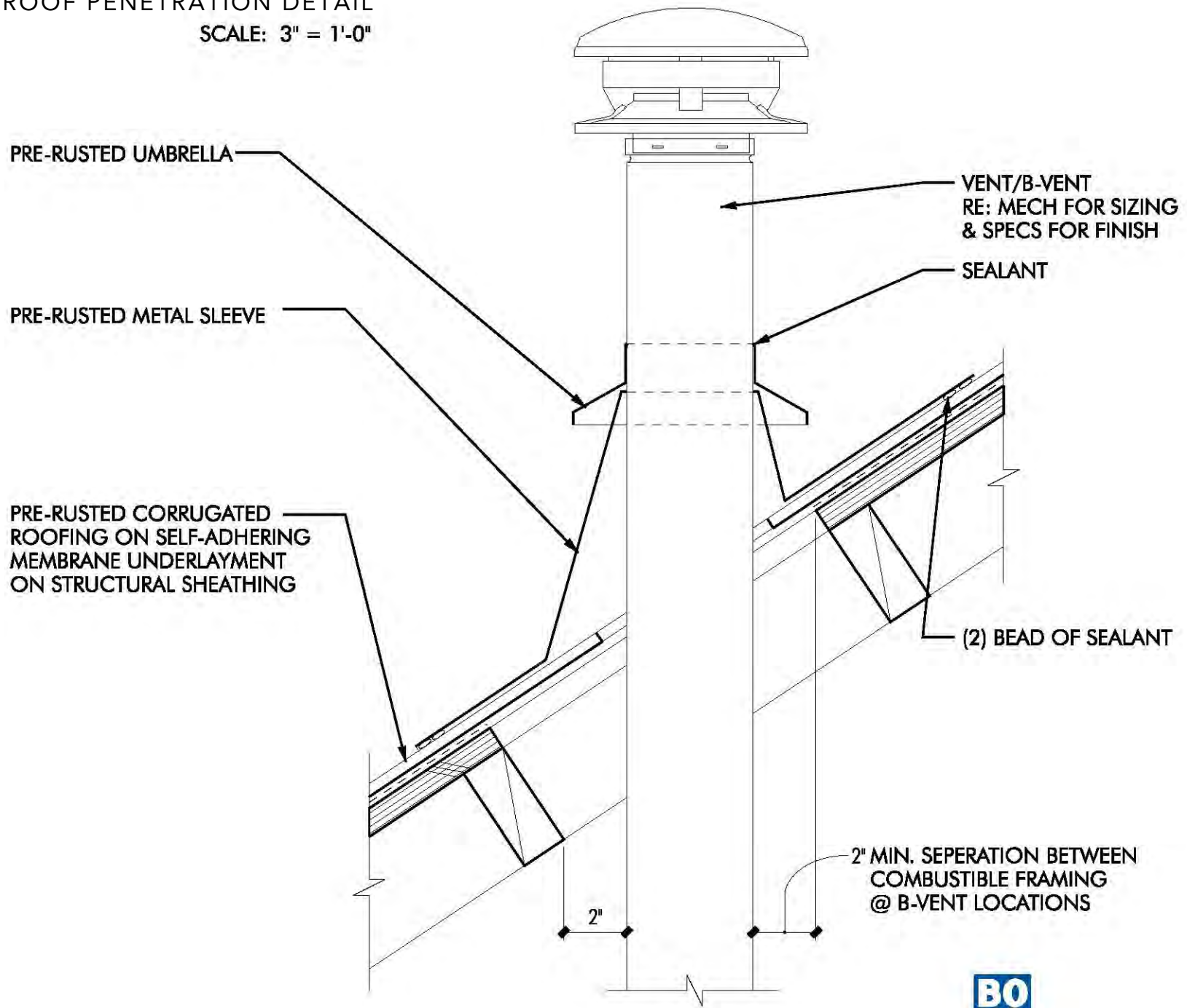


ILLUMINATED SIGNAGE - FIXTURE "I"



TYPICAL ROOF PENETRATION DETAIL

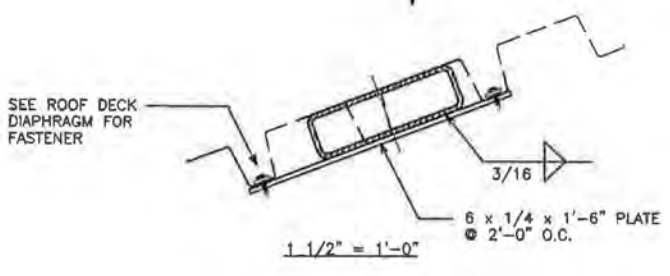
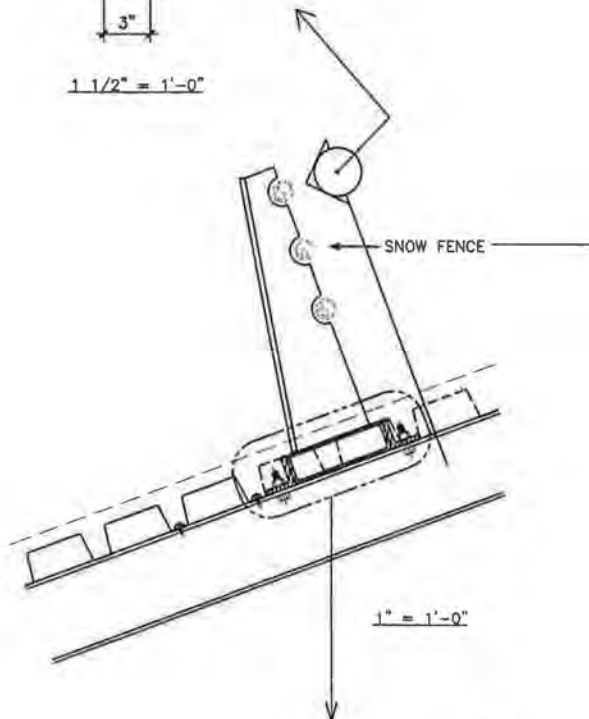
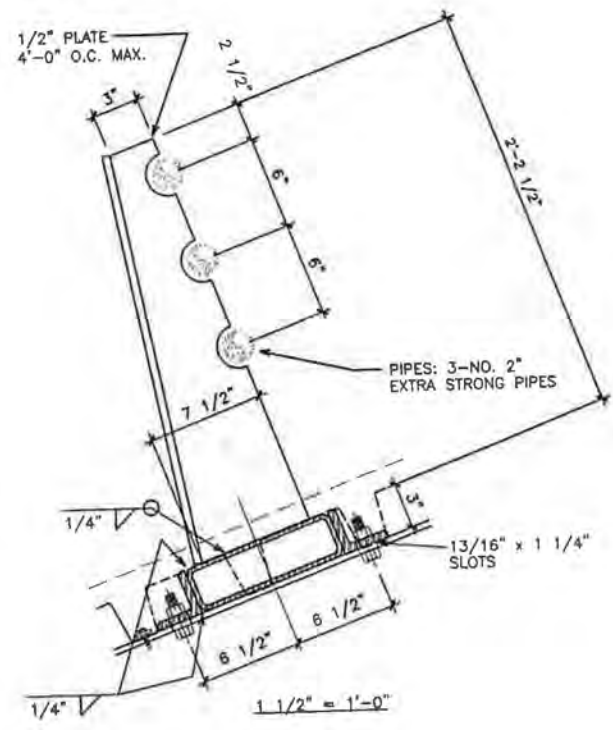
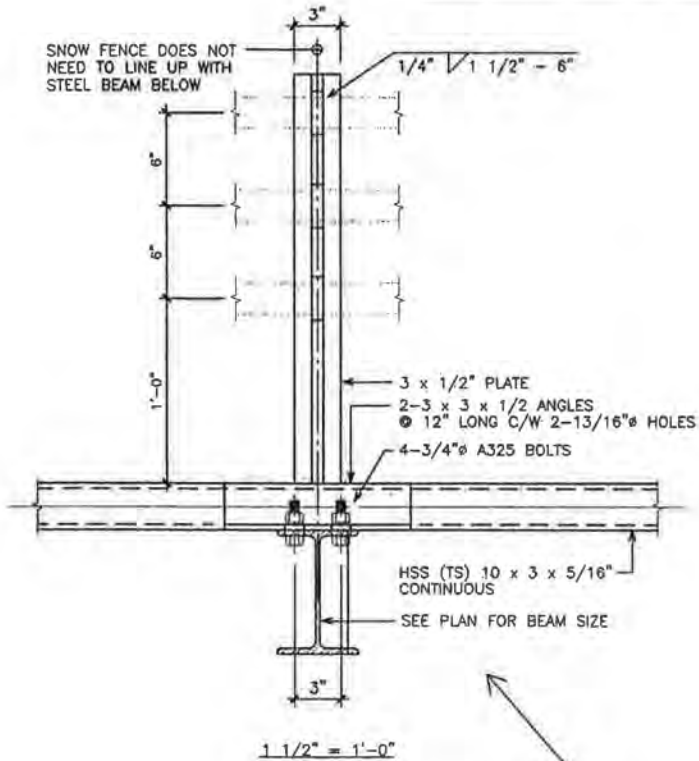
SCALE: 3" = 1'-0"







Project	Job Number
Date	Page of
Designer	



**SNOW FENCE CONNECTION DETAIL**  
(SEE ARCH'L DRAWINGS FOR LOCATION)

**Project Name:** Mountain Village Hotel  
**Project Location:** Mountain Village, CO  
**Date:** 25-Aug-10

**Seasonal Water Use and Peak Flow Projections Prepared By HydroSystems-KDI, Inc.**

Description	Irrigated Acres	Month	Application Rate (in./month)	Monthly water use (gallons)	Maximum Required Flow (GPM)
<b>Spray Irrigated Native Seed</b>	0.36	April	0.83	8,133	
		May	1.60	15,587	
		June	2.50	24,387	
		July	3.19	31,161	3.3
		August	2.78	27,107	
		Sept.	1.67	16,266	
		October	0.83	8,133	
annual sub-total			13.40 /yr	130,775 /yr	0.40 acrefeet
<b>Drip Irrigated Trees</b>	0.03	April	1.00	699	
		May	1.92	1,339	
		June	3.00	2,095	
		July	3.83	2,677	0.3
		August	3.33	2,329	
		Sept.	2.00	1,397	
		October	1.00	699	
annual sub-total			16.08 /yr	11,234 /yr	0.03 acrefeet
<b>Drip Irrigated Shrubs &amp; Perennials</b>	0.06	April	0.83	1,359	
		May	1.60	2,604	
		June	2.50	4,074	
		July	3.19	5,206	0.5
		August	2.78	4,528	
		Sept.	1.67	2,717	
		October	0.83	1,359	
annual sub-total			13.40 /yr	21,846 /yr	0.07 acrefeet
<b>Site Totals</b>	<b>0.45 irrigated acres</b>			<b>163,855 gals/yr</b>	
				<b>0.50 acrefeet/yr</b>	
		<b>Using a 3/4" Tap</b>		<b>4 GPM - peak</b>	

*Projections are based on a six day per week, six hour per day, peak season watering schedule.*

*Peak season application for Spray Irrigated Native Seed is 0.72" per week.*

*Peak season application for Drip Irrigated Shrubs & Perennials is 0.72" per week.*



**SECTION 02515  
UNIT PAVING**

**PART ONE: GENERAL**

1.01 DESCRIPTION:

A. Work Included: Furnish all labor, materials, equipment and services required for the supply and installation of precast concrete paving and edge units on a prepared sand laying course and a drainage sub-base course where indicated on the drawings:

1. Colored concrete unit pavers.
2. Bedding and joint sand.

1.02 STANDARDS:

A. ASTM C 936, Standard Specification for Solid Concrete Interlocking Paving Units.

B. ASTM C 979, Specification for Pigments for Integrally Colored Concrete

1.03 DELIVERY, STORAGE AND HANDLING:

A. Pavers shall be delivered and stored at the work site on pallets, metal strapped in cubes, capable of transfer by fork lift or clamp lift, packaged by the paver manufacturer.

B. Unload pavers at job site in such a manner that no damage occurs to the product.

C. Sand shall be protected against rain, wind and snow when stockpiled on work site. Form of protection shall be secured in place.

D. Coordinate delivery and paving schedule to minimize interference with normal use of buildings adjacent to paving.

E. Do not install sand or pavers during heavy rain or snowfall.

F. Do not install sand and pavers over frozen base materials.

G. Do not install frozen sand.

## **PART TWO: PRODUCTS**

### **2.01 UNIT PAVERS:**

- A. As supplied by Pavestone 9401 E. 96<sup>th</sup> Ave. Henderson, CO 80630 303.287.3700 or approved equal. Provide colored samples for approval by the Landscape Architect prior to delivering the material to the site.
- B. Type 1 - Pavestone, “Venetian” Stone Giant 11.75” x 11.75” x 2.375”. Venetian Stone Large Rectangle 5.8125” x 11.75” x 2.375”, Venetian Stone Square 5.8125” x 5.8125” x 2.375”, and Medium Rectangle 5.8125” x 8.75” x 2.375”, Winter Blend, random pattern, or approved equal.
- C. Type 2 - Pavestone, “Venetian” Stone Giant 11.75” x 11.75” x 2.375”. Venetian Stone Large Rectangle 5.8125” x 11.75” x 2.375”, Venetian Stone Square 5.8125” x 5.8125” x 2.375”, and Medium Rectangle 5.8125” x 8.75” x 2.375”, Old Town Blend, random pattern, or approved equal.
- D. Type 3 – Stonebilt Concepts Slate 12” x 24” x 1.75”, color smoke, running bond pattern, or approved equal.
- E. Pavers shall meet the following requirements set forth in the ASTM C 936, Standard Specification for Interlocking Concrete Paving Units:
  - 1. Average compressive strength of 8,000 psi (55 Mpa) with no individual unit under 7,200 psi (50 Mpa).
  - 2. Average absorption of 5% with no unit greater than 7% when tested in accordance with ASTM C 140.
  - 3. Resistance to 50 freeze-thaw cycles when tested in accordance with ASTM C 67.
- F. Pigment in concrete pavers shall conform to ASTM C 979.
- G. Materials shall be manufactured in individual layers on production pallets.
- H. Materials shall be manufactured to produce a solid homogeneous matrix in the produced unit.



## 2.02 VISUAL INSPECTION:

- A. All units shall be sound and free of defects that would interfere with the proper placing of unit or impair the strength or permanence of the construction.
- B. Minor cracks, incidental to the usual methods of manufacture or shipping, or resulting from customary methods of handling in shipment and delivery, shall not be deemed grounds for rejection.
- C. Any unit that is missing an inch or more from any corner or face shall be rejected.

## 2.03 SAMPLING AND TESTING

- A. Manufacturer shall provide access to lots ready for delivery to the Owner or his authorized representative for testing in accordance with ASTM C 936-82 for sampling of material prior to commencement of paver placement.
- B. Manufacturer shall provide a minimum of three (3) years of testing backup data showing manufactured products that meet and/or exceed ASTM C 936-82 when tested in compliance with ASTM C 140.
- C. Sampling shall be random with a minimum of nine (9) specimens per 20,000 sf per product shape and size with repeated samples taken every additional 20,000 sf or a fraction thereof.
- D. Test units in accordance with ASTM for compressive strength, absorption and dimensional tolerance. A minimum of three (3) specimens per test is required for an average value. Testing of full units is preferred.

## 2.04 REJECTION:

- A. In the event the shipment fails to conform to the specified requirements, the Manufacturer may sort it, and new test units shall be selected at random by the Landscape Architect from the retained lot and tested at the expense of the Manufacturer. If the second set of test units fails to conform to the specified requirements, the entire lot shall be rejected.

## 2.05 EXPENSE OF TESTS:

- A. The expense of inspections and testing shall be borne by the Owner.

2.06 BEDDING AND JOINT SAND:

- A. Bedding and joint sand shall consist of clean, non-plastic sand free of deleterious or foreign matter. The sand shall be natural or manufactured from crushed rock. Limestone screenings or stone dust shall not be used. When concrete pavers are subject to vehicular traffic, the sands shall be as hard as practically available.
- B. Grading of sand samples for the bedding course and joints shall be done according to ASTM C 136. The bedding sand shall conform to the grading requirements of ASTM C 33 as shown in Table 1.

**Table 1**  
**Grading Requirements for Bedding Sand**  
**ASTM C 33**

SIEVE SIZE	PERCENT PASSING
3/8 in.	100
No. 4	95 - 100
No. 8	85 - 100
No. 16	50 - 85
No. 30	25 - 60
No. 50	10 - 30
No. 100	2 - 10

- C. Bedding sand may be used for joint sand. However, extra effort in sweeping and compacting the pavers may be required in order to completely fill the joints. If joint sand other than bedding sand is used, the gradations shown in Table 2 are recommended. Joint sand should never be used for bedding sand.

**Table 2**  
**Grading for Joint Sand**  
**ASTM C 144**

Sieve Size	Natural Sand Percent Passing
No. 4	100
No. 8	95 - 100
No. 16	70 - 100
No. 30	40 - 75
No. 50	10 - 35
No. 100	2 - 15
No. 200	0



2.07 EDGE RESTRAINT:

- A. All edges of concrete paver installations shall be restrained with Pave Edge Flexible Paver Edge Restraint System or approved equal - Pave Tech, P.O. Box 576 Prior Lake, MN 55372, 612.226.6400 Install per manufacturers recommendations. No gaps between edges, buildings, or columns greater than 3/8 inch will be accepted. No pieces less than 1/3 of the brick size shall be used for installation.

**PART THREE: EXECUTION**

3.01 INSPECTION:

- A. Areas of the work to receive concrete pavers shall be examined, and unsatisfactory conditions reported to the Landscape Architect; commencement of work shall imply acceptance of conditions.
- B. The subgrade shall be well drained. Base course shall be examined for adequate compaction and uniform surface.
- C. Commencement of work shall imply acceptance of conditions.

3.02 SUBGRADE PREPARATION:

- A. Proof roll areas to receive paving prior to commencement of work. Excavate softened or loosened zones to suitable subgrade and replace with specified granular fill. Excavation of these areas shall be subject to the Landscape Architect's approval.
- B. The subgrade shall be adequately drained. All service and drainage trenches shall be properly compacted.
- C. The subgrade shall be shaped to a smooth uniform surface to within +0 to -1" of the grade and cross section required.
- D. Any unsuitable material shall be removed and replaced with approved fill or sub-base material.
- E. The subgrade shall be compacted to 95% Standard Proctor density per ASTM D 698 as determined by compaction control tests to be conducted by a qualified soil-testing firm. Higher density or compaction to ASTM D 1557 may be necessary for areas subject to continual vehicular traffic.

3.03 CONSTRUCTION OF THE SAND BED:

- A. The sand bed shall be spread evenly over the area not greater than required to receive concrete pavers in one working day. Sand shall be spread to a level of at least 2" and not exceeding the maximum thickness of 2 1/2". Do not use the bedding sand to fill depressions in the base surface.
- B. Once screeded and leveled, this sand bed shall not be disturbed in any way and shall be protected against accidental pre-compaction and against rain and dew. Any sand which has been compacted shall be removed and brought back to profile in a loose condition.

3.04 LAYING OF CONCRETE PAVERS ON SAND BED:

- A. Ensure that the pavers are free of foreign materials before installation.
- B. The concrete pavers shall be laid in such a manner that the desired pattern is maintained as per detail drawing.
- C. Joints between the pavers on average shall be between 3/16 in. and 1/4 in. wide.
- D. Cut pavers to be placed along the edge with a double blade paver splitter or masonry saw.
- E. Use a low amplitude, high frequency plate vibrator to vibrate the pavers into the sand. The plate size shall be sufficient to cover at least twelve pavers. Use Table 3 below to select size of compaction equipment:

**Table 3**

<b>Paver Thickness</b>	<b>Minimum Centrifugal Compaction Force</b>
60 mm	3000 lbs (13 kN)
80 mm	5000 lbs (22 kN)

- F. Vibrate the pavers, sweeping dry joint sand into the joints and vibrating until they are full. This will require at least two or three passes with the vibrator. Do not vibrate within 3 ft. of the unrestrained edges of the paving units.
- G. All work to within 3 ft. of the laying face must be left fully compacted with sand-filled joints at the completion of each day.
- H. The surface shall be true to elevation and shall not vary by more than 1/4" when tested with a 10' - 0" straight edge at any location on the surface. Surfaces shall interface flush with adjacent materials as shown.



- I. The surface elevation of pavers shall be 1/8 in. to 1/4 in. above adjacent drainage inlets, concrete collars or channels.
- J. The re-sanding as necessary of paver joints shall be accomplished by the contractor for a period of 90 days after completion of work.
- K. Pattern for the Tumbled Concrete Paver is running bond or as indicated on drawings. Confirm alignment with Landscape Architect prior to laying the pavers. Contractor will be responsible to revised layout at his cost if prior approval has not been obtained.
- L. After removal of excess sand, check final elevations for conformance to the drawings.

3.05 ADJUST AND CLEAN:

- A. Surplus material shall be cleared away and removed from the work site.
- B. Excess sand or soil remaining on the paved surface shall be broomed away and removed from the work site.

3.06 LAYING OF CONCRETE PAVERS ON CONCRETE SLAB:

- A. The concrete pavers shall be laid in bedding sand on the top of the slab areas. Cut pavers to be next to the building or planter wall edges with full sized bricks along the more exposed paver band edges. Cut back pavers to ensure edge pavers are never less than 1/2 bricks.
- B. The surface shall be true to elevation and shall not vary by more than 1/8" when tested with a six-foot straight edge at any location on the surface. Surfaces shall interface flush with adjacent materials.

**END OF SECTION 02515**

# PRODUCT DATA SHEET



## ORNATE TELESCOPIC BOLLARDS

AMC ornate telescopic Bollards combine a traditional ornate appearance with the convenience to fully retract the unit to ground level to allow access for vehicles.

Manufactured from heavy duty polymer to ensure a long maintenance free lifespan with a steel inner mechanism. The standard lift assist mechanism features an integral gas strut to reduce the lifting weight of the bollard, making the lift and retract process simple and effortless.

Finished in black as standard, the bollards may be finished in any RAL colour and we are able to apply logos and crests as required. Fixed bollards of the same design are also available to complement these bollards.



Color to match existing town of Mountain Village Bollards

# MOUNTAIN VILLAGE HOTEL



Chris W. Barnes  
Reg. No.: 400465

Bollard Detail  
7.12.2010

Project No.:  
08131.100



# MOUNTAIN VILLAGE HOTEL

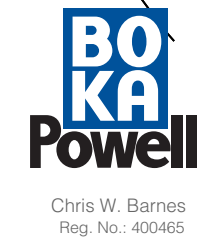
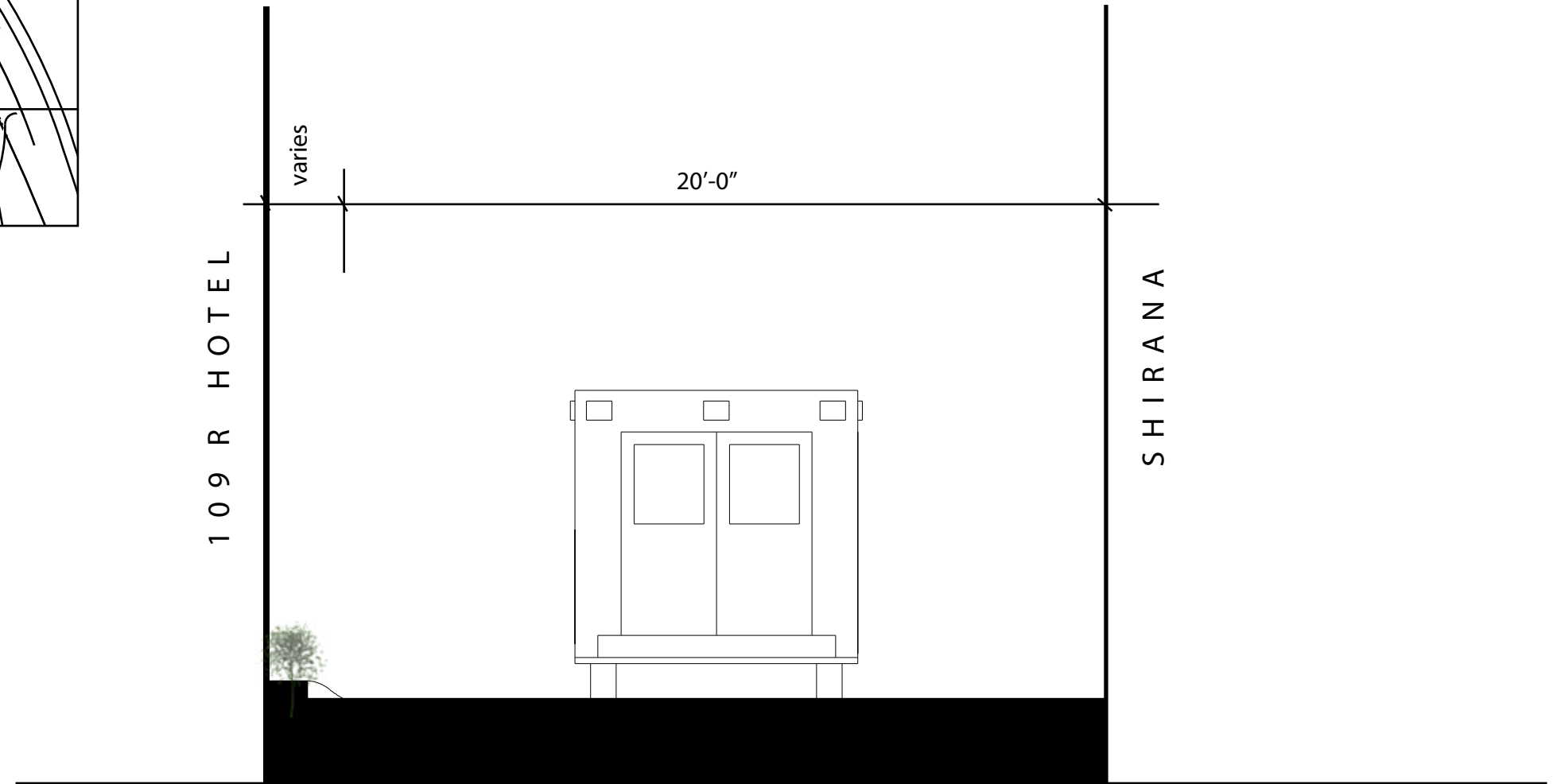


EXHIBIT 1  
02.26.2009

PROJECT NO: 08131.100



KEY PLAN



SECTION  
SCALE 1/4" = 1'-0"



MOUNTAIN VILLAGE HOTEL  
FINAL DRAINAGE REPORT  
1ST SUBMITTAL

NOVEMBER 2010

For:

**MV Colorado Development Partners, LLC**  
1601 Elm Street, Suite 400  
Dallas, TX 75201





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- B. HYDROLOGIC CALCULATIONS
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- D. HYDRAULIC CALCULATIONS
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# MOUNTAIN VILLAGE HOTEL

## FINAL DRAINAGE REPORT

Page 1 of 3

### 1.0 SCOPE & PURPOSE

The purpose of this Final Drainage Report is to provide final drainage calculations to support the Final PUD documents for the Mountain Village Hotel in Mountain Village, Colorado. This study relies and is based on information provided by the Town of Mountain Village regarding the existing storm sewer system and offsite basin runoff. This study includes runoff calculations for an approximate offsite basin area and the site. This report is subject to change at such time when final site construction plans are prepared.

### 2.0 GENERAL LOCATION AND DESCRIPTION

#### 2.1 Location

- The project is located within the Town of Mountain Village, Colorado.

#### 2.2 Description of Property

- The site is approximately 0.83 acres in size.
- It is surrounded by Mountain Village Boulevard on the north, west and east sides of the property.
- The existing condominium properties of Shirana, Palmyra and Westermere are to the south of the site.
- The site is currently partially developed with an asphalt driveway and parking lot and concrete sidewalks.
- Numerous utilities cross the property.
- The site has soils of Hydrologic Soils Group B.
- An aerial map is provided in Appendix A.

#### 2.3 Proposed Development

- The project development consists of a hotel with underground parking surrounded by a plaza and landscaped areas.

### 3.0 HISTORIC DRAINAGE

#### 3.1 Basin Description

- In general, the site drains from east to west.
- Mountain Village Boulevard drains from the southeast point of the property along the street north of the property to the southwest point of the property.
- Grate area inlets currently pick up flows generated in the onsite basin (A). Runoff is then carried in the existing system to an outfall location southwest of the site.
- The existing storm system also routs runoff from offsite basins (OS-1 & OS-2) through the site.
- The offsite basins were delineated using an overall contour map provided by the Town of Mountain Village.



# MOUNTAIN VILLAGE HOTEL

## FINAL DRAINAGE REPORT

Page 2 of 3

- The existing imperviousness of the offsite basins were estimated using the aerial and existing zoning maps of the area.
- It is assumed that the Westermere property to the south of the site drains to the Village Pond to the south and does not affect the Mountain Village Hotel site.
- The offsite basins have soils of Hydrologic Soils Group B.
- See Appendix A for the Existing Drainage Basins Exhibit, DR1.

## 4.0 DESIGN CRITERIA

### 4.1 References

- The Town of Mountain Village does not have clear criteria regarding stormwater facility design, therefore the following references were used as a basis of design:
- The Colorado Water Conservation Board's *Colorado Floodplain and Stormwater Criteria Manual* (Reference 1).
- The Urban Drainage and Flood Control District's (UDFCD) *Urban Storm Drainage Criteria Manual* (Reference2).

### 4.2 Hydrologic Criteria

- The 5-year recurrence is the Minor Storm Event.
- The 100-year recurrence is the Major Storm Event.
- Rainfall was determined using the NOAA Atlas 2 for Colorado Region 2:
  - The 6-hr and 24-hr point precipitation values for the 2-year and 100-year storm events were estimated from Figures CH9-F401 to CH9-F412.
  - Empirical equations for region 2 were then used to find the 1-hr point precipitation values for the 2-year and 100-year storm events.
  - These values were then plotted on Figure CH9-F413 to determine return periods between the 2-year and 100-year events.
  - 5-year: 0.84 inches per hour
  - 100-year: 1.78 inches per hour
- The Rational Method has been used to calculate runoff.
- Percent Imperviousness and Runoff Coefficients were estimated from the UDFCD *Drainage Criteria Manual*.
- Hydrograph routing and the Empirical Formula ( $V=KA$ ) were used to calculate detention volumes.
- The Mountain Village Hotel site will provide detention for its site only.
- The Mountain Village Hotel will not be responsible for providing detention or water quality for any offsite runoff.
- Copies of applicable figures and tables are included in Appendix E.
- See Appendix D for Hydraulic Calculations.

### 4.3 Hydraulic Criteria

- The hydraulic capacity of the existing system was analyzed in order to ensure adequate capacity to tie in the proposed system.

# MOUNTAIN VILLAGE HOTEL

## FINAL DRAINAGE REPORT

Page 3 of 3

- The proposed system has been designed such that the hydraulic grade line is within the pipe for the Minor Storm Event and within the ground for the Major Storm Event.
- Hydraulic Calculations will be included when construction plans are prepared

## 5.0 DRAINAGE PLAN

### 5.1 General Concept

- The proposed drainage patterns will follow the existing drainage patterns as closely as possible.

### 5.2 Specific Details

- Basin Descriptions
- Detention
- The detention basin has been sized such that the historic runoff in the 100-year Major storm event is not exceeded. This resulted in a detention volume of approximately 600 cu-ft.
- The detention volume will be provided for onsite.

## 6.0 CONCLUSIONS

- Supporting calculations and maps are attached to this summary. With the development of the Mountain Village Hotel, the imperviousness increased from approximately 54% to 83%.
- The result of the increase in imperviousness shows approximately 1.1 cfs additional runoff for the minor storm and 1.8 cfs for the major storm with proposed conditions.
- The capacity of the existing system is adequate to convey runoff from The Mountain Village Hotel.

## 7.0 REFERENCES

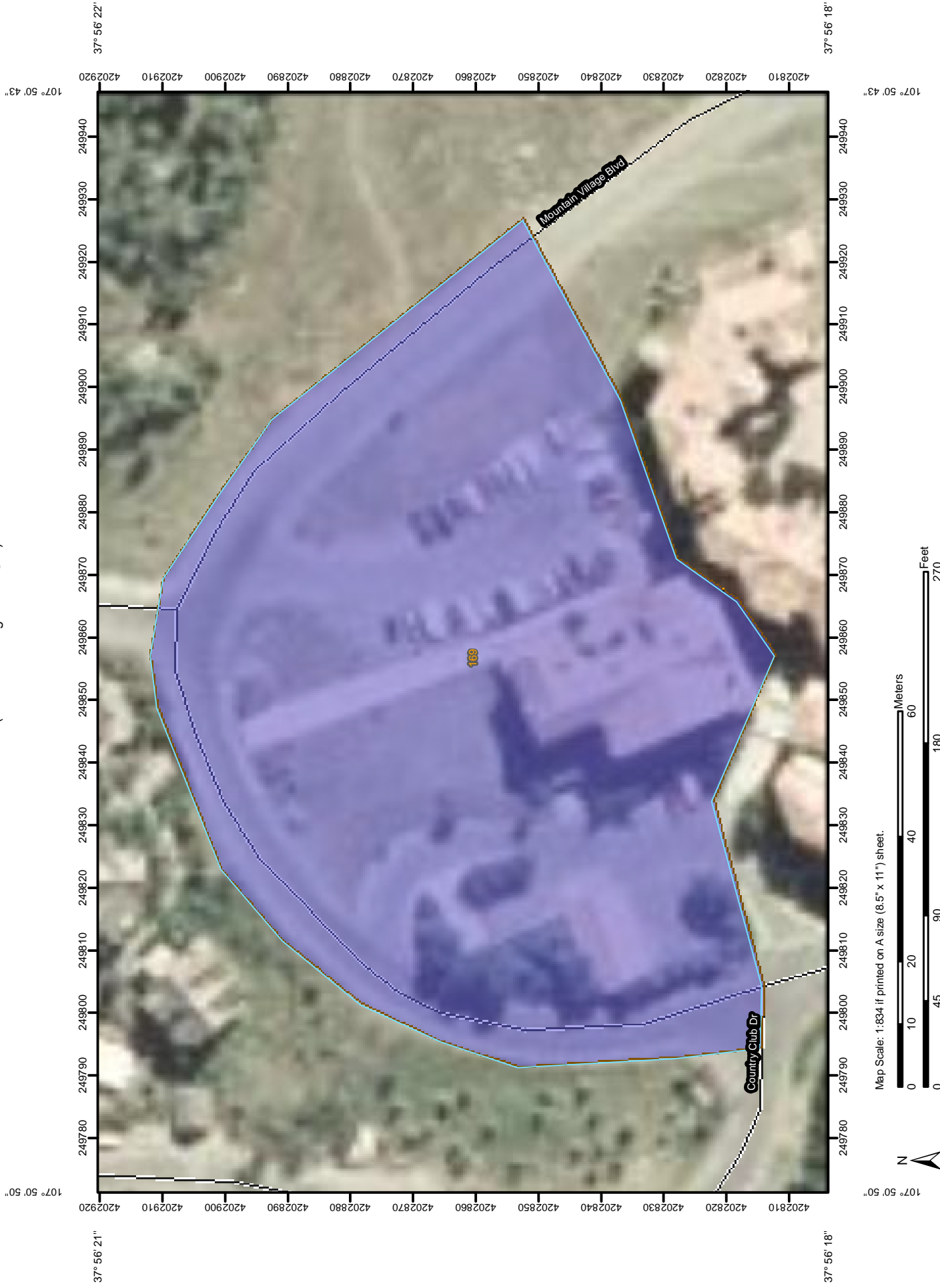
1. *Colorado Floodplain and Stormwater Criteria Manual*, Colorado Water Conservation Board, January 2006.
2. *Urban Storm Drainage Criteria Manual*, Urban Drainage and Flood Control District, Revised August 2006.
3. *Town of Mountain Village, Colorado, Design Regulations*, Amended and Restated as of March 8, 2005.



## APPENDIX A

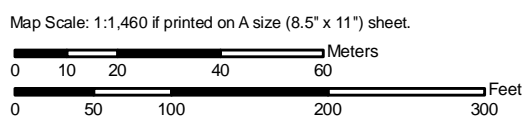
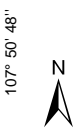
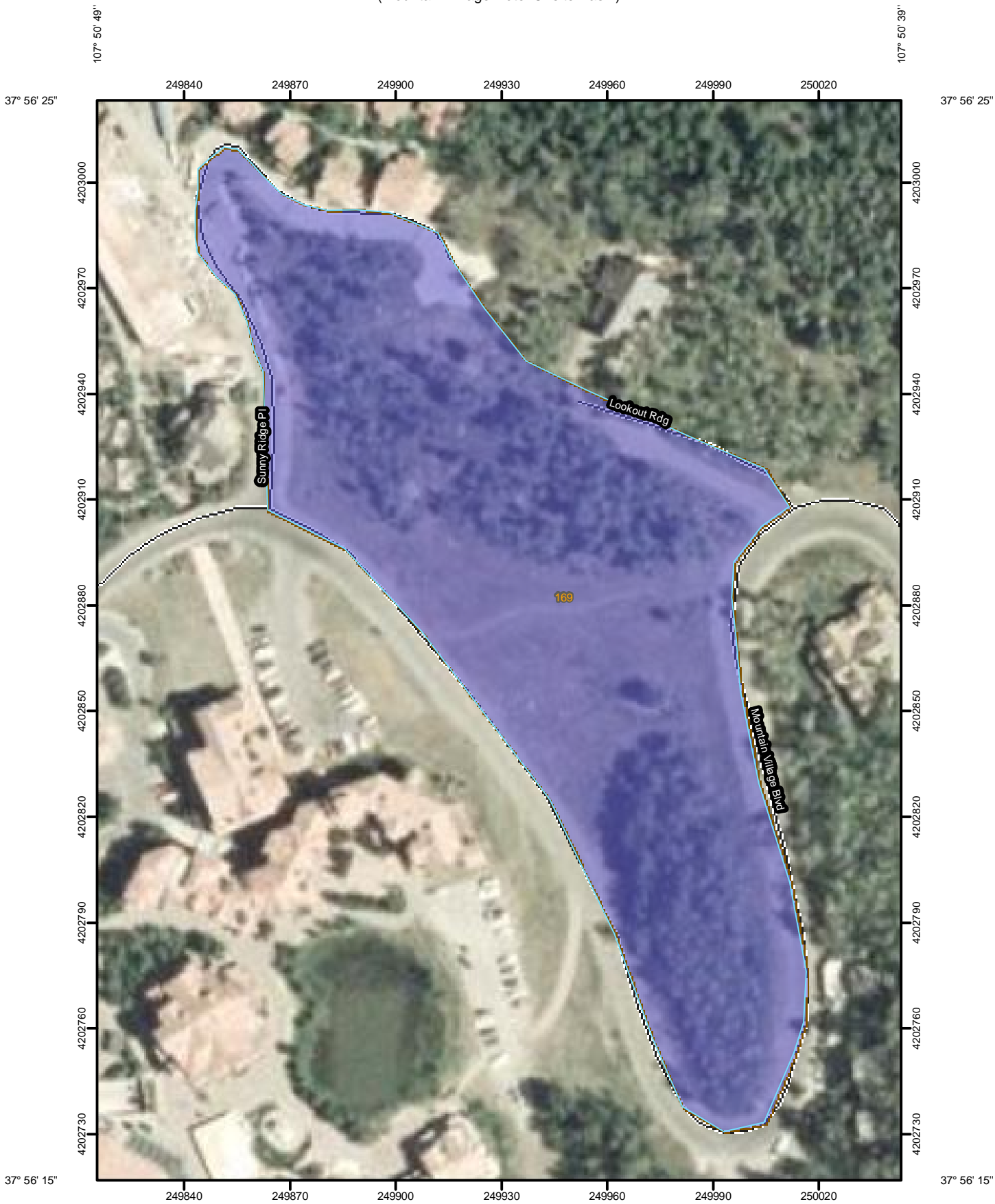
### MAPS & EXHIBITS

Soil Properties and Qualities—Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties  
(Mountain Village Hotel Site)





















































Hydrologic Soil Group—Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties  
(Mountain Village Hotel Offsite Basin)



## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Area of Interest (AOI)																
<b>Soils</b>	 Soil Map Units																
<b>Soil Ratings</b>	<table border="0"> <tr><td></td><td>A</td></tr> <tr><td></td><td>A/D</td></tr> <tr><td></td><td>B</td></tr> <tr><td></td><td>B/D</td></tr> <tr><td></td><td>C</td></tr> <tr><td></td><td>C/D</td></tr> <tr><td></td><td>D</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table>		A		A/D		B		B/D		C		C/D		D		Not rated or not available
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	Major Roads																
	Local Roads																

## MAP INFORMATION

Map Scale: 1:1,460 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: UTM Zone 13N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties  
 Survey Area Data: Version 2, Feb 1, 2008

Date(s) aerial images were photographed: 7/19/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Ouray Area, Colorado, Parts of Gunnison, Hinsdale, Ouray, San Juan, and San Miguel Counties				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
169	Washboard-Rock outcrop complex, 20 to 90 percent slopes, very stony	B	4.9	100.0%
<b>Totals for Area of Interest</b>			<b>4.9</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

### Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified





**LEGEND**

- PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN INLET
- PROPOSED SWALE
- PROPERTY LINE
- FLOW ARROW
- PROPOSED MAJOR CONTOUR (5')
- PROPOSED MINOR CONTOUR (1')
- EXISTING MINOR CONTOUR (1')
- EXISTING MAJOR CONTOUR (5')
- BASIN LINE
- DESIGN POINT
- PROPOSED BASIN LABEL

		<b>C-6</b>	BASIN DESIGNATION
AREA (AC.)	1.00	.40	MINOR RUNOFF COEF.
		.60	MAJOR RUNOFF COEF.

PATH: P:\BOKA MVH2\CADD\EXHIBITS\X-DR1.DWG  
 PLOTTED BY: Kishine House PLOT DATE: 8/27/2010 12:33 PM  
 XREFS: 20PLOT, 20BASE, 20ECN, 20EPPN

DATE	REVISION	DESCRIPTION

Drawing Name <b>X-DR1.dwg</b>	<p>1 inch = 60 ft. Horizontal</p>
Job Number <b>BOKA MVH1</b>	Designer <b>KH</b>
Prepared For <b>BOKA POWELL</b>	Drafter <b>KH</b>
	Checked <b>BKM</b>

Calibre Engineering, Inc.  
 8201 Southpark Lane, Unit 200  
 Littleton, CO 80120 (303) 730-0434  
 www.calibre-engineering.com  
 Construction Management Civil Engineering Surveying

MOUNTAIN VILLAGE HOTEL  
 FINAL DRAINAGE  
 EXISTING DRAINAGE BASINS EXHIBIT

Sheet <span style="font-size: 1.5em; font-weight: bold;">DR1</span>	1 of 2
Date <b>AUGUST 31, 2010</b>	







## APPENDIX B

### HYDROLOGIC CALCULATIONS





COMPOSITE 'C' FACTORS

DATE : 8/27/2010

CITY OF: Town of Mountain Village

LOCATION: Mountain Village Hotel

BASIN DESIGNATION	UNDEVELOPED AREAS (ACRES)				SOIL TYPE	UNDEVELOPED		PAVED		LAWNS		ROOFS		MU-DET		COMP. C FACTOR			
	UNDEVELOPED	PAVED	LAWNS	ROOFS		MU-DET	TOTAL	%I	5 YR	100 YR	%I	5 YR	100 YR	%I	5 YR	100 YR	%I	5 YR	100 YR
EXISTING																			
OS-1	4.84	1.03	0.00	0.14	B	6.81	2	0.09	0.96	0	0.08	0.35	90	0.73	0.41	0.56	25	0.26	0.48
OS-2	0.00	0.28	0.29	0.23	B	1.64	2	0.09	0.96	0	0.08	0.35	90	0.73	0.41	0.56	60	0.48	0.63
A	0.00	0.86	0.84	0.17	B	1.87	2	0.09	0.96	0	0.08	0.35	90	0.73	0.41	0.56	54	0.52	0.67
PROPOSED																			
A	0.00	0.80	0.24	0.83	B	1.87	2	0.09	0.96	0	0.08	0.35	90	0.73	0.41	0.56	83	0.72	0.82



TIME OF CONCENTRATION

LOCATION: Mountain Village Hotel												DATE: 8/27/2010			REMARKS		
BY: KH												Tc Check (Urbanized Basins)			FINAL Tc		
Final												Tc = (L/180) + 10			(minutes)		
BASIN DATA												TOTAL					
DESIGNATION	CS	AREA (AC)	INIT./OVERLAND TIME (Ti)			TRAVEL TIME (Tt)			Ti(Min.)	Tt(Min.)	Ti+Tt(Min.)	LGTH. (FT)	Tc	FINAL Tc			
			LENGTH (FT)	SLOPE %	SLOPE %	LENGTH (FT)	SLOPE %	VEL. (FPS)**									VEL. (FPS)**
EXISTING																	
OS-1	0.26	6.81	160	25.0	6.6	1250	8.0	4.2	4.9	11.5	1410.00	17.8	12				
OS-2	0.48	1.64	110	25.0	4.1	455	8.0	5.7	1.3	5.4	565.00	13.1	5				
A	0.52	1.87	100	16.0	4.2	250	6.0	3.7	1.1	5.4	350.00	11.9	5				
PROPOSED																	
A	0.72	1.87	20	2.0	2.5	660	5.0	4.5	2.5	4.9	680.00	13.8	5				

FORMULAS:  
 \*  $Ti = 0.395 (1.1 - CS)^L \cdot 0.5 / S^{1/3}$   
 \*\*  $V = CV(SW^{1/2})$   
 where Cv=15 for grassed waterways and 20 for paved areas





**STORM DRAINAGE SYSTEM DESIGN**  
(RATIONAL METHOD PROCEDURE)

DESIGN STORM: 5-YEAR

Calc. by: KH

Chk'd by: BKM

LOCATION: Mountain Village Hotel      Mountain Village Hotel      Final      Town of Mountain Village      Date: 8/27/2010

STRUCTURE	DESIGN POINT	BASIN	DIRECT RUNOFF					TOTAL RUNOFF					FLOW IN PIPE	FLOW IN STREET	TRAVEL TIME Tt	REMARKS	
			AREA (AC)	COEFF. (C)	Tc (Min.)	C*A	I (in./hr.)	Q (cfs)	Sum AREA	Sum Tc (min.)	I (in./hr.)	Sum CA					Total Q (cfs)
		EXISTING															
	1	OS-1	6.81	0.26	12	1.79	2.14	3.8									
	2	OS-2	1.64	0.48	5	0.79	2.79	2.2									
	3	A	1.87	0.52	5	0.97	2.79	2.7									
		PROPOSED															
		A	1.87	0.72	5	1.35	2.85	3.8									



**STORM DRAINAGE SYSTEM DESIGN**  
(RATIONAL METHOD PROCEDURE)

DESIGN STORM: 100-YEAR

Calc. by: KH

Chk'd by: BKM

LOCATION: Mountain Village Hotel      Final      Town of Mountain Village      Date: 8/27/2010

STRUCTURE	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				FLOW IN PIPE	FLOW IN STREET	TRAVEL TIME Ft	REMARKS	
		BASIN	AREA (AC)	COEFF. (C)	Tc (Min.)	C*A	I (in./hr.)	Q (cfs)	Sum AREA	Sum Tc (min.)	I (in./hr.)					Sum CA
		EXISTING														
	1	OS-1	6.81	0.48	12	3.29	4.54	15.0								
	2	OS-2	1.64	0.63	5	1.03	5.91	6.1								
	3	A	1.87	0.67	5	1.26	5.92	7.4								
		PROPOSED														
		A	1.87	0.82	5	1.52	6.04	9.2								



## APPENDIX C

### POND CALCULATIONS





# DETENTION VOLUME APPROXIMATION USING THE HYDROGRAPH METHOD

**Project:** Mountain Village Hotel

**Basin ID:**

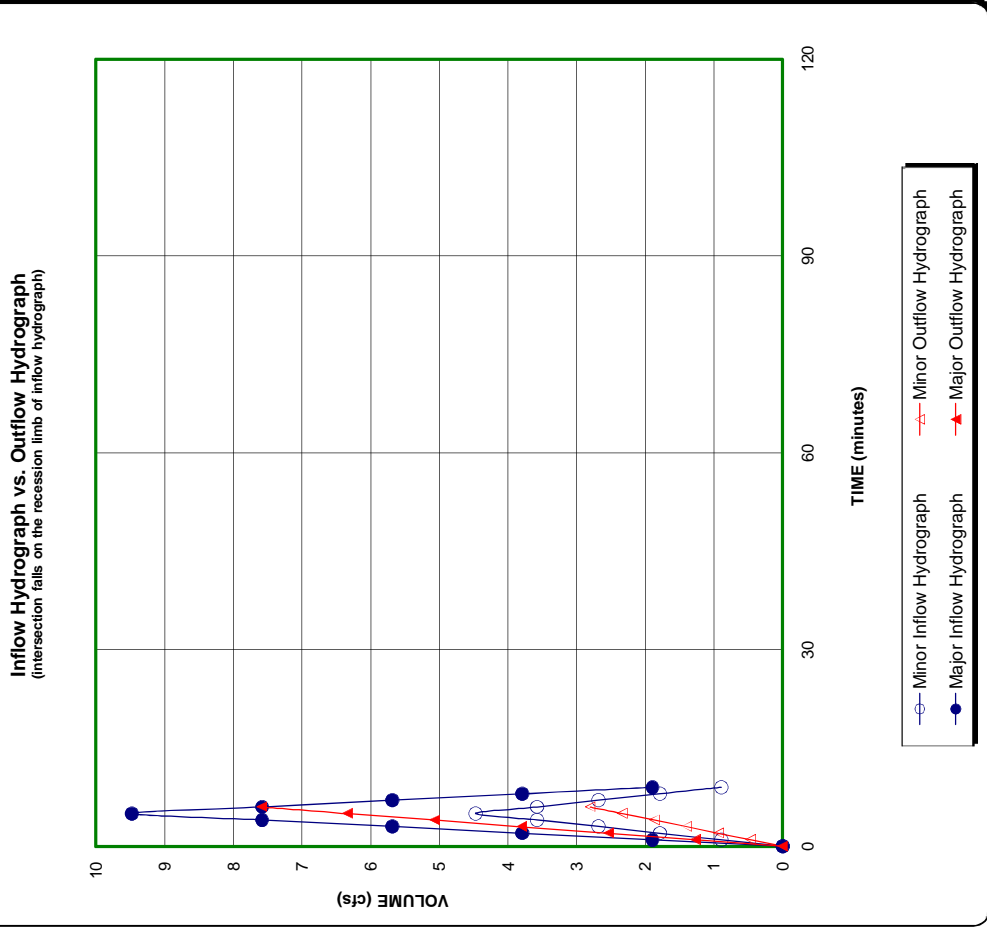
**Design Information (Input):**

Max. Allowable Peak Outflow Qp-out = 2.80 **MINOR** 7.60 **MAJOR** cfs  
 Time to Peak Outflow Tp-out = 6.00 **MINOR** 6.00 **MAJOR** minutes

Time minutes (input)	Minor Storage Volume (cubic ft.): 431				Major Storage Volume (cubic ft.): 566			
	Inflow hydrograph cfs (input)	Outflow Rising Hy cfs (output)	Increment. Volume acre-ft (output)	Storage Volume acre-ft (output)	Inflow hydrograph cfs (input)	Outflow Rising Hy cfs (output)	Increment. Volume acre-ft (output)	Storage Volume acre-ft (output)
0.0	0.00	0.00	0.000	0.000	0.00	0.00	0.000	0.000
1.0	0.89	0.47	0.001	0.001	1.90	1.27	0.001	0.001
2.0	1.79	0.93	0.001	0.002	3.79	2.53	0.002	0.003
3.0	2.68	1.40	0.002	0.004	5.69	3.80	0.003	0.005
4.0	3.58	1.87	0.002	0.006	7.58	5.07	0.003	0.009
5.0	4.47	2.33	0.003	0.009	9.48	6.33	0.004	0.013
6.0	3.58	2.80	0.001	0.010	7.58	7.58	0.000	0.013
7.0	2.68	#N/A	#N/A		5.69	#N/A		
8.0	1.79	#N/A	#N/A		3.79	#N/A		
9.0	0.89	#N/A	#N/A		1.90	#N/A		
10.0		#N/A	#N/A			#N/A		
11.0		#N/A	#N/A			#N/A		
12.0		#N/A	#N/A			#N/A		
13.0		#N/A	#N/A			#N/A		
14.0		#N/A	#N/A			#N/A		
15.0		#N/A	#N/A			#N/A		
16.0		#N/A	#N/A			#N/A		
17.0		#N/A	#N/A			#N/A		
18.0		#N/A	#N/A			#N/A		
19.0		#N/A	#N/A			#N/A		
20.0		#N/A	#N/A			#N/A		
21.0		#N/A	#N/A			#N/A		
22.0		#N/A	#N/A			#N/A		
23.0		#N/A	#N/A			#N/A		
24.0		#N/A	#N/A			#N/A		
25.0		#N/A	#N/A			#N/A		
26.0		#N/A	#N/A			#N/A		
27.0		#N/A	#N/A			#N/A		
28.0		#N/A	#N/A			#N/A		
29.0		#N/A	#N/A			#N/A		
30.0		#N/A	#N/A			#N/A		
31.0		#N/A	#N/A			#N/A		
32.0		#N/A	#N/A			#N/A		

Minor Storage Volume (cubic ft.): 431    Major Storage Volume (cubic ft.): 566  
 Minor Storage Volume (acre-ft.): 0.010    Major Storage Volume (acre-ft.): 0.013

**NOTE: THIS IS A FIRST APPROXIMATION ONLY**



**NOTE: THIS IS A FIRST APPROXIMATION ONLY**

**Flowrate**

## APPENDIX D

### HYDRAULIC CALCULATIONS



## APPENDIX E

### RELATED FIGURES, TABLES & GRAPHS

# Precipitation Frequency Data Output

NOAA Atlas 2  
Colorado 37.939 N 107.846 W  
*Site-specific Estimates*

---

Map	Precipitation (inches)	Precipitation Intensity (in/hr)
2-year 6-hour	1.04	0.17
2-year 24-hour	1.59	0.07
100- year 6- hour	2.43	0.41
100- year 24-hour	3.46	0.14

---

Hydrometeorological Design Studies Center - NOAA/National Weather Service  
1325 East-West Highway - Silver Spring, MD 20910 - (301) 713-1669  
Wed Jan 28 12:36:03 2009

**Table RO-3—Recommended Percentage Imperviousness Values**

Land Use or Surface Characteristics	Percentage Imperviousness
<b>Business:</b>	
Commercial areas	95
Neighborhood areas	85
<b>Residential:</b>	
Single-family	*
Multi-unit (detached)	60
Multi-unit (attached)	75
Half-acre lot or larger	*
Apartments	80
<b>Industrial:</b>	
Light areas	80
Heavy areas	90
Parks, cemeteries	5
Playgrounds	10
Schools	50
Railroad yard areas	15
<b>Undeveloped Areas:</b>	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
<b>Streets:</b>	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	0
Lawns, clayey soil	0

\* See [Figures RO-3](#) through [RO-5](#) for percentage imperviousness.

$$C_A = K_A + (1.31i^3 - 1.44i^2 + 1.135i - 0.12) \text{ for } C_A \geq 0, \text{ otherwise } C_A = 0 \quad (\text{RO-6})$$

$$C_{CD} = K_{CD} + (0.858i^3 - 0.786i^2 + 0.774i + 0.04) \quad (\text{RO-7})$$

$$C_B = (C_A + C_{CD})/2$$



**Table RO-5— Runoff Coefficients, C**

Percentage Imperviousness	Type C and D NRCS Hydrologic Soil Groups					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
0%	0.04	0.15	0.25	0.37	0.44	0.50
5%	0.08	0.18	0.28	0.39	0.46	0.52
10%	0.11	0.21	0.30	0.41	0.47	0.53
15%	0.14	0.24	0.32	0.43	0.49	0.54
20%	0.17	0.26	0.34	0.44	0.50	0.55
25%	0.20	0.28	0.36	0.46	0.51	0.56
30%	0.22	0.30	0.38	0.47	0.52	0.57
35%	0.25	0.33	0.40	0.48	0.53	0.57
40%	0.28	0.35	0.42	0.50	0.54	0.58
45%	0.31	0.37	0.44	0.51	0.55	0.59
50%	0.34	0.40	0.46	0.53	0.57	0.60
55%	0.37	0.43	0.48	0.55	0.58	0.62
60%	0.41	0.46	0.51	0.57	0.60	0.63
65%	0.45	0.49	0.54	0.59	0.62	0.65
70%	0.49	0.53	0.57	0.62	0.65	0.68
75%	0.54	0.58	0.62	0.66	0.68	0.71
80%	0.60	0.63	0.66	0.70	0.72	0.74
85%	0.66	0.68	0.71	0.75	0.77	0.79
90%	0.73	0.75	0.77	0.80	0.82	0.83
95%	0.80	0.82	0.84	0.87	0.88	0.89
100%	0.89	0.90	0.92	0.94	0.95	0.96
	<b>TYPE B NRCS HYDROLOGIC SOILS GROUP</b>					
0%	0.02	0.08	0.15	0.25	0.30	0.35
5%	0.04	0.10	0.19	0.28	0.33	0.38
10%	0.06	0.14	0.22	0.31	0.36	0.40
15%	0.08	0.17	0.25	0.33	0.38	0.42
20%	0.12	0.20	0.27	0.35	0.40	0.44
25%	0.15	0.22	0.30	0.37	0.41	0.46
30%	0.18	0.25	0.32	0.39	0.43	0.47
35%	0.20	0.27	0.34	0.41	0.44	0.48
40%	0.23	0.30	0.36	0.42	0.46	0.50
45%	0.26	0.32	0.38	0.44	0.48	0.51
50%	0.29	0.35	0.40	0.46	0.49	0.52
55%	0.33	0.38	0.43	0.48	0.51	0.54
60%	0.37	0.41	0.46	0.51	0.54	0.56
65%	0.41	0.45	0.49	0.54	0.57	0.59
70%	0.45	0.49	0.53	0.58	0.60	0.62
75%	0.51	0.54	0.58	0.62	0.64	0.66
80%	0.57	0.59	0.63	0.66	0.68	0.70
85%	0.63	0.66	0.69	0.72	0.73	0.75
90%	0.71	0.73	0.75	0.78	0.80	0.81
95%	0.79	0.81	0.83	0.85	0.87	0.88
100%	0.89	0.90	0.92	0.94	0.95	0.96



# COLORADO

## FLOODPLAIN AND STORMWATER CRITERIA MANUAL

Region of applicability*	Equation	Corr. coeff.	No. of stations	Mean of computed stn. values (inches)	Standard error of estimate (inches)
South Platte, Republican, Arkansas, and Cimarron River Basins (1)	$Y_2 = 0.218 + 0.709[(X_1)(X_1/X_2)]$	0.94	75	1.01	0.074
	$Y_{100} = 1.897 + 0.439[(X_3)(X_3/X_4)] - 0.008Z$	.84	75	2.68	.317
San Juan, Upper Rio Grande, Upper Colorado, and Gunnison River Basins and Green River Basin below confluence with the Yampa River (2)	$Y_2 = -0.011 + 0.942[(X_1)(X_1/X_2)]$	.95	86	0.72	.085
	$Y_{100} = 0.494 + 0.755[(X_3)(X_3/X_4)]$	.90	85	1.96	.290
Yampa and Green River Basins above confluence of Green and Yampa Rivers (3)	$Y_2 = 0.019 + 0.711[(X_1)(X_1/X_2)] + 0.001Z$	.82	98	0.40	.031
	$Y_{100} = 0.338 + 0.670[(X_3)(X_3/X_4)] + 0.001Z$	.80	79	1.04	.141
North Platte (4)	$Y_2 = 0.028 + 0.890[(X_1)(X_1/X_2)]$	.93	90	0.60	.062
	$Y_{100} = 0.671 + 0.757[(X_3)(X_3/X_4)] - 0.003Z$	.91	88	1.71	.236

\* Numbers in parentheses refer to geographic regions shown in figure 19. See text for more complete description.

**List of variables**

- $Y_2$  = 2-yr 1-hr estimated value
- $Y_{100}$  = 100-yr 1-hr estimated value
- $X_1$  = 2-yr 6-hr value from precipitation-frequency maps
- $X_2$  = 2-yr 24-hr value from precipitation-frequency maps
- $X_3$  = 100-yr 6-hr value from precipitation-frequency maps
- $X_4$  = 100-yr 24-hr value from precipitation-frequency maps
- $Z$  = point elevation in hundreds of feet

G:/2120/FIGURES/CHAP9-2.DWG, CH9-1402 -1/6/06 - GPF

VERSION: JANUARY 2006

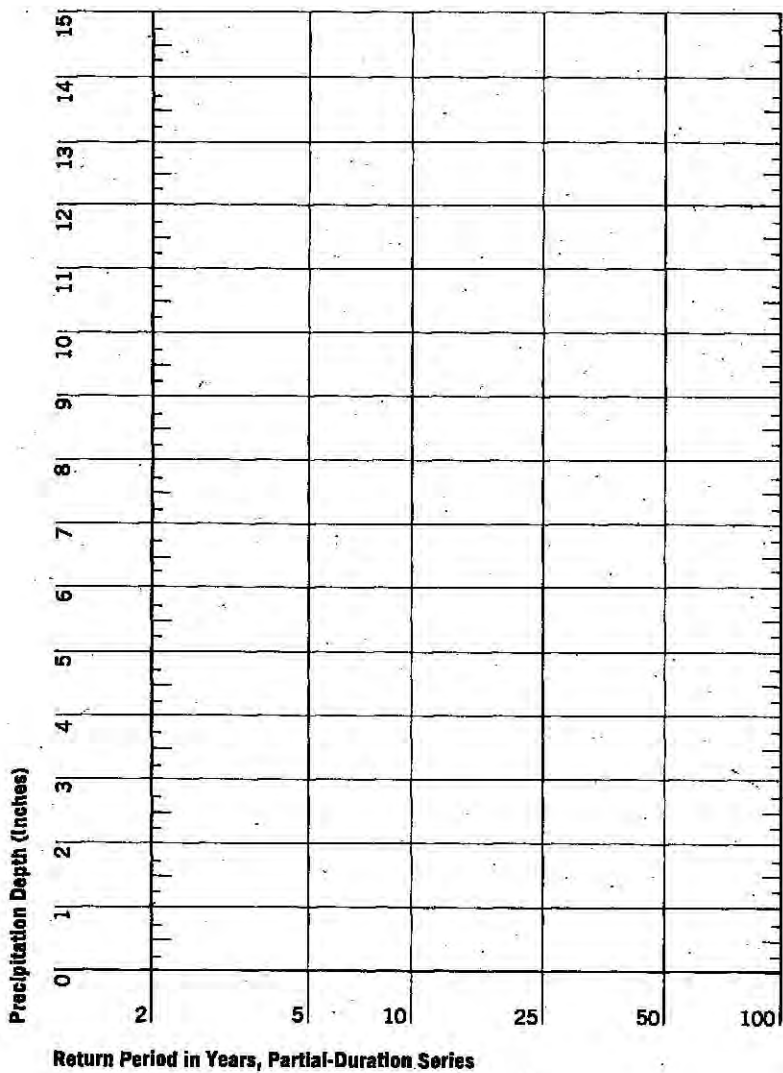
REFERENCE:

NOAA ATLAS 2, VOL III, 1973

**TABLE CH9-T402**  
EQUATIONS FOR ESTIMATING 1-HOUR RAINFALL VALUES



# COLORADO FLOODPLAIN AND STORMWATER CRITERIA MANUAL



**Figure 6.** *Precipitation depth versus return period for partial-duration series.*

0:/2120/FIGURES/CHAP9-2.DWG, CH9-F413 -1/6/08 - GRP

VERSION: JANUARY 2006

REFERENCE:

NOAA ATLAS 2, VOL II, 1973

**FIGURE CH9-F413**

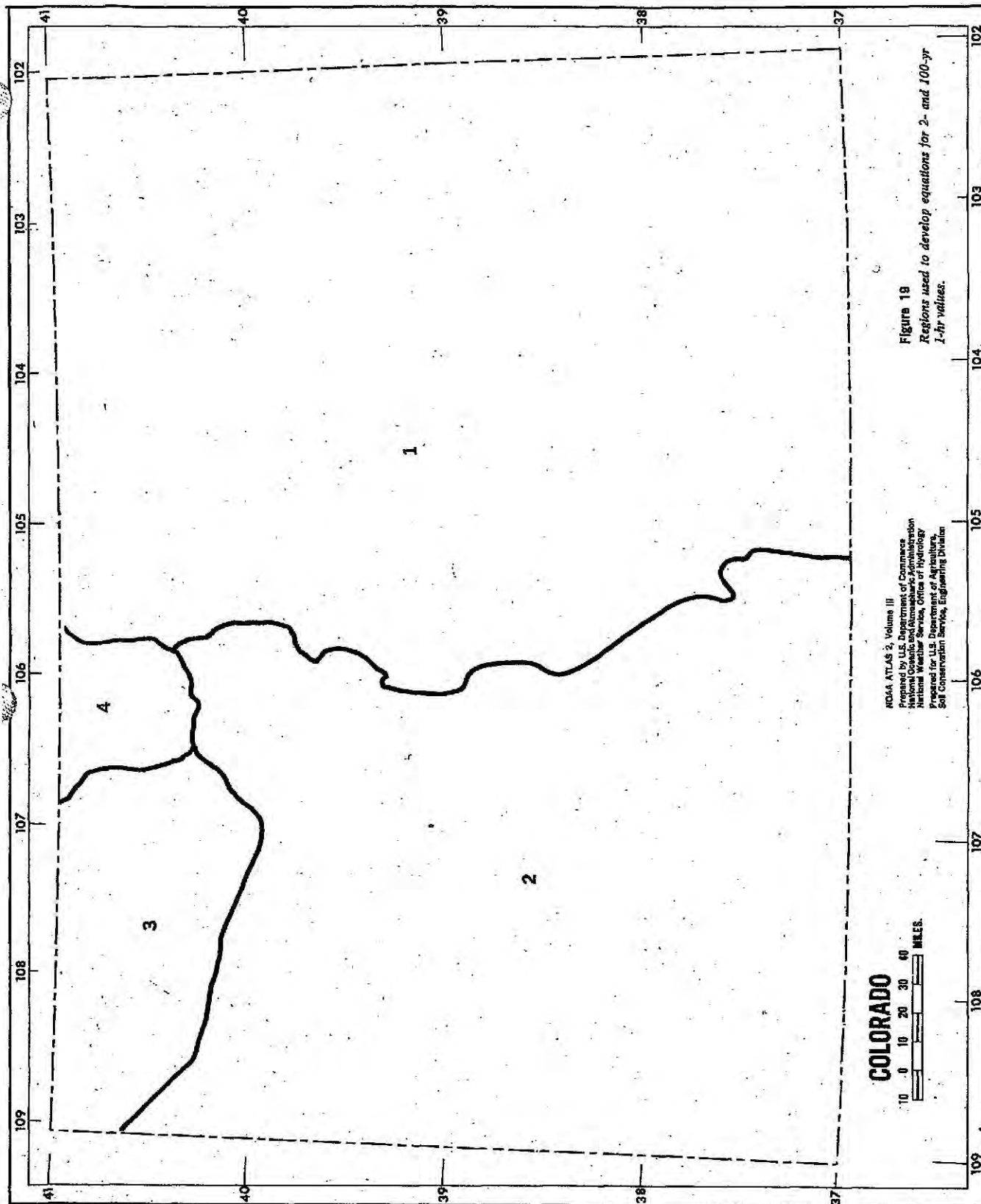
PRECIPITATION RETURN PERIOD DIAGRAM





# COLORADO

## FLOODPLAIN AND STORMWATER CRITERIA MANUAL



0:/2120/FIGURES/CHAP9-2.DWG, CH9-F414 - 1/6/06 - GPB

VERSION: JANUARY 2006

REFERENCE:  
NOAA ATLAS 2, VOL II, 1973

**FIGURE CH9-F414**  
NOAA COLORADO  
GEOGRAPHICAL REGIONS

**GEOTECHNICAL REPORT  
THE ALPENGLOW  
LOTS 73 & 76  
MOUNTAIN VILLAGE  
SAN MIGUEL COUNTY, COLORADO**

**Executive Summary**

On May 22, 2007, Buckhorn Geotech, Inc., carried out an investigation of site and subsurface conditions at the proposed *Alpenglow* project. This report presents the factual data obtained during the investigation and our interpretation of these data.

Lots 73 and 76 are situated at the north end of the Mountain Village core, at the inside bend of Mountain Village Boulevard. The lots encompass a total of approximately 4,700 square feet in what is primarily a grassed area between the Shirana Condominiums to the south and Mountain Village Boulevard to the north. The topography across the property is a somewhat hummocky drop to the southwest at an approximate grade of 15%.

We understand the proposed structure will enclose approximately 29,000 square feet in four stories above a daylighting garage basement.

The subsurface conditions consist of up to 2 feet of fill, underlain by reddish-brown to dark brown silty clay with gravel to depths between 10 and 38 feet below the ground surface. Underlying this material is a jumbled shale, extending to depths of 32 to 44 feet. Both the silty clay and jumbled shale exhibited low to moderate potential for heave, and the silty clay exhibited significant settlement under increasing loading. Below this depth, hard shale/siltstone was encountered. Groundwater was encountered between depths of 9.3 and 37.3 feet below the ground surface during drilling and between 10.7 and 42.2 feet several weeks after drilling.

Below is a summary of our recommendations for the proposed development of this site.

- A deep foundation consisting of driven piles is the preferred foundation system at this site.

- Alternatively a spread footing foundation system may be considered but the existing subsurface conditions may contribute to settlement of the structure. Recommendations are provided to reduce this potential.
- A slab on-grade floor may be used in the garage parking basement but should be placed on a minimum one foot of structural fill to reduce the potential for post-construction heave.
- Foundation and under-slab drainage should be provided to aggressively evacuate groundwater from the building excavation.
- Excavation stabilization will be needed for this site as spatial constraints preclude the ability to lay slopes back. Potential shoring systems include soil nails, sheet piles, and tieback anchor systems.
- All of the recommendations presented in the *Conclusions and Recommendations* Section of this report should be incorporated into design and construction at this site.

## **Introduction**

Buckhorn Geotech, Inc., conducted an investigation of subsurface and site conditions on May 22, 2007, at the proposed building site on Lots 73 and 76, Mountain Village, Colorado. This work was performed at the request of Mr. Randall Huggins of RDH & Associates, Inc. The purpose of the investigation was to evaluate the property for construction of a multi-story condominium unit. The investigation consisted of a site inspection, drilling of four boreholes, logging and testing of materials encountered, and analysis of available data. This report presents the findings of our investigation and our geotechnical engineering recommendations for site preparation and foundation design.

## **Construction Plans**

Based on the latest set of plans electronically provided to us by Mr. Huggins entitled *Lot 73 & 76 Telluride Mountain Village Design Review Board Sketch Approval* and digitally dated 9 August 2006, we understand the previously-named *Rockmist* structure will enclose approximately 29,000 square feet in four stories above a daylighting garage basement. The exterior will comprise stone, stucco, wood, and copper. The garage basement will have a concrete slab floor. No structural details are known at this point, although buildings of similar size in Mountain Village are supported with concrete and steel framing. It is anticipated that the structure will transfer approximately 2,000 to 15,000 pounds per linear foot to the foundation level with concentrated loads of 50,000 to 250,000 pounds.

Because the structural details are unknown at this point, Buckhorn Geotech should be provided the opportunity to review the conclusions and recommendations provided below once a full set of the plans is available for this project. The applicability of the conclusions and recommendations provided below may be affected by the final proposed project plans.



## Site Conditions

The Town of Mountain Village is situated on the north flank of Silver Mountain immediately above and to the south of the San Miguel River Valley and Town of Telluride, as shown on the attached Vicinity Map. Lots 73 and 76 are situated at the north end of the Mountain Village core, at the inside bend of Mountain Village Boulevard. Fantastic views of the Wilson Range (to the southwest) and the Sneffels Range (to the north) are afforded from this property. The lots encompass a total of approximately 4,700 square feet in what is primarily a grassed area between the Shirana Condominiums to the south and Mountain Village Boulevard to the north. As shown on the attached Site Map, parking lots lie to the east and west of the lots, separated by a concrete sidewalk on the east boundary of the lots. Vegetation comprises mostly irrigated lawn with a few pine trees (planted) on the north boundary and aspen trees (also planted) near the southwest corner. The topography across the property is a somewhat hummocky drop to the southwest at an approximate grade of 15%, as seen in the following photograph. The approximate elevation of the property is 9,525 feet above mean sea level (msl).



Looking southwest across the lots from the Mountain Village Boulevard overpass, the Shirana Condominiums (far upper left) and the western parking lot can be seen. The Wyndham Peaks can be seen in the far upper right.

## Geology

The San Juan Mountains of southwestern Colorado are a region of uplifted Paleozoic and Mesozoic sedimentary formations intruded by Tertiary volcanics. In the Telluride region,

uplifting that accompanied the volcanic eruptions caused warping and folding of older sedimentary bedrock. As magma rose towards the ground surface, some was injected into deeper fractures in sedimentary strata forming a network of dikes and sills. The magma was rich in mineralized fluids, forming the gold and silver veins that made the area a rich mining district. In the millions of years since the intrusives were formed, much of the overlying sedimentary rock has been weathered and stripped away by erosion, landslides, and glaciation to create the dramatic present landscape.

Based upon the general geologic study conducted by Lincoln DeVore of the Telluride Mountain Village (*Geology and Soils of Proposed Expansion of the Telluride Ski Area, San Miguel County, Colorado: 1979*), Lots 73 and 76 is geologically complex, mapped as Quaternary Slope Failure Complex (*Qsfc*) with Quaternary Glacial Drift and Moraine (*Qm*) on the northern portion of Lot 76 and close-by mapping of Dakota Sandstone (*Kd*) to the east (uphill) and seasonally wet areas (*Sw*) to the south. The Slope Failure Complex (*Qsfc*) is an undifferentiated, extensive, ancient landslide believed to be associated with Silver Mountain Landslide, a large-scale event covering about 15 square miles, including the Mountain Village, Telluride Ski Ranches and Elk Run developments. This massive slide complex is composed of silty to clayey sand with volcanic gravels, cobbles and boulders, but can sometimes contain entrained blocks and fragments of shale and sandstone. These soils generally have low to moderate plasticity and are moderately dense to dense. The depth and composition of Slope Failure materials are highly variable, but are generally considered stable landforms for development if drainage and potential slope instability are properly accounted for during design and construction.

Quaternary Glacial Drift and Moraine (*Qm*) occurs as a more or less continuous band bordering the northern edge and northwest corner of the Mountain Village. Glacial drift and moraine deposits were formed in the Pleistocene as the result of glacial and glaciofluvial processes. These glacial moraine deposits are highly variable in composition but generally consist of medium to coarse gravel with frequent, subrounded to angular, cobbles and boulders within a matrix of silty sand with some clay.

The Dakota Formation (*Kd*) is typically a tan, yellow, light-red to light brown sandstone with conglomeratic lenses and localized beds of coal and carboniferous shale. This unit is well-cemented and resists weathering, and is therefore a ridge and cliff-forming rock. Although originally lain down as horizontal beds of sand and muds in a beach and tidal lagoon environment, the strata were uplifted and tilted to the west during the Tertiary Period. The dip of the rock strata typically matches the grade of the ground surface on the slope of Coonskin Mountain, to the east of the property. Overlying the Dakota Formation in this region is usually the younger Mancos Shale (*Kmc*), but due to the steep slope, this shale layer has generally been removed.

Mancos Shale (*Kmc*) is a gray to black marine shale (claystone to siltstone) that is generally thinly bedded and highly fractured in mountainous areas such as this. This rock unit is highly variable in composition and can range from low to high plasticity and from soft and highly weathered to dense and unweathered. Generally, shale becomes less weathered with depth.

The surficial materials found on these lots during our field investigation are probably best represented by a thin veneer of fine-grained slope wash from the Silver Mountain landslide (*Qsfc*) underlain by shallow Mancos Shale (*Kmc*). The subsurface encountered at this site will be further discussed in the *Subsurface Conditions* Section of this report. See the 1979 Lincoln DeVore geologic study of Mountain Village for more information about the described subsurface types.

## **Geologic Hazards**

This section of the report is included so that the potential building owner is aware that the beauty of the Telluride region comes with certain risks. Modern development in the river valley and surrounding mountains can be considered to be only about 40 years old, with most occurring in the past 25 years. Because of this relatively short period of time, useful empirical data are limited. Some buildings and roadways throughout the local mountains and valleys have experienced negative impacts due to slope movement, poor subgrade, and groundwater problems. Logical structural engineering techniques for design and construction of buildings and roadways can be used to reduce the potential for problems related to troublesome climate and soil conditions. However, because of the overall dynamic characteristics of the area, almost every structure is subject to at least some degree of potential risk. These risks are explained below.

### **Runoff & Erosion**

Surface runoff from rainfall and snowmelt is allowed to sheet flow across the property toward the southwest corner of the property, where it is caught by a storm sewer drop inlet. The grass vegetation is mature and no signs of erosion (as may be indicated by gulying or piping) were observed on the property. No natural or man-made drainages (swales, ditches, gullies, etc.) cross the building site.

### **Shallow Groundwater**

Groundwater was encountered at depths between 9.3 and 37.3 feet below adjacent ground surface during our investigation and between 10.7 and 42.2 feet below adjacent ground several weeks after drilling. The shallowest groundwater was found at the south end of the site, quickly deepening to the north and west.

Shallow groundwater can be problematic as it weakens foundation subgrade materials, creates hydraulic pressure, and can seep into the interior of the buildings if foundation components are not properly waterproofed. Consequently, aggressive management of surface and subsurface water at this site is very important for the long-term performance of the foundation components and slope stability. A comprehensive site drainage plan, in tandem with grading and landscape plans, should be designed to intercept surface and subsurface water and remove it from the foundation area. This may include an intercept or curtain drain, a foundation drain, and/or other active surface or subsurface drainage features. Ideally, construction would occur during a dry time of the year to minimize the amount of water and saturated soils in the foundation area.



Specific recommendations for grading and foundation preparation are given below in the *Conclusions and Recommendations* Section of this report.

It should be noted that groundwater levels may not remain static due to permeability of soils, seasonal variations, and drilling/excavating effects. Changes in the groundwater level are a concern at this site, and we should be contacted to prescribe appropriate recommendations if groundwater is encountered during design or development of the property.

### **Expansive and Compressive Soil and Rock**

Soil and rock materials containing some types of clay, especially bentonite (montmorillonite), can expand in volume with water absorption and then shrink upon drying. In some areas of Colorado these expansive geomaterials are very hazardous and can cause serious damage to foundations, roadways, pavements, and embankments. The geology of swelling soils, the effects of moisture on these soils, and construction and landscaping on swelling soils are discussed in the Colorado Geological Survey publication, *A Guide to Swelling Soils for Colorado Homebuyers and Homeowners* (Special Publication #43: Noe et al., 1997). In the Telluride area, these clays are derived from such parent material as Mancos Shale, Dakota Sandstone, Morrison Formation, and volcanic material.

Compressive soils are generally soils that have been laid down rapidly, have a weak matrix containing voids, and/or are not naturally in a dense or compacted state. Compressive soils typically have a large proportion of fine-grained materials, especially silt, but they can also contain a mixture of material if deposited in a chaotic manner. For example, debris fan and landslide deposits are often laid down rapidly and comprise materials that are not sorted or reworked, leaving behind voids and a loose matrix of rocks, soil, and possibly organic debris. Clayey soils can also be compressive if they are saturated when loads are applied.

Mancos Shale and its residual soil can be very sensitive to variations in moisture, being quite strong when dry but either expansive or losing strength rapidly when wetted. Additionally, wetting and drying cycles can weaken the shale so that it becomes highly erodible. When in a dry and dense state, the shale and its residual soil can exert expansive pressures when moisture is absorbed. Conversely, when in a loose, highly fractured state, the material can consolidate when wetted under moderate loads. The expansive and compressive characteristics of the shale and soil are discussed in detail in the *Subsurface Conditions* Section of this report.

The potential hazard from expansive and compressive soil and rock is the differential movement of the subgrade under loads applied through the foundation. This hazard can be partly mitigated by control of on-site drainage so that no water is allowed to accumulate, stand, or penetrate into the soil in the vicinity of foundations and slab/pavement areas. Further mitigation can be attained through design of foundation systems that extend to firmer material or which have sufficient strength to resist differential movements. The removal of problematic soil and replacement with structural fill is another option. These methods are discussed in further detail below in the *Conclusions and Recommendations* Section. Special Publication #43 gives general explanations and illustrations of design and drainage options on swelling soils.

## Seismicity

According to the *Geologic Map of the Telluride Quadrangle* (USGS Map GQ-504), the Vanadium Fault is located 4 miles west of Mountain Village. This northwest trending fault, which extends from the intersection of the Skunk Creek drainage and Highway 145 to the south side of Gray Head Mountain, is not identified in either of the Colorado Geological Survey (CGS) reports identifying geologically recent (Quaternary-aged) and potentially active faults [*Earthquake Potential in Colorado—A Preliminary Evaluation* (Bulletin #43: Kirkham and Rogers, 1981) and *Preliminary Quaternary Fault and Fold Map and Database of Colorado* (Open-file Report 98-8: Widmann et al., 1998)]. The closest mapped potentially active faults to the subject property are the San Miguel Canyon Faults (located roughly 14 miles northwest of Telluride). These faults, interpreted as active during the Quaternary, are thought to be related to salt tectonism (movement of deep-seated salt deposits). A maximum credible earthquake for this fault zone is a magnitude (M) 5.0 event. The next closest potentially active faults are the Ridgway, Busted Boiler, and Log Hill Mesa Graben Faults north of Ridgway (roughly 16 miles north of Telluride). These faults are located at the southern end of the Uncompahgre Plateau and are also interpreted to be Quaternary-aged. The maximum credible earthquake inferred for these faults is M6.0 to 6.75.

Mountain Village is located in the Western Mountain Seismotectonic Province in Colorado, where maximum credible earthquakes are estimated to be on the order of magnitude 6 to 6.5, equivalent to Modified Mercalli (MM) VI to VIII (CGS Bulletin #43). The largest recorded earthquake in the region was the 1994 M4.4 (MM VI) Norwood event [according to the CGS Bulletin #52 entitled *Colorado Earthquake Information, 1867-1996* (Kirkham and Rogers, 2000) and the CGS website database of earthquake events: <http://geosurvey.state.co.us>]. There were several other similar magnitude earthquakes in the Telluride region: Telluride in 1894 (MM IV), Ridgway in 1897 (MM V), Lake City in 1913 (MM VI) and 1955 (MM VI), and Cimarron Ridge/Montrose in 1960 (MM VI) and 1962 (MM V). Many other earthquake events less than MM V have been identified for the region.

The Colorado Geological Survey indicates that, based on limited historical records, Colorado is considered to be a region of minor earthquake activity, where moderate to large events are relatively infrequent. There is a growing body of evidence, however, suggesting that Colorado is at greater risk than previously thought. According to the Uniform Building Code, western Colorado is in Seismic Risk Zone 1 where distant earthquakes would be expected to cause only minor damage to structures with fundamental periods of vibration greater than one second. Except for transmission towers, we are unaware of such tall, slender structures in western Colorado. However, the CGS recommends in Bulletin #43 that a Seismic Risk Zone 2 designation may be more appropriate for all of Colorado except the extreme northeast corner. It also suggests that a minimum 0.1g horizontal acceleration be used in design and safety analyses even for areas that are distant from known active faults.

## Radon Gas

Radon gas is produced by decay of radioactive minerals contained in subsurface rock and soil. The U.S. Environmental Protection Agency (EPA) has determined that radon is the second leading cause of lung cancer and that radon can accumulate in homes if the gas is not properly removed through passive or active methods. The EPA map of Radon Zones indicates that virtually all of western Colorado, including San Miguel County, is in Zone 1 ([www.epa.gov/iaq/radon/zonemap/colorado.htm](http://www.epa.gov/iaq/radon/zonemap/colorado.htm)). Although there is no known safe level of radon, Zone 1 is the zone of highest risk for exposure to radon gas [i.e., greater than 4 picoCuries per Liter (pCi/L)]. The Colorado Geological Survey (CGS) participated in an EPA study in 1987 and 1988 to record indoor radon levels throughout Colorado homes and compiled its results in a report that relates geologic setting and house construction with radon levels (CGS 1991 Open-File Report 91-4). Generally, homes with basements had higher levels of radon than homes built on grade on the same geologic material. In our region of Colorado, Precambrian igneous rocks had the highest readings, followed by older Mesozoic sedimentary rocks, and Tertiary volcanic and volcanoclastic rocks. Radon values in alluvial and glacial valley fill was highly variable. The CGS is careful to state that radon potential can vary considerably within the same geologic unit due to the non-uniform distribution of uranium, secondary leaching, and the accumulation of uranium and other radioactive elements into other strata.

The EPA recommends testing radon levels in existing homes, but has not developed a sampling test that will determine levels of radon gas in the native soils prior to construction. This is due to the many factors that affect the movement of radon through soils, such as soil moisture, soil types, weather patterns, and wind. These factors cannot be completely accounted for or controlled during testing. Based on levels of radon recorded in existing homes in the region and the presence of rock types that are known to produce radon, it is reasonable to assume that radon is present in the Telluride area. The EPA, the Colorado Department of Public Health and Environment (CDPHE) Radiation Management Division, and the National Association of Home Builders (NAHB) recommend that all new homes constructed in Zone 1 should include radon-resistant features. These organizations also recommend that after the house is constructed, radon should be measured in the home and if the results are greater than 4 pCi/L, the system should be upgraded from passive to active (usually by installing a fan). In the EPA publication entitled, *Building Radon Out: A Step-by-Step Guide on How to Build Radon-Resistant Homes* (USEPA Office of Air and Radiation EPA/402-K-01-002, April 2001), three practical and inexpensive alternatives for passive, sub-slab depressurization systems are presented: gravel with vents, perforated pipes, or soil gas collection mats. As stated in that EPA publication, radon-reduction techniques not only reduce radon in the home but also are “consistent with state-of-the-art energy-efficient construction...which will result in energy savings and lower utility bills for the homeowner” and they have the added benefits of “decreasing moisture and other soil gases in the home, reducing molds, mildews, methane, pesticide gases, volatile organic compounds, and other indoor air quality problems.” It is estimated that retrofitting a house after construction with radon resistant features is 2 to 10 times more expensive than if it had been included in the original construction.

The *Building Radon Out* EPA publication can be obtained from the CDPHE in Denver by calling (303) 692-3420. Other recommendations for passive and active design and construction



techniques for reducing radon gas can be found on the EPA radon website [www.epa.gov/radon/](http://www.epa.gov/radon/) or the CDPHE radon website [www.cdphe.state.co.us/hm/rad/radon](http://www.cdphe.state.co.us/hm/rad/radon).

No other geologic hazards are known to be present in the vicinity of the Alpenglow project.

### **Subsurface Conditions**

Four borings (BH07-1 to BH07-4) were advanced to depths between 33 and 48.5 feet using a Bombardier track-mounted CME 45 drill rig at the locations noted on the attached Site Map. The locations of the borings were selected prior to the investigation based on the building location provided to us in the undated sketch plans and adjusted in the field as conditions dictated (actual utility locations, access, etc.). The boreholes were drilled with a 4-inch solid stem continuous-flight auger. Samples of the subsurface materials were obtained at discrete depths by withdrawing the 4-inch drill string and inserting either a standard 1.375-inch inside diameter (I.D.) split-spoon sampler without liners or a 2-inch I.D. split-spoon "California" sampler to perform in-situ Standard Penetration Tests (SPTs) in general accordance with ASTM Standard D-1586. The number of blows required to drive the sampler 12 inches in 6-inch increments were recorded (SPT "N" penetration resistance values) and, when properly evaluated, indicate the relative density or consistency of the soils.

The soil, bedrock, and groundwater conditions were logged, and representative samples of subsurface materials encountered were brought back to our laboratory for detailed examination and testing. The subsurface conditions encountered in the borings and laboratory results are shown on the attached Logs of Exploratory Drilling.

Generally, the subsurface conditions encountered at the site consist of a thin veneer (up to 2 feet thick) of gravelly **fill/topsoil** overlying dark brown to reddish-brown **sandy to silty clay** with varying amounts of gravel. This material is generally moist, very stiff to hard and contains some shale chips. At depths between 10 and 38 feet below adjacent ground surface, brown to black **jumbled shale** was encountered. This material exhibited significant variations in strength, density, and degree of weathering. At depths between 32 and 44 feet, hard shale/siltstone was encountered. No samples of this material (save what could be taken from the auger bit) were recovered. Refusal was encountered within one to 6.5 feet of the top of this surface.

**Groundwater** was encountered at depths between 9.3 (BH07-1) and 37.3 (BH07-3) feet below the ground surface during or immediately after drilling. On 12 June 2007 the recorded groundwater levels were between 10.7 and 11.9 feet (BH07-2 and -3, respectively), 26.6 feet (BH07-1), and 42.2 feet (BH07-4).

Index, behavioral, and strength tests were conducted on samples of the subsurface materials encountered at this site. Samples of the brown to reddish-brown sandy to silty clay and the jumbled shale were tested for chemical properties, which yielded water soluble sulfate concentrations between 0.01 and 0.02%, chloride contents of 15 parts per million (ppm), electroconductivities between 15 and 27 microsiemens per centimeter ( $\mu\text{S}/\text{cm}$ ), and pH between 6.8 and 7.3. A sample of the jumbled shale was subjected to a swell/consolidation test to determine its behavior under varying conditions of loading moisture. The sample was initially

loaded to 1,900 pounds per square foot (psf), approximately equal to its in-situ stress state, then the pressure was dropped to 200 psf and inundated with water. The sample swelled 0.03%, considered negligible, then was subjected to progressively increasing pressures to a total of 8,000 psf. Under these pressures the sample consolidated a total of 4.7%, considered moderate. The initial dry density of the sample was 114 pounds per cubic foot (pcf) and the calculated swell pressure is 220 psf, considered low. A sample of the brown to reddish-brown sandy to silty clay was likewise subjected to a swell/consolidation test, revealing a 5.1% compression under an initial seating pressure of 2,500 psf, 0.8% swell under a confining pressure of 600 psf, and a consolidation of 11.6% under a final pressure of 10,000 psf. The initial dry density of this sample was 118 pcf and the theoretical calculated estimated pre-construction swell pressure is 840 psf, considered moderate.

A sample of the reddish-brown sandy clay with gravel was subjected to a direct shear test to determine strength parameters. Cohesion of 90 psf and a phi angle ( $\phi$ ) of 32° was used for our analyses. A sample of the jumbled shale was also tested for shear strength parameters, revealing a cohesion of 1000 psf with a phi angle ( $\phi$ ) of 18°.

In summary, the site is overlain by up to 2 feet of fill, underlain by reddish-brown to dark brown silty clay with gravel to depths between 10 and 38 feet below the ground surface. Underlying this material is a jumbled shale, extending to depths of 32 to 44 feet. Both the silty clay and jumbled shale exhibited low to moderate potential for heave, and the silty clay exhibited significant settlement under increasing loading. Below this depth, hard shale/siltstone was encountered. Groundwater was encountered between depths of 9.3 and 37.3 feet below the ground surface during drilling, and 10.7 to 42.2 feet several weeks after drilling.

## CONCLUSIONS AND RECOMMENDATIONS

Based upon our site inspection and results of the subsurface exploration, the following recommendations are offered as measures to enhance the stability of the site and the long-term performance of the foundation soils. It should be noted that the mitigation measures offered address only the construction at the building site. They cannot and will not arrest or prevent large-scale geologic processes that may be on-going elsewhere on the property and within the Mountain Village area. Also, as mentioned earlier in this report, some degree of risk is inherent in all construction in mountainous areas of Colorado. The recommended measures are intended to be reasonable and prudent but cannot be considered as absolute protection against the vagaries of nature.

This report does not contain project specifications. The recommendations given are provided to guide the design process. We anticipate these recommendations, together with site-specific geotechnical information, will be used by the design team to formulate specifications for construction of buildings, infrastructure, and grading.

## **General Design Criteria**

1. Based on the elevation of 9,525 feet, the Structural Engineers Association of Colorado recommends that the Basic Roof Snow Design Load be a minimum of 93 psf. It is recommended that the local building official be contacted to verify the required snow design load for this property.
2. Shallow components of the foundation system should be extended into the soil a minimum depth below finished grade as prescribed by the local building official to reduce the negative effects of frost heave.

## **Seismic Design Criteria**

In accordance with Section 1615 of the *2003 International Building Code (IBC)* and our knowledge of the site, this site may be designated as Site Class D. The mapped spectral response acceleration at short periods (0.2 second,  $S_s$ ) is 0.468g and at one second ( $S_1$ ) is 0.106g. These values are taken from the USGS website, and are referenced to the National Earthquake Hazard Reduction Program (NEHRP) 1997 and 2000 maps, reproduced in the IBC. As provided in the 2003 IBC, these values are for Site Class B, and should be adjusted accordingly for the proper site class given above.

## **Foundation**

Because the foundation elevation will place the load transfer points on varying subgrade materials across the site and the differing materials show significantly different behavior under loading, it is recommended that the owner consider placing the structure upon a deep foundation. Given the softer subsurface conditions in the near-surface, driven piles are our preferred foundation system at this site.

### ***Driven Piles***

Designed properly, driven piles will isolate the structure from subsurface and surficial soil movements. Support of the structure is provided through concrete grade beams constructed upon and spanning the piles. The primary advantage of using driven piles is that the bearing capacity of each pile is verified during the driving process. The secondary advantage of driven piles is the simplicity and speed of installation as compared with other deep foundation types. The primary disadvantage of this system is the disturbance caused by the noise and shock waves produced during installation. Design parameters and recommendations for driven pile foundation systems are outlined below.

1. Piles may be Grade 36 H-piles or closed-ended pipe piles, with an allowable capacity of 9,000 psi based on the cross-sectional area of the pile.
2. Piles should be driven to "virtual refusal" in the shale bedrock, defined as 3 or more consistent sets of a defined blow count per unit penetration. Buckhorn Geotech will



define refusal criteria once the pile driving contractor has been selected and his hammer energy and stroke criteria are available for evaluation. The hammer and cushion should match the pile type to obtain the proper load capacity during driving. Appropriate recommendations on tip reinforcement will also be provided.

3. Piles spaced closer than 3 times the pile diagonal or diameter shall be considered to be influenced by group action and an appropriate reduction in individual pile capacity should be made. Piles driven into bedrock should be placed no closer than 1.75 times the pile's cross-sectional diagonal or 24 inches on centers (whichever is greater).
4. Piles broken or damaged prior to, during, or after installation should not be used.
5. A piling contractor with demonstrated successful experience driving similar piles with qualified personnel in similar conditions should be chosen to perform the pile installations.

A representative of Buckhorn Geotech should be present to observe and document all pile installation operations.

### ***Other Deep Foundation Types***

Other deep foundation systems (such as micropiles or screw piles) may be considered for use at this site. If these systems are being considered, we would be happy to provide additional design parameters.

### ***Shallow Foundation***

A shallow foundation system may also be considered, but limiting design parameters may preclude this alternative. The bearing capacity of the subsurface materials found at the proposed foundation grade (the reddish-brown silty clay with gravel and jumbled shale) are limited by the poor strengths of each and the tendency of the reddish-brown soil to settle under moderate loading.

Design parameters for this alternative are presented below. These recommendations are intended to limit post-construction movement to less than one inch. These recommendations may be re-examined once structural data are known for the project.

1. The footings, bearing pads, and retaining walls to be placed on the prepared native soil should be designed using a maximum allowable bearing capacity ( $q_a$ ) of 2,000 psf. This allowable bearing capacity may be increased to 2,500 psf for short-term dynamic loads (seismic and wind events).
2. Additionally, the application of bearing pressures to the subgrade should be limited to the pre-construction overburden pressure at the proposed foundation grade plus 1,000 psf. This will generally result in the above-stated bearing capacity but may reduce the bearing capacity where the depth of excavation to the planned foundation grade is small.

3. A minimum dead load of 400 psf should be placed on the foundation to reduce the heave potential of the subgrade. Continuous footings should have a minimum width of 2 feet and isolated pad footings should have a minimum dimension of 3 feet.
4. After excavation to foundation depth, the exposed soil surface should be proof-compacted using vibratory or roller compaction equipment to provide a uniformly dense surface prior to placement of footing forms. If the presence of large rocks makes disturbing the native soils below footing elevation unavoidable, then the rocks should be removed and replaced with compacted structural fill. If soft or yielding soils are encountered in the trench bottoms, they should be removed until firm material is encountered and replaced with compacted structural fill. If the soft or yielding areas appear to be more extensive, we should be contacted to assess the soil conditions and prescribe remedial action.
5. Once the excavation is exposed, but prior to placement of any fill or footing forms, a representative of Buckhorn Geotech must be called out to verify the nature and density of the foundation excavations, to ensure that uniform subsurface conditions are present and to confirm that our recommendations are consistent with actual conditions. If we do not verify the subgrade conditions, Buckhorn Geotech cannot be held responsible for recommendations that may be inconsistent with actual conditions.
6. Observation and testing during construction is essential to ensure that the geotechnical recommendations are consistent with conditions and that the project is constructed in compliance with project design and specifications. Any geotechnical observations or testing will be provided at additional charge and we should be contacted at least 2 days in advance for scheduling site visits.
7. Foundation walls should be designed with sufficient strength to resist lateral earth pressures and to bridge an unsupported span of at least 10 feet. The components of the foundations should be sufficiently interconnected to ensure that they act as a unit. This will provide resistance to the forces associated with soil movement and will provide unity to the foundation systems.

### **Floor Systems**

Slabs on-grade may be used at the site for the basement parking garage, but special precautions, as outlined below, will be needed to minimize potential damage from the potential subgrade heave. It should be noted that potential swell pressures within the subgrade exceeds the dead weight of a typical floor slab. The following recommendations will minimize, but cannot eliminate, potential slab movement.

1. To provide an adequate bearing surface, topsoil and organic material should be stripped. The subgrade material should be proof-compacted and soft spots removed and replaced with washed rock or structural fill. A minimum one foot of over-excavation and replacement with structural fill should be used under all interior floor slabs to reduce the potential heave to one inch. If it is desired to reduce the heave potential to approximately

one inch, two feet of overexcavation and replacement with structural fill should be undertaken. If any additional fill is needed to elevate the slab area to the desired foundation grade, this can be accomplished using structural fill.

2. To provide a capillary break, slabs on-grade should be placed on 4 inches of ¾-inch to 1½-inch washed rock on the prepared subgrade. Where moisture-sensitive interior floor finishes are applied to the slab, an unpunctured vapor barrier between the gravel and the floor slab is also recommended.
3. The garage floor should be structurally separate from the foundation, bearing walls, and interior partitions so that the slab can “float” freely in response to soil volume changes.
4. Under-slab plumbing should be avoided to minimize the potential for leakage under the slab. Where necessary, under-slab plumbing should be provided with flexible couplings and should be leak-tested prior to being placed in service.
5. Slab sections constructed upon the native subgrade should be designed using a vertical subgrade modulus of 140 pci. A 25 pci increase in the subgrade modulus may be granted for each 6 inches of structural fill placed under the slab.
6. Groundwater was encountered during our field investigation at approximately the proposed slab elevation. We recommend an under-slab drain system to minimize the possibility of water ingress during a high groundwater event. This would comprise a system of perforated collection pipes surrounded by free-draining granular fill with an hydraulic connection to either daylight or to a sump pump. Additionally, the slab must be waterproofed and designed to resist potential hydraulic forces in the event of a malfunction of the underdrain system.

### **Exterior Concrete Flatwork**

1. Flatwork may be placed on undisturbed native soil with the topsoil and organic material removed. If fill is needed, it should consist of washed rock or structural fill, placed and compacted in accordance with project specifications.
2. Flatwork adjacent to buildings should not be placed over loosely compacted fill. To minimize future settlement and damage to the flatwork and/or adjacent foundations, the fill should consist of approved material placed and compacted per project specifications (see the *Retaining Structures* Section, following).
3. Flatwork adjacent to exterior doorways should be dowelled into the foundation to prevent long-term differential movement between the flatwork and structure.
4. Exterior concrete flatwork should be designed and constructed so that it drains freely away from the structure. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.



## Retaining Structures

1. Walls acting to restrain soil should be designed using the lateral earth pressures given in Table 1 below. These values assume a level backslope with no hydraulic pressures behind the wall, the use of native soil, and no surcharge loads applied within the backslope zone (as defined on the attached Retaining Wall Schematic). We should be contacted to recommend lateral earth pressure values for increased backslope angles or loading within the backslope zone.

**Table 1. Lateral Earth Pressures**

	Native Soil
Active Earth Pressure	38 pcf*
Passive Earth Pressure	400 pcf*
At-Rest Earth Pressure	63 pcf*
Unit weight of soil	125 pcf**
Coefficient of Friction	0.32 ***

\* pounds per cubic foot (fluid equivalent)  
\*\* pounds per cubic foot  
\*\*\* concrete on dry soil conditions

2. The retaining walls should have provisions for drainage so that hydrostatic pressures are not allowed to build up. This is usually accomplished by providing free-draining granular backfill between the wall and retained soil, with a collection drain provided at the bottom of this granular zone (shown in the attached Retaining Wall Schematic), and/or the use of weep holes through the face of the wall. The drain system should be continuous and have a positive outfall which releases the collected water well away from the wall in a manner that minimizes the erosive energy of concentrated flow. The design engineer should ensure that drainage design is compatible with design assumptions.
3. Excavations for retaining and foundation walls should be laid back a minimum of 35° from the vertical prior to backfilling against retaining structures (see attached Foundation Excavation Detail). For safety, excavations should also be in accordance with OSHA Regulations 29 CFR 1926. Consequently, gentler excavation faces may be required.
4. Fill material placed behind the walls may consist of on-site material compacted as per the design engineer's specifications. Compaction of 95% of Standard Proctor maximum dry density at 0 to 4% above optimum moisture content is typically used to minimize post-construction settlement of the backfill. Over-compaction of the backfill should be avoided so that excessive pressures are not placed against the stemwalls. Unless expressly approved by the design engineer, only hand-operated light-duty compaction equipment should be used within three feet of the wall. The upper one foot of backfill should consist of clayey soil to create a barrier against infiltration of surface runoff.

## **Concrete**

A water-soluble sulfate test conducted on a sample of the subsurface materials encountered in our excavations showed sulfate concentrations less than 0.02%, considered by the American Concrete Institute (ACI) to be a “negligible” sulfate exposure. We recommend Type I/II cement be used in all concrete at this site.

## **Foundation Drainage and Ventilation**

It is important to prevent moisture from penetrating into the soil beneath or adjacent to the structure. Moisture can accumulate as a result of poor surface drainage, over-irrigation of landscaped areas, waterline leaks, melting snow, subsurface seepage, or condensation from vapor transport.

1. Provisions should be made to evacuate subsurface moisture accumulation from around foundations and under slabs. This may be accomplished using conventional footing and under-slab drains in tandem with a positively-vented moisture and radon control system. Alternatively, consideration may be given to using concrete forms that facilitate both dewatering and the removal of radon gases and vapors.
2. An aggressive system of both construction and permanent dewatering is needed due to the deep excavations planned for this lot. If the foundation drains cannot discharge by gravity, a pump with emergency backup provisions will be needed.
3. Roof drainage should be captured by eave gutters. Downspouts should discharge a minimum of 10 feet away from the house or piped into a closed underground drain system and evacuated off-site. In no case should the downspouts be directed into the foundation or under-slab drain system. These points of discharge should be identified in the site drainage plan so that water is readily removed from the site. Snow gates and/or heat traces should be employed to minimize snow and ice accumulation on the components of the roof drainage system.
4. All foundation drains should be integrated into the site drainage plan as discussed below for final disposal from the building site. In no case should surface or roof drainage be introduced into the foundation or under-slab drain system.
5. Floor systems and confined areas above concrete floor slabs should be properly ventilated to allow for the release of radon gas. See the *Radon Gas* Section of this report for more radon information.

## **Site Preparation and Grading**

1. The site drainage plan, in tandem with the landscape and grading plans, should ensure that the construction does not impede natural drainage patterns. Surface water should be removed and not allowed to accumulate or stand anywhere near the building foundation

either during or after completion of construction. This includes water from landscaped areas, patios, decks, and roofs. Drainage plans should ensure that precipitation, snowmelt, and runoff are conveyed around and away from the building as well as the driveway. This runoff should be dispersed (not concentrated) in a manner consistent with the natural, pre-construction drainage pattern.

2. Final grading around the perimeter of the foundation should slope downward with at least one foot of drop within the first 10 feet of horizontal distance. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.
3. Development should utilize “best practices” for design and construction so that on-site erosion is minimized. This may include selective thinning of vegetation, construction of temporary diversion ditches, silt fencing, and/or dust suppression. On-site erosion control should be planned and executed in conformance with Colorado Department of Public Health and Environment (Water Quality Control Division) stormwater discharge regulations. The local building official will be able to provide specific details regarding these requirements.
4. Grading of all permanent cut and fill slopes should not exceed 2H:1V. All slopes greater than 2H:1V and over 3 feet in vertical height should be restrained by an engineered retaining structure/system.
5. Backfill placed in utility trenches leading to the building should be compacted in accordance with project specifications. This will inhibit surface water infiltration and migration towards the foundations, as well as minimize post-construction settlement of the trench backfill. Particular attention should be given to preventing transmission of subsurface water through permeable fill used for bedding in the trenches, through the use of substitute materials or check dams.
6. Disturbed areas should be revegetated as soon as practical to reduce soil erosion.
7. Imported fill used at this site should meet the gradational and compaction requirements listed in Tables 2 and 3 below. Fill should be placed and compacted in **maximum 6-inch lifts**, unless otherwise directed by the design engineer. Structural fill should not be placed on frozen or wet native soil. It is recommended that the foundation excavation be open a minimum period of time to avoid degradation of the foundation soils.



**Table 2. Gradation Requirements for Imported Fill Material**

<b>Type</b>	<b>Sieve</b>	<b>%Passing, by weight</b>
Structural Fill (CDOT Class 6 roadbase)	3/4" (19.0 mm)	100
	#4 (4.75 mm)	30-65
	#8 (2.36 mm)	25-55
	#200 (0.075 mm)	3-12
Structural Fill (CDOT Class 1)	2.5" (63.5 mm)	100
	2" (50 mm)	95-100
	#4 (4.75 mm)	30-65
	#200 (0.075 mm)	3-15
Fill under exterior concrete flatwork	3" (75 mm)	100
	#200 (0.075 mm)	0-5
Free-draining fill	3" (75 mm)	100
	3/4" (19 mm)	20-90
	#4 (4.75 mm)	0-20
	#200 (0.075 mm)	0-3

Note: The Plasticity Index for all fill soils should be less than 6.

**Table 3. Compaction Requirements for Fill Material**

<b>Application</b>	<b>Compaction Requirement</b>	<b>Proctor</b>	<b>Moisture</b>
Under footings and slabs	95% max. dry density	Modified	±2% of optimum
Under exterior flatwork	90% max. dry density	Modified	±2% of optimum
Behind retaining walls	Per project specifications*		
Utility Trenches	Per project specifications*		
General landscaping	Per project specifications*		

\*As specified by the design engineer on project documents or in accordance with local municipal requirements.

8. Any soils containing organics, debris, topsoil, frozen soil, snow, ice, and other deleterious materials shall not be used for anything other than landscaping unless authorized by the foundation engineer.
9. A representative of Buckhorn Geotech should be called out to the site to observe placement of structural fill and verify the compacted density. The owner should contact Buckhorn Geotech in advance of the excavations to discuss the specific testing requirements, budget, and scheduling needed for these services.

## Excavation and Shoring

We understand the garage floor level will be approximately 19 feet below existing grade at the highest point, adjacent to Mountain Village Boulevard. The resulting excavation will require temporary support during construction as spatial site constraints may not allow laying back the excavation to the extent needed to create stable slopes. Failure to provide excavation support could endanger construction personnel and could undermine Mountain Village Boulevard including any utilities buried under the road. There are numerous methods of providing support for the excavation walls. Below some systems are described in brief for planning purposes. Buckhorn Geotech can provide design services for the excavation support.

Soil nails may be used efficiently for steep or vertical cuts, provided that they can effectively resist the traffic and structural loads. Soil nails are small-diameter steel bars that are horizontally drilled and grouted into the wall face as excavation progresses downward. As each lift (typically five feet) is excavated in a hillside, the bars are installed, heavy gauge wire mesh and/or reinforcing steel is set at the face, and the face is shotcreted. Thus, it is a top-down construction method that allows work to begin immediately at the floor of the excavation once completed. The walls can be designed for temporary or permanent use. In other words, the soil nails can be used to permanently retain the soils around the structure so that the lateral forces against the walls are reduced.

Another option is the use of soldier beams and/or sheet piling that can be driven or drilled into the soil prior to excavation and used to provide cantilevered support for the retained soil in smaller cuts. Larger cuts may be made using this system together with post-tensioned soil anchors installed in a similar manner to the soil nails. The height of the retained cut will depend on the size of piles and the depth to which they are installed. We can assist with this decision once we are provided details regarding building design.

1. Temporary excavations should be in accordance with Occupational Safety and Health Administration (OSHA) regulations and with worker safety in mind.
2. Construction equipment, materials, and soil stockpiles should be located a minimum horizontal distance equal to the height of the excavation from the crest of the excavation unless otherwise approved by the design engineer.
3. Based upon our investigation, the silty clay and jumbled shale above the groundwater would be most nearly represented by an OSHA Type B soil. Our assessment is based upon the soil and groundwater conditions encountered in limited investigation and sampling. The contractor's "competent person" (defined by OSHA as "an individual capable of identifying existing and predictable hazards...and who has the authorization to take prompt corrective measures to eliminate or control these hazards and conditions) should evaluate the soil materials exposed during excavation based on composition, structure, and environmental conditions per 29 CFR 1926 and recommend appropriate slope laybacks or shoring, as required. Refer to OSHA's Technical Manual Section V: Chapter 2 on *Excavations: Hazard Recognition in Trenching and Shoring* (available on-

line at: [www.osha.gov](http://www.osha.gov)) for further excavation guidelines. We are happy to provide these services, as requested.

4. If the excavations will be made or remain open during wet weather, it is recommended that polyethylene sheeting be secured over the excavation face to minimize sediment runoff and deterioration of the foundation soils. Surface runoff above the cuts should be directed away from the excavation using berms or diversion ditches. Large rocks exposed in the excavation face should be scaled for worker safety.
5. Excavation dewatering may be required if the excavation is made during peak groundwater season (springtime). Dewatering may be accomplished with conventional sump pumping located below the floor of the excavation. The excavation should be designed to accommodate clarification and discharge of this intercepted water. The Town of Mountain Village Building Department should be contacted for specific regulations regarding the discharge of groundwater off-site.
6. Excavations should be performed during the low groundwater season (late summer through early spring) to minimize the amount of water that needs to be removed during shoring and construction operations. This will also minimize pumping of the soil so that maximum densities can be achieved.
7. We anticipate that the excavation of the site soils can be accomplished by conventional excavating equipment.

### **Closing Considerations**

#### *Standard of Care and Interpretation of Subsurface Data*

This report has been prepared in a manner consistent with local standards of professional geotechnical engineering practice. The classification of soils and interpretation of subsurface conditions is based on our training and years of experience, but is necessarily based on limited subsurface observation and testing. As such, inferred ground conditions cannot be guaranteed to be exact. No other warranty, express or implied, is made.

Inspection of the excavation(s) subgrade by Buckhorn Geotech prior to erection of the foundation system is an integral part of these recommendations. If subsurface conditions differing from those described herein are discovered during excavation, construction should be stopped until the situation has been assessed by a representative of Buckhorn Geotech. Construction should be resumed only when remedies or design adjustments, as necessary, have been prescribed.

Investigation for environmental contaminants was not part of our scope of services performed at this site.



### *Use of This Report*

This report is intended for use by the client specifically to address the site and subsurface conditions as they relate to the proposed structure(s) described in the *Construction Plans* Section. Changes to the site or proposed development plans may alter or invalidate the conclusions and recommendations contained herein.

Buckhorn Geotech retains an ownership and property interest in this report. Consistent with the industry, copies of this document that may be relied upon by the client are limited to printed copies (also known as *hard copies*) that are signed and sealed by the Geotechnical Engineer (*Standard Form of Agreement Between Owner and Geotechnical Engineer for Professional Services*, Engineer's Joint Contract Documents Committee, 1996). Any conclusions or information obtained or derived from electronic files, data, or graphics will be at the user's sole risk. This report together with ancillary data, analyses, test results, and other components and/or supporting parts are not intended or represented to be suitable for reuse by the client or others on extensions to this project or on any other project. Any such reuse or modification invalidates all aspects of the report and excuses the Geotechnical Engineer for all responsibility and liability or legal exposure.

This report is considered valid for a period of two years from the date of issue provided the site conditions and development plans have not changed from what is referenced in this report. Changes to the site may occur due to development or natural processes. Additionally, technological advances made in construction and changes in legislation may alter the recommendations made herein. Depending upon the site and proposed development changes, Buckhorn Geotech may require additional investigation (at additional cost) to update the recommendations contained herein.

### *Retention of Samples*

Samples of soil and rock collected during the course of our geotechnical investigation(s) are routinely held in our laboratory for a period of three months from the date of the investigation, then discarded. A written request by the client is required for samples to be stored for a longer period.

### **Additional Services**

To provide continuity and consistency from project start to finish, we should be retained to make observations and carry out material testing as a service to the owner. As noted above, we recommend the owner contact us to discuss required services and scheduling in advance of the construction phase.

Buckhorn Geotech is a full-service engineering firm providing foundation, on-site wastewater system, site drainage, structural, and retaining structure design services, as well as surveying, construction materials testing, and inspections. Please visit [www.BuckhornGeo.com](http://www.BuckhornGeo.com) for a full description of our services.

Thank you for the opportunity to perform this soil investigation for you. If you require any of these services or have any questions regarding this report, please do not hesitate to contact us.

Respectfully Submitted:  
July 5, 2007

Reviewed by:  
July 5, 2007

**TRANSMITTED ELECTRONICALLY**

Shane M. Duckworth, P.E.  
Geotechnical Engineer

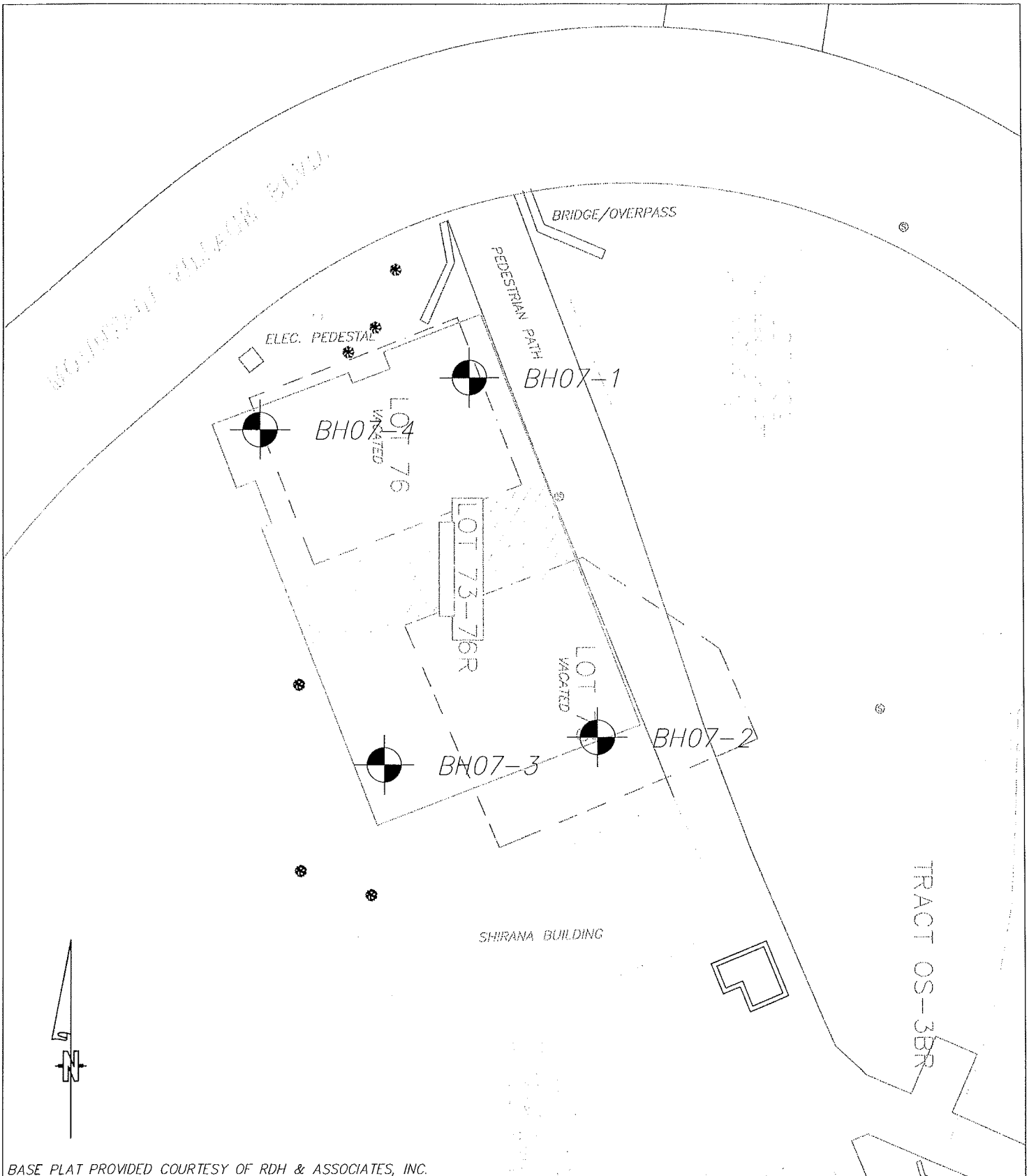
Thomas E. Griepentrog, P.E., P.G.  
Principal

Enclosures: Vicinity Map, Site Map, Drill Log Key, Swell/Consolidation graph,  
Corrosivity Test results, Retaining Wall Schematic, Glossary of Soils and  
Engineering Terms





# SITE PLAN



BASE PLAT PROVIDED COURTESY OF RDH & ASSOCIATES, INC.

MAP NUMBER  1  OF 1	INVESTIGATION	SD	RDH & ASSOCIATES, INC.  ALPENGLOW  MOUNTAIN VILLAGE, COLORADO	<div style="border: 1px solid black; padding: 2px; font-weight: bold; font-size: 1.2em;">BUCKHORNGEOTECH</div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTER	SD		
	DATE	5/22/07		
	JOB NO.	07-161-GEO		

# DRILL LOG KEY

BOREHOLE LOCATION:  
SURFACE ELEVATION:  
NOTES:

DRILLER:  
DRILL RIG:  
DRILL STEM:  
SAMPLER:

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	SPT 'N' VALUE (bpf)	RECOVERY (in.)	SOIL DESCRIPTION <i>(stratigraphic transitions are approximate and are inferred from cuttings and drillers comments)</i>	FIELD & LABORATORY TEST RESULTS
0									
5			X					← indicates bulk sample	<p><i>Notes in this column indicate tests performed and test results</i></p> <p>DD: dry density in cubic pounds per foot (pcf) MC: % moisture content LL: Liquid Limit PL: Plastic Limit PI: Plasticity Index GF: Gravel fraction (%) SF: Sand fraction (%) F200: Silt/Clay (%) Sh: Shear resistance P: Penetration resistance CBR: California Bearing Ratio SP: swelling pressure TM: total movement under consolidation pressure psf: pounds per sq. ft. pcf: pounds per cu. ft.</p>
10								← indicates core sample	
15				DS1				← Sample identifier: DS=Drive sample GS=Bulk sample from auger flights CS=Core sample	
20					9 10 11			← Blows required to drive sampler 6 inches each. The first six inches is considered to be the "seating" drive.	
25					21/12			← indicates seven blows required to drive the sampler twelve inches with a 140-lb hammer falling 30 inches	
30							12	← length of intact soil plug recovered from the sampler	
30		▽						← indicates free water surface at time of drilling	
35								← clay	
40								← silt	
45								← sand	
50								← gravel	
55								← shale	
60								← hard bedrock	

- Constituents -

trace = 0 - 5%  
little = 0 - 12%  
some = 12 - 20%  
-ey = 20-30%  
and = >30%

Unified Classification System (ASTM D-2487)

CL = lean clay to sandy/gravelly lean clay  
ML = silt to sandy/gravelly silt  
CH = high plasticity clay to sandy/gravelly high plasticity clay  
MH = high elasticity silt to sandy/gravelly high elasticity silt  
SW = well-graded sand or well-graded sand with gravel  
SP = poorly graded sand or poorly graded sand with gravel  
SM = silty sand to silty sand with gravel  
SC = clayey sand to clayey sand with gravel  
GW = well-graded gravel or well-graded gravel with sand  
GP = poorly graded gravel or poorly graded gravel with sand  
GM = silty gravel or silty gravel with sand  
GC = clayey gravel or clayey gravel with sand

\* SPT N-values not corrected for energy or depth

SHEET NUMBER  1  OF 1	INVESTIGATION
	DRAFTING
	DATE
	JOB NO.

DRILL LOG KEY

BUCKHORN GEOTECH

Civil, Structural, and Geotechnical Engineers, Inc.  
222 South Park Avenue  
Montrose, Colorado 81401  
Phone (970) 249-6828 Fax (970) 249-0945

# DRILL LOG - BOREHOLE 1 (BH07-1)

BOREHOLE LOCATION: Northeast corner of property  
 SURFACE ELEVATION: Approx. 9521'  
 NOTES:

DRILLER: Ager Drilling  
 DRILL RIG: Bombardier CME45  
 DRILL STEM: 4" Solid-stem continuous flight auger  
 SAMPLER: 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	*SPT N' VALUE (bpf)	RECOVERY (in.)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0								reddish-brown, sandy angular gravel [FILL] with trace clay (0-2')	
								dark brown to black, organic clayey GRAVEL (2-3.5')	
			CA	DS1	8 9	18	16	drive sample DS1 @4.5-5.5' reddish-brown, mottled grey and iron stained, stiff to very stiff, moist, CLAY and SILT with little sand and organics	<u>DS1</u> MC=22.6% Sulfates=0.010% Chlorides=15 ppm EC=27 µs/cm pH=7.30
10			CA	DS2	8 9	18	16	groundwater @9.3 after drilling drive sample DS2 @9.5-10.5' same in upper 12" or so, then grey to brown, very stiff, damp, clayey SAND (shale chips, jumbled)	<u>DS2</u> MC=18.8%
			CA	DS3	6 7	14	16	drive sample DS3 @14.5-15.5' jumbled SHALE, mostly chips, coarse sand size	<u>DS3</u> MC=18.6% Sulfates=0.020% Chlorides=15 ppm EC=15 µs/cm pH=6.82 0.03% swell @200psf +H <sub>2</sub> O SP=220psf @200psf +H <sub>2</sub> O TM=4.7% @8000psf +H <sub>2</sub> O DD=114 pcf
20								rock @19-20', easily drilled through	
			CA	DS4	7 7	14	6	drive sample DS4 @24.5-25.5' same but large chunk of hard thinly bedded shale within sampler	
30								grinding @33', hard shale?	
			CA	DS5	50 0*	>100	0	drive sample DS5 @34.5-35.5' occasional siltstone seams (inferred from drill behavior)	
40								end of borehole @39.5' hard slow drilling, lots of water	
								groundwater @26.6' 6/12/07	
50									

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

SHEET NUMBER  1  OF 1	INVESTIGATION	SD	ALPENGLOW LOTS 73/76  RDH & ASSOCIATES  MOUNTAIN VILLAGE, COLORADO	BUCKHORN GEOTECH Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	CD		
	DATE	5/22/07		
	JOB NO.	07-161-GEO		



# DRILL LOG - BOREHOLE 2 (BH07-2)

BOREHOLE LOCATION: Southeast corner of property

SURFACE ELEVATION: Approx. 9521'

NOTES:

DRILLER: Ager Drilling

DRILL RIG: Bombardier CME45

DRILL STEM: 4" Solid-stem continuous flight auger

SAMPLER: 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	*SPT 'N' VALUE (bpf)	RECOVERY (in.)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0	○ ○ ○ ○							TOPSOIL (0-1')	
	/ / / /							reddish-brown clayey GRAVEL (1-1.5) then CLAY	
			CA	DS6	12 12	24	12	drive sample DS6 @4.5-5.5' dark brown to grey to black, moist, very stiff to hard, silty CLAY with some sand (shale chips), mottled	
10	/ / / /							drive sample DS7 @9.5-10.5' light reddish-brown, very stiff, sandy CLAY with little to some fine rounded sandstone gravel	DS7 LL=30 PL=16 Pl=14 GF=26.9% SF=22.4% P200=50.7% MC=17.8%
			CA	DS7	10 9	18	16		
	/ / / /							drive sample DS8 @14.5-15.5' dark grey to brown, moist, very stiff, CLAY and SAND, jumbled shale	DS8 LL=29 PL=20 Pl=9 GF=15.3% SF=44.3% F200=40.4% MC=17.9%
			CA	DS8	8 10	20	16		
20	/ / / /							drive sample DS9 @19.5-20.5' dark grey to brown, moist to damp, very stiff to hard, sandy (shale) CLAY, jumbled shale	
			CA	DS9	9 14	28	16		
30	/ / / /	▽						drive sample DS10 @29.5-30.5' same groundwater @31.8' after drilling	
			CA	DS10	14 19	36		grinding @32' - tough drilling, pulled auger and replaced teeth, new teeth wore off in next foot	
								end of borehole @33' due to refusal groundwater @10.7' on 6/12/07	
40									
50									

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

SHEET NUMBER  1  OF 1	INVESTIGATION	SD	ALPENGLOW LOTS 73/76  RDH & ASSOCIATES  MOUNTAIN VILLAGE, COLORADO	
	DRAFTING	CD		
	DATE	5/22/07		
	JOB NO.	07-161-GEO		
			Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945	

# DRILL LOG - BOREHOLE 3 (BH07-3)

BOREHOLE LOCATION: Southwest corner of property

SURFACE ELEVATION: Approx. 9516'

NOTES:

DRILLER: Ager Drilling

DRILL RIG: Bombardier CME45

DRILL STEM: 4" Solid-stem continuous flight auger

SAMPLER: 1.375" I.D. Standard and 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	*SPT N* VALUE (bpf)	RECOVERY (in.)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0								<p>TOPSOIL (0-1')</p> <p>gravelly CLAY (1-3')</p> <p>black to grey, damp to moist, stiff, CLAY with shale chips (3-8')</p> <p>rocks @8' hard shale/sandstone, no sample possible</p>	
10			STD	DS11	14	23	12	<p>drive sample DS11 @11-12.5'</p> <p>reddish-brown, moist to damp, stiff to very stiff, SILT and CLAY with some sandstone gravel at bottom of sample (sampler refusal)</p>	
			CA	DS11	14	>100	6	<p>out of gravel into clay @ 17'</p>	
					50				
					2"				
20			CA	DS12	16	40	16	<p>drive sample DS12 @19.5-20.5'</p> <p>dark grey to black, damp, hard, silty CLAY with trace shale flecks, mottled, iron stained</p>	
					20				
30			CA	DS13	15	40	15	<p>drive sample DS13 @29.5-30.5'</p> <p>same, jumbled shale, shale pieces are highly weathered, extremely weak, bedding in sample observed between 70-90° to horizontal</p>	
					20				
40								<p>groundwater @37.3' after drilling</p> <p>hard shale @39'</p> <p>end of borehole @40'; teeth ground to nothing</p> <p>groundwater @11.9' on 6/12/07</p>	
50									

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

SHEET NUMBER  1  OF 1	INVESTIGATION	SD	ALPENGLOW LOTS 73/76  RDH & ASSOCIATES  MOUNTAIN VILLAGE, COLORADO	
	DRAFTING	CD		
	DATE	5/22/07		
	JOB NO.	07-161-GEO		
Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945				

# DRILL LOG – BOREHOLE 4 (BH07-4)

BOREHOLE LOCATION: Northwest corner of property

SURFACE ELEVATION: Approx. 9521'

NOTES:

DRILLER: Ager Drilling

DRILL RIG: Bombardier CME45

DRILL STEM: 4" Solid-stem continuous flight auger

SAMPLER: 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	*SPT 'N' VALUE (pcf)	RECOVERY (ft.)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0								black, gravelly, organic TOPSOIL (0-2')	
								dark brown, moist, stiff, clayey SILT (2-7')	
								reddish-brown, sandy CLAY @7'	
10			CA	DS14	26 19	38	16	drive sample DS14 @9.5-10.5'	DS14 MC=13.3%
								reddish-brown, damp to moist, very stiff to hard, subrounded to subangular gravelly CLAY with iron staining	
			CA	DS15	50 3	>100	3	drive sample DS15 @14.5-15.5'	
								rock @2" (SPT); only small sample, similar to above, some sandstone gravel	
20			CA	DS16	7 8	16	16	drive sample DS16 @19.5-20.5'	DS16 0.8% swell @600psf +H <sub>2</sub> O SP=840 psf @600psf +H <sub>2</sub> O TM=11.64% @1000psf +H <sub>2</sub> O DD=103.4 pcf MC=14.3%
								same, quite mottled, softer, more moist	
30			CA	DS17	12 29	58	16	drive sample DS17 @29.5-30.5'	
								brown, hard, clayey SILT with some fine sand and trace gravel	
								transition to black cuttings at approximately 37'	
40			CA	DS18	11 32	64	16	drive sample DS18 @39.5-40.5'	
								black, damp to moist, very stiff, CLAY with shale chips,	
								scratching, hard @44'	
								drill to 48.5', then refusal	
50								end of borehole @48.5' due to refusal carbide teeth shot, rock at end is sandstone groundwater @42.2' on 6/12/07	

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

SHEET NUMBER  1  OF 1	INVESTIGATION	SD	ALPENGLOW LOTS 73/76  RDH & ASSOCIATES  MOUNTAIN VILLAGE, COLORADO	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">BUCKHORN GEOTECH</div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	CD		
	DATE	5/22/07		
	JOB NO.	07-161-GEO		



**Corrosivity Series**

Based on HACH methods

Project Name	<u>Alpenglow</u>	Date Tested	<u>5/23/2007</u>
Project Location	<u>Lots 73 &amp; 76, Mountain Village, Colorado</u>	Project #	<u>07-161-GEO</u>
Client	<u>RDH &amp; Associates, Inc</u>	Sample by	<u>SD</u>
Test Location	<u>BH07-1 @4.5-5.5'</u>	Tested by	<u>DNJ</u>
Sample #	<u>DS1</u>		
Soil Description	<u>brown mottled lean CLAY with pieces of coal and little gravel</u>		

In-situ Moisture Content	22.6 %
Water-soluble sulfates, dry soil basis	0.010 %
Chlorides	15 ppm
Electro-conductivity	27 $\mu\text{S}/\text{cm}$
pH	7.30

**In-Situ Moisture Content**

ASTM D 2216

Project Name Alpenglow  
Project Location Lots 73 & 76, Mountain Village, Colorado  
Client RDH & Associates, Inc  
Sample # DS2, DS14

Date 5/23/2007  
Project # 07-161-GEO  
Sample by SD  
Tested by DNJ

Sample #	Bowl ID	Tare (g)	Tare + wet (g)	Tare + dry (g)	% Moisture
DS2	1A	99.7	256.7	231.9	18.8%
DS14	DD	97.4	241.0	224.1	13.3%

**Corrosivity Series**

Based on HACH methods

Project Name	<u>Alpenglow</u>	Date Tested	<u>5/23/2007</u>
Project Location	<u>Lots 73 &amp; 76, Mountain Village, Colorado</u>	Project #	<u>07-161-GEO</u>
Client	<u>RDH &amp; Associates, Inc</u>	Sample by	<u>SD</u>
Test Location	<u>BH07-1 @14.5-15.5'</u>	Tested by	<u>DNJ</u>
Sample #	<u>DS3</u>		
Soil Description	<u>very dark brown lean CLAY (shale)</u>		

In-situ Moisture Content	18.6 %
Water-soluble sulfates, dry soil basis	0.020 %
Chlorides	15 ppm
Electro-conductivity	15 $\mu$ S/cm
pH	6.82



### Swell/Consolidation Test

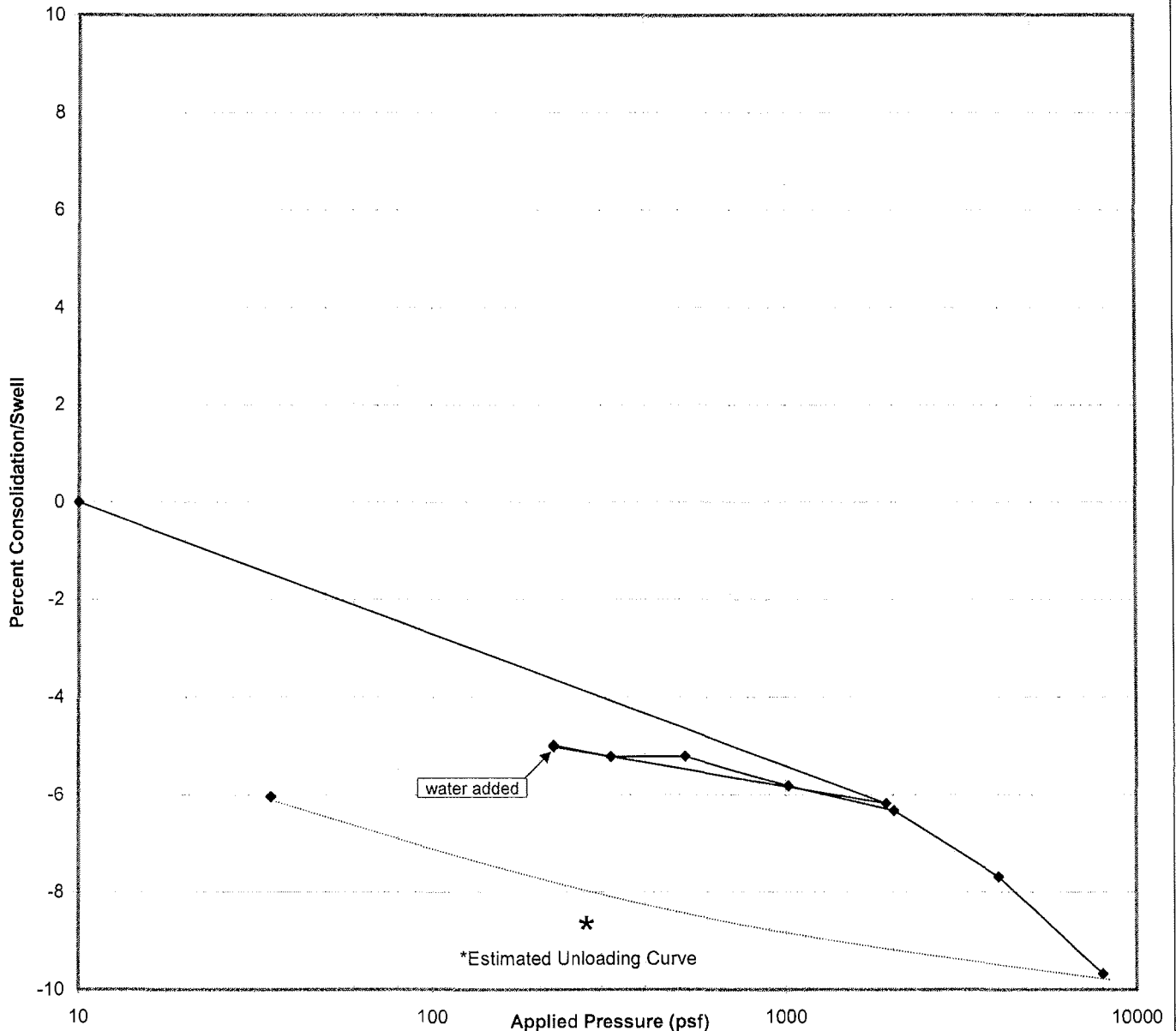
ASTM D4546

Project Name Alpenglow  
Project Location Lots 73 & 76, Mountain Village, Colorado  
Client RDH & Associates, Inc  
Sample Location BH07-1 @14.5-15.5'  
Sample # DS3  
Soil Description very dark brown lean CLAY (shale)

Date 5/23/2007  
Project # 07-161-GEO  
Sampled by SD  
Tested by DNJ

Initial compression due to 1900 psf pressure = 6.18%  
Swell potential due to water and 200 psf pressure = 0.03%  
Total consolidation due to water and 8000 psf pressure = 4.69%  
Estimated swell pressure = 220 psf

Initial Moisture Content	18.6 %	Final Moisture Content	15.4 %
Initial Dry Density	114.0 pcf	Final Dry Density	122.5 pcf
Initial Wet Density	135.2 pcf	Final Saturated Density	141.4 pcf



## Sieve Analysis and Atterberg Limits

Project Name Alpenglow  
 Project Location Lots 73 & 76, Mountain Village, Colorado  
 Client RDH & Associates, Inc.  
 Test Location BH07-2 @9.5-10.5'  
 Sample # DS7

Date 7/3/2007  
 Project # 07-161-GEO  
 Sample by SD  
 Tested by VB

### Sieve Analysis

ASTM C136 / C117

Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	89.1
3/8"	9.5	79.1
#4	4.75	73.1
#10	2.0	69.3
#40	0.425	66.5
#200	0.075	50.7

### Atterberg Limits

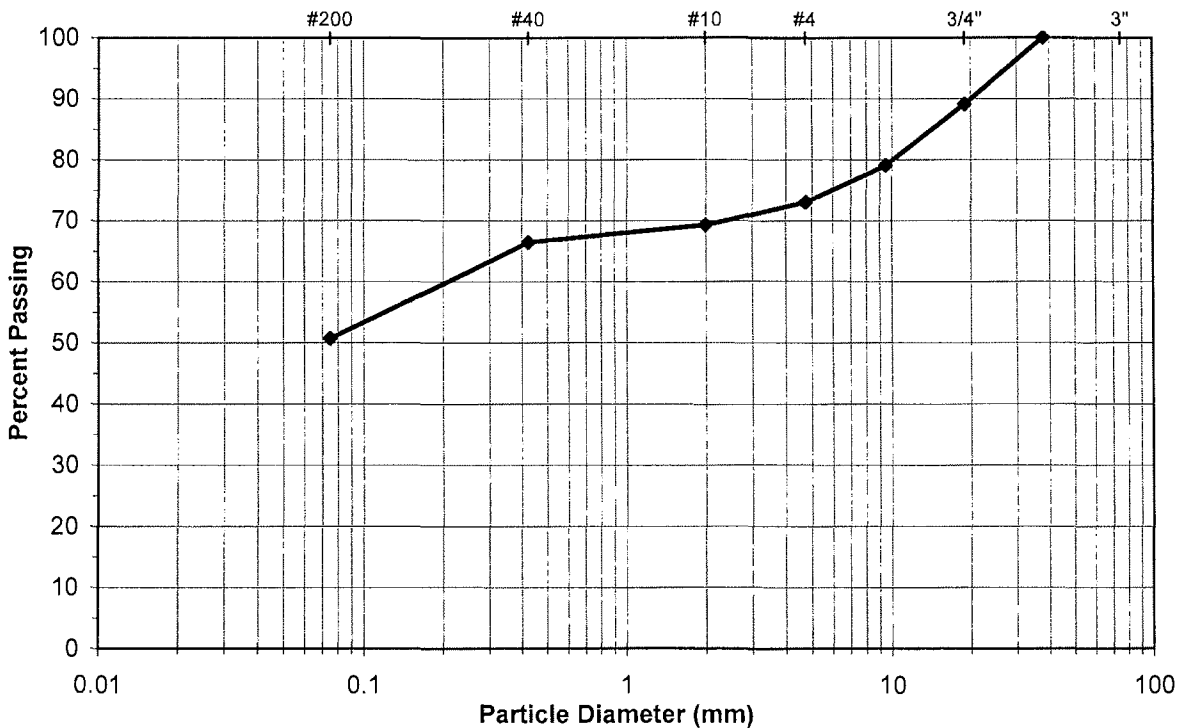
ASTM D4318

Liquid Limit (LL)	<u>30</u>
Plastic Limit (PL)	<u>16</u>
Plasticity Index (PI)	<u>14</u>

Natural Moisture Content (%) = 17.8%

Soil Description reddish brown gravelly lean CLAY with sand

USCS Classification CL



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

% Fines = 50.7

% Sand = 22.4

% Gravel = 26.9

## Sieve Analysis and Atterberg Limits

Project Name Alpenglow  
 Project Location Lots 73 & 76, Mountain Village, Colorado  
 Client RDH & Associates, Inc.  
 Test Location BH07-2 @14.5-15.5'  
 Sample # DS8

Date 7/3/2007  
 Project # 07-161-GEO  
 Sample by SD  
 Tested by VB

### Sieve Analysis

ASTM C136 / C117

Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	100.0
3/8"	9.5	94.7
#4	4.75	84.7
#10	2.0	73.2
#40	0.425	55.4
#200	0.075	40.4

### Atterberg Limits

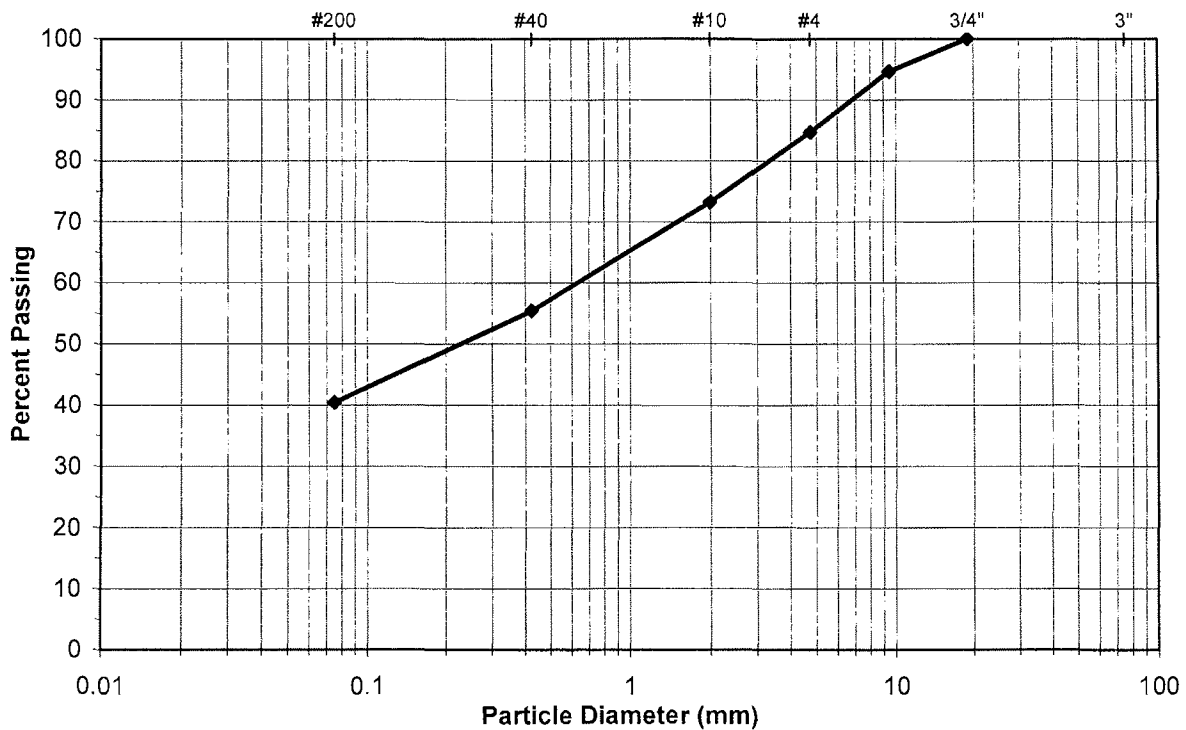
ASTM D4318

Liquid Limit (LL)	<u>29</u>
Plastic Limit (PL)	<u>20</u>
Plasticity Index (PI)	<u>9</u>

Natural Moisture Content (%) = 17.9%

Soil Description olive-brown clayey SAND with gravel

USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

% Fines = 40.4

% Sand = 44.3

% Gravel = 15.3

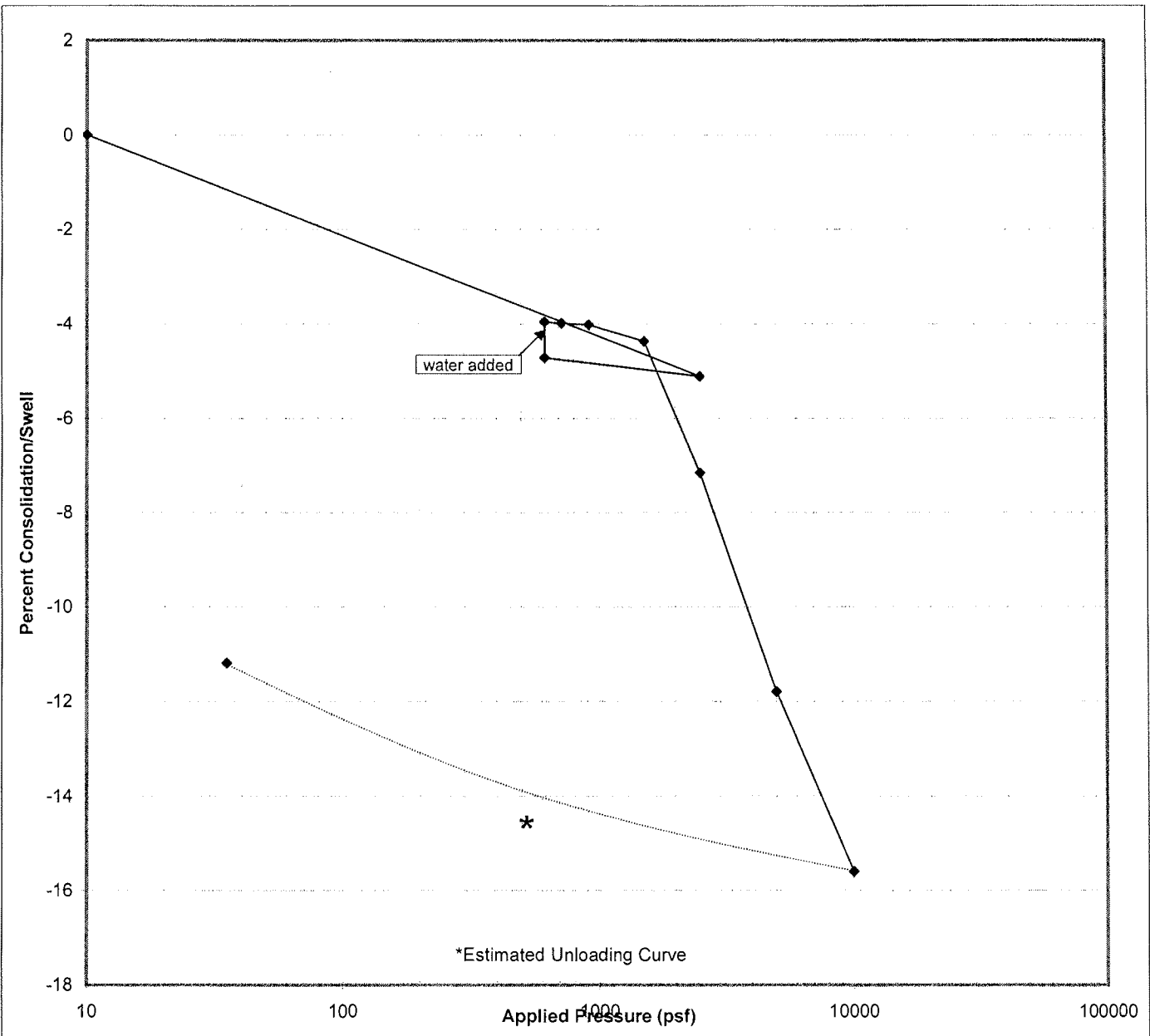


## Swell/Consolidation Test ASTM D4546

Project Name Alpenglow  
 Project Location Lots 73 & 76, Mountain Village, Colorado  
 Client RDH & Associates, Inc  
 Sample Location BH07-4 @19.5-20.5'  
 Sample # DS16  
 Soil Description dark olive brown CLAY with sand

Date 5/23/2007  
 Project # 07-161-GEO  
 Sampled by SD  
 Tested by EJ

Initial compression due to 2500 psf pressure = 5.11%			
Swell potential due to water and 600 psf pressure = 0.76%			
Total consolidation due to water and 10000 psf pressure = 11.64%			
Estimated swell pressure = 840 psf			
Initial Moisture Content	14.3 %	Final Moisture Content	18.7 %
Initial Dry Density	103.4 pcf	Final Dry Density	113.7 pcf
Initial Wet Density	118.2 pcf	Final Saturated Density	135.0 pcf



**GEOTECHNICAL REPORT  
JUNO STONEGATE DEVELOPMENT  
LOTS 109, 110 & 89A  
MOUNTAIN VILLAGE, COLORADO  
SAN MIGUEL COUNTY, COLORADO**

**Executive Summary**

On October 18, 2007, Buckhorn Geotech, Inc., carried out a feasibility level geotechnical investigation of site and subsurface conditions at the proposed building site on Lots 89A, 109, and 110 in Mountain Village, Colorado. Lots 109, 110, and 89A are situated at the north end of the Mountain Village core, at the inside bend of Mountain Village Boulevard. The proposed project area encompasses these three lots as well as the paved parking lot (*open space*) adjacent to them. The topography across the property is primarily flat with steep slopes up to Mountain Village Boulevard around the north and east edges of the property.

Design is at a preliminary sketch phase so no specific construction plans are available at the writing of this report.

The subsurface conditions we encountered consist of reddish-brown to dark brown silty to sandy clay with gravel overlying formational shale bedrock. Hard shale bedrock was encountered at depths of 23 and 19 feet in our boreholes. Groundwater was encountered at depths of 3 and 12 feet during drilling and at depths of 10.8 and 15.1 feet four weeks after drilling. Both the silty clay and jumbled shale and siltstone exhibited low to moderate swell potential.

Below is a summary of our preliminary recommendations for the proposed development of this site.

- A deep foundation consisting of driven piles is the preferred foundation system at this site.
- Alternatively, a spread footing foundation system may be considered. Potentially excessive settlement may preclude the use of spread footing foundations.

- Slab on-grade floors may be used but should be placed on a minimum one foot of structural fill to reduce the potential for post-construction heave.
- Foundation and under-slab drainage should be provided to aggressively evacuate groundwater from the building excavation.
- Depending on excavation depths and location, excavation stabilization may be needed for this site as spatial constraints preclude the ability to lay slopes back. Potential shoring systems include soil nails, pile and lagging walls, and tieback anchor systems.
- Additional geotechnical investigation is recommended to better characterize the subsurface conditions across the building site.
- All of the recommendations presented in the *Conclusions and Recommendations* Section of this report should be incorporated into design and construction at this site.

## **Introduction**

Buckhorn Geotech, Inc. has conducted a feasibility level geotechnical evaluation of Lots 109, 110, and 89A in Mountain Village, Colorado for construction of a multi-story hotel. An investigation of subsurface and site conditions was conducted on October 18, 2007, at the proposed building site. This work was performed at the request of the architect, Boka Powell, on behalf of Juno Stonegate Development, LLC. The investigation consisted of a site inspection, drilling of two boreholes, logging and testing of materials encountered, and analysis of available data. This report presents the findings of our investigation and our preliminary geotechnical engineering recommendations for site preparation and foundation design. Additional geotechnical investigation should be conducted by Buckhorn Geotech to better characterize the site once conceptual design has progressed sufficiently.

## **Construction Plans**

We understand that a multi-story hotel is proposed for this property. At the writing of this report, design was at a preliminary sketch phase and no construction plans were available. Nonetheless, we anticipate some below grade construction at this site (e.g., underground parking). A site plan showing the approximate building footprint was provided to us by Boka Powell.

## **Site Conditions**

The Town of Mountain Village is situated on the north flank of Silver Mountain immediately above and to the south of the San Miguel River Valley and Town of Telluride, as shown on the attached Vicinity Map. Lots 109, 110, and 89A are situated at the north end of the Mountain Village core, on the south side of a sharp bend in Mountain Village Boulevard. The proposed project area encompasses these three lots as well as the paved parking lot adjacent to them. The parking lot is currently designated as open space and comprises approximately half of the



proposed project area. The parking area is bounded on the south by the Westermere Condominiums and to the west by the Shirana Condominiums.

Vegetation comprises mostly irrigated lawn and native grasses. The topography across the property is primarily flat with steep slopes up to Mountain Village Boulevard around the north and east edges of the property. The approximate elevation of the property is 9,525 feet. The photograph below was taken of the building site at the time of our field investigation.



**Looking southeast across the site**, shows the vegetative cover, the local topography, locations of our boreholes, and the conditions at the time of our site investigation. The Westermere building can be seen at the far end of the parking lot and the Shirana building is on the far right side.

We advanced two boreholes (BH#1 and BH#2) and installed two standpipe piezometers (SP#1 and SP#2) at locations requested by the architect, as indicated on the attached Site Plan and on the photograph above. The results of our field and laboratory testing are discussed in the *Subsurface Conditions* Section of this report.

## **Geology**

The San Juan Mountains of southwestern Colorado are a region of uplifted Paleozoic and Mesozoic sedimentary formations intruded by Tertiary volcanics. In the Telluride region, uplifting that accompanied the volcanic eruptions caused warping and folding of older sedimentary bedrock. As magma rose towards the ground surface, some was injected into deeper fractures in sedimentary strata forming a network of dikes and sills. The magma was rich in mineralized fluids, forming the gold and silver veins that made the area a rich mining district. In the millions of years since the intrusives were formed, much of the overlying

sedimentary rock has been weathered and stripped away by erosion, landslides, and glaciation to create the dramatic present landscape.

Based upon the general geologic study conducted by Lincoln DeVore of the Telluride Mountain Village (*Geology and Soils of Proposed Expansion of the Telluride Ski Area, San Miguel County, Colorado: 1979*), Lots 109, 110, and 89A are mapped as Quaternary Slope Failure Complex (*Qsf<sub>c</sub>*) with Quaternary Glacial Drift and Moraine (*Q<sub>m</sub>*) on the northern portion of Lot 109. Dakota Sandstone (*K<sub>d</sub>*) is mapped just east (uphill) and seasonally wet areas (*SW*) are mapped to the south of the properties. The Slope Failure Complex (*Qsf<sub>c</sub>*) is an undifferentiated, extensive, ancient landslide believed to be associated with Silver Mountain Landslide, a large-scale event covering about 15 square miles, including the Mountain Village, Telluride Ski Ranches and Elk Run developments. This massive slide complex is composed of silty to clayey sand with volcanic gravels, cobbles and boulders, but can sometimes contain entrained blocks and fragments of shale and sandstone. These soils generally have low to moderate plasticity and are moderately dense to dense. The depth and composition of Slope Failure materials are highly variable, but are generally considered stable landforms for development if drainage and potential slope instability are properly accounted for during design and construction.

Quaternary Glacial Drift and Moraine (*Q<sub>m</sub>*) occurs as a more or less continuous band bordering the northern edge and northwest corner of the Mountain Village. Glacial drift and moraine deposits were formed in the Pleistocene as the result of glacial and glaciofluvial processes. These glacial moraine deposits are highly variable in composition but generally consist of medium to coarse gravel with frequent, subrounded to angular, cobbles and boulders within a matrix of silty sand with some clay.

The Dakota Formation (*K<sub>d</sub>*) is typically a tan, yellow, light-red to light brown sandstone with conglomeratic lenses and localized beds of coal and carboniferous shale. This unit is well-cemented and resists weathering, and is therefore a ridge and cliff-forming rock. Although originally deposited as horizontal beds of sand and mud in a beach and tidal lagoon environment, the strata were uplifted and tilted to the west during the Tertiary Period. The dip of the rock strata typically matches the grade of the ground surface on the slope of Coonskin Mountain, to the east of the property. Overlying the Dakota Formation in this region is usually the younger Mancos Shale (*K<sub>mc</sub>*), but due to the steep slope, this shale layer has generally been removed.

Mancos Shale (*K<sub>mc</sub>*) is a gray to black marine shale (claystone to siltstone) that is generally thinly bedded and highly fractured in mountainous areas such as this. This rock unit is highly variable in composition and can range from low to high plasticity and from soft and highly weathered to hard and unweathered. Generally, shale becomes less weathered with depth.

The surficial materials found on these lots during our field investigation are probably best represented by a thin veneer of fine-grained slope wash from the Silver Mountain landslide (*Qsf<sub>c</sub>*) overlying shallow Mancos Shale (*K<sub>mc</sub>*). The subsurface materials encountered at this site will be further discussed in the *Subsurface Conditions* Section of this report. See the 1979 Lincoln DeVore geologic study of Mountain Village for more information about the described subsurface types.

## **Geologic Hazards**

A variety of geological hazards can exist in western Colorado as a result of elevation, extreme, topography, soil/geologic conditions, surface and groundwater, and climatic effects. The hazards that potentially affect the proposed hotel are discussed below. Some buildings and roadways throughout the region have experienced negative impacts due to slope movement, expansive and compressible soils, and groundwater problems. Appropriate engineering techniques for design and construction relating to troublesome climate and soil conditions should be used to reduce the potential for such problems. However, because of the overall dynamic characteristics of the area, almost every site is subject to at least some degree of potential risk. These risks are explained below.

### **Shallow Groundwater**

Groundwater was encountered at depths of 3 and 12 feet below the ground surface during drilling and between 10.8 and 15.1 feet below adjacent ground approximately four weeks after our site investigation. The shallowest groundwater was found at the southeast end of the site, slightly deepening to the northwest.

Shallow groundwater can be problematic as it weakens foundation subgrade materials, creates hydraulic pressure, and can seep into the interior of the buildings if foundation components are not properly waterproofed. Consequently, aggressive management of surface and subsurface water at this site is very important for the long-term performance of the foundation components and slope stability. A comprehensive site drainage plan, in tandem with grading and landscape plans, should be designed to intercept surface and subsurface water and remove it from the foundation area. This may include an intercept or curtain drain, a foundation drain, and/or other active surface or subsurface drainage features. Ideally, construction would occur during a dry time of the year to minimize the amount of water and saturated soils in the foundation area. Specific recommendations for grading and foundation preparation are given below in the *Conclusions and Recommendations* Section of this report.

It should be noted seasonal variations of the groundwater level are anticipated. Changes in the groundwater level are a concern at this site, and we should be contacted to prescribe appropriate recommendations if groundwater is encountered during design or development of the property.

### **Flooding**

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Panel 287D, the lots are located in *Zone X*, areas of 500-year flood and/or areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. These are areas with minimal flooding potential but where elevating the ground floor 1-foot above the surrounding ground surface would be prudent to mitigate potential flood hazards.

### **Expansive and Compressive Soil and Rock**

Soil and rock materials containing some types of clay, especially bentonite (montmorillonite), can expand in volume with water absorption and then shrink upon drying. In some areas of



Colorado these expansive soils/rock are hazardous and can cause serious damage to foundations, roadways, pavements, and embankments. The geology of swelling soils, the effects of moisture on these soils, and construction and landscaping on swelling soils are discussed in the Colorado Geological Survey publication, *A Guide to Swelling Soils for Colorado Homebuyers and Homeowners* (Special Publication #43: Noe et al., 1997). In the Telluride area, these clays are derived from such parent material as Mancos Shale, Dakota Sandstone, Morrison Formation, and volcanic material.

Compressive soils are generally soils that have been deposited rapidly, have a weak matrix containing voids, and/or are not naturally in a dense or compacted state. Compressive soils typically have a large proportion of fine-grained materials, especially silt, but they can also contain a mixture of material if deposited in a chaotic manner. For example, debris fan and landslide deposits are often laid down rapidly and comprise materials that are not sorted or reworked, leaving behind voids and a loose matrix of rocks, soil, and possibly organic debris. Clayey soils can also be compressive if they are saturated when loads are applied.

Mancos Shale and its residual soil can be very sensitive to variations in moisture, being quite strong when dry but either expansive or losing strength rapidly when wetted. Additionally, wetting and drying cycles can weaken the shale so that it becomes highly erodible. When in a dry and dense state, the shale and its residual soil can exert expansive pressures when moisture is absorbed. Conversely, when in a loose, highly fractured state, the material can consolidate when wetted under moderate loads. The expansive and compressive characteristics of the shale and soil are discussed in detail in the *Subsurface Conditions* Section of this report.

The potential hazard from expansive and compressive soil and rock is the differential movement of the subgrade under loads applied through the foundation. This hazard can be partly mitigated by control of on-site drainage so that no water is allowed to accumulate, stand, or penetrate into the soil in the vicinity of foundations and slab/pavement areas. Further mitigation can be attained through design of foundation systems that extend to firmer material or which have sufficient strength to resist differential movements. The removal of problematic soil and replacement with structural fill is another option. These methods are discussed in further detail below in the *Conclusions and Recommendations* Section. Special Publication #43 gives general explanations and illustrations of design and drainage options on swelling soils.

## Seismicity

According to the *Geologic Map of the Telluride Quadrangle* (USGS Map GQ-504), the Vanadium Fault is located 4 miles west of Mountain Village. This northwest trending fault, which extends from the intersection of the Skunk Creek drainage and Highway 145 to the south side of Gray Head Mountain, is not identified in either of the Colorado Geological Survey (CGS) reports identifying geologically recent (Quaternary-aged) and potentially active faults [*Earthquake Potential in Colorado—A Preliminary Evaluation* (Bulletin #43: Kirkham and Rogers, 1981) and *Preliminary Quaternary Fault and Fold Map and Database of Colorado* (Open-file Report 98-8: Widmann et al., 1998)]. The closest mapped potentially active faults to the subject property are the San Miguel Canyon Faults (located roughly 14 miles northwest of Telluride). These faults, interpreted as active during the Quaternary, are thought to be related to salt tectonism (movement of deep-seated salt deposits). A maximum credible earthquake for this fault zone is a magnitude (M) 5.0 event. The next closest potentially active faults are the Ridgway, Busted

Boiler, and Log Hill Mesa Graben Faults north of Ridgway (roughly 16 miles north of Telluride). These faults are located at the southern end of the Uncompahgre Plateau and are also interpreted to be Quaternary-aged. The maximum credible earthquake inferred for these faults is M6.0 to 6.75.

Mountain Village is located in the Western Mountain Seismotectonic Province in Colorado, where maximum credible earthquakes are estimated to be on the order of magnitude 6 to 6.5, equivalent to Modified Mercalli (MM) VI to VIII (CGS Bulletin #43). The largest recorded earthquake in the region was the 1994 M4.4 (MM VI) Norwood event [according to the CGS Bulletin #52 entitled *Colorado Earthquake Information, 1867-1996* (Kirkham and Rogers, 2000) and the CGS website database of earthquake events: <http://geosurvey.state.co.us>]. There were several other similar magnitude earthquakes in the Telluride region: Telluride in 1894 (MM IV), Ridgway in 1897 (MM V), Lake City in 1913 (MM VI) and 1955 (MM VI), and Cimarron Ridge/Montrose in 1960 (MM VI) and 1962 (MM V). Many other earthquake events less than MM V have been identified for the region.

The Colorado Geological Survey indicates that, based on limited historical records, Colorado is considered to be a region of minor earthquake activity, where moderate to large events are relatively infrequent. There is a growing body of evidence, however, suggesting that Colorado is at greater risk than previously thought. According to the Uniform Building Code, western Colorado is in Seismic Risk Zone 1 where distant earthquakes would be expected to cause only minor damage to structures with fundamental periods of vibration greater than one second. Except for transmission towers, we are unaware of such tall, slender structures in western Colorado. However, the CGS recommends in Bulletin #43 that a Seismic Risk Zone 2 designation may be more appropriate for all of Colorado except the extreme northeast corner. It also suggests that a minimum 0.1g horizontal acceleration be used in design and safety analyses even for areas that are distant from known active faults.

## **Radon Gas**

Radon gas is produced by decay of radioactive minerals contained in subsurface rock and soil. The U.S. Environmental Protection Agency (EPA) has determined that radon is the second leading cause of lung cancer and that radon can accumulate in buildings if the gas is not properly removed through passive or active methods. The EPA map of Radon Zones indicates that virtually all of western Colorado, including San Miguel County, is in Zone 1 ([www.epa.gov/iaq/radon/zonemap/colorado.htm](http://www.epa.gov/iaq/radon/zonemap/colorado.htm)). Although there is no known safe level of radon, Zone 1 is the zone of highest risk for exposure to radon gas [i.e., greater than 4 picoCuries per Liter (pCi/L)]. The Colorado Geological Survey (CGS) participated in an EPA study in 1987 and 1988 to record indoor radon levels throughout Colorado buildings and compiled its results in a report that relates geologic setting and building construction with radon levels (CGS 1991 Open-File Report 91-4). Generally, buildings with basements had higher levels of radon than buildings built on grade on the same geologic material. In our region of Colorado, Precambrian igneous rocks had the highest readings, followed by older Mesozoic sedimentary rocks, and Tertiary volcanic and volcanoclastic rocks. Radon values in alluvial and glacial valley fill was highly variable. The CGS is careful to state that radon potential can vary considerably within the same geologic unit due to the non-uniform distribution of uranium, secondary leaching, and the accumulation of uranium and other radioactive elements into other strata.

The EPA recommends testing radon levels in existing buildings, but has not developed a sampling test that will determine levels of radon gas in the native soils prior to construction. This is due to the many factors that affect the movement of radon through soils, such as soil moisture, soil types, weather patterns, and wind. These factors cannot be completely accounted for or controlled during testing. Based on levels of radon recorded in existing buildings in the region and the presence of rock types that are known to produce radon, it is reasonable to assume that radon is present in the Telluride area. The EPA, the Colorado Department of Public Health and Environment (CDPHE) Radiation Management Division, and the National Association of Home Builders (NAHB) recommend that all new buildings constructed in Zone 1 should include radon-resistant features. These organizations also recommend that after the building is constructed, radon should be measured in the building and if the results are greater than 4 pCi/L, the system should be upgraded from passive to active (usually by installing a fan). In the EPA publication entitled, *Building Radon Out: A Step-by-Step Guide on How to Build Radon-Resistant Homes* (USEPA Office of Air and Radiation EPA/402-K-01-002, April 2001), three practical and inexpensive alternatives for passive, sub-slab depressurization systems are presented: gravel with vents, perforated pipes, or soil gas collection mats. As stated in that EPA publication, radon-reduction techniques not only reduce radon in the building but also are "consistent with state-of-the-art energy-efficient construction...which will result in energy savings and lower utility bills" and they have the added benefits of "decreasing moisture and other soil gases in the building, reducing molds, mildews, methane, pesticide gases, volatile organic compounds, and other indoor air quality problems." It is estimated that retrofitting a building after construction with radon resistant features is 2 to 10 times more expensive than if it had been included in the original construction.

The *Building Radon Out* EPA publication can be obtained from the CDPHE in Denver by calling (303) 692-3420. Other recommendations for passive and active design and construction techniques for reducing radon gas can be found on the EPA radon website [www.epa.gov/radon/](http://www.epa.gov/radon/) or the CDPHE radon website [www.cdphe.state.co.us/hm/rad/radon](http://www.cdphe.state.co.us/hm/rad/radon).

No other geologic hazards are known to be present in the vicinity of the Mountain Village Hotel project.

### **Subsurface Conditions**

Two borings (BH#1 and BH#2) were advanced to depths of 34 and 40 feet using a truck-mounted Simco 2800 HS drill rig at the locations noted on the attached Site Plan. The locations of the borings were selected by the architect prior to the investigation and indicated to us in the Boka Powell preliminary site plan dated June 21, 2007. The locations were adjusted in the field as conditions dictated (utility locations, access, etc.). The boreholes were drilled with a 4-inch solid stem continuous-flight auger. California split spoon samples of subsurface materials were obtained at discrete depths. Standard penetration tests (SPTs) were conducted in general accordance with ASTM Standard D-1586.

The soil, bedrock, and groundwater conditions were logged, and representative samples of subsurface materials encountered were brought back to our laboratory for detailed examination



and testing. The subsurface conditions encountered in the borings and laboratory results are shown on the attached Borehole Logs.

Generally, the subsurface conditions encountered at the site consist of dark brown to reddish-brown silty to sandy clay with varying amounts of gravel. This material is generally moist to wet, stiff, and contains some shale chips and sandstone gravel. SPT N-values ranged from 4 to 13 blows/foot in this material. At depths of approximately 23 and 29 feet, hard shale/siltstone was encountered. No samples of this material (save what could be taken from the auger bit) were recovered. Groundwater was encountered at depths of 3 (BH#1) and 12 (BH#2) feet below the ground surface during or immediately after drilling. On November 14, 2007 the recorded groundwater levels were at 10.8 and 15.1 feet (BH#1 and #2, respectively). Standpipe piezometers were installed in the two boreholes to allow for future groundwater monitoring.

Laboratory tests were conducted on soil samples obtained from the boreholes to characterize the index, behavioral, and geochemical properties. Atterberg limits, gradations, swell-consolidation, sulfates, chlorides, electro-conductivity, and pH tests were conducted. Laboratory test results are discussed herein and attached to this report.

Atterberg limits and Gradation Analyses were conducted on several samples the sandy to silty clay overburden soils. The liquid limit (LL) of the samples tested ranged from 26 to 35, with an average LL of 30, while the plasticity index (PI) ranged from 9 to 18, with an average PI of 13. A soil with a PI of less than 15 is generally considered to have a low potential for swelling when wetted and shrinking when dried, while a soil with a PI of between 15 and 30 is considered to have moderate potential for swelling or shrinking. The samples were found to be composed of approximately 8 to 20% gravel, 32 to 46% sand, and 36 to 55% fines. Based on these results, these samples classify as clayey sand with gravel (SC) and sandy lean clay (CL) according to the Unified Soil Classification System (USCS). Natural moisture contents of the soils ranged from approximately 12 to 15%.

Two samples of the sandy to silty clay overburden soils were tested for chemical properties, which yielded water soluble sulfate concentrations 0.03%, chloride contents of 10 and 35 ppm, electro-conductivities of 15 and 80  $\mu\text{S}/\text{cm}$ , and pH of 7.1.

Swell/consolidation tests were conducted on five samples of the clayey overburden soils to characterize their behavior under varying conditions of loading and moisture. The samples were initially loaded to 1,000 pounds per square foot (psf) and inundated with water. Two samples swelled slightly (0.03 and 0.06%), two samples collapsed slightly (0.08 and 0.14%), and the volume change was negligible for the fifth sample. The samples were subsequently subjected to progressively increasing pressures to a total of 3,000 psf. The initial dry densities of the samples ranged from 104 to 124 pcf. Swell pressures of 1,130 psf were estimated for samples DS7 (BH#2 at 10.5 to 11.5 feet) and DS8 (BH#2 at 15.5 to 16.5 feet). These swell pressures are considered to be low to moderate.

In summary, subsurface conditions we encountered in our boreholes consist of 23 and 29 feet of clayey sand and sandy to silty clay with jumbled shale overlying hard shale bedrock. The overburden silty clay and jumbled shale exhibited low to moderate potential for swell and a slight potential for collapse upon wetting. Groundwater was encountered between depths of 3

and 12 feet below the ground surface during drilling, and 10.8 to 15.1 feet on November 14, 2007 (approximately four weeks after drilling).

## **CONCLUSIONS AND RECOMMENDATIONS**

Based upon our site inspection and results of the shallow soil exploration, the following feasibility-level recommendations are offered as measures to enhance the stability of the site and the long-term performance of the foundation soils. It should be noted that the mitigation measures offered address only the construction at the building site. They cannot and will not arrest or prevent large-scale geologic processes that may be on-going elsewhere on the property and within the Mountain Village area. Also, as mentioned earlier in this report, some degree of risk is inherent in all construction in mountainous areas of Colorado. The recommended measures are intended to be reasonable and prudent but cannot be considered as absolute protection against the vagaries of nature.

This report does not contain project specifications. These recommendations are provided to guide the conceptual design process. Additional geotechnical investigation is recommended for development of final design and construction specifications.

### **General Design Criteria/Considerations**

1. The geotechnical investigation conducted is considered feasibility level. Additional geotechnical investigation is recommended to better characterize the subsurface conditions across the building site.
2. Based on the elevation of 9,525 feet, the Structural Engineers Association of Colorado recommends that the Basic Roof Snow Design Load be a minimum of 107 psf. It is recommended that the local building official be contacted to verify the required snow design load for this property.
3. Shallow components of the foundation system should be extended into the soil a minimum depth below finished grade as prescribed by the local building official to reduce the negative effects of frost heave.
4. The conceptual design should consider relatively shallow groundwater (10 to 15 feet). Below grade construction may require dewatering and waterproofing. Suitable shoring systems may be limited due to groundwater. Further discussion of groundwater management is discussed in later sections.

### **Seismic Design Criteria**

In accordance with Section 1615 of the *2003 International Building Code* (IBC) and our knowledge of the site, this site may be designated as Site Class D. This classification is based on limited shallow exploratory data and assumes that subsurface conditions similar to those encountered during our site investigation extend to a depth of 100 feet. It is recommended

that the local building official be contacted to verify the Site Class for this property. The mapped spectral response acceleration at short periods (0.2 second,  $S_s$ ) is 0.468g and at one second ( $S_1$ ) is 0.106g. These values are taken from the USGS website, and are referenced to the National Earthquake Hazard Reduction Program (NEHRP) 1997 and 2000 maps, reproduced in the IBC. As provided in the 2003 IBC, these values are for Site Class B, and should be adjusted accordingly for the proper site class given above.

## **Foundation**

Due to potential for excessive settlement and post-construction differential movement of the clayey overburden soils, we recommend that a deep foundation be anticipated for the conceptual design. Considering the relatively shallow groundwater, driven piles are our preferred foundation system for this site.

### ***Driven Piles***

Designed properly, driven piles will isolate the structure from subsurface and surficial soil movements. Support of the structure is provided through concrete grade beams constructed upon and spanning the piles. The primary advantage of using driven piles is that the bearing capacity of each pile is verified during the driving process. The secondary advantage of driven piles is the simplicity and speed of installation as compared with other deep foundation types. The primary disadvantage of this system is the disturbance caused by the noise and shock waves produced during installation. Preliminary design parameters and recommendations for driven pile foundation systems are outlined below.

1. Piles may be Grade 36 H-piles or closed-ended pipe piles, with an allowable capacity of 9,000 psi based on the cross-sectional area of the pile.
2. Piles should be driven to "virtual refusal" in the shale bedrock, defined as 3 or more consistent sets of a defined blow count per unit penetration. Buckhorn Geotech will define refusal criteria once the pile driving contractor has been selected and his hammer energy and stroke criteria are available for evaluation. The hammer and cushion should match the pile type to obtain the proper load capacity during driving. Appropriate recommendations on tip reinforcement will also be provided.
3. Piles spaced closer than 3 times the pile diagonal or diameter shall be considered to be influenced by group action and an appropriate reduction in individual pile capacity should be made. Piles driven into bedrock should be placed no closer than 1.75 times the pile's cross-sectional diagonal or 24 inches on centers (whichever is greater).
4. Piles broken or damaged prior to, during, or after installation should not be used.
5. A piling contractor with demonstrated successful experience driving similar piles with qualified personnel in similar conditions should be chosen to perform the pile installations.
6. A representative of Buckhorn Geotech should be present to observe and document all pile installation operations.



### ***Other Deep Foundation Systems***

Other deep foundation systems, such as micropiles or caissons, may be considered for this site. Buckhorn Geotech would be happy to provide additional design parameters for other deep foundation systems upon request.

### ***Shallow Foundations***

A shallow foundation system may also be considered, however limiting design parameters may preclude this alternative. The bearing capacity of the subsurface materials found at the proposed foundation grade is limited by excessive settlement under moderate loading. Design parameters for spread footings are presented below. These recommendations should be re-evaluated once conceptual plans and anticipated loads are determined for this project.

1. Conceptual design of footings, bearing pads, and retaining walls to be placed on the prepared native soil should use an allowable bearing capacity ( $q_a$ ) of 2,000 psf.
2. A minimum dead load of 400 psf should be placed on the foundation to reduce the heave potential of the subgrade. Continuous footings should have a minimum width of 2 feet and isolated pad footings should have a minimum dimension of 3 feet.
3. After excavation to foundation depth, the exposed soil surface should be proof-compacted using vibratory or roller compaction equipment to provide a uniformly dense surface prior to placement of footing forms. If the presence of large rocks makes disturbing the native soils below footing elevation unavoidable, then the rocks should be removed and replaced with compacted structural fill. If soft or yielding soils are encountered in the trench bottoms, they should be removed until firm material is encountered and replaced with compacted structural fill. If the soft or yielding areas appear to be more extensive, we should be contacted to assess the soil conditions and prescribe remedial action.
4. Once the excavation is exposed, but prior to placement of any fill or footing forms, a representative of Buckhorn Geotech must be called out to verify the nature and density of the foundation excavations, to ensure that uniform soil conditions are present and to confirm that our recommendations are consistent with actual conditions. If we do not verify the soil conditions, Buckhorn Geotech cannot be held responsible for recommendations that may be inconsistent with actual conditions.
5. Observation and testing during construction is essential to ensure that the geotechnical recommendations are consistent with conditions and that the project is constructed in compliance with project design and specifications. Any geotechnical observations or testing will be provided at additional charge and we should be contacted at least 2 days in advance for scheduling site visits. In addition to excavation observations, we can provide observation and testing of soil density, concrete and grout, foundation forms and rebar, pile installation, steel, welds, grading features, and drain systems.
6. Foundation walls should be designed with sufficient strength to resist lateral earth pressures and to bridge an unsupported span of at least 10 feet. The components of the foundations should be sufficiently interconnected to ensure that they act as a unit.

This will provide resistance to the forces associated with soil movement and will provide unity to the foundation systems.

## **Floor Systems**

Depending on the purpose, performance criteria, and floor elevations, slabs on-grade may be considered for use at this site. Special precautions, as outlined below will be needed to minimize potential damage from soil expansion. It should be noted that potential swelling pressures within the subgrade soils exceeds the dead weight of a typical floor slab. The following recommendations will minimize, but cannot eliminate, potential slab movement.

1. To provide an adequate bearing surface, topsoil and organic material should be stripped. The subgrade material should be proof-compacted and soft spots removed and replaced with washed rock or structural fill. A minimum of 1-foot of over-excavation and replacement with structural fill should be used under all interior floor slabs. Additional structural fill may be placed as needed to elevate the slab area to the desired foundation grade.
2. To provide a capillary break, slabs on-grade should be placed on 4 inches of  $\frac{3}{4}$ -inch to  $1\frac{1}{2}$ -inch washed rock on the prepared subgrade. Where moisture-sensitive interior floor finishes are applied to the slab, an unpunctured vapor barrier between the gravel and the floor slab is also recommended.
3. Slabs on-grade should be structurally separate from the foundation, bearing walls, and interior partitions so that the slab can "float" freely in response to soil volume changes.
4. Under-slab plumbing should be avoided to minimize the potential for leakage under the slab. Where necessary, under-slab plumbing should be provided with flexible couplings and should be leak-tested prior to being placed in service.
5. Slab sections constructed upon the native subgrade should be designed using a vertical subgrade modulus of 100 pci. A 25 pci increase in the subgrade modulus may be granted for each 6 inches of structural fill placed under the slab.
6. Groundwater was measured at depths of 11 and 15 feet in our boreholes in November 2007. We recommend the foundation engineer employ an under-slab drain system to minimize the possibility of water ingress during a high groundwater event. This would comprise a system of perforated collection pipes surrounded by free-draining granular fill with a hydraulic connection to either daylight or to a sump pit for pumping. Depending on slab elevation, the slab should be waterproofed and designed to resist potential hydraulic forces in the event of a malfunction of the underdrain system.

**Exterior Concrete Flatwork**

1. Flatwork may be placed on undisturbed native soil with the topsoil and organic material removed. If fill is needed, it should consist of washed rock or structural fill, placed and compacted in accordance with project specifications.
2. Flatwork adjacent to buildings should not be placed over loosely compacted fill. To minimize future settlement and damage to the flatwork and/or adjacent foundations, the fill should consist of approved material placed and compacted per project specifications.
3. Flatwork adjacent to exterior doorways should be dowelled into the foundation to prevent long-term differential movement between the flatwork and structure.
4. Exterior concrete flatwork should be designed and constructed so that it drains freely away from the structure. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.
5. All concrete used at this site in contact with native soil should comply with the recommendations in the *Concrete* Section of these recommendations.

**Retaining Structures**

1. Walls acting to restrain soil should be designed using the lateral earth pressures given in Table 1. These values assume a level backslope with no hydraulic pressures behind the wall, the use of native soil or structural fill, and no surcharge loads applied within the backslope zone (as defined on the attached Foundation Excavation Detail). We should be contacted to recommend lateral earth pressure values for increased backslope angles or loading within the backslope zone.

**Table 1. Lateral Earth Pressures**

	<b>Native Soil</b>	<b>Structural Fill</b>
Active Earth Pressure	40 pcf*	34 pcf*
Passive Earth Pressure	350 pcf	375 pcf*
At-Rest Earth Pressure	60 pcf	64 pcf*
Unit weight of soil	120 pcf**	125 pcf**
Coefficient of Friction	0.32 ***	0.32 ***

\* pounds per cubic foot (fluid equivalent)  
 \*\* pounds per cubic foot  
 \*\*\* concrete on dry soil conditions

2. The retaining walls should have provisions for drainage so that hydrostatic pressures are not allowed to build up. This is usually accomplished by providing free-draining granular backfill between the wall and retained soil, with a collection drain provided at the bottom of this granular zone (shown in the attached Foundation Excavation Detail), and/or the use of weep holes through the face of the wall. The drain system should be continuous and have a positive outfall which releases the collected water well away from



the wall in a manner that minimizes the erosive energy of concentrated flow. The design engineer should ensure that drainage design is compatible with design assumptions.

3. Excavations for retaining and foundation walls should be laid back a minimum of 35° from the vertical prior to backfilling against retaining structures (see attached Foundation Excavation Detail). For safety, excavations should also be in accordance with OSHA Regulations 29 CFR 1926. Consequently, gentler excavation faces may be required.
4. Fill material placed behind the walls should consist of free-draining granular material (specified below) compacted as per the design engineer's specifications. Native soil should not be used as backfill due to the fines content and their potentially expansive qualities. Compaction of 85 to 90% of Standard Proctor maximum dry density is typically used to minimize post-construction settlement of the backfill. Over-compaction of the backfill should be avoided so that excessive pressures are not placed against the retaining wall. Unless expressly approved by the design engineer, only hand-operated light-duty compaction equipment should be used within three feet of the wall. The upper one foot of backfill should consist of clayey soil to create a barrier against infiltration of surface runoff.

### **Concrete**

Water-soluble sulfate tests conducted on samples of the clayey overburden soils encountered in our boreholes indicated sulfate concentrations of 0.03%, considered by the American Concrete Institute (ACI) to be a "negligible" sulfate exposure. We recommend Type I/II cement be used in all concrete at this site.

### **Foundation Drainage and Ventilation**

It is important to prevent moisture from penetrating into the soil beneath or adjacent to the structure. Moisture can accumulate as a result of poor surface drainage, over-irrigation of landscaped areas, waterline leaks, melting snow, subsurface seepage, or condensation from vapor transport.

1. Provisions should be made to evacuate subsurface moisture accumulation from around foundations and under slabs. This may be accomplished using conventional footing drains in tandem with a positively-vented moisture and radon control system. Positive drainage to daylight or to sump pits with provision for pumping is required for foundation drains.
2. Depending on the proposed excavation depths, an aggressive dewatering system may be required both during and after construction.
3. All foundation drains should be integrated into the site drainage plan as discussed below for final disposal from the building site. In no case should surface or roof drainage be introduced into the foundation drain system.

4. Floor systems and confined areas above concrete floor slabs should be properly ventilated to allow for the release of radon gas. See the *Radon Gas* Section of this report for more radon information.

### **Site Preparation and Grading**

1. The site drainage plan, in tandem with the landscape and grading plans, should ensure that the construction does not impede natural drainage patterns. Surface water should be removed and not allowed to accumulate or stand anywhere near the building foundation either during or after completion of construction. This includes water from landscaped areas, patios, decks, and roofs. Drainage plans should ensure that precipitation, snowmelt, and runoff are conveyed around and away from the building as well as the driveway. This runoff should be dispersed (not concentrated) in a manner consistent with the natural, pre-construction drainage pattern.
2. Final grading around the perimeter of the foundation should slope downward with at least one foot of drop within the first 10 feet of horizontal distance. Concrete flatwork adjacent to the foundation should slope away at a grade of at least ¼-inch per foot.
3. Development should utilize "best practices" for design and construction so that on-site erosion is minimized. This may include selective thinning of vegetation, construction of temporary diversion ditches, silt fencing, and/or dust suppression. If the cumulative area of disturbance equals or exceeds one acre, on-site erosion control should be planned and executed in conformance with Colorado Department of Public Health and Environment (Water Quality Control Division) stormwater discharge regulations. The local building official will be able to provide specific details regarding these requirements.
4. Grading of all permanent cut and fill slopes should not exceed 2H:1V. All slopes greater than 2H:1V and over 3 feet in vertical height should be restrained by an engineered retaining structure/system.
5. Backfill placed in utility trenches leading to the building should be compacted in accordance with project specifications. This will inhibit surface water infiltration and migration towards the foundation, as well as minimize post-construction settlement of the trench backfill. Check dams or other measures should be taken to minimizing conveyance of water through permeable backfill materials placed in the utility trenches.
6. Disturbed areas should be revegetated as soon as practical to reduce soil erosion.
7. Fill used at this site should meet the gradational and compaction requirements listed in Tables 2 and 3 below. Fill should be placed and compacted in **maximum 6-inch lifts**, unless otherwise directed by the design engineer. Structural fill should not be placed on frozen or wet native soil. It is recommended that the foundation excavation be open a minimum period of time to avoid degradation of the foundation soils.

**Table 2. Gradation Requirements for Fill Material**

Type	Sieve	%Passing, by weight
Structural Fill (CDOT Class 6 roadbase)	3/4" (19.0 mm)	100
	#4 (4.75 mm)	30-65
	#8 (2.36 mm)	25-55
	#200 (0.075 mm)	3-12
Structural Fill (CDOT Class 1)	2.5" (63.5 mm)	100
	2" (50 mm)	95-100
	#4 (4.75 mm)	30-65
	#200 (0.075 mm)	3-15
Fill under exterior concrete flatwork	3" (75 mm)	100
	#200 (0.075 mm)	0-5
Free-draining fill	3" (75 mm)	100
	3/4" (19 mm)	20-90
	#4 (4.75 mm)	0-20
	#200 (0.075 mm)	0-3

Note: The Plasticity Index for all fill soils should be less than 6.

**Table 3. Compaction Requirements for Fill Material**

Application	Compaction Requirement	Proctor	Moisture
Under footings and slabs	95% max. dry density	Modified	±2% of optimum
Under exterior flatwork	90% max. dry density	Modified	±2% of optimum
Road Subgrade	95% max. dry density	Standard	0-4% above optimum
Road Subbase	95% max. dry density	Modified	±2% of optimum
Road base course	95% max. dry density	Modified	±2% of optimum
Behind retaining walls	Per project specifications*		
Utility Trenches	Per project specifications*		
General landscaping	Per project specifications*		

\*As specified by the design engineer on project documents or in accordance with local municipal requirements.

8. Any soils containing organics, debris, topsoil, frozen soil, snow, ice, and other deleterious materials shall not be used for anything other than landscaping unless authorized by the foundation engineer.
9. A representative of Buckhorn Geotech should be called out to the site to observe placement of structural fill and verify the compacted density. The owner should contact



Buckhorn Geotech in advance of the excavations to discuss the specific testing requirements, budget, and scheduling needed for these services.

### **Excavation and Shoring**

Although we are not aware of the excavation depths proposed for this project, we anticipate some construction below existing grade. The resulting excavation may require temporary support during construction as spatial site constraints may not allow laying back the excavation to the extent needed to create stable slopes. Failure to provide excavation support could endanger construction personnel and could undermine Mountain Village Boulevard, including any utilities buried under the road. There are numerous methods of providing support for the excavation walls. Below some systems are described in brief for planning purposes.

Soil nails may be used efficiently for steep or vertical cuts, provided that they can effectively resist the traffic and structural loads. Soil nails are small-diameter steel bars that are horizontally drilled and grouted into the wall face as excavation progresses downward. As each lift (typically five feet) is excavated in a hillside, the bars are installed, their end bolts are tied together with heavy gauge wire mesh and/or reinforcing steel, and the face is shotcreted. Thus, it is a top-down construction method that allows work to begin immediately at the floor of the excavation once completed. The walls can be designed for temporary use or can be designed to form the first stage of a completed basement wall. In other words, the soil nails can be used to permanently retain the soils around the structure so that the lateral forces against the walls are reduced.

Another option is the use of soldier beams and/or sheet piling that can be driven or drilled into the soil prior to excavation and used to provide cantilevered support for the retained soil in smaller cuts. Larger cuts may be made using this system together with post-tensioned soil anchors installed in a similar manner to the soil nails. The height of the retained cut will dictate the size of piles and the depth to which they are installed. We can assist with this decision once we are provided details regarding building design.

1. Temporary excavations should be in accordance with Occupational Safety and Health Administration (OSHA) regulations and with worker safety in mind.
2. Construction equipment, materials, and soil stockpiles should be located a minimum horizontal distance equal to the height of the excavation from the crest of the excavation unless otherwise approved by the design engineer.
3. Based upon our investigation, the clayey overburden soils encountered to depths of 23 to 29 feet would be most nearly represented by an OSHA Type B soil. Our assessment is based upon the soil and groundwater conditions encountered in limited investigation and sampling. The contractor's "competent person" (defined by OSHA as "an individual capable of identifying existing and predictable hazards...and who has the authorization to take prompt corrective measures to eliminate or control these hazards and conditions) should evaluate the soil materials exposed during excavation based on composition, structure, and environmental conditions per 29 CFR 1926 and recommend appropriate slope laybacks or shoring, as required. Refer to OSHA's Technical Manual

Section V: Chapter 2 on *Excavations: Hazard Recognition in Trenching and Shoring* (available on-line at: [www.osha.gov](http://www.osha.gov)) for further excavation guidelines. We are happy to provide these services, as requested.

4. If the excavations will be made or remain open during wet weather, it is recommended that polyethylene sheeting be secured over the excavation face to minimize sediment runoff and deterioration of the foundation soils. Surface runoff above the cuts should be directed away from the excavation using berms or diversion ditches. Large rocks exposed in the excavation face should be scaled for worker safety.
5. Excavation dewatering may be required if the excavation is made during peak groundwater season (springtime). Dewatering may be accomplished with conventional sump pumping located below the floor of the excavation. The excavation should be designed to accommodate clarification and discharge of this intercepted water. The Town of Mountain Village Building Department should be contacted for specific regulations regarding the discharge of groundwater off-site.
6. Excavations should be performed during the low groundwater season (late summer through early spring) to minimize the amount of water that needs to be removed during shoring and construction operations. This will also minimize pumping of the soil so that maximum densities can be achieved.
7. We anticipate that the excavation of the site soils can be accomplished by conventional excavating equipment.

## **Closing Considerations**

### *Standard of Care and Interpretation of Subsurface Data*

This report has been prepared in a manner consistent with local standards of professional geotechnical engineering practice. Investigation for environmental contaminants was not part of our scope of services performed at this site. The classification of soils and interpretation of subsurface conditions is based on our training and years of experience, but is necessarily based on limited subsurface observation and testing. As such, inferred ground conditions cannot be guaranteed to be exact. No other warranty, express or implied, is made.

Inspection of the excavation(s) subgrade by Buckhorn Geotech prior to erection of the foundation system is an integral part of these recommendations. If subsurface conditions differing from those described herein are discovered during excavation, construction should be stopped until the situation has been assessed by a representative of Buckhorn Geotech. Construction should be resumed only when remedies or design adjustments, as necessary, have been prescribed.

### *Use of This Report*

This report is intended for use by Juno Stonegate Development, LLC specifically to address the site and subsurface conditions as they relate to the proposed structure(s) described in the

*Construction Plans* Section. Changes to the site or proposed development plans may alter or invalidate the conclusions and recommendations contained herein.

Buckhorn Geotech retains an ownership and property interest in this report. Consistent with the industry, copies of this document that may be relied upon by Juno Stonegate Development, LLC are limited to printed copies (also known as *hard copies*) that are signed and sealed by the Geotechnical Engineer (*Standard Form of Agreement Between Owner and Geotechnical Engineer for Professional Services*, Engineer's Joint Contract Documents Committee, 1996). Any conclusions or information obtained or derived from electronic files, data, or graphics will be at the user's sole risk. This report together with ancillary data, analyses, test results, and other components and/or supporting parts are not intended or represented to be suitable for reuse by Juno Stonegate Development, LLC or others on extensions to this project or on any other project. Any such reuse or modification invalidates all aspects of the report and excuses the Geotechnical Engineer for all responsibility and liability or legal exposure.

This report is considered valid for a period of two years from the date of issue provided the site conditions and development plans have not changed from what is referenced in this report. Changes to the site may occur due to development or natural processes. Additionally, technological advances made in construction and changes in legislation may alter the recommendations made herein. Depending upon the site and proposed development changes, Buckhorn Geotech may require additional investigation (at additional cost) to update the recommendations contained herein.

#### *Retention of Samples*

Samples of soil and rock collected during the course of our geotechnical investigation(s) are routinely held in our laboratory for a period of three months from the date of the investigation, then discarded. A written request by Juno Stonegate Development, LLC is required for samples to be stored for a longer period.



### **Additional Services**

To provide continuity and consistency from project start to finish, we should be retained to make observations and carry out material testing as a service to the owner. As noted above, we recommend the owner contact us to discuss required services and scheduling in advance of the construction phase.

Buckhorn Geotech is a full-service engineering firm providing foundation, on-site wastewater system, site drainage, structural, and retaining structure design services, as well as surveying, construction materials testing, and inspections. Please visit **[www.buckhorngeo.com](http://www.buckhorngeo.com)** for a full description of our services.

Thank you for the opportunity to perform this soil investigation for you. If you require any of these services or have any questions regarding this report, please do not hesitate to contact us.

Respectfully Submitted,  
November 20, 2007

### **ELECTRONICALLY SUBMITTED**

Brett R. Byler, P.E.  
Geotechnical Engineer

cd/BRB

Enclosures: Vicinity Map, Site Plan, Borehole Logs, Sieve Analysis and Atterberg Limits results, Swell/Consolidation curves, Corrosivity Series results, Retaining Wall Schematic

# VICINITY MAP



MAP NUMBER	INVESTIGATION	CD
1	DRAFTING	CC
OF 2	DATE	10/16/07
	JOB NO.	07-383-GEO

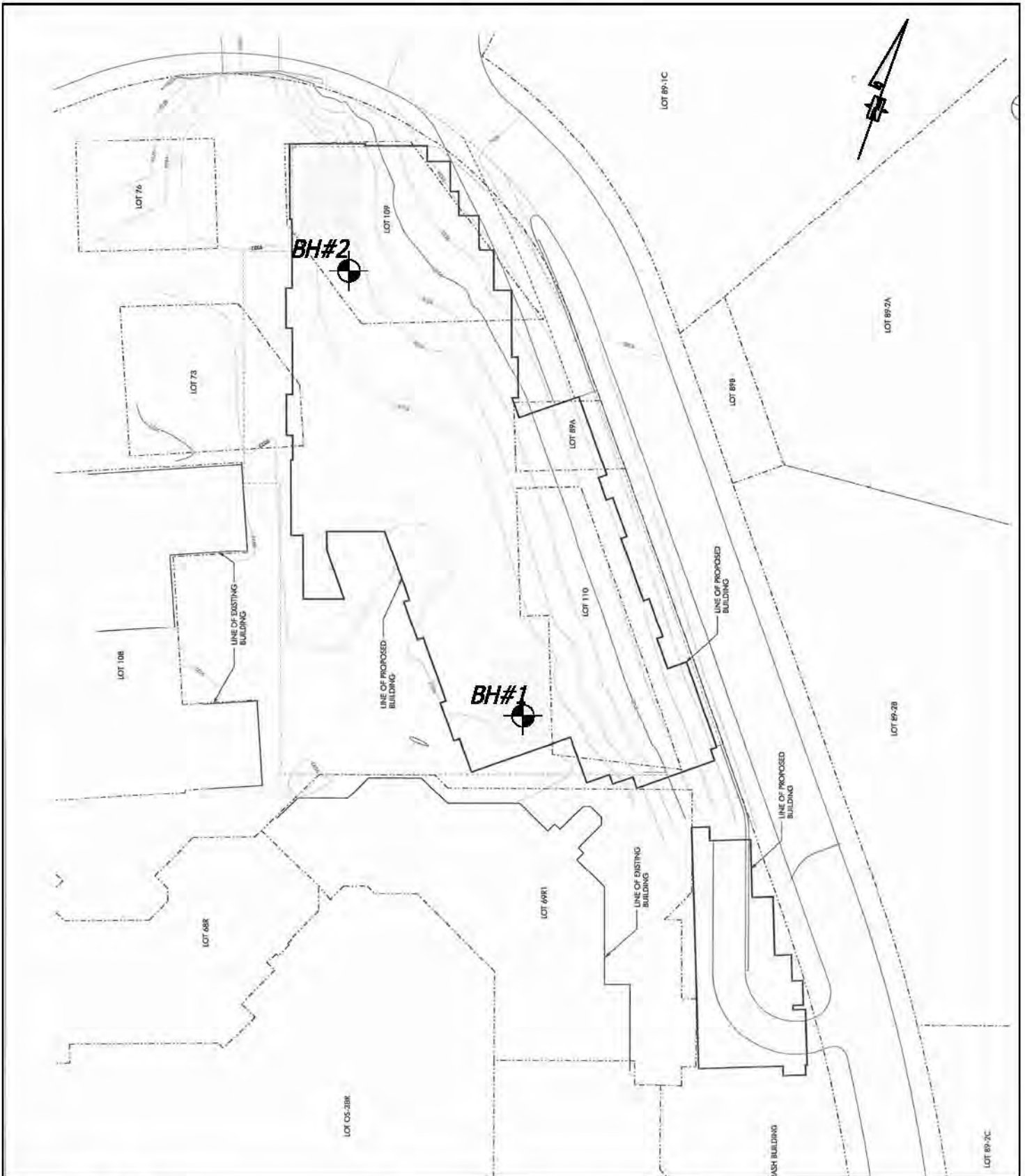
LOTS 109, 110 & 89A  
 JUNO STONEGATE DEVELOPMENT  
 MOUNTAIN VILLAGE, COLORADO



Civil, Structural, and Geotechnical Engineers, Inc.  
 222 South Park Avenue  
 Montrose, Colorado 81401  
 Phone (970) 249-8828 Fax (970) 249-0946



# SITE PLAN



<b>MAP NUMBER</b>  <b>2</b>  OF 2	<b>INVESTIGATION</b> <span style="float: right;">CD</span>	<b>LOTS 109, 110 &amp; 89A</b> <b>JUNO STONEGATE DEVELOPMENT</b> <b>MOUNTAIN VILLAGE, COLORADO</b>	<div style="border: 1px solid black; padding: 2px;"><b>BUCKHORN GEOTECH</b></div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	<b>DRAFTING</b> <span style="float: right;">CC</span>		
	<b>DATE</b> <span style="float: right;">10/16/07</span>		
	<b>JOB NO.</b> <span style="float: right;">07-383-GEO</span>		



# BOREHOLE LOG KEY

BOREHOLE LOCATION:  
SURFACE ELEVATION:  
NOTES:

DRILLER:  
DRILL RIG:  
DRILL STEM:  
SAMPLER:

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	SPT 'N' VALUE (bpf)	RECOVERY (in.)	SOIL DESCRIPTION <i>(stratigraphic transitions are approximate and are inferred from cuttings and drillers comments)</i>	FIELD & LABORATORY TEST RESULTS
0									
5			X					← indicates bulk sample	<p>Notes in this column indicate tests performed and test results</p> <p>DD: dry density in cubic pounds per foot (pcf) MC: % moisture content LL: Liquid Limit PL: Plastic Limit PI: Plasticity Index GF: Gravel fraction (%) SF: Sand fraction (%) F200: Silt/Clay (%) Sh: Shear resistance P: Penetration resistance CBR: California Bearing Ratio SP: swelling pressure TM: total movement under consolidation pressure psf: pounds per sq. ft. pcf: pounds per cu. ft.</p>
10								← indicates core sample	
15				DS1				← Sample identifier: DS=Drive sample GS=Bulk sample from auger flights CS=Core sample	
20					9 10 11			← Blows required to drive sampler 6 inches each. The first six inches is considered to be the "seating" drive.	
25						21/12		← indicates seven blows required to drive the sampler twelve inches with a 140-lb hammer falling 30 inches	
30							12	← length of intact soil plug recovered from the sampler	
30		▽						← indicates free water surface at time of drilling	
35								← clay	
40								← silt	
45								← sand	
50								← gravel	
55								← shale	
60								← hard bedrock	

*Unified Classification System (ASTM D-2487)*

CL = lean clay to sandy/gravelly lean clay  
ML = silt to sandy/gravelly silt  
CH = high plasticity clay to sandy/gravelly high plasticity clay  
MH = high elasticity silt to sandy/gravelly high elasticity silt  
SW = well-graded sand or well-graded sand with gravel  
SP = poorly graded sand or poorly graded sand with gravel  
SM = silty sand to silty sand with gravel  
SC = clayey sand to clayey sand with gravel  
GW = well-graded gravel or well-graded gravel with sand  
GP = poorly graded gravel or poorly graded gravel with sand  
GM = silty gravel or silty gravel with sand  
GC = clayey gravel or clayey gravel with sand

\* SPT N-values not corrected for energy or depth

BOREHOLE LOG KEY  1  OF 1	INVESTIGATION
	DRAFTING
	FIELD DATE
	JOB NO.

## BOREHOLE LOG KEY



Civil, Structural, and Geotechnical Engineers, Inc.  
222 South Park Avenue  
Montrose, Colorado 81401  
Phone (970) 249-6828 Fax (970) 249-0945

# BOREHOLE LOG – BOREHOLE #1 (BH#1)

**BOREHOLE LOCATION:** Southeast corner of parking lot, just off asphalt

**DRILLER:** S. McCracken

**APPROX LAT/LON. (GPS):** 37.93881°N 107.84601°W +/- 30'

**DRILL RIG:** Simco 2800 HS

**NOTES:** 5' from sidewalk, 22' from lightpole

**DRILL STEM:** 4" Solid-stem continuous flight auger

**SAMPLER:** 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	SPT N VALUE (pcf)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS	
0							reddish brown to brown, moist, soft to firm, gravelly SILT and CLAY, some sand, sandstone gravel, iron oxide staining (0-5')		
5			CA	DS1	3 2 2	4	drive sample DS1 @5.5-6.5'	DS1 LL=29 PL=17 PI=12 MC=15.1% TM=0.9% @3000psf +H <sub>2</sub> O DD=112 pcf	
10			CA	DS2	4 4 4	8	drive sample DS2 @10.5-11.5' dark brown to black, wet (free water), firm to stiff, gravelly CLAY (weathered SHALE) and SAND, some silt, iron oxide staining	DS2 (SC) LL=26 PL=17 PI=9 GF=18% SF=46% F200=36% MC=19.6% 0.14% collapse @1000psf+H <sub>2</sub> O TM=1.9% @3000psf +H <sub>2</sub> O DD=108 pcf Sulfates=0.03% Chlorides=10 ppm EC=15 μS/cm pH=7.10	
15			CA	DS3	5 6 7	13	drive sample DS3 @15.5-16.5' black, wet, stiff, silty, weathered, jumbled, shale CLAY and sandstone GRAVEL/COBBLES (angular), iron oxide staining	DS3 0.08% collapse @1000psf+H <sub>2</sub> O TM=0.9% @3000psf +H <sub>2</sub> O DD=124 pcf MC=12.1%	
20			CA	DS4	6 6 6	12	drive sample DS4 @21-21.5' black, wet, stiff, silty, weathered, jumbled, CLAY and sandstone GRAVEL/COBBLES (angular), iron oxide staining		
25							drilling very "stiff" @23' and below		
30				SPT	50/ 0	>100	black, wet SHALE cuttings on bit		
35							installed standpipe "SP#1" to approximately 39'; slotted lower 30', concealed with flush-mount manhole cover; groundwater @3' immediately after drilling; groundwater @10.8' on 11/14/07		
40				SPT	40- 40.2'	50/ 2"	>100	shale in shoe, gray, hard, dry to damp SHALE [jumbled] end of borehole @40' in SHALE bedrock	

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

BOREHOLE LOG  1  OF 2	INVESTIGATION	CD	LOTS 109, 110, & 89A  JUNO STONEGATE DEVELOPMENT  MOUNTAIN VILLAGE, COLORADO	<div style="border: 1px solid black; padding: 5px; font-weight: bold;">BUCKHORN GEOTECH</div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	CC		
	DATE	10/18/07		
	JOB NO.	07-383-GEO		

# BOREHOLE LOG – BOREHOLE #2 (BH#2)

BOREHOLE LOCATION: West side of entrance to parking lot

DRILLER: S. McCracken

APPROX LAT/LON. (GPS): 37.93908°N 107.84640°W +/- 30'

DRILL RIG: Simco 2800 HS

NOTES: In line with lower break in grade in lot entrance ramp; 8' west of "no parking" sign

DRILL STEM: 4" Solid-stem continuous flight auger

SAMPLER: 2" I.D. California split spoon

DEPTH (ft.)	GRAPHIC	WATER LEVEL	SAMPLE TYPE	SAMPLE NUMBER	SPT BLOW COUNTS	SPT N VALUE (pcf)	SUBSURFACE DESCRIPTION	FIELD & LABORATORY TEST RESULTS
0							dark brown, moist, soft to stiff, sandy SILT and CLAY, little gravel, some shale chips, iron oxide staining (0-5')	
5			CA	DS6	12 6 6	12	drive sample DS6 @6-6.5'; large chunk of wood in sampler	<b>DS6 (CL)</b> LL=35 PL=17 PI=18 GF=8% SF=37% F200=55% MC=16.3%
10			CA	DS7	6 5 6	11	drive sample DS7 @10-11.5' reddish brown, moist to wet, stiff, sandy, silty CLAY and SHALE chips, iron oxide staining, some sandstone gravel and cobbles (angular)	<b>DS7 (SC)</b> LL=29 PL=17 PI=12 GF=20% SF=32% F200=48% MC=17.5% 0.04% swell @1000psf +H <sub>2</sub> O SP=1130psf @1000psf +H <sub>2</sub> O TM=0.71% @3000psf +H <sub>2</sub> O DD=109 pcf Sulfates=0.03% Chlorides=35 ppm EC=80 μS/cm pH=7.05
15		▽	CA	DS8	3 5 6	11	drive sample DS8 @15.5-16.5' dark brown-red-black, wet, clayey SHALE (jumbled), highly weathered; wet sand, gravel, and cobbles in shoe; iron oxide staining	0.06% swell @1000psf +H <sub>2</sub> O SP=1130 @1000psf +H <sub>2</sub> O TM=1.0% @3000psf +H <sub>2</sub> O DD=104 pcf MC=20.1%
20			CA	DS9	8 5 5	10	drive sample DS9 @20.5-21.5' black, stiff, wet, clayey SAND and GRAVEL, some cobbles, gravel and cobbles are hard angular sandstone and shale with iron oxide staining	
30				SPT @ 30'	50/ 1"	>100	drilling stiffened up significantly @29' wet SHALE in shoe near refusal @ 31.5';	
35				SPT @ 34'	40/ 0"	>100	refusal @34' in interbedded siltstone/shale abundant groundwater present	
40								

installed standpipe SP#2 to approximately 34' slotted lower 25'; concealed with flush-mount manhole cover; groundwater @ 12' immediately after drilling; groundwater @15.1' on 11/14/07

\* SPT N-values not corrected for energy or depth; stratigraphic transitions are approximate and are inferred from cuttings & drillers comments

BOREHOLE LOG  2  OF 2	INVESTIGATION	CD	LOTS 109, 110, & 89A  JUNO STONEGATE DEVELOPMENT  MOUNTAIN VILLAGE, COLORADO	<div style="border: 2px solid black; padding: 5px; font-weight: bold; font-size: 1.2em;">                     BUCKHORN GEOTECH                 </div> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-6828 Fax (970) 249-0945
	DRAFTING	CC		
	DATE	10/18/07		
	JOB NO.	07-383-GEO		



**Sieve Analysis and Atterberg Limits**

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Development  
 Test Location BH#1 @5.5-6.5'  
 Sample # DS1

Date 11/5/2007  
 Project # 07-383-GEO  
 Sample by BB  
 Tested by DJ/CC

**Sieve Analysis**  
 ASTM C136 / C117

Sieve	Opening (mm)	% Passing
3"	76.2	NR
3/4"	19.0	NR
3/8"	9.5	NR
#4	4.750	NR
#10	2.000	NR
#40	0.425	NR
#200	0.075	NR

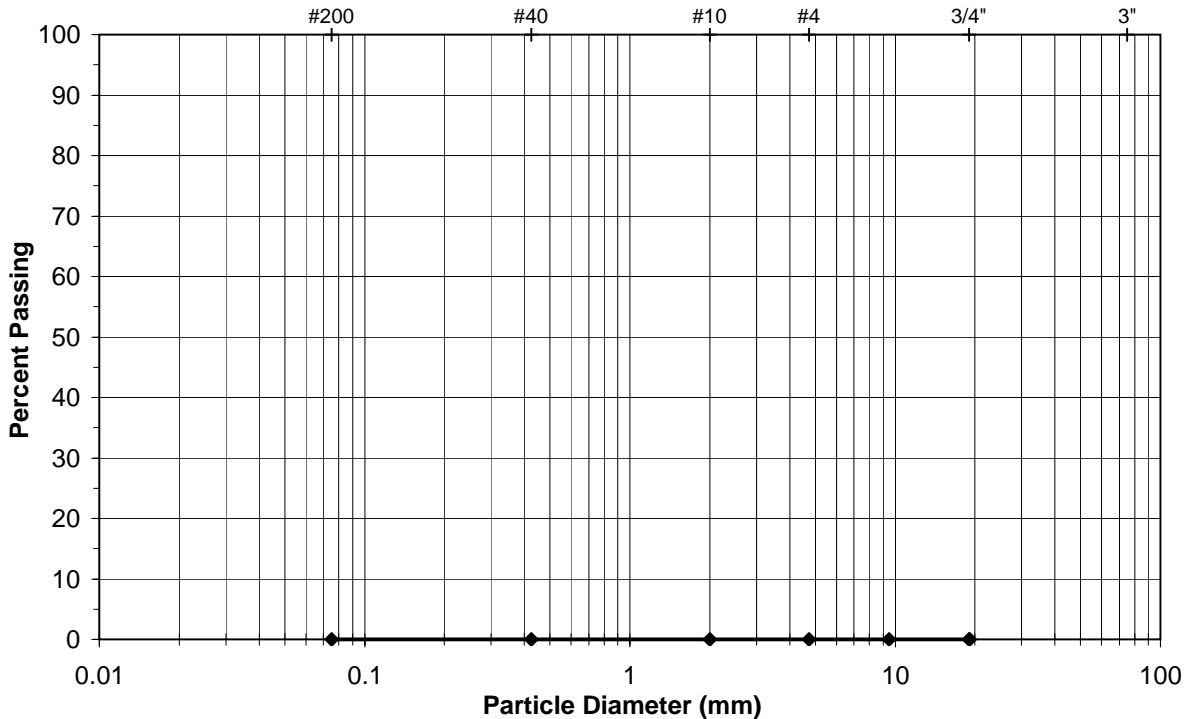
NR = Not Requested

**Atterberg Limits**  
 ASTM D4318

Liquid Limit (LL)	<u>29</u>
Plastic Limit (PL)	<u>17</u>
Plasticity Index (PI)	<u>12</u>

Natural Moisture Content (%) = 15.1%

Soil Description dark brown clayey SAND with gravel



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

% Fines = NR      % Sand = NR      % Gravel = NR

**Sieve Analysis and Atterberg Limits**

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Development  
 Test Location BH#1 @10.5-11.5'  
 Sample # DS2

Date 11/1/2007  
 Project # 07-383-GEO  
 Sample by BB  
 Tested by DM/CC

**Sieve Analysis**  
ASTM C136 / C117

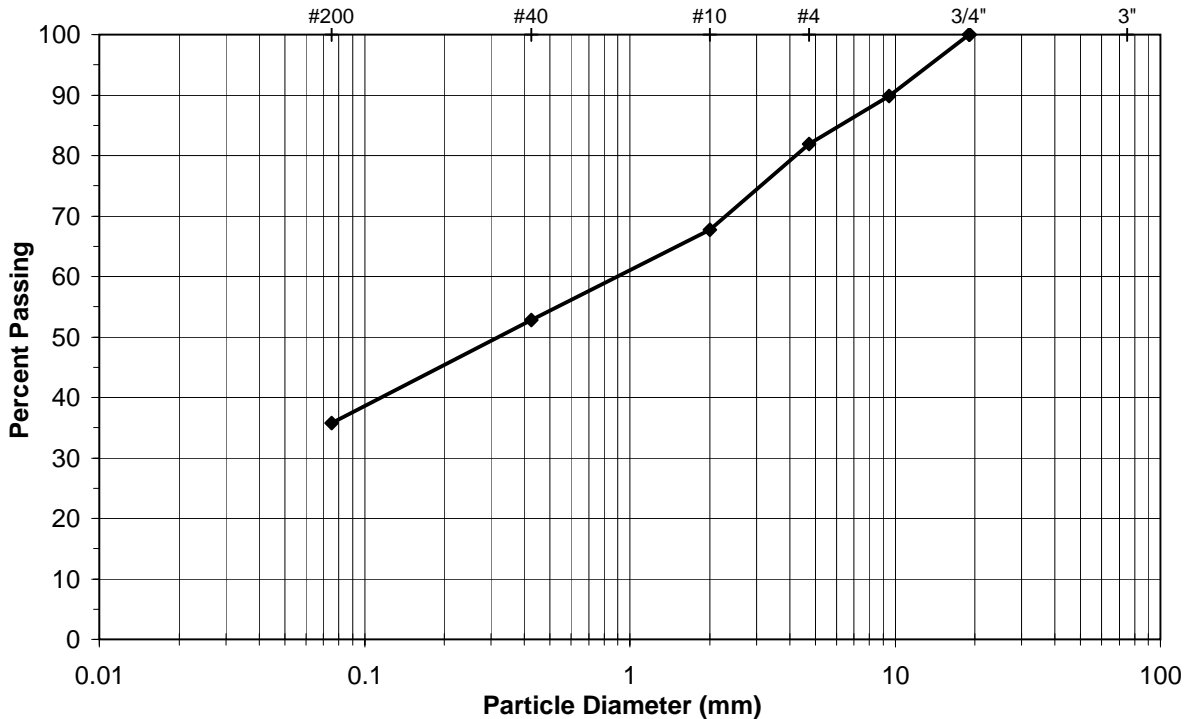
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	100.0
3/8"	9.5	89.9
#4	4.750	81.9
#10	2.000	67.7
#40	0.425	52.8
#200	0.075	35.8

**Atterberg Limits**  
ASTM D4318

Liquid Limit (LL)	<u>26</u>
Plastic Limit (PL)	<u>17</u>
Plasticity Index (PI)	<u>9</u>

Natural Moisture Content (%) = 19.6%

Soil Description very dark gray clayey SAND with gravel  
 USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

% Fines = 35.8      % Sand = 46.1      % Gravel = 18.1

**Sieve Analysis and Atterberg Limits**

Project Name	<u>Lots 89A, 109, and 110 TMV</u>	Date	<u>11/13/2007</u>
Project Location	<u>Lots 89A, 109, and 110 TMV</u>	Project #	<u>07-383-GEO</u>
Client	<u>Juno Stonegate Development</u>	Sample by	<u>BB</u>
Test Location	<u>BH#2 @6-6.5'</u>	Tested by	<u>DJ/VB</u>
Sample #	<u>DS6</u>		

**Sieve Analysis**

ASTM C136 / C117

Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	100.0
3/8"	9.5	96.3
#4	4.750	92.2
#10	2.000	86.9
#40	0.425	78.1
#200	0.075	55.6

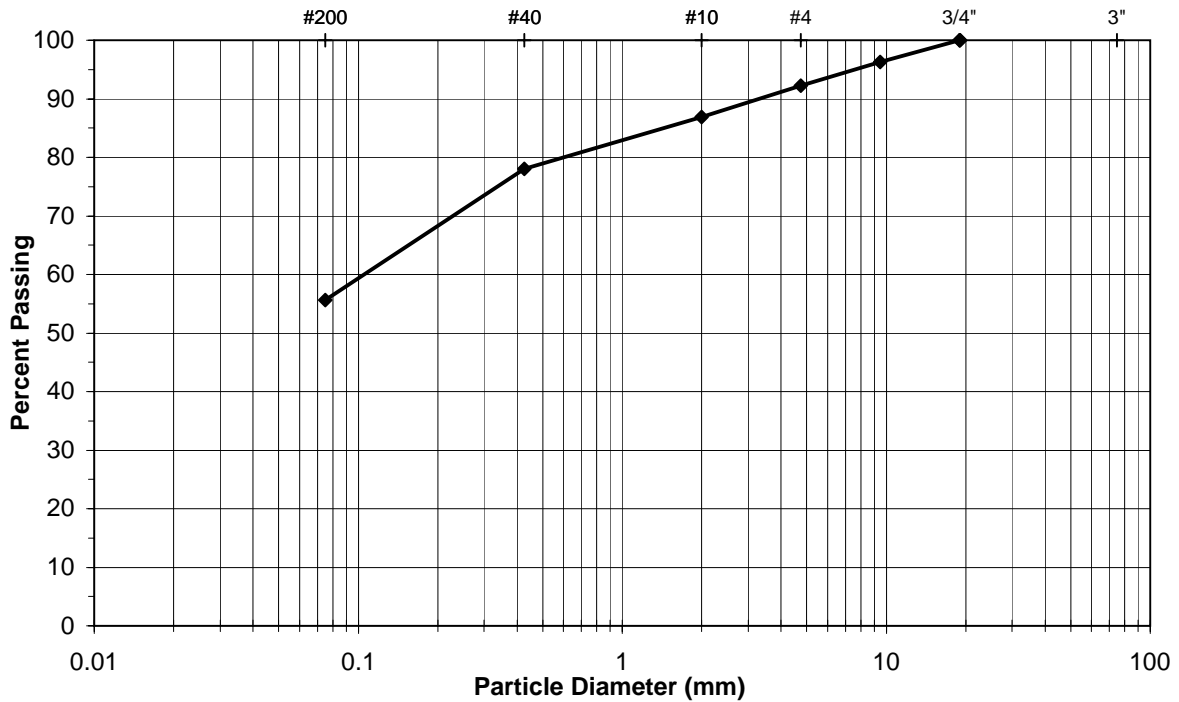
**Atterberg Limits**

ASTM D4318

Liquid Limit (LL)	<u>35</u>
Plastic Limit (PL)	<u>17</u>
Plasticity Index (PI)	<u>18</u>

Natural Moisture Content (%) = 16.3%

Soil Description dark brown sandy lean CLAY  
USCS Classification CL



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

% Fines = 55.6      % Sand = 36.6      % Gravel = 7.8



**Sieve Analysis and Atterberg Limits**

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Development  
 Test Location BH#2 @10-11.5'  
 Sample # DS7

Date 11/6/2007  
 Project # 07-383-GEO  
 Sample by BB  
 Tested by DM/CC

**Sieve Analysis**  
 ASTM C136 / C117

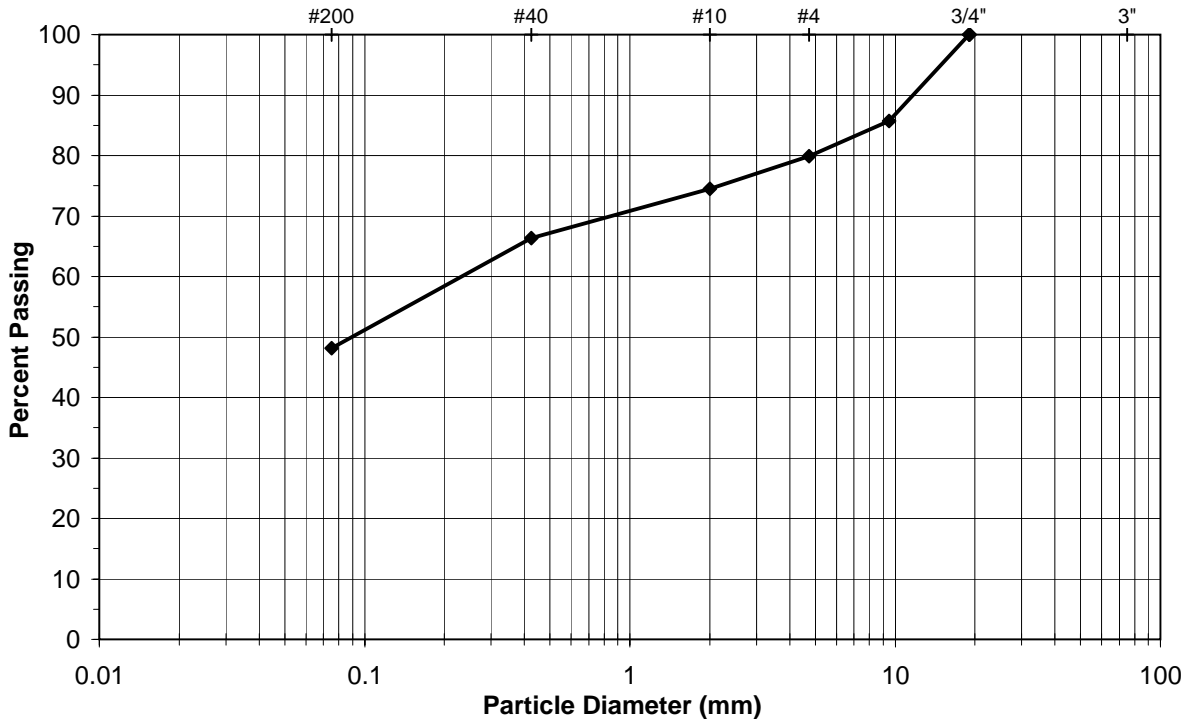
Sieve	Opening (mm)	% Passing
3"	76.2	100.0
3/4"	19.0	100.0
3/8"	9.5	85.7
#4	4.750	79.9
#10	2.000	74.5
#40	0.425	66.4
#200	0.075	48.2

**Atterberg Limits**  
 ASTM D4318

Liquid Limit (LL)	<u>29</u>
Plastic Limit (PL)	<u>17</u>
Plasticity Index (PI)	<u>12</u>

Natural Moisture Content (%) = 17.5%

Soil Description reddish brown clayey SAND with gravel  
 USCS Classification SC



Clay/Silt	Fine	Medium	Coarse	Fine	Coarse
<b>FINES</b>	<b>SAND</b>			<b>GRAVEL</b>	

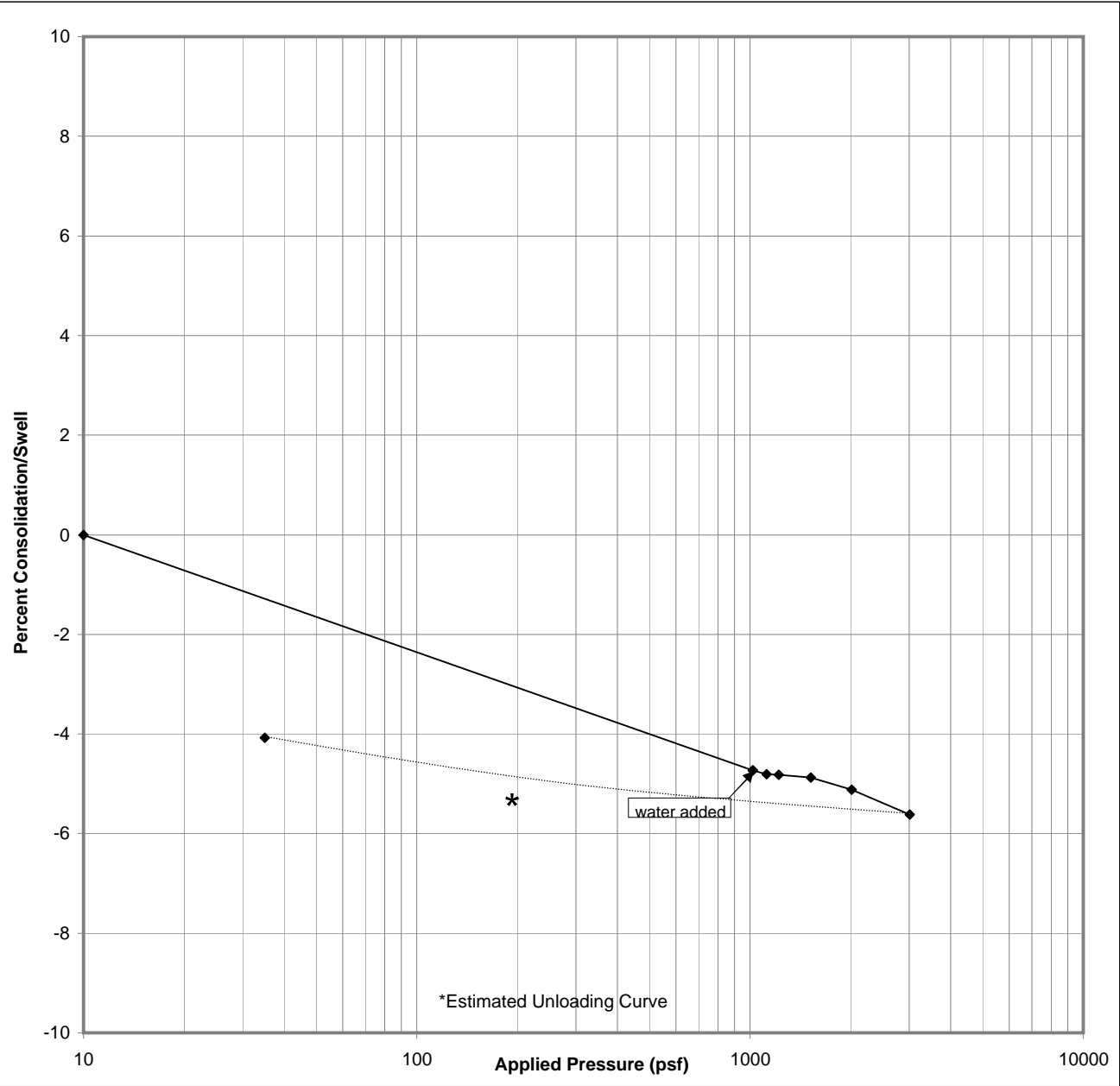
% Fines = 48.2      % Sand = 31.7      % Gravel = 20.1

**Swell/Consolidation Test**  
 ASTM D4546

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Developer  
 Sample Location BH#1 @5.5-6.5'  
 Sample # DS1  
 Soil Description dark brown clayey SAND with gravel

Date 10/30/07  
 Project # 07-383-GEO  
 Sampled by BB  
 Tested by DJ

Initial compression due to 1000 psf pressure = 4.73%			
Total consolidation due to water and 3000 psf pressure = 0.89%			
Initial Moisture Content	16.1 %	Final Moisture Content	17.7 %
Initial Dry Density	112.2 pcf	Final Dry Density	114.4 pcf
Initial Wet Density	130.2 pcf	Final Saturated Density	134.7 pcf



**Swell/Consolidation Test**

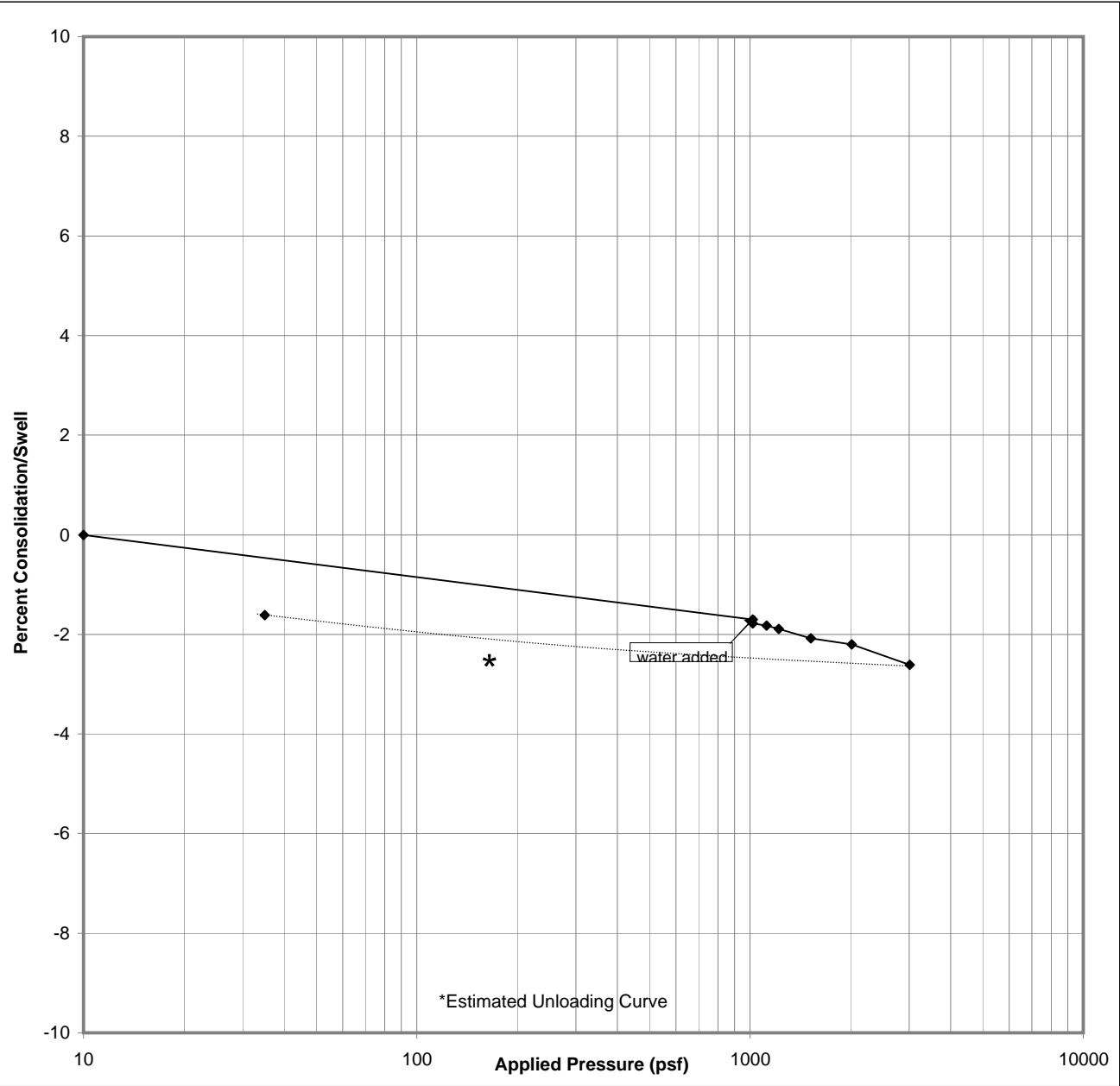
ASTM D4546

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Developer  
 Sample Location BH#1 @ 15.5-16.5'  
 Sample # DS3  
 Soil Description dark grayish brown lean CLAY (shale)

Date 11/09/07  
 Project # 07-383-GEO  
 Sampled by BB  
 Tested by DJ

Initial compression due to 1000 psf pressure = 1.7%  
 Collapse potential due to water and 1000 psf pressure = 0.08%  
 Total consolidation due to water and 3000 psf pressure = 0.91%

Initial Moisture Content	12.1 %	Final Moisture Content	15.8 %
Initial Dry Density	123.6 pcf	Final Dry Density	119.2 pcf
Initial Wet Density	138.5 pcf	Final Saturated Density	138.0 pcf





**Swell/Consolidation Test**

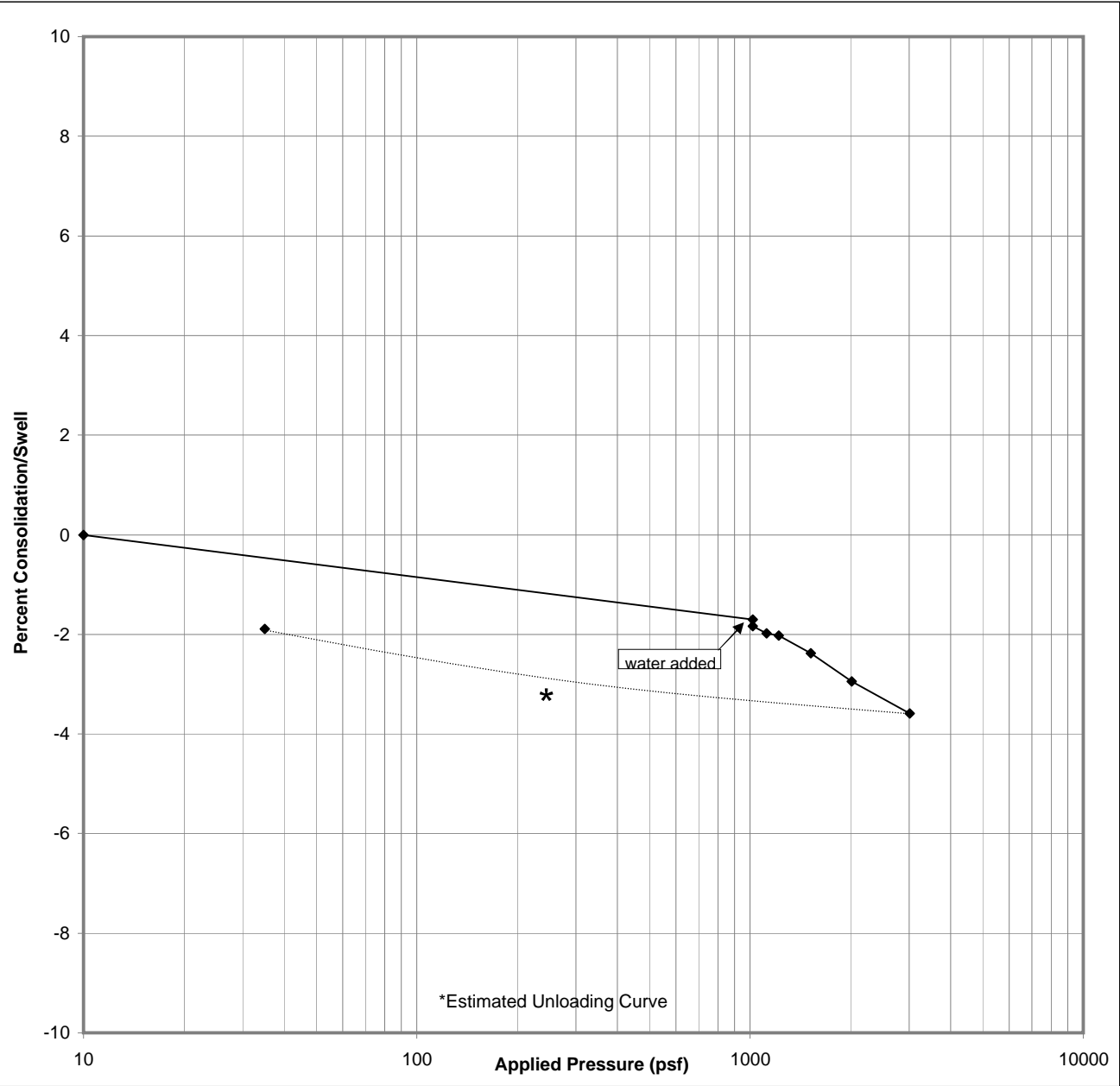
ASTM D4546

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Developer  
 Sample Location BH#1 @ 10.5-11.5'  
 Sample # DS2  
 Soil Description very dark gray clayey SAND with gravel

Date 10/30/07  
 Project # 07-383-GEO  
 Sampled by BB  
 Tested by DJ

Initial compression due to 1000 psf pressure = 1.7%  
 Collapse potential due to water and 1000 psf pressure = 0.14%  
 Total consolidation due to water and 3000 psf pressure = 1.89%

Initial Moisture Content	13.2 %	Final Moisture Content	16.0 %
Initial Dry Density	108.1 pcf	Final Dry Density	110.4 pcf
Initial Wet Density	122.4 pcf	Final Saturated Density	128.0 pcf



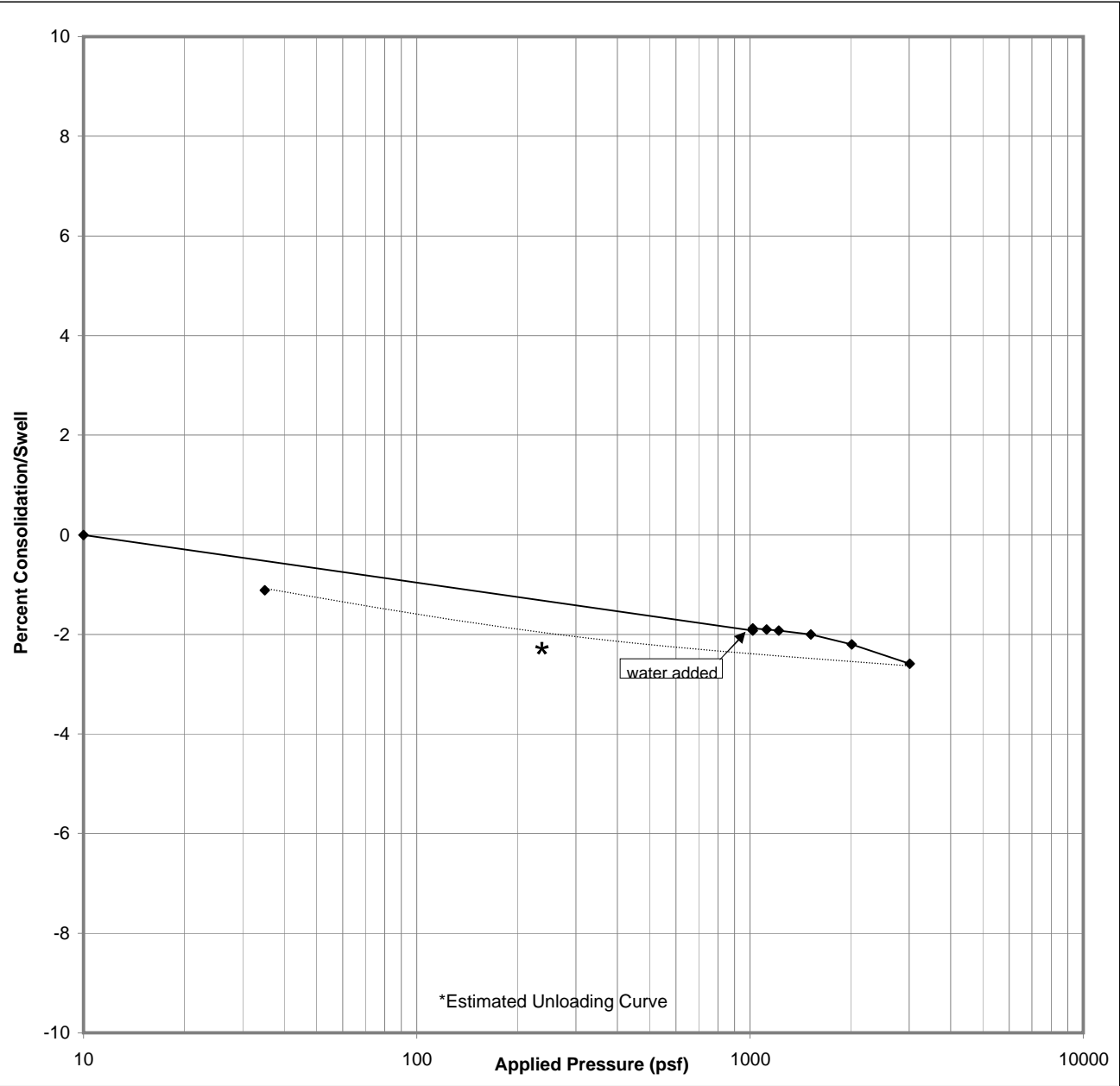
**Swell/Consolidation Test**

ASTM D4546

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Developer  
 Sample Location BH#2 @ 10.5-11.5'  
 Sample # DS7  
 Soil Description olive yellow clayey SAND with gravel

Date 10/30/07  
 Project # 07-383-GEO  
 Sampled by BB  
 Tested by DJ

Initial compression due to 1000 psf pressure = 1.92%			
Swell potential due to water and 1000 psf pressure = 0.04%			
Total consolidation due to water and 3000 psf pressure = 0.71%			
Estimated swell pressure = 1130 psf			
Initial Moisture Content	18.6 %	Final Moisture Content	17.0 %
Initial Dry Density	109.3 pcf	Final Dry Density	112.9 pcf
Initial Wet Density	129.7 pcf	Final Saturated Density	132.1 pcf



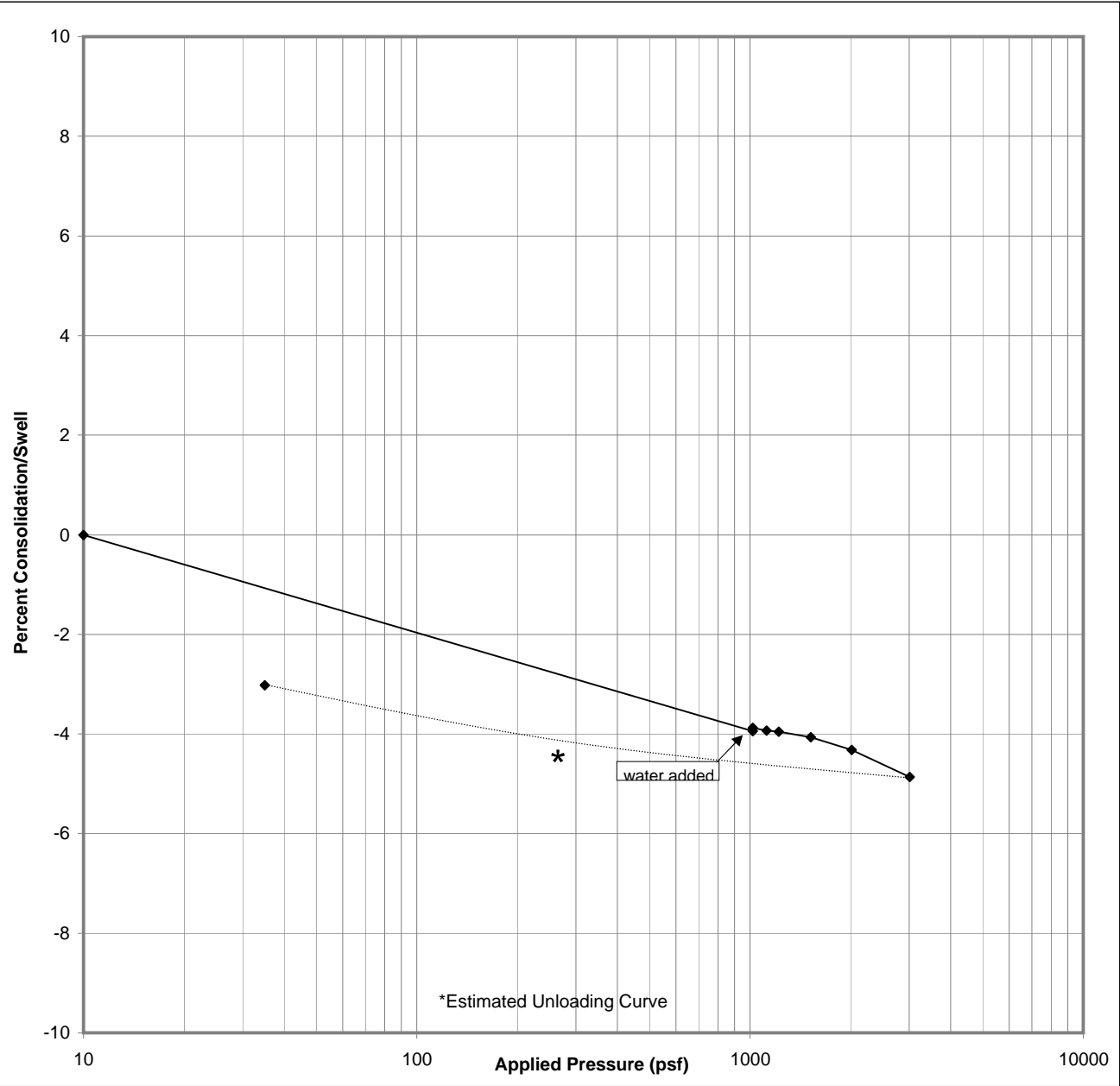
**Swell/Consolidation Test**

ASTM D4546

Project Name Lots 89A, 109, and 110 TMV  
 Project Location Lots 89A, 109, and 110 TMV  
 Client Juno Stonegate Developer  
 Sample Location BH#2 @ 15.5-16.5'  
 Sample # DS8  
 Soil Description olive brown lean CLAY with sand

Date 10/30/07  
 Project # 07-383-GEO  
 Sampled by BB  
 Tested by DJ

Initial compression due to 1000 psf pressure = 3.94%			
Swell potential due to water and 1000 psf pressure = 0.06%			
Total consolidation due to water and 3000 psf pressure = 0.98%			
Estimated swell pressure = 1130 psf			
Initial Moisture Content	20.1 %	Final Moisture Content	21.6 %
Initial Dry Density	104.1 pcf	Final Dry Density	105.0 pcf
Initial Wet Density	124.9 pcf	Final Saturated Density	127.6 pcf



**Corrosivity Series**

Based on HACH methods

Project Name	<u>Lots 89A, 109, and 110 TMV</u>	Date Tested	<u>11/6/2007</u>
Project Location	<u>Lots 89A, 109, and 110 TMV</u>	Project #	<u>07-383-GEO</u>
Client	<u>Juno Stonegate Development</u>	Sample by	<u>BB</u>
Test Location	<u>BH#1 @10.5-11.5'</u>	Tested by	<u>DJ</u>
Sample #	<u>DS2</u>		
Soil Description	<u>very dark gray clayey SAND with gravel (SC)</u>		

<b>In-situ Moisture Content</b>	<b>19.6 %</b>
<b>Water-soluble sulfates, dry soil basis</b>	<b>0.030 %</b>
<b>Chlorides</b>	<b>10 ppm</b>
<b>Electro-conductivity</b>	<b>15 <math>\mu</math>S/cm</b>
<b>pH</b>	<b>7.10</b>



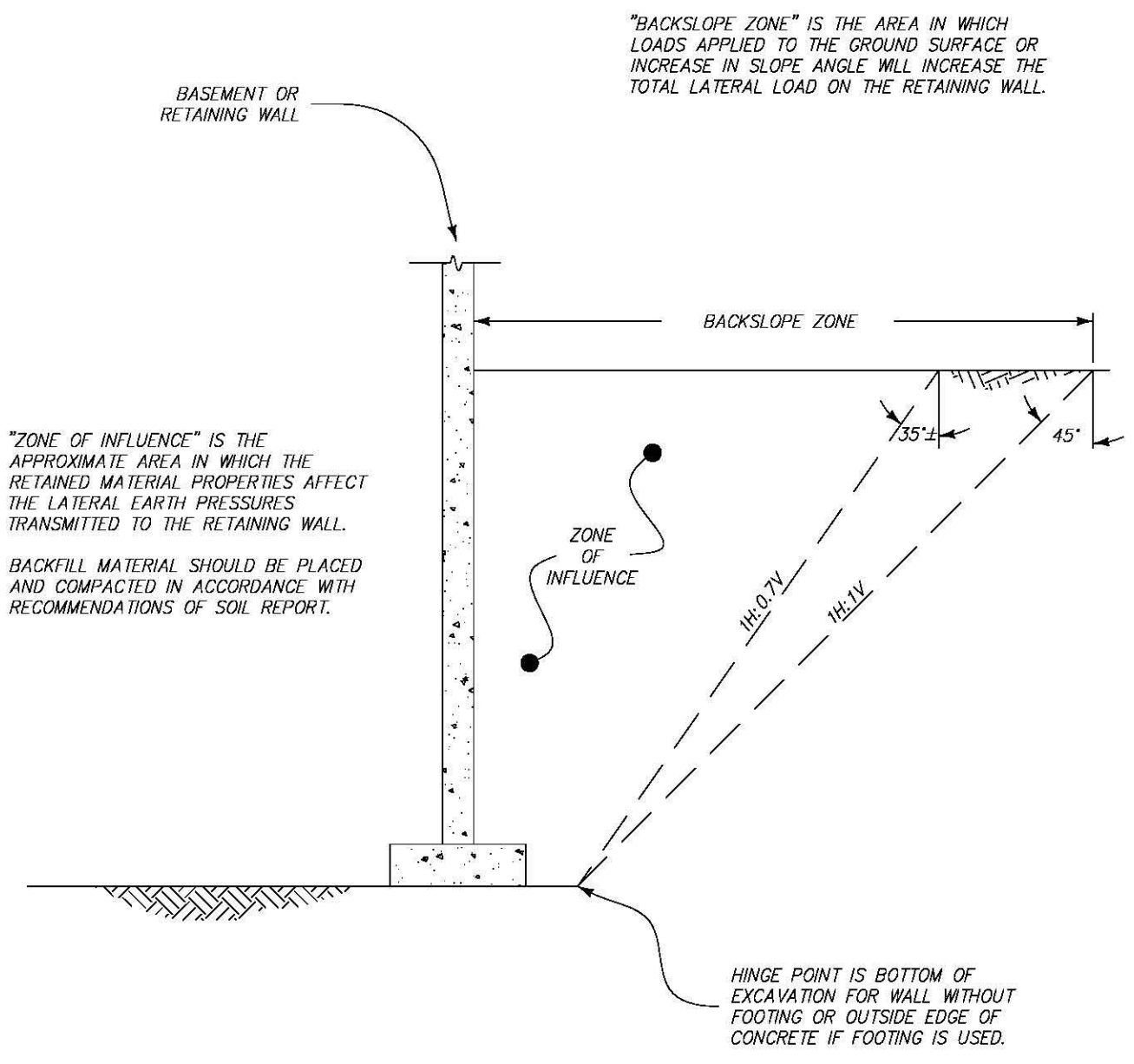
**Corrosivity Series**

Based on HACH methods

Project Name	<u>Lots 89A, 109, and 110 TMV</u>	Date Tested	<u>11/6/2007</u>
Project Location	<u>Lots 89A, 109, and 110 TMV</u>	Project #	<u>07-383-GEO</u>
Client	<u>Juno Stonegate Development</u>	Sample by	<u>BB</u>
Test Location	<u>BH#2 @10-11.5'</u>	Tested by	<u>DJ</u>
Sample #	<u>DS7</u>		
Soil Description	<u>reddish brown clayey SAND with gravel (SC)</u>		

<b>In-situ Moisture Content</b>	<b>17.5 %</b>
<b>Water-soluble sulfates, dry soil basis</b>	<b>0.030 %</b>
<b>Chlorides</b>	<b>35 ppm</b>
<b>Electro-conductivity</b>	<b>80 <math>\mu</math>S/cm</b>
<b>pH</b>	<b>7.05</b>

# RETAINING WALL SCHEMATIC

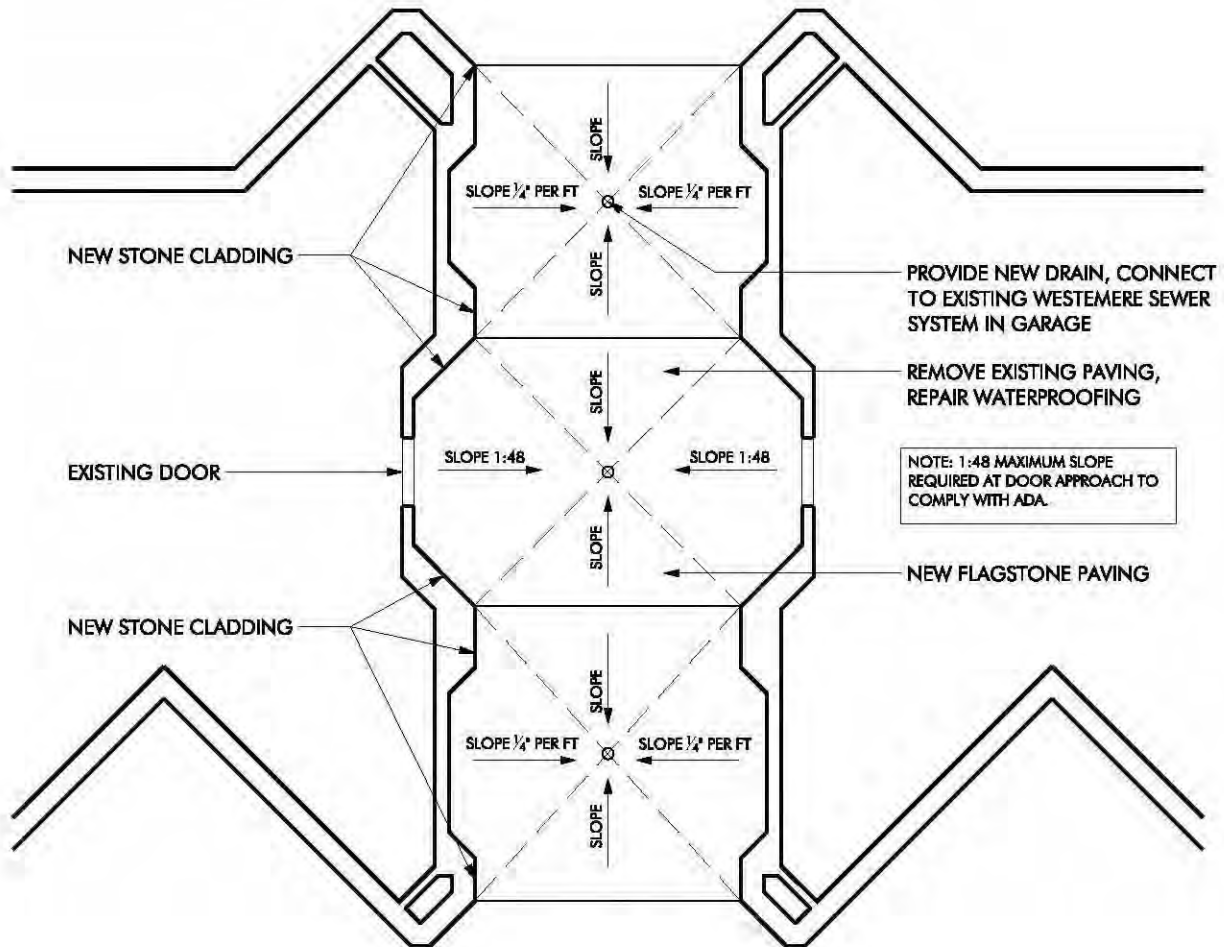


SCHEMATIC - NOT TO SCALE

DRAWING NUMBER  1  OF 1	DESIGNER TG	RETAINING WALL SCHEMATIC	<b>BUCKHORN GEOTECH</b> Civil, Structural, and Geotechnical Engineers, Inc. 222 South Park Avenue Montrose, Colorado 81401 Phone (970) 249-8828 Fax (970) 249-0945
	DRAFTER SD		
	DATE 27 JANUARY 2003		
	JOB NO.		

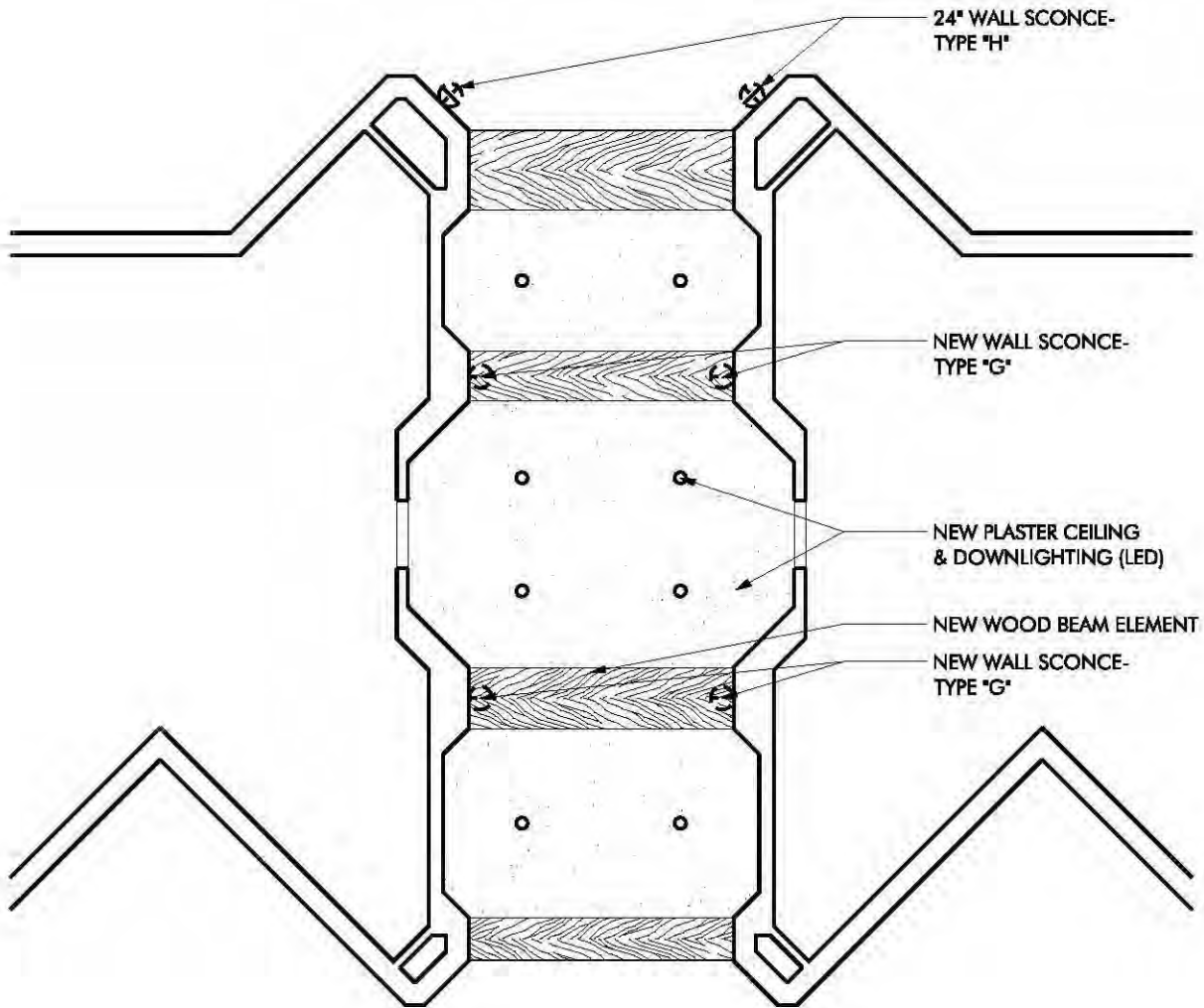
# WESTEMERE BREEZEWAY PLAN

SCALE: 3/16" = 1'-0"

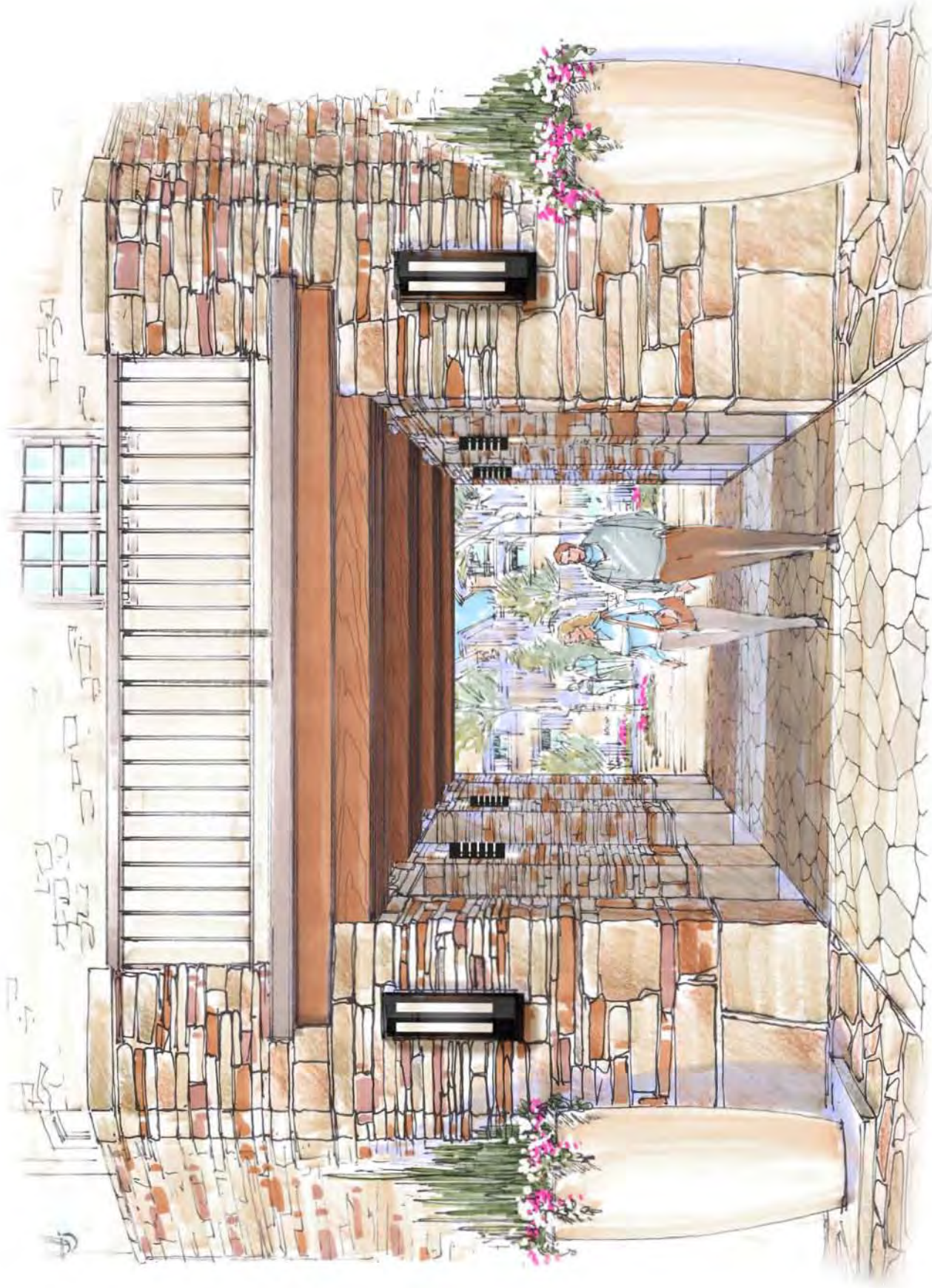


WESTEMERE BREEZEWAY RCP

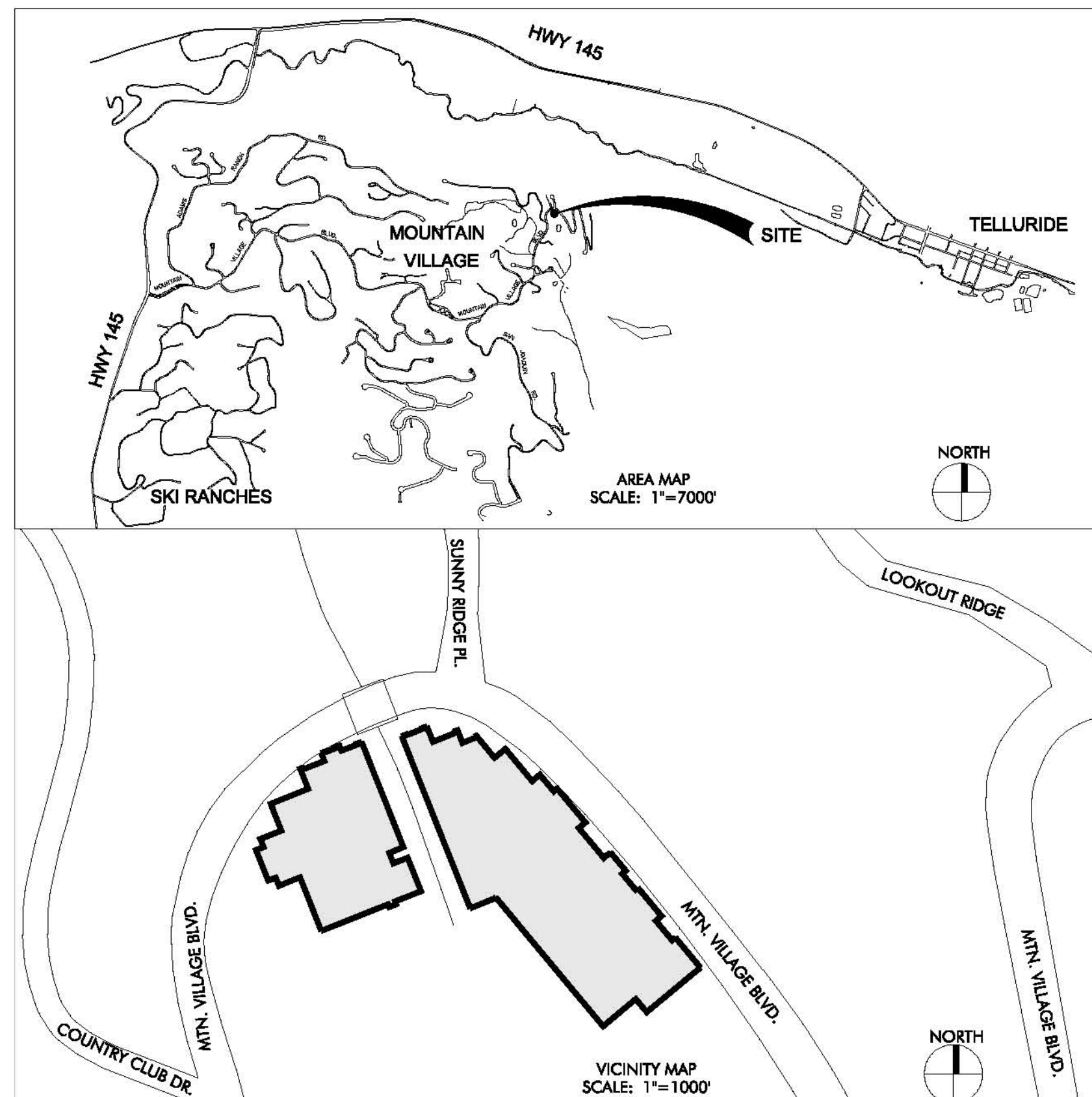
SCALE: 3/16" = 1'-0"











NOTE: GROSS RESIDENTIAL FLOOR AREA IS CALCULATED AS THE ENTIRE FLOOR TO THE EXTERIOR FINISH FACE OF EXTERIOR WALL

**DEVELOPMENT STANDARDS**      **CONCEPTUAL PUD APPROVAL**      **PROVIDED SKETCH**      **PROVIDED FINAL**

<b>BUILDING FOOTPRINT AREA</b>	<b>24,882 SF</b>	<b>24,881 SF</b>	<b>24,881 SF</b>
<b>GROSS LOT AREA EXISTING (SF &amp; ACREAGE)</b>	<b>14374.8 SF .33 ACRES</b>	<b>14374.8 SF .33 ACRES</b>	<b>14374.8 SF .33 ACRES</b>
<b>GROSS LOT AREA PROPOSED (SF &amp; ACREAGE)</b>	<b>36080 SF .83 ACRES</b>	<b>36080 SF .83 ACRES</b>	<b>35928 SF .825 ACRES</b>
<b>GROSS FLOOR AREA - BUILDING</b>	<b>167,790 SF</b>	<b>167,790 SF</b>	<b>167,790 SF</b>
<b>GROSS FLOOR AREA - GARAGE</b>	<b>82359 SF</b>	<b>88054 SF</b>	<b>88054 SF</b>
<b>BUILDING SETBACKS</b>	<b>15'-0"</b>	<b>15'-0"</b>	<b>15'-0"</b>
<b>MAXIMUM BUILDING HT. APPROVED AT CONCEPTUAL PUD</b>	<b>89'-0"</b>	<b>88'-9"</b>	<b>88'-9"</b>
<b>MAXIMUM AVERAGE BUILDING HT. APPROVED AT CONCEPTUAL PUD</b>	<b>65'-3.75"</b>	<b>65'-2.9"</b>	<b>65'-2.9"</b>
<b>COMMERCIAL SF</b>	<b>20213 SF</b>	<b>20164 SF</b>	<b>20164 SF</b>
<b>PLAZA SF</b>	<b>10156.56 SF</b>	<b>10156.56 SF</b>	<b>10156.56 SF</b>
<b>UNITS</b>	<b># UNITS</b>	<b>DENSITY PER</b>	<b>TOTAL DENSITY</b>
<b>DEDICATED EFFICIENCY LODGE</b>	<b>40</b>	<b>.5</b>	<b>20</b>
<b>EFFICIENCY LODGE UNITS</b>	<b>26</b>	<b>.5</b>	<b>13</b>
<b>LODGE UNITS</b>	<b>38</b>	<b>.75</b>	<b>28.5</b>
<b>CONDOMINIUMS</b>	<b>20</b>	<b>3</b>	<b>60</b>
<b>DRU</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>TOTAL DENSITY</b>			<b>124.5</b>
<b>REQUIRED PARKING</b>			
<b>DEDICATED EFFICIENCY LODGE, EFFICIENCY LODGE, AND LODGE UNITS</b>	<b>55</b>		
<b>CONDOMINIUMS</b>	<b>20</b>		
<b>DRU</b>	<b>1</b>		
<b>COMMERCIAL SPACES</b>	<b>21</b>		
<b>AGREED DEDICATED TO TOWN AT CONCEPT PUD APPROVAL</b>	<b>48</b>		
<b>HOA</b>	<b>5</b>		
<b>TOTAL REQ. PARKING</b>	<b>150</b>		<b>161</b>
<b>HANDICAPPED PARKING (INCL. IN TOTAL)</b>	<b>4</b>		

<b>SURVEY CONSULTANT</b>	<b>CIVIL ENGINEER</b>	<b>LANDSCAPE CONSULTANT</b>	<b>STRUCTURAL ENGINEER</b>
FOLEY ASSOCIATES P.O. Box 1385 Telluride, CO 81435	CALIBRE ENGINEERING, INC. 8201 South Park Lane, Ste 200 Littleton, CO 80120	LANDWORKS DESIGN, INC. 3457 Ringsby Court, Unit 110 Denver, CO 80216	R J C CONSULTING ENGINEERS 1285 West Broadway, Suite 300 Vancouver, BC V6H 3X8 Canada

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683** Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

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SP1	SITE PLAN	•
SP2	SITE PLAN	•
00U1	OVERALL UTILITY PLAN	•
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A6.05	UPPER MOUNTAIN VILLAGE BLVD SITE DETAILS	•

<b>EXISTING ZONING:</b>						
<b>LOT</b>	<b>ACREAGE</b>	<b>ZONE DISTRICT</b>	<b>ZONING DESIGNATION</b>	<b>UNITS</b>	<b>DENSITY PER UNIT</b>	<b>TOTAL DENSITY</b>
<b>LOT 73-76R:</b>	<b>.131</b>	<b>VILLAGE CENTER</b>	<b>CONDO</b>	<b>12</b>	<b>3</b>	<b>36</b>
			<b>COMMERCIAL</b>			
			<b>DRU</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>LOT 109:</b>	<b>.092</b>	<b>VILLAGE CENTER</b>	<b>CONDO</b>	<b>8</b>	<b>3</b>	<b>24</b>
			<b>COMMERCIAL</b>			
<b>LOT 110:</b>	<b>.077</b>	<b>VILLAGE CENTER</b>	<b>CONDO</b>	<b>6</b>	<b>3</b>	<b>18</b>
			<b>COMMERCIAL</b>			
<b>LOT 89A:</b>	<b>.020</b>	<b>VILLAGE CENTER</b>	<b>CONDO</b>			
			<b>COMMERCIAL</b>			
<b>OS3-BR:</b>	<b>2.489</b>	<b>OPEN SPACE</b>	<b>ACTIVE OPEN SPACE</b>			
<b>TOTAL:</b>				<b>27</b>		<b>81</b>

**LEGAL DESCRIPTION OF PROPERTY:**  
**LOT 73-76R:**  
 LOT 73-76R AND TRACT 06-308-1, TOWN OF MOUNTAIN VILLAGE, A RE-PLAT, ZONING, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND RE-PLAT OF TRACT 06-308, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 26, 2007 IN PLAT BOOK 1 AT PAGE 3027 AT RECEPTION NO. 308481, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
**LOT 109:**  
 LOT 109, RE-PLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILMS 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1988 IN PLAT BOOK 1 AT PAGE 677, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
**LOT 110:**  
 LOT 110, RE-PLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILMS 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1988 IN PLAT BOOK 1 AT PAGE 677, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
**LOT 89-A:**  
 ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST RE-PLAT OF COMBINED LOTS 153 AND 85-1, TELLURIDE MOUNTAIN VILLAGE, FILMS 1 RECORDED DECEMBER 25, 1988 IN PLAT BOOK 1 AT PAGE 861, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**GENERAL NOTES/ CONDITION OF APPROVAL:**

**EXPIRATION DATE:**  
**DATE OF APPROVAL:**  
**SKETCH PLAN EXPIRATION:**

<b>MEP ENGINEER</b>	<b>OWNER/APPLICANT</b>
JCAA CONSULTING ENGINEERS LLC 13772 Denver West Parkway Lakewood, CO 80401	MV COLORADO DEVELOPMENT PARTNERS, LLC; C/O UNITY HUNT INC. 1601 ELM ST. STE. 4000 DALLAS, TX 75201

# MOUNTAIN VILLAGE HOTEL

## TOWN OF MOUNTAIN VILLAGE, COLORADO

**SIGNATURE OF PROPERTY OWNER:**

**APPROVAL BY DESIGN REVIEW BOARD:**

**APPROVAL BY PLANNING DIRECTOR:**

### FINAL PUD APPLICATION- TOWN COUNCIL REVIEW

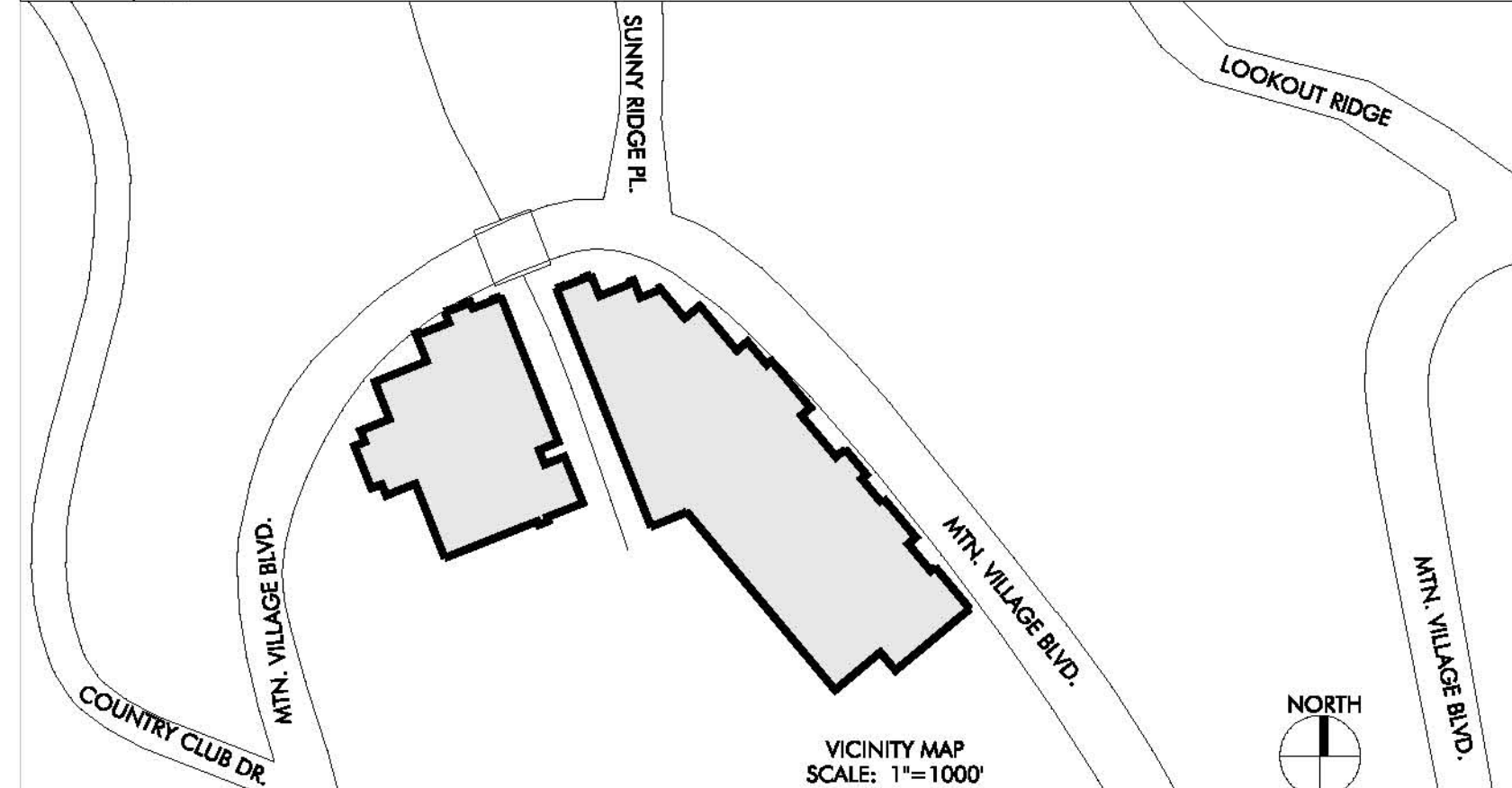
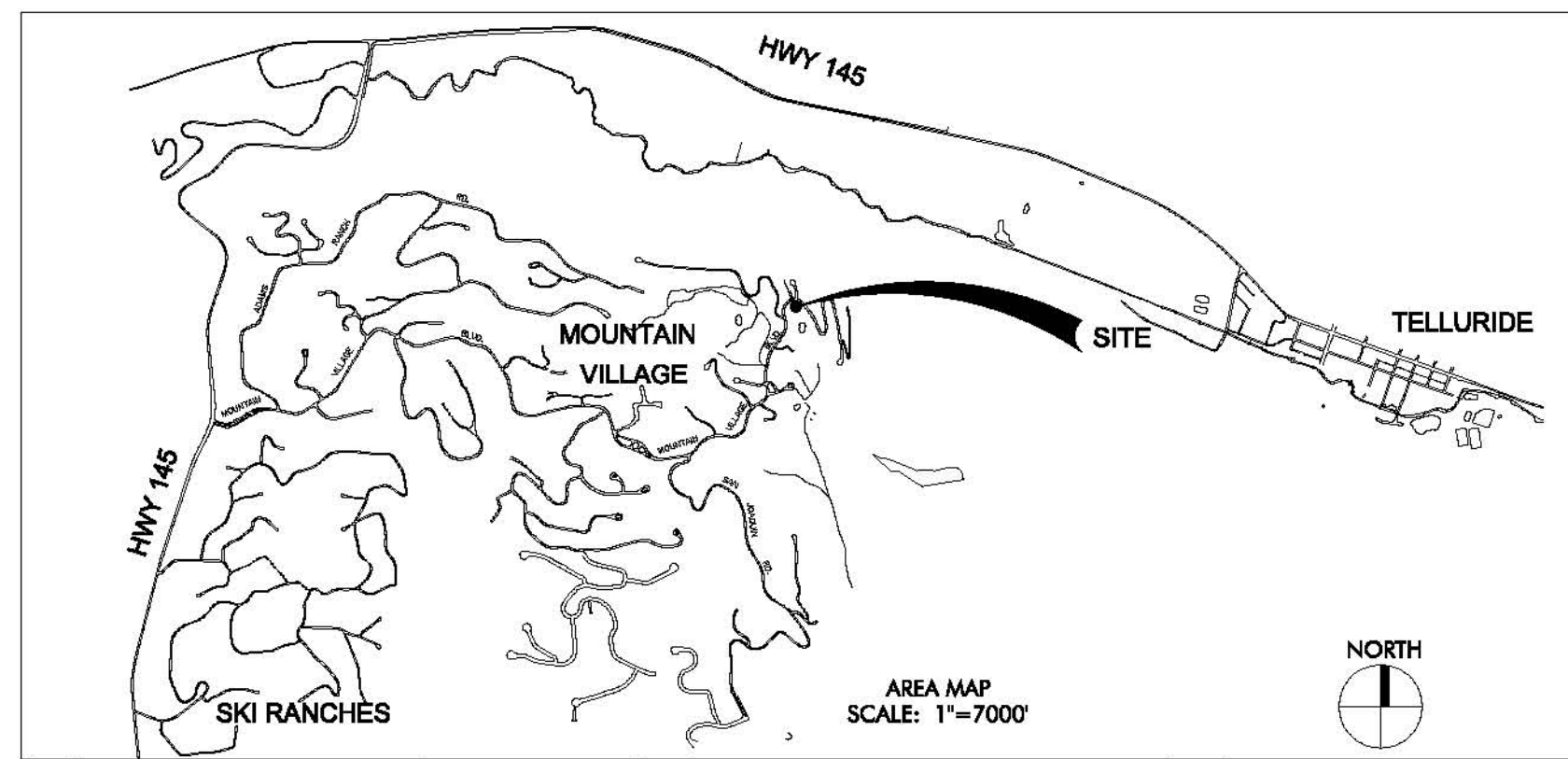
**ISSUED: NOVEMBER 18, 2010**

**Project Number 08131.100**



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**NOTE: GROSS RESIDENTIAL FLOOR AREA IS CALCULATED AS THE ENTIRE FLOOR TO THE EXTERIOR FINISH FACE OF EXTERIOR WALL**

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SP2 SITE PLAN	●
OU1 OVERALL UTILITY PLAN	●
GR1 GRADING PLAN	●
EC1 EROSION CONTROL PLAN	●
SD1 STORM DRAIN PLAN AND PROFILE	●
SD2 STORM DRAIN PLAN AND PROFILE	●
SS01 SANITARY SEWER PLAN AND PROFILE	●
WD1 WATER MAIN PLAN AND PROFILE	●
UR1 S.A.P.A. UTILITY RELOCATION PLAN	●
UR2 QWEST UTILITY RELOCATION PLAN	●
UR3 CABLE TV UTILITY RELOCATION PLAN	●
DT1 DETAILS - GRADING AND EROSION CONTROL	●
DT2 DETAILS - STORM DRAINAGE	●
DT3 DETAILS - STORM DRAINAGE & ROADWAY	●
DT4 DETAILS - SANITARY SEWER	●
DT5 DETAILS - WATER	●

**DEVELOPMENT STANDARDS**

	CONCEPTUAL PUD APPROVAL	PROVIDED SKETCH	PROVIDED FINAL
<b>BUILDING FOOTPRINT AREA</b>	24,882 SF	24,881 SF	24,881 SF
<b>GROSS LOT AREA EXISTING (SF &amp; ACREAGE)</b>	14374.8 SF .33 ACRES	14374.8 SF .33 ACRES	14374.8 SF .33 ACRES
<b>GROSS LOT AREA PROPOSED (SF &amp; ACREAGE)</b>	36080 SF .83 ACRES	36080 SF .83 ACRES	35928 SF .825 ACRES
<b>GROSS FLOOR AREA - BUILDING</b>	167,790 SF	167,790 SF	167,790 SF
<b>GROSS FLOOR AREA - GARAGE</b>	82359 SF	88054 SF	88054 SF
<b>BUILDING SETBACKS</b>	15'-0"	15'-0"	15'-0"
<b>MAXIMUM BUILDING HT. APPROVED AT CONCEPTUAL PUD</b>	89'-0"	88'-9"	88'-9"
<b>MAXIMUM AVERAGE BUILDING HT. APPROVED AT CONCEPTUAL PUD</b>	65'-3.75"	65'-2.9"	65'-2.9"
<b>COMMERCIAL SF</b>	20213 SF	20164 SF	20164 SF
<b>PLAZA SF</b>	10156.56 SF	10156.56 SF	10156.56 SF
<b>UNITS</b>	<b># UNITS</b>	<b>DENSITY PER</b>	<b>TOTAL DENSITY</b>
<b>DEDICATED EFFICIENCY LODGE</b>	40	.5	20
<b>EFFICIENCY LODGE UNITS</b>	26	.5	13
<b>LODGE UNITS</b>	38	.75	28.5
<b>CONDOMINIUMS</b>	20	3	60
<b>DRU</b>	1	3	3
<b>TOTAL DENSITY</b>			124.5

REQUIRED PARKING			
<b>DEDICATED EFFICIENCY LODGE, EFFICIENCY LODGE, AND LODGE UNITS</b>	55		
<b>CONDOMINIUMS</b>	20		
<b>DRU</b>	1		
<b>COMMERCIAL SPACES</b>	21		
<b>AGREED DEDICATED TO TOWN AT CONCEPT PUD APPROVAL</b>	48		
<b>HOA</b>	5		
<b>TOTAL REQ. PARKING</b>	150	161	
<b>HANDICAPPED PARKING (INCL. IN TOTAL)</b>	4		

SURVEY CONSULTANT	CIVIL ENGINEER	LANDSCAPE CONSULTANT	STRUCTURAL ENGINEER
<b>FOLEY ASSOCIATES</b> P.O. Box 1385 Telluride, CO 81435	<b>CALIBRE ENGINEERING, INC.</b> 8201 South Park Lane, Ste 200 Littleton, CO 80120	<b>LANDWORKS DESIGN, INC.</b> 3457 Ringsby Court, Unit 110 Denver, CO 80216	<b>R J C CONSULTING ENGINEERS</b> 1285 West Broadway, Suite 300 Vancouver, BC V6H 3X8 Canada

EXISTING ZONING:						
LOT	ACREAGE	ZONE DISTRICT	ZONING DESIGNATION	UNITS	DENSITY PER UNIT	TOTAL DENSITY
LOT 73-76R:	.131	VILLAGE CENTER	CONDO	12	3	36
			COMMERCIAL			
LOT 109:	.092	VILLAGE CENTER	DRU	1	3	3
			CONDO	8	3	24
LOT 110:	.077	VILLAGE CENTER	CONDO	6	3	18
			COMMERCIAL			
LOT 89A:	.020	VILLAGE CENTER	CONDO			
OS3-BR:	2.489	OPEN SPACE	ACTIVE OPEN SPACE			
<b>TOTAL:</b>				27		81


LEGAL DESCRIPTION OF PROPERTY:	
<b>LOT 73-76R:</b>	LOT 73-76R AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, A REPLAY, RESZONING AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAY OF TRACT OS-3BR, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAN RECORDED JANUARY 26, 2007 IN PLAT BOOK 1 AT PAGE 3827 AT RECEPTION NO. 388481, COUNTY OF SAN JUAN, STATE OF COLORADO
<b>LOT 109:</b>	LOT 109, REPLAY NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILMS 1, ACCORDING TO THE PLAN RECORDED JULY 21, 1989 IN PLAT BOOK 1 AT PAGE 677, COUNTY OF SAN JUAN, STATE OF COLORADO.
<b>LOT 110:</b>	LOT 110, REPLAY NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILMS 1, ACCORDING TO THE PLAN RECORDED JULY 21, 1989 IN PLAT BOOK 1 AT PAGE 677, COUNTY OF SAN JUAN, STATE OF COLORADO.
<b>LOT 89-A:</b>	ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAY OF COMBINED LOTS 103 AND 85-1, TELLURIDE MOUNTAIN VILLAGE, FILMS 1 RECORDED DECEMBER 25, 1989 IN PLAT BOOK 1 AT PAGE 664, COUNTY OF SAN JUAN, STATE OF COLORADO
<b>GENERAL NOTES/CONDITION OF APPROVAL:</b>	
<b>EXPIRATION DATE:</b>	
<b>DATE OF APPROVAL:</b>	
<b>SKETCH PLAN EXPIRATION:</b>	

MEP ENGINEER	OWNER/APPLICANT
<b>JCAA CONSULTING ENGINEERS LLC</b> 13772 Denver West Parkway Lakewood, CO 80401	<b>MV COLORADO DEVELOPMENT PARTNERS, LLC; C/O UNITY HUNT INC.</b> 1601 ELM ST. STE. 4000 DALLAS, TX 75201

# MOUNTAIN VILLAGE HOTEL

## TOWN OF MOUNTAIN VILLAGE, COLORADO

**SIGNATURE OF PROPERTY OWNER:**



**APPROVAL BY DESIGN REVIEW BOARD:**

**APPROVAL BY PLANNING DIRECTOR:**

## FINAL PUD APPLICATION-TOWN COUNCIL REVIEW

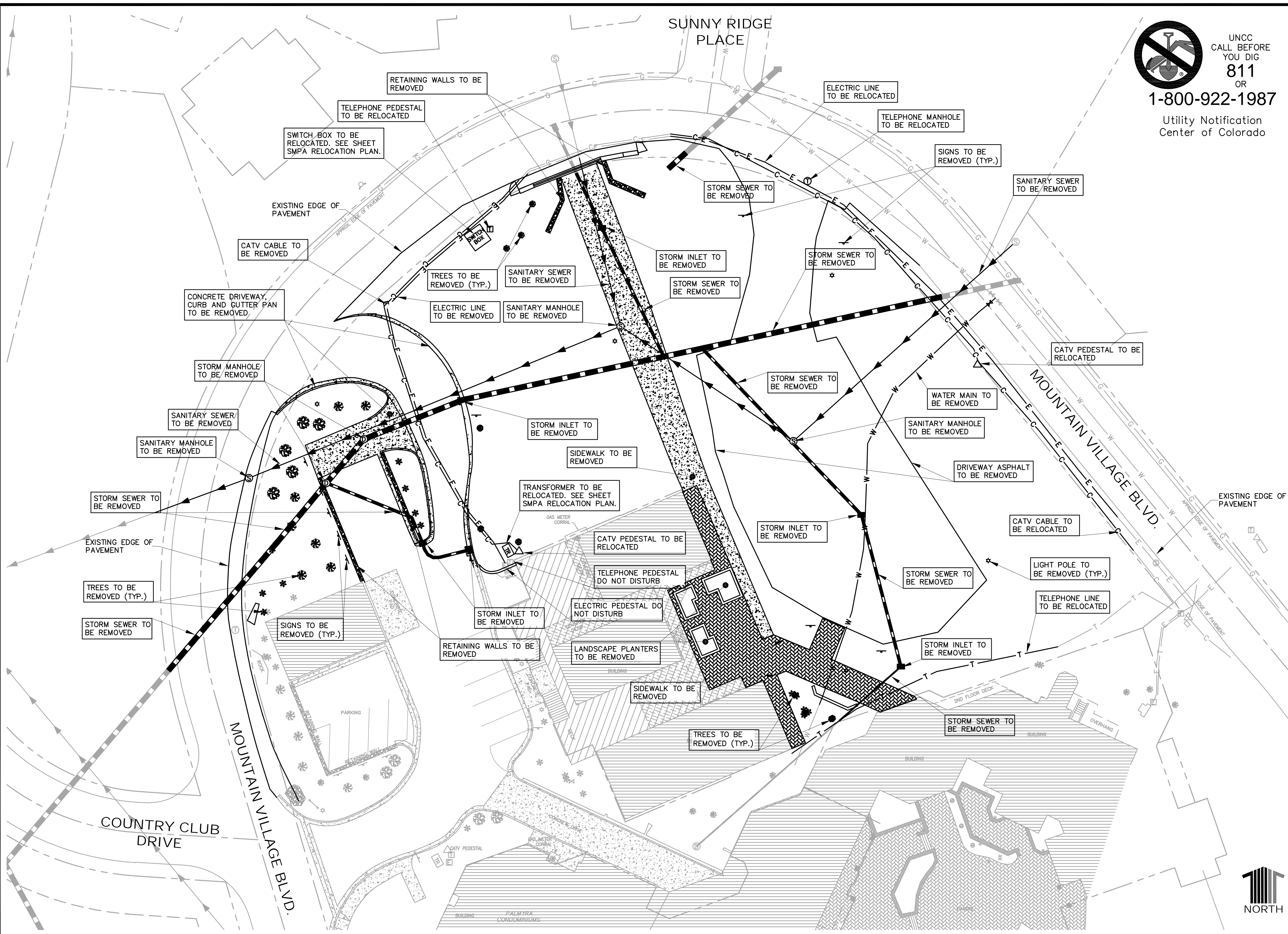
**ISSUED:  
NOVEMBER 18, 2010**

**Project Number  
08131.100**



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**LEGEND**

	EX. STORM PIPE
	EX. SANITARY SEWER
	EX. WATER MAIN
	EX. ELECTRIC LINE
	EX. TELEPHONE LINE
	EX. GAS MAIN
	EX. CATV CABLE
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. TRANSFORMER
	EX. CATV PEDESTAL
	EX. ELECTRIC METER
	EX. TELEPHONE PEDESTAL
	EX. SIGN
	EX. LIGHT POLE
	EX. TREES

**LEGEND**

EX. UTILITIES TO BE REMOVED OR RELOCATED

	EX. STORM PIPE
	EX. SANITARY SEWER
	EX. WATER MAIN
	EX. ELECTRIC LINE
	EX. TELEPHONE LINE
	EX. GAS MAIN
	EX. CATV CABLE
	EX. SANITARY MANHOLE
	EX. STORM MANHOLE
	EX. STORM INLET
	EX. TRANSFORMER
	EX. CATV PEDESTAL
	EX. ELECTRIC METER
	EX. TELEPHONE PEDESTAL
	EX. SIGN
	EX. LIGHT POLE
	EX. TREES

- NOTES:**
- CLEAR AND GRUB SITE.
  - ALL UNUSED UTILITIES SHALL BE CUT AND CAPPED AT MAINS OR MANHOLES.
  - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ASSURE NO DAMAGE OCCURS TO EXISTING STRUCTURES, TREES, PAVEMENT AND UTILITIES THAT ARE TO REMAIN IN PLACE AND MAY BE AFFECTED BY WORK ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL ABOVEGROUND AND UNDERGROUND UTILITIES, INSTALL AND MAINTAIN ALL NECESSARY PROTECTION MEASURES WHILE PERFORMING ANY SITE CLEARING AND DEMOLITION. ANY DAMAGE TO EXISTING STRUCTURES, PAVEMENT, TREES AND UTILITIES EVEN THOSE NOT INDICATED ON THE CONTRACT DRAWINGS, RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
  - THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES AND TO COORDINATE DEMOLITION AND/OR RELOCATION WORK.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION VERIFICATION, SUPPORT AND PROTECTION OF ALL ABOVEGROUND AND UNDERGROUND UTILITIES TO REMAIN IN PLACE, INCLUDING ANY UTILITIES NOT INDICATED ON CONTRACT DRAWINGS.
  - ALL AREAS ADJACENT TO THE SITE SHALL BE MAINTAINED IN A CLEAN CONDITION, MUD AND DUST FREE AT ALL TIMES.
  - THE CONTRACTOR SHALL MAKE SURE THAT WORK PERFORMED UNDER THIS CONTRACT SHALL NOT IMPACT THE OPERATION OF ADJACENT PROPERTY.
  - CONTRACTOR SHALL SEQUENCE WORK AS NECESSARY TO ENSURE THAT ALL UTILITY SERVICES, INCLUDING FIRE HYDRANTS, REMAIN OPERATIONAL DURING CONSTRUCTION.
  - SEE DRY UTILITY PLANS FOR RELOCATION OF DRY UTILITIES.

PATH: P:\BOKA MVH2\CADD\CIVIL\21 CD\21DM-DEMOLITION.DWG  
PLOT BY: Brian Moss PLOT DATE: 11/8/2010 9:32 AM  
XREFS: 20EUT, 20EPN, 20BASE, 21TB

DATE	REVISION DESCRIPTION

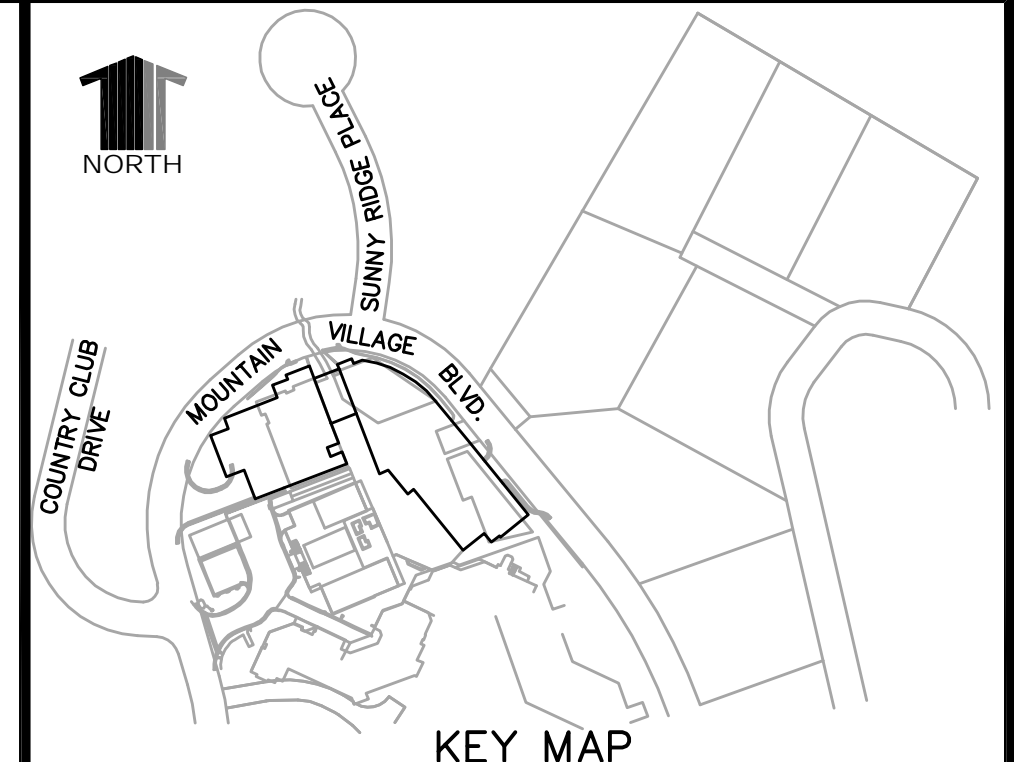
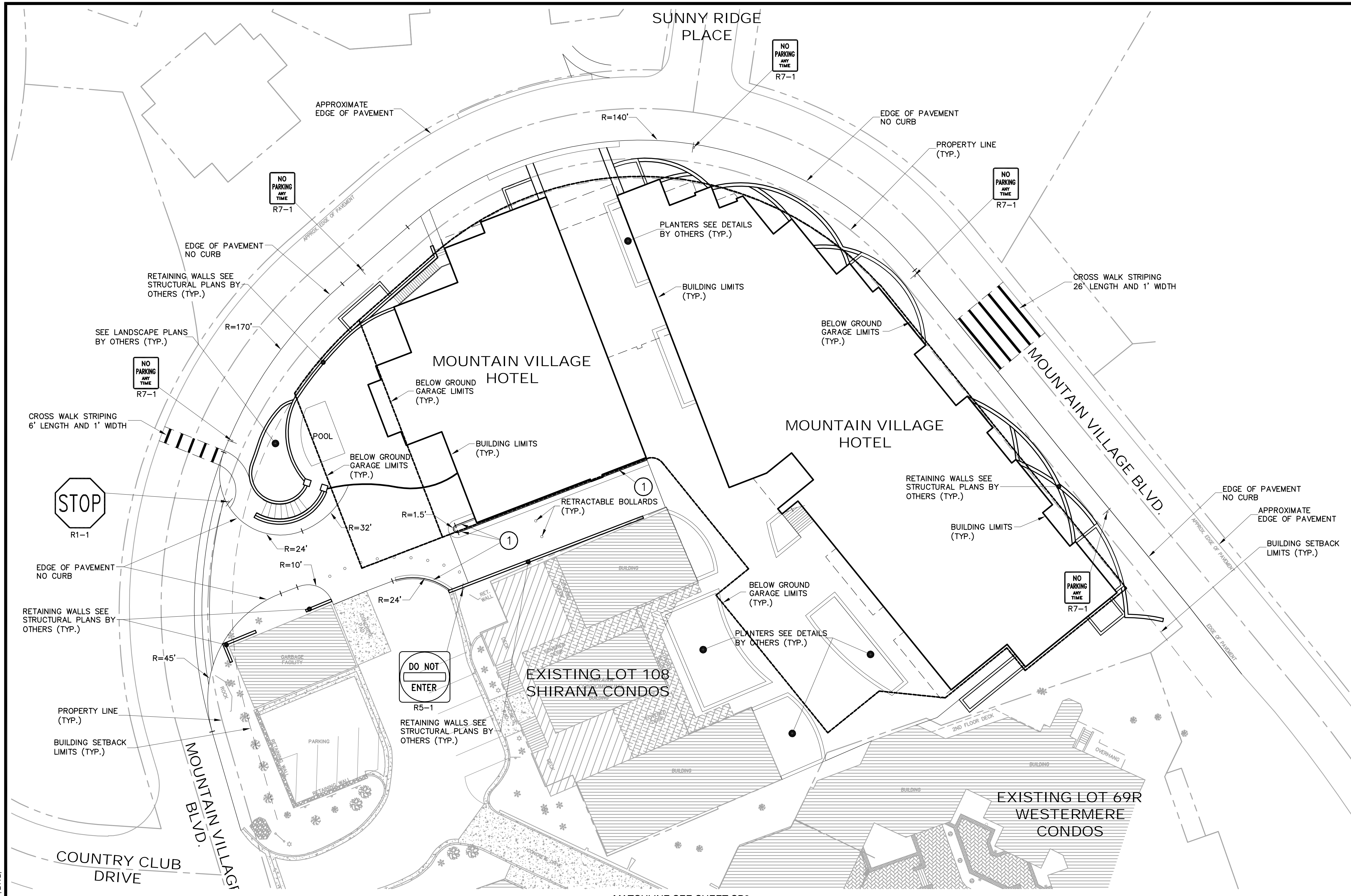
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Job Number BOKA MVH2		Designer BKM	Drafter JAH
Prepared For MVCDP, LLC	Checked TAJ		

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Calibre Engineering, Inc.  
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Construction Management Civil Engineering Surveying

**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
**DEMOLITION PLAN**

Sheet <b>DM1</b>	X of X
Date AUGUST 31, 2010	





**CONSTRUCTION NOTES:**  
 1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

**LEGEND:**

ROW/PROPERTY LINE (TO REMAIN)	---
APPROXIMATE CENTERLINE	---
EXISTING LOT/BLDG TO BE REMOVED	---
EASEMENT	---
EXISTING CONCRETE	[Stippled Pattern]
EXISTING BUILDING	[Solid Grey Pattern]
PROPOSED FINISHED GRADE	---
PROPOSED BUILDING	[Diagonal Hatching]
PROPOSED BUILDING UNDERGROUND	---
PROPOSED BUILDING OVERHANG	---

**LEGEND:**  
 ① 6" VERTICAL CURB AND GUTTER PER DETAIL ON SHEET X.

**SIGNAGE INDEX**  
 ALL SIGNS SHALL BE PER MUTCD LATEST EDITION.  
 ▲ ATTACH SIGNS TO LIGHT POLES WHENEVER WITHIN 5- FEET.  
 ① R1-1 STOP SIGN  
 ② R5-1 DO NOT ENTER  
 ③ R7-1 NO PARKING ANY TIME

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DATE	REVISION DESCRIPTION

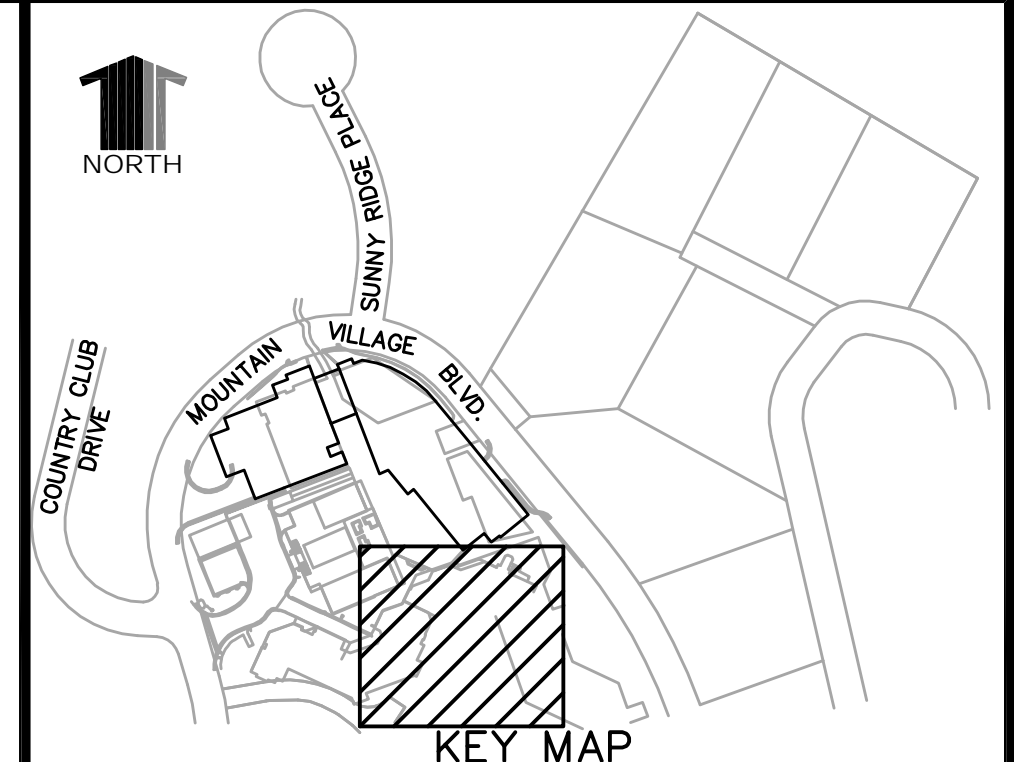
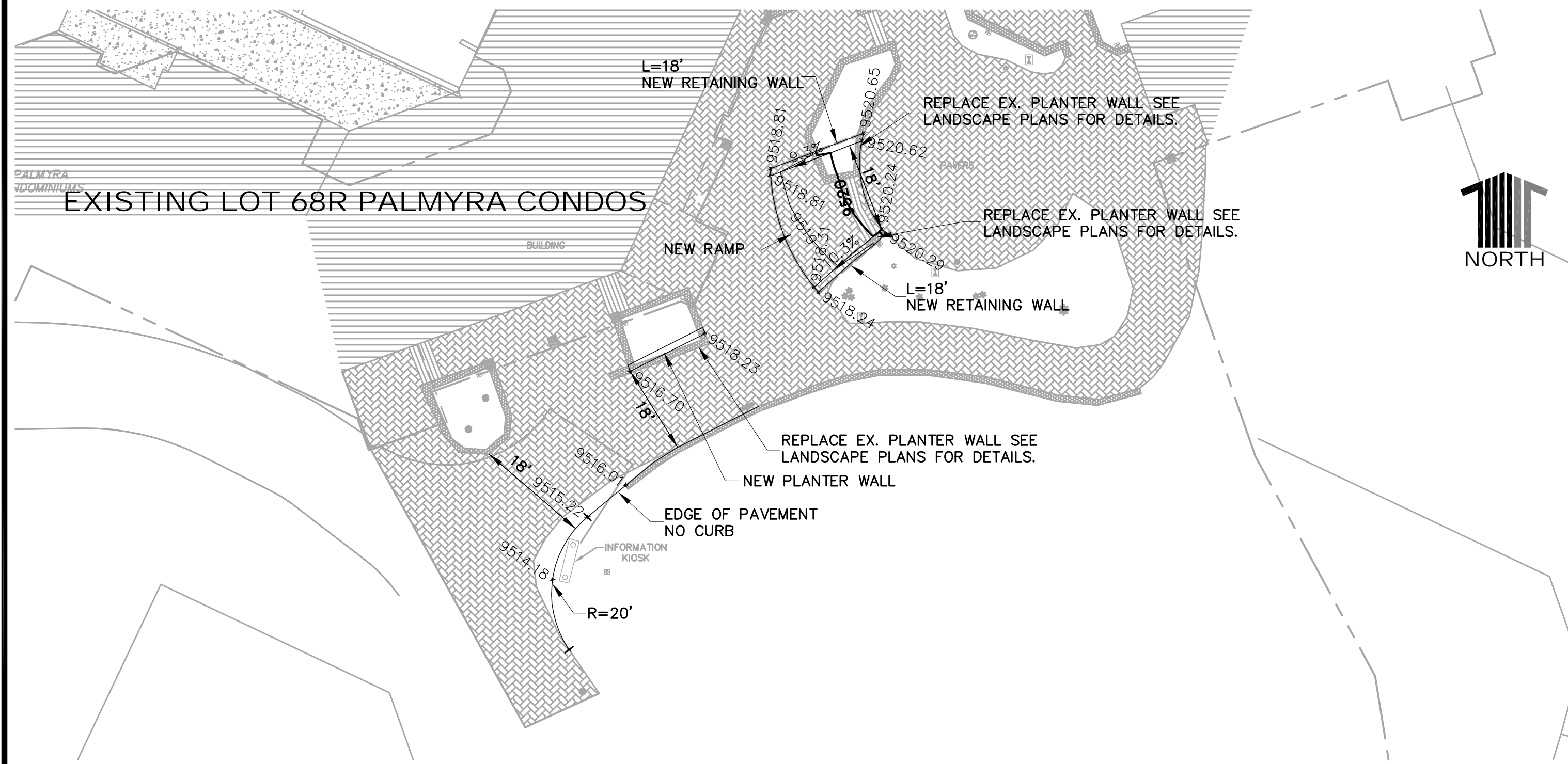
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Job Number BOKA MVH2		Designer BKM	Drafter JAH
Prepared For MVCDP, LLC	Checked TAJ		

**Calibre**  
 Calibre Engineering, Inc.  
 8201 Southpark Lane, Unit 200  
 Littleton, CO 80120 (303) 730-0434  
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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**SITE PLAN**

Sheet <b>SP1</b>	X of X
Date AUGUST 31, 2010	

MATCHLINE SEE SHEET SP1



**CONSTRUCTION NOTES:**  
 1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

**LEGEND:**

ROW/PROPERTY LINE (TO REMAIN)	---
APPROXIMATE CENTERLINE	---
EXISTING LOT/BLDG TO BE REMOVED	---
EASEMENT	---
EXISTING CONCRETE	[Stippled pattern]
EXISTING BUILDING	[Solid grey pattern]
PROPOSED FINISHED GRADE	---
PROPOSED BUILDING	[Hatched pattern]
PROPOSED BUILDING UNDERGROUND	---
PROPOSED BUILDING OVERHANG	---

**LEGEND:**  
 ① 6" VERTICAL CURB AND GUTTER PER DETAIL ON SHEET X.

**SIGNAGE INDEX**  
 ALL SIGNS SHALL BE PER MUTCD LATEST EDITION.  
 ▲ ATTACH SIGNS TO LIGHT POLES WHENEVER WITHIN 5- FEET.  
 ① R1-1 STOP SIGN  
 ② R5-1 DO NOT ENTER  
 ③ R7-1 NO PARKING ANY TIME

PATH: P:\BOKA MVH2\CADD\CIVIL\21 CD\21SP.DWG  
 PLOTTED BY: Brian Moss PLOT DATE: 11/8/2010 9:32 AM  
 XREFS: 20PCN, 20PPN, 20EPN, 20BASE, 21KMS, 21TB

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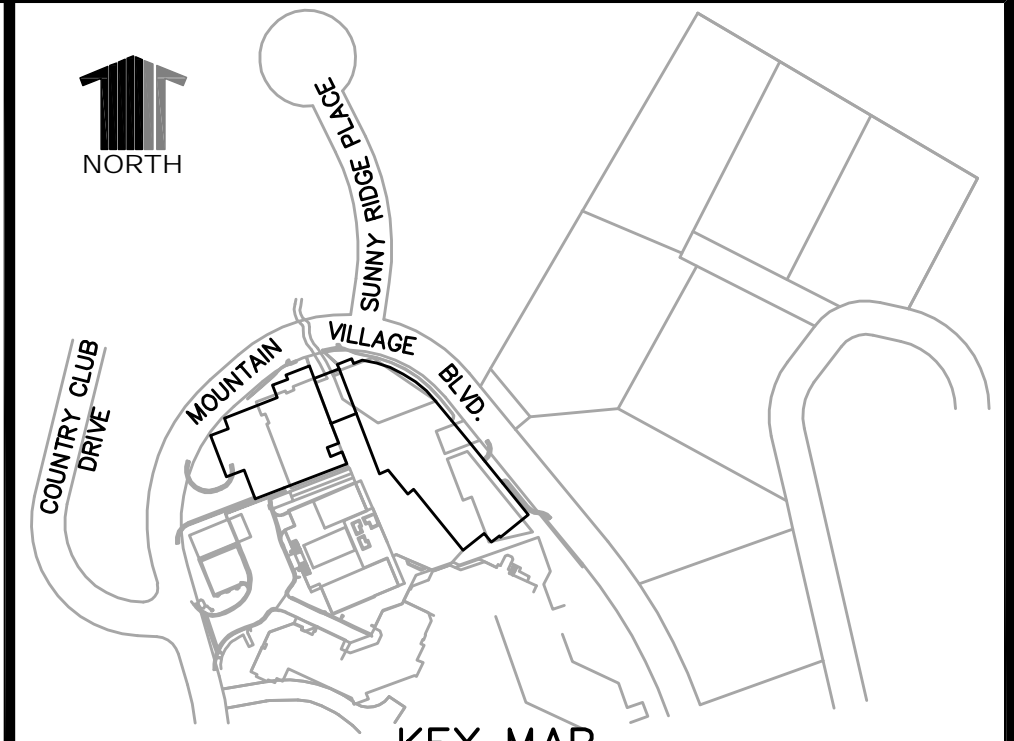
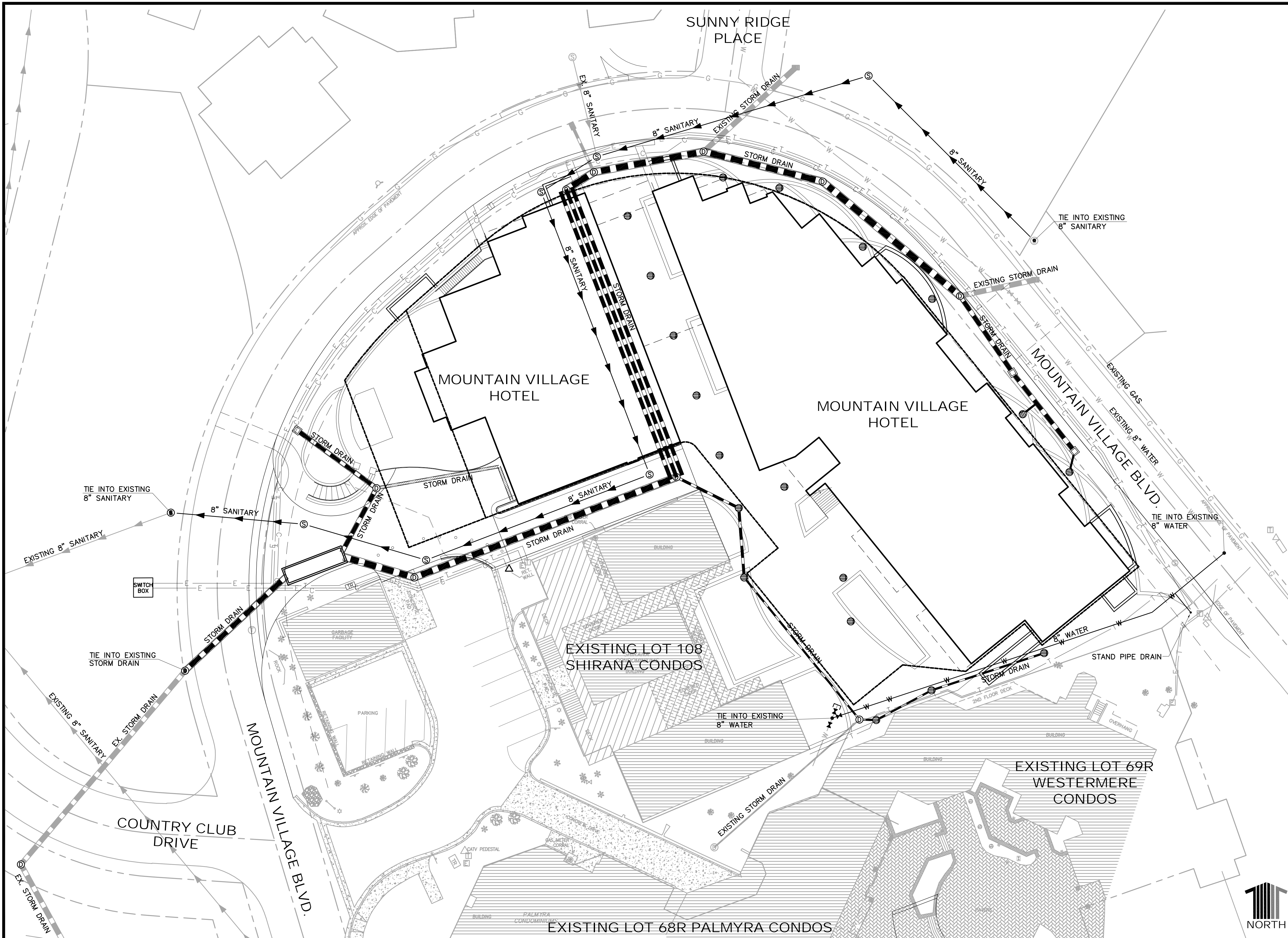
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Job Number BOKA MVH2		Designer BKM	Drafter JAH
Prepared For MVCDP, LLC	Checked TAJ		

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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**SITE PLAN**

Sheet <b>SP2</b> X of X
Date AUGUST 31, 2010





- KEY MAP**
- CONSTRUCTION NOTES:**
- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
  - UTILITIES ARE SHOWN TO WITHIN 5' OF THE BUILDING. REFER TO PLUMBING PLANS FOR CONNECTION.
  - SEE DEMOLITION PLANS FOR DRY UTILITIES REMOVALS.

**LEGEND**

EX. WATER MAIN	— W — W —
EX. WATER MAIN TO BE REMOVED	— W — W —
EX. GAS MAIN	— G — G —
EX. SANITARY SEWER MAIN	— S — S —
EX. SANITARY SEWER TO BE REMOVED	— S — S —
EX. STORM DRAINAGE MAIN	— D — D —
EX. SANITARY SEWER MANHOLE	— S —
EX. STORM DRAINAGE MANHOLE	— D —
EX. STORM DRAIN TO BE REMOVED	— D — D —
EX. STORM DRAIN INLET	— D —
EX. FIRE HYDRANT	— F —
EX. WATER VALVE	— V —
EX. SITE LIGHTING	— L —
EX. POWER POLE	— P —
EX. TRANSFORMER	— T —
EX. SWITCH BOX	— S —
EX. UNDERGROUND ELECTRIC	— E — E —
EX. UNDERGROUND TELEPHONE	— T — T —
EX. UNDERGROUND TV CABLE	— C — C —
PR. WATER MAIN	— W — W —
PROP. WATER VALVE	— V —
PR. SANITARY SEWER MAIN	— S — S —
PR. STORM DRAINAGE MAIN	— D — D —
PR. SANITARY SEWER MANHOLE	— S —
PR. STORM DRAINAGE MANHOLE	— D —
PR. STORM DRAIN AREA INLET	— D —
PR. SURFACE DRAIN	— D —
PR. ELECTRIC	— E — E — E —
PR. TELEPHONE	— T — T — T —
PR. TV CABLE	— C — C — C —
PR. TRANSFORMER	— T —
PR. SWITCH BOX	— S —

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PATH: P:\BOKA MVH2\CADD\CIVIL\21 CD\21OU.DWG  
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DATE	REVISION DESCRIPTION

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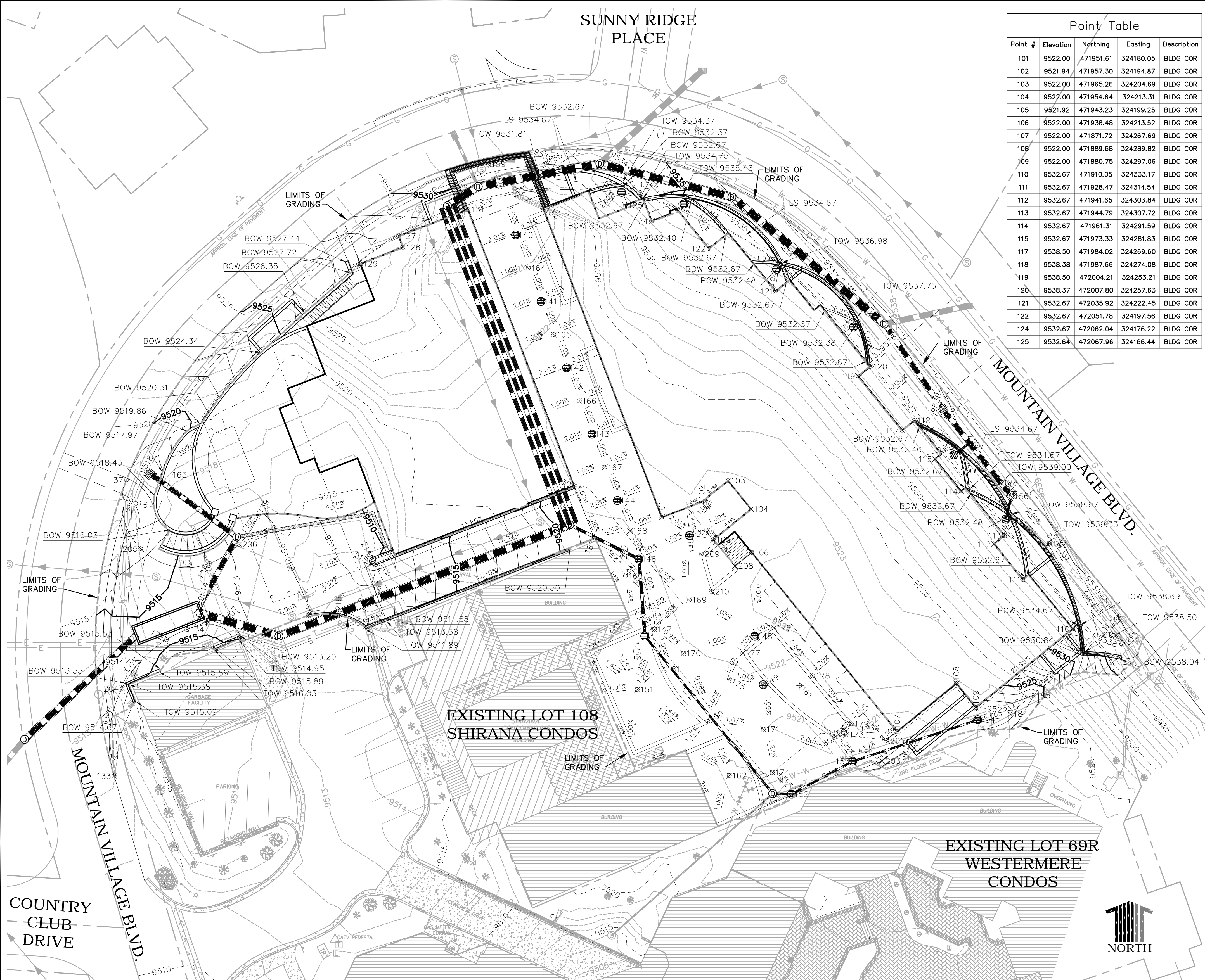
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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**OVERALL UTILITY PLAN**

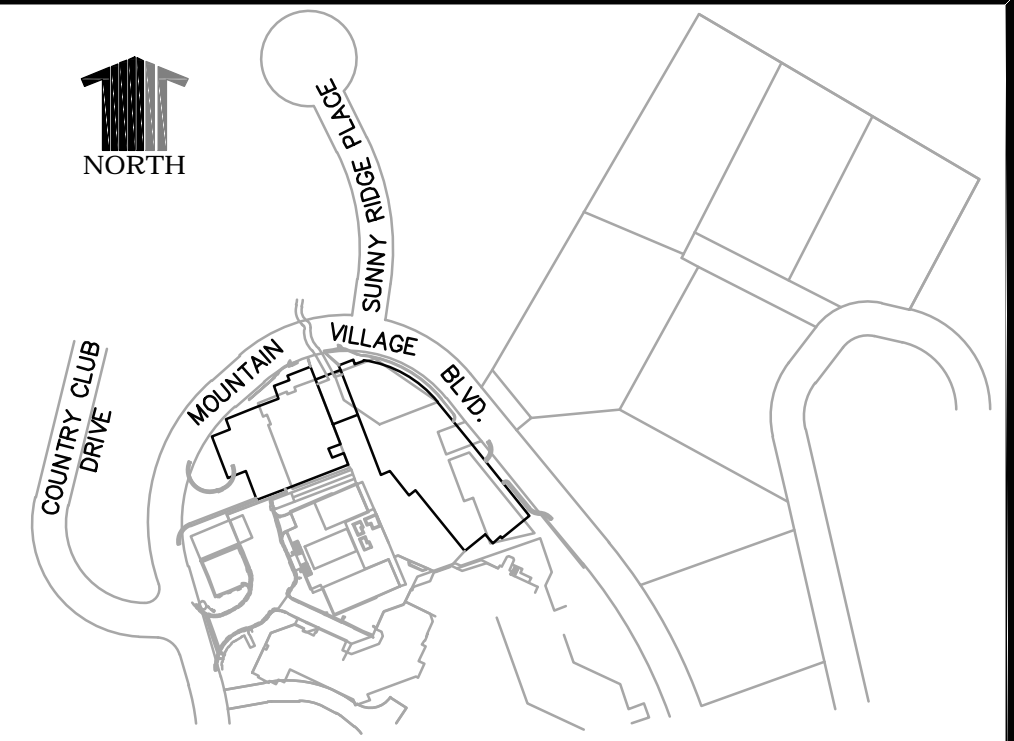
Sheet <b>OU1</b>	X of X
Date AUGUST 31, 2010	





Point #	Elevation	Northing	Easting	Description
101	9522.00	471951.61	324180.05	BLDG COR
102	9521.94	471957.30	324194.87	BLDG COR
103	9522.00	471965.26	324204.69	BLDG COR
104	9522.00	471954.64	324213.31	BLDG COR
105	9521.92	471943.23	324199.25	BLDG COR
106	9522.00	471938.48	324213.52	BLDG COR
107	9522.00	471871.72	324267.69	BLDG COR
108	9522.00	471889.68	324289.82	BLDG COR
109	9522.00	471880.75	324297.06	BLDG COR
110	9532.67	471910.05	324333.17	BLDG COR
111	9532.67	471928.47	324314.54	BLDG COR
112	9532.67	471941.65	324303.84	BLDG COR
113	9532.67	471944.79	324307.72	BLDG COR
114	9532.67	471961.31	324291.59	BLDG COR
115	9532.67	471973.33	324281.83	BLDG COR
117	9538.50	471984.02	324269.60	BLDG COR
118	9538.38	471987.66	324274.08	BLDG COR
119	9538.50	472004.21	324253.21	BLDG COR
120	9538.37	472007.80	324257.63	BLDG COR
121	9532.67	472035.92	324222.45	BLDG COR
122	9532.67	472051.78	324197.56	BLDG COR
124	9532.67	472062.04	324176.22	BLDG COR
125	9532.64	472067.96	324166.44	BLDG COR

Point #	Elevation	Northing	Easting	Description
127	9528.84	472056.42	324081.97	BLDG COR
128	9528.85	472052.22	324083.58	BLDG COR
129	9527.81	472046.13	324067.71	BLDG COR
130	9522.00	471963.41	324147.32	BLDG COR
131	9522.00	472066.34	324107.80	BLDG COR
132	9522.00	472066.90	324135.79	BLDG COR
133	9512.12	471855.23	323975.97	EP PCR
134	9514.11	471909.77	324003.07	EP PCR
135	9513.80	471912.56	324010.32	EP PCR
137	9518.56	471965.55	323980.52	EP PCR
138	9513.81	471934.42	324011.48	EP PCC
139	9512.12	471952.47	324029.74	EP
140	9521.74	472056.82	324125.55	TO GRATE
141	9521.74	472032.08	324135.05	TO GRATE
142	9521.74	472007.34	324144.55	TO GRATE
143	9521.74	471982.60	324154.04	TO GRATE
144	9521.74	471957.86	324163.54	TO GRATE
145	9521.75	471944.82	324190.37	TO GRATE
146	9521.75	471936.07	324171.51	TO GRATE
147	9521.84	471909.88	324177.30	TO GRATE
148	9521.70	471907.25	324214.74	TO GRATE
149	9521.75	471889.21	324217.85	TO GRATE
150	9521.71	471875.55	324197.19	TO GRATE
151	9521.55	471887.38	324170.89	TO GRATE
152	9521.24	471848.43	324228.34	TO GRATE
153	9521.22	471860.71	324251.23	TO GRATE
154	9520.75	471876.12	324297.81	TO GRATE
155	9537.70	471907.89	324344.93	TO GRATE
156	9538.37	471959.46	324310.33	TO GRATE
157	9537.81	471991.99	324284.75	TO GRATE
158	9531.22	472083.60	324137.05	TO GRATE
159	9521.72	472083.26	324115.40	TO GRATE
160	9521.53	471929.75	324166.53	TO GRATE
161	9521.91	471888.92	324231.44	TO GRATE
162	9521.48	471855.37	324205.21	TO GRATE
163	9517.42	471968.23	323988.87	TO GRATE
164	9521.87	472044.45	324130.30	HP
165	9521.87	472019.71	324139.80	HP
166	9521.87	471994.97	324149.30	HP
167	9521.87	471970.23	324158.79	HP
168	9521.86	471946.54	324168.15	PVMT
169	9521.99	471920.82	324190.28	HP
170	9521.97	471900.96	324188.10	HP
171	9521.93	471872.64	324217.88	HP
172	9514.45	471905.99	323995.45	HP
173	9521.73	471870.54	324248.79	PVMT
174	9521.73	471856.55	324221.23	PVMT
175	9521.88	471891.32	324205.26	HP
176	9521.77	471910.38	324221.77	EP
177	9521.77	471901.01	324210.22	EP
178	9521.92	471892.54	324236.24	EP
179	9521.77	471874.70	324250.71	EP
180	9521.77	471869.49	324244.34	EP
181	9521.99	471894.96	324180.86	HP
182	9521.94	471918.04	324175.58	EP
183	9521.70	471943.93	324155.20	EP
184	9521.59	471878.30	324309.91	FL SWALE
185	9522.92	471885.17	324318.38	FL SWALE
187	9538.83	471941.83	324324.51	HP
188	9538.50	471964.51	324306.26	HP
201	9521.90	471868.40	324263.87	PVMT
202	9521.90	471867.84	324270.84	EP
203	9521.57	471860.78	324262.14	EP
204	9513.51	471887.78	323978.89	EP MID PT
205	9516.30	471939.90	323985.86	EP MID PT
206	9512.62	471941.53	324022.50	EP MID PT
207	9513.49	471912.41	324017.86	EP MID PT
208	9522.00	471933.46	324207.29	PVMT
209	9521.87	471937.90	324194.79	EP
210	9521.96	471923.90	324198.66	EP
212	9510.87	471933.88	324073.20	FL PCR
213	9510.52	471934.75	324071.26	FL MID PT
214	9510.18	471936.68	324072.12	FL PCR
215	9512.09	471915.09	324048.41	FL PCR
216	9511.59	471915.67	324059.57	FL MID PT
217	9511.61	471911.15	324069.77	FL PCR



**KEY MAP**  
**CONSTRUCTION NOTES:**

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- SEE EC1 SHEET FOR EROSION CONTROL.
- GRADES SHOWN ARE FINISH GRADE.
- ALL GRADES ARE FLOWLINE UNLESS OTHERWISE NOTED.

**LEGEND**

- PROPOSED CONTOURS ——— 4925 ———
- EXISTING CONTOURS - - - - - 4925 - - - - -
- PROPOSED STORM DRAIN MANHOLE (D)
- EXISTING STORM DRAIN MANHOLE (D)
- PROPOSED STORM DRAIN [Symbol]
- EXISTING STORM DRAIN [Symbol]
- PROPOSED STORM DRAIN INLET [Symbol]
- PROPOSED STORM DRAIN AREA INLET [Symbol]
- EX. STORM DRAIN INLET [Symbol]
- EX. FLOW PATTERNS [Symbol]
- PR. FLOW PATTERNS [Symbol]
- SURFACE DRAIN FLOW DIRECTION [Symbol]
- APPROX. GRADING LIMITS [Symbol]
- PROPOSED FINISHED GRADE AT TOP OF WALL T.O.W. EL 9599.99
- PROPOSED FINISHED GRADE AT BOTTOM OF WALL B.O.W. EL 9596.99
- LOW POINT L.P.
- HIGH POINT H.P.
- PROPOSED SPOT ELEVATION +9512
- EXISTING SPOT ELEVATION 9503

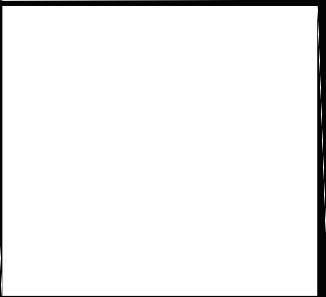
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Job Number <b>BOKA MVH2</b>
Prepared For <b>MVCDP, LLC</b>

Designer <b>BKM</b>	Drafter <b>JAH</b>	Checked <b>TAJ</b>
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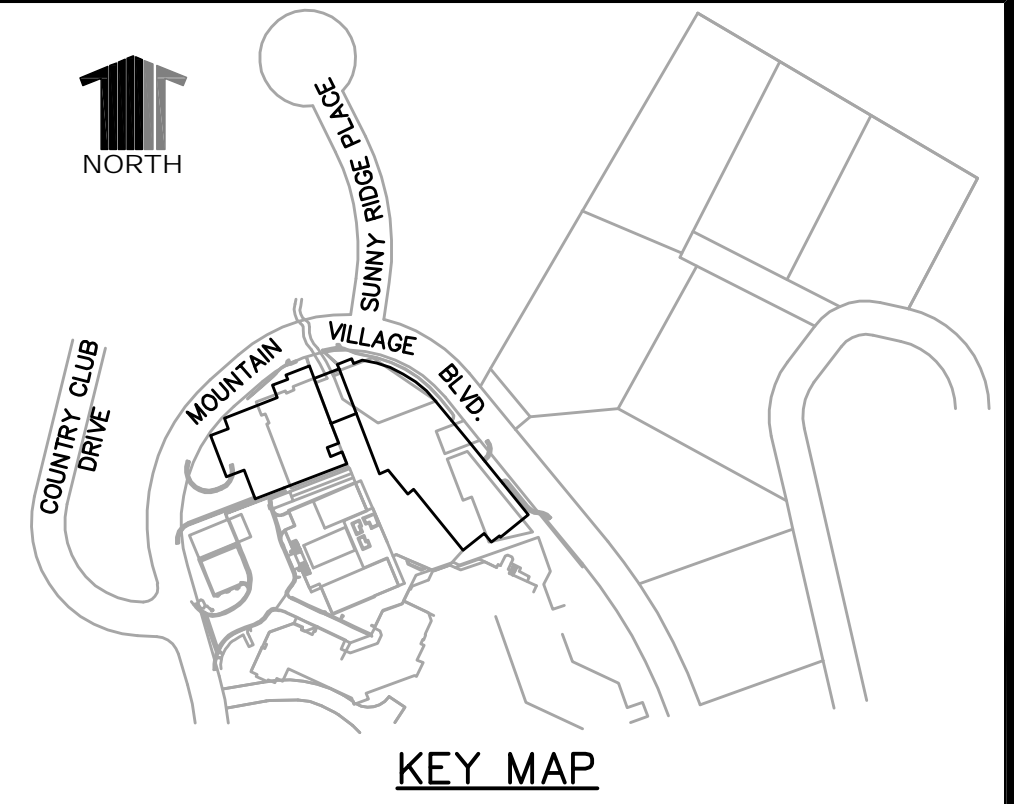
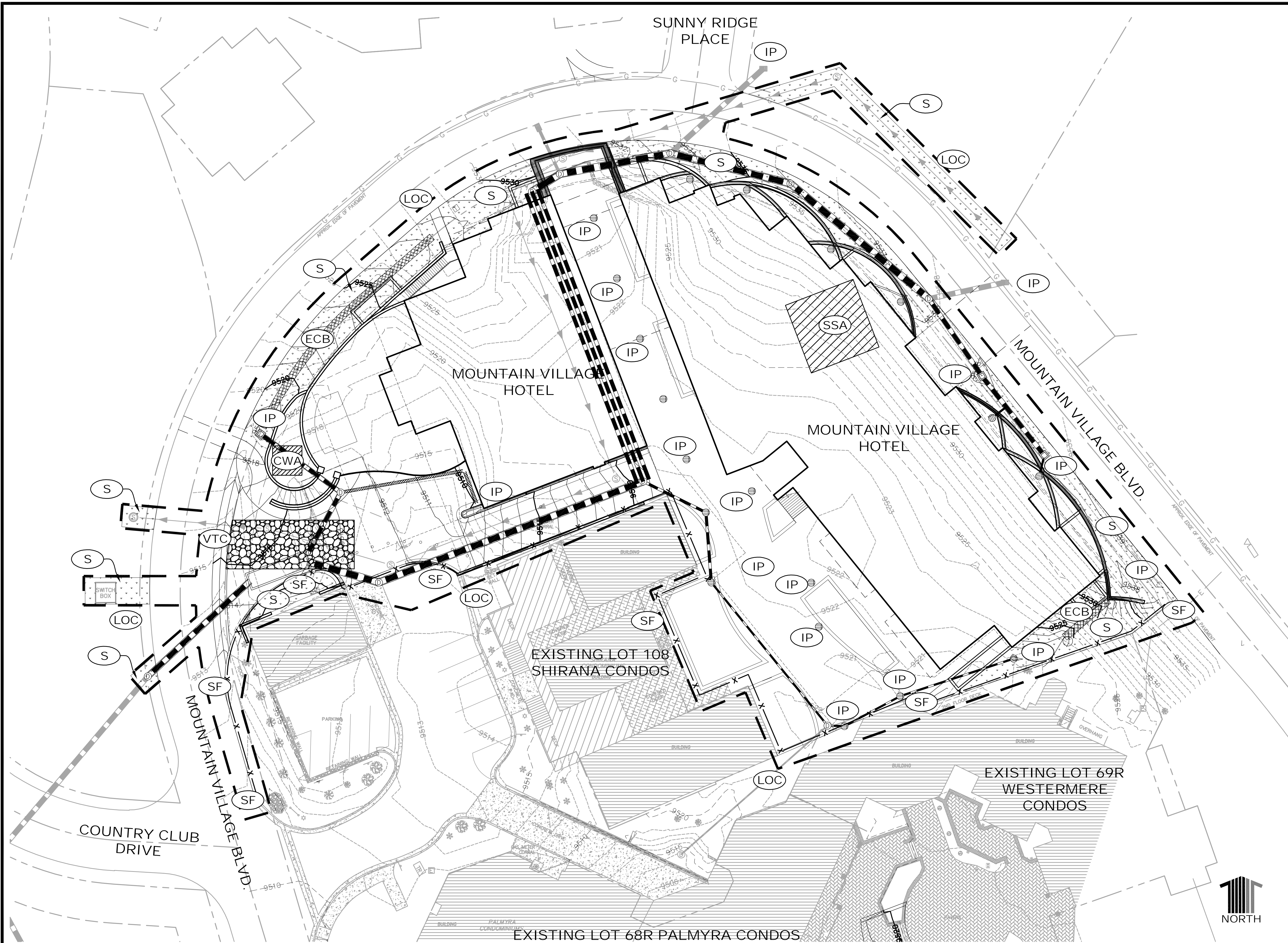


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**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
**GRADING PLAN**

Sheet <b>GR1</b>	X of X
Date <b>AUGUST 31, 2010</b>	





**CONSTRUCTION NOTES:**

- WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE MOUNTAIN VILLAGE STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- SEE DTX FOR EROSION CONTROL DETAILS.

**LEGEND**

- IP INLET PROTECTION PER DETAIL ON SHEET DTX.
- VTC VEHICLE TRACKING MAT PER DETAIL ON SHEET DTX.
- SF SILT FENCE PER DETAIL ON SHEET DTX.
- SSA STABILIZED STAGING AREA PER DETAIL ON SHEET DTX.
- CWA CONCRETE WASHOUT AREA PER DETAIL ON SHEET DTX.
- LOC LIMITS OF CONSTRUCTION
- S NATIVE SEED PER LANDSCAPING PLAN
- ECB EROSION CONTROL BLANKET



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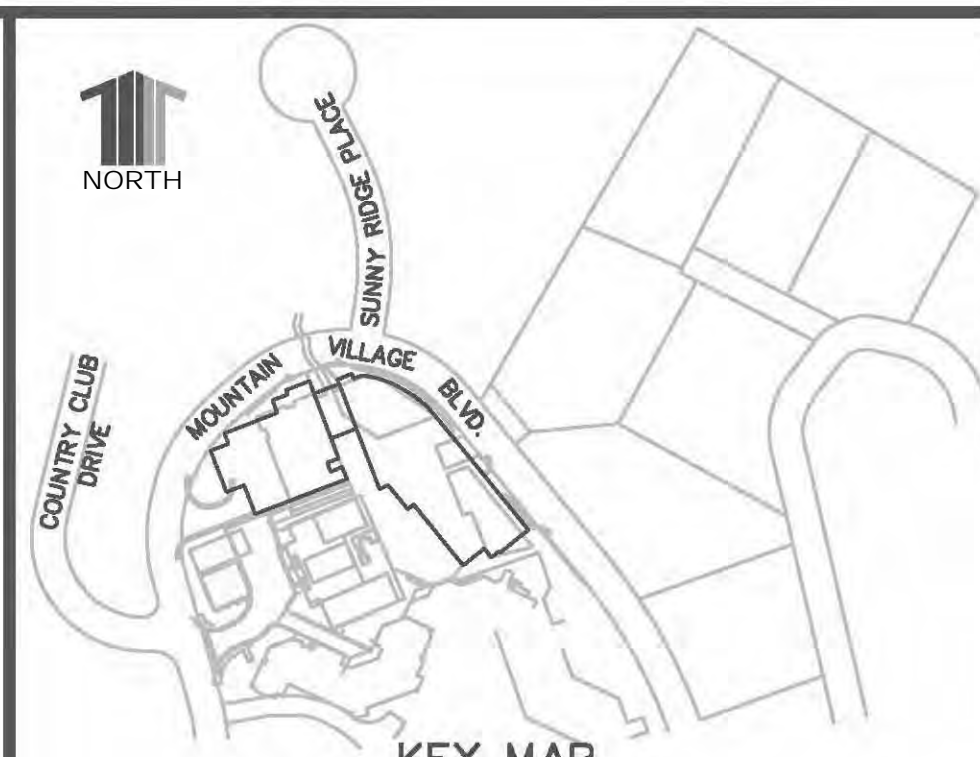
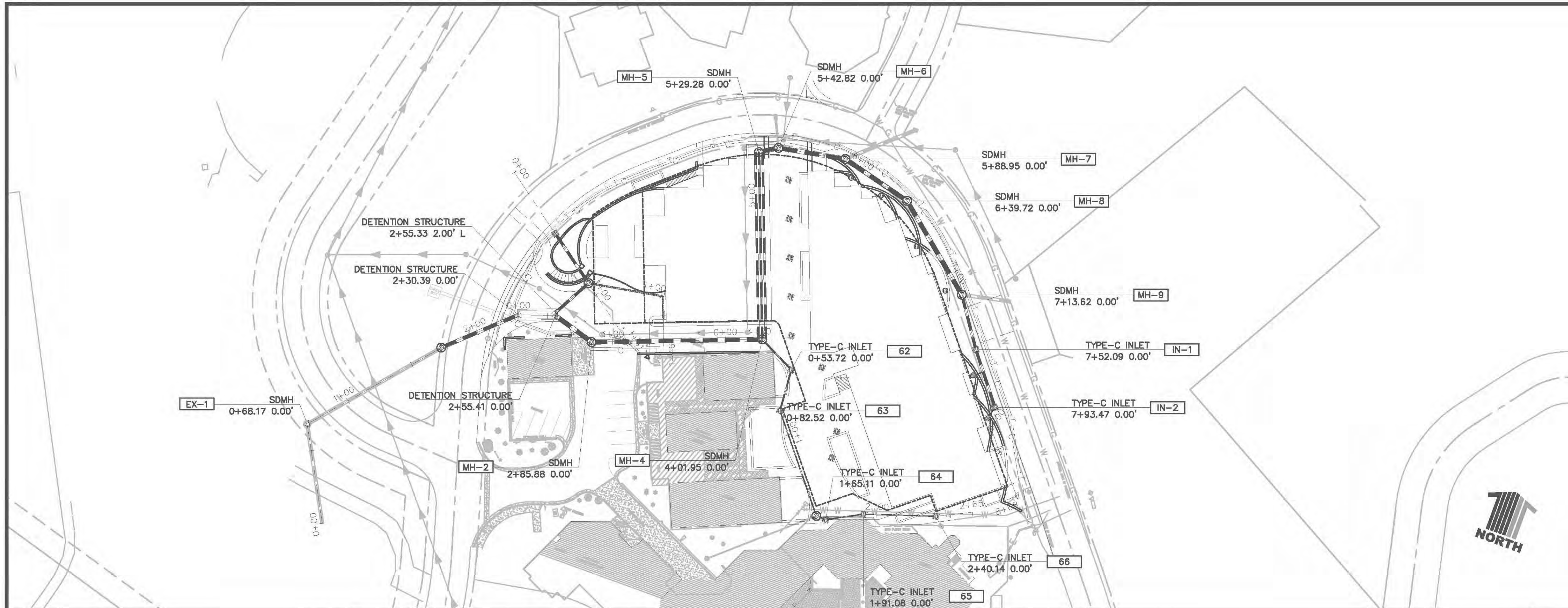
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Job Number BOKA MVH2	Designer BKM	Drafter JAH	Checked TAJ
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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**EROSION CONTROL PLAN**

Sheet <b>EC1</b>	X of X
Date AUGUST 31, 2010	

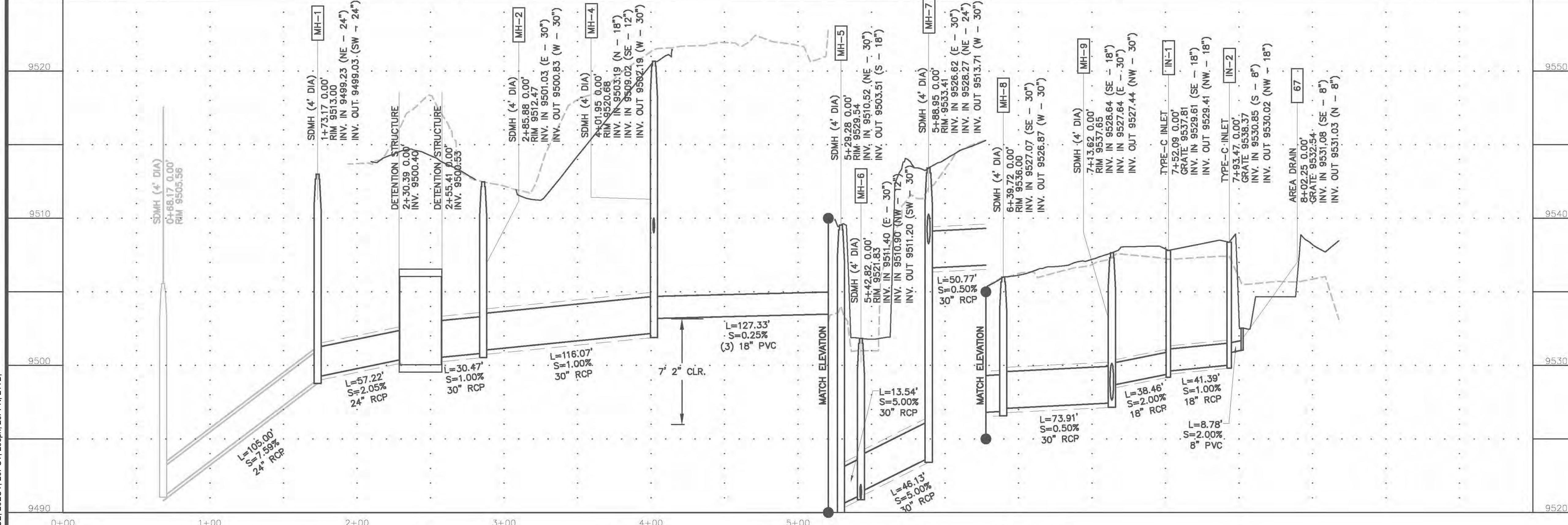




- CONSTRUCTION NOTES:**
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  - SEE MECHANICAL PLANS FOR CONNECTIONS TO AND CONTINUATION OF AREA DRAIN PLAN.

**LEGEND**

EX. WATER MAIN TO BE REMOVED	W
EX. GAS MAIN TO BE REMOVED	G
EX. SANITARY SEWER MAIN TO BE REMOVED	S
EX. STORM DRAINAGE MAIN TO BE REMOVED	D
EX. STORM DRAIN TO BE REMOVED	D
EX. STORM DRAIN INLET	D
EX. FIRE HYDRANT	F
EX. WATER VALVE	V
EX. SITE LIGHTING	L
EX. POWER POLE	P
EX. TRANSFORMER	TR
EX. SWITCH BOX	SB
EX. UNDERGROUND ELECTRIC	E
EX. UNDERGROUND TELEPHONE	T
EX. UNDERGROUND TV CABLE	C
PR. WATER MAIN	W
PR. WATER VALVE	V
PR. SANITARY SEWER MAIN	S
PR. STORM DRAINAGE MAIN	D
PR. SANITARY SEWER MANHOLE	M
PR. STORM DRAINAGE MANHOLE	M
PR. STORM DRAIN INLET	D
PR. STORM AREA DRAIN	D
PR. SURFACE DRAIN	S
PR. ELECTRIC	E
PR. TELEPHONE	T
PR. TV CABLE	C
PR. TRANSFORMER	TR
PR. SWITCH BOX	SB



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Prepared For MVCDP, LLC

Designer BKM	Drafter JAH	Checked TAJ
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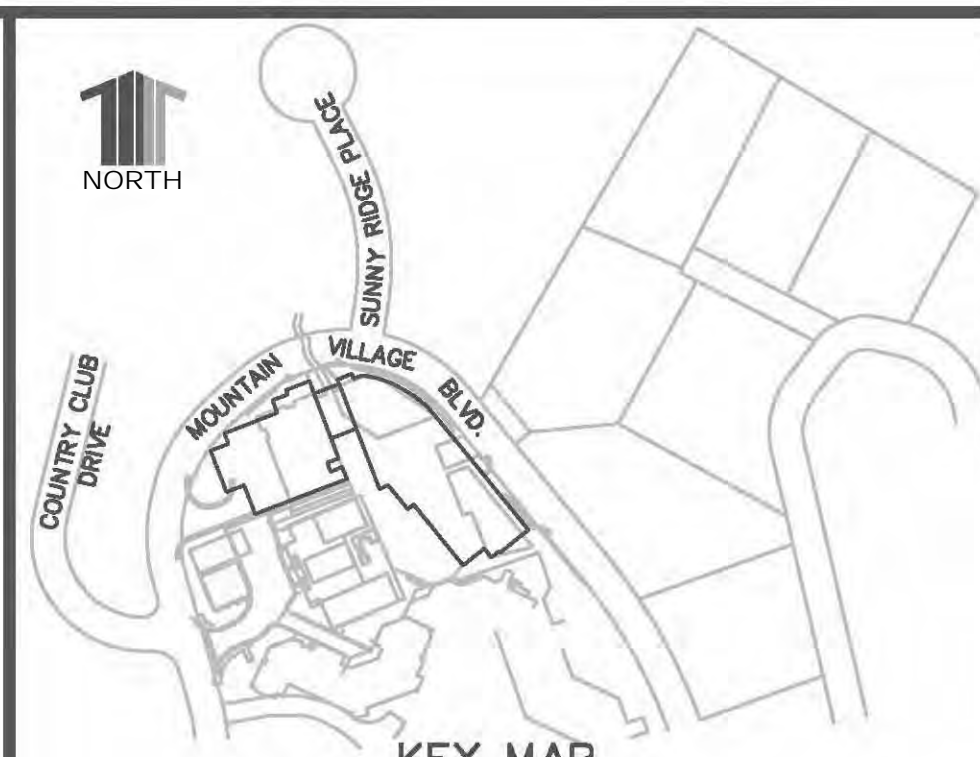
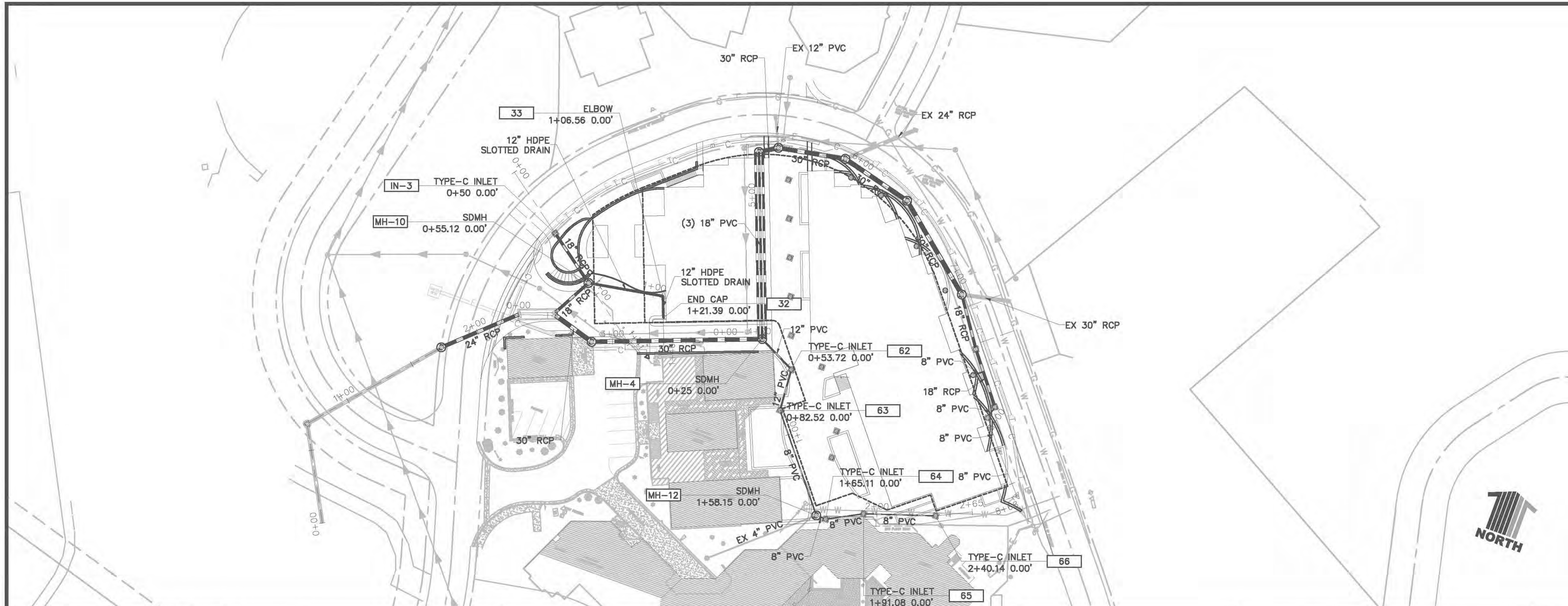
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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**STORM DRAIN PLAN AND PROFILE**

Sheet <b>SD1</b>	X of X
Date AUGUST 31, 2010	

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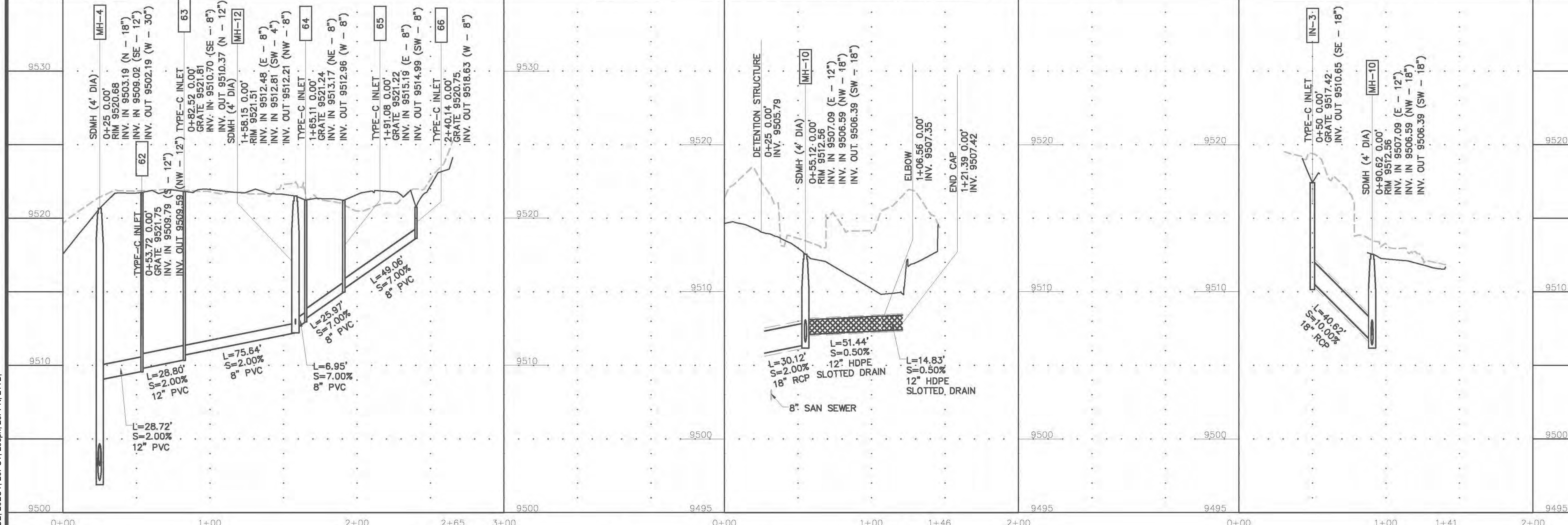




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**LEGEND**

EX. WATER MAIN TO BE REMOVED	W
EX. GAS MAIN TO BE REMOVED	G
EX. SANITARY SEWER MAIN TO BE REMOVED	S
EX. STORM DRAINAGE MAIN TO BE REMOVED	D
EX. STORM DRAIN INLET TO BE REMOVED	DI
EX. FIRE HYDRANT	FH
EX. WATER VALVE	WV
EX. SITE LIGHTING	SL
EX. POWER POLE	PP
EX. TRANSFORMER	TR
EX. SWITCH BOX	SB
EX. UNDERGROUND ELECTRIC	E
EX. UNDERGROUND TELEPHONE	T
EX. UNDERGROUND TV CABLE	C
PR. WATER MAIN	W
PR. SANITARY SEWER MAIN	S
PR. STORM DRAINAGE MAIN	D
PR. SANITARY SEWER MANHOLE	SM
PR. STORM DRAINAGE MANHOLE	SDM
PR. STORM DRAIN INLET	SDI
PR. SURFACE DRAIN	SD
PR. ELECTRIC	E
PR. TELEPHONE	T
PR. TV CABLE	C
PR. TRANSFORMER	TR
PR. SWITCH BOX	SB



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DATE	REVISION DESCRIPTION

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Designer	BKM
Drafter	JAH
Checked	TAJ

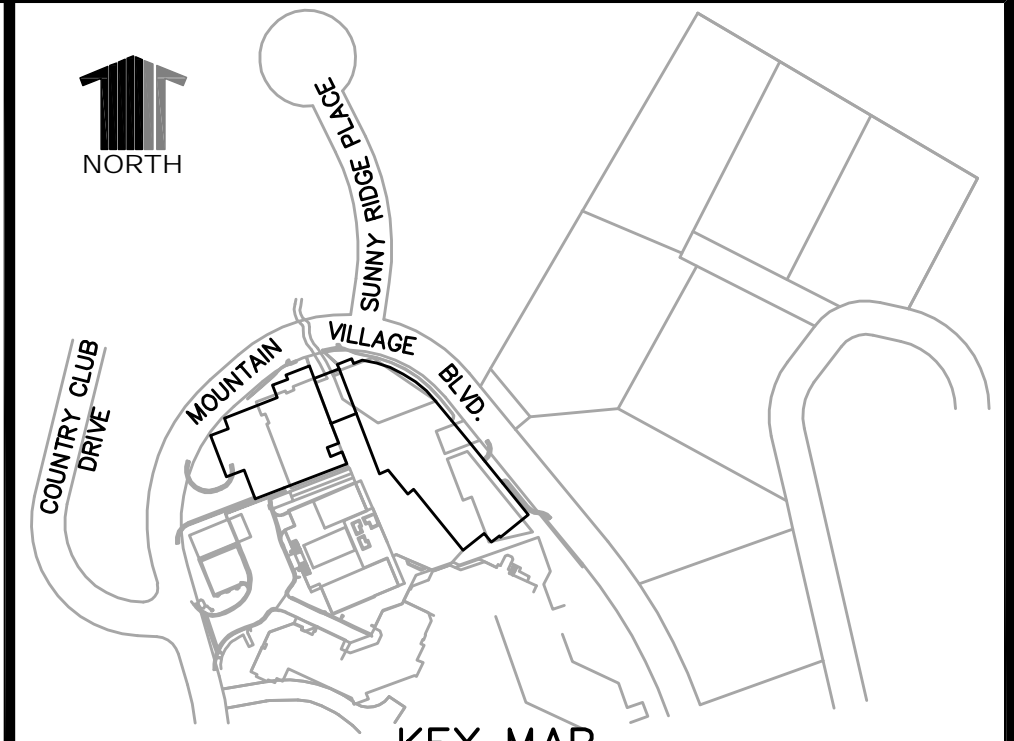
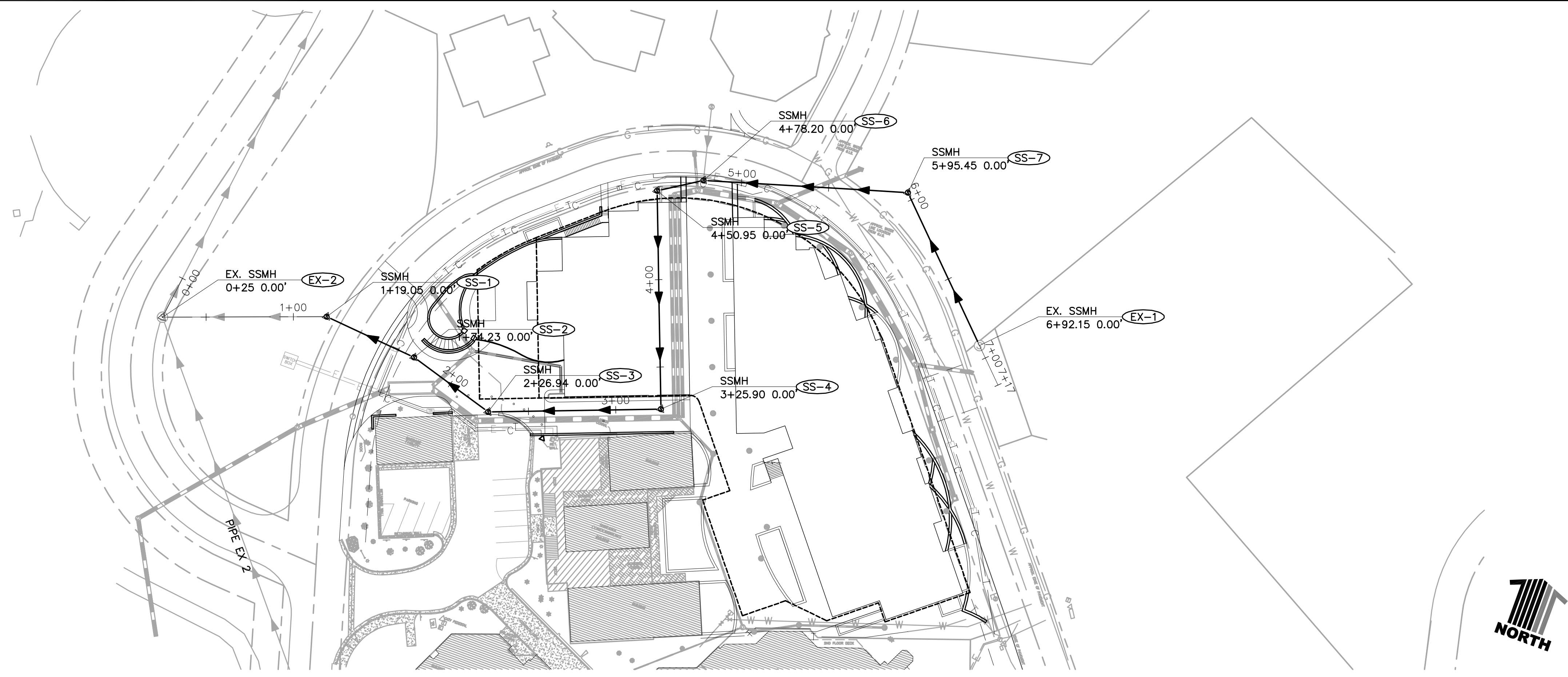
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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**STORM DRAIN PLAN AND PROFILE**

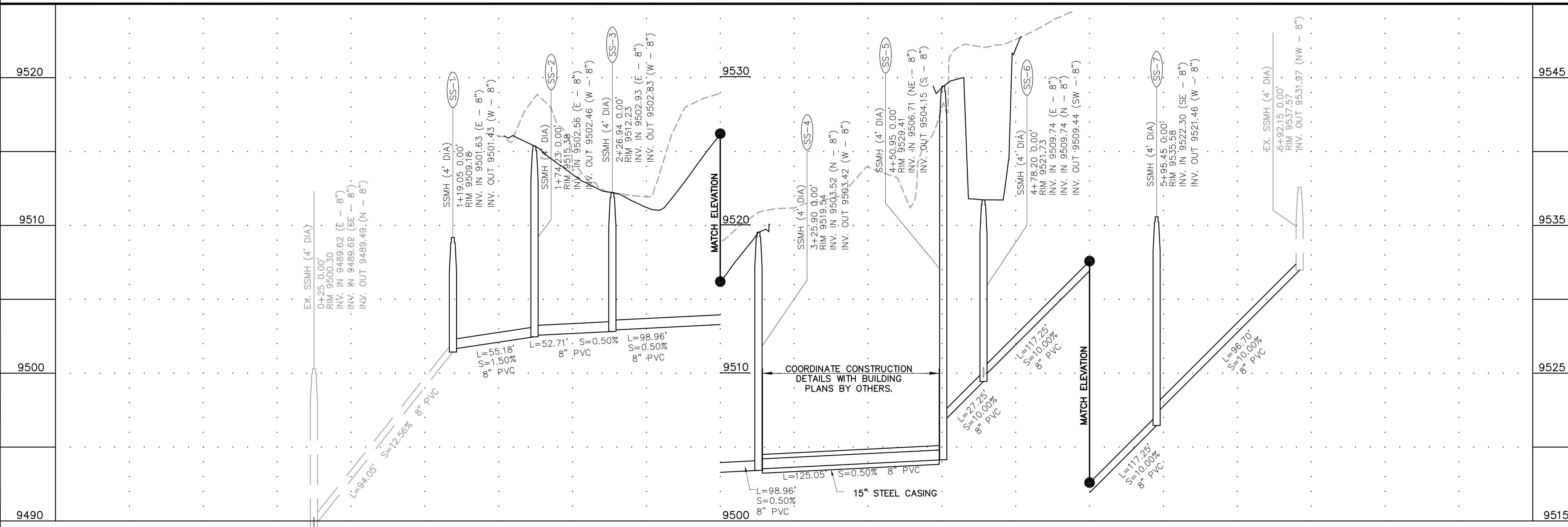
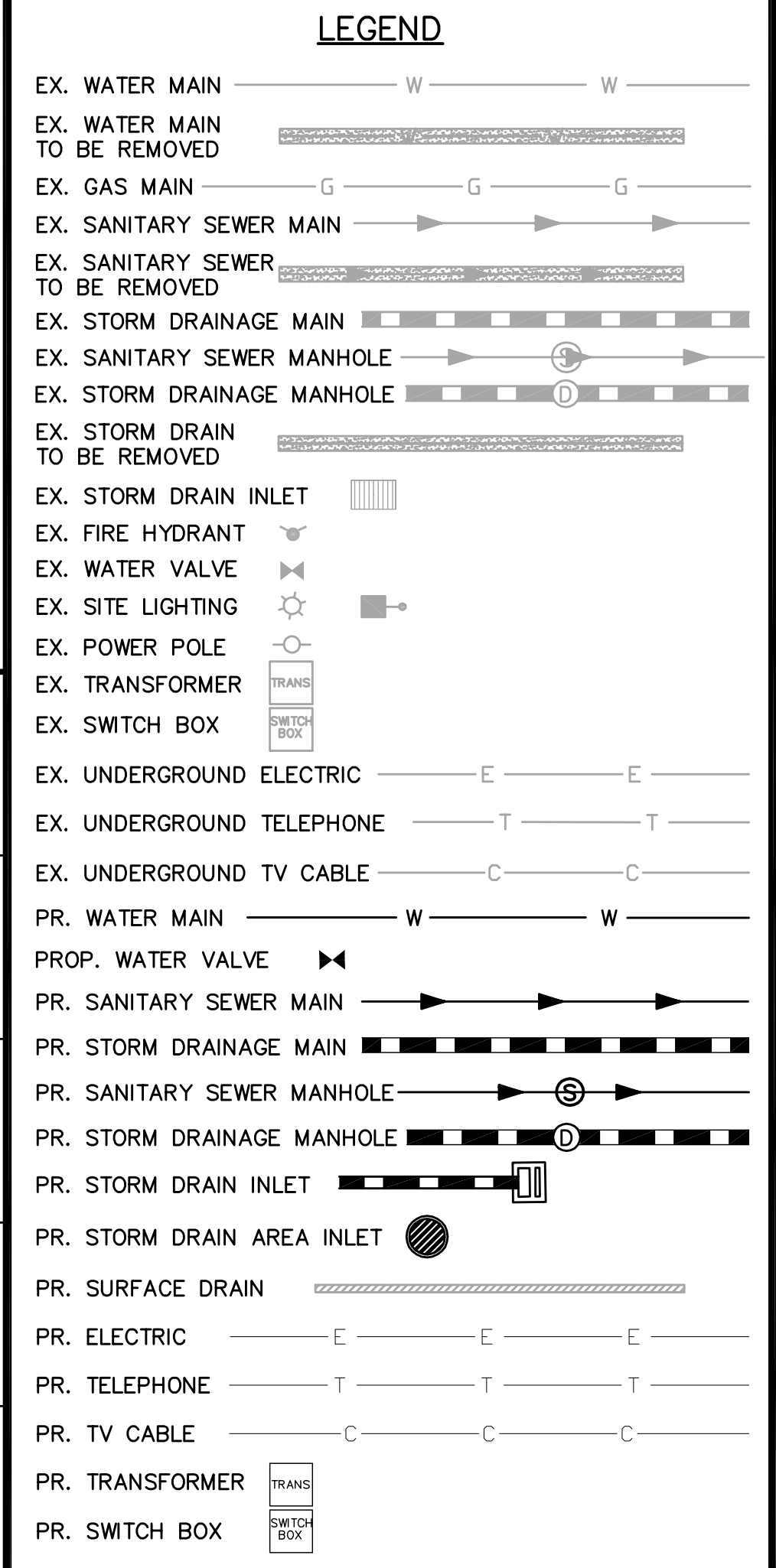
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DATE	X
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- CONSTRUCTION NOTES:**
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  - UTILITIES ARE SHOWN TO WITHIN 5' OF THE BUILDING. REFER TO PLUMBING PLANS FOR CONNECTION.



PATH: P:\BOKA MVH2\CADD\CIVIL\11 CD\21SS.DWG  
 PLOTTED BY: Brian Moss PLOT DATE: 11/8/2010 9:36 AM  
 XREFS: 20BASE, 20EUT, 20PPN, 21HMSS, 21TB

DATE	REVISION DESCRIPTION

Drawing Name <b>21SS.dwg</b>		 <b>1 inch = 40 ft. Horizontal</b>	
Job Number <b>BOKA MVH2</b>		Designer <b>BKM</b>	Drafter <b>JAH</b>
Prepared For <b>MVCDP, LLC</b>		Checked <b>TAJ</b>	

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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**SANITARY SEWER PLAN AND PROFILE**

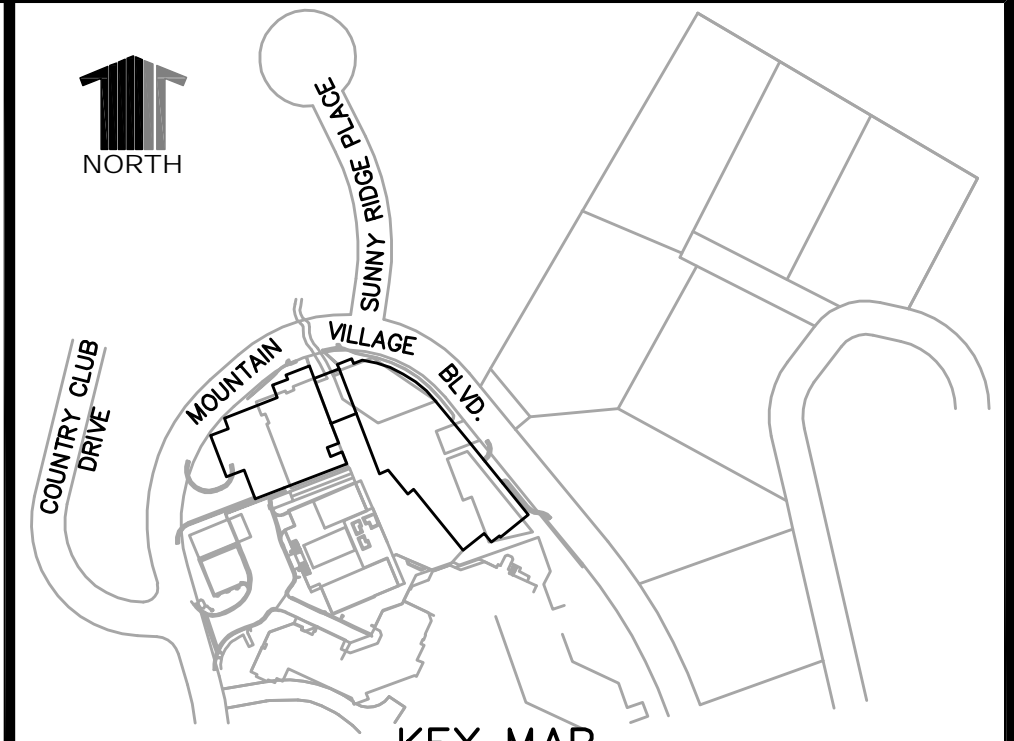
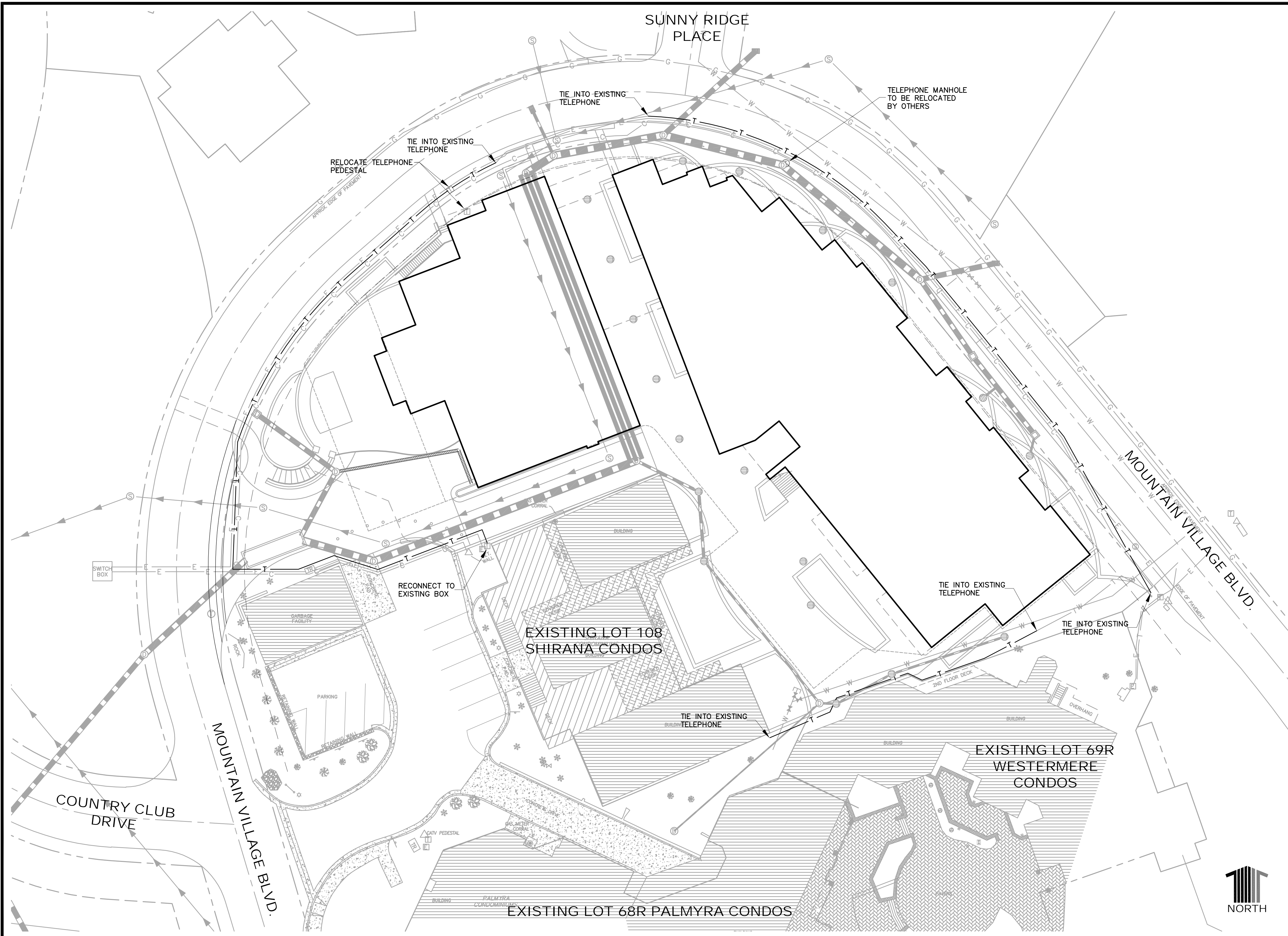












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  - SEE DEMOLITION PLANS FOR DRY UTILITIES REMOVALS.

**LEGEND**

EX. WATER MAIN	— W — W
EX. WATER MAIN TO BE REMOVED	— W — W
EX. GAS MAIN	— G — G
EX. SANITARY SEWER MAIN	— S — S
EX. SANITARY SEWER TO BE REMOVED	— S — S
EX. STORM DRAINAGE MAIN	— D — D
EX. SANITARY SEWER MANHOLE	— S — S
EX. STORM DRAINAGE MANHOLE	— D — D
EX. STORM DRAIN TO BE REMOVED	— D — D
EX. STORM DRAIN INLET	— D — D
EX. FIRE HYDRANT	— F — F
EX. WATER VALVE	— V — V
EX. SITE LIGHTING	— L — L
EX. POWER POLE	— P — P
EX. TRANSFORMER	— TR — TR
EX. SWITCH BOX	— SB — SB
EX. UNDERGROUND ELECTRIC	— E — E
EX. UNDERGROUND TELEPHONE	— T — T
EX. UNDERGROUND TV CABLE	— C — C
PR. WATER MAIN	— W — W
PROP. WATER VALVE	— V — V
PR. SANITARY SEWER MAIN	— S — S
PR. STORM DRAINAGE MAIN	— D — D
PR. SANITARY SEWER MANHOLE	— S — S
PR. STORM DRAINAGE MANHOLE	— D — D
PR. STORM DRAIN AREA INLET	— D — D
PR. SURFACE DRAIN	— SD — SD
PR. ELECTRIC	— E — E
PR. TELEPHONE	— T — T
PR. TV CABLE	— C — C
PR. TRANSFORMER	— TR — TR
PR. SWITCH BOX	— SB — SB

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PATH: P:\BOKA MVH2\CADD\CIVIL\21 CD\21QWEST RELOCATION.DWG  
 PLOTTED BY: Brian Moss PLOT DATE: 11/8/2010 9:37 AM  
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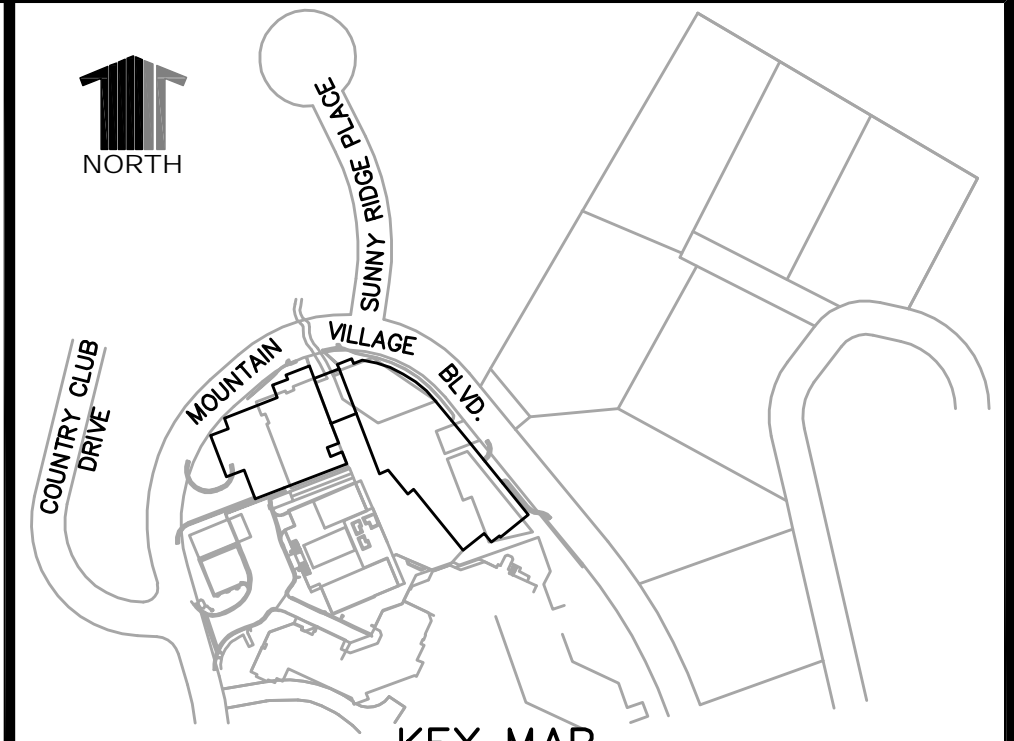
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Prepared For MVCDP, LLC	Checked TAJ		

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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**QWEST UTILITY RELOCATION PLAN**

Sheet <b>UR2</b>	X of X
Date AUGUST 31, 2010	





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**LEGEND**

- EX. WATER MAIN ——— W ——— W
- EX. WATER MAIN TO BE REMOVED
- EX. GAS MAIN ——— G ——— G
- EX. SANITARY SEWER MAIN
- EX. SANITARY SEWER TO BE REMOVED
- EX. STORM DRAINAGE MAIN
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. STORM DRAIN TO BE REMOVED
- EX. STORM DRAIN INLET
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. SITE LIGHTING
- EX. POWER POLE
- EX. TRANSFORMER
- EX. SWITCH BOX
- EX. UNDERGROUND ELECTRIC ——— E ——— E
- EX. UNDERGROUND TELEPHONE ——— T ——— T
- EX. UNDERGROUND TV CABLE ——— C ——— C
- PR. WATER MAIN ——— W ——— W
- PROP. WATER VALVE
- PR. SANITARY SEWER MAIN
- PR. STORM DRAINAGE MAIN
- PR. SANITARY SEWER MANHOLE
- PR. STORM DRAINAGE MANHOLE
- PR. STORM DRAIN AREA INLET
- PR. SURFACE DRAIN
- PR. ELECTRIC ——— E ——— E
- PR. TELEPHONE ——— T ——— T
- PR. TV CABLE ——— C ——— C
- PR. TRANSFORMER
- PR. SWITCH BOX



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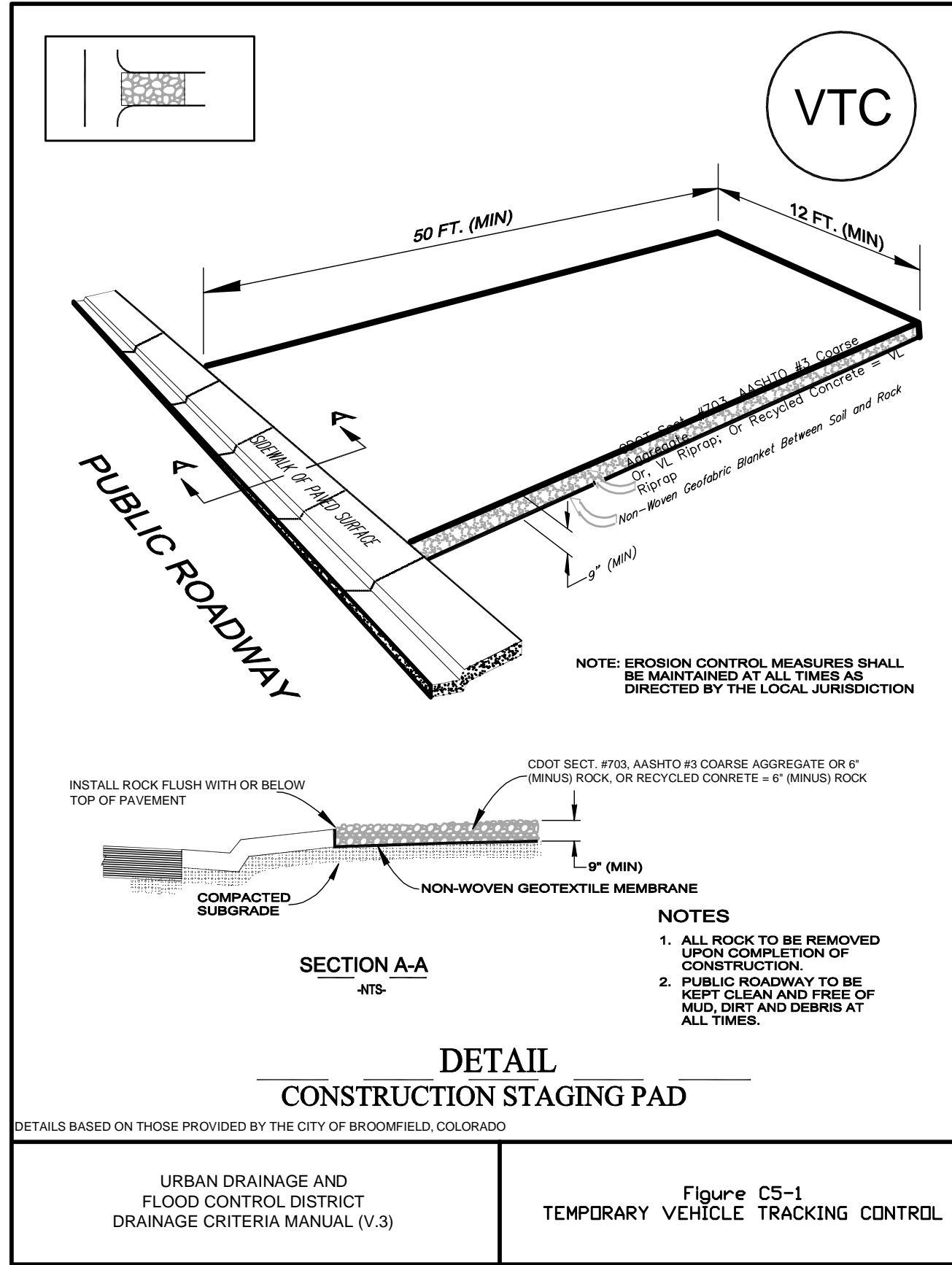
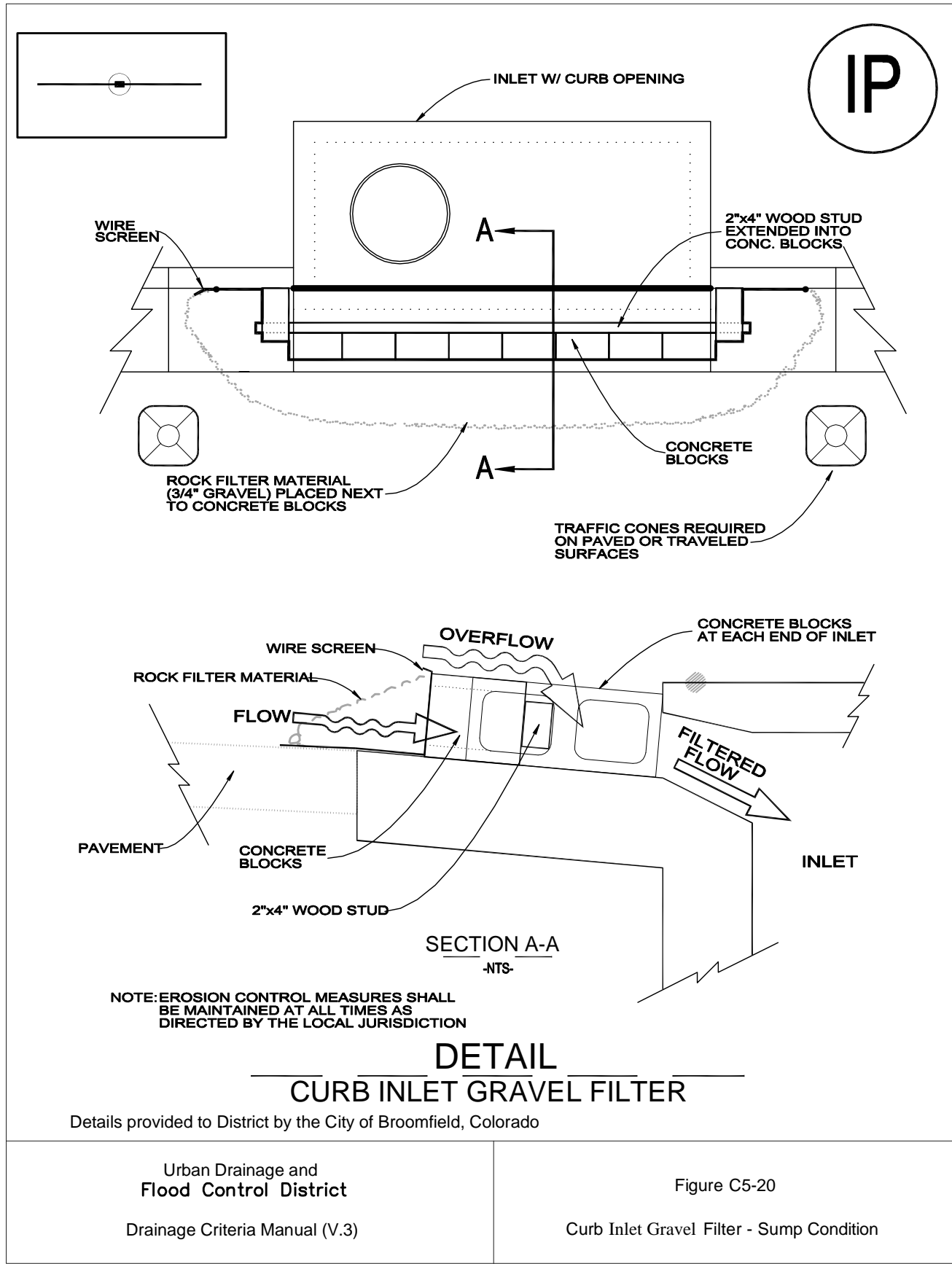
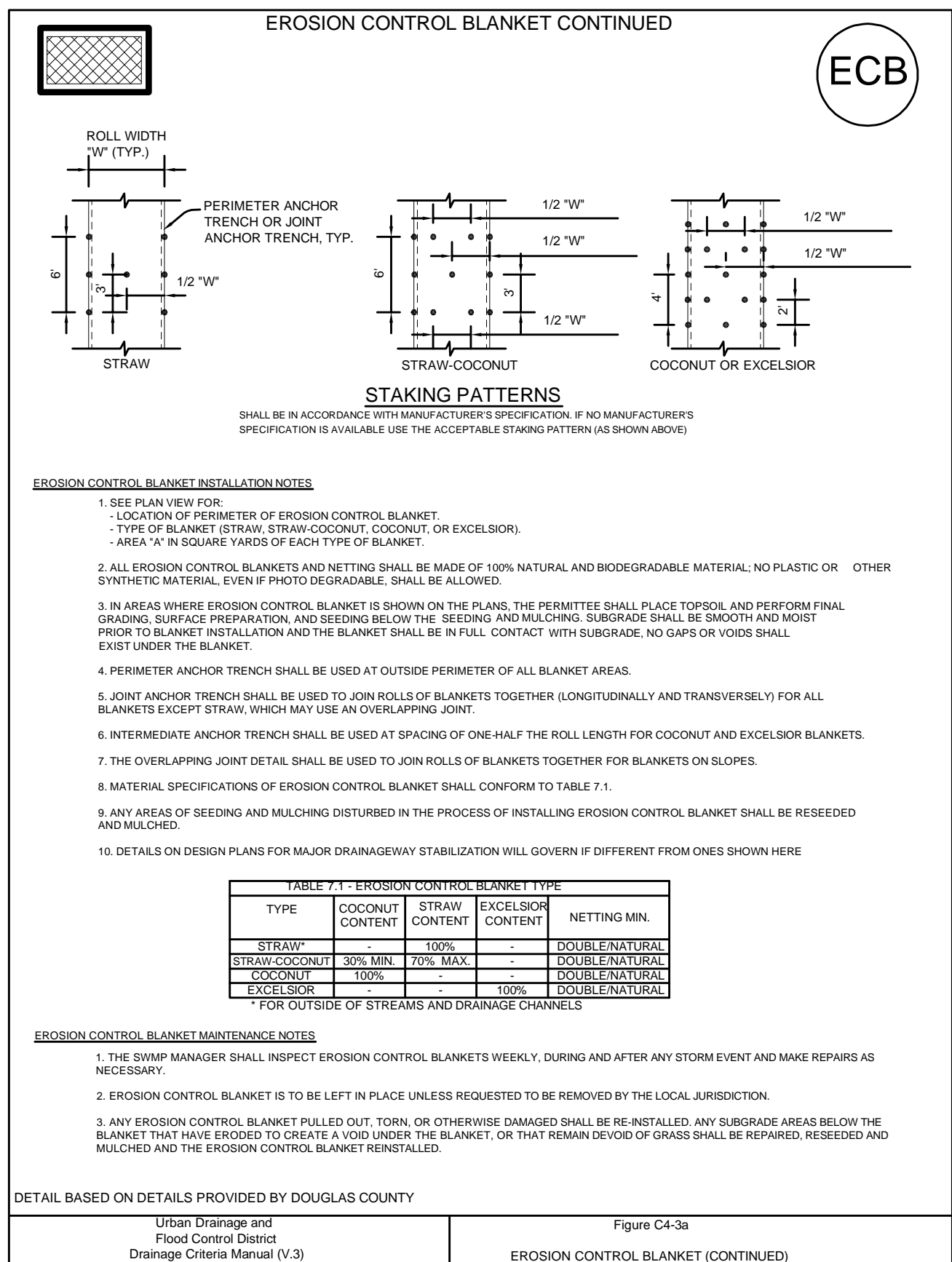
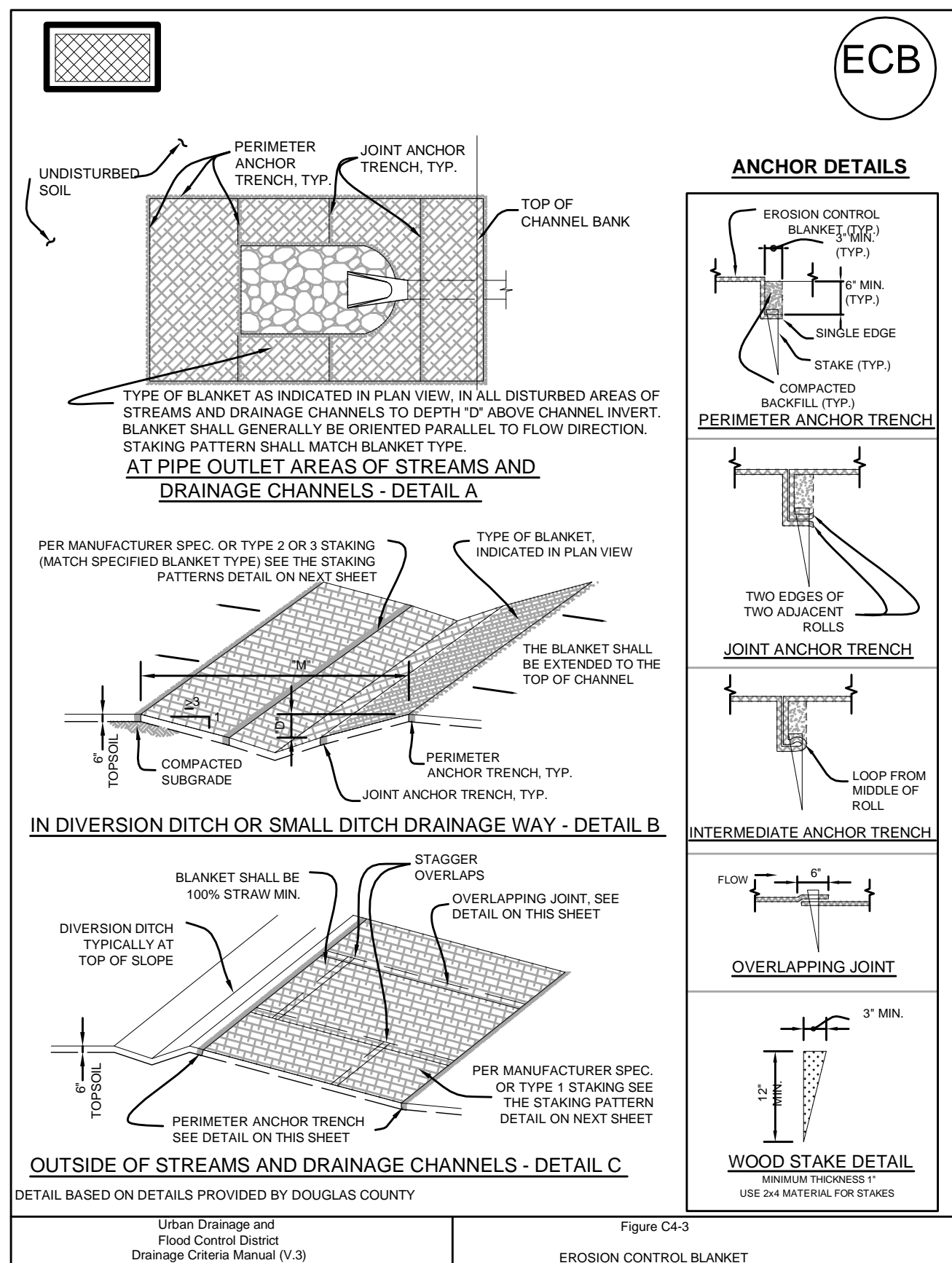
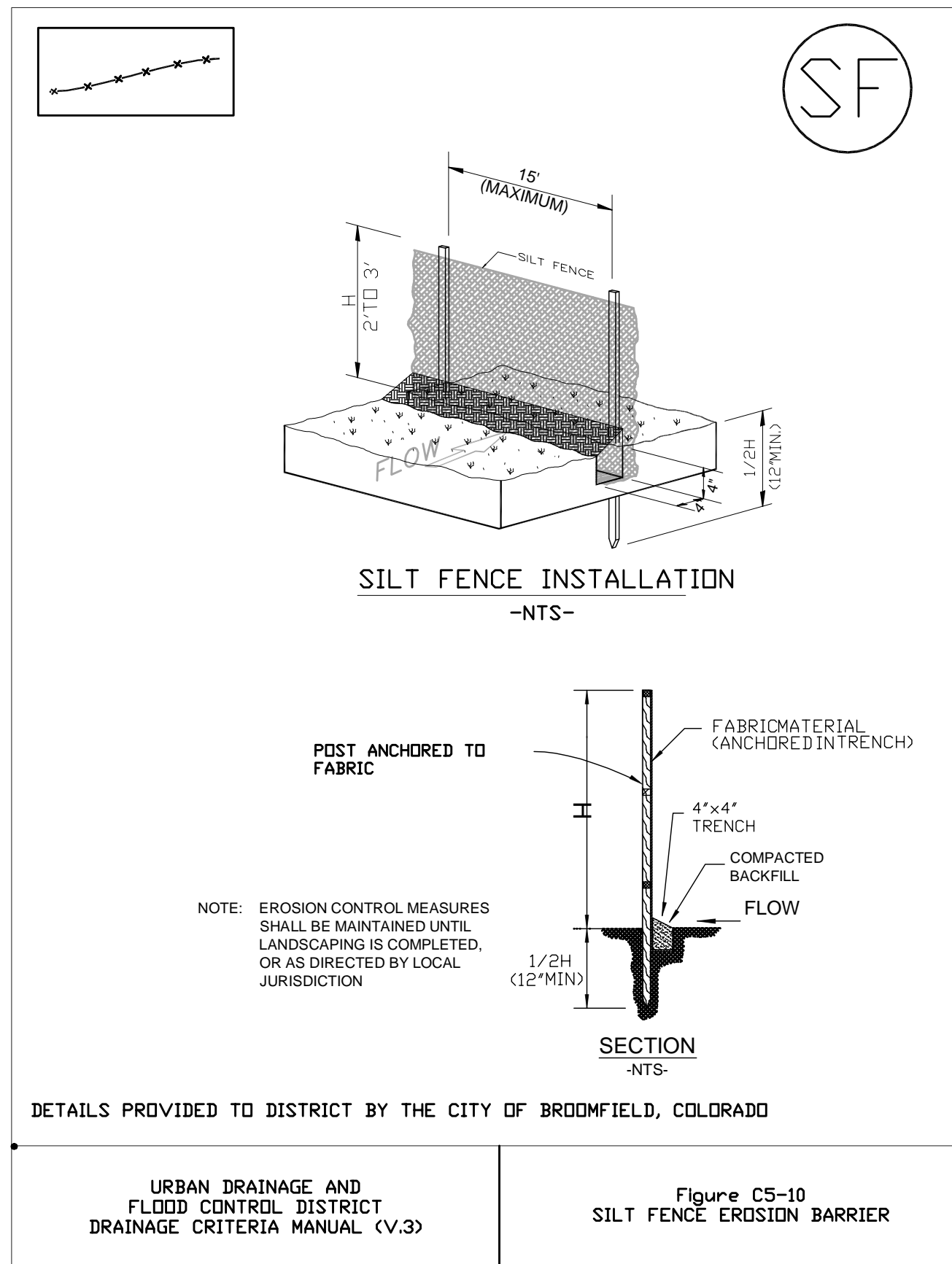
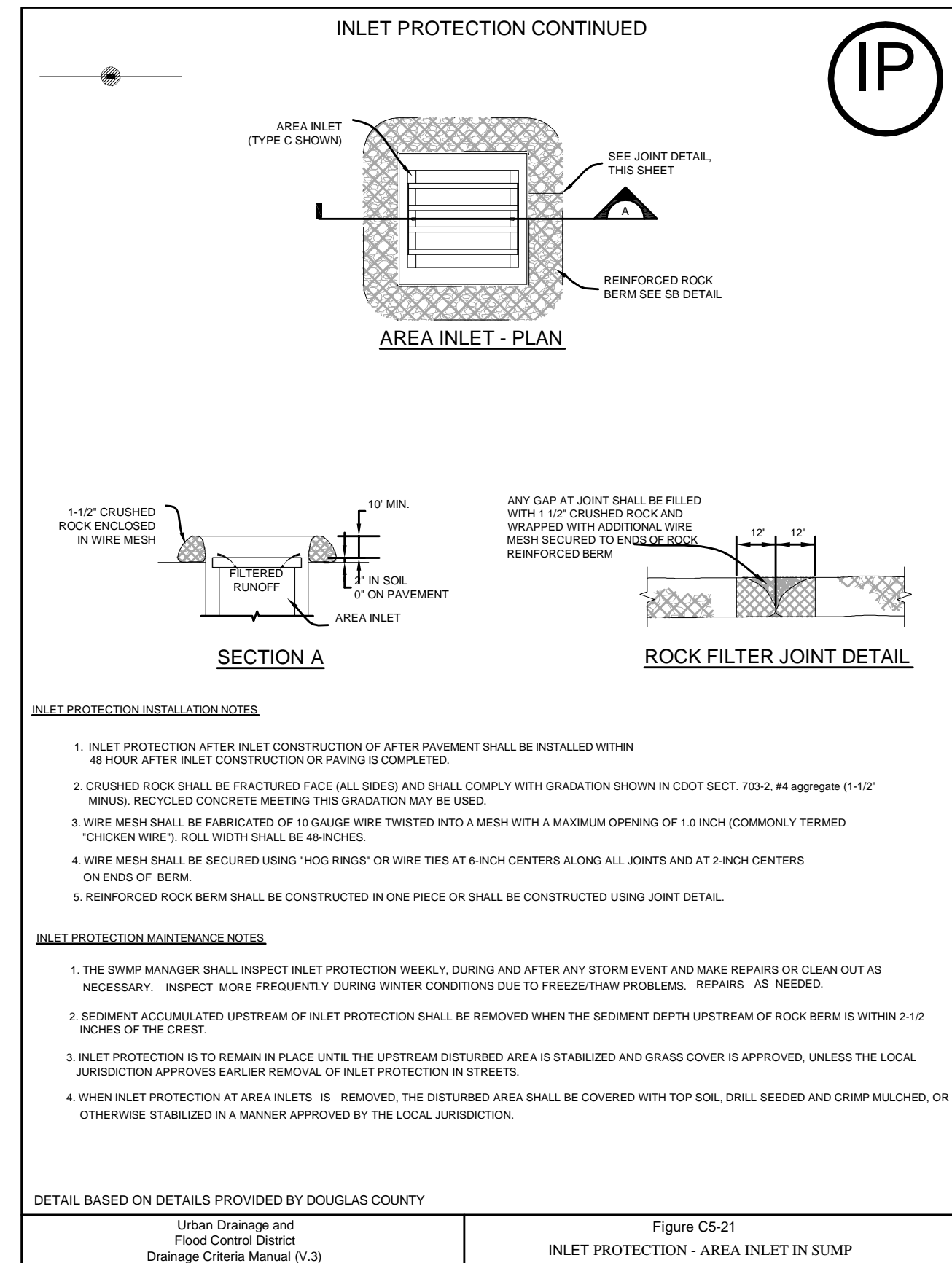
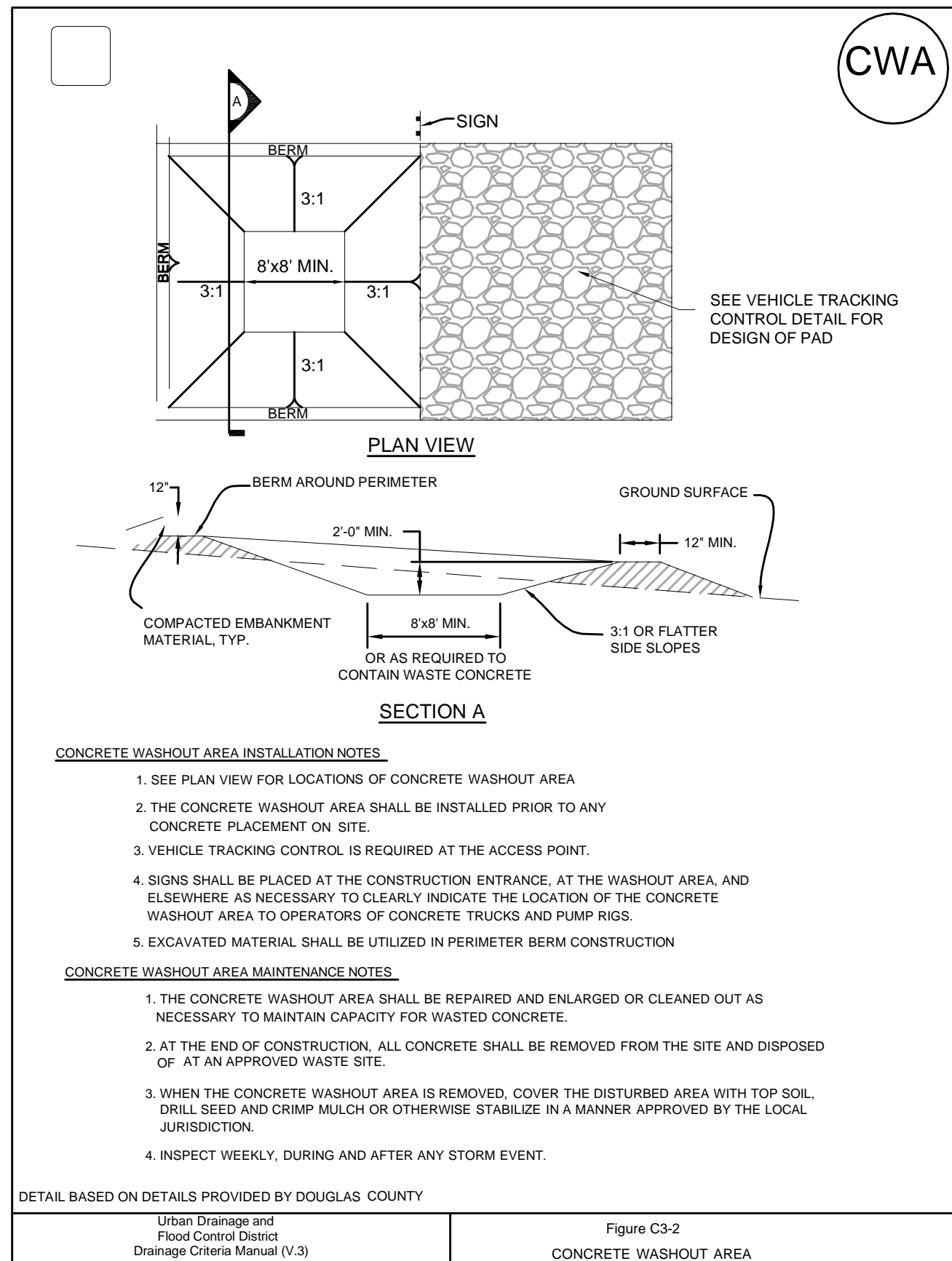
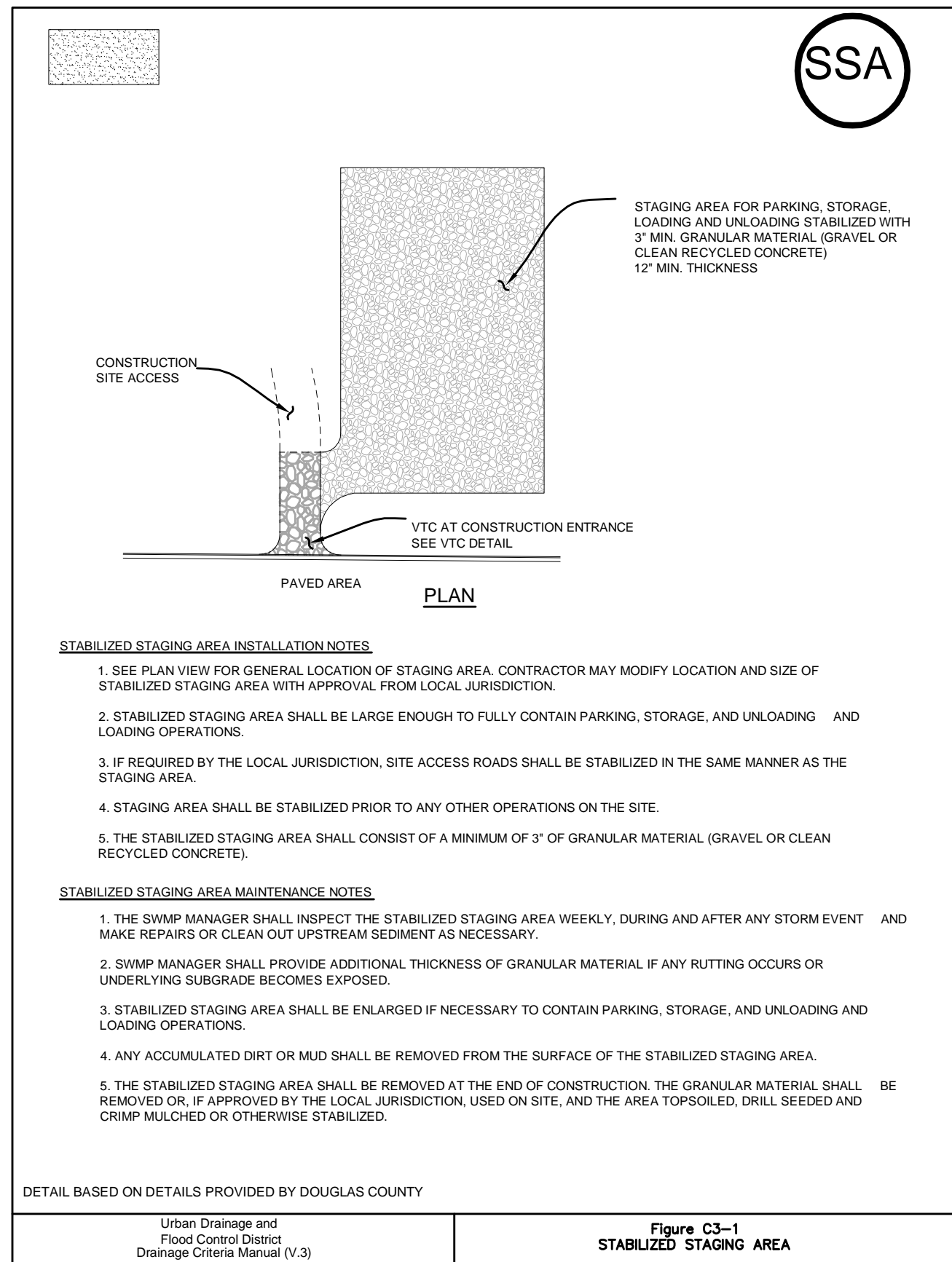
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Job Number BOKA MVH2		Designer BKM	Drafter JAH
Prepared For MVCDP, LLC	Checked TAJ		

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**MOUNTAIN VILLAGE HOTEL**  
 SITE IMPROVEMENT PLANS  
**CABLE TV UTILITY RELOCATION PLAN**

Sheet <b>UR3</b>	X of X
Date AUGUST 31, 2010	



PATH: P:\BOKA\MVH2\CADD\CIVIL\21 CD\21DT-Grading & Erosion.dwg  
PLOT BY: Brian Moss  
XREFS: 21TB

DATE	REVISION DESCRIPTION

Drawing Name 21DT-Grading & Erosion.dwg		Job Number BOKA MVH2		Prepared For MVCDP, LLC		Designer BKM	Drafter JAH	Checked TAJ
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**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
DETAILS-GRADING AND EROSION CONTROL

Sheet  
**DT1**  
Date  
AUGUST 31, 2010



**STEEL GRATE QUANTITIES**

NO.	DESCRIPTION	LENGTH	PER FT.	WEIGHT (LBS.)
1	3/4" x 7/8" BEAM	56'	7.70	433
2	3/4" x 1/2" PLATE	245'	2.88	13
3	3/4" x 1/2" PLATE	245'	2.53	12

TOTAL: 128 LBS.

**QUANTITIES FOR ONE INLET**

NO.	CONCRETE (CU. YD.)	REINFORCING BARS (LBS.)	STIFFENERS (LBS.)
1	2.25	80	6
2	1.0	86	1
3	1.3	181	1
4	1.4	116	2
5	1.5	222	2
6	1.7	137	2
7	1.8	142	3
8	1.9	138	4
9	2.0	163	4
10	2.1	179	4
11	2.2	184	4
12	2.3	184	4
13	2.4	184	4
14	2.5	200	5
15	2.7	220	5
16	2.8	235	5
17	3.4	251	6

**GENERAL NOTES**

- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED. BARS SHALL HAVE A MINIMUM 2" LAP.
- CONCRETE SHALL BE 4" MIN. THICK. CONCRETE SHALL BE CAST IN PLACE. REINFORCEMENT FOR CONCRETE SHALL BE 6" x 6" W-4 X 4 W/4 OR 8" x 8" W-4 X 4 W/4.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANNEED AND SHALL BE IN ACCORDANCE WITH AISC.
- THE STANDARD NET WEIGHTS SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT. 6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- SEE SHEET M-604-11, INLET, TYPE B, FOR INFORMATION REGARDING THE TYPE OF CONCRETE.
- CONCRETE, SLOTE AND STEEL FRAMES WILL BE SECURED WHEN SHOWN ON PLANS.

**BAR LIST FOR H=2'-6" AND BENDING DIAGRAM**

MARK	NO.	DESCRIPTION	LENGTH	WEIGHT
NO. 401	1	3/4" x 7/8" BEAM	56'	433
NO. 402	1	3/4" x 1/2" PLATE	245'	2.88

**STANDARD INLET GRATE**

**INLET, TYPE C**

**STANDARD PLAN NO. M-604-10**

Sheet No. 1 of 1

**MANHOLE BOX BASE**

**QUANTITIES FOR CONCRETE MANHOLE BOX BASE**

MARK	SIZE	TYPE	WT. #/FT.	NO. BARS	FORMULAS
401	4	I	0.668	18	401 BAR LENGTH = 32"+2W+1.D.
402	4	III	0.668	18	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	17	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W+1)
503	5	III	1.043	17	503 NUMBER BARS REQ'D. = 2(13+I.D.+2W+1)
504	5	I	1.043	17	504 NUMBER BARS REQ'D. = 2(2W+I.D.+4)
1101	11	I	5.313	4	1101 BAR LENGTH = 21" + I.D. + 12
1102	11	I	5.313	4	1102 BAR LENGTH = 21" + I.D. + 12
1103	11	I	5.313	4	1103 BAR LENGTH = 21" + I.D. + 12

**GENERAL NOTES**

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
- DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 418 (ASHTO M 199).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE PROVIDED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT. 6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 6" OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE.
- ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL. FOR EXCESSIVE ELEVATION DIFFERENCES BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

**MANHOLES**

**STANDARD PLAN NO. M-604-20**

Sheet No. 1 of 3

**12" AND 15" DRAIN BASIN**

**12" AND 15" INLINE DRAIN**

PAVEMENT

CONCRETE SLAB

4'-0" MIN.

12" MIN.

8" MIN.

BACKFILL MATERIAL SHALL BE CRUSHED STONE OR GRAVEL MATERIAL MEETING CLASS 1 OR 2 AS SPECIFIED IN ASTM D2321. BACKFILL MATERIAL SHALL BE PLACED UNIFORMLY IN 12" LIFTS AND COMPACTED.

**FOR REFERENCE ONLY**

PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"

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**AWA**  
DATE 10AUG06  
APPD BY CJA  
DATE 19FEB01

**MATERIAL**  
PROJECT NO. NAME  
DRAIN BASIN/ INLINE DRAIN

**TITLE**  
12" & 15" H-25 (HEAVY TRAFFIC) INSTALLATION

**DWG NO.** 7001-110-043 **REV** D

**NYLOPLAST 8" INLINE DRAIN BAG \_ \_ X**

① DUCTILE IRON GRATE

② VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: CORRUGATED HDPE (ADS N-12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC

③ WATER-TIGHT JOINT (CORRUGATED HDPE SHOWN)

④ DUCTILE IRON GRATE

⑤ VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: CORRUGATED HDPE (ADS N-12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC

⑥ VARIOUS TYPES OF INLET & OUTLET ADAPTERS AVAILABLE: CORRUGATED HDPE (ADS N-12, ADS SINGLE WALL, HANCOR DUAL WALL), SDR 35, SCH 40 DWV, CORRUGATED & RIBBED PVC

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**CJA**  
DATE 6-25-99  
APPD BY CJA  
DATE 6-25-99

**MATERIAL**  
PROJECT NO. NAME

**TITLE**  
8" IN LINE DRAIN DETAILS

**DWG NO.** 7001-110-043 **REV** D

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PLOT BY: Brian Moss  
XREFS: 21TB

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Prepared For MVCDP, LLC	Scale 1:100	Sheet 1 OF 1	DWG NO. 7001-110-043	REV D

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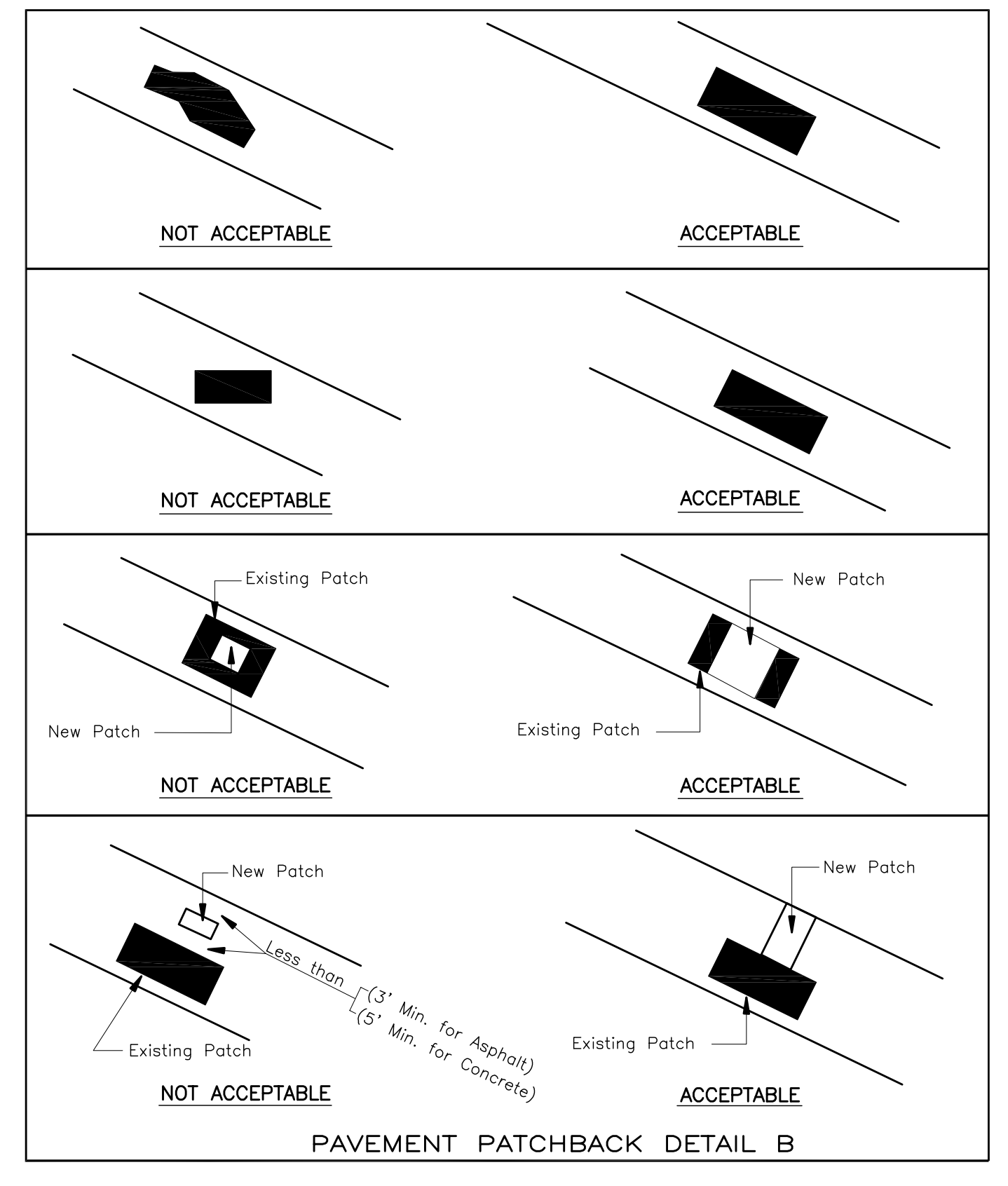
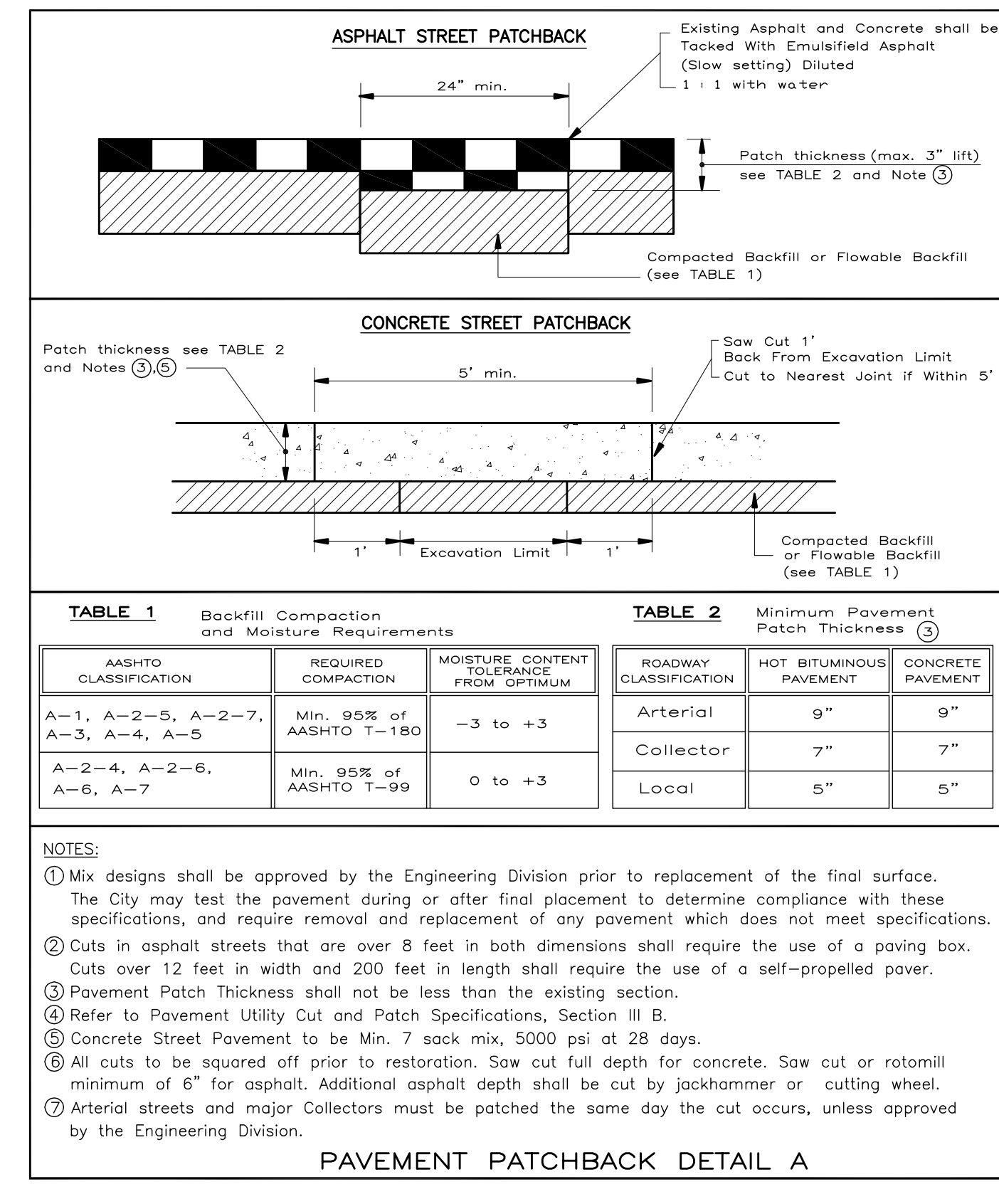
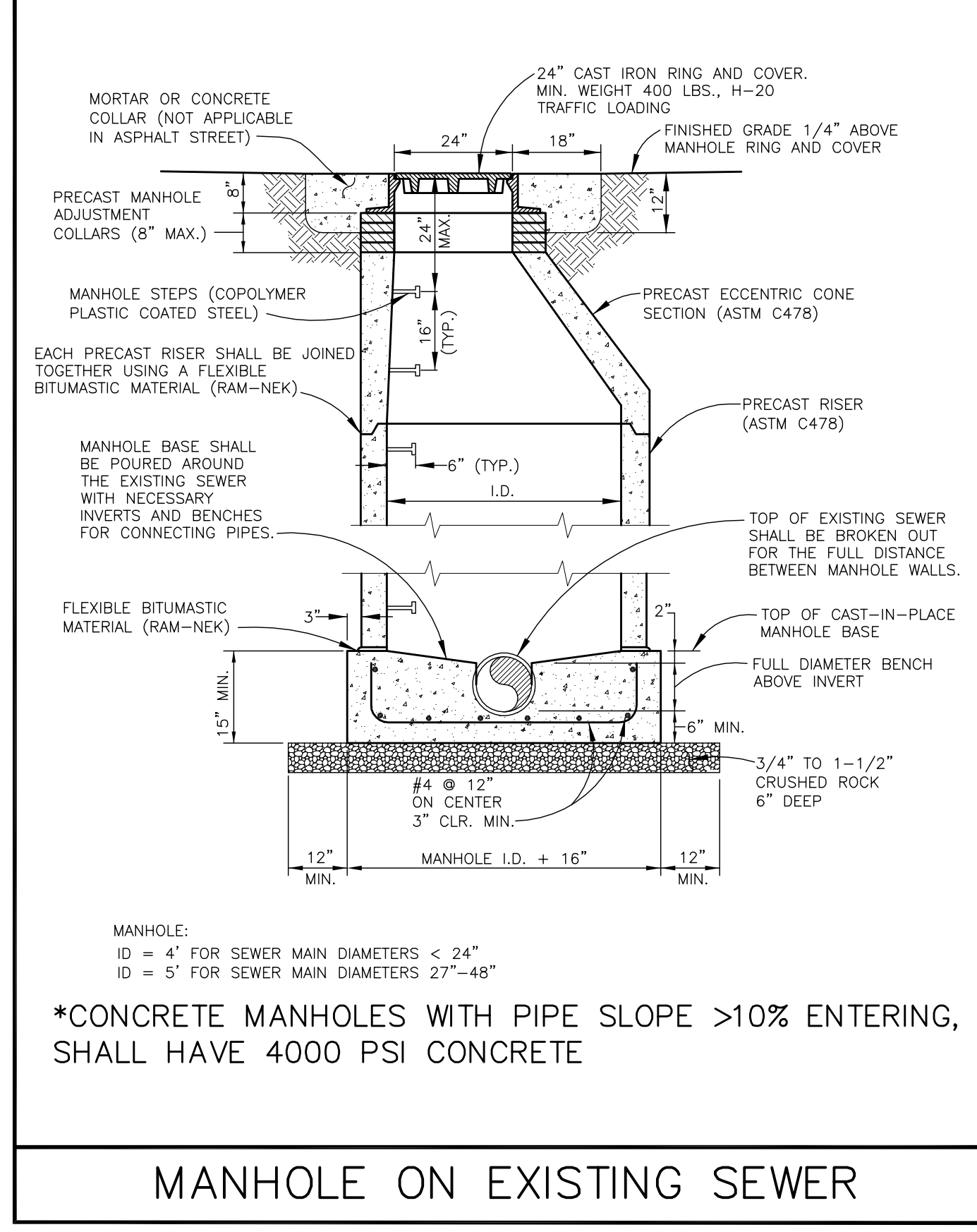
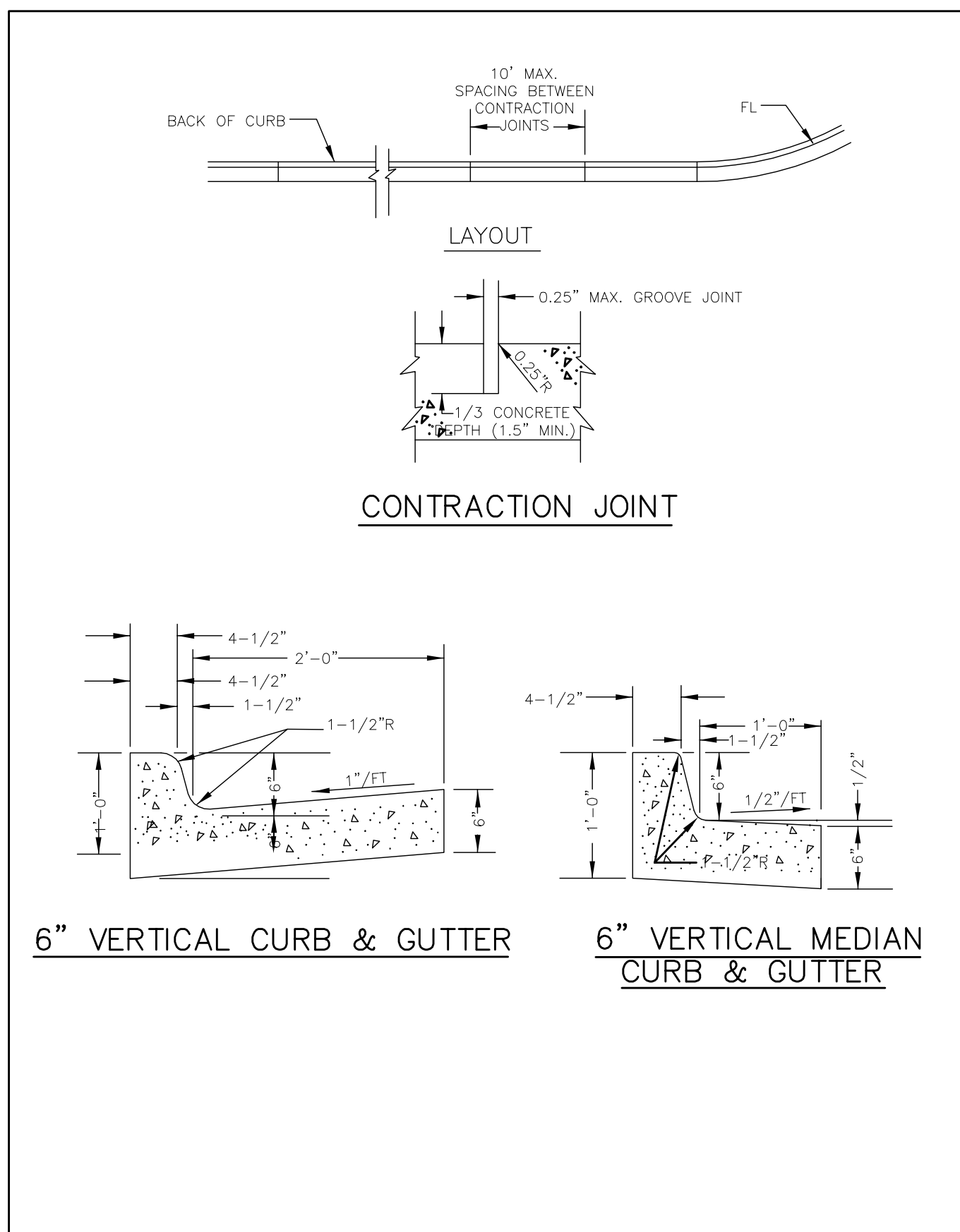
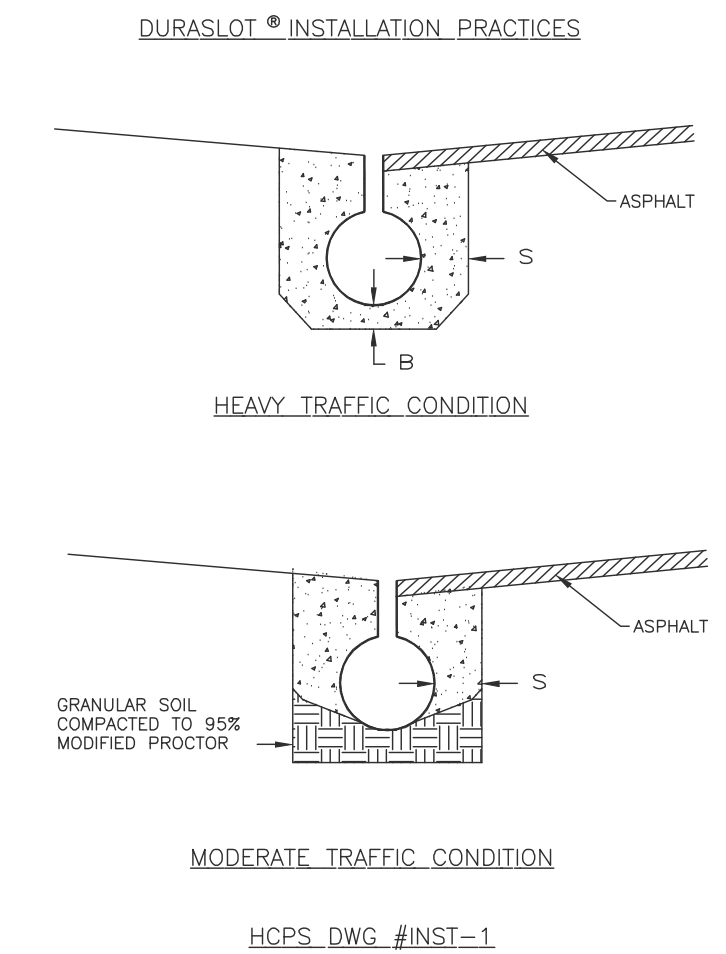
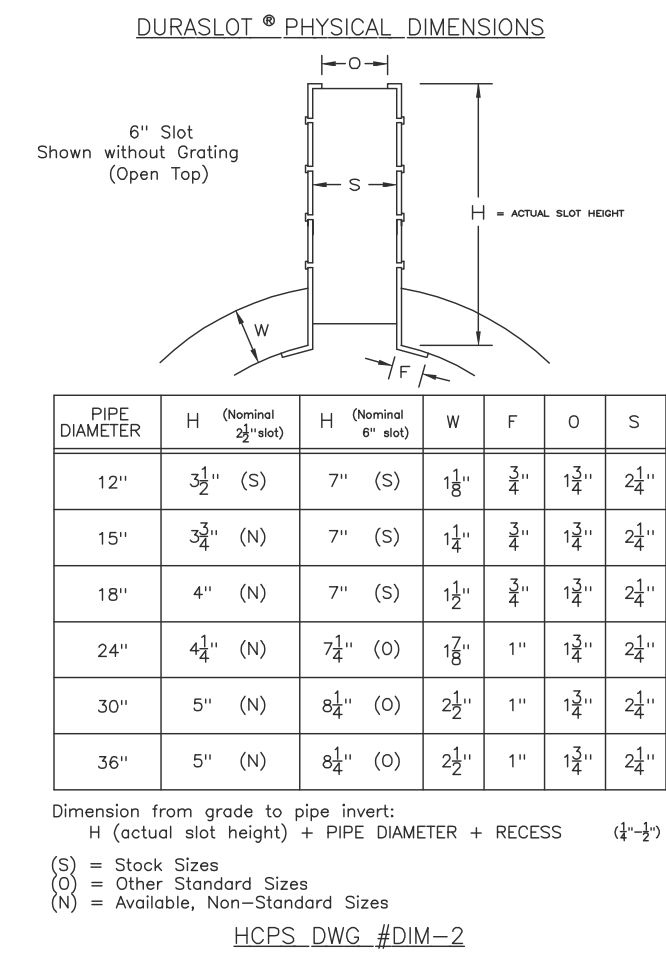
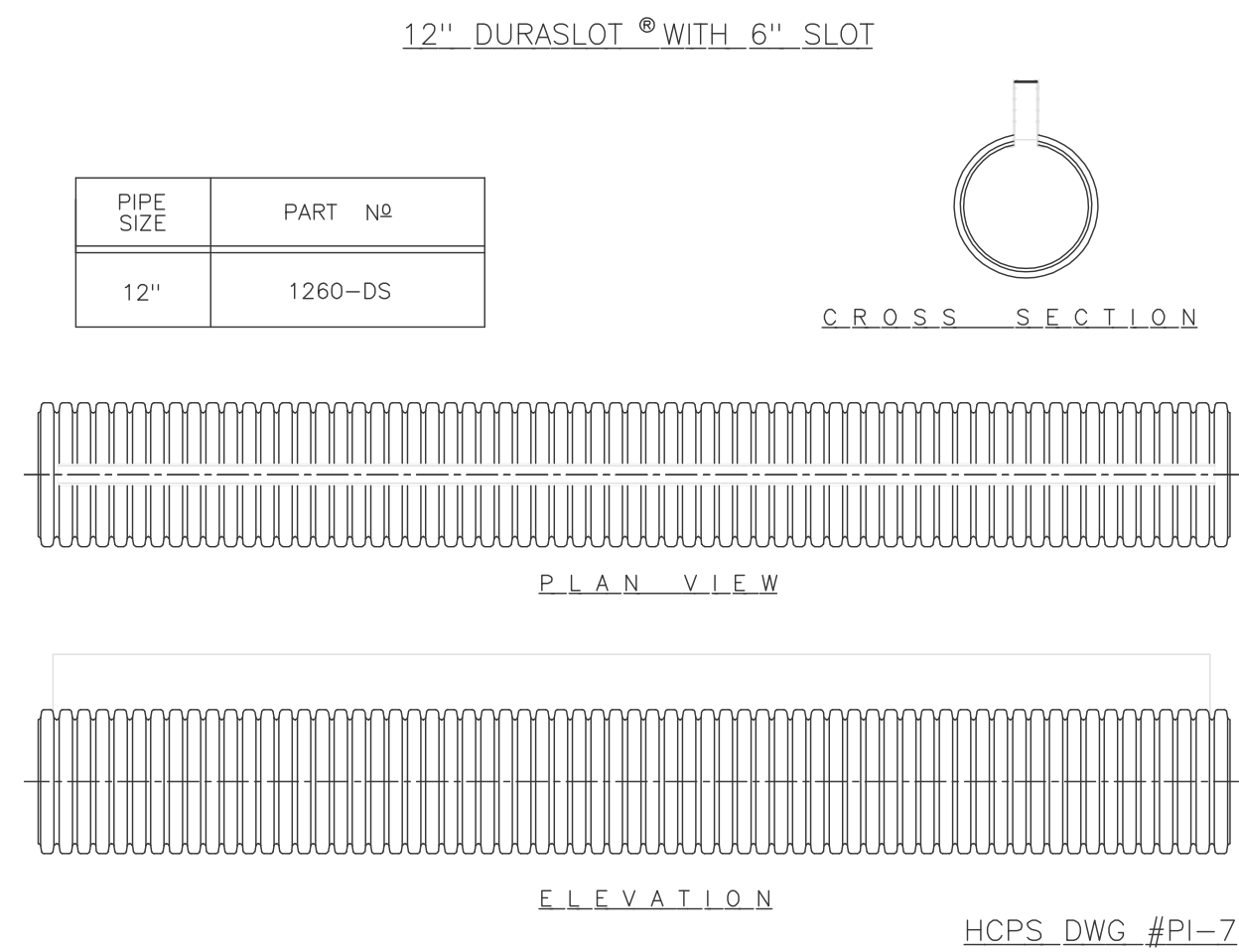
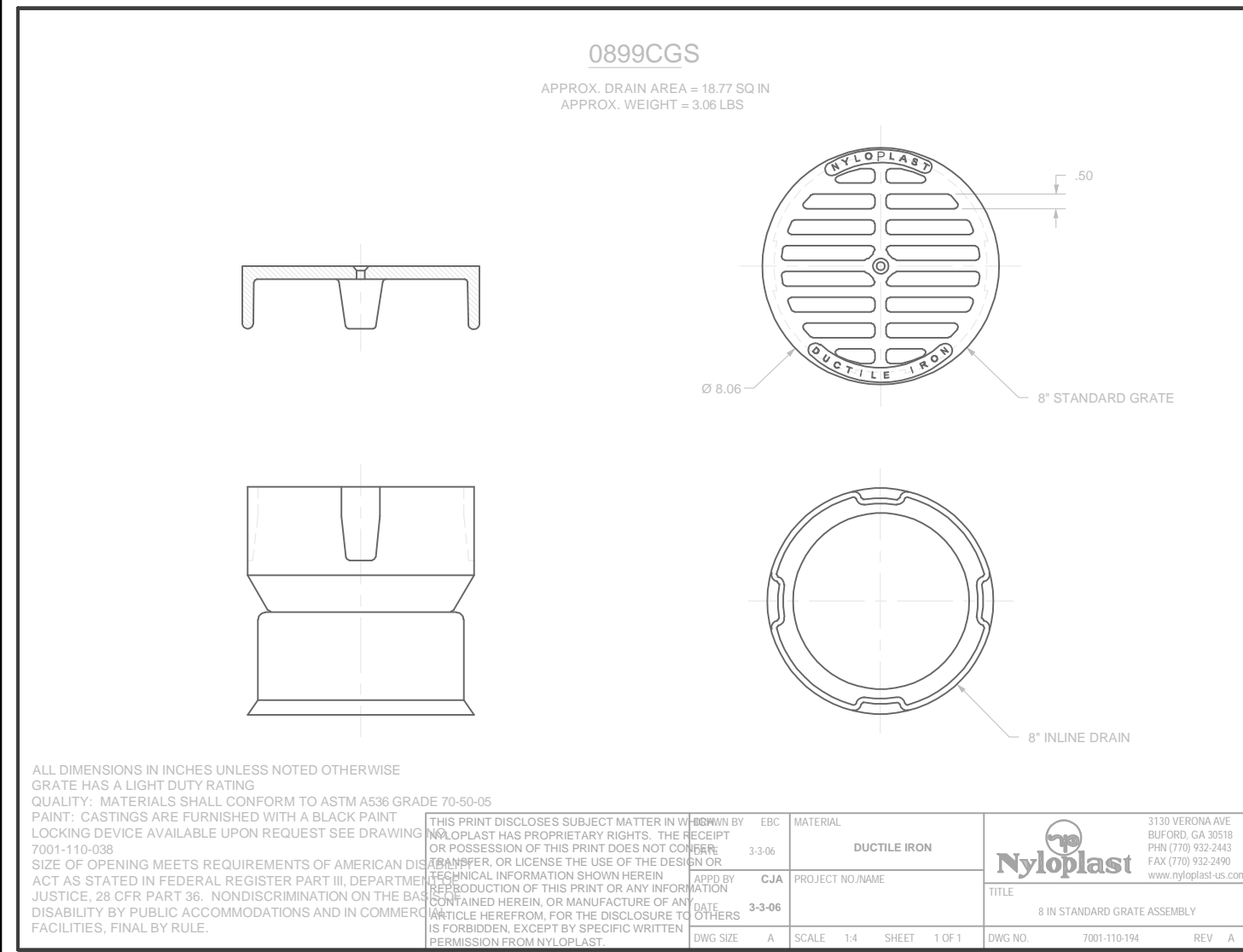
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**MOUNTAIN VILLAGE HOTEL**

SITE IMPROVEMENT PLANS

DETAILS - STORM DRAINAGE

Sheet <b>DT2</b>	X of X
Date AUGUST 31, 2010	



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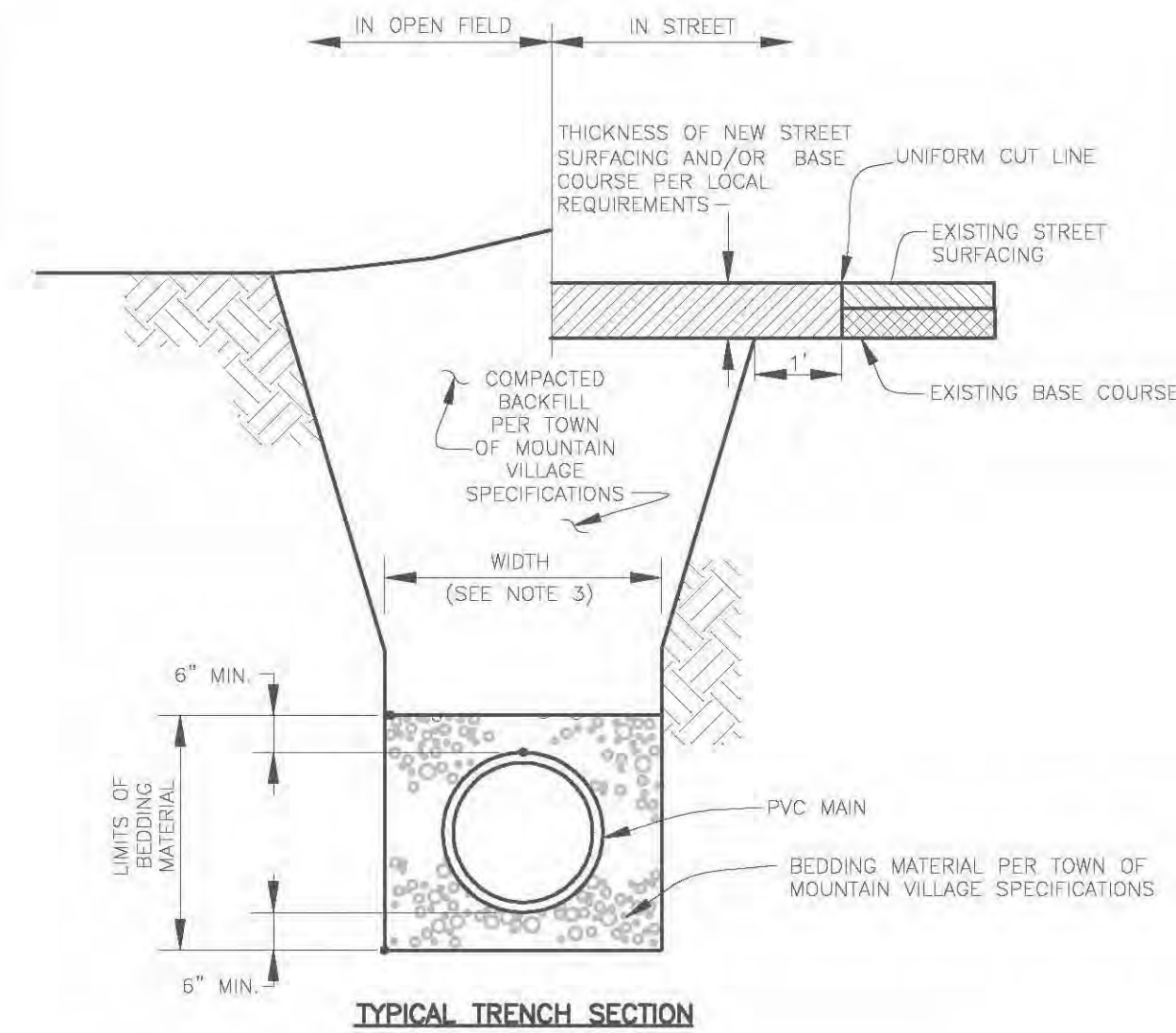
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Job Number BOKA MVH2				
Prepared For MVCDP, LLC	Designer BKM	Drafter JAH	Checked TAJ	

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**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
DETAILS - STORM DRAINAGE & ROADWAY

Sheet  
**DT3**  
Date  
AUGUST 31, 2010

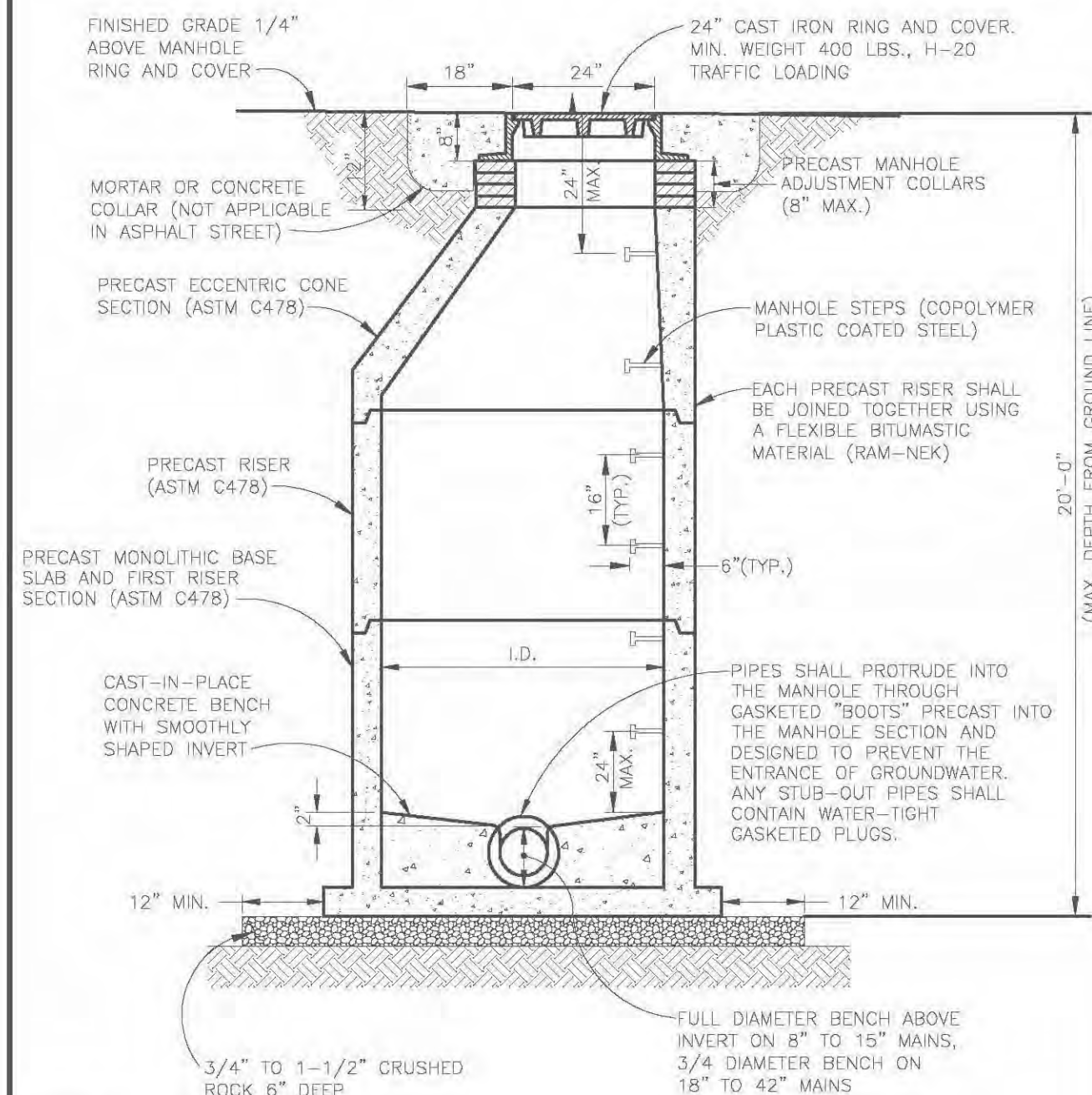




- NOTES:
- TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
  - MAIN SHALL BE BEDDED FROM 6" BELOW THE BOTTOM OF THE MAIN TO 6" ABOVE THE TOP OF THE MAIN.
  - TRENCH WIDTH SHALL NOT BE MORE THAN 16" NOR LESS THAN 12" WIDER THAN THE LARGEST OUTSIDE DIAMETER OF THE MAIN.
  - COMPACTION SHALL BE AS FOLLOWS: TRENCH ZONE ABOVE BEDDING MATERIALS IN ROADWAY OR STREET R.O.W. LIMITS WILL REQUIRE 90% S.P.D. TRENCH ZONE ABOVE BEDDING MATERIALS OUTSIDE OF STREET R.O.W. WILL REQUIRE 90% S.P.D. OR 100% OF THE DRY DENSITY OF THE UNDISTURBED SOIL ADJACENT TO THE TRENCH.

N.T.S.

PIPE BEDDING FOR PVC MAINS

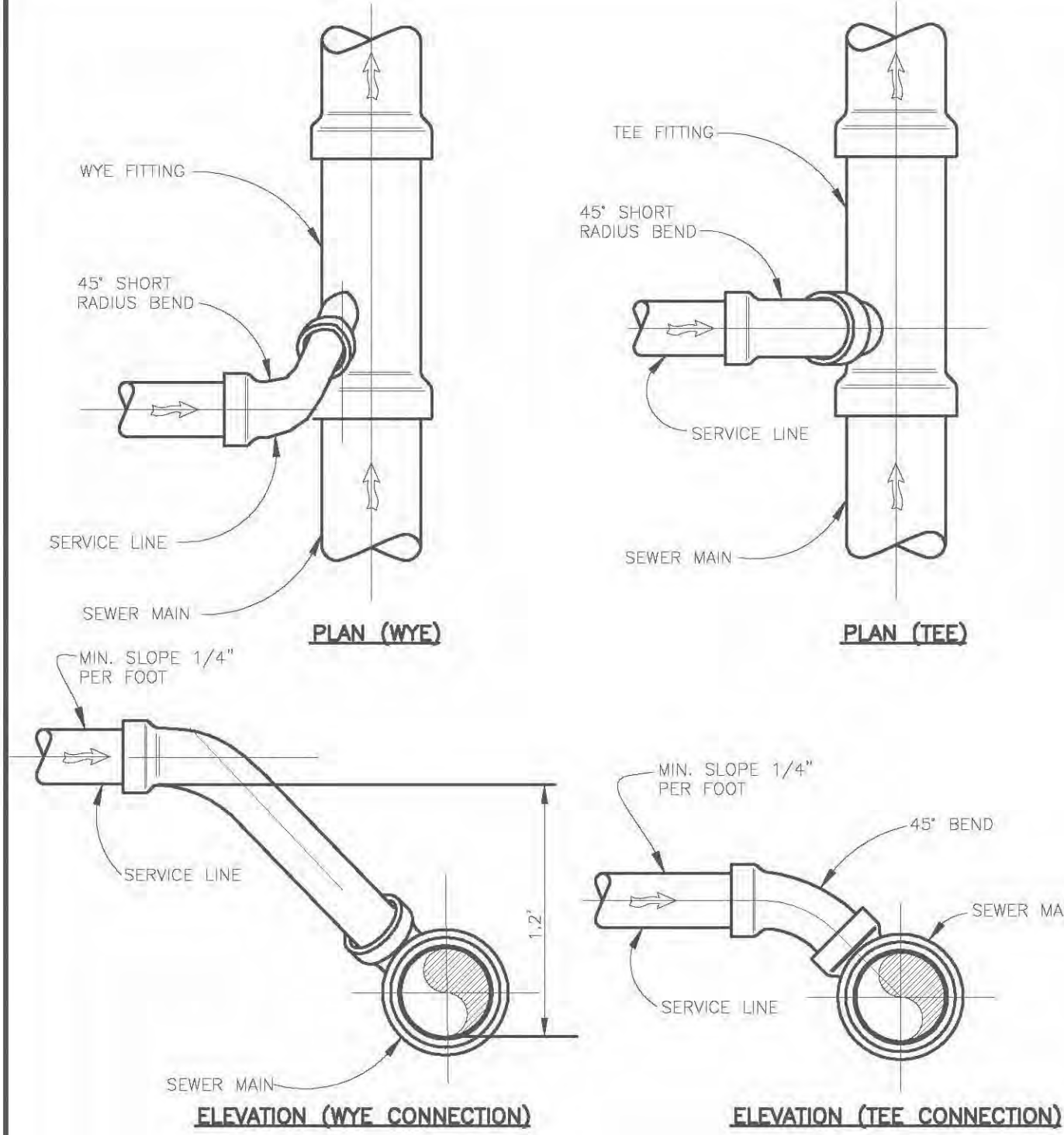


MANHOLE:  
ID = 4' FOR SEWER MAIN DIAMETERS < 24"  
ID = 5' FOR SEWER MAIN DIAMETERS 27"-48"

\*CONCRETE MANHOLES WITH PIPE SLOPE >10% ENTERING, SHALL HAVE 4000 PSI CONCRETE

N.T.S.

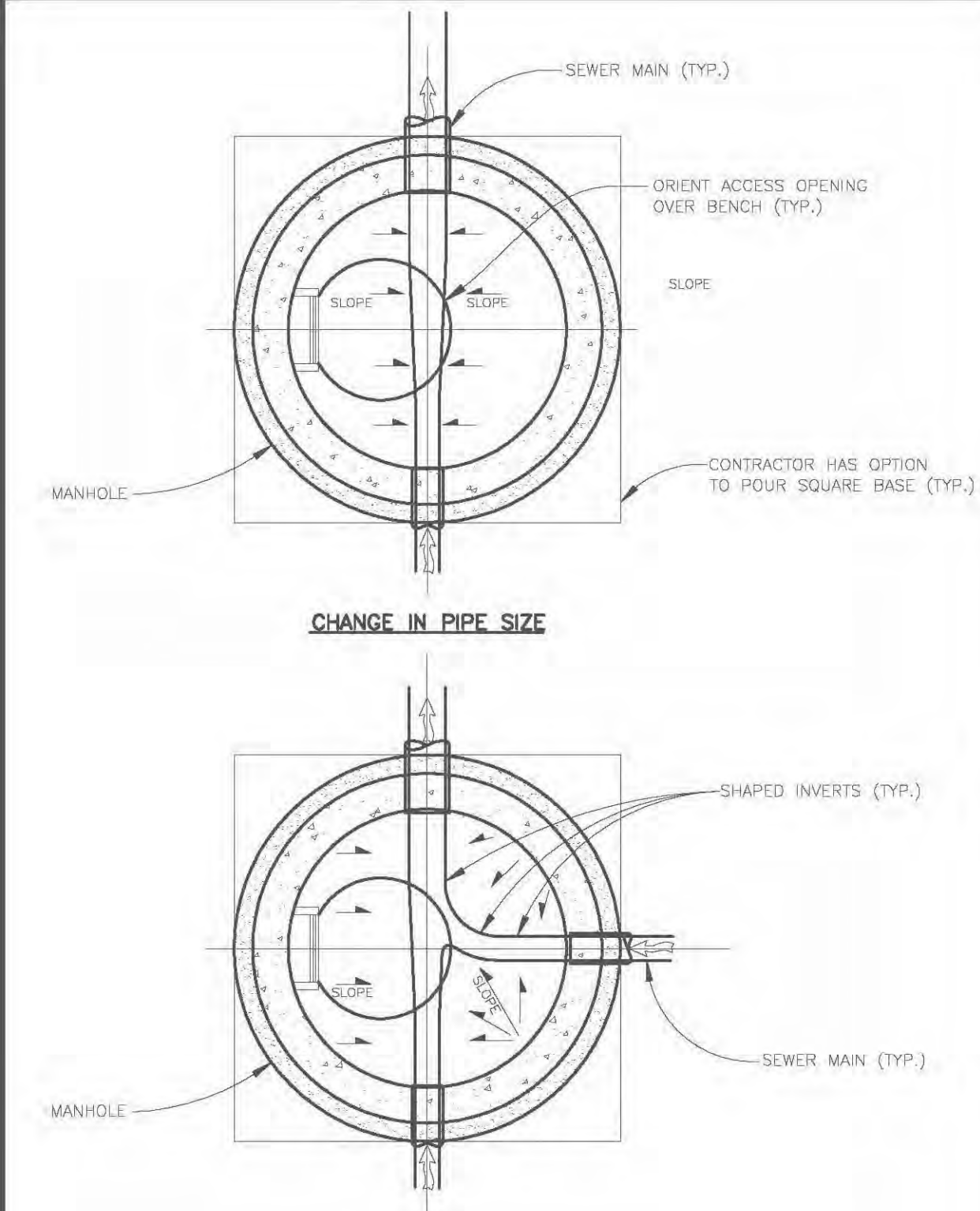
MANHOLE ON NEW SEWER



NOTE:  
FINAL ORIENTATION OF WYES AND TEES SHALL BE AT THE 10 OR 2 O'CLOCK POSITION.

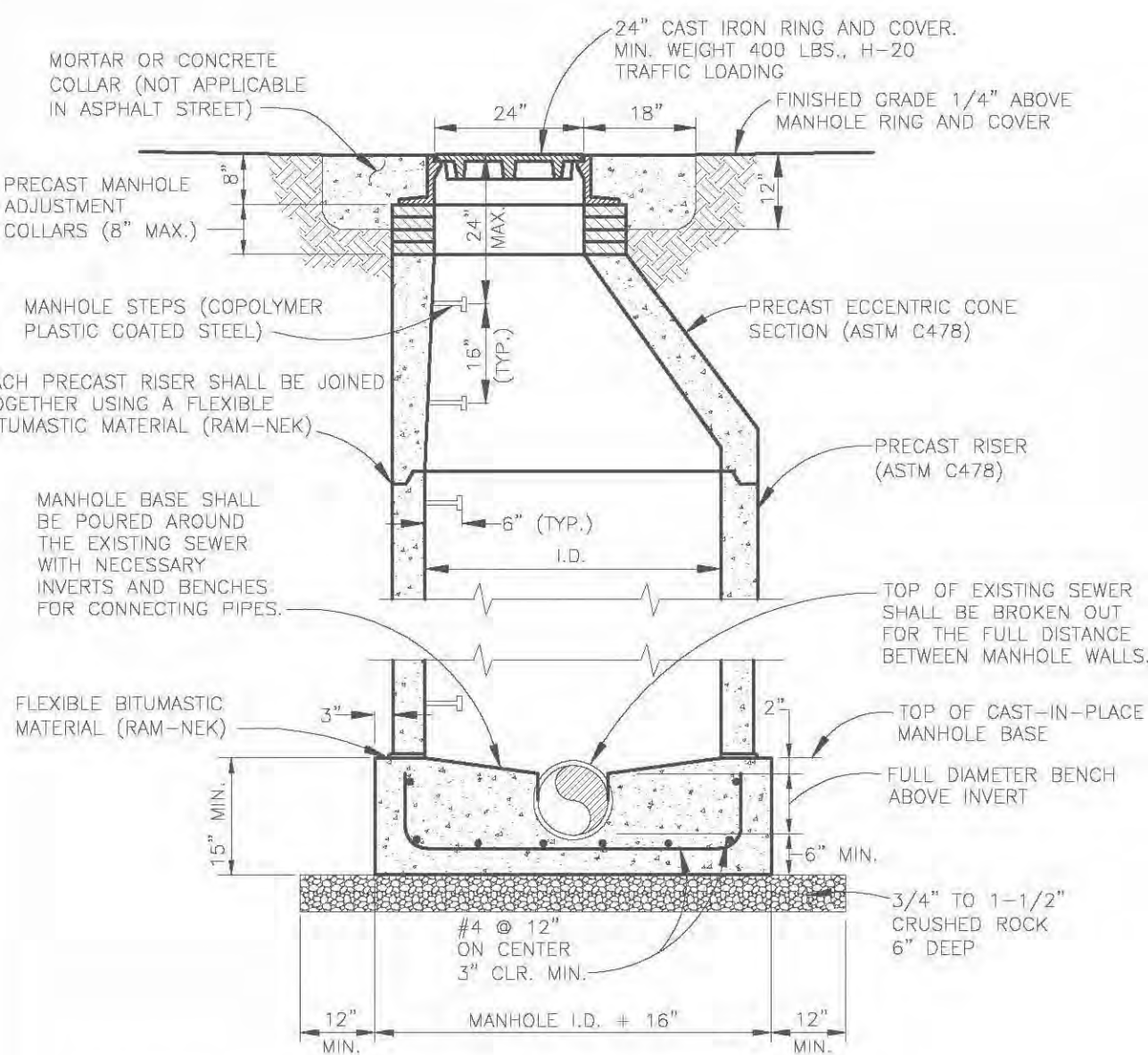
N.T.S.

SEWER SERVICE LINE CONNECTIONS



N.T.S.

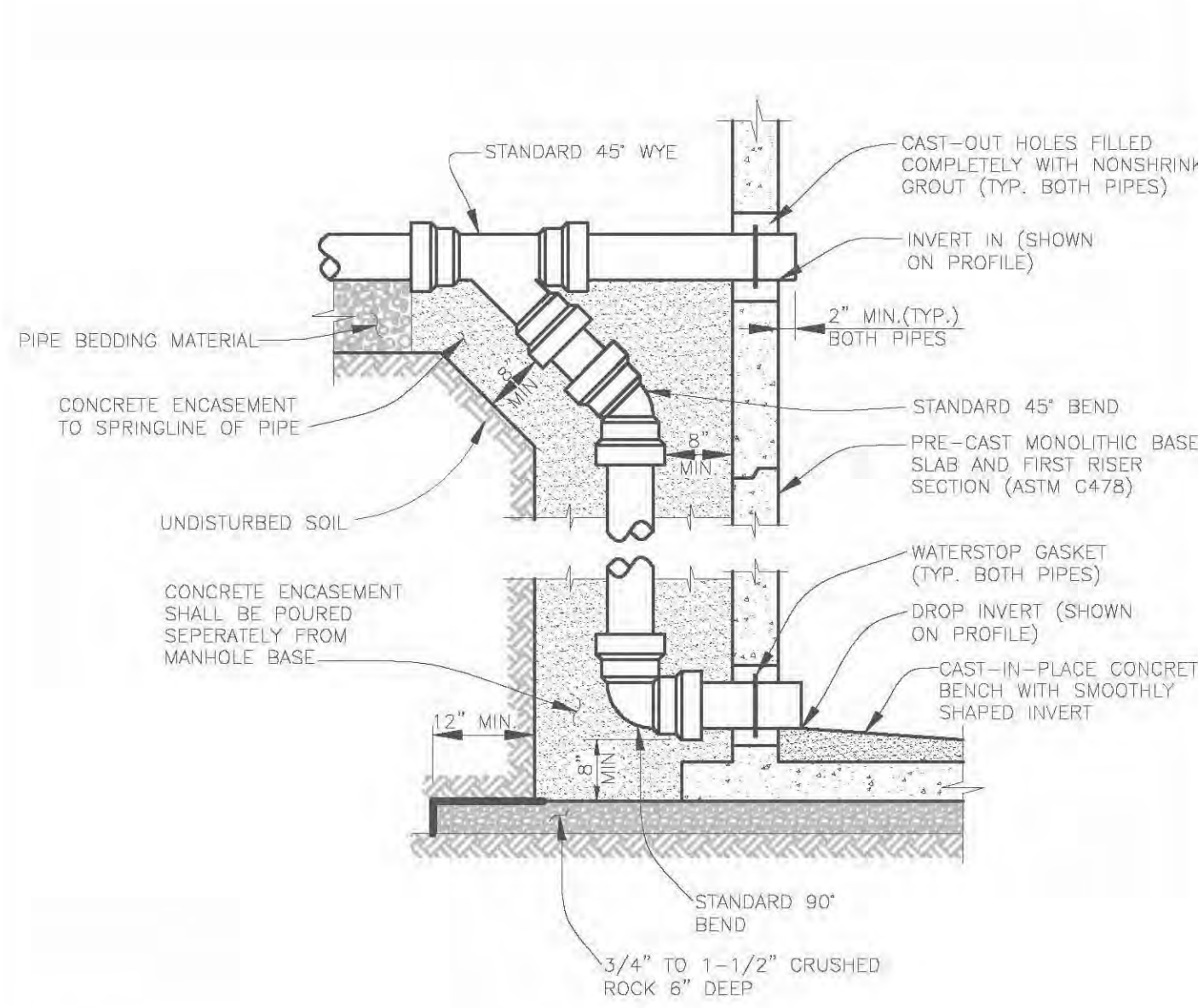
MANHOLE INVERTS



MANHOLE:  
ID = 4' FOR SEWER MAIN DIAMETERS < 24"  
ID = 5' FOR SEWER MAIN DIAMETERS 27"-48"

\*CONCRETE MANHOLES WITH PIPE SLOPE >10% ENTERING, SHALL HAVE 4000 PSI CONCRETE

MANHOLE ON EXISTING SEWER



NOTES:

- CONCRETE ENCASEMENT SHALL BE MIN. 8" THICK ALL AROUND DROP.
- DIAMETER OF DROP PIPE SHALL NOT BE LESS THAN THE MAIN DIAMETER.

OUTSIDE DROP MANHOLE

**SANITARY SEWER NOTES:**

- ALL SANITARY SEWER LINES SHALL BE A MINIMUM OF AN 8 INCH PVC PIPE, ASTM D-3034 SDR 35. SANITARY SEWER LINE MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF MOUNTAIN VILLAGE WATER AND SANITATION DISTRICT FOR DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS.
- ENGINEERS SHALL FURNISH THE TOWN WITH A SET OF PLANS MARKED "RECORD DRAWING" WITH LOCATIONS OF MANHOLES, DISTANCES AND GRADES BEFORE FINAL ACCEPTANCE BY THE TOWN.
- PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS (6-INCH MINIMUM, 12-INCH MAXIMUM) TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN 18 INCHES FROM FINISHED GRADE TO TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/2-INCH BELOW FINISHED ASPHALT.
- CONTRACTOR SHALL NOTIFY THE TOWN OF MOUNTAIN VILLAGE WATER & SANITATION DISTRICT ENGINEERING INSPECTOR 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL SANITARY SEWER MAINS TESTING SHALL BE DONE IN ACCORDANCE WITH MOUNTAIN VILLAGE WATER & SANITATION DISTRICT.
- MANHOLE CONES SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE FEET CLEARANCE BETWEEN THE MANHOLE RING AND THE LIP OF GUTTER.
- ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
- MAINTAIN A MINIMUM OF TEN FEET SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS AND SERVICES.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY, AND DALLAS RIDGE CONSTRUCTION PLANS IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- ALL SEWER SHALL HAVE CLASS "B" BEDDING UNLESS OTHERWISE SHOWN. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, GRADATION NO. 67.
- MANHOLES, BARRELS AND CONES SHALL BE CONSTRUCTED OF PRECAST CONCRETE, CAST-IN-PLACE MANHOLES SHALL NOT BE ALLOWED.
- PRECAST MANHOLES AND RISERS SHALL BE MANUFACTURED IN CONFORMITY WITH ASTM DESIGNATION C-478. ALL CONES SHALL BE ECCENTRIC, EXCEPT FOR MANHOLE DEPTHS SIX FEET OR LESS A FLAT TOP SECTION SHALL BE USED.
- THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK," RUBBERNECK OR APPROVED EQUAL.
- NO BACKFILL MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE TOWN 48 HOURS IN ADVANCE OF PROPOSED BACKFILL OPERATIONS SO A CITY REPRESENTATIVE MAY INSPECT THE PIPE AND THE BEDDING PRIOR TO BACKFILLING.
- ALL JOINTS BETWEEN BARREL SECTIONS SHALL BE GROUTED INSIDE AND OUTSIDE WITH A NON-SHRINK GROUT PRIOR TO BACKFILLING.
- STUB SEWER SERVICE LINES AT 2.0% MINIMUM. ALL SEWER SERVICES ARE PRIVATE FROM THE MAIN TO THE BUILDING. CONTRACTOR TO FIELD COORDINATE SERVICES WITH WALL AND UTILITY CROSSINGS.
- SEWER MAINS ABOVE OR LESS THAN 1.5 FEET BELOW A WATER MAIN SHALL BE ENCASED IN CONCRETE OR SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE FOR 10 FEET EITHER SIDE OF THE WATER MAIN WITH NO JOINTS IN BETWEEN.
- ANY EQUIPMENT UTILIZING ELECTRICAL RECEPTACLES SHALL COMPLY WITH NEC (LATEST EDITION)
- CONTRACTOR SHALL NOTIFY ENGINEER IF INVERT ELEVATIONS OF EXISTING UTILITIES DIFFER FROM WHAT IS SHOWN ON PLANS.
- SEE MEP PLANS FOR SIZE OF SANITARY SEWER SERVICES
- TOW=TOP OF WALL  
BOW=BOTTOM OF WALL  
TOP=TOP OF PIPE

PATH: P:\BOKA MVH2\CADD\CIVIL\21 CD\21DT-SANITARY.DWG  
PLOT DATE: 11/8/2010 9:38 AM  
PLOT BY: Brian Moss  
XREFS: 21TB

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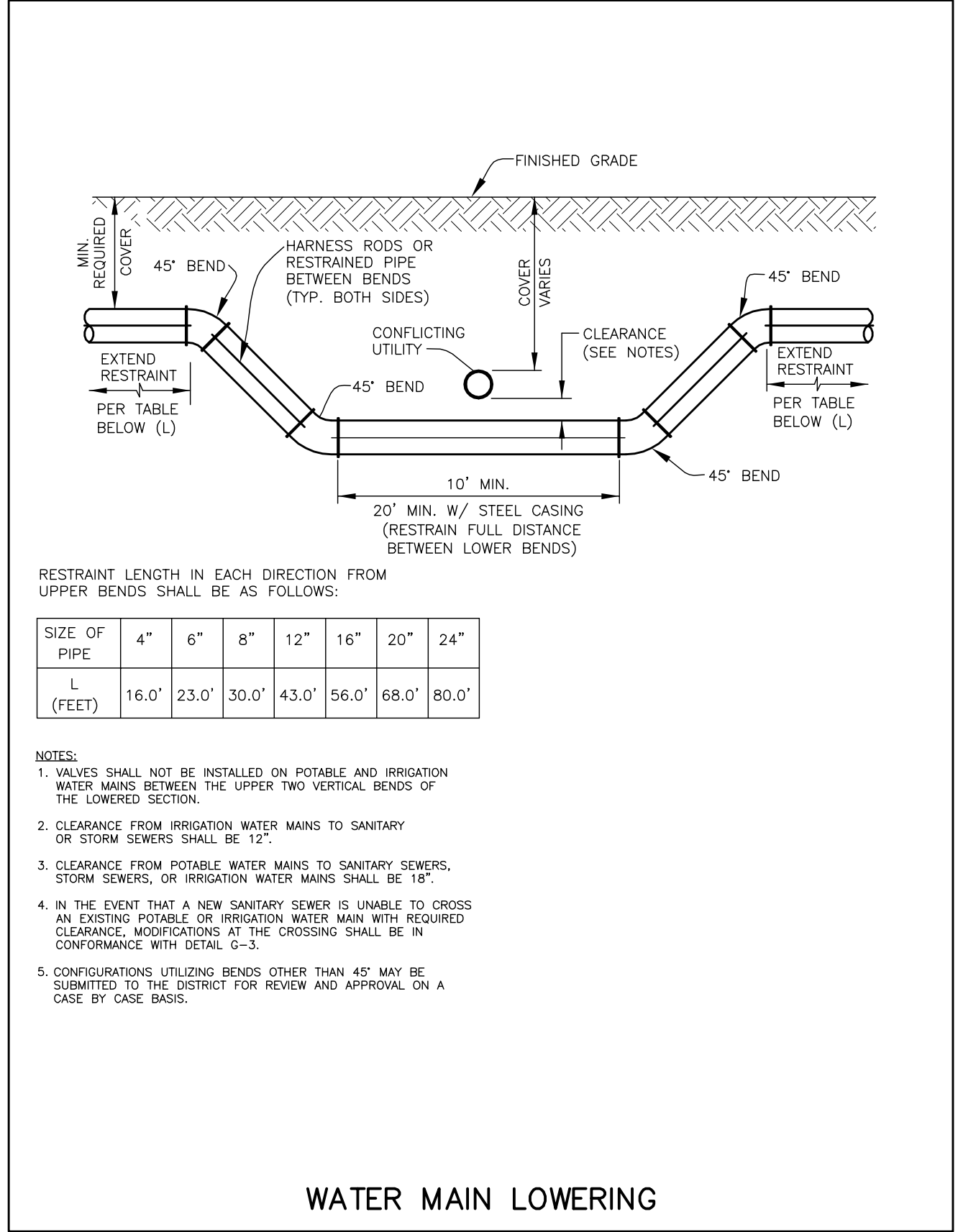
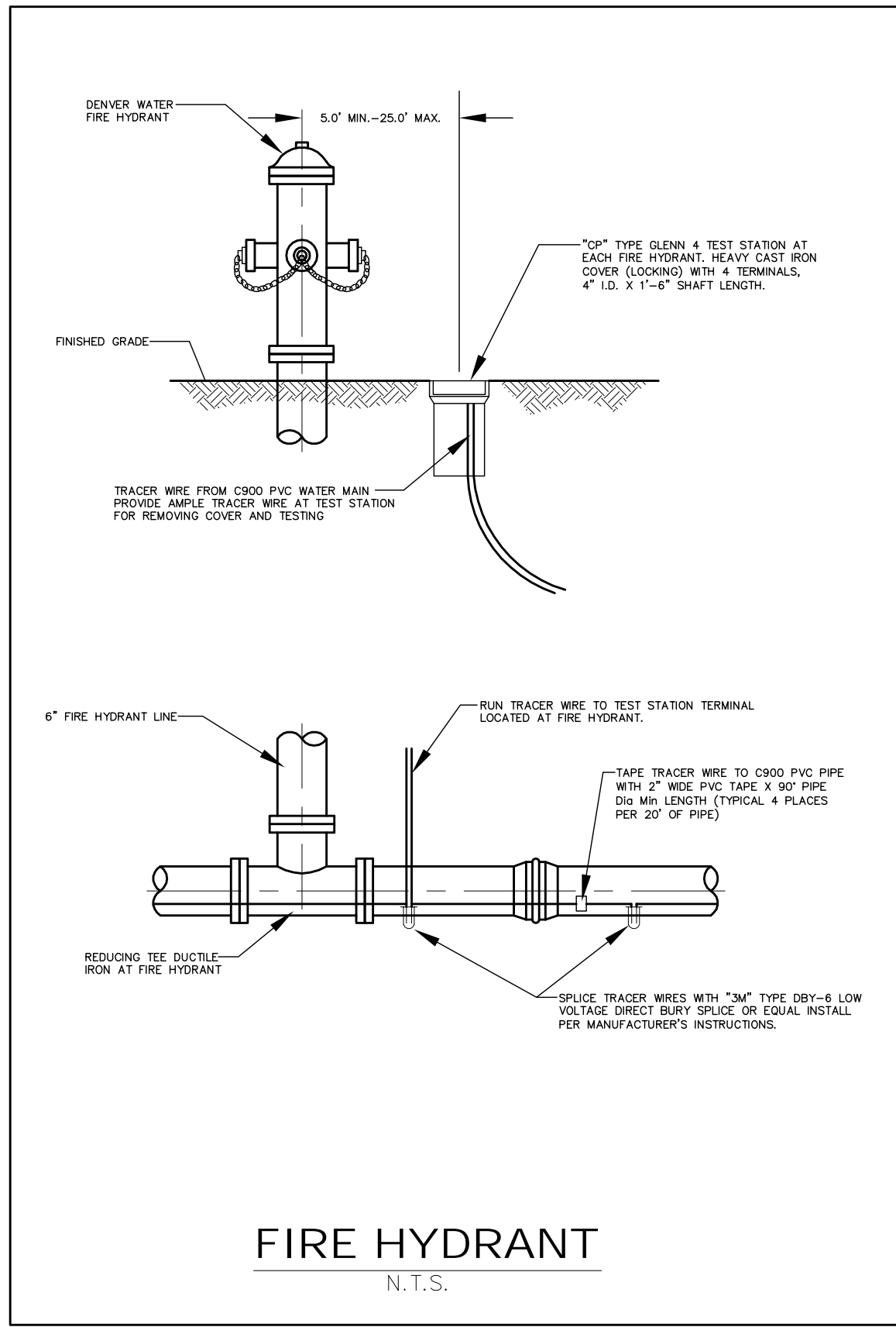
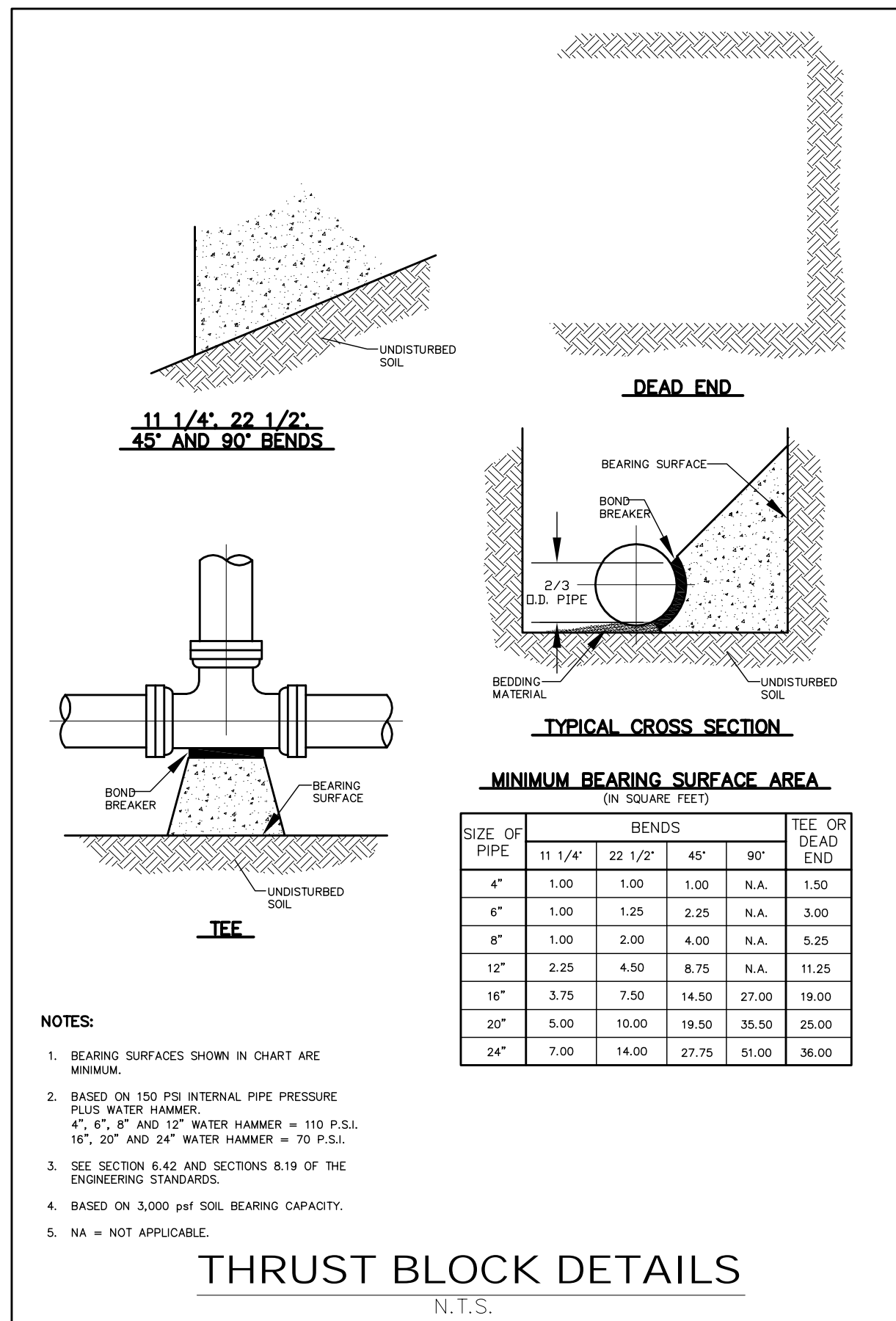
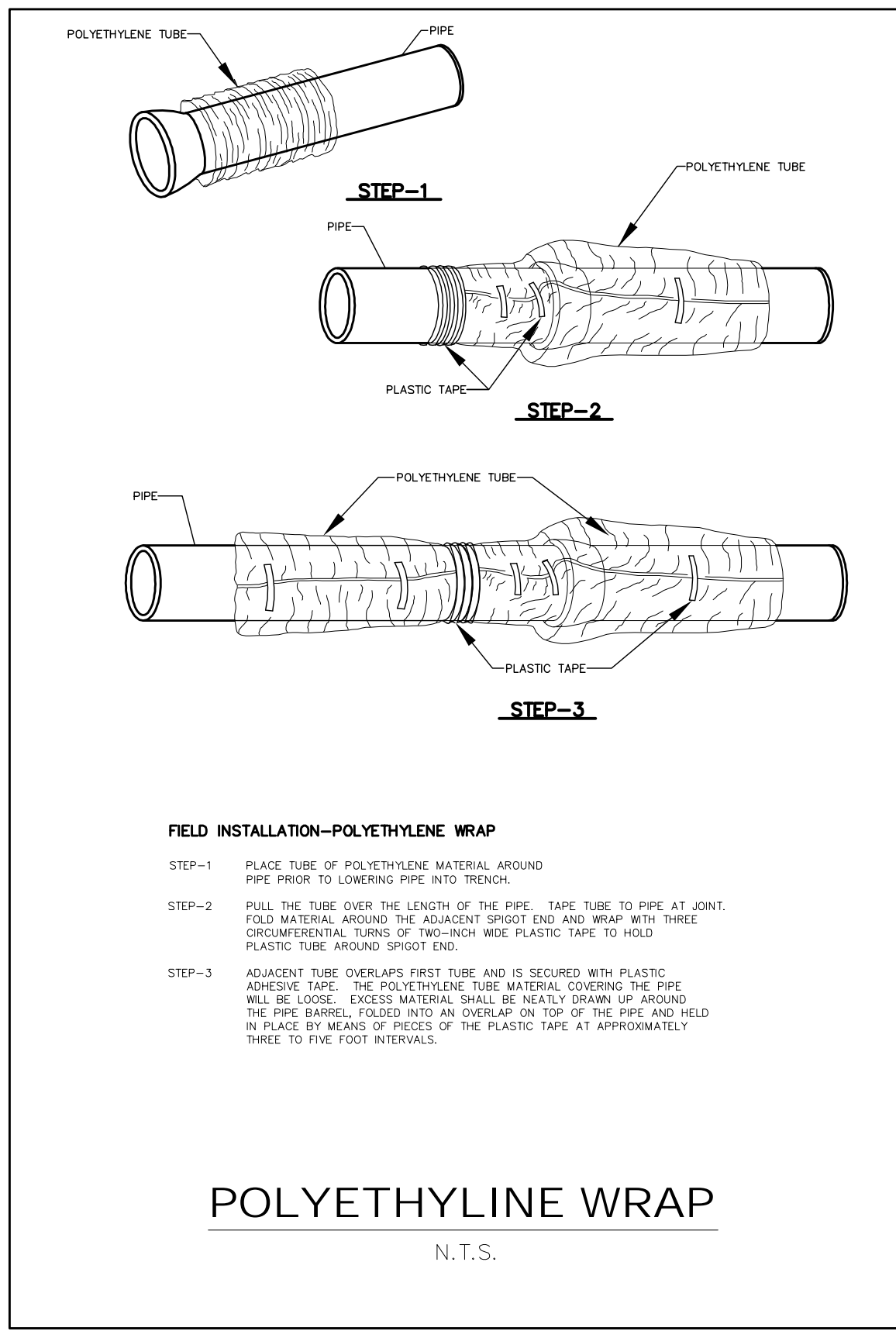
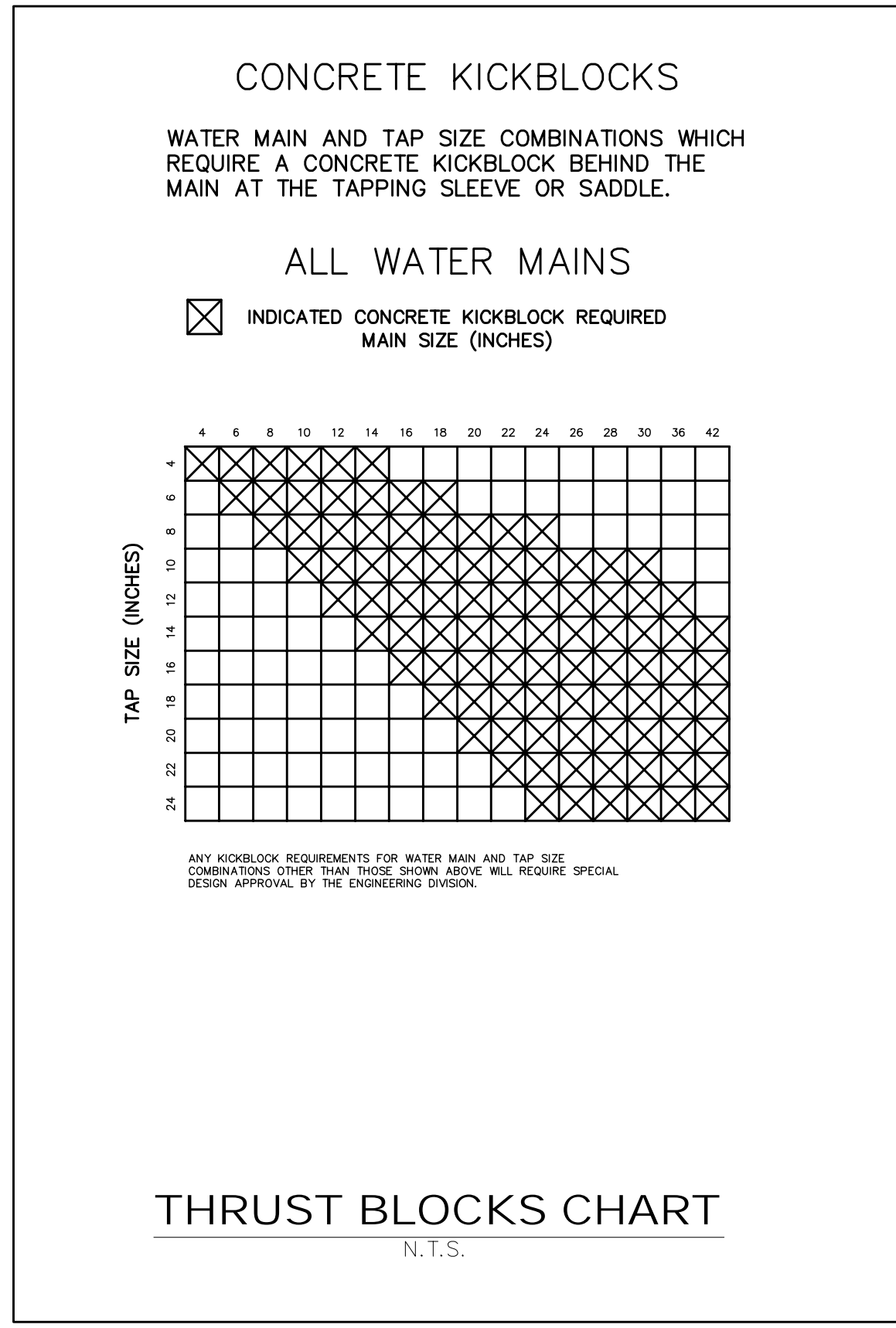
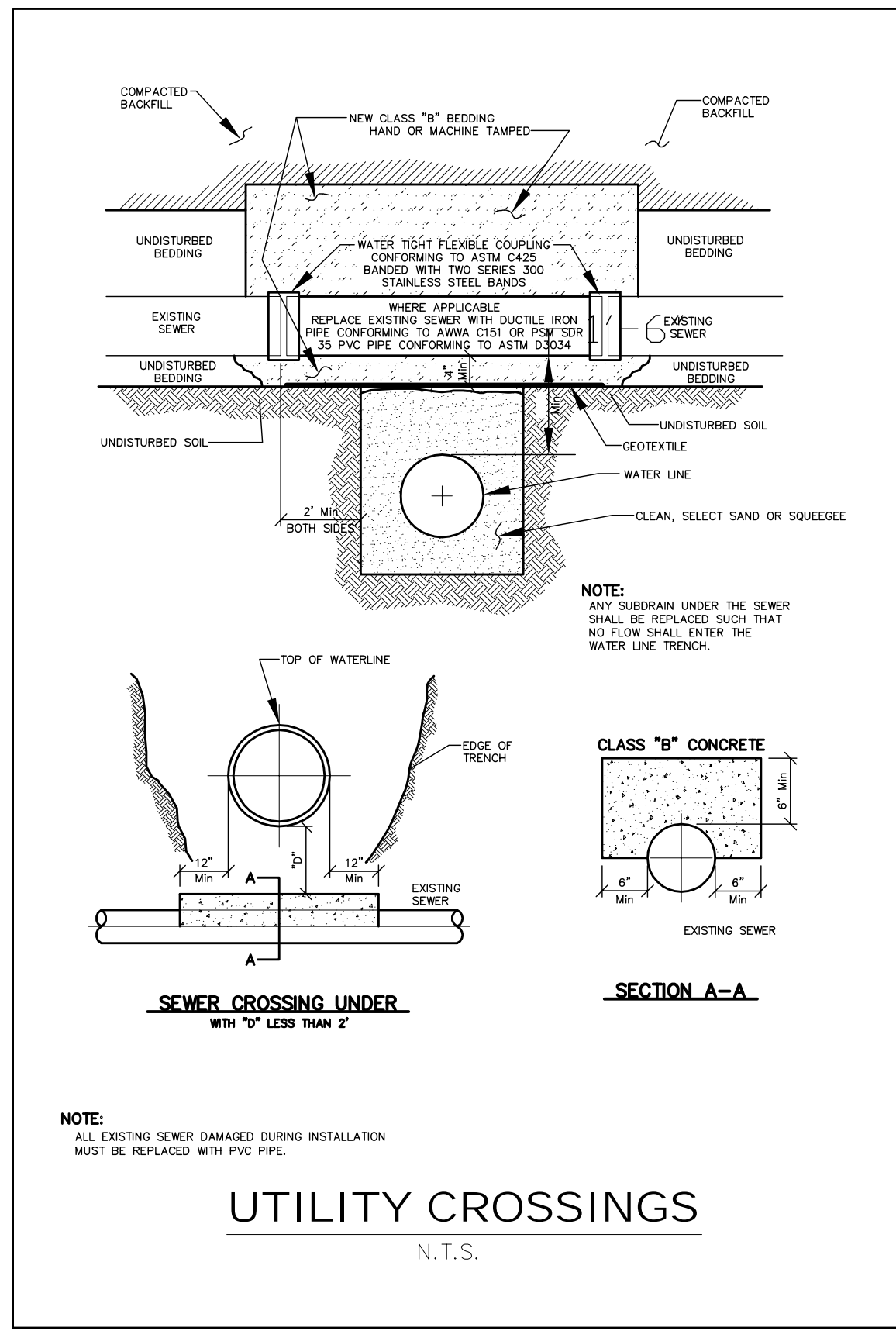
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Job Number	BOKA MVH2		
Prepared For	Designer	Drafter	Checked
MVCDP, LLC	BKM	JAH	TAJ

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**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
DETAILS - SANITARY SEWER

Sheet	X
<b>DT4</b>	of
	X
Date	AUGUST 31, 2010





**GENERAL NOTES - WATER**

- ALL PIPE LENGTHS ARE APPROXIMATE. ACTUAL PIPE LENGTHS AND BENDS TO BE DETERMINED BY CONTRACTOR.
  - SURFACED ACCESS ROADS SHALL BE CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
  - PRIOR TO INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB-GRADE" STAGE. SUB-GRADE IS DEFINED AS AN ELEVATION OF NO MORE THAN SEVEN INCHES BELOW THE FINISHED STREET GRADE.
  - ALL WATER MAINS SHALL BE DUCTILE IRON PIPE (DIP) PRESSURE PIPE, MANUFACTURED IN ACCORDANCE WITH AWWA DUCTILE IRON STANDARD: AWWA/ANSI A21-51/C151, PRESSURE CLASS 350, THICKNESS CLASS 52. FIRE HYDRANT LATERALS TO BE DUCTILE IRON, CLASS 50 PIPE WITH POLY WRAP. PIPE JOINTS SHALL BE MADE USING AN INTEGRAL BELL WITH AN ELASTOMERIC GASKET PUSH ON TYPE JOINT. SOLVENT CEMENT JOINTS ARE STRICTLY PROHIBITED.
  - ALL WATER PIPE SHALL HAVE A TRACER WIRE. INSTALL 12 GAUGE SINGLE STRAND COPPER TRACER WIRE TO PIPE WITH 2-INCH WIDE PVC TAPE. SPLICING OF TRACER WIRE SHALL BE PER MANUFACTURE'S RECOMMENDATION. THE TRACER WIRE SHALL RUN TO A TEST STATION OR VALVE BOX LOCATED NEXT TO A FIRE HYDRANT.
  - ALL DOMESTIC WATER MAINS SHALL HAVE 8 FEET MINIMUM FROM FINISHED GRADE TO T.O.P
  - WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT UTILITY CROSSINGS, A MINIMUM OF 1.50 FEET SHALL BE MAINTAINED VERTICALLY BETWEEN OUTSIDE OF PIPES.
  - IN ALL CASES MAINTAIN A 10 FOOT HORIZONTAL DISTANCE BETWEEN WATER AND SEWER
  - DUCTILE AND PVC WATER MAINS SHALL MAINTAIN AT LEAST THE MINIMUM RADIUS RECOMMENDED BY THE MANUFACTURER.
  - ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
  - ALL REINFORCING STEEL SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF ASTM A-15, INTERMEDIATE GRADE.
  - ALL BACKFILL SHALL BE COMPACTED TO 95 % STANDARD PROCTOR DENSITY
  - THE BEDDING MATERIAL SHALL BE CLEAN WELL GRADED SQUEEGEE SAND AND SHALL CONFORM TO THE FOLLOWING LIMITS WHEN TESTED BY MEANS OF LABORATORY SIEVES:
- | SIEVE SIZE | TOTAL PERCENT PASSING BY WEIGHT |
|------------|---------------------------------|
| 3/8 INCH   | 100                             |
| NO. 200    | 0 - 5                           |
- THE WATER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE TOWN STANDARDS AND SPECIFICATIONS.
  - CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C651, "DISINFECTING WATER MAINS". THE PREFERRED METHOD IS TO USE SUFFICIENT CHLORINE TABLETS TO PRODUCE A 25 MG/L SOLUTION. THESE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE SECTION WITH PERMATEX CLEAR RTV. CHLORINATION OF 16-INCH AND LARGER PIPE REQUIRES A CHLORINE SLURRY. THE CHLORINATION OF ANY PIPELINE SHALL BE DONE PRIOR TO HYDROSTATIC TESTING.

- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED IN ACCORDANCE WITH AWWA C-600 SECTION 4 "HYDROSTATIC TESTING". ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI OR DOUBLE THE OPERATING PRESSURE, WHICHEVER IS GREATER. ALLOWABLE LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINE VALVES SHALL NOT EXCEED THE LEAKAGE RATE SET FORTH.
- | PIPE SIZE INSIDE DIAMETER | ALLOWABLE LEAKAGE PER 1000 FEET GALLONS PER HOUR |      |
|---------------------------|--|------|
|                           | DIP  | PVC  |
| 4"                        | 0.37   | 0.33 |
| 6"                        | 0.55   | 0.50 |
| 8"                        | 0.74   | 0.66 |
| 12"                       | 1.10   | 1.00 |
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ANY EXISTING SIGN, STRUCTURES, FENCES, ETC., ENCOUNTERED ON THE JOB AND RESTORING THEM TO THEIR ORIGINAL CONDITION.
  - ALL SERVICES 2" AND SMALLER.
    - METER PIT AND VAULT LIDS MUST HAVE A 2-INCH DIAMETER HOLE FOR ERT.
  - INDIVIDUAL SERVICE LINE PRV'S ARE REQUIRED. (USE THIS NOTE ONLY WHEN AREA PRESSURE EXCEEDS 80 PSI.)
  - INSTALL 6 INCH WIDE DETECTABLE ALUMINUM FOIL PLASTIC BACKED TAPE INDICATING FOR BURIED WATER LINE BELOW AND INSTALLED, 12 INCHES TO 18 INCHES BELOW SURFACE GRADE. TAPE MUST BE BLUE IN COLOR AND BE MANUFACTURED BY THORTEC OR EQUAL.
  - ALL 90° BENDS SHALL BE RODDED, EXCEPT FOR PVC PIPE.
  - TOWN PERSONNEL ARE NOT RESPONSIBLE FOR WORK SITE SAFETY OR COMPLIANCE/ENFORCEMENT OF SAFETY REGULATIONS AND STANDARDS ESTABLISHED BY OTHER AGENCIES. ALL SAFETY COMPLIANCE/ENFORCEMENT AT THE WORK SITE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
  - THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) REQUIRES ALL WATER LINE CONTRACTORS TO POSSESS A CURRENT DISCHARGE PERMIT FOR DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS ON CONDUITS. CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT (303) 692-3539 FOR INFORMATION ON OBTAINING THE REQUIRED PERMIT.
  - ENGINEERS SHALL FURNISH THE TOWN WITH A SET OF PLANS MARKED "RECORD DRAWING" WITH LOCATIONS OF MANHOLES, DISTANCES AND GRADES BEFORE FINAL ACCEPTANCE BY THE TOWN.
  - CONTRACTOR SHALL NOTIFY THE TOWN OF MOUNTAIN VILLAGE WATER & SANITATION DISTRICT ENGINEERING INSPECTOR 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
  - ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO.
  - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.

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Job Number BOKA MVH2				
Prepared For MVCDP, LLC	Designer BKM	Drafter JAH	Checked TAJ	

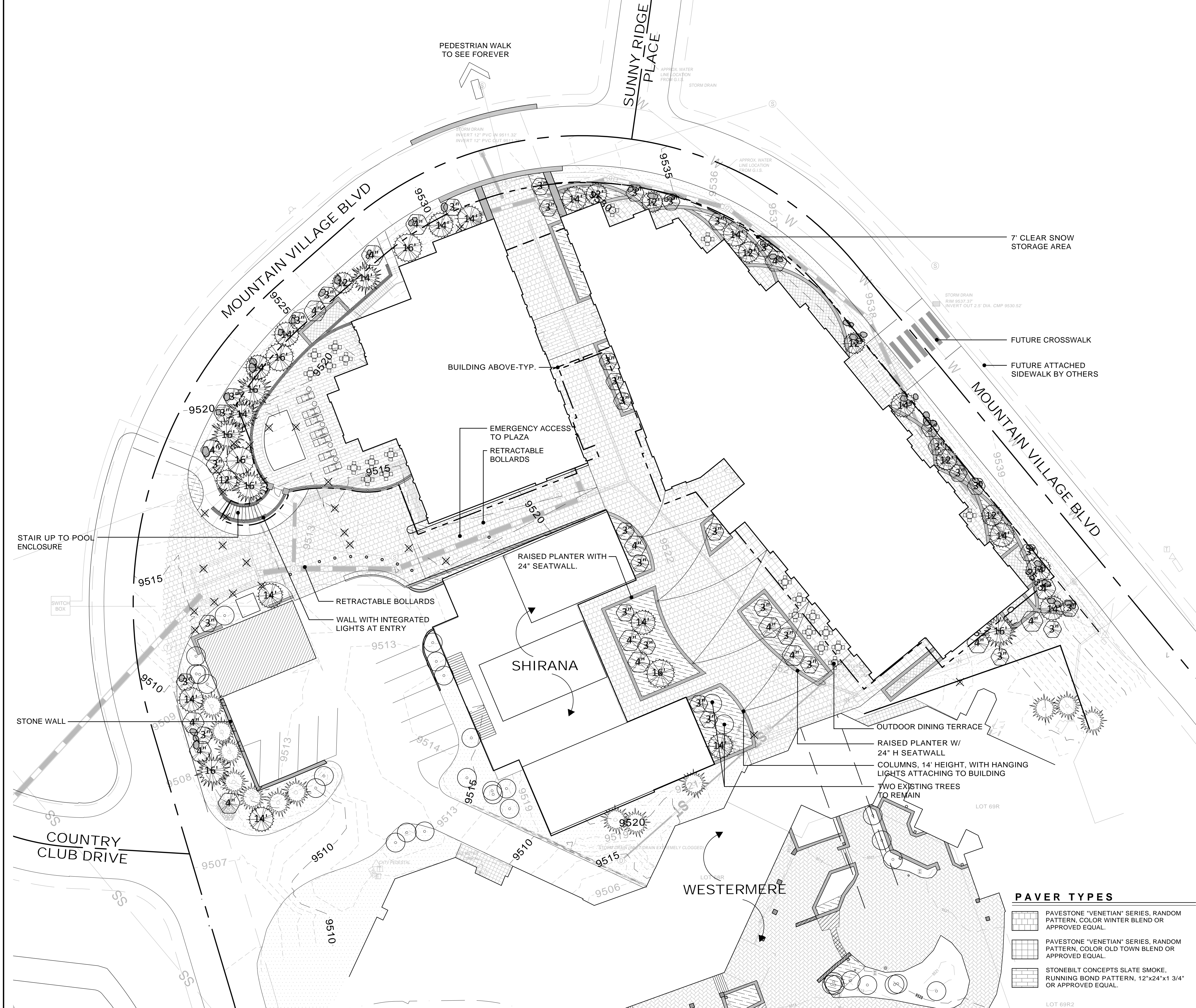
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**MOUNTAIN VILLAGE HOTEL**  
SITE IMPROVEMENT PLANS  
**DETAILS - WATER**

Sheet  
**DT5**  
Date  
AUGUST 31, 2010



FINAL PUD PLAN  
for  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



**LEGEND**

QTY.	DECIDUOUS TREES -ALL DEC. TREES TO BE MIN. 8' IN HEIGHT. -3" MIN. CALIPER FOR SINGLE STEM TREES. -2.5" MIN. CALIPER FOR MULTI-STEM TREES DECIDUOUS TREE SIZE IN CALIPER INCH
52	3"
34	14' EVERGREEN TREES -70% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 10' HEIGHT OR LARGER. -30% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 14' HEIGHT OR LARGER. EVERGREEN TREE SIZE SHOWN AS A HEIGHT
3,742 SF	SHRUB / PERENNIAL / GROUNDCOVER BED -ALL SHRUBS TO BE MIN. 5 GAL. SIZE. PERENNIALS AND GROUNDCOVERS TO BE 1 GAL. SIZE.
15,204 SF	NATIVE SEED AREA NATIVE MIX Western Yarrow 5% Tall Fescue 10% Arizona Fescue 5% Hard Fescue 5% Creeping Red Fescue 10% Alpine Bluegrass 15% Canada Bluegrass 10% Perennial Ryegrass 15% Slender Wheatgrass 10% Mountain Brome 15%
13	EVERGREEN TREES TO REMAIN
21	DECIDUOUS TREES TO REMAIN
28	TREES TO BE REMOVED
48	LANDSCAPE BOULDER

**LANDSCAPE NOTES**

- ROOTBALLS TO BE FREE OF WEEDS.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
- PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
- EXISTING VEGETATION TO BE SAVED SHALL BE PROTECTED BY TEMPORARY FENCING WHERE NEEDED. NO EQUIPMENT SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES BEING SAVED.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. 4" OF NEW TOP SOIL SHALL BE ADDED IN SEEDED AND SODDED AREAS, SHRUB AND GROUND COVER AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" ORGANIC MULCH. ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL TREES & SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
- ALL PAVING REPRESENTED WITH A HATCH PATTERN, THAT WOULD RECEIVE SNOW, TO UTILIZE AN UNDERGROUND SNOWMELT SYSTEM.
- LANDSCAPE BOULDERS ARE TO BE 2'-0" x 3'-0" OR GREATER IN SIZE AND ARE TO BE TELLURIDE GOLD OR APPROVED EQUAL.

**PAVER TYPES**

- PAVESTONE "VENETIAN" SERIES, RANDOM PATTERN, COLOR WINTER BLEND OR APPROVED EQUAL.
- PAVESTONE "VENETIAN" SERIES, RANDOM PATTERN, COLOR OLD TOWN BLEND OR APPROVED EQUAL.
- STONEBILT CONCEPTS SLATE SMOKE, RUNNING BOND PATTERN, 12"x24"x1 3/4" OR APPROVED EQUAL.

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**FINAL PUD PLAN ISSUE**

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

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Reg. No.: 400465

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project  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT 08-08R-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 08-08R, TOWN OF MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, ACCORDING TO THE PLAN RECORDED JANUARY 28, 2007 IN PLAT BOOK 4 AT PAGE 887 AT REC'D OFFICE OF SAN MIGUEL COUNTY, STATE OF COLORADO.  
LOT 73-76R, 89A, 109,110, TELLURIDE MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 08-08R, TOWN OF MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, ACCORDING TO THE PLAN RECORDED JULY 31, 2007 IN PLAT BOOK 4 AT PAGE 887 AT REC'D OFFICE OF SAN MIGUEL COUNTY, STATE OF COLORADO.  
LOT 110, REPLAT NO. 5, TELLURIDE MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 08-08R, TOWN OF MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, ACCORDING TO THE PLAN RECORDED JULY 31, 2007 IN PLAT BOOK 4 AT PAGE 887 AT REC'D OFFICE OF SAN MIGUEL COUNTY, STATE OF COLORADO.  
ACCESS TRACT 89A, TELLURIDE MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 08-08R, TOWN OF MOUNTAIN VILLAGE, COLORADO, RECORDING NUMBER 178-01-001-001, ACCORDING TO THE PLAN RECORDED JULY 31, 2007 IN PLAT BOOK 4 AT PAGE 887 AT REC'D OFFICE OF SAN MIGUEL COUNTY, STATE OF COLORADO.

**FINAL PLAN ISSUE  
NOT FOR CONSTRUCTION**

revisions

**LANDSCAPE PLAN**

project number 08131.100

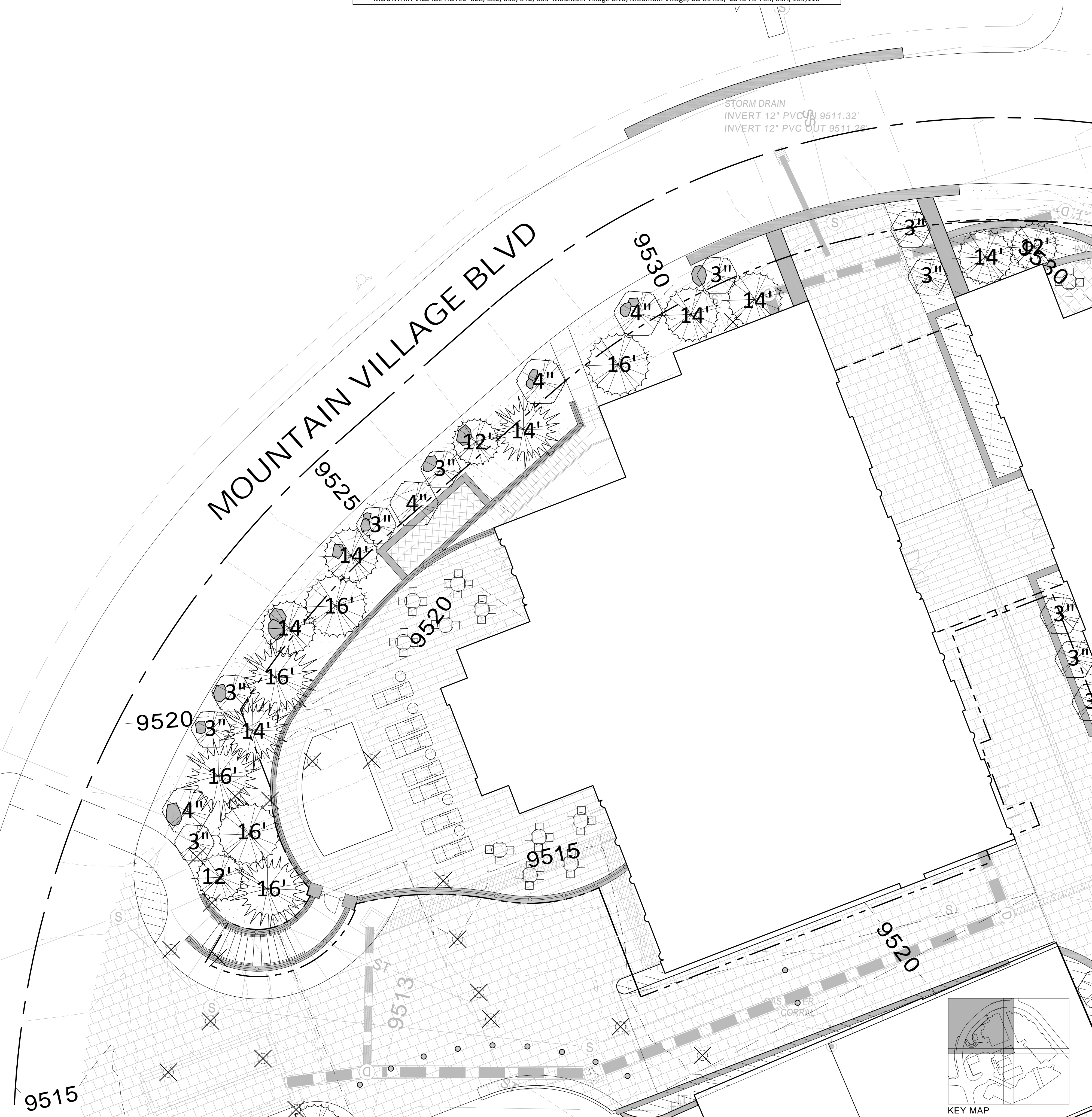
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FINAL PUD PLAN for MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



**LEGEND**

QTY.	DECIDUOUS TREES	
52	-ALL DEC. TREES TO BE MIN. 8' IN HEIGHT.	
	-3" MIN. CALIPER FOR SINGLE STEM TREES.	
	-2.5" MIN. CALIPER FOR MULTI-STEM TREES	
	DECIDUOUS TREE SIZE IN CALIPER INCH	
	<b>BOTANICAL</b>	<b>COMMON</b>
	Populus tremuloides	Quaking Aspen
	Populus angustifolia	Narrowleaf Cottonwood
	Prunus virginiana 'Canada Red'	Canada Red Chokecherry
	Acer Ginnata	Amur Maple
34	EVERGREEN TREES	
	-70% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 10' HEIGHT OR LARGER.	
	-30% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 14' HEIGHT OR LARGER.	
	EVERGREEN TREE SIZE SHOWN AS A HEIGHT	
	<b>BOTANICAL</b>	<b>COMMON</b>
	Picea engelmannii	Engelmann Spruce
	Picea pungens	Colorado Spruce
	Pseudotsuga menziesii	Douglas Fir
3,742 SF	SHRUB / PERENNIAL / GROUNDCOVER BED	
	-ALL SHRUBS TO BE MIN. 5 GAL. SIZE.	
	PERENNIALS AND GROUNDCOVERS TO BE 1 GAL. SIZE.	
	<b>BOTANICAL</b>	<b>COMMON</b>
	DECIDUOUS	
	Lonicera involucrata	Twinflower Honeysuckle
	Cornus stolonifera coloradense	Colorado Dogwood
	Salix spp	Willow species
	Physocarpus monogynus	Scrubby Ninebark
	Rosa woodsii	Woods Rose
	Wickx Curtain	Mountain Snowberry
	Symphoricarpos oreophilus	Waxflower
	Jamesia americana	Shrubby Cinquefoil
	Potentilla fruticosa	
	EVERGREEN	
	Juniperus communis	Common Juniper
	PERENNIALS	
	Polemonium delicatum	Jacob's Ladder
	Aquilegia elegantula	Western Red Columbine
	Rocky Mountain Columbine	Rocky Mountain Columbine
	Penstemon strictus	Rocky Mountain Penstemon
	Gaillardia aristat	Indian Blanket
	Cerastium tomentosum	Snow-In-Summer
	Arctostaphylos uva-ursi	Kinnikinnick
15,204 SF	NATIVE SEED AREA	
	NATIVE MIX	
	Western Yarrow	5%
	Tall Fescue	10%
	Arizona Fescue	5%
	Hard Fescue	5%
	Creeping Red Fescue	10%
	Alpine Bluegrass	15%
	Canada Bluegrass	10%
	Perennial Ryegrass	15%
	Slender Wheatgrass	10%
	Mountain Brome	15%
13	EVERGREEN TREES TO REMAIN	
21	DECIDUOUS TREES TO REMAIN	
28	TREES TO BE REMOVED	
48	LANDSCAPE BOULDER	

**LANDSCAPE NOTES**

- ROOTBALLS TO BE FREE OF WEEDS.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
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- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" ORGANIC MULCH.
- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL TREES & SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
- ALL PAVING REPRESENTED WITH A HATCH PATTERN, THAT WOULD RECEIVE SNOW, TO UTILIZE AN UNDERGROUND SNOWMELT SYSTEM.
- LANDSCAPE BOULDERS ARE TO BE 2'-0" x 3'-0" OR GREATER IN SIZE AND ARE TO BE TELLURIDE GOLD OR APPROVED EQUAL.

**landworks**  
design, inc.

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Fax. 303.433.4359

0 5 10 20  
SCALE: 1"=10'-0"

KEY MAP



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Reg. No.: 400465

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mep engineer  
JCA Consulting Engineers LLC  
13772 Denver West Parkway Suite 200 Lakewood, CO 80401

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project  
Mountain Village Hotel  
628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110  
LOT 73-R AND TRACT 08-SUB-1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JULY 31 1989 IN PLAT BOOK 147 PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 74-R AND TRACT 08-SUB-1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JULY 31 1989 IN PLAT BOOK 147 PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 75-R AND TRACT 08-SUB-1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JULY 31 1989 IN PLAT BOOK 147 PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 76-R AND TRACT 08-SUB-1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JULY 31 1989 IN PLAT BOOK 147 PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 89A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPEAT OF COMBINED LOTS 133 AND 89A - TELLURIDE MOUNTAIN VILLAGE - PLANS 1 - RECORDED DECEMBER 26, 1988 IN PLAT BOOK 147 PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**FINAL PLAN ISSUE NOT FOR CONSTRUCTION**

revisions

**LANDSCAPE PLAN**

project number 08131.100  
date 11.18.2010

sheet

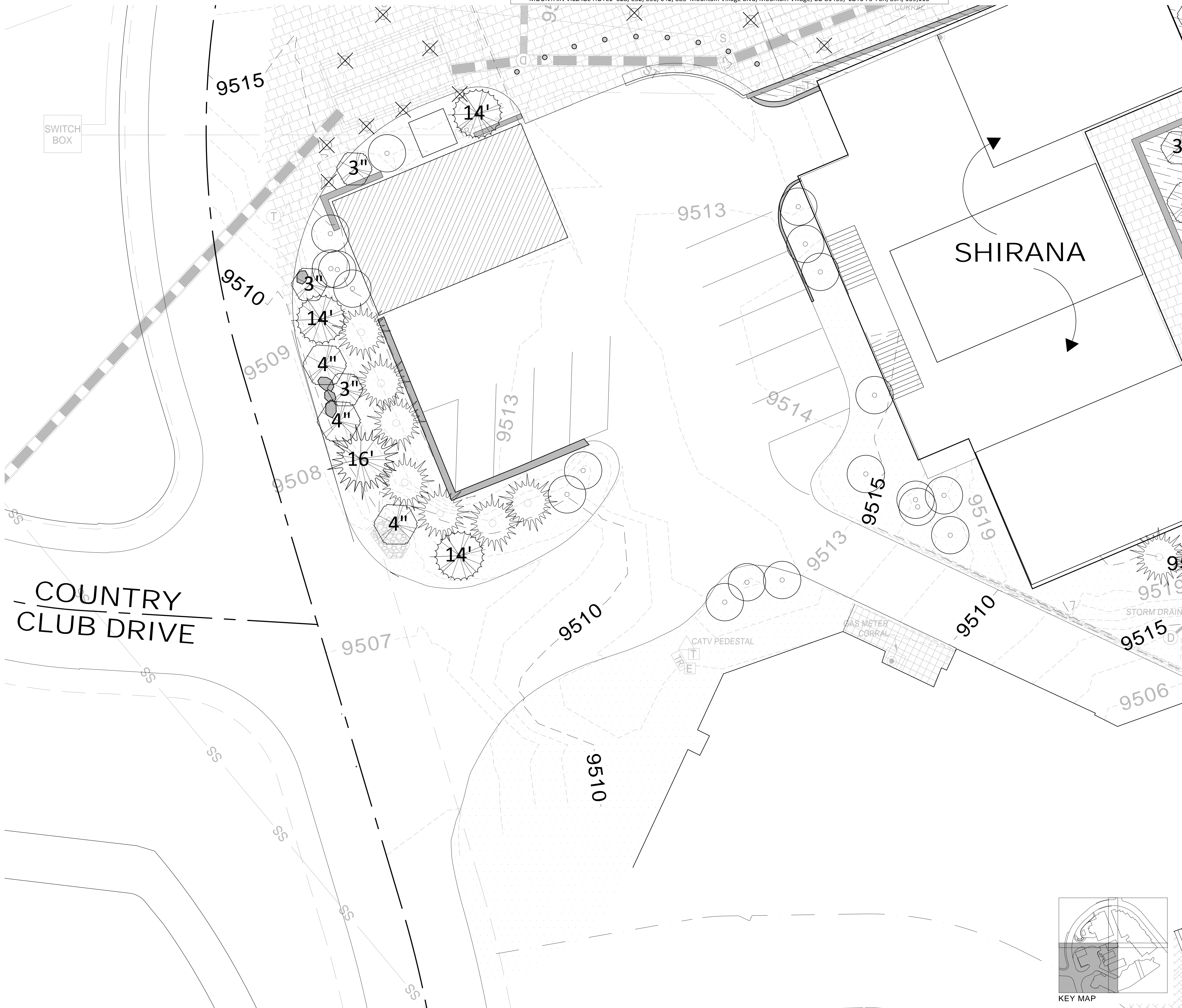
**L1.01a**







FINAL PUD PLAN for MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



**LEGEND**

QTY.	DECIDUOUS TREES	
52	-ALL DEC. TREES TO BE MIN. 8" IN HEIGHT.	
	-3" MIN. CALIPER FOR SINGLE STEM TREES.	
	-2.5" MIN. CALIPER FOR MULTI-STEM TREES	
	DECIDUOUS TREE SIZE IN CALIPER INCH	
	<b>BOTANICAL</b>	<b>COMMON</b>
	Populus tremuloides	Quaking Aspen
	Populus angustifolia	Narrowleaf Cottonwood
	Prunus virginiana 'Canada Red'	Canada Red Chokecherry
	Acer Ginnata	Amur Maple
34	EVERGREEN TREES	
	-70% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 10' HEIGHT OR LARGER.	
	-30% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 14' HEIGHT OR LARGER.	
	EVERGREEN TREE SIZE SHOWN AS A HEIGHT	
	<b>BOTANICAL</b>	<b>COMMON</b>
	Picea engelmannii	Engelmann Spruce
	Picea pungens	Colorado Spruce
	Pseudotsuga menziesii	Douglas Fir
3,742 SF	SHRUB / PERENNIAL / GROUNDCOVER BED	
	-ALL SHRUBS TO BE MIN. 5 GAL. SIZE.	
	PERENNIALS AND GROUNDCOVERS TO BE 1 GAL. SIZE.	
	<b>BOTANICAL</b>	<b>COMMON</b>
	<b>DECIDUOUS</b>	
	Lonicera involucrata	Twinflower Honeysuckle
	Cornus stolonifera coloradensis	Colorado Dogwood
	Salix spp	Willow species
	Physocarpus monogynus	Scrubby Ninebark
	Rosa woodsii	Woods Rose
	Ribes cereum	Wax Currant
	Symphoricarpos oreophilus	Mountain Snowberry
	Jamesia americana	Waxflower
	Potentilla fruticosa	Shrubby Cinquefoil
	<b>EVERGREEN</b>	
	Juniperus communis	Common Juniper
	<b>PERENNIALS</b>	
	Polemonium delicatum	Jacob's Ladder
	Aquilegia caerulea	Western Red Columbine
	Rocky Mountain Columbine	Rocky Mountain Columbine
	Penstemon strictus	Rocky Mountain Penstemon
	Gaillardia aristata	Indian Blanket
	Cerastium tomentosum	Snow-In-Summer
	Arctostaphylos uva-ursi	Kinnikinnick
15,204 SF	NATIVE SEED AREA	
	<b>NATIVE MIX</b>	
	Western Yarrow	5%
	Tall Fescue	10%
	Arizona Fescue	5%
	Hard Fescue	5%
	Creeping Red Fescue	10%
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	Canada Bluegrass	10%
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	Slender Wheatgrass	10%
	Mountain Brome	15%
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21	DECIDUOUS TREES TO REMAIN	
28	TREES TO BE REMOVED	
48	LANDSCAPE BOULDER	

**LANDSCAPE NOTES**

- ROOTBALLS TO BE FREE OF WEEDS.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
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- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDDED OR OTHERWISE TREATED TO ENSURE STABILITY.
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**landworks design, inc.**

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**SCALE: 1"=10'-0"**

**KEY MAP**



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LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT 08-08-01, TOWN OF MOUNTAIN VILLAGE, COLORADO, AND TRACT 08-08-01, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 08-08-01, TOWN OF MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAN RECORDED JANUARY 29, 2007 IN PLAT BOOK 4, AT PAGE 387, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 76, REPLAT NO. 5, TELLURIDE MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAN RECORDED JULY 31, 1999 IN PLAT BOOK 1, AT PAGE 97, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 5, TELLURIDE MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAN RECORDED JULY 31, 1999 IN PLAT BOOK 1, AT PAGE 97, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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**FINAL PLAN ISSUE NOT FOR CONSTRUCTION**

revisions

title

**LANDSCAPE PLAN**

project number 08131.100

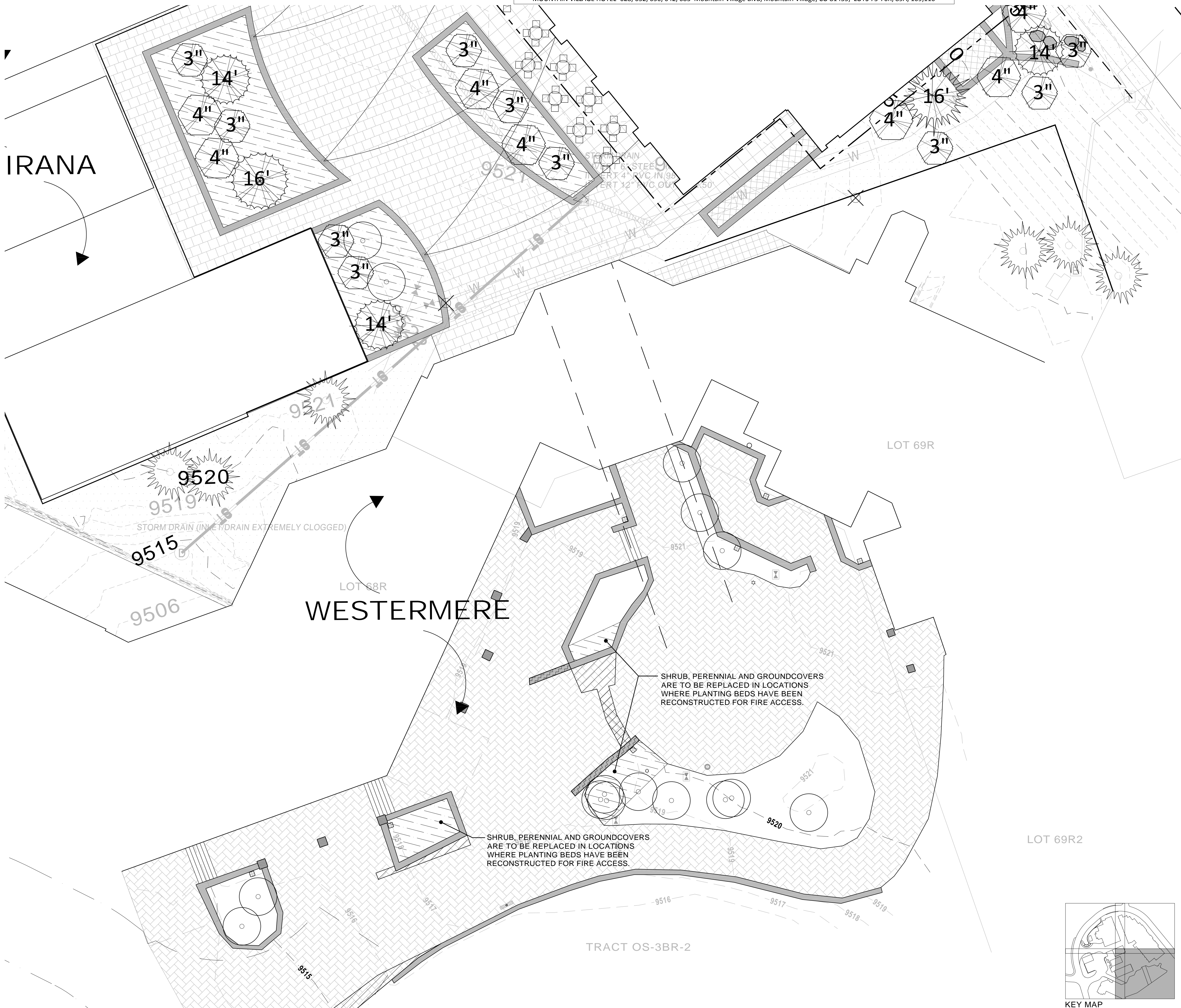
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FINAL PUD PLAN  
for  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



IRANA

WESTERMERE

TRACT OS-3BR-2

**LEGEND**

QTY.	DECIDUOUS TREES	
52	-ALL DEC. TREES TO BE MIN. 8' IN HEIGHT.	
	-3" MIN. CALIPER FOR SINGLE STEM TREES.	
	-2.5" MIN. CALIPER FOR MULTI-STEM TREES	
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	Quaking Aspen	Quaking Aspen
	Populus angustifolia	Narrowleaf Cottonwood
	Prunus virginiana 'Canada Red'	Canada Red Chokecherry
	Acer Ginnala	Amur Maple
34	EVERGREEN TOTAL	
	-70% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 10' HEIGHT OR LARGER.	
	-30% OF TOTAL EVERGREEN TREES SHALL BE A MIN. OF 14' HEIGHT OR LARGER.	
	EVERGREEN TREE SIZE SHOWN AS A HEIGHT	
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	Picea pungens	Colorado Spruce
	Pseudotsuga menziesii	Douglas Fir
3,742 SF	SHRUB / PERENNIAL / GROUNDCOVER BED	
	-ALL SHRUBS TO BE MIN. 5 GAL. SIZE.	
	PERENNIALS AND GROUNDCOVERS TO BE 1 GAL. SIZE.	
	<b>BOTANICAL</b>	<b>COMMON</b>
	DECIDUOUS	
	Lonicera involucrata	Twinflower Honeysuckle
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	Salix spp	Willow species
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**LANDSCAPE NOTES**

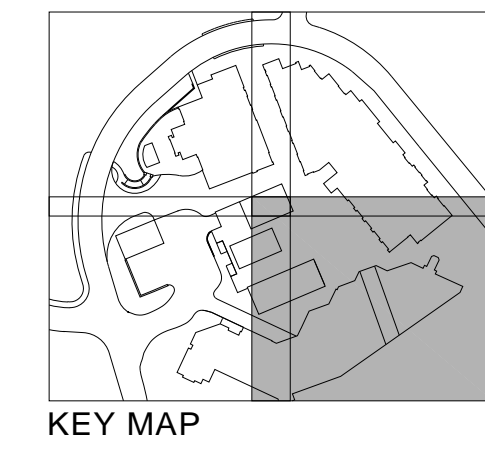
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LOTS 73-76R, 89A, 109,110

LOT 73 PER AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE FIRST REPLY OF COMBINED LOTS 73 AND 74 AND THE TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE PLAN RECORDED JANUARY 29, 2007 IN PLAT BOOK 447 PAGE 807 AT RECEPTION NO. 0888, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 76 PER AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE FIRST REPLY OF COMBINED LOTS 73 AND 74 AND THE TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE PLAN RECORDED JANUARY 29, 2007 IN PLAT BOOK 447 PAGE 807 AT RECEPTION NO. 0888, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 89A, TELLURIDE MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE FIRST REPLY OF COMBINED LOTS 103 AND 89A - TELLURIDE MOUNTAIN VILLAGE, COLORADO, COUNTY OF SAN MIGUEL, STATE OF COLORADO, ACCORDING TO THE PLAN RECORDED DECEMBER 26, 1988 IN PLAT BOOK 147 PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**FINAL PLAN ISSUE NOT FOR CONSTRUCTION**

revisions

**LANDSCAPE PLAN**

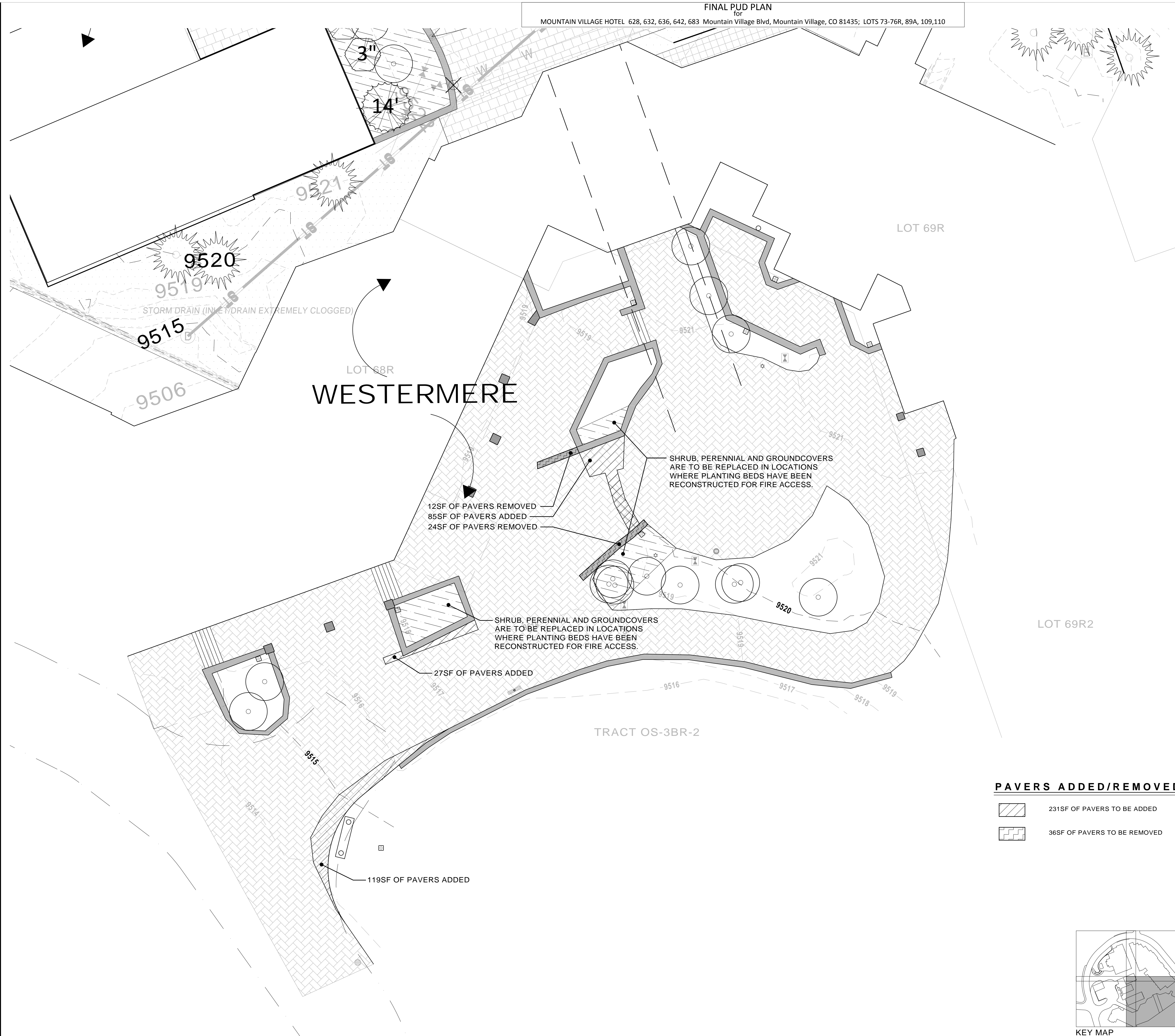
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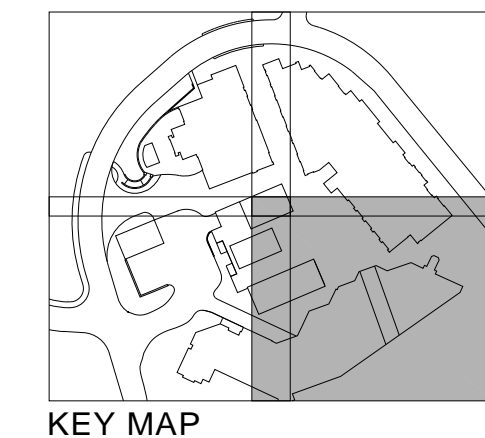
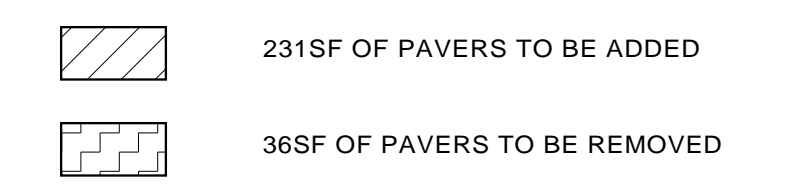
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FINAL PUD PLAN  
for  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



PAVERS ADDED/REMOVED



**LEGEND**

QTY.	DECIDUOUS TREES	
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	Rosa woodsii	Woods Rose
	Ribes cereum	Wax Currant
	Symphoricarpos oreophilus	Mountain Snowberry
	Jamesia americana	Waxflower
	Potentilla fruticosa	Shrubby Cinquefoil
	EVERGREEN	
	Juniperus communis	Common Juniper
	PERENNIALS	
	Polemonium delicatum	Jacob's Ladder
	Aquilegia canadensis	Western Red Columbine
	Rocky Mountain Columbine	Rocky Mountain Columbine
	Penstemon strictus	Rocky Mountain Penstemon
	Gaillardia aristata	Indian Blanket
	Cerastium tomentosum	Snow-In-Summer
	Arctostaphylos uva-ursi	Kinnikinnick
15,204 SF	NATIVE SEED AREA	
	NATIVE MIX	
	Western Yarrow	5%
	Tall Fescue	10%
	Arizona Fescue	5%
	Hard Fescue	5%
	Creeping Red Fescue	10%
	Alpine Bluegrass	15%
	Canada Bluegrass	10%
	Perennial Ryegrass	15%
	Slender Wheatgrass	10%
	Mountain Brome	15%
13	EVERGREEN TREES TO REMAIN	
21	DECIDUOUS TREES TO REMAIN	
28	TREES TO BE REMOVED	
48	LANDSCAPE BOULDER	

LANDSCAPE NOTES

- ROOTBALLS TO BE FREE OF WEEDS.
- TOPSOIL SHALL BE TESTED FOR PARTICLE SIZE, pH, AND NUTRIENT LEVELS AND RECOMMENDATIONS FOR AMENDMENTS TO BRING THE SOIL TO ACCEPTABLE HORTICULTURAL QUALITY. SOIL ANALYSIS TO BE SUPPLIED TO LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO PLACING TOPSOIL.
- PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD LAWN DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.
- EXISTING VEGETATION TO BE SAVED SHALL BE PROTECTED BY TEMPORARY FENCING WHERE NEEDED. NO EQUIPMENT SHALL BE DRIVEN OR PARKED WITHIN THE DRIP LINE OF TREES BEING SAVED.
- FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. 4" OF NEW TOP SOIL SHALL BE ADDED IN SEEDED AND SODDED AREAS, SHRUB AND GROUND COVER AREAS.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.
- TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDDED OR OTHERWISE TREATED TO ENSURE STABILITY.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" ORGANIC MULCH.
- ALL PROPOSED LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION. ALL TREES & SHRUB BEDS SHALL BE DRIP IRRIGATED AND SEED AND SOD AREAS SHALL USE POP-UP SPRAY HEADS.
- ALL PAVING REPRESENTED WITH A HATCH PATTERN, THAT WOULD RECEIVE SNOW, TO UTILIZE AN UNDERGROUND SNOWMELT SYSTEM.
- LANDSCAPE BOULDERS ARE TO BE 2'-0" x 3'-0" OR GREATER IN SIZE AND ARE TO BE TELLURIDE GOLD OR APPROVED EQUAL.

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land planning  
urban design

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Fax: 303.433.4359

0 5 10 20  
NORTH SCALE: 1"=10'-0"



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FINAL PUD PLAN ISSUE

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project  
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628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT OS-3BR-1, TOWN OF MOUNTAIN VILLAGE, COLORADO, BY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-3BR, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 29, 2007 IN PLAT BOOK 44, PAGE 802 AT RECEPTION NO. 3888, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 89A, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAT RECORDED JULY 31, 1999 IN PLAT BOOK 14, PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE PLAT RECORDED JULY 31, 1999 IN PLAT BOOK 14, PAGE 977, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 89A, TELLURIDE MOUNTAIN VILLAGE, COLORADO, ACCORDING TO THE FIRST REPLY OF COMBINED LOTS 133 AND 89A, TELLURIDE MOUNTAIN VILLAGE, PLANS 1, RECORDED DECEMBER 26, 1988 IN PLAT BOOK 14, PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

FINAL PLAN ISSUE  
NOT FOR CONSTRUCTION

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title  
WESTERMERE  
IMPROVEMENT PLAN

project number 08131.100  
date 11.18.2010

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L1.02







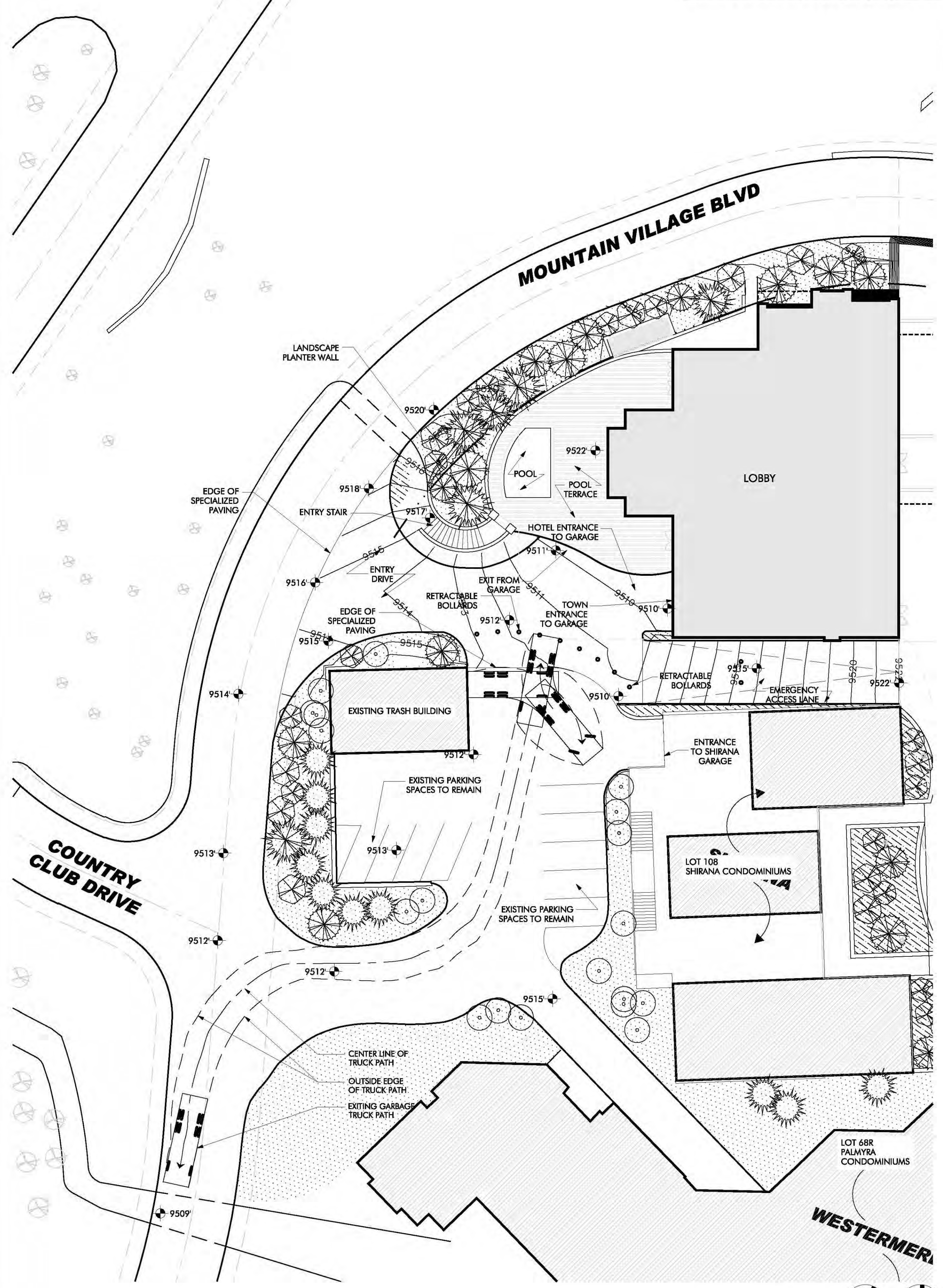




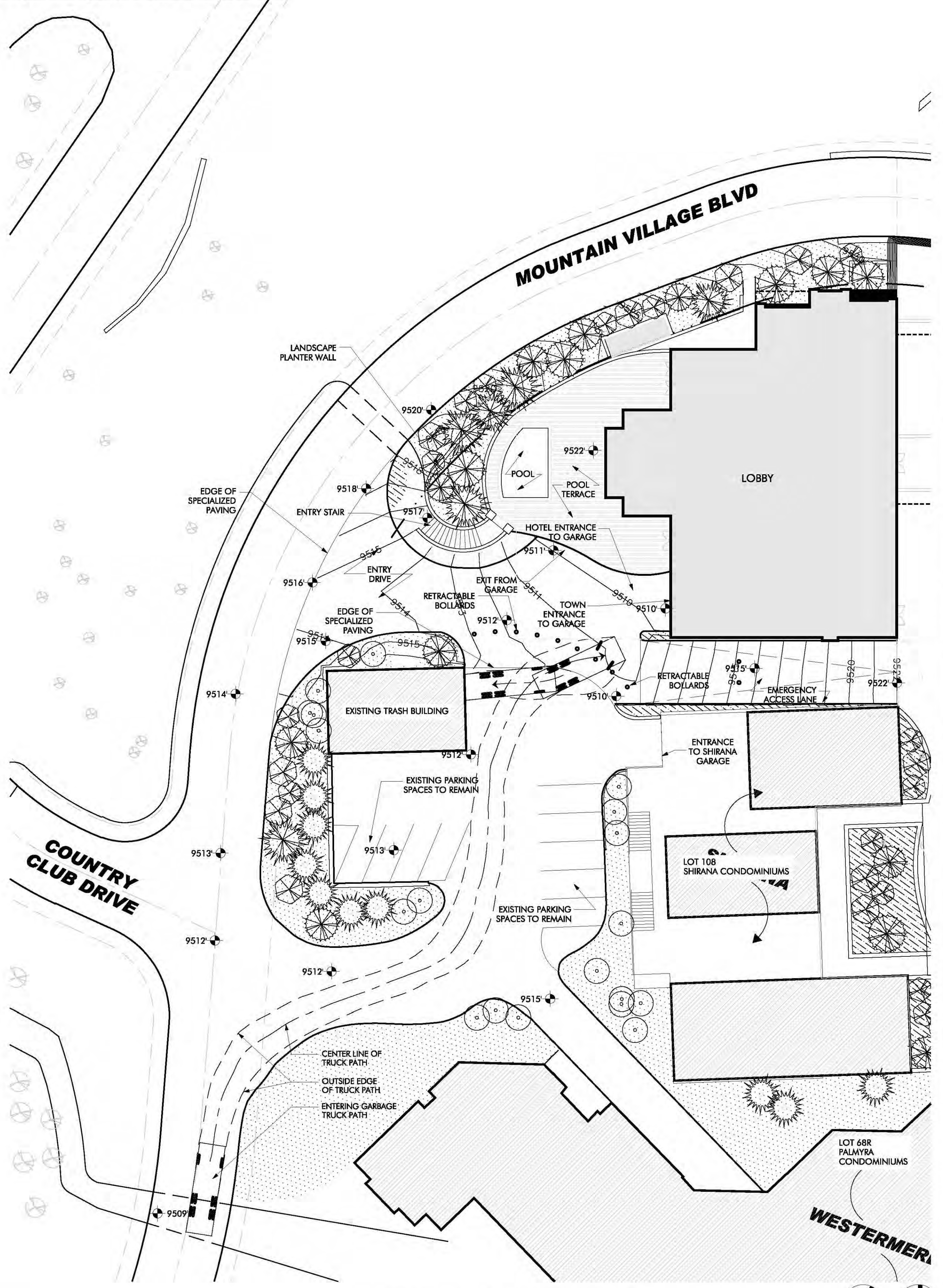
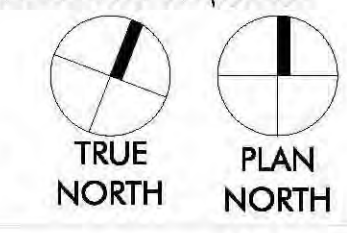
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PLOTTED: 05-Nov-2010 04:19

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

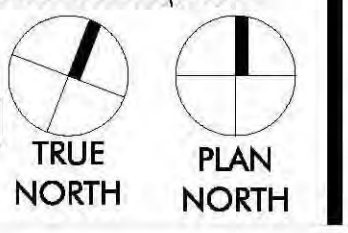


**02 EXIT PLAN**  
SCALE: 1" = 20'-0"



\*NOTE: RETRACTABLE BOLLARDS DO NOT NEED TO BE OPERATED TO ACHIEVE THE 3 POINT TURN SHOWN HERE, AND ARE PROVIDED AS A CONVENIENCE FOR TRUCK OPERATORS SHOULD THEY SO CHOOSE.

**01 ENTRY PLAN**  
SCALE: 1" = 20'-0"



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LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 68-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

The drawings and written contract herein constitute the entire agreement of the architect and the client, and no oral or written agreement, verbal or written, shall be binding on the architect, and no oral or written agreement, verbal or written, shall be binding on the client.  
**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**GARBAGE TRUCK CIRCULATION PLAN**

project number 08131.100  
date 11.18.2010

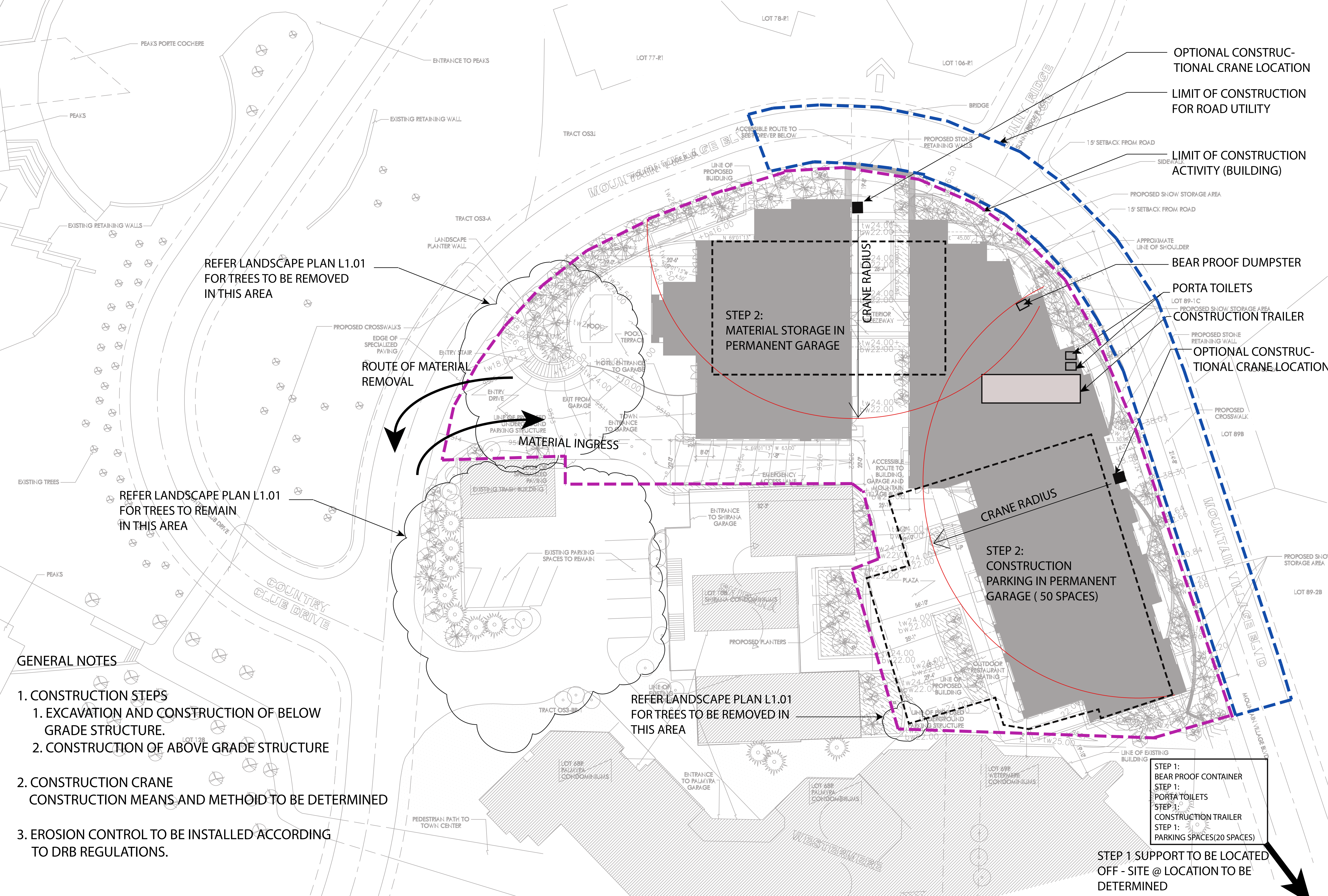
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**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



REFER LANDSCAPE PLAN L1.01 FOR TREES TO BE REMOVED IN THIS AREA

REFER LANDSCAPE PLAN L1.01 FOR TREES TO REMAIN IN THIS AREA

REFER LANDSCAPE PLAN L1.01 FOR TREES TO BE REMOVED IN THIS AREA

**GENERAL NOTES**

1. CONSTRUCTION STEPS
  1. EXCAVATION AND CONSTRUCTION OF BELOW GRADE STRUCTURE.
  2. CONSTRUCTION OF ABOVE GRADE STRUCTURE
2. CONSTRUCTION CRANE CONSTRUCTION MEANS AND METHOD TO BE DETERMINED
3. EROSION CONTROL TO BE INSTALLED ACCORDING TO DRB REGULATIONS.

STEP 1:  
BEAR PROOF CONTAINER  
STEP 1:  
PORTA TOILETS  
STEP 1:  
CONSTRUCTION TRAILER  
STEP 1:  
PARKING SPACES(20 SPACES)

STEP 1 SUPPORT TO BE LOCATED OFF - SITE @ LOCATION TO BE DETERMINED

**01 CONSTRUCTION STAGING PLAN**  
SCALE: 1/16" = 1'-0"



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LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, TRING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 377, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, TRING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 377, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 87-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, TRING 1, RECORDED DECEMBER 26, 1987 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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**CONSTRUCTION STAGING PLAN**

project number 08131.100  
date 11.18.2010

sheet

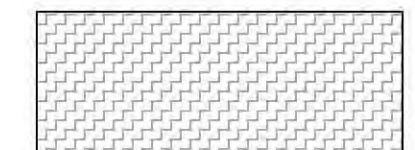
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PLOTTED: 05-Nov-2010 04:20

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

  
**AREA TO RECEIVE  
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**project**  
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Mountain Village, CO 81435  
**LOTS 73-76R, 89A, 109,110**  
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ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN  
PLAT BOOK 1 AT PAGE 3807 AS RECEIVED NO. 380901,  
COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE,  
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LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE,  
FILMS 1, ACCORDING TO THE PLAT RECORDED JAY 31,  
1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL,  
STATE OF COLORADO.  
ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE,  
ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133  
AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILMS 1,  
RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980,  
COUNTY OF SAN MIGUEL, STATE OF COLORADO.

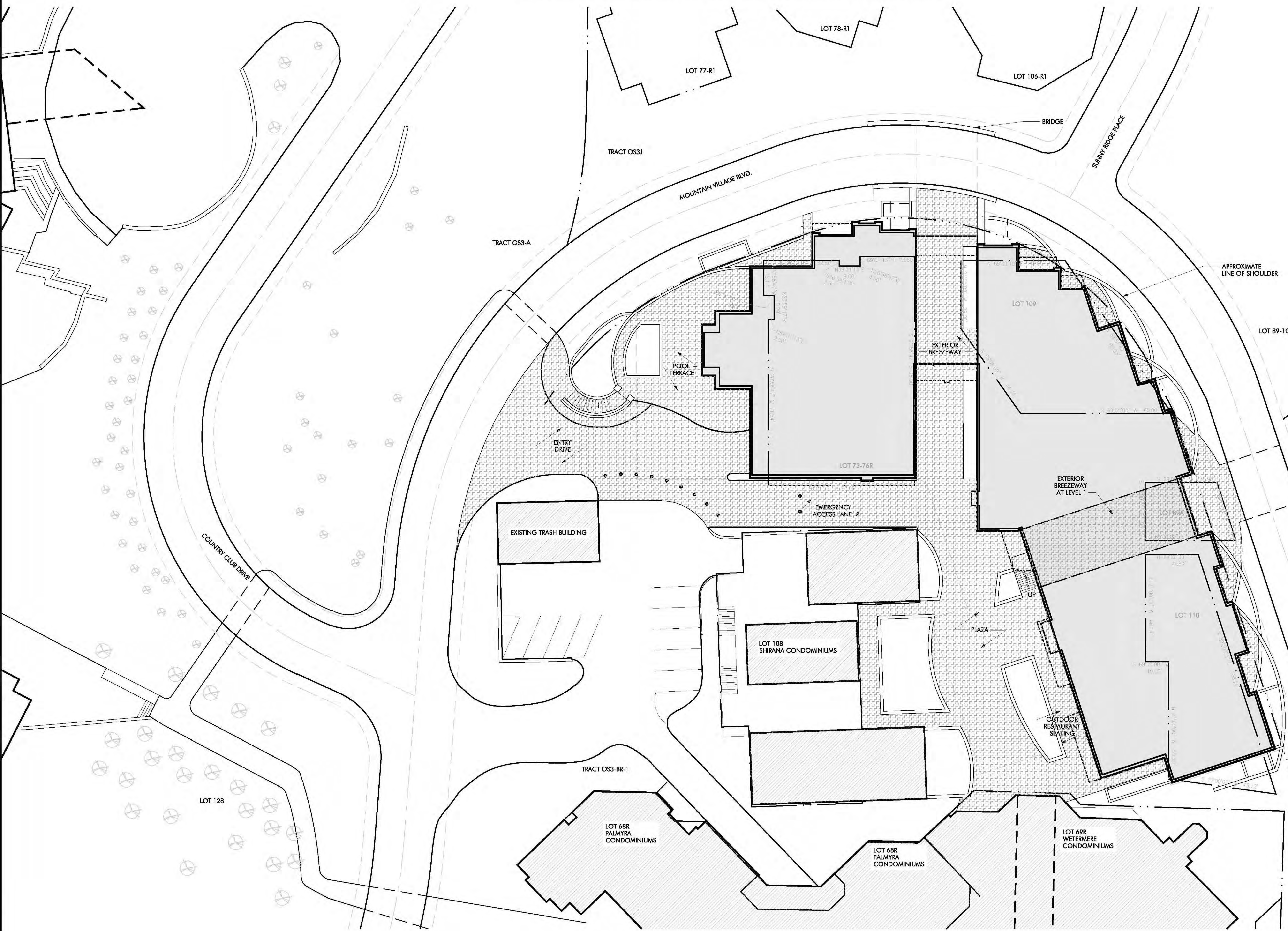
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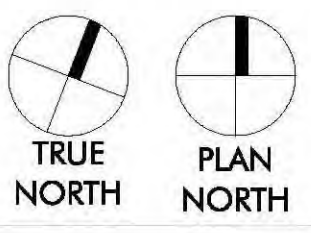
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**SNOW MELT PLAN**

project number 08131.100  
date 11.18.2010

sheet  
**A1.01c**



**01 SNOW MELT PLAN**  
SCALE: 1" = 20'-0"







**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



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title  
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project number 08131.100  
date 11.18.2010

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**A1.01d**

01 SITE PHOTOS







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**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683** Mountain Village Blvd, Mountain Village, CO 81435; **LOTS 73-76R, 89A, 109, 110**

**KEY**

- LOT LINES
- PROPOSED LOT BOUNDARY
- BUILDING FOOTPRINT

**LOT 73-76 R**

UNITS: 12  
\* EMPLOYEE CONDO: 1  
DENSITY POINTS: 39

**LOT 109**

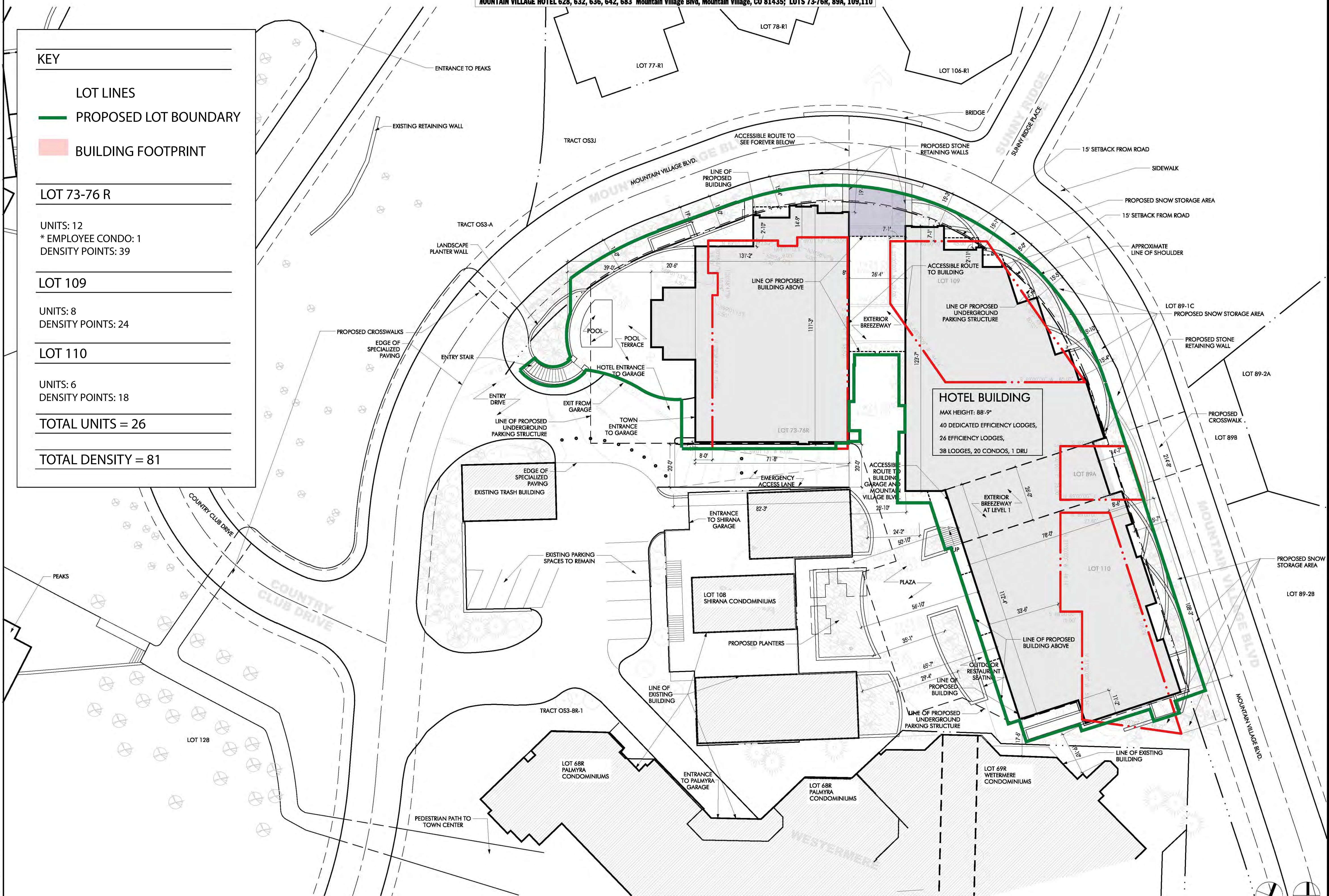
UNITS: 8  
DENSITY POINTS: 24

**LOT 110**

UNITS: 6  
DENSITY POINTS: 18

**TOTAL UNITS = 26**

**TOTAL DENSITY = 81**



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**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109, 110**

LOT 73-76R AND TRACT OS-38A-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, RECONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38B, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389801, COUNTY OF SAN JUAN, STATE OF COLORADO.

LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN JUAN, STATE OF COLORADO.

LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN JUAN, STATE OF COLORADO.

ACCESS TRACT 89A, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, PLING 1 RECORDED DECEMBER 26, 1991 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN JUAN, STATE OF COLORADO.

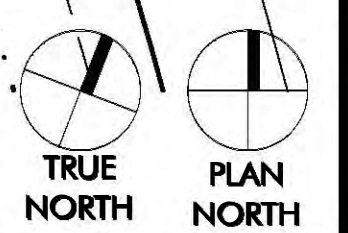
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**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**SITE DENSITY**  
**DIAGRAM**  
project number 08131.100  
date 11.18.2010  
sheet

**01 SITE DENSITY DIAGRAM**  
SCALE: 1" = 20'-0"



**A1.01f**



**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683** Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

**CIRCULATION KEY**

PEDESTRIAN	
VEHICULAR	
EMERGENCY	
BICYCLE	
SERVICE	



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**FINAL PUD PLAN ISSUE**

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Lakewood, CO 80401

landscape architect  
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Phone: 303.433.4257

project  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110

LOT 73-76R AND TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 28, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECORD NO. 389801, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, PLING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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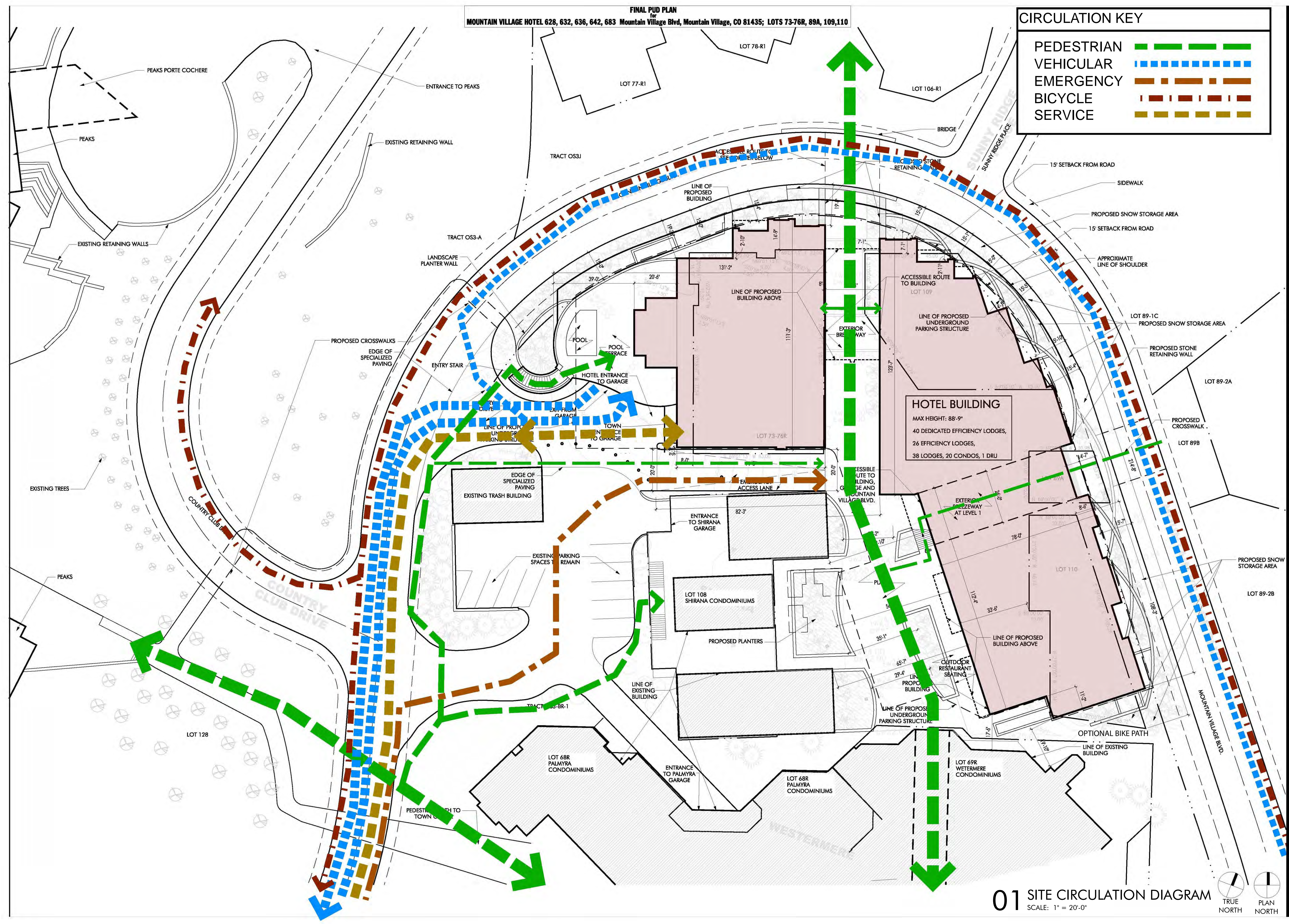
revisions

**title**  
**SITE CIRCULATION**  
**DIAGRAM**

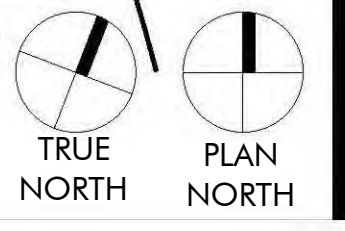
project number 08131.100  
date 11.18.2010

sheet

**A1.01g**



**01 SITE CIRCULATION DIAGRAM**  
SCALE: 1" = 20'-0"





CAD FILE: 0:\2008\Projects\08131\100 - Mountain Village Hotel - Current Drawings\Sheets\A1.02-08131.dwg

PLOTTED: 05-Nov-2010 05:11

**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**\*ALL PARKING SPACES ARE 9' X 18' MINIMUM**  
**\*\*ALL PARKING SPACES ARE FULLY DIMENSIONED AND LABELED AS TO USE ON A2.00, A2.01, & A2.02**  
**\*\*\* 9'-0" CLEAR HEAD ROOM IS PROVIDED IN ALL PORTIONS OF THE PARKING GARAGE**



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**project**  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73-76R AND TRACT CS-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AT RECEIPTS NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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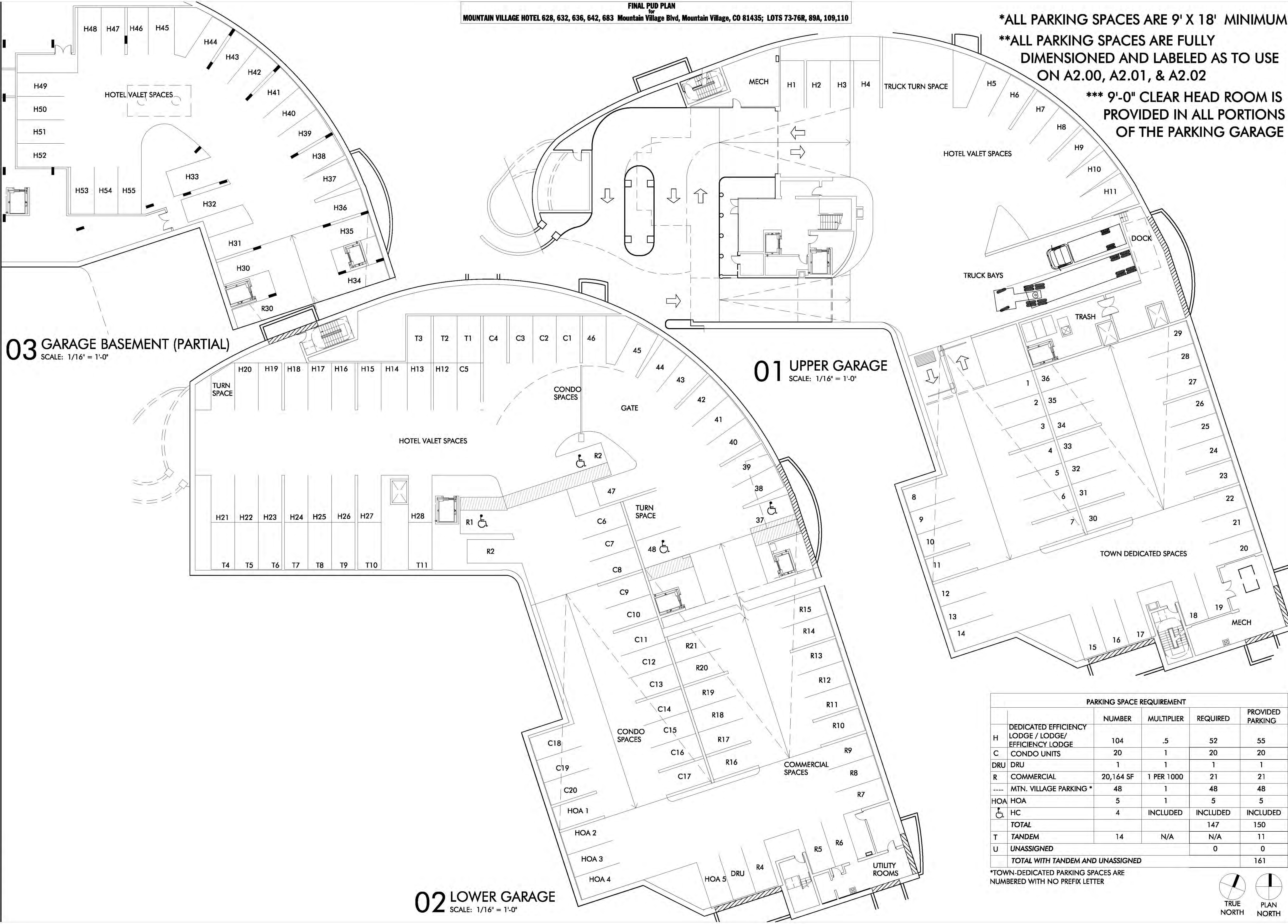
**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**PARKING DIAGRAM PLAN**

project number 08131.100  
 date 11.18.2010

sheet  
**A1.02**



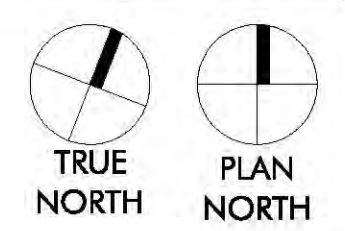
**03 GARAGE BASEMENT (PARTIAL)**  
 SCALE: 1/16" = 1'-0"

**01 UPPER GARAGE**  
 SCALE: 1/16" = 1'-0"

**02 LOWER GARAGE**  
 SCALE: 1/16" = 1'-0"

PARKING SPACE REQUIREMENT					
		NUMBER	MULTIPLIER	REQUIRED	PROVIDED PARKING
H	DEDICATED EFFICIENCY LODGE / LODGE/ EFFICIENCY LODGE	104	.5	52	55
C	CONDO UNITS	20	1	20	20
DRU	DRU	1	1	1	1
R	COMMERCIAL	20,164 SF	1 PER 1000	21	21
----	MTN. VILLAGE PARKING *	48	1	48	48
HOA	HOA	5	1	5	5
♿	HC	4	INCLUDED	INCLUDED	INCLUDED
	<b>TOTAL</b>			147	150
T	TANDEM	14	N/A	N/A	11
U	UNASSIGNED			0	0
	<b>TOTAL WITH TANDEM AND UNASSIGNED</b>				161

\*TOWN-DEDICATED PARKING SPACES ARE NUMBERED WITH NO PREFIX LETTER













CAD FILE: c:\2008 Projects\08131100 - Mountain Village Hotel\Current Drawings\Sheets\A1.05-081311.dwg

PLOTTED: 05-Nov-2010 04:02

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683** Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- LEGEND**
- "A" STRING LIGHTING
  - "B" STEP LIGHTING
  - "C" PAVER LIGHT
  - ⊖ "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
  - ⊕ "E" DOWN LIGHT
  - "F" PENDANT
  - ⊖ "G" WALL SCONCE
  - ⊕ "H" 24" WALL SCONCE
  - "I" ILLUMINATED SIGNAGE



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mep engineer  
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landscape architect  
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Phone: 303.433.4257

project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
LOT 73, 74R AND TRACT CS-389-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 74, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-389, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389801, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

ACCESS TRACT 80-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COARDED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, PLING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 198, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**FINAL PLAN ISSUE**  
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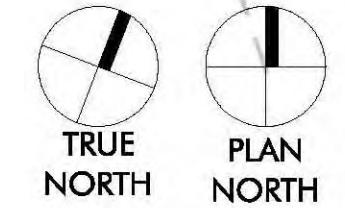
revisions

title  
**UPPER GARAGE LIGHTING PLAN**

project number 08131.100  
date 11.18.2010

sheet  
**A1.05**

**01 UPPER GARAGE LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"



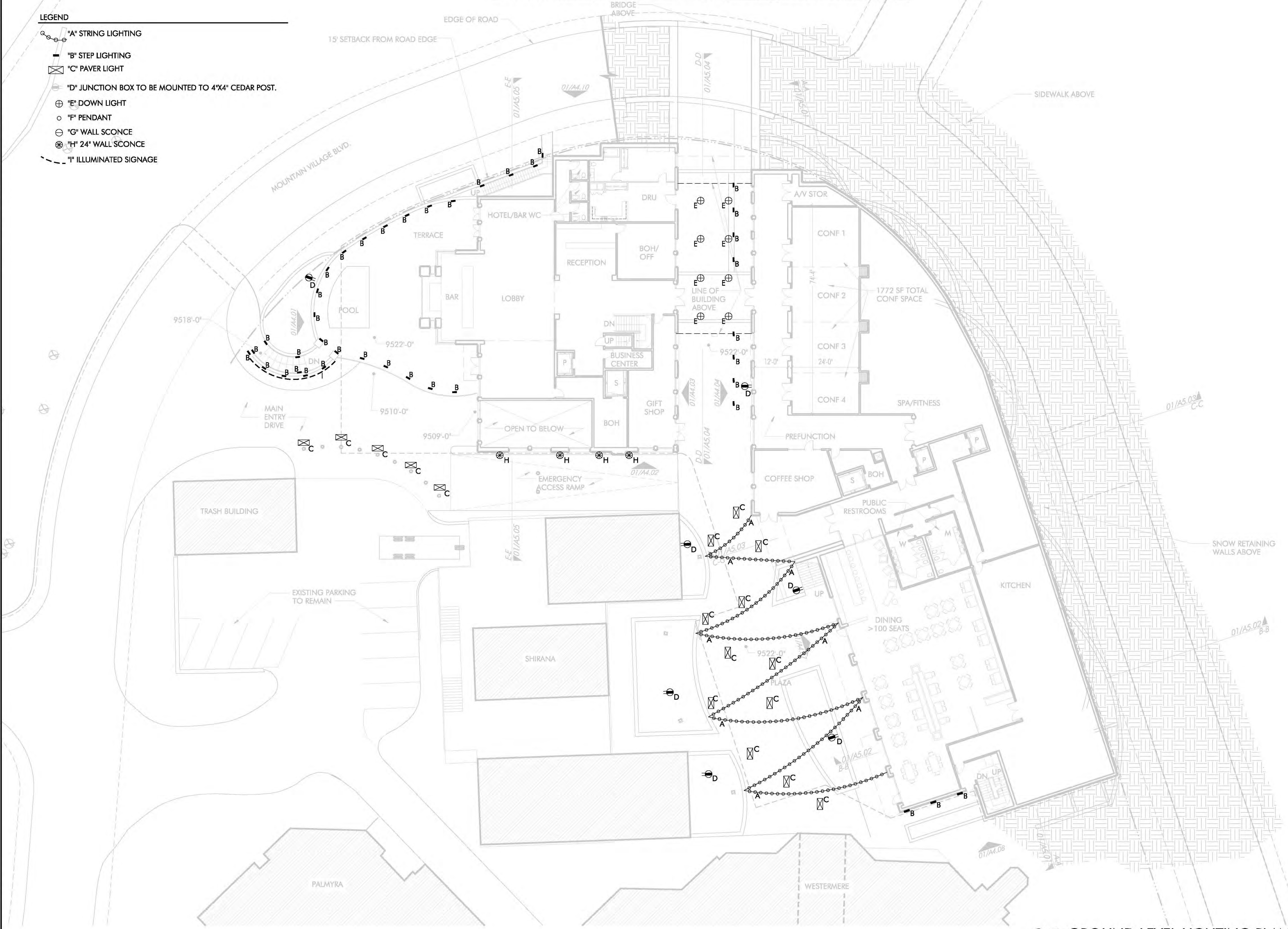


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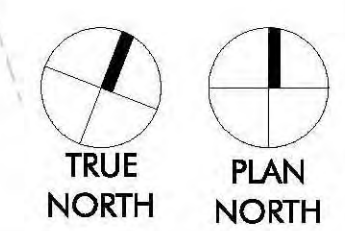
PLOTTED: 05-Nov-2010 04:03

**FINAL PUD PLAN**  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- LEGEND**
- "A" STRING LIGHTING
  - "B" STEP LIGHTING
  - "C" PAVER LIGHT
  - "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
  - "E" DOWN LIGHT
  - "F" PENDANT
  - "G" WALL SCONCE
  - "H" 24" WALL SCONCE
  - "I" ILLUMINATED SIGNAGE



**01 GROUND LEVEL LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"



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**project**  
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628, 632, 636, 642, 683  
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LOTS 73-76R, 89A, 109,110  
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LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 277, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 277, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 80-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, PLING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 190, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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title  
**GROUND FLOOR LIGHTING PLAN**

project number 08131.100

date 11.18.2010

sheet  
**A1.06**



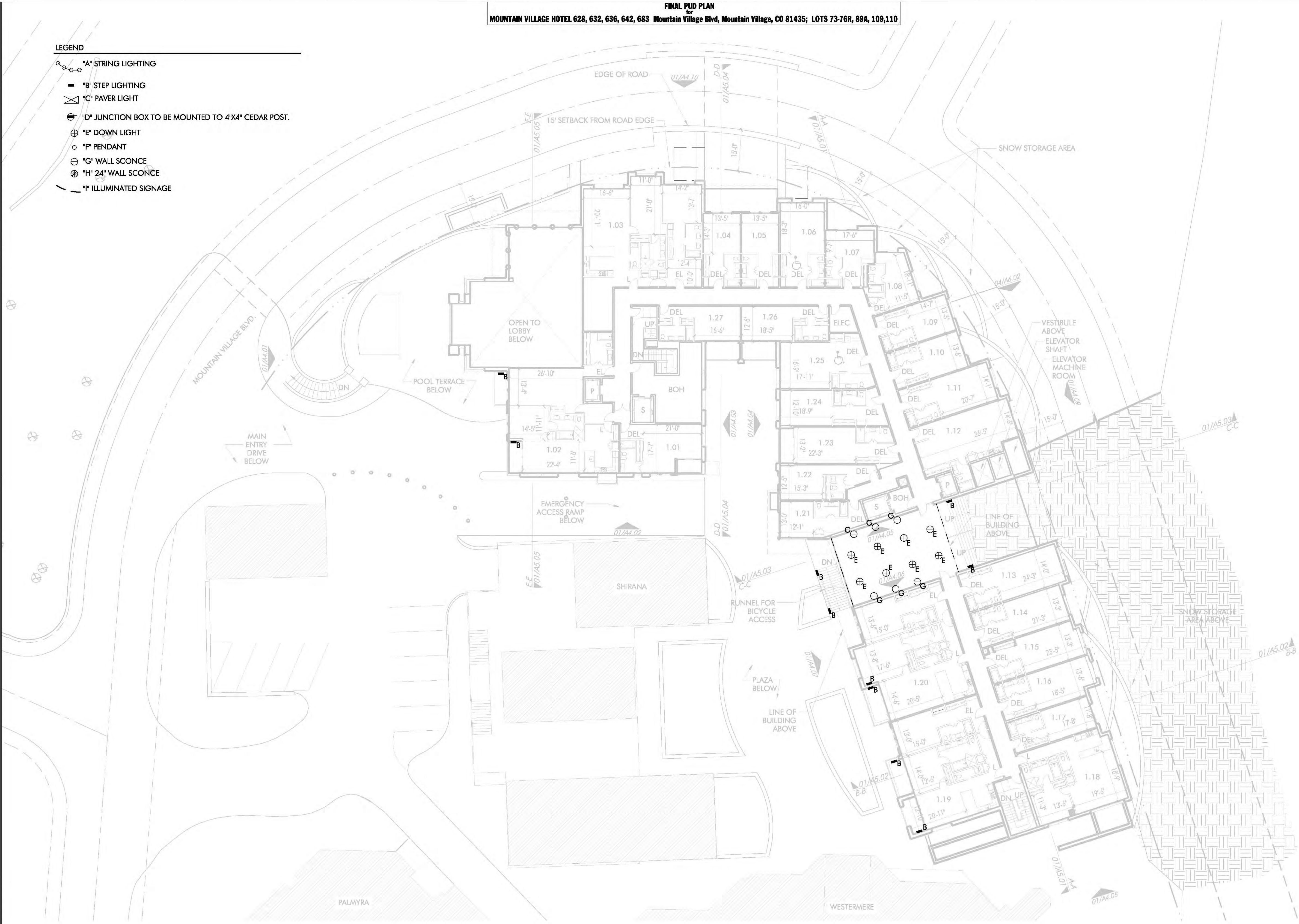
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PLOTTED: 05-Nov-2010 04:04

**FINAL PUD PLAN**  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

**LEGEND**

- "A" STRING LIGHTING
- "B" STEP LIGHTING
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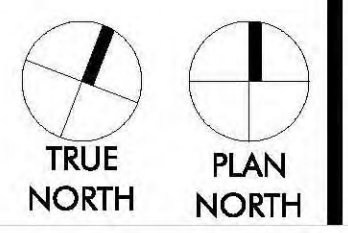
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**FINAL PLAN ISSUE**  
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revisions

title  
**LEVEL 1 LIGHTING PLAN**  
project number 08131.100  
date 11.18.2010  
sheet  
**A1.07**

**01 LEVEL 1 LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"





CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\Sheets\A1-08-08131.dwg

PLOTTED: 05-Nov-2010 04:05

**FINAL PUD PLAN**  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- LEGEND**
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  - "B" STEP LIGHTING
  - ◻ "C" PAVER LIGHT
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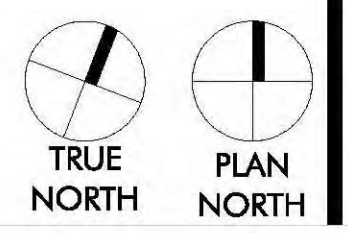
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revisions

title  
**LEVEL 2**  
**LIGHTING PLAN**  
project number 08131.100  
date 11.18.2010

sheet  
**A1.08**

**01 LEVEL 2 LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"





CAD FILE: c:\2008 Projects\08131100 - Mountain Village Hotel\Current Drawings\08131100.dwg

PLOTTED: 05-Nov-2010 04:05

**FINAL PUD PLAN**  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- LEGEND**
- "A" STRING LIGHTING
  - "B" STEP LIGHTING
  - ⊠ "C" PAVER LIGHT
  - ⊙ "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
  - ⊕ "E" DOWN LIGHT
  - "F" PENDANT
  - ⊖ "G" WALL SCONCE
  - ⊗ "H" 24" WALL SCONCE
  - "I" ILLUMINATED SIGNAGE

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**project**  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
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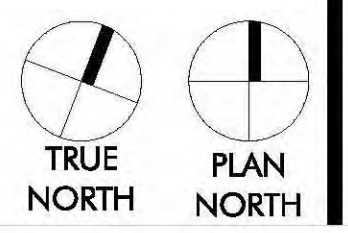
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title  
**LEVEL 3**  
**LIGHTING PLAN**  
project number 08131.100  
date 11.18.2010  
sheet  
**A1.09**

**01 LEVEL 3 LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"





CAD FILE: C:\2008 Projects\08131\_100 - Mountain Village Hotel - Current Drawings\Sheets\A110-08131.dwg

PLOTTED: 05-Nov-2010 04:08

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

- LEGEND**
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  - "B" STEP LIGHTING
  - ⊠ "C" PAVER LIGHT
  - ⊙ "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
  - ⊕ "E" DOWN LIGHT
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project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
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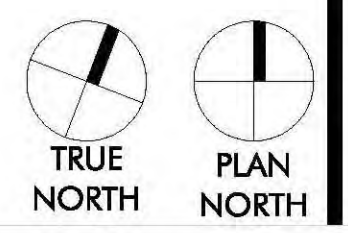
revisions

title  
**LEVEL 4**  
**LIGHTING PLAN**

project number 08131.100  
date 11.18.2010

sheet  
**A1.10**

**01 LEVEL 4 LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"





CAD FILE: C:\2008 Projects\08131.100 - Mountain Village Hotel\Current Drawings\Sheets\A111-08131.dwg

PLOTTED: 05-Nov-2010 04:08

**FINAL PUD PLAN**  
MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- LEGEND**
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  - "B" STEP LIGHTING
  - "C" PAVER LIGHT
  - "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
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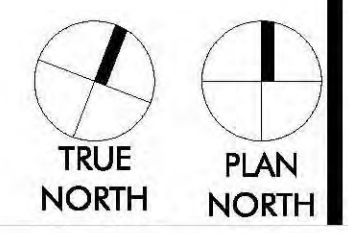
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title  
**LEVEL 5**  
**LIGHTING PLAN**  
project number 08131.100  
date 11.18.2010  
sheet  
**A1.11**

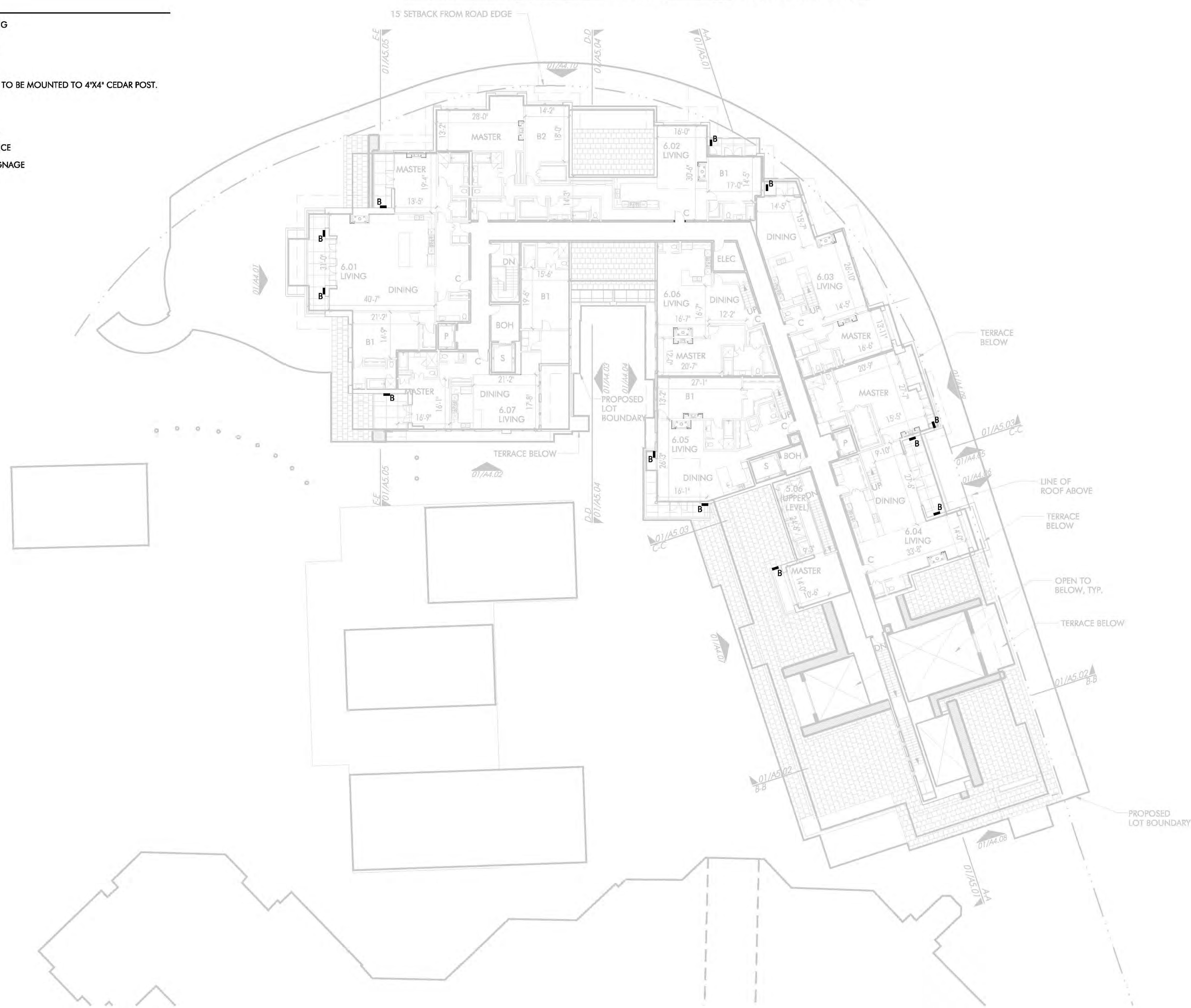
**01 LEVEL 5 LIGHTING PLAN**  
SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

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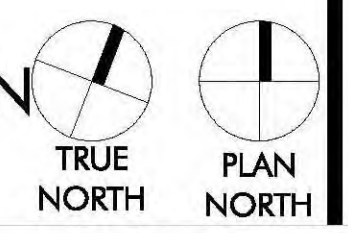
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title  
**LEVEL 6**  
**LIGHTING PLAN**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A1.12**

**01 LEVEL 6 LIGHTING PLAN**  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

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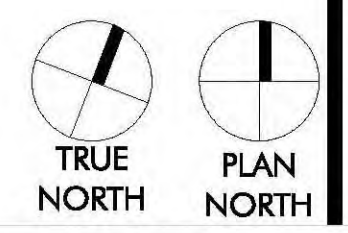
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title  
**LEVEL 7**  
**LIGHTING PLAN**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A1.13**

**01 LEVEL 7 LIGHTING PLAN**  
 SCALE: 1/16" = 1'-0"





TYPE: GARAGE

**LED GARAGE LIGHT (XPG-HL)**

**CrossOver**

**PRODUCT DESCRIPTION:** This is a high quality, high performance LED garage light. It is designed to provide a long life span and energy savings. The light is made of high quality materials and is designed to be easy to install and maintain.

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: GARAGE

**LED GARAGE LIGHT (XPG-HL)**

**CrossOver**

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**CE, RoHS, IP67**

FESTIVAL LIGHT STRING TYPE: A

**FESTIVAL LIGHT STRING TYPE: A**

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- High quality materials
- High performance LED
- Long life span
- Energy savings
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**CE, RoHS, IP67**

TYPE: A

**TYPE: A**

**FEATURES:**

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- High performance LED
- Long life span
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**CE, RoHS, IP67**

TYPE: "B"

**TYPE: "B"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "B"

**TYPE: "B"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

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**CE, RoHS, IP67**

TYPE: C

**TYPE: C**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

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**CE, RoHS, IP67**

TYPE: C

**TYPE: C**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "E"

**TYPE: "E"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "E"

**TYPE: "E"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "F"

**TYPE: "F"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "G"

**TYPE: "G"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**

TYPE: "H"

**TYPE: "H"**

**FEATURES:**

- High quality materials
- High performance LED
- Long life span
- Energy savings
- Easy to install and maintain

**INSTALLATION:** The light is designed to be easy to install and maintain. It is designed to be compatible with standard electrical wiring and is designed to be easy to clean and maintain.

**WARRANTY:** The light is covered by a 5-year warranty. This warranty covers the light against manufacturing defects. It does not cover damage caused by misuse or accidents.

**CE, RoHS, IP67**



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 LOTS 73-76R, 89A, 109,110  
 LOT 73-76R AND TRACT 05-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT 05-38R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 26, 2007 IN PLAT BOOK 1 AT PAGE 3867 AT RECEPTION NO. 388661, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 2005 IN PLAT BOOK 1 AT PAGE 877, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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title  
 LIGHTING CUT SHEETS

project number 08131.100

date 11.18.2010

sheet

E1.00

TWO HILLS STUDIO  
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 CEILING FIXTURE CF10

TWO HILLS STUDIO  
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 FIXTURE TYPE "G" 6 RPOD  
 MOUNTAIN VILLAGE HOTEL  
 BOKA Powell Architects

TWO HILLS STUDIO  
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 FIXTURE TYPE "H" 4 RPOD  
 MOUNTAIN VILLAGE HOTEL  
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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
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 LOT 73-76R AND TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389601, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1988 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1988 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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title  
**GROUND FLOOR  
 LIGHTING PLAN**

project number 08131.100

date 11.18.2010

sheet

**E1.06**

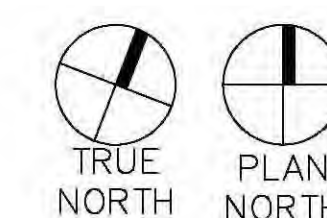
LEGEND

- "A" STRING LIGHTING
- "B" STEP LIGHTING LED
- "C" PAVER LIGHT
- "D" JUNCTION BOX TO BE MOUNTED TO 4"x4" CEDAR POST.
- "E" DOWNLIGHT
- "F" PENDANT LIGHT
- "G" WALL SCONCE
- "H" 24" WALL SCONCE

Luminaire Schedule









Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	45	SL-8140-LED-1	SINGLE	N.A.	1.000	SL-8140-LED-1
	175	RD100-40-INC-WHT	SINGLE	475	1.000	RD100-40-INC-WHT

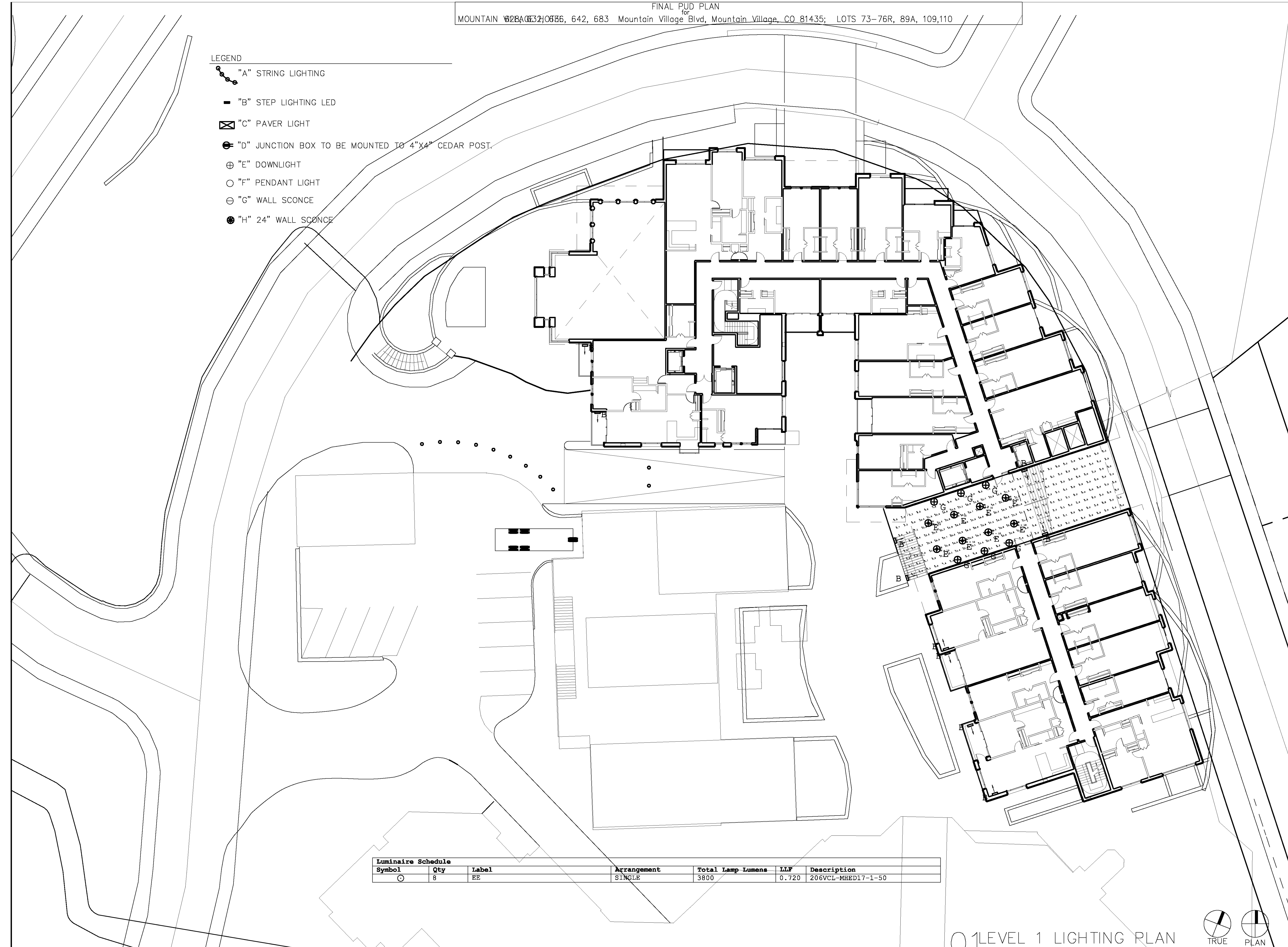
GROUND LEVEL LIGHTING PLAN  
 SCALE: 1/16" = 1'-0"






LEGEND

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-  "B" STEP LIGHTING LED
-  "C" PAVER LIGHT
-  "D" JUNCTION BOX TO BE MOUNTED TO 4"X4" CEDAR POST.
-  "E" DOWNLIGHT
-  "F" PENDANT LIGHT
-  "G" WALL SCONCE
-  "H" 24" WALL SCONCE



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	EE	SINGLE	3800	0.720	206VCL-MHED17-1-50



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Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389601, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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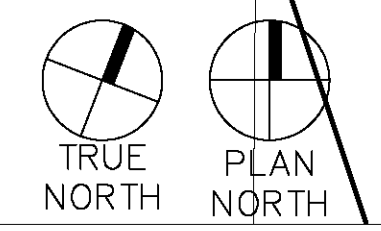
title  
**LEVEL 1  
LIGHTING PLAN**

project number 08131.100

date 11.18.2010




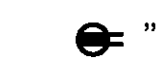




sheet  
**E1.07**

01 LEVEL 1 LIGHTING PLAN  
SCALE: 1/16" = 1'-0"





LEGEND

-  "A" STRING LIGHTING
-  "B" STEP LIGHTING LED
-  "C" PAVER LIGHT
-  "D" JUNCTION BOX TO BE MOUNTED TO 4"X4" CEDAR POST.
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-  "F" PENDANT LIGHT
-  "G" WALL SCONCE
-  "H" 24" WALL SCONCE

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	6	EE	SINGLE	3800	0.720	206VCL-MHED17-1-50



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title  
**LEVEL 2  
 LIGHTING PLAN**

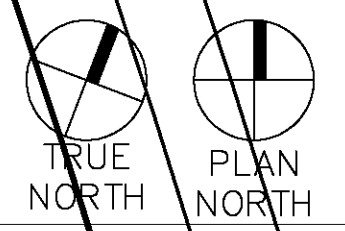
project number 08131.100

date 11.18.2010

sheet

**E1.08**

01 LEVEL 2 LIGHTING PLAN  
 SCALE: 1/16" = 1'-0"





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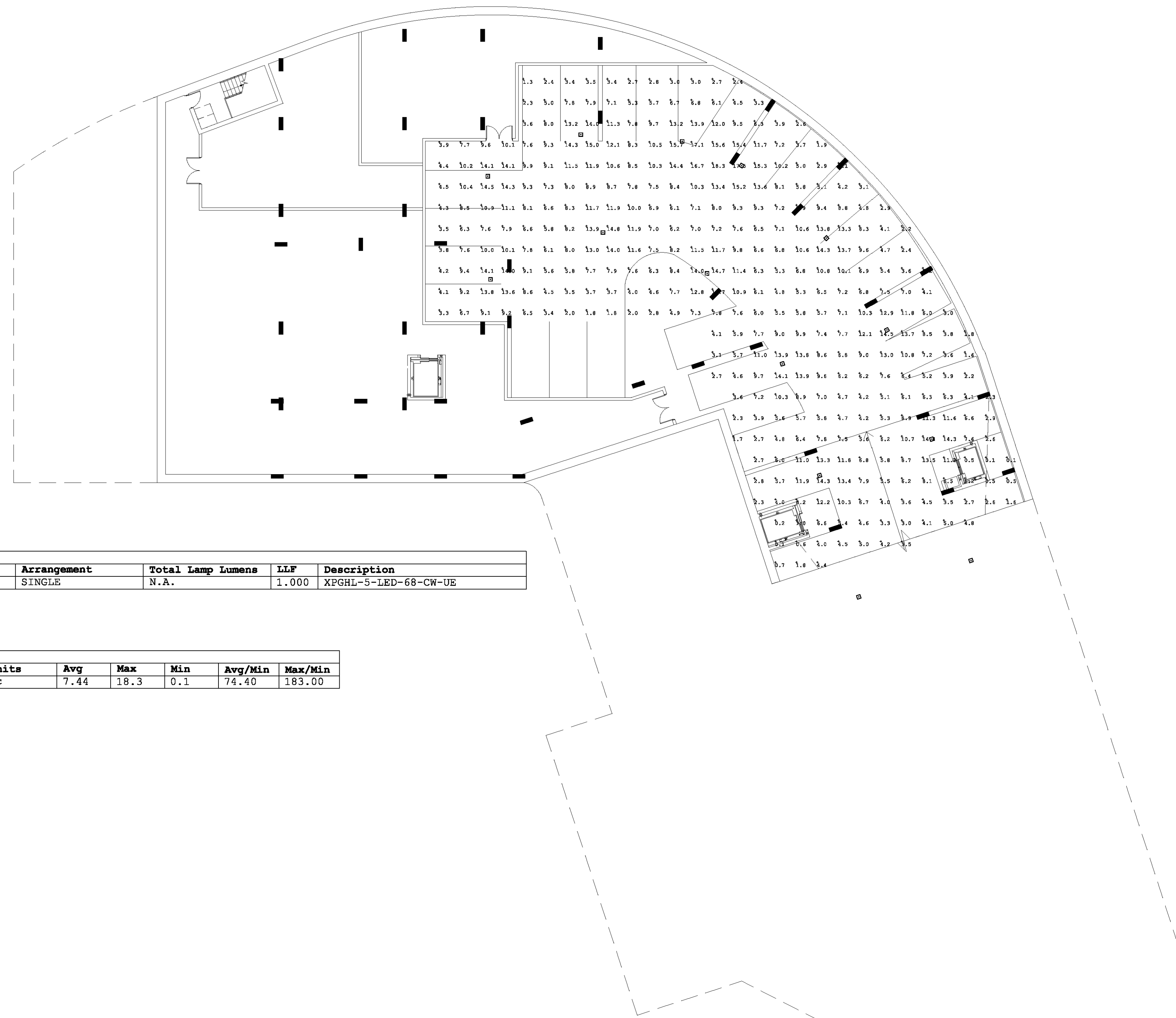
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title  
GARAGE BASEMENT  
POINT TO POINT  
project number 08131.100  
date 11.18.2010  
sheet

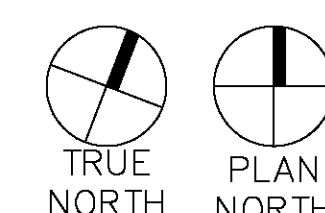
PTP.200



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
☐	14	XPGHL-5-LED-68-CW-UE	SINGLE	N.A.	1.000	XPGHL-5-LED-68-CW-UE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE 3 Floor	Illuminance	Fc	7.44	18.3	0.1	74.40	183.00

0 GARAGE BASEMENT POINT TO POINT  
SCALE: 1/16" = 1'-0"







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LOT 73-76R AND TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389601, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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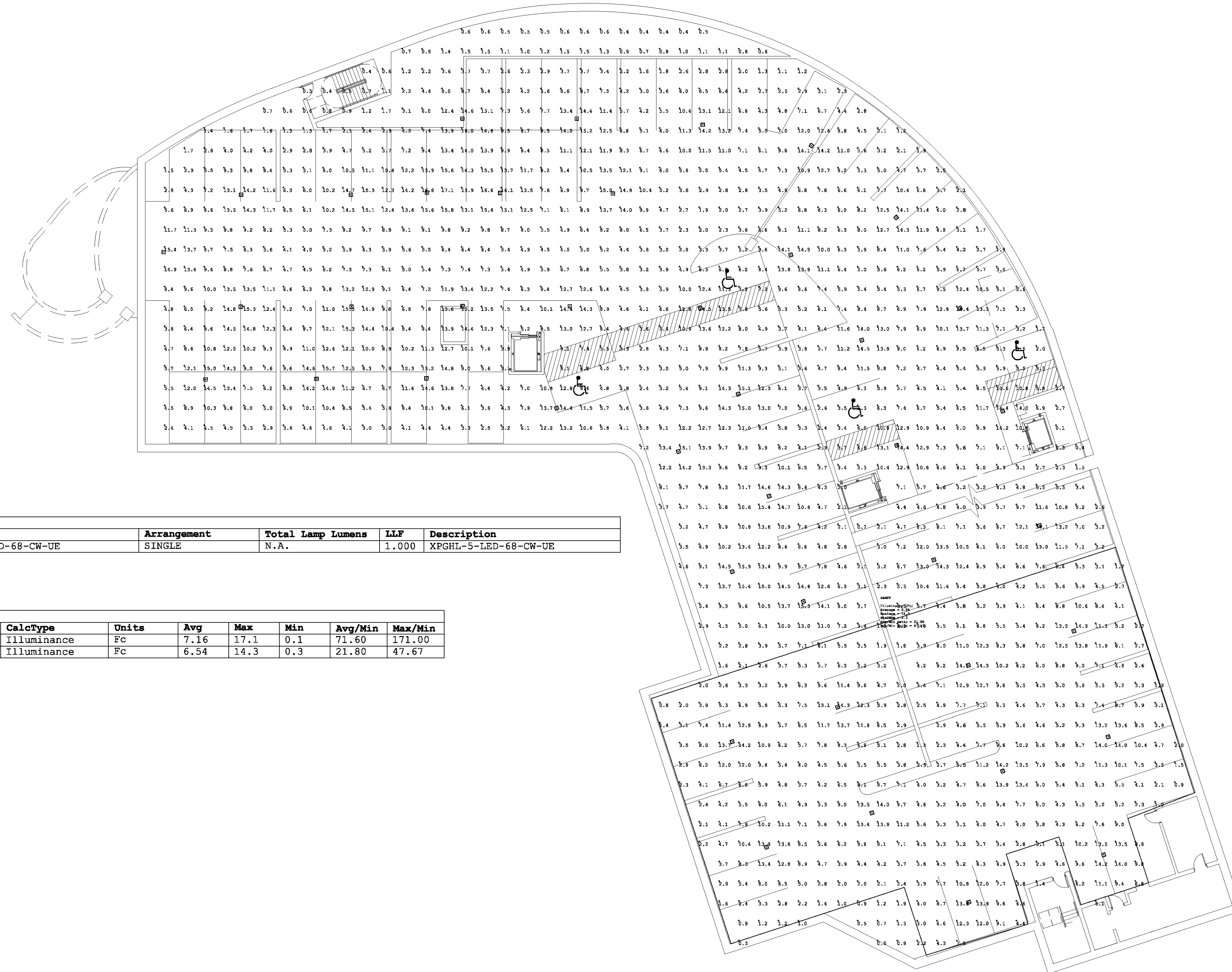
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title  
LOWER GARAGE  
POINT TO POINT  
project number 08131.100  
date 11.18.2010  
sheet

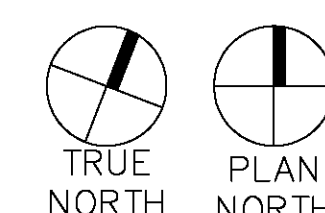
PTP.201



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	42	XPGHL-5-LED-68-CW-UE	SINGLE	N.A.	1.000	XPGHL-5-LED-68-CW-UE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GARAGE 2_Floor	Illuminance	Fc	7.16	17.1	0.1	71.60	171.00
RAMPS	Illuminance	Fc	6.54	14.3	0.3	21.80	47.67

0 LOWER GARAGE POINT TO POINT  
SCALE: 1/16" = 1'-0"





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FINAL PUD PLAN ISSUE

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Arch: Chris W. Barnes  
 Reg. No.: 400465

**owner/applicant**  
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 c/o Unity Hunt,  
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 Dallas, TX 75201

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**structural engineer**  
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 Phone: 604.738.0048

**mep engineer**  
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 Suite 200  
 Lakewood, CO 80401

**landscape architect**  
 Landworks Design Inc.  
 3457 Ringsby Court, Unit 110  
 Denver, CO 80216  
 Phone: 303.433.4257

**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
 LOT 73-76R AND TRACT OS-38R-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT OS-38R, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3807 AT RECEPTION NO. 389601, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, PLING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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ACCESS TRACT 88-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, PLING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

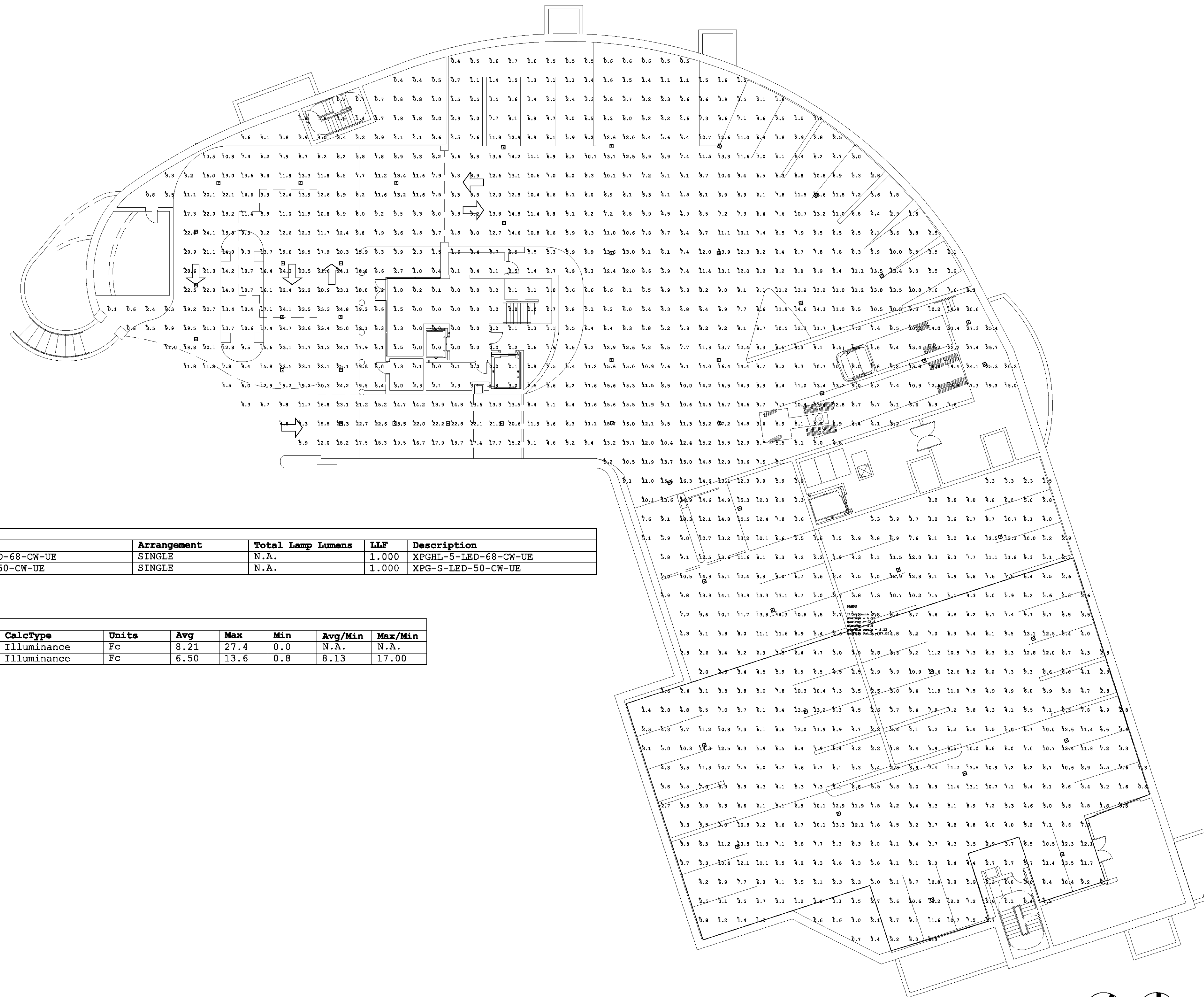
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FINAL PLAN ISSUE  
 NOT FOR CONSTRUCTION

revisions

title  
 UPPER GARAGE  
 POINT TO POINT  
 project number 08131.100  
 date 11.18.2010  
 sheet

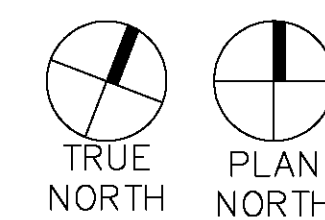
PTP.202



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
□	33	XPGHL-5-LED-68-CW-UE	SINGLE	N.A.	1.000	XPGHL-5-LED-68-CW-UE
□	16	XPG-S-LED-50-CW-UE	SINGLE	N.A.	1.000	XPG-S-LED-50-CW-UE

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min Max/Min
GARGE 1 Floor	Illuminance	Fc	8.21	27.4	0.0	N.A. N.A.
RAMPS	Illuminance	Fc	6.50	13.6	0.8	8.13 17.00

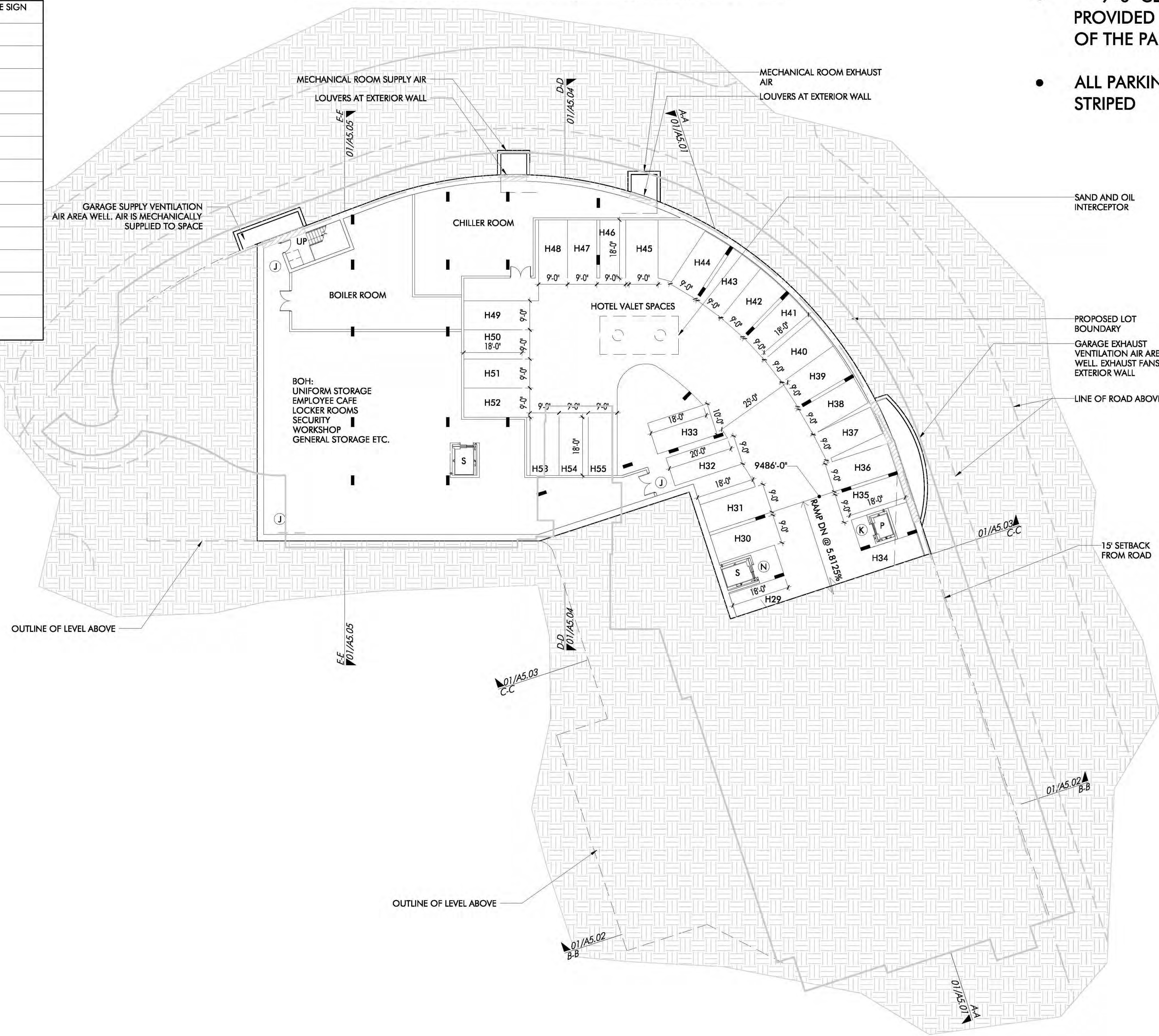
0 UPPER GARAGE POINT TO POINT  
 SCALE: 1/16" = 1'-0"





SIGNAGE KEY PLAN	
(A)	TOWN OF MOUNTAIN VILLAGE GARAGE - GARAGE NAME SIGN (OVERHEAD SIGN)
(B)	SPACE AVAILABLE INDICATOR (ILLUMINATED SIGN)
(C)	TRUCK EXITING INDICATOR (ILLUMINATED SIGN)
(D)	PAY STATION SIGN (WALL MOUNTED SIGN)
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(O)	ELEVATOR LOCATION DIRECTIONARY SIGN (WALL SIGN)
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**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



- \*\*\* 9'-0" CLEAR HEAD ROOM IS PROVIDED IN ALL PORTIONS OF THE PARKING GARAGE
- ALL PARKING SPACES WILL BE STRIPED



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project  
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**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
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**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

PARKING SPACE ALLOCATION LEGEND	
H	LODGE/EFFICIENCY LODGE/DEDICATED EFFICIENCY LODGE
C	CONDO UNITS
DRU	DRU
R	COMMERCIAL
45	MTN. VILLAGE PARKING*
HOA	HOA
♿	DISABLED PARKING
T	HOTEL TANDEM
U	UNASSIGNED

\*TOWN-DEDICATED PARKING SPACES ARE NUMBERED WITH NO PREFIX LETTER

title  
**GARAGE BASEMENT FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

sheet  
**A2.00**

**01 GARAGE BASEMENT FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 TRUE NORTH  
 PLAN NORTH



CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel - Mountain Village Hotel - 08131.dwg  
 PLOTTED: 05-Nov-2010 05:00

SIGNAGE KEY PLAN	
A	TOWN OF MOUNTAIN VILLAGE GARAGE - GARAGE NAME SIGN (OVERHEAD SIGN)
B	SPACE AVAILABLE INDICATOR (ILLUMINATED SIGN)
C	TRUCK EXITING INDICATOR (ILLUMINATED SIGN)
D	PAY STATION SIGN (WALL MOUNTED SIGN)
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**FINAL PUD PLAN**  
 MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



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**project**  
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The drawings and written contract herein constitute the original work of the architect, and no part of the drawings or instruments of service, or any part thereof, shall be reproduced, distributed, published, or used in any way without the express written consent of the architect.

**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

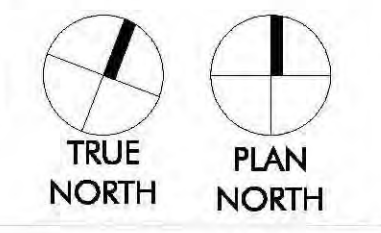
title  
**LOWER GARAGE FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010  
 sheet  
**A2.01**

PARKING SPACE ALLOCATION LEGEND	
H	LODGE/EFFICIENCY LODGE/DEDICATED EFFICIENCY LODGE
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DRU	DRU
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45	MTN. VILLAGE PARKING*
HOA	HOA
♿	DISABLED PARKING
T	HOTEL TANDEM
U	UNASSIGNED

\*TOWN-DEDICATED PARKING SPACES ARE NUMBERED WITH NO PREFIX LETTER

**01 LOWER GARAGE FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\Sheets\A202-08131.dwg  
 PLOTTED: 05-Nov-2010 05:01

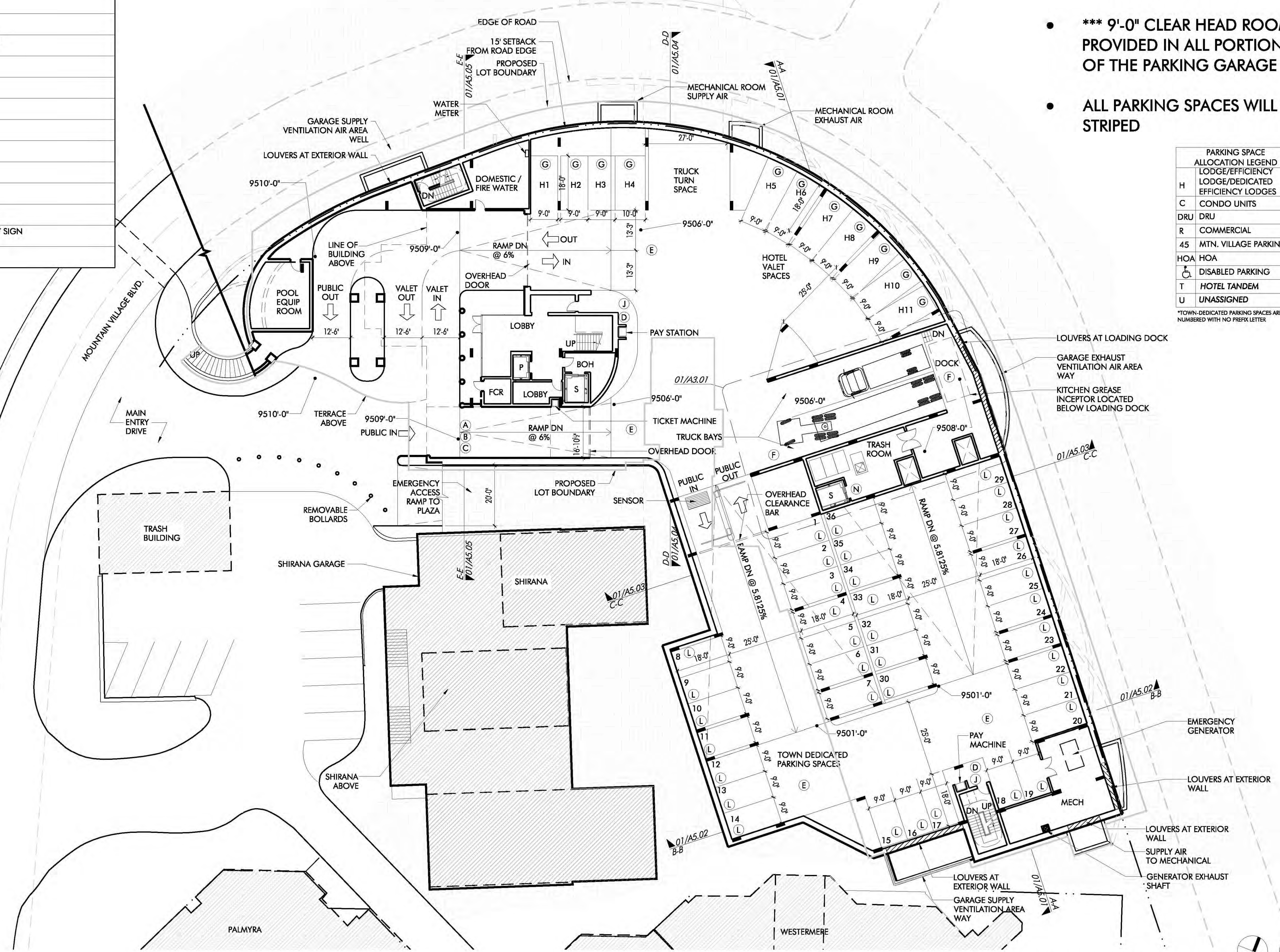
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**FINAL PUD PLAN**  
 MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

- \*\*SEE 02, 03, 04/A3.01 FOR TRUCK ACCESS/ TURN AROUND DIAGRAMS
- \*\*\* 9'-0" CLEAR HEAD ROOM IS PROVIDED IN ALL PORTIONS OF THE PARKING GARAGE
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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
LOT 73 (A/R AND TRACT CO-888-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-888, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2000 IN PLAT BOOK 1 AT PAGE 3807 AS RECEIVED NO. 380901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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**NOT FOR CONSTRUCTION**

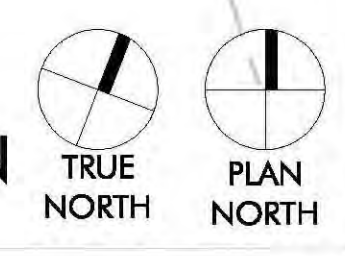
revisions

title  
**UPPER GARAGE**  
**FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

sheet  
**A2.02**

**01 UPPER GARAGE FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





CAD FILE: C:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A2.03-08131.dwg  
 PLOTTED: 05-Nov-2010 05:02

SIGNAGE KEY PLAN	
A	TOWN OF MOUNTAIN VILLAGE GARAGE - GARAGE NAME SIGN (OVERHEAD SIGN)
B	SPACE AVAILABLE INDICATOR (ILLUMINATED SIGN)
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**FINAL PUD PLAN**  
 MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110

OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>

PLAZA LEVEL UNIT BREAKDOWN				
UNIT	LODGES	EFFICIENCY LODGES	CONDOS	DRU
DRU	0	0	0	1
<b>TOTAL (PLAZA LEVEL)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>



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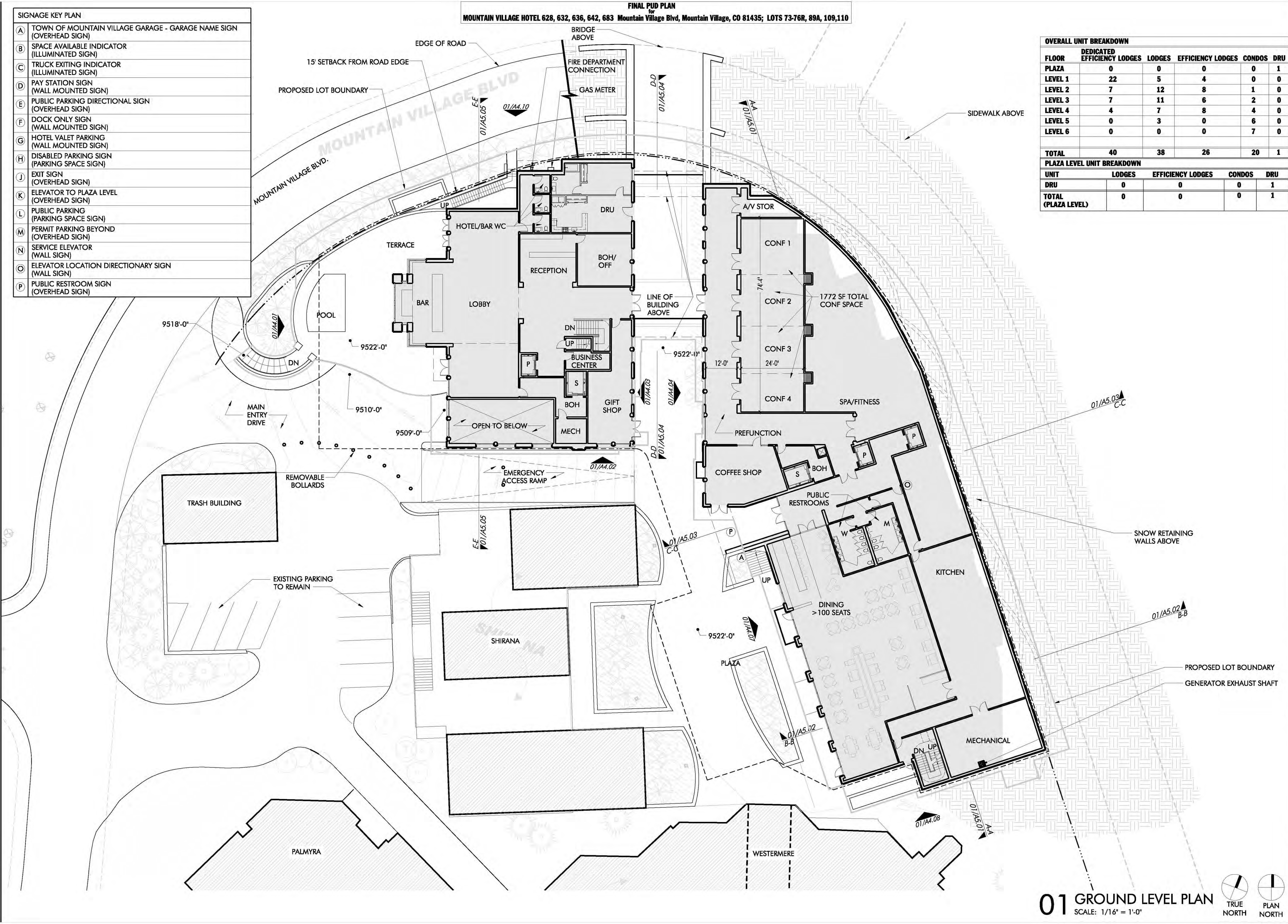
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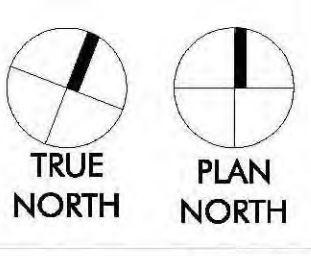
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**NOT FOR CONSTRUCTION**

revisions

title  
**GROUND FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A2.03**

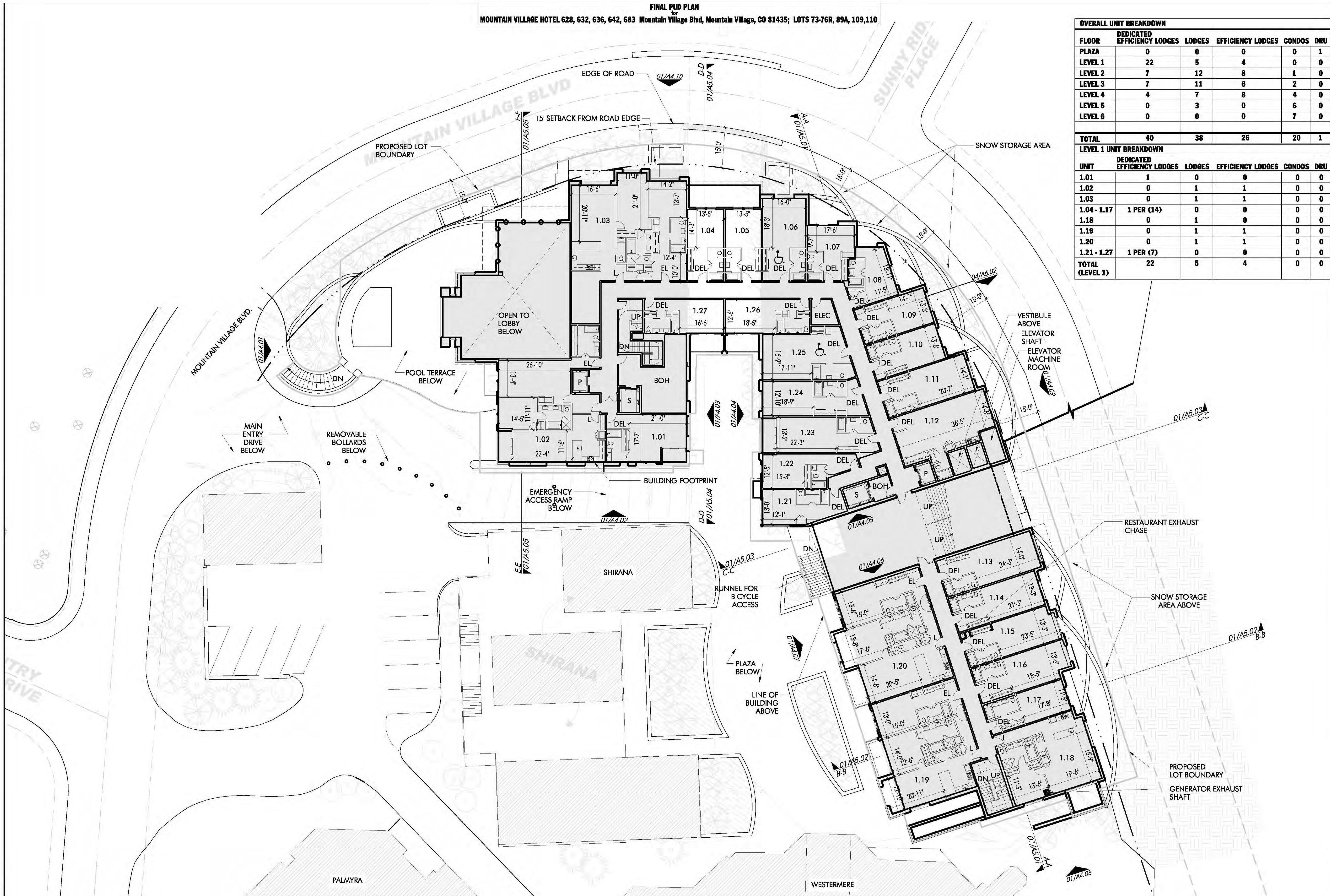


**01 GROUND LEVEL PLAN**  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>

LEVEL 1 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
1.01	1	0	0	0	0
1.02	0	1	1	0	0
1.03	0	1	1	0	0
1.04 - 1.17	1 PER (14)	0	0	0	0
1.18	0	1	0	0	0
1.19	0	1	1	0	0
1.20	0	1	1	0	0
1.21 - 1.27	1 PER (7)	0	0	0	0
<b>TOTAL (LEVEL 1)</b>	<b>22</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>



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**project**  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 137.6R AND TRACT CS-389-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-389, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2009 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIPT NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COARDED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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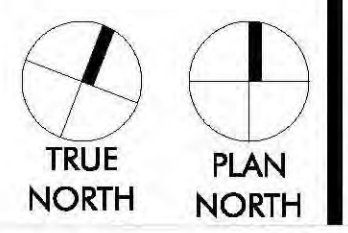
**FINAL PLAN ISSUE**  
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revisions

title  
**LEVEL 1**  
**FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010

sheet  
**A2.04**

**01 LEVEL 1 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"

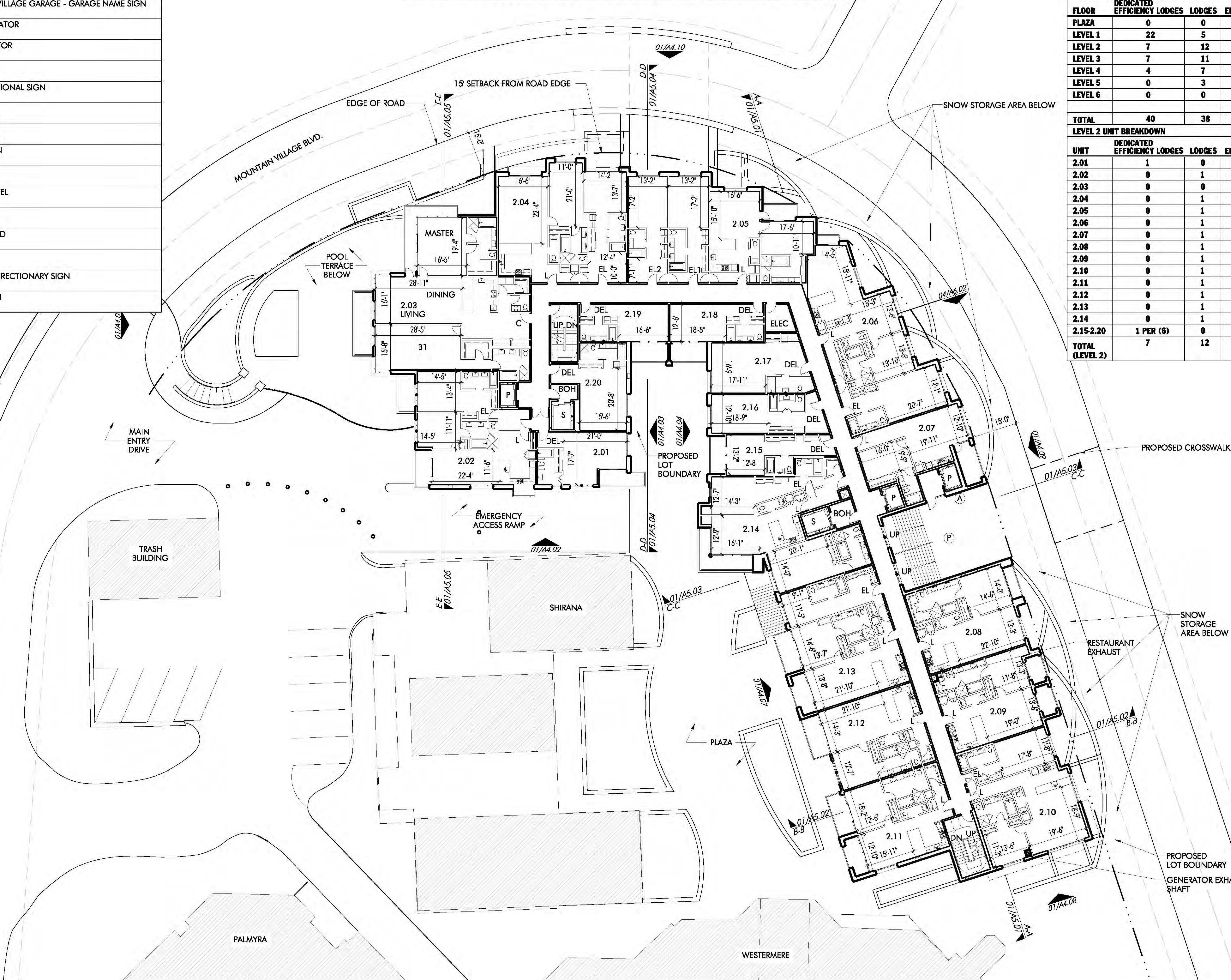




**SIGNAGE KEY PLAN**

- A TOWN OF MOUNTAIN VILLAGE GARAGE - GARAGE NAME SIGN (OVERHEAD SIGN)
- B SPACE AVAILABLE INDICATOR (ILLUMINATED SIGN)
- C TRUCK EXITING INDICATOR (ILLUMINATED SIGN)
- D PAY STATION SIGN (WALL MOUNTED SIGN)
- E PUBLIC PARKING DIRECTIONAL SIGN (OVERHEAD SIGN)
- F DOCK ONLY SIGN (WALL MOUNTED SIGN)
- G HOTEL VALET PARKING (WALL MOUNTED SIGN)
- H DISABLED PARKING SIGN (PARKING SPACE SIGN)
- J EXIT SIGN (OVERHEAD SIGN)
- K ELEVATOR TO PLAZA LEVEL (OVERHEAD SIGN)
- L PUBLIC PARKING (PARKING SPACE SIGN)
- M PERMIT PARKING BEYOND (OVERHEAD SIGN)
- N SERVICE ELEVATOR (WALL SIGN)
- O ELEVATOR LOCATION DIRECTIONARY SIGN (WALL SIGN)
- P PUBLIC RESTROOM SIGN (OVERHEAD SIGN)

**FINAL PUD PLAN**  
 MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



**OVERALL UNIT BREAKDOWN**

FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>

**LEVEL 2 UNIT BREAKDOWN**

UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
2.01	1	0	0	0	0
2.02	0	1	1	0	0
2.03	0	0	0	1	0
2.04	0	1	1	0	0
2.05	0	1	2	0	0
2.06	0	1	1	0	0
2.07	0	1	0	0	0
2.08	0	1	0	0	0
2.09	0	1	0	0	0
2.10	0	1	1	0	0
2.11	0	1	0	0	0
2.12	0	1	0	0	0
2.13	0	1	1	0	0
2.14	0	1	1	0	0
2.15-2.20	1 PER (6)	0	0	0	0
<b>TOTAL (LEVEL 2)</b>	<b>7</b>	<b>12</b>	<b>8</b>	<b>1</b>	<b>0</b>



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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
 LOT 133.8R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2009 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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 ACCESS TRACT #8-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COARDED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

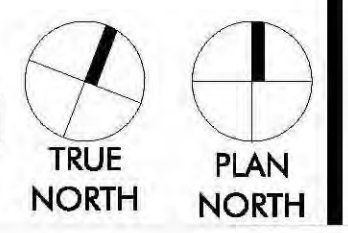
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title  
**LEVEL 2 FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010

sheet  
**A2.05**

**01 LEVEL 2 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"







OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>
LEVEL 3 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
3.01	1	0	0	0	0
3.02	0	1	1	0	0
3.03	0	0	0	1	0
3.04	0	1	1	0	0
3.05	0	0	0	1	0
3.06	0	1	1	0	0
3.07	0	1	0	0	0
3.08	0	1	0	0	0
3.09	0	1	0	0	0
3.10	0	1	0	0	0
3.11	0	1	0	0	0
3.12	0	1	1	0	0
3.13	0	1	1	0	0
3.14	0	1	1	0	0
3.15	1	0	0	0	0
3.16	1	0	0	0	0
3.17	1	0	0	0	0
3.18	1	0	0	0	0
3.19	1	0	0	0	0
3.20	1	0	0	0	0
<b>TOTAL (LEVEL 3)</b>	<b>7</b>	<b>11</b>	<b>6</b>	<b>2</b>	<b>0</b>



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project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109, 110**  
 LOT 73-76R AND TRACT CS-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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 ACCESS TRACT 60-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

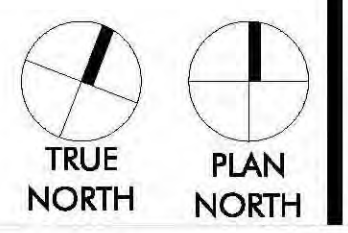
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**FINAL PLAN ISSUE**  
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revisions

title  
**LEVEL 3**  
**FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A2.06**

**01** LEVEL 3 FLOOR PLAN  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>
LEVEL 4 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
4.01	0	0	0	1	0
4.02	0	0	0	1	0
4.03	0	0	0	1	0
4.04	0	0	0	1	0
4.05	0	1	1	0	0
4.06	0	1	1	0	0
4.07	0	1	1	0	0
4.08	0	1	1	0	0
4.09	0	1	1	0	0
4.10	0	1	1	0	0
4.11	0	1	2	0	0
4.12	1	0	0	0	0
4.13	1	0	0	0	0
4.14	1	0	0	0	0
4.15	1	0	0	0	0
<b>TOTAL (LEVEL 4)</b>	<b>4</b>	<b>7</b>	<b>8</b>	<b>4</b>	<b>0</b>



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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73: A/R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AT RECEIPTS NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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 ACCESS TRACT #9-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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**FINAL PLAN ISSUE  
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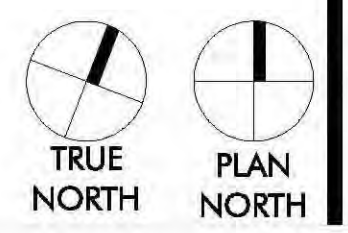
revisions

title  
**LEVEL 4  
 FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

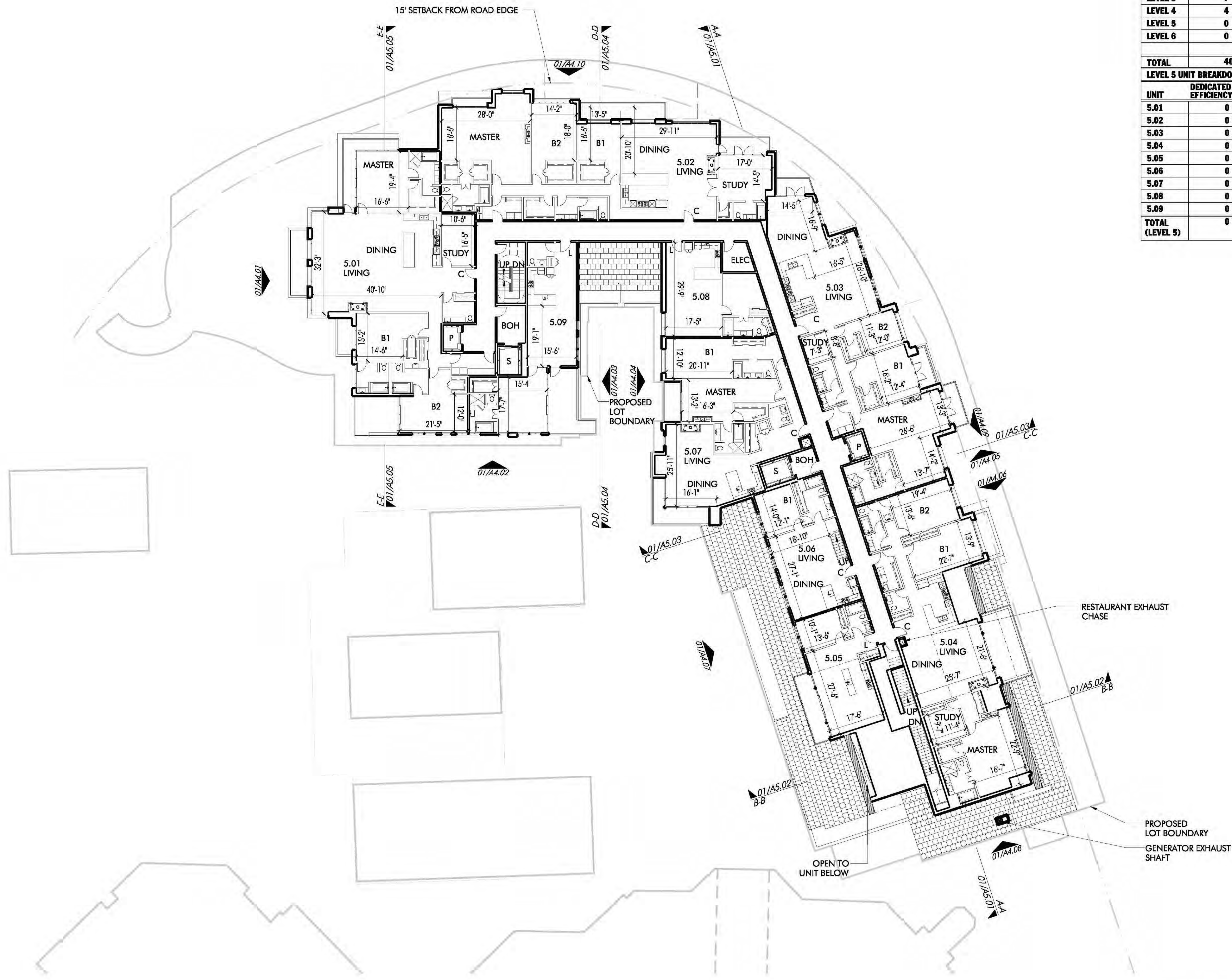
sheet  
**A2.07**

**01 LEVEL 4 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>
LEVEL 5 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
5.01	0	0	0	1	0
5.02	0	0	0	1	0
5.03	0	0	0	1	0
5.04	0	0	0	1	0
5.05	0	1	0	0	0
5.06	0	0	0	1	0
5.07	0	0	0	1	0
5.08	0	1	0	0	0
5.09	0	1	0	0	0
<b>TOTAL (LEVEL 5)</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>6</b>	<b>0</b>



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 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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 ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

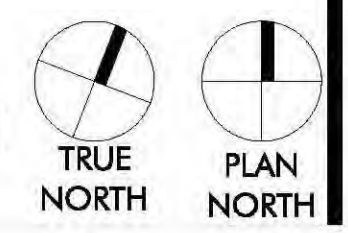
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revisions

title  
**LEVEL 5**  
**FLOOR PLAN - OVERALL**  
 project number 08131.100  
 date 11.18.2010

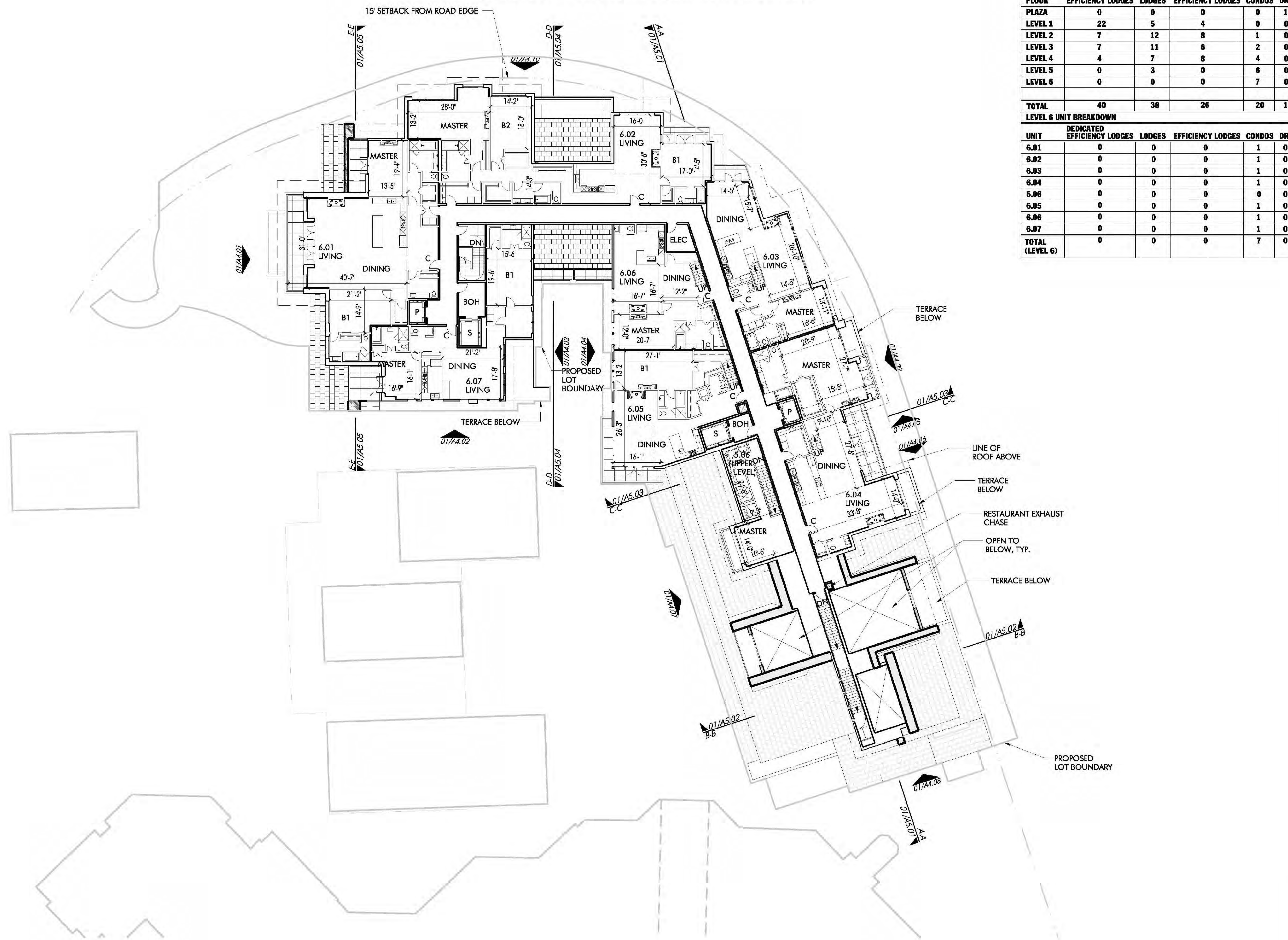
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**A2.08**

**01 LEVEL 5 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>
LEVEL 6 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
6.01	0	0	0	1	0
6.02	0	0	0	1	0
6.03	0	0	0	1	0
6.04	0	0	0	1	0
5.06	0	0	0	0	0
6.05	0	0	0	1	0
6.06	0	0	0	1	0
6.07	0	0	0	1	0
<b>TOTAL (LEVEL 6)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>



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**project**  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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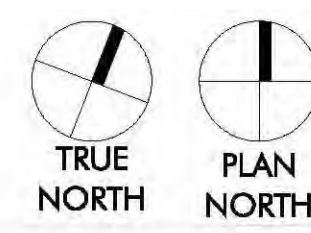
revisions

**title**  
**LEVEL 6**  
**FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

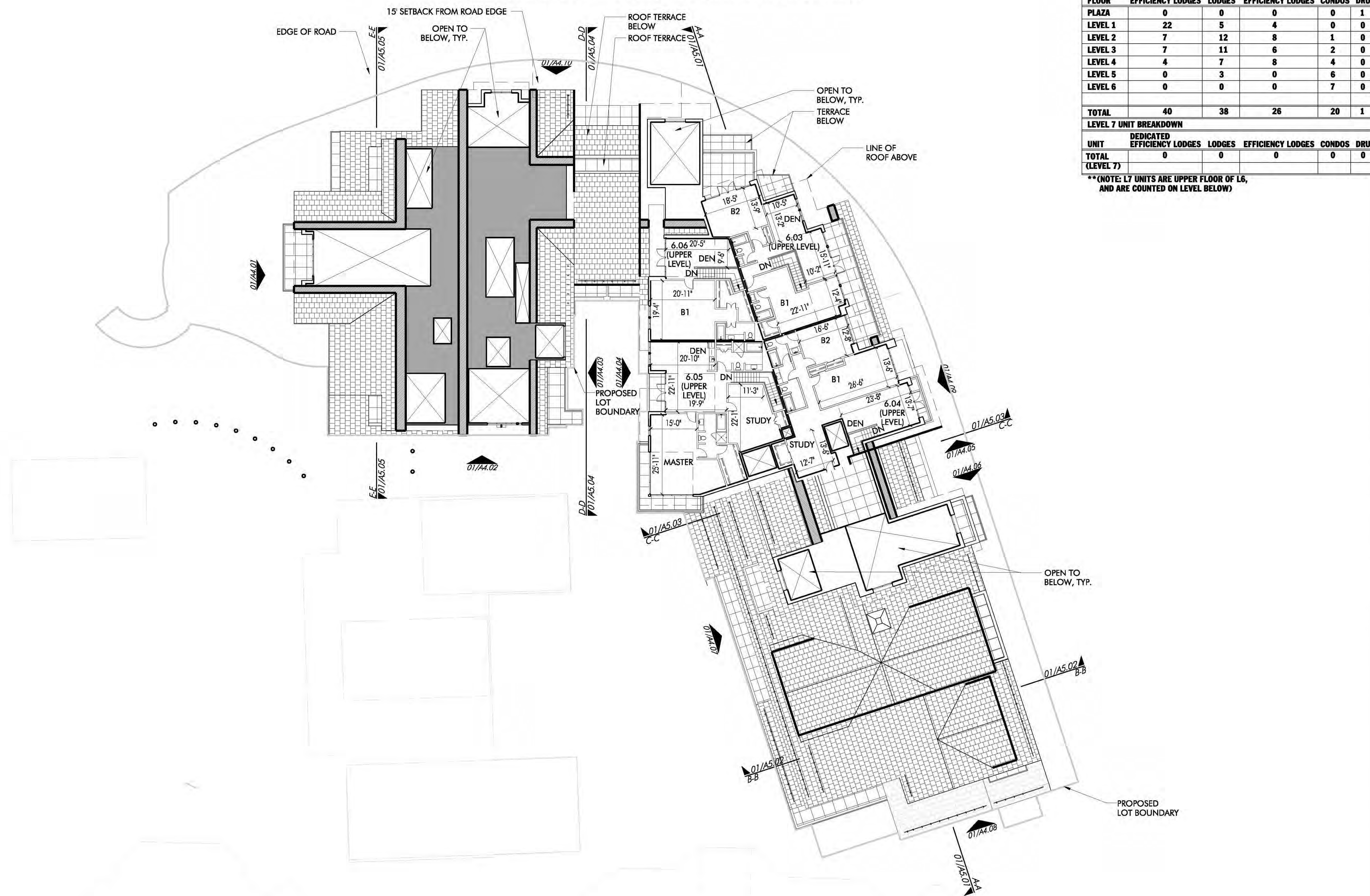
sheet  
**A2.09**

**01 LEVEL 6 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



OVERALL UNIT BREAKDOWN					
FLOOR	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
PLAZA	0	0	0	0	1
LEVEL 1	22	5	4	0	0
LEVEL 2	7	12	8	1	0
LEVEL 3	7	11	6	2	0
LEVEL 4	4	7	8	4	0
LEVEL 5	0	3	0	6	0
LEVEL 6	0	0	0	7	0
<b>TOTAL</b>	<b>40</b>	<b>38</b>	<b>26</b>	<b>20</b>	<b>1</b>
LEVEL 7 UNIT BREAKDOWN					
UNIT	DEDICATED EFFICIENCY LODGES	LODGES	EFFICIENCY LODGES	CONDOS	DRU
<b>TOTAL (LEVEL 7)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

\*\* (NOTE: L7 UNITS ARE UPPER FLOOR OF L6, AND ARE COUNTED ON LEVEL BELOW)



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**project**  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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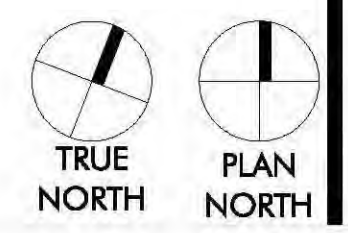
revisions

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**LEVEL 7**  
**FLOOR PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

sheet  
**A2.10**

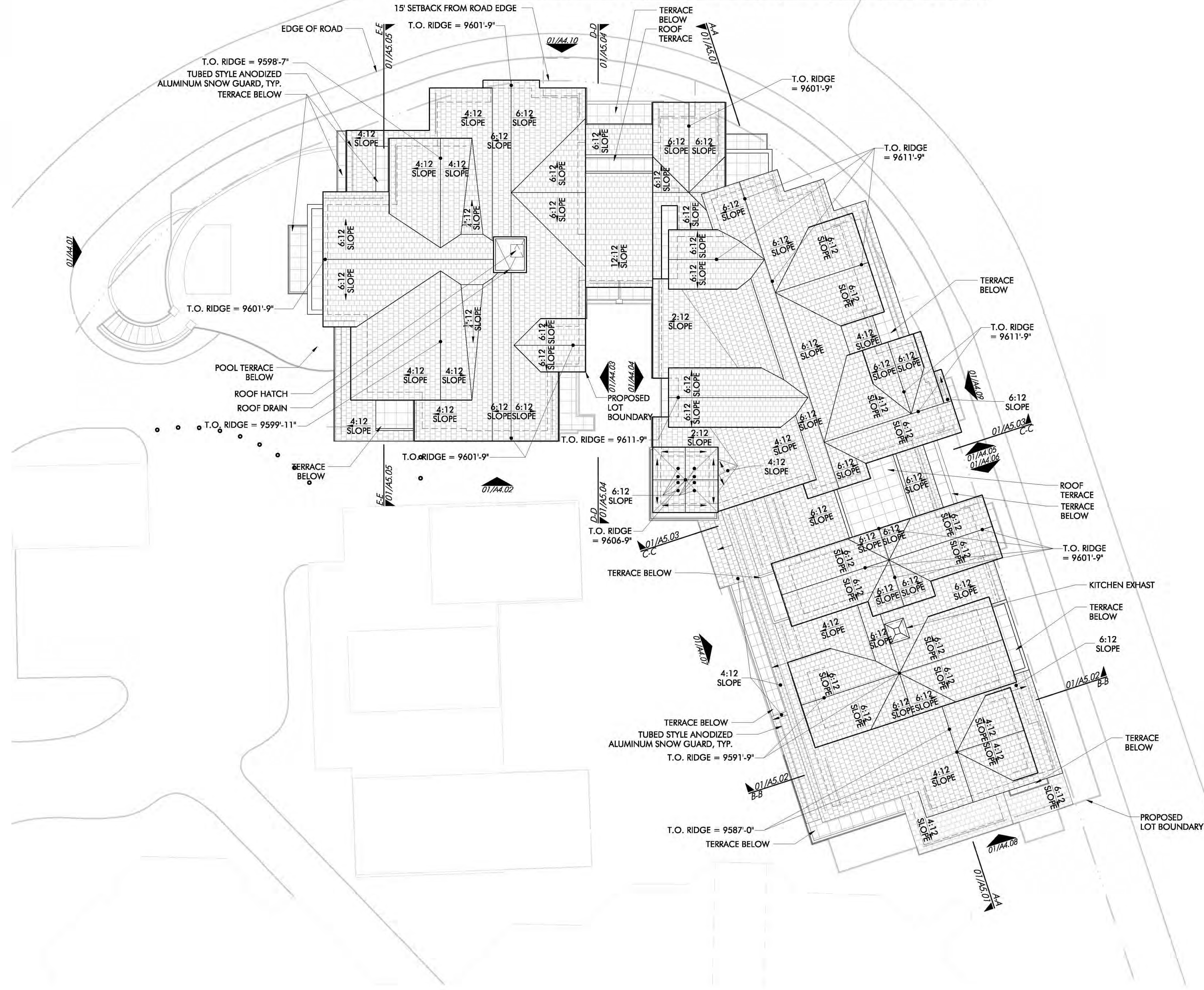
**01 LEVEL 7 FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"





FINAL PUD PLAN

MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110



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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
 LOT 73: 1/2 AC AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389191, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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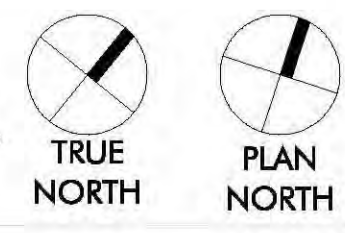
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title  
**ROOF PLAN - OVERALL**

project number 08131.100  
 date 11.18.2010

sheet  
**A2.11**

**01 ROOF PLAN - OVERALL**  
 SCALE: 1/16" = 1'-0"

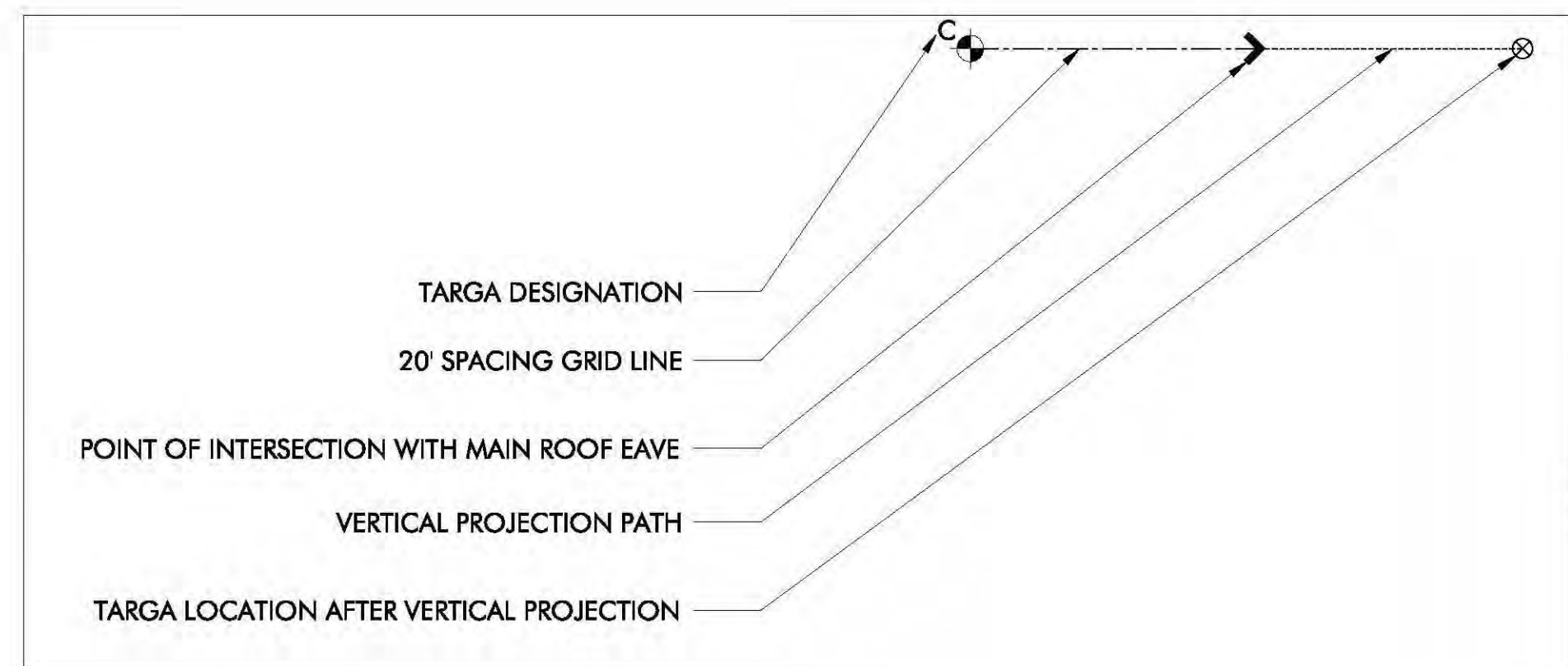
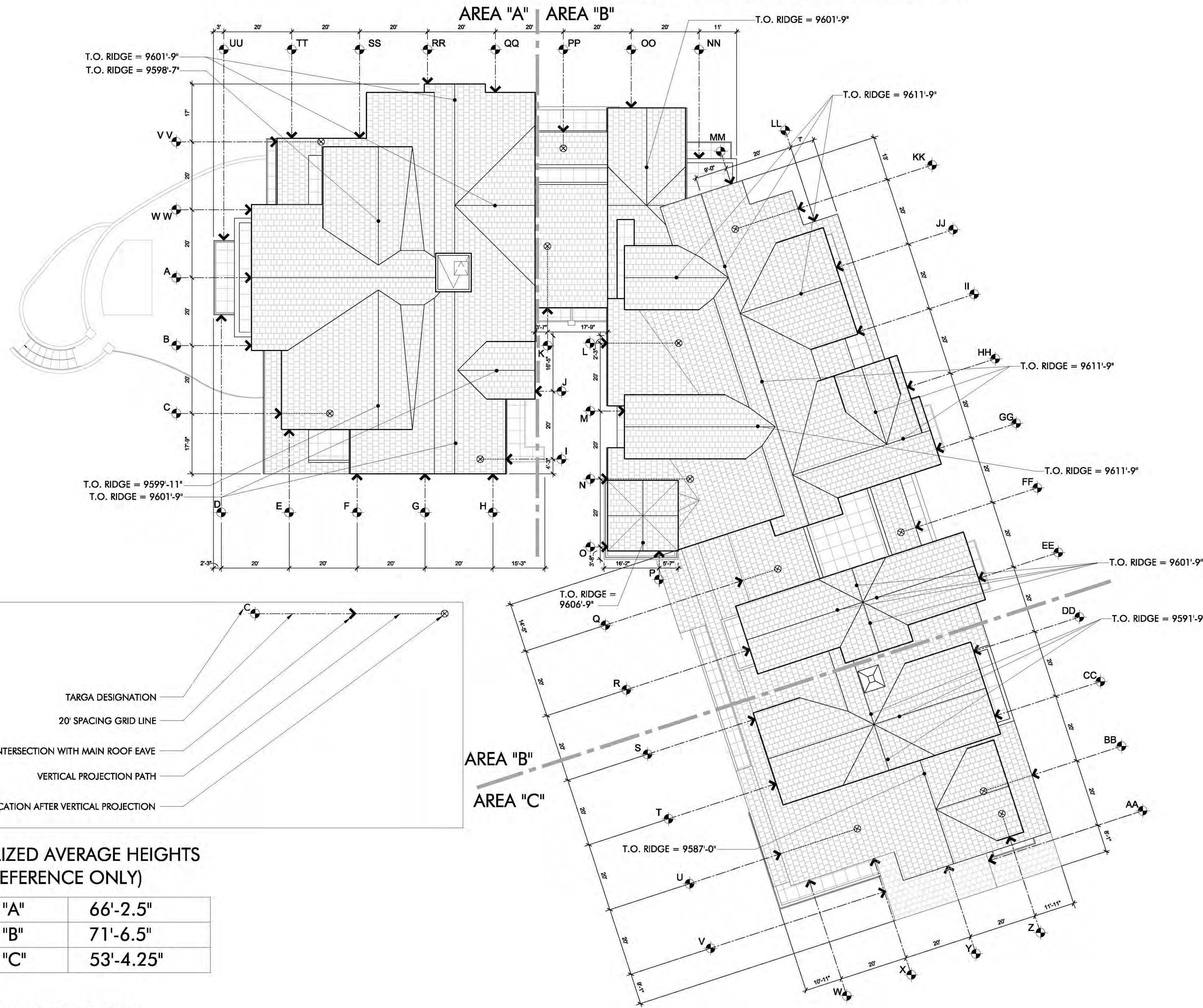




CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A012-08131.dwg

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**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



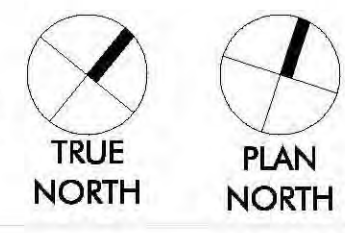
**LOCALIZED AVERAGE HEIGHTS  
(FOR REFERENCE ONLY)**

AREA "A"	66'-2.5"
AREA "B"	71'-6.5"
AREA "C"	53'-4.25"

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

**01 AVERAGE HEIGHT TARGA PLAN**  
SCALE: 1/16" = 1'-0"



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**LOTS 73-76R, 89A, 109,110**  
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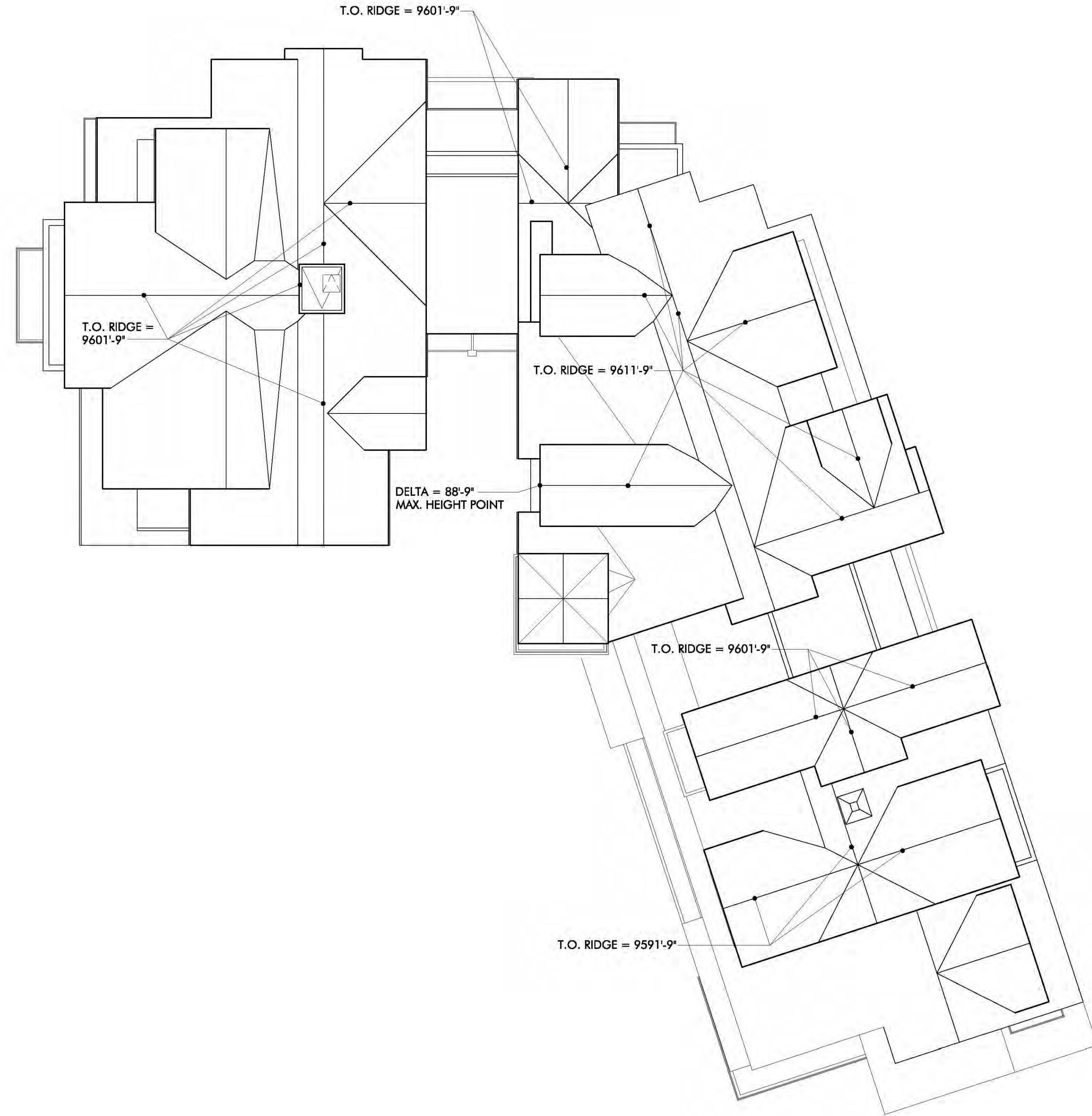
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project number 08131.100  
date 11.18.2010  
sheet  
**A2.12**



CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\08131.dwg

PLOTTED: 05-Nov-2010 09:21

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



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project  
**Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
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LOTS 73-76R, 89A, 109,110**  
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revisions

title  
**MAXIMUM HEIGHT PLAN**

project number 08131.100  
date 11.18.2010

sheet  
**A2.13**

**01** MAXIMUM HEIGHT PLAN  
SCALE: 1/16" = 1'-0"

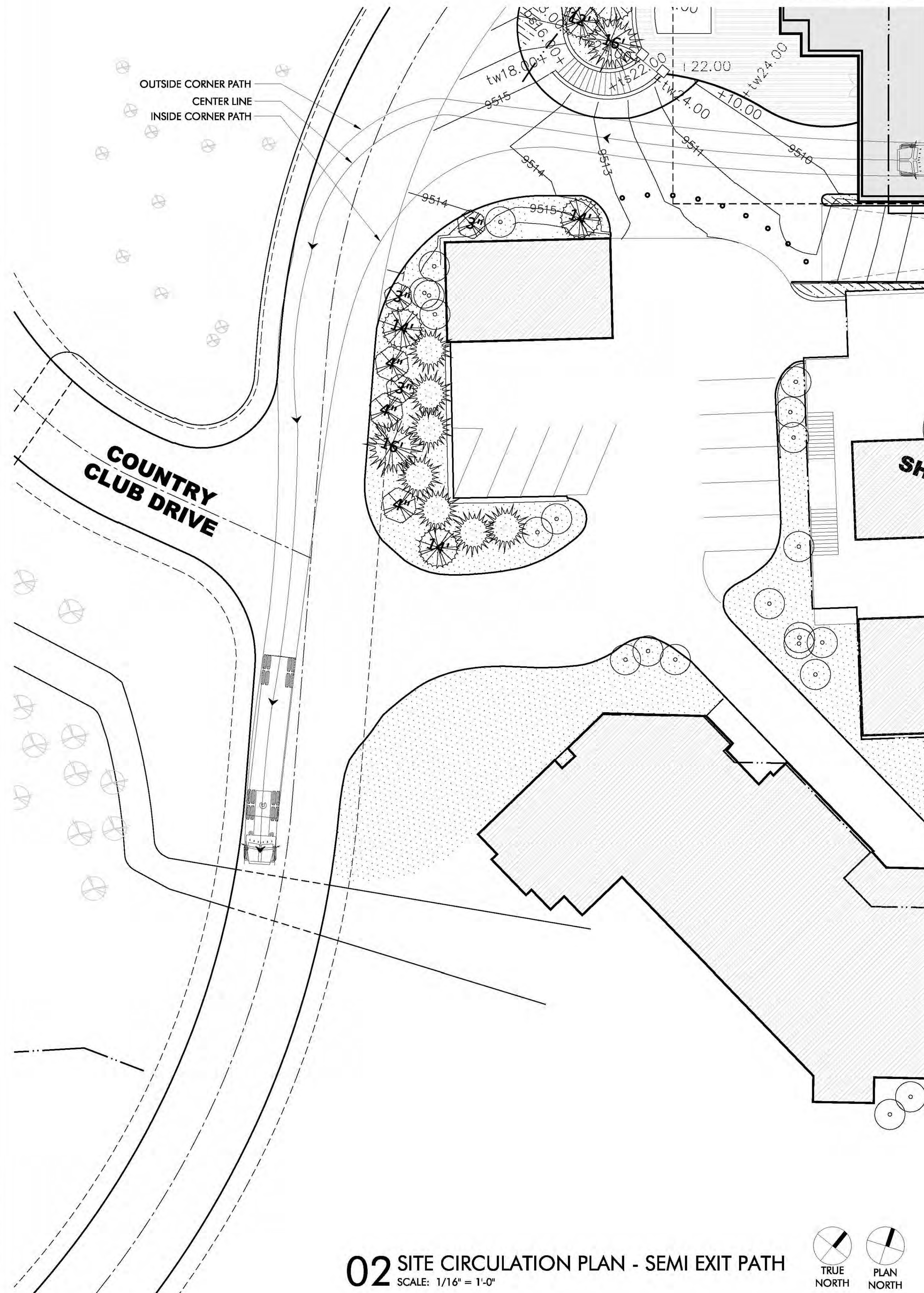




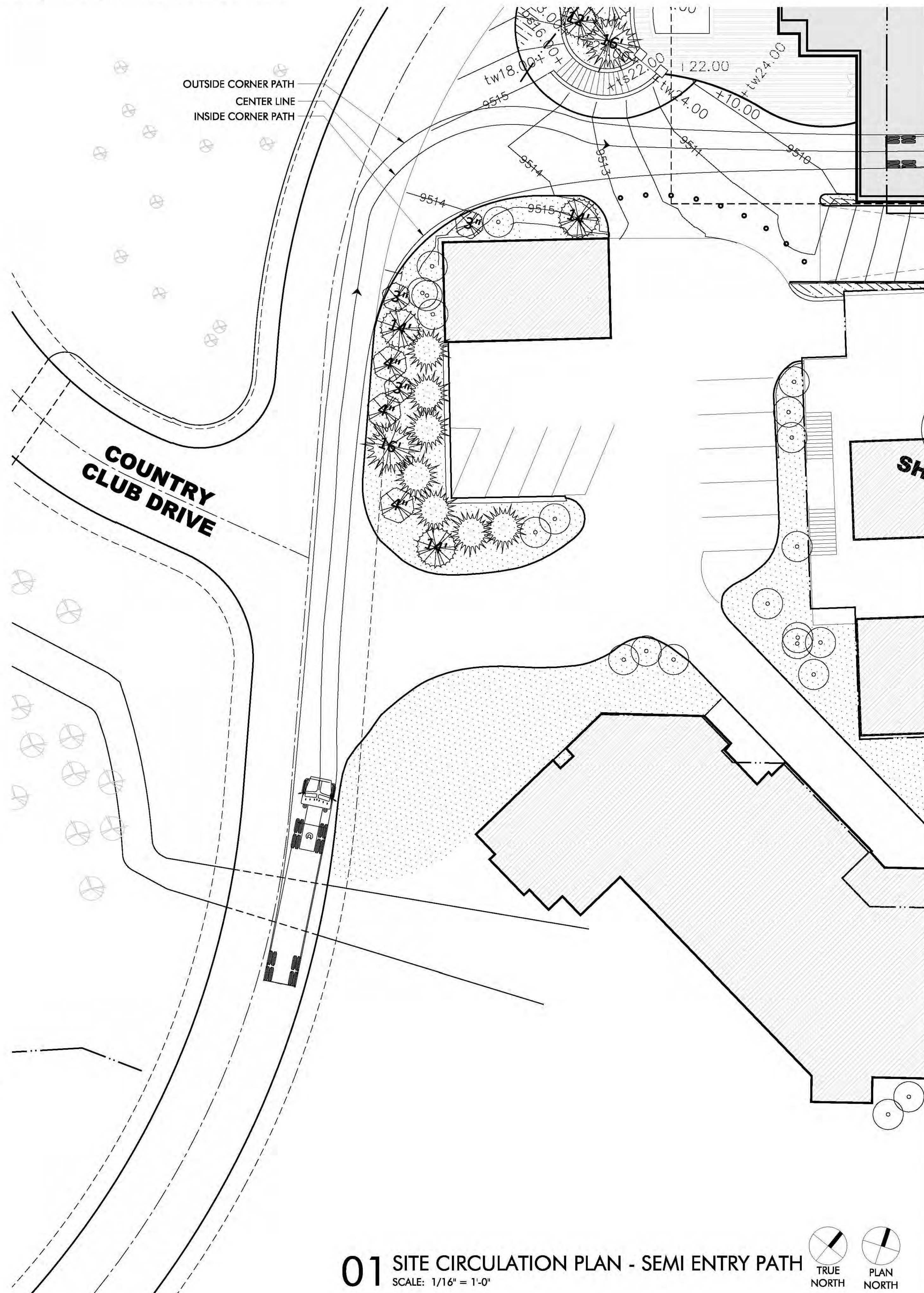
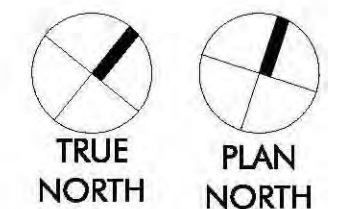
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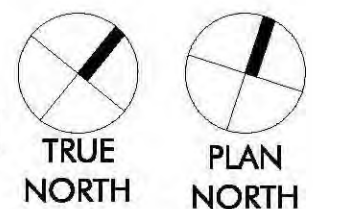
**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



**02 SITE CIRCULATION PLAN - SEMI EXIT PATH**  
SCALE: 1/16" = 1'-0"



**01 SITE CIRCULATION PLAN - SEMI ENTRY PATH**  
SCALE: 1/16" = 1'-0"



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**FINAL PUD PLAN ISSUE**  
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Arch: Chris W. Barnes  
Reg. No.: 400465

owner/applciant  
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Calbre Engineering  
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structural engineer  
R J C Consulting Engineers  
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Phone: 604.738.0048

mep engineer  
JCAA Consulting Engineers LLC  
13772 Denver West Parkway  
Suite 200  
Lakewood, CO 80401  
Phone: 303.985.3260

landscape architect  
Landworks Design Inc.  
3457 Ringsby Court, Unit 110  
Denver, CO 80216  
Phone: 303.433.4257

**project**  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110  
LOT 73 7/8 AND TRACT CO-389-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, BEZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-389, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3897 AS RECEIPIEN NO. 3891901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JARY 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JARY 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
ACCESS TRACT 60-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1 RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

The drawings and written contract herein constitute original work of the architect, and no substantial property and instruments of service, are subject to copyright and may not be reproduced, distributed, sold, or used in any way without the express written consent of the architect.

**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**TRUCK ENTRY PLAN**

project number 08131.100  
date 11.18.2010

sheet  
**A3.02**



CAD FILE: c:\2008 Projects\08131\100 - Mountain Village Hotel\Current Drawings\SHEETS\A401-08131.dwg

PLOTTED: 05-Nov-2010 10:37

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																								
																																						AVERAGE
																																						65'-2.9"

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
TOTAL SF OF EXTERIOR WALL	7827	10306	5022	7357	2629	1772	6300	4548	11988	11072	68,821	100
MATERIAL TYPES												
STONE **	1952	2410	1179	1047	1338	1148	1346	1590	3057	3543	18,610	27.04
FENESTRATION	3137	2893	1229	2644	202	62	2711	704	4344	4067	21,993	31.96
WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING

**GENERAL NOTES**

- ALL EXPOSED CONCRETE TO BE CLAD WITH ELASTOMERIC COATING
- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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project  
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**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 3891901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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 ACCESS TRACT 69-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

The drawings and written contract herein constitute the original work of the architect, and no fractional property and instruments of service, are subject to copyright and may not be reproduced, distributed, sold, or used in any way without the express written consent of the architect.

**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.01**



CAD FILE: c:\2008 Projects\08131100 - Mountain Village Hotel\Current Drawings\SHEETS\A402-08131.dwg

PLOTTED: 05-Nov-2010 10:38

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

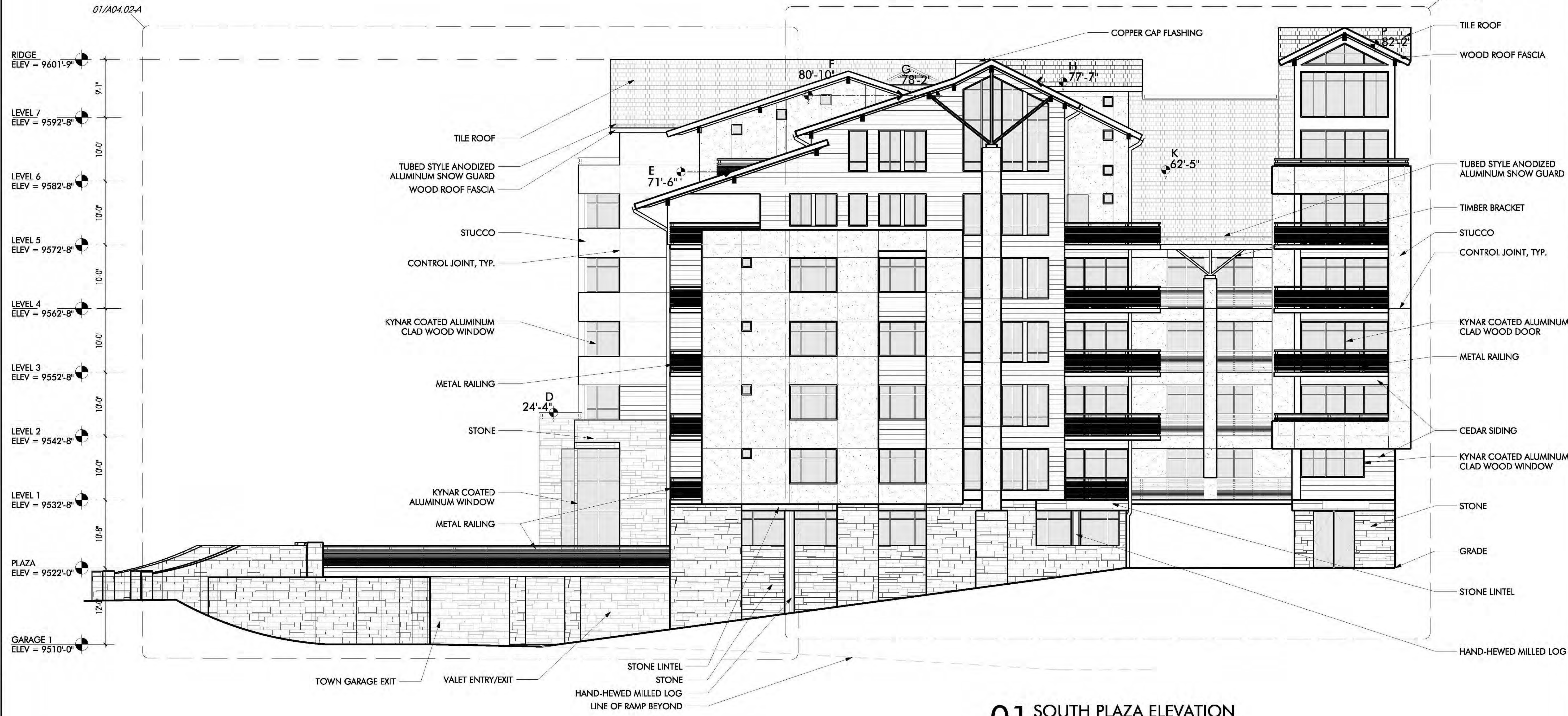
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
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STONE **	1952	2410	1179	1047	1338	1148	1346	1590	3057	3543	18,610	27.04
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WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING  
 01/A4.02-B

- GENERAL NOTES**
- ALL EXPOSED CONCRETE TO BE CLAD WITH ELASTOMERIC COATING
  - ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 SOUTH PLAZA ELEVATION**  
 SCALE: 1/8" = 1'-0"



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**project**  
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**628, 632, 636, 642, 683**  
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 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 ACCESS TRACT 60-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

**FINAL PLAN ISSUE**  
**NOT FOR CONSTRUCTION**

revisions

title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.02**



CAD FILE: c:\2008\Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A403-08131.dwg

PLOTTED: 05-Nov-2010 10:39

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

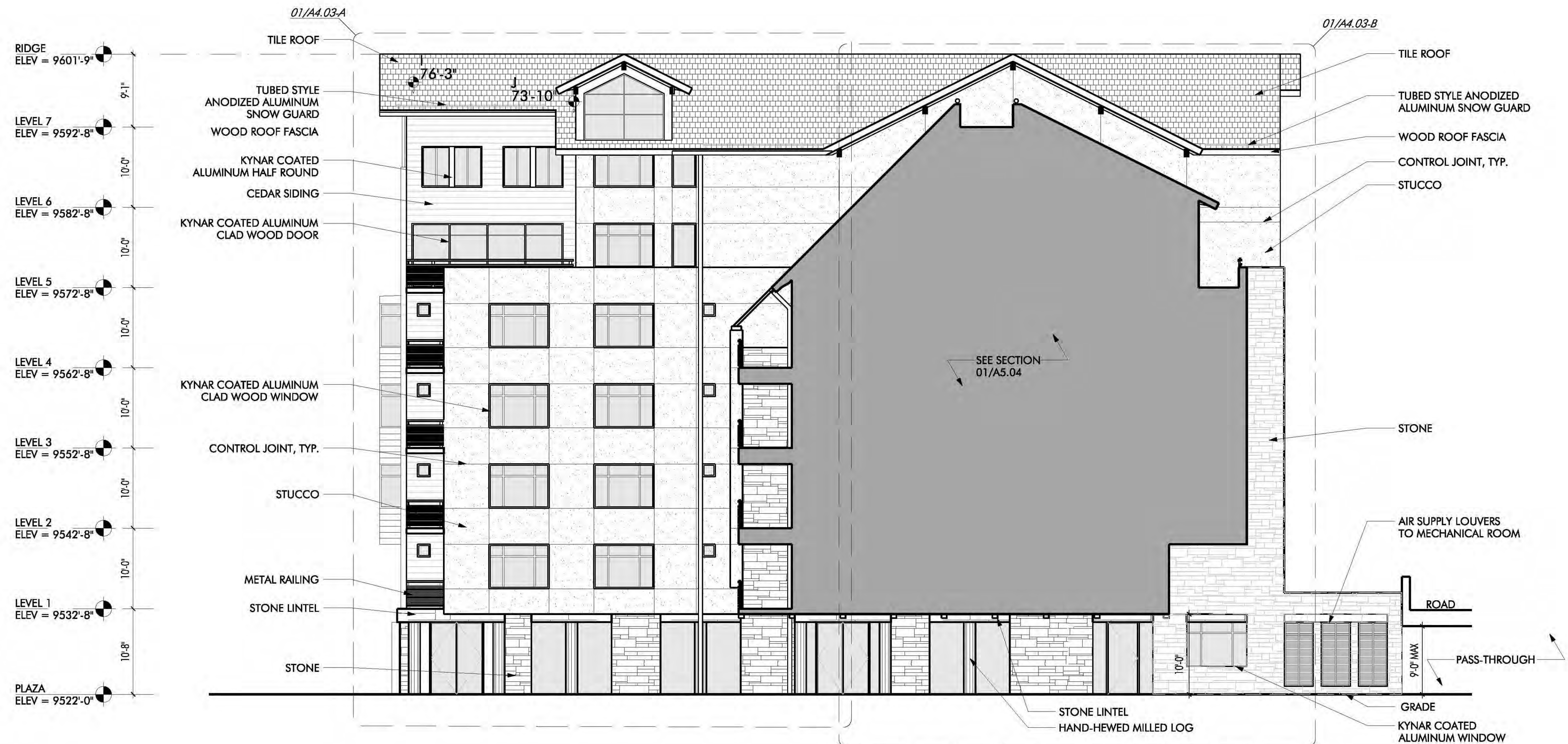
**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
TOTAL SF OF EXTERIOR WALL	7827	10306	5022	7357	2629	1772	6300	4548	11988	11072	68,821	100
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FENESTRATION	3137	2893	1229	2644	202	62	2711	704	4344	4067	21,993	31.96
WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING

**GENERAL NOTES**

- ALL EXPOSED CONCRETE TO BE CLAD WITH ELASTOMERIC COATING
- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 NORTH BREEZEWAY ELEVATION LOOKING EAST**  
 SCALE: 1/8" = 1'-0"



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The drawings and written contract herein constitute the entire agreement between the architect and the client, and no oral or written agreement, modification or supplement shall be binding on the architect unless it is in writing and signed by the architect.

**FINAL PLAN ISSUE  
 NOT FOR CONSTRUCTION**

revisions

title  
**EXTERIOR ELEVATION -  
 OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.03**



CAD FILE: 05-2008-Projects-08131-100 - Mountain Village Hotel - Current Drawings-SHEETS-A404-08131.dwg

PLOTTED: 05-Nov-2010 10:43

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

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	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
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WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

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- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 NORTH BREEZEWAY ELEVATION LOOKING WEST**  
 SCALE: 1/8" = 1'-0"



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**FINAL PUD PLAN ISSUE**

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Arch: Chris W. Barnes  
 Reg. No.: 400465

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mep engineer  
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project  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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The drawings and written contract herein constitute the original work of the architect, and no fractional property and instruments of service, are subject to copyright and may not be reproduced, distributed, published, or used in any way without the express written consent of the architect.

**FINAL PLAN ISSUE  
 NOT FOR CONSTRUCTION**

revisions

title  
**EXTERIOR ELEVATION -  
 OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.04**



CAD FILE: 01/2008 Projects/08131/100 - Mountain Village Hotel/Current Drawings/SHEETS/A405-08131.dwg

PLOTTED: 05-Nov-2010 10:44

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

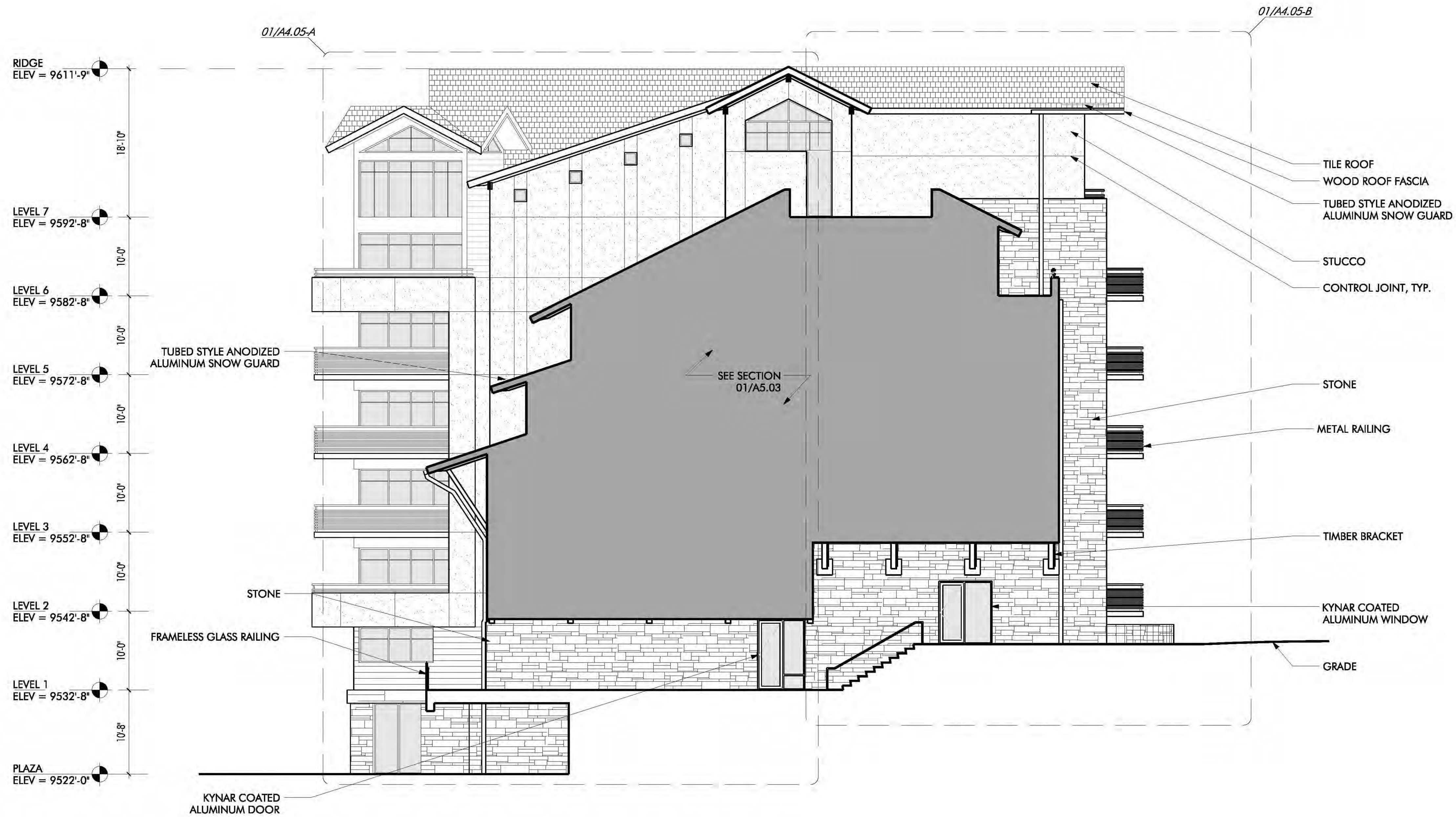
**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
TOTAL SF OF EXTERIOR WALL	7827	10306	5022	7357	2629	1772	6300	4548	11988	11072	68,821	100
MATERIAL TYPES												
STONE **	1952	2410	1179	1047	1338	1148	1346	1590	3057	3543	18,610	27.04
FENESTRATION	3137	2893	1229	2644	202	62	2711	704	4344	4067	21,993	31.96
WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING

**GENERAL NOTES**

- ALL EXPOSED CONCRETE TO BE CLAD WITH ELASTOMERIC COATING
- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 WEST BREEZEWAY ELEVATION LOOKING NORTH**  
 SCALE: 1/8" = 1'-0"



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 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110  
 LOT 73: 1/2 AC AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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**FINAL PLAN ISSUE**  
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revisions

title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.05**



CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel\Current Drawings\SHEETS\A406-08131.dwg

PLOTTED: 05-Nov-2010 10:48

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	74'-5"																									65'-2.9"	

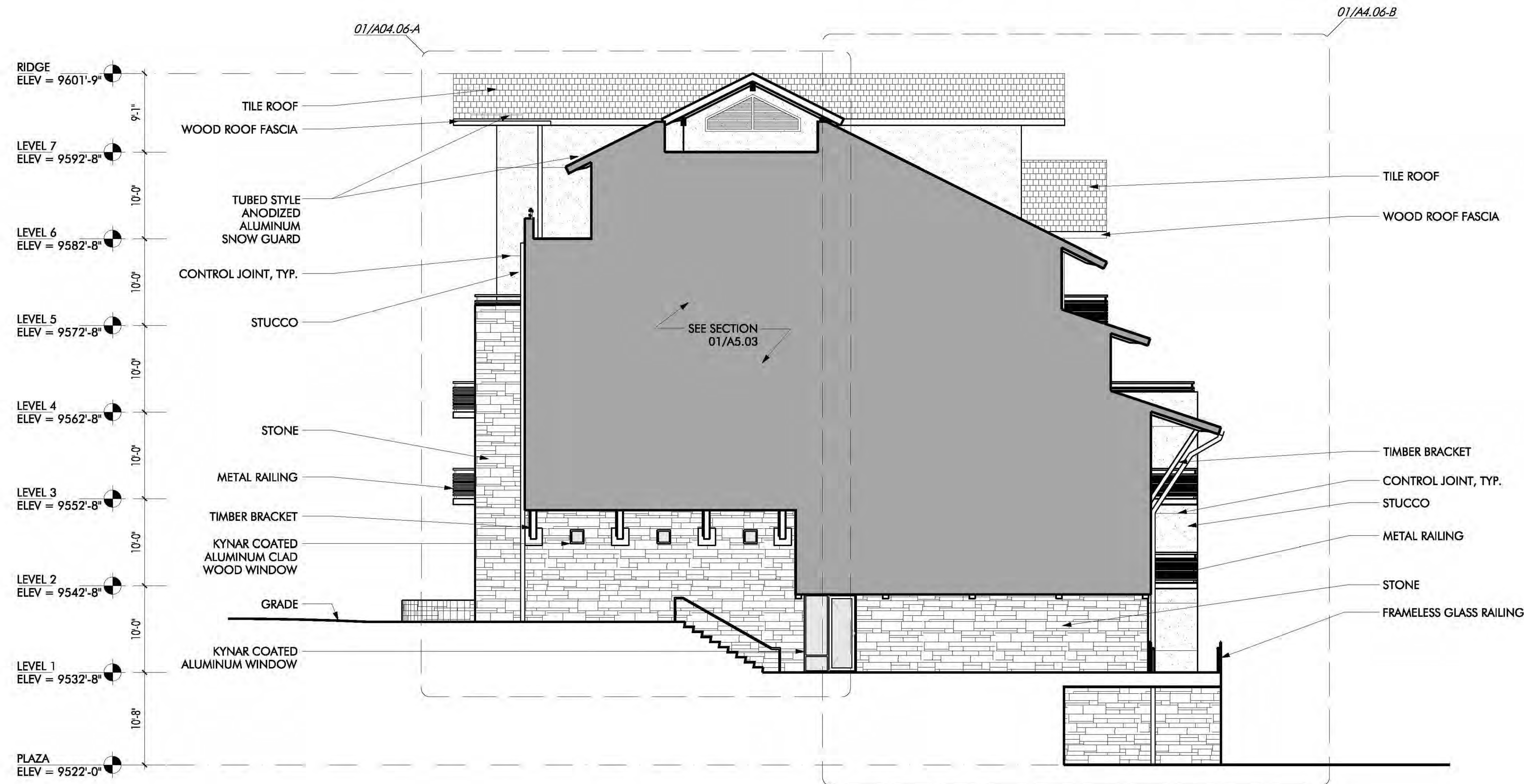
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WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING

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- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 WEST BREEZEWAY ELEVATION LOOKING SOUTH**  
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**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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**FINAL PLAN ISSUE**  
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revisions

title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.06**



CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A407-08131.dwg

PLOTTED: 05-Nov-2010 10:47

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
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WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

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**01 EAST PLAZA ELEVATION**  
SCALE: 1/8" = 1'-0"



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sheet  
**A4.07**



CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A408-08131.dwg

PLOTTED: 05-Nov-2010 10:49

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**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

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	JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
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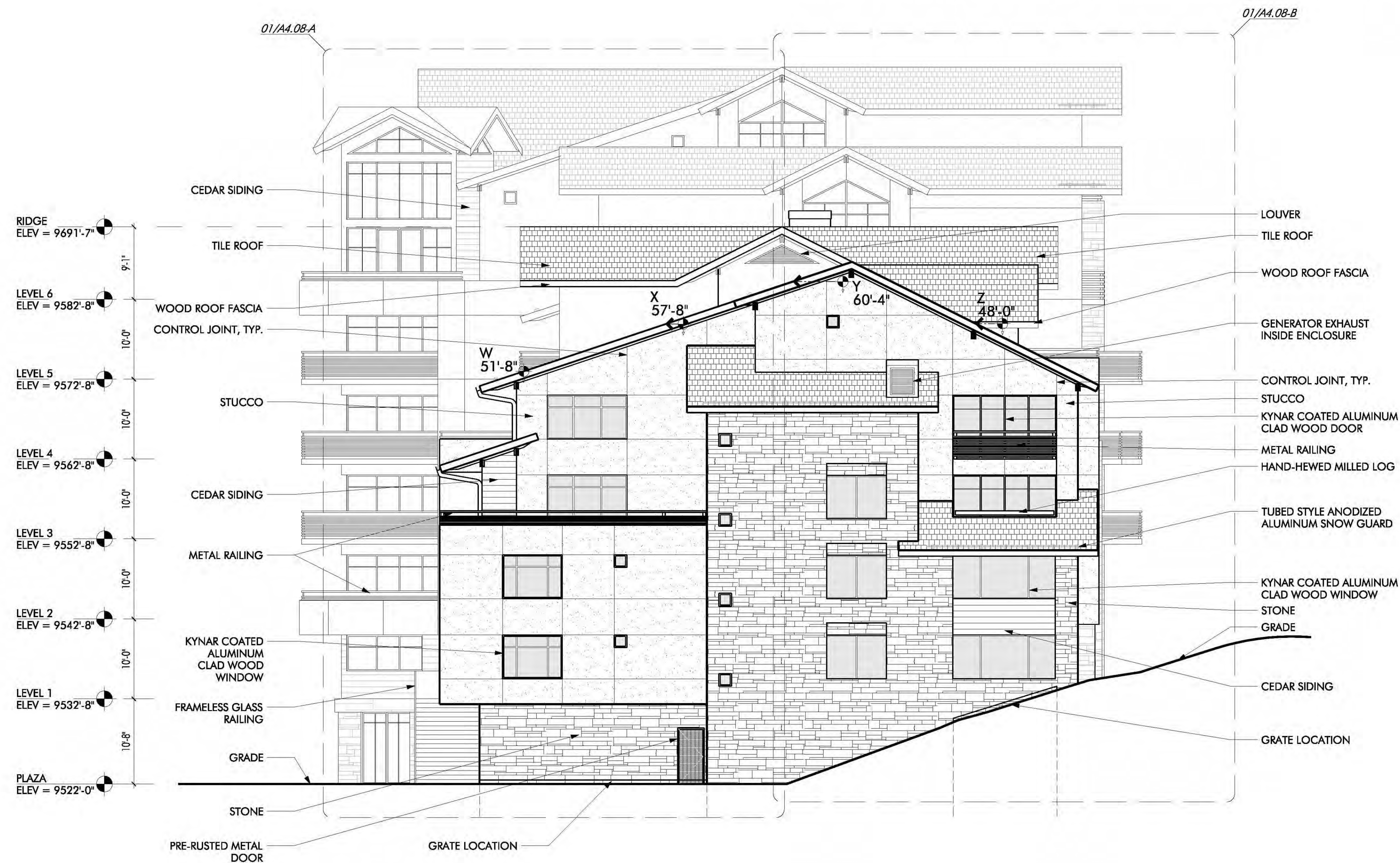
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ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

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- ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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**FINAL PUD PLAN ISSUE**  
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project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73-76R AND TRACT CS-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 388901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.08**



CAD FILE: 01/2008 Projects/08131/100 - Mountain Village Hotel - Current Drawings/SHEETS/A409-08131.dwg

PLOTTED: 05-Nov-2010 10:50

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II			
74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"			
JJ	KK	LL	MM	NN	OO	PP	QQ	RR	SS	TT	UU	VV	WW																								AVERAGE
71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"	

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
TOTAL SF OF EXTERIOR WALL	7827	10306	5022	7357	2629	1772	6300	4548	11988	11072	68,821	100
MATERIAL TYPES												
STONE **	1952	2410	1179	1047	1338	1148	1346	1590	3057	3543	18,610	27.04
FENESTRATION	3137	2893	1229	2644	202	62	2711	704	4344	4067	21,993	31.96
WOOD	1159	1598	516	806	0	0	506	95	1271	1534	7,485	10.88
ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
STUCCO	1579	3405	2098	2860	1089	562	1737	2136	3316	1928	20,710	30.09

\*\* 1616 SF (8.68%) OF TOTAL STONE AREA IS INCORPORATED IN SITE RETAINING WALLS ADJACENT TO AND INTEGRAL OF THE BUILDING

- GENERAL NOTES**
- ALL EXPOSED CONCRETE TO BE CLAD WITH ELASTOMERIC COATING
  - ALL GUTTERS & DOWNSPOUTS TO BE KYNAR COATED METAL TO MATCH WINDOW MULLION COLOR



**01 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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**project**  
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628, 632, 636, 642, 683  
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LOTS 73-76R, 89A, 109,110  
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title  
**EXTERIOR ELEVATION - OVERALL**  
project number 08131.100  
date 11.18.2010  
sheet  
**A4.09**



CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel\Current Drawings\Sheets\A410-08131.dwg

PLOTTED: 05-Nov-2010 10:51

**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

**AVERAGE HEIGHT CALCULATION**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	HH	II		
	74'-5"	74'-5"	73'-2"	24'-4"	71'-6"	80'-10"	78'-2"	77'-7"	76'-3"	73'-10"	62'-5"	83'-7"	83'-7"	83'-7"	82'-2"	82'-2"	66'-5"	77'-2"	63'-10"	66'-4"	57'-21"	50'-11"	51'-8"	57'-8"	60'-4"	48'-0"	37'-3"	45'-3"	55'-6"	46'-6"	66'-5"	54'-9"	67'-7"	76'-11"	71'-2"	AVERAGE	
	71'-2"	70'-8"	62'-5"	73'-11"	61'-6"	64'-1"	67'-8"	64'-6"	67'-11"	63'-3"	60'-6"	24'-4"	66'-0"	74'-5"																							65'-2.9"

**MATERIAL AREA CALCULATION**

ELEVATION	WEST ELEVATION (01/A4.01)	SOUTH PLAZA ELEVATION (01/A4.02)	NORTH BREEZEWAY ELEVATION LOOKING EAST (01/A4.03)	NORTH BREEZEWAY ELEVATION LOOKING WEST (01/A4.04)	WEST BREEZEWAY ELEVATION LOOKING NORTH (01/A4.05)	WEST BREEZEWAY ELEVATION LOOKING SOUTH (01/A4.06)	WEST PLAZA ELEVATION (01/A4.07)	SOUTH ELEVATION (01/A4.08)	EAST ELEVATION (01/A4.09)	NORTH ELEVATION (01/A4.10)	TOTALS	%
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ACCENT	0	0	0	0	0	0	0	23	0	0	23	0.03
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- CONTROL JOINT, TYP.
- STUCCO
- TILE ROOF
- TUBED STYLE ANODIZED ALUMINUM SNOW GUARD
- CEDAR SIDING
- WOOD ROOF FASCIA



**01 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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**project**  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
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 LOTS 73-76R, 89A, 109,110  
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 LOT 109, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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**FINAL PUD PLAN ISSUE**  
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title  
**EXTERIOR ELEVATION - OVERALL**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.10**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT



**01 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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project  
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 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110

LOT 73, 74R AND TRACT CS-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 74, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CS-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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title  
**EXTERIOR ELEVATION -  
 SNOW MELT STUDY**

project number 08131.100  
 date 11.18.2010

sheet  
**A4.21**



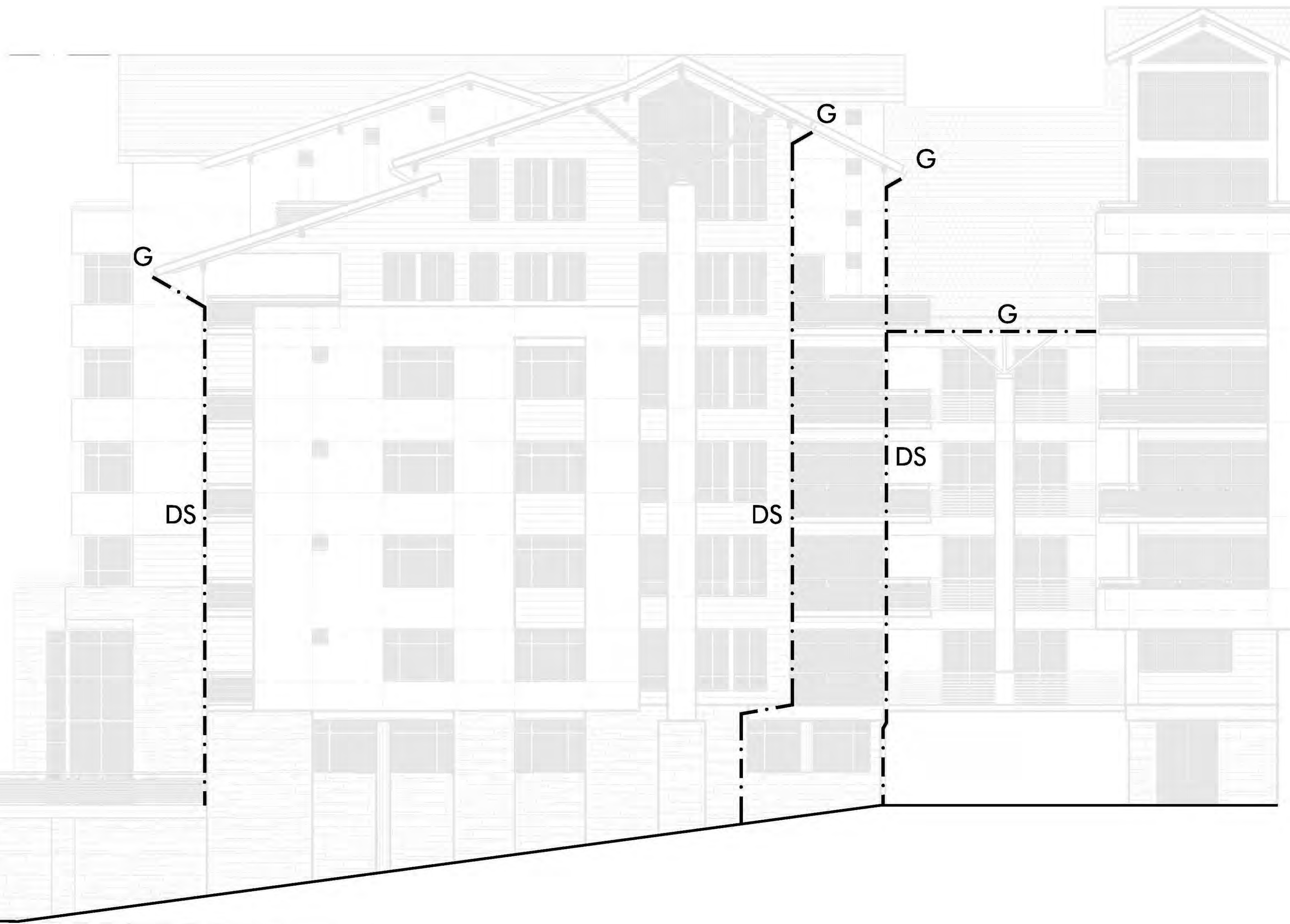
CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel\Current Drawings\Sheets\A422-08131.dwg

PLOTTED: 05-Nov-2010 10:54

**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT

- RIDGE  
ELEV = 9601'-9"
- LEVEL 7  
ELEV = 9592'-8"
- LEVEL 6  
ELEV = 9582'-8"
- LEVEL 5  
ELEV = 9572'-8"
- LEVEL 4  
ELEV = 9562'-8"
- LEVEL 3  
ELEV = 9552'-8"
- LEVEL 2  
ELEV = 9542'-8"
- LEVEL 1  
ELEV = 9532'-8"
- PLAZA  
ELEV = 9522'-0"
- GARAGE 1  
ELEV = 9510'-0"



**01 SOUTH PLAZA ELEVATION**  
 SCALE: 1/8" = 1'-0"



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**628, 632, 636, 642, 683**  
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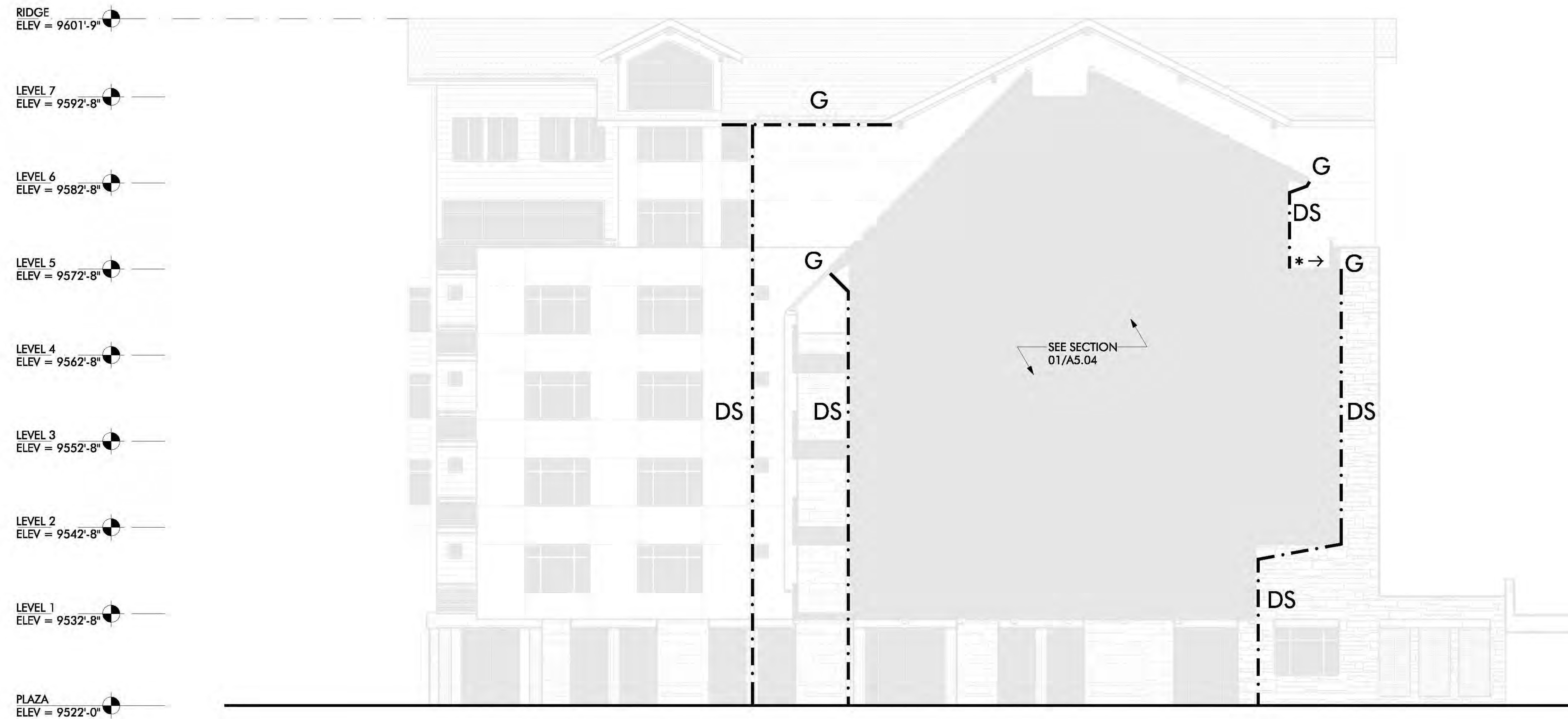
revisions

title  
**EXTERIOR ELEVATION -**  
**SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.22**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
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G	GUTTER
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**NOT FOR CONSTRUCTION**

revisions

title  
**EXTERIOR ELEVATION -**  
**SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010

sheet  
**A4.23**

**01 NORTH BREEZEWAY ELEVATION LOOKING EAST**  
 SCALE: 1/8" = 1'-0"



CAD FILE: c:\2008 Projects\08131.100 - Mountain Village Hotel\Current Drawings\SHEETS\A424-08131.dwg

PLOTTED: 05-Nov-2010 10:58

**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT



**01** NORTH BREEZEWAY ELEVATION LOOKING WEST  
 SCALE: 1/8" = 1'-0"



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**EXTERIOR ELEVATION -  
 SNOW MELT STUDY**

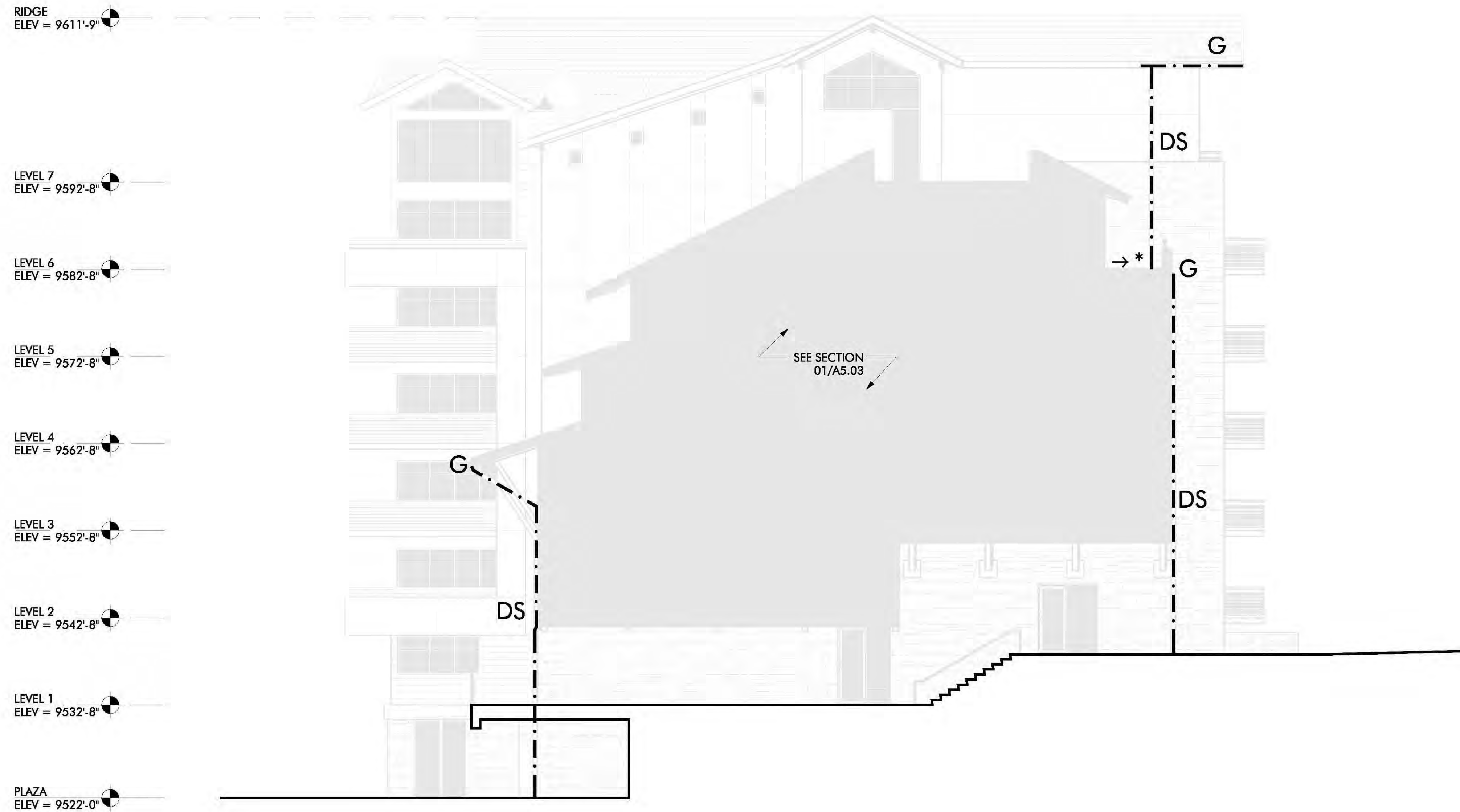
project number 08131.100  
 date 11.18.2010

sheet  
**A4.24**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
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DS	DOWNSPOUT



**01 WEST BREEZEWAY ELEVATION LOOKING NORTH**  
 SCALE: 1/8" = 1'-0"



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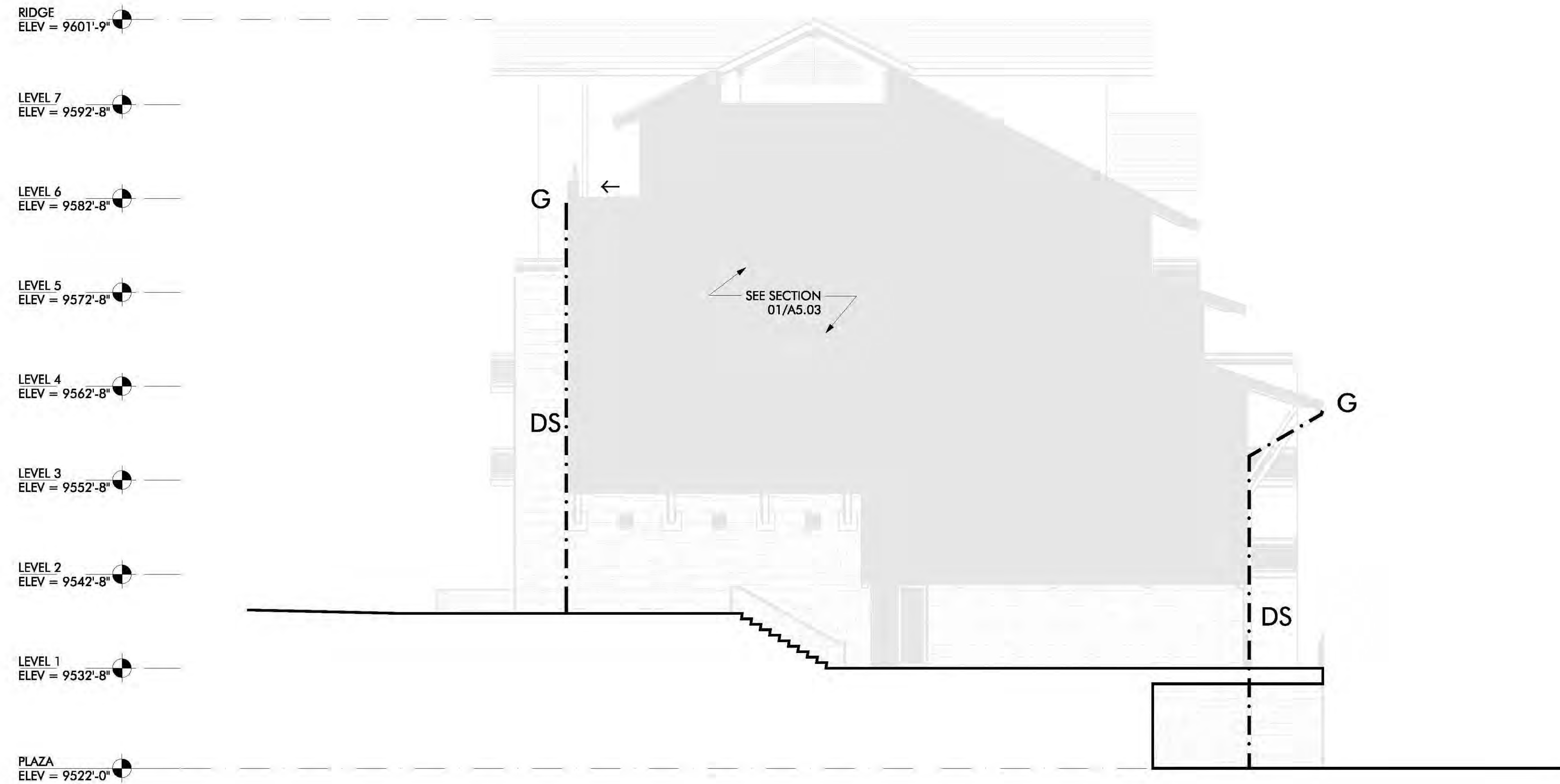
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**EXTERIOR ELEVATION -  
 SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010

sheet  
**A4.25**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT



**01 WEST BREEZEWAY ELEVATION LOOKING SOUTH**  
 SCALE: 1/8" = 1'-0"



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**EXTERIOR ELEVATION -  
 SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010

sheet  
**A4.26**

**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT



**01 EAST PLAZA ELEVATION**  
 SCALE: 1/8" = 1'-0"



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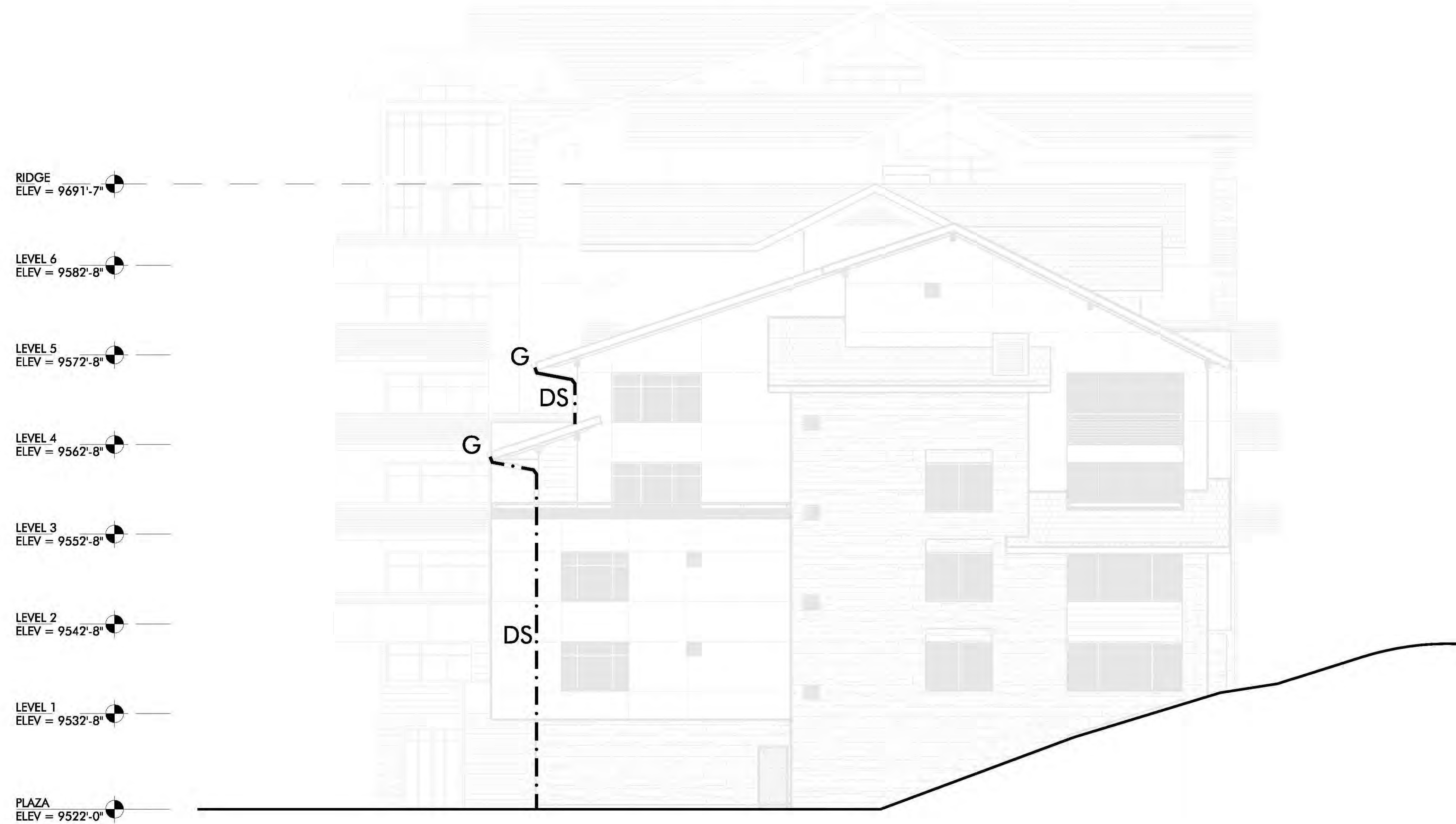
revisions

title  
**EXTERIOR ELEVATION -**  
**SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.27**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
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←	DIRECTION OF WATER FLOW
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DS	DOWNSPOUT



**01 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



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 project number 08131.100  
 date 11.18.2010

sheet  
**A4.28**



CAD FILE: c:\2008 Projects\Current Drawings\Sheets\A429 08131.dwg

PLOTTED: 05-Nov-2010 11:08

**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

SNOW MELT KEY	
*	SPLASH BLOCKS IN TERRACE
←	DIRECTION OF WATER FLOW
— · —	GUTTER OR DOWNSPOUT
G	GUTTER
DS	DOWNSPOUT



CONTINUES ON 01/A4.50

**01 EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



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**SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010  
 sheet  
**A4.29**



CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\Sheets\A4.30-08131.dwg

PLOTTED: 05-Nov-2010 11:07

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 LOT 110, REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JULY 31, 1985 IN PLAT BOOK 1 AT PAGE 57, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
 ACCESS TRACT 60-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COARDED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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**FINAL PLAN ISSUE**  
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revisions  
 title  
**EXTERIOR ELEVATION -**  
**SNOW MELT STUDY**  
 project number 08131.100  
 date 11.18.2010

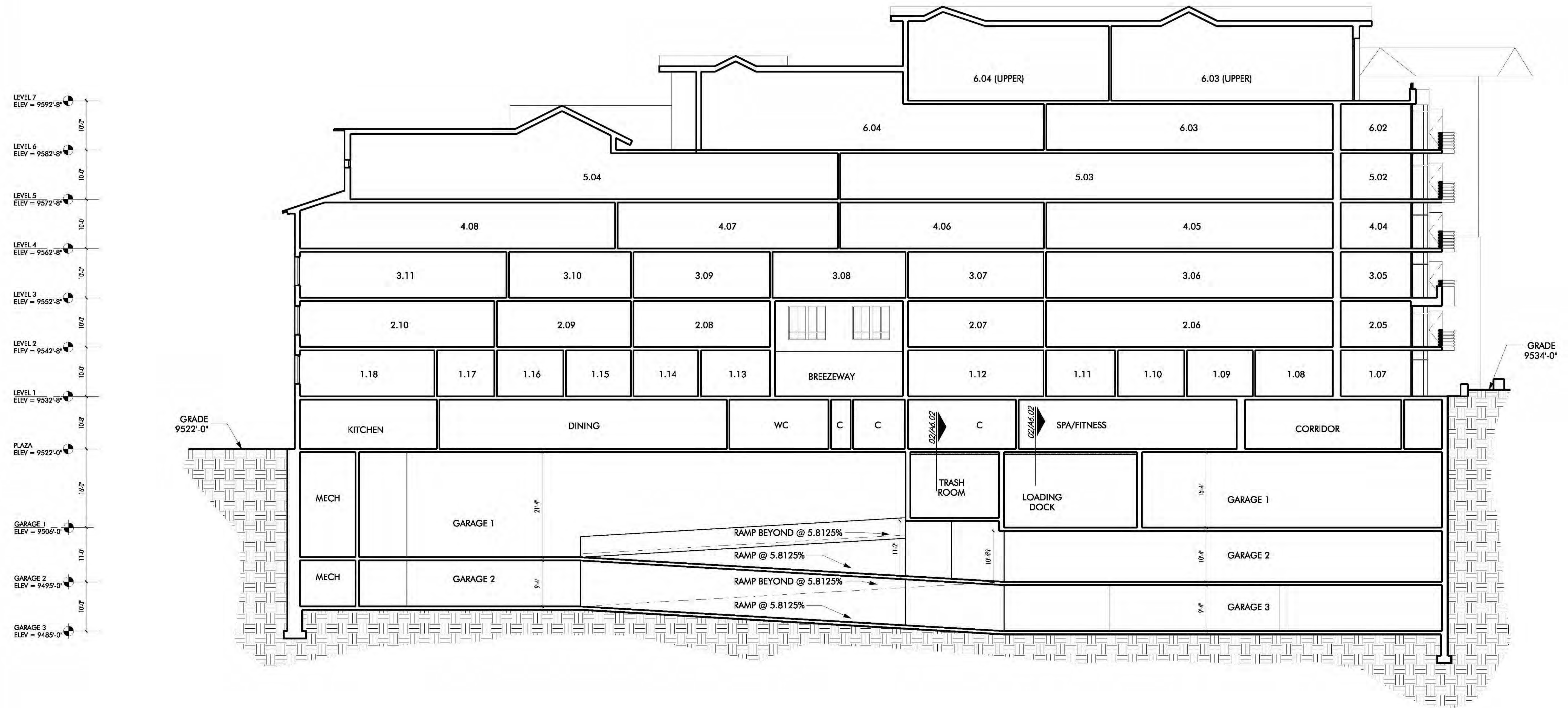
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CAD FILE: c:\2008 Projects\08131\_100 - Mountain Village Hotel\Current Drawings\SHEETS\A501-08131.dwg

PLOTTED: 05-Nov-2010 11:12

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



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**FINAL PUD PLAN ISSUE**

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Reg. No.: 400465

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Phone: 604.738.0048

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Phone: 303.985.3260

landscape architect  
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Phone: 303.433.4257

project  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110

LOT 73: A/R AND TRACT CO 388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO 388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AT RECEIPT NO. 3891901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 109: REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

LOT 110: REPLAT NO. 3, TELLURIDE MOUNTAIN VILLAGE, FILING 1, ACCORDING TO THE PLAT RECORDED JUNE 31, 1985 IN PLAT BOOK 1 AT PAGE 577, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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**FINAL PLAN ISSUE  
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revisions

title  
**BUILDING SECTION**

project number 08131.100  
date 11.18.2010

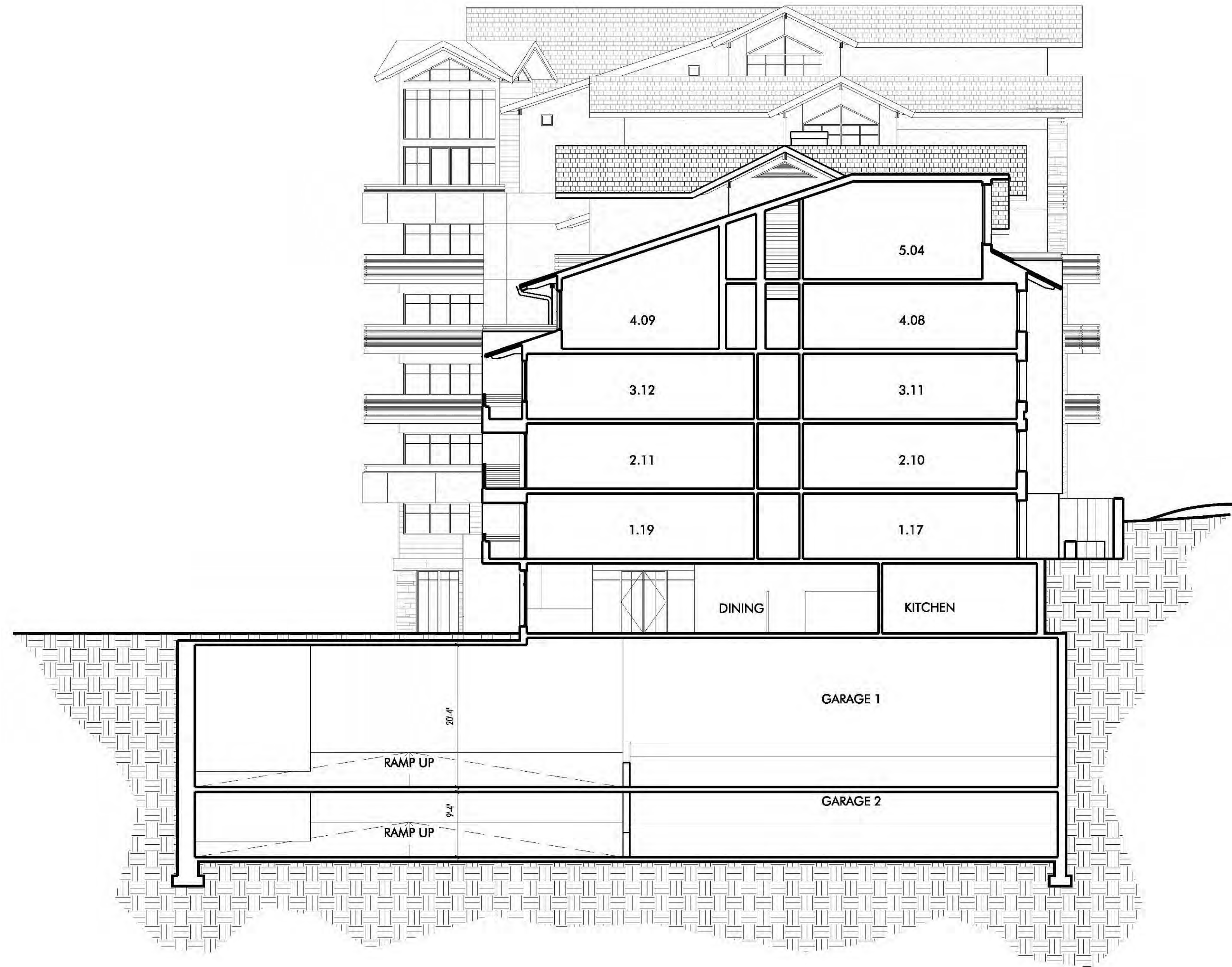
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**01 SECTION A-A**  
SCALE: 3/32" = 1'-0"



**FINAL PUD PLAN**  
**for**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

LEVEL 7	ELEV = 9592'-8"	10'-0"
LEVEL 6	ELEV = 9582'-8"	10'-0"
LEVEL 5	ELEV = 9572'-8"	10'-0"
LEVEL 4	ELEV = 9562'-8"	10'-0"
LEVEL 3	ELEV = 9552'-8"	10'-0"
LEVEL 2	ELEV = 9542'-8"	10'-0"
LEVEL 1	ELEV = 9532'-8"	10'-0"
PLAZA	ELEV = 9522'-0"	10'-8"
GARAGE 1	ELEV = 9506'-0"	16'-0"
GARAGE 2	ELEV = 9495'-0"	10'-0"
GARAGE 3	ELEV = 9485'-0"	10'-0"



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 Phone: 303.433.4257

project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
 LOT 73 (A/B) AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 381991, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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revisions

title

**BUILDING SECTION**

project number 08131.100

date 11.18.2010

sheet

**A5.02**

**01 SECTION B-B**  
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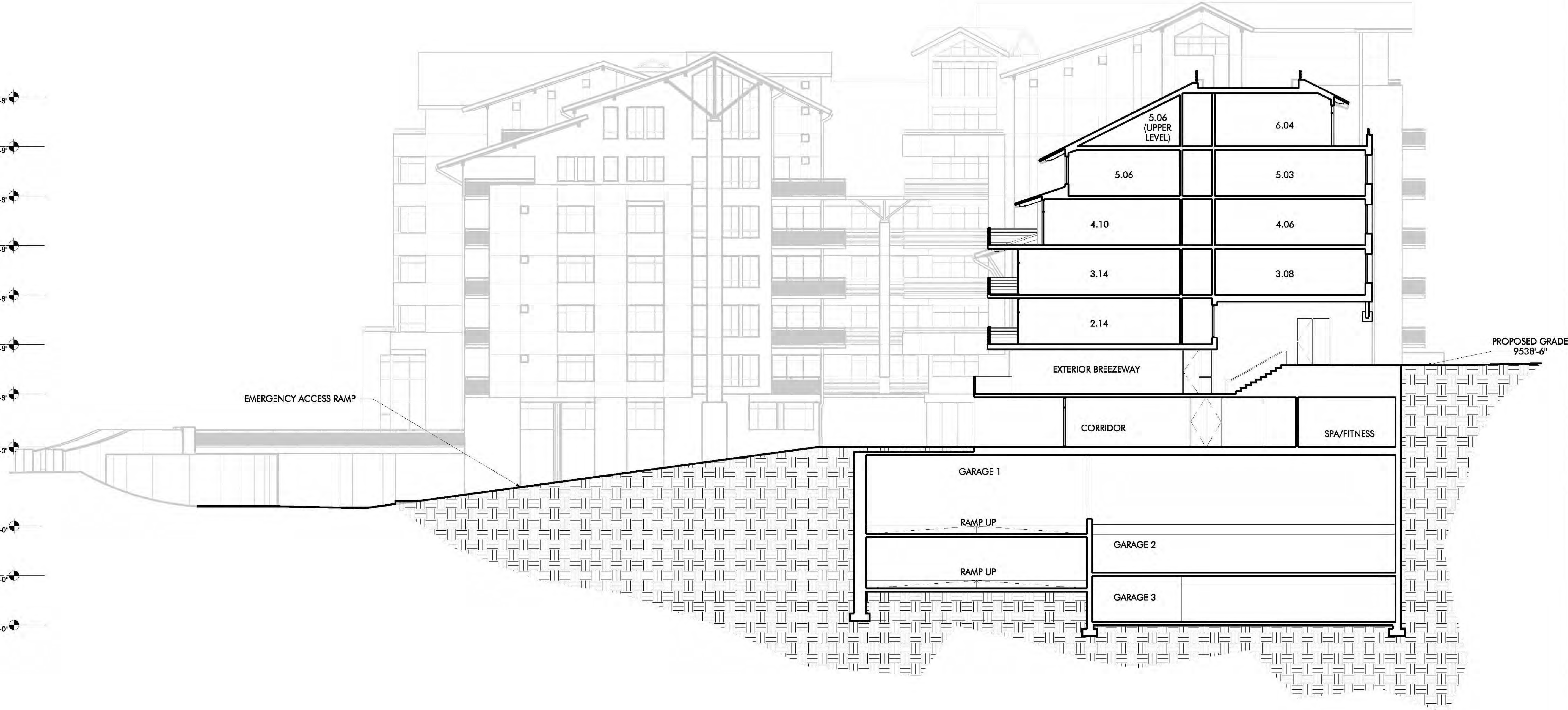


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PLOTTED: 05-Nov-2010 11:30

**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

- LEVEL 7  
ELEV = 9592'-8"
- LEVEL 6  
ELEV = 9582'-8"
- LEVEL 5  
ELEV = 9572'-8"
- LEVEL 4  
ELEV = 9562'-8"
- LEVEL 3  
ELEV = 9552'-8"
- LEVEL 2  
ELEV = 9542'-8"
- LEVEL 1  
ELEV = 9532'-8"
- PLAZA  
ELEV = 9522'-0"
- GARAGE 1  
ELEV = 9506'-0"
- GARAGE 2  
ELEV = 9495'-0"
- GARAGE 3  
ELEV = 9485'-0"



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**project**  
Mountain Village Hotel  
628, 632, 636, 642, 683  
Mountain Village Blvd,  
Mountain Village, CO 81435  
LOTS 73-76R, 89A, 109,110

LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 389901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.  
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revisions

title  
**BUILDING SECTION**

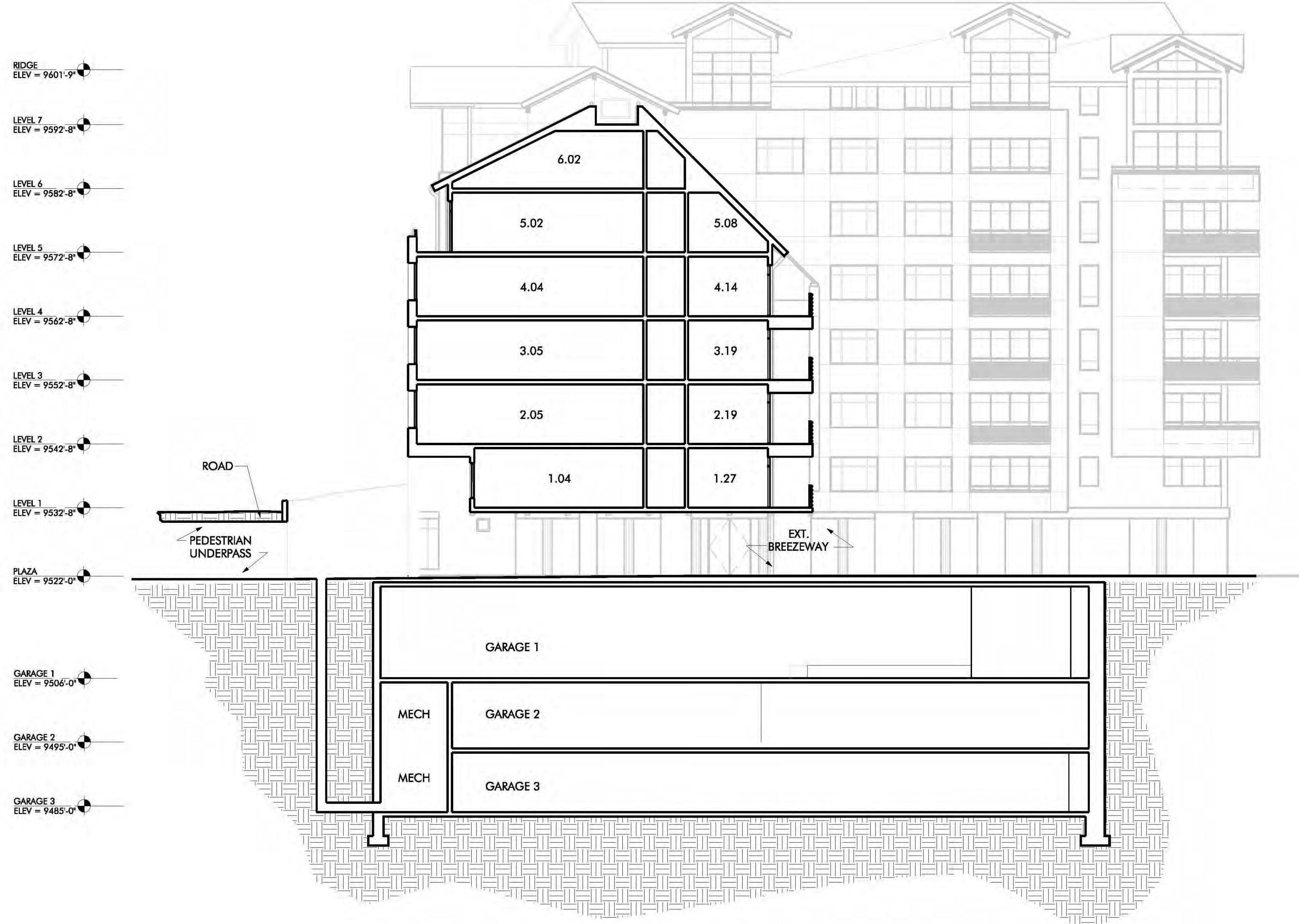
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date 11.18.2010

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**01 SECTION C-C**  
SCALE: 3/32" = 1'-0"



**FINAL PUD PLAN**  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



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**FINAL PUD PLAN ISSUE**

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landscape architect  
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 Denver, CO 80216  
 Phone: 303.433.4257

project  
 Mountain Village Hotel  
 628, 632, 636, 642, 683  
 Mountain Village Blvd,  
 Mountain Village, CO 81435  
 LOTS 73-76R, 89A, 109,110

LOT 73 (R) AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIPIEN NO. 3891901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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title

**BUILDING SECTION**

project number 08131.100

date 11.18.2010

sheet

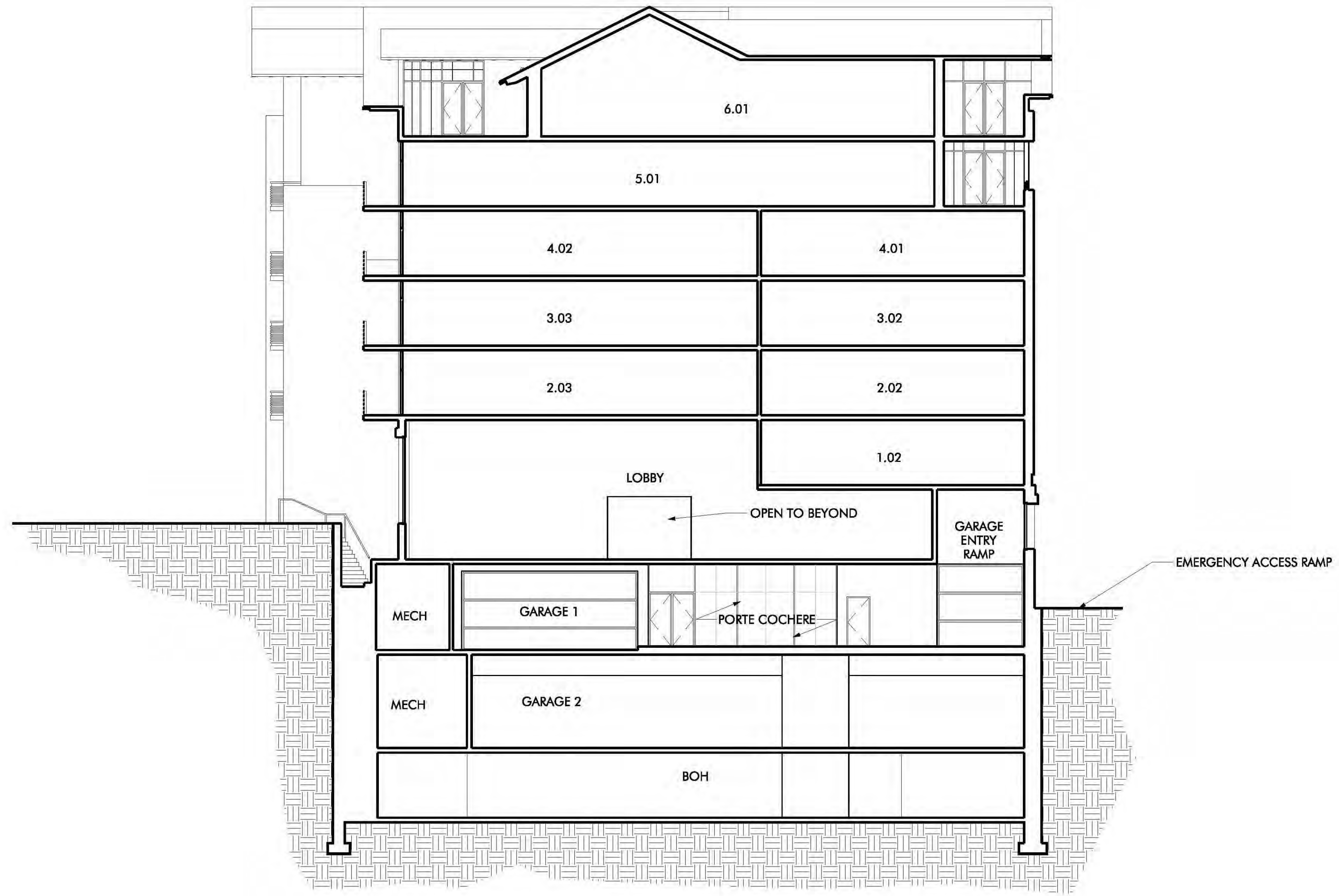
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**A5.04**



**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

RIDGE	ELEV = 9601'-9"	8'-7"
LEVEL 7	ELEV = 9592'-8"	10'-0"
LEVEL 6	ELEV = 9582'-8"	10'-0"
LEVEL 5	ELEV = 9572'-8"	10'-0"
LEVEL 4	ELEV = 9562'-8"	10'-0"
LEVEL 3	ELEV = 9552'-8"	10'-0"
LEVEL 2	ELEV = 9542'-8"	10'-0"
LEVEL 1	ELEV = 9532'-8"	10'-0"
PLAZA	ELEV = 9522'-0"	10'-8"
GARAGE 1	ELEV = 9506'-0"	10'-0"
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project  
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**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
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revisions

title  
**BUILDING SECTION**

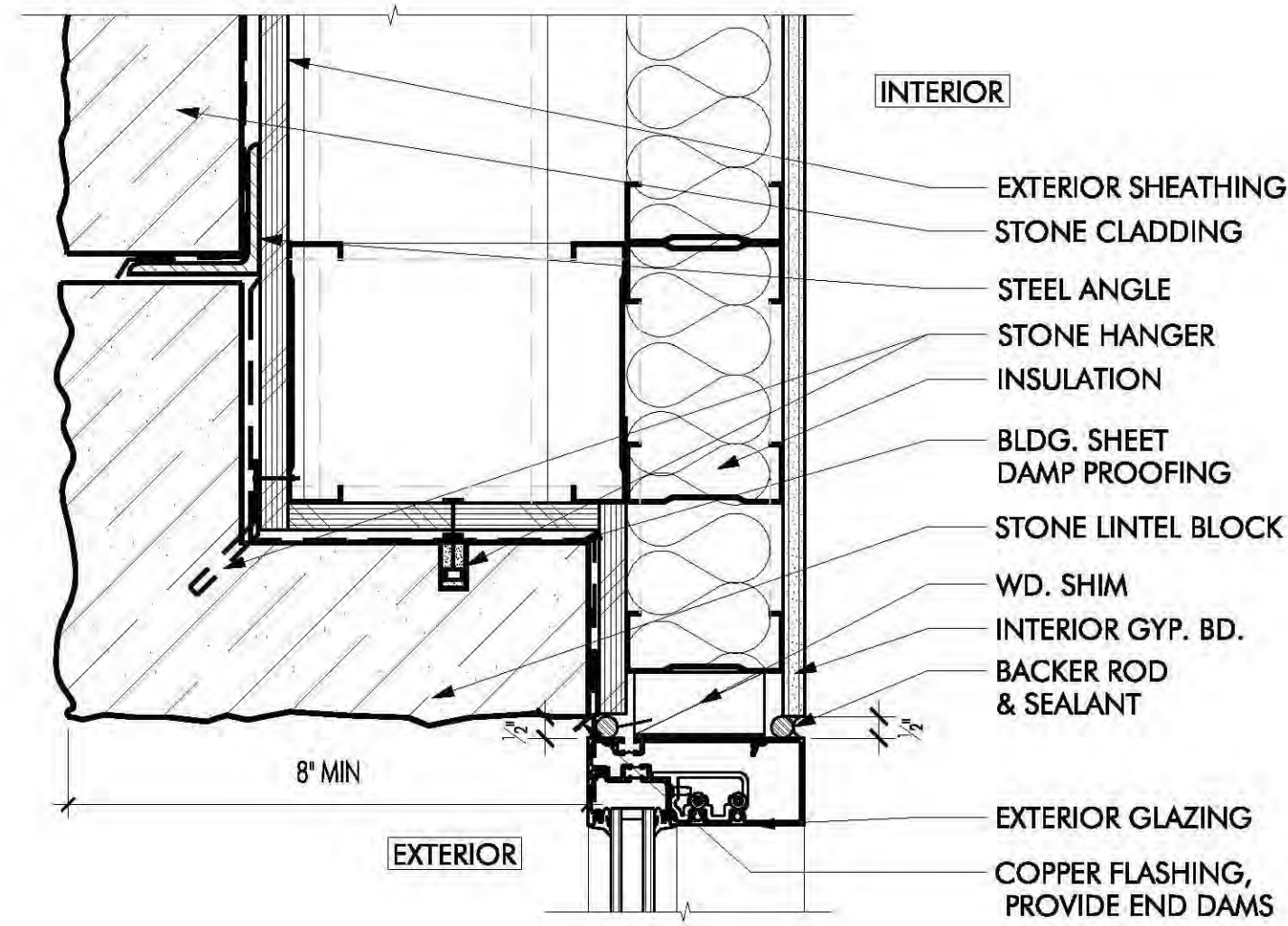
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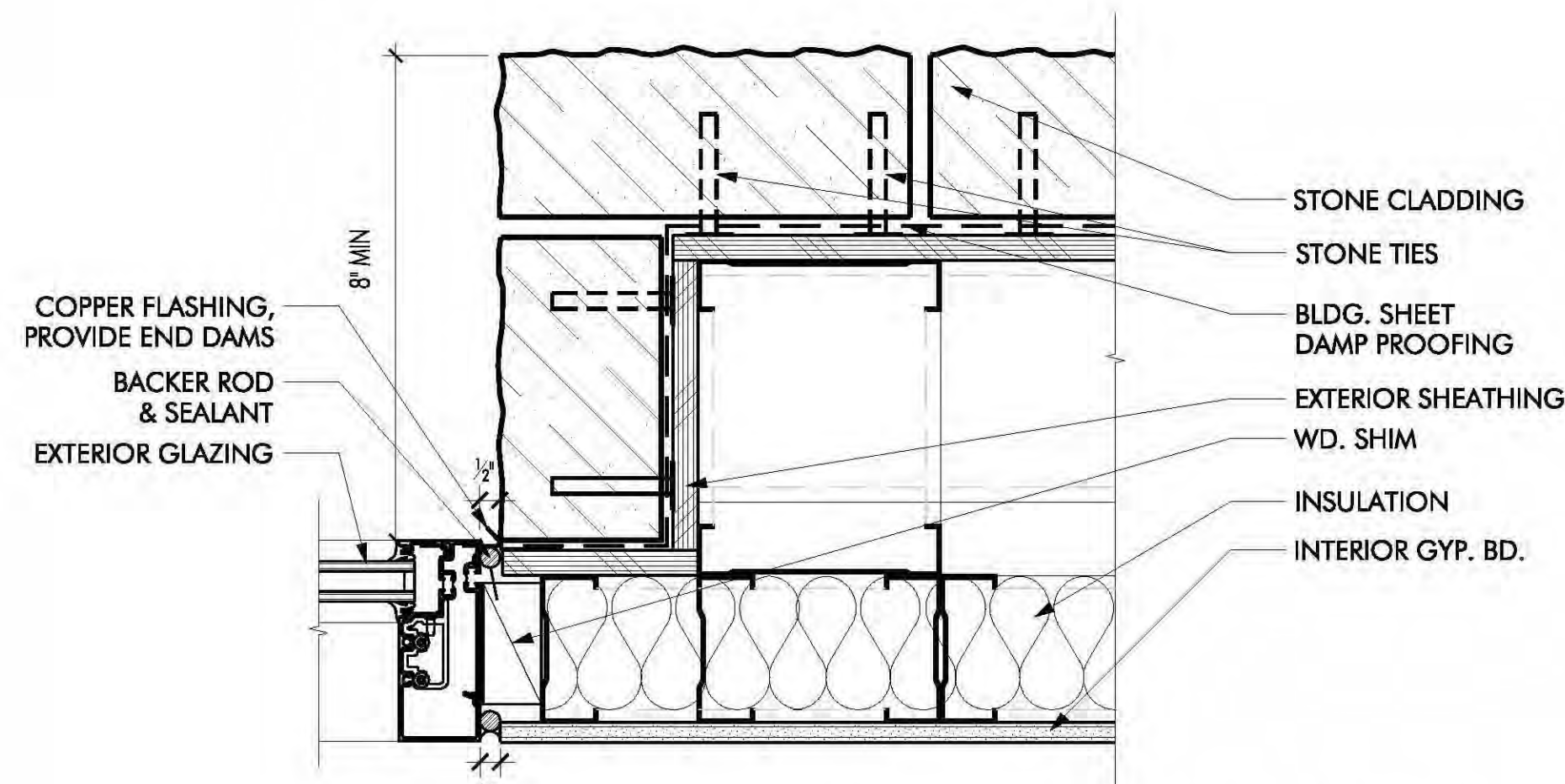
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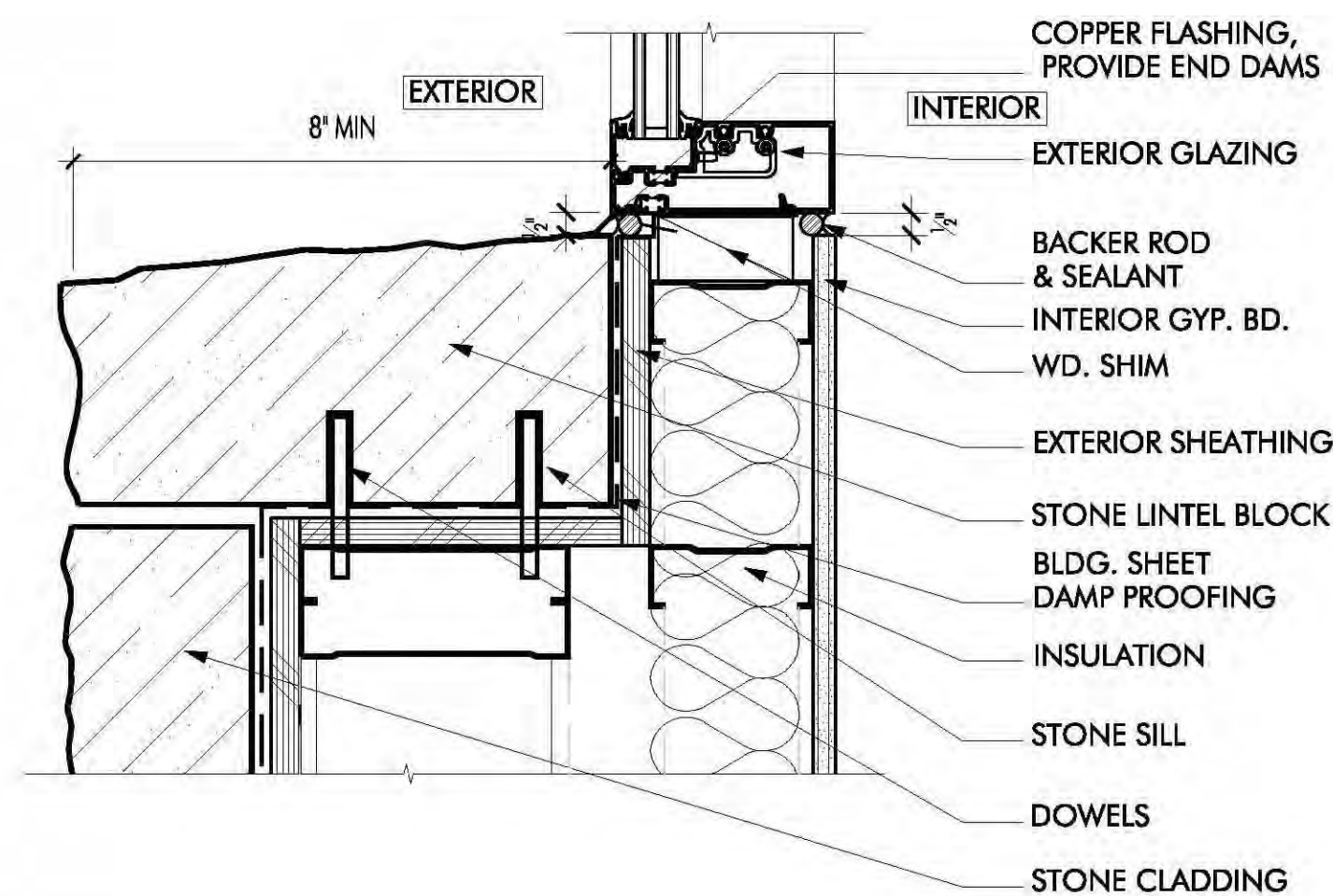
**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



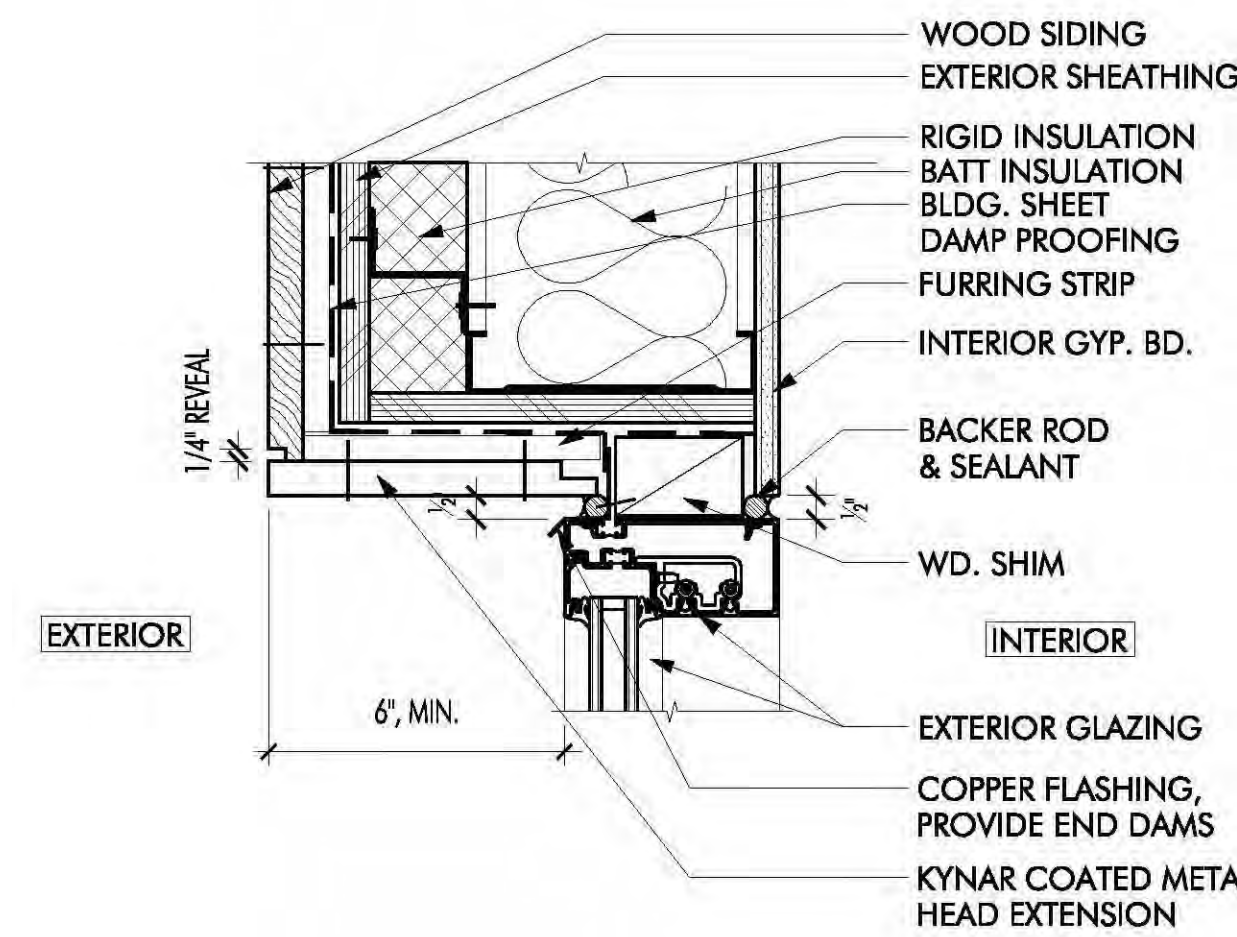
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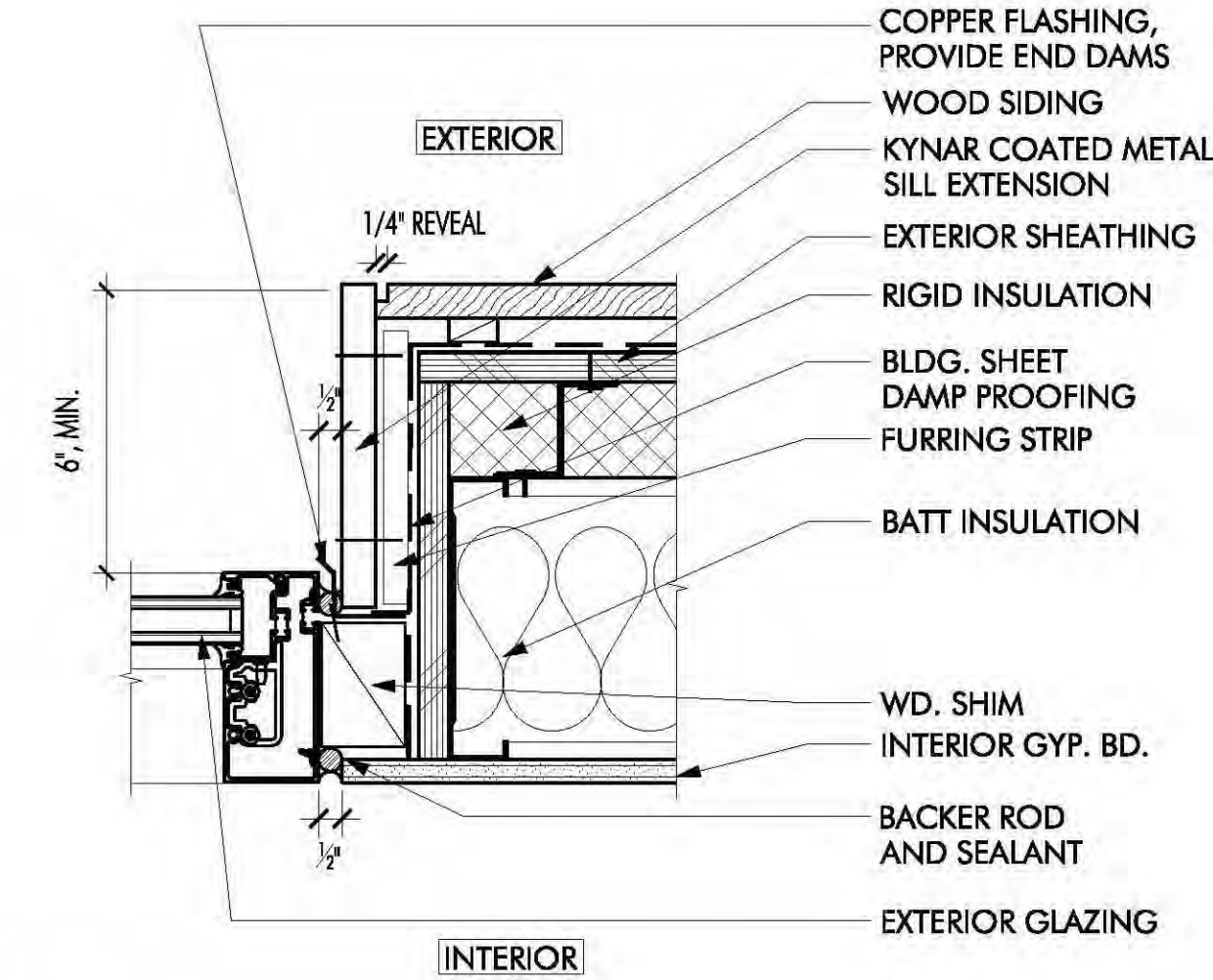
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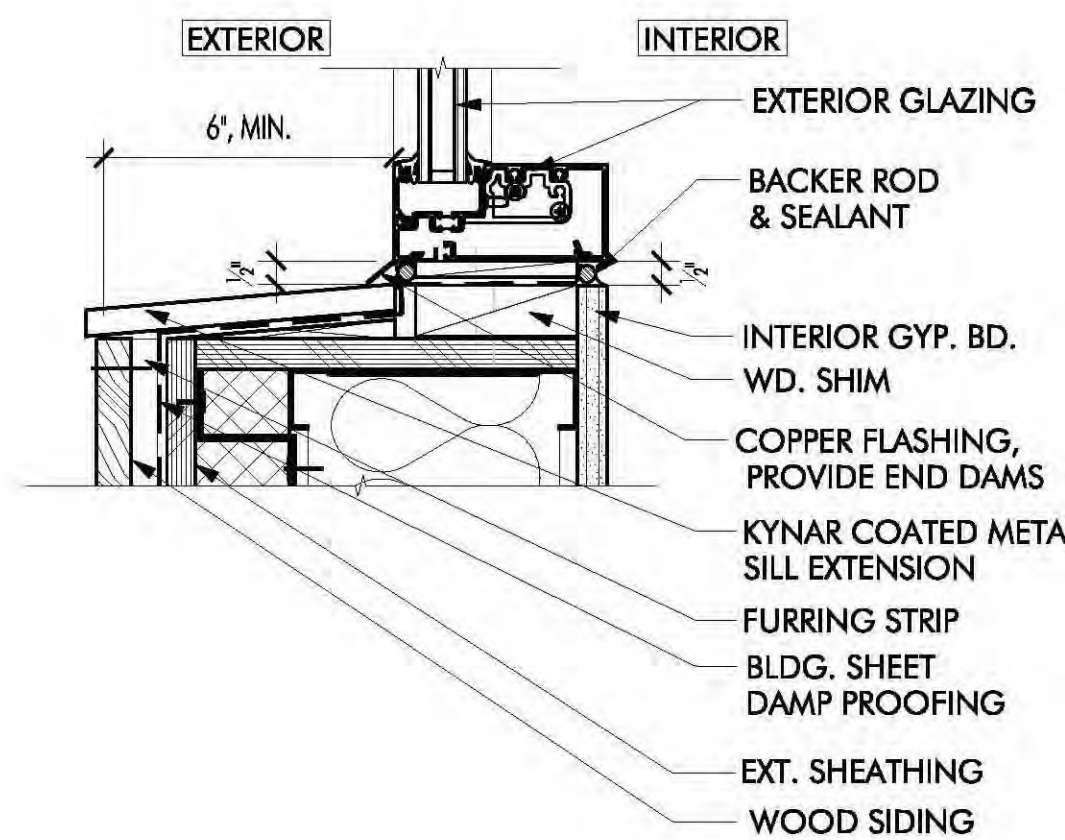
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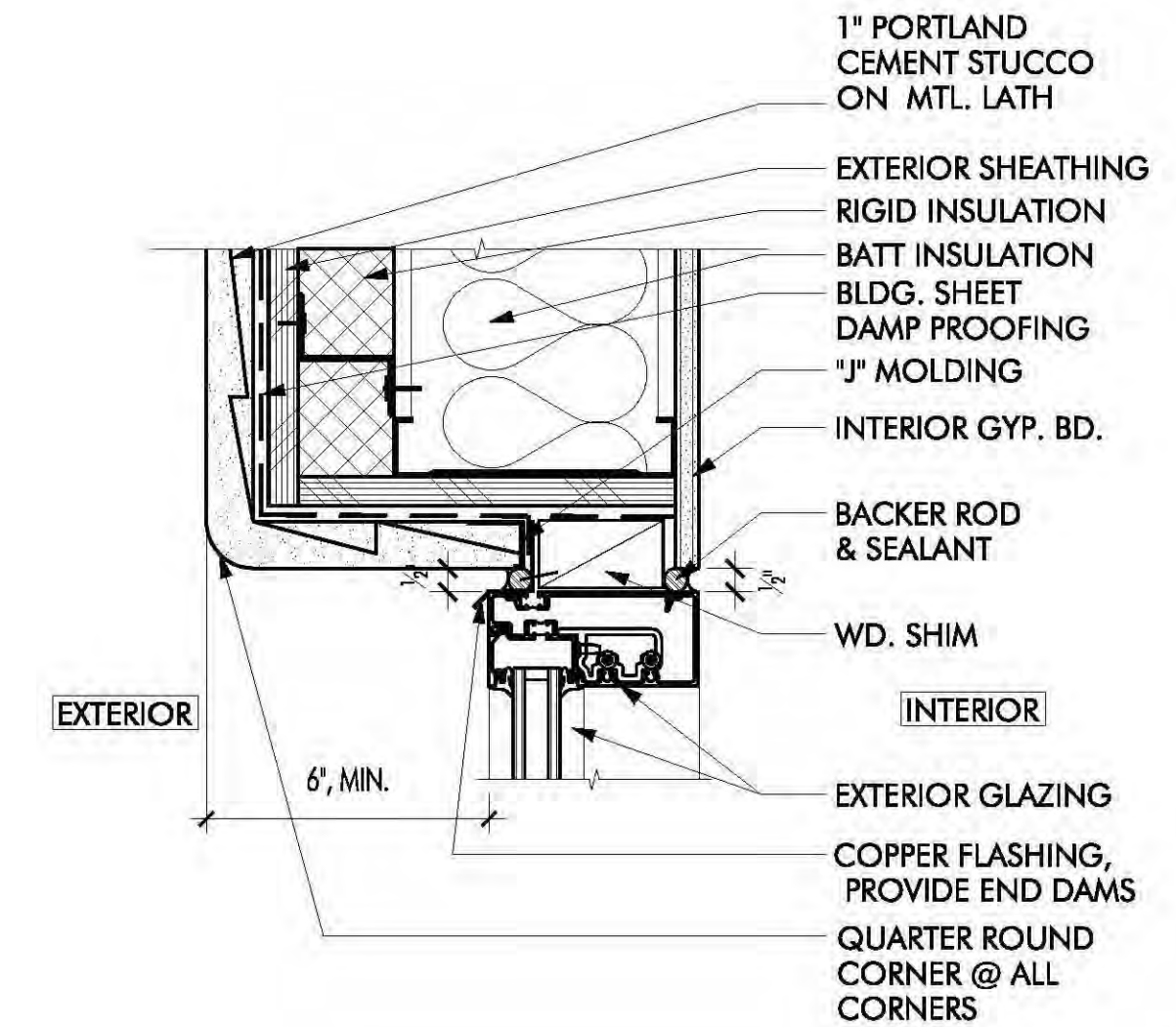
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 SCALE: 3" = 1'-0"



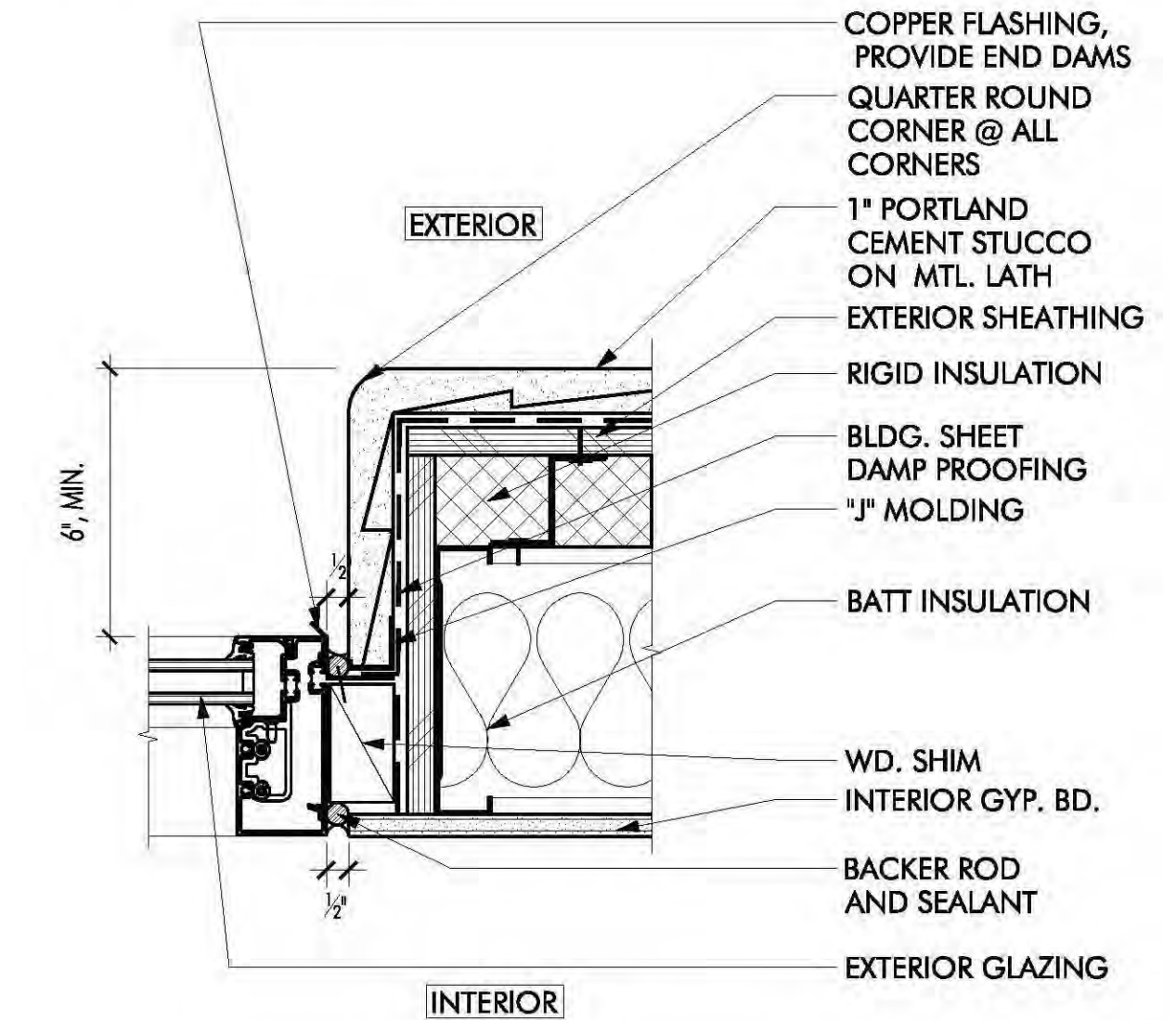
**05 TYPICAL JAMB DETAIL @ WOOD SIDING**  
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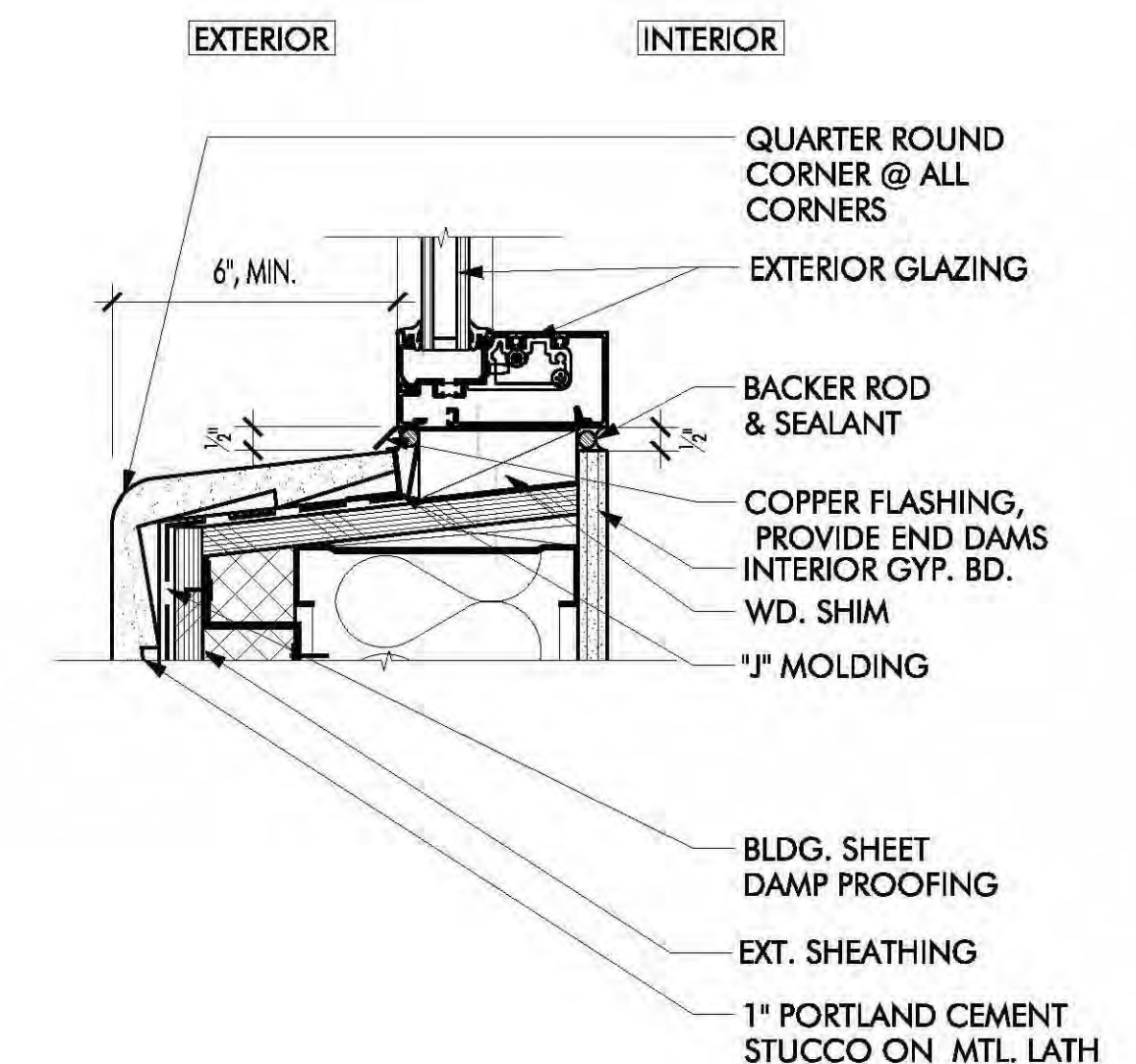
**04 TYPICAL SILL DETAIL @ WOOD SIDING**  
 SCALE: 3" = 1'-0"



**03 TYPICAL HEAD DETAIL @ STUCCO**  
 SCALE: 3" = 1'-0"



**02 TYPICAL JAMB DETAIL @ STUCCO**  
 SCALE: 3" = 1'-0"



**01 TYPICAL SILL DETAIL @ STUCCO**  
 SCALE: 3" = 1'-0"



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LOT 73-76R AND TRACT CO-388-1, TOWN OF MOUNTAIN VILLAGE, A REPLAT, REZONE, AND DENSITY TRANSFER OF LOTS 73 AND 76, TOWN OF MOUNTAIN VILLAGE AND REPLAT OF TRACT CO-388, TOWN OF MOUNTAIN VILLAGE, ACCORDING TO THE PLAT RECORDED JANUARY 25, 2007 IN PLAT BOOK 1 AT PAGE 3887 AS RECEIVED NO. 3891901, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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ACCESS TRACT 89-A, TELLURIDE MOUNTAIN VILLAGE, ACCORDING TO THE FIRST REPLAT OF COMBINED LOTS 133 AND 89-1, TELLURIDE MOUNTAIN VILLAGE, FILING 1, RECORDED DECEMBER 26, 1989 IN PLAT BOOK 1 AT PAGE 980, COUNTY OF SAN MIGUEL, STATE OF COLORADO.

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**FINAL PLAN ISSUE**  
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revisions

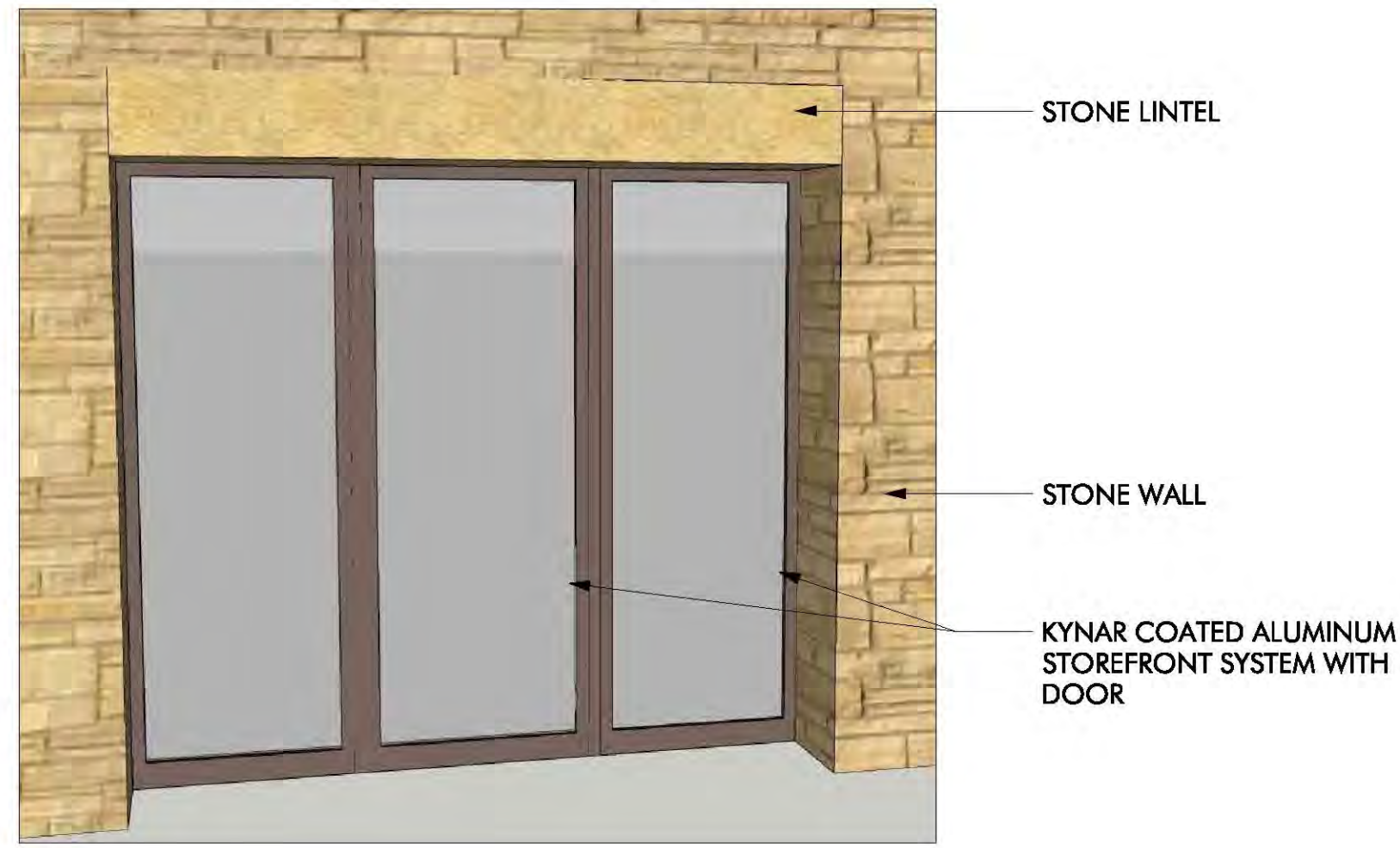
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**TYPICAL EXTERIOR DETAILS**

project number 08131.100  
 date 11.18.2010

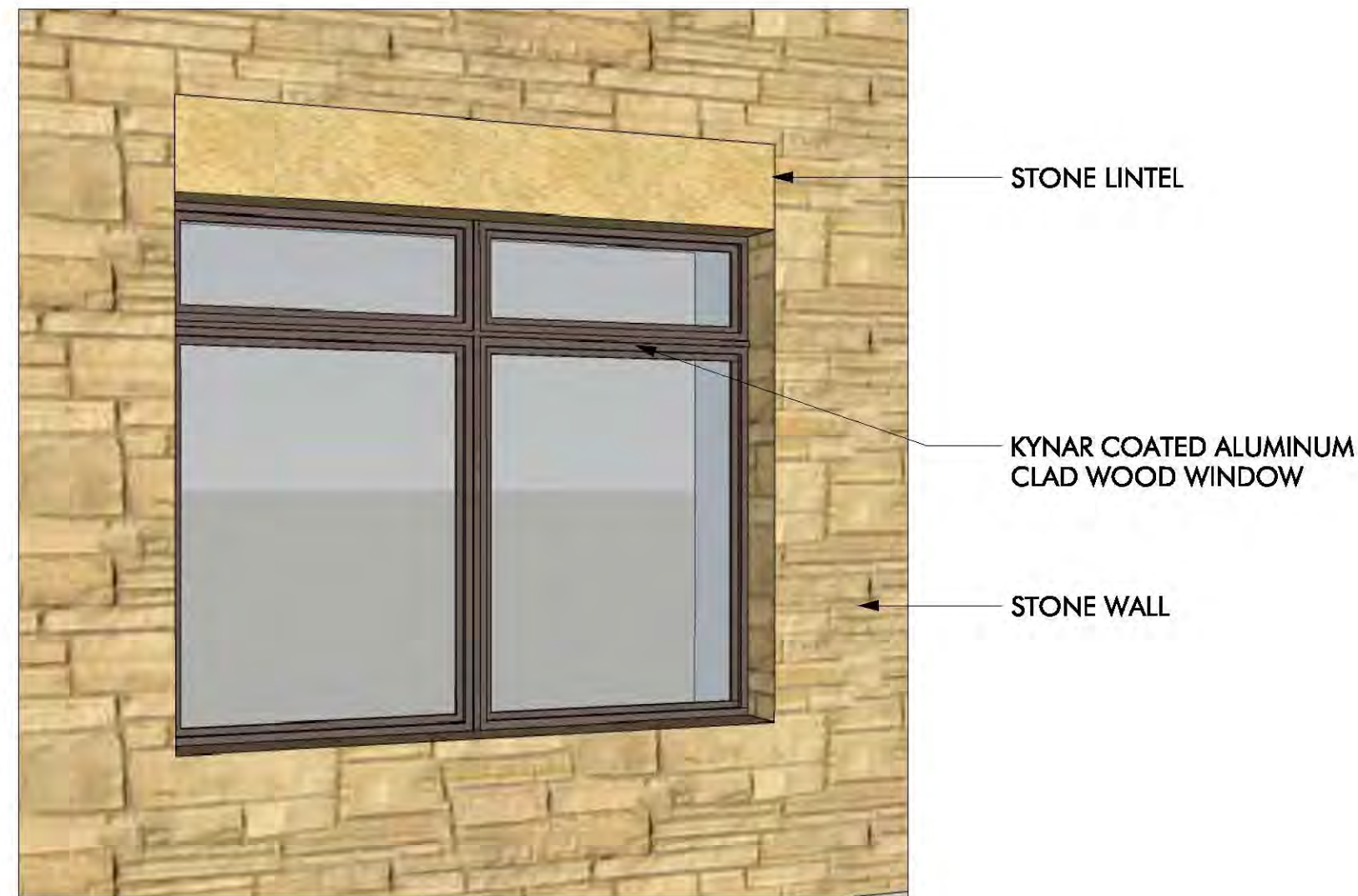
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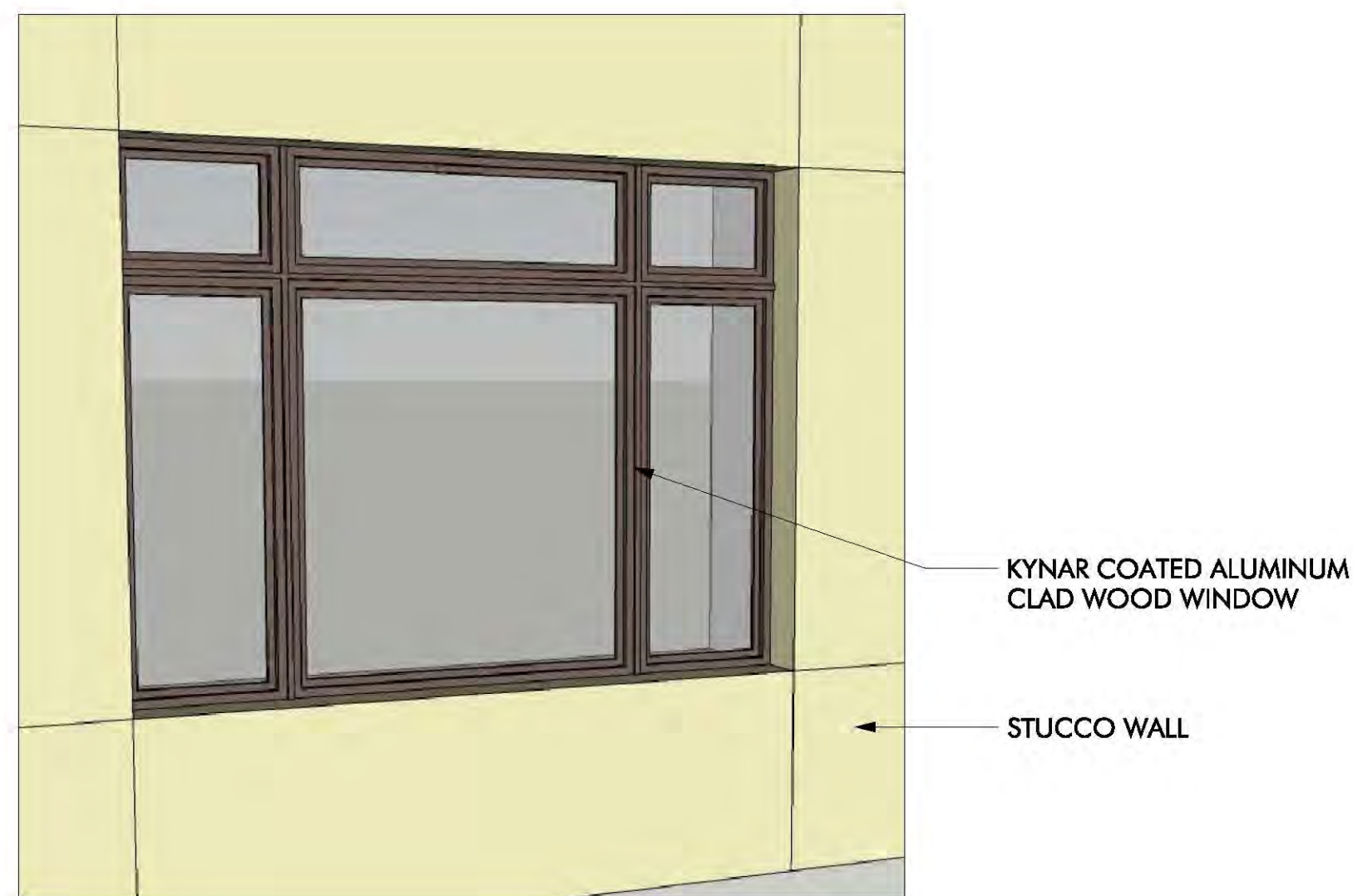
**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



**09 TYPICAL WINDOW @ PLAZA**  
SCALE: NO SCALE



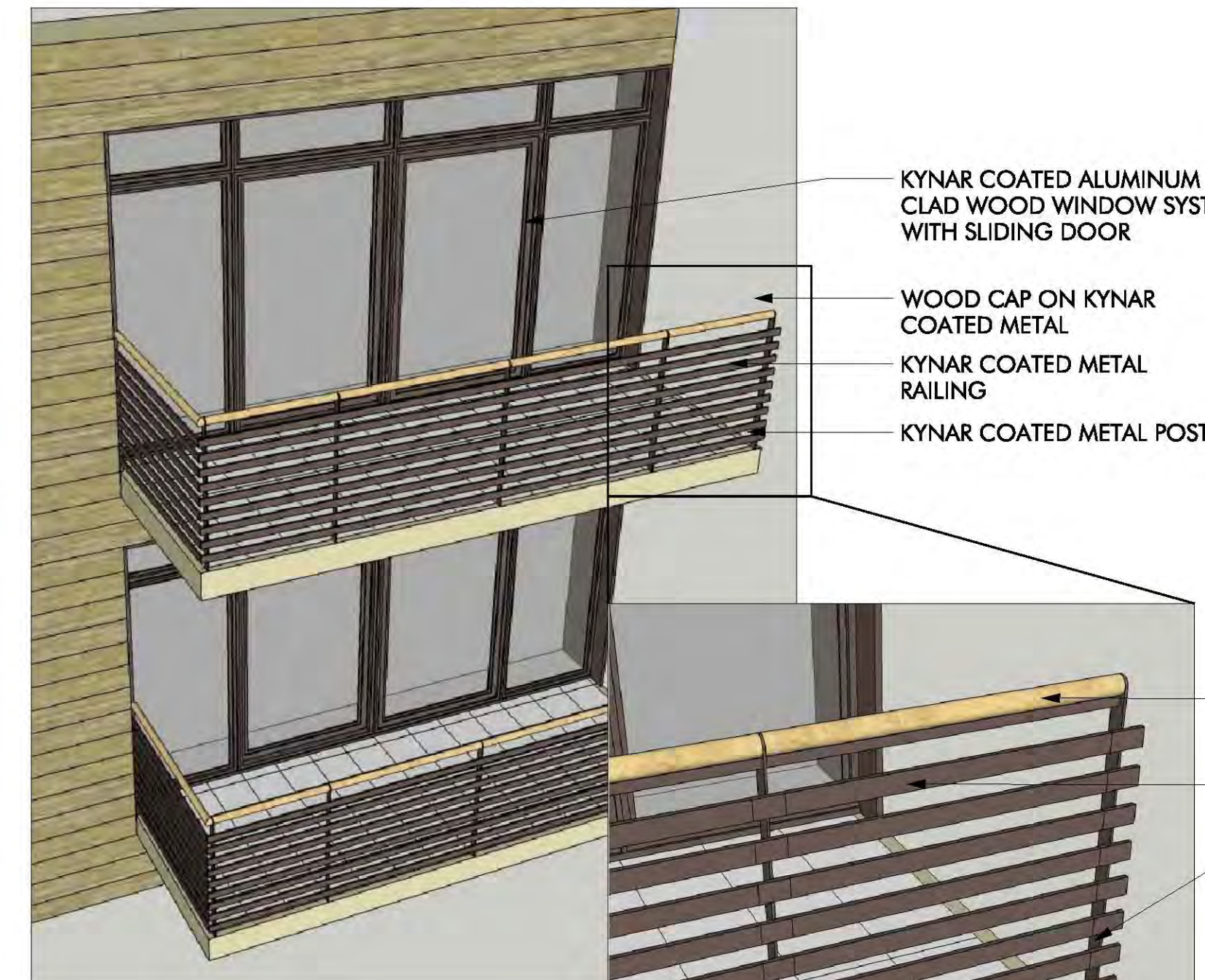
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SCALE: NO SCALE



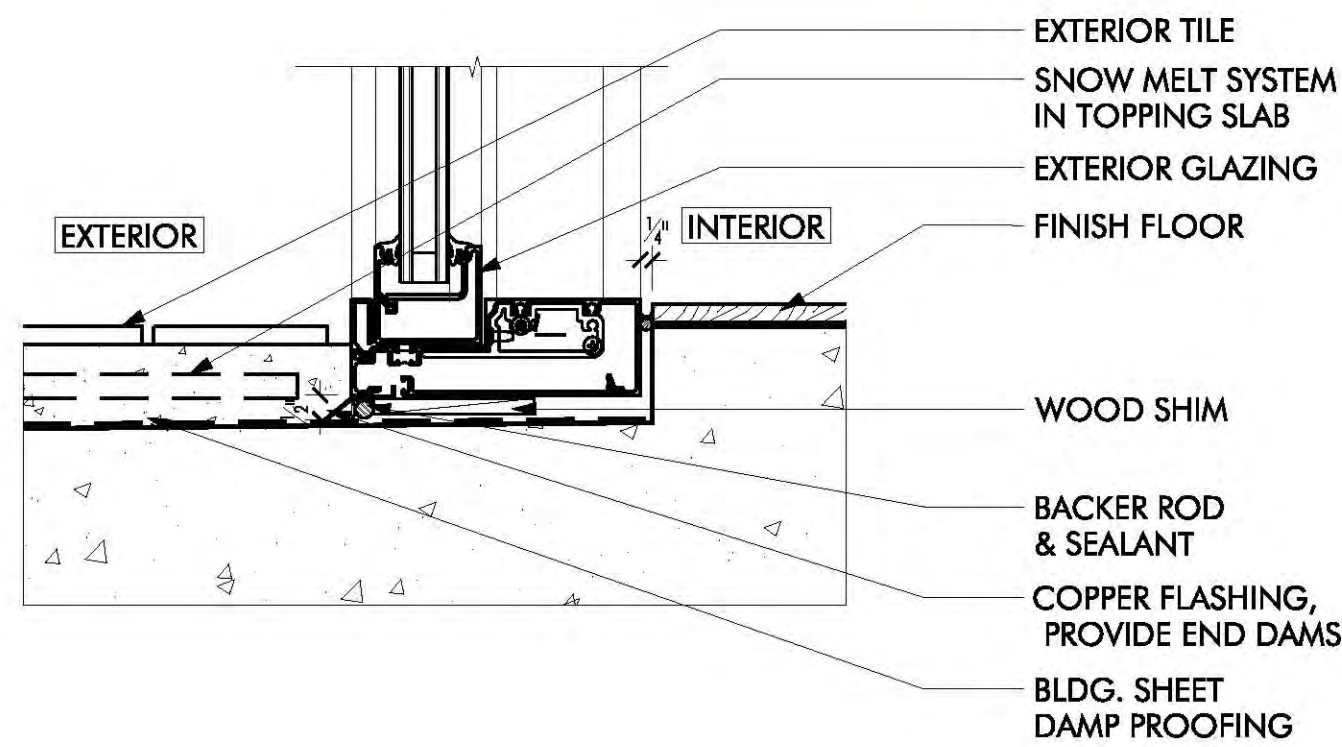
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SCALE: NO SCALE



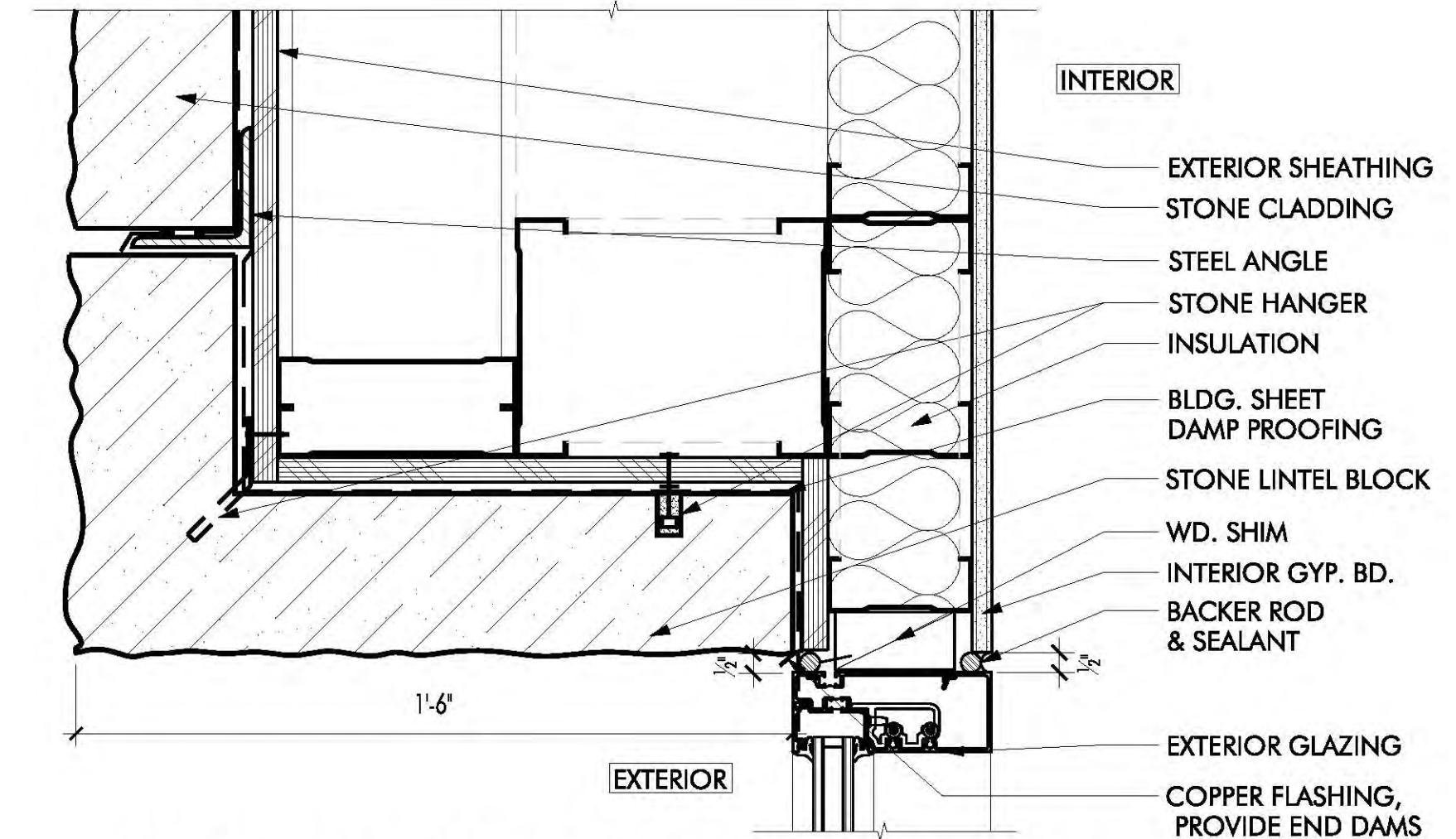
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SCALE: NO SCALE



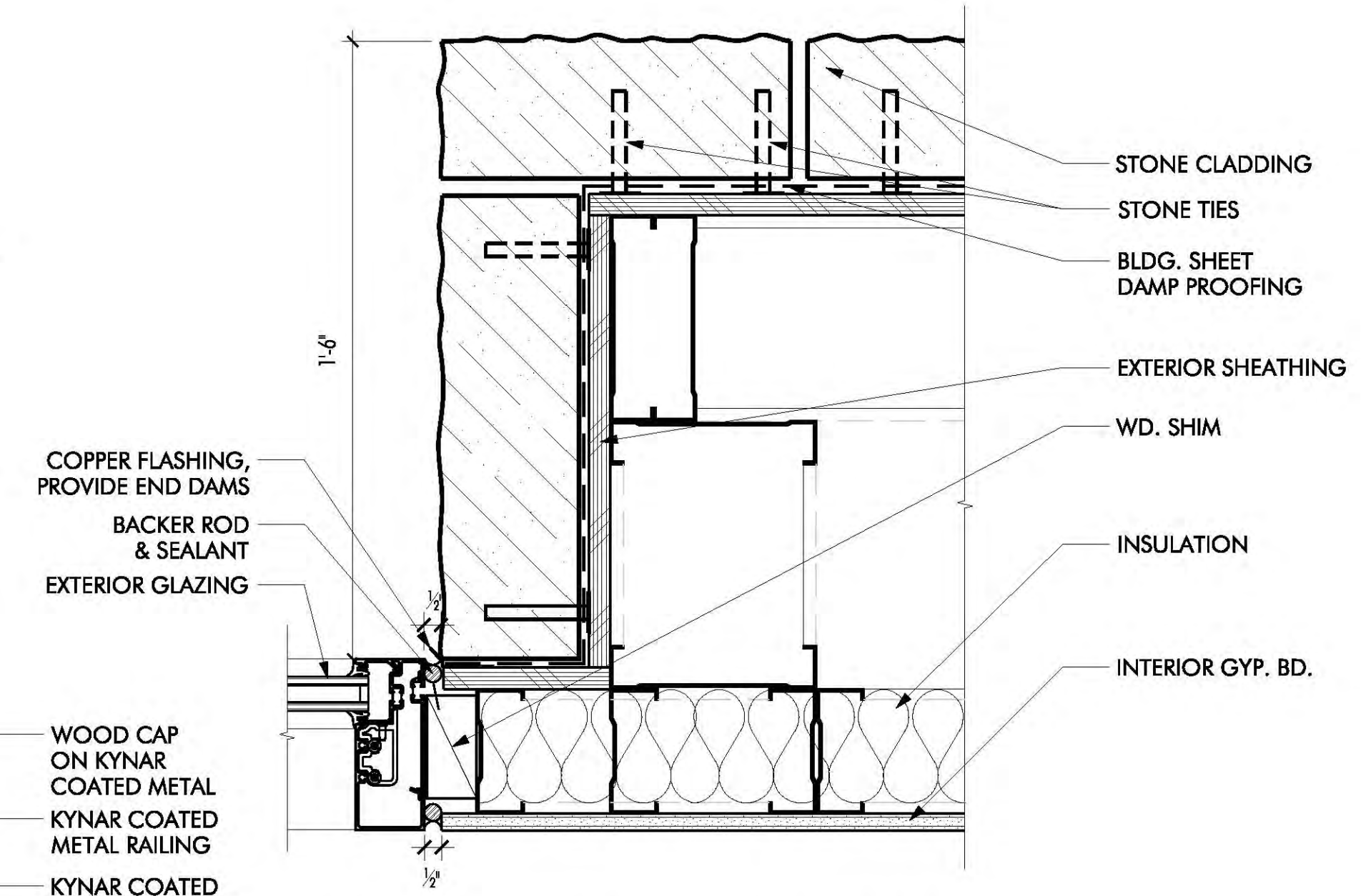
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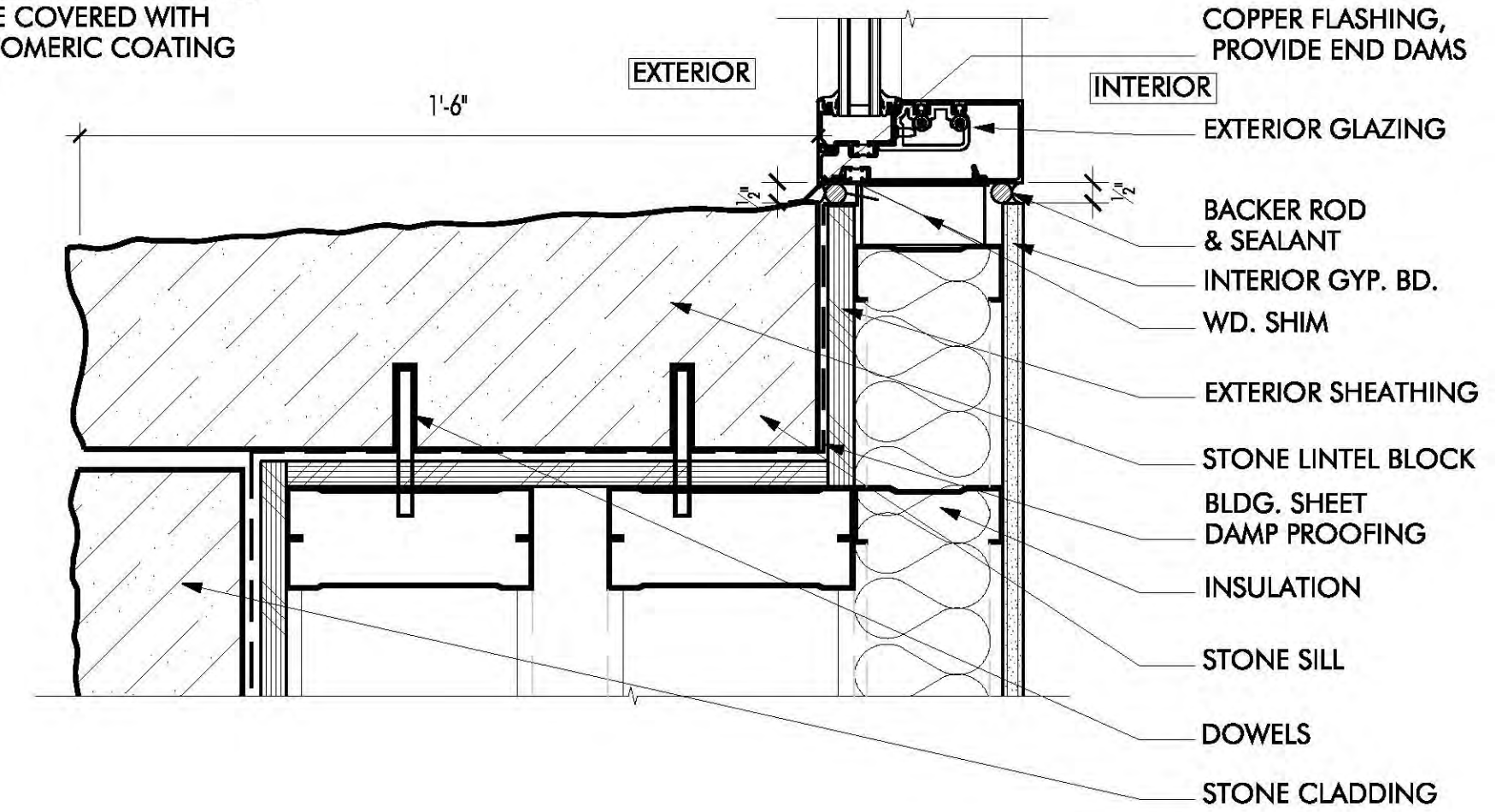
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SCALE: 3" = 1'-0"



**03 HEAD DETAIL @ PLAZA LEVEL STONE CLADDING**  
SCALE: 3" = 1'-0"



**02 JAMB DETAIL @ PLAZA LEVEL STONE CLADDING**  
SCALE: 3" = 1'-0"



**01 SILL DETAIL @ PLAZA LEVEL STONE CLADDING**  
SCALE: 3" = 1'-0"

**FINAL PUD PLAN ISSUE**

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Reg. No.: 400465

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revisions

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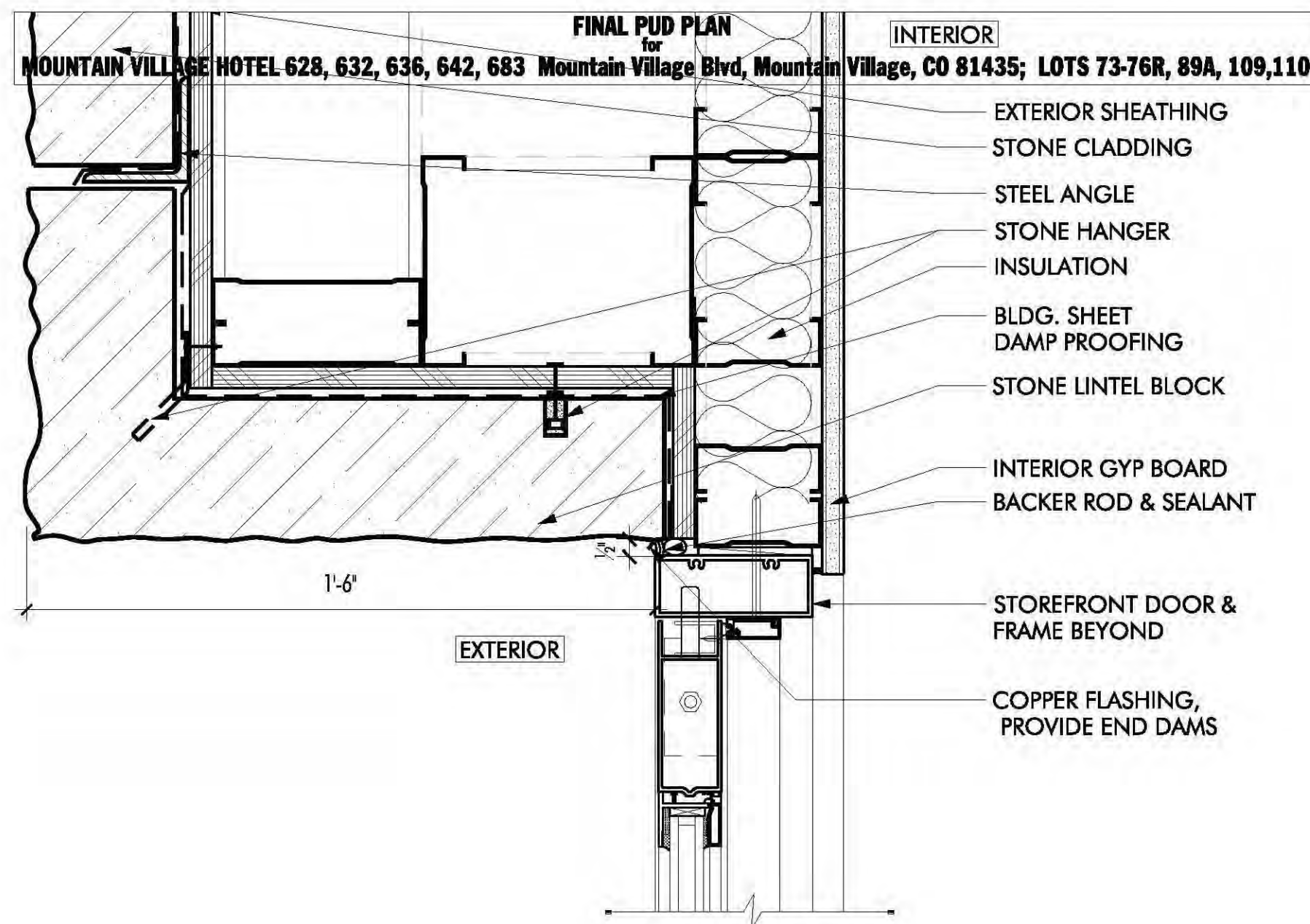
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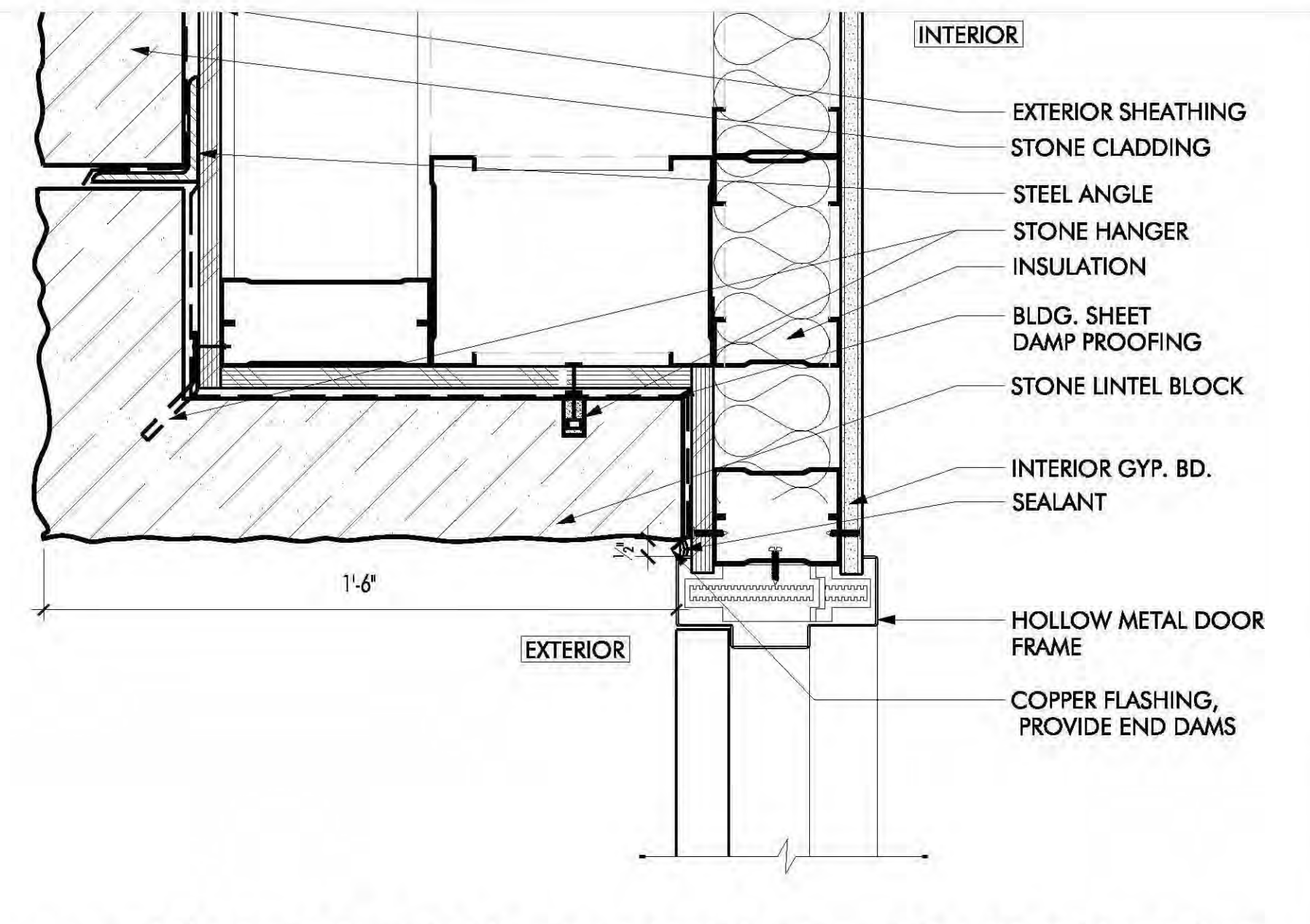
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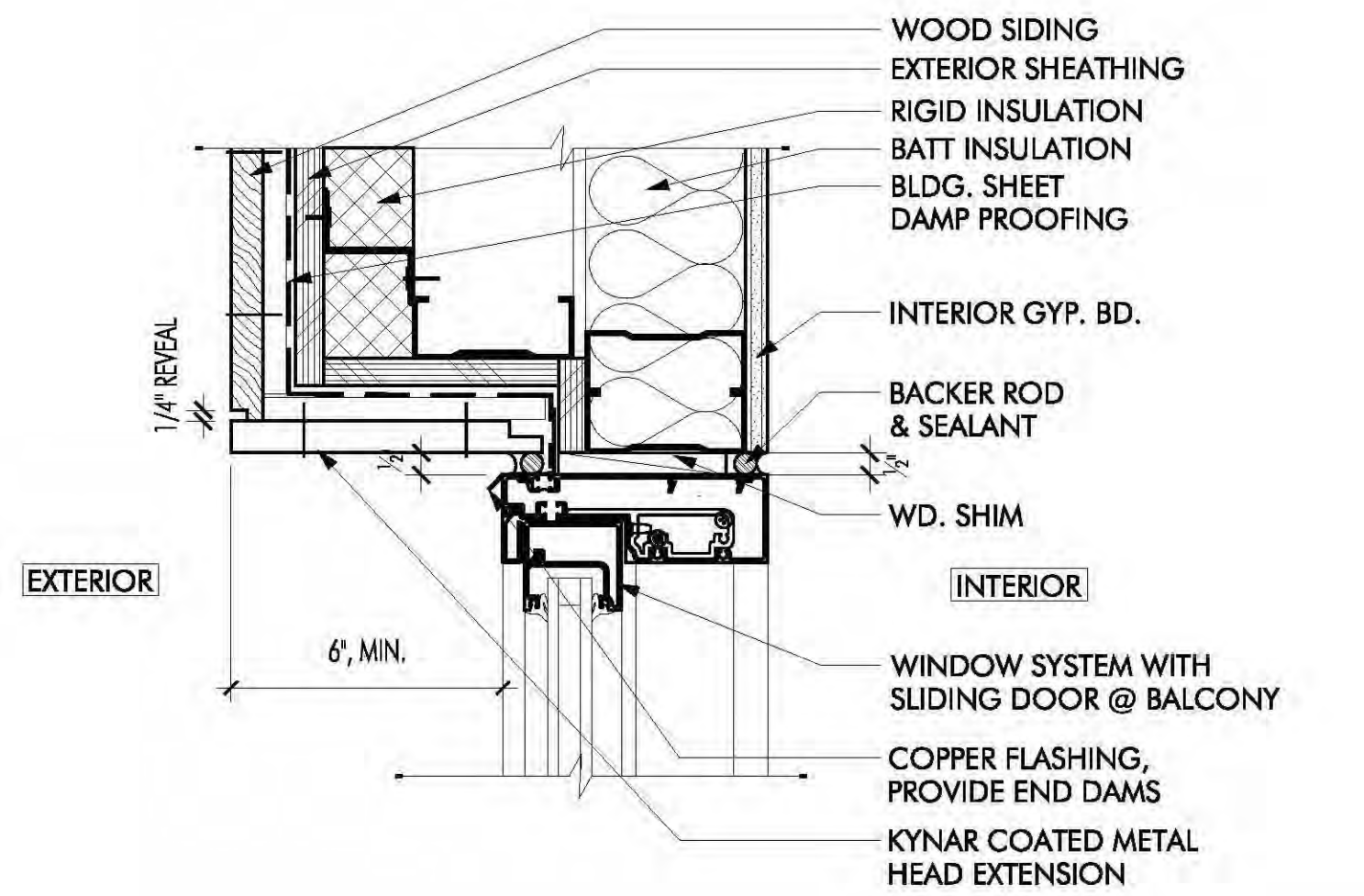




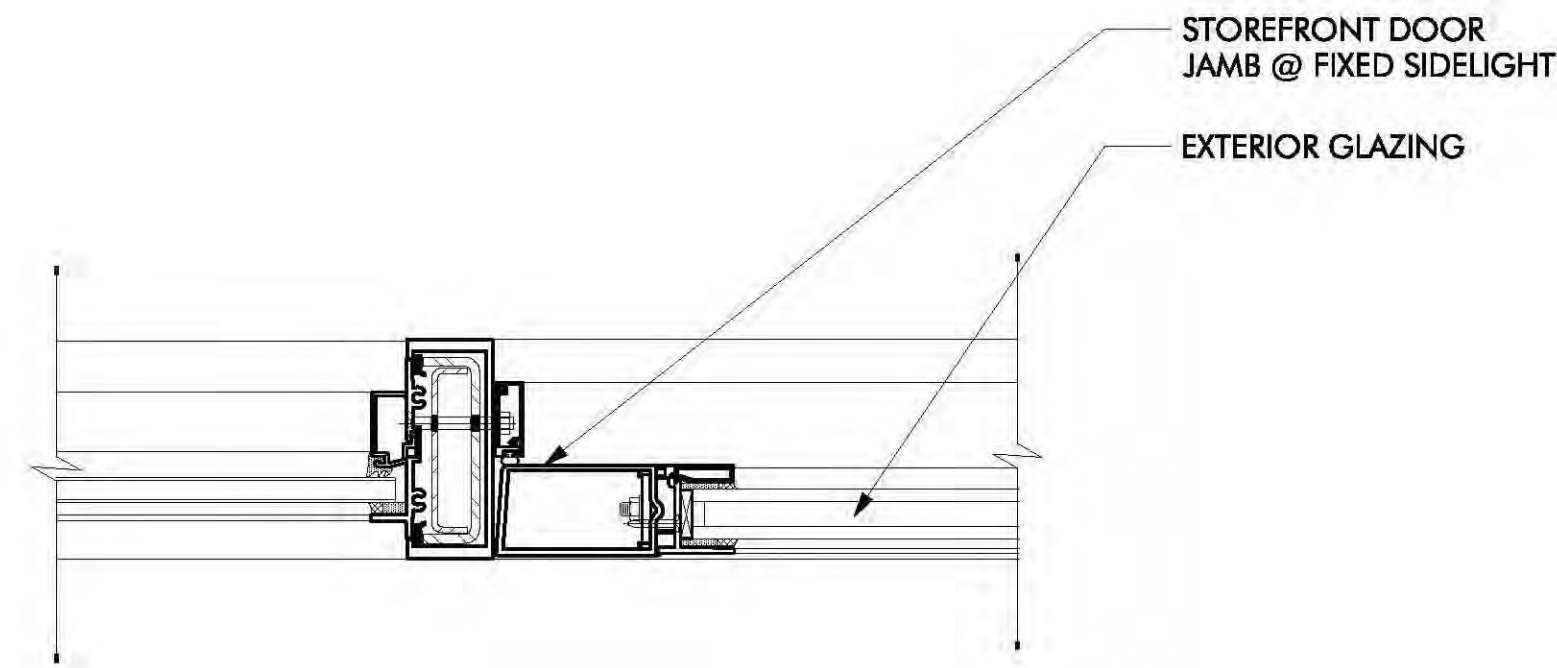
**06 TYP STOREFRONT HEAD @ PLAZA LEVEL**  
SCALE: 3" = 1'-0"



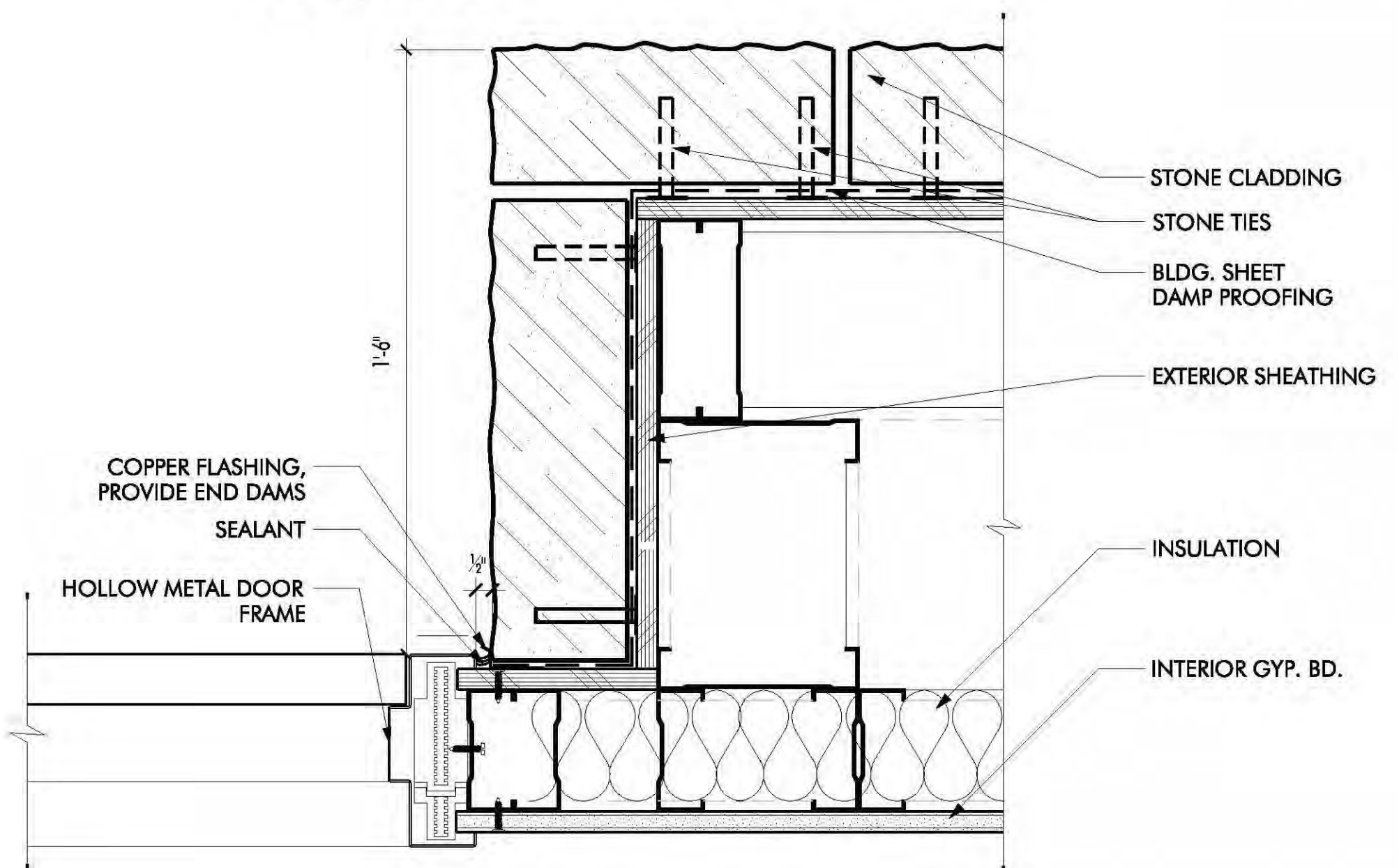
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SCALE: 3" = 1'-0"



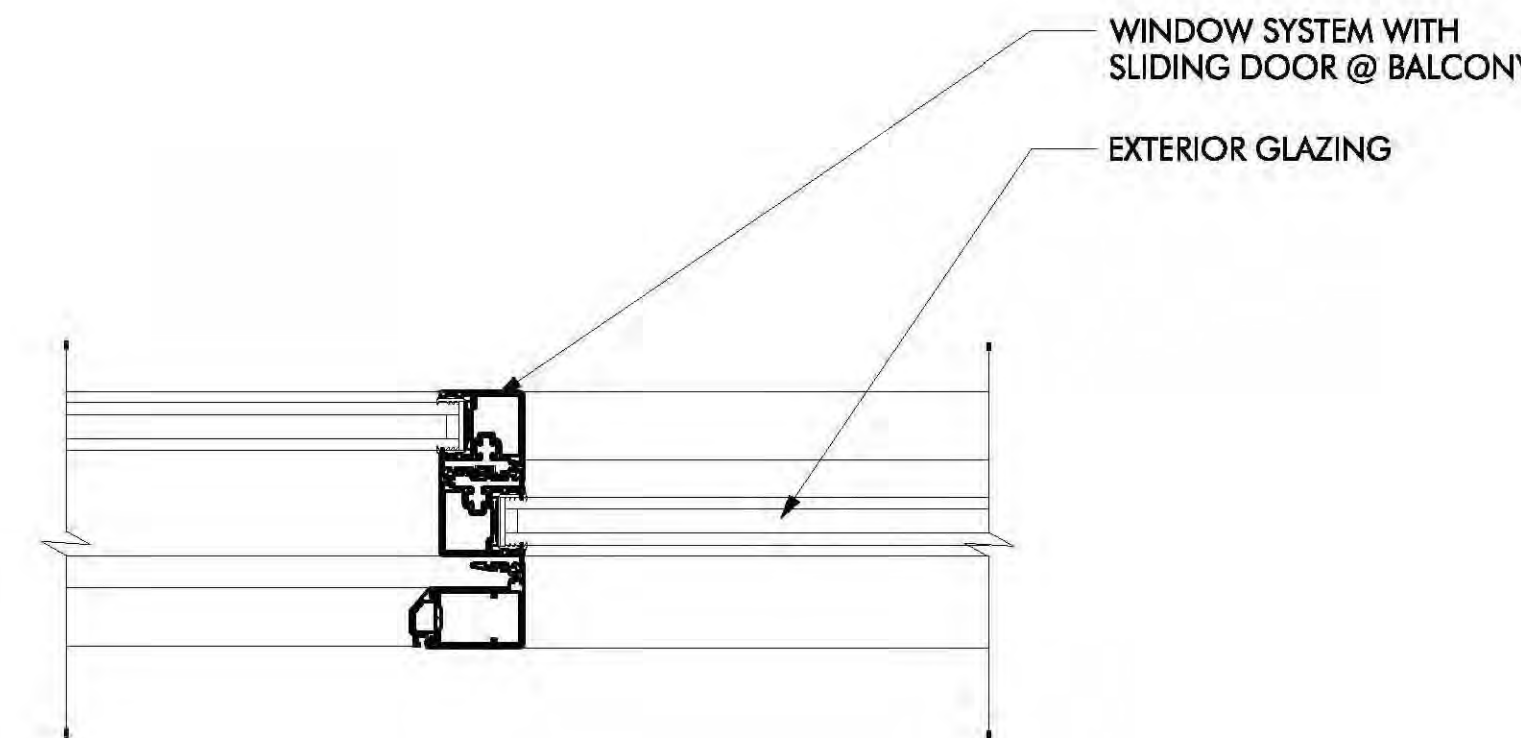
**08 TYPICAL SLIDING DOOR HEAD @ BALCONY**  
SCALE: NO SCALE



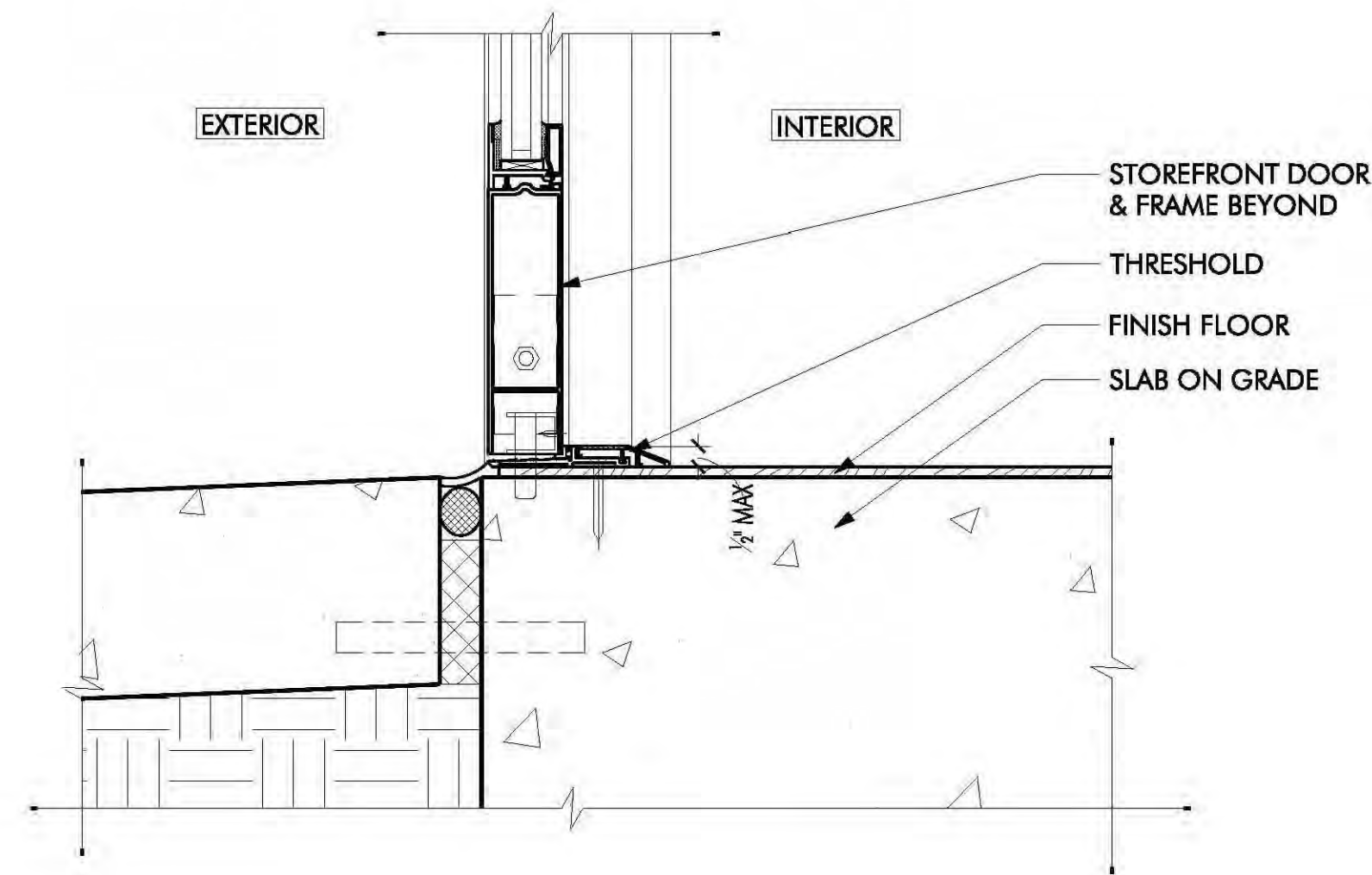
**05 TYP STOREFRONT JAMB @ PLAZA LEVEL**  
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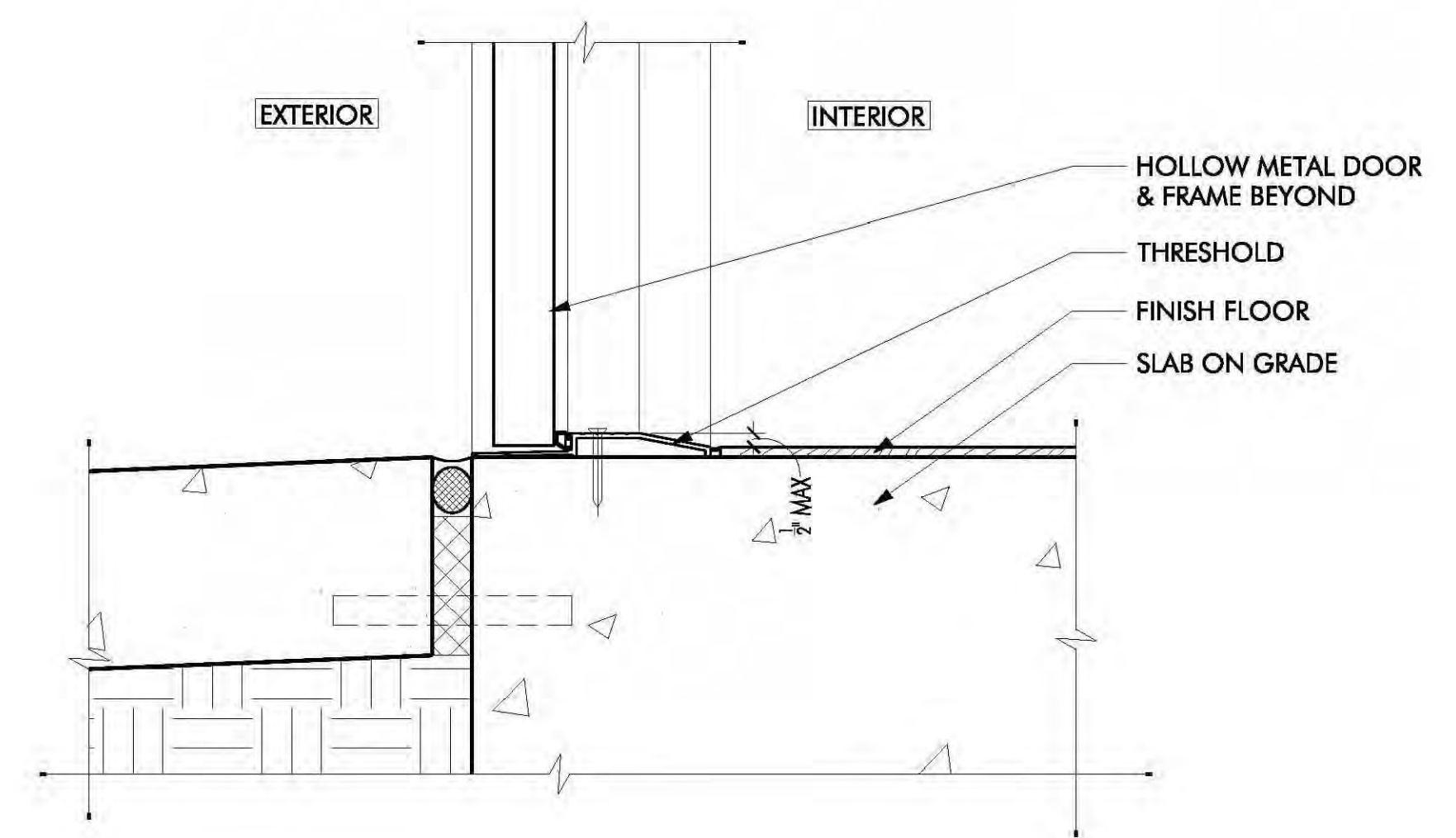
**02 HM JAMB DETAIL @ PLAZA LEVEL STONE CLADDING**  
SCALE: 3" = 1'-0"



**07 TYPICAL SLIDING DOOR JAMB @ BALCONY**  
SCALE: NO SCALE



**04 TYP STOREFRONT THRESHOLD @ PLAZA LEVEL**  
SCALE: 3" = 1'-0"



**01 TYP HM THRESHOLD DETAIL @ PLAZA LEVEL**  
SCALE: 3" = 1'-0"



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revisions

title  
**TYPICAL EXTERIOR DETAILS**

project number 08131.100  
date 11.18.2010

sheet  
**A6.01b**



**FINAL PUD PLAN**  
for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**

UL ONLINE CERTIFICATIONS DIRECTORY

**Design No. V432**  
**Fire Resistance Ratings - ANSI/UL 263**

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL listed or Classified products, equipment, systems, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted by the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specific concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

**Fire Resistance Ratings - ANSI/UL 263**

See General Information for Fire Resistance Ratings - ANSI/UL 263

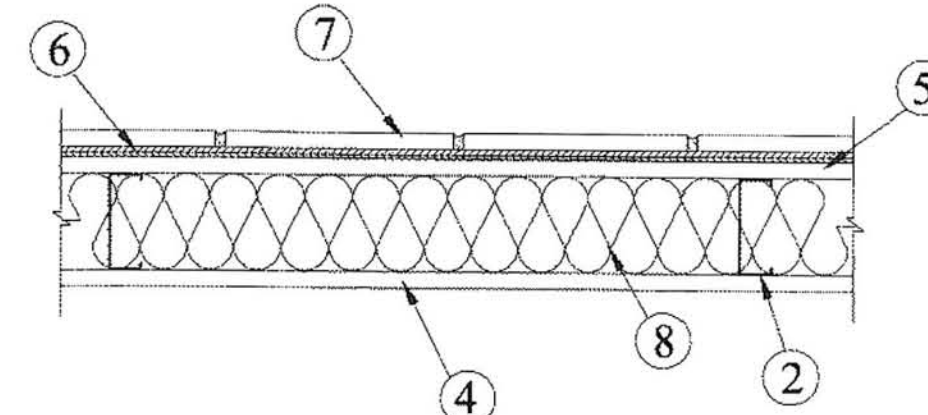
**Design No. V432**

June 15, 2000

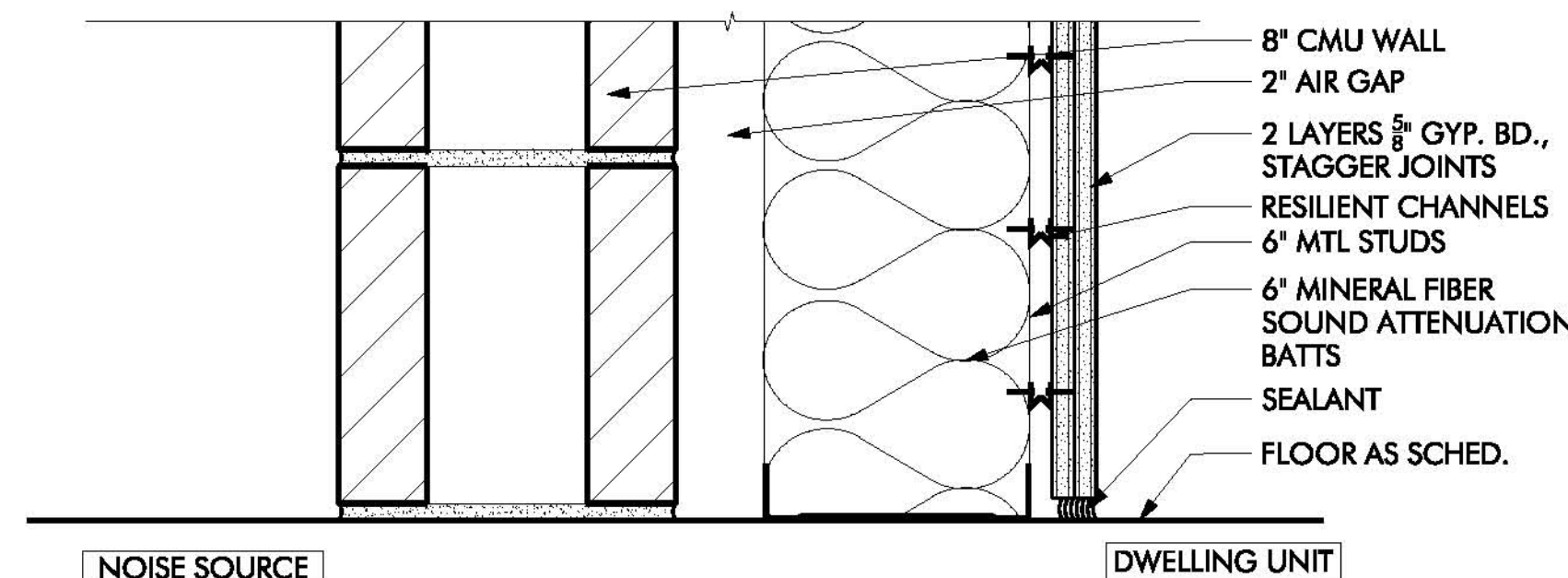
(Exposed to Fire on Interior Face Only)

Bearing Wall Rating - 1 Hr

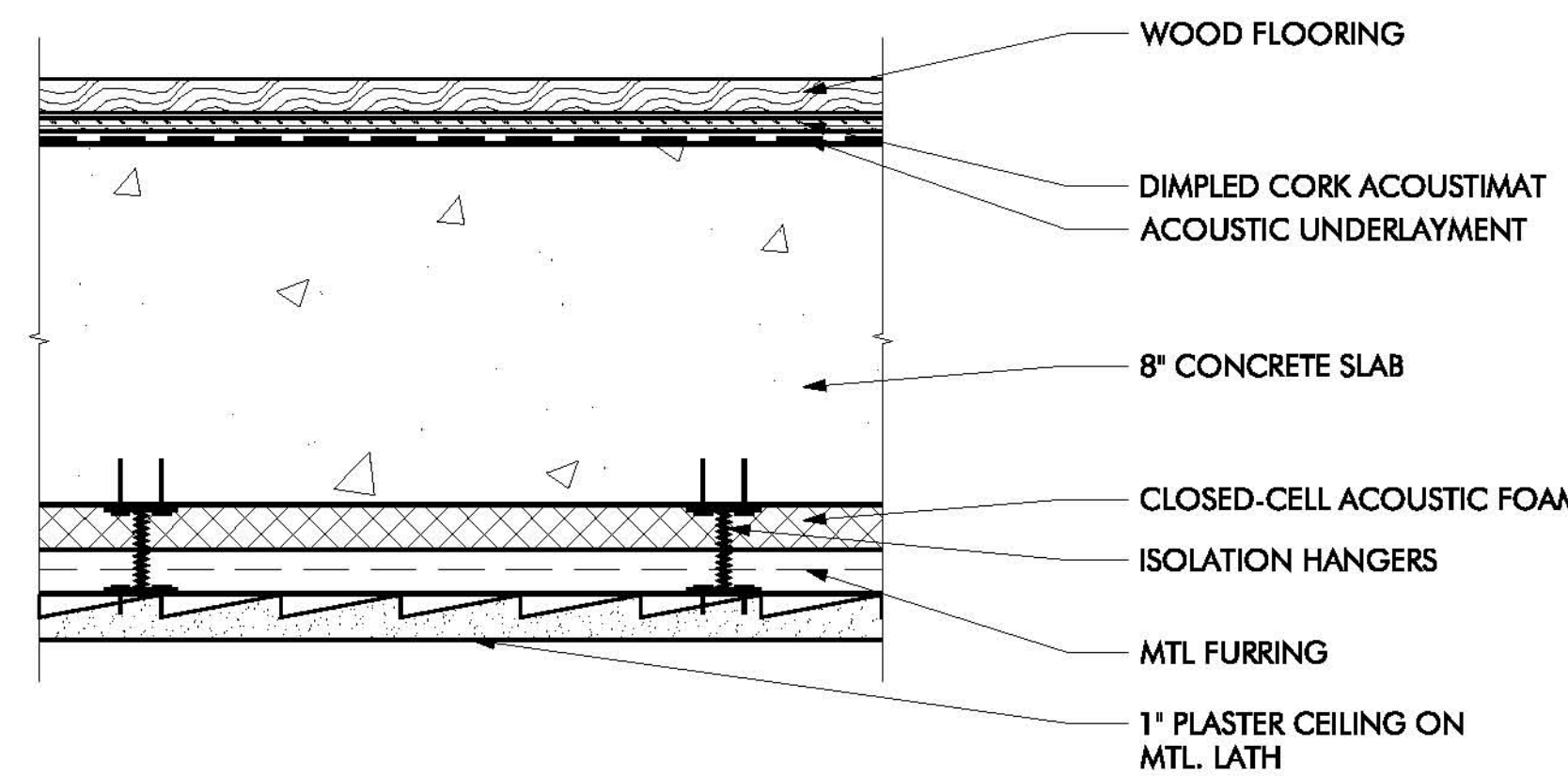
Load Restricted for Canadian Applications - See Guide BXUVZ



1. **Steel Floor and Ceiling Tracks** - (Not Shown) - Top and bottom tracks of wall assemblies shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness steel or min No. 20 CGG (0.036 in. thick galvanized steel or No. 20 MSG (0.033 in. thick primed steel), that provide a secure structural connection between steel studs, and to adjacent assemblies such as floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
2. **Steel Studs** - Cold-formed protected steel studs, min 3-1/2 in. wide, min No. 20 MSG (0.0329 in., min bare metal



**03 ACOUSTIC SEPARATION PARTITION DETAIL**  
SCALE: 3" = 1'-0"



**02 ACOUSTIC SEPARATION CEILING DETAIL**  
SCALE: 3" = 1'-0"

thickness) steel or min No. 20 CGG (0.036 in. thick galvanized steel or No. 20 MSG (0.033 in. thick primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly including the steel design load of the studs, shall be specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The maximum spacing of wall assemblies shall not exceed 24 in. Studs attached to floor and ceiling tracks with 1/2 in. long Type 3-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.

3. **Lateral Support Members** - (Not Shown) - Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.

4. **Gypsum Board** - Any 5/8 in. thick (min) gypsum wallboard bearing the UL Classification Marking as to Fire Resistance. Applied vertically with Type S-12 steel screws, spaced 8 in. OC at edges and joints and 12 in. OC at the field. See **Gypsum Board (CCKX)** Category for names of Classified Companies.

5. **Gypsum Sheathing** - Any 5/8 in. thick (min) gypsum sheathing bearing the Fire Resistance Classification Marking. Applied vertically and attached to studs and runner tracks with 1 in. long Type S-12 bugle head screws spaced 12 in. OC (max) along studs and tracks.

See **Gypsum Board (CCKX)** Category for names of Classified Companies.

6. **Wood Structural Panel Sheathing** - (Optional) - Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of panel (lengthwise) or face grain of plywood parallel with or perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with steel straps or channels (Item 3), min 1-1/2 in. wide by No. 20 CGG (0.036 in. thick galvanized steel or No. 20 MSG (0.033 in. thick primed steel), when specified in the design of a particular steel stud wall system. Sheathing attached over gypsum sheathing (Item 5) to studs and tracks with Type S-12 bugle head screws or No. 8 self-drilling/strapping steel screws or min 0.100 in. diam. Hardened steel nails with helical or knurled thread (min sheathing fastener length equivalent to total thickness of gypsum and wood structural panel sheathing and steel framing plus 1/4 in.). Sheathing fasteners spaced min 6 in. OC at perimeter of panels and 12 in. OC along interior studs.

7. **Exterior Facings** - Installed in accordance with manufacturer's installation instructions and local building code requirements. One of the following exterior facings is to be applied over sheathing (Item 5 or 6 (if used)):

A. **Siding** - Aluminum, steel or vinyl siding attached over sheathing to studs.

B. **Brick Veneer** - Any type of non 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to steel studs with No. 6 steel screw per tie. Tie spaced not more than each sixth course of brick. Min 1 in. air space provided between brick veneer and sheathing.

C. **Particleboard Siding** - Hardboard exterior sidings including patterned panel or lap siding.

D. **Wood Structural Panel or Lap Siding** - APA Rated Siding marked Exterior, plywood, OSB, or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PS-105, including treated, rough sawn, medium density overlaid, braked, and grooved panels or lap siding.

E. **Stucco** - Portland cement type - min nom 3/4 in. thickness. Metal lath or mesh base fastened over sheathing to steel studs with No. 6 screws or other approved fasteners for attaching lath to steel framing.

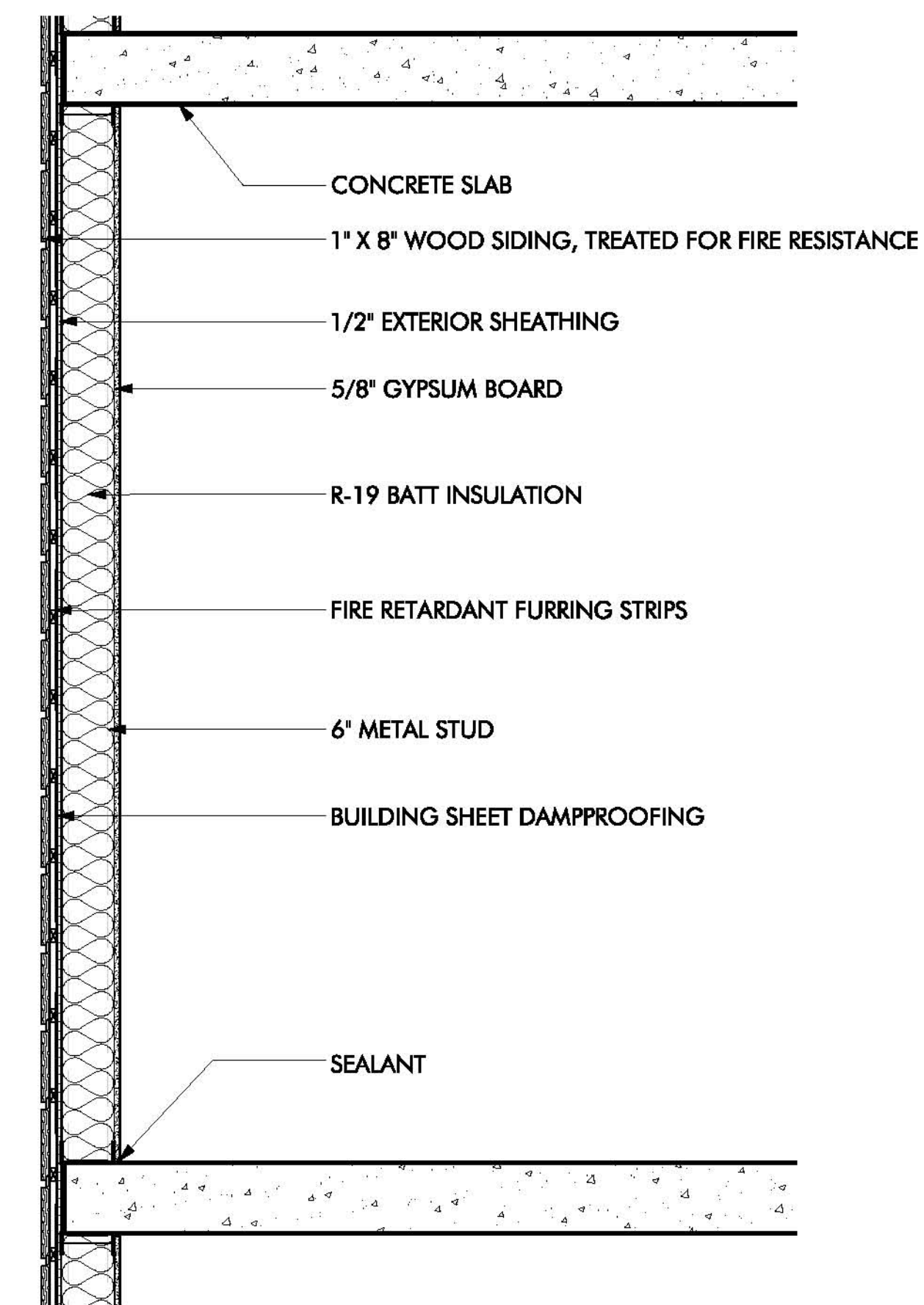
F. **Exterior Insulation and Finish System (EIFS)** - Nom 1 in. Foamed Plastic\* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See **Foamed Plastic (BRYS or CCWV)** category for names of Classified companies.

G. **Batts and Blankets** - Any glass fiber or mineral wool insulation bearing the UL Classification marking as to fire resistance, of a thickness to completely fill stud cavity. See **Batts and Blankets (BHWV or BXLZ)** category for names of Classified companies.

\*Bearing the UL Classification Mark.

Last Updated on 2000-06-15

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**CODE ANALYSIS:**

AS PER IBC 2003 FOR R2 OCCUPANCY GROUP AND TABLE 503 THIS IS A TYPE IB CONSTRUCTION.

FIRE RATING REQUIREMENTS FOR EXTERIOR WALLS AS PER TABLE 601/ 602  
1 HR.- FOR DISTANCE FROM ADJACENT BUILDING BETWEEN 10'-0" TO 30'-0"  
0 HR.- FOR DISTANCE FROM ADJACENT BUILDING MORE THAN 30'-0"

MORE THAN 90% OF THE BUILDING EXTERIOR WALLS ARE NOT REQUIRED TO BE FIRE RATED AS PER CODE.  
ONLY 10% OF THE EXTERIOR WALL WILL BE REQUIRED TO BE FIRE RATED.

**01 WALL SECTION @ FIRE RATED EXT WOOD SIDING**  
SCALE: 3" = 1'-0"



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**MISCELLANEOUS**  
**DETAILS**

project number 08131.100  
date 11.18.2010

sheet

**A6.02**



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PLOTTED: 05-Nov-2010 11:38

**FINAL PUD PLAN**  
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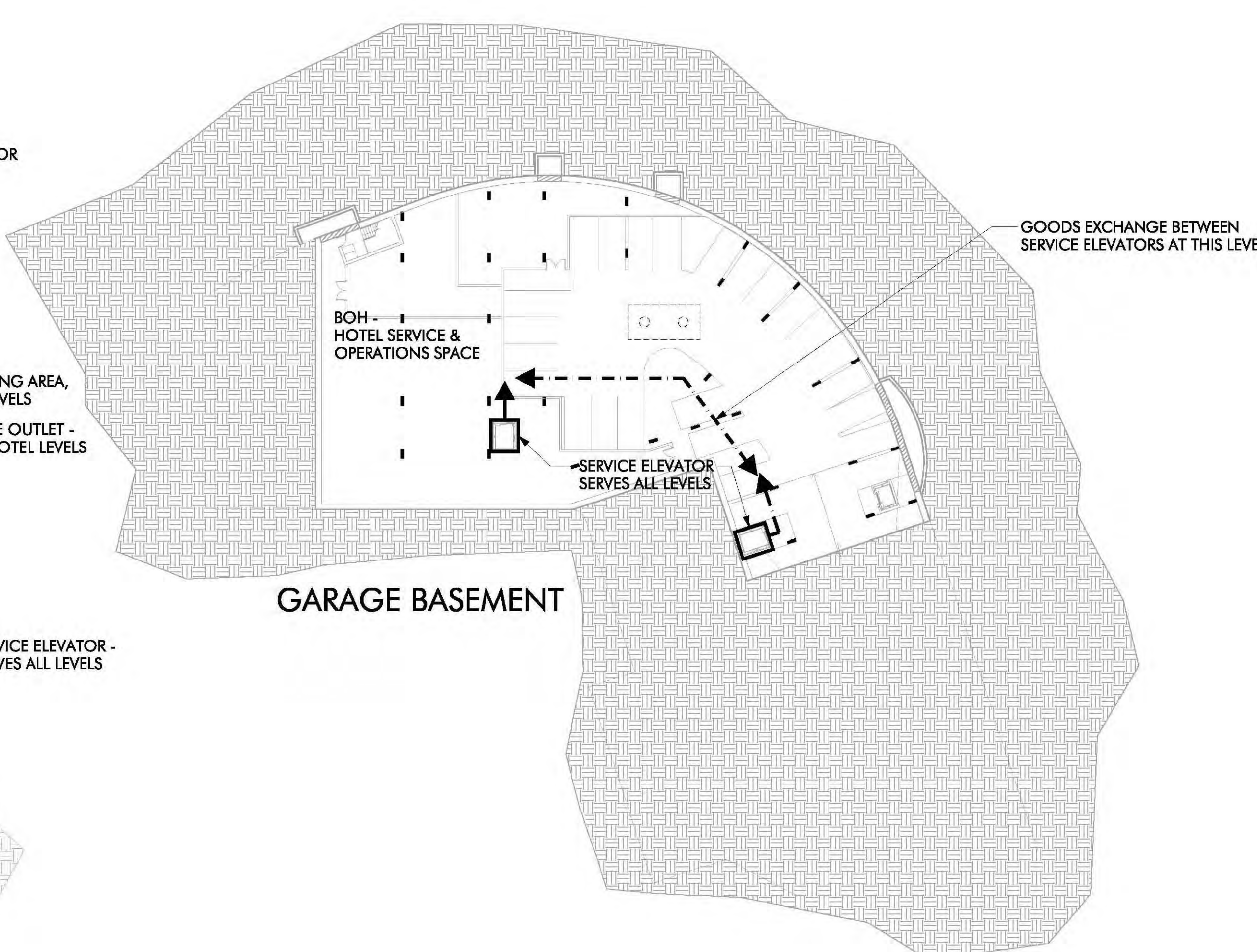
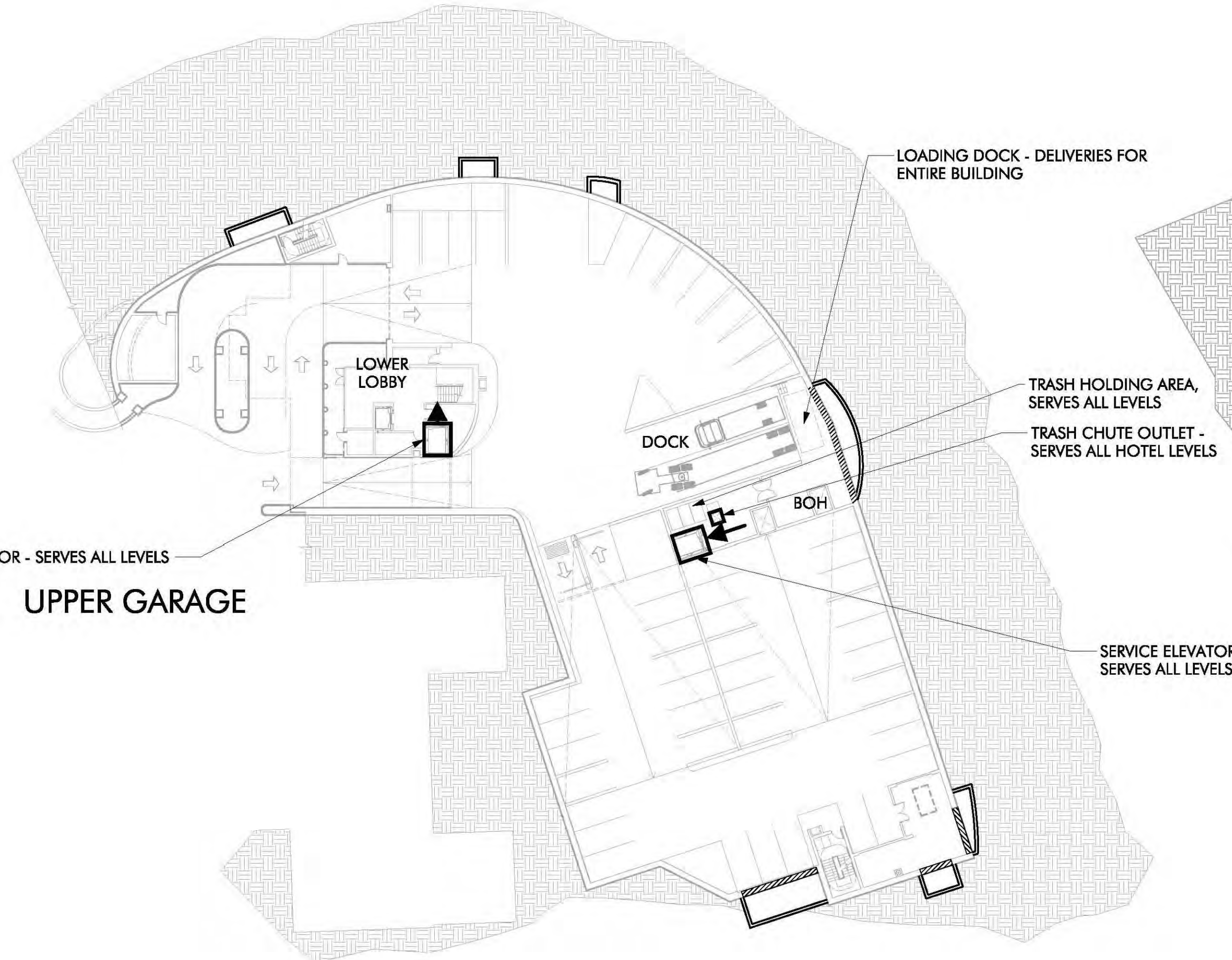
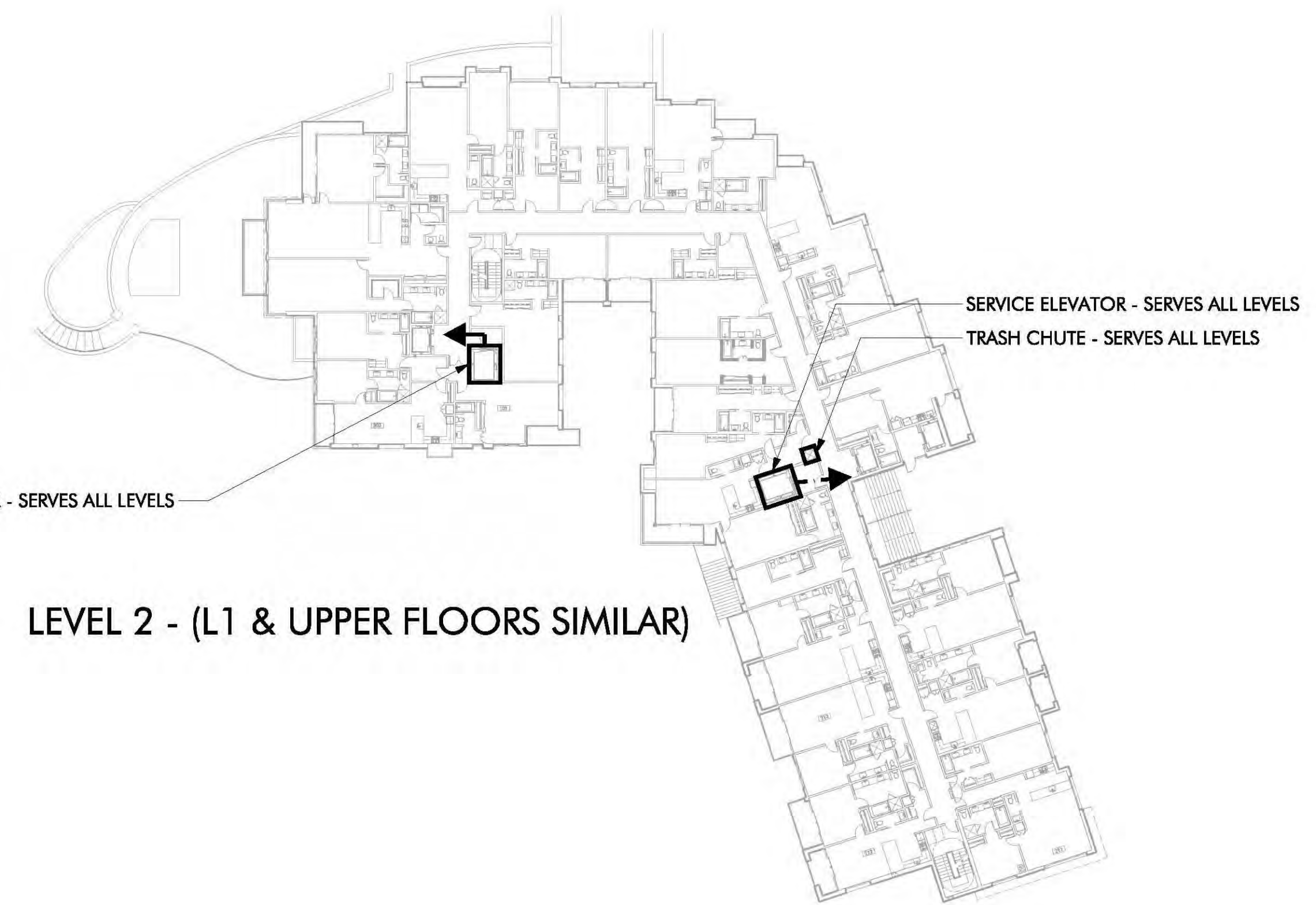
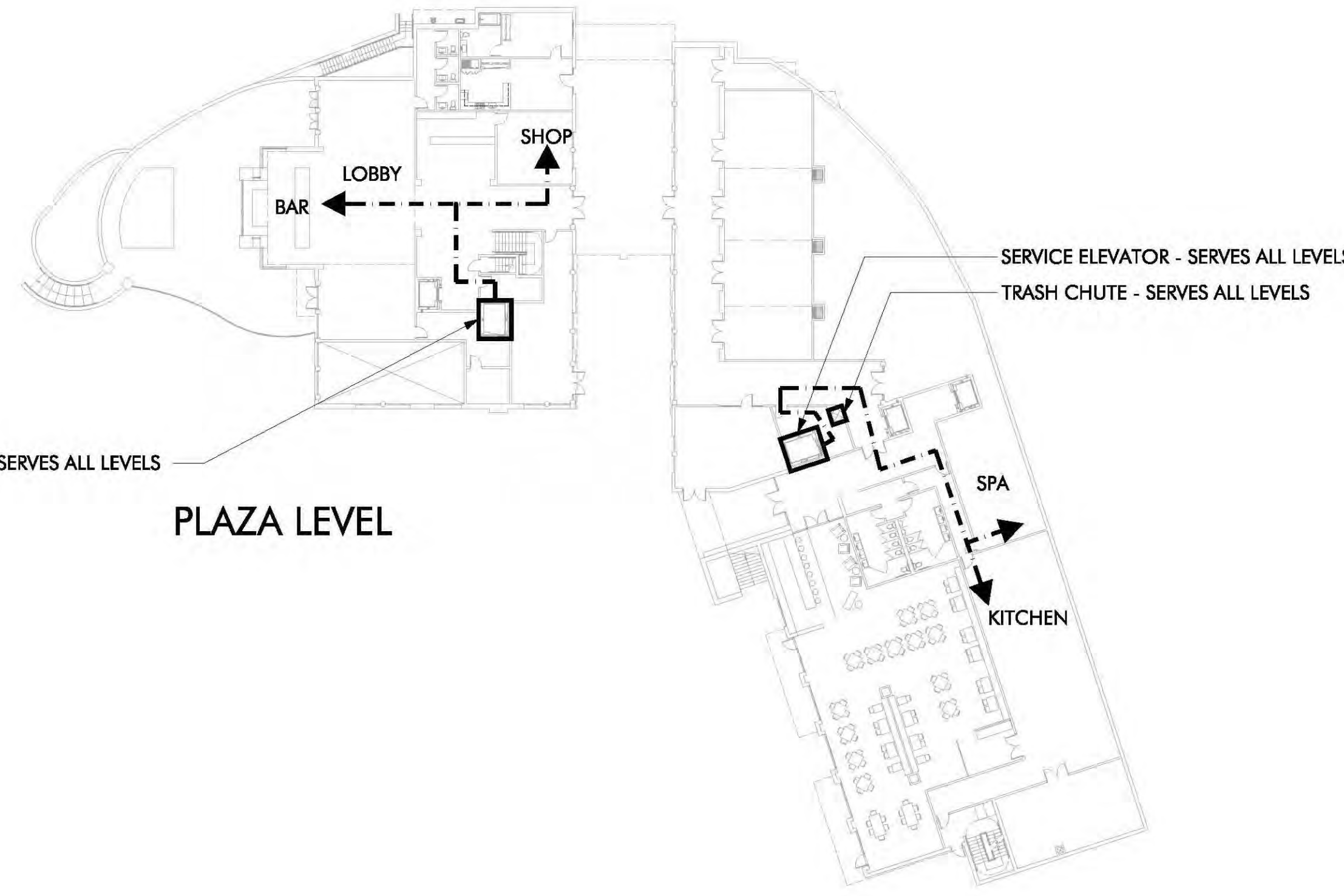
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title  
**SERVICE DIAGRAM**

project number 08131.100  
date 11.18.2010

sheet  
**A6.03**



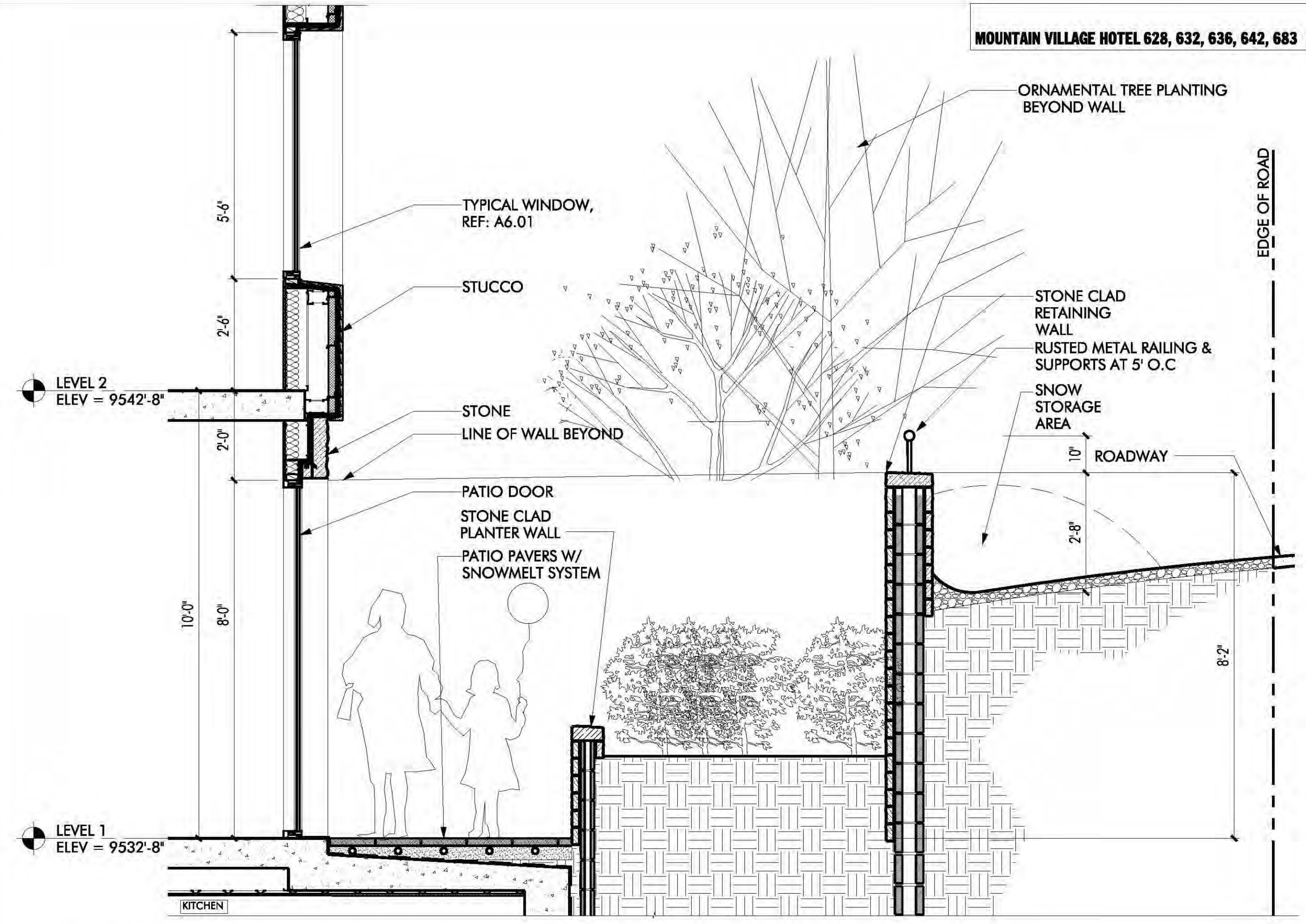
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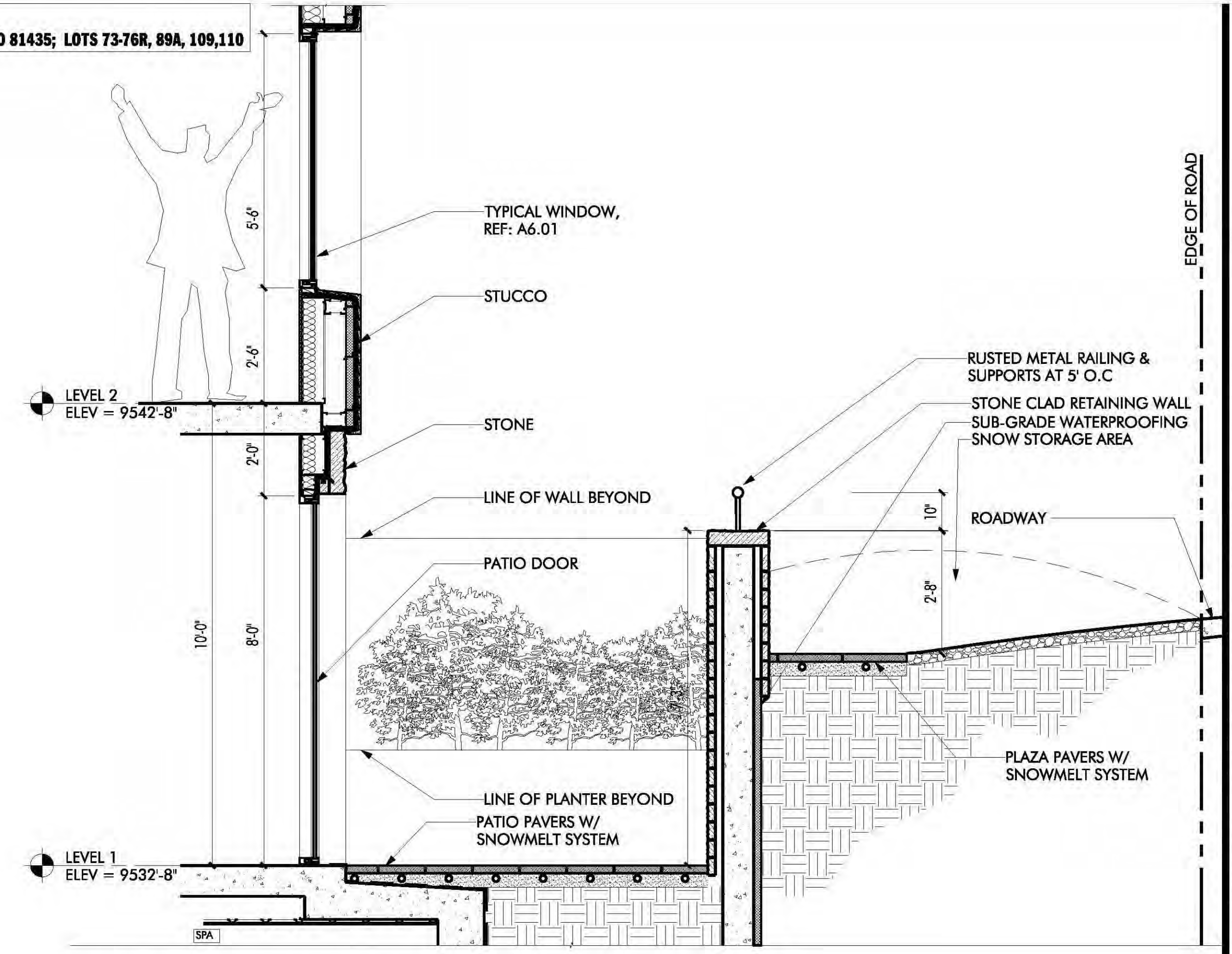
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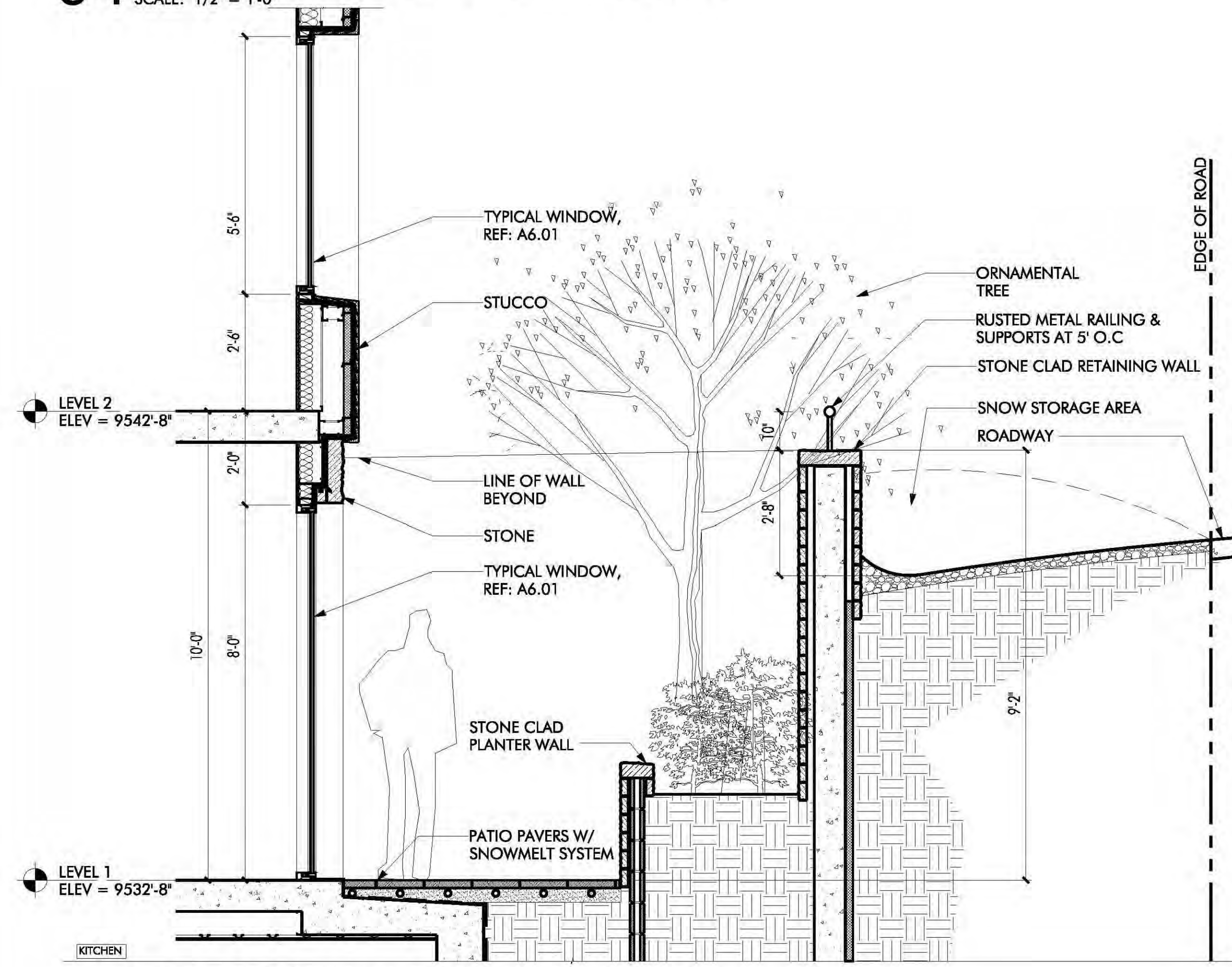
**FINAL PUD PLAN**  
 for  
**MOUNTAIN VILLAGE HOTEL 628, 632, 636, 642, 683 Mountain Village Blvd, Mountain Village, CO 81435; LOTS 73-76R, 89A, 109,110**



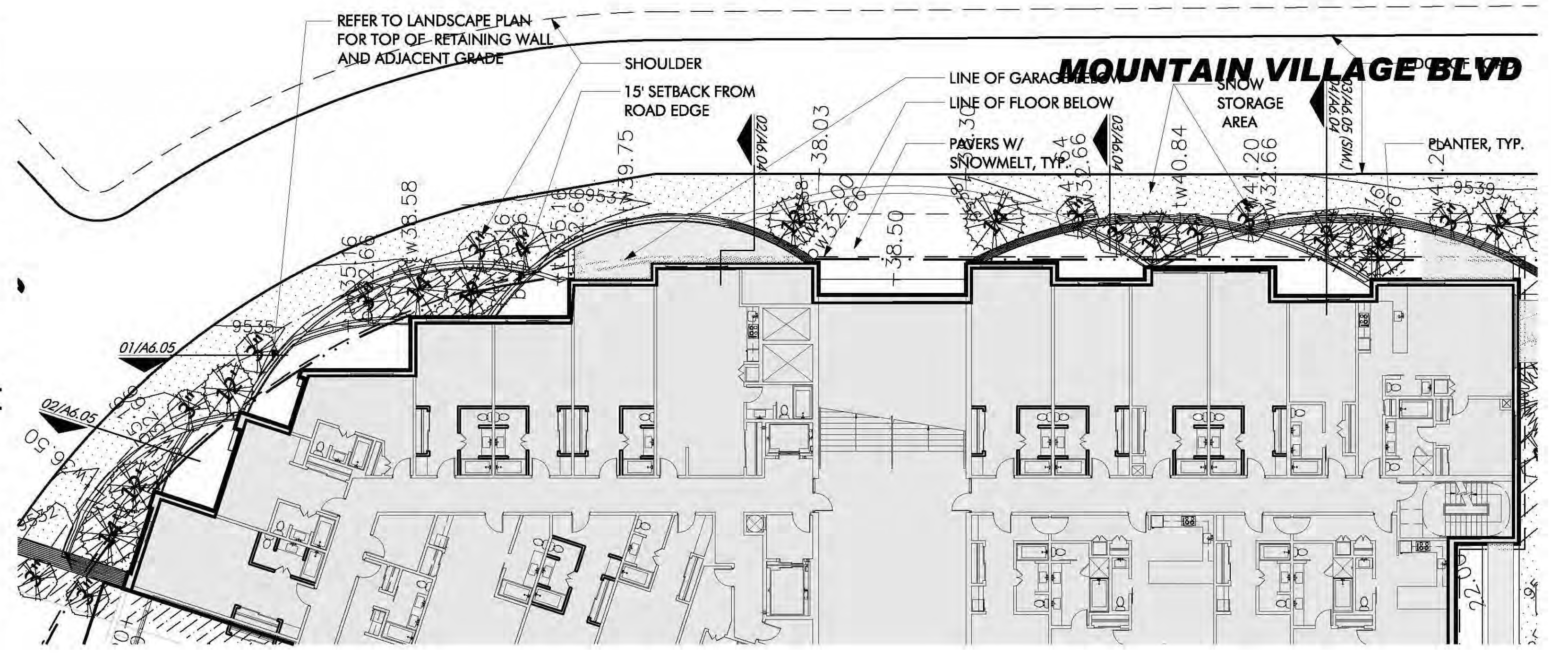
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**02 WALL SECTION @ SNOW STORAGE AREA**  
 SCALE: 1/2" = 1'-0"



**03 WALL SECTION @ SNOW STORAGE AREA**  
 SCALE: 1/2" = 1'-0"



**01 PARTIAL SITE PLAN AT SNOW STORAGE AREA**  
 SCALE: 1/16" = 1'-0"



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project  
**Mountain Village Hotel**  
**628, 632, 636, 642, 683**  
**Mountain Village Blvd,**  
**Mountain Village, CO 81435**  
**LOTS 73-76R, 89A, 109,110**  
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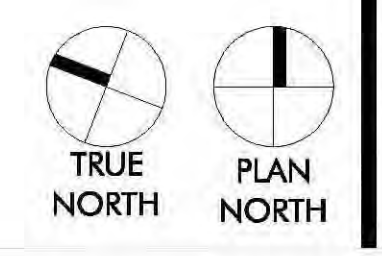
revisions

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**UPPER MV BLVD SITE DETAILS**

project number 08131.100  
 date 11.18.2010

sheet

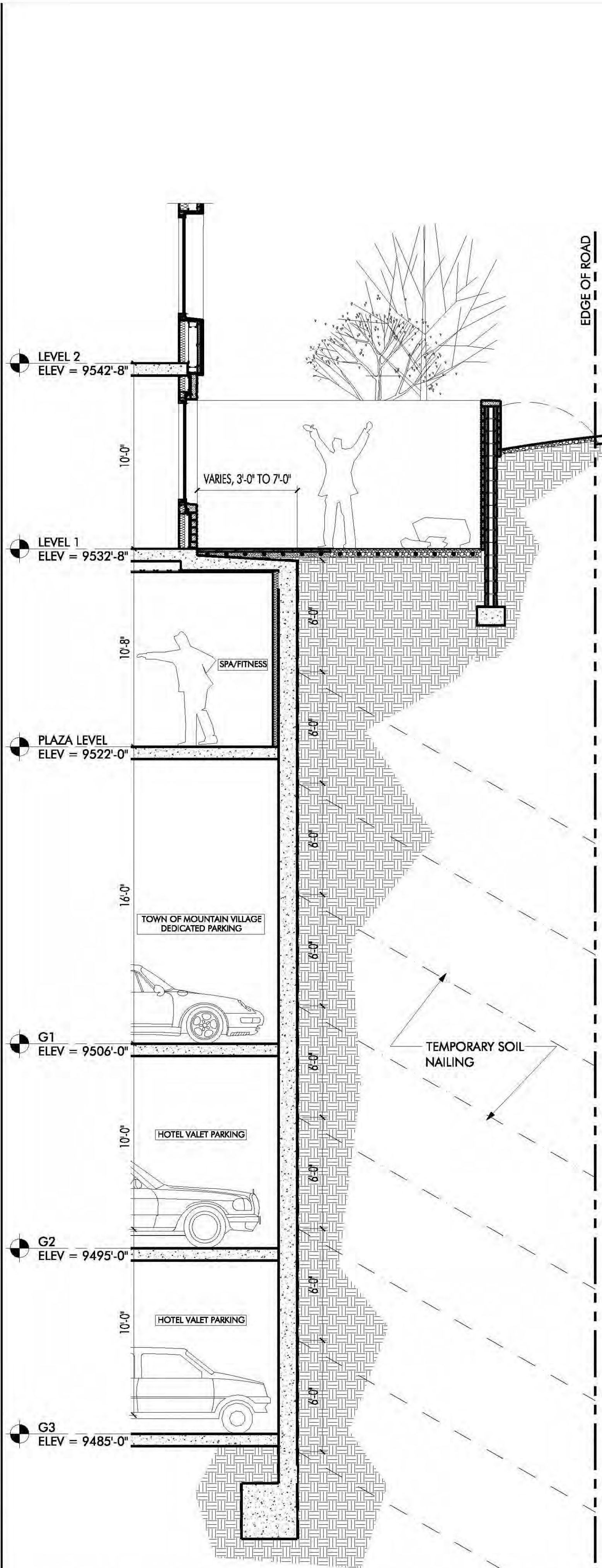
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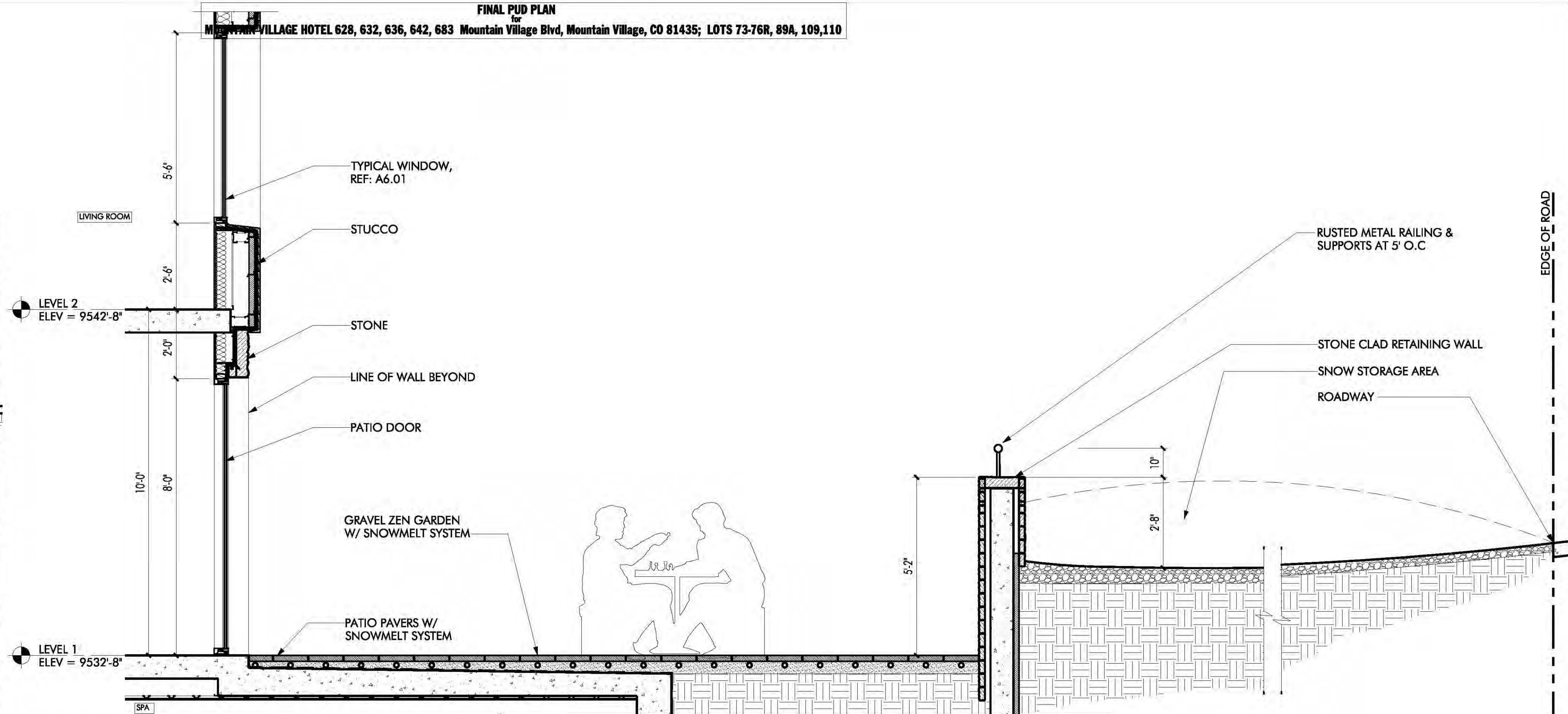


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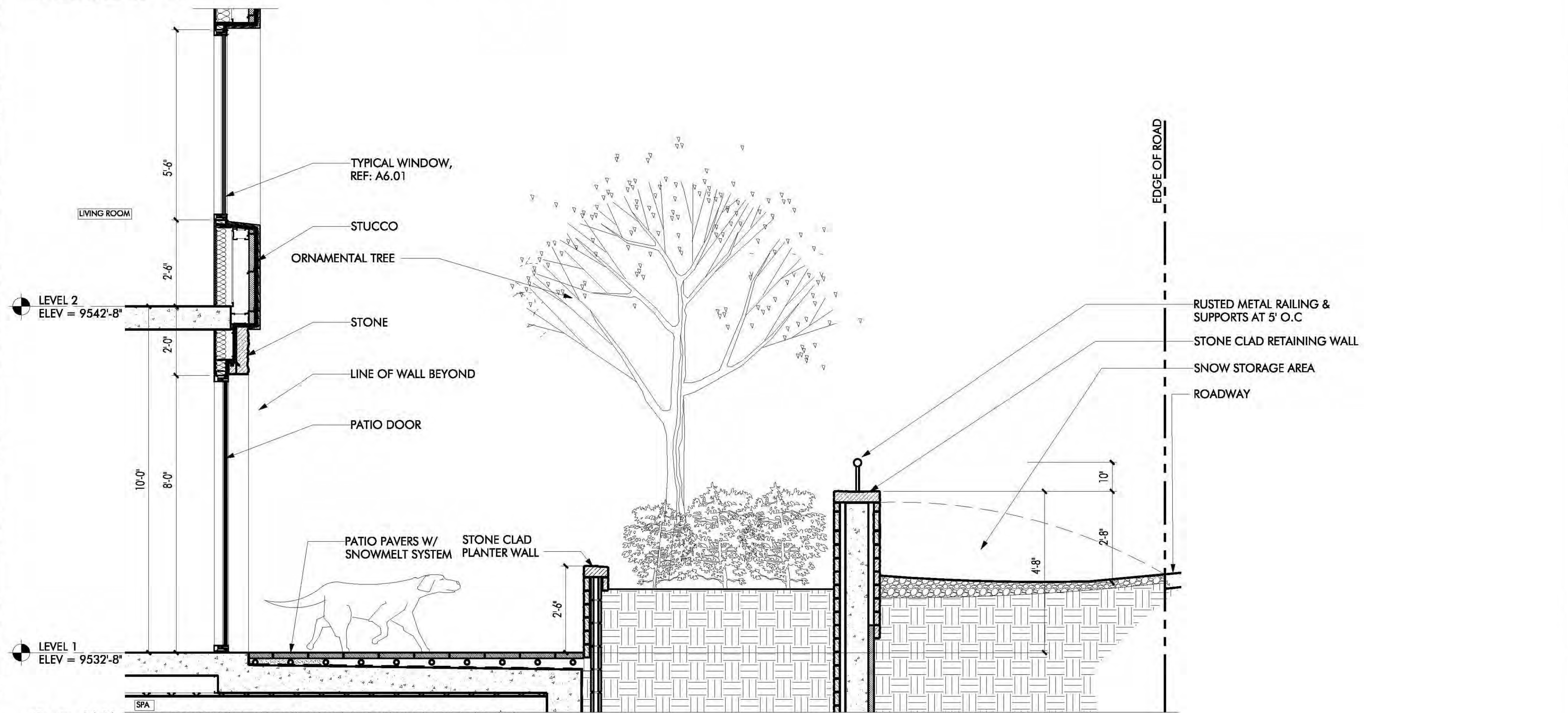
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**03 WALL SECTION @ SNOW STORAGE AREA**  
SCALE: 1/4" = 1'-0"



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project number 08131.100  
date 11.18.2010

sheet  
**A6.05**





**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

455 Mountain Village Blvd.  
Mountain Village, CO 81435  
(970) 728-1392

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**TO:** Design Review Board

**FROM:** Chris Hawkins, Director of Community Development

**FOR:** Meeting of May 7, 2015

**DATE:** May 1, 2014

**RE:** Conceptual Worksession to Discuss a Proposed Rezoning, Density Transfer and Replat for Lots 376R and Lot 387R

---

**PROJECT GEOGRAPHY**

**Legal Description:** Lot 376R & Lot 387R  
**Address:** 127 & 129 Rocky Road  
**Applicant/Agent:** Law Offices of Thomas G. Kennedy  
**Owner:** Yellow Brick Road CO, LLC  
**Zoning:** Single-family Zone District  
**Existing Use:** Vacant  
**Proposed Use:** Single-family, open space, equestrian  
**Lot Area:** Approximately 59.8 acres  
**Adjacent Land Uses:**

- **North:** Single-family
- **South:** USFS/Ski Resort
- **East:** Single-family
- **West:** Ski Ranches Subdivision, Single-family

**ATTACHMENTS**

Exhibit A: Applicant Narrative  
Exhibit B: Conceptual Plan Set

**RECORD DOCUMENTS**

- Town of Mountain Village Community Development Code (as adopted March 2013)
- Town of Mountain Village Home Rule Charter (as amended on June 28, 2005)
- Design Review Application as maintained by the Community Development Department.

**BACKGROUND**

The owner of the property is proposing a unique clustered development where the two existing single-family lots are rezoned and replatted as shown in the conceptual plans as summarized as follows:

- Two single-family areas that are approximately 2.3 and 7.5 acres in size, with the larger area proposed to be split into two lots for a maximum of three-single family dwellings (Please refer to the accessory dwelling unit discussion below).



- Three passive open space tracts containing approximately 34 acres in size
- Three active open space tracts containing approximately 10 acres
- One right-of-way active open space tract containing approximately 5.6 acres

The clustered plan would create a development with approximately 83% open space.

The applicant is proposing that the 7.5 acre single-family area be subdivided to have an accessory dwelling unit larger than permitted by the Community Development Code (CDC). The owner has agreed to tie this larger accessory dwelling unit to the primary unit in perpetuity, and not allow for the separate sale or conveyance even though it will be on a separate lot. Staff is supportive of this unique approach since the increase in density requires a density transfer of one single-family dwelling to the site, and the lot cannot be conveyed separately from the adjacent primary home.

The owner also desires to have a caretaker and maintenance facility located by the recently built bridge. The development is also seeking approval for equestrian stables and a small pasture area. Both of these uses will necessitate future conditional use permit applications based on the proposed Full Use Active Open Space zoning in the workforce housing and stable areas.

A pending amendment to the CDC establishes the following key policies for the DRB's consideration:

**17.3.4(F)(4)**

1. **Further Subdivision Limited.** Single-family lots may not be further subdivided to create additional lots and additional density may not be transferred onto a single-family lot; provided, however, a single-family lot may be further subdivided and additional density may be transferred onto a single-family lot by the Rezoning Process in limited situations only if:
  - a. The density is currently permitted on a lot; or
  - b. The Comprehensive Plan envisions higher density; or
  - c. A PUD is approved pursuant to the PUD Regulations; or
  - d. The Town Council determines that the rezoning is exceptional and meets conditions to mitigate the upzoning, such as but not limited to clustered development, the provision of additional open space, or other community benefits; and.
  - e. The rezoning is compatible and fits with surrounding area development.

The applicant is proposing the rezoning due to the following exceptional considerations:

1. Clustered development with 83% open space.
2. Forestry management/fire mitigation across the whole 59 acres.
3. Construction of workforce housing.

The Town approved and the owner has constructed a bridge across the ski run to the platted lots. The owner has also been working on implementing a forest management plan for the property. In addition, the owner has been working with the Town on the first driveway segment from the bridge leading to the proposed single-family lots, with a Design Review Process application to be submitted for such in the very near future.

The property owner has reached an agreement with Ski Ranches to relocate a trail route through the property that provides access to trails heading east and southeast from the property. The current trail is the route for a water and gas line that the owner has agreed to relocate, with the Town and Source Gas working closely with the applicant's team on plans.

**RECOMMENDATION**

Staff is very supportive of the rezoning because we believe it provides for the community benefits outlined above, while also being very compatible with surrounding area development. Staff recommends that the DRB provide a general comments and direction on the proposal. As outlined in CDC Section 17.4.6.E, any comments or general direction by the DRB shall not be considered binding or represent any promises, warranties, guarantees and/or approvals in any manner or form. A conceptual worksession shall not be construed as a comprehensive review of the proposal under discussion, and as such, additional issues and/or concerns will most likely arise as part of the formal development review process.



**CONCEPTUAL WORKSESSION  
REPLAT/REZONE/DENSITY TRANSFER**

**NARRATIVE**

April 20, 2015

Owner: Yellow Brick Road CO LLC  
YBR Property: Lots 376RA, 387R and Access Tract A-376R

The Owner has requested that the Town schedule a worksession with the Town Design Review Board (DRB) and the Town Council to review and provide guidance on certain development plans being proposed by on the YBR Property. Of particular note, the Owner plans to submit a formal application with the Town seeking to replat/rezone and transfer density to the YBR Property to accommodate certain single-family development and related uses and activities as outlined in this narrative. This narrative describes the Owner's proposed development goals and objectives to be discussed by the Town as part of the requested worksession.

A draft of a Replatting and Rezoning map for the YBR Property consistent with development plan outlined in this Narrative is being submitted with the worksession application. In addition, an existing conditions map is likewise being submitted with the worksession application.

**YBR Property Description**

The YBR Property is located along the southwesterly edge of the Mountain Village, adjoining the Marmot ski run to the east, the Telluride Ski Ranches subdivision (located outside of the municipal boundaries of the Town and within the unincorporated boundaries of San Miguel County) to the west, USFS land to the south and Lot 388, Mountain Village to the north. A vicinity map is appended as **Exhibit "A"**.<sup>1</sup>

The YBR Property cumulatively consists of approximately 59.774 acres (mol) and is currently platted as follows:

- Lot 376RA (15.04 acres and zoned for single-family residential)
- Lot 387R (44.449 acres and zoned for single-family residential)
- Access Tract A-376R (0.285 acres)

The YBR Property is heavily forested. A Forest Management Plan has been prepared for the YBR Property and was reviewed and accepted by the Town. The Forest Management Plan is being implemented by the Owner and will take several seasons to complete.

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<sup>1</sup> The YBR Property was not part of the originally platted boundaries of the Mountain Village. The Telluride Company acquired certain lands from the USFS as part of a land exchange that was completed in the early 1990's. The acquired property was subsequently annexed into the Mountain Village and platted as four large lots, including the two lots that constitute the YBR Property and Lots 388 and 420R to the north. At the time that the USFS land exchange was being completed and its development in the Mountain Village was being considered, to address concerns introduced by the Ski Ranches and the Goodman family (owners of a lot in the Ski Ranches), The Telluride Company, the Ski Ranches and the Goodman family entered into an agreement establishing certain use restrictions on portions of the YBR Property ("**Ski Ranches/Goodman Agreement**"). The Ski Ranches/Goodman Agreement also established certain usage rights for certain recreational trails on the YBR Property. At the outset the Owner wishes to acknowledge the use restrictions established in the Ski Ranches/Goodman Agreement and confirm that the proposed development of the YBR Property conforms to those restrictions.

The topography of the YBR Property experiences a variety of undulations, with a high point in its southerly portion and along both sides of the Skunk Creek riparian area, which runs in a north/south alignment generally in the westerly half of the YBR Property. An area of wetlands is located along a portion of the middle easterly edge of the YBR Property near the access bridge.

The YBR Property is currently unimproved, although a certain existing road/trail is present on the YBR Property, which accommodates an existing waterline and gasline for the benefit of the Telluride Ski Ranches and crosses a portion of the YBR Property in an east-west direction. The waterline road/trail also accommodates certain private recreational uses (hiking, biking, equestrian, cross-country skiing) by members of the Telluride Ski Ranches and Goodman Family, consistent with easement agreements between the parties that were contained in the Ski Ranches/Goodman Agreement. A recent modification to the Ski Ranches/Goodman Agreement allows Yellow Brick to relocate the trail. The existing and relocated waterline/gasline/Goodman-Ski Ranch trail is being accounted for in the Owner’s development plans for the YBR Property.

**Development Goals/Objectives**

The YBR Property is currently platted as two lots and zoned single-family residential. As currently platted and zoned, the Owner has the right to develop a main residence, an accessory dwelling unit (up to 1500 sf) and accessory buildings and structures on each of the two lots, as the same are allowed by the Mountain Village Community Development Code (CDC). Development of these improvements would be accessed from Rocky Road, over Access Tract A1-F26 and access easement AE-376. The Owner constructed an access bridge within access easement AE-376 to serve the YBR Property last year. The Owner will construct an internal access road to serve its allowable development. Utilities will be extended to the YBR Property from various corridors adjacent to the YBR Property.

The Owner seeks to cluster its development activities within the southeasterly portion of the YBR Property. The remainder of the YBR Property will be platted and zoned as private open space parcels in the areas that development is not occurring.

**Proposed Land Uses and Activities**

The particular land use activities proposed by the Owner are as follows:

- Re-subdividing the YBR Property into a total of three single-family lots, an access tract and a series of open space parcels
- Providing for the construction of a total of three main residential structures and one Accessory/Guest House
- Constructing a pod near that entry to the YBR Property that would accommodate a Workforce Housing Unit, secured entry area and equipment/vehicle storage structure
- Constructing a private equestrian stable for use by the Owner and guests

The proposed land use allocation/break down of the YBR Property contemplated by the Owner in its development plan is as follows:

<b>Land Use</b>	<b>Acreage</b>	<b>Percentage of Yellow Brick Road YBR Property</b>
Access Tract for shared driveway	5.57	9.33%
Active Open Space Parcel	10.01	16.76%
Passive Open Space Parcel	34.31	57.44%
Residential Lots	9.84	16.46%



As noted, less than 10% of the YBR Property would be allocated to residential development. About 6% for a shared road and utility corridor and the balance allocated to open space. 74% of the YBR Property will be placed in open space. 57% of the YBR Property will be zoned as passive open space. The low density, clustered development will result in compatible development for the uses and activities occurring in the area.

The clustering will reduce the overall impact of development on the YBR Property, by creating the need for only one corridor for a shared driveway and one corridor for shared utilities. Areas proposed for development will be located away from important environmental zones. The Owner is placing the Skunk Creek riparian area, certain wetland areas and other wildlife corridors into undeveloped Passive Open Space.

**Implementation - Replatting/Rezoning/Density Transfer.** To authorize these land uses, the Owner proposes to proceed with a replat/rezone/density transfer application for the YBR Property, which is a two-step process, with a review/recommendation by the Design Review Board and an action/decision by Town Council, both at noticed, public meetings.

- **General Provisions**

- The Owner seeks to replat the two existing lots into a series of three smaller residential lots, an access tract and various privately owned open space parcels. A draft of a Replatting and Rezoning map is being submitted with the worksession application illustrating this proposed division of land.
- As described above and depicted on the Replatting and Rezoning map, development would be concentrated within the southeasterly portion of the YBR Property.
- Within this southeasterly quadrant of the YBR Property, the residential development would generally occur in two pods, one is referred to as the “upper area” and the other is referred to as the “lower peninsula area”

- **Development within Upper Area**

- Within the upper area, the Owner proposes to create two residential lots (namely Lot 387R-A and Lot 387R-B). One lot (Lot 387R-A) will accommodate a main residential structure and the other lot (Lot 387R-B) would accommodate a second residence that would effectively serve as a supporting residence subordinate in size to the main residence on Lot 387R-A but important in location, use and functionality to the main residence. Since this supporting residence is larger than the 1500 sf lot that is allowed for an accessory dwelling unit under the CDC, the Owner is proposing to: (i) plat a separate lot, which would be zoned single-family residential and (ii) buy and transfer a single-family density right to support its platting and zoning. Lot 387R-A and Lot 387R-B would each be zoned single-family residential. The area for both Lot 387R-A and Lot 387R-B is shown on the draft Platting/Zoning Plan for the YBR Property. This area contains approximately 7.50 acres. The Owner is still working on finalizing the siting for residences in this area, so the final lot boundaries, dimensions and size will need to be established with the filing of Owner’s formal application for replat/rezone/density transfer. These lots would be of varying shapes and sizes to be determined, but probably in the range of about 3-4 acres.
- In recognition of overall massing concerns that could occur with this replatting, the Owner is proposing a series of restrictions, which would be placed on namely Lot 387R-

A and Lot 387R-B, which would be enforceable by and would run to the benefit of the Town.

- Lot 387R-A and Lot 387R-B would be required to be owned together and could not be separately owned or conveyed.
  - Lot 387R-A would be restricted to only a main residence, an Accessory Dwelling/Guest House would not be allowed on Lot 387R-A
  - The supporting residence on Lot 387R-B would be restricted to a maximum size not to exceed 5000 sf of livable space. No other residence would be allowed to be constructed on Lot 387R-B. The Owner has acquired a single-family density unit from an owner in the density bank, which will be included on and applied to Lot 387R-B as part of a replat/rezone/density transfer application.
- **Development Within The Lower Peninsula Area.** Within the lower peninsula area, the Owner proposes to create one lot, namely Lot 376R-AR, which would accommodate a main residence and typical an Accessory/Guest House. Lot 376R-AR would contain 2.34 acres. Lot 376R-AR would be zoned single-family residential. The Owner does not envision constructing the main residence on Lot 376R-AR at this time, rather, the focus of the development would be a small cabin that would not exceed the 1500 sf maximum size allowed by the CDC.
  - **Access Tracts.** The Owner will plat an Access Tract connecting the newly constructed bridge to each of the lots, insuring that each lot will have frontage on and access to the Access Tract. A shared driveway serving all development contemplated on the YBR Property will be located within the Access Tract.
  - **Open Space Parcels.**
    - Within the southeasterly portion of the YBR Property where the upper and lower residential pods have been identified, the Owner will plat three open space parcels, namely Tract OS 387-1, Tract OS 387-2 and Tract OS 387-3.
    - Tract OS 387-1 and Tract OS 387-3 would be zoned Full Use Active Open Space to allow the placement of a workforce housing unit to house an onsite employee of Owner,<sup>2</sup> a maintenance/equipment structure and a modest private equestrian boarding facility to accommodate horses of the Owner. A tubing hill is also contemplated on these parcels. The Owner would place a covenant on the YBR Property running to the benefit of the Town, which would preclude these parcels from being used for other more expansive uses that are otherwise allowed in the Full Use Active Open Space zone. The CDC requires that the Owner apply for and obtain a Conditional Use Permit to allow the placement, use and operation of a workforce housing unit and the equestrian operation on Tract OS 387-1 and Tract OS 387-3. These applications would either be run simultaneously with the replat/rezone/density transfer or follow thereafter, depending on design and siting considerations of the workforce housing unit, maintenance/equipment structure and equestrian boarding facility. A Conditional Use Permit is a two-step review process by the DRB and Town Council following notice and a public hearing.
    - Tract OS 387-2 would be zoned as Passive Open Space and would accommodate the relocated Goodman/Ski Ranch Trail and portions of the relocated waterline and gasline.

---

<sup>2</sup> The Owner would own the Workforce Housing Unit and lease it to its full time employee. Owner understands that it will need to seek an exemption to the Town's Workforce Housing regulations to be able to own and lease the unit as described.



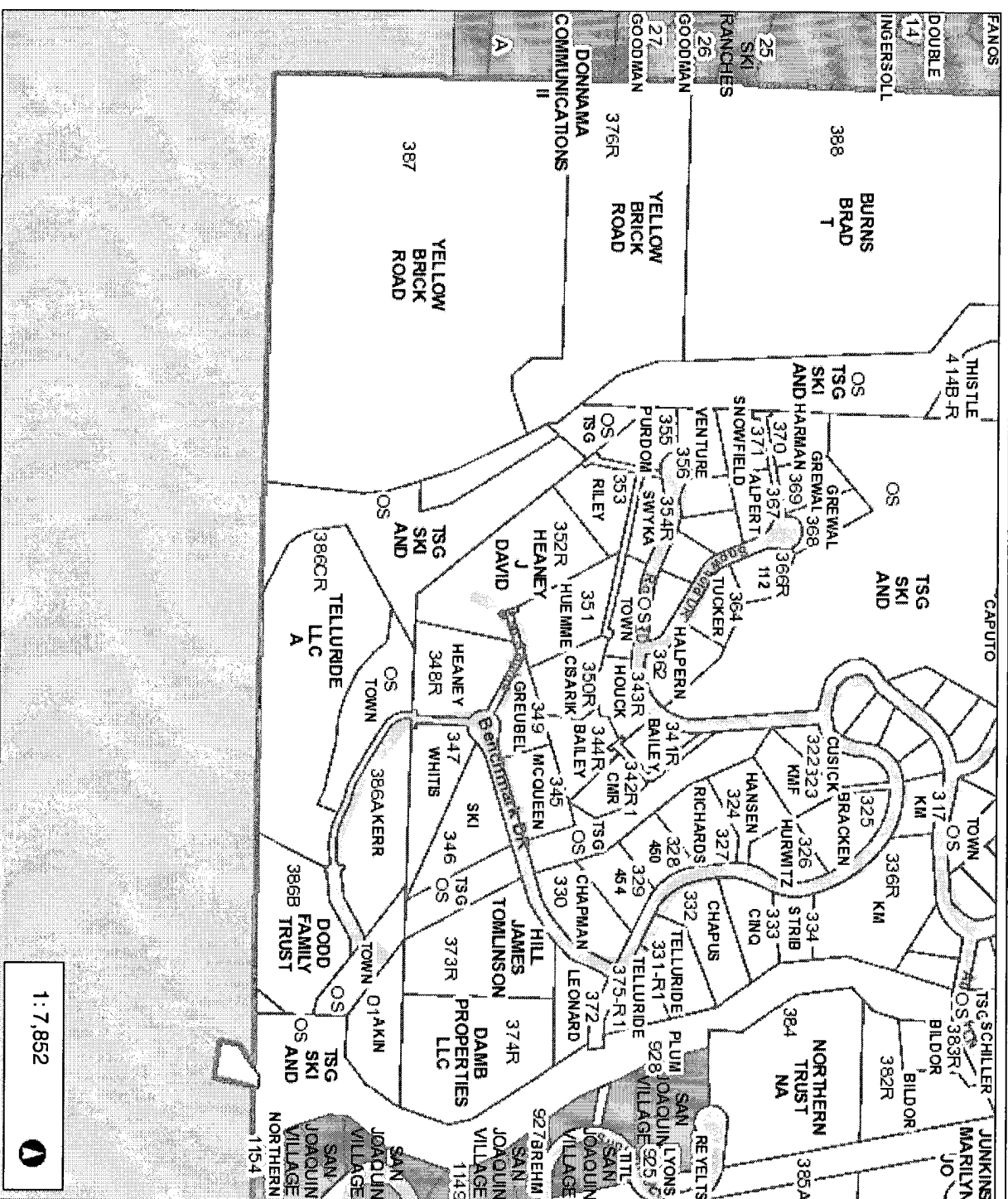
- The Owner will plat Tract OS 387-4 in an area to the north of the development area, which adjoins Tract OS 387-1 and the equestrian stabling area. Tract OS 387-4 will serve as a pasturing area for the Owner's horses and will require the need for the placement of wildlife friendly fencing to contain the area. Because this usage requires the same zoning designation that would accommodate the equestrian stabling area, Tract OS 387-4 will be zoned Full Use Active Open Space, but will be subjected to the same covenants proposed for similarly zoned Tract OS 387-1 and Tract OS 387-3
- The balance of the YBR Property, some 32.5 acres, will be platted as Tract OS 387-5 and Tract OS 387-6 and will zoned Passive Open Space. Portions of Tract OS 387-5 and Tract OS 387-6 will accommodate the balance of the relocated Goodman/Ski Ranch Trail and portions of the relocated waterline and gasoline. It is contemplated that of Tract OS 387-5 and Tract OS 387-6 will largely undisturbed, other than for forest management, underground utilities and private recreational trails.
- **Justification for the Rezoning/Density Transfer.**
  - The platting/zoning plan will result in the creation and placement of some 44 acres of land (mol) as open space, which is roughly 70% of the YBR Property. The portions of the newly created open space parcels that will be platted as passive open space embrace important environmental areas such as the Skunk Creek riparian area, wetland areas located on the YBR Property and wildlife corridors that align with these riparian areas.
  - The designation of these open space parcels for Passive Open Space likewise conforms to the use covenants provided for in the Ski Ranches/Goodman Agreement.
  - The clustering will concentrate development of the 60 acre YBR Property holdings into a designated area and reduce overall impacts associated with development to much smaller portion of the YBR Property. The clustering will enable the construction of one shared road serving the development, thus eliminating the need for multiple road corridors and utility corridors. This will reduce the overall need for clearing/grading and tree removal
  - Owner has generated a table showing the size of nearby platted lots in the Mountain Village, see attached **Exhibit "B"**. The average size of these nearby lots is 1.33 acres, with two larger lots, namely Lot 351 being 2.675 acres and Lot 352R, which is a replat of Lots 348 and 352 being larger at 5.8 acres. As such, the lots being proposed for the YBR Property are in keeping with the scale of other platted residential lots in the Mountain Village. Lot 388 to the north was platted and annexed into the Town with the YBR Property, contains 39.317 acres. Lot 388 and the YBR Property were part of the same land exchange in the early 1990's that was completed by The Telluride Company with the USFS. Four large lots were platted and annexed into the Town at that time.
  - The development includes the construction and use of a workforce housing unit, which would be occupied by employees of the Owner.
  - The implementation of the Forest Management Plan for the YBR Property, which undertaking will greatly exceed the requirements and expectations by the Town under the provisions of the CDC which govern forest management. The implementation of the plan will substantially improve the overall health of the forest and greatly reduce fire hazards at this important location at the edge of the Mountain Village.

The Owner looks forward to presenting this information to the Town Council and DRB during the worksession.

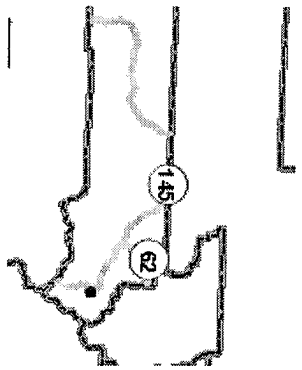
**Exhibit "A"**  
**(Vicinity Map)**



# YBR Vicinity Map



1:7,852



### Legend

- Parcel Boundaries
- Subdivisions
- <call other values>
- ADAMS RANCH
- ALDASORO RANCH
- ALDER CANYON RANCHES
- ALTA LAKES
- ANDERSON RANCH
- AVALON MESA
- BACKMAN VILLAGE
- BARLOW PUD
- BEAVER PINES
- BEAVER POND
- BEAVER POND SUBDIVISION
- BERMAN BUCKSKIN RANCH
- BIG VALLEY RANCH
- BLIZIS
- BLUE CANYON RANCHES
- BLUE VISTA SUBDIVISION
- BLUFFS
- BOCCHINI PUD
- BOSTON COMMONS
- BOULDERS AT MOUNTAIN VILLA
- BOYD SUBDIVISION
- BREWERY PROPERTY
- BROWN DOG RANCH
- BROWN RANCH
- PRIVATE CANYON TRACT

### Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION  
[www.sanmiguelcounty.org/maps](http://www.sanmiguelcounty.org/maps)

**Exhibit "B"**  
**(Adjoining Lot Table)**

<b>Lot</b>	<b>Lot Size (acres mol)</b>
351	2.675
352R (replat combining Lots 348 and 352)	5.8
353	1.9
354R	0.959
355	1.3
356	1.140
357	0.789
358	0.820
371	1.067



**Exhibit "C"**  
**(Proof of Ownership)**

WARRANTY DEED

THIS DEED, made this 14th day of March, 2014, between  
Hoyt R. Barnett and Carol J. Barnett  
of County of Bolton, State of Florida, grantor, and  
Yellow Brick Road CO LLC, a Colorado limited liability company  
whose legal address is PO Box 367, Telluride, CO 81435 grantee:

WITNESSETH, That the grantor for and in consideration of the sum of Ten Million Eight Hundred Fifty Thousand and 00/100 Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of San Miguel and State of Colorado described as follows:

Lots 376(A), 387(B) and Access Tract A-376(B), according to the Replat of Lots 376(B), 387, Access Easement AE-376 and Access Tract A-376, The Town of Mountain Village, recorded January 14, 2005 in Plat Book 1 at page 3427 and Correction Plat recorded March 4, 2014 in Plat Book 1 at page 4634, County of San Miguel, State of Colorado)

TOGETHER WITH

Access Easement recorded January 14, 2005 at Reception No. 371761 and First Amendment to Access Easement Agreement recorded December 23, 2013 at Reception No. 431117

AND

TOGETHER WITH

Access Rights created over and across Access Tract A1-F26 pursuant to Access Tract A1-F26 Agreement recorded March 4, 2014 at Reception No. 431896.

as known by street and number as: Vacant Land, Mountain Village, CO 81435

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the conveying and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature what so ever, except

SEE ATTACHED EXHIBIT EXC - 251CEA

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Hoyt R. Barnett  
Hoyt R. Barnett

Carol J. Barnett  
Carol J. Barnett

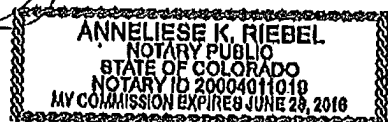
STATE OF Colorado  
COUNTY OF San Miguel

Subscribed and sworn to before me on this 14th day of March, 2014 by Hoyt R. Barnett and Carol J. Barnett.

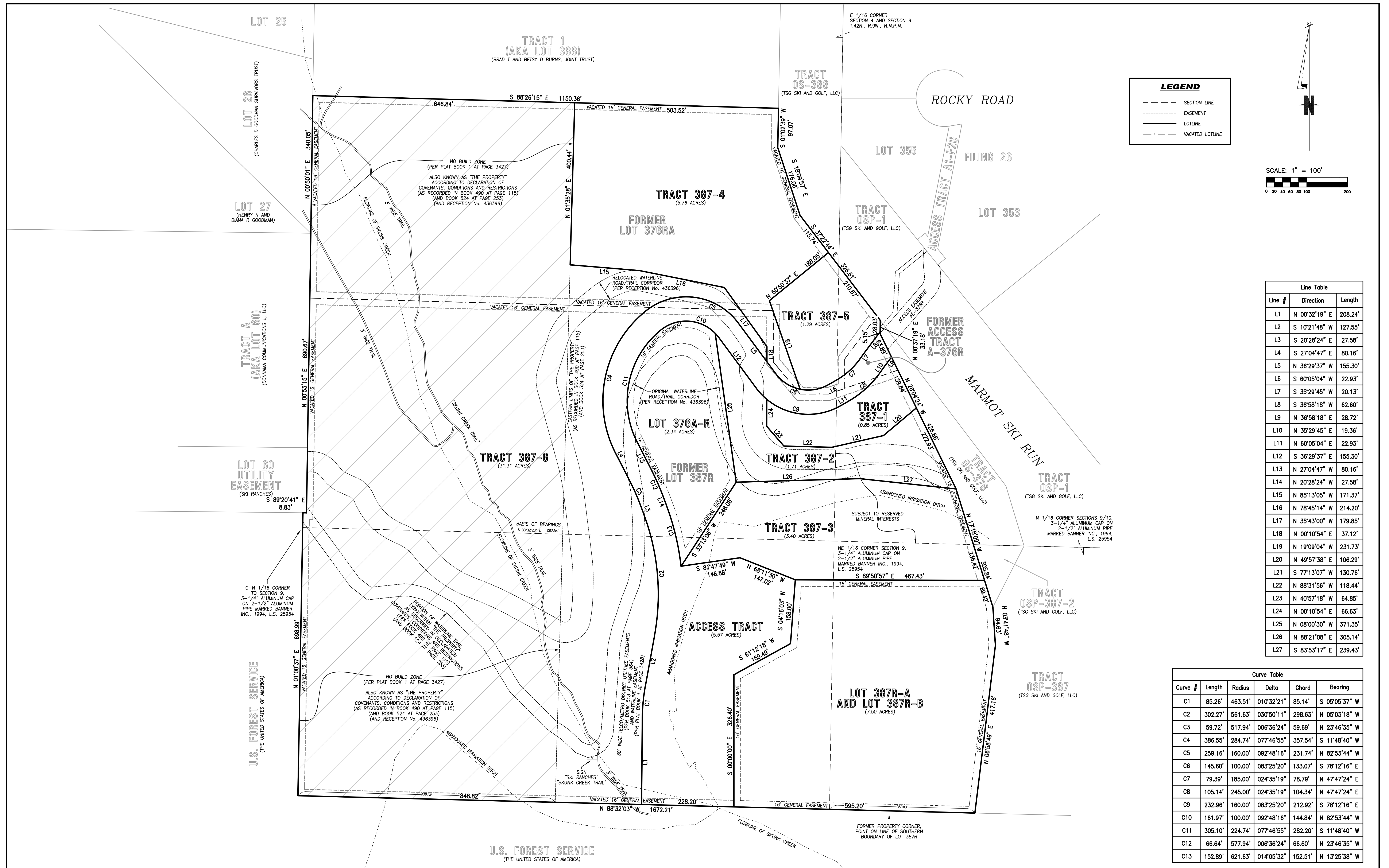
My Commission Expires: 6/28/16

Witness my hand and official seal.

Annalise K. Riebel  
Notary Public

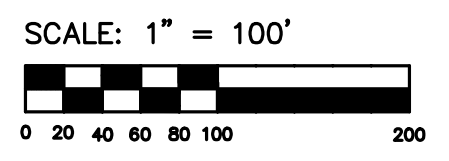
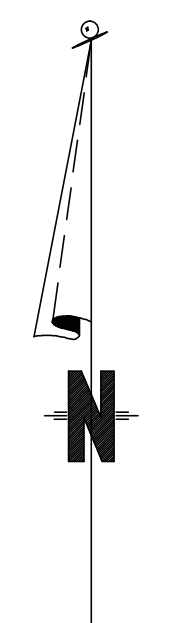






**LEGEND**

- SECTION LINE
- - - - - EASEMENT
- LOTLINE
- - - - - VACATED LOTLINE



**Line Table**

Line #	Direction	Length
L1	N 00°32'19" E	208.24'
L2	S 10°21'48" W	127.55'
L3	S 20°28'24" E	27.58'
L4	S 27°04'47" E	80.16'
L5	N 36°29'37" W	155.30'
L6	S 60°05'04" W	22.93'
L7	S 35°29'45" W	20.13'
L8	S 36°58'18" W	62.60'
L9	N 36°58'18" E	28.72'
L10	N 35°29'45" E	19.36'
L11	N 60°05'04" E	22.93'
L12	S 36°29'37" E	155.30'
L13	N 27°04'47" W	80.16'
L14	N 20°28'24" W	27.58'
L15	N 85°13'05" W	171.37'
L16	N 78°45'14" W	214.20'
L17	N 35°43'00" W	179.85'
L18	N 00°10'54" E	37.12'
L19	N 19°09'04" W	231.73'
L20	N 49°57'38" E	106.29'
L21	S 77°13'07" W	130.76'
L22	N 88°31'56" W	118.44'
L23	N 40°57'18" W	64.85'
L24	N 00°10'54" E	66.63'
L25	N 08°00'30" W	371.35'
L26	N 88°21'08" E	305.14'
L27	S 83°53'17" E	239.43'

**Curve Table**

Curve #	Length	Radius	Delta	Chord	Bearing
C1	85.26'	463.51'	010°32'21"	85.14'	S 05°05'37" W
C2	302.27'	561.63'	030°50'11"	298.63'	N 05°03'18" W
C3	59.72'	517.94'	006°36'24"	59.69'	N 23°46'35" W
C4	386.55'	284.74'	077°46'55"	357.54'	S 11°48'40" W
C5	259.16'	160.00'	092°48'16"	231.74'	N 82°53'44" W
C6	145.60'	100.00'	083°25'20"	133.07'	S 78°12'16" E
C7	79.39'	185.00'	024°35'19"	78.79'	N 47°47'24" E
C8	105.14'	245.00'	024°35'19"	104.34'	N 47°47'24" E
C9	232.96'	160.00'	083°25'20"	212.92'	S 78°12'16" E
C10	161.97'	100.00'	092°48'16"	144.84'	N 82°53'44" W
C11	305.10'	224.74'	077°46'55"	282.20'	S 11°48'40" W
C12	66.64'	577.94'	006°36'24"	66.60'	N 23°46'35" W
C13	152.89'	621.63'	014°05'32"	152.51'	N 13°25'38" W

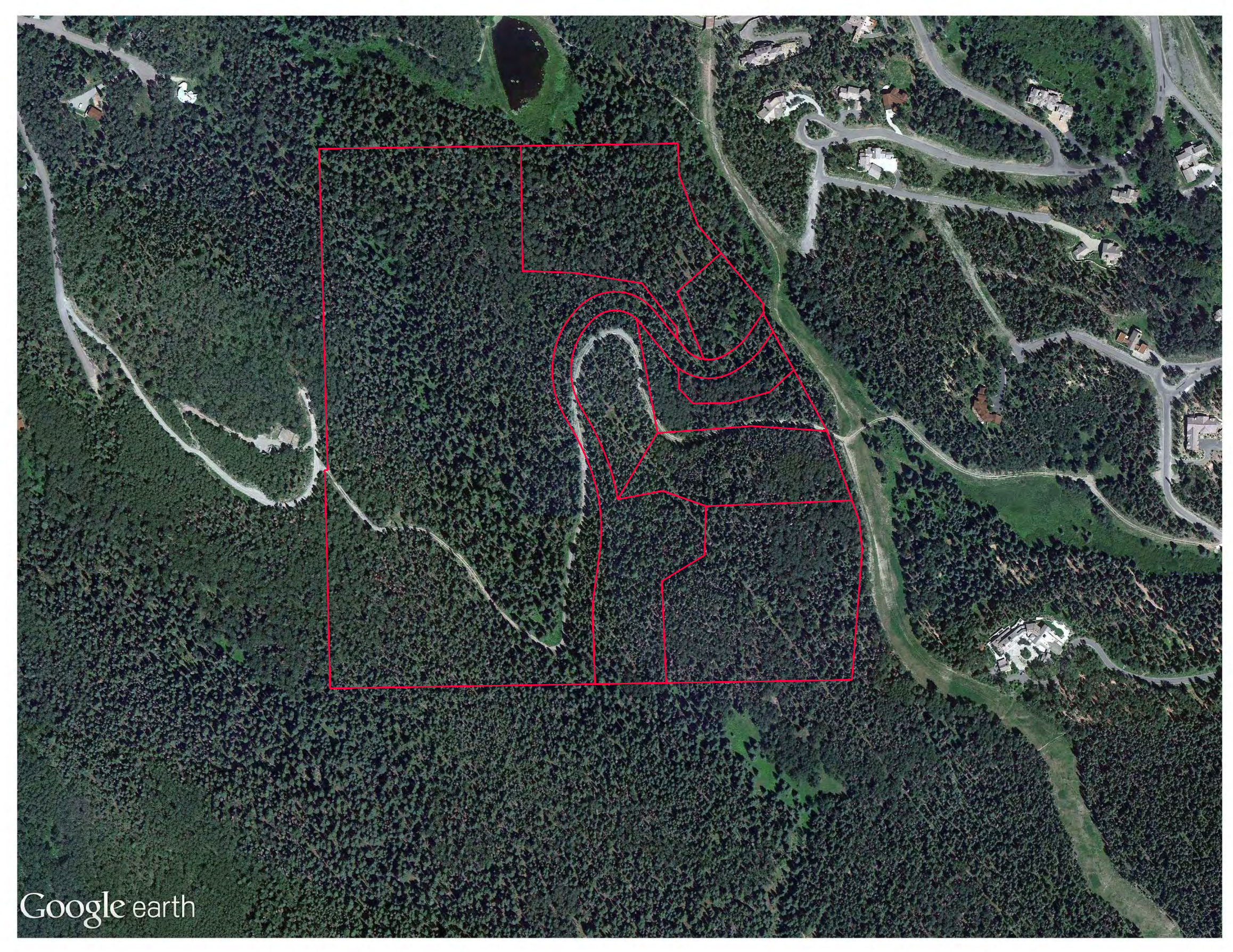
**DRAFT Replat of Lot 376R, Lot 387R, and Access Tract A-376R, Town of Mountain Village, situated in the NE 1/4 of Section 9, T.42N., R.9W., N.M.P.M, San Miguel County, Colorado.**

Project Mgr:	DB
Technician:	MC
Checked by:	
Start date:	04/08/2015

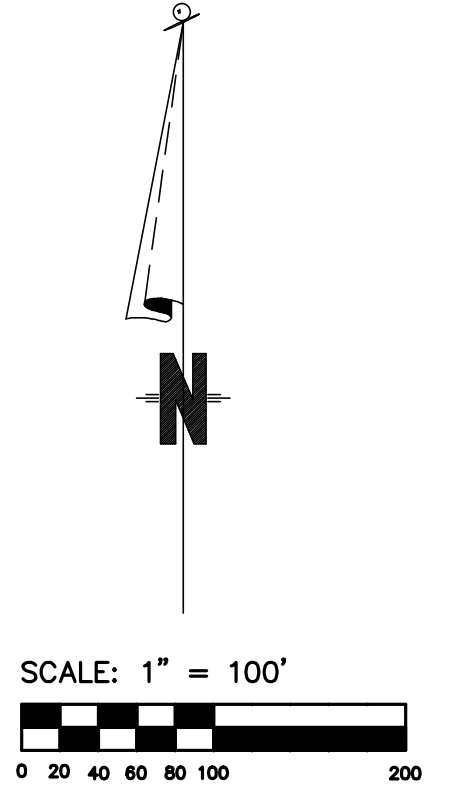
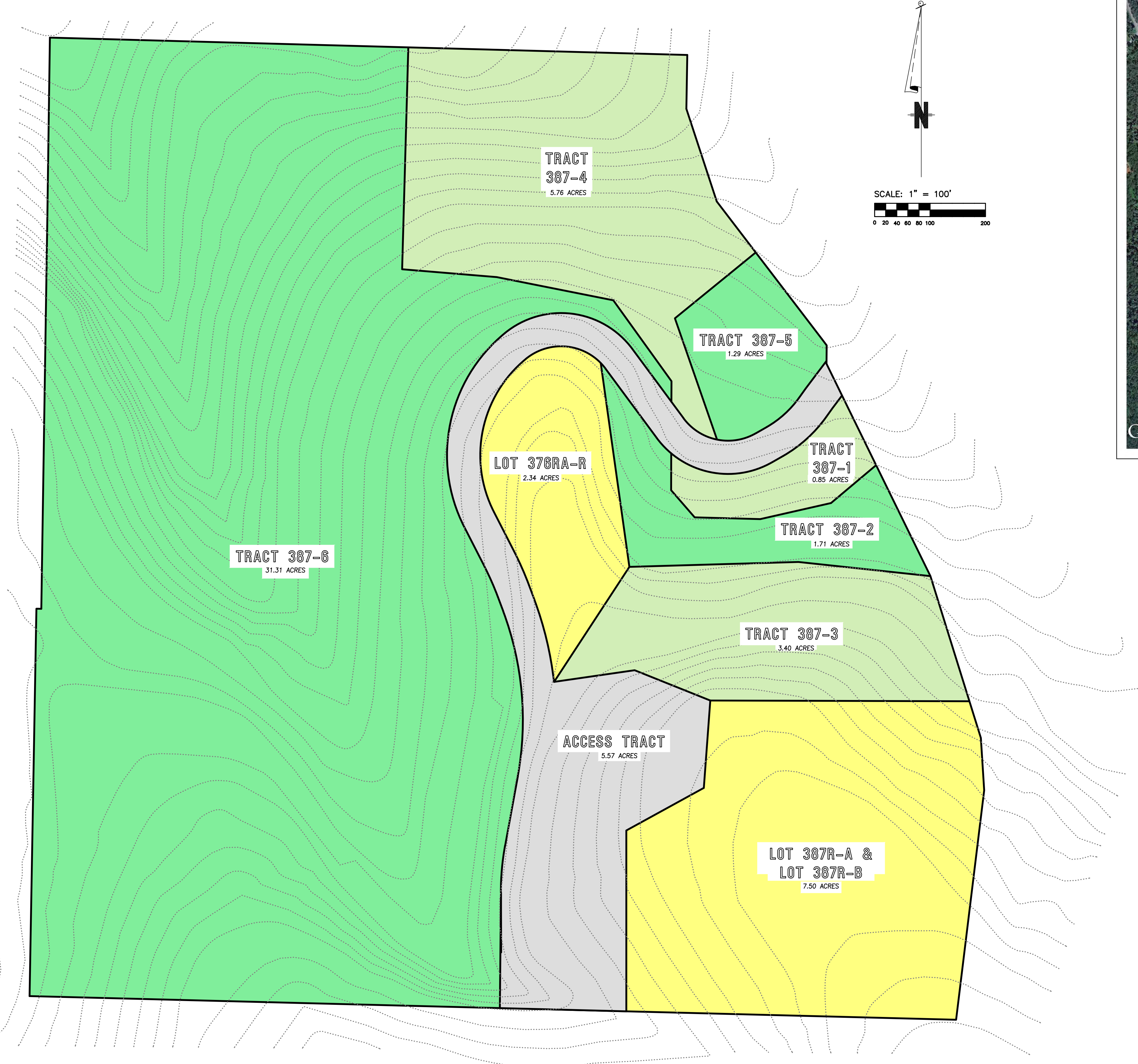


970-728-6153 970-728-6050 fax  
 P.O. BOX 1385  
 125 W. PACIFIC, SUITE B-1  
 TELLURIDE, COLORADO 81435  
 Drawing path: dws\Replat 4-15\REPLAT 04-15.dwg  
 Sheet2 of 2 Project #: 85155

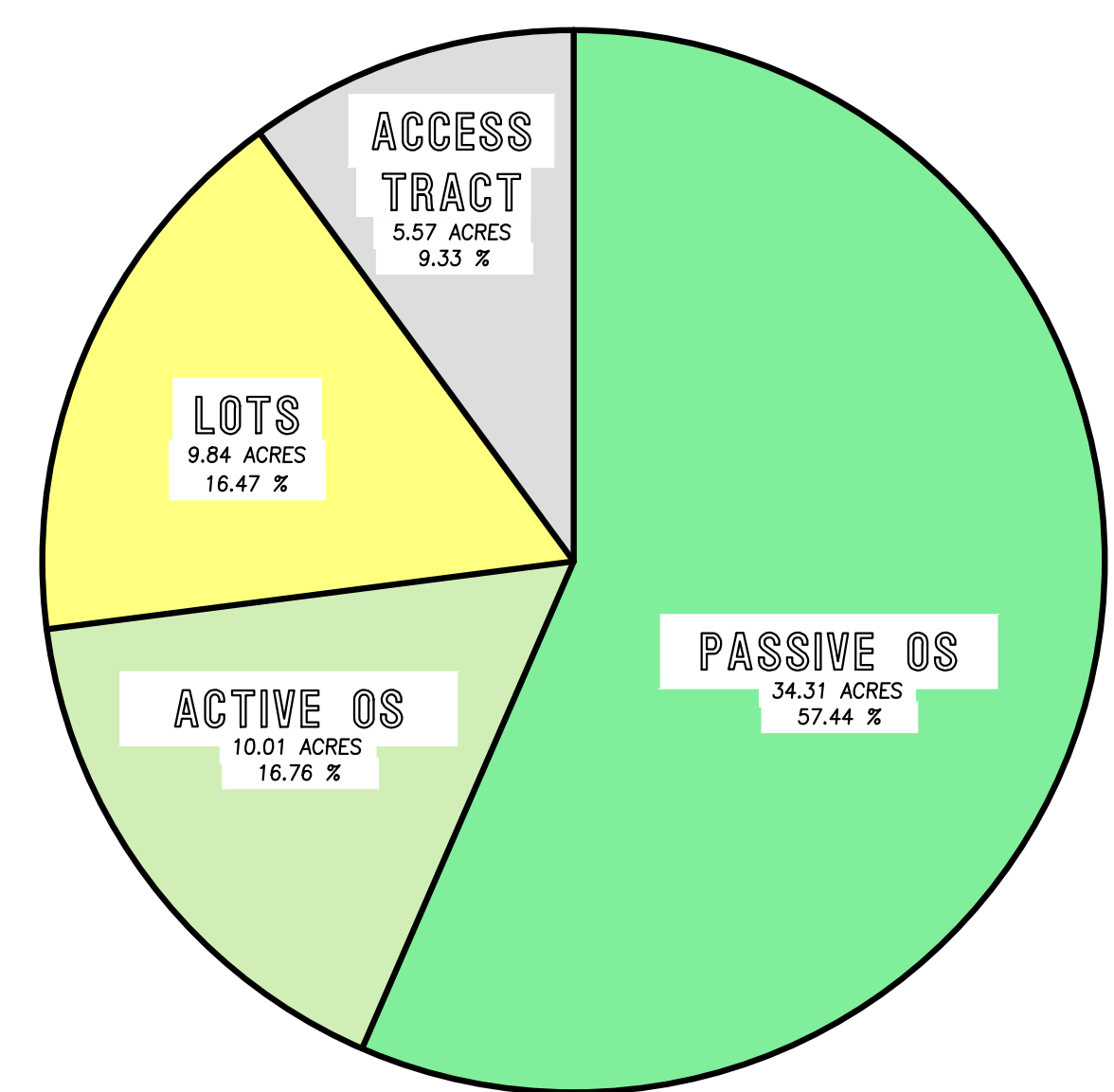




YBR REPLAT VICINITY



YBR REPLAT LAND USE SUMMARY



ZONING OVERLAY FOR THE REPLAT OF LOT 376RA, LOT 387R AND ACCESS TRACT A-376R, TOWN OF MOUNTAIN VILLAGE, SITUATED IN THE NE 1/4 OF SECTION 9, T.42N., R.9W., N.M.P.M., COUNTY OF SAN MIGUEL, STATE OF COLORADO.

Project Mgr:	DB
Technician:	FO
Checked by:	
Start date:	03/10/2015

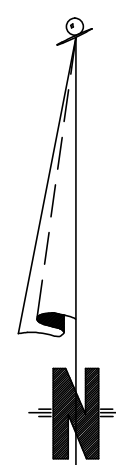
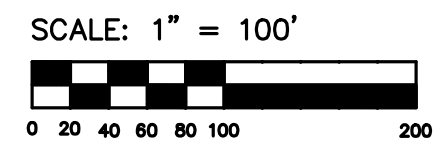
**FOLEY ASSOCIATES, INC.**  
ENGINEERING · PLANNING · SURVEYING  
Drawing path: \dwg\Exhib - 4.7.15 - B.dwg

970-728-6153 970-728-6050 fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435  
Sheet1 of 1 Project #: 85155



**LEGEND**

- SECTION LINE
- - - EASEMENT
- LOTLINE
- - - VACATED LOTLINE



**TRACT 1  
(AKA LOT 388)**  
(BRAD T AND BETSY D BURNS, JOINT TRUST)

**TRACT A2-F26**

E 1/16 CORNER SECTION 4 AND SECTION 9 T.42N., R.9W., N.M.P.M.

**ROCKY ROAD**

LOT 355

LOT 353

**MARMOT SKI RUN**

**TRACT OSP-1**  
(TSG SKI AND GOLF, LLC)

N 1/16 CORNER SECTIONS 9/10, 3-1/4" ALUMINUM CAP ON 2-1/2" ALUMINUM PIPE MARKED BANNER INC., 1994, L.S. 25954

**TRACT OSP-387-2**  
(TSG SKI AND GOLF, LLC)

**TRACT OSP-387**  
(TSG SKI AND GOLF, LLC)

FORMER PROPERTY CORNER, POINT ON LINE OF SOUTHERN BOUNDARY OF LOT 387R

**U.S. FOREST SERVICE**  
(THE UNITED STATES OF AMERICA)

This Topographic Survey of a portion of Lots 387R, was field surveyed in 2013 and 2014 under the direct responsibility, supervision and checking of David R. Bulson of Foley Associates, Inc., being a Colorado Licensed Surveyor. It does not constitute a Land Survey Plat or Improvement Survey Plat as defined by section 38-51-102 C.R.S.

P.L.S. NO. 37662 Date

- NOTES:**
- This survey does not constitute a title search by Foley Associates, Inc. to determine the ownership of this property or easements of record.
  - Benchmark: CP 457, being an 8" spike driven flush with the ground having an elevation of 10142.46 feet.
  - Contour interval is 2 feet.
  - NOTICE:** According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.

**Topographic Survey**  
a portion of Lots 387R and 376RA and surrounding areas,  
Town of Mountain Village, San Miguel County, Colorado.

Project Mgr:	DB	Rev:	description	date	by
Technician:	MC				
Checked by:					
Start date:	11/2013				



970-728-6153 970-728-6050 Fax  
P.O. BOX 1385  
125 W. PACIFIC, SUITE B-1  
TELLURIDE, COLORADO 81435

Drawing path: dwg\Topo (trail) 09-14.dwg Sheet 1 of 1 Project #: 95155











Ceiling Color  
Extra White

Wall Color  
Canary Yellow

Cabinet Color  
Hickory



Counter Top  
Laminate



Village Court  
Apartment  
Material Board

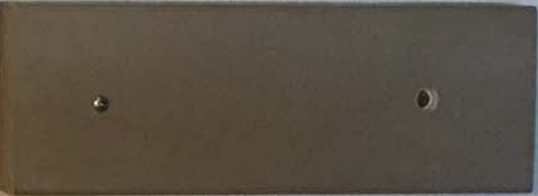
Composite Fence  
White



Siding / Roofing  
Corrugated Metal



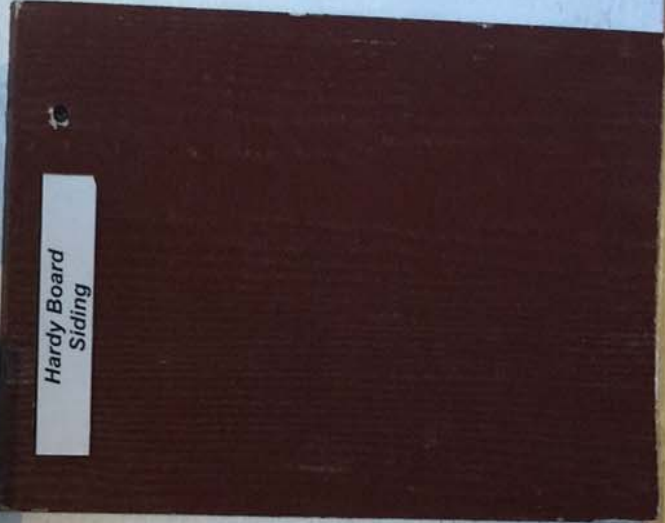
Hardy Board  
Trim



Flooring  
Laminate



Hardy Board  
Siding





# SIGN-IN SHEET

DRB Meeting  
Thursday, May 7, 2015  
Please write clearly

ATTENDEE NAME (PLEASE PRINT CLEARLY)	ADDRESS
Dean Vatter	
Skyler Boser (THA)	
<del>Dylan Henderson</del>	
<del>Brent Mahan</del>	
Kim Charlotte	
Larry Scanlon	
Paul Hoskinson (CEDAR)	looking presentation

Dear Mountain Village Design review board and Town Council:

I submit this letter in opposition to the application of MV Colorado Development Partners, LLC to extend the length and validity of their previously approved development plans which are set to expire if not initiated on December 8, 2015. I have been an owner of a unit at Westermere since around 1990.

The project and its approvals were granted with many variances to allowable construction which would be within the parameters of the current zoning.

The basis for these granted variances **including a previous allowed extension from the usual three years to five years without such this approval would have expired on December 8, 2013,** were many commitments to the town among them:

- a) Contribution of public restrooms.
- b) Employee housing mitigation payments to the town.
- c) Plaza improvements.
- d) Improvements to the Westermere Breezeway.

Other reasons used for the basis of granting such variances included:

- a) The project will help to create and preserve an attractive community.
- b) The project will promote the economic vitality of the town.

If this application is approved, the developer will have complied with none of the items used in granting the initial approvals. Perhaps some may be executed somewhere in the next 5 years (10 years from the initial approval), perhaps not. Apparently the developer is under no obligation to actually complete (or begin) this project. I assume the funds and improvements / benefits to the Village have not been received and may or may not be received in the future. The monetary promises are not escalated and the value of payments which would have been made in 2010 is certainly not worth as much to the public as they will be if made in 2020.

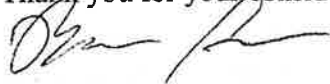
It is for these reasons that I believe the developer should have already made plans to begin his approved project prior to the already extended time given in the initial approval or lose his rights to the granted approvals and if they choose, begin the process again. The only reasoning for this extension would be to allow the developer more time to actually commit to this project which should have been a given prior to their application, **the Village does not receive any benefit.** If the Village truly valued the "HOT" beds this project would have provided, the project should have come with guarantees or penalties for non-compliance.

Mountain Village is not the same town it was 5 years ago and will not be the same 5 years from now. Approvals for variances should be for projects which are going to be



built, not contemplated as a possibility. The needs and desires of the Village are not the same now as they were in the past and they will again change in the future.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read 'Bruce Crown', written in a cursive style.

Bruce Crown  
Westermere 311